

Residential Revalue

2012 Assessment Roll

**Phinney
Ridge/Fremont**

Area 42

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:

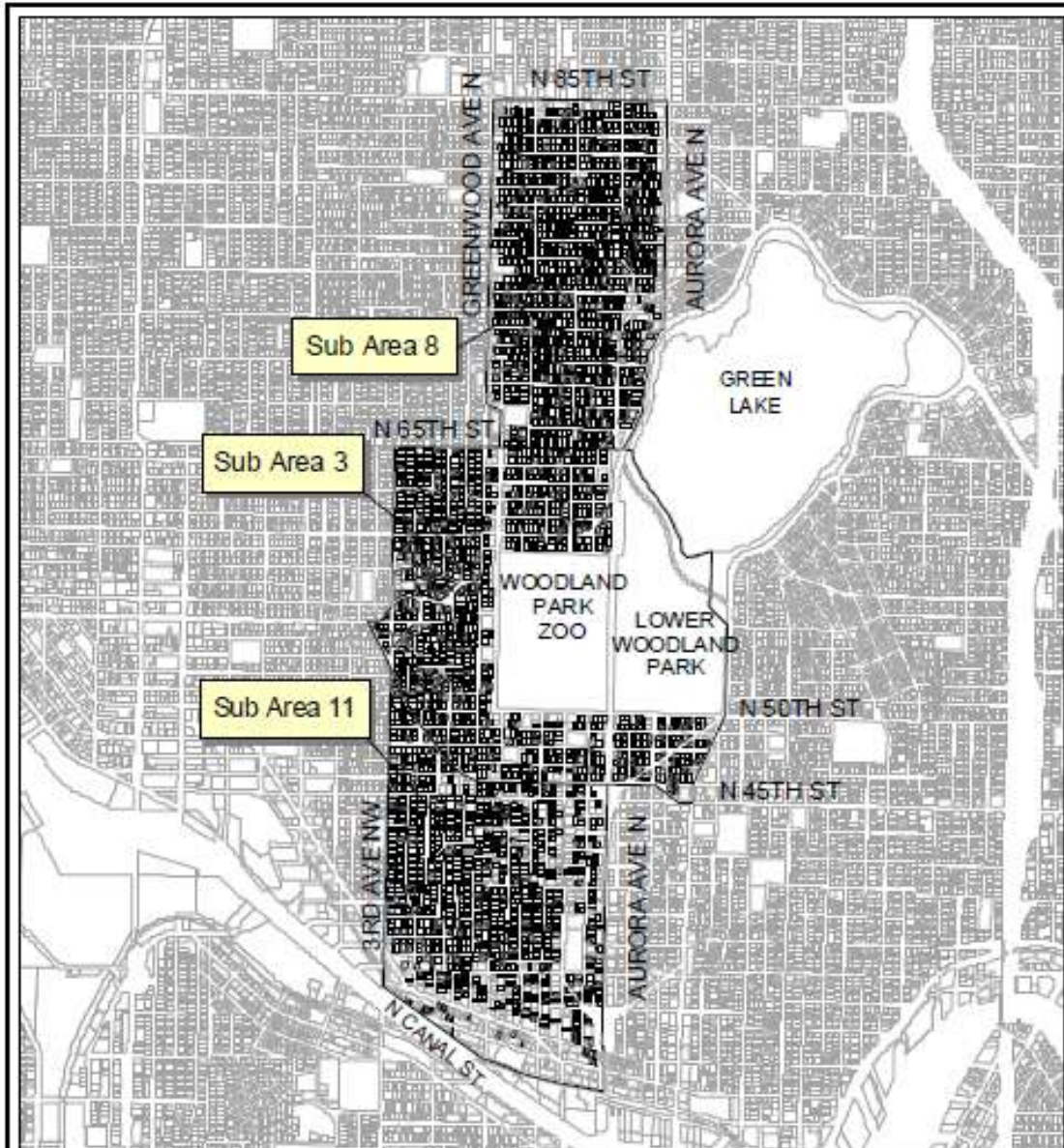
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 Map



Area 42 Sub Area Map

The information contained in this report was derived exclusively from King County's own records and is not intended to be used for any other purpose. It is not to be distributed outside of King County's own records and is not to be used for any other purpose. It is not to be distributed outside of King County's own records and is not to be used for any other purpose.



Department of Assessments



Phinney Ridge/Fremont Housing



Grade 5/ Year Built 1920/ Total Living Area 690



Grade 6/ Year Built 1906/Total Living Area 840



Grade 7/ Year Built 1926/ Total Living Area 2,180



Grade 8/ Year Built 2008/Total Living Area 1,300



Grade 9/ Year Built 1919/ Total Living Area 3,580



Grade 10/ Year Built 2006/Total Living Area 3,620

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: Phinney Ridge/Fremont / 42

Number of Improved Sales: 537

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	\$204,500	\$225,600	\$430,100			
2012 Value	\$204,500	\$225,600	\$430,100	\$465,400	92.4%	9.26%
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	\$229,200	\$200,800	\$430,000
2012 Value	\$229,200	\$200,800	\$430,000
Percent Change	0.0%	0.0%	0.0%

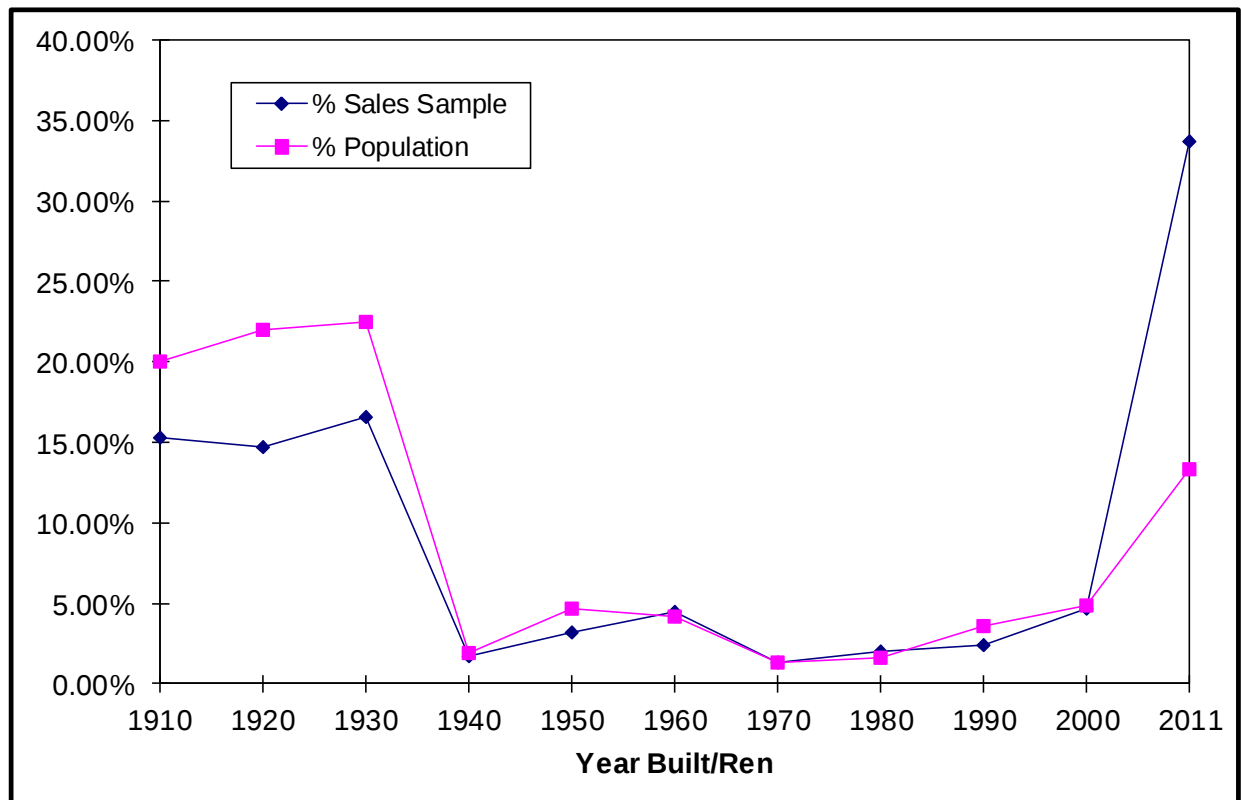
Number of one to three unit residences in the population: 4,970

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	82	15.27%
1920	79	14.71%
1930	89	16.57%
1940	9	1.68%
1950	17	3.17%
1960	24	4.47%
1970	7	1.30%
1980	11	2.05%
1990	13	2.42%
2000	25	4.66%
2011	181	33.71%
	537	

Population		
Year Built/Ren	Frequency	% Population
1910	993	19.98%
1920	1095	22.03%
1930	1119	22.52%
1940	97	1.95%
1950	234	4.71%
1960	206	4.14%
1970	67	1.35%
1980	79	1.59%
1990	176	3.54%
2000	241	4.85%
2011	663	13.34%
	4970	

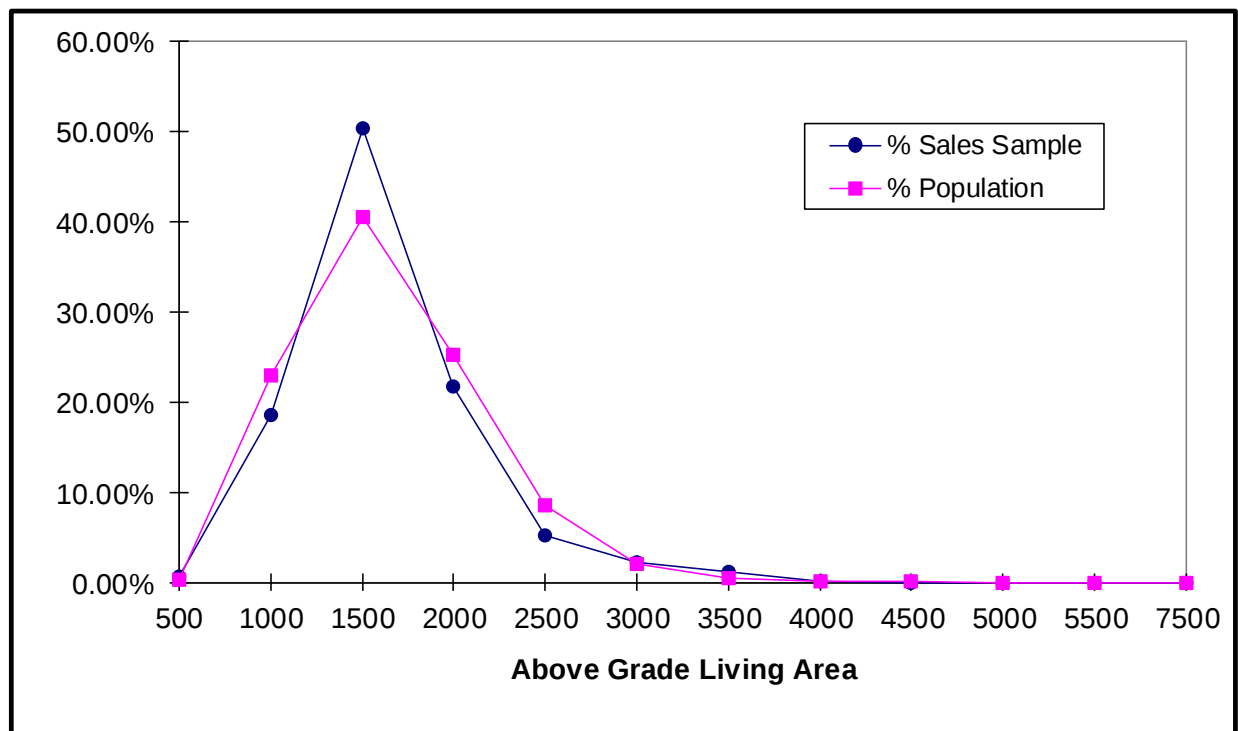


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.56%
1000	100	18.62%
1500	270	50.28%
2000	117	21.79%
2500	28	5.21%
3000	12	2.23%
3500	6	1.12%
4000	1	0.19%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
537		

Population		
AGLA	Frequency	% Population
500	15	0.30%
1000	1142	22.98%
1500	2012	40.48%
2000	1250	25.15%
2500	421	8.47%
3000	101	2.03%
3500	22	0.44%
4000	4	0.08%
4500	2	0.04%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
4970		

