

Residential Revalue

2012 Assessment Roll

Broadview/Blue Ridge/Shilshole

Area 39

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:

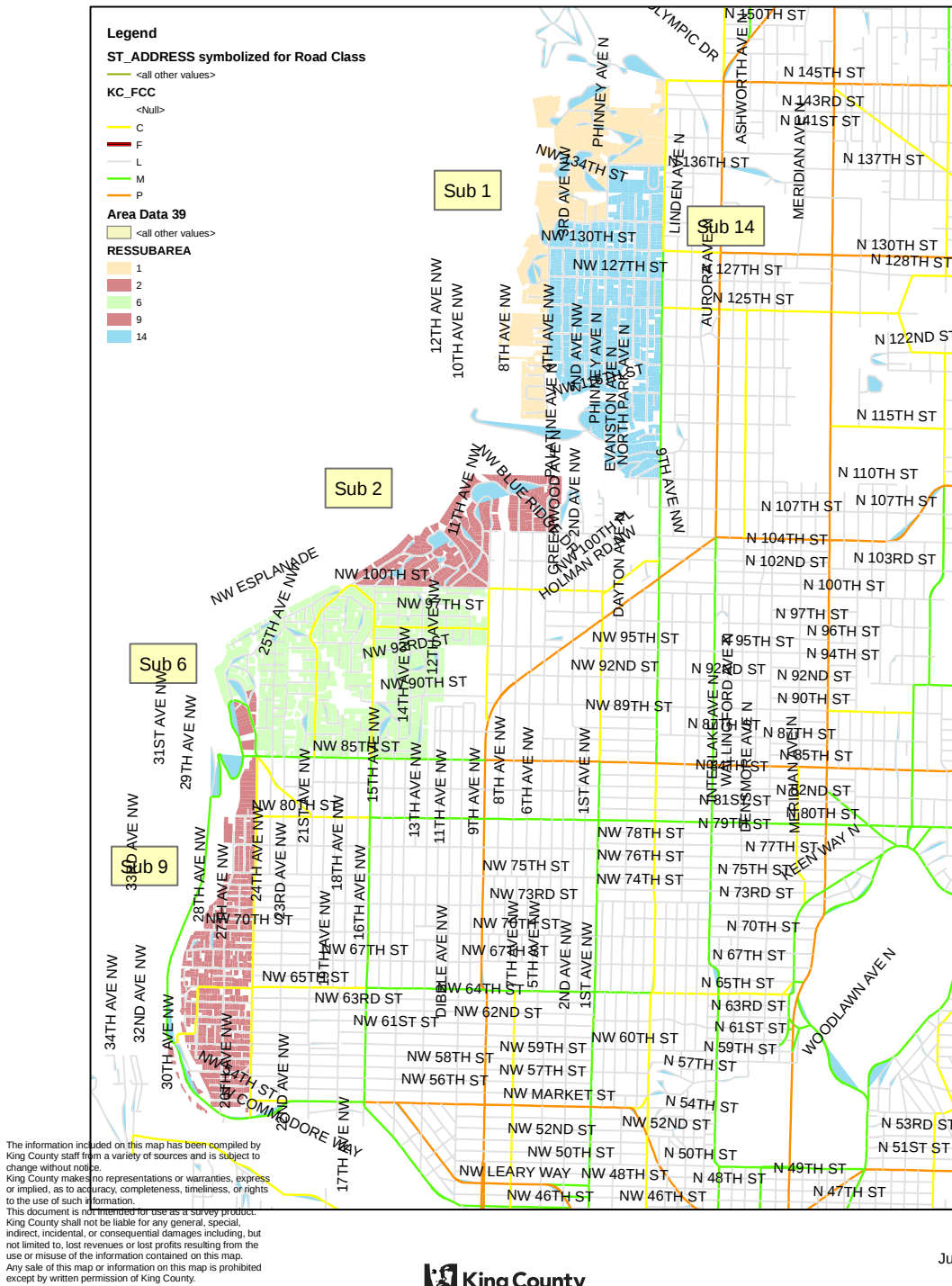
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 39



June 15, 2009



Broadview/Blue Ridge/Shilshole

Housing



Grade 6/ Year Built 1938/ Total Living Area 840



Grade 7/ Year Built 1947/Total Living Area 1,900



Grade 8/ Year Built 1963/ Total Living Area 2,060



Grade 9/ Year Built 2004/Total Living Area 3,870



Grade 10/ Year Built 2004/ Total Living Area 4,360



Grade 13/ Year Built 2006/Total Living Area 5,910

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: Broadview/Blue Ridge/Shilshole / 39

Number of Improved Sales: 413

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	\$281,900	\$271,500	\$553,400			
2012 Value	\$281,900	\$271,500	\$553,400	\$600,200	92.2%	12.48%
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	\$289,300	\$263,900	\$553,200
2012 Value	\$289,300	\$263,900	\$553,200
Percent Change	0.0%	0.0%	0.0%

Number of one to three unit residences in the population: 4,423

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.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	0.97%
1920	6	1.45%
1930	24	5.81%
1940	24	5.81%
1950	82	19.85%
1960	142	34.38%
1970	31	7.51%
1980	17	4.12%
1990	18	4.36%
2000	24	5.81%
2011	41	9.93%
	413	

Population		
Year Built/Ren	Frequency	% Population
1910	81	1.83%
1920	125	2.83%
1930	354	8.00%
1940	386	8.73%
1950	878	19.85%
1960	1349	30.50%
1970	350	7.91%
1980	205	4.63%
1990	207	4.68%
2000	233	5.27%
2011	255	5.77%
	4423	

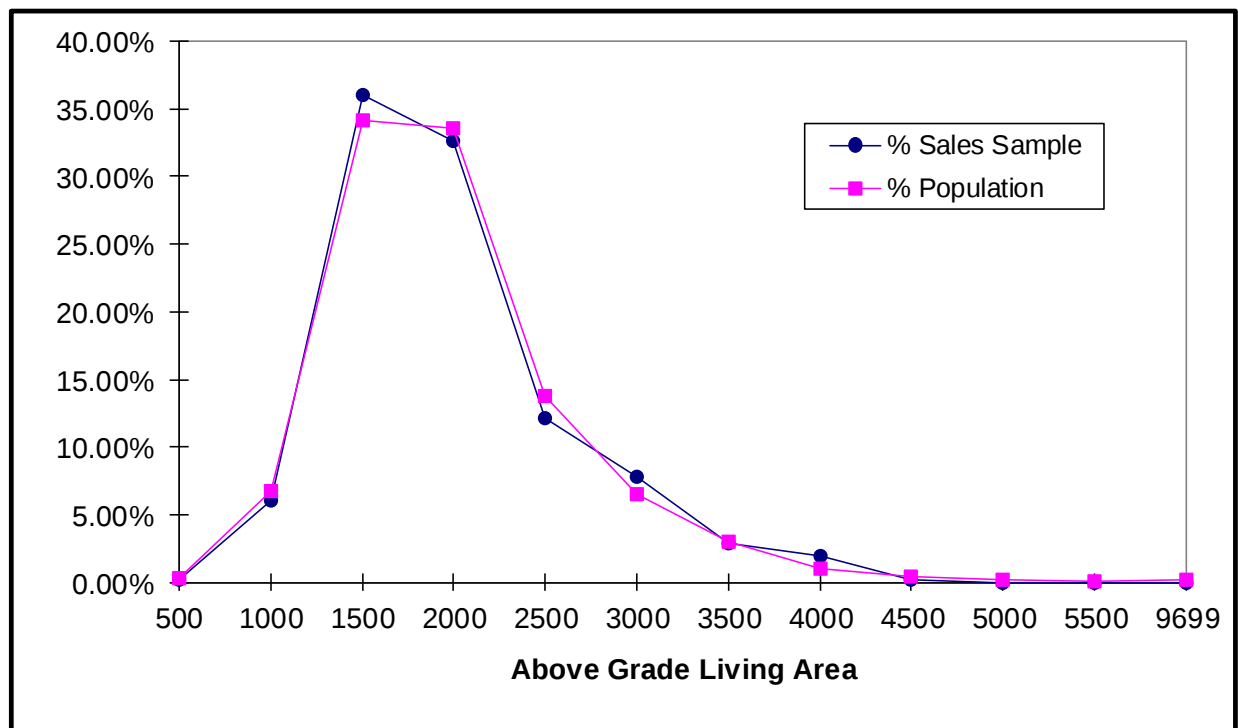


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.24%
1000	25	6.05%
1500	149	36.08%
2000	135	32.69%
2500	50	12.11%
3000	32	7.75%
3500	12	2.91%
4000	8	1.94%
4500	1	0.24%
5000	0	0.00%
5500	0	0.00%
9699	0	0.00%
413		

Population		
AGLA	Frequency	% Population
500	12	0.27%
1000	298	6.74%
1500	1509	34.12%
2000	1484	33.55%
2500	610	13.79%
3000	288	6.51%
3500	133	3.01%
4000	46	1.04%
4500	19	0.43%
5000	10	0.23%
5500	5	0.11%
9699	9	0.20%
4423		

