

Residential Revalue

2012 Assessment Roll

Wedgwood/Bryant

Area 45

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Seattle, WA 98104-2384

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<http://www.kingcounty.gov/assessor/>

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.

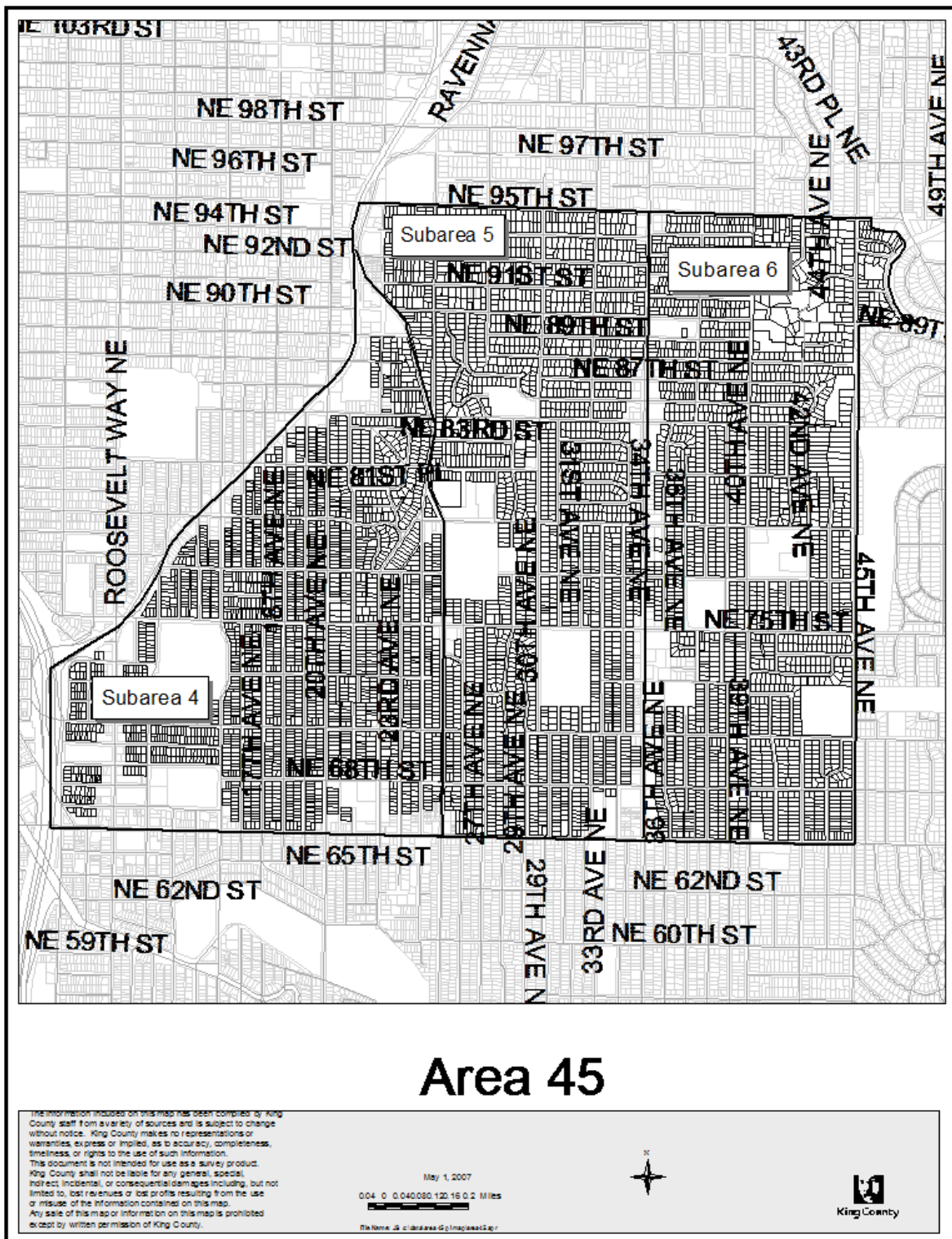
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Wedgwood/Bryant

Housing



Grade 5/ Year Built 1927/ Total Living Area 1090



Grade 6/ Year Built 1928 Total Living Area 1280



Grade 7/ Year Built 1949/ Total Living Area 1640



Grade 8/ Year Built 1928 Total Living Area 2070



Grade 9/ Year Built 2003/ Total Living Area 2780



Grade 10/ Year Built 2007 Total Living Area 3130

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: Wedgwood/Bryant / 45

Number of Improved Sales: 579

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	\$233,000	\$182,300	\$415,300			
2012 Value	\$229,000	\$182,300	\$411,300	\$450,900	91.2%	8.65%
Change	-\$4,000	\$0	-\$4,000			
% Change	-1.7%	0.0%	-1.0%			

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

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

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

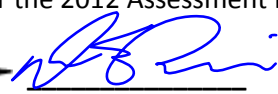
Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$234,800	\$168,400	\$403,200
2012 Value	\$230,800	\$167,700	\$398,500
Percent Change	-1.7%	-0.4%	-1.2%

Number of one to three unit residences in the population:

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 two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with Low Grade (grades less than 7) had a higher ratio compared to the rest of the population resulting in a greater downward adjustment. Also, homes that were in Good and Very Good condition had a lower ratio than the rest of the population resulting in an upward adjustment. The remaining improved properties in the population will receive a single downward adjustment as indicated by the standard area adjustment. The formula adjusts for these differences, thus improving equalization.

We recommend posting these values for the 2012 Assessment Roll.



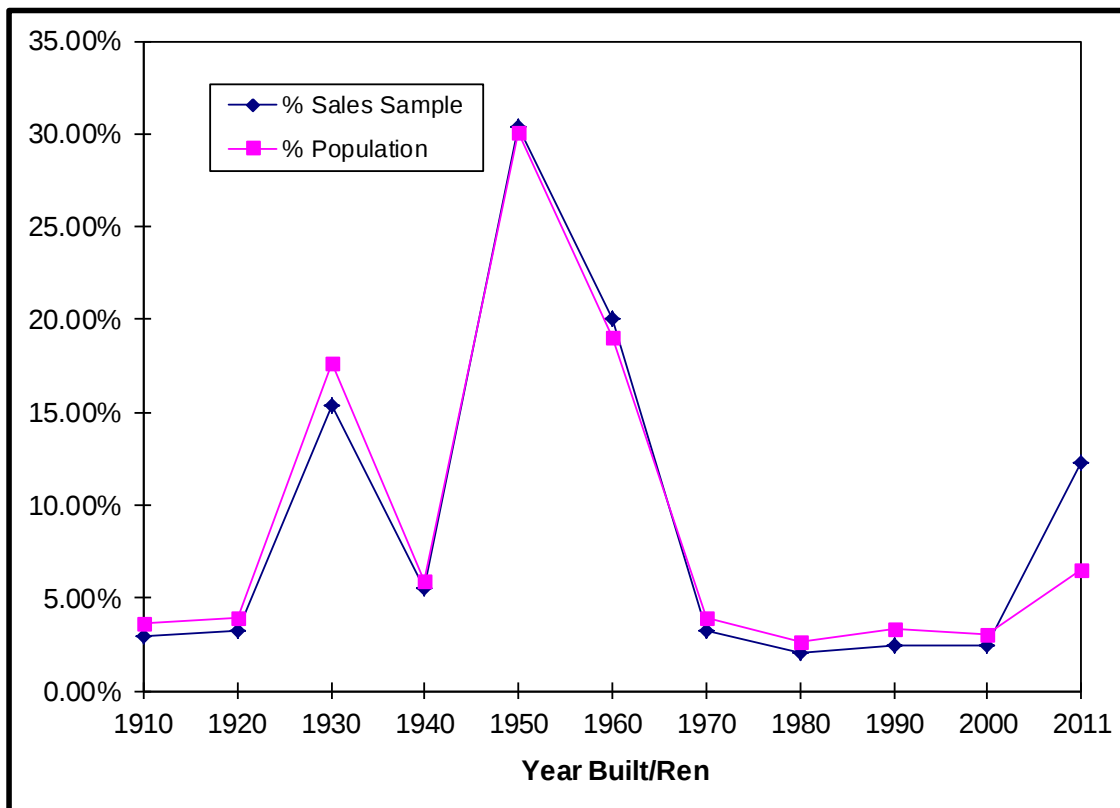


App. II Sr. Appraiser Division Director Assessor Date

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	17	2.94%
1920	19	3.28%
1930	89	15.37%
1940	32	5.53%
1950	176	30.40%
1960	116	20.03%
1970	19	3.28%
1980	12	2.07%
1990	14	2.42%
2000	14	2.42%
2011	71	12.26%
	579	

Population		
Year Built/Ren	Frequency	% Population
1910	239	3.62%
1920	264	3.99%
1930	1168	17.67%
1940	395	5.98%
1950	1988	30.08%
1960	1258	19.03%
1970	259	3.92%
1980	178	2.69%
1990	223	3.37%
2000	202	3.06%
2011	435	6.58%
	6609	

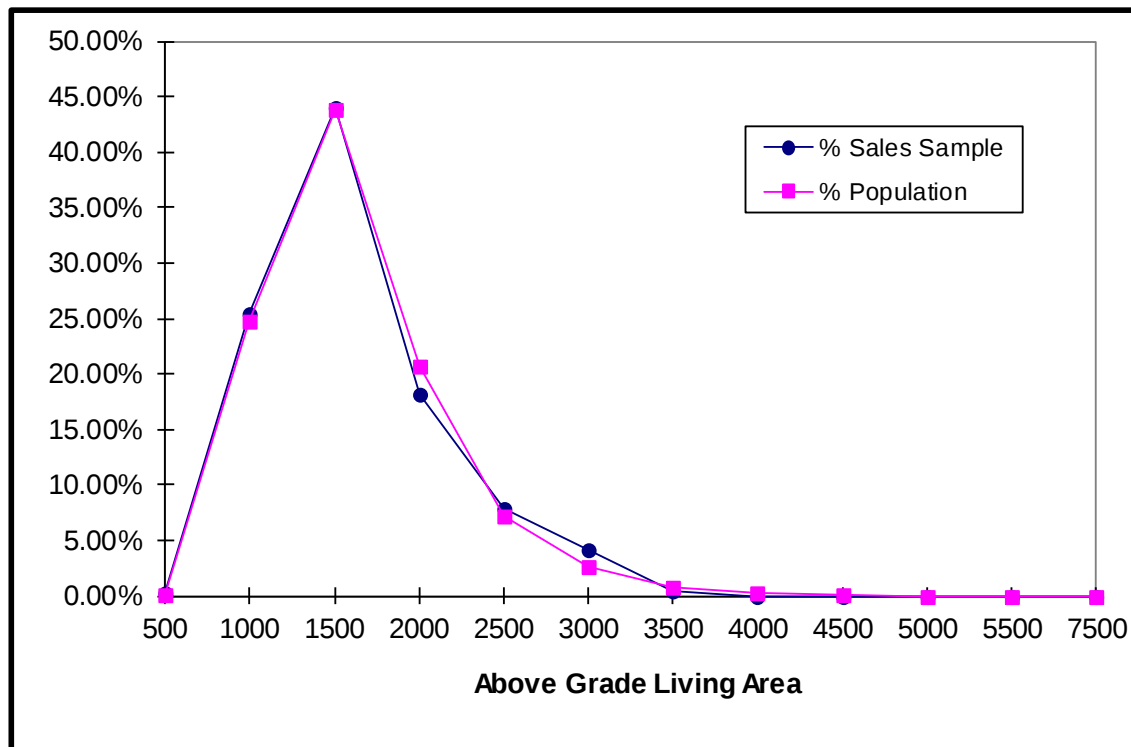


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.17%
1000	147	25.39%
1500	255	44.04%
2000	105	18.13%
2500	45	7.77%
3000	24	4.15%
3500	2	0.35%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	579	

Population		
AGLA	Frequency	% Population
500	7	0.11%
1000	1640	24.81%
1500	2892	43.76%
2000	1369	20.71%
2500	472	7.14%
3000	168	2.54%
3500	45	0.68%
4000	13	0.20%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6609	

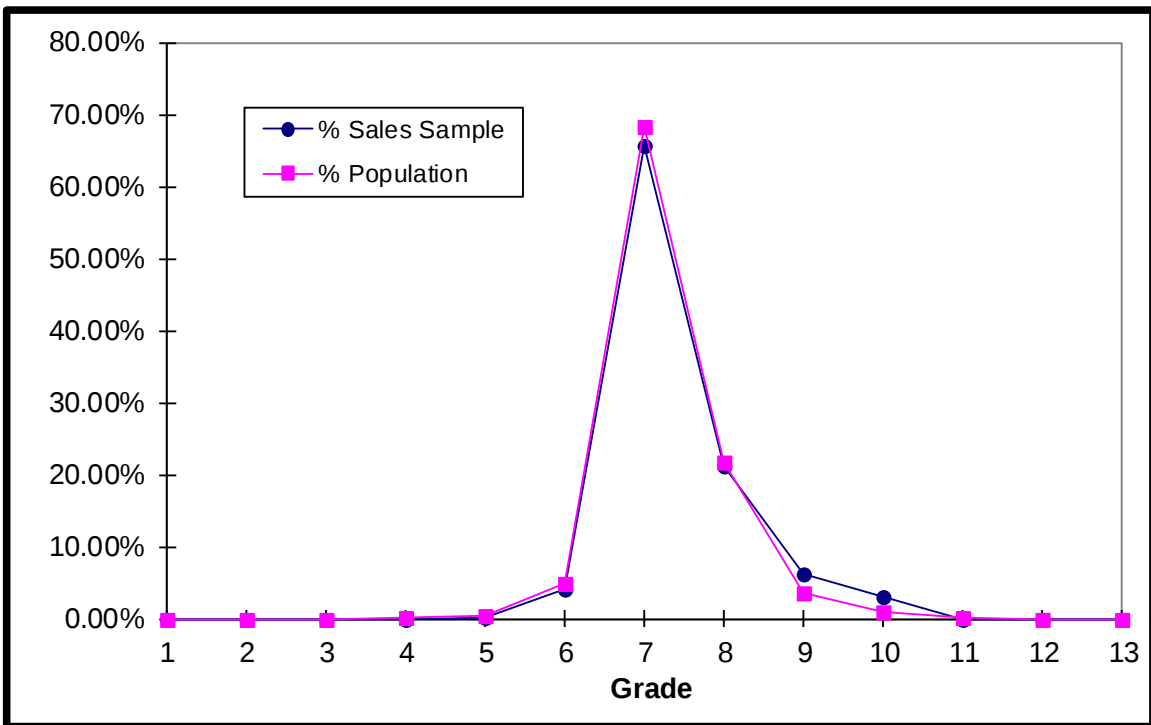


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.17%
6	23	3.97%
7	380	65.63%
8	122	21.07%
9	36	6.22%
10	17	2.94%
11	0	0.00%
12	0	0.00%
13	0	0.00%
579		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	31	0.47%
6	327	4.95%
7	4519	68.38%
8	1439	21.77%
9	229	3.46%
10	61	0.92%
11	2	0.03%
12	0	0.00%
13	0	0.00%
6609		



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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 9 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -1.7% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

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 two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with Low Grade (grades less than 7) had a higher ratio compared to the rest of the population resulting in a greater downward adjustment. Also, homes that were in Good and Very Good condition had a lower ratio than the rest of the population resulting in an upward adjustment. The remaining improved properties in the population will receive a single downward adjustment as indicated by the standard area adjustment. The formula adjusts for these differences, thus improving equalization.

