

**Residential Revalue**

**2012 Assessment Roll**

# **Green Lake**

## **Area 43**

**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:

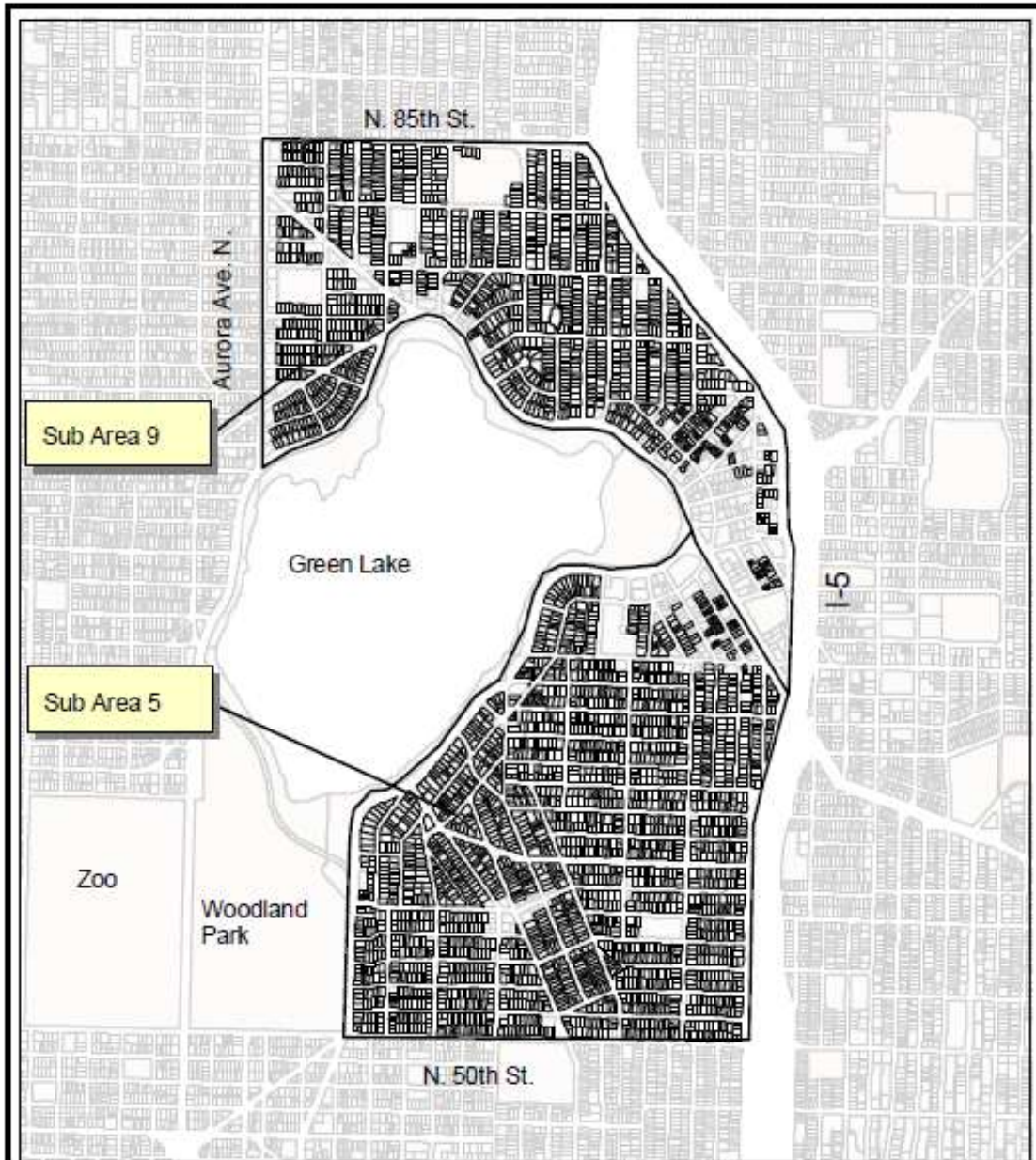
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 43 Map



## Area 43 Sub Area Map

The information included on this map has been compiled by King County with the best available information and is subject to change without notice. King County makes no representation or warranty, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any damages, including, but not limited to, direct, indirect, or consequential damages resulting from the use or misuse of the information contained on this map. Any use of this map or information on this map is prohibited except by written permission of King County.



Department of Assessments

# Green Lake

## Housing



Grade 5/Year Built 1900/Total Living Area 820



Grade 6/Year Built 1908/Total Living Area 1000



Grade 7/Year Built 1925/Total Living Area 1180



Grade 8/Year Built 1929/Total Living Area 1240



Grade 9/Year Built 1905/Total Living Area 2360



Grade 10/Year Built 2000/Total Living Area 3570

## ***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:** Green Lake / 43

**Number of Improved Sales:** 358

**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                                        | \$225,100 | \$233,300 | \$458,400 |             |       |        |
| 2012 Value                                        | \$225,100 | \$233,300 | \$458,400 | \$495,100   | 92.6% | 10.34% |
| 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     |
| <b>2011 Value</b>                     | \$249,300 | \$210,300 | \$459,600 |
| <b>2012 Value</b>                     | \$249,300 | \$210,300 | \$459,600 |
| <b>Percent Change</b>                 | +0.0%     | +0.0%     | +0.0%     |

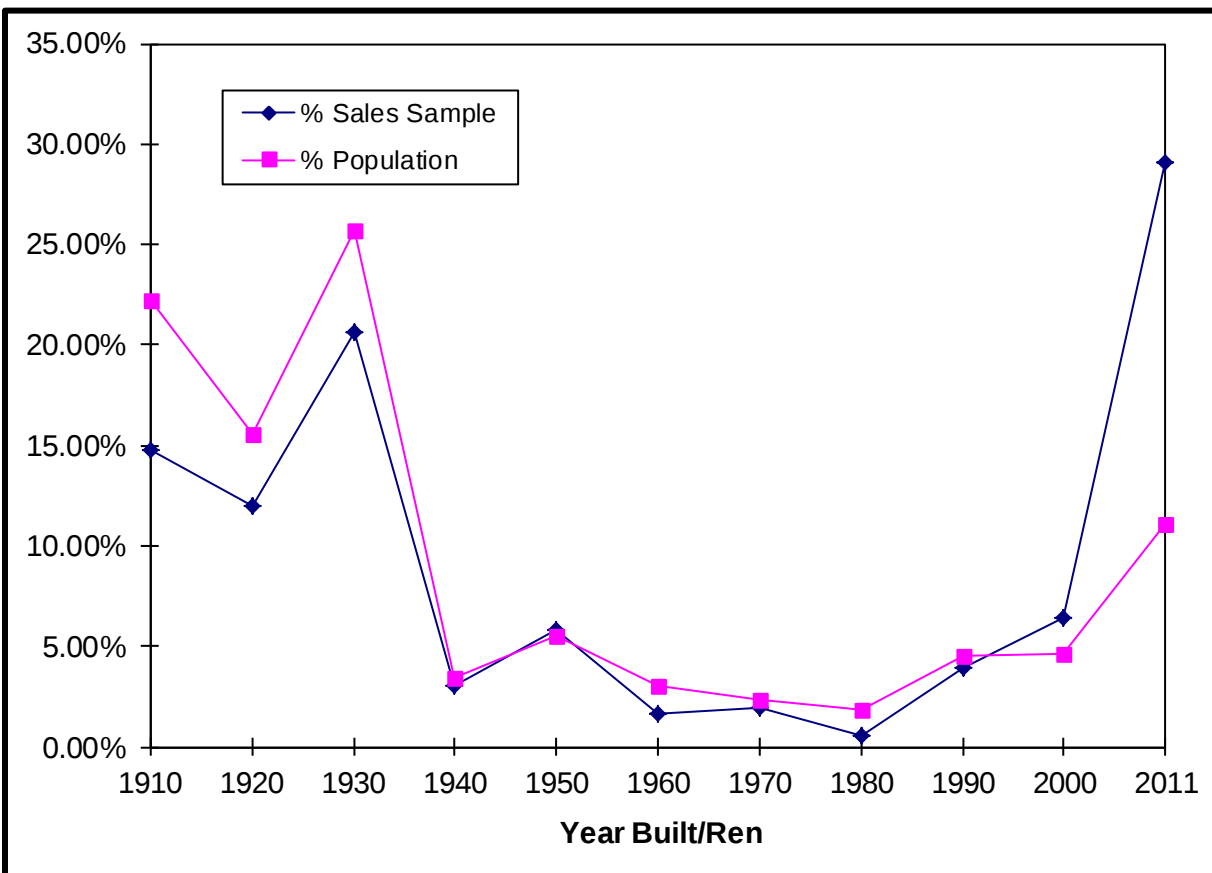
Number of one to three unit residences in the population: 4005

**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***

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910           | 53        | 14.80%         |
| 1920           | 43        | 12.01%         |
| 1930           | 74        | 20.67%         |
| 1940           | 11        | 3.07%          |
| 1950           | 21        | 5.87%          |
| 1960           | 6         | 1.68%          |
| 1970           | 7         | 1.96%          |
| 1980           | 2         | 0.56%          |
| 1990           | 14        | 3.91%          |
| 2000           | 23        | 6.42%          |
| 2011           | 104       | 29.05%         |
|                | 358       |                |

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910           | 890       | 22.22%       |
| 1920           | 623       | 15.56%       |
| 1930           | 1028      | 25.67%       |
| 1940           | 139       | 3.47%        |
| 1950           | 223       | 5.57%        |
| 1960           | 124       | 3.10%        |
| 1970           | 93        | 2.32%        |
| 1980           | 73        | 1.82%        |
| 1990           | 183       | 4.57%        |
| 2000           | 185       | 4.62%        |
| 2011           | 444       | 11.09%       |
|                | 4005      |              |

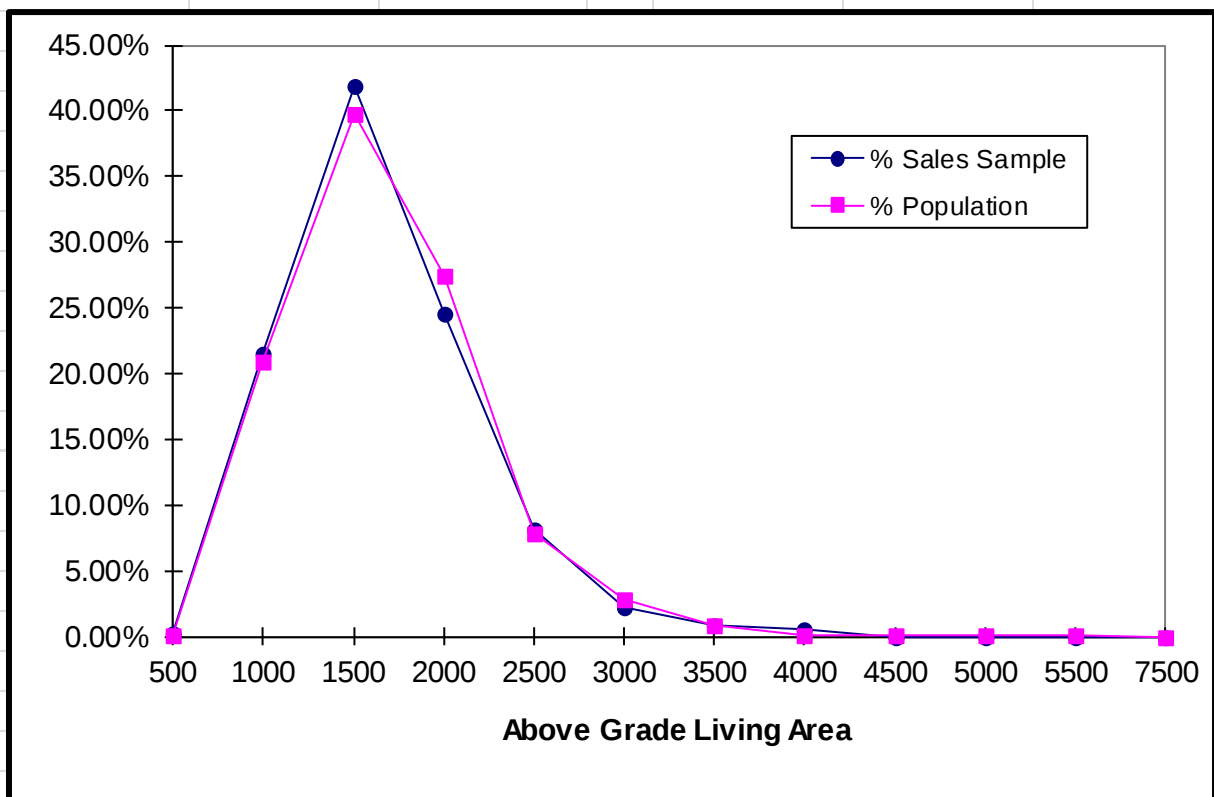


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

### ***Sales Sample Representation of Population - Above Grade Living Area***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 1         | 0.28%          |
| 1000                | 77        | 21.51%         |
| 1500                | 150       | 41.90%         |
| 2000                | 88        | 24.58%         |
| 2500                | 29        | 8.10%          |
| 3000                | 8         | 2.23%          |
| 3500                | 3         | 0.84%          |
| 4000                | 2         | 0.56%          |
| 4500                | 0         | 0.00%          |
| 5000                | 0         | 0.00%          |
| 5500                | 0         | 0.00%          |
| 7500                | 0         | 0.00%          |
|                     | 358       |                |