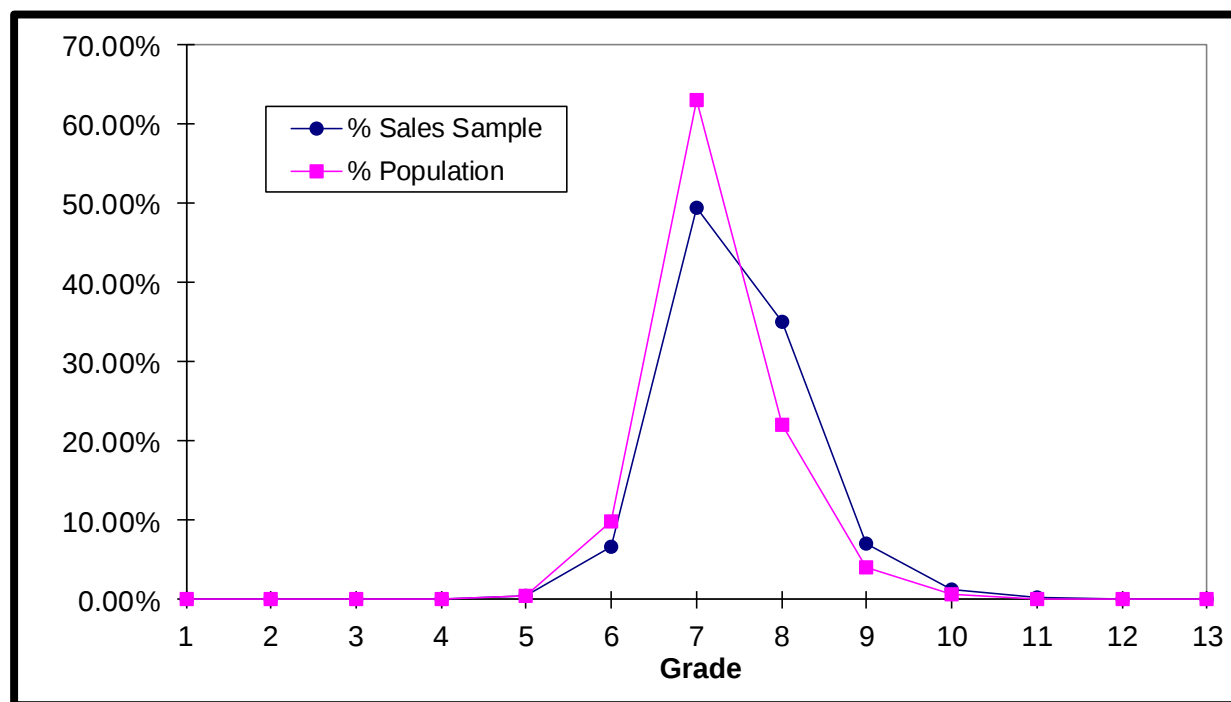


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0.37%
6	36	6.70%
7	265	49.35%
8	188	35.01%
9	38	7.08%
10	7	1.30%
11	1	0.19%
12	0	0.00%
13	0	0.00%
537		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	20	0.40%
6	492	9.90%
7	3135	63.08%
8	1093	21.99%
9	198	3.98%
10	29	0.58%
11	1	0.02%
12	0	0.00%
13	0	0.00%
4970		



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 537 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 92.4%. 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 42 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 42 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 0.971, resulting in an adjusted value of \$510,000 (\$525,000 X .971=\$509,775) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.938	-6.2%
2/1/2009	0.940	-6.0%
3/1/2009	0.942	-5.8%
4/1/2009	0.943	-5.7%
5/1/2009	0.945	-5.5%
6/1/2009	0.947	-5.3%
7/1/2009	0.948	-5.2%
8/1/2009	0.950	-5.0%
9/1/2009	0.952	-4.8%
10/1/2009	0.954	-4.6%
11/1/2009	0.955	-4.5%
12/1/2009	0.957	-4.3%
1/1/2010	0.959	-4.1%
2/1/2010	0.961	-3.9%
3/1/2010	0.962	-3.8%
4/1/2010	0.964	-3.6%
5/1/2010	0.966	-3.4%
6/1/2010	0.967	-3.3%
7/1/2010	0.969	-3.1%
8/1/2010	0.971	-2.9%
9/1/2010	0.973	-2.7%
10/1/2010	0.974	-2.6%
11/1/2010	0.976	-2.4%
12/1/2010	0.978	-2.2%
1/1/2011	0.979	-2.1%
2/1/2011	0.981	-1.9%
3/1/2011	0.983	-1.7%
4/1/2011	0.984	-1.6%
5/1/2011	0.986	-1.4%
6/1/2011	0.988	-1.2%
7/1/2011	0.990	-1.0%
8/1/2011	0.991	-0.9%
9/1/2011	0.993	-0.7%
10/1/2011	0.995	-0.5%
11/1/2011	0.997	-0.3%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	953010	1616	7/13/09	\$318,500	\$302,000	550	6	1903	Avg	1360	N	N	208 N 51ST ST
3	952310	2950	8/5/09	\$427,500	\$406,000	670	6	1916	Good	5000	Y	N	721 N 63RD ST
3	798640	1150	4/1/11	\$310,300	\$305,000	820	6	1917	Good	5000	N	N	123 N 48TH ST
3	952310	2175	9/30/09	\$420,000	\$401,000	840	6	1908	VGood	3500	N	N	708 N 63RD ST
3	952310	2280	2/24/11	\$450,000	\$442,000	700	7	1912	Good	2400	Y	N	6308 EVANSTON AVE N
3	045500	0185	6/28/11	\$460,000	\$455,000	840	7	1912	Avg	5000	N	N	141 N 59TH ST
3	953010	1610	6/2/09	\$453,000	\$429,000	880	7	1909	Good	3000	N	N	5106 PALATINE AVE N
3	952110	0245	12/16/09	\$415,000	\$398,000	920	7	1916	Avg	3250	N	N	509 N 47TH ST
3	045500	0330	12/1/10	\$520,000	\$508,000	940	7	1924	Good	4017	N	N	110 NW 59TH ST
3	798640	1020	4/12/10	\$465,000	\$449,000	940	7	1913	Good	3020	N	N	4805 GREENWOOD AVE N
3	798640	0985	5/6/11	\$496,850	\$490,000	940	7	1913	VGood	4000	N	N	111 N 49TH ST
3	952310	3080	6/25/09	\$303,500	\$288,000	970	7	1925	Avg	3550	N	N	6211 WOODLAND PL N
3	928780	1745	3/7/11	\$370,000	\$364,000	970	7	1908	Avg	6563	Y	N	6044 3RD AVE NW
3	952510	0026	10/21/11	\$430,000	\$428,000	1000	7	1926	Good	2839	N	N	203 N 58TH ST
3	686520	0545	6/22/10	\$540,000	\$523,000	1010	7	1916	VGood	5296	N	N	1227 N 48TH ST
3	798640	0945	9/8/09	\$449,000	\$428,000	1010	7	1913	Avg	3600	N	N	4814 1ST AVE NW
3	798640	0320	4/27/10	\$399,950	\$386,000	1030	7	1958	Avg	3300	Y	N	4903 2ND AVE NW
3	952110	1390	11/17/09	\$315,000	\$301,000	1040	7	1900	Avg	4500	N	N	1016 N 49TH ST
3	045500	0755	9/2/09	\$499,000	\$475,000	1050	7	1912	Good	3483	Y	N	234 NW 55TH ST
3	928780	1610	11/8/10	\$462,000	\$451,000	1050	7	1947	Avg	6500	Y	N	6035 2ND AVE NW
3	953010	0825	7/19/11	\$404,750	\$401,000	1050	7	1910	VGood	4500	N	N	236 NW 52ND ST
3	952310	1945	7/29/11	\$345,000	\$342,000	1060	7	1912	Avg	5000	N	N	6411 LINDEN AVE N
3	928780	0310	10/26/09	\$516,000	\$493,000	1070	7	1920	Avg	5250	N	N	6258 PALATINE AVE N
3	928780	1340	4/6/09	\$409,000	\$386,000	1080	7	1910	Avg	4557	Y	N	214 NW 62ND ST
3	085000	0055	5/18/10	\$460,000	\$445,000	1090	7	1913	Avg	2856	N	N	4817 DAYTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	798640	0060	7/17/09	\$455,000	\$432,000	1090	7	1906	Avg	3500	N	N	123 N 50TH ST
3	928780	2420	11/17/10	\$340,000	\$332,000	1110	7	1910	Avg	3750	N	N	6024 SYCAMORE AVE NW
3	686520	0981	10/12/09	\$412,000	\$393,000	1140	7	1925	Good	3750	N	N	1209 N 46TH ST
3	952310	3790	12/7/10	\$475,000	\$465,000	1150	7	1921	Good	5000	N	N	422 N 60TH ST
3	928780	0095	10/11/11	\$548,000	\$545,000	1160	7	1920	Good	5000	N	N	6305 GREENWOOD AVE N
3	953010	0325	10/1/10	\$652,000	\$635,000	1170	7	1929	Good	4000	N	N	5406 1ST AVE NW
3	953010	1800	10/7/09	\$469,000	\$447,000	1170	7	1941	Avg	6979	Y	N	5016 2ND AVE NW
3	952110	1455	8/23/11	\$418,000	\$415,000	1170	7	1916	Good	3864	N	N	1022 N 48TH ST
3	928780	0365	6/23/10	\$584,950	\$567,000	1200	7	1926	Avg	5000	Y	N	6251 PALATINE AVE N
3	953010	1600	5/10/10	\$476,225	\$460,000	1200	7	1931	Avg	3000	N	N	5112 PALATINE AVE N
3	953010	1595	8/2/10	\$540,000	\$524,000	1200	7	1931	VGood	3000	N	N	5116 PALATINE AVE N
3	952110	0250	11/26/10	\$395,000	\$386,000	1200	7	1916	Good	3500	N	N	4614 DAYTON AVE N
3	952110	1525	3/6/09	\$520,000	\$490,000	1210	7	2001	Avg	4140	N	N	4701 WOODLAND PARK AVE N
3	686520	0585	5/6/11	\$635,000	\$626,000	1220	7	1925	VGood	4000	N	N	1216 N 47TH ST
3	928780	2075	4/21/11	\$592,500	\$584,000	1220	7	1905	Good	5000	Y	N	6044 2ND AVE NW
3	953010	0921	7/19/10	\$420,950	\$408,000	1220	7	1927	Avg	3780	N	N	235 NW 52ND ST
3	953010	1760	6/11/09	\$559,500	\$530,000	1240	7	1907	Good	6000	N	N	120 N 50TH ST
3	928780	0845	9/23/10	\$440,000	\$428,000	1260	7	1918	VGood	5000	N	N	6216 SYCAMORE AVE NW
3	953010	0380	8/22/11	\$530,000	\$526,000	1270	7	1956	Avg	4979	N	N	5202 PALATINE AVE N
3	045500	0235	10/4/10	\$456,000	\$444,000	1280	7	1959	Avg	3913	N	N	203 N 60TH ST
3	798640	1010	7/10/09	\$500,000	\$474,000	1290	7	1914	Good	3105	N	N	4801 GREENWOOD AVE N
3	952310	4210	5/12/10	\$380,000	\$367,000	1330	7	1910	VGood	4122	N	N	820 N 60TH ST
3	798640	0265	10/18/10	\$710,000	\$692,000	1340	7	1926	Good	6000	Y	N	128 NW 49TH ST
3	928780	1285	4/26/11	\$480,000	\$473,000	1370	7	1938	Avg	6500	Y	N	6215 2ND AVE NW
3	952310	1655	5/18/10	\$550,000	\$532,000	1390	7	1911	VGood	3000	N	N	6408 FRANCIS AVE N
3	686520	0595	8/11/10	\$420,000	\$408,000	1410	7	1916	Avg	3150	N	N	1226 N 47TH ST

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Area 42
(1 to 3 Unit Residences)

