

Residential Revalue

2012 Assessment Roll

West Ballard

Area 19

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

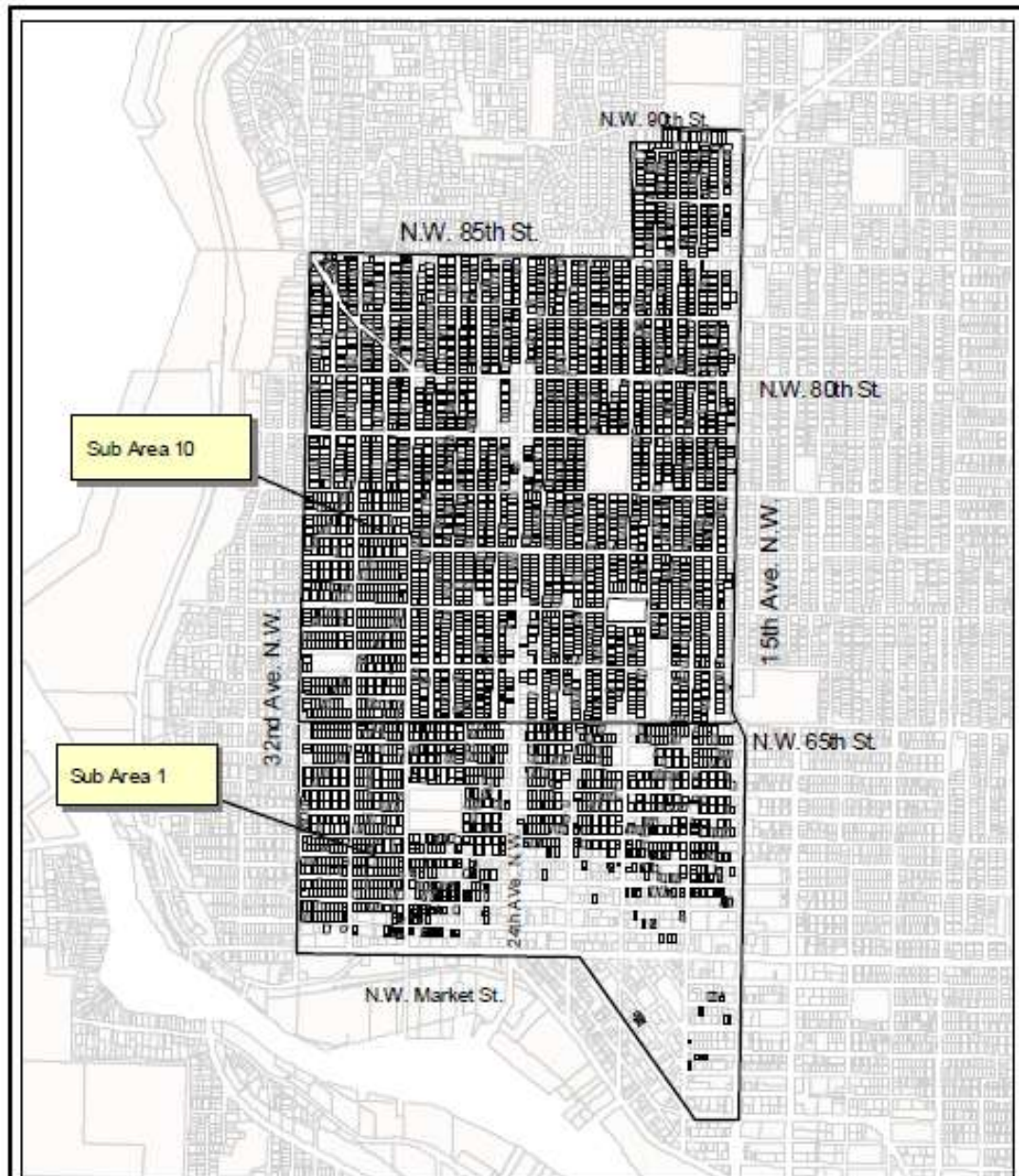
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Area 19 Map



Area 19 Sub Area Map

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Department of Assessments



West Ballard

Housing



Grade 5/ Year Built 1900/ Total Living Area 640



Grade 6/ Year Built 1924/ Total Living Area 1,030



Grade 7/ Year Built 1942/ Total Living Area 1,660



Grade 8/ Year Built 1927/ Total Living Area 1,660



Grade 9/ Year Built 2008/ Total Living Area 3,500



Grade 10/ Year Built 2006/ Total Living Area 3,520

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: West Ballard / 19

Number of Improved Sales: 577

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$169,500	\$207,400	\$376,900			
2012 Value	\$169,500	\$207,400	\$376,900	\$410,200	91.9%	7.55%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$188,900	\$187,000	\$375,900
2012 Value	\$188,900	\$187,000	\$375,900
Percent Change	0.0%	0.0%	0.0%

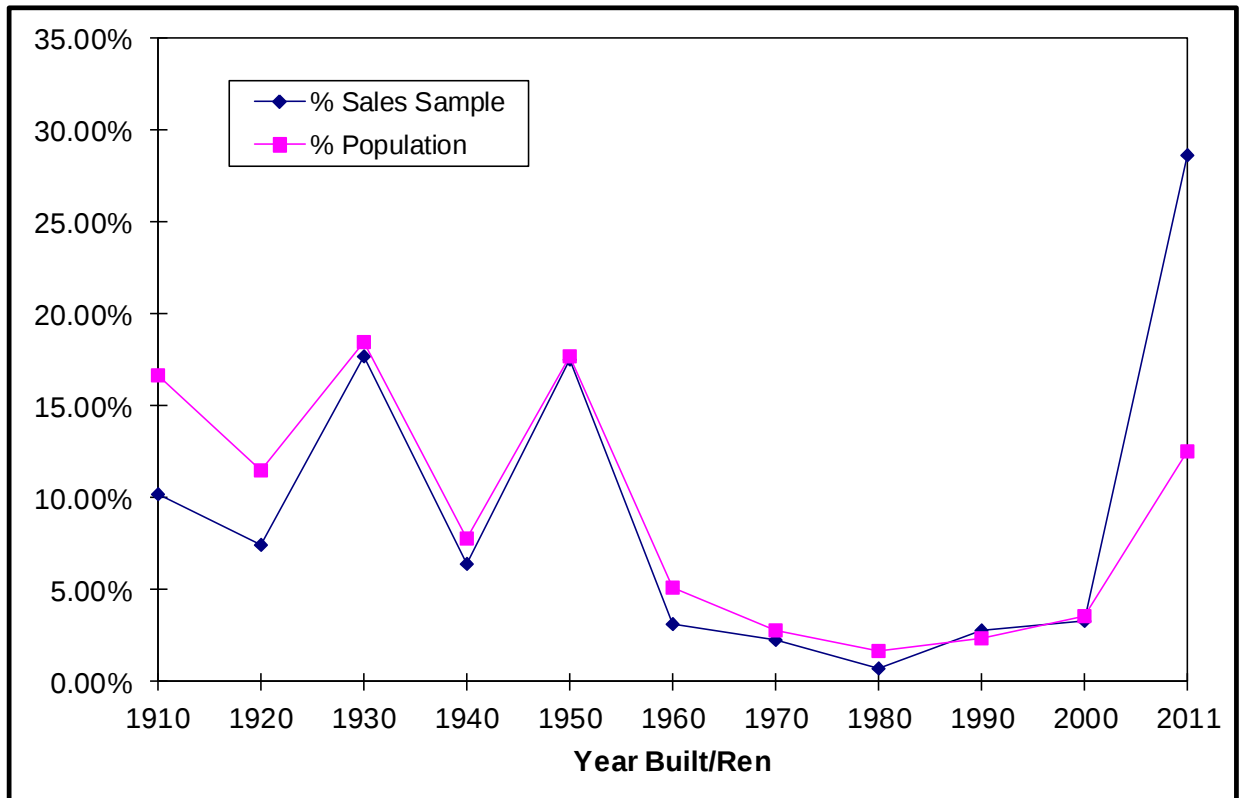
Number of one to three unit residences in the population: 5,626

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	59	10.23%
1920	43	7.45%
1930	102	17.68%
1940	37	6.41%
1950	101	17.50%
1960	18	3.12%
1970	13	2.25%
1980	4	0.69%
1990	16	2.77%
2000	19	3.29%
2011	165	28.60%
	577	

Population		
Year Built/Ren	Frequency	% Population
1910	935	16.62%
1920	646	11.48%
1930	1038	18.45%
1940	436	7.75%
1950	996	17.70%
1960	289	5.14%
1970	156	2.77%
1980	95	1.69%
1990	132	2.35%
2000	200	3.55%
2011	703	12.50%
	5626	

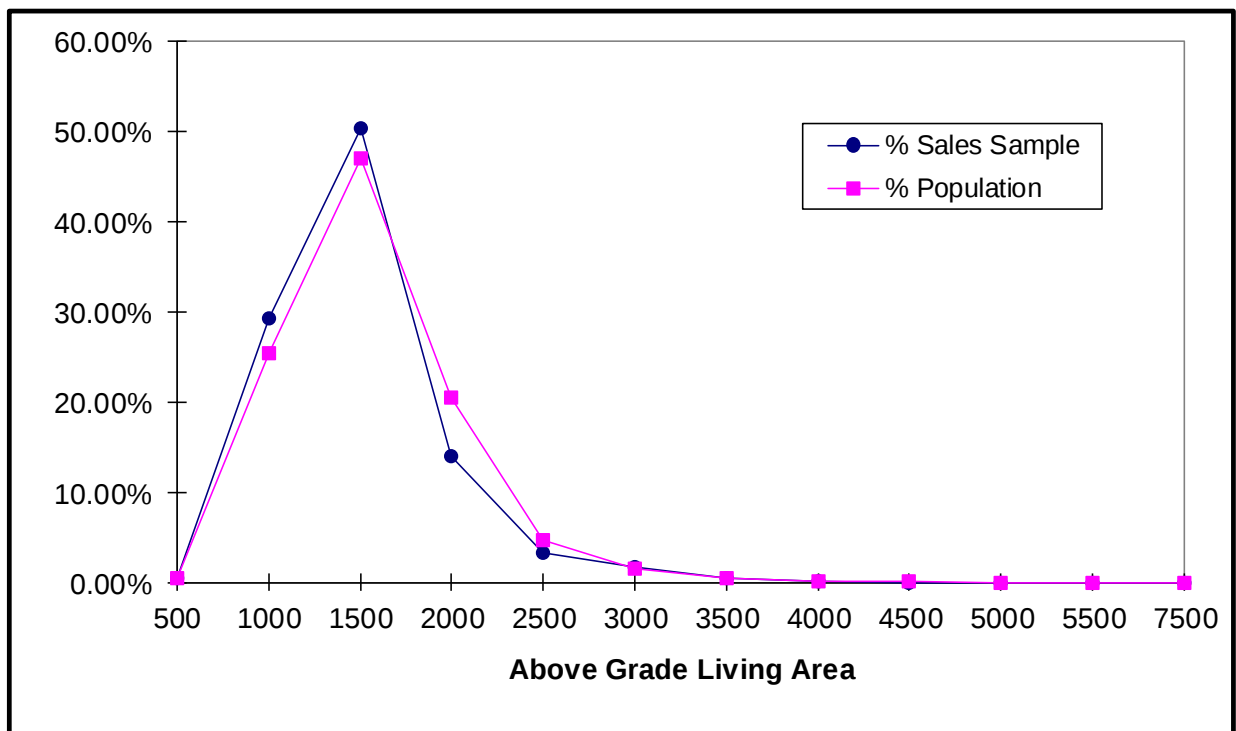


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.52%
1000	169	29.29%
1500	291	50.43%
2000	81	14.04%
2500	19	3.29%
3000	10	1.73%
3500	3	0.52%
4000	1	0.17%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
577		

Population		
AGLA	Frequency	% Population
500	22	0.39%
1000	1427	25.36%
1500	2642	46.96%
2000	1148	20.41%
2500	260	4.62%
3000	87	1.55%
3500	30	0.53%
4000	7	0.12%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
5626		

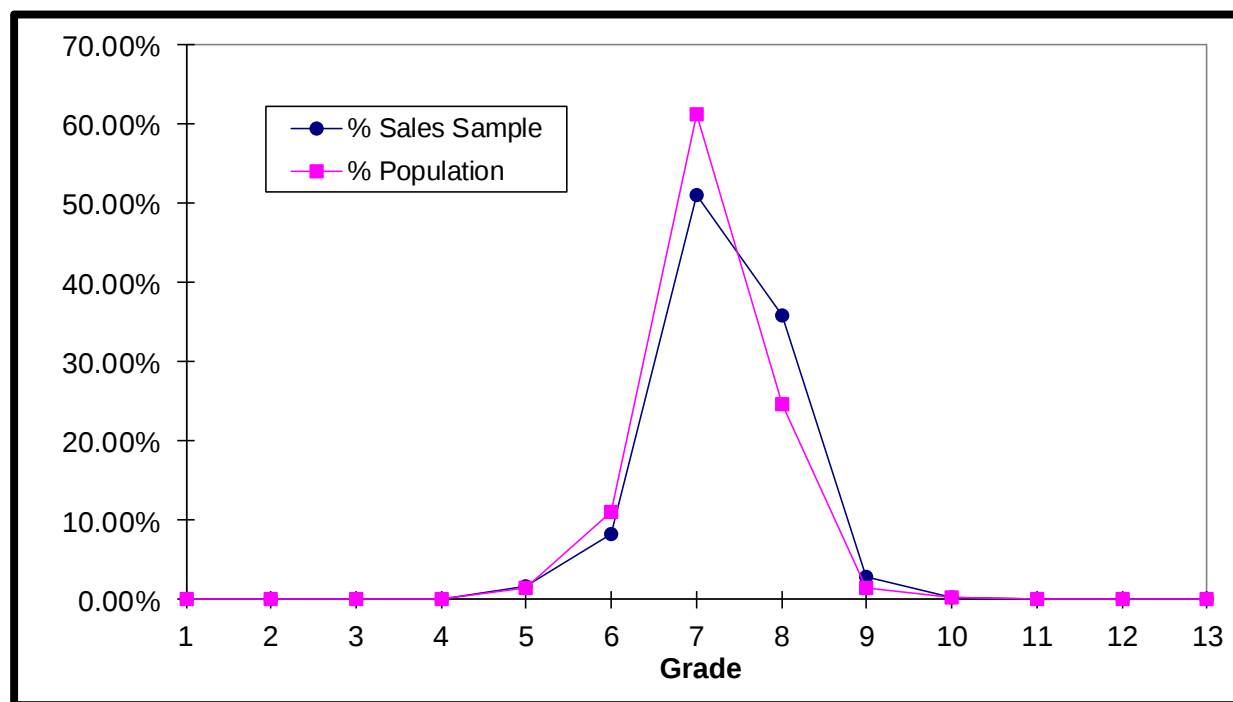


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	1.73%
6	48	8.32%
7	295	51.13%
8	207	35.88%
9	16	2.77%
10	1	0.17%
11	0	0.00%
12	0	0.00%
13	0	0.00%
577		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	83	1.48%
6	620	11.02%
7	3443	61.20%
8	1384	24.60%
9	85	1.51%
10	10	0.18%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5626		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 577 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of 0.0%. This no change is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 19 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

0.00%

Comments :

No adjustments required.