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 579 useable residential sales in the area.

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.2%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -1.2%. This decrease 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 45 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

-2.06%

LowGrade =< 6	Yes
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% Adjustment	-9.59%
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Condition = Good or Very Good	Yes
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% Adjustment	1.44%
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Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a house that is a Low Grade (Grade 6 or lower) would *approximately* receive a -9.59% downward adjustment. 237 parcels in the improved population would receive this adjustment. There were 15 sales.

A house that has a Condition higher than Average (Good or Very Good condition) would *approximately* receive a 1.44% upward adjustment. 2222 parcels in the improved population would receive this adjustment. There were 231 sales.

Some parcels would receive multiple variable adjustments. They are Low Grade less than 7 and Condition greater than average would approximately receive a total -6.09% downward adjustment. 141 parcels in the improved population would receive this adjustment. There were 12 sales.

Generally, the Low Grade (Grade 6 or lower) parcels were at a higher assessment level than the rest of the population. This model corrects for this difference.

The Good and Very Good condition homes were at a lower assessment level than the rest of the population. This model corrects for the difference.

60% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 45 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, 2010 would be adjusted by the time trend factor of 0.957, resulting in an adjusted value of \$502,000 ($\$525000 \times .957 = \$502,425$ rounded to the nearest \$1000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.908	-9.2%
2/1/2009	0.911	-8.9%
3/1/2009	0.913	-8.7%
4/1/2009	0.916	-8.4%
5/1/2009	0.918	-8.2%
6/1/2009	0.921	-7.9%
7/1/2009	0.924	-7.6%
8/1/2009	0.926	-7.4%
9/1/2009	0.929	-7.1%
10/1/2009	0.931	-6.9%
11/1/2009	0.934	-6.6%
12/1/2009	0.936	-6.4%
1/1/2010	0.939	-6.1%
2/1/2010	0.942	-5.8%
3/1/2010	0.944	-5.6%
4/1/2010	0.946	-5.4%
5/1/2010	0.949	-5.1%
6/1/2010	0.952	-4.8%
7/1/2010	0.954	-4.6%
8/1/2010	0.957	-4.3%
9/1/2010	0.959	-4.1%
10/1/2010	0.962	-3.8%
11/1/2010	0.964	-3.6%
12/1/2010	0.967	-3.3%
1/1/2011	0.969	-3.1%
2/1/2011	0.972	-2.8%
3/1/2011	0.974	-2.6%
4/1/2011	0.977	-2.3%
5/1/2011	0.980	-2.0%
6/1/2011	0.982	-1.8%
7/1/2011	0.985	-1.5%
8/1/2011	0.987	-1.3%
9/1/2011	0.990	-1.0%
10/1/2011	0.992	-0.8%
11/1/2011	0.995	-0.5%
12/1/2011	0.997	-0.3%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 45
(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
004	000900	0210	5/22/09	\$424,000	\$390,000	750	6	1919	Good	5253	N	N	7001 24TH AVE NE
004	510140	0580	7/7/09	\$332,000	\$307,000	750	6	1939	Avg	6732	N	N	2337 NE 86TH ST
004	671670	0290	6/18/09	\$329,000	\$303,000	750	6	1950	Good	3000	N	N	1103 NE 73RD ST
004	288770	2095	6/4/09	\$368,000	\$339,000	770	6	1915	Good	4305	N	N	7754 16TH AVE NE
004	000900	0050	11/29/11	\$201,000	\$200,000	770	6	1923	Poor	3811	N	N	7008 RAVENNA AVE NE
004	288770	2090	3/18/09	\$325,000	\$297,000	790	6	1907	Good	2850	N	N	7756 16TH AVE NE
004	717780	0245	5/18/10	\$342,500	\$326,000	930	6	1922	Avg	5760	N	N	7304 24TH AVE NE
004	681460	0300	6/1/09	\$392,000	\$361,000	950	6	1927	VGood	3360	N	N	7013 BROOKLYN AVE NE
004	792010	0025	5/25/09	\$324,500	\$299,000	740	7	1947	Good	5100	N	N	6837 25TH AVE NE
004	954720	2760	12/9/11	\$325,000	\$324,000	760	7	1907	Avg	3060	N	N	6811 16TH AVE NE
004	318660	0080	6/17/09	\$388,000	\$358,000	760	7	1942	Good	9639	N	N	8114 23RD CT NE
004	717730	0505	10/13/10	\$410,000	\$395,000	800	7	2008	Avg	4635	N	N	7503 24TH AVE NE
004	671670	0385	9/18/09	\$435,000	\$405,000	810	7	1939	Good	4500	N	N	1022 NE 72ND ST
004	000900	0230	7/31/09	\$387,500	\$359,000	830	7	1971	Avg	2575	N	N	7011 24TH AVE NE
004	318810	0350	11/21/11	\$325,000	\$324,000	830	7	1942	Avg	5914	N	N	8081 RAVENNA AVE NE
004	318810	0510	2/9/10	\$324,988	\$306,000	830	7	1942	Avg	6215	N	N	8231 RAVENNA AVE NE
004	318810	0050	4/23/09	\$375,000	\$344,000	840	7	1942	Avg	6431	N	N	8203 21ST AVE NE
004	318660	0685	3/25/09	\$332,000	\$304,000	840	7	1954	Avg	3090	N	N	7730 24TH AVE NE
004	318810	0205	4/8/10	\$355,000	\$336,000	840	7	1942	Avg	6490	N	N	2140 NE 81ST PL
004	921540	0050	5/22/09	\$290,000	\$267,000	840	7	1953	Avg	5264	N	N	7067 25TH AVE NE
004	921540	0055	6/5/09	\$285,000	\$263,000	840	7	1953	Avg	5264	N	N	7061 25TH AVE NE
004	753730	0060	6/26/09	\$460,000	\$425,000	850	7	1921	Good	3800	N	N	7526 BROOKLYN AVE NE
004	288770	1420	4/6/10	\$419,000	\$397,000	850	7	1927	Good	2850	N	N	8025 18TH AVE NE
004	052504	9015	8/27/10	\$318,000	\$305,000	850	7	1924	Avg	2860	N	N	6907 15TH AVE NE
004	318810	0070	11/28/11	\$342,950	\$342,000	850	7	1942	Avg	6490	N	N	8225 21ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
004	109300	0090	3/10/11	\$402,000	\$392,000	860	7	1941	Avg	6180	N	N	6856 23RD AVE NE
004	717730	0175	3/21/11	\$283,500	\$277,000	860	7	1952	Avg	6205	N	N	7545 23RD AVE NE
004	921540	0040	5/7/09	\$260,000	\$239,000	870	7	1953	Avg	5264	N	N	7377 25TH AVE NE
004	318660	0010	11/18/09	\$387,000	\$362,000	880	7	1944	Avg	4800	N	N	8014 RAVENNA AVE NE
004	954720	1505	9/27/11	\$449,000	\$445,000	890	7	1925	VGood	4080	N	N	6842 19TH AVE NE
004	288770	3170	5/24/10	\$375,000	\$357,000	900	7	1930	Avg	2850	N	N	7751 17TH AVE NE
004	717370	0881	7/17/09	\$463,000	\$428,000	910	7	1991	Avg	6180	N	N	7033 23RD AVE NE
004	288770	1326	5/27/09	\$425,000	\$391,000	910	7	1927	Good	3325	N	N	8028 17TH AVE NE
004	721440	0050	4/28/09	\$410,000	\$376,000	910	7	1947	Good	4841	N	N	6815 23RD AVE NE
004	318810	0065	12/7/09	\$352,000	\$330,000	910	7	1942	Good	6490	N	N	8221 21ST AVE NE
004	052504	9056	10/6/10	\$376,500	\$362,000	910	7	1909	Good	4080	N	N	1230 NE 69TH ST
004	109300	0055	12/15/11	\$459,000	\$458,000	910	7	1948	VGood	4120	N	N	6845 23RD AVE NE
004	913710	1206	9/15/10	\$499,950	\$480,000	920	7	1909	Good	4500	Y	N	816 NE 72ND ST
004	721440	0020	2/5/09	\$435,000	\$396,000	920	7	1946	Avg	4747	N	N	6808 RAVENNA AVE NE
004	288770	1425	10/8/09	\$398,950	\$372,000	920	7	1927	Avg	2850	N	N	8027 18TH AVE NE
004	717530	0105	5/18/10	\$368,000	\$350,000	920	7	1954	Avg	4119	N	N	7038 21ST AVE NE
004	288770	1111	1/6/11	\$399,000	\$387,000	920	7	1927	Avg	3325	Y	N	8038 18TH AVE NE
004	954720	2990	9/15/11	\$375,000	\$372,000	920	7	1926	Good	4080	N	N	7017 16TH AVE NE
004	275470	0170	11/19/10	\$384,950	\$372,000	930	7	1940	Avg	8280	N	N	7022 20TH AVE NE
004	717370	0593	5/6/10	\$429,000	\$407,000	940	7	1948	Good	4950	N	N	2065 NE 73RD ST
004	052504	9102	2/8/11	\$384,300	\$374,000	940	7	1924	Good	4080	N	N	1325 NE 70TH ST
004	288770	3360	5/25/10	\$445,000	\$423,000	960	7	1931	Avg	2850	N	N	7742 18TH AVE NE
004	952810	2875	6/30/10	\$388,500	\$371,000	960	7	1919	Good	4120	N	N	837 NE 67TH ST
004	717370	0883	9/1/09	\$350,000	\$325,000	960	7	1950	Good	4635	N	N	7057 23RD AVE NE
004	288770	1015	5/11/11	\$392,000	\$384,000	970	7	1953	Avg	3800	N	N	8023 20TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
004	717780	0090	7/2/09	\$430,000	\$397,000	970	7	1985	Avg	2880	N	N	7323 23RD AVE NE
004	717220	0195	7/22/11	\$374,000	\$369,000	970	7	1952	Good	4020	N	N	7557 RAVENNA AVE NE
004	042504	9152	5/19/10	\$385,500	\$366,000	990	7	1953	Avg	3902	N	N	6543 25TH AVE NE
004	343550	0105	2/11/10	\$420,000	\$396,000	990	7	1942	Avg	6400	N	N	7343 RAVENNA AVE NE
004	954720	2655	3/1/11	\$350,000	\$341,000	990	7	1949	Avg	4320	N	N	1517 NE 70TH ST
004	365870	0265	7/1/09	\$405,500	\$374,000	1000	7	1908	Avg	4590	N	N	1019 NE 68TH ST
004	954720	5520	12/2/11	\$360,000	\$359,000	1010	7	1926	Good	3300	Y	N	7352 15TH AVE NE
004	721440	0095	4/24/09	\$535,000	\$491,000	1020	7	1949	Good	4841	N	N	6803 24TH AVE NE
004	716820	0005	5/5/11	\$425,000	\$416,000	1020	7	1946	Avg	5891	N	N	7302 20TH AVE NE
004	921540	0030	6/17/11	\$289,950	\$285,000	1020	7	1953	Avg	5264	N	N	7389 25TH AVE NE
004	343550	0015	2/3/10	\$434,000	\$409,000	1030	7	1941	Avg	7200	N	N	7346 20TH AVE NE
004	717730	0165	4/28/10	\$330,000	\$313,000	1030	7	1950	Avg	6202	N	N	7539 23RD AVE NE
004	510140	0649	8/10/10	\$310,000	\$297,000	1030	7	1965	Avg	6380	N	N	2321 NE 88TH ST
004	288770	0560	7/16/10	\$450,000	\$430,000	1040	7	1954	Avg	4549	N	N	8201 18TH AVE NE
004	052504	9162	11/10/09	\$412,000	\$385,000	1050	7	1941	Avg	3956	N	N	1273 NE 69TH ST
004	954720	1570	10/6/09	\$356,250	\$332,000	1050	7	1912	Avg	4590	N	N	6847 20TH AVE NE
004	954720	5630	8/29/11	\$465,000	\$460,000	1050	7	1927	VGood	2800	N	N	7337 16TH AVE NE
004	954720	5630	11/18/10	\$425,000	\$410,000	1050	7	1927	VGood	2800	N	N	7337 16TH AVE NE
004	318760	0090	10/29/10	\$350,000	\$337,000	1060	7	1937	Avg	5539	N	N	7742 22ND AVE NE
004	318810	0245	7/14/10	\$373,000	\$356,000	1060	7	1942	Good	6044	N	N	2215 NE 82ND ST
004	288770	1985	6/15/11	\$340,000	\$334,000	1070	7	1914	Good	2873	N	N	7703 16TH AVE NE
004	318660	0180	6/16/11	\$467,000	\$459,000	1080	7	1936	Avg	4191	N	N	8014 20TH AVE NE
004	318660	0405	2/11/09	\$450,000	\$410,000	1080	7	1937	Good	5116	N	N	7748 20TH AVE NE
004	954720	4520	3/22/10	\$428,000	\$405,000	1080	7	1915	VGood	3315	N	N	7330 18TH AVE NE
004	717730	0565	4/1/11	\$455,000	\$445,000	1110	7	1957	Avg	6180	N	N	7539 24TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
004	723760	0160	6/10/09	\$539,000	\$497,000	1120	7	1928	Good	4305	N	N	7722 18TH AVE NE
004	318810	0145	10/19/11	\$365,000	\$363,000	1120	7	1942	Avg	6384	N	N	8151 21ST AVE NE
004	717730	0735	7/18/11	\$365,500	\$360,000	1120	7	1939	Good	6180	N	N	7338 24TH AVE NE
004	954720	2875	11/29/11	\$315,000	\$314,000	1130	7	1926	Avg	3150	N	N	7042 15TH AVE NE
004	288770	0805	10/26/11	\$360,000	\$358,000	1130	7	1946	Avg	4370	N	N	8206 19TH AVE NE
004	052504	9141	10/20/09	\$375,000	\$350,000	1140	7	1948	Good	4400	N	N	7546 12TH AVE NE
004	717370	0878	10/26/11	\$431,400	\$429,000	1140	7	1947	Good	5150	N	N	7050 24TH AVE NE
004	681460	0340	4/6/10	\$380,000	\$360,000	1150	7	1924	VGood	3360	N	N	7010 12TH AVE NE
004	318660	0595	7/16/10	\$380,000	\$363,000	1160	7	1939	Avg	8750	N	N	7720 RAVENNA AVE NE
004	717530	0025	11/8/11	\$400,000	\$398,000	1180	7	1946	Good	4500	N	N	7047 RAVENNA AVE NE
004	717730	0691	5/27/09	\$305,000	\$281,000	1180	7	1952	Good	4156	N	N	7502 24TH AVE NE
004	717370	0514	6/16/11	\$420,000	\$413,000	1190	7	1947	Good	8320	N	N	7522 21ST AVE NE
004	921540	0060	6/1/10	\$348,000	\$331,000	1210	7	1953	Avg	5264	N	N	7055 25TH AVE NE
004	288770	3105	3/10/09	\$515,000	\$471,000	1210	7	1942	VGood	5700	N	N	7717 17TH AVE NE
004	318810	0485	11/9/09	\$385,100	\$360,000	1220	7	1942	Good	6259	N	N	8203 RAVENNA AVE NE
004	954720	5130	7/24/09	\$437,000	\$404,000	1220	7	1927	Avg	4080	N	N	7348 16TH AVE NE
004	109300	0140	11/3/10	\$497,000	\$479,000	1220	7	1910	VGood	5073	N	N	6831 24TH AVE NE
004	288770	3415	7/29/09	\$400,000	\$370,000	1220	7	1930	Avg	2850	N	N	7749 19TH AVE NE
004	318810	0400	9/10/09	\$390,000	\$362,000	1250	7	1942	Good	6041	N	N	2130 NE 83RD ST
004	343550	0065	4/28/09	\$330,000	\$303,000	1260	7	1942	Avg	6400	N	N	2107 NE 75TH ST
004	717780	0105	4/20/10	\$515,000	\$488,000	1290	7	1927	Good	4416	N	N	7330 23RD AVE NE
004	717220	0070	7/2/10	\$420,000	\$401,000	1300	7	1940	Avg	8255	N	N	7545 21ST AVE NE
004	717730	0615	3/16/10	\$430,000	\$406,000	1310	7	1983	Avg	3090	N	N	7546 24TH AVE NE
004	318660	0040	4/8/10	\$501,000	\$474,000	1310	7	1942	Good	5500	N	N	8025 RAVENNA AVE NE
004	954720	3435	5/18/10	\$482,000	\$458,000	1310	7	1924	Avg	4080	N	N	7048 17TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
004	297980	0100	12/12/11	\$445,000	\$444,000	1320	7	1928	Avg	3798	N	N	7714 14TH AVE NE
004	954720	2275	2/18/10	\$440,000	\$415,000	1320	7	1921	Good	3774	N	N	6818 16TH AVE NE
004	717730	0091	12/16/09	\$372,800	\$350,000	1330	7	1927	Good	4271	N	N	7504 RAVENNA AVE NE
004	671670	0690	10/19/09	\$330,000	\$308,000	1330	7	1939	Avg	6000	N	N	7329 12TH AVE NE
004	288770	1125	6/22/11	\$470,000	\$462,000	1340	7	1940	Good	5700	N	N	8028 18TH AVE NE
004	510140	0644	6/2/11	\$317,000	\$311,000	1340	7	2005	Avg	1339	N	N	8614 A 23RD AVE NE
004	000900	0300	8/30/11	\$465,000	\$460,000	1360	7	1949	Avg	5150	N	N	7014 24TH AVE NE
004	318810	0585	8/6/09	\$390,000	\$361,000	1370	7	1942	Avg	6255	N	N	8243 22ND PL NE
004	726620	0060	12/10/09	\$421,000	\$395,000	1390	7	1926	Good	3800	N	N	7512 18TH AVE NE
004	954720	1460	5/5/10	\$350,000	\$332,000	1390	7	1911	Avg	4080	N	N	6822 19TH AVE NE
004	726620	0100	5/13/09	\$485,000	\$446,000	1400	7	1927	Avg	3800	N	N	7523 19TH AVE NE
004	913710	1171	5/3/10	\$411,000	\$390,000	1400	7	1925	Avg	4500	N	N	7211 9TH AVE NE
004	815660	0010	3/31/09	\$310,000	\$284,000	1400	7	1910	Avg	6120	N	N	6823 25TH AVE NE
004	288770	3205	6/11/10	\$543,000	\$517,000	1410	7	1927	Good	3800	N	N	7744 17TH AVE NE
004	671670	0160	5/11/11	\$472,700	\$463,000	1420	7	1907	Good	3000	N	N	1021 NE 72ND ST
004	288770	3350	5/25/10	\$580,000	\$552,000	1420	7	1908	VGood	4750	N	N	7746 18TH AVE NE
004	288770	3336	2/25/11	\$402,500	\$392,000	1420	7	1928	Avg	2562	N	N	1807 NE 80TH ST
004	508140	0045	12/2/09	\$295,000	\$276,000	1430	7	1963	Avg	4080	N	N	7707 25TH AVE NE
004	288770	3335	5/5/11	\$475,000	\$465,000	1440	7	1928	Avg	3306	N	N	1803 NE 80TH ST
004	288770	3270	7/3/09	\$505,000	\$466,000	1440	7	1926	Good	3609	N	N	1702 NE 77TH ST
004	726620	0125	3/30/10	\$587,564	\$556,000	1450	7	1927	Good	3800	N	N	7516 19TH AVE NE
004	723760	0170	3/14/11	\$463,000	\$452,000	1460	7	1929	Avg	4308	N	N	7716 18TH AVE NE
004	954720	5610	7/13/11	\$618,000	\$609,000	1470	7	1926	VGood	3400	N	N	7349 16TH AVE NE
004	318810	0690	8/11/09	\$458,000	\$425,000	1470	7	1942	VGood	6600	N	N	8225 22ND AVE NE
004	525730	0070	12/6/11	\$440,000	\$439,000	1480	7	1926	Avg	4974	N	N	7715 15TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
004	913710	1131	9/23/11	\$470,000	\$466,000	1480	7	1900	Good	5500	Y	N	810 NE 72ND ST
004	052504	9116	3/18/11	\$380,000	\$371,000	1480	7	1923	Avg	2975	N	N	1352 NE 68TH ST
004	954720	0360	6/25/09	\$620,000	\$572,000	1490	7	1915	Good	4590	N	N	6536 16TH AVE NE
004	052504	9100	4/21/09	\$450,000	\$413,000	1490	7	1923	Good	2975	N	N	1348 NE 68TH ST
004	954720	3475	11/13/09	\$635,000	\$594,000	1500	7	1924	VGood	4080	Y	N	7051 18TH AVE NE
004	109300	0160	6/7/10	\$465,000	\$443,000	1540	7	1953	Avg	6180	N	N	6841 24TH AVE NE
004	954720	4305	1/21/11	\$325,000	\$316,000	1540	7	1940	Avg	4080	N	N	1915 NE 75TH ST
004	000900	0095	4/11/11	\$492,000	\$481,000	1560	7	1964	Avg	5150	N	N	7011 23RD AVE NE
004	682010	0040	1/22/10	\$333,300	\$314,000	1610	7	1910	Good	6335	N	N	1600 NE 75TH ST
004	717730	0256	4/22/11	\$391,000	\$383,000	1610	7	1919	Good	4635	N	N	7331 23RD AVE NE
004	682010	0085	5/21/10	\$481,000	\$457,000	1620	7	1938	Good	7729	N	N	1557 NE 76TH ST
004	528220	0035	4/15/10	\$364,888	\$346,000	1620	7	1927	Good	3800	N	N	7607 15TH AVE NE
004	203850	0185	4/8/11	\$596,500	\$583,000	1630	7	1928	Good	5640	N	N	6524 20TH AVE NE
004	528220	0020	4/9/09	\$564,700	\$518,000	1650	7	1926	Good	3800	N	N	7546 14TH AVE NE
004	954720	5580	7/6/09	\$432,500	\$400,000	1650	7	1924	Avg	3738	N	N	7355 16TH AVE NE
004	726620	0090	1/13/10	\$499,950	\$470,000	1650	7	1927	Good	3800	N	N	7515 19TH AVE NE
004	954720	2090	8/13/09	\$545,000	\$505,000	1660	7	1926	Avg	4590	N	N	6843 18TH AVE NE
004	052504	9165	7/1/11	\$565,000	\$556,000	1670	7	1941	Good	4042	N	N	1261 NE 69TH ST
004	954720	0180	9/21/09	\$471,000	\$438,000	1670	7	1910	Avg	6120	N	N	6543 16TH AVE NE
004	717370	0659	4/13/11	\$475,000	\$465,000	1670	7	2010	Avg	1670	N	N	6544 23RD AVE NE
004	288770	3455	4/15/11	\$640,000	\$626,000	1680	7	1928	VGood	4305	N	N	7742 19TH AVE NE
004	288770	3345	12/15/09	\$612,000	\$574,000	1690	7	1927	VGood	3800	N	N	7752 18TH AVE NE
004	954720	2235	10/23/09	\$475,000	\$443,000	1690	7	1913	Good	3672	N	N	6804 16TH AVE NE
004	682010	0331	10/21/09	\$458,500	\$428,000	1700	7	1986	Avg	3801	N	N	1517 NE 77TH ST
004	203850	0115	10/13/09	\$525,000	\$489,000	1730	7	1921	Good	4268	N	N	2028 NE 65TH ST

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Area 45
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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
004	203850	0115	12/27/11	\$430,000	\$430,000	1730	7	1921	Good	4268	N	N	2028 NE 65TH ST
004	671670	0720	6/12/09	\$550,000	\$507,000	1780	7	1925	Good	4500	N	N	7315 12TH AVE NE
004	682010	0220	5/29/09	\$585,000	\$539,000	1790	7	1941	Good	7602	N	N	1528 NE 76TH ST
004	275470	0130	6/3/09	\$405,000	\$373,000	1800	7	1980	Avg	5120	N	N	7003 21ST AVE NE
004	052504	9079	1/7/10	\$385,000	\$362,000	1800	7	1915	Good	4375	N	N	1324 NE 68TH ST
004	954720	0790	8/7/09	\$450,000	\$417,000	1830	7	1909	Good	4500	N	N	1806 NE 65TH ST
004	717780	0045	11/16/10	\$749,000	\$723,000	1870	7	1925	VGood	5700	N	N	7300 RAVENNA AVE NE
004	318760	0065	5/26/10	\$620,000	\$590,000	1960	7	1937	VGood	4380	N	N	7743 22ND AVE NE
004	716920	0275	11/27/09	\$587,500	\$550,000	1960	7	1986	Good	4320	N	N	6530 24TH AVE NE
004	681460	0085	4/27/09	\$520,000	\$477,000	1960	7	1960	Good	7200	N	N	7010 14TH AVE NE
004	288770	3400	8/26/11	\$604,000	\$598,000	1990	7	1928	Good	3800	N	N	7741 19TH AVE NE
004	365870	0600	8/4/10	\$519,500	\$497,000	2050	7	1993	Avg	3060	N	N	1024 NE 69TH ST
004	913810	0350	5/6/10	\$572,000	\$543,000	2290	7	1900	Good	6000	Y	N	907 NE 72ND ST
004	954720	4510	7/15/10	\$642,000	\$613,000	2340	7	2010	Avg	3060	N	N	7328 18TH AVE NE
004	954720	5255	9/7/11	\$515,000	\$510,000	930	8	1922	VGood	3060	N	N	7313 17TH AVE NE
004	954720	2595	9/13/10	\$377,000	\$362,000	960	8	1954	VGood	6120	N	N	6832 15TH AVE NE
004	954720	3070	3/17/10	\$425,000	\$402,000	1020	8	1950	Avg	5100	N	N	7020 16TH AVE NE
004	913810	0345	7/6/09	\$400,000	\$370,000	1040	8	1992	Avg	3000	Y	N	915 NE 72ND ST
004	716950	0290	11/24/09	\$345,000	\$323,000	1050	8	2005	Avg	765	N	N	6512 D 24TH AVE NE
004	954720	1100	7/27/09	\$499,950	\$463,000	1150	8	1916	Good	4080	N	N	6510 19TH AVE NE
004	717370	0835	3/11/10	\$472,500	\$446,000	1170	8	1952	Avg	5150	N	N	6812 24TH AVE NE
004	052504	9065	7/29/11	\$290,000	\$286,000	1180	8	2008	Avg	872	N	N	7554B 12TH AVE NE
004	318760	0165	4/21/09	\$450,000	\$413,000	1210	8	1939	Good	5979	N	N	2227 NE 80TH ST
004	288770	1225	4/15/09	\$569,500	\$522,000	1220	8	1947	Good	5700	N	N	8029 19TH AVE NE
004	726620	0030	7/6/09	\$470,000	\$434,000	1230	8	1927	Avg	4726	N	N	7507 18TH AVE NE