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3	085000	0035	10/14/09	\$425,000	\$406,000	1410	7	1913	Good	3300	N	N	415 N 49TH ST
3	686520	0677	5/26/09	\$435,000	\$412,000	1420	7	1911	Good	5250	N	N	1203 N 47TH ST
3	952110	0010	6/3/09	\$412,000	\$390,000	1450	7	1995	Avg	2000	N	N	410 N 49TH ST
3	952110	1265	3/18/11	\$360,000	\$354,000	1460	7	1905	Good	5000	N	N	912 N 47TH ST
3	952310	2135	1/21/10	\$450,000	\$432,000	1460	7	1996	Avg	2500	Y	N	711 N 64TH ST
3	952110	1340	3/21/11	\$440,000	\$433,000	1460	7	1916	VGood	5000	N	N	911 N 47TH ST
3	045500	0435	9/16/11	\$517,000	\$514,000	1470	7	1928	Avg	3689	Y	N	130 NW 58TH ST
3	952310	3030	9/15/10	\$530,000	\$516,000	1490	7	1924	VGood	4100	Y	N	718 N 62ND ST
3	952310	3825	2/25/11	\$552,500	\$543,000	1500	7	1906	Good	3500	N	N	519 N 61ST ST
3	952310	2140	2/11/11	\$375,000	\$368,000	1500	7	1907	Good	5000	N	N	707 N 64TH ST
3	952110	0776	12/13/10	\$393,000	\$384,000	1510	7	1923	Avg	3000	N	N	4716 FREMONT AVE N
3	928780	2840	10/25/10	\$532,000	\$519,000	1520	7	1913	Good	5000	N	N	6105 GREENWOOD AVE N
3	953010	0250	5/29/09	\$600,000	\$568,000	1530	7	1941	Good	4659	Y	N	5419 GREENWOOD AVE N
3	953010	0070	11/24/10	\$450,000	\$440,000	1540	7	1951	Good	4772	Y	N	5311 2ND AVE NW
3	445480	0075	6/23/09	\$559,000	\$530,000	1550	7	1916	Good	3420	N	N	5508 2ND AVE NW
3	045500	0005	11/12/10	\$455,000	\$444,000	1550	7	1907	Fair	9000	N	N	5522 1ST AVE NW
3	953010	1695	4/20/09	\$540,000	\$510,000	1550	7	1912	Good	6000	N	N	113 N 51ST ST
3	045500	0240	7/15/11	\$452,500	\$448,000	1550	7	1918	Good	2625	N	N	134 N 59TH ST
3	952310	1266	12/2/10	\$560,000	\$548,000	1560	7	1908	Good	3500	N	N	6112 GREENWOOD AVE N
3	952310	4660	6/25/09	\$450,000	\$427,000	1580	7	1926	Good	3500	N	N	518 N 59TH ST
3	928780	0290	6/17/09	\$500,000	\$474,000	1590	7	1925	Good	4200	N	N	6250 PALATINE AVE N
3	952310	3695	5/25/10	\$746,000	\$721,000	1680	7	1999	Avg	4000	N	N	425 N 61ST ST
3	952310	1555	7/21/11	\$568,000	\$563,000	1680	7	1912	Good	3750	N	N	6413 FRANCIS AVE N
3	928780	0980	8/9/10	\$701,500	\$681,000	1700	7	1922	Avg	5000	Y	N	6239 SYCAMORE AVE NW
3	928780	0475	8/10/11	\$515,000	\$511,000	1730	7	1969	Good	3855	Y	N	102 N 62ND ST
3	952210	0215	8/9/10	\$590,000	\$573,000	1750	7	1929	Good	5000	N	N	312 N 48TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	952310	3550	3/26/10	\$550,000	\$530,000	1760	7	1906	VGood	5000	N	N	520 N 61ST ST
3	928780	1915	9/29/09	\$585,000	\$558,000	1770	7	1987	Avg	2500	Y	N	6015 SYCAMORE AVE NW
3	953010	0195	4/20/09	\$640,000	\$604,000	1790	7	1907	Good	4807	N	N	103 N 55TH ST
3	952110	1576	6/14/10	\$540,000	\$523,000	1790	7	1911	Good	6869	N	N	4607 WOODLAND PARK AVE N
3	928780	2500	4/21/11	\$550,000	\$542,000	1820	7	1908	Good	3374	N	N	118 N 60TH ST
3	928780	1775	10/20/09	\$510,000	\$487,000	1900	7	1969	Avg	7205	Y	N	6028 3RD AVE NW
3	952310	3405	6/29/11	\$535,000	\$529,000	1930	7	1904	Good	5000	Y	N	612 N 61ST ST
3	928780	1080	11/22/10	\$720,000	\$704,000	1940	7	1959	VGood	4000	Y	N	6206 2ND AVE NW
3	952310	4285	4/7/10	\$584,000	\$563,000	1940	7	1912	Good	4000	Y	N	806 N 59TH ST
3	952310	1321	6/30/09	\$605,000	\$574,000	1950	7	1918	Good	3500	N	N	6102 GREENWOOD AVE N
3	952310	4585	4/27/11	\$595,000	\$587,000	1970	7	1924	Good	5000	N	N	517 N 60TH ST
3	952310	0475	6/28/10	\$579,000	\$561,000	1980	7	1929	Good	3825	Y	N	5002 GREENWOOD AVE N
3	952310	3385	7/18/11	\$567,000	\$562,000	2060	7	1929	Good	5000	N	N	602 N 61ST ST
3	928780	1435	7/24/10	\$625,000	\$606,000	3120	7	1972	Avg	6601	Y	N	6224 3RD AVE NW
3	952110	0223	4/15/11	\$286,000	\$282,000	1080	8	2009	Avg	1159	N	N	516 B N 46TH ST
3	952310	0946	11/2/09	\$380,000	\$363,000	1100	8	2008	Avg	976	N	N	5609 A PHINNEY AVE N
3	952310	3206	5/27/10	\$570,000	\$551,000	1100	8	1956	Good	4500	Y	N	6115 LINDEN AVE N
3	952310	0948	9/17/09	\$400,000	\$381,000	1200	8	2008	Avg	1115	N	N	5611 B PHINNEY AVE N
3	686520	0347	8/15/09	\$430,000	\$409,000	1230	8	2008	Avg	1200	N	N	4809 B STONE WAY N
3	952310	1419	6/3/11	\$402,500	\$398,000	1230	8	2008	Avg	1165	N	N	315 N 64TH ST
3	952310	3340	10/8/10	\$613,000	\$597,000	1230	8	1956	VGood	7000	Y	N	619 N 62ND ST
3	952110	1414	7/6/10	\$350,000	\$339,000	1280	8	2004	Avg	1210	N	N	1017 A N 50TH ST
3	952110	1422	10/7/10	\$390,000	\$380,000	1290	8	2006	Avg	1147	N	N	1011 D N 50TH ST
3	952110	0224	10/21/09	\$385,000	\$368,000	1350	8	2009	Avg	1149	N	N	514 B N 46TH ST
3	952110	0220	11/18/10	\$329,000	\$321,000	1350	8	2009	Avg	1044	N	N	516 A N 46TH ST
3	952110	0225	11/18/10	\$324,950	\$317,000	1350	8	2009	Avg	1148	N	N	514 A N 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	952310	0945	10/28/09	\$390,000	\$373,000	1370	8	2008	Avg	1291	N	N	5609 B PHINNEY AVE N
3	952510	0061	5/6/11	\$585,000	\$577,000	1380	8	1989	Avg	3250	N	N	5712 1ST AVE NW
3	952310	0712	2/17/09	\$419,000	\$394,000	1410	8	2008	Avg	923	N	N	5419 PHINNEY AVE N
3	952310	0713	1/29/09	\$419,000	\$394,000	1410	8	2008	Avg	921	N	N	5417 PHINNEY AVE N
3	952310	0728	3/2/09	\$419,000	\$395,000	1410	8	2008	Avg	919	N	N	5411 PHINNEY AVE N
3	952310	0729	2/10/09	\$419,000	\$394,000	1410	8	2008	Avg	917	N	N	5409 PHINNEY AVE N
3	952310	0731	5/20/09	\$525,000	\$497,000	1470	8	2008	Avg	1171	Y	N	5415 PHINNEY AVE N
3	952310	0730	6/1/09	\$520,000	\$492,000	1470	8	2008	Avg	1173	Y	N	5413 PHINNEY AVE N
3	952560	0140	11/9/09	\$420,000	\$401,000	1480	8	1981	Avg	3431	N	N	101 NW 58TH ST
3	952110	1183	8/26/11	\$450,000	\$447,000	1530	8	2008	Avg	2520	N	N	923 N 50TH ST
3	952110	0316	9/25/09	\$419,900	\$400,000	1580	8	2007	Avg	1469	N	N	612 N 49TH ST
3	952310	3870	5/2/11	\$730,000	\$720,000	1600	8	1912	VGood	5000	N	N	502 N 60TH ST
3	952310	0714	5/29/09	\$579,000	\$548,000	1680	8	2008	Avg	1505	Y	N	311 N 55TH ST
3	953010	1255	4/21/11	\$685,000	\$675,000	1690	8	1977	Avg	4500	Y	N	5007 2ND AVE NW
3	045500	0594	7/21/10	\$790,000	\$766,000	1710	8	1930	Good	5939	Y	N	220 NW 58TH ST
3	928780	0480	6/10/09	\$740,000	\$701,000	1770	8	1982	Avg	3750	Y	N	6206 1ST AVE NW
3	952310	1600	7/5/11	\$599,950	\$594,000	1810	8	2002	Avg	3000	N	N	6409 FRANCIS AVE N
3	952560	0010	8/3/10	\$588,000	\$571,000	1840	8	1981	Good	4393	Y	N	101 NW 58TH ST
3	952310	2220	7/7/09	\$840,000	\$797,000	1850	8	2005	Avg	5000	Y	N	627 N 64TH ST
3	953010	1745	5/7/10	\$712,950	\$689,000	1910	8	2005	Avg	6000	N	N	130 N 50TH ST
3	952310	3960	6/17/09	\$870,000	\$824,000	2300	8	1918	Good	5000	Y	N	611 N 61ST ST
3	952310	4446	5/20/10	\$601,000	\$581,000	2370	8	1926	Good	4500	N	N	627 N 60TH ST
3	952310	2410	12/6/10	\$843,000	\$824,000	2470	8	1993	Avg	5000	N	N	506 N 63RD ST
3	928780	0170	12/17/10	\$735,000	\$719,000	2530	8	1928	Good	5250	Y	N	6208 PALATINE AVE N
3	952510	0075	1/22/10	\$849,922	\$816,000	2730	8	1916	VGood	4340	N	N	5717 PALATINE AVE N
3	928780	2065	8/26/09	\$768,000	\$731,000	1230	9	1954	VGood	5000	Y	N	6048 2ND AVE NW