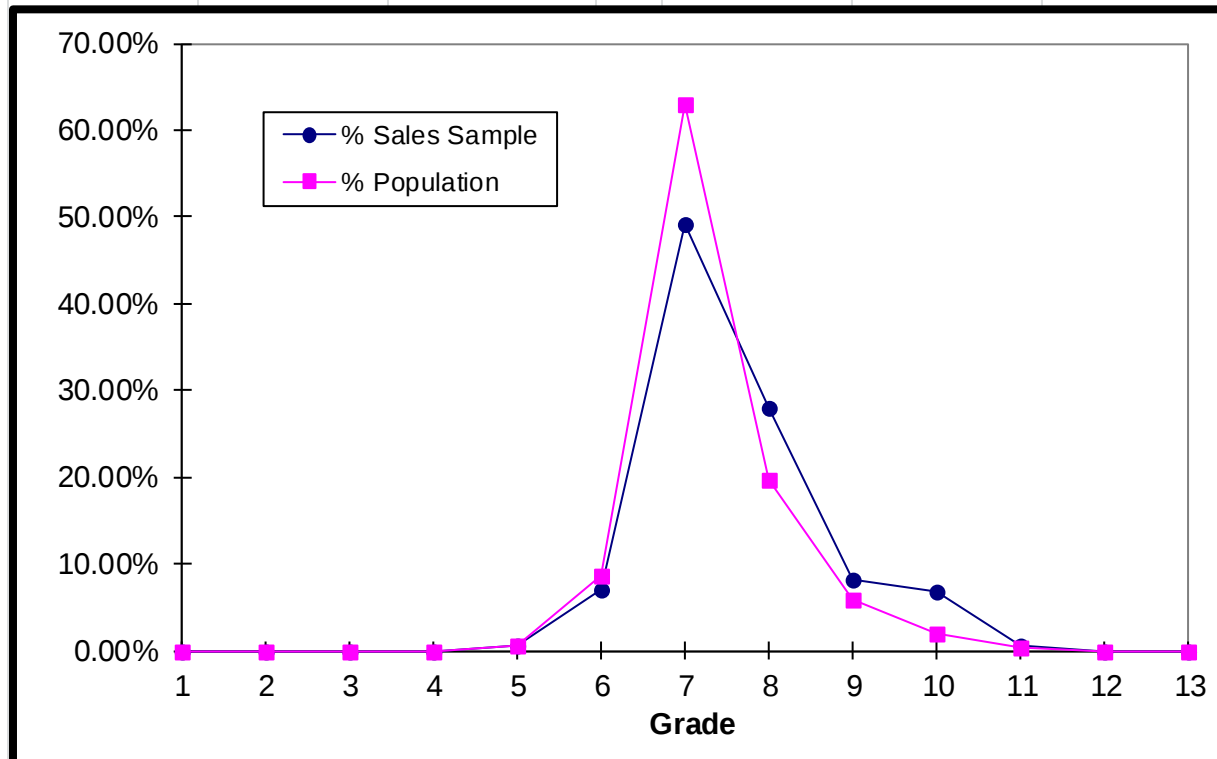
| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 4         | 0.10%        |
| 1000              | 838       | 20.92%       |
| 1500              | 1593      | 39.78%       |
| 2000              | 1097      | 27.39%       |
| 2500              | 312       | 7.79%        |
| 3000              | 113       | 2.82%        |
| 3500              | 35        | 0.87%        |
| 4000              | 6         | 0.15%        |
| 4500              | 4         | 0.10%        |
| 5000              | 2         | 0.05%        |
| 5500              | 1         | 0.02%        |
| 7500              | 0         | 0.00%        |
|                   | 4005      |              |



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 |           |                | Population |           |              |
|--------------|-----------|----------------|------------|-----------|--------------|
| Grade        | Frequency | % Sales Sample | Grade      | Frequency | % Population |
| 1            | 0         | 0.00%          | 1          | 0         | 0.00%        |
| 2            | 0         | 0.00%          | 2          | 0         | 0.00%        |
| 3            | 0         | 0.00%          | 3          | 0         | 0.00%        |
| 4            | 0         | 0.00%          | 4          | 0         | 0.00%        |
| 5            | 2         | 0.56%          | 5          | 25        | 0.62%        |
| 6            | 25        | 6.98%          | 6          | 343       | 8.56%        |
| 7            | 176       | 49.16%         | 7          | 2523      | 63.00%       |
| 8            | 100       | 27.93%         | 8          | 792       | 19.78%       |
| 9            | 29        | 8.10%          | 9          | 232       | 5.79%        |
| 10           | 24        | 6.70%          | 10         | 80        | 2.00%        |
| 11           | 2         | 0.56%          | 11         | 10        | 0.25%        |
| 12           | 0         | 0.00%          | 12         | 0         | 0.00%        |
| 13           | 0         | 0.00%          | 13         | 0         | 0.00%        |
|              | 358       |                |            | 4005      |              |



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 358 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 92.6%. 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 43 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%

**No adjustments required.**

### **Area 43 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 \$525000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.920, resulting in an adjusted value of \$483000 (\$525000 X .920=\$483000 – rounded to the nearest \$1000.*

| <b>Market Adjustment to 1/1/2012</b> |                                 |                    |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date                            | Downward Adjustment<br>(Factor) | Equivalent Percent |
| 1/1/2009                             | 0.901                           | -9.9%              |
| 2/1/2009                             | 0.903                           | -9.7%              |
| 3/1/2009                             | 0.906                           | -9.4%              |
| 4/1/2009                             | 0.909                           | -9.1%              |
| 5/1/2009                             | 0.911                           | -8.9%              |
| 6/1/2009                             | 0.914                           | -8.6%              |
| 7/1/2009                             | 0.917                           | -8.3%              |
| 8/1/2009                             | 0.920                           | -8.0%              |
| 9/1/2009                             | 0.923                           | -7.7%              |
| 10/1/2009                            | 0.925                           | -7.5%              |
| 11/1/2009                            | 0.928                           | -7.2%              |
| 12/1/2009                            | 0.931                           | -6.9%              |
| 1/1/2010                             | 0.934                           | -6.6%              |
| 2/1/2010                             | 0.937                           | -6.3%              |
| 3/1/2010                             | 0.939                           | -6.1%              |
| 4/1/2010                             | 0.942                           | -5.8%              |
| 5/1/2010                             | 0.945                           | -5.5%              |
| 6/1/2010                             | 0.947                           | -5.3%              |
| 7/1/2010                             | 0.950                           | -5.0%              |
| 8/1/2010                             | 0.953                           | -4.7%              |
| 9/1/2010                             | 0.956                           | -4.4%              |
| 10/1/2010                            | 0.958                           | -4.2%              |
| 11/1/2010                            | 0.961                           | -3.9%              |
| 12/1/2010                            | 0.964                           | -3.6%              |
| 1/1/2011                             | 0.967                           | -3.3%              |
| 2/1/2011                             | 0.970                           | -3.0%              |
| 3/1/2011                             | 0.972                           | -2.8%              |
| 4/1/2011                             | 0.975                           | -2.5%              |
| 5/1/2011                             | 0.978                           | -2.2%              |
| 6/1/2011                             | 0.981                           | -1.9%              |
| 7/1/2011                             | 0.983                           | -1.7%              |
| 8/1/2011                             | 0.986                           | -1.4%              |
| 9/1/2011                             | 0.989                           | -1.1%              |
| 10/1/2011                            | 0.992                           | -0.8%              |
| 11/1/2011                            | 0.994                           | -0.6%              |
| 12/1/2011                            | 0.997                           | -0.3%              |
| 1/1/2012                             | 1.000                           | 0.0%               |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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       |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|---------------------|
| 5        | 125720 | 910   | 3/30/2010  | 375000     | 353000         | 850                | 5         | 1904            | Good  | 3060     | N    | N           | 2331 N 64TH ST      |
| 5        | 385690 | 2395  | 5/17/2011  | 325000     | 318000         | 660                | 6         | 1912            | Avg   | 3000     | N    | N           | 5807 5TH AVE NE     |
| 5        | 955020 | 3695  | 8/25/2010  | 322000     | 308000         | 680                | 6         | 1912            | Avg   | 3060     | N    | N           | 124 NE 52ND ST      |
| 5        | 336490 | 285   | 8/5/2009   | 432000     | 398000         | 720                | 6         | 1918            | Good  | 4080     | N    | N           | 138 NE 62ND ST      |
| 5        | 385690 | 2390  | 3/15/2010  | 290000     | 273000         | 720                | 6         | 1916            | Good  | 3000     | N    | N           | 348 NE 58TH ST      |
| 5        | 955020 | 1055  | 3/17/2010  | 330000     | 310000         | 730                | 6         | 1904            | Good  | 3200     | N    | N           | 5011 1ST AVE NE     |
| 5        | 385690 | 2505  | 4/20/2010  | 432999     | 409000         | 800                | 6         | 1920            | VGood | 3000     | N    | N           | 345 NE 58TH ST      |
| 5        | 385690 | 5205  | 11/16/2009 | 400000     | 372000         | 820                | 6         | 1950            | Avg   | 3060     | N    | N           | 143 NE 56TH ST      |
| 5        | 955120 | 750   | 2/12/2010  | 410000     | 384000         | 840                | 6         | 1926            | Good  | 3000     | Y    | N           | 5835 WOODLAWN AVE N |
| 5        | 385690 | 3245  | 12/1/2010  | 322000     | 310000         | 860                | 6         | 1908            | Good  | 3000     | N    | N           | 2324 N 57TH ST      |
| 5        | 955020 | 2850  | 8/12/2009  | 350000     | 322000         | 880                | 6         | 1919            | Avg   | 3570     | Y    | N           | 348 NE 53RD ST      |
| 5        | 922240 | 510   | 7/31/2009  | 273500     | 252000         | 880                | 6         | 1924            | Avg   | 3000     | N    | N           | 6317 6TH AVE NE     |
| 5        | 922240 | 781   | 4/1/2010   | 305000     | 287000         | 900                | 6         | 1908            | Avg   | 3000     | N    | N           | 6027 6TH AVE NE     |
| 5        | 125720 | 1985  | 1/27/2010  | 357000     | 334000         | 900                | 6         | 1902            | Good  | 4182     | N    | N           | 2309 N 65TH ST      |
| 5        | 125720 | 70    | 12/14/2009 | 450000     | 419000         | 920                | 6         | 1924            | Good  | 4080     | N    | N           | 118 NE 64TH ST      |
| 5        | 125720 | 795   | 2/5/2009   | 411000     | 371000         | 950                | 6         | 1941            | Good  | 4230     | N    | N           | 6407 1ST AVE NE     |
| 5        | 385690 | 425   | 3/30/2011  | 466000     | 454000         | 970                | 6         | 1906            | Avg   | 3000     | N    | N           | 109 NE 60TH ST      |
| 5        | 385690 | 5310  | 4/14/2010  | 520000     | 490000         | 980                | 6         | 1906            | Good  | 4080     | N    | N           | 117 NE 56TH ST      |
| 5        | 955020 | 5240  | 7/2/2009   | 300000     | 275000         | 1040               | 6         | 1922            | Good  | 3600     | N    | N           | 5011 5TH AVE NE     |
| 5        | 913610 | 1891  | 6/2/2011   | 335000     | 329000         | 1060               | 6         | 1951            | Avg   | 3180     | N    | N           | 5207 WOODLAWN AVE N |
| 5        | 952810 | 4795  | 3/9/2010   | 397500     | 374000         | 1180               | 6         | 1944            | Good  | 5850     | N    | N           | 200 NE 65TH ST      |
| 5        | 952810 | 4900  | 6/19/2009  | 378000     | 346000         | 790                | 7         | 2009            | Avg   | 3000     | N    | N           | 6509 2ND AVE NE     |
| 5        | 952810 | 4990  | 12/2/2009  | 472500     | 440000         | 800                | 7         | 1942            | Avg   | 3900     | N    | N           | 6534 1ST AVE NE     |
| 5        | 385690 | 2510  | 7/14/2009  | 420000     | 386000         | 800                | 7         | 1923            | VGood | 3000     | N    | N           | 343 NE 58TH ST      |
| 5        | 125720 | 295   | 7/12/2010  | 430000     | 409000         | 880                | 7         | 1909            | VGood | 2520     | N    | N           | 134 NE 60TH ST      |
| 5        | 955120 | 1165  | 6/30/2010  | 460000     | 437000         | 880                | 7         | 1907            | Good  | 4500     | N    | N           | 5540 ASHWORTH AVE N |
| 5        | 955020 | 3480  | 10/27/2011 | 440000     | 437000         | 890                | 7         | 1926            | VGood | 2610     | N    | N           | 2311 N 54TH ST      |
| 5        | 955120 | 1265  | 11/28/2011 | 470000     | 469000         | 900                | 7         | 1914            | Good  | 3481     | N    | N           | 5517 WOODLAWN AVE N |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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          |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 5        | 913610 | 1536  | 7/1/2010   | 350000     | 333000         | 900                | 7         | 1915            | Good  | 2580     | N    | N           | 5219 WALLINGFORD AVE N |
| 5        | 125720 | 665   | 7/7/2011   | 550200     | 541000         | 910                | 7         | 1916            | Good  | 3150     | N    | N           | 102 NE 64TH ST         |
| 5        | 913610 | 2680  | 6/29/2010  | 528000     | 502000         | 910                | 7         | 1928            | Good  | 3210     | N    | N           | 1821 N 51ST ST         |
| 5        | 913610 | 110   | 7/5/2011   | 537500     | 529000         | 910                | 7         | 1923            | Good  | 4280     | N    | N           | 1815 N 55TH ST         |
| 5        | 336490 | 280   | 11/29/2010 | 410000     | 395000         | 910                | 7         | 1918            | Good  | 4080     | N    | N           | 142 NE 62ND ST         |
| 5        | 336490 | 220   | 11/3/2009  | 310000     | 288000         | 910                | 7         | 1907            | Avg   | 3060     | N    | N           | 149 NE 63RD ST         |
| 5        | 955120 | 2105  | 7/11/2011  | 365000     | 359000         | 920                | 7         | 1918            | Good  | 3500     | N    | N           | 6220 WOODLAWN AVE N    |
| 5        | 385690 | 1590  | 10/31/2011 | 350000     | 348000         | 920                | 7         | 1926            | Avg   | 4000     | N    | N           | 2336 N 58TH ST         |
| 5        | 955020 | 3190  | 11/5/2009  | 510000     | 474000         | 930                | 7         | 1909            | Good  | 3774     | N    | N           | 141 NE 54TH ST         |
| 5        | 913610 | 3026  | 5/3/2010   | 426000     | 402000         | 940                | 7         | 1915            | Good  | 3225     | N    | N           | 5000 WOODLAWN AVE N    |
| 5        | 955020 | 2650  | 11/4/2009  | 405000     | 376000         | 940                | 7         | 1919            | Good  | 4160     | N    | N           | 335 NE 55TH ST         |
| 5        | 913610 | 2870  | 5/18/2009  | 434000     | 396000         | 950                | 7         | 1908            | Good  | 3745     | N    | N           | 1916 N 50TH ST         |
| 5        | 955020 | 4180  | 6/3/2011   | 352000     | 345000         | 950                | 7         | 1929            | VGood | 4080     | N    | N           | 350 NE 51ST ST         |
| 5        | 335950 | 830   | 4/14/2009  | 481500     | 438000         | 960                | 7         | 1989            | Avg   | 3000     | N    | N           | 6057 4TH AVE NE        |
| 5        | 955020 | 5040  | 3/15/2010  | 375000     | 353000         | 960                | 7         | 1908            | Avg   | 3919     | N    | N           | 308 NE 50TH ST         |
| 5        | 125720 | 3025  | 9/8/2011   | 520000     | 515000         | 960                | 7         | 1913            | Good  | 3060     | N    | N           | 2122 N 63RD ST         |
| 5        | 955120 | 1980  | 12/1/2011  | 509000     | 508000         | 960                | 7         | 1967            | Avg   | 6454     | N    | N           | 5852 WOODLAWN AVE N    |
| 5        | 955020 | 2070  | 6/24/2009  | 486800     | 446000         | 980                | 7         | 1916            | Good  | 4731     | N    | N           | 5436 KIRKWOOD PL N     |
| 5        | 913610 | 235   | 2/16/2010  | 549999     | 516000         | 990                | 7         | 1917            | Good  | 4815     | N    | N           | 1834 N 54TH ST         |
| 5        | 955120 | 2305  | 1/4/2010   | 549950     | 514000         | 1010               | 7         | 1927            | VGood | 3678     | N    | N           | 5508 WALLINGFORD AVE N |
| 5        | 955020 | 890   | 1/4/2010   | 494900     | 462000         | 1010               | 7         | 1922            | Good  | 3432     | N    | N           | 5016 KEYSTONE PL N     |
| 5        | 385690 | 5070  | 3/2/2011   | 445000     | 433000         | 1020               | 7         | 1903            | Good  | 6120     | N    | N           | 303 NE 56TH ST         |
| 5        | 335950 | 571   | 10/3/2011  | 383000     | 380000         | 1020               | 7         | 1908            | Avg   | 3500     | N    | N           | 6332 4TH AVE NE        |
| 5        | 955020 | 2620  | 10/13/2010 | 409000     | 392000         | 1030               | 7         | 1916            | Good  | 4160     | N    | N           | 320 NE 54TH ST         |
| 5        | 336490 | 85    | 9/28/2009  | 389950     | 361000         | 1030               | 7         | 1910            | Avg   | 4080     | N    | N           | 146 NE 64TH ST         |
| 5        | 125720 | 1640  | 10/6/2010  | 455250     | 437000         | 1040               | 7         | 1907            | Good  | 3060     | N    | N           | 2318 N 62ND ST         |
| 5        | 385690 | 340   | 5/27/2009  | 480000     | 439000         | 1050               | 7         | 1910            | Good  | 3000     | N    | N           | 135 NE 60TH ST         |
| 5        | 955020 | 3675  | 3/1/2011   | 313000     | 304000         | 1060               | 7         | 1911            | Avg   | 3060     | Y    | N           | 136 NE 52ND ST         |
| 5        | 955120 | 3365  | 6/10/2011  | 461000     | 452000         | 1060               | 7         | 1925            | Good  | 3900     | N    | N           | 5903 KIRKWOOD PL N     |