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Area 45
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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
004	717730	0240	4/16/10	\$387,500	\$367,000	1250	8	1976	Avg	3162	N	N	7332 1/2 RAVENNA AVE NE
004	952810	2772	7/23/09	\$394,500	\$365,000	1270	8	2000	Avg	1372	N	N	846 NE 67TH ST
004	726620	0105	5/10/11	\$475,000	\$466,000	1300	8	1963	Avg	3800	N	N	7529 19TH AVE NE
004	716950	0140	5/24/10	\$411,000	\$391,000	1340	8	2005	Avg	1133	N	N	6517 B 25TH AVE NE
004	716950	0020	4/29/11	\$390,000	\$382,000	1340	8	2005	Avg	1101	N	N	6533 B 25TH AVE NE
004	716950	0150	8/23/10	\$385,000	\$369,000	1340	8	2005	Avg	1137	N	N	6517 C 25TH AVE NE
004	314260	0005	3/17/10	\$608,200	\$575,000	1390	8	1927	Good	4618	N	N	7557 18TH AVE NE
004	288770	1065	4/15/09	\$406,500	\$373,000	1420	8	1955	Avg	5225	N	N	8051 20TH AVE NE
004	671670	0300	12/14/09	\$395,000	\$370,000	1440	8	1932	Avg	3000	N	N	1021 NE 73RD ST
004	716920	0217	4/23/09	\$399,000	\$366,000	1448	8	2000	Avg	1245	N	N	6513 B 24TH AVE NE
004	726620	0110	7/22/10	\$552,500	\$528,000	1460	8	1926	Good	3800	N	N	7528 19TH AVE NE
004	726620	0020	5/11/11	\$490,000	\$480,000	1480	8	1927	Avg	4720	N	N	7515 18TH AVE NE
004	716950	0040	1/18/11	\$387,000	\$376,000	1480	8	2005	Avg	1741	N	N	6533 D 25TH AVE NE
004	954720	1310	4/8/10	\$480,000	\$455,000	1530	8	1930	Avg	4590	N	N	6511 20TH AVE NE
004	318660	0105	6/17/11	\$569,000	\$560,000	1550	8	1930	VGood	4604	N	N	8019 21ST AVE NE
004	318660	0495	10/21/09	\$725,000	\$676,000	1630	8	1930	Good	5400	N	N	7726 21ST AVE NE
004	913710	1296	11/24/09	\$551,000	\$516,000	1640	8	1913	Good	4500	N	N	818 NE 71ST ST
004	954720	4560	9/27/10	\$569,950	\$548,000	1650	8	1929	Good	6120	N	N	7348 18TH AVE NE
004	318660	0510	11/25/09	\$550,000	\$515,000	1650	8	1930	Avg	4720	N	N	7718 21ST AVE NE
004	954720	0940	11/15/11	\$559,000	\$557,000	1690	8	1911	Good	4080	N	N	6555 19TH AVE NE
004	052504	9147	2/9/11	\$439,000	\$427,000	1700	8	1930	Avg	5100	N	N	7520 12TH AVE NE
004	275470	0020	6/28/11	\$557,000	\$548,000	1810	8	2004	Avg	3271	N	N	7019 RAVENNA AVE NE
004	671670	0292	7/29/11	\$549,950	\$543,000	1830	8	2010	Avg	3000	N	N	1101 NE 73RD ST
004	954720	0620	5/28/09	\$740,000	\$681,000	1850	8	1914	VGood	6120	N	N	6534 17TH AVE NE
004	365870	0685	12/28/09	\$590,000	\$554,000	1880	8	1994	Avg	3060	N	N	1210 NE 69TH ST