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	045500	0255	8/9/11	\$740,000	\$734,000	1820	9	2011	Avg	3325	N	N	105 N 60TH ST
3	953010	0293	9/23/09	\$709,000	\$676,000	2160	9	1998	Avg	3000	N	N	124 N 54TH ST
3	045500	0475	9/15/09	\$845,000	\$805,000	2550	9	2008	Avg	3920	Y	N	215 NW 60TH ST
3	045500	0525	12/1/10	\$725,000	\$709,000	2590	9	2008	Avg	4636	Y	N	158 NW 59TH ST
3	952310	4640	9/29/10	\$945,000	\$921,000	2880	9	2005	Avg	4000	N	N	510 N 59TH ST
3	953010	1430	2/25/09	\$1,025,000	\$965,000	2900	9	2009	Avg	4500	Y	N	5113 PALMER DR NW
3	952310	2780	8/19/09	\$1,200,000	\$1,141,000	3440	9	2000	Avg	5000	Y	N	516 N 62ND ST
3	928780	2545	5/28/10	\$821,600	\$795,000	1760	10	2009	Avg	5000	N	N	6025 PALATINE AVE N
3	952310	4160	9/22/09	\$800,000	\$762,000	2100	10	2008	Avg	3376	N	N	907 N 61ST ST
3	952310	4060	3/16/10	\$1,042,000	\$1,003,000	2190	10	2007	Avg	5130	Y	N	711 N 61ST ST
3	953010	1780	5/8/09	\$930,000	\$879,000	2880	10	2008	Avg	4500	N	N	110 N 50TH ST
3	045500	0372	4/28/11	\$1,050,000	\$1,035,000	3160	11	2000	Avg	5205	Y	N	108 NW 58TH ST
8	336240	1031	9/28/09	\$242,900	\$232,000	440	5	1920	Good	3150	N	N	761 N 73RD ST
8	181480	0874	10/8/09	\$251,000	\$239,000	690	5	1920	Good	1620	Y	N	922 N 67TH ST
8	643000	0650	4/9/10	\$349,418	\$337,000	510	6	1911	Good	3570	N	N	928 N 81ST ST
8	336240	0472	5/21/10	\$275,000	\$266,000	640	6	1905	Good	3255	N	N	743 N 74TH ST
8	379700	1690	5/28/09	\$420,500	\$398,000	660	6	1926	VGood	3000	N	N	723 N 77TH ST
8	643000	0430	6/12/09	\$370,000	\$351,000	700	6	1906	Good	4590	N	N	740 N 81ST ST
8	643050	0134	4/16/10	\$335,000	\$323,000	700	6	1942	Good	3774	N	N	334 N 81ST ST
8	336340	0625	10/20/09	\$265,000	\$253,000	740	6	1915	Avg	1475	N	N	7209 FREMONT AVE N
8	379700	2435	10/9/09	\$373,000	\$356,000	770	6	1906	VGood	3000	N	N	719 N 76TH ST
8	336390	0111	7/15/11	\$260,000	\$258,000	790	6	1907	Fair	3120	Y	N	7011 DAYTON AVE N
8	181480	1440	2/19/10	\$359,000	\$345,000	800	6	1908	VGood	3375	N	N	6505 WOODLAND PL N
8	643050	0220	6/9/09	\$440,000	\$417,000	830	6	1922	Good	3774	N	N	326 N 82ND ST
8	379700	1895	1/13/09	\$375,000	\$352,000	830	6	1918	Good	3000	N	N	945 N 77TH ST
8	336240	1150	12/15/11	\$304,000	\$304,000	830	6	1948	Good	4590	N	N	706 N 72ND ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
8	379700	1755	9/28/09	\$350,000	\$334,000	840	6	1906	Good	3000	N	N	710 N 76TH ST
8	379700	1820	8/19/10	\$390,000	\$379,000	840	6	1923	VGood	3000	N	N	746 N 76TH ST
8	643050	0100	6/2/09	\$375,000	\$355,000	880	6	1913	VGood	3060	N	N	536 N 81ST ST
8	379700	0405	11/17/11	\$355,300	\$354,000	900	6	1910	Good	3000	N	N	722 N 79TH ST
8	643050	0218	10/19/11	\$399,900	\$398,000	950	6	1922	VGood	3774	N	N	327 N 83RD ST
8	336240	0246	5/4/11	\$388,000	\$383,000	960	6	1903	VGood	4590	N	N	715 N 75TH ST
8	643100	0665	4/15/11	\$304,000	\$300,000	1010	6	1910	Good	4080	N	N	920 N 84TH ST
8	233130	0535	11/23/11	\$411,000	\$410,000	1020	6	1916	Good	7440	Y	N	602 N 65TH ST
8	643050	0116	10/25/10	\$347,000	\$339,000	1050	6	1905	VGood	4080	N	N	511 N 82ND ST
8	643100	0190	10/11/10	\$355,500	\$347,000	1180	6	1905	Good	3060	N	N	753 N 83RD ST
8	643050	0109	10/6/10	\$321,000	\$313,000	1200	6	1909	Good	3774	N	N	525 N 82ND ST
8	181480	0225	4/28/09	\$435,000	\$411,000	1230	6	1924	VGood	3960	N	N	745 N 70TH ST
8	946820	0137	9/15/09	\$399,000	\$380,000	600	7	1948	Good	2640	Y	N	6810 FRANCIS AVE N
8	643000	0180	6/16/09	\$410,000	\$389,000	700	7	1922	VGood	4080	N	N	945 N 81ST ST
8	643050	0132	8/23/10	\$385,000	\$374,000	720	7	1922	VGood	4590	N	N	349 N 82ND ST
8	181480	1485	8/29/10	\$343,000	\$334,000	730	7	1908	Avg	3720	N	N	733 N 66TH ST
8	379700	0360	12/29/09	\$371,500	\$356,000	730	7	1925	Good	2832	N	N	7908 FREMONT AVE N
8	336240	1600	7/10/09	\$394,500	\$374,000	760	7	1900	Good	3000	N	N	918 N 71ST ST
8	379700	2510	10/11/10	\$400,000	\$390,000	760	7	1974	Good	3000	N	N	728 N 75TH ST
8	643100	0135	6/29/10	\$322,000	\$312,000	800	7	1947	Good	3468	N	N	721 N 83RD ST
8	062504	9165	11/11/10	\$425,000	\$415,000	820	7	1924	Good	2240	N	N	7011 FREMONT AVE N
8	181480	1340	10/18/10	\$480,000	\$468,000	830	7	1916	VGood	3720	N	N	738 N 66TH ST
8	270810	0620	7/7/10	\$403,000	\$391,000	840	7	1924	Good	4040	N	N	529 N 74TH ST
8	233130	0211	2/25/11	\$403,000	\$396,000	840	7	1925	VGood	3960	N	N	6619 FREMONT AVE N
8	181480	1390	6/26/11	\$435,000	\$430,000	850	7	1925	Good	3024	N	N	758 N 66TH ST
8	643050	0016	9/7/11	\$319,900	\$318,000	850	7	1948	Avg	3774	N	N	537 N 81ST ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
8	643050	0050	7/22/10	\$292,000	\$283,000	880	7	1926	Good	3848	N	N	353 N 81ST ST
8	379700	0265	10/13/09	\$370,000	\$353,000	920	7	1910	Good	4455	N	N	747 N 80TH ST
8	643050	0049	5/8/09	\$403,500	\$381,000	920	7	1926	VGood	3700	N	N	8011 DAYTON AVE N
8	643000	0165	12/19/11	\$265,000	\$265,000	930	7	1966	Avg	3060	N	N	937 N 81ST ST
8	946820	0161	11/3/11	\$507,500	\$506,000	940	7	1924	Good	5720	N	N	531 N 70TH ST
8	643050	0042	5/15/09	\$437,000	\$413,000	940	7	1906	VGood	3774	N	N	510 N 80TH ST
8	379700	2241	7/29/11	\$425,000	\$421,000	950	7	1915	Good	4500	Y	N	900 N 75TH ST
8	643100	0880	11/13/09	\$430,000	\$411,000	960	7	1926	Good	3570	N	N	712 N 84TH ST
8	643050	0087	12/7/10	\$475,000	\$465,000	960	7	1925	VGood	3780	N	N	8109 FREMONT AVE N
8	192380	0140	12/2/10	\$404,000	\$395,000	960	7	1925	Good	3000	N	N	543 N 78TH ST
8	181480	0160	7/17/09	\$439,950	\$418,000	970	7	1924	VGood	2400	N	N	6810 LINDEN AVE N
8	643000	0580	3/14/11	\$350,000	\$344,000	970	7	2005	Avg	3060	N	N	745 N 82ND ST
8	336240	0430	1/24/11	\$334,000	\$328,000	970	7	1900	VGood	4345	N	N	767 N 74TH ST
8	946820	0163	6/8/11	\$515,000	\$509,000	980	7	1925	Good	5720	N	N	527 N 70TH ST
8	643100	0635	4/15/10	\$387,500	\$374,000	980	7	1909	Good	4590	N	N	938 N 84TH ST
8	336390	0145	6/28/10	\$475,000	\$460,000	980	7	1909	Good	4000	Y	N	335 N 71ST ST
8	379700	2565	5/10/10	\$440,000	\$425,000	980	7	1915	VGood	4000	N	N	758 N 75TH ST
8	643050	0111	6/23/11	\$374,950	\$371,000	980	7	1910	Good	4386	N	N	512 N 81ST ST
8	181480	0265	8/24/10	\$400,000	\$389,000	990	7	1928	VGood	5280	N	N	723 N 70TH ST
8	643000	0060	5/27/09	\$336,000	\$318,000	1000	7	1916	Good	6120	N	N	922 N 80TH ST
8	643050	0265	8/25/10	\$343,324	\$334,000	1000	7	1908	Good	2170	N	N	8314 DAYTON AVE N
8	643050	0241	11/24/11	\$385,000	\$384,000	1000	7	1918	VGood	5610	N	N	530 N 83RD ST
8	643050	0089	10/11/10	\$448,000	\$437,000	1010	7	1902	VGood	3675	N	N	8115 FREMONT AVE N
8	336240	1346	9/15/09	\$453,000	\$432,000	1010	7	1906	VGood	4500	N	N	715 N 72ND ST
8	270810	0210	2/24/11	\$460,000	\$452,000	1010	7	1912	VGood	4500	N	N	318 N 74TH ST
8	643050	0170	8/28/09	\$441,050	\$420,000	1020	7	1909	Good	4590	N	N	536 N 82ND ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
8	181480	0246	6/29/09	\$425,000	\$403,000	1020	7	1952	Avg	5280	N	N	731 N 70TH ST
8	643050	0285	4/5/10	\$520,000	\$501,000	1030	7	1915	VGood	3774	N	N	340 N 83RD ST
8	379700	1420	5/18/11	\$450,000	\$444,000	1030	7	1925	Good	3000	N	N	719 N 78TH ST
8	181480	0275	9/24/09	\$472,000	\$450,000	1040	7	1925	Good	5280	N	N	719 N 70TH ST
8	669050	0310	9/16/10	\$452,000	\$440,000	1040	7	1940	Good	5000	N	N	315 N 79TH ST
8	379700	0675	8/19/11	\$369,000	\$366,000	1040	7	1900	Good	3000	N	N	712 N 78TH ST
8	379700	0820	1/29/10	\$353,000	\$339,000	1060	7	1949	VGood	6000	N	N	939 N 79TH ST
8	643050	0046	1/3/11	\$329,000	\$322,000	1060	7	1918	Good	3774	N	N	352 N 80TH ST
8	643100	0155	5/29/11	\$369,500	\$365,000	1070	7	1975	Avg	4590	N	N	735 N 83RD ST
8	643100	0650	12/30/11	\$379,000	\$379,000	1090	7	1926	Good	3060	N	N	930 N 84TH ST
8	669050	0055	6/19/09	\$400,000	\$379,000	1090	7	1916	Good	3030	Y	N	319 N 80TH ST
8	233130	0525	3/21/11	\$470,000	\$462,000	1100	7	1927	Avg	7440	Y	N	526 N 65TH ST
8	946820	0110	8/20/09	\$410,000	\$390,000	1100	7	1908	Good	3910	Y	N	419 N 70TH ST
8	270810	0440	3/18/10	\$365,000	\$352,000	1100	7	1909	Good	4000	N	N	546 N 74TH ST
8	379700	2450	3/22/11	\$435,000	\$428,000	1120	7	1910	Good	4500	N	N	711 N 76TH ST
8	181480	0505	6/28/10	\$380,000	\$368,000	1120	7	1928	Good	2460	Y	N	6723 LINDEN AVE N
8	233130	0555	12/14/09	\$455,500	\$436,000	1170	7	1916	Good	7440	Y	N	614 N 65TH ST
8	270810	0500	6/25/09	\$475,500	\$451,000	1200	7	1966	Avg	6000	N	N	520 N 74TH ST
8	233130	0298	2/25/09	\$438,000	\$412,000	1210	7	1958	Good	3720	Y	N	502 N 66TH ST
8	336340	0655	11/24/10	\$459,000	\$449,000	1220	7	1906	Good	6000	N	N	549 N 72ND ST
8	643100	0751	4/30/09	\$337,000	\$318,000	1230	7	2008	Avg	1197	N	N	927 A N 85TH ST
8	643100	0740	5/20/09	\$335,000	\$317,000	1230	7	2008	Avg	1200	N	N	925 A N 85TH ST
8	643100	0750	6/15/09	\$332,950	\$315,000	1230	7	2008	Avg	1199	N	N	927 B N 85TH ST
8	643100	0739	6/29/09	\$329,950	\$313,000	1230	7	2008	Avg	1198	N	N	925 B N 85TH ST
8	643050	0038	8/25/11	\$399,950	\$397,000	1230	7	1926	Good	3825	N	N	8012 DAYTON AVE N
8	336240	1896	4/15/11	\$555,000	\$547,000	1250	7	1979	Avg	4284	N	N	712 N 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
8	336240	1716	6/15/11	\$454,950	\$450,000	1250	7	1920	Good	5000	N	N	7004 LINDEN AVE N
8	270810	0740	6/2/10	\$453,000	\$438,000	1250	7	1913	VGood	4000	N	N	323 N 74TH ST
8	379700	0975	9/24/09	\$340,000	\$324,000	1280	7	1916	Good	3000	N	N	944 N 78TH ST
8	336340	0555	10/27/09	\$510,000	\$487,000	1280	7	1917	Good	3570	N	N	518 N 72ND ST
8	643000	0910	11/19/09	\$335,000	\$320,000	1280	7	1926	Good	3350	N	N	758 N 82ND ST
8	192380	0155	5/10/10	\$568,000	\$549,000	1290	7	1918	VGood	6000	N	N	535 N 78TH ST
8	643100	0125	6/10/09	\$460,000	\$436,000	1290	7	1906	VGood	4080	N	N	713 N 83RD ST
8	643100	0738	8/12/09	\$307,625	\$292,000	1290	7	2008	Avg	1153	N	N	923 B N 85TH ST
8	643100	0748	6/29/09	\$306,000	\$290,000	1290	7	2008	Avg	1153	N	N	929 A N 85TH ST
8	336340	0800	4/12/10	\$570,000	\$550,000	1300	7	1980	Avg	4000	N	N	325 N 72ND ST
8	336240	0932	5/27/11	\$315,000	\$311,000	1300	7	2011	Avg	1333	N	N	905 N 73RD ST
8	336240	0550	3/8/11	\$375,000	\$369,000	1300	7	1949	Good	5768	N	N	7302 FREMONT AVE N
8	379700	1425	8/4/11	\$516,000	\$512,000	1310	7	1928	Good	4500	N	N	717 N 78TH ST
8	379700	0680	1/28/11	\$345,000	\$338,000	1340	7	1905	VGood	3000	N	N	716 N 78TH ST
8	062504	9201	4/27/10	\$635,000	\$613,000	1340	7	1925	Good	3333	N	N	525 N 71ST ST
8	643050	0090	9/24/09	\$536,000	\$511,000	1340	7	1910	VGood	4200	N	N	8105 FREMONT AVE N
8	643100	0737	8/12/09	\$314,950	\$299,000	1340	7	2008	Avg	1157	N	N	923 A N 85TH ST
8	643100	0749	7/8/09	\$314,950	\$299,000	1340	7	2008	Avg	1151	N	N	929 B N 85TH ST
8	336240	0066	6/1/11	\$422,000	\$417,000	1350	7	1989	Avg	4590	N	N	915 N 75TH ST
8	270810	0420	7/1/10	\$380,000	\$368,000	1350	7	1928	Good	3000	N	N	7401 FREMONT AVE N
8	379700	2350	12/13/10	\$495,000	\$484,000	1360	7	1926	VGood	4300	Y	N	7517 LINDEN AVE N
8	643000	0530	6/30/10	\$380,000	\$368,000	1380	7	1911	Good	4080	N	N	719 N 82ND ST
8	181480	1590	1/11/10	\$546,250	\$524,000	1390	7	1914	VGood	3325	N	N	710 N 65TH ST
8	379700	0365	9/13/10	\$493,000	\$480,000	1390	7	1928	VGood	3016	N	N	7904 FREMONT AVE N
8	643000	0928	4/7/11	\$350,000	\$345,000	1390	7	1973	Avg	3060	N	N	744 N 82ND ST
8	643050	0188	8/26/10	\$475,000	\$462,000	1400	7	1927	Good	3952	N	N	8202 DAYTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
8	379700	1230	10/1/10	\$600,000	\$585,000	1420	7	1925	VGood	4500	Y	N	918 N 77TH ST
8	643050	0147	11/13/09	\$417,500	\$399,000	1420	7	1923	VGood	5712	N	N	319 N 82ND ST
8	181480	0095	5/13/09	\$620,000	\$586,000	1480	7	1926	VGood	6600	N	N	911 N 70TH ST
8	643050	0099	1/18/11	\$374,950	\$368,000	1510	7	1925	Good	6120	N	N	542 N 81ST ST
8	643100	0055	3/6/09	\$399,950	\$377,000	1520	7	1927	Good	4080	N	N	935 N 83RD ST
8	336290	0186	12/11/09	\$415,000	\$397,000	1560	7	1914	Good	2911	N	N	316 N 77TH ST
8	336240	0470	2/3/09	\$599,950	\$564,000	1580	7	1906	VGood	3045	N	N	747 N 74TH ST
8	233130	0515	1/9/09	\$475,000	\$446,000	1580	7	1927	Good	4960	Y	N	520 N 65TH ST
8	643100	0985	4/28/09	\$350,000	\$331,000	1630	7	2008	Avg	1339	N	N	8415 LINDEN AVE N
8	379700	1910	7/30/10	\$580,000	\$563,000	1640	7	1906	Good	6000	N	N	935 N 77TH ST
8	336390	0073	12/3/09	\$531,000	\$508,000	1660	7	1909	VGood	3000	N	N	316 N 71ST ST
8	643100	0989	3/9/09	\$338,000	\$318,000	1660	7	2008	Avg	1570	N	N	8419 LINDEN AVE N
8	643100	0988	4/30/09	\$338,000	\$319,000	1660	7	2008	Avg	1861	N	N	8421 LINDEN AVE N