| 5        | 955020 | 730   | 6/19/2009  | 477000     | 437000         | 1080               | 7         | 1929            | Good  | 3919     | N    | N           | 2118 N 50TH ST         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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        |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|----------------------|
| 5        | 955120 | 2445  | 8/22/2011  | 430000     | 425000         | 1090               | 7         | 1901            | Good  | 5000     | N    | N           | 5585 KENWOOD PL N    |
| 5        | 913610 | 2815  | 4/11/2011  | 335000     | 327000         | 1090               | 7         | 1910            | Good  | 4280     | N    | N           | 1822 N 50TH ST       |
| 5        | 385690 | 3910  | 5/24/2011  | 580500     | 569000         | 1160               | 7         | 1920            | Good  | 3850     | N    | N           | 2217 N 57TH ST       |
| 5        | 385690 | 3045  | 4/15/2011  | 400000     | 391000         | 1160               | 7         | 1901            | Good  | 3000     | N    | N           | 5713 1ST AVE NE      |
| 5        | 955020 | 1650  | 8/19/2009  | 520000     | 479000         | 1170               | 7         | 1918            | Good  | 5625     | N    | N           | 5236 KIRKWOOD PL N   |
| 5        | 913610 | 2340  | 10/19/2009 | 534700     | 496000         | 1180               | 7         | 1909            | Good  | 3210     | N    | N           | 1829 N 52ND ST       |
| 5        | 922290 | 10    | 5/14/2009  | 413000     | 377000         | 1220               | 7         | 1918            | VGood | 3935     | N    | N           | 603 NE 63RD ST       |
| 5        | 955020 | 976   | 8/10/2009  | 350000     | 322000         | 1240               | 7         | 1963            | Avg   | 5400     | N    | N           | 2310 N 50TH ST       |
| 5        | 125720 | 625   | 8/20/2010  | 399950     | 382000         | 1270               | 7         | 1926            | Avg   | 2760     | N    | N           | 6314 1ST AVE NE      |
| 5        | 955020 | 3830  | 5/10/2011  | 485500     | 475000         | 1280               | 7         | 1916            | Good  | 2970     | N    | N           | 5209 LATONA AVE NE   |
| 5        | 913610 | 56    | 4/1/2010   | 435000     | 410000         | 1280               | 7         | 1917            | Avg   | 4280     | N    | N           | 1831 N 55TH ST       |
| 5        | 335950 | 895   | 8/5/2010   | 345000     | 329000         | 1290               | 7         | 1909            | Avg   | 6000     | N    | N           | 6118 LATONA AVE NE   |
| 5        | 335950 | 501   | 5/4/2011   | 565000     | 553000         | 1300               | 7         | 1940            | VGood | 4500     | N    | N           | 6314 4TH AVE NE      |
| 5        | 125720 | 1865  | 2/3/2010   | 498000     | 466000         | 1310               | 7         | 1905            | Avg   | 4590     | N    | N           | 2309 N 64TH ST       |
| 5        | 955120 | 3245  | 4/7/2011   | 405000     | 395000         | 1330               | 7         | 1910            | Avg   | 4963     | N    | N           | 2106 N 57TH ST       |
| 5        | 955020 | 4500  | 11/19/2009 | 499950     | 465000         | 1330               | 7         | 1910            | Good  | 4080     | N    | N           | 143 NE 52ND ST       |
| 5        | 955020 | 2800  | 10/22/2010 | 452950     | 435000         | 1340               | 7         | 1924            | Good  | 4080     | N    | N           | 349 NE 54TH ST       |
| 5        | 952810 | 5250  | 3/30/2009  | 515500     | 468000         | 1350               | 7         | 1925            | VGood | 2728     | N    | N           | 6549 SUNNYSIDE AVE N |
| 5        | 955020 | 1530  | 12/14/2011 | 489500     | 489000         | 1350               | 7         | 1925            | Good  | 5000     | N    | N           | 5227 KIRKWOOD PL N   |
| 5        | 955120 | 3145  | 8/3/2010   | 449000     | 428000         | 1360               | 7         | 1903            | Avg   | 5061     | N    | N           | 5812 MCKINLEY PL N   |
| 5        | 955020 | 1540  | 12/18/2011 | 608900     | 608000         | 1400               | 7         | 1924            | Good  | 5000     | N    | N           | 5223 KIRKWOOD PL N   |
| 5        | 955120 | 2545  | 3/1/2011   | 570000     | 554000         | 1400               | 7         | 1905            | Good  | 4500     | N    | N           | 5546 CANFIELD PL N   |
| 5        | 955020 | 4250  | 11/4/2009  | 399950     | 371000         | 1400               | 7         | 1916            | Avg   | 3570     | N    | N           | 338 NE 51ST ST       |
| 5        | 385690 | 5520  | 8/5/2011   | 380000     | 375000         | 1400               | 7         | 1984            | Avg   | 3060     | N    | N           | 2317 N 56TH ST       |
| 5        | 955020 | 1120  | 7/1/2009   | 598000     | 548000         | 1430               | 7         | 1912            | Good  | 3570     | N    | N           | 2336 N 51ST ST       |
| 5        | 955020 | 1120  | 11/3/2010  | 557500     | 536000         | 1430               | 7         | 1912            | Good  | 3570     | N    | N           | 2336 N 51ST ST       |
| 5        | 952810 | 5005  | 2/25/2010  | 574000     | 539000         | 1440               | 7         | 1924            | Good  | 4500     | N    | N           | 6537 2ND AVE NE      |
| 5        | 955020 | 1610  | 6/5/2011   | 675000     | 662000         | 1470               | 7         | 1928            | Good  | 3680     | N    | N           | 2219 N 54TH ST       |
| 5        | 385690 | 4950  | 9/22/2009  | 482000     | 446000         | 1480               | 7         | 1940            | Avg   | 4080     | N    | N           | 325 NE 56TH ST       |
| 5        | 952810 | 5405  | 7/23/2009  | 615000     | 565000         | 1480               | 7         | 1920            | Good  | 4000     | N    | N           | 6508 WOODLAWN AVE N  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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          |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 5        | 385690 | 3870  | 4/24/2009  | 599000     | 546000         | 1480               | 7         | 1921            | VGood | 3500     | N    | N           | 2227 N 57TH ST         |
| 5        | 955020 | 580   | 6/30/2009  | 500000     | 458000         | 1480               | 7         | 1910            | Good  | 4590     | N    | N           | 5108 MERIDIAN AVE N    |
| 5        | 913610 | 2435  | 7/9/2009   | 448000     | 411000         | 1480               | 7         | 1951            | Avg   | 5130     | N    | N           | 5100 WALLINGFORD AVE N |
| 5        | 385690 | 4930  | 4/14/2011  | 394000     | 385000         | 1490               | 7         | 1926            | Avg   | 3060     | N    | N           | 342 NE 55TH ST         |
| 5        | 913610 | 1821  | 6/28/2011  | 565000     | 555000         | 1500               | 7         | 1910            | Good  | 2580     | N    | N           | 5207 WALLINGFORD AVE N |
| 5        | 952810 | 4835  | 4/26/2010  | 542500     | 512000         | 1510               | 7         | 1909            | Good  | 4000     | N    | N           | 6517 LATONA AVE NE     |
| 5        | 336490 | 425   | 5/23/2011  | 499000     | 489000         | 1520               | 7         | 1912            | Avg   | 3375     | N    | N           | 143 NE 61ST ST         |
| 5        | 385690 | 5660  | 11/9/2011  | 375000     | 373000         | 1540               | 7         | 1909            | Avg   | 3455     | N    | N           | 5501 KENSINGTON PL N   |
| 5        | 955020 | 3655  | 12/20/2010 | 550000     | 531000         | 1570               | 7         | 1929            | Good  | 3060     | N    | N           | 121 NE 53RD ST         |
| 5        | 125720 | 300   | 10/10/2009 | 520000     | 482000         | 1570               | 7         | 1911            | VGood | 3600     | N    | N           | 133 NE 61ST ST         |
| 5        | 125720 | 715   | 7/27/2010  | 460000     | 438000         | 1580               | 7         | 1913            | Good  | 4080     | N    | N           | 109 NE 65TH ST         |
| 5        | 385690 | 3535  | 1/7/2011   | 535000     | 518000         | 1580               | 7         | 1928            | VGood | 3750     | N    | N           | 5610 KEYSTONE PL N     |
| 5        | 955020 | 2990  | 12/8/2011  | 435000     | 434000         | 1600               | 7         | 1914            | Avg   | 4080     | N    | N           | 320 NE 53RD ST         |
| 5        | 922240 | 130   | 5/27/2009  | 390000     | 356000         | 1640               | 7         | 1923            | Avg   | 3658     | N    | N           | 611 NE RAVENNA BLVD    |
| 5        | 913610 | 1815  | 7/23/2009  | 462300     | 425000         | 1660               | 7         | 1986            | Avg   | 3210     | N    | N           | 1636 N 52ND ST         |
| 5        | 955020 | 4725  | 11/24/2009 | 653000     | 607000         | 1670               | 7         | 2004            | Avg   | 3120     | N    | N           | 115 NE 51ST ST         |
| 5        | 955020 | 3200  | 3/9/2011   | 539000     | 524000         | 1670               | 7         | 1919            | Good  | 3774     | N    | N           | 143 NE 54TH ST         |
| 5        | 385690 | 4020  | 4/22/2011  | 560000     | 547000         | 1720               | 7         | 1926            | Good  | 3978     | N    | N           | 2329 N 57TH ST         |
| 5        | 955120 | 1565  | 2/12/2009  | 725000     | 656000         | 1740               | 7         | 1902            | Good  | 7200     | N    | N           | 5520 WOODLAWN AVE N    |
| 5        | 955120 | 1410  | 11/2/2009  | 665000     | 617000         | 1760               | 7         | 1919            | Good  | 4200     | N    | N           | 5516 WOODLAWN AVE N    |
| 5        | 385690 | 2870  | 5/16/2011  | 570000     | 558000         | 1760               | 7         | 1995            | Avg   | 3000     | N    | N           | 137 NE 58TH ST         |
| 5        | 336490 | 450   | 4/28/2010  | 595000     | 562000         | 1760               | 7         | 1907            | Good  | 3375     | N    | N           | 142 NE 60TH ST         |
| 5        | 385690 | 2800  | 8/24/2011  | 527000     | 521000         | 1770               | 7         | 1923            | Avg   | 3920     | N    | N           | 5701 LATONA AVE NE     |
| 5        | 955020 | 2590  | 4/7/2010   | 405000     | 382000         | 1780               | 7         | 1919            | Good  | 4160     | N    | N           | 327 NE 55TH ST         |
| 5        | 385690 | 2795  | 7/1/2009   | 643500     | 590000         | 1800               | 7         | 1923            | Good  | 3920     | N    | N           | 5707 LATONA AVE NE     |
| 5        | 385690 | 4030  | 11/10/2010 | 590000     | 568000         | 1810               | 7         | 1911            | Good  | 4182     | N    | N           | 2325 N 57TH ST         |
| 5        | 955020 | 4640  | 4/5/2011   | 698500     | 681000         | 1820               | 7         | 1929            | Good  | 2652     | N    | N           | 5112 1ST AVE NE        |
| 5        | 955020 | 4590  | 6/18/2009  | 670000     | 614000         | 1820               | 7         | 1926            | Good  | 3825     | N    | N           | 128 NE 51ST ST         |
| 5        | 125720 | 1535  | 5/4/2011   | 492500     | 482000         | 1990               | 7         | 1906            | Avg   | 5130     | N    | N           | 6102 CORLISS AVE N     |
| 5        | 385690 | 1075  | 10/21/2009 | 625000     | 579000         | 2040               | 7         | 1905            | Good  | 4381     | N    | N           | 5707 KIRKWOOD PL N     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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           |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 5        | 922240 | 605   | 9/25/2011  | 574000     | 569000         | 2070               | 7         | 1921            | Avg   | 4500     | N    | N           | 6047 6TH AVE NE         |
| 5        | 955020 | 1370  | 5/20/2010  | 725000     | 686000         | 2080               | 7         | 1924            | VGood | 4375     | N    | N           | 5209 KENSINGTON PL N    |
| 5        | 913610 | 196   | 11/17/2010 | 575000     | 554000         | 2130               | 7         | 1922            | Good  | 4013     | N    | N           | 1820 N 54TH ST          |
| 5        | 385690 | 1070  | 12/5/2011  | 535000     | 534000         | 2200               | 7         | 1905            | Good  | 4500     | N    | N           | 5709 KIRKWOOD PL N      |
| 5        | 952810 | 4368  | 9/21/2010  | 349000     | 334000         | 920                | 8         | 2004            | Avg   | 1159     | N    | N           | 6526 C 4TH AVE NE       |
| 5        | 955120 | 870   | 3/3/2009   | 640000     | 580000         | 960                | 8         | 1949            | Good  | 2795     | Y    | N           | 5784 E GREEN LAKE WAY N |
| 5        | 952810 | 4341  | 5/26/2009  | 390000     | 356000         | 960                | 8         | 1999            | Avg   | 1012     | N    | N           | 6547 B 5TH AVE NE       |
| 5        | 952810 | 4481  | 4/28/2010  | 382500     | 361000         | 1000               | 8         | 2009            | Avg   | 971      | N    | N           | 6519 B 5TH AVE NE       |
| 5        | 955020 | 1220  | 3/29/2011  | 635000     | 619000         | 1140               | 8         | 1922            | VGood | 4813     | N    | N           | 5104 KEYSTONE PL N      |
| 5        | 385690 | 944   | 10/15/2010 | 625000     | 600000         | 1230               | 8         | 1999            | Avg   | 3525     | N    | N           | 2110 N 59TH ST          |
| 5        | 952810 | 4482  | 3/9/2010   | 405000     | 381000         | 1240               | 8         | 2009            | Avg   | 1102     | N    | N           | 6521 A 5TH AVE NE       |
| 5        | 335950 | 415   | 6/14/2011  | 515000     | 506000         | 1240               | 8         | 1911            | VGood | 2996     | N    | N           | 411 NE 63RD ST          |
| 5        | 952810 | 4483  | 5/12/2010  | 395000     | 374000         | 1250               | 8         | 2009            | Avg   | 999      | N    | N           | 6519 A 5TH AVE NE       |
| 5        | 952810 | 4484  | 4/13/2010  | 390000     | 368000         | 1250               | 8         | 2009            | Avg   | 924      | N    | N           | 6519 B 5TH AVE NE       |
| 5        | 385690 | 4055  | 6/3/2011   | 559950     | 549000         | 1250               | 8         | 1922            | Good  | 6120     | N    | N           | 2324 N 56TH ST          |
| 5        | 385690 | 2625  | 9/21/2009  | 581000     | 537000         | 1270               | 8         | 1908            | Good  | 4000     | N    | N           | 315 NE 58TH ST          |
| 5        | 955020 | 4220  | 10/22/2010 | 430000     | 413000         | 1330               | 8         | 1929            | VGood | 3570     | N    | N           | 341 NE 52ND ST          |
| 5        | 913610 | 3190  | 7/28/2010  | 592500     | 564000         | 1420               | 8         | 1924            | Good  | 2520     | N    | N           | 5007 WALLINGFORD AVE N  |
| 5        | 955120 | 780   | 4/27/2010  | 665000     | 628000         | 1420               | 8         | 1930            | Good  | 3000     | Y    | N           | 5818 E GREEN LAKE WAY N |
| 5        | 952810 | 5205  | 7/16/2010  | 747500     | 711000         | 1430               | 8         | 2006            | Avg   | 6000     | N    | N           | 6509 SUNNYSIDE AVE N    |
| 5        | 955120 | 1680  | 7/6/2010   | 615000     | 585000         | 1440               | 8         | 1984            | Avg   | 6100     | N    | N           | 5710 WOODLAWN AVE N     |
| 5        | 125720 | 2500  | 12/30/2009 | 615000     | 574000         | 1480               | 8         | 1992            | Avg   | 6120     | Y    | N           | 2148 N 61ST ST          |
| 5        | 955120 | 1970  | 7/20/2011  | 495000     | 488000         | 1530               | 8         | 1988            | Avg   | 3000     | N    | N           | 5847 MCKINLEY PL N      |
| 5        | 385690 | 1930  | 9/21/2011  | 575000     | 570000         | 1560               | 8         | 1908            | VGood | 3000     | N    | N           | 116 NE 58TH ST          |
| 5        | 385690 | 4395  | 12/29/2011 | 677000     | 677000         | 1570               | 8         | 2000            | Avg   | 3200     | N    | N           | 5619 LATONA AVE NE      |
| 5        | 955120 | 640   | 8/5/2011   | 599000     | 591000         | 1570               | 8         | 1916            | VGood | 4800     | N    | N           | 5843 WOODLAWN AVE N     |
| 5        | 955120 | 965   | 9/28/2011  | 654109     | 648000         | 1640               | 8         | 1909            | Good  | 7200     | N    | N           | 5741 WOODLAWN AVE N     |
| 5        | 125720 | 1680  | 10/26/2009 | 655000     | 608000         | 1670               | 8         | 1903            | VGood | 5406     | N    | N           | 2302 N 62ND ST          |
| 5        | 955120 | 120   | 2/10/2010  | 499950     | 469000         | 1670               | 8         | 2007            | Avg   | 2012     | N    | N           | 1410 N 55TH ST          |
| 5        | 125720 | 2360  | 5/26/2009  | 650000     | 594000         | 1680               | 8         | 1902            | VGood | 3060     | Y    | N           | 2139 N 63RD ST          |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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           |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 5        | 385690 | 1480  | 9/8/2011   | 539950     | 534000         | 1710               | 8         | 1995            | Avg   | 3000     | N    | N           | 2312 N 58TH ST          |
| 5        | 955120 | 2420  | 10/7/2011  | 675000     | 670000         | 1780               | 8         | 1987            | Avg   | 3000     | N    | N           | 5576 CANFIELD PL N      |
| 5        | 955120 | 1795  | 9/6/2009   | 675000     | 623000         | 1780               | 8         | 1985            | Avg   | 3000     | Y    | N           | 5808 WOODLAWN AVE N     |
| 5        | 125720 | 1995  | 7/26/2011  | 765000     | 754000         | 1830               | 8         | 2000            | Avg   | 4182     | N    | N           | 2305 N 65TH ST          |
| 5        | 125720 | 298   | 3/21/2011  | 665000     | 648000         | 1840               | 8         | 2010            | Avg   | 2250     | N    | N           | 132 N 60TH ST           |
| 5        | 385690 | 3750  | 6/30/2011  | 710000     | 698000         | 1860               | 8         | 1927            | VGood | 6075     | N    | N           | 5622 KIRKWOOD PL N      |
| 5        | 335950 | 301   | 9/21/2011  | 537000     | 532000         | 1890               | 8         | 1930            | Good  | 4000     | N    | N           | 6029 5TH AVE NE         |
| 5        | 125720 | 1730  | 7/26/2011  | 586000     | 578000         | 1900               | 8         | 1990            | Avg   | 3060     | N    | N           | 2307 N 63RD ST          |
| 5        | 952810 | 5215  | 9/30/2010  | 492500     | 472000         | 1930               | 8         | 1965            | Good  | 5298     | N    | N           | 2354 N 65TH ST          |
| 5        | 952310 | 125   | 12/30/2009 | 737500     | 688000         | 1950               | 8         | 1995            | Avg   | 4000     | N    | N           | 1411 N 52ND ST          |
| 5        | 385690 | 4260  | 8/25/2010  | 697000     | 666000         | 1950               | 8         | 2002            | Avg   | 3060     | N    | N           | 117 NE 57TH ST          |
| 5        | 385690 | 845   | 6/22/2010  | 745000     | 707000         | 1970               | 8         | 1997            | Avg   | 4058     | N    | N           | 2122 N 59TH ST          |
| 5        | 955120 | 3235  | 11/10/2010 | 963000     | 927000         | 1990               | 8         | 1928            | VGood | 4804     | N    | N           | 5700 KEYSTONE PL N      |
| 5        | 913610 | 255   | 9/17/2009  | 647000     | 598000         | 1990               | 8         | 2003            | Avg   | 3210     | N    | N           | 1846 N 54TH ST          |
| 5        | 955120 | 1065  | 6/25/2009  | 785000     | 719000         | 2000               | 8         | 1986            | Good  | 3600     | Y    | N           | 1508 N 57TH ST          |
| 5        | 955020 | 1582  | 10/18/2011 | 620400     | 616000         | 2010               | 8         | 1983            | Good  | 4054     | N    | N           | 2201 N 54TH ST          |
| 5        | 385690 | 25    | 7/27/2010  | 624500     | 595000         | 2170               | 8         | 1997            | Avg   | 6000     | N    | N           | 348 NE 59TH ST          |
| 5        | 955120 | 1805  | 11/24/2010 | 710000     | 684000         | 2250               | 8         | 1913            | Avg   | 6800     | Y    | N           | 5802 WOODLAWN AVE N     |
| 5        | 385690 | 3190  | 5/4/2009   | 900000     | 821000         | 2270               | 8         | 2008            | Avg   | 3000     | N    | N           | 2334 N 57TH ST          |
| 5        | 125720 | 1925  | 5/27/2011  | 730000     | 715000         | 2280               | 8         | 1907            | Good  | 4080     | N    | N           | 2310 N 64TH ST          |
| 5        | 955020 | 920   | 3/1/2011   | 849888     | 826000         | 2280               | 8         | 1902            | VGood | 5232     | N    | N           | 2315 N 51ST ST          |
| 5        | 125720 | 2995  | 5/1/2009   | 640000     | 583000         | 2380               | 8         | 1990            | Avg   | 3640     | Y    | N           | 2107 N 63RD ST          |
| 5        | 955120 | 3050  | 3/30/2010  | 715000     | 673000         | 2480               | 8         | 1907            | VGood | 4711     | N    | N           | 1816 N 57TH ST          |
| 5        | 922240 | 791   | 6/23/2011  | 530000     | 521000         | 2550               | 8         | 1988            | Avg   | 5000     | N    | N           | 6019 6TH AVE NE         |
| 5        | 385690 | 5550  | 7/6/2010   | 599000     | 569000         | 1160               | 9         | 1918            | VGood | 4590     | N    | N           | 2308 N 55TH ST          |
| 5        | 955020 | 3620  | 12/16/2010 | 549000     | 530000         | 1390               | 9         | 2004            | Avg   | 3060     | N    | N           | 120 NE 52ND ST          |
| 5        | 385690 | 5200  | 12/23/2010 | 589950     | 570000         | 1400               | 9         | 2006            | Avg   | 3060     | N    | N           | 147 NE 56TH ST          |
| 5        | 125720 | 2115  | 12/10/2009 | 799500     | 745000         | 1700               | 9         | 1924            | VGood | 2754     | N    | N           | 6403 CORLISS AVE N      |
| 5        | 955120 | 2905  | 4/28/2009  | 760000     | 692000         | 1850               | 9         | 2000            | Avg   | 6000     | N    | N           | 5544 KENWOOD PL N       |
| 5        | 952810 | 180   | 11/15/2011 | 910000     | 906000         | 1990               | 9         | 1948            | Good  | 5390     | Y    | N           | 6602 E GREEN LAKE WAY N |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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          |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 5        | 125720 | 2430  | 10/20/2010 | 750000     | 720000         | 2060               | 9         | 2001            | Avg   | 3060     | Y    | N           | 2129 N 62ND ST         |
| 5        | 952810 | 4905  | 12/28/2009 | 745000     | 695000         | 2180               | 9         | 2009            | Avg   | 3000     | N    | N           | 6511 2ND AVE NE        |
| 5        | 952810 | 4660  | 10/27/2010 | 749950     | 721000         | 2340               | 9         | 2008            | Avg   | 3000     | N    | N           | 6532 LATONA AVE NE     |
| 5        | 955120 | 140   | 12/1/2009  | 844500     | 786000         | 2440               | 9         | 2003            | Avg   | 3600     | Y    | N           | 5537 ASHWORTH AVE N    |
| 5        | 385690 | 1515  | 7/28/2009  | 1090000    | 1002000        | 2640               | 9         | 2007            | Avg   | 4220     | N    | N           | 2316 N 58TH ST         |
| 5        | 125720 | 315   | 3/9/2011   | 850000     | 827000         | 2690               | 9         | 2004            | Avg   | 4275     | N    | N           | 124 NE 60TH ST         |
| 5        | 952810 | 5306  | 8/10/2009  | 915000     | 842000         | 2750               | 9         | 2003            | Avg   | 4500     | N    | N           | 6541 CHAPIN PL N       |
| 5        | 913610 | 515   | 2/23/2010  | 1100000    | 1032000        | 3060               | 9         | 2009            | Avg   | 6420     | N    | N           | 1511 N 55TH ST         |
| 5        | 955020 | 1110  | 7/1/2011   | 945000     | 929000         | 2210               | 10        | 2005            | Avg   | 4590     | N    | N           | 2332 N 51ST ST         |
| 5        | 385690 | 3565  | 3/23/2010  | 1280000    | 1205000        | 2310               | 10        | 2009            | Avg   | 3791     | N    | N           | 5629 KIRKWOOD PL N     |
| 5        | 955020 | 1820  | 1/21/2010  | 1250000    | 1169000        | 2370               | 10        | 2005            | Avg   | 5000     | N    | N           | 5407 KENSINGTON PL N   |
| 5        | 955120 | 875   | 9/28/2011  | 1100000    | 1091000        | 2530               | 10        | 2007            | Avg   | 2480     | Y    | N           | 5770 ASHWORTH AVE N    |
| 5        | 385690 | 1225  | 6/23/2011  | 1195000    | 1174000        | 3050               | 10        | 2005            | Avg   | 5618     | N    | N           | 5720 KIRKWOOD PL N     |
| 5        | 125720 | 280   | 12/7/2010  | 1210000    | 1167000        | 3310               | 10        | 2008            | Avg   | 6120     | N    | N           | 124 NE 61ST ST         |
| 5        | 385690 | 780   | 3/2/2011   | 1225000    | 1191000        | 3510               | 11        | 2007            | Avg   | 6000     | N    | N           | 2207 N 60TH ST         |
| 5        | 385690 | 780   | 7/8/2010   | 1185000    | 1127000        | 3510               | 11        | 2007            | Avg   | 6000     | N    | N           | 2207 N 60TH ST         |
| 9        | 91700  | 320   | 2/10/2010  | 290000     | 272000         | 430                | 5         | 1927            | Avg   | 3800     | N    | N           | 1128 N 80TH ST         |
| 9        | 240210 | 335   | 7/1/2011   | 247000     | 243000         | 790                | 6         | 1919            | Avg   | 4000     | Y    | N           | 8220 MERIDIAN AVE N    |
| 9        | 952810 | 1290  | 5/19/2010  | 426000     | 403000         | 840                | 6         | 1923            | VGood | 3300     | N    | N           | 7468 4TH AVE NE        |
| 9        | 240210 | 175   | 7/16/2009  | 379000     | 348000         | 980                | 6         | 1907            | Avg   | 3000     | N    | N           | 8246 BAGLEY AVE N      |
| 9        | 288620 | 330   | 3/1/2011   | 415000     | 403000         | 1150               | 6         | 1925            | Avg   | 4200     | N    | N           | 7931 WALLINGFORD AVE N |
| 9        | 091700 | 0300  | 4/29/2009  | 282000     | 257000         | 1210               | 6         | 1900            | Good  | 3760     | N    | N           | 1112 N 80TH ST         |
| 9        | 803170 | 255   | 11/23/2009 | 380000     | 353000         | 700                | 7         | 1905            | Good  | 4750     | N    | N           | 401 NE 76TH ST         |
| 9        | 199420 | 330   | 7/22/2009  | 448000     | 412000         | 740                | 7         | 1916            | Good  | 4070     | N    | N           | 8010 BURKE AVE N       |
| 9        | 567600 | 175   | 7/13/2010  | 375000     | 357000         | 770                | 7         | 1908            | Avg   | 4040     | N    | N           | 1135 N 84TH ST         |
| 9        | 567600 | 50    | 1/26/2011  | 160000     | 155000         | 780                | 7         | 1947            | Good  | 1848     | N    | N           | 1121 N 85TH ST         |
| 9        | 681360 | 625   | 7/9/2009   | 442000     | 406000         | 790                | 7         | 1940            | Good  | 4387     | N    | N           | 2316 N 80TH ST         |
| 9        | 393190 | 275   | 7/2/2010   | 525000     | 499000         | 800                | 7         | 1926            | Good  | 2400     | N    | N           | 111 NE 77TH ST         |
| 9        | 199420 | 70    | 3/8/2010   | 360000     | 338000         | 830                | 7         | 1926            | Avg   | 4536     | N    | N           | 8033 BURKE AVE N       |
| 9        | 803170 | 246   | 5/20/2010  | 358000     | 339000         | 860                | 7         | 1908            | Good  | 2550     | N    | N           | 7503 5TH AVE NE        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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        | 681510 | 120   | 5/15/2009  | 437000     | 399000         | 860                | 7         | 1930            | Avg   | 4000     | N    | N           | 7730 SUNNYSIDE AVE N   |
| 9        | 091700 | 245   | 5/4/2009   | 412500     | 376000         | 880                | 7         | 1930            | Avg   | 3800     | N    | N           | 1129 N 81ST ST         |
| 9        | 091700 | 0015  | 7/12/2011  | 304000     | 299000         | 880                | 7         | 1937            | Avg   | 5700     | N    | N           | 1142 N 82ND ST         |
| 9        | 940280 | 55    | 8/3/2011   | 525000     | 518000         | 890                | 7         | 1926            | Good  | 3610     | N    | N           | 1355 N 79TH ST         |
| 9        | 091700 | 40    | 2/18/2010  | 319000     | 299000         | 900                | 7         | 1951            | Avg   | 3720     | N    | N           | 1130 N 82ND ST         |
| 9        | 199420 | 145   | 5/3/2011   | 412000     | 403000         | 910                | 7         | 1925            | Avg   | 3276     | N    | N           | 8003 STROUD AVE N      |
| 9        | 681360 | 405   | 7/27/2009  | 500000     | 460000         | 940                | 7         | 2007            | Avg   | 5580     | N    | N           | 8226 CORLISS AVE N     |
| 9        | 062504 | 9299  | 4/12/2010  | 383000     | 361000         | 950                | 7         | 1941            | Good  | 3960     | N    | N           | 1717 N 82ND ST         |
| 9        | 288620 | 275   | 9/2/2009   | 490000     | 452000         | 960                | 7         | 1922            | VGood | 4200     | N    | N           | 7934 DENSMORE AVE N    |
| 9        | 681410 | 140   | 11/13/2009 | 403000     | 374000         | 970                | 7         | 1940            | Avg   | 4960     | N    | N           | 7718 2ND AVE NE        |
| 9        | 681360 | 690   | 5/20/2010  | 455000     | 431000         | 980                | 7         | 1948            | Avg   | 5580     | N    | N           | 8024 CORLISS AVE N     |
| 9        | 062504 | 9335  | 9/10/2009  | 334500     | 309000         | 980                | 7         | 1947            | Avg   | 5100     | N    | N           | 1829 N 85TH ST         |
| 9        | 567600 | 52    | 11/26/2010 | 188000     | 181000         | 990                | 7         | 2009            | Avg   | 948      | N    | N           | 1119 B N 85TH ST       |
| 9        | 091700 | 0100  | 7/19/2010  | 385000     | 366000         | 990                | 7         | 1965            | Good  | 4324     | N    | N           | 1121 N 82ND ST         |
| 9        | 567600 | 51    | 12/13/2010 | 188000     | 181000         | 1000               | 7         | 2009            | Avg   | 1000     | N    | N           | 1119 A N 85TH ST       |
| 9        | 920300 | 145   | 5/27/2011  | 460000     | 451000         | 1030               | 7         | 1924            | Good  | 5280     | N    | N           | 7720 MERIDIAN AVE N    |
| 9        | 551160 | 520   | 4/14/2011  | 548000     | 535000         | 1040               | 7         | 2002            | Avg   | 3920     | N    | N           | 1131 N 76TH ST         |
| 9        | 948270 | 190   | 10/18/2010 | 573000     | 550000         | 1040               | 7         | 1925            | Good  | 4416     | N    | N           | 7418 KEEN WAY N        |
| 9        | 948270 | 430   | 8/30/2011  | 337500     | 334000         | 1070               | 7         | 1926            | Avg   | 3525     | N    | N           | 7418 WINONA AVE N      |
| 9        | 062504 | 9145  | 12/2/2009  | 520000     | 484000         | 1100               | 7         | 1925            | Avg   | 9408     | N    | N           | 8211 WALLINGFORD AVE N |
| 9        | 062504 | 9300  | 7/13/2011  | 515000     | 507000         | 1100               | 7         | 1947            | Avg   | 6240     | N    | N           | 1302 N 79TH ST         |
| 9        | 445980 | 80    | 9/21/2011  | 327500     | 324000         | 1110               | 7         | 1952            | Avg   | 5080     | N    | N           | 8255 ASHWORTH AVE N    |
| 9        | 681360 | 1115  | 5/24/2010  | 392355     | 371000         | 1120               | 7         | 1939            | Avg   | 4400     | N    | N           | 8010 1ST AVE NE        |
| 9        | 199320 | 135   | 7/8/2011   | 442500     | 435000         | 1120               | 7         | 1915            | Good  | 5000     | N    | N           | 8251 DENSMORE AVE N    |
| 9        | 551160 | 115   | 9/16/2009  | 413600     | 382000         | 1150               | 7         | 1926            | Good  | 4590     | N    | N           | 1154 N 77TH ST         |
| 9        | 681360 | 380   | 4/26/2010  | 380300     | 359000         | 1150               | 7         | 1922            | Avg   | 7440     | N    | N           | 8212 CORLISS AVE N     |
| 9        | 948270 | 0360  | 4/5/2010   | 430000     | 405000         | 1170               | 7         | 1928            | Avg   | 4370     | N    | N           | 7350 KEEN WAY N        |
| 9        | 199320 | 20    | 11/5/2010  | 430000     | 414000         | 1180               | 7         | 1910            | Good  | 5000     | N    | N           | 8246 ASHWORTH AVE N    |
| 9        | 240210 | 540   | 8/10/2009  | 535000     | 493000         | 1190               | 7         | 1980            | Avg   | 4905     | N    | N           | 8031 MERIDIAN AVE N    |
| 9        | 240210 | 465   | 4/13/2010  | 434000     | 409000         | 1200               | 7         | 1916            | Avg   | 4320     | N    | N           | 8223 MERIDIAN AVE N    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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        | 199320 | 100   | 3/22/2010  | 400000     | 376000         | 1200               | 7         | 1928            | Avg   | 5000     | N    | N           | 8223 DENSMORE AVE N    |
| 9        | 567600 | 0020  | 7/14/2010  | 339750     | 323000         | 1200               | 7         | 1966            | Avg   | 3800     | N    | N           | 1145 N 85TH ST         |
| 9        | 062504 | 9249  | 8/29/2011  | 526000     | 520000         | 1220               | 7         | 1941            | Good  | 3995     | N    | N           | 1701 N 82ND ST         |
| 9        | 681360 | 901   | 5/19/2009  | 420000     | 383000         | 1230               | 7         | 1950            | Avg   | 6336     | N    | N           | 8006 SUNNYSIDE AVE N   |
| 9        | 750000 | 66    | 11/11/2009 | 300000     | 279000         | 1240               | 7         | 1948            | Good  | 6200     | N    | N           | 305 NE 77TH ST         |
| 9        | 681510 | 110   | 9/29/2009  | 500000     | 463000         | 1250               | 7         | 1930            | Avg   | 4000     | N    | N           | 7722 SUNNYSIDE AVE N   |
| 9        | 393190 | 0110  | 4/14/2011  | 403000     | 393000         | 1250               | 7         | 1941            | Avg   | 6750     | N    | N           | 7515 2ND AVE NE        |
| 9        | 393190 | 453   | 7/10/2009  | 500000     | 459000         | 1270               | 7         | 1968            | Avg   | 5850     | N    | N           | 7511 LATONA AVE NE     |
| 9        | 062504 | 9312  | 11/18/2009 | 460000     | 428000         | 1270               | 7         | 1950            | Avg   | 6060     | N    | N           | 7914 STONE AVE N       |
| 9        | 393190 | 455   | 6/27/2011  | 535000     | 526000         | 1290               | 7         | 1968            | Good  | 5850     | N    | N           | 7505 LATONA AVE NE     |
| 9        | 681360 | 615   | 3/8/2011   | 536000     | 521000         | 1290               | 7         | 1949            | VGood | 7440     | N    | N           | 8015 SUNNYSIDE AVE N   |
| 9        | 681510 | 155   | 10/2/2009  | 375000     | 347000         | 1310               | 7         | 1953            | Avg   | 3800     | N    | N           | 7754 SUNNYSIDE AVE N   |
| 9        | 567600 | 6     | 1/8/2009   | 350000     | 315000         | 1310               | 7         | 2007            | Avg   | 1586     | N    | N           | 8455 STONE AVE N       |
| 9        | 288320 | 1005  | 12/6/2010  | 600000     | 579000         | 1330               | 7         | 1939            | Good  | 7200     | N    | N           | 7551 BAGLEY AVE N      |
| 9        | 288320 | 1005  | 10/7/2010  | 580000     | 556000         | 1330               | 7         | 1939            | Good  | 7200     | N    | N           | 7551 BAGLEY AVE N      |
| 9        | 948270 | 100   | 11/9/2009  | 400000     | 372000         | 1340               | 7         | 1926            | Avg   | 4350     | N    | N           | 7638 WINONA AVE N      |
| 9        | 062504 | 9307  | 1/28/2010  | 399500     | 374000         | 1370               | 7         | 1942            | Avg   | 4455     | N    | N           | 8247 WALLINGFORD AVE N |
| 9        | 288620 | 148   | 3/29/2010  | 402500     | 379000         | 1446               | 7         | 1998            | Avg   | 1353     | N    | N           | 1501 N 80TH ST         |
| 9        | 948270 | 385   | 11/21/2011 | 555050     | 553000         | 1460               | 7         | 1925            | Avg   | 4080     | N    | N           | 7339 KEEN WAY N        |
| 9        | 948270 | 85    | 10/13/2010 | 375000     | 360000         | 1480               | 7         | 1926            | Avg   | 4320     | N    | N           | 7624 WINONA AVE N      |
| 9        | 567600 | 24    | 3/18/2010  | 333000     | 313000         | 1500               | 7         | 2006            | Avg   | 1110     | N    | N           | 1143 A N 85TH ST       |
| 9        | 199420 | 400   | 9/14/2009  | 530000     | 490000         | 1520               | 7         | 1908            | Good  | 5120     | N    | N           | 8024 STROUD AVE N      |
| 9        | 913710 | 394   | 3/25/2011  | 375000     | 365000         | 1550               | 7         | 2008            | Avg   | 1015     | N    | N           | 7422 5TH AVE NE        |
| 9        | 913710 | 393   | 6/21/2011  | 350000     | 344000         | 1550               | 7         | 2008            | Avg   | 1528     | N    | N           | 7424 5TH AVE NE        |
| 9        | 913710 | 397   | 6/28/2011  | 344500     | 339000         | 1550               | 7         | 2008            | Avg   | 1052     | N    | N           | 7418 5TH AVE NE        |
| 9        | 913710 | 396   | 6/28/2011  | 339825     | 334000         | 1550               | 7         | 2008            | Avg   | 1015     | N    | N           | 7420 5TH AVE NE        |
| 9        | 947320 | 30    | 5/15/2009  | 605000     | 552000         | 1620               | 7         | 1929            | Avg   | 4920     | N    | N           | 8038 INTERLAKE AVE N   |
| 9        | 913710 | 398   | 3/8/2011   | 375000     | 365000         | 1620               | 7         | 2008            | Avg   | 1137     | N    | N           | 7416 5TH AVE NE        |
| 9        | 913710 | 395   | 5/23/2011  | 360000     | 353000         | 1620               | 7         | 2008            | Avg   | 1737     | N    | N           | 7414 5TH AVE NE        |
| 9        | 288320 | 645   | 5/18/2010  | 732100     | 693000         | 1670               | 7         | 1946            | Good  | 6700     | N    | N           | 2048 N 78TH ST         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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        | 567600 | 180   | 6/3/2009   | 450000     | 412000         | 1740               | 7         | 2000            | Avg   | 4040     | N    | N           | 1133 N 84TH ST         |
| 9        | 948270 | 475   | 6/25/2009  | 660000     | 605000         | 1750               | 7         | 1926            | Avg   | 4416     | N    | N           | 7425 KEEN WAY N        |
| 9        | 948270 | 490   | 3/19/2010  | 676000     | 636000         | 1750               | 7         | 1926            | Good  | 4942     | N    | N           | 7411 KEEN WAY N        |
| 9        | 240210 | 285   | 8/6/2010   | 533000     | 508000         | 1820               | 7         | 1986            | Avg   | 3000     | N    | N           | 8207 BAGLEY AVE N      |
| 9        | 803170 | 139   | 3/3/2011   | 370000     | 360000         | 1880               | 7         | 1995            | Avg   | 5191     | N    | N           | 335 NE LONGWOOD PL     |
| 9        | 062504 | 9010  | 6/26/2009  | 500000     | 458000         | 2320               | 7         | 1900            | Avg   | 6000     | N    | N           | 2010 N 82ND ST         |
| 9        | 240210 | 685   | 5/7/2010   | 600000     | 567000         | 2370               | 7         | 1950            | VGood | 9700     | N    | N           | 8003 BAGLEY AVE N      |
| 9        | 199420 | 445   | 7/21/2009  | 480000     | 441000         | 880                | 8         | 2006            | Avg   | 3044     | N    | N           | 8054 STROUD AVE N      |
| 9        | 952810 | 3445  | 10/12/2009 | 356635     | 330000         | 920                | 8         | 2001            | Avg   | 1513     | N    | N           | 604 NE 68TH ST         |
| 9        | 445980 | 159   | 9/15/2010  | 486500     | 466000         | 1000               | 8         | 1951            | Good  | 3971     | N    | N           | 1408 N 82ND ST         |
| 9        | 288320 | 1590  | 7/27/2009  | 654950     | 602000         | 1090               | 8         | 1931            | Good  | 4000     | N    | N           | 7545 1ST AVE NE        |
| 9        | 288620 | 209   | 9/20/2011  | 362000     | 359000         | 1100               | 8         | 2007            | Avg   | 1071     | N    | N           | 7935 DENSMORE AVE N    |
| 9        | 062504 | 9360  | 11/16/2011 | 369000     | 367000         | 1100               | 8         | 2008            | Avg   | 1192     | N    | N           | 1508 A N 80TH ST       |
| 9        | 288620 | 210   | 9/20/2011  | 348000     | 345000         | 1100               | 8         | 2007            | Avg   | 822      | N    | N           | 7937 DENSMORE AVE N    |
| 9        | 288620 | 138   | 4/28/2009  | 426000     | 388000         | 1150               | 8         | 2008            | Avg   | 1024     | N    | N           | 7914 ASHWORTH AVE N    |
| 9        | 288620 | 137   | 4/28/2009  | 409950     | 374000         | 1150               | 8         | 2008            | Avg   | 1024     | N    | N           | 7916 ASHWORTH AVE N    |
| 9        | 288620 | 199   | 4/16/2010  | 400000     | 377000         | 1180               | 8         | 2010            | Avg   | 1254     | N    | N           | 7929 A DENSMORE AVE N  |
| 9        | 288620 | 200   | 4/27/2010  | 399000     | 377000         | 1180               | 8         | 2010            | Avg   | 1254     | N    | N           | 7929 B DENSMORE AVE N  |
| 9        | 952810 | 1072  | 11/29/2010 | 437000     | 421000         | 1220               | 8         | 1993            | Avg   | 1200     | N    | N           | 7403 4TH AVE NE        |
| 9        | 952810 | 1073  | 6/8/2010   | 435000     | 412000         | 1220               | 8         | 1993            | Avg   | 1200     | N    | N           | 7405 4TH AVE NE        |