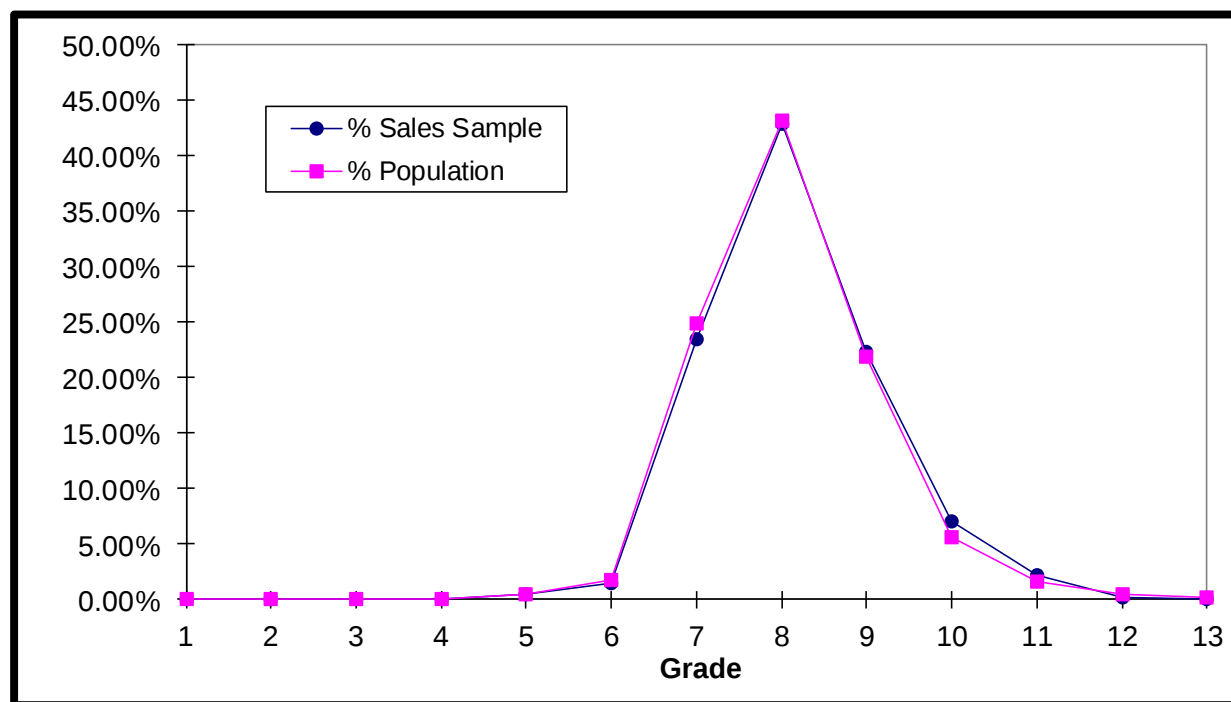


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	2	0.48%
6	6	1.45%
7	97	23.49%
8	177	42.86%
9	92	22.28%
10	29	7.02%
11	9	2.18%
12	1	0.24%
13	0	0.00%
413		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.05%
5	20	0.45%
6	75	1.70%
7	1101	24.89%
8	1908	43.14%
9	968	21.89%
10	249	5.63%
11	71	1.61%
12	22	0.50%
13	7	0.16%
4423		



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 413 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 92.2%. 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 39 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 39 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 0.962, resulting in an adjusted value of \$505,000 (\$525,000 X .962=\$505,050 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.920	-8.0%
2/1/2009	0.922	-7.8%
3/1/2009	0.924	-7.6%
4/1/2009	0.926	-7.4%
5/1/2009	0.928	-7.2%
6/1/2009	0.931	-6.9%
7/1/2009	0.933	-6.7%
8/1/2009	0.935	-6.5%
9/1/2009	0.937	-6.3%
10/1/2009	0.940	-6.0%
11/1/2009	0.942	-5.8%
12/1/2009	0.944	-5.6%
1/1/2010	0.946	-5.4%
2/1/2010	0.949	-5.1%
3/1/2010	0.951	-4.9%
4/1/2010	0.953	-4.7%
5/1/2010	0.955	-4.5%
6/1/2010	0.957	-4.3%
7/1/2010	0.960	-4.0%
8/1/2010	0.962	-3.8%
9/1/2010	0.964	-3.6%
10/1/2010	0.966	-3.4%
11/1/2010	0.969	-3.1%
12/1/2010	0.971	-2.9%
1/1/2011	0.973	-2.7%
2/1/2011	0.975	-2.5%
3/1/2011	0.978	-2.2%
4/1/2011	0.980	-2.0%
5/1/2011	0.982	-1.8%
6/1/2011	0.984	-1.6%
7/1/2011	0.986	-1.4%
8/1/2011	0.989	-1.1%
9/1/2011	0.991	-0.9%
10/1/2011	0.993	-0.7%
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 39
(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	241710	0060	4/19/10	\$400,000	\$382,000	1500	7	1954	Good	6750	N	N	1212 NW 120TH ST
1	769340	0005	8/18/10	\$375,000	\$361,000	1290	8	1958	Good	6800	N	N	1202 NW 119TH ST
1	361660	0125	5/2/11	\$875,000	\$859,000	1450	8	1955	Good	16940	Y	N	13041 12TH AVE NW
1	252603	9157	5/7/10	\$550,000	\$526,000	1470	8	1963	Good	9855	N	N	12239 12TH AVE NW
1	769340	0065	6/4/09	\$523,000	\$487,000	1470	8	1956	Good	7000	Y	N	1209 NW 119TH ST
1	241710	0020	6/2/09	\$419,000	\$390,000	1540	8	1954	Good	6375	N	N	1237 NW 120TH ST
1	777280	0280	6/13/11	\$683,500	\$673,000	1650	8	1964	Good	7725	N	N	11715 12TH AVE NW
1	252603	9112	4/19/10	\$425,000	\$406,000	1670	8	1958	Avg	15200	Y	N	1222 NW 116TH ST
1	263940	0050	9/27/11	\$435,000	\$432,000	1730	8	1953	Good	8800	N	N	13211 FRAZIER PL NW
1	241710	0025	9/20/10	\$406,000	\$392,000	1730	8	1954	Good	6000	N	N	1245 NW 120TH ST
1	777280	0200	4/9/10	\$561,800	\$536,000	1940	8	1964	Good	7670	N	N	1222 NW 117TH ST
1	263940	0020	5/4/10	\$539,000	\$515,000	2460	8	1952	Good	7560	N	N	13214 FRAZIER PL NW
1	437970	0100	7/27/10	\$615,000	\$591,000	1700	9	1960	Good	26727	N	N	14275 SHERWOOD RD NW
1	085340	0280	7/14/10	\$480,000	\$461,000	1700	9	1974	Good	9620	N	N	12636 BLAKELY PL NW
1	230390	0185	10/27/10	\$780,000	\$755,000	1780	9	1954	Good	20000	Y	N	13521 8TH AVE NW
1	230390	0190	10/12/11	\$825,000	\$820,000	2040	9	1953	Good	18562	Y	N	13535 8TH AVE NW
1	763370	0080	11/3/11	\$849,000	\$845,000	2070	9	1976	Avg	9831	Y	N	1250 NW 126TH ST
1	252603	9221	4/21/09	\$670,000	\$621,000	2290	9	1998	Avg	10044	N	N	12013 B 12TH AVE NW
1	252603	9193	1/16/09	\$760,000	\$700,000	2530	9	1998	Avg	11383	N	N	12013 A 12TH AVE NW
1	252603	9171	7/13/09	\$750,000	\$700,000	3670	9	1955	Good	20440	N	N	1240 NW 116TH ST
1	230390	0015	12/13/10	\$905,000	\$879,000	1730	10	1956	Avg	69260	Y	N	962 NW ELFORD DR
1	085340	0190	8/27/10	\$1,225,000	\$1,181,000	1900	10	1976	Avg	18018	Y	N	1278 NW BLAKELY CT
1	085340	0190	10/25/11	\$985,000	\$980,000	1900	10	1976	Avg	18018	Y	N	1278 NW BLAKELY CT
1	620260	0270	8/24/10	\$634,620	\$612,000	1950	10	1951	Fair	58806	N	N	13739 NORTHWOOD RD NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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	437960	0025	6/2/11	\$684,250	\$674,000	1980	10	1982	Avg	62290	Y	N	909 NW NORTHWOOD RD
1	230390	0135	11/29/11	\$1,080,000	\$1,077,000	2600	10	1956	Good	27300	Y	N	1039 NW ELFORD DR
1	361660	0005	8/26/10	\$580,000	\$559,000	2650	10	1961	Good	19877	Y	N	13205 9TH AVE NW
1	361960	0090	4/6/11	\$849,900	\$833,000	2700	10	1969	Avg	20411	Y	N	13200 9TH AVE NW
1	085340	0110	7/27/11	\$1,255,000	\$1,240,000	2870	10	1968	VGood	28855	Y	N	1216 NW BLAKELY CT
1	620260	0020	12/28/11	\$1,025,000	\$1,025,000	3140	10	2004	Avg	20400	Y	N	632 NW 137TH ST
1	361660	0004	3/30/11	\$1,290,000	\$1,264,000	2670	11	1986	Avg	32153	Y	N	1014 NW 132ND ST
1	437970	0040	8/25/09	\$800,000	\$749,000	2720	11	1959	Good	35805	Y	N	14051 HILLTOP LN NW
1	230390	0195	7/24/09	\$1,100,000	\$1,028,000	3770	11	1958	Good	28207	Y	N	13545 8TH AVE NW
2	086800	0300	4/6/11	\$325,000	\$319,000	1020	7	1946	Good	8340	N	N	10514 13TH AVE NW
2	086800	0285	5/20/09	\$415,000	\$386,000	1240	7	1946	Avg	8340	N	N	10532 13TH AVE NW
2	086800	0540	12/11/09	\$524,000	\$495,000	1390	7	1945	VGood	7872	N	N	10503 14TH AVE NW
2	086800	0340	2/3/09	\$385,000	\$355,000	930	8	1947	Avg	8103	N	N	10535 12TH AVE NW
2	086800	0275	1/22/09	\$385,000	\$355,000	1040	8	1947	Good	11395	N	N	1227 NW WOODBINE WAY
2	086800	1745	3/16/09	\$640,000	\$592,000	1190	8	1951	Good	6540	Y	N	2009 NW BLUE RIDGE DR
2	086800	1188	11/15/10	\$458,000	\$444,000	1250	8	1949	Good	7110	N	N	1526 NW 100TH ST
2	086800	0370	1/18/11	\$470,000	\$458,000	1440	8	1949	Good	8340	N	N	10556 14TH AVE NW
2	086800	1667	8/10/09	\$770,000	\$721,000	1450	8	1951	Good	11610	Y	N	10126 RADFORD AVE NW
2	086800	1920	9/27/11	\$825,000	\$819,000	1540	8	1948	Avg	7200	Y	N	10234 BELGROVE CT NW
2	086800	1165	9/30/09	\$735,000	\$691,000	1550	8	1949	Good	7278	N	N	1714 NW 100TH ST
2	086800	0010	2/14/11	\$661,400	\$646,000	1790	8	1947	Good	11880	N	N	1210 NW NORCROSS WAY
2	086800	0268	7/12/11	\$820,000	\$810,000	2010	8	2006	Avg	9850	N	N	10729 12TH AVE NW
2	086800	1040	5/16/11	\$815,500	\$802,000	2090	8	2003	Avg	7320	N	N	1524 NW BLUE RIDGE DR
2	086800	0885	8/15/11	\$1,040,000	\$1,029,000	2430	8	1998	Good	14089	Y	N	10505 VALMAY AVE NW
2	086800	2260	10/26/10	\$799,950	\$775,000	1250	9	1950	Avg	8122	Y	N	2032 NW BLUE RIDGE DR
2	086800	1445	4/30/10	\$789,000	\$754,000	1530	9	1952	Good	11340	Y	N	10629 CULPEPER CT NW