8	669050	0080	4/20/11	\$376,000	\$371,000	1660	7	1983	Avg	4040	N	N	329 N 80TH ST
8	643100	0820	2/24/11	\$355,000	\$349,000	1680	7	1905	Good	4590	N	N	748 N 84TH ST
8	233130	0505	4/21/09	\$668,000	\$631,000	1720	7	1926	VGood	4960	Y	N	512 N 65TH ST
8	233130	0280	5/24/10	\$637,500	\$616,000	1720	7	1917	Good	4960	Y	N	515 N 67TH ST
8	643100	0195	9/14/11	\$467,000	\$464,000	1730	7	1926	VGood	3300	N	N	8211 LINDEN AVE N
8	233130	0130	7/16/09	\$665,000	\$631,000	1750	7	1912	Good	8308	Y	N	516 N 67TH ST
8	946820	0031	5/2/11	\$554,500	\$547,000	1760	7	1918	Good	4000	N	N	6723 PHINNEY AVE N
8	336290	0766	8/13/10	\$550,000	\$534,000	1810	7	2002	Avg	4120	N	N	534 N 75TH ST
8	336240	0540	4/9/09	\$662,000	\$625,000	1970	7	1908	VGood	5768	N	N	701 N 74TH ST
8	946820	0072	9/15/09	\$591,000	\$563,000	2000	7	1920	Good	3680	Y	N	6720 PHINNEY AVE N
8	336390	0060	4/24/09	\$472,000	\$446,000	2020	7	1900	VGood	4000	N	N	322 N 71ST ST
8	336240	1555	10/4/11	\$425,000	\$423,000	2410	7	1915	Good	2098	N	N	907 N 72ND ST
8	643050	0185	5/17/10	\$466,000	\$450,000	900	8	1931	Good	3800	N	N	8212 DAYTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
8	379700	2515	7/21/11	\$445,000	\$441,000	960	8	2011	Avg	4000	N	N	730 N 75TH ST
8	643100	0716	3/22/10	\$345,000	\$332,000	1030	8	2009	Avg	1140	N	N	8414 LINDEN AVE N
8	643100	0717	2/25/10	\$339,000	\$326,000	1030	8	2009	Avg	830	N	N	8416 LINDEN AVE N
8	643100	0718	6/21/10	\$338,000	\$327,000	1030	8	2009	Avg	830	N	N	8418 LINDEN AVE N
8	643100	0705	6/10/10	\$335,000	\$324,000	1030	8	2009	Avg	1398	N	N	8420 LINDEN AVE N
8	379700	2520	10/7/11	\$568,500	\$566,000	1090	8	1906	VGood	5000	N	N	734 N 75TH ST
8	379700	2520	8/3/10	\$559,500	\$543,000	1090	8	1906	VGood	5000	N	N	734 N 75TH ST
8	336240	0827	7/26/09	\$379,000	\$360,000	1260	8	2008	Avg	949	N	N	914 B N 73RD ST
8	270810	0290	6/22/11	\$450,000	\$445,000	1260	8	1911	VGood	4080	N	N	507 N 75TH ST
8	336240	0828	7/26/09	\$369,000	\$350,000	1260	8	2008	Avg	837	N	N	914 N 73RD ST
8	643100	0712	3/26/10	\$348,000	\$335,000	1320	8	2009	Avg	1307	N	N	905 N 85TH ST
8	643100	0713	4/20/10	\$345,000	\$333,000	1320	8	2009	Avg	967	N	N	907 N 85TH ST
8	643100	0714	3/23/10	\$344,500	\$332,000	1320	8	2009	Avg	967	N	N	909 N 85TH ST
8	643100	0715	5/1/10	\$344,000	\$332,000	1320	8	2009	Avg	1605	N	N	911 A N 85TH ST
8	336240	0829	7/26/09	\$389,000	\$369,000	1320	8	2008	Avg	1022	N	N	916 N 73RD ST
8	643000	0206	8/12/10	\$512,500	\$498,000	1340	8	1926	Good	3480	N	N	8003 LINDEN AVE N
8	336240	1757	5/6/11	\$369,000	\$364,000	1350	8	2008	Avg	948	N	N	7017 LINDEN AVE N
8	270810	0815	8/27/09	\$590,000	\$561,000	1350	8	1926	VGood	3366	Y	N	7319 DAYTON AVE N
8	379700	1510	6/23/10	\$505,000	\$489,000	1360	8	1990	Avg	5000	N	N	722 N 77TH ST
8	643100	0245	8/2/10	\$422,000	\$410,000	1380	8	1988	Avg	3060	N	N	730 N 83RD ST
8	336290	0471	3/15/11	\$495,000	\$487,000	1380	8	1930	Good	4120	N	N	529 N 77TH ST
8	233130	0395	11/30/10	\$740,000	\$723,000	1400	8	2007	Avg	6000	N	N	551 N 66TH ST
8	336240	1525	6/13/11	\$527,500	\$521,000	1400	8	1956	Avg	6000	Y	N	923 N 72ND ST
8	379700	1995	12/28/10	\$455,350	\$446,000	1440	8	1929	Good	3000	Y	N	902 N 76TH ST
8	336240	1759	6/21/11	\$344,000	\$340,000	1440	8	2008	Avg	1060	N	N	7013 LINDEN AVE N
8	062504	9082	3/26/10	\$525,000	\$506,000	1450	8	1926	Good	4040	N	N	518 N 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
8	643000	0420	3/10/10	\$593,000	\$571,000	1470	8	2009	Avg	3061	N	N	746 N 81ST ST
8	336240	0830	7/26/09	\$380,000	\$361,000	1470	8	2008	Avg	1112	N	N	916 B N 73RD ST
8	643000	0405	5/17/11	\$629,000	\$621,000	1490	8	1919	VGood	6120	N	N	756 N 81ST ST
8	336240	0095	9/15/10	\$465,000	\$453,000	1540	8	2008	Avg	1607	N	N	7400 LINDEN AVE N
8	336240	0091	9/9/10	\$460,000	\$448,000	1540	8	2008	Avg	1380	N	N	7408 LINDEN AVE N
8	336240	0092	3/15/11	\$429,950	\$423,000	1540	8	2008	Avg	1005	N	N	7406 LINDEN AVE N
8	336240	0093	3/4/11	\$429,950	\$423,000	1540	8	2008	Avg	1005	N	N	7404 LINDEN AVE N
8	336240	0094	2/1/11	\$425,000	\$417,000	1540	8	2008	Avg	1005	N	N	7402 LINDEN AVE N
8	643000	0421	4/2/10	\$499,950	\$482,000	1560	8	2009	Avg	1530	N	N	744 N 81ST ST
8	270810	0515	9/14/11	\$554,000	\$551,000	1570	8	2008	Avg	3000	N	N	514 N 74TH ST
8	270810	0515	10/12/09	\$514,950	\$491,000	1570	8	2008	Avg	3000	N	N	514 N 74TH ST
8	336240	0431	3/9/11	\$327,500	\$322,000	1590	8	2010	Avg	1102	N	N	769 B N 74TH ST
8	336390	0165	5/24/11	\$500,000	\$494,000	1630	8	1915	Good	4000	N	N	321 N 71ST ST
8	336240	0429	1/26/11	\$335,000	\$329,000	1650	8	2010	Avg	1837	N	N	769 A N 74TH ST
8	336240	0432	3/9/11	\$350,000	\$344,000	1650	8	2010	Avg	2262	N	N	769 C N 74TH ST
8	643050	0255	2/15/11	\$600,000	\$589,000	1650	8	1922	VGood	3774	N	N	520 N 83RD ST
8	336240	1080	12/28/10	\$560,000	\$548,000	1710	8	1904	VGood	3060	N	N	731 N 73RD ST
8	336390	0310	4/17/09	\$673,000	\$635,000	1810	8	1909	VGood	2700	Y	N	7009 DAYTON AVE N
8	643000	0595	11/14/11	\$495,000	\$494,000	1810	8	2011	Avg	3060	N	N	751 N 82ND ST
8	379700	0385	6/3/09	\$530,000	\$502,000	1930	8	1998	Avg	3000	N	N	714 N 79TH ST
8	270810	0790	11/14/11	\$663,000	\$661,000	1960	8	1909	VGood	3035	N	N	347 N 74TH ST
8	270810	0080	10/19/09	\$575,000	\$549,000	2020	8	1913	VGood	5610	Y	N	343 N 75TH ST
8	946820	0128	4/28/09	\$610,000	\$576,000	2040	8	1990	Avg	3060	Y	N	6711 DAYTON AVE N
8	336390	0135	6/16/11	\$750,000	\$742,000	2140	8	1928	Good	5500	Y	N	341 N 71ST ST
8	946820	0132	11/9/09	\$799,500	\$764,000	2280	8	1985	Good	4080	Y	N	6723 DAYTON AVE N
8	643100	0395	11/18/09	\$670,000	\$641,000	2320	8	2008	Avg	6120	Y	N	8315 LINDEN AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
8	336290	0295	6/2/10	\$520,000	\$503,000	1050	9	2002	Avg	4635	Y	N	315 N 77TH ST
8	181480	0540	7/26/10	\$615,000	\$597,000	1400	9	1928	Good	7066	N	N	745 N 68TH ST
8	336290	0188	8/25/10	\$580,000	\$564,000	1720	9	2010	Avg	3118	N	N	314 N 77TH ST
8	336240	1065	5/6/09	\$650,000	\$614,000	1770	9	2008	Avg	2700	N	N	745 N 73RD ST
8	643100	0862	3/11/09	\$646,000	\$609,000	1940	9	2009	Avg	3060	N	N	722 N 84TH ST
8	270810	0512	9/16/09	\$723,000	\$689,000	2160	9	2008	Avg	3000	N	N	516 N 74TH ST
8	181480	0825	3/16/11	\$600,000	\$590,000	2220	9	1929	VGood	5400	Y	N	6723 AURORA AVE N
8	181480	0195	8/5/11	\$615,000	\$610,000	2220	9	2007	Avg	3720	N	N	912 N 68TH ST
8	669050	0045	9/7/09	\$650,000	\$619,000	2330	9	2008	Avg	6060	N	N	315 N 80TH ST
8	946820	0070	6/14/11	\$939,950	\$929,000	2410	9	2007	Avg	4800	Y	N	411 N 68TH ST
8	336240	1095	9/8/10	\$649,000	\$631,000	2420	9	2003	Avg	6120	N	N	723 N 73RD ST
8	181480	1095	9/1/11	\$817,500	\$812,000	2520	9	2007	Avg	4960	N	N	749 N 67TH ST
8	181480	1095	5/28/09	\$775,000	\$734,000	2520	9	2007	Avg	4960	N	N	749 N 67TH ST
8	643000	0535	3/23/10	\$660,000	\$636,000	3120	9	2005	Avg	3060	N	N	721 N 82ND ST
8	336390	0300	11/16/10	\$868,500	\$848,000	2910	10	2003	Avg	5400	Y	N	424 N 70TH ST
8	946820	0109	1/12/09	\$995,000	\$934,000	2960	10	2008	Avg	6240	Y	N	6811 FRANCIS AVE N
11	193030	1050	4/23/09	\$410,000	\$387,000	600	6	1906	Good	4800	N	N	418 N BOWDOIN PL
11	193030	0736	7/8/10	\$303,000	\$294,000	660	6	1952	Good	2400	N	N	4115 DAYTON AVE N
11	193030	0080	3/8/10	\$377,500	\$363,000	710	6	1909	VGood	4000	N	N	4124 EVANSTON AVE N
11	193030	0095	3/31/10	\$345,000	\$333,000	730	6	1912	Good	1800	N	N	601 N 42ND ST
11	193030	0905	1/31/11	\$330,000	\$324,000	730	6	1920	Avg	4800	N	N	4037 DAYTON AVE N
11	952210	0550	8/19/09	\$263,000	\$250,000	820	6	1909	Avg	2500	N	N	326 N 45TH ST
11	197220	1495	10/30/09	\$315,250	\$301,000	990	6	1900	Avg	3360	N	N	3822 LINDEN AVE N
11	858440	0090	5/24/10	\$445,000	\$430,000	1020	6	1922	Good	3243	N	N	4127 PALATINE AVE N
11	661000	0917	11/5/10	\$279,000	\$272,000	400	7	2008	Avg	1329	Y	N	4245 PALATINE AVE N
11	661000	0912	6/2/09	\$275,000	\$260,000	400	7	2008	Avg	1940	Y	N	4255 PALATINE AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	197220	0885	4/19/10	\$400,000	\$386,000	780	7	1911	Avg	2400	N	N	611 N 39TH ST
11	990600	0035	4/8/11	\$447,000	\$440,000	790	7	1928	Avg	4400	Y	N	109 N 41ST ST
11	193030	0925	3/23/11	\$475,000	\$467,000	790	7	1993	Good	4800	N	N	4023 DAYTON AVE N
11	661000	0856	4/14/10	\$465,000	\$449,000	810	7	1916	Good	3302	Y	N	112 N 43RD ST
11	661000	0190	8/17/09	\$369,000	\$351,000	860	7	1942	Avg	4400	N	N	4311 BAKER AVE NW
11	798640	0615	8/25/10	\$410,000	\$399,000	870	7	1924	Avg	3750	Y	N	231 NW 49TH ST
11	990600	0090	9/13/10	\$422,500	\$411,000	890	7	1947	Good	4404	Y	N	115 NW 41ST ST
11	661000	0661	3/1/11	\$345,000	\$339,000	910	7	1951	Avg	4250	N	N	4301 1ST AVE NW
11	569350	0560	9/15/11	\$441,000	\$438,000	910	7	1906	Good	3500	N	N	4334 EVANSTON AVE N
11	197220	0165	7/12/10	\$398,500	\$386,000	930	7	1922	VGood	2500	N	N	109 N 39TH ST
11	661000	0890	12/10/09	\$475,000	\$455,000	940	7	1952	Good	6600	N	N	4238 1ST AVE NW
11	798640	0470	7/25/11	\$420,000	\$416,000	950	7	1985	Avg	3000	Y	N	237 NW 50TH ST
11	744500	0070	7/21/09	\$495,000	\$470,000	960	7	1926	Avg	3240	Y	N	104 N 41ST ST
11	798640	0630	6/21/11	\$405,000	\$401,000	970	7	1954	Good	4000	Y	N	225 NW 49TH ST
11	661000	0766	12/2/11	\$461,000	\$460,000	980	7	1952	Good	5500	Y	N	4410 1ST AVE NW
11	812970	1120	6/24/10	\$460,000	\$446,000	980	7	1920	Good	5279	N	N	4216 FRANCIS AVE N
11	661000	1016	1/22/10	\$539,000	\$517,000	1020	7	1923	Good	3000	Y	N	4203 GREENWOOD AVE N
11	197220	0086	11/5/10	\$368,000	\$359,000	1020	7	1929	Avg	2800	N	N	115 NW 39TH ST
11	193030	0285	4/5/11	\$415,000	\$409,000	1030	7	1926	Avg	4800	Y	N	609 N BOWDOIN PL
11	661000	0705	10/21/10	\$355,000	\$346,000	1030	7	1937	Avg	4635	N	N	4436 2ND AVE NW
11	197220	0088	11/11/09	\$345,500	\$330,000	1040	7	1929	Avg	2500	N	N	119 NW 39TH ST
11	181980	0325	5/13/09	\$413,000	\$391,000	1050	7	1900	Avg	6325	N	N	4012 3RD AVE NW
11	193030	0875	1/12/10	\$437,500	\$420,000	1090	7	1976	Avg	3600	N	N	409 N 42ND ST
11	132430	0185	9/23/09	\$525,000	\$500,000	1100	7	1978	Avg	5000	N	N	107 NW BOWDOIN PL
11	193030	0041	7/12/11	\$325,000	\$322,000	1100	7	2005	Avg	1096	N	N	4105a FREMONT AVE N
11	569400	0672	7/8/09	\$358,000	\$340,000	1110	7	1999	Avg	1200	N	N	814 B N 43RD ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	569350	1180	3/15/11	\$300,000	\$295,000	1140	7	1940	Good	2500	N	N	515 N 45TH ST
11	193030	1230	8/30/10	\$415,000	\$404,000	1160	7	1966	Avg	4000	N	N	3967 PHINNEY AVE N
11	193130	1020	4/17/09	\$405,000	\$382,000	1190	7	1924	Avg	2800	N	N	815 N 40TH ST
11	193030	1370	8/24/09	\$535,000	\$509,000	1190	7	1953	Good	4800	Y	N	4002 GREENWOOD AVE N
11	193030	0590	6/22/09	\$577,500	\$547,000	1210	7	1927	Good	4000	N	N	4123 EVANSTON AVE N
11	193030	1330	9/1/10	\$349,200	\$340,000	1220	7	1946	Avg	4800	Y	N	4033 PHINNEY AVE N
11	193030	0550	5/25/10	\$405,000	\$392,000	1240	7	1918	Avg	4800	N	N	4030 DAYTON AVE N
11	751750	0375	9/16/11	\$510,000	\$507,000	1260	7	1907	Good	3200	N	N	4515 2ND AVE NW
11	952110	0857	7/25/11	\$380,000	\$377,000	1290	7	2000	Avg	1215	N	N	710 A N 45TH ST
11	812970	0370	8/22/11	\$365,000	\$362,000	1290	7	2003	Avg	1000	N	N	456 N 44TH ST
11	193030	0605	6/1/11	\$475,000	\$469,000	1300	7	1900	Good	4000	N	N	4111 EVANSTON AVE N
11	569400	0674	6/6/11	\$359,000	\$355,000	1320	7	1999	Avg	1301	N	N	814 C N 43RD ST
11	132430	0399	10/28/11	\$441,500	\$440,000	1340	7	1947	Good	5000	N	N	3956 2ND AVE NW
11	193030	1240	7/18/11	\$470,000	\$466,000	1380	7	1930	Avg	3800	N	N	3959 PHINNEY AVE N
11	132430	0175	4/8/10	\$435,000	\$419,000	1420	7	1910	Good	5000	N	N	111 NW BOWDOIN PL
11	751750	0119	5/26/09	\$422,000	\$399,000	1430	7	1918	Avg	5277	Y	N	103 N MARKET ST
11	193030	0535	4/19/11	\$506,000	\$499,000	1440	7	1912	VGood	6400	N	N	4016 DAYTON AVE N
11	744500	0115	4/18/11	\$475,950	\$469,000	1450	7	1940	Avg	4774	Y	N	4111 1ST AVE NW
11	744500	0115	12/9/10	\$474,800	\$464,000	1450	7	1940	Avg	4774	Y	N	4111 1ST AVE NW
11	181980	0205	7/11/11	\$497,600	\$493,000	1500	7	1924	Good	4404	N	N	4126 2ND AVE NW
11	661000	0015	2/11/09	\$500,000	\$470,000	1530	7	1919	Avg	4400	N	N	4208 3RD AVE NW
11	812970	0085	6/8/10	\$330,000	\$319,000	1580	7	1921	Avg	2432	N	N	4406 GREENWOOD AVE N
11	812970	1085	3/12/10	\$571,285	\$550,000	1630	7	1902	Avg	4538	N	N	4236 FRANCIS AVE N
11	661000	0075	8/4/10	\$480,000	\$466,000	1690	7	1925	Good	4400	N	N	4219 BAKER AVE NW
11	181980	0200	9/23/10	\$488,500	\$476,000	1770	7	1908	Good	4005	N	N	4132 2ND AVE NW
11	132430	0280	10/14/11	\$509,000	\$507,000	1810	7	1919	Good	3334	N	N	204 NW BOWDOIN PL