| 9        | 288620 | 197   | 4/16/2010  | 440000     | 415000         | 1260               | 8         | 2010            | Avg   | 841      | N    | N           | 7931 B DENSMORE AVE N  |
| 9        | 288620 | 198   | 3/15/2010  | 440000     | 414000         | 1260               | 8         | 2010            | Avg   | 860      | N    | N           | 7931 A DENSMORE AVE N  |
| 9        | 920300 | 55    | 6/15/2011  | 640000     | 628000         | 1280               | 8         | 1936            | Good  | 4400     | N    | N           | 7723 MERIDIAN AVE N    |
| 9        | 062504 | 9359  | 12/22/2011 | 409000     | 409000         | 1300               | 8         | 2008            | Avg   | 1180     | N    | N           | 1506 N 80TH ST         |
| 9        | 062504 | 9161  | 5/25/2010  | 377500     | 357000         | 1300               | 8         | 2008            | Avg   | 1174     | N    | N           | 1504 N 80TH ST         |
| 9        | 288620 | 139   | 8/26/2009  | 420000     | 387000         | 1350               | 8         | 2008            | Avg   | 1002     | N    | N           | 7920 ASHWORTH AVE N    |
| 9        | 952810 | 3487  | 3/5/2010   | 431000     | 405000         | 1380               | 8         | 2008            | Avg   | 1189     | N    | N           | 6830 A OSWEGO PL NE    |
| 9        | 948270 | 225   | 11/30/2011 | 572000     | 570000         | 1400               | 8         | 1926            | Avg   | 3936     | N    | N           | 7257 W GREEN LAKE DR N |
| 9        | 445980 | 70    | 2/16/2010  | 560000     | 525000         | 1420               | 8         | 1928            | Avg   | 4923     | N    | N           | 8247 ASHWORTH AVE N    |
| 9        | 913710 | 1700  | 6/24/2011  | 364000     | 358000         | 1450               | 8         | 2005            | Avg   | 888      | N    | N           | 509 B NE 71ST ST       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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        | 952810 | 1299  | 5/18/2011  | 520000     | 509000         | 1450               | 8         | 2011            | Avg  | 1589     | N    | N           | 401 NE 75TH ST         |
| 9        | 948270 | 535   | 3/25/2010  | 515000     | 485000         | 1470               | 8         | 2007            | Avg  | 4118     | N    | N           | 7522 WINONA AVE N      |
| 9        | 952810 | 1300  | 5/18/2011  | 499000     | 489000         | 1480               | 8         | 2011            | Avg  | 1756     | N    | N           | 409 NE 75TH ST         |
| 9        | 952810 | 1040  | 3/16/2009  | 540000     | 490000         | 1520               | 8         | 2002            | Avg  | 1215     | N    | N           | 7412 A LATONA AVE NE   |
| 9        | 952810 | 1031  | 3/9/2010   | 444000     | 417000         | 1520               | 8         | 2003            | Avg  | 800      | N    | N           | 7406 B LATONA AVE NE   |
| 9        | 288320 | 1830  | 10/20/2011 | 400000     | 397000         | 1540               | 8         | 1978            | Avg  | 2200     | N    | N           | 7429 LATONA AVE NE     |
| 9        | 288620 | 140   | 8/3/2009   | 459500     | 423000         | 1560               | 8         | 2008            | Avg  | 1158     | N    | N           | 7918 ASHWORTH AVE N    |
| 9        | 952810 | 1269  | 5/12/2009  | 520000     | 474000         | 1570               | 8         | 2008            | Avg  | 826      | N    | N           | 436 B NE MAPLE LEAF PL |
| 9        | 288320 | 524   | 3/28/2011  | 539000     | 525000         | 1570               | 8         | 2010            | Avg  | 1433     | N    | N           | 7812 STROUD AVE N      |
| 9        | 952810 | 1268  | 5/4/2009   | 499950     | 456000         | 1600               | 8         | 2008            | Avg  | 1144     | N    | N           | 436 A NE MAPLE LEAF PL |
| 9        | 952810 | 1270  | 12/3/2009  | 480000     | 447000         | 1630               | 8         | 2008            | Avg  | 1033     | N    | N           | 436 C NE MAPLE LEAF PL |
| 9        | 151730 | 35    | 8/24/2009  | 572191     | 527000         | 1640               | 8         | 1929            | Good | 4601     | N    | N           | 1127 N 78TH ST         |
| 9        | 952810 | 1265  | 11/20/2009 | 495000     | 460000         | 1660               | 8         | 2008            | Avg  | 1088     | N    | N           | 438 C NE MAPLE LEAF PL |
| 9        | 151730 | 15    | 8/10/2010  | 725000     | 691000         | 1750               | 8         | 1929            | Good | 4644     | N    | N           | 1145 N 78TH ST         |
| 9        | 288320 | 175   | 4/21/2010  | 499950     | 472000         | 1750               | 8         | 1931            | Good | 2665     | N    | N           | 2421 N 75TH ST         |
| 9        | 199420 | 0130  | 2/3/2010   | 448500     | 420000         | 1840               | 8         | 1949            | Avg  | 7600     | N    | N           | 8054 WALLINGFORD AVE N |
| 9        | 240210 | 0170  | 11/9/2010  | 477000     | 459000         | 1840               | 8         | 1996            | Avg  | 3000     | N    | N           | 8242 BAGLEY AVE N      |
| 9        | 151730 | 40    | 10/12/2010 | 620000     | 595000         | 1860               | 8         | 1929            | Good | 4400     | N    | N           | 1156 N 78TH ST         |
| 9        | 952810 | 1325  | 3/25/2010  | 436000     | 410000         | 1950               | 8         | 2008            | Avg  | 1470     | N    | N           | 466 NE MAPLE LEAF PL   |
| 9        | 240210 | 855   | 8/22/2011  | 675000     | 667000         | 1960               | 8         | 2000            | Avg  | 3000     | N    | N           | 8057 CORLISS AVE N     |
| 9        | 952810 | 1324  | 1/7/2010   | 455000     | 425000         | 2000               | 8         | 2008            | Avg  | 1532     | N    | N           | 468 NE MAPLE LEAF PL   |
| 9        | 779790 | 70    | 9/14/2009  | 729900     | 674000         | 2080               | 8         | 2009            | Avg  | 6213     | N    | N           | 1310 N 82ND ST         |
| 9        | 288320 | 1455  | 7/30/2009  | 750000     | 690000         | 2130               | 8         | 1996            | Avg  | 4000     | N    | N           | 7501 SUNNYSIDE AVE N   |
| 9        | 062504 | 9015  | 6/30/2010  | 645000     | 613000         | 2180               | 8         | 2010            | Avg  | 4000     | N    | N           | 8213 WALLINGFORD AVE N |
| 9        | 681360 | 975   | 11/23/2010 | 379000     | 365000         | 2230               | 8         | 1999            | Avg  | 3690     | N    | N           | 8048 SUNNYSIDE AVE N   |
| 9        | 288320 | 0955  | 11/15/2011 | 722500     | 719000         | 2350               | 8         | 2007            | Avg  | 4800     | N    | N           | 7525 BAGLEY AVE N      |
| 9        | 288320 | 260   | 1/6/2010   | 943000     | 881000         | 2460               | 8         | 1924            | Good | 6120     | Y    | N           | 7574 E GREEN LAKE DR N |
| 9        | 952810 | 955   | 8/7/2009   | 406500     | 374000         | 1097               | 9         | 1998            | Avg  | 1251     | N    | N           | 7441 A 4TH AVE NE      |
| 9        | 952810 | 1097  | 9/15/2010  | 485000     | 464000         | 1250               | 9         | 2002            | Avg  | 1415     | N    | N           | 7408 4TH AVE NE        |
| 9        | 952810 | 1098  | 9/23/2011  | 495000     | 491000         | 1260               | 9         | 2002            | Avg  | 1415     | N    | N           | 7410 4TH AVE NE        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 43**  
**(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        | 952810 | 1194  | 9/28/2010  | 439950     | 422000         | 1420               | 9         | 1997            | Avg  | 966      | N    | N           | 420 A NE MAPLE LEAF PL |
| 9        | 952810 | 1190  | 6/15/2009  | 465000     | 426000         | 1431               | 9         | 1997            | Avg  | 1492     | N    | N           | 420 B NE MAPLE LEAF PL |
| 9        | 952810 | 0906  | 8/18/2010  | 510000     | 487000         | 1560               | 9         | 2004            | Avg  | 1332     | N    | N           | 7448 LATONA AVE NE     |
| 9        | 952810 | 903   | 6/5/2009   | 680000     | 622000         | 1580               | 9         | 2004            | Avg  | 1935     | N    | N           | 305 NE 75TH ST         |
| 9        | 952810 | 0905  | 1/12/2011  | 460000     | 445000         | 1650               | 9         | 2004            | Avg  | 2071     | N    | N           | 7446 LATONA AVE NE     |
| 9        | 288320 | 411   | 2/11/2010  | 580000     | 544000         | 1790               | 9         | 2007            | Avg  | 1821     | N    | N           | 7815 A STROUD AVE N    |
| 9        | 288320 | 412   | 11/22/2010 | 510000     | 491000         | 1790               | 9         | 2007            | Avg  | 1644     | N    | N           | 7813 B STROUD AVE N    |
| 9        | 681510 | 250   | 11/1/2011  | 710000     | 706000         | 1930               | 9         | 1981            | Avg  | 4000     | N    | N           | 2302 N 77TH ST         |
| 9        | 199420 | 277   | 2/9/2009   | 890000     | 805000         | 2150               | 9         | 2005            | Avg  | 3753     | N    | N           | 8040 BURKE AVE N       |
| 9        | 613060 | 25    | 7/29/2011  | 840000     | 828000         | 2540               | 9         | 2007            | Avg  | 5002     | N    | N           | 7745 BAGLEY AVE N      |
| 9        | 393190 | 580   | 8/5/2009   | 860000     | 791000         | 2550               | 9         | 2008            | Avg  | 3900     | N    | N           | 203 NE 77TH ST         |
| 9        | 551160 | 170   | 6/28/2011  | 774700     | 762000         | 2560               | 9         | 2001            | Avg  | 4080     | N    | N           | 1338 N 77TH ST         |
| 9        | 062504 | 9351  | 6/2/2009   | 590000     | 539000         | 1060               | 10        | 2007            | Avg  | 1186     | N    | N           | 8021 DENSMORE AVE N    |
| 9        | 029367 | 100   | 11/11/2009 | 500000     | 465000         | 1060               | 10        | 2007            | Avg  | 1197     | N    | N           | 8012 ASHWORTH AVE N    |
| 9        | 029367 | 90    | 11/6/2009  | 490000     | 455000         | 1060               | 10        | 2007            | Avg  | 1150     | N    | N           | 8014 ASHWORTH AVE N    |
| 9        | 029367 | 70    | 11/12/2009 | 530000     | 492000         | 1060               | 10        | 2007            | Avg  | 1186     | N    | N           | 8019 DENSMORE AVE N    |
| 9        | 062504 | 9354  | 12/9/2009  | 542500     | 505000         | 1130               | 10        | 2007            | Avg  | 1453     | N    | N           | 8011 DENSMORE AVE N    |
| 9        | 029367 | 10    | 2/12/2010  | 525000     | 492000         | 1130               | 10        | 2007            | Avg  | 1246     | N    | N           | 8022 ASHWORTH AVE N    |
| 9        | 029367 | 110   | 11/2/2009  | 590000     | 548000         | 1160               | 10        | 2007            | Avg  | 1614     | N    | N           | 8010 ASHWORTH AVE N    |
| 9        | 029367 | 120   | 2/8/2010   | 535000     | 501000         | 1160               | 10        | 2007            | Avg  | 1358     | N    | N           | 8020 ASHWORTH AVE N    |
| 9        | 062504 | 9358  | 11/11/2009 | 440000     | 409000         | 1170               | 10        | 2007            | Avg  | 761      | N    | N           | 8015 D DENSMORE AVE N  |
| 9        | 062504 | 9356  | 11/12/2009 | 399990     | 372000         | 1170               | 10        | 2007            | Avg  | 761      | N    | N           | 8015 B DENSMORE AVE N  |
| 9        | 062504 | 9355  | 11/11/2009 | 435000     | 404000         | 1170               | 10        | 2007            | Avg  | 761      | N    | N           | 8015 A DENSMORE AVE N  |
| 9        | 062504 | 9357  | 11/17/2009 | 429990     | 400000         | 1170               | 10        | 2007            | Avg  | 815      | N    | N           | 8015 C DENSMORE AVE N  |
| 9        | 029367 | 20    | 11/11/2009 | 427490     | 397000         | 1170               | 10        | 2007            | Avg  | 787      | N    | N           | 8018 D ASHWORTH AVE N  |
| 9        | 029367 | 40    | 11/11/2009 | 419990     | 390000         | 1170               | 10        | 2007            | Avg  | 809      | N    | N           | 8018 B ASHWORTH AVE N  |
| 9        | 029367 | 50    | 11/13/2009 | 419990     | 390000         | 1170               | 10        | 2007            | Avg  | 791      | N    | N           | 8018 A ASHWORTH AVE N  |
| 9        | 029367 | 30    | 1/6/2010   | 415000     | 388000         | 1170               | 10        | 2007            | Avg  | 785      | N    | N           | 8018 C ASHWORTH AVE N  |
| 9        | 029367 | 60    | 2/11/2010  | 489900     | 459000         | 1180               | 10        | 2007            | Avg  | 1121     | N    | N           | 8017 DENSMORE AVE N    |
| 9        | 029367 | 80    | 11/11/2009 | 474990     | 441000         | 1180               | 10        | 2007            | Avg  | 1127     | N    | N           | 8016 ASHWORTH AVE N    |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date  | Sale Price | Comments                                      |
|----------|--------|-------|------------|------------|-----------------------------------------------|
| 5        | 125720 | 0050  | 7/16/2010  | 330000     | TEAR DOWN; AND OTHER WARNINGS                 |
| 5        | 125720 | 0125  | 6/30/2010  | 397500     | SEGREGATION AND/OR MERGER; AND OTHER WARNINGS |
| 5        | 125720 | 0125  | 10/6/2010  | 275000     | NO MARKET EXPOSURE;AND OTHER WARNINGS         |
| 5        | 125720 | 0155  | 10/19/2010 | 565000     | IMP COUNT                                     |
| 5        | 125720 | 0205  | 7/14/2010  | 865000     | DATA DIDN'T MATCH SALE                        |
| 5        | 125720 | 0295  | 4/16/2010  | 510000     | SEGREGATION AND/OR MERGER                     |
| 5        | 125720 | 0315  | 3/2/2011   | 850000     | RELOCATION - SALE TO SERVICE                  |
| 5        | 125720 | 0380  | 12/3/2009  | 540000     | DATA DIDN'T MATCH SALE                        |
| 5        | 125720 | 0395  | 9/23/2010  | 737000     | DATA DIDN'T MATCH SALE                        |
| 5        | 125720 | 1205  | 2/17/2010  | 1060000    | UNFINISHED AREA                               |
| 5        | 125720 | 1270  | 10/2/2009  | 564000     | DATA DIDN'T MATCH SALE                        |
| 5        | 125720 | 1375  | 5/25/2011  | 492000     | ACTIVE PERMIT BEFORE SALE>25K;UNFIN AREA      |
| 5        | 125720 | 1605  | 9/21/2011  | 565000     | DATA DIDN'T MATCH SALE                        |