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2	086800	0820	7/13/09	\$975,000	\$910,000	1540	9	1951	Good	14271	Y	N	1534 NW WOODBINE WAY
2	086800	0865	6/23/09	\$735,000	\$685,000	1580	9	1975	Avg	13244	Y	N	10533 VALMAY AVE NW
2	086800	2330	5/11/10	\$1,100,000	\$1,051,000	1610	9	1968	Good	10080	Y	N	10305 BEDFORD CT NW
2	086800	2265	11/21/11	\$710,000	\$708,000	1660	9	1956	Good	8122	Y	N	2040 NW BLUE RIDGE DR
2	086800	0600	3/16/11	\$900,000	\$881,000	1710	9	1940	Good	10960	Y	N	10821 VALMAY AVE NW
2	086800	0720	10/19/09	\$825,000	\$776,000	1880	9	1951	Good	8035	Y	N	10540 VALMAY AVE NW
2	086800	1250	10/3/10	\$735,000	\$710,000	1920	9	1952	Good	9132	Y	N	10001 VALMAY AVE NW
2	086800	1402	4/27/10	\$795,000	\$759,000	2060	9	1979	Good	12528	Y	N	1730 NW GREENBRIER WAY
2	086800	0920	9/15/10	\$990,000	\$956,000	2100	9	1937	Good	9918	N	N	1622 NW GREENBRIER WAY
2	086800	0580	1/27/10	\$1,075,000	\$1,019,000	2380	9	1946	Good	8000	Y	N	1543 NW WOODBINE WAY
2	086800	1905	8/12/11	\$966,000	\$956,000	2590	9	1950	Good	7200	Y	N	10214 BELGROVE CT NW
2	086800	1795	11/17/11	\$1,270,000	\$1,266,000	2840	9	2006	Avg	7750	Y	N	10224 RICHWOOD AVE NW
2	086800	0640	7/12/11	\$970,000	\$958,000	2890	9	1962	Good	8472	N	N	10552 15TH AVE NW
2	086800	2455	7/13/10	\$1,335,000	\$1,282,000	1900	10	1950	Good	17371	Y	N	2444 NW BLUE RIDGE DR
2	086800	1085	8/19/09	\$1,106,000	\$1,036,000	2060	10	1935	VGood	10726	N	N	1515 NW BLUE RIDGE DR
2	086800	2282	10/19/10	\$1,320,000	\$1,277,000	2160	10	1955	Good	24587	Y	N	10320 BEDFORD CT NW
2	086800	2450	8/29/11	\$1,695,000	\$1,679,000	2320	10	2004	Avg	8400	Y	N	2438 NW BLUE RIDGE DR
2	086800	2347	7/22/11	\$1,492,500	\$1,475,000	2820	11	1990	Avg	12672	Y	N	2310 NW BLUE RIDGE DR
2	086800	2030	8/11/11	\$2,000,000	\$1,979,000	3430	11	1956	Good	14753	Y	N	2319 NW BLUE RIDGE DR
6	613310	0127	10/29/09	\$269,000	\$253,000	440	5	1945	VGood	3871	N	N	2600 NW 97TH ST
6	226700	0365	9/21/11	\$269,000	\$267,000	580	6	1942	Avg	6250	N	N	8818 30TH AVE NW
6	226700	0471	8/28/09	\$310,960	\$291,000	760	6	1929	Good	8010	N	N	8821 29TH AVE NW
6	226700	0060	11/19/09	\$297,500	\$281,000	840	6	1938	Avg	7590	N	N	8907 31ST AVE NW
6	799720	0050	3/8/10	\$386,000	\$367,000	1610	6	1921	Avg	5000	Y	N	9001 24TH AVE NW
6	799720	0070	1/13/10	\$326,000	\$309,000	680	7	1948	Avg	4100	Y	N	9002 25TH AVE NW
6	613260	0221	8/30/10	\$322,000	\$310,000	700	7	1945	Avg	2334	Y	N	2630 NW NORTH BEACH DR

Improved Sales Used in this Annual Update Analysis
Area 39
(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
6	613260	0720	10/8/09	\$360,000	\$338,000	710	7	1928	Good	5000	N	N	9644 26TH AVE NW
6	356680	0025	9/1/10	\$240,000	\$231,000	870	7	1942	Avg	5880	N	N	2651 NW 86TH ST
6	613260	0110	1/26/11	\$425,000	\$414,000	900	7	1939	Good	5000	Y	N	2416 NW NEPTUNE PL
6	226700	0265	8/30/10	\$450,000	\$434,000	940	7	1928	Good	7455	N	N	8514 31ST AVE NW
6	607350	0150	7/14/10	\$489,000	\$470,000	940	7	1944	Avg	5000	N	N	9236 26TH AVE NW
6	613260	0390	1/27/10	\$425,000	\$403,000	940	7	1952	Good	5250	N	N	2619 NW 97TH ST
6	613260	0370	5/25/11	\$287,000	\$282,000	950	7	1933	Avg	5260	N	N	9702 27TH AVE NW
6	613260	0646	10/11/11	\$349,900	\$348,000	970	7	1932	Avg	6271	N	N	2514 NW 95TH ST
6	274710	0024	6/4/10	\$339,000	\$325,000	970	7	1948	Avg	9000	Y	N	8814 28TH AVE NW
6	057900	3160	9/23/10	\$406,800	\$393,000	1020	7	1942	Good	7800	Y	N	1933 NW 96TH ST
6	046400	1252	7/29/10	\$475,000	\$457,000	1030	7	1953	Avg	7455	N	N	8924 30TH AVE NW
6	444480	0035	9/8/11	\$600,000	\$595,000	1060	7	1955	Avg	6723	Y	N	3272 NW ESPLANADE
6	269810	0095	10/8/10	\$445,000	\$430,000	1190	7	1942	Avg	7150	N	N	8542 25TH AVE NW
6	226700	0481	10/29/10	\$475,000	\$460,000	1220	7	1949	Avg	7850	N	N	8737 29TH AVE NW
6	226700	0481	3/30/09	\$355,000	\$329,000	1220	7	1949	Avg	7850	N	N	8737 29TH AVE NW
6	226700	0670	12/14/11	\$474,000	\$473,000	1240	7	1947	Avg	5410	N	N	8619 28TH AVE NW
6	226700	0472	5/17/10	\$449,900	\$430,000	1240	7	1976	Avg	2880	N	N	8813 29TH AVE NW
6	613260	0670	8/1/11	\$520,000	\$514,000	1250	7	1949	VGood	5000	N	N	9600 26TH AVE NW
6	057900	0385	7/9/10	\$575,000	\$552,000	1280	7	1940	Good	5200	Y	N	2343 NW 100TH ST
6	444130	0245	5/28/10	\$574,750	\$550,000	1370	7	1939	Avg	13070	Y	N	9253 VIEW AVE NW
6	356680	0085	12/11/09	\$465,000	\$439,000	1420	7	1987	Avg	2940	N	N	2613 NW 86TH ST
6	356680	0085	12/11/09	\$465,000	\$439,000	1420	7	1987	Avg	2940	N	N	2613 NW 86TH ST
6	057900	0350	3/29/11	\$400,000	\$392,000	1460	7	1932	Good	5800	Y	N	2326 NW 99TH ST
6	226700	0651	8/25/11	\$460,000	\$456,000	1510	7	1942	Avg	6900	N	N	8712 29TH AVE NW
6	282110	0015	3/4/10	\$399,000	\$379,000	1680	7	1932	Good	6760	N	N	9018 31ST AVE NW
6	356680	0045	12/23/11	\$425,000	\$425,000	1690	7	1988	Avg	2940	N	N	2639 NW 86TH ST