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	661000	0335	11/18/10	\$575,500	\$562,000	1870	7	1910	Good	5500	N	N	4432 BAKER AVE NW
11	193030	1440	11/11/09	\$682,000	\$652,000	1890	7	1902	VGood	4000	Y	N	4115 PHINNEY AVE N
11	569350	0090	12/19/11	\$625,000	\$625,000	1890	7	1902	VGood	5500	N	N	4227 DAYTON AVE N
11	751750	0280	11/1/10	\$440,000	\$429,000	1940	7	1913	Good	6000	N	N	220 NW 46TH ST
11	193030	0510	8/25/10	\$633,000	\$615,000	1990	7	1942	VGood	4800	N	N	510 N 40TH ST
11	661000	0285	8/25/09	\$642,000	\$611,000	2080	7	1910	Good	4400	Y	N	4415 BAKER AVE NW
11	193030	1300	7/1/09	\$621,000	\$589,000	2374	7	1906	Good	4000	N	N	3922 GREENWOOD AVE N
11	952110	0299	11/5/09	\$275,000	\$263,000	810	8	2006	Avg	1045	N	N	4518 DAYTON AVE N
11	661000	0120	4/22/11	\$447,000	\$441,000	870	8	1951	Avg	5500	N	N	4314 3RD AVE NW
11	661000	0115	4/8/11	\$439,000	\$432,000	870	8	1951	Good	5500	N	N	4310 3RD AVE NW
11	132430	0520	11/2/10	\$675,000	\$659,000	880	8	1978	Avg	5500	Y	N	117 N 40TH ST
11	193130	0995	2/18/10	\$349,950	\$336,000	910	8	2009	Avg	2344	N	N	4030 LINDEN AVE N
11	661000	0715	3/26/09	\$569,500	\$537,000	950	8	1950	Good	5720	Y	N	4445 1ST AVE NW
11	569500	0162	10/21/10	\$345,000	\$336,000	1020	8	2008	Avg	1008	N	N	802 N 42ND ST
11	197220	0398	12/13/10	\$342,000	\$335,000	1070	8	2008	Avg	1430	N	N	3615 A PHINNEY AVE N
11	132430	0010	12/16/10	\$360,000	\$352,000	1080	8	1999	Avg	1472	N	N	212 C N 39TH ST
11	812970	0727	6/11/10	\$476,500	\$461,000	1080	8	2008	Avg	1657	N	N	4316 B GREENWOOD AVE N
11	812970	0743	6/3/10	\$470,000	\$455,000	1080	8	2008	Avg	1647	N	N	4322 B GREENWOOD AVE N
11	812970	0728	9/14/10	\$457,000	\$445,000	1080	8	2008	Avg	1729	N	N	4316 A GREENWOOD AVE N
11	812970	0744	2/1/11	\$435,000	\$427,000	1080	8	2008	Avg	1739	N	N	4322 A GREENWOOD AVE N
11	569500	0164	11/23/10	\$330,000	\$322,000	1080	8	2008	Avg	865	N	N	4206 LINDEN AVE N
11	197220	0221	5/12/10	\$379,000	\$366,000	1100	8	2004	Avg	1220	N	N	3627 A PALATINE AVE N
11	569500	0141	6/12/09	\$397,206	\$376,000	1110	8	2008	Avg	1106	N	N	4222 B FREMONT AVE N
11	569500	0140	6/17/11	\$385,000	\$381,000	1110	8	2008	Avg	1089	N	N	4220 A FREMONT AVE N
11	569500	0139	4/20/10	\$384,900	\$371,000	1110	8	2008	Avg	1101	N	N	4220 B FREMONT AVE N
11	132430	0016	9/21/09	\$399,500	\$381,000	1110	8	1999	Avg	1156	N	N	206 D N 39TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	197220	0399	5/27/10	\$419,950	\$406,000	1110	8	2008	Avg	1068	N	N	3613 B PHINNEY AVE N
11	197220	0320	9/15/10	\$430,000	\$419,000	1120	8	2008	Avg	1236	N	N	3633 A GREENWOOD AVE N
11	197220	0320	1/5/09	\$395,000	\$371,000	1120	8	2008	Avg	1236	N	N	3633 A GREENWOOD AVE N
11	197220	0401	6/8/10	\$345,000	\$334,000	1130	8	2008	Avg	500	N	N	3613 A PHINNEY AVE N
11	569500	0165	3/17/11	\$317,500	\$312,000	1140	8	2008	Avg	1870	N	N	4208 LINDEN AVE N
11	569350	0360	10/12/09	\$395,000	\$377,000	1140	8	2007	Avg	1312	N	N	4216 B EVANSTON AVE N
11	569350	0359	10/7/09	\$390,000	\$372,000	1140	8	2007	Avg	1314	N	N	4218 A EVANSTON AVE N
11	798640	0690	9/24/09	\$440,000	\$419,000	1150	8	1955	Good	6000	Y	N	211 NW 49TH ST
11	197220	0228	1/9/09	\$399,950	\$375,000	1160	8	2008	Avg	1031	N	N	3637 A PALATINE AVE N
11	197220	0227	2/11/09	\$395,000	\$372,000	1160	8	2008	Avg	1031	N	N	3637 B PALATINE AVE N
11	569400	0977	6/2/09	\$399,000	\$378,000	1188	8	2005	Avg	1219	N	N	4265 B LINDEN AVE N
11	661000	0655	10/26/09	\$467,500	\$446,000	1200	8	1958	Good	3850	N	N	133 NW 43RD ST
11	193130	0996	3/9/10	\$345,000	\$332,000	1230	8	2009	Avg	1156	N	N	4028 A LINDEN AVE N
11	193130	0997	2/24/10	\$349,950	\$337,000	1230	8	2009	Avg	1221	N	N	4028 B LINDEN AVE N
11	197220	0324	9/10/10	\$430,000	\$418,000	1260	8	2007	Avg	1312	N	N	3645 GREENWOOD AVE N
11	197220	0396	5/26/10	\$439,950	\$425,000	1260	8	2008	Avg	1311	N	N	3615 C PHINNEY AVE N
11	197220	0220	5/24/10	\$431,000	\$417,000	1280	8	2004	Avg	1158	N	N	3627 B PALATINE AVE N
11	197220	0219	9/10/09	\$429,000	\$409,000	1280	8	2004	Avg	1316	N	N	3625 A PALATINE AVE N
11	798640	0440	1/26/11	\$420,000	\$412,000	1290	8	1955	Avg	6000	Y	N	234 NW 49TH ST
11	569400	0700	2/2/11	\$440,000	\$432,000	1300	8	2008	Avg	1315	N	N	4324 LINDEN AVE N
11	569400	0701	3/2/11	\$440,000	\$432,000	1300	8	2008	Avg	1092	N	N	4322 LINDEN AVE N
11	569400	0703	7/28/11	\$429,950	\$426,000	1300	8	2008	Avg	1102	N	N	4310 LINDEN AVE N
11	569400	0702	7/28/11	\$426,000	\$422,000	1300	8	2008	Avg	1092	N	N	4312 LINDEN AVE N
11	197220	0321	1/19/09	\$440,000	\$413,000	1300	8	2008	Avg	1142	N	N	3633 B GREENWOOD AVE N
11	197220	0326	5/5/09	\$422,000	\$399,000	1300	8	2008	Avg	1314	N	N	3635 A GREENWOOD AVE N
11	197220	0830	2/18/09	\$436,000	\$410,000	1310	8	2009	Avg	1144	N	N	3633 B EVANSTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	197220	0829	3/20/09	\$435,000	\$410,000	1310	8	2009	Avg	1223	N	N	3635 B EVANSTON AVE N
11	197220	0832	2/18/09	\$425,000	\$400,000	1310	8	2009	Avg	1397	N	N	3633 A EVANSTON AVE N
11	569400	0706	11/12/10	\$425,000	\$415,000	1320	8	2008	Avg	1125	N	N	4316 LINDEN AVE N
11	569400	0715	8/17/11	\$415,500	\$412,000	1320	8	2008	Avg	1284	N	N	4314 LINDEN AVE N
11	569400	0704	2/11/11	\$415,000	\$407,000	1320	8	2008	Avg	1266	N	N	4320 LINDEN AVE N
11	569400	0705	2/11/11	\$415,000	\$407,000	1320	8	2008	Avg	1229	N	N	4318 LINDEN AVE N
11	197220	0397	6/9/10	\$438,000	\$424,000	1330	8	2008	Avg	1196	N	N	3615 B PHINNEY AVE N
11	197220	0752	9/16/09	\$427,000	\$407,000	1330	8	2004	Avg	1271	N	N	3646 B DAYTON AVE N
11	197220	0831	2/18/09	\$444,000	\$418,000	1330	8	2009	Avg	1224	N	N	3635 A EVANSTON AVE N
11	197220	0406	4/12/11	\$409,450	\$403,000	1370	8	2002	Avg	1183	N	N	3619 A PHINNEY AVE N
11	197220	0673	4/3/09	\$480,000	\$453,000	1380	8	2008	Avg	1703	N	N	3629 A DAYTON AVE N
11	569400	1067	6/25/09	\$490,000	\$465,000	1380	8	1999	Avg	1200	N	N	715 N 43RD ST
11	197220	0672	3/9/09	\$465,000	\$438,000	1380	8	2008	Avg	917	N	N	3629 B DAYTON AVE N
11	197220	0671	2/12/09	\$450,000	\$423,000	1380	8	2008	Avg	917	N	N	3629 C DAYTON AVE N
11	197220	0331	7/22/11	\$449,950	\$446,000	1380	8	2008	Avg	888	N	N	213 B N 39TH ST
11	193130	1208	3/29/11	\$380,000	\$374,000	1390	8	2008	Avg	775	N	N	721 N 42ND ST
11	197220	0693	7/23/10	\$430,000	\$417,000	1400	8	2000	Avg	1242	N	N	3651 B DAYTON AVE N
11	197220	0695	6/18/10	\$432,000	\$418,000	1400	8	2000	Avg	1242	N	N	3657 A DAYTON AVE N
11	193130	1206	8/13/09	\$449,000	\$427,000	1410	8	2008	Avg	775	N	N	717 N 42ND ST
11	569400	0765	1/19/11	\$420,000	\$412,000	1430	8	2002	Avg	1321	N	N	4311 B LINDEN AVE N
11	569400	0766	11/30/11	\$418,600	\$418,000	1430	8	2002	Avg	1321	N	N	4311 A LINDEN AVE N
11	569400	0975	7/3/11	\$430,000	\$426,000	1444	8	2005	Avg	1562	N	N	4265 A LINDEN AVE N
11	193130	1238	12/6/10	\$435,000	\$425,000	1470	8	2000	Avg	780	N	N	718 N 41ST ST
11	132430	0505	12/29/09	\$580,000	\$556,000	1470	8	1965	Avg	10700	Y	N	105 N 40TH ST
11	193130	1209	7/8/09	\$519,500	\$493,000	1480	8	2008	Avg	1533	N	N	723 N 42ND ST
11	569350	1151	7/25/11	\$442,500	\$439,000	1500	8	2004	Avg	1402	N	N	4424 B DAYTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	197220	0853	2/11/10	\$440,000	\$423,000	1500	8	2004	Avg	1274	N	N	3811 B EVANSTON AVE N
11	197220	0852	5/27/10	\$430,000	\$416,000	1500	8	2004	Avg	1224	N	N	3811 A EVANSTON AVE N
11	193130	1207	8/13/09	\$424,000	\$403,000	1500	8	2008	Avg	775	N	N	719 N 42ND ST
11	812970	0280	8/9/10	\$510,790	\$496,000	1510	8	1997	Avg	2143	Y	N	4430 PHINNEY AVE N
11	812970	0186	4/13/10	\$425,000	\$410,000	1510	8	2005	Avg	1380	N	N	4421 B FRANCIS AVE N
11	798640	1350	4/13/09	\$609,000	\$575,000	1540	8	1959	Avg	6760	Y	N	233 NW 48TH ST
11	197220	0226	3/1/10	\$559,000	\$538,000	1550	8	2008	Avg	1688	N	N	3637 PALATINE AVE N
11	197220	0726	5/18/10	\$500,000	\$483,000	1604	8	2006	Avg	1152	N	N	3670 A DAYTON AVE N
11	798640	0430	10/16/09	\$585,000	\$558,000	1610	8	1961	Avg	4500	Y	N	226 NW 49TH ST
11	798640	1315	5/18/09	\$570,000	\$539,000	1650	8	1952	Good	9374	Y	N	209 NW 48TH ST
11	197220	0875	4/1/09	\$510,000	\$481,000	1690	8	2006	Avg	1170	Y	N	511 N 39TH ST
11	197220	0879	3/19/10	\$515,000	\$496,000	1690	8	2006	Avg	1280	N	N	3839 EVANSTON AVE N
11	197220	0876	4/17/11	\$450,000	\$443,000	1690	8	2006	Avg	1123	N	N	513 N 39TH ST
11	661000	0700	3/1/10	\$540,000	\$520,000	1690	8	1947	Good	6600	N	N	4432 2ND AVE NW
11	197220	0727	1/6/11	\$440,000	\$431,000	1766	8	2006	Avg	1300	N	N	3672 B DAYTON AVE N
11	812970	0565	4/9/10	\$519,500	\$501,000	1840	8	2001	Avg	1500	N	N	4318 B PHINNEY AVE N
11	812970	0564	8/2/11	\$487,000	\$483,000	1840	8	2001	Avg	1500	N	N	4318 C PHINNEY AVE N
11	812970	0745	4/19/10	\$580,000	\$560,000	1890	8	2008	Avg	1934	N	N	4324 B GREENWOOD AVE N
11	812970	0729	2/17/11	\$525,000	\$516,000	1890	8	2008	Avg	1839	N	N	4318 B GREENWOOD AVE N
11	812970	0730	2/22/11	\$545,000	\$535,000	1890	8	2008	Avg	1918	N	N	4318 A GREENWOOD AVE N
11	193030	1325	7/15/09	\$885,000	\$840,000	1960	8	1904	VGood	4000	Y	N	4037 PHINNEY AVE N
11	193030	0655	4/8/09	\$655,000	\$618,000	1970	8	1999	Avg	6400	N	N	4114 DAYTON AVE N
11	661000	0545	8/3/11	\$618,500	\$613,000	2070	8	1909	Avg	6600	Y	N	4202 2ND AVE NW
11	661000	0555	6/10/11	\$751,000	\$742,000	2080	8	1984	Avg	6600	Y	N	4212 2ND AVE NW
11	569500	0163	7/26/10	\$387,500	\$376,000	2160	8	2008	Avg	1257	N	N	4202 LINDEN AVE N
11	798640	1276	6/21/11	\$435,000	\$430,000	2580	8	1994	Avg	2545	Y	N	104 NW 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	751750	0361	10/6/11	\$567,000	\$564,000	3530	8	1977	Avg	5884	N	N	4506 3RD AVE NW
11	197220	1595	6/10/10	\$499,000	\$483,000	1160	9	2010	Avg	1718	N	N	812 N 36TH ST
11	197220	1596	6/17/10	\$495,000	\$479,000	1160	9	2010	Avg	1152	N	N	810 N 36TH ST
11	197220	1593	6/17/10	\$549,000	\$532,000	1240	9	2010	Avg	1425	N	N	808 N 36TH ST
11	197220	1594	6/10/10	\$535,000	\$518,000	1240	9	2010	Avg	1595	N	N	814 N 36TH ST
11	661000	0987	1/21/09	\$480,000	\$451,000	1440	9	2008	Avg	1157	N	N	4415 GREENWOOD AVE N
11	661000	0988	6/2/10	\$463,950	\$449,000	1440	9	2008	Avg	1461	N	N	4417 GREENWOOD AVE N
11	812970	0021	4/19/10	\$530,000	\$511,000	1480	9	1999	Avg	1244	N	N	4423 PHINNEY AVE N
11	661000	0591	2/12/09	\$860,000	\$809,000	1570	9	2005	Avg	5500	Y	N	4229 1ST AVE NW
11	812970	0030	10/6/10	\$527,500	\$514,000	1590	9	1999	Avg	1601	N	N	4423 A PHINNEY AVE N
11	197220	0747	2/17/10	\$599,950	\$577,000	1660	9	2001	Avg	2499	N	N	3652 DAYTON AVE N
11	812970	0015	9/23/10	\$596,000	\$580,000	1780	9	1999	Avg	1810	Y	N	4423 PHINNEY AVE N
11	953010	1030	10/6/11	\$631,000	\$628,000	1780	9	2005	Avg	5979	Y	N	5002 3RD AVE NW
11	132430	0430	7/24/10	\$800,000	\$776,000	2250	9	2002	Avg	5000	Y	N	121 NW 40TH ST
11	751750	0281	9/17/09	\$669,000	\$637,000	2450	9	1998	Avg	5160	N	N	226 NW 46TH ST
11	751750	0409	6/1/09	\$773,000	\$732,000	3290	9	2008	Avg	4368	N	N	226 NW 45TH ST
11	751750	0410	6/25/09	\$760,000	\$721,000	3290	9	2008	Avg	4368	N	N	222 NW 45TH ST
11	661000	0450	6/13/11	\$815,000	\$806,000	2350	10	2011	Avg	5500	N	N	4311 2ND AVE NW