| 5        | 125720 | 1715  | 2/9/2011   | 400000     | GOVERNMENT AGENCY;AND OTHER WARNINGS          |
| 5        | 125720 | 2430  | 8/7/2010   | 750000     | RELOCATION - SALE TO SERVICE                  |
| 5        | 125720 | 2775  | 3/6/2009   | 367000     | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 5        | 125720 | 3205  | 2/5/2009   | 660000     | DATA DIDN'T MATCH SALE                        |
| 5        | 335950 | 0285  | 9/15/2011  | 530000     | DATA DIDN'T MATCH SALE                        |
| 5        | 335950 | 0415  | 3/8/2011   | 560000     | SEGREGATION AND/OR MERGER                     |
| 5        | 335950 | 0420  | 10/31/2011 | 750000     | ACTIVE PERMIT BEFORE SALE>25K;%COMPL          |
| 5        | 336490 | 0085  | 9/21/2009  | 305000     | NON-REPRESENTATIVE SALE                       |
| 5        | 336490 | 0230  | 10/22/2010 | 515000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 5        | 385690 | 0115  | 10/13/2011 | 469609     | DATA DIDN'T MATCH SALE                        |
| 5        | 385690 | 0360  | 6/12/2010  | 425000     | TEAR DOWN                                     |
| 5        | 385690 | 0700  | 7/1/2009   | 540000     | DOR RATIO                                     |
| 5        | 385690 | 0800  | 8/16/2011  | 800000     | DATA DIDN'T MATCH SALE                        |
| 5        | 385690 | 1435  | 5/10/2010  | 600000     | DATA DIDN'T MATCH SALE                        |
| 5        | 385690 | 1755  | 3/27/2009  | 433750     | DATA DIDN'T MATCH SALE                        |
| 5        | 385690 | 2175  | 4/6/2009   | 380000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 5        | 385690 | 2260  | 7/21/2010  | 408250     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 5        | 385690 | 2605  | 7/1/2009   | 389950     | ACTIVE PERMIT BEFORE SALE>25K                 |
| 5        | 385690 | 3015  | 6/21/2010  | 334000     | NO MARKET EXPOSURE                            |
| 5        | 385690 | 3195  | 3/17/2010  | 281200     | DOR RATIO;AND OTHER WARNINGS                  |
| 5        | 385690 | 3240  | 4/21/2011  | 580000     | DATA DIDN'T MATCH SALE                        |
| 5        | 385690 | 4570  | 8/14/2009  | 330000     | OBSOLESCENCE;AND OTHER WARNINGS               |
| 5        | 385690 | 4980  | 5/19/2010  | 428888     | DATA DIDN'T MATCH SALE                        |
| 5        | 385690 | 5060  | 4/28/2010  | 365000     | PREVIMP<=25K                                  |
| 5        | 385690 | 5355  | 6/11/2009  | 775000     | DATA DIDN'T MATCH SALE                        |
| 5        | 385690 | 5440  | 2/9/2009   | 565000     | DATA DIDN'T MATCH SALE                        |
| 5        | 913610 | 0311  | 2/6/2009   | 1500000    | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 5        | 913610 | 1215  | 3/6/2009   | 599500     | DATA DIDN'T MATCH SALE                        |
| 5        | 913610 | 1301  | 7/13/2011  | 750000     | DATA DIDN'T MATCH SALE                        |
| 5        | 913610 | 1565  | 8/25/2010  | 850000     | IMP COUNT                                     |
| 5        | 913610 | 1591  | 10/21/2011 | 500000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 5        | 913610 | 1891  | 5/24/2011  | 335000     | RELOCATION - SALE TO SERVICE                  |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date  | Sale Price | Comments                                     |
|----------|--------|-------|------------|------------|----------------------------------------------|
| 5        | 913610 | 1946  | 9/8/2011   | 679950     | DATA DIDN'T MATCH SALE                       |
| 5        | 913610 | 2501  | 11/14/2011 | 180000     | DOR RATIO;AND OTHER WARNINGS                 |
| 5        | 913610 | 2656  | 12/1/2011  | 363800     | DATA DIDN'T MATCH SALE                       |
| 5        | 922240 | 0565  | 3/30/2009  | 320000     | DATA DIDN'T MATCH SALE                       |
| 5        | 922240 | 0770  | 11/30/2011 | 337000     | DATA DIDN'T MATCH SALE                       |
| 5        | 952310 | 0166  | 12/9/2011  | 470000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 5        | 952310 | 0325  | 8/4/2011   | 341000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 5        | 952310 | 0330  | 3/12/2009  | 419000     | DATA DIDN'T MATCH SALE                       |
| 5        | 952310 | 0390  | 4/21/2010  | 519700     | DATA DIDN'T MATCH SALE                       |
| 5        | 952810 | 4025  | 5/12/2009  | 355000     | DATA DIDN'T MATCH SALE                       |
| 5        | 952810 | 4580  | 2/18/2011  | 662500     | DATA DIDN'T MATCH SALE                       |
| 5        | 952810 | 4640  | 12/28/2009 | 108527     | DOR RATIO;NO MARKET EXPOSURE                 |
| 5        | 952810 | 4830  | 7/21/2009  | 259500     | NON-REPRESENTATIVE SALE; AND OTHER WARNINGS  |
| 5        | 952810 | 4900  | 2/11/2009  | 380000     | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 5        | 952810 | 4971  | 10/26/2011 | 68212      | DOR RATIO;AND OTHER WARNINGS                 |
| 5        | 952810 | 5250  | 3/30/2009  | 606250     | RELOCATION - SALE TO SERVICE                 |
| 5        | 955020 | 0330  | 6/24/2009  | 775000     | DATA DIDN'T MATCH SALE                       |
| 5        | 955020 | 0560  | 6/2/2010   | 850000     | NO MARKET EXPOSURE                           |
| 5        | 955020 | 0925  | 12/18/2009 | 195380     | DOR RATIO;AND OTHER WARNINGS                 |
| 5        | 955020 | 0925  | 4/24/2009  | 214250     | QUIT CLAIM DEED;AND OTHER WARNINGS           |
| 5        | 955020 | 1830  | 8/26/2009  | 510000     | TEAR DOWN                                    |
| 5        | 955020 | 2520  | 9/9/2011   | 300000     | NO MARKET EXPOSURE                           |
| 5        | 955020 | 2920  | 8/12/2011  | 309900     | DATA DIDN'T MATCH SALE                       |
| 5        | 955020 | 3660  | 10/20/2009 | 570000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 5        | 955020 | 3675  | 6/6/2011   | 469950     | ACTIVE PERMIT BEFORE SALE>25K                |
| 5        | 955020 | 3860  | 5/12/2010  | 600000     | DATA DIDN'T MATCH SALE                       |
| 5        | 955020 | 4170  | 4/20/2009  | 365000     | DATA DIDN'T MATCH SALE                       |
| 5        | 955020 | 4200  | 10/20/2009 | 397000     | DATA DIDN'T MATCH SALE                       |
| 5        | 955020 | 4780  | 6/16/2011  | 602500     | DATA DIDN'T MATCH SALE                       |
| 5        | 955020 | 4780  | 1/12/2011  | 360000     | IMP. CHARACTERISTICS CHANGED SINCE SALE      |
| 5        | 955120 | 0205  | 12/24/2009 | 900000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 5        | 955120 | 0710  | 12/23/2010 | 506000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 5        | 955120 | 1240  | 11/2/2010  | 306500     | DOR RATIO;%COMPL                             |
| 5        | 955120 | 1250  | 8/4/2010   | 528000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 5        | 955120 | 1790  | 4/22/2011  | 676000     | DATA DIDN'T MATCH SALE                       |
| 5        | 955120 | 1795  | 9/6/2009   | 675000     | CORRECTION DEED                              |
| 5        | 955120 | 2260  | 1/28/2011  | 480000     | DATA DIDN'T MATCH SALE                       |
| 5        | 955120 | 2290  | 10/27/2010 | 575000     | DATA DIDN'T MATCH SALE                       |
| 5        | 955120 | 2305  | 2/2/2009   | 178543     | DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 5        | 955120 | 2590  | 7/22/2011  | 610000     | DATA DIDN'T MATCH SALE                       |
| 5        | 955120 | 2820  | 3/24/2011  | 568400     | IMP COUNT                                    |
| 5        | 955120 | 3215  | 9/20/2010  | 440000     | TEAR DOWN                                    |
| 9        | 062504 | 9015  | 7/15/2009  | 230000     | DOR RATIO                                    |
| 9        | 062504 | 9022  | 5/7/2010   | 300000     | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 9        | 062504 | 9264  | 4/8/2011   | 590000     | DATA DIDN'T MATCH SALE                       |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date  | Sale Price | Comments                                      |
|----------|--------|-------|------------|------------|-----------------------------------------------|
| 9        | 091700 | 0200  | 2/22/2011  | 99000      | DOR RATIO;NO MARKET EXPOSURE                  |
| 9        | 091700 | 0205  | 7/25/2011  | 400000     | DATA DIDN'T MATCH SALE                        |
| 9        | 199420 | 0256  | 12/21/2011 | 648825     | STATEMENT TO DOR; AND OTHER WARNINGS          |
| 9        | 199420 | 0277  | 2/2/2009   | 890000     | RELOCATION - SALE TO SERVICE                  |
| 9        | 199420 | 0295  | 2/2/2009   | 534000     | DATA DIDN'T MATCH SALE                        |
| 9        | 199420 | 0300  | 9/27/2009  | 508000     | DATA DIDN'T MATCH SALE                        |
| 9        | 199420 | 0320  | 1/2/2009   | 72500      | DOR RATIO;AND OTHER WARNINGS                  |
| 9        | 240210 | 0025  | 8/24/2011  | 350000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 9        | 240210 | 0220  | 7/22/2010  | 315000     | NO MARKET EXPOSURE; AND OTHER WARNINGS        |
| 9        | 240210 | 0570  | 11/10/2010 | 649000     | ACTIVE PERMIT BEFORE SALE>25K                 |
| 9        | 240210 | 0570  | 4/22/2010  | 244500     | IMP. CHARACTERISTICS CHANGED SINCE SALE       |
| 9        | 240210 | 0685  | 1/12/2010  | 395000     | EXEMPT FROM EXCISE TAX                        |
| 9        | 288320 | 0040  | 1/11/2010  | 500000     | OBSOLESCENCE;QUIT CLAIM DEED; AND OTHER WARN  |
| 9        | 288320 | 0125  | 1/27/2010  | 635000     | OBSOLESCENCE;PREVIMP<=25K                     |
| 9        | 288320 | 0155  | 8/12/2009  | 645000     | CORPORATE AFFILIATES                          |
| 9        | 288320 | 0180  | 9/23/2009  | 937500     | OBSOLESCENCE                                  |
| 9        | 288320 | 0420  | 3/20/2009  | 555000     | OBSOLESCENCE;BANKRUPTCY - RECEIVER OR TRUSTEE |
| 9        | 288320 | 0525  | 5/17/2010  | 225000     | DOR RATIO                                     |
| 9        | 288320 | 0620  | 5/4/2009   | 119661     | DOR RATIO;AND OTHER WARNINGS                  |
| 9        | 288320 | 0770  | 3/22/2010  | 300000     | DOR RATIO                                     |
| 9        | 288320 | 0885  | 9/14/2011  | 561000     | DATA DIDN'T MATCH SALE                        |
| 9        | 288320 | 0895  | 5/17/2010  | 963000     | DATA DIDN'T MATCH SALE                        |
| 9        | 288320 | 0955  | 11/15/2011 | 722500     | RELOCATION - SALE TO SERVICE                  |
| 9        | 288320 | 1105  | 6/7/2010   | 770000     | DATA DIDN'T MATCH SALE                        |
| 9        | 288320 | 1260  | 2/24/2009  | 510000     | DATA DIDN'T MATCH SALE                        |
| 9        | 288320 | 1435  | 4/25/2011  | 525000     | OBSOLESCENCE;PREVIMP<=25K                     |
| 9        | 288470 | 0045  | 11/12/2011 | 682000     | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 9        | 288620 | 0200  | 6/24/2009  | 510000     | SEGREGATION AND/OR MERGER                     |
| 9        | 393190 | 0355  | 9/16/2010  | 630500     | ACTIVE PERMIT BEFORE SALE>25K; OBSOLESCENCE   |
| 9        | 551160 | 0525  | 10/21/2009 | 530000     | DATA DIDN'T MATCH SALE                        |
| 9        | 567600 | 0015  | 3/17/2010  | 295850     | DATA DIDN'T MATCH SALE                        |
| 9        | 567600 | 0050  | 4/29/2009  | 10000      | DOR RATIO;NO MARKET EXPOSURE                  |
| 9        | 677220 | 0110  | 3/1/2010   | 1232500    | IMP COUNT; OBSOLESCENCE                       |
| 9        | 681360 | 0901  | 5/18/2009  | 420000     | RELOCATION - SALE TO SERVICE                  |
| 9        | 681410 | 0211  | 4/12/2011  | 319000     | DATA DIDN'T MATCH SALE                        |
| 9        | 681410 | 0285  | 9/19/2010  | 237500     | DOR RATIO;AND OTHER WARNINGS                  |
| 9        | 681510 | 0256  | 7/7/2009   | 565000     | DATA DIDN'T MATCH SALE                        |
| 9        | 750000 | 0035  | 11/10/2009 | 549950     | DATA DIDN'T MATCH SALE                        |
| 9        | 750000 | 0210  | 6/10/2010  | 660000     | DATA DIDN'T MATCH SALE                        |
| 9        | 779790 | 0006  | 4/2/2009   | 375000     | DATA DIDN'T MATCH SALE                        |
| 9        | 920300 | 0005  | 11/29/2010 | 247071     | BUILDER OR DEVELOPER SALES                    |
| 9        | 920300 | 0065  | 5/6/2011   | 785000     | DATA DIDN'T MATCH SALE                        |
| 9        | 920300 | 0105  | 2/24/2009  | 525000     | DATA DIDN'T MATCH SALE                        |
| 9        | 952810 | 0786  | 10/15/2011 | 722873     | ACTIVE PERMIT BEFORE SALE>25K                 |
| 9        | 952810 | 0903  | 6/5/2009   | 680000     | RELOCATION - SALE TO SERVICE                  |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------------------------|
| 9               | 952810       | 0906         | 3/27/2010        | 592500            | RELOCATION - SALE TO SERVICE                |
| 9               | 952810       | 1082         | 5/1/2009         | 551000            | NO MARKET EXPOSURE                          |
| 9               | 952810       | 1145         | 6/10/2010        | 417500            | DATA DIDN'T MATCH SALE                      |
| 9               | 952810       | 1214         | 8/29/2011        | 540000            | DATA DIDN'T MATCH SALE                      |
| 9               | 952810       | 1215         | 9/27/2011        | 530000            | DATA DIDN'T MATCH SALE                      |
| 9               | 952810       | 1217         | 10/6/2011        | 540000            | DATA DIDN'T MATCH SALE                      |
| 9               | 952810       | 1275         | 7/20/2011        | 529000            | ACTIVE PERMIT BEFORE SALE>25K               |
| 9               | 952810       | 1420         | 11/5/2010        | 519000            | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 5               | 385690       | 0060         | 11/21/2011       | 185000            | 4275            | N           | N                  |
| 9               | 677220       | 0108         | 5/14/2010        | 425000            | 6792            | N           | N                  |

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                     |
|-----------------|--------------|--------------|------------------|-------------------|-------------------------------------|
| 5               | 952810       | 4971         | 10/26/2011       | 68,212            | QUIT CLAIM DEED; AND OTHER WARNINGS |