Area 19 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.969, resulting in an adjusted value of \$509,000 (\$525,000 X .969=\$508,725 – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.934	-6.6%
2/1/2009	0.936	-6.4%
3/1/2009	0.937	-6.3%
4/1/2009	0.939	-6.1%
5/1/2009	0.941	-5.9%
6/1/2009	0.943	-5.7%
7/1/2009	0.945	-5.5%
8/1/2009	0.947	-5.3%
9/1/2009	0.949	-5.1%
10/1/2009	0.950	-5.0%
11/1/2009	0.952	-4.8%
12/1/2009	0.954	-4.6%
1/1/2010	0.956	-4.4%
2/1/2010	0.958	-4.2%
3/1/2010	0.959	-4.1%
4/1/2010	0.961	-3.9%
5/1/2010	0.963	-3.7%
6/1/2010	0.965	-3.5%
7/1/2010	0.967	-3.3%
8/1/2010	0.969	-3.1%
9/1/2010	0.971	-2.9%
10/1/2010	0.972	-2.8%
11/1/2010	0.974	-2.6%
12/1/2010	0.976	-2.4%
1/1/2011	0.978	-2.2%
2/1/2011	0.980	-2.0%
3/1/2011	0.982	-1.8%
4/1/2011	0.983	-1.7%
5/1/2011	0.985	-1.5%
6/1/2011	0.987	-1.3%
7/1/2011	0.989	-1.1%
8/1/2011	0.991	-0.9%
9/1/2011	0.993	-0.7%
10/1/2011	0.994	-0.6%
11/1/2011	0.996	-0.4%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	2340	6/15/09	\$280,000	\$264,000	650	5	1903	Avg	2487	N	N	1710 NW 61ST ST
1	276760	0171	3/29/11	\$294,700	\$290,000	1010	5	1906	VGood	1968	N	N	6411 22ND AVE NW
1	276760	3091	11/16/11	\$320,000	\$319,000	830	6	1981	Avg	3000	N	N	2048 NW 60TH ST
1	424290	0295	5/17/10	\$404,000	\$390,000	1460	6	1901	Good	2249	N	N	2655 A NW 63RD ST
1	117500	1135	11/15/11	\$360,000	\$359,000	620	7	1925	VGood	3395	N	N	5807 28TH AVE NW
1	867340	0025	10/11/10	\$225,800	\$220,000	650	7	1998	Avg	1170	N	N	2621 NW 57TH ST
1	755080	1207	6/22/10	\$337,000	\$326,000	680	7	1925	Good	1860	N	N	6011 30TH AVE NW
1	117500	0345	9/20/10	\$352,950	\$343,000	850	7	1944	Avg	4850	N	N	3008 NW 57TH ST
1	755080	0415	8/24/11	\$360,000	\$357,000	940	7	1900	Avg	5000	N	N	2845 NW 64TH ST
1	755080	0415	4/7/09	\$350,000	\$329,000	940	7	1900	Avg	5000	N	N	2845 NW 64TH ST
1	117500	0081	7/27/11	\$447,000	\$443,000	1000	7	1967	Avg	3784	N	N	3009 NW 60TH ST
1	276760	0035	12/31/09	\$380,000	\$363,000	1000	7	1910	Avg	3696	N	N	2423 NW 65TH ST
1	117500	0074	3/30/10	\$369,900	\$356,000	1000	7	1969	Good	3544	N	N	3011 NW 60TH ST
1	755130	0060	7/19/11	\$350,000	\$346,000	1010	7	1952	Avg	5000	N	N	2811 NW 64TH ST
1	276760	3430	4/1/10	\$415,000	\$399,000	1050	7	1926	Good	3772	N	N	1518 NW 59TH ST
1	117500	0145	7/21/11	\$265,000	\$262,000	1080	7	1906	Avg	4559	N	N	2851 NW 59TH ST
1	117500	0285	12/15/10	\$447,900	\$438,000	1120	7	1906	VGood	6596	N	N	3055 NW 58TH ST
1	755080	1095	4/27/09	\$510,000	\$480,000	1130	7	1945	VGood	5000	N	N	3012 NW 61ST ST
1	755080	0511	4/28/10	\$375,000	\$361,000	1130	7	1945	Avg	5000	N	N	6302 30TH AVE NW
1	117500	0695	9/11/09	\$378,000	\$359,000	1130	7	1946	Avg	4850	N	N	3025 NW 57TH ST
1	755080	0160	9/24/09	\$413,000	\$392,000	1150	7	1907	Good	5000	N	N	2839 NW 62ND ST
1	755080	0500	8/22/11	\$420,000	\$417,000	1180	7	1945	Good	5000	N	N	2842 NW 63RD ST
1	117500	1190	1/14/09	\$375,000	\$350,000	1180	7	1941	Avg	4267	N	N	2810 NW 59TH ST
1	047600	0111	10/19/11	\$389,000	\$387,000	1200	7	2007	Avg	1362	N	N	2641 A NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	047600	0337	5/22/09	\$369,000	\$348,000	1210	7	2000	Avg	1306	N	N	5707 26TH AVE NW
1	276760	0930	12/23/10	\$345,000	\$337,000	1250	7	1901	VGood	2615	N	N	1541 NW 64TH ST
1	276760	1690	11/20/09	\$438,850	\$418,000	1270	7	1905	Good	2847	N	N	2217 NW 63RD ST
1	424290	0120	9/29/09	\$360,000	\$342,000	1270	7	1994	Avg	2216	N	N	2640 NW 64TH ST
1	117500	1120	4/23/10	\$545,000	\$525,000	1290	7	1927	Good	4850	N	N	2811 NW 59TH ST
1	424290	0009	5/19/10	\$390,000	\$376,000	1290	7	1996	Avg	2014	N	N	2761 NW 65TH ST
1	117500	0270	11/21/11	\$416,000	\$415,000	1290	7	1905	Avg	4850	N	N	3044 NW 58TH ST
1	117500	0275	1/3/11	\$525,000	\$513,000	1310	7	1905	VGood	4850	N	N	3048 NW 58TH ST
1	755080	0535	1/10/11	\$527,000	\$516,000	1360	7	1904	VGood	4648	N	N	2843 NW 65TH ST
1	117500	0780	6/12/09	\$392,000	\$370,000	1400	7	1918	VGood	3783	N	N	3056 NW 56TH ST
1	276760	3275	6/17/09	\$570,000	\$538,000	1430	7	2006	Avg	3325	N	N	1527 NW 61ST ST
1	276760	0320	3/22/11	\$490,000	\$482,000	1480	7	1926	VGood	2846	N	N	2030 NW 64TH ST
1	755080	0545	8/20/10	\$325,000	\$315,000	1490	7	1917	Good	4648	N	N	2833 NW 65TH ST
1	117500	0500	11/24/09	\$395,000	\$377,000	1510	7	1925	Good	4850	N	N	2838 NW 57TH ST
1	755080	0995	2/28/11	\$475,000	\$466,000	1520	7	1910	Good	3250	N	N	6208 32ND AVE NW
1	276770	0023	10/28/09	\$379,000	\$361,000	1520	7	2000	Avg	1300	N	N	2427 B NW 57TH ST
1	276760	3436	7/20/09	\$340,000	\$322,000	1560	7	1926	Poor	3772	N	N	1526 NW 59TH ST
1	047700	0023	10/20/10	\$324,950	\$316,000	1600	7	1977	Avg	2469	N	N	2633 NW 60TH ST
1	755130	0005	5/18/09	\$500,000	\$471,000	1740	7	1922	Good	3919	N	N	2821 NW 65TH ST
1	117500	0210	6/1/10	\$481,000	\$464,000	1900	7	1905	Avg	4850	N	N	3027 NW 59TH ST
1	276760	0125	10/20/10	\$585,000	\$570,000	2720	7	1976	Avg	3984	N	N	2357 NW 65TH ST
1	276760	2237	10/25/11	\$369,000	\$367,000	900	8	2009	Avg	1349	N	N	1550 NW 61ST ST
1	276760	2241	4/25/11	\$363,000	\$357,000	900	8	2009	Avg	1352	N	N	1540 NW 61ST ST
1	276760	2240	7/23/10	\$360,000	\$349,000	900	8	2009	Avg	1350	N	N	1542 NW 61ST ST
1	276760	3795	6/12/09	\$370,000	\$349,000	910	8	2008	Avg	2924	N	N	5917 22ND AVE NW
1	047600	0015	11/18/10	\$490,000	\$478,000	940	8	2006	Avg	988	N	N	2650 B NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	3801	3/2/09	\$416,000	\$390,000	950	8	2008	Avg	1259	N	N	2203 NW 60TH ST
1	276760	3800	2/20/09	\$410,000	\$384,000	950	8	2008	Avg	1259	N	N	2205 NW 60TH ST
1	276760	3802	8/11/09	\$402,700	\$381,000	950	8	2008	Avg	1236	N	N	2201 NW 60TH ST
1	276760	3799	7/7/09	\$399,000	\$377,000	950	8	2008	Avg	1331	N	N	2207 NW 60TH ST
1	276760	3750	4/13/09	\$400,000	\$376,000	960	8	2004	Avg	1619	N	N	2251 D NW 60TH ST
1	276760	3798	6/12/09	\$390,000	\$368,000	960	8	2008	Avg	1390	N	N	2211 NW 60TH ST
1	276760	3797	4/30/09	\$375,000	\$353,000	960	8	2008	Avg	1495	N	N	2209 NW 60TH ST
1	276760	3790	2/5/09	\$408,000	\$382,000	960	8	2008	Avg	2598	N	N	2213 NW 60TH ST
1	276760	2239	1/7/11	\$380,000	\$372,000	970	8	2009	Avg	2048	N	N	1544 NW 61ST ST
1	276760	2350	2/24/11	\$369,950	\$363,000	980	8	2010	Avg	1425	N	N	1724 NW 61ST ST
1	276760	2344	12/23/10	\$364,500	\$356,000	980	8	2010	Avg	1422	N	N	1720 NW 61ST ST
1	276760	2347	11/4/10	\$360,000	\$351,000	1030	8	2010	Avg	2275	N	N	1722 NW 61ST ST
1	276760	2346	4/28/11	\$345,000	\$340,000	1030	8	2010	Avg	2285	N	N	1718 NW 61ST ST
1	867340	0062	8/5/10	\$349,000	\$338,000	1070	8	2005	Avg	1089	N	N	5616 28TH AVE NW
1	276760	3960	12/6/11	\$300,000	\$300,000	1070	8	2006	Avg	1395	N	N	2444 NW 59TH ST
1	047600	0236	2/24/10	\$394,000	\$378,000	1135	8	2005	Avg	1217	N	N	2639 A NW 58TH ST
1	276760	1652	1/19/10	\$365,000	\$349,000	1150	8	2008	Avg	1109	N	N	2259 NW 63RD ST
1	276760	1651	5/21/10	\$370,000	\$357,000	1150	8	2008	Avg	1260	N	N	2261 NW 63RD ST
1	276760	1653	2/10/11	\$299,000	\$293,000	1150	8	2008	Avg	1059	N	N	2257 NW 63RD ST
1	047600	0153	9/20/11	\$385,000	\$383,000	1180	8	2006	Avg	1203	N	N	2646 A NW 58TH ST
1	117500	0589	3/24/10	\$425,000	\$408,000	1190	8	2009	Avg	1147	N	N	2816 B NW 56TH ST
1	117500	0599	1/29/10	\$425,000	\$407,000	1190	8	2009	Avg	1222	N	N	2816 A NW 56TH ST
1	112503	9117	8/4/11	\$378,000	\$375,000	1190	8	2007	Avg	1333	N	N	5511 A 28TH AVE NW
1	117500	0940	4/22/10	\$368,200	\$354,000	1190	8	2004	Avg	1420	N	N	2821 D NW 56TH ST
1	276760	2975	3/23/11	\$389,000	\$382,000	1200	8	2005	Avg	1188	N	N	2250 A NW 60TH ST
1	047600	0230	5/24/10	\$390,000	\$376,000	1230	8	2007	Avg	1341	N	N	2631 B NW 58TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	117500	0601	3/19/10	\$399,950	\$384,000	1230	8	2009	Avg	1078	N	N	2814 B NW 56TH ST
1	047600	0074	4/20/09	\$340,000	\$320,000	1230	8	2007	Avg	1235	N	N	2613 B NW 59TH ST
1	276760	2345	12/15/10	\$419,950	\$410,000	1250	8	2010	Avg	1890	N	N	1716 NW 61ST ST
1	047600	0075	4/26/10	\$363,950	\$350,000	1250	8	2003	Avg	1210	N	N	2607 B NW 59TH ST
1	276760	4345	4/28/10	\$384,500	\$370,000	1260	8	2007	Avg	1287	N	N	1749 B NW 59TH ST
1	276760	4212	5/13/10	\$367,500	\$354,000	1260	8	2006	Avg	1131	N	N	2045 B NW 59TH ST
1	276760	4602	9/24/09	\$355,000	\$337,000	1260	8	2006	Avg	1249	N	N	1537 B NW 58TH ST
1	276760	4710	5/13/11	\$335,000	\$330,000	1260	8	2002	Avg	1125	N	N	1757 A NW 58TH ST
1	867340	0058	8/15/11	\$375,000	\$372,000	1270	8	2003	Avg	1156	N	N	2653 A NW 57TH ST
1	276760	2972	4/4/11	\$365,000	\$359,000	1270	8	2005	Avg	1187	N	N	2252 B NW 60TH ST
1	047600	0235	7/23/09	\$399,950	\$378,000	1280	8	2005	Avg	1158	N	N	2639 B NW 58TH ST
1	047600	0116	4/10/09	\$374,950	\$352,000	1280	8	2008	Avg	1085	N	N	2647 A NW 59TH ST
1	047600	0117	4/10/09	\$369,950	\$348,000	1280	8	2008	Avg	1288	N	N	2649 A NW 59TH ST
1	276760	4250	11/22/10	\$310,000	\$302,000	1290	8	1998	Avg	1620	N	N	2011 A NW 59TH ST
1	047600	0329	6/22/09	\$373,100	\$352,000	1300	8	2005	Avg	1313	N	N	2614 A NW 57TH ST
1	047600	0326	4/6/10	\$399,950	\$385,000	1310	8	2005	Avg	1306	N	N	2616 A NW 57TH ST
1	867340	0051	8/10/09	\$429,950	\$407,000	1320	8	2001	Avg	1163	N	N	2639 B NW 57TH ST
1	867340	0049	4/16/09	\$389,000	\$366,000	1320	8	2001	Avg	1163	N	N	2639 A NW 57TH ST
1	047600	0330	5/26/10	\$385,000	\$371,000	1320	8	2005	Avg	1187	N	N	2612 B NW 57TH ST
1	867340	0032	7/23/09	\$406,000	\$384,000	1320	8	2006	Avg	1131	N	N	2629 NW 57TH ST
1	047600	0313	6/15/09	\$385,000	\$363,000	1320	8	2003	Avg	1134	N	N	2626 A NW 57TH ST
1	047600	0315	10/8/09	\$375,000	\$357,000	1320	8	2003	Avg	1339	N	N	2628 A NW 57TH ST
1	276760	2647	9/29/11	\$375,950	\$374,000	1320	8	2011	Avg	1084	N	N	6116 B 26TH AVE NW
1	276760	3587	12/22/11	\$358,350	\$358,000	1320	8	2006	Avg	1308	N	N	1740 B NW 59TH ST
1	047600	0314	11/8/10	\$347,000	\$338,000	1320	8	2003	Avg	1286	N	N	2628 B NW 57TH ST
1	867340	0074	6/22/11	\$299,000	\$296,000	1320	8	2002	Avg	1250	N	N	5602 28TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	867340	0044	5/13/10	\$405,000	\$390,000	1330	8	2001	Avg	1188	N	N	2643 A NW 57TH ST
1	276770	1475	5/4/10	\$363,400	\$350,000	1340	8	2006	Avg	1321	N	N	1539 B NW 53RD ST
1	047600	0155	5/11/10	\$369,500	\$356,000	1340	8	2006	Avg	1295	N	N	2644 A NW 58TH ST
1	276760	4258	6/28/10	\$342,000	\$331,000	1340	8	1998	Avg	1189	N	N	2011 C NW 59TH ST
1	867340	0169	3/16/10	\$408,000	\$392,000	1350	8	2006	Avg	1188	N	N	2639 A NW 56TH ST
1	276760	3586	4/1/10	\$389,000	\$374,000	1350	8	2006	Avg	1197	N	N	1742 A NW 59TH ST
1	867340	0024	5/3/10	\$374,950	\$361,000	1350	8	2007	Avg	1205	N	N	2617 B NW 57TH ST
1	276760	3584	11/3/11	\$350,000	\$349,000	1350	8	2006	Avg	1199	N	N	1742 B NW 59TH ST
1	117500	0597	4/14/11	\$385,000	\$379,000	1360	8	2007	Avg	1150	N	N	2810 B NW 56TH ST
1	276760	4725	7/13/09	\$399,000	\$377,000	1360	8	2009	Avg	1299	N	N	1743 A NW 58TH ST
1	047600	0115	5/12/10	\$381,500	\$368,000	1360	8	2008	Avg	1289	N	N	2647 B NW 59TH ST
1	276760	4730	8/7/09	\$390,000	\$369,000	1360	8	2009	Avg	1299	N	N	1737 B NW 58TH ST
1	047600	0115	3/17/09	\$374,956	\$352,000	1360	8	2008	Avg	1289	N	N	2647 B NW 59TH ST
1	047600	0118	3/20/09	\$369,950	\$347,000	1360	8	2008	Avg	1336	N	N	2649 B NW 59TH ST
1	047600	0213	4/12/11	\$389,500	\$383,000	1370	8	2005	Avg	1286	N	N	2615 B NW 58TH ST
1	867340	0055	5/4/11	\$384,000	\$378,000	1370	8	2003	Avg	1193	N	N	2651 B NW 57TH ST
1	276760	0512	3/7/11	\$379,950	\$373,000	1370	8	2011	Avg	1923	N	N	1605 NW 65TH ST
1	276760	0510	1/25/11	\$379,000	\$371,000	1370	8	2011	Avg	1925	N	N	1601 NW 65TH ST
1	047600	0297	3/2/09	\$380,000	\$356,000	1370	8	2007	Avg	1312	N	N	2648 A NW 57TH ST
1	867340	0035	2/7/11	\$352,000	\$345,000	1370	8	2006	Avg	1219	N	N	2635 B NW 57TH ST
1	276760	2646	8/22/11	\$379,950	\$377,000	1380	8	2011	Avg	1170	N	N	6116 C 26TH AVE NW
1	276760	4750	1/19/09	\$364,000	\$340,000	1380	8	2003	Avg	1225	N	N	1717 A NW 58TH ST
1	047600	0080	2/6/09	\$369,500	\$346,000	1380	8	2007	Avg	1311	N	N	2615 A NW 59TH ST
1	047600	0081	1/9/09	\$363,000	\$339,000	1380	8	2007	Avg	1311	N	N	2615 B NW 59TH ST
1	867340	0165	1/21/09	\$357,500	\$334,000	1380	8	2001	Avg	1196	N	N	2633 B NW 56TH ST
1	117500	0050	4/9/10	\$497,450	\$478,000	1390	8	1929	Avg	3758	N	N	3029 NW 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	867340	0139	5/7/09	\$385,000	\$362,000	1390	8	2005	Avg	1220	N	N	2609 B NW 56TH ST
1	276760	5110	11/2/10	\$349,500	\$341,000	1390	8	2006	Avg	1323	N	N	2427 B NW 58TH ST
1	867340	0167	10/6/10	\$389,950	\$379,000	1400	8	2001	Avg	1128	N	N	2631 B NW 56TH ST
1	276760	4432	4/16/09	\$409,500	\$385,000	1430	8	2007	Avg	1228	N	N	1728 B NW 58TH ST
1	276760	4425	3/18/09	\$409,000	\$384,000	1430	8	2007	Avg	1276	N	N	1728 A NW 58TH ST
1	276760	4430	5/12/09	\$406,000	\$382,000	1430	8	2007	Avg	1281	N	N	1730 B NW 58TH ST
1	276760	4431	4/15/09	\$405,000	\$381,000	1430	8	2007	Avg	1229	N	N	1730 A NW 58TH ST
1	276760	4724	7/15/09	\$399,000	\$377,000	1430	8	2009	Avg	1201	N	N	1743 B NW 58TH ST
1	276760	4731	7/13/09	\$395,000	\$373,000	1430	8	2009	Avg	1200	N	N	1737 A NW 58TH ST