Improved Sales Removed in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	045500	0255	12/22/10	\$305,000	DOR RATIO
3	045500	0769	4/2/09	\$805,000	ACTIVE PERMIT BEFORE SALE>25,000
3	045500	0775	7/6/09	\$226,000	PREVIOUS IMP VALUE<=25,000
3	085000	0110	10/14/09	\$470,500	OBSOLESCENCE>0
3	085000	0485	1/4/10	\$238,182	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	085000	0495	8/26/09	\$650,000	OBSOLESCENCE>0
3	445480	0045	9/10/09	\$250,000	PREVIOUS IMP VALUE<=25,000
3	928780	0455	9/12/11	\$965,000	DATA DOES NOT MATCH SALE
3	928780	1920	7/12/11	\$840,000	DATA DOES NOT MATCH SALE
3	952110	0020	10/18/11	\$368,000	PREVIOUS IMP VALUE<=25,000
3	952110	0145	2/24/10	\$500,000	OBSOLESCENCE>0
3	952110	0155	3/29/10	\$659,000	OBSOLESCENCE>0
3	952110	0435	11/1/11	\$695,000	OBSOLESCENCE>0
3	952110	0460	3/24/11	\$215,000	NO MARKET EXPOSURE
3	952110	0730	10/2/09	\$500,500	UNFINISHED AREA>0
3	952110	0815	10/19/11	\$380,000	UNFINISHED AREA>0
3	952110	0830	9/6/11	\$185,000	QUIT CLAIM DEED
3	952110	0955	4/27/11	\$480,000	TEARDOWN SALE
3	952110	1055	9/19/11	\$574,500	OBSOLESCENCE>0
3	952110	1095	6/24/09	\$630,000	OBSOLESCENCE>0
3	952110	1241	5/26/11	\$366,000	OBSOLESCENCE>0
3	952110	1423	1/20/11	\$290,000	FORCED SALE
3	952110	1595	9/22/09	\$401,000	ACTIVE PERMIT BEFORE SALE>25,000
3	952210	0125	3/14/11	\$595,000	DATA DOES NOT MATCH SALE
3	952210	0245	11/17/09	\$300,000	NON-REPRESENTATIVE SALE
3	952210	0295	7/7/11	\$375,000	PREVIOUS IMP VALUE<=25,000
3	952310	0535	6/30/11	\$78,728	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	952310	0535	8/11/11	\$350,000	OBSOLESCENCE>0
3	952310	0855	6/19/09	\$555,000	OBSOLESCENCE>0
3	952310	0870	3/30/10	\$587,500	OBSOLESCENCE>0
3	952310	1176	5/16/11	\$680,000	DATA DOES NOT MATCH SALE
3	952310	4176	12/28/10	\$430,000	DATA DOES NOT MATCH SALE
3	952310	4177	1/6/11	\$140,000	PREVIOUS IMP VALUE<=25,000
3	952310	4460	1/5/11	\$260,000	TEARDOWN SALE
3	953010	0205	1/13/11	\$285,000	GOVERNMENT AGENCY
3	953010	0375	6/22/09	\$921,000	DATA DOES NOT MATCH SALE
3	953010	0435	5/2/11	\$300,000	TEARDOWN SALE
3	953010	1270	2/9/11	\$350,000	PREVIOUS IMP VALUE<=25,000
3	953010	1365	5/3/10	\$553,000	UNFINISHED AREA>0
8	062504	9158	3/16/09	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	062504	9193	2/24/11	\$584,000	DATA DOES NOT MATCH SALE
8	181480	0185	10/7/10	\$425,000	MORE THAN 1 IMP
8	181480	0965	10/15/09	\$311,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	233130	0370	8/12/10	\$359,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	233130	0395	8/17/10	\$850,000	RELOCATION - SALE TO SERVICE
8	270810	0060	3/9/11	\$865,000	MORE THAN 1 IMP
8	270810	0525	5/12/11	\$288,000	TEARDOWN SALE
8	336240	0210	3/4/09	\$595,000	DATA DOES NOT MATCH SALE
8	336240	0559	3/15/11	\$175,000	PREVIOUS IMP VALUE<=25,000
8	336240	0559	10/12/11	\$395,000	PREVIOUS IMP VALUE<=25,000
8	336240	1290	10/14/11	\$541,200	MORE THAN 1 IMP
8	336240	1595	7/14/10	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	336240	1645	8/10/11	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	336240	1716	6/13/11	\$454,950	RELOCATION - SALE TO SERVICE
8	336290	0186	10/8/09	\$447,500	SEGREGATION AND/OR MERGER SINCE SALE
8	336290	0200	7/8/11	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	336290	0280	6/30/11	\$590,000	ACTIVE PERMIT BEFORE SALE>25,000
8	336290	0675	12/21/11	\$246,100	EXEMPT FROM EXCISE TAX
8	336290	0721	5/20/11	\$225,000	TEARDOWN SALE
8	336290	0730	3/3/09	\$343,245	EXEMPT FROM EXCISE TAX
8	336290	0730	8/27/09	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	336290	0885	4/29/10	\$331,500	DATA DOES NOT MATCH SALE
8	336290	0890	4/21/11	\$124,398	RELATED PARTY, FRIEND, OR NEIGHBOR
8	336340	0045	10/8/09	\$499,000	DATA DOES NOT MATCH SALE
8	336340	0150	3/26/09	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	336390	0300	9/15/10	\$868,500	RELOCATION - SALE TO SERVICE
8	379700	0204	12/12/11	\$398,635	GOVERNMENT AGENCY
8	379700	0215	3/24/10	\$371,000	GOVERNMENT AGENCY
8	379700	0295	5/16/11	\$225,000	DATA DOES NOT MATCH SALE
8	379700	0310	6/29/11	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	379700	1150	10/21/10	\$535,000	DATA DOES NOT MATCH SALE
8	379700	1395	7/20/11	\$262,500	DATA DOES NOT MATCH SALE
8	379700	1855	5/28/09	\$340,000	OBSOLESCENCE>0
8	379700	1990	12/3/10	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	379700	2465	5/13/10	\$10,000	DOR RATIO
8	379700	2515	9/14/11	\$5,000	DOR RATIO
8	643000	0105	1/11/11	\$175,000	TEARDOWN SALE
8	643000	0365	1/21/11	\$595,000	DATA DOES NOT MATCH SALE
8	643000	0405	5/17/11	\$629,000	RELOCATION - SALE TO SERVICE
8	643000	0420	4/7/09	\$212,000	TEARDOWN SALE
8	643000	0515	12/1/10	\$205,500	QUIT CLAIM DEED
8	643000	0580	11/29/10	\$370,000	RELOCATION - SALE TO SERVICE
8	643050	0127	5/12/09	\$435,000	DATA DOES NOT MATCH SALE
8	643050	0232	9/3/10	\$391,000	UNFINISHED AREA>0
8	643050	0328	2/26/09	\$307,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	643100	0185	5/5/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	643100	0365	5/26/09	\$595,000	DATA DOES NOT MATCH SALE
8	643100	0365	10/6/11	\$569,950	DATA DOES NOT MATCH SALE
8	643100	0535	9/30/11	\$525,000	ACTIVE PERMIT BEFORE SALE>25,000
8	643100	0696	9/26/11	\$261,000	SHORT SALE
8	643100	0725	12/21/11	\$315,000	PREVIOUS IMP VALUE<=25,000
8	643100	0730	1/29/09	\$425,000	PREVIOUS IMP VALUE<=25,000
8	669050	0255	3/25/10	\$217,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	946820	0125	7/13/10	\$311,000	NON-REPRESENTATIVE SALE
8	946820	0170	10/6/09	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	085000	0223	1/26/11	\$147,838	RELATED PARTY, FRIEND, OR NEIGHBOR
11	132430	0025	4/20/11	\$360,500	MORE THAN 1 IMP
11	132430	0650	6/16/11	\$57,287	RELATED PARTY, FRIEND, OR NEIGHBOR
11	132430	0700	3/11/11	\$292,500	DATA DOES NOT MATCH SALE
11	181980	0025	11/5/10	\$490,000	OBSOLESCENCE>0
11	181980	0315	8/10/09	\$349,000	PREVIOUS IMP VALUE<=25,000
11	193030	0135	5/17/10	\$324,800	PREVIOUS IMP VALUE<=25,000
11	193030	0175	10/21/11	\$629,000	DATA DOES NOT MATCH SALE
11	193030	0615	9/24/09	\$275,000	QUIT CLAIM DEED
11	193030	0765	2/27/10	\$137,000	QUIT CLAIM DEED
11	193130	0975	5/31/11	\$350,000	PREVIOUS IMP VALUE<=25,000
11	193130	0995	2/18/09	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	193130	1208	8/26/10	\$404,175	RELOCATION - SALE TO SERVICE
11	193130	1236	11/1/11	\$363,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
11	197220	0140	1/28/09	\$499,900	PREVIOUS IMP VALUE<=25,000
11	197220	0140	12/13/11	\$495,000	PREVIOUS IMP VALUE<=25,000
11	197220	0165	3/12/09	\$112,871	RELATED PARTY, FRIEND, OR NEIGHBOR
11	197220	0190	6/29/09	\$500,000	OBSOLESCENCE>0
11	197220	0727	10/14/09	\$380,000	EXEMPT FROM EXCISE TAX
11	197220	0845	9/28/10	\$342,000	TEARDOWN SALE
11	569350	0780	5/12/10	\$549,950	PREVIOUS IMP VALUE<=25,000
11	569350	1125	1/14/10	\$390,000	PREVIOUS IMP VALUE<=25,000
11	569350	1160	10/10/11	\$390,000	PREVIOUS IMP VALUE<=25,000
11	569350	1442	3/27/09	\$325,000	QUIT CLAIM DEED
11	661000	0490	2/11/11	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	661000	0850	12/12/11	\$10,000	DOR RATIO
11	661000	0910	3/1/11	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	661000	1005	4/1/10	\$525,000	OBSOLESCENCE>0
11	751750	0250	5/9/11	\$250,000	PREVIOUS IMP VALUE<=25,000
11	751750	0255	5/20/10	\$529,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
11	751750	0556	1/27/11	\$213,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	798640	1275	9/8/11	\$300,000	DIAGNOSTIC OUTLIER
11	812970	0055	5/20/10	\$300,000	MORE THAN 1 IMP
11	812970	0065	5/20/10	\$300,000	TEARDOWN SALE