Improved Sales Used in this Annual Update Analysis
Area 39
(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
6	226700	0515	8/24/09	\$539,000	\$505,000	1760	7	1995	Avg	13590	N	N	8529 29TH AVE NW
6	356680	0295	1/28/11	\$367,500	\$358,000	1930	7	1988	Avg	2940	N	N	2625 NW 87TH ST
6	226700	0190	10/21/09	\$521,000	\$490,000	1960	7	1940	Good	11470	N	N	8545 31ST AVE NW
6	356680	0360	1/4/11	\$425,000	\$414,000	2060	7	1987	Avg	2940	Y	N	2610 NW 86TH ST
6	356680	0355	12/8/10	\$400,000	\$389,000	2060	7	1987	Avg	2940	Y	N	2606 NW 86TH ST
6	046400	0845	3/20/09	\$487,500	\$451,000	2100	7	1941	VGood	7650	Y	N	2814 NW 91ST ST
6	057900	1100	11/20/10	\$450,000	\$437,000	950	8	1957	Good	6322	N	N	1723 NW 99TH ST
6	226700	0159	4/24/09	\$323,500	\$300,000	980	8	2002	Avg	1438	N	N	3108 C NW 85TH ST
6	613260	0555	2/22/11	\$459,000	\$448,000	1070	8	1950	Good	5250	N	N	2660 NW 95TH ST
6	046400	0615	12/30/09	\$535,000	\$506,000	1090	8	1953	Good	5100	Y	N	2808 NW 92ND ST
6	138080	0020	12/10/10	\$417,000	\$405,000	1100	8	1953	Good	6240	N	N	1521 NW 96TH ST
6	226700	0456	6/14/10	\$308,000	\$295,000	1110	8	2000	Avg	1739	N	N	2916 NW 85TH ST
6	046400	0625	2/22/11	\$415,000	\$405,000	1140	8	1958	Good	5100	Y	N	2802 NW 92ND ST
6	613260	0735	10/21/11	\$439,000	\$437,000	1180	8	1951	Good	4854	N	N	9516 25TH AVE NW
6	613260	0175	2/17/10	\$610,000	\$579,000	1190	8	1967	Good	5000	Y	N	2429 NW NEPTUNE PL
6	267560	0013	7/14/11	\$393,000	\$388,000	1190	8	1956	Good	6300	N	N	9506 17TH AVE NW
6	046400	0670	11/16/09	\$538,000	\$507,000	1200	8	1949	Avg	10200	Y	N	2823 NW 92ND ST
6	638300	0600	10/10/09	\$503,300	\$473,000	1210	8	1956	Good	6149	N	N	8605 23RD AVE NW
6	638300	0530	4/7/10	\$600,000	\$572,000	1230	8	1956	Good	6000	N	N	8915 23RD AVE NW
6	607350	0025	2/15/11	\$495,000	\$483,000	1240	8	1951	Avg	10000	Y	N	9243 24TH AVE NW
6	613310	0094	3/25/09	\$558,000	\$517,000	1260	8	1995	Avg	6107	N	N	9657 26TH AVE NW
6	281860	0040	9/14/11	\$650,500	\$645,000	1270	8	1937	Good	6839	Y	N	2715 NW ESPLANADE
6	282110	0105	9/27/11	\$475,000	\$472,000	1270	8	1954	Avg	7510	N	N	8921 30TH AVE NW
6	638350	0215	8/9/11	\$478,500	\$473,000	1270	8	1955	Good	7800	Y	N	1909 NW 90TH ST
6	613260	0210	2/23/11	\$490,000	\$479,000	1270	8	1950	Good	5540	Y	N	2403 NW NEPTUNE PL
6	226700	0527	12/14/11	\$490,000	\$489,000	1280	8	1999	Avg	5859	N	N	8509 29TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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
6	638300	0620	12/2/09	\$515,000	\$486,000	1300	8	1956	Good	6550	N	N	8610 JONES AVE NW
6	226700	0538	10/27/11	\$319,300	\$318,000	1300	8	2002	Avg	1271	N	N	8504 EDGEWEST DR NW
6	226700	0284	6/30/11	\$378,000	\$373,000	1320	8	2002	Avg	1371	N	N	8509 30TH AVE NW
6	226700	0282	6/20/11	\$372,500	\$367,000	1320	8	2002	Avg	1219	N	N	8507 30TH AVE NW
6	281810	0270	10/11/11	\$544,500	\$541,000	1320	8	1953	VGood	12715	Y	N	3005 NW ESPLANADE
6	281860	0100	3/3/11	\$410,000	\$401,000	1330	8	1951	Good	5500	N	N	9601 27TH AVE NW
6	057900	1519	4/7/11	\$650,000	\$637,000	1350	8	1999	Avg	6000	Y	N	1937 NW 98TH ST
6	607350	0005	10/26/11	\$460,000	\$458,000	1350	8	1955	Good	5000	Y	N	9257 24TH AVE NW
6	638300	0580	4/13/10	\$530,000	\$506,000	1360	8	1956	Good	6000	N	N	8703 23RD AVE NW
6	638300	0645	3/14/11	\$425,000	\$416,000	1360	8	1955	Good	6231	N	N	8706 JONES PL NW
6	638300	0430	11/30/10	\$488,000	\$474,000	1360	8	1956	Good	6152	Y	N	8701 22ND AVE NW
6	565610	0125	11/7/11	\$435,000	\$433,000	1360	8	1999	Avg	3314	N	N	9229 25TH AVE NW
6	267560	0012	8/22/11	\$380,000	\$376,000	1370	8	1953	Avg	10738	N	N	9518 17TH AVE NW
6	057900	3465	7/16/10	\$635,000	\$610,000	1370	8	1947	Good	7500	Y	N	2130 NW 95TH ST
6	873060	0025	6/17/09	\$522,000	\$486,000	1380	8	1949	Good	6600	N	N	9304 26TH PL NW
6	638350	0590	12/1/09	\$505,000	\$477,000	1390	8	1956	Good	8444	Y	N	9000 23RD AVE NW
6	638350	0510	12/2/10	\$589,300	\$572,000	1390	8	1957	Good	6600	Y	N	9340 23RD AVE NW
6	352603	9216	4/26/11	\$594,000	\$583,000	1420	8	1975	Avg	7200	N	N	2754 NW 90TH ST
6	638320	0065	1/28/10	\$625,000	\$593,000	1440	8	1963	Good	7725	Y	N	2383 NW 89TH ST
6	638350	0570	4/6/10	\$575,000	\$548,000	1440	8	1960	Good	6167	Y	N	9015 22ND AVE NW
6	638350	0075	4/27/11	\$385,000	\$378,000	1450	8	1955	Avg	6600	Y	N	9209 20TH AVE NW
6	352603	9095	9/25/10	\$515,000	\$497,000	1460	8	1948	Good	7920	N	N	8704 25TH AVE NW
6	274710	0035	8/29/11	\$425,000	\$421,000	1460	8	1951	Avg	7200	N	N	8802 28TH AVE NW
6	607350	0105	3/20/10	\$590,000	\$562,000	1460	8	1969	Good	5250	Y	N	9249 25TH AVE NW
6	638300	0605	9/11/09	\$485,000	\$455,000	1470	8	1957	Good	6000	N	N	2308 NW 86TH ST
6	638300	0010	11/17/10	\$499,000	\$484,000	1480	8	1956	Good	7500	N	N	8750 21ST AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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
6	638300	0255	6/12/09	\$598,900	\$558,000	1490	8	1956	Good	9286	N	N	8702 22ND AVE NW
6	352603	9032	9/30/10	\$530,000	\$512,000	1490	8	1977	Good	9070	N	N	9113 30TH AVE NW
6	638300	0385	6/28/11	\$575,000	\$567,000	1510	8	1955	Good	6000	Y	N	8765 22ND AVE NW
6	638350	0700	4/14/11	\$630,000	\$618,000	1520	8	1956	Good	12087	Y	N	9125 23RD AVE NW
6	057900	0631	4/6/09	\$745,000	\$690,000	1520	8	1958	VGood	5408	Y	N	2121 NW 99TH ST
6	613310	0125	3/16/09	\$605,000	\$560,000	1540	8	1965	Good	9668	Y	N	2602 NW 97TH ST
6	638300	0050	2/3/09	\$530,000	\$489,000	1540	8	1954	Good	7380	Y	N	8702 21ST AVE NW
6	352603	9174	2/2/11	\$590,000	\$576,000	1560	8	1960	Avg	15760	N	N	8743 24TH AVE NW
6	613260	0464	12/8/09	\$708,000	\$669,000	1560	8	1957	Good	9750	N	N	2635 NW 96TH ST
6	638350	0120	12/20/10	\$525,000	\$510,000	1570	8	1962	Good	7265	N	N	9220 20TH AVE NW
6	046400	0388	7/22/09	\$443,500	\$414,000	1570	8	1993	Avg	3060	N	N	2805 NW 93RD ST
6	638390	0080	8/4/09	\$647,000	\$605,000	1580	8	1960	Good	10098	N	N	9270 20TH AVE NW
6	638350	0210	8/15/11	\$535,000	\$530,000	1590	8	1958	Good	7800	Y	N	1903 NW 90TH ST
6	057900	0475	3/7/11	\$575,000	\$562,000	1590	8	1955	Good	5700	Y	N	2343 NW 99TH ST
6	282110	0045	11/30/11	\$437,500	\$436,000	1600	8	1954	Good	6420	N	N	3022 NW 89TH ST
6	282110	0045	7/13/09	\$465,000	\$434,000	1600	8	1954	Good	6420	N	N	3022 NW 89TH ST
6	282110	0051	3/2/09	\$447,500	\$413,000	1600	8	1954	Avg	6370	N	N	3021 NW 89TH ST
6	607350	0185	11/3/11	\$542,000	\$540,000	1600	8	1958	Good	4950	Y	N	9239 26TH AVE NW
6	226700	0460	7/7/09	\$365,000	\$341,000	1610	8	1975	Avg	8820	N	N	8841 29TH AVE NW
6	281810	0255	9/23/09	\$850,000	\$798,000	1620	8	1941	Good	14126	Y	N	9511 31ST AVE NW
6	613310	0050	6/5/09	\$520,000	\$484,000	1660	8	1955	Good	12130	N	N	9610 MARMOUNT DR NW
6	444130	0501	5/6/10	\$600,000	\$573,000	1710	8	1988	Avg	5215	Y	N	9226 ALVIN PL NW
6	057900	0150	10/3/11	\$577,500	\$574,000	1710	8	1951	Good	9400	Y	N	1927 NW 100TH ST
6	613260	0180	5/14/10	\$550,000	\$526,000	1820	8	1954	Good	5000	Y	N	2427 NW NEPTUNE PL
6	356680	0495	9/11/09	\$610,160	\$572,000	1940	8	1988	Avg	3012	Y	N	2632 NW 87TH ST
6	226700	0532	1/4/11	\$430,000	\$419,000	1970	8	2004	Avg	1457	N	N	8503 29TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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
6	638350	0150	7/14/11	\$758,000	\$748,000	2100	8	1955	Good	7500	Y	N	1915 NW 92ND ST
6	613260	0402	9/10/10	\$550,000	\$531,000	2180	8	1990	Avg	5250	N	N	2609 NW 97TH ST
6	057900	1725	10/21/11	\$755,000	\$751,000	2200	8	1975	Good	6500	Y	N	2121 NW 98TH ST
6	046400	1035	2/12/10	\$539,000	\$512,000	2660	8	2006	Avg	5100	N	N	2852 NW 90TH PL
6	444130	0150	10/7/10	\$852,000	\$824,000	3040	8	1930	VGood	16386	Y	N	9035 VIEW AVE NW
6	613310	0015	4/27/10	\$785,000	\$750,000	3440	8	1939	VGood	21564	Y	N	9802 MARMOUNT DR NW
6	281810	0215	8/24/11	\$687,000	\$680,000	1160	9	1951	Good	5574	Y	N	3017 NW ESPLANADE
6	638350	0200	12/14/10	\$570,000	\$554,000	1330	9	1955	Good	7500	Y	N	1906 NW 90TH ST
6	281810	0076	5/8/09	\$1,000,000	\$929,000	1470	9	1962	Good	4655	Y	N	3040 NW ESPLANADE
6	282010	0010	3/10/10	\$773,000	\$735,000	1490	9	2009	Avg	7980	Y	N	3109 NW 92ND ST
6	638350	0745	9/21/11	\$540,000	\$536,000	1510	9	1959	Good	8073	Y	N	9001 23RD AVE NW
6	638300	0310	5/15/09	\$650,000	\$604,000	1560	9	1957	Good	6000	Y	N	8764 22ND AVE NW
6	638300	0565	4/9/10	\$637,500	\$608,000	1580	9	1956	VGood	6000	N	N	8721 23RD AVE NW
6	638350	0450	6/10/11	\$627,591	\$618,000	1620	9	1956	Good	7299	Y	N	9331 22ND AVE NW
6	638300	0475	2/3/10	\$620,000	\$588,000	1640	9	1956	Good	6000	Y	N	8908 23RD AVE NW
6	638300	0665	4/28/09	\$602,000	\$559,000	1700	9	1958	Good	8286	Y	N	8744 JONES AVE NW
6	638300	0515	11/20/09	\$506,000	\$477,000	1700	9	1957	Good	6750	Y	N	2309 NW 90TH ST
6	638300	0800	7/7/09	\$640,450	\$598,000	1740	9	1956	VGood	7256	N	N	8619 JONES AVE NW
6	638350	0445	5/29/09	\$774,950	\$721,000	1760	9	1956	Good	10629	Y	N	9335 22ND AVE NW
6	444130	0485	9/9/11	\$725,000	\$719,000	1770	9	1962	Avg	9000	Y	N	9208 ALVIN PL NW
6	638390	0050	11/17/10	\$780,000	\$756,000	1870	9	1960	VGood	11520	Y	N	9273 20TH AVE NW
6	356730	0045	6/9/11	\$542,200	\$534,000	1880	9	2003	Avg	2250	N	N	2623 NW 88TH ST
6	799720	0045	8/25/09	\$505,000	\$473,000	1890	9	2008	Avg	2500	N	N	9005 24TH AVE NW
6	444130	0516	10/12/09	\$789,000	\$742,000	2160	9	1972	Avg	7345	Y	N	9406 WHITNEY PL NW
6	046400	0235	7/23/09	\$1,000,000	\$934,000	2250	9	1999	Avg	7650	Y	N	2851 NW 94TH ST
6	799720	0040	3/8/11	\$602,000	\$589,000	2250	9	2008	Avg	2500	Y	N	9007 24TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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
6	267560	0037	4/18/11	\$650,000	\$638,000	2270	9	1959	Good	8520	N	N	9619 15TH AVE NW
6	046400	0940	12/9/11	\$570,000	\$569,000	2300	9	1991	Avg	6881	N	N	2831 NW 91ST ST
6	444130	0371	3/9/10	\$1,250,000	\$1,189,000	2350	9	2002	Avg	6700	Y	N	9104 VIEW AVE NW
6	638390	0090	11/28/11	\$630,000	\$628,000	2360	9	1967	Good	12978	N	N	9266 20TH AVE NW
6	057900	3885	2/23/10	\$775,000	\$736,000	2610	9	2008	Avg	2500	Y	N	2115 NW 95TH ST
6	613260	0253	5/6/10	\$965,000	\$922,000	2640	9	2006	Avg	5498	N	N	2620 NW 98TH ST
6	046400	0910	7/13/11	\$850,000	\$839,000	2790	9	2003	Avg	6028	Y	N	2807 NW 91ST ST
6	282010	0045	12/30/09	\$840,000	\$795,000	2920	9	2005	Avg	7980	N	N	3108 NW 91ST ST
6	281860	0015	12/8/09	\$1,690,000	\$1,596,000	3000	9	1956	VGood	9079	Y	N	2712 NW ESPLANADE
6	046400	0870	11/10/11	\$1,026,500	\$1,023,000	3130	9	2003	Avg	5100	Y	N	2808 NW 91ST ST
6	226700	0408	4/28/10	\$780,000	\$745,000	3490	9	2010	Avg	8209	N	N	8536 30TH AVE NW
6	226700	0410	6/16/10	\$780,000	\$748,000	3490	9	2010	Avg	8065	N	N	8534 30TH AVE NW
6	281810	0280	8/4/11	\$950,000	\$940,000	2050	10	1983	Avg	12776	Y	N	3024 NW 95TH ST
6	638350	0725	4/28/11	\$790,000	\$776,000	2150	10	1964	Good	9976	Y	N	2315 NW 91ST ST
6	638350	0540	10/7/09	\$875,000	\$823,000	2170	10	1973	VGood	6776	Y	N	9055 22ND AVE NW
6	613310	0120	8/26/10	\$869,000	\$838,000	2460	10	1992	Avg	10300	N	N	2601 NW 98TH ST
6	057900	1845	2/3/09	\$1,270,000	\$1,171,000	2730	10	1977	VGood	7500	Y	N	2128 NW 97TH ST
6	281810	0340	9/17/10	\$1,220,000	\$1,178,000	2870	10	1963	Avg	15025	Y	N	2855 NW GOLDEN DR
6	607350	0050	6/1/09	\$965,000	\$898,000	3350	10	2008	Avg	6825	Y	N	9232 25TH AVE NW
6	057900	1800	9/1/10	\$985,000	\$950,000	2120	11	2001	Avg	5000	Y	N	9714 23RD AVE NW
6	444480	0005	2/3/09	\$1,657,500	\$1,528,000	2690	11	1993	Avg	11465	Y	N	3220 NW ESPLANADE
6	057900	0240	10/7/09	\$1,857,500	\$1,746,000	3110	11	2000	Avg	9388	Y	N	2124 NW 99TH ST
9	048600	0395	9/28/11	\$287,500	\$285,000	660	5	1916	Good	4277	N	N	3345 NW 67TH ST
9	690820	0040	6/14/11	\$399,000	\$393,000	1410	6	1900	Avg	8100	N	N	3217 NW 62ND ST
9	690820	0412	2/5/09	\$417,453	\$385,000	850	7	1944	Avg	5200	Y	N	6202 36TH AVE NW
9	117600	0200	5/18/10	\$401,500	\$384,000	870	7	1941	Avg	6000	N	N	3436 NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Area 39
(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
9	048600	0155	2/19/09	\$329,900	\$305,000	910	7	1923	Good	3496	N	N	6715 32ND AVE NW
9	767940	0065	3/8/10	\$390,000	\$371,000	940	7	1940	Avg	4416	Y	N	6720 35TH AVE NW
9	690820	0321	2/28/11	\$447,950	\$438,000	950	7	1919	Good	3600	Y	N	6406 36TH AVE NW
9	808240	0051	5/11/10	\$465,000	\$444,000	1040	7	1947	Good	4278	Y	N	3306 NW 72ND ST
9	808190	0005	6/29/10	\$470,000	\$451,000	1050	7	1914	Good	4630	N	N	7012 33RD AVE NW
9	047200	0095	10/22/09	\$400,000	\$376,000	1060	7	1942	Avg	5000	N	N	7713 32ND AVE NW
9	047200	0055	4/14/10	\$520,000	\$496,000	1110	7	1921	Good	5000	N	N	7731 32ND AVE NW
9	047200	0085	3/25/11	\$455,000	\$446,000	1190	7	1940	Avg	5000	N	N	7717 32ND AVE NW
9	048600	0120	9/24/09	\$399,954	\$376,000	1190	7	1941	Avg	4725	N	N	6731 32ND AVE NW
9	808240	0126	6/8/10	\$599,000	\$574,000	1200	7	1924	Good	4400	Y	N	7420 34TH AVE NW
9	690820	0010	5/14/09	\$540,000	\$502,000	1210	7	1954	Avg	5421	Y	N	3249 NW 62ND ST
9	690820	0125	5/7/09	\$510,000	\$474,000	1230	7	1923	Good	5400	Y	N	3224 NW 62ND ST
9	808190	0205	8/1/11	\$419,000	\$414,000	1260	7	1926	Good	4140	N	N	7107 32ND AVE NW
9	047200	0150	8/15/11	\$528,000	\$523,000	1270	7	1941	Avg	5000	N	N	7712 33RD AVE NW
9	117600	0245	6/11/10	\$470,000	\$450,000	1270	7	1928	Good	6000	N	N	3237 NW 60TH ST
9	808190	0195	8/18/10	\$415,000	\$400,000	1290	7	1926	Avg	4600	N	N	3215 NW 72ND ST
9	341360	0020	1/25/11	\$410,000	\$400,000	1300	7	1993	Avg	5000	N	N	3219 NW 70TH ST
9	117600	0908	3/23/10	\$600,000	\$571,000	1330	7	1947	VGood	4000	Y	N	3258 NW 56TH ST
9	102503	9074	11/4/09	\$400,820	\$378,000	1330	7	1921	Good	2849	N	N	6017 34TH AVE NW
9	047200	0300	10/1/09	\$493,000	\$463,000	1340	7	1904	Good	4750	N	N	7541 32ND AVE NW
9	117700	0015	5/18/10	\$559,500	\$535,000	1360	7	1938	Avg	6000	N	N	3247 NW 59TH ST
9	117600	0964	5/20/10	\$360,000	\$344,000	1360	7	1946	Avg	4236	N	N	5515 32ND AVE NW
9	117600	0960	6/14/11	\$385,000	\$379,000	1360	7	1947	Avg	6000	N	N	3209 NW 56TH ST
9	047200	0075	6/22/10	\$505,000	\$484,000	1410	7	1939	Good	5000	N	N	7723 32ND AVE NW
9	117600	1000	11/23/09	\$452,450	\$427,000	1450	7	1948	Avg	6850	Y	N	3224 NW MARKET ST
9	117600	1035	2/13/09	\$523,000	\$483,000	1490	7	1948	Avg	7000	N	N	3258 NW MARKET ST

Improved Sales Used in this Annual Update Analysis
Area 39
(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
9	047200	0160	11/18/10	\$680,000	\$660,000	1530	7	1941	Good	5000	N	N	7716 33RD AVE NW
9	808190	0011	10/29/09	\$479,000	\$451,000	1570	7	1927	Good	4625	N	N	3215 NW 71ST ST
9	787050	0100	4/15/11	\$410,000	\$402,000	1580	7	1911	Good	5000	N	N	3415 NW 66TH ST
9	048600	0450	11/19/10	\$505,000	\$490,000	1730	7	1910	Good	6118	Y	N	6520 36TH AVE NW
9	787050	0015	5/11/09	\$726,000	\$675,000	1930	7	1919	VGood	4040	Y	N	6610 34TH AVE NW
9	117600	1284	1/22/10	\$465,000	\$441,000	2150	7	1962	Avg	3300	N	N	5411 32ND AVE NW
9	808190	0140	10/12/09	\$710,000	\$668,000	2160	7	1924	Good	5750	Y	N	7119 34TH AVE NW
9	808190	0051	8/27/09	\$686,200	\$643,000	2480	7	1928	VGood	4600	N	N	3306 NW 70TH ST
9	690820	0645	10/8/10	\$444,000	\$429,000	1010	8	1963	Avg	4162	Y	N	6125 37TH AVE NW
9	309650	0055	9/23/10	\$379,000	\$366,000	1220	8	1951	Avg	4013	N	N	3202 NW 60TH ST
9	341360	0096	11/30/10	\$510,000	\$495,000	1230	8	1951	Avg	4895	N	N	3203 NW 69TH ST
9	690820	0640	12/20/10	\$607,000	\$590,000	1360	8	1963	Avg	4388	Y	N	6131 37TH AVE NW
9	787050	0140	6/15/11	\$680,000	\$670,000	1380	8	1948	Avg	5100	Y	N	3241 NW 66TH ST
9	767940	0055	8/20/10	\$585,000	\$564,000	1380	8	1959	Avg	4416	Y	N	6710 35TH AVE NW
9	808190	0151	11/8/10	\$660,000	\$640,000	1390	8	1926	Avg	5375	Y	N	7107 34TH AVE NW
9	048600	0320	11/11/09	\$880,000	\$829,000	1430	8	1927	VGood	7650	Y	N	6827 34TH AVE NW
9	048600	0044	2/12/10	\$530,000	\$503,000	1440	8	1963	Avg	5920	N	N	6517 32ND AVE NW
9	808190	0090	11/10/11	\$700,000	\$697,000	1490	8	1926	Avg	7200	Y	N	3515 NW 71ST ST
9	048600	0566	12/21/11	\$625,000	\$624,000	1510	8	1961	Good	6555	Y	N	3601 NW 67TH ST
9	690820	0310	6/15/09	\$650,000	\$606,000	1570	8	1946	Avg	8100	Y	N	3432 NW 64TH ST
9	237170	0040	5/19/09	\$520,000	\$483,000	1570	8	1946	Avg	4800	Y	N	6038 35TH PL NW
9	117600	1080	3/1/10	\$685,000	\$651,000	1580	8	1949	VGood	6000	Y	N	3417 NW 56TH ST
9	237170	0045	9/29/11	\$656,950	\$652,000	1630	8	1946	Avg	4800	Y	N	6032 35TH PL NW
9	808240	0055	4/16/09	\$685,000	\$635,000	1690	8	1938	Good	4278	Y	N	3310 NW 72ND ST
9	237170	0050	9/22/09	\$685,000	\$643,000	1690	8	1946	VGood	4800	N	N	6026 35TH PL NW
9	047200	0425	4/20/10	\$649,000	\$619,000	1760	8	1929	Good	4750	N	N	7520 33RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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
9	808240	0195	12/22/10	\$821,585	\$799,000	1760	8	1937	VGood	6500	Y	N	7305 34TH AVE NW
9	117600	0265	12/7/11	\$495,000	\$494,000	1760	8	1935	VGood	6000	N	N	3231 NW 60TH ST
9	690820	0255	6/10/09	\$595,000	\$554,000	1800	8	1950	Avg	8100	Y	N	3439 NW 65TH ST
9	808190	0150	6/23/11	\$915,000	\$902,000	1880	8	1926	VGood	5375	Y	N	7103 34TH AVE NW
9	102503	9181	3/1/11	\$545,000	\$533,000	1900	8	1946	VGood	4000	Y	N	6037 35TH PL NW
9	117600	0602	9/15/10	\$700,000	\$676,000	2200	8	1965	Avg	7935	Y	N	5600 SEAVIEW AVE NW
9	690820	0455	5/13/10	\$710,000	\$679,000	2400	8	1930	Good	5265	Y	N	6117 34TH AVE NW
9	117700	0115	4/29/10	\$725,000	\$692,000	2550	8	1915	Good	8228	N	N	3210 NW 58TH ST
9	048600	0542	3/16/10	\$750,000	\$714,000	1470	9	1972	Avg	7000	Y	N	6733 36TH AVE NW
9	048600	0540	2/10/11	\$980,000	\$957,000	1560	9	1952	Avg	7630	Y	N	6727 36TH AVE NW
9	048600	0495	4/11/11	\$879,000	\$862,000	1560	9	1960	Avg	5850	Y	N	3521 NW 68TH ST
9	444130	0067	4/4/11	\$795,000	\$779,000	1670	9	1951	Avg	7920	Y	N	3315 NW GOLDEN PL
9	787050	0070	6/15/10	\$785,000	\$752,000	1730	9	1946	Avg	6013	Y	N	3419 NW 67TH ST
9	047200	0715	4/20/10	\$1,050,000	\$1,002,000	2090	9	1929	Good	5890	Y	N	7530 34TH AVE NW
9	775540	0027	11/4/10	\$1,070,000	\$1,037,000	2200	9	2010	Avg	4296	Y	N	6102 37TH AVE NW
9	775540	0026	10/20/10	\$1,040,000	\$1,007,000	2230	9	2010	Avg	4337	Y	N	6106 37TH AVE NW
9	117700	0010	11/18/11	\$795,000	\$792,000	2330	9	2000	Avg	6400	N	N	3253 NW 59TH ST
9	117600	0360	9/27/11	\$935,000	\$928,000	2350	9	1995	Avg	6000	N	N	3250 NW 59TH ST
9	775560	0010	8/27/10	\$1,189,000	\$1,146,000	2520	9	1987	Avg	6780	Y	N	6801 STANTON PL NW
9	787050	0075	9/21/09	\$850,000	\$798,000	2560	9	1998	Avg	4800	Y	N	3422 NW 66TH ST
9	048600	0563	12/17/10	\$1,137,500	\$1,106,000	2590	9	1963	Avg	7400	Y	N	6709 37TH AVE NW
9	775540	0020	3/28/11	\$860,000	\$842,000	2760	9	2010	Avg	3751	Y	N	6109 36TH AVE NW
9	775540	0029	5/9/11	\$923,000	\$907,000	2770	9	2010	Avg	3750	Y	N	6105 36TH AVE NW
9	048600	0600	4/23/10	\$745,000	\$711,000	2940	9	2000	Avg	3000	N	N	3604 NW 65TH CT
9	775540	0028	7/27/11	\$950,000	\$939,000	3030	9	2010	Avg	3762	Y	N	6103 36TH AVE NW
9	048600	0491	9/17/09	\$650,000	\$610,000	1860	10	1947	Avg	8550	Y	N	6705 35TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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
9	808190	0175	2/11/10	\$1,032,500	\$980,000	2140	10	1908	Good	13800	N	N	3306 NW 71ST ST
9	117600	0435	3/1/10	\$850,000	\$808,000	2400	10	2002	Avg	6400	Y	N	3417 NW 59TH ST
9	102503	9100	3/29/11	\$929,000	\$910,000	2670	10	2004	Avg	5189	N	N	3528 NW 60TH ST
9	309650	0070	4/30/10	\$825,000	\$788,000	2810	10	2003	Avg	5531	N	N	3214 NW 60TH ST
9	867440	0086	8/16/10	\$2,300,000	\$2,215,000	3730	12	1992	Avg	36000	Y	N	8051 32ND AVE NW
14	093000	0430	5/20/10	\$370,000	\$354,000	1290	6	1921	Good	6272	Y	N	12014 7TH AVE NW
14	761120	0155	11/15/10	\$375,000	\$364,000	890	7	1939	Good	10309	N	N	11804 9TH AVE NW
14	299480	0020	9/13/11	\$259,000	\$257,000	990	7	1948	Avg	8840	N	N	12743 3RD AVE NW
14	764040	0126	4/27/10	\$385,000	\$368,000	1030	7	1953	Avg	8100	N	N	12740 11TH AVE NW
14	092300	0120	12/18/09	\$424,000	\$401,000	1130	7	1942	Good	7620	N	N	13244 6TH AVE NW
14	891050	0485	3/15/11	\$365,000	\$357,000	1180	7	1947	Avg	8380	N	N	11019 3RD AVE NW
14	228150	0040	3/10/10	\$299,000	\$284,000	1230	7	1947	Avg	8100	N	N	11715 3RD AVE NW
14	112400	0176	12/1/11	\$300,000	\$299,000	1260	7	1952	Avg	7800	N	N	12218 10TH AVE NW
14	260770	0085	3/25/10	\$449,000	\$428,000	1260	7	1947	Good	9469	Y	N	11551 4TH AVE NW
14	112700	0085	4/13/10	\$386,000	\$368,000	1280	7	1953	Avg	6480	N	N	12044 10TH AVE NW
14	443010	0030	6/26/09	\$449,450	\$419,000	1300	7	1951	Good	7200	Y	N	11526 4TH AVE NW
14	112400	0178	6/23/10	\$390,000	\$374,000	1340	7	1952	Good	8156	N	N	12224 10TH AVE NW
14	764040	0106	8/17/09	\$320,000	\$300,000	1340	7	1953	Avg	8100	N	N	12710 11TH AVE NW
14	252603	9111	9/11/11	\$314,950	\$312,000	1340	7	1953	Good	6170	N	N	1000 NW 120TH ST
14	093000	0191	1/16/09	\$399,950	\$368,000	1430	7	1946	Avg	7680	N	N	12232 4TH AVE NW
14	112700	0075	4/20/11	\$320,000	\$314,000	1430	7	1953	Avg	6420	N	N	12032 10TH AVE NW
14	112400	0130	9/19/11	\$381,000	\$378,000	1440	7	1950	Avg	8100	N	N	12232 11TH AVE NW
14	092300	0225	5/16/11	\$425,000	\$418,000	1460	7	1939	Good	8153	N	N	13230 4TH AVE NW
14	112400	0145	7/15/10	\$428,000	\$411,000	1520	7	1951	Good	8100	N	N	12210 11TH AVE NW
14	093000	0200	5/19/11	\$365,000	\$359,000	1790	7	1941	Good	7680	N	N	12216 4TH AVE NW
14	228150	0030	5/24/10	\$329,000	\$315,000	1830	7	1947	Avg	8100	N	N	11727 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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
14	228150	0095	10/22/09	\$395,450	\$372,000	1900	7	1947	VGood	8100	N	N	11750 4TH AVE NW
14	112400	0168	6/23/10	\$407,000	\$390,000	1930	7	1952	Avg	8158	N	N	12230 10TH AVE NW
14	437820	0030	2/11/11	\$492,000	\$480,000	2130	7	1953	Good	8710	N	N	12026 12TH AVE NW
14	361660	0011	1/6/11	\$412,000	\$401,000	1050	8	1952	Good	7875	Y	N	1004 NW 130TH ST
14	764040	0100	4/26/10	\$507,000	\$484,000	1100	8	1955	Avg	8143	Y	N	1004 NW 127TH ST
14	092300	0380	4/26/10	\$435,000	\$415,000	1130	8	1945	Avg	8160	N	N	13038 6TH AVE NW
14	260770	0030	8/30/10	\$378,000	\$364,000	1190	8	1949	Avg	9456	N	N	11524 6TH AVE NW
14	092300	0310	10/12/09	\$485,000	\$456,000	1260	8	1941	Good	8160	N	N	13038 4TH AVE NW
14	299480	0030	6/10/09	\$394,950	\$368,000	1270	8	1948	Good	8160	N	N	12744 4TH AVE NW
14	242603	9182	2/23/09	\$535,000	\$494,000	1350	8	1959	Good	6800	N	N	12619 6TH AVE NW
14	252603	9074	1/15/09	\$630,000	\$580,000	1350	8	1952	VGood	11200	N	N	12005 7TH AVE NW
14	092300	0434	5/14/10	\$425,000	\$406,000	1360	8	1940	VGood	9840	N	N	407 NW 132ND ST
14	092300	0403	7/28/10	\$327,000	\$314,000	1370	8	1948	Avg	8240	N	N	13003 4TH AVE NW
14	891050	0391	4/29/09	\$451,000	\$419,000	1380	8	1985	Avg	7274	N	N	376 NW 112TH ST
14	437870	0030	3/21/11	\$448,000	\$439,000	1400	8	1958	Good	7920	N	N	12021 11TH AVE NW
14	093000	0350	3/23/09	\$525,000	\$486,000	1410	8	1946	Good	8233	Y	N	12029 4TH AVE NW
14	889400	0035	1/13/11	\$505,000	\$492,000	1410	8	1952	Good	16080	Y	N	633 NW 116TH ST
14	093000	0126	9/18/09	\$483,500	\$454,000	1430	8	1958	Good	7552	N	N	12244 6TH AVE NW
14	092300	0045	1/4/10	\$467,000	\$442,000	1430	8	1957	Avg	7200	N	N	13219 7TH AVE NW
14	092300	0570	1/9/09	\$607,860	\$559,000	1450	8	1949	Good	8160	Y	N	13041 7TH AVE NW
14	093300	0020	4/18/10	\$480,000	\$458,000	1460	8	1957	Good	7680	N	N	12740 6TH AVE NW
14	093000	0219	12/9/09	\$390,000	\$368,000	1490	8	1950	Good	7680	N	N	12215 3RD AVE NW
14	092300	0087	10/18/11	\$485,000	\$482,000	1530	8	1952	Good	8100	Y	N	13209 6TH AVE NW
14	764040	0285	3/9/10	\$375,000	\$357,000	1530	8	1952	Good	8143	N	N	12563 11TH AVE NW
14	361660	0040	10/22/09	\$560,000	\$527,000	1550	8	1952	Good	20622	N	N	13017 10TH AVE NW
14	242603	9233	3/18/09	\$510,000	\$472,000	1580	8	1959	Good	7200	N	N	12514 10TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 39
(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
14	252603	9160	11/29/11	\$500,000	\$499,000	1590	8	1960	Good	7784	Y	N	12223 8TH AVE NW
14	889400	0045	11/3/09	\$662,500	\$624,000	1600	8	1952	Avg	19280	Y	N	619 NW 116TH ST
14	252603	9197	2/7/11	\$521,250	\$509,000	1610	8	1973	Good	9642	N	N	12217 9TH AVE NW
14	252603	9159	8/31/10	\$600,000	\$578,000	1620	8	1960	Good	8060	Y	N	12218 9TH AVE NW
14	610690	0025	2/11/11	\$410,000	\$400,000	1630	8	1962	Good	12869	N	N	828 NW CARKEEK PARK RD
14	092300	0185	5/13/11	\$423,000	\$416,000	1640	8	1946	VGood	7620	N	N	13231 4TH AVE NW
14	761120	0085	9/13/10	\$515,000	\$497,000	1650	8	1952	Good	9826	N	N	11711 9TH AVE NW
14	093300	0095	5/20/11	\$489,000	\$481,000	1670	8	1947	Good	7680	N	N	12755 4TH AVE NW
14	764090	0060	5/28/10	\$412,500	\$395,000	1680	8	1959	Avg	8131	N	N	12523 10TH AVE NW
14	764040	0310	4/19/11	\$397,450	\$390,000	1680	8	1952	Good	8097	N	N	12540 12TH AVE NW
14	260770	0035	10/25/10	\$530,000	\$513,000	1710	8	1962	Good	8778	Y	N	11516 6TH AVE NW
14	242603	9223	5/16/11	\$483,500	\$475,000	1740	8	1958	Good	11679	N	N	349 NW 137TH ST
14	276100	0045	11/20/09	\$493,050	\$465,000	1750	8	1954	Avg	7245	Y	N	616 NW 125TH ST
14	361960	0060	5/20/10	\$587,500	\$562,000	1760	8	1952	Good	9000	Y	N	13022 9TH AVE NW
14	092300	0104	6/8/09	\$399,950	\$372,000	1760	8	1952	VGood	8100	N	N	13239 6TH AVE NW
14	093300	0055	7/20/11	\$510,000	\$504,000	1770	8	1948	Good	7680	Y	N	12703 4TH AVE NW
14	603740	0040	11/18/11	\$425,000	\$424,000	1780	8	1962	VGood	8160	N	N	12513 4TH AVE NW
14	242603	9137	1/8/10	\$405,000	\$383,000	1790	8	1954	Avg	13600	N	N	12759 6TH AVE NW
14	764040	0045	6/23/10	\$505,000	\$484,000	1800	8	1956	Good	7536	Y	N	12560 10TH AVE NW
14	093000	0270	4/22/09	\$502,000	\$466,000	1800	8	2003	Avg	7620	N	N	12010 4TH AVE NW
14	092300	0414	6/14/10	\$386,000	\$370,000	1850	8	1952	Good	8160	N	N	13027 4TH AVE NW
14	764040	0215	11/4/10	\$425,000	\$412,000	1990	8	1952	Good	8100	N	N	12729 11TH AVE NW
14	252603	9095	3/10/10	\$678,500	\$645,000	2070	8	1960	VGood	8037	Y	N	12002 9TH AVE NW
14	228760	0025	12/10/10	\$300,000	\$291,000	2220	8	1958	Avg	9300	N	N	12533 3RD AVE NW
14	092300	0375	7/22/11	\$486,050	\$480,000	2220	8	1948	VGood	8160	N	N	13044 6TH AVE NW
14	891050	0434	7/22/10	\$799,000	\$768,000	3040	8	1988	Good	16484	N	N	353 NW 112TH ST

Improved Sales Used in this Annual Update Analysis
Area 39
(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
14	152630	0025	6/1/10	\$765,000	\$732,000	3170	8	2009	Avg	7201	N	N	11727 4TH AVE NW
14	761120	0225	10/21/10	\$595,000	\$576,000	1500	9	1950	Good	30005	Y	N	815 NW 116TH ST
14	761120	0220	9/9/11	\$510,000	\$506,000	1510	9	1947	Good	20000	Y	N	809 NW 116TH ST
14	763990	0095	4/1/09	\$765,000	\$708,000	1540	9	1953	Good	8750	Y	N	12545 8TH AVE NW
14	889400	0055	1/12/11	\$635,000	\$618,000	1670	9	1952	Good	14890	Y	N	11515 6TH AVE NW
14	763990	0085	3/25/11	\$647,000	\$634,000	1700	9	1955	Good	11233	Y	N	12561 8TH AVE NW
14	763990	0160	8/25/09	\$725,000	\$679,000	1710	9	1954	VGood	8750	Y	N	12733 9TH AVE NW
14	135525	0070	6/3/10	\$540,000	\$517,000	1750	9	1986	Avg	10885	N	N	357 NW 113TH PL
14	763990	0146	10/20/11	\$749,000	\$745,000	1790	9	1953	Good	7438	Y	N	12753 9TH AVE NW
14	228760	0046	8/14/09	\$408,000	\$382,000	1800	9	1958	Good	8100	N	N	12509 3RD AVE NW
14	228760	0031	5/2/11	\$411,000	\$404,000	1830	9	1961	Good	8700	N	N	12527 3RD AVE NW
14	135525	0080	9/8/11	\$590,000	\$585,000	1840	9	1987	Avg	16796	N	N	359 NW 113TH PL
14	619000	0070	8/15/11	\$345,000	\$341,000	1900	9	1970	Avg	9608	N	N	13560 SHERMAN RD NW
14	260770	0020	1/7/10	\$600,000	\$568,000	2180	9	1952	Good	9450	Y	N	11536 6TH AVE NW
14	242603	9111	2/19/10	\$790,000	\$750,000	2200	9	1991	Avg	7528	Y	N	12515 9TH AVE NW
14	260770	0010	6/29/10	\$717,800	\$689,000	2370	9	2003	Avg	9469	Y	N	11552 6TH AVE NW
14	252603	9015	8/24/09	\$800,000	\$749,000	2820	9	1993	Avg	14188	Y	N	12025 8TH AVE NW
14	619000	0065	7/7/09	\$690,000	\$644,000	2920	9	1962	Avg	9608	N	N	13546 SHERMAN RD NW
14	152630	0026	9/23/10	\$1,100,000	\$1,062,000	3640	9	2010	Avg	12373	N	N	11725 4TH AVE NW
14	152630	0031	5/19/11	\$984,000	\$968,000	3640	9	2010	Avg	11680	N	N	11715 4TH AVE NW
14	092300	0545	10/5/11	\$1,185,000	\$1,177,000	3760	9	2008	Avg	7858	Y	N	720 NW 130TH ST
14	391840	0093	5/20/10	\$1,079,000	\$1,032,000	3640	10	2008	Avg	11893	N	N	11812 8TH AVE NW
14	391840	0094	7/28/11	\$768,000	\$759,000	3670	10	2009	Avg	14750	N	N	11814 8TH AVE NW
14	242603	9050	9/14/11	\$639,000	\$634,000	4340	10	1978	Avg	7425	Y	N	12512 9TH AVE NW
14	361960	0065	3/24/11	\$1,020,000	\$999,000	2900	11	1991	Avg	13500	Y	N	13038 9TH AVE NW

Improved Sales Removed in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	252603	9064	11/16/10	\$2,967,435	MORE THAN 1 IMP
1	437960	0070	8/9/11	\$1,220,000	DATA DID NOT MATCH SALE
2	086800	0050	12/20/10	\$290,000	DATA DID NOT MATCH SALE
2	086800	1100	6/3/10	\$639,000	DATA DID NOT MATCH SALE
2	086800	1615	8/21/09	\$2,000,000	UNFINISHED AREA>0
2	086800	1950	9/16/11	\$789,000	DATA DID NOT MATCH SALE
6	046400	0940	8/10/10	\$661,350	RELOCATION - SALE TO SERVICE
6	046400	0985	11/30/09	\$35,000	QUIT CLAIM DEED
6	046400	1252	1/8/10	\$308,500	FINANCIAL INSTITUTION RESALE
6	057900	0631	3/30/09	\$745,000	RELOCATION - SALE TO SERVICE
6	057900	3365	8/3/09	\$20,085	QUIT CLAIM DEED
6	057900	3645	6/11/10	\$59,633	RELATED PARTY, FRIEND, OR NEIGHBOR
6	057900	3685	8/9/11	\$654,500	QUIT CLAIM DEED
6	226700	0055	3/1/10	\$499,950	DATA DID NOT MATCH SALE
6	226700	0157	2/5/09	\$164,370	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	281810	0075	12/17/10	\$500,000	NON-REPRESENTATIVE SALE
6	281810	0230	1/24/11	\$400,000	NON-REPRESENTATIVE SALE
6	281860	0020	5/24/11	\$475,000	TEARDOWN SALE
6	352603	9090	6/10/11	\$410,000	TEARDOWN SALE
6	352603	9167	11/28/11	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	352603	9216	11/22/10	\$369,751	EXEMPT FROM EXCISE TAX
6	356680	0345	5/31/11	\$250,000	TEARDOWN SALE
6	356730	0105	7/11/11	\$486,500	DATA DID NOT MATCH SALE
6	444130	0175	12/2/09	\$1,185,000	DATA DID NOT MATCH SALE
6	444480	0032	2/4/09	\$1,700,000	DIAGNOSTIC OUTLIER
6	613310	0015	4/27/10	\$785,000	RELOCATION - SALE TO SERVICE
6	638300	0310	5/9/09	\$650,000	RELOCATION - SALE TO SERVICE
6	638350	0300	6/23/09	\$775,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	047200	0055	4/14/10	\$547,000	RELOCATION - SALE TO SERVICE
9	048600	0130	4/24/09	\$641,750	DATA DID NOT MATCH SALE
9	048600	0180	12/8/09	\$289,000	PREVIOUS IMP <=25,000
9	048600	0202	10/6/11	\$480,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	048600	0305	12/18/11	\$230,000	NON-REPRESENTATIVE SALE
9	102503	9164	3/29/11	\$520,000	ACTIVE PERMIT BEFORE SALE>25,000
9	117600	0110	10/8/09	\$525,000	UNFINISHED AREA>0
9	117600	0340	10/19/10	\$731,000	DATA DID NOT MATCH SALE
9	117600	0591	7/30/10	\$677,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	117600	1043	11/18/11	\$307,890	QUIT CLAIM DEED
9	117600	1110	8/31/11	\$550,000	ACTIVE PERMIT BEFORE SALE>25,000