1	276760	4707	2/8/10	\$389,000	\$373,000	1440	8	2007	Avg	1249	N	N	1763 B NW 58TH ST
1	276760	4426	3/9/09	\$430,500	\$404,000	1450	8	2007	Avg	1238	N	N	1732 B NW 58TH ST
1	276760	4428	3/9/09	\$430,500	\$404,000	1450	8	2007	Avg	1242	N	N	1726 B NW 58TH ST
1	276760	3215	4/8/10	\$387,000	\$372,000	1450	8	2003	Avg	2400	N	N	1740 NW 60TH ST
1	276770	1719	5/11/11	\$359,000	\$354,000	1460	8	2001	Avg	1098	N	N	1535 NW 51ST ST
1	276760	4653	2/11/09	\$325,000	\$304,000	1460	8	2002	Avg	1263	N	N	1512 C NW 57TH ST
1	276760	5112	6/4/09	\$414,600	\$391,000	1500	8	2006	Avg	1223	N	N	2429 A NW 58TH ST
1	276760	4726	5/12/09	\$400,000	\$377,000	1510	8	2009	Avg	1249	N	N	1741 A NW 58TH ST
1	276760	4732	6/9/09	\$395,000	\$373,000	1510	8	2009	Avg	1249	N	N	1735 A NW 58TH ST
1	276760	4733	5/27/09	\$390,000	\$368,000	1510	8	2009	Avg	1248	N	N	1735 B NW 58TH ST
1	276760	0511	3/16/11	\$379,950	\$373,000	1520	8	2011	Avg	1543	N	N	1603 NW 65TH ST
1	276760	4591	1/3/11	\$455,000	\$445,000	1530	8	2006	Avg	1613	N	N	5716 17TH AVE NW
1	276760	3450	4/13/09	\$365,000	\$343,000	1540	8	2006	Avg	1917	N	N	1540 NW 59TH ST
1	276760	0932	8/26/10	\$385,000	\$374,000	1540	8	2010	Avg	2384	N	N	1543 NW 64TH ST
1	276760	3250	4/22/10	\$465,000	\$448,000	1550	8	2003	Avg	1919	N	N	1557 NW 61ST ST
1	276760	3252	9/12/09	\$450,000	\$427,000	1550	8	2003	Avg	1780	N	N	1553 NW 61ST ST
1	276760	2024	10/19/10	\$379,000	\$369,000	1600	8	1998	Avg	2450	N	N	1770 NW 62ND ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276770	3430	8/5/09	\$378,000	\$358,000	1690	8	2007	Avg	1342	N	N	5235 A RUSSELL AVE NW
1	047700	0020	6/10/10	\$625,000	\$603,000	1730	8	2001	Avg	3118	N	N	2625 NW 60TH ST
1	276760	1286	2/5/09	\$485,000	\$454,000	1740	8	2007	Avg	1694	N	N	2040 B NW 63RD ST
1	276760	1287	5/7/09	\$469,000	\$442,000	1740	8	2007	Avg	1668	N	N	2040 A NW 63RD ST
1	276760	2911	6/23/10	\$534,000	\$516,000	1740	8	2010	Avg	1774	N	N	2215 NW 61ST ST
1	867340	0069	11/16/09	\$401,000	\$382,000	1750	8	2002	Avg	1583	N	N	2654 NW 56TH ST
1	276760	3906	5/8/09	\$432,500	\$407,000	1800	8	2007	Avg	2476	N	N	2413 NW 60TH ST
1	117500	0430	6/9/09	\$708,500	\$668,000	1840	8	2007	Avg	4850	N	N	2835 NW 58TH ST
1	755080	0670	6/17/10	\$540,000	\$522,000	1880	8	2000	Avg	5000	N	N	3000 NW 64TH ST
1	276760	3905	8/10/09	\$424,500	\$402,000	1880	8	2007	Avg	2524	N	N	2411 NW 60TH ST
1	276760	3475	6/22/09	\$467,500	\$441,000	2120	8	2006	Avg	2176	N	N	5916 20TH AVE NW
1	276760	2341	9/2/09	\$493,000	\$468,000	2130	8	2009	Avg	2162	N	N	1712 NW 61ST ST
1	276760	2341	5/22/09	\$492,500	\$464,000	2130	8	2009	Avg	2162	N	N	1712 NW 61ST ST
1	117500	0725	11/21/11	\$532,000	\$531,000	1900	9	2005	Avg	2613	N	N	5605 30TH AVE NW
1	755080	0955	11/3/10	\$730,000	\$711,000	2000	9	1903	VGood	4500	N	N	3016 NW 62ND ST
1	276760	2854	8/12/11	\$580,000	\$575,000	2160	9	2007	Avg	2323	N	N	2446 NW 60TH ST
1	755080	0669	9/20/10	\$710,000	\$690,000	2370	9	2000	Avg	5000	N	N	3006 NW 64TH ST
10	444380	0266	7/14/09	\$170,000	\$161,000	360	5	1969	Good	1804	N	N	7755 EARL AVE NW
10	285610	2330	12/3/10	\$267,700	\$261,000	440	5	1927	Good	4080	N	N	6814 28TH AVE NW
10	751850	1760	10/12/09	\$283,950	\$270,000	480	5	1924	Good	2550	N	N	6531 16TH AVE NW
10	751850	6220	3/10/09	\$280,000	\$263,000	590	5	1906	Good	5100	N	N	7331 21ST AVE NW
10	330070	1265	10/26/11	\$300,000	\$299,000	700	5	1920	Good	4000	N	N	8519 17TH AVE NW
10	751850	8400	5/8/09	\$257,042	\$242,000	970	5	1902	Good	3600	N	N	7302 24TH AVE NW
10	751850	5510	6/24/11	\$328,000	\$324,000	1040	5	1907	VGood	2550	N	N	6541 21ST AVE NW
10	285610	0591	5/28/10	\$248,000	\$239,000	1090	5	1900	Good	3825	N	N	6547 26TH AVE NW
10	330070	0450	5/22/10	\$271,000	\$261,000	600	6	1946	Avg	4000	N	N	8702 18TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	123200	1870	12/9/11	\$305,000	\$305,000	640	6	1943	Avg	3840	N	N	7552 20TH AVE NW
10	123200	1880	11/18/11	\$265,000	\$264,000	640	6	1942	Avg	3840	N	N	7544 20TH AVE NW
10	330070	1020	11/23/10	\$315,000	\$307,000	640	6	1921	Good	4000	N	N	8546 17TH AVE NW
10	444380	0970	6/1/09	\$335,000	\$316,000	650	6	1920	Good	3880	N	N	8018 27TH AVE NW
10	444380	1640	12/23/11	\$294,900	\$295,000	650	6	1919	Good	3880	N	N	8046 26TH AVE NW
10	330070	0660	7/6/11	\$295,000	\$292,000	670	6	1926	Avg	5000	N	N	8735 16TH AVE NW
10	813270	0065	4/23/10	\$375,000	\$361,000	680	6	1929	Good	4850	N	N	8022 LOYAL WAY NW
10	751850	5360	4/6/09	\$385,000	\$362,000	700	6	1922	Avg	4080	N	N	6529 21ST AVE NW
10	123200	1840	4/26/11	\$297,000	\$293,000	700	6	1918	Good	3840	N	N	7541 18TH AVE NW
10	022503	9137	2/17/11	\$321,500	\$315,000	710	6	1943	Avg	5736	N	N	7548 29TH AVE NW
10	054600	0510	4/14/11	\$289,000	\$284,000	730	6	1925	Good	4005	N	N	8315 17TH AVE NW
10	330070	1150	11/17/11	\$347,536	\$347,000	740	6	1940	Avg	4000	N	N	8555 16TH AVE NW
10	916510	0070	9/3/09	\$419,000	\$397,000	740	6	1928	Good	4360	N	N	7352 27TH AVE NW
10	444380	0980	8/12/09	\$376,000	\$356,000	740	6	1922	Good	3880	N	N	8024 27TH AVE NW
10	330070	1440	2/11/09	\$383,500	\$359,000	740	6	1925	Good	4000	N	N	8533 18TH AVE NW
10	916510	0130	4/7/10	\$385,000	\$370,000	760	6	1928	Good	4080	N	N	7341 27TH AVE NW
10	444980	0275	3/26/09	\$404,000	\$379,000	770	6	1925	VGood	3960	N	N	8341 27TH AVE NW
10	022503	9134	9/13/11	\$295,000	\$293,000	770	6	1943	Avg	4942	N	N	7549 28TH AVE NW
10	751850	5755	8/21/09	\$326,000	\$309,000	780	6	1900	Good	2550	N	N	6743 21ST AVE NW
10	751850	5755	8/18/11	\$306,000	\$303,000	780	6	1900	Good	2550	N	N	6743 21ST AVE NW
10	751850	5835	9/18/09	\$410,000	\$389,000	790	6	1919	Good	6120	N	N	7029 21ST AVE NW
10	602150	3390	9/22/09	\$312,400	\$297,000	790	6	1944	Good	3900	N	N	2419 NW 80TH ST
10	125420	0205	2/24/11	\$325,000	\$319,000	790	6	1912	Good	5100	N	N	7040 25TH AVE NW
10	123200	0445	5/29/09	\$369,950	\$349,000	830	6	1924	Avg	4800	N	N	7719 18TH AVE NW
10	330070	1295	2/22/11	\$249,950	\$245,000	840	6	1947	Avg	4000	N	N	8543 17TH AVE NW
10	330070	1165	4/15/10	\$420,000	\$404,000	880	6	1925	Good	4000	N	N	8552 18TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	369390	0915	6/23/10	\$399,990	\$387,000	880	6	1915	Good	5000	N	N	3029 NW 69TH ST
10	285610	2030	1/30/09	\$368,000	\$344,000	880	6	1936	Good	5100	N	N	6731 27TH AVE NW
10	444380	1080	2/28/10	\$367,500	\$353,000	880	6	1924	VGood	3880	N	N	8009 26TH AVE NW
10	813270	0095	12/9/10	\$377,000	\$368,000	890	6	1931	Good	5022	N	N	8050 29TH AVE NW
10	751850	6820	9/3/09	\$385,500	\$366,000	920	6	1901	VGood	3825	N	N	6754 23RD AVE NW
10	330070	0420	3/1/10	\$322,000	\$309,000	930	6	1942	Good	4000	N	N	8724 18TH AVE NW
10	444730	0105	8/12/11	\$282,500	\$280,000	930	6	1928	Avg	4000	N	N	8354 31ST AVE NW
10	285610	1900	6/10/11	\$399,500	\$395,000	940	6	1931	Avg	3060	N	N	6708 27TH AVE NW
10	444380	0370	6/9/09	\$399,950	\$377,000	940	6	1916	Good	4080	N	N	7526 28TH AVE NW
10	285610	0456	7/1/09	\$339,950	\$321,000	940	6	1900	Good	5610	N	N	6518 26TH AVE NW
10	758870	0244	8/3/10	\$350,000	\$339,000	970	6	1909	Good	4488	N	N	8329 16TH AVE NW
10	330070	1310	6/3/10	\$304,000	\$293,000	990	6	1953	Avg	4000	N	N	8555 17TH AVE NW
10	285610	0475	11/12/09	\$375,000	\$357,000	1060	6	1901	Good	5100	N	N	6510 26TH AVE NW
10	285610	0160	11/19/10	\$367,500	\$358,000	1140	6	1904	Good	5100	N	N	6536 25TH AVE NW
10	444380	0575	10/21/09	\$340,000	\$324,000	1150	6	1918	VGood	3880	N	N	7553 27TH AVE NW
10	285610	0415	7/17/09	\$395,000	\$374,000	1240	6	1912	Good	5100	N	N	6540 26TH AVE NW
10	444380	0360	8/25/11	\$370,000	\$367,000	1280	6	1905	VGood	3876	N	N	7518 28TH AVE NW
10	285610	1440	9/2/09	\$365,000	\$346,000	1280	6	1901	Good	5100	N	N	6723 25TH AVE NW
10	285610	1015	8/3/10	\$425,500	\$412,000	1360	6	1900	Good	5100	N	N	6507 EARL AVE NW
10	444380	0945	10/5/09	\$370,000	\$352,000	620	7	2009	Avg	3880	N	N	8001 27TH AVE NW
10	022503	9160	6/29/10	\$430,000	\$416,000	640	7	1948	VGood	5018	N	N	7534 29TH AVE NW
10	444380	0535	8/5/09	\$405,000	\$383,000	710	7	1920	Good	3880	N	N	7532 EARL AVE NW
10	602150	3815	5/24/11	\$379,000	\$374,000	730	7	1926	Good	4000	N	N	7506 JONES AVE NW
10	287210	1950	11/8/11	\$310,000	\$309,000	740	7	1947	Avg	5000	N	N	3050 NW 70TH ST
10	751850	6240	6/27/11	\$385,000	\$381,000	750	7	1909	Good	3060	N	N	7341 21ST AVE NW
10	444980	0063	12/13/10	\$324,000	\$316,000	750	7	1947	VGood	2786	N	N	2762 NW 83RD ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	444730	0170	10/13/09	\$425,000	\$404,000	760	7	1944	Good	4000	N	N	8333 30TH AVE NW
10	602150	3450	2/25/11	\$240,000	\$236,000	770	7	2003	Avg	2133	N	N	7527 24TH AVE NW
10	444380	0305	11/6/09	\$467,800	\$446,000	770	7	1940	Good	3880	N	N	7721 EARL AVE NW
10	330070	0665	5/12/09	\$379,500	\$357,000	770	7	1928	Good	5000	N	N	8743 16TH AVE NW
10	372780	0090	10/21/09	\$497,000	\$473,000	780	7	1940	VGood	6250	N	N	7520 30TH AVE NW
10	813270	0121	1/12/11	\$300,000	\$294,000	800	7	1947	Good	2880	N	N	2818 NW 80TH ST
10	287210	1255	7/14/11	\$259,000	\$256,000	810	7	1928	Avg	3300	N	N	2839 NW 73RD ST
10	444280	0275	7/16/10	\$315,000	\$305,000	810	7	1944	Avg	5000	N	N	8324 30TH AVE NW
10	751850	5851	7/10/09	\$410,000	\$388,000	820	7	1912	Good	2300	N	N	2112 NW 70TH ST
10	054600	0515	1/26/09	\$382,500	\$358,000	820	7	1925	Good	4005	N	N	8317 17TH AVE NW
10	123200	1405	5/6/09	\$370,000	\$348,000	830	7	1939	Good	3840	N	N	7526 17TH AVE NW
10	444380	0750	10/27/11	\$370,000	\$369,000	830	7	1925	VGood	3880	N	N	7747 27TH AVE NW
10	751850	6350	8/6/10	\$419,000	\$406,000	840	7	1945	Avg	4250	N	N	7333 22ND AVE NW
10	444330	0050	10/27/09	\$370,000	\$352,000	840	7	1915	Good	5360	N	N	8304 32ND AVE NW
10	751850	6365	11/16/10	\$397,250	\$387,000	840	7	1945	Avg	4250	N	N	7341 22ND AVE NW
10	813270	0235	7/12/10	\$415,000	\$402,000	840	7	1942	Good	5000	N	N	8010 30TH AVE NW
10	751850	6465	7/28/09	\$370,000	\$350,000	850	7	1907	Avg	4080	N	N	7329 22ND AVE NW
10	285610	2336	10/27/09	\$457,000	\$435,000	850	7	1941	Good	4080	N	N	6810 28TH AVE NW
10	287210	1341	9/28/10	\$415,000	\$403,000	850	7	1928	VGood	3300	N	N	2823 NW 73RD ST
10	022503	9140	5/12/09	\$300,000	\$283,000	850	7	1945	Good	3608	N	N	7748 29TH AVE NW
10	602150	2820	7/15/11	\$399,000	\$395,000	860	7	1927	Good	4100	N	N	7710 23RD AVE NW
10	751850	3340	11/12/09	\$435,000	\$415,000	860	7	1929	Good	3825	N	N	7012 19TH AVE NW
10	751850	7647	7/29/09	\$415,000	\$393,000	870	7	1909	Good	3075	N	N	2311 NW 70TH ST
10	758870	0082	7/26/11	\$352,100	\$349,000	870	7	1942	Avg	4500	N	N	8035 16TH AVE NW
10	022503	9142	11/6/09	\$370,000	\$352,000	870	7	1945	Avg	5625	N	N	7339 24TH AVE NW
10	123200	0454	4/1/09	\$355,670	\$334,000	870	7	1965	Avg	2400	N	N	7723 18TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	054600	0895	1/10/11	\$275,000	\$269,000	880	7	1939	Avg	4005	N	N	8045 18TH AVE NW
10	602150	2380	9/3/09	\$449,950	\$427,000	880	7	1941	Good	4100	N	N	7720 21ST AVE NW
10	602150	3565	6/2/10	\$386,000	\$373,000	880	7	1940	Avg	4000	N	N	7559 JONES AVE NW
10	444280	0285	4/28/10	\$450,000	\$433,000	890	7	1925	Good	5000	N	N	8334 30TH AVE NW
10	285610	0906	10/30/09	\$415,000	\$395,000	890	7	1927	Good	4488	N	N	6530 EARL AVE NW
10	287210	0335	4/12/10	\$390,000	\$375,000	890	7	1941	Good	5000	N	N	2901 NW 75TH ST
10	372780	0160	5/5/11	\$402,000	\$396,000	890	7	1944	VGood	5565	N	N	7533 30TH AVE NW
10	123200	1230	2/24/11	\$340,000	\$334,000	890	7	1916	Good	3800	N	N	7540 16TH AVE NW
10	751850	4280	3/9/10	\$420,000	\$403,000	890	7	2002	Avg	5100	N	N	7327 19TH AVE NW
10	444380	0665	8/23/10	\$306,500	\$297,000	890	7	1917	Good	3395	N	N	7714 EARL AVE NW
10	444980	0610	3/3/11	\$330,000	\$324,000	890	7	1925	Good	3700	N	N	8328 25TH AVE NW
10	444380	0665	4/7/09	\$300,000	\$282,000	890	7	1917	Good	3395	N	N	7714 EARL AVE NW
10	444380	0990	1/21/11	\$305,000	\$299,000	900	7	1942	Good	3880	N	N	8032 27TH AVE NW
10	751850	2825	5/5/09	\$463,000	\$436,000	900	7	1950	Good	3825	N	N	7331 17TH AVE NW
10	330070	0400	4/14/11	\$390,000	\$384,000	900	7	1942	Good	4000	N	N	8742 18TH AVE NW
10	330070	0400	2/9/09	\$384,000	\$360,000	900	7	1942	Good	4000	N	N	8742 18TH AVE NW
10	602150	2310	11/19/10	\$471,000	\$459,000	910	7	1942	Good	4141	N	N	7735 20TH AVE NW
10	444980	0665	11/29/10	\$374,000	\$365,000	910	7	1925	Avg	4983	N	N	8302 25TH AVE NW
10	444380	1445	11/21/11	\$350,000	\$349,000	910	7	1920	Avg	3880	N	N	7522 26TH AVE NW
10	602150	2320	8/5/11	\$360,000	\$357,000	910	7	1942	Avg	4141	N	N	7727 20TH AVE NW
10	444380	0955	9/17/09	\$417,500	\$396,000	910	7	1949	Good	3880	N	N	8004 27TH AVE NW
10	285610	1150	10/18/10	\$482,000	\$469,000	930	7	1948	VGood	4692	N	N	6518 28TH AVE NW
10	751850	0541	5/18/10	\$363,000	\$350,000	930	7	1926	Good	3060	N	N	1516 NW 70TH ST
10	369390	0045	2/23/10	\$345,106	\$331,000	930	7	1913	Avg	4000	N	N	3047 NW 70TH ST
10	673170	0025	6/20/11	\$357,650	\$353,000	930	7	1944	Avg	5152	N	N	7707 30TH AVE NW
10	123200	1485	7/20/09	\$319,900	\$303,000	930	7	1916	Good	3840	N	N	7531 16TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	4015	12/15/09	\$440,000	\$420,000	940	7	1926	Avg	4000	N	N	7516 23RD AVE NW
10	758870	0210	1/4/10	\$450,000	\$430,000	940	7	1926	Good	4444	N	N	8322 17TH AVE NW
10	123200	1443	6/29/10	\$320,000	\$309,000	940	7	1948	Avg	4704	N	N	7503 16TH AVE NW
10	751850	3150	9/23/09	\$417,000	\$396,000	940	7	1927	Good	5100	N	N	7036 19TH AVE NW
10	751850	0995	4/24/09	\$330,000	\$310,000	940	7	1911	Avg	5100	N	N	7344 17TH AVE NW
10	330070	1139	11/21/11	\$255,000	\$254,000	940	7	1940	Avg	4000	N	N	8547 16TH AVE NW
10	123200	0705	12/15/09	\$485,000	\$463,000	950	7	1924	Good	4800	N	N	7727 17TH AVE NW
10	602150	4055	5/12/11	\$398,000	\$392,000	950	7	1942	Avg	4000	N	N	7542 23RD AVE NW
10	751850	6230	7/7/09	\$415,000	\$392,000	950	7	1910	Good	5100	N	N	7339 21ST AVE NW
10	285610	0955	10/11/10	\$435,000	\$423,000	950	7	1951	VGood	3796	N	N	2712 NW 65TH ST
10	369390	0475	7/12/11	\$425,000	\$421,000	960	7	1910	Good	5000	N	N	2823 NW 70TH ST
10	287210	0765	3/29/10	\$412,000	\$396,000	960	7	1946	Avg	5000	N	N	3011 NW 74TH ST
10	054600	1020	7/15/10	\$440,000	\$426,000	960	7	1931	Avg	4046	N	N	8021 19TH AVE NW
10	123200	1585	6/3/09	\$385,000	\$363,000	960	7	1942	Good	3840	N	N	7522 18TH AVE NW
10	758870	0098	7/12/10	\$365,500	\$354,000	960	7	1942	Good	4247	N	N	8048 16TH AVE NW
10	123200	1225	6/25/10	\$342,500	\$331,000	960	7	1949	Good	3800	N	N	7542 16TH AVE NW
10	287210	0705	8/26/09	\$549,000	\$521,000	970	7	1940	VGood	5000	N	N	7300 30TH AVE NW
10	602150	2975	7/15/11	\$348,000	\$344,000	970	7	1945	Good	4100	N	N	7702 JONES AVE NW
10	369390	0445	7/20/11	\$362,000	\$358,000	970	7	1933	Good	5000	N	N	2830 NW 69TH ST
10	123200	0235	12/1/09	\$359,400	\$343,000	970	7	1910	Good	4800	N	N	7753 19TH AVE NW
10	369390	0225	5/11/10	\$465,000	\$448,000	980	7	1947	Good	5000	N	N	3002 NW 69TH ST
10	751850	3850	10/7/09	\$385,000	\$366,000	980	7	1903	Good	5100	N	N	6543 19TH AVE NW
10	369390	0235	5/11/10	\$490,000	\$472,000	980	7	1947	VGood	5000	N	N	3006 NW 69TH ST
10	369390	1095	5/27/09	\$448,000	\$422,000	990	7	1941	Good	5000	N	N	3050 NW 67TH ST
10	751850	1945	11/2/09	\$417,000	\$397,000	990	7	1906	Good	5100	N	N	6515 17TH AVE NW
10	123200	1720	5/5/10	\$443,500	\$427,000	990	7	1947	Good	3840	N	N	7540 19TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	123200	0355	9/7/10	\$390,000	\$379,000	990	7	1926	Good	3840	N	N	7708 19TH AVE NW
10	602150	3115	2/9/11	\$346,000	\$339,000	990	7	1941	Good	4100	N	N	7731 JONES AVE NW
10	751850	4610	9/27/11	\$315,000	\$313,000	990	7	1938	Avg	5100	N	N	2004 NW 73RD ST
10	120500	0085	2/14/11	\$330,000	\$324,000	1000	7	1941	Avg	5568	N	N	7524 31ST AVE NW
10	602150	0925	6/1/09	\$360,000	\$339,000	1000	7	1940	Good	4000	N	N	8350 JONES AVE NW
10	444280	0015	12/8/09	\$395,000	\$377,000	1000	7	1948	Good	5000	N	N	8351 28TH AVE NW
10	602150	3935	10/12/11	\$387,500	\$386,000	1010	7	1948	Avg	4000	N	N	7527 22ND AVE NW
10	602150	2220	5/21/09	\$454,000	\$428,000	1010	7	1942	Avg	4000	N	N	8016 21ST AVE NW
10	602150	1035	7/15/11	\$402,000	\$398,000	1010	7	1940	Good	4500	N	N	8315 JONES AVE NW
10	751850	2230	3/17/10	\$436,000	\$419,000	1020	7	1929	Good	3570	N	N	6704 18TH AVE NW
10	751850	2230	11/28/11	\$415,000	\$414,000	1020	7	1929	Good	3570	N	N	6704 18TH AVE NW
10	123200	1835	4/27/10	\$426,000	\$410,000	1020	7	1946	Avg	3840	N	N	7537 18TH AVE NW
10	751850	2780	10/10/10	\$415,000	\$404,000	1020	7	1911	Good	5100	N	N	7342 18TH AVE NW
10	751850	8220	10/25/10	\$366,500	\$357,000	1020	7	1924	Good	4590	N	N	7336 24TH AVE NW
10	444380	1175	12/1/10	\$412,500	\$403,000	1030	7	1944	Good	3880	N	N	7752 27TH AVE NW
10	125420	1038	11/3/11	\$377,500	\$376,000	1030	7	1948	Avg	4850	N	N	7027 EARL AVE NW
10	125420	0745	7/17/09	\$353,000	\$334,000	1030	7	1925	Avg	5100	N	N	7053 27TH AVE NW
10	287210	0085	9/11/09	\$350,000	\$332,000	1050	7	1941	VGood	5000	N	N	3107 NW 75TH ST
10	444380	0165	11/23/09	\$415,000	\$396,000	1050	7	1947	Avg	3880	N	N	8003 EARL AVE NW
10	369390	0560	8/6/10	\$405,000	\$392,000	1050	7	1912	Good	2200	N	N	6915 28TH AVE NW
10	444380	0105	9/22/09	\$371,650	\$353,000	1050	7	1949	Good	3880	N	N	8041 EARL AVE NW
10	602150	2445	5/29/09	\$415,000	\$391,000	1050	7	1941	Avg	4600	N	N	7745 21ST AVE NW
10	287210	0635	6/3/11	\$461,900	\$456,000	1060	7	1945	Good	5000	N	N	2847 NW 74TH ST
10	751850	8850	1/27/10	\$425,000	\$407,000	1060	7	1951	Avg	5100	N	N	6717 JONES AVE NW
10	602150	1375	8/20/10	\$389,000	\$377,000	1060	7	1942	Good	4462	N	N	8044 24TH AVE NW
10	054600	0015	12/18/09	\$437,500	\$418,000	1060	7	1939	Good	4046	N	N	8352 20TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	287210	0045	2/25/11	\$385,000	\$378,000	1060	7	1945	Good	5000	N	N	3117 NW 75TH ST
10	758870	0201	11/15/11	\$410,000	\$409,000	1060	7	1951	Good	4000	N	N	8314 16TH AVE NW
10	751850	3190	4/28/11	\$380,000	\$374,000	1060	7	1906	VGood	5100	N	N	7056 19TH AVE NW
10	444380	0520	3/2/10	\$420,000	\$403,000	1070	7	1941	Good	3880	N	N	7520 EARL AVE NW
10	602150	0380	2/10/11	\$411,000	\$403,000	1070	7	1941	Avg	4000	N	N	8352 22ND AVE NW
10	602150	3010	7/17/09	\$401,500	\$380,000	1070	7	1945	Good	4100	N	N	7726 JONES AVE NW
10	369390	0025	5/24/11	\$280,000	\$276,000	1080	7	1923	Avg	5000	N	N	6906 32ND AVE NW
10	330070	0045	5/31/11	\$470,000	\$464,000	1080	7	1939	Good	7800	Y	N	8730 20TH AVE NW
10	123200	0325	11/17/09	\$365,000	\$348,000	1080	7	1927	Avg	4800	N	N	7722 19TH AVE NW
10	602150	3005	8/17/11	\$350,100	\$347,000	1080	7	1945	Good	4000	N	N	7722 JONES AVE NW
10	054600	0860	12/8/11	\$424,400	\$424,000	1090	7	1929	Good	4005	N	N	8019 18TH AVE NW
10	054600	0815	9/17/09	\$401,000	\$381,000	1090	7	1940	Avg	4005	N	N	8010 19TH AVE NW
10	751850	5760	4/6/09	\$515,000	\$484,000	1100	7	1921	Good	5100	N	N	6747 21ST AVE NW
10	602150	4040	3/2/10	\$455,000	\$437,000	1100	7	1941	Good	4000	N	N	7530 23RD AVE NW
10	751850	1805	10/4/10	\$428,500	\$417,000	1100	7	1953	Good	4080	N	N	6553 16TH AVE NW
10	751850	8605	8/9/11	\$410,000	\$406,000	1100	7	1951	Avg	5100	N	N	7015 JONES AVE NW
10	751850	1200	1/21/11	\$400,000	\$392,000	1100	7	1925	Good	5100	N	N	7322 17TH AVE NW
10	285610	0019	3/9/09	\$307,000	\$288,000	1120	7	1997	Avg	1276	N	N	6523 A 24TH AVE NW
10	123200	0930	4/13/11	\$395,000	\$389,000	1120	7	1968	Avg	3600	N	N	7709 16TH AVE NW
10	123200	1995	1/26/09	\$415,000	\$388,000	1120	7	1947	Avg	3840	N	N	7533 19TH AVE NW
10	602150	0330	12/6/11	\$483,000	\$482,000	1130	7	1941	Avg	4500	N	N	8324 22ND AVE NW
10	369390	1715	2/18/10	\$427,000	\$409,000	1140	7	1988	Avg	2500	N	N	3028 NW 66TH ST
10	751850	0985	3/24/09	\$525,000	\$493,000	1140	7	1912	Good	4080	N	N	7340 17TH AVE NW
10	602150	0150	8/1/11	\$439,000	\$435,000	1140	7	1945	Good	5451	N	N	8328 21ST AVE NW
10	125420	0470	12/17/10	\$510,000	\$498,000	1140	7	1924	VGood	5100	N	N	7052 26TH AVE NW
10	751850	4650	11/10/09	\$445,600	\$425,000	1140	7	1923	Good	5100	N	N	7323 20TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	123200	1205	3/16/11	\$353,900	\$348,000	1140	7	1910	Good	3800	N	N	7558 16TH AVE NW
10	369390	1375	9/21/09	\$449,950	\$427,000	1150	7	1945	Avg	5900	N	N	2803 NW 67TH ST
10	758870	0138	6/14/11	\$389,000	\$384,000	1150	7	1942	Good	3700	N	N	8060 17TH AVE NW
10	123200	1565	4/1/10	\$420,000	\$404,000	1150	7	1942	Good	3840	N	N	7530 18TH AVE NW
10	444380	0835	2/23/10	\$460,000	\$441,000	1150	7	1929	Good	5820	N	N	8026 EARL AVE NW
10	758870	0138	2/12/09	\$392,000	\$367,000	1150	7	1942	Good	3700	N	N	8060 17TH AVE NW
10	602150	3525	7/19/10	\$460,000	\$445,000	1150	7	1941	VGood	4000	N	N	7530 25TH AVE NW
10	602150	2510	5/6/10	\$515,100	\$496,000	1160	7	1940	Avg	5300	N	N	7715 21ST AVE NW
10	123200	0375	5/25/10	\$439,950	\$424,000	1160	7	1926	VGood	3000	N	N	1814 NW 77TH ST
10	054600	0865	3/4/09	\$430,000	\$403,000	1160	7	1929	Good	4005	N	N	8023 18TH AVE NW
10	867540	0035	7/10/11	\$437,000	\$432,000	1160	7	1941	Good	4640	N	N	8047 30TH AVE NW
10	752250	0065	8/17/09	\$400,000	\$379,000	1170	7	1947	VGood	5750	N	N	7741 29TH AVE NW
10	602150	3070	5/13/09	\$520,000	\$490,000	1170	7	1941	Avg	4500	N	N	7749 JONES AVE NW
10	751850	1610	7/27/10	\$425,000	\$412,000	1170	7	1906	Good	5100	N	N	6717 16TH AVE NW
10	602150	0430	7/8/09	\$507,500	\$480,000	1180	7	1940	Avg	4500	N	N	8347 22ND AVE NW
10	287210	1055	5/19/11	\$482,000	\$475,000	1180	7	1985	Avg	5000	N	N	3032 NW 72ND ST
10	813270	0170	10/22/09	\$378,000	\$360,000	1180	7	1946	Avg	6625	N	N	8074 LOYAL WAY NW
10	602150	1105	4/19/11	\$445,000	\$438,000	1190	7	1941	Avg	4462	N	N	8322 24TH AVE NW
10	751850	5160	11/15/11	\$299,900	\$299,000	1190	7	1928	Fair	5100	N	N	6549 20TH AVE NW
10	602150	0850	10/29/09	\$482,500	\$459,000	1200	7	1940	Good	5200	N	N	8318 JONES AVE NW
10	285610	1262	10/17/11	\$319,000	\$318,000	1200	7	2000	Avg	1337	N	N	6759 G 24TH AVE NW
10	751850	2255	6/16/11	\$377,000	\$372,000	1200	7	1929	Good	3570	N	N	6720 18TH AVE NW
10	125420	0615	7/31/09	\$520,000	\$492,000	1210	7	1997	Avg	2978	N	N	2612 NW 70TH ST
10	751850	1260	5/3/11	\$462,000	\$455,000	1210	7	1928	Good	5100	N	N	7050 17TH AVE NW
10	123200	1730	10/15/10	\$322,500	\$314,000	1210	7	1917	Avg	3840	N	N	7534 19TH AVE NW
10	751850	3980	9/17/10	\$442,000	\$429,000	1220	7	1900	Good	5100	N	N	6716 20TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	0285	9/23/09	\$359,000	\$341,000	1220	7	1926	Avg	2520	N	N	2508 NW 65TH ST
10	444280	0205	6/2/11	\$419,000	\$414,000	1230	7	1940	Good	5000	N	N	8327 29TH AVE NW
10	751850	5090	3/14/11	\$490,000	\$481,000	1230	7	1912	VGood	5100	N	N	6542 21ST AVE NW
10	602150	1815	3/15/11	\$450,000	\$442,000	1230	7	1938	Good	4500	N	N	8028 23RD AVE NW
10	602150	3765	4/14/11	\$375,000	\$369,000	1230	7	1941	Avg	4100	N	N	7531 23RD AVE NW
10	751850	3125	2/18/09	\$370,000	\$347,000	1230	7	1946	Good	5100	N	N	7324 19TH AVE NW
10	022503	9076	11/1/10	\$549,950	\$536,000	1240	7	1926	Good	6186	N	N	8066 28TH AVE NW
10	916510	0205	12/5/11	\$454,000	\$453,000	1240	7	1930	Good	4080	N	N	7316 EARL AVE NW
10	751850	6875	5/11/10	\$437,000	\$421,000	1240	7	1991	Avg	5100	N	N	6753 22ND AVE NW
10	369390	0240	11/9/10	\$359,500	\$350,000	1240	7	1985	Avg	2500	N	N	2859 NW 70TH ST
10	054600	0855	8/27/10	\$370,300	\$359,000	1240	7	1929	Avg	4005	N	N	8015 18TH AVE NW
10	369390	0245	4/27/10	\$350,000	\$337,000	1240	7	1985	Avg	2500	N	N	2857 NW 70TH ST
10	751850	0830	9/14/09	\$397,950	\$378,000	1250	7	1908	Avg	5100	N	N	7326 16TH AVE NW
10	369390	1220	12/26/10	\$419,000	\$410,000	1250	7	1928	Good	4000	N	N	2829 NW 68TH ST
10	369390	0195	1/7/10	\$449,000	\$429,000	1250	7	1927	VGood	5000	N	N	3018 NW 69TH ST
10	444380	0820	6/2/11	\$429,000	\$423,000	1250	7	1943	Good	4850	N	N	8012 EARL AVE NW
10	813270	0140	9/7/11	\$375,000	\$372,000	1250	7	1947	Good	4960	N	N	8063 29TH AVE NW
10	285610	1435	9/21/11	\$369,000	\$367,000	1260	7	1986	Avg	2550	N	N	6727 25TH AVE NW
10	125420	0875	6/9/09	\$433,000	\$409,000	1260	7	1925	Good	5100	N	N	7012 EARL AVE NW
10	602150	4030	6/24/09	\$387,000	\$365,000	1260	7	1941	Avg	4000	N	N	7522 23RD AVE NW
10	602150	1195	2/25/10	\$475,000	\$456,000	1270	7	1940	Good	4000	N	N	8059 JONES AVE NW
10	751850	7350	10/17/11	\$455,000	\$453,000	1270	7	1900	Good	5100	N	N	6526 JONES AVE NW
10	602150	4000	9/26/11	\$490,000	\$487,000	1280	7	1939	Good	4520	N	N	7502 23RD AVE NW
10	444380	0960	10/21/09	\$410,950	\$391,000	1280	7	1916	VGood	3880	N	N	8008 27TH AVE NW
10	444380	0110	12/17/09	\$340,000	\$325,000	1290	7	1919	Good	3880	N	N	8039 EARL AVE NW
10	287210	0215	6/14/10	\$472,500	\$456,000	1300	7	1945	Good	5000	N	N	3001 NW 75TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	287210	0555	1/10/11	\$373,000	\$365,000	1310	7	1923	Good	5000	N	N	2827 NW 74TH ST
10	602150	2201	6/1/11	\$418,000	\$413,000	1320	7	1929	Good	4300	N	N	8012 21ST AVE NW
10	602150	2980	9/28/09	\$404,000	\$384,000	1330	7	1945	Avg	4100	N	N	7706 JONES AVE NW
10	751850	5025	6/9/11	\$347,000	\$343,000	1330	7	1984	Avg	2550	N	N	6710 21ST AVE NW
10	285610	0106	9/9/09	\$319,000	\$303,000	1350	7	2000	Avg	1325	N	N	6537 B 24TH AVE NW
10	330070	0174	10/31/11	\$365,000	\$364,000	1350	7	1970	Avg	6800	N	N	8725 19TH AVE NW
10	369390	1340	9/24/09	\$470,000	\$446,000	1360	7	1945	Avg	5000	N	N	2801 NW 68TH ST
10	751850	7850	11/29/10	\$435,000	\$425,000	1360	7	1914	Good	5100	N	N	7038 JONES AVE NW
10	287210	0465	1/5/11	\$455,000	\$445,000	1360	7	1909	VGood	5000	N	N	7407 28TH AVE NW
10	285610	0800	2/14/11	\$545,000	\$534,000	1370	7	1945	VGood	5100	N	N	6555 27TH AVE NW
10	751850	1440	3/15/10	\$459,000	\$441,000	1400	7	1929	Good	4080	N	N	7024 17TH AVE NW
10	751850	0855	8/21/09	\$470,000	\$445,000	1400	7	1945	Good	4690	N	N	7340 16TH AVE NW
10	369390	1200	6/8/09	\$460,000	\$434,000	1400	7	1985	Avg	5000	N	N	2846 NW 67TH ST
10	123200	1990	8/13/09	\$525,000	\$497,000	1410	7	1929	VGood	3840	N	N	7529 19TH AVE NW
10	285610	0101	3/15/10	\$327,000	\$314,000	1410	7	2000	Avg	1210	N	N	6537 A 24TH AVE NW
10	125420	0235	3/21/11	\$374,000	\$368,000	1420	7	1911	Avg	5100	N	N	7058 25TH AVE NW
10	369390	1230	7/29/09	\$633,500	\$600,000	1430	7	1927	VGood	5000	N	N	2832 NW 67TH ST
10	602150	0295	4/29/09	\$505,000	\$475,000	1430	7	1940	VGood	4000	N	N	8300 22ND AVE NW
10	330070	1371	2/23/09	\$460,000	\$431,000	1430	7	1954	VGood	4000	N	N	8518 19TH AVE NW
10	751850	1765	11/9/11	\$499,000	\$497,000	1440	7	1901	VGood	5100	N	N	6535 16TH AVE NW
10	444380	0685	4/21/09	\$525,000	\$494,000	1440	7	1920	VGood	4656	N	N	7724 EARL AVE NW
10	751850	3760	6/29/09	\$425,000	\$401,000	1440	7	1915	Good	5100	N	N	6526 20TH AVE NW
10	369390	1460	3/9/11	\$380,000	\$373,000	1450	7	1998	Avg	2500	N	N	2823 NW 67TH ST
10	751850	5720	7/13/11	\$475,000	\$470,000	1470	7	1900	Good	5100	N	N	6756 22ND AVE NW
10	285610	2150	3/28/11	\$469,000	\$461,000	1470	7	1902	VGood	5100	N	N	6702 EARL AVE NW
10	916410	0130	4/19/10	\$415,000	\$399,000	1470	7	1945	Avg	4750	N	N	7343 25TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	0537	3/28/11	\$444,500	\$437,000	1470	7	1986	VGood	3060	N	N	6511 26TH AVE NW
10	285610	1370	4/13/09	\$461,000	\$433,000	1470	7	1900	Good	5100	N	N	6728 25TH AVE NW
10	285610	2170	3/3/10	\$435,000	\$417,000	1480	7	1914	Good	5100	N	N	6725 EARL AVE NW
10	751850	6415	1/8/10	\$560,000	\$536,000	1490	7	1915	Good	5100	N	N	7303 22ND AVE NW
10	285610	1755	6/29/10	\$515,000	\$498,000	1500	7	1924	Good	5100	N	N	6747 26TH AVE NW
10	751850	1220	11/21/11	\$431,000	\$430,000	1500	7	1929	Good	5100	N	N	7032 17TH AVE NW
10	916410	0215	10/6/11	\$508,000	\$505,000	1520	7	1913	Good	4250	N	N	7311 26TH AVE NW
10	125420	0225	11/21/10	\$545,000	\$532,000	1530	7	1925	VGood	5100	N	N	7052 25TH AVE NW
10	916510	0215	8/27/10	\$352,900	\$342,000	1530	7	1928	Fair	4080	N	N	7310 EARL AVE NW
10	751850	8355	4/13/10	\$350,000	\$337,000	1540	7	1985	Avg	2550	N	N	7309 JONES AVE NW
10	444280	0030	9/23/09	\$403,000	\$383,000	1560	7	1915	VGood	5000	N	N	8341 28TH AVE NW
10	285610	1080	4/12/11	\$475,000	\$467,000	1570	7	1963	Avg	5100	N	N	2765 NW 67TH ST
10	285610	0560	10/6/10	\$392,700	\$382,000	1570	7	1945	Good	5041	N	N	6503 26TH AVE NW
10	285610	1105	4/9/10	\$385,000	\$370,000	1590	7	1985	Avg	2550	N	N	6620 28TH AVE NW
10	751850	8050	7/23/10	\$578,000	\$560,000	1630	7	1913	VGood	5100	N	N	7316 JONES AVE NW
10	751850	5490	9/2/10	\$380,000	\$369,000	1640	7	1928	Good	5100	N	N	6533 21ST AVE NW
10	285610	1325	3/4/09	\$425,000	\$398,000	1670	7	1985	Avg	3060	N	N	6748 25TH AVE NW
10	054600	0230	6/23/11	\$500,000	\$494,000	1680	7	1939	Avg	4005	N	N	1812 NW 83RD ST
10	285610	2225	8/28/09	\$510,000	\$484,000	1680	7	1909	Good	4488	N	N	6759 EARL AVE NW
10	751850	8790	4/6/10	\$405,000	\$389,000	1690	7	1925	Avg	5100	N	N	6747 JONES AVE NW
10	751850	2490	12/3/10	\$422,000	\$412,000	1690	7	1907	VGood	5100	N	N	7016 18TH AVE NW
10	444380	1455	8/9/11	\$503,500	\$499,000	1700	7	1920	Good	3880	N	N	7530 26TH AVE NW
10	330070	0185	6/8/09	\$410,500	\$387,000	1710	7	1928	Good	4000	N	N	8735 19TH AVE NW
10	602150	2250	4/11/11	\$525,000	\$517,000	1720	7	1927	Good	4000	N	N	8040 21ST AVE NW
10	125420	0685	7/19/11	\$607,500	\$601,000	1720	7	1925	VGood	5100	N	N	7036 27TH AVE NW
10	602150	2260	4/17/09	\$598,500	\$563,000	1730	7	1929	Good	4000	N	N	8048 21ST AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	054600	0580	3/26/10	\$555,000	\$533,000	1730	7	1928	Good	4005	N	N	8050 18TH AVE NW
10	751850	6585	3/10/10	\$595,000	\$571,000	1780	7	1912	Good	5100	N	N	7056 23RD AVE NW
10	287210	0415	7/1/10	\$400,000	\$387,000	1820	7	1987	Avg	5000	N	N	2813 NW 75TH ST
10	751850	1240	4/22/11	\$545,500	\$537,000	1840	7	1912	Good	5100	N	N	7044 17TH AVE NW
10	330070	1625	12/9/11	\$390,000	\$389,000	1850	7	1931	Avg	4000	N	N	8537 19TH AVE NW
10	916410	0025	6/11/09	\$580,000	\$547,000	1880	7	1905	VGood	5356	N	N	7314 25TH AVE NW
10	369390	0855	12/21/09	\$481,500	\$460,000	1930	7	1909	Good	5000	N	N	3002 NW 68TH ST
10	751850	8801	8/17/11	\$575,000	\$570,000	1940	7	1926	VGood	5100	N	N	2357 NW 70TH ST
10	751850	0800	11/1/10	\$471,920	\$460,000	1990	7	1909	Good	5100	N	N	7312 16TH AVE NW
10	054600	0115	4/15/11	\$550,000	\$541,000	2020	7	1941	Avg	4046	N	N	8323 19TH AVE NW
10	444380	1735	8/25/11	\$585,000	\$580,000	2090	7	1937	Avg	5820	N	N	8010 25TH AVE NW
10	751850	1920	2/1/10	\$570,000	\$546,000	2180	7	1903	Good	5100	N	N	6526 17TH AVE NW
10	287210	2290	4/20/11	\$599,950	\$591,000	2570	7	1913	VGood	5000	N	N	2825 NW 71ST ST
10	444380	1505	3/20/09	\$452,000	\$424,000	790	8	2008	Avg	3880	N	N	7549 25TH AVE NW
10	444380	1635	6/9/11	\$429,000	\$424,000	860	8	1951	VGood	3880	N	N	8040 26TH AVE NW
10	238910	0025	8/29/11	\$400,500	\$397,000	870	8	1929	Avg	3640	N	N	8031 16TH AVE NW
10	813270	0020	10/20/09	\$540,000	\$514,000	890	8	1944	VGood	5000	N	N	8049 28TH AVE NW
10	602150	1590	12/17/09	\$417,500	\$399,000	920	8	1930	Good	3500	N	N	8028 JONES AVE NW
10	751850	2685	8/10/09	\$510,000	\$483,000	960	8	1930	Good	3825	N	N	7323 17TH AVE NW
10	751850	4205	1/5/11	\$408,000	\$399,000	960	8	1930	VGood	3774	N	N	7033 19TH AVE NW
10	602150	3701	3/23/10	\$310,000	\$298,000	980	8	2008	Avg	1002	N	N	7540 A 24TH AVE NW
10	602150	3700	4/19/11	\$273,800	\$270,000	980	8	2008	Avg	1025	N	N	7538 A 24TH AVE NW
10	602150	3696	5/28/11	\$260,000	\$257,000	1010	8	2006	Avg	1061	N	N	7536 A 24TH AVE NW
10	751850	4215	7/1/10	\$471,000	\$455,000	1050	8	1930	Good	3300	N	N	1907 NW 73RD ST
10	751850	4850	6/19/09	\$472,500	\$446,000	1070	8	1951	Good	4080	N	N	7041 20TH AVE NW
10	123200	0850	2/23/10	\$552,000	\$529,000	1080	8	2009	Avg	4800	N	N	7730 17TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	867540	0037	11/2/09	\$409,950	\$390,000	1110	8	1952	Avg	4720	N	N	8046 31ST AVE NW
10	758870	0212	4/2/10	\$447,000	\$430,000	1140	8	1926	Good	4532	N	N	8323 16TH AVE NW
10	287210	0755	7/14/10	\$400,000	\$387,000	1160	8	1952	Good	3700	N	N	3015 NW 74TH ST
10	022503	9171	10/25/10	\$572,000	\$557,000	1190	8	1975	VGood	6450	N	N	3118 NW 75TH ST
10	287210	0865	6/24/11	\$415,000	\$410,000	1190	8	1947	Avg	5000	N	N	3036 NW 73RD ST
10	444730	0195	10/14/10	\$425,000	\$414,000	1210	8	1952	Avg	4000	N	N	8357 30TH AVE NW
10	751850	6080	7/28/10	\$430,000	\$416,000	1220	8	1929	Good	3825	N	N	7329 21ST AVE NW
10	444380	0485	10/11/11	\$399,950	\$398,000	1230	8	1963	Avg	3880	N	N	7507 EARL AVE NW
10	285610	1279	4/24/09	\$335,000	\$315,000	1250	8	2007	Avg	1163	N	N	6743 B 24TH AVE NW
10	369390	1590	6/1/11	\$510,000	\$503,000	1290	8	1964	Good	5000	N	N	6602 30TH AVE NW
10	444730	0130	11/23/09	\$466,000	\$444,000	1290	8	1965	Avg	4000	N	N	8301 30TH AVE NW
10	751850	4216	3/5/10	\$481,000	\$462,000	1300	8	1930	Good	3432	N	N	1903 NW 73RD ST
10	022503	9012	8/9/11	\$675,000	\$669,000	1310	8	1946	VGood	5264	N	N	7756 31ST AVE NW
10	602150	3457	6/27/11	\$315,000	\$311,000	1310	8	2001	Avg	966	N	N	7525 24TH AVE NW
10	444380	0160	5/25/11	\$400,600	\$395,000	1320	8	1960	Avg	3880	N	N	8007 EARL AVE NW
10	444280	0166	3/10/10	\$346,000	\$332,000	1320	8	2009	Avg	1012	N	N	2907 NW 85TH ST
10	444280	0165	3/8/10	\$345,000	\$331,000	1320	8	2009	Avg	1012	N	N	2909 NW 85TH ST
10	602150	3655	5/13/10	\$352,950	\$340,000	1330	8	2004	Avg	816	N	N	7510 B 24TH AVE NW
10	444280	0162	11/10/09	\$385,000	\$367,000	1330	8	2009	Avg	806	N	N	8359 29TH AVE NW
10	123200	1715	8/10/11	\$465,000	\$461,000	1330	8	1954	Avg	3840	N	N	7544 19TH AVE NW
10	444280	0161	3/10/10	\$346,950	\$333,000	1330	8	2009	Avg	805	N	N	8361 29TH AVE NW
10	285610	1290	1/16/09	\$360,000	\$337,000	1340	8	2008	Avg	1263	N	N	6737 B 24TH AVE NW
10	444980	0086	4/3/09	\$463,000	\$435,000	1340	8	1985	Avg	4455	N	N	8311 EARL AVE NW
10	751850	4190	6/28/10	\$385,000	\$372,000	1340	8	1930	Avg	3774	N	N	7027 19TH AVE NW
10	751850	4860	5/24/11	\$639,000	\$630,000	1350	8	1903	VGood	5750	N	N	2000 NW CANOE PL
10	867540	0160	5/28/10	\$515,000	\$497,000	1350	8	1955	Avg	8040	N	N	8052 32ND AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	813270	0270	7/16/11	\$490,000	\$485,000	1350	8	1964	Avg	4557	N	N	8038 30TH AVE NW
10	444280	0167	12/9/09	\$370,000	\$353,000	1350	8	2009	Avg	1816	N	N	2905 NW 85TH ST
10	444280	0164	1/25/10	\$369,950	\$354,000	1350	8	2009	Avg	1742	N	N	2911 NW 85TH ST
10	751850	2640	7/1/11	\$438,000	\$433,000	1350	8	1929	Good	3825	N	N	1708 NW 73RD ST
10	125420	1190	9/28/09	\$516,000	\$490,000	1360	8	1959	Good	5250	N	N	7120 28TH AVE NW
10	287210	1911	12/23/10	\$505,000	\$494,000	1360	8	1926	VGood	5000	N	N	7106 32ND AVE NW
10	123200	1630	6/29/10	\$479,000	\$463,000	1400	8	1966	Avg	4416	N	N	7507 17TH AVE NW
10	123200	0255	11/29/10	\$418,500	\$408,000	1400	8	1957	Good	5351	N	N	1817 NW 80TH ST
10	123200	1085	8/20/10	\$450,000	\$436,000	1460	8	1947	Good	5700	N	N	7726 16TH AVE NW
10	444980	0075	3/2/09	\$545,000	\$511,000	1480	8	1966	Good	4653	N	N	2752 NW 83RD ST
10	369390	1770	7/15/09	\$495,000	\$468,000	1490	8	1930	Avg	5000	N	N	3041 NW 67TH ST
10	758870	0129	4/14/09	\$505,000	\$475,000	1500	8	2008	Avg	2564	N	N	1617 NW 83RD ST
10	120500	0200	7/20/09	\$625,000	\$591,000	1520	8	1931	VGood	6750	N	N	7533 31ST AVE NW
10	751850	8470	10/22/09	\$590,000	\$561,000	1540	8	2008	Avg	5100	N	N	7036 24TH AVE NW
10	602150	1585	5/3/11	\$659,950	\$650,000	1540	8	1930	VGood	4000	N	N	8024 JONES AVE NW
10	751850	7435	3/16/10	\$645,500	\$620,000	1540	8	2009	Avg	5100	N	N	6541 23RD AVE NW
10	123200	1919	6/8/11	\$635,000	\$627,000	1550	8	2002	Avg	6720	N	N	7508 20TH AVE NW
10	444280	0163	11/24/09	\$385,000	\$367,000	1550	8	2009	Avg	1389	N	N	8357 29TH AVE NW
10	444380	1650	11/29/10	\$395,000	\$386,000	1570	8	1985	Avg	2902	N	N	8053 25TH AVE NW
10	285610	2160	4/18/11	\$602,400	\$593,000	1590	8	1929	VGood	5100	N	N	6729 EARL AVE NW
10	123200	1680	10/20/09	\$459,950	\$438,000	1590	8	1940	VGood	3840	N	N	7547 17TH AVE NW
10	602150	1060	3/19/10	\$578,000	\$555,000	1600	8	1931	Good	4000	N	N	8301 JONES AVE NW
10	287210	1025	5/30/09	\$610,000	\$575,000	1690	8	1924	VGood	5000	N	N	3046 NW 72ND ST
10	285610	0315	4/6/10	\$501,100	\$482,000	1700	8	2003	Avg	2550	N	N	6557 25TH AVE NW
10	444980	0067	2/17/10	\$555,000	\$532,000	1700	8	1972	Avg	4909	N	N	2770 NW 83RD ST
10	054600	0210	1/29/10	\$490,000	\$469,000	1720	8	1934	Avg	4005	N	N	8324 19TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10	369390	0165	6/29/11	\$584,900	\$578,000	1750	8	1908	VGood	5000	N	N	3017 NW 70TH ST
10	602150	1055	1/21/09	\$495,000	\$463,000	1760	8	1931	Avg	4000	N	N	8305 JONES AVE NW
10	022503	9082	4/19/11	\$530,000	\$522,000	1760	8	1929	VGood	3832	N	N	7558 32ND AVE NW
10	751850	5700	11/28/11	\$575,000	\$574,000	1770	8	1931	Avg	5100	N	N	6748 22ND AVE NW
10	444980	0340	7/24/09	\$503,000	\$476,000	1790	8	1992	Avg	3926	N	N	8308 27TH AVE NW
10	287210	1850	9/12/11	\$445,000	\$442,000	1800	8	1931	Avg	5000	N	N	3047 NW 72ND ST
10	054600	1060	3/12/10	\$518,000	\$497,000	1850	8	1941	VGood	4388	N	N	8055 19TH AVE NW
10	751850	5240	8/6/09	\$680,000	\$644,000	1870	8	2008	Avg	5100	N	N	6525 20TH AVE NW
10	285610	0260	1/13/11	\$590,000	\$577,000	1960	8	2010	Avg	3060	N	N	6517 25TH AVE NW
10	285610	1380	9/15/10	\$695,000	\$675,000	2040	8	1911	VGood	5100	N	N	6722 25TH AVE NW
10	916510	0220	9/24/09	\$570,000	\$541,000	2040	8	1928	Good	4080	N	N	7304 EARL AVE NW
10	369390	1640	8/30/11	\$550,000	\$546,000	2050	8	1909	Good	5000	N	N	3017 NW 67TH ST
10	285610	0960	6/30/11	\$637,000	\$630,000	2100	8	2011	Avg	2550	N	N	6535 EARL AVE NW
10	751850	2020	2/17/09	\$522,500	\$489,000	2150	8	1999	Avg	5100	N	N	6522 18TH AVE NW
10	123200	0085	6/30/09	\$495,000	\$468,000	2160	8	2004	Avg	2400	N	N	7718 20TH AVE NW
10	125420	1185	8/23/11	\$485,000	\$481,000	2180	8	1990	Avg	5250	N	N	7114 28TH AVE NW
10	751850	2790	6/28/10	\$750,000	\$725,000	2280	8	2010	Avg	5100	N	N	7348 18TH AVE NW
10	444380	1465	12/1/09	\$507,000	\$484,000	2340	8	2001	Avg	3880	N	N	7536 26TH AVE NW
10	330070	1615	8/18/09	\$529,900	\$502,000	2630	8	2002	Avg	4000	N	N	8531 19TH AVE NW
10	125420	0335	4/4/11	\$725,000	\$713,000	2640	8	2010	Avg	5100	N	N	7011 25TH AVE NW
10	287210	0065	9/8/09	\$665,000	\$631,000	1500	9	1929	VGood	5000	N	N	3042 NW 74TH ST
10	751850	2715	2/11/11	\$624,000	\$612,000	2370	9	2003	Avg	5100	N	N	7310 18TH AVE NW
10	752250	0106	6/4/09	\$700,000	\$660,000	2410	9	2007	Avg	4367	N	N	8016 31ST AVE NW
10	054600	0035	6/24/11	\$759,950	\$751,000	2610	9	2007	Avg	4046	N	N	8334 20TH AVE NW
10	330070	1495	3/11/09	\$900,000	\$844,000	2750	9	2008	Avg	5200	Y	N	8546 20TH AVE NW
10	287210	1375	4/19/11	\$760,000	\$748,000	2770	9	2011	Avg	5000	N	N	2815 NW 73RD ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	1050	4/4/11	\$810,000	\$797,000	2810	9	2010	Avg	5100	N	N	6545 EARL AVE NW
10	287210	0540	7/9/10	\$780,000	\$755,000	2890	9	2002	Avg	5500	N	N	2810 NW 73RD ST
10	022503	9097	9/3/09	\$735,000	\$697,000	2960	9	2007	Avg	6476	N	N	7526 32ND AVE NW
10	123200	0095	4/2/09	\$970,316	\$911,000	3110	9	2008	Avg	4800	N	N	7712 20TH AVE NW
10	022503	9057	1/28/09	\$645,000	\$603,000	3440	9	2005	Avg	4169	N	N	8071 EARL AVE NW
10	285610	0925	3/26/10	\$960,000	\$923,000	3550	9	2009	Avg	5100	N	N	6520 EARL AVE NW
10	120500	0230	12/29/11	\$978,907	\$979,000	3420	10	2006	Avg	4000	N	N	3110 NW 75TH ST

Improved Sales Removed in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	047600	0125	5/19/09	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	047600	0140	10/13/10	\$279,000	NO MARKET EXPOSURE
1	047600	0255	8/9/11	\$432,500	OBSOLESCENCE>0
1	047600	0270	9/19/11	\$605,000	PREVIOUS IMP<=25,000
1	117500	0215	10/12/10	\$340,000	NO MARKET EXPOSURE
1	117500	0570	5/14/10	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	117500	0943	1/13/11	\$350,000	NO MARKET EXPOSURE; TENANT
1	276760	0075	1/19/10	\$408,000	OBSOLESCENCE>0
1	276760	0090	7/13/11	\$564,000	OBSOLESCENCE>0
1	276760	0171	11/24/09	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	276760	0215	6/29/11	\$326,000	OBSOLESCENCE>0
1	276760	0380	8/5/09	\$364,500	OBSOLESCENCE>0
1	276760	0455	10/24/11	\$584,760	PERSONAL PROPERTY INCLUDED
1	276760	0480	7/20/11	\$325,000	OBSOLESCENCE>0
1	276760	0500	1/26/09	\$134,767	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	276760	0570	12/20/10	\$260,000	OBSOLESCENCE>0
1	276760	0575	2/3/09	\$515,000	OBSOLESCENCE>0
1	276760	0590	10/14/10	\$226,000	PREVIOUS IMP<=25,000
1	276760	0935	4/6/10	\$494,950	OBSOLESCENCE>0
1	276760	1025	11/9/09	\$435,000	OBSOLESCENCE>0
1	276760	1287	4/22/09	\$469,000	RELOCATION - SALE TO SERVICE
1	276760	1325	10/21/11	\$411,000	OBSOLESCENCE>0
1	276760	1335	3/18/11	\$257,000	TEARDOWN SALE
1	276760	1405	9/15/10	\$610,000	NO MARKET EXPOSURE
1	276760	1560	4/14/11	\$562,000	OBSOLESCENCE>0
1	276760	1680	7/28/09	\$300,000	OBSOLESCENCE>0
1	276760	1725	5/20/10	\$575,000	OBSOLESCENCE>0
1	276760	1730	5/19/11	\$398,500	OBSOLESCENCE>0
1	276760	1750	11/21/11	\$425,000	OBSOLESCENCE>0
1	276760	1830	3/8/10	\$5,000	NO MARKET EXPOSURE
1	276760	1905	6/17/11	\$330,000	OBSOLESCENCE>0
1	276760	1965	7/20/10	\$5,000	NO MARKET EXPOSURE
1	276760	2015	10/21/10	\$442,000	OBSOLESCENCE>0
1	276760	2045	8/20/09	\$255,000	NO MARKET EXPOSURE
1	276760	2060	5/5/11	\$700,000	OBSOLESCENCE>0
1	276760	2105	1/2/09	\$125,000	QUIT CLAIM DEED
1	276760	2160	4/25/09	\$575,000	OBSOLESCENCE>0
1	276760	2220	7/27/11	\$322,000	OBSOLESCENCE>0
1	276760	2270	1/5/09	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	276760	2270	9/24/09	\$405,000	OBSOLESCENCE>0
1	276760	2315	11/17/09	\$410,000	OBSOLESCENCE>0
1	276760	2325	10/13/10	\$471,500	OBSOLESCENCE>0
1	276760	2335	12/9/11	\$365,000	OBSOLESCENCE>0
1	276760	2370	9/21/09	\$665,000	OBSOLESCENCE>0
1	276760	2395	3/18/09	\$235,000	PREVIOUS IMP<=25,000
1	276760	2420	11/16/09	\$395,000	OBSOLESCENCE>0
1	276760	2556	3/22/11	\$361,000	OBSOLESCENCE>0
1	276760	2565	4/6/10	\$508,500	OBSOLESCENCE>0
1	276760	2620	3/27/09	\$775,000	OBSOLESCENCE>0
1	276760	2645	11/18/11	\$374,950	ACTIVE PERMIT BEFORE SALE>25,000
1	276760	2685	10/10/11	\$500,000	OBSOLESCENCE>0
1	276760	2745	11/11/11	\$300,000	FINANCIAL INSTITUTION RESALE
1	276760	2770	8/24/11	\$305,000	OBSOLESCENCE>0
1	276760	2775	8/25/09	\$545,000	OBSOLESCENCE>0
1	276760	2790	1/21/09	\$600,000	OBSOLESCENCE>0
1	276760	2885	5/27/09	\$127,696	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276760	2950	4/13/09	\$415,000	OBSOLESCENCE>0
1	276760	3020	10/6/11	\$492,500	OBSOLESCENCE>0
1	276760	3045	9/28/09	\$580,500	OBSOLESCENCE>0
1	276760	3130	10/7/11	\$577,000	OBSOLESCENCE>0
1	276760	3190	11/5/09	\$395,000	OBSOLESCENCE>0
1	276760	3330	12/12/10	\$650,000	OBSOLESCENCE>0
1	276760	3451	3/19/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	276760	3515	8/3/09	\$611,990	OBSOLESCENCE>0
1	276760	3525	5/26/10	\$400,000	OBSOLESCENCE>0
1	276760	3549	12/16/11	\$400,000	% COMPLETE<100%
1	276760	3550	12/14/11	\$399,000	% COMPLETE<100%
1	276760	3552	12/16/11	\$379,000	% COMPLETE<100%
1	276760	3580	3/8/11	\$320,000	TEARDOWN SALE
1	276760	3780	5/27/11	\$562,475	OBSOLESCENCE>0
1	276760	4356	1/27/11	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	276760	4480	10/8/09	\$470,000	OBSOLESCENCE>0
1	276760	4480	6/23/09	\$75,268	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	276760	4480	6/25/09	\$1,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	276760	4569	12/5/11	\$444,000	% COMPLETE<100%
1	276760	4570	10/28/11	\$449,950	% COMPLETE<100%
1	276760	4570	12/3/09	\$400,000	TEARDOWN SALE
1	276760	4572	11/4/11	\$389,000	% COMPLETE<100%