Improved Sales Removed in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	812970	0070	6/21/10	\$360,000	PREVIOUS IMP VALUE<=25,000
11	812970	0080	6/21/10	\$275,000	PREVIOUS IMP VALUE<=25,000
11	812970	0081	8/16/10	\$252,500	TEARDOWN SALE
11	812970	0085	10/11/11	\$518,000	ACTIVE PERMIT BEFORE SALE>25,000
11	812970	0110	9/23/11	\$542,500	OBSOLESCENCE>0
11	812970	0360	2/26/09	\$474,000	PREVIOUS IMP VALUE<=25,000
11	812970	0490	7/29/09	\$675,000	OBSOLESCENCE>0
11	812970	0660	11/2/10	\$390,000	PREVIOUS IMP VALUE<=25,000
11	812970	0700	6/9/10	\$399,500	PREVIOUS IMP VALUE<=25,000
11	812970	0815	7/27/11	\$425,000	OBSOLESCENCE>0
11	812970	1060	6/23/09	\$587,560	OBSOLESCENCE>0
11	952110	1105	5/4/09	\$286,000	PREVIOUS IMP VALUE<=25,000
11	952110	1147	7/6/09	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	952210	0486	9/26/11	\$480,000	OBSOLESCENCE>0
11	952210	0515	7/13/11	\$299,000	OBSOLESCENCE>0
11	952210	0545	2/10/11	\$475,000	MORE THAN 1 IMP
11	952210	0575	9/10/10	\$529,000	OBSOLESCENCE>0

Vacant Sales Used in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	953010	0725	5/5/10	\$225,000	5029	N	N
3	953010	0880	2/10/10	\$275,000	3493	Y	N
11	197220	1595	9/25/09	\$440,000	5890	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	952310	4177	1/6/11	\$140,000	NON-REPRESENTATIVE SALE