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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
004	954720	4980	5/21/10	\$602,500	\$573,000	1930	8	1926	VGood	6120	N	N	7311 18TH AVE NE
004	288770	0580	7/8/10	\$500,000	\$477,000	2070	8	2001	Avg	3287	N	N	8217 18TH AVE NE
004	681460	0285	6/30/09	\$799,000	\$738,000	2120	8	1927	VGood	4480	N	N	7019 BROOKLYN AVE NE
004	681460	0285	6/1/11	\$770,000	\$756,000	2120	8	1927	VGood	4480	N	N	7019 BROOKLYN AVE NE
004	954720	0930	9/22/11	\$775,000	\$768,000	2130	8	1915	VGood	4080	N	N	6557 19TH AVE NE
004	288770	1945	9/21/09	\$580,000	\$540,000	2150	8	1925	Good	4500	N	N	7722 15TH AVE NE
004	288770	1945	9/21/09	\$580,000	\$540,000	2150	8	1925	Good	4500	N	N	7722 15TH AVE NE
004	954720	0330	10/6/10	\$771,900	\$743,000	2590	8	1924	VGood	4080	N	N	6524 16TH AVE NE
004	913810	0355	4/26/10	\$485,000	\$460,000	3020	8	1989	Avg	6000	Y	N	901 NE 72ND ST
004	952810	3046	7/8/09	\$415,000	\$384,000	1269	9	2008	Avg	1289	N	N	827 B NE 66TH ST
004	508140	0320	3/25/11	\$502,500	\$491,000	1360	9	2003	Avg	5000	N	N	7549 25TH AVE NE
004	952810	3045	3/29/11	\$358,000	\$350,000	1387	9	2008	Avg	1981	N	N	825 NE 66TH ST
004	318660	0440	2/4/11	\$710,000	\$690,000	1590	9	1935	VGood	4508	N	N	7748 21ST AVE NE
004	288770	3086	7/1/10	\$629,950	\$601,000	1690	9	1928	VGood	2957	N	N	7701 17TH AVE NE
004	954720	4735	7/18/11	\$759,500	\$749,000	2090	9	2007	Avg	3060	N	N	1708 NE 73RD ST
004	682010	0335	5/9/11	\$629,500	\$617,000	2280	9	2001	Avg	5040	N	N	1513 NE 77TH ST
004	275470	0036	6/16/10	\$775,000	\$738,000	2490	9	2009	Avg	4216	N	N	7011 RAVENNA AVE NE
004	716820	0095	8/23/11	\$840,000	\$831,000	2570	10	2007	Avg	5001	N	N	7316 21ST AVE NE
004	954720	4185	6/29/09	\$1,000,000	\$923,000	2760	10	2005	Avg	6120	N	N	7312 19TH AVE NE
005	369290	0115	7/16/09	\$215,000	\$199,000	500	5	1928	Good	3000	N	N	6821 28TH AVE NE
005	717020	0095	7/16/09	\$489,500	\$453,000	700	6	1926	VGood	3800	N	N	7021 34TH AVE NE
005	565310	0100	12/10/09	\$360,000	\$337,000	750	6	1944	VGood	5016	N	N	9008 30TH AVE NE
005	536320	0129	4/28/10	\$375,000	\$356,000	790	6	1943	Avg	5100	N	N	3231 NE 86TH ST
005	510140	4244	6/27/11	\$256,000	\$252,000	820	6	1951	Good	7250	N	N	2308 NE 92ND ST
005	565260	1225	9/24/09	\$285,000	\$265,000	850	6	1987	Avg	7214	N	N	2516 NE 92ND ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
005	329080	0150	9/15/10	\$295,000	\$283,000	850	6	2001	Avg	4120	N	N	7315 34TH AVE NE
005	536320	0266	10/27/11	\$359,500	\$358,000	880	6	1937	VGood	5029	N	N	3039 NE 90TH ST
005	042504	9052	11/1/11	\$365,000	\$363,000	1160	6	1921	VGood	7600	N	N	2518 NE 65TH ST
005	510140	2464	3/19/09	\$325,000	\$297,000	1180	6	1951	Avg	5413	N	N	9017 25TH AVE NE
005	536320	0049	7/17/09	\$385,000	\$356,000	1250	6	1976	Avg	5200	N	N	3211 NE 89TH ST
005	510140	2468	2/24/10	\$335,000	\$316,000	1270	6	1952	Avg	5413	N	N	2384 NE 90TH ST
005	510140	2120	5/1/10	\$410,000	\$389,000	770	7	2001	Avg	7200	N	N	8808 RAVENNA AVE NE
005	921290	0225	11/19/09	\$337,500	\$316,000	790	7	1942	Avg	6000	N	N	3123 NE 85TH ST
005	797720	1430	7/30/10	\$397,000	\$380,000	800	7	1942	Good	5100	N	N	7703 34TH AVE NE
005	921290	0305	3/10/11	\$426,000	\$415,000	820	7	1942	Good	6000	N	N	3134 NE 84TH ST
005	921290	0255	11/17/11	\$350,000	\$349,000	820	7	1942	Avg	6000	N	N	3159 NE 85TH ST
005	921290	0270	7/21/09	\$335,000	\$310,000	820	7	1942	Avg	6000	N	N	3175 NE 85TH ST
005	864150	0267	6/9/09	\$272,950	\$252,000	830	7	2005	Avg	1305	N	N	9125 23RD AVE NE
005	797720	0920	5/17/10	\$343,500	\$326,000	830	7	1947	Avg	5100	N	N	7716 32ND AVE NE
005	864150	0282	6/10/10	\$260,000	\$248,000	840	7	2005	Avg	876	N	N	9167 23RD AVE NE
005	332750	0075	7/6/09	\$361,100	\$334,000	840	7	1947	Avg	8280	N	N	2565 NE 83RD ST
005	332750	0055	11/30/10	\$399,500	\$386,000	850	7	1947	Good	8555	Y	N	2587 NE 83RD ST
005	921290	0160	1/14/10	\$522,000	\$491,000	860	7	1942	Good	6000	N	N	8205 31ST AVE NE
005	921290	0240	6/17/10	\$400,000	\$381,000	860	7	1942	Avg	6000	N	N	3141 NE 85TH ST
005	921440	0060	4/15/10	\$450,000	\$426,000	870	7	1947	Good	5724	N	N	7219 27TH AVE NE
005	921290	0630	9/23/11	\$420,000	\$416,000	870	7	1942	Avg	6000	N	N	3121 NE 82ND ST
005	741020	0020	1/20/10	\$265,000	\$249,000	870	7	1945	Avg	5632	N	N	6845 35TH AVE NE
005	332750	0070	7/16/11	\$466,000	\$459,000	880	7	1947	Good	8280	Y	N	2571 NE 83RD ST
005	921440	0010	9/23/11	\$335,000	\$332,000	890	7	1947	Good	5184	N	N	7269 27TH AVE NE
005	921440	0355	3/27/09	\$449,000	\$411,000	900	7	1947	Avg	5700	N	N	2709 NE 72ND ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
005	797720	1685	3/25/09	\$340,000	\$311,000	900	7	1952	Good	4080	N	N	7737 35TH AVE NE
005	565260	0271	2/23/10	\$363,400	\$343,000	910	7	1947	Good	6782	N	N	3203 NE 94TH ST
005	921290	0250	1/26/10	\$371,500	\$350,000	910	7	1942	Avg	6000	N	N	3153 NE 85TH ST
005	797720	1365	4/20/10	\$494,950	\$469,000	920	7	1997	Avg	7650	N	N	7550 33RD AVE NE
005	508140	0430	11/23/10	\$360,000	\$348,000	920	7	1952	Avg	5100	N	N	7505 26TH AVE NE
005	565260	0563	12/6/10	\$365,000	\$353,000	920	7	1951	Good	8138	N	N	3048 NE 92ND ST
005	536320	0270	4/11/11	\$309,000	\$302,000	920	7	1956	Avg	5916	N	N	3028 NE 89TH ST
005	510140	4320	11/19/09	\$350,000	\$327,000	930	7	1946	Avg	6815	N	N	2314 NE 94TH ST
005	510140	2472	3/9/10	\$308,450	\$291,000	940	7	1923	Avg	5413	N	N	9126 23RD AVE NE
005	797720	0430	5/18/10	\$350,000	\$333,000	950	7	1953	Good	5100	N	N	7503 32ND AVE NE
005	329080	0045	5/27/09	\$430,000	\$396,000	960	7	1916	Good	5200	N	N	7311 33RD AVE NE
005	565260	1055	11/12/09	\$378,800	\$354,000	960	7	1939	Good	7191	N	N	2761 NE 95TH ST
005	717020	0055	12/9/11	\$501,700	\$501,000	970	7	1949	VGood	3800	N	N	7014 33RD AVE NE
005	043900	0360	8/11/10	\$345,000	\$330,000	970	7	1952	Good	6000	N	N	8810 26TH AVE NE
005	332750	0025	9/2/09	\$505,000	\$469,000	980	7	1947	Avg	6000	N	N	2569 NE 85TH ST
005	717020	0040	6/13/11	\$467,000	\$459,000	980	7	1949	Good	3800	N	N	7028 33RD AVE NE
005	043900	0420	10/26/09	\$430,000	\$401,000	980	7	1951	Good	6000	N	N	2736 NE 87TH ST
005	536320	0269	8/1/09	\$350,000	\$324,000	980	7	1942	Good	6281	N	N	3012 NE 89TH ST
005	797720	1705	7/22/09	\$452,000	\$418,000	1000	7	1951	Good	4500	N	N	7728 34TH AVE NE
005	797720	1395	11/20/10	\$405,000	\$391,000	1020	7	1950	Good	5100	N	N	7559 34TH AVE NE
005	921290	0565	3/24/11	\$350,000	\$342,000	1020	7	1942	Avg	6120	N	N	3130 NE 82ND ST
005	565260	0455	11/9/09	\$405,000	\$378,000	1030	7	1940	Avg	6782	N	N	3054 NE 94TH ST
005	042504	9128	6/17/09	\$400,000	\$369,000	1040	7	1947	Good	6324	N	N	2505 NE 68TH ST
005	369290	0200	5/21/10	\$455,000	\$433,000	1040	7	1939	Good	4732	Y	N	2822 NE 68TH ST
005	565260	0980	10/21/10	\$352,500	\$340,000	1040	7	1955	Avg	7056	N	N	2736 NE 92ND ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
005	921290	0620	3/29/11	\$412,500	\$403,000	1050	7	1942	Good	6000	N	N	3109 NE 82ND ST
005	369290	0045	5/7/09	\$435,000	\$400,000	1060	7	1910	Good	5000	N	N	6806 27TH AVE NE
005	797720	1865	8/17/09	\$394,000	\$365,000	1060	7	1947	Avg	6120	N	N	7536 34TH AVE NE
005	921440	0090	12/7/09	\$395,000	\$370,000	1060	7	1947	Good	6156	N	N	7025 27TH AVE NE
005	740970	0725	6/1/10	\$499,950	\$476,000	1080	7	1924	Good	5000	N	N	6520 31ST AVE NE
005	921440	0395	5/27/11	\$420,000	\$412,000	1080	7	1947	Avg	5488	N	N	7031 28TH AVE NE
005	369290	0315	11/18/10	\$460,000	\$444,000	1090	7	1940	Good	5200	N	N	6810 29TH AVE NE
005	565260	0810	3/29/11	\$440,000	\$430,000	1110	7	1974	VGood	7253	N	N	2739 NE 91ST ST
005	565310	0065	10/25/10	\$387,000	\$373,000	1120	7	2001	Avg	7435	N	N	3046 NE 90TH ST
005	565260	1065	4/10/09	\$487,000	\$446,000	1120	7	1945	VGood	7056	N	N	2746 NE 94TH ST
005	565260	1315	9/24/09	\$347,300	\$323,000	1120	7	1945	Avg	4500	N	N	9112 25TH AVE NE
005	921440	0360	4/7/10	\$475,000	\$450,000	1130	7	1947	Good	6110	N	N	7037 28TH AVE NE
005	921490	0125	3/17/11	\$444,750	\$434,000	1130	7	1952	Avg	5332	N	N	7206 29TH AVE NE
005	797720	0405	10/6/10	\$440,000	\$423,000	1140	7	1942	Good	5100	N	N	7512 31ST AVE NE
005	254570	0145	6/22/11	\$550,000	\$541,000	1150	7	1941	VGood	6343	N	N	2745 NE 89TH ST
005	797720	0455	3/15/10	\$579,000	\$547,000	1150	7	1953	VGood	5100	N	N	7530 31ST AVE NE
005	797720	1130	3/26/10	\$369,500	\$350,000	1150	7	1956	Avg	4080	N	N	7517 33RD AVE NE
005	921290	0665	9/21/09	\$455,000	\$423,000	1160	7	1942	Avg	6018	N	N	3165 NE 82ND ST
005	510140	2418	6/17/11	\$365,000	\$359,000	1180	7	1950	Avg	5381	N	N	2309 NE 91ST ST
005	921290	0450	6/9/10	\$438,000	\$417,000	1190	7	1942	Avg	6000	N	N	3140 NE 83RD ST
005	043900	0305	2/16/11	\$356,000	\$347,000	1190	7	1951	Avg	6000	N	N	8811 27TH AVE NE
005	565260	0850	1/18/11	\$400,000	\$388,000	1190	7	1920	Good	10585	N	N	2719 NE 92ND ST
005	329080	0015	10/21/11	\$450,000	\$447,000	1200	7	1958	Avg	4160	N	N	7333 33RD AVE NE
005	043900	0220	9/22/10	\$450,000	\$432,000	1200	7	1953	Avg	6000	N	N	8915 26TH AVE NE
005	797720	0555	7/29/09	\$411,000	\$381,000	1200	7	1951	Good	5304	N	N	7556 31ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
005	792010	0075	1/3/11	\$395,000	\$383,000	1220	7	1959	Good	5100	N	N	6842 25TH AVE NE
005	151380	0081	11/14/11	\$515,000	\$513,000	1230	7	1958	Good	7500	N	N	2543 NE 83RD ST
005	797720	1410	7/21/10	\$390,000	\$373,000	1230	7	1946	Avg	5100	N	N	7710 33RD AVE NE
005	797720	1380	3/9/09	\$485,000	\$443,000	1240	7	1941	Good	5100	N	N	7547 34TH AVE NE
005	042504	9073	7/19/10	\$305,000	\$291,000	1240	7	1941	Avg	3600	N	N	2614 NE 65TH ST
005	369290	0135	5/20/10	\$530,000	\$504,000	1250	7	1947	Good	5000	N	N	6826 28TH AVE NE
005	329080	0205	8/7/09	\$444,000	\$411,000	1250	7	1985	Avg	4120	N	N	7312 34TH AVE NE
005	151380	0040	5/14/10	\$560,000	\$532,000	1260	7	1933	VGood	6717	N	N	2547 NE 85TH ST
005	797720	1215	8/11/11	\$358,950	\$355,000	1260	7	1930	Avg	7140	N	N	3302 NE 75TH ST
005	797720	0270	11/23/09	\$397,500	\$372,000	1260	7	1934	Avg	4590	Y	N	7532 30TH AVE NE
005	815660	0175	4/29/09	\$475,000	\$436,000	1290	7	1936	Avg	5100	N	N	6823 26TH AVE NE
005	565260	1235	7/27/10	\$475,000	\$454,000	1330	7	1941	Good	7328	N	N	2538 NE 92ND ST