Improved Sales Removed in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	117600	1358	11/19/10	\$301,000	FINANCIAL INSTITUTION RESALE
9	237170	0060	1/14/10	\$30,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	237170	0060	2/22/10	\$30,246	RELATED PARTY, FRIEND, OR NEIGHBOR
9	690820	0385	6/16/10	\$355,000	TEARDOWN SALE
9	690820	0535	8/12/10	\$133,940	RELATED PARTY, FRIEND, OR NEIGHBOR
9	690820	0586	12/30/11	\$275,000	NON-REPRESENTATIVE SALE
9	767730	0020	5/13/09	\$835,000	DATA DID NOT MATCH SALE
9	808240	0095	9/9/09	\$205,000	DOR RATIO
9	808240	0146	7/8/09	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	808240	0175	9/26/11	\$855,000	DATA DID NOT MATCH SALE
9	867440	0095	8/13/09	\$1,100,000	SEGREGATION AND/OR MERGER SINCE SALE
14	092300	0109	12/22/11	\$481,507	EXEMPT FROM EXCISE TAX
14	092300	0220	5/28/10	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	093000	0040	4/9/09	\$54,836	RELATED PARTY, FRIEND, OR NEIGHBOR
14	112400	0030	11/25/11	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	242603	9112	11/22/11	\$413,000	EXEMPT FROM EXCISE TAX
14	299480	0005	6/7/10	\$7,800	DOR RATIO
14	299480	0010	2/28/11	\$209,500	QUIT CLAIM DEED
14	361960	0156	11/13/09	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	437870	0025	11/14/10	\$69,891	QUIT CLAIM DEED
14	610690	0030	12/14/11	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	619000	0030	10/5/10	\$182,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	619000	0065	2/19/09	\$299,414	QUIT CLAIM DEED
14	619000	0065	6/8/10	\$6,250	DOR RATIO
14	754230	0010	11/6/10	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	763990	0090	12/2/09	\$985,000	UNFINISHED AREA>0
14	764040	0260	9/21/09	\$570,000	DATA DID NOT MATCH SALE
14	889400	0030	6/15/09	\$315,000	QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	085340	0200	11/12/10	\$565,000	17952	Y	N
2	086800	2170	12/17/10	\$560,000	7101	Y	N
6	444130	0490	9/9/11	\$212,500	9000	Y	N
6	444130	0534	6/18/09	\$241,000	9259	Y	N
6	613260	0529	9/28/09	\$150,000	10500	N	N
9	117600	0325	3/21/11	\$300,000	6000	N	N
14	092300	0546	9/26/11	\$365,000	7573	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 39
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	444130	0534	2/18/09	\$435,887	BANKRUPTCY - RECEIVER OR TRUSTEE
14	891050	0420	5/5/11	\$300,000	GOVERNMENT AGENCY