Improved Sales Removed in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	276760	4605	12/29/11	\$430,000	TEARDOWN SALE
1	276760	4705	1/2/09	\$204,448	QUIT CLAIM DEED
1	276760	5100	3/2/09	\$700,000	OBSOLESCENCE>0
1	276760	5112	6/3/09	\$414,600	RELOCATION - SALE TO SERVICE
1	276770	0466	1/15/09	\$84,892	RELATED PARTY, FRIEND, OR NEIGHBOR
1	276770	0480	11/22/10	\$200,000	NO MARKET EXPOSURE
1	276770	0480	7/29/11	\$305,000	PREVIOUS IMP<=25,000
1	276770	0770	8/24/10	\$382,001	PREVIOUS IMP<=25,000
1	276770	1475	5/1/10	\$363,400	RELOCATION - SALE TO SERVICE
1	276770	1530	12/6/11	\$325,000	PREVIOUS IMP<=25,000
1	424290	0075	3/6/09	\$327,000	OBSOLESCENCE>0
1	424290	0075	4/1/11	\$536,500	OBSOLESCENCE>0
1	424290	0090	9/27/10	\$355,000	OBSOLESCENCE>0
1	424290	0195	9/20/11	\$525,000	OBSOLESCENCE>0
1	424290	0270	10/26/09	\$520,000	OBSOLESCENCE>0
1	424290	0285	6/5/09	\$350,000	OBSOLESCENCE>0
1	755080	0490	6/25/10	\$75,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	867340	0071	10/6/10	\$77,764	QUIT CLAIM DEED
1	867340	0071	10/6/10	\$77,764	RELATED PARTY, FRIEND, OR NEIGHBOR
1	867340	0071	10/6/10	\$77,764	RELATED PARTY, FRIEND, OR NEIGHBOR
1	867340	0169	9/10/09	\$408,000	RELOCATION - SALE TO SERVICE
10	022503	9090	2/18/09	\$201,500	QUIT CLAIM DEED
10	022503	9165	2/9/10	\$348,955	QUIT CLAIM DEED
10	022503	9175	11/18/10	\$342,000	DIAGNOSTIC OUTLIER
10	054600	0155	12/12/10	\$563,000	OBSOLESCENCE>0
10	054600	0725	3/20/10	\$2,000	CORPORATE AFFILIATES
10	054600	0865	3/4/09	\$430,000	RELOCATION - SALE TO SERVICE
10	120500	0200	5/6/09	\$625,000	RELOCATION - SALE TO SERVICE
10	123200	0665	6/23/11	\$68,416	RELATED PARTY, FRIEND, OR NEIGHBOR
10	123200	0678	12/21/09	\$280,000	NON-REPRESENTATIVE SALE
10	123200	0850	7/23/09	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	123200	1415	5/7/10	\$439,950	RELATED PARTY, FRIEND, OR NEIGHBOR
10	123200	1970	12/15/09	\$245,000	NON-REPRESENTATIVE SALE
10	125420	0335	4/1/10	\$290,000	TEARDOWN SALE
10	125420	0613	7/6/10	\$239,000	NO MARKET EXPOSURE
10	125420	0685	2/12/09	\$442,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	238910	0040	2/10/10	\$399,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	285610	0260	2/2/09	\$140,000	TEARDOWN SALE
10	285610	0970	8/31/10	\$535,000	OBSOLESCENCE>0

Improved Sales Removed in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	285610	0970	3/17/11	\$900,000	OBSOLESCENCE>0
10	285610	1050	8/27/10	\$280,000	TEARDOWN SALE
10	285610	1279	2/9/11	\$148,065	RELATED PARTY, FRIEND, OR NEIGHBOR
10	285610	1710	7/18/11	\$150,000	TEARDOWN SALE
10	285610	1950	5/27/09	\$350,000	NO MARKET EXPOSURE
10	287210	0975	5/19/10	\$55,000	DOR RATIO
10	287210	1230	5/24/10	\$115,930	RELATED PARTY, FRIEND, OR NEIGHBOR
10	287210	1356	4/5/11	\$905,000	OBSOLESCENCE>0
10	287210	2300	6/17/11	\$487,500	ACTIVE PERMIT BEFORE SALE>25,000
10	287210	2320	6/20/11	\$451,950	MORE THAN 1IMP
10	330070	0160	10/6/11	\$165,114	RELATED PARTY, FRIEND, OR NEIGHBOR
10	330070	0255	6/29/11	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	330070	0440	10/31/11	\$235,000	DATA DID NOT MATCH SALE
10	330070	0690	11/21/11	\$130,000	PREVIOUS IMP<=25,000
10	330070	0877	8/5/09	\$570,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	330070	0880	6/2/09	\$590,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	330070	1635	12/28/09	\$470,000	FINANCIAL INSTITUTION RESALE
10	369390	0836	11/18/10	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	369390	0945	11/28/11	\$348,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	369390	1170	4/15/11	\$302,500	RELATED PARTY, FRIEND, OR NEIGHBOR
10	369390	1280	9/1/09	\$162,400	PARTIAL INTEREST (1/3, 1/2, Etc.)
10	369390	1375	8/6/09	\$449,950	RELOCATION - SALE TO SERVICE
10	369390	1435	8/10/10	\$155,000	DOR RATIO
10	369390	2501	9/1/10	\$290,000	TEARDOWN SALE
10	444280	0035	6/22/09	\$204,250	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444280	0050	4/21/10	\$300,000	QUIT CLAIM DEED
10	444280	0145	6/30/09	\$155,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
10	444280	0160	2/23/10	\$355,000	UNFINISHED AREA>0
10	444380	0015	6/5/09	\$68,500	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444380	0360	5/19/10	\$200,000	NO MARKET EXPOSURE
10	444380	0455	1/19/11	\$230,000	TEARDOWN SALE
10	444380	0730	3/24/09	\$104,381	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444380	1055	10/29/10	\$345,418	NO MARKET EXPOSURE
10	444380	1080	7/28/09	\$97,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	444380	1080	10/22/09	\$165,000	NO MARKET EXPOSURE
10	444380	1150	10/27/10	\$240,001	EXEMPT FROM EXCISE TAX
10	444380	1170	10/4/10	\$154,300	RELATED PARTY, FRIEND, OR NEIGHBOR
10	444380	1475	11/8/10	\$198,000	NO MARKET EXPOSURE
10	444380	1595	4/2/10	\$335,500	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	444380	1625	6/10/11	\$290,000	DIAGNOSTIC OUTLIER
10	444980	0120	1/4/11	\$278,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	444980	0370	9/22/11	\$175,000	NON-REPRESENTATIVE SALE
10	602150	0445	10/5/11	\$175,000	FULL SALES PRICE NOT REPORTED
10	602150	1515	8/12/09	\$150,023	RELATED PARTY, FRIEND, OR NEIGHBOR
10	602150	1815	6/16/10	\$356,000	CORPORATE AFFILIATES
10	602150	1880	3/18/10	\$2,000	CORPORATE AFFILIATES
10	602150	1880	5/27/10	\$2,000	CORPORATE AFFILIATES
10	602150	2295	5/27/10	\$337,500	RELATED PARTY, FRIEND, OR NEIGHBOR
10	602150	2965	7/13/09	\$391,500	DIAGNOSTIC OUTLIER
10	602150	3450	2/25/11	\$325,000	RELOCATION - SALE TO SERVICE
10	602150	3659	6/9/11	\$46,723	RELATED PARTY, FRIEND, OR NEIGHBOR
10	602150	3740	7/31/09	\$277,000	NON-REPRESENTATIVE SALE
10	638250	0005	10/28/11	\$485,000	PREVIOUS IMP<=25,000
10	638250	0010	7/2/10	\$500,000	PREVIOUS IMP<=25,000
10	638410	0041	12/13/10	\$852,000	OBSOLESCENCE>0
10	751850	2020	2/17/09	\$522,500	RELOCATION - SALE TO SERVICE
10	751850	2270	1/11/11	\$204,401	RELATED PARTY, FRIEND, OR NEIGHBOR
10	751850	2310	5/4/10	\$431,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	751850	2490	3/10/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	751850	2675	8/12/09	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	751850	2790	10/19/09	\$264,000	DOR RATIO
10	751850	3495	12/10/11	\$158,177	RELATED PARTY, FRIEND, OR NEIGHBOR
10	751850	3970	3/1/10	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	751850	4075	4/28/11	\$716,000	NON-REPRESENTATIVE SALE
10	751850	4075	3/11/10	\$675,000	NON-REPRESENTATIVE SALE
10	751850	4730	5/3/11	\$600,000	DIAGNOSTIC OUTLIER
10	751850	6495	6/9/10	\$564,900	DATA DID NOT MATCH SALE
10	751850	6495	6/24/10	\$564,900	RELOCATION - SALE TO SERVICE
10	751850	7600	5/18/11	\$600,000	DATA DID NOT MATCH SALE
10	751850	8906	11/28/11	\$330,000	PREVIOUS IMP<=25,000
10	758870	0212	8/18/09	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	813270	0165	9/15/11	\$215,000	TEARDOWN SALE
10	813270	0245	3/22/10	\$315,000	NON-REPRESENTATIVE SALE
10	916510	0135	9/14/09	\$225,000	PARTIAL INTEREST (1/3, 1/2, Etc.)

Vacant Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	276760	2911	12/18/09	\$90,000	1774	N	N
10	369390	1435	8/10/10	\$155,000	2500	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

No vacant sales were removed from analysis.