005	797720	1556	9/2/11	\$450,500	\$446,000	1330	7	1948	Avg	6120	N	N	3309 NE 80TH ST
005	510140	2151	1/21/11	\$379,000	\$368,000	1340	7	1955	Avg	8063	N	N	8907 25TH AVE NE
005	921290	0415	9/2/11	\$520,000	\$515,000	1350	7	1942	Good	7715	N	N	3177 NE 84TH ST
005	043900	0525	12/8/11	\$332,000	\$331,000	1350	7	1951	Avg	7643	N	N	2615 NE 87TH ST
005	741020	0155	11/15/10	\$395,000	\$381,000	1350	7	1941	Good	5632	N	N	6823 34TH AVE NE
005	151380	0095	7/29/09	\$400,000	\$370,000	1360	7	1948	Good	8960	N	N	2612 NE 82ND ST
005	536320	0264	5/17/10	\$350,000	\$333,000	1360	7	1937	Good	4981	N	N	3049 NE 90TH ST
005	043800	0110	9/22/11	\$470,000	\$466,000	1380	7	1958	Avg	5400	Y	N	2817 NE 82ND ST
005	043900	0100	11/8/11	\$399,950	\$398,000	1380	7	1961	Avg	6000	N	N	8510 25TH AVE NE
005	043900	0295	8/10/10	\$395,000	\$378,000	1390	7	1951	Avg	6000	N	N	8823 27TH AVE NE
005	921440	0330	7/13/09	\$420,000	\$388,000	1410	7	1962	Avg	5916	N	N	2819 NE 75TH ST
005	921440	0370	3/6/09	\$505,000	\$461,000	1420	7	1947	Avg	5814	N	N	7016 27TH AVE NE
005	921290	0775	10/14/10	\$559,000	\$538,000	1430	7	1942	Good	6000	N	N	3141 NE 81ST ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
005	254570	0185	5/5/10	\$575,000	\$546,000	1430	7	1939	Good	6343	N	N	2732 NE 88TH ST
005	536320	0115	12/12/11	\$450,000	\$449,000	1430	7	1954	Avg	6120	N	N	3211 NE 87TH ST
005	565260	0190	5/13/10	\$500,000	\$475,000	1440	7	1925	VGood	10578	N	N	3233 NE 92ND ST
005	043800	0170	11/18/10	\$620,000	\$599,000	1490	7	1958	Avg	6380	Y	N	8041 30TH AVE NE
005	769710	0060	2/10/09	\$500,000	\$456,000	1490	7	1946	Good	5910	N	N	3045 NE 86TH ST
005	042504	9083	10/6/09	\$421,000	\$392,000	1520	7	1939	Good	6901	N	N	7354 33RD AVE NE
005	769710	0065	6/20/11	\$440,000	\$433,000	1520	7	1946	Avg	5910	N	N	3051 NE 86TH ST
005	043900	0070	6/15/09	\$560,000	\$516,000	1540	7	1958	Good	6783	N	N	8608 25TH AVE NE
005	815660	0145	10/18/11	\$483,650	\$481,000	1570	7	1910	Good	5100	N	N	6813 26TH AVE NE
005	769710	0035	2/18/10	\$600,000	\$566,000	1590	7	1946	Good	5910	N	N	3020 NE 85TH ST
005	043900	0455	5/3/11	\$499,900	\$490,000	1590	7	1951	Good	5594	N	N	8611 30TH AVE NE
005	043900	0520	12/15/11	\$489,000	\$488,000	1590	7	1951	Good	6610	N	N	2621 NE 87TH ST
005	741020	0085	1/13/10	\$575,000	\$540,000	1620	7	1942	Good	6016	N	N	6840 34TH AVE NE
005	565260	0446	1/24/11	\$405,000	\$393,000	1620	7	1957	VGood	5292	N	N	3057 NE 95TH ST
005	565260	1320	5/8/09	\$374,000	\$344,000	1620	7	1930	Avg	10973	N	N	2516 NE 91ST ST
005	042504	9160	12/16/09	\$363,000	\$340,000	1670	7	1954	Avg	5580	N	N	6540 25TH AVE NE
005	536320	0110	12/22/11	\$423,100	\$423,000	1710	7	1943	Good	5520	N	N	3238 NE 86TH ST
005	536320	0053	3/31/09	\$397,500	\$364,000	1720	7	1947	Avg	6630	N	N	3241 NE 89TH ST
005	536320	0208	9/10/09	\$450,000	\$418,000	1750	7	1970	Avg	5759	N	N	3022 NE 87TH ST
005	921290	0290	3/11/11	\$575,000	\$561,000	1810	7	1942	Avg	6000	N	N	3116 NE 84TH ST
005	565260	0515	6/23/10	\$485,000	\$462,000	1820	7	1927	Good	10340	N	N	9222 30TH AVE NE
005	565260	0614	1/25/10	\$535,000	\$503,000	1830	7	1923	VGood	10987	N	N	3033 NE 92ND ST
005	740970	0475	5/14/10	\$725,000	\$689,000	1870	7	1923	VGood	4000	N	N	6539 31ST AVE NE
005	797720	0665	9/1/09	\$580,000	\$539,000	1920	7	1928	Good	9690	N	N	7716 31ST AVE NE
005	042504	9061	5/27/11	\$480,000	\$471,000	1920	7	1987	Avg	4950	N	N	6546 27TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
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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
005	741020	0345	6/10/11	\$380,000	\$373,000	1920	7	1942	Avg	5307	N	N	6535 35TH AVE NE
005	369290	0125	6/3/11	\$446,650	\$439,000	2020	7	1908	Good	5000	N	N	6827 28TH AVE NE
005	921440	0366	2/7/10	\$485,000	\$457,000	2030	7	1947	Avg	5643	N	N	7024 27TH AVE NE
005	510140	4262	10/18/10	\$559,000	\$538,000	2050	7	2005	Avg	6380	N	N	2341 NE 94TH ST
005	740970	0310	2/1/10	\$627,500	\$591,000	2070	7	1925	Good	6469	N	N	6851 30TH AVE NE
005	369290	0165	12/27/10	\$660,000	\$640,000	2180	7	1940	Good	5000	Y	N	6812 28TH AVE NE
005	536320	0177	6/25/09	\$612,500	\$565,000	2390	7	1997	Avg	7293	N	N	8600 30TH AVE NE
005	741020	0412	9/1/11	\$249,000	\$246,000	830	8	2003	Avg	1404	N	N	6516 A 34TH AVE NE
005	741020	0353	10/27/09	\$389,000	\$363,000	1090	8	2005	Avg	1548	N	N	6533 B 35TH AVE NE
005	042504	9138	12/21/09	\$388,000	\$364,000	1110	8	1949	Avg	5971	N	N	7723 30TH AVE NE
005	042504	9038	9/10/09	\$580,000	\$539,000	1130	8	1951	Good	5500	N	N	6537 28TH AVE NE
005	127930	0135	10/25/10	\$505,000	\$487,000	1150	8	1950	Good	5700	N	N	6516 29TH AVE NE
005	797720	0530	3/8/10	\$460,000	\$434,000	1230	8	1951	Avg	5100	N	N	7533 32ND AVE NE
005	151380	0123	6/1/10	\$488,000	\$464,000	1260	8	1978	Good	10843	N	N	2510 NE 83RD ST
005	740970	0045	1/23/09	\$650,000	\$592,000	1340	8	1929	Avg	5000	N	N	6823 32ND AVE NE
005	921540	0285	12/3/09	\$427,000	\$400,000	1350	8	1970	Avg	6944	N	N	7434 26TH AVE NE
005	797720	1840	4/21/11	\$379,000	\$371,000	1400	8	1965	Avg	4590	N	N	7553 35TH AVE NE
005	332750	0020	4/12/11	\$483,000	\$472,000	1400	8	1947	Good	6000	N	N	2575 NE 85TH ST
005	565260	1443	8/20/09	\$540,000	\$501,000	1430	8	1988	Avg	8173	N	N	9006 25TH AVE NE
005	565260	0575	4/14/10	\$489,500	\$464,000	1430	8	1952	Avg	10173	N	N	3032 NE 92ND ST
005	227900	0015	9/18/09	\$643,000	\$598,000	1440	8	1950	Avg	8400	N	N	7011 31ST AVE NE
005	740970	0610	11/7/11	\$514,000	\$512,000	1500	8	1928	Avg	5300	N	N	6541 32ND AVE NE
005	921540	0270	2/8/10	\$374,950	\$353,000	1520	8	1959	Avg	6000	N	N	7009 26TH AVE NE
005	565260	0367	2/8/10	\$445,000	\$419,000	1530	8	1986	Avg	4495	N	N	9416 32ND AVE NE
005	329080	0065	9/25/11	\$515,000	\$511,000	1540	8	1957	Avg	5150	N	N	7336 33RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
005	741020	0430	6/1/10	\$400,000	\$381,000	1550	8	2006	Avg	1079	N	N	6528 B 34TH AVE NE
005	043900	0210	10/18/10	\$650,000	\$626,000	1570	8	1998	Avg	6000	N	N	8501 27TH AVE NE
005	921540	0220	2/22/11	\$520,000	\$506,000	1580	8	1960	Avg	6000	N	N	7215 26TH AVE NE
005	151380	0186	11/23/09	\$567,000	\$531,000	1620	8	1966	Avg	9000	N	N	2515 NE 83RD ST
005	740970	0100	8/8/11	\$645,550	\$638,000	1680	8	1928	VGood	4000	N	N	6842 31ST AVE NE
005	043900	0150	11/5/10	\$515,000	\$497,000	1690	8	1955	Avg	7437	N	N	8633 26TH AVE NE
005	043900	0560	3/24/10	\$685,000	\$648,000	1700	8	1959	VGood	6278	N	N	2614 NE 86TH ST
005	921540	0230	4/27/10	\$575,000	\$545,000	1720	8	1962	Good	6000	N	N	7201 26TH AVE NE
005	042504	9130	5/2/11	\$470,000	\$460,000	1750	8	1949	Avg	6700	N	N	6549 29TH AVE NE
005	510140	4353	11/3/11	\$469,000	\$467,000	1830	8	1989	Good	5002	N	N	9413 25TH AVE NE
005	042504	9070	5/10/10	\$650,000	\$617,000	1850	8	1964	Good	8303	N	N	2806 NE 77TH ST
005	740970	0685	6/25/09	\$735,000	\$678,000	1880	8	1946	VGood	5000	N	N	6548 31ST AVE NE
005	893810	0140	2/23/10	\$560,800	\$529,000	1900	8	1987	Good	5000	N	N	6842 27TH AVE NE
005	740970	0155	2/23/11	\$640,000	\$623,000	1930	8	1928	Good	5100	N	N	6857 31ST AVE NE
005	042504	9146	4/25/11	\$635,000	\$622,000	1950	8	1950	Avg	7410	N	N	6546 29TH AVE NE
005	893810	0015	8/1/11	\$645,000	\$637,000	2070	8	1941	Good	8000	N	N	6842 29TH AVE NE
005	797720	0315	6/14/11	\$665,000	\$654,000	2090	8	2004	Avg	3060	Y	N	7518 30TH AVE NE
005	510140	2187	3/9/11	\$610,000	\$595,000	2120	8	2011	Avg	6001	N	N	2381 NE 90TH ST
005	369290	0025	6/24/09	\$647,500	\$598,000	2190	8	2008	Avg	2500	N	N	6816 27TH AVE NE
005	565310	0115	6/18/09	\$441,500	\$407,000	2410	8	1967	Avg	10281	N	N	2740 NE 90TH ST
005	510140	0603	3/30/11	\$388,000	\$379,000	1430	9	1978	Avg	6838	N	N	8519 25TH AVE NE
005	549970	0059	10/6/10	\$659,600	\$635,000	1820	9	2010	Avg	3818	N	N	7041 33RD AVE NE
005	043900	0270	3/8/10	\$650,000	\$614,000	1880	9	2008	Avg	7553	N	N	8748 25TH PL NE
005	151380	0027	10/5/11	\$579,980	\$576,000	2030	9	2004	Avg	5003	N	N	2553 NE 85TH ST
005	369290	0030	3/25/09	\$865,000	\$792,000	2190	9	2008	Avg	5000	N	N	6812 27TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
005	740970	0315	6/24/09	\$749,950	\$692,000	2190	9	2008	Avg	4740	N	N	6847 30TH AVE NE
005	151380	0140	9/23/09	\$720,000	\$670,000	2530	9	2006	Avg	5700	N	N	2502 NE 82ND ST
005	510140	2481	8/25/09	\$664,000	\$616,000	2800	9	2006	Avg	5495	N	N	2313 NE 92ND ST
005	565260	0292	5/14/09	\$779,000	\$716,000	2840	9	2002	Avg	7336	N	N	3239 NE 94TH ST
005	043900	0535	2/27/09	\$825,000	\$753,000	3000	9	1998	Avg	6426	N	N	8630 26TH AVE NE
005	536320	0005	6/2/09	\$725,000	\$668,000	2350	10	2009	Avg	3892	N	N	3222 NE 89TH ST
005	536320	0004	4/7/09	\$725,000	\$664,000	2350	10	2008	Avg	3892	N	N	3218 NE 89TH ST
005	565260	0870	7/20/10	\$877,000	\$838,000	2850	10	2008	Avg	10583	N	N	2741 NE 92ND ST
005	565260	0896	6/2/09	\$897,000	\$826,000	2900	10	2008	Avg	7265	N	N	2742 NE 91ST ST
006	684470	0235	9/11/09	\$360,000	\$335,000	750	6	1995	Avg	8160	N	N	3517 NE 94TH ST
006	797420	0516	4/11/11	\$245,000	\$240,000	770	6	1941	Avg	5985	N	N	7007 37TH AVE NE
006	717630	0010	5/11/09	\$325,000	\$299,000	870	6	1948	Avg	4800	N	N	7348 40TH AVE NE
006	684470	2210	11/16/09	\$349,000	\$326,000	1090	6	1941	Good	6630	N	N	3816 NE 86TH ST
006	543030	0010	2/10/09	\$283,000	\$258,000	730	7	1990	Avg	5715	N	N	7351 40TH AVE NE
006	639200	0590	5/14/10	\$327,500	\$311,000	770	7	1950	Avg	5000	N	N	7536 36TH AVE NE
006	684470	1665	2/11/10	\$277,000	\$261,000	770	7	1940	Avg	5100	N	N	3545 NE 87TH ST
006	639200	0519	2/19/09	\$300,000	\$274,000	790	7	1950	Avg	5000	N	N	7551 37TH AVE NE
006	684470	0305	5/27/11	\$372,000	\$365,000	790	7	1943	Good	6120	N	N	3528 NE 93RD ST
006	684470	0355	7/7/11	\$302,000	\$298,000	790	7	1943	Good	5916	N	N	9302 35TH AVE NE
006	921340	0040	6/28/10	\$412,000	\$393,000	800	7	1946	Avg	6048	N	N	8209 36TH AVE NE
006	921340	0115	11/20/09	\$384,000	\$359,000	810	7	1946	Avg	6720	N	N	8218 36TH AVE NE
006	921340	0090	3/8/11	\$410,000	\$400,000	820	7	1946	Avg	7750	N	N	3622 NE 84TH ST
006	639200	0500	2/19/10	\$348,700	\$329,000	840	7	1953	Good	4500	N	N	7507 37TH AVE NE
006	436120	0115	6/14/10	\$376,000	\$358,000	840	7	1949	Avg	4841	N	N	6820 37TH AVE NE
006	684470	2090	10/28/10	\$335,000	\$323,000	850	7	1949	Good	6120	N	N	3831 NE 86TH ST

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Area 45
(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
006	924490	0241	1/5/09	\$450,000	\$409,000	860	7	1946	Good	5300	N	N	8046 40TH AVE NE
006	271060	0045	1/26/09	\$405,000	\$369,000	860	7	1949	Avg	4708	N	N	6503 39TH AVE NE
006	684470	3550	9/11/09	\$465,000	\$432,000	860	7	1951	Good	6120	N	N	3809 NE 93RD ST
006	684470	3740	3/24/10	\$378,000	\$358,000	860	7	1950	Good	6120	N	N	3803 NE 94TH ST
006	271060	0080	6/16/10	\$438,000	\$417,000	860	7	1949	VGood	6099	N	N	6522 38TH AVE NE
006	684470	2475	12/1/11	\$295,000	\$294,000	860	7	1949	Avg	6630	N	N	3854 NE 87TH ST
006	044200	0195	5/5/11	\$450,000	\$441,000	870	7	1948	Good	5664	N	N	8209 42ND AVE NE
006	044500	0010	6/9/10	\$464,000	\$442,000	870	7	1949	Avg	5800	N	N	8251 39TH AVE NE
006	885300	0050	10/20/09	\$405,000	\$378,000	880	7	1950	Avg	6660	N	N	8018 44TH AVE NE
006	639200	1860	4/5/10	\$310,000	\$294,000	890	7	1950	Avg	6000	N	N	7527 40TH AVE NE
006	601550	0005	9/27/11	\$475,000	\$471,000	900	7	1947	Avg	6000	N	N	8227 38TH AVE NE
006	044200	0010	6/23/09	\$427,500	\$395,000	900	7	1947	Good	5664	N	N	8250 40TH AVE NE
006	044200	0030	4/16/10	\$430,000	\$408,000	900	7	1947	Good	5664	N	N	8226 40TH AVE NE
006	044200	0105	9/14/09	\$427,000	\$397,000	900	7	1947	Avg	5856	N	N	8256 41ST AVE NE
006	043000	0245	6/14/11	\$419,950	\$413,000	900	7	1953	Avg	5618	N	N	7007 43RD AVE NE
006	044100	0060	10/7/11	\$490,000	\$486,000	900	7	2010	Avg	5141	N	N	8045 36TH AVE NE
006	507140	0330	7/11/11	\$395,000	\$389,000	900	7	1946	Avg	6000	N	N	4048 NE 88TH ST
006	924490	0222	12/8/10	\$353,000	\$342,000	900	7	1946	Avg	5300	N	N	8030 40TH AVE NE
006	639200	2680	7/20/10	\$285,000	\$272,000	900	7	1961	Avg	6000	N	N	7513 42ND AVE NE
006	044200	0050	7/26/10	\$433,000	\$414,000	910	7	1947	Good	5664	N	N	8202 40TH AVE NE
006	684470	2740	6/9/11	\$320,500	\$315,000	930	7	1943	Avg	6120	N	N	3803 NE 89TH ST
006	684470	2750	8/22/11	\$334,950	\$331,000	930	7	1943	VGood	6120	N	N	3809 NE 89TH ST
006	858540	0125	4/27/09	\$385,000	\$353,000	940	7	1950	Avg	5562	N	N	6856 37TH AVE NE
006	507140	0340	1/8/10	\$387,750	\$364,000	960	7	1946	Avg	5437	N	N	4054 NE 88TH ST
006	044500	0005	8/20/09	\$430,500	\$399,000	970	7	1949	Avg	5800	N	N	8257 39TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
006	885300	0070	9/22/10	\$326,000	\$313,000	980	7	1945	Avg	6840	N	N	8017 45TH AVE NE
006	044400	0125	4/20/10	\$395,000	\$374,000	990	7	1951	Avg	6120	N	N	4045 NE 87TH ST
006	507140	0695	8/8/09	\$521,000	\$483,000	1000	7	1947	VGood	6000	N	N	4220 NE 88TH ST
006	797420	0765	6/12/11	\$364,500	\$358,000	1020	7	1941	Avg	6120	N	N	6835 40TH AVE NE
006	684470	3980	6/2/09	\$425,000	\$391,000	1030	7	1950	Avg	6120	N	N	3823 NE 95TH ST
006	507140	0355	6/16/09	\$440,000	\$406,000	1030	7	1952	Good	7500	N	N	4002 NE 88TH ST
006	521020	0191	6/21/11	\$415,000	\$408,000	1030	7	1946	VGood	5400	N	N	9416 42ND AVE NE
006	921340	0010	10/6/10	\$515,000	\$496,000	1040	7	1946	VGood	6550	N	N	8409 36TH AVE NE
006	221550	0030	1/11/11	\$399,950	\$388,000	1040	7	1945	Avg	6300	N	N	8023 38TH AVE NE
006	601550	0190	7/19/11	\$390,000	\$385,000	1060	7	1947	Avg	6000	N	N	3904 NE 82ND ST
006	543030	0130	12/6/11	\$530,000	\$529,000	1070	7	1928	VGood	7620	N	N	7327 39TH AVE NE
006	684470	0750	2/5/10	\$315,000	\$297,000	1090	7	1986	Avg	3291	N	N	9108 35TH AVE NE
006	044400	0055	5/12/11	\$352,000	\$345,000	1090	7	1951	Avg	6552	N	N	4062 NE 87TH ST
006	639200	0780	5/20/11	\$402,500	\$395,000	1100	7	1941	Good	5000	N	N	7756 36TH AVE NE
006	043150	0375	12/6/10	\$346,500	\$335,000	1100	7	1955	Avg	6300	N	N	7310 40TH AVE NE
006	684470	3360	8/5/10	\$470,000	\$450,000	1110	7	1952	Good	6120	N	N	3821 NE 92ND ST
006	044400	0215	4/14/09	\$428,500	\$393,000	1130	7	1949	Avg	6970	N	N	4072 NE 86TH ST
006	684470	0685	7/6/09	\$525,000	\$485,000	1130	7	1954	VGood	5100	N	N	3551 NE 92ND ST
006	684470	3500	10/19/10	\$354,500	\$341,000	1130	7	1947	Avg	5200	N	N	3837 NE 93RD ST
006	511640	0010	2/12/09	\$408,000	\$372,000	1170	7	1947	Avg	9600	N	N	9310 42ND AVE NE
006	518510	0026	8/22/11	\$507,000	\$501,000	1180	7	1950	Good	7200	N	N	8233 38TH AVE NE
006	568350	0045	4/27/11	\$375,000	\$367,000	1190	7	1951	Avg	5217	N	N	7055 38TH AVE NE
006	797420	0780	12/14/09	\$470,000	\$441,000	1190	7	2008	Avg	5525	N	N	3903 NE 70TH ST
006	684470	2280	11/28/11	\$530,000	\$528,000	1200	7	1947	Good	6120	N	N	3854 NE 86TH ST
006	684470	3150	4/8/09	\$461,000	\$423,000	1200	7	1953	Avg	5100	N	N	3813 NE 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 45
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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
006	639200	0740	2/11/10	\$435,000	\$410,000	1200	7	1960	Avg	5000	N	N	7747 37TH AVE NE
006	684470	2880	11/12/10	\$365,000	\$352,000	1200	7	1954	Avg	6120	N	N	3854 NE 89TH ST
006	684470	3440	6/19/10	\$467,500	\$446,000	1210	7	1953	Good	4080	N	N	3830 NE 92ND ST
006	684470	3440	4/7/11	\$400,000	\$391,000	1210	7	1953	Good	4080	N	N	3830 NE 92ND ST
006	568350	0005	10/2/09	\$426,000	\$397,000	1220	7	1951	Avg	5328	N	N	7017 38TH AVE NE
006	684470	1690	6/30/09	\$460,000	\$425,000	1220	7	1956	Avg	6120	N	N	3530 NE 86TH ST
006	568350	0035	7/24/09	\$376,000	\$348,000	1220	7	1951	Avg	5217	N	N	7045 38TH AVE NE
006	568350	0116	5/24/11	\$365,000	\$358,000	1220	7	1951	Good	5457	N	N	7060 38TH AVE NE
006	044300	0020	6/27/11	\$519,000	\$511,000	1230	7	1949	Good	5664	N	N	8239 43RD AVE NE
006	684470	3570	8/17/10	\$499,950	\$479,000	1240	7	1951	Good	6120	N	N	3821 NE 93RD ST
006	684470	0055	5/25/11	\$370,000	\$363,000	1240	7	1956	Avg	6630	N	N	3533 NE 95TH ST
006	684470	2000	4/27/09	\$550,000	\$505,000	1300	7	1946	Good	5712	N	N	3808 NE 85TH ST
006	684470	3310	5/25/10	\$342,000	\$325,000	1320	7	1951	Avg	6120	N	N	3841 NE 92ND ST
006	221550	0040	9/24/09	\$449,000	\$418,000	1330	7	1946	Avg	6300	N	N	8009 38TH AVE NE
006	797420	0772	2/2/10	\$440,000	\$414,000	1330	7	1951	Avg	4510	N	N	6842 38TH AVE NE
006	684470	2620	8/16/11	\$338,000	\$334,000	1340	7	1941	Avg	6120	N	N	3820 NE 88TH ST
006	521020	0188	2/10/11	\$332,500	\$323,000	1340	7	1947	Avg	5400	N	N	9417 44TH PL NE
006	507140	0640	3/16/10	\$450,000	\$425,000	1340	7	1947	Avg	12000	Y	N	4250 NE 88TH ST
006	568350	0060	6/8/09	\$460,000	\$424,000	1360	7	1951	Good	4770	N	N	7006 38TH AVE NE
006	684470	0985	12/2/09	\$395,000	\$370,000	1360	7	1954	Avg	5100	N	N	3520 NE 90TH ST
006	639200	1620	4/9/09	\$380,000	\$348,000	1360	7	1950	Avg	4700	N	N	7736 38TH AVE NE
006	684470	0725	10/11/09	\$360,000	\$336,000	1370	7	1951	Avg	6120	N	N	3544 NE 91ST ST
006	684470	3790	10/28/09	\$471,000	\$440,000	1380	7	1947	Avg	6120	N	N	3804 NE 94TH ST
006	044600	0026	11/11/09	\$410,000	\$383,000	1380	7	1950	Avg	5900	N	N	8031 41ST AVE NE
006	044400	0115	3/22/11	\$385,000	\$376,000	1420	7	1950	Avg	6120	N	N	4033 NE 87TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
006	543030	0160	5/12/10	\$661,000	\$628,000	1440	7	1913	Good	7620	N	N	7308 38TH AVE NE
006	639200	3340	4/7/10	\$380,000	\$360,000	1460	7	1934	Avg	6000	N	N	7720 43RD AVE NE
006	639200	0250	12/8/11	\$370,000	\$369,000	1480	7	1979	Avg	4500	N	N	7555 36TH AVE NE
006	684470	2070	5/6/10	\$450,000	\$427,000	1560	7	1946	VGood	6120	N	N	3850 NE 85TH ST
006	885300	0030	5/18/10	\$557,000	\$529,000	1590	7	1950	VGood	6496	N	N	8021 44TH AVE NE
006	797420	0761	7/24/09	\$559,950	\$518,000	1600	7	1951	Good	4995	N	N	6835 38TH AVE NE
006	436120	0045	4/29/10	\$450,000	\$427,000	1830	7	1947	Avg	3948	N	N	6815 36TH AVE NE
006	684470	2310	8/10/09	\$525,000	\$487,000	1840	7	1941	VGood	6120	N	N	3841 NE 87TH ST
006	044400	0272	8/19/09	\$560,000	\$519,000	2000	7	1951	Good	8670	N	N	4012 NE 85TH ST
006	858540	0055	10/21/09	\$662,500	\$618,000	2100	7	2004	Avg	4080	N	N	6837 36TH AVE NE
006	044400	0045	3/23/11	\$473,000	\$462,000	2330	7	1951	Avg	6000	N	N	4050 NE 87TH ST
006	568300	0074	11/5/10	\$475,000	\$458,000	1020	8	1950	Avg	5670	N	N	6516 44TH AVE NE
006	043000	0205	10/25/10	\$430,000	\$414,000	1090	8	1953	Avg	5618	N	N	7032 42ND AVE NE
006	043000	0075	8/24/09	\$425,000	\$394,000	1090	8	1953	Avg	5618	N	N	7028 43RD AVE NE
006	797420	0902	3/10/10	\$425,000	\$401,000	1110	8	1979	Avg	5000	N	N	6549 40TH AVE NE
006	742070	0071	8/4/11	\$499,000	\$493,000	1150	8	1954	Avg	6270	N	N	4212 NE 68TH ST
006	568300	0109	2/25/11	\$490,000	\$477,000	1170	8	1949	Good	5670	N	N	6521 45TH AVE NE
006	043400	0011	9/15/11	\$463,000	\$459,000	1190	8	1951	Avg	5525	N	N	4011 NE 68TH ST
006	038100	0060	9/13/10	\$479,000	\$460,000	1190	8	1953	VGood	5415	N	N	6854 42ND AVE NE
006	043100	0050	2/3/10	\$550,000	\$518,000	1220	8	1954	Good	5100	N	N	6549 36TH AVE NE
006	043100	0080	1/16/09	\$452,000	\$411,000	1220	8	1954	Avg	5100	N	N	6540 36TH AVE NE
006	568300	0104	5/24/10	\$521,000	\$495,000	1260	8	1949	Avg	5670	N	N	6517 45TH AVE NE
006	342604	9131	1/4/10	\$540,000	\$507,000	1260	8	1954	Avg	9000	Y	N	9024 45TH AVE NE
006	043000	0190	8/11/10	\$525,000	\$503,000	1290	8	1953	Good	5618	N	N	7033 42ND AVE NE
006	278040	0015	6/21/10	\$570,000	\$543,000	1300	8	1963	Good	5900	N	N	7045 39TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
006	684470	3410	8/19/09	\$543,000	\$504,000	1310	8	1951	Avg	6120	N	N	3814 NE 92ND ST
006	043100	0125	6/29/09	\$555,000	\$512,000	1350	8	1955	Good	5616	N	N	6546 37TH AVE NE
006	568300	0019	7/5/11	\$459,950	\$453,000	1350	8	1950	Good	5712	N	N	6512 43RD AVE NE
006	043150	0085	10/11/11	\$485,000	\$482,000	1360	8	1955	Avg	6405	N	N	4412 NE 74TH ST
006	151660	0040	5/31/11	\$645,500	\$634,000	1370	8	1962	Good	5992	N	N	7022 39TH AVE NE
006	639200	2590	4/7/11	\$513,000	\$501,000	1390	8	1978	Avg	6000	N	N	7514 41ST AVE NE
006	044200	0120	2/5/10	\$679,950	\$640,000	1410	8	2010	Avg	5664	N	N	8238 41ST AVE NE
006	043000	0090	9/28/09	\$547,000	\$509,000	1410	8	1952	Avg	5618	N	N	7012 43RD AVE NE
006	038100	0045	10/21/10	\$553,000	\$533,000	1410	8	1952	Avg	7040	N	N	6841 42ND AVE NE
006	038100	0260	12/2/09	\$555,000	\$520,000	1450	8	1953	Avg	6825	N	N	6801 44TH PL NE
006	043150	0050	2/3/11	\$433,000	\$421,000	1480	8	1958	Avg	7015	N	N	4313 NE 75TH ST
006	043150	0110	6/23/11	\$603,000	\$593,000	1550	8	1957	Good	6405	N	N	4252 NE 74TH ST
006	043150	0245	4/11/11	\$547,500	\$535,000	1550	8	1956	Good	6200	N	N	4227 NE 74TH ST
006	639200	3370	8/4/11	\$394,000	\$389,000	1550	8	1952	Avg	6000	N	N	4303 NE 77TH ST
006	043150	0145	9/27/10	\$602,500	\$579,000	1560	8	1958	Good	6405	N	N	4208 NE 74TH ST
006	043150	0115	4/7/11	\$584,000	\$571,000	1560	8	1957	Avg	6405	N	N	4246 NE 74TH ST
006	521020	0209	2/13/09	\$662,000	\$604,000	1610	8	1968	Avg	12000	N	N	9236 41ST AVE NE
006	278040	0040	7/6/09	\$580,000	\$536,000	1650	8	1963	Avg	5900	N	N	7046 39TH AVE NE
006	043500	0035	5/6/10	\$549,300	\$522,000	1900	8	1950	Avg	6750	N	N	6557 44TH AVE NE
006	043150	0350	12/7/10	\$750,000	\$726,000	2110	8	1955	Good	7592	N	N	7317 45TH AVE NE
006	507140	0102	5/28/09	\$709,000	\$653,000	2150	8	1993	Avg	8416	N	N	8911 42ND AVE NE
006	511640	0045	4/23/09	\$660,000	\$606,000	2170	8	2008	Avg	4800	N	N	9308 42ND AVE NE
006	639200	2799	6/13/11	\$535,000	\$526,000	2440	8	1978	Avg	6000	N	N	7508 42ND AVE NE
006	924490	0121	6/29/10	\$617,000	\$589,000	2470	8	1951	VGood	7569	N	N	8035 45TH AVE NE
006	924490	0120	3/24/09	\$610,000	\$558,000	2530	8	1955	Avg	14400	N	N	8045 45TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
006	342604	9171	9/30/10	\$843,000	\$811,000	1830	9	1959	Avg	13500	Y	N	8617 45TH AVE NE
006	043150	0345	12/23/09	\$545,000	\$511,000	1960	9	1959	Good	6510	N	N	4411 NE 74TH ST
006	038100	0300	8/12/09	\$524,000	\$486,000	1990	9	1953	Avg	5985	N	N	6846 44TH PL NE
006	142400	0060	9/28/11	\$744,000	\$738,000	2260	9	1964	Avg	7980	Y	N	4242 NE 89TH ST
006	342604	9138	6/15/09	\$722,500	\$666,000	2290	9	1955	Good	9040	N	N	8267 45TH AVE NE
006	436120	0070	2/27/09	\$785,000	\$717,000	2310	9	2000	Avg	4896	N	N	6816 36TH AVE NE
006	507140	0345	11/15/10	\$820,000	\$792,000	2340	9	2008	Avg	5568	N	N	4062 NE 88TH ST
006	507140	0345	3/16/09	\$780,000	\$713,000	2340	9	2008	Avg	5568	N	N	4062 NE 88TH ST
006	568300	0043	4/20/09	\$765,000	\$702,000	2360	9	2008	Good	5628	N	N	6513 44TH AVE NE
006	684470	2495	11/5/09	\$705,000	\$659,000	2470	9	2004	Avg	4179	N	N	3837 NE 88TH ST
006	797420	0948	8/25/09	\$748,000	\$694,000	2480	9	2008	Avg	5086	N	N	6509 37TH AVE NE
006	639200	3650	2/22/10	\$825,000	\$778,000	2520	9	2002	Avg	5000	N	N	7523 45TH AVE NE
006	521020	0443	4/6/10	\$840,000	\$795,000	2570	9	1992	Avg	8082	Y	N	9009 45TH AVE NE
006	684470	0620	5/20/10	\$615,000	\$585,000	2680	9	2004	Avg	5100	N	N	3511 NE 92ND ST
006	684470	0620	2/11/11	\$545,000	\$530,000	2680	9	2004	Avg	5100	N	N	3511 NE 92ND ST
006	684470	2130	9/8/09	\$720,000	\$669,000	2690	9	2003	Avg	6120	N	N	3855 NE 86TH ST
006	797420	0549	6/10/10	\$740,000	\$705,000	2870	9	2007	Avg	4181	N	N	3710 NE 70TH ST
006	797420	0941	11/17/09	\$727,000	\$680,000	2910	9	2008	Avg	4788	N	N	3616 NE 65TH ST
006	142400	0100	1/12/11	\$758,500	\$736,000	1800	10	1976	Avg	9120	Y	N	4243 NE 89TH ST
006	436120	0075	5/22/09	\$885,000	\$814,000	2500	10	2004	Avg	4896	N	N	6812 36TH AVE NE
006	684470	3721	12/16/09	\$845,000	\$792,000	2500	10	2008	Avg	5748	N	N	9315 40TH AVE NE
006	797420	0455	2/3/10	\$760,000	\$716,000	2620	10	2009	Avg	5191	N	N	3643 NE 73RD ST
006	797420	0452	2/3/10	\$759,950	\$716,000	2620	10	2009	Avg	5477	N	N	3655 NE 73RD ST
006	797420	0456	1/20/10	\$760,000	\$715,000	2640	10	2009	Avg	5096	N	N	3639 NE 73RD ST
006	797420	0453	1/11/10	\$759,000	\$713,000	2640	10	2009	Avg	5382	N	N	3651 NE 73RD ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
006	797420	0454	12/31/09	\$759,950	\$713,000	2700	10	2009	Avg	5286	N	N	3647 NE 73RD ST
006	797420	0457	11/30/09	\$759,000	\$711,000	2700	10	2009	Avg	5001	N	N	3635 NE 73RD ST
006	684470	1470	7/20/10	\$830,000	\$793,000	2780	10	2008	Avg	5100	N	N	3551 NE 88TH ST
006	684470	3720	1/4/10	\$910,000	\$855,000	3040	10	2008	Avg	5981	N	N	9317 40TH AVE NE

Improved Sales Removed in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	052504	9114	5/24/11	\$355,000	DIAGNOSTIC OUTLIER
004	275470	0005	11/15/10	\$286,000	NON-REPRESENTATIVE SALE
004	288770	0566	8/24/09	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	288770	0876	12/9/11	\$265,600	EXEMPT FROM EXCISE TAX
004	288770	1020	11/6/09	\$169,600	RELATED PARTY, FRIEND, OR NEIGHBOR
004	288770	1530	4/17/09	\$86,021	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
004	288770	1620	5/20/10	\$310,000	DIAGNOSTIC OUTLIER
004	288770	2035	5/10/11	\$322,500	DIAGNOSTIC OUTLIER
004	288770	3270	7/3/09	\$505,000	RELOCATION - SALE TO SERVICE
004	297980	0105	6/9/09	\$503,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	314260	0265	2/22/10	\$584,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	318660	0035	12/30/10	\$247,500	IMP. CHAR; CHANGED SINCE SALE
004	318660	0703	9/1/11	\$260,000	PARTIAL INTEREST; RELATED PARTY, FRIEND,
004	318710	0165	11/30/09	\$365,000	DIAGNOSTIC OUTLIER
004	318760	0155	11/28/11	\$384,500	DIAGNOSTIC OUTLIER
004	318810	0300	10/20/09	\$230,000	%COMLPETE; IMP. CHAR. CHANGED SINCE SALE
004	365870	0260	4/2/10	\$11,996	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
004	508140	0345	5/18/10	\$75,000	DOR RATIO; QUIT CLAIM DEED
004	508140	0345	5/17/10	\$75,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY,
004	510140	0589	1/29/10	\$300,000	EXEMPT FROM EXCISE TAX;
004	510140	0762	1/20/11	\$235,000	BOX PLOT OUTLIERS
004	510140	2072	12/8/11	\$250,000	OBSOLESCENCE; IMP. CHAR. CHANGED SINCE SALE
004	510140	2073	11/10/10	\$240,000	BOX PLOT OUTLIERS
004	510140	2105	3/24/09	\$190,757	DOR RATIO; QUIT CLAIM DEED
004	510140	2110	9/8/09	\$400,000	DIAGNOSTIC OUTLIER
004	525730	0025	4/6/11	\$505,000	DIAGNOSTIC OUTLIER
004	671670	0741	4/26/11	\$346,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	681460	0020	3/10/11	\$388,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	681460	0020	2/11/09	\$326,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	681460	0045	12/18/09	\$215,000	DOR RATIO
004	681460	0055	5/28/10	\$37,118	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY,
004	681460	0120	6/24/10	\$510,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	681460	0216	10/26/09	\$344,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	681460	0285	6/25/09	\$799,000	RELOCATION - SALE TO SERVICE
004	682010	0210	9/21/11	\$103,335	DOR RATIO; QUIT CLAIM DEED
004	716920	0175	9/19/11	\$280,000	DIAGNOSTIC OUTLIER
004	717370	0663	3/4/11	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	717370	0880	6/10/10	\$128,333	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGH.
004	717530	0050	7/8/11	\$580,000	ACTIVE PERMIT BEFORE SALE>25K
004	717730	0565	4/1/11	\$455,000	RELOCATION - SALE TO SERVICE
004	717780	0205	4/20/10	\$200,000	NON-REPRESENTATIVE SALE
004	723760	0170	1/5/11	\$200,000	PARTIAL INTEREST; RELATED PARTY, FRIEND
004	723760	0175	4/1/10	\$170,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
004	726620	0080	9/23/10	\$520,000	OBSOLESCENCE
004	726620	0105	5/9/09	\$163,150	DOR RATIO; QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

004	753730	0019	12/20/10	\$160,000	DOR RATIO; %COMPL
004	753730	0100	9/12/11	\$680,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	753730	0100	3/21/11	\$160,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	913710	1131	9/23/11	\$470,000	RELOCATION - SALE TO SERVICE
004	913710	2010	5/25/11	\$300,000	DIAGNOSTIC OUTLIER
004	913710	2030	11/13/09	\$250,000	DOR RATIO;RELATED PARTY, FRIEND,OR NEIGHBOR
004	952810	2630	11/29/10	\$175,000	DOR RATIO
004	954720	0140	10/30/09	\$540,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	954720	0330	9/25/10	\$771,900	RELOCATION - SALE TO SERVICE
004	954720	0510	2/10/09	\$529,500	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	954720	1150	10/6/11	\$321,500	DIAGNOSTIC OUTLIER
004	954720	1165	1/29/10	\$541,500	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	954720	1825	12/12/11	\$762,500	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	954720	2245	5/11/10	\$635,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	954720	2610	11/3/10	\$465,000	ACTIVE PERMIT
004	954720	2760	5/17/10	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	954720	3970	6/14/11	\$480,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	954720	4010	6/14/11	\$629,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
004	954720	4520	10/1/09	\$400,000	DIAGNOSTIC OUTLIER
004	954720	4735	7/18/11	\$759,500	RELOCATION - SALE TO SERVICE
004	954720	5610	7/13/11	\$618,000	RELOCATION - SALE TO SERVICE
005	043800	0130	12/30/11	\$363,000	EXEMPT FROM EXCISE TAX
005	127930	0090	6/15/11	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	151380	0160	12/1/11	\$420,000	NO MARKET EXPOSURE
005	254570	0110	12/20/11	\$434,600	OBSOL; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
005	332750	0055	11/24/10	\$401,000	RELOCATION - SALE TO SERVICE
005	510140	0701	10/20/09	\$380,000	NON-REPRESENTATIVE SALE
005	510140	0712	4/21/09	\$327,000	OBSOLESCENCE; PREVIMP<=25K; UNFIN AREA
005	510140	2481	8/23/09	\$664,000	RELOCATION - SALE TO SERVICE
005	536320	0053	3/7/09	\$397,500	RELOCATION - SALE TO SERVICE
005	565260	0415	2/19/09	\$80,040	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
005	565260	0435	5/9/11	\$144,900	DOR RATIO; PREVIMP<=25K; QUIT CLAIM DEED
005	565260	0782	8/14/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	565260	1065	4/10/09	\$487,000	RELOCATION - SALE TO SERVICE
005	565260	1230	3/10/09	\$54,000	DOR RATIO
005	565260	1280	7/26/11	\$310,000	OBSOLESCENCE
005	676920	0010	8/13/09	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	740970	0100	4/25/11	\$405,000	NO MRKT EXPOSURE;IMP.CHAR CHNGED SINCE SALE
005	740970	0250	9/8/11	\$635,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	740970	0300	11/8/10	\$512,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	740970	0300	5/15/09	\$193,572	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY,
005	740970	0320	7/26/11	\$510,000	DIAGNOSTIC OUTLIER
005	740970	0505	11/12/10	\$83,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY,
005	741020	0145	2/23/09	\$625,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	741020	0430	6/1/10	\$400,000	RELOCATION - SALE TO SERVICE
005	769710	0055	7/30/09	\$545,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	769710	0055	5/2/09	\$545,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

005	797720	0240	12/21/10	\$255,000	NON-REPRESENTATIVE SALE
005	797720	0430	12/23/09	\$515,000	RELOCATION - SALE TO SERVICE
005	815660	0155	3/10/10	\$338,350	DOR RATIO
005	921290	0130	12/1/11	\$480,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	921290	0150	9/13/11	\$495,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	921290	0385	3/18/09	\$489,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	921290	0890	10/19/11	\$45,515	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY,
005	921440	0255	12/7/11	\$540,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	921440	0445	5/10/11	\$619,500	PRESENT CHAR. DO NOT MATCH SALE CHAR.
005	921490	0075	10/25/11	\$510,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
006	020850	0190	4/19/10	\$250,000	PARTIAL INTEREST; RELATED PARTY, FRIEND
006	020850	0190	4/19/10	\$250,000	PARTIAL INTEREST; RELATED PARTY, FRIEND
006	038100	0020	5/5/09	\$142,744	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
006	038100	0020	5/5/09	\$142,744	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
006	038100	0020	5/7/09	\$142,744	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
006	043150	0280	3/22/10	\$577,000	QUESTIONABLE PER APPRAISAL
006	043150	0390	6/29/11	\$487,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	044200	0120	7/31/09	\$305,000	DOR RATIO
006	044400	0185	8/25/11	\$142,000	DOR RATIO;RELATED PARTY, FRIEND,OR NEIGHBOR
006	151660	0040	4/6/10	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	221550	0080	10/19/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	342604	9078	6/1/11	\$250,000	BOX PLOT OUTLIERS
006	382070	0070	12/22/10	\$67,578	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
006	507140	0006	8/3/09	\$875,000	OPEN SPACE; QUESTIONABLE PER APPRAISAL
006	507140	0101	12/16/09	\$985,000	UNFINISHED AREA
006	521020	0140	12/6/10	\$960,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
006	521020	0236	12/9/11	\$291,000	BOX PLOT OUTLIERS
006	521020	0267	10/28/10	\$370,000	DIAGNOSTIC OUTLIER
006	521020	0330	6/16/10	\$700,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
006	521020	0486	11/1/10	\$372,000	OPEN SPACE; STATEMENT TO DOR
006	543030	0100	11/22/11	\$248,195	GOVERNMENT AGENCY
006	568300	0109	8/24/09	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	568350	0030	2/16/11	\$66,156	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
006	639200	0235	8/24/11	\$240,000	DIAGNOSTIC OUTLIER
006	639200	0820	1/30/09	\$410,000	1031 TRADE
006	639200	2593	1/12/10	\$129,200	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY,
006	639200	2797	4/21/10	\$465,950	ACTIVE PERMIT BEFORE SALE>25K
006	639200	4000	11/23/09	\$200,000	DOR RATIO; QUIT CLAIM DEED
006	684470	2390	5/10/10	\$341,950	DIAGNOSTIC OUTLIER
006	684470	2640	3/9/11	\$157,500	DOR RATIO;RELATED PARTY, FRIEND,OR NEIGHBOR
006	684470	3294	10/6/11	\$140,000	OBSOLESCENCE; PREVIMP<=25K
006	684470	3920	4/8/11	\$304,000	DIAGNOSTIC OUTLIER
006	797420	0508	7/7/11	\$20,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
006	797420	0514	9/15/11	\$100,000	PARTIAL INTEREST; RELATED PARTY, FRIEND
006	797420	0516	10/21/11	\$252,000	ACTIVE PERMIT BEFORE SALE>25K;QUIT CLAIM DEED
006	797420	0527	9/10/09	\$157,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
006	797420	0554	6/29/11	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

006	797420	0785	12/20/11	\$505,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
006	797420	0787	8/31/10	\$531,325	QUIT CLAIM DEED
006	924490	0095	9/1/09	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	924490	0123	9/17/09	\$350,000	BANKRUPTCY; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	288770	1980	7/1/2011	\$165,000	2726	N	N
004	671670	0292	5/7/2010	\$140,000	3000	N	N
004	753730	0100	3/21/2011	\$160,000	3800	N	N
005	329080	0095	2/11/2011	\$250,000	6180	N	N
005	329080	0095	10/1/2010	\$225,000	6180	N	N
005	549970	0059	10/1/2009	\$185,000	3818	N	N
005	565260	1227	2/8/2011	\$210,000	7211	N	N
005	921290	0345	12/7/2009	\$330,000	9500	N	N
005	921290	0575	11/19/2010	\$355,000	6060	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	510140	0702	8/9/2011	\$95,000	NO MKT EXPOSURE; FINANCIAL INSTITUTION RESALE
005	510140	2187	4/2/2010	\$110,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE