

Residential Revalue

2012 Assessment Roll

**View Ridge/Cedar
Park/Sheridan Beach**

Area 46

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.

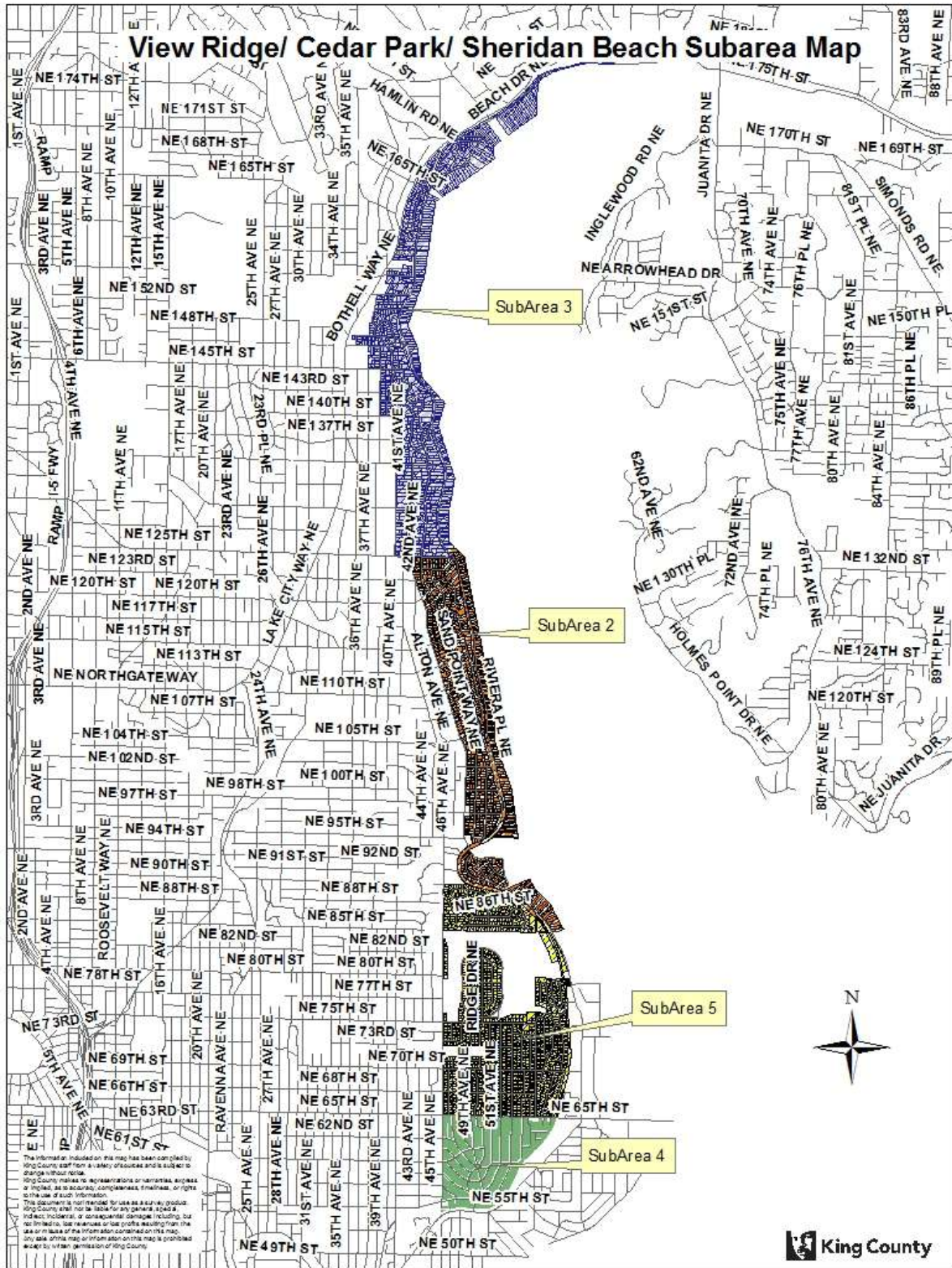
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

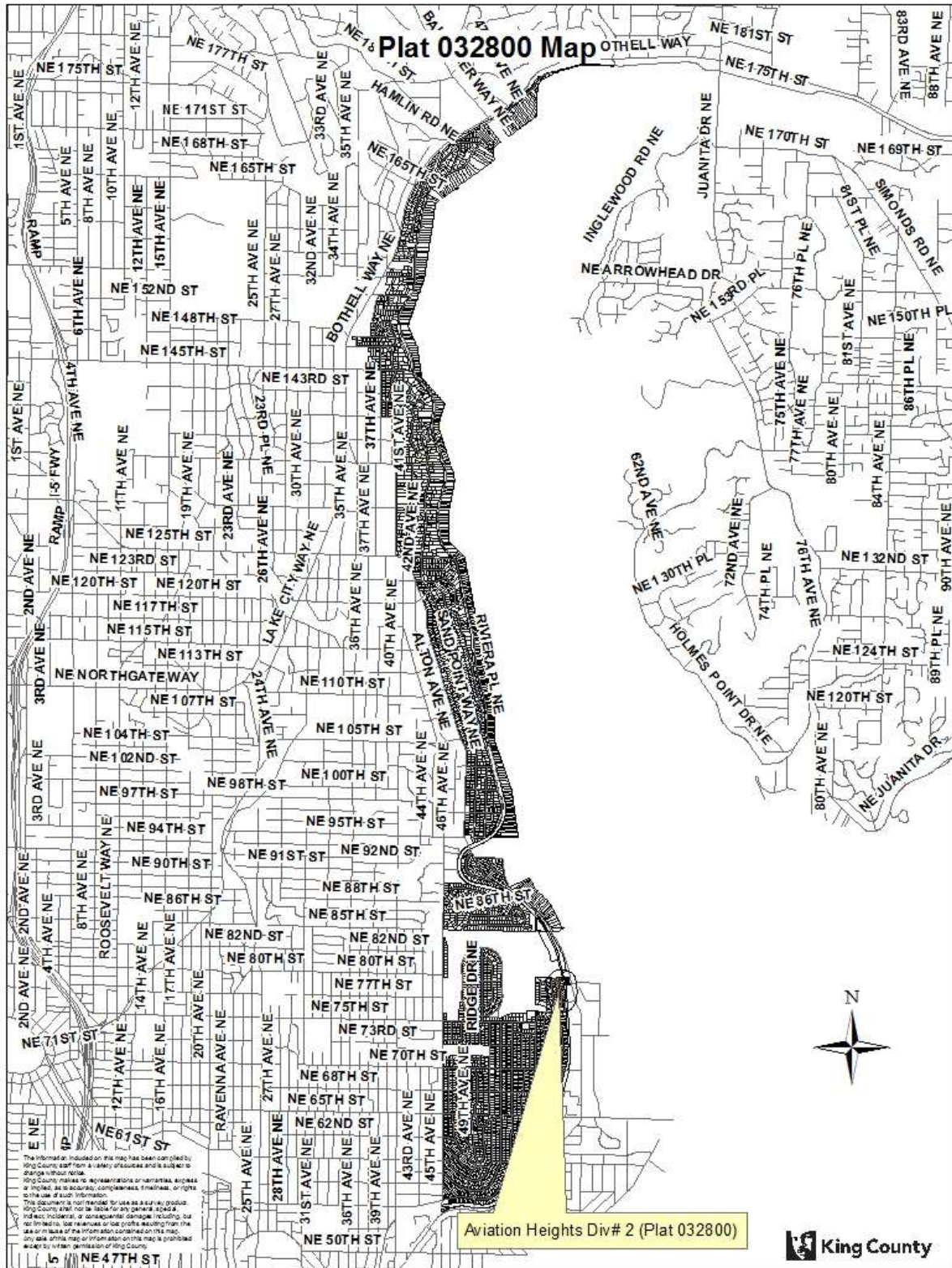
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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





View Ridge /Cedar Park/ Sheridan Beach Housing



Grade 6/ Year Built 1948/ Total Living Area 670SF



Grade 7/ Year Built 1955/Total Living Area 2590SF



Grade 8/ Year Built 1986/ Total Living Area 3020SF



Grade 9/ Year Built 2009/ Total Living Area 1876 SF



Grade 11/ Year Built 1991/ Total Living Area 3970SF



Grade 12/ Year Built 2001/ Total Living Area 4110SF

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: View Ridge / Cedar park / Sheridan Beach – Area 46

Number of Improved Sales: 339

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	\$368,000	\$305,200	\$673,200			
2012 Value	\$362,200	\$300,000	\$662,200	\$733,400	90.3%	10.89%
Change	-\$5,800	-\$5,200	-\$11,000			
% Change	-1.6%	-1.7%	-1.6%			

*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	\$375,000	\$286,100	\$661,100
2012 Value	\$369,200	\$282,100	\$651,300
Percent Change	-1.5%	-1.4%	-1.5%

Number of one to three unit residences in the population: 3945

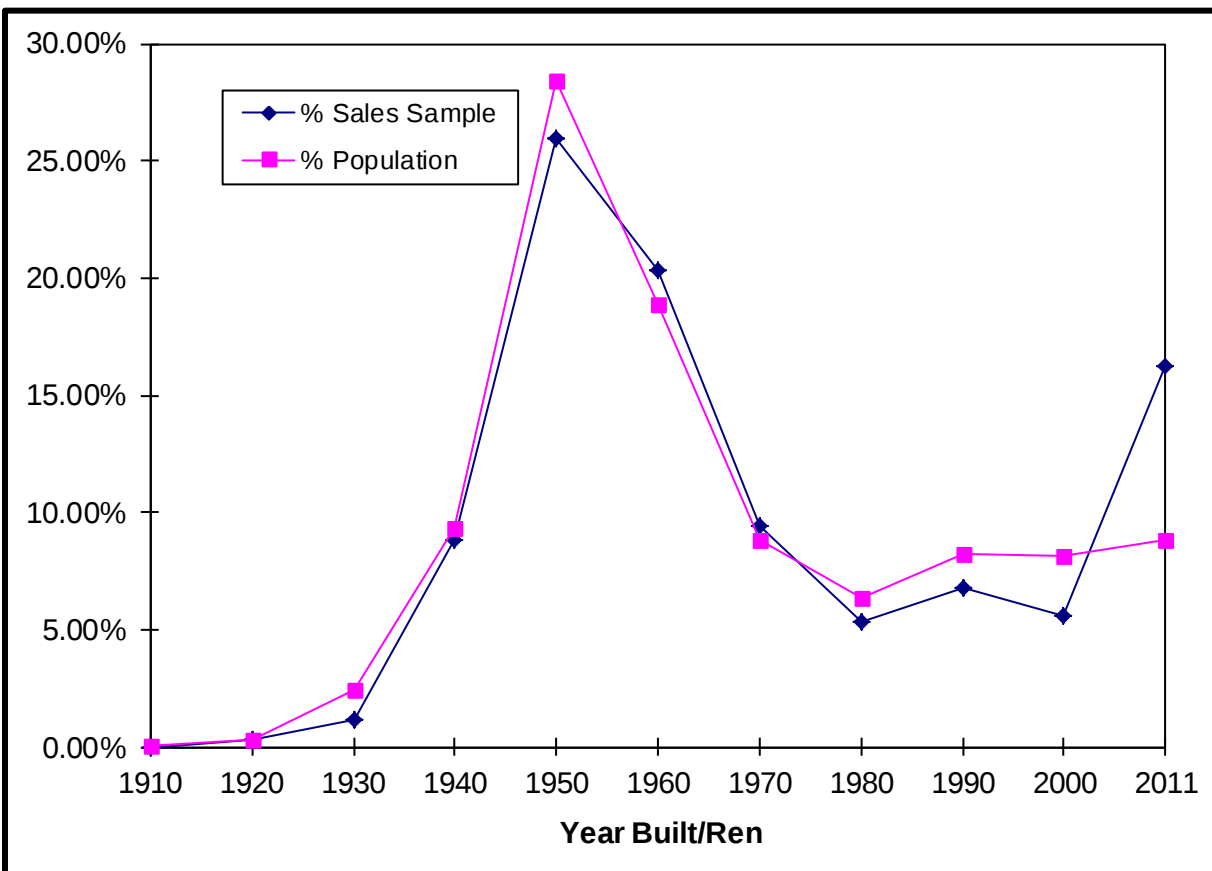
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment except townhouse parcels located in plat 032800 (Aviation Heights Div # 2), which received an additional downward adjustment due to higher assessment ratio than other parcels.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.29%
1930	4	1.18%
1940	30	8.85%
1950	88	25.96%
1960	69	20.35%
1970	32	9.44%
1980	18	5.31%
1990	23	6.78%
2000	19	5.60%
2011	55	16.22%
	339	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.10%
1920	12	0.30%
1930	96	2.43%
1940	370	9.38%
1950	1122	28.44%
1960	744	18.86%
1970	348	8.82%
1980	252	6.39%
1990	326	8.26%
2000	323	8.19%
2011	348	8.82%
	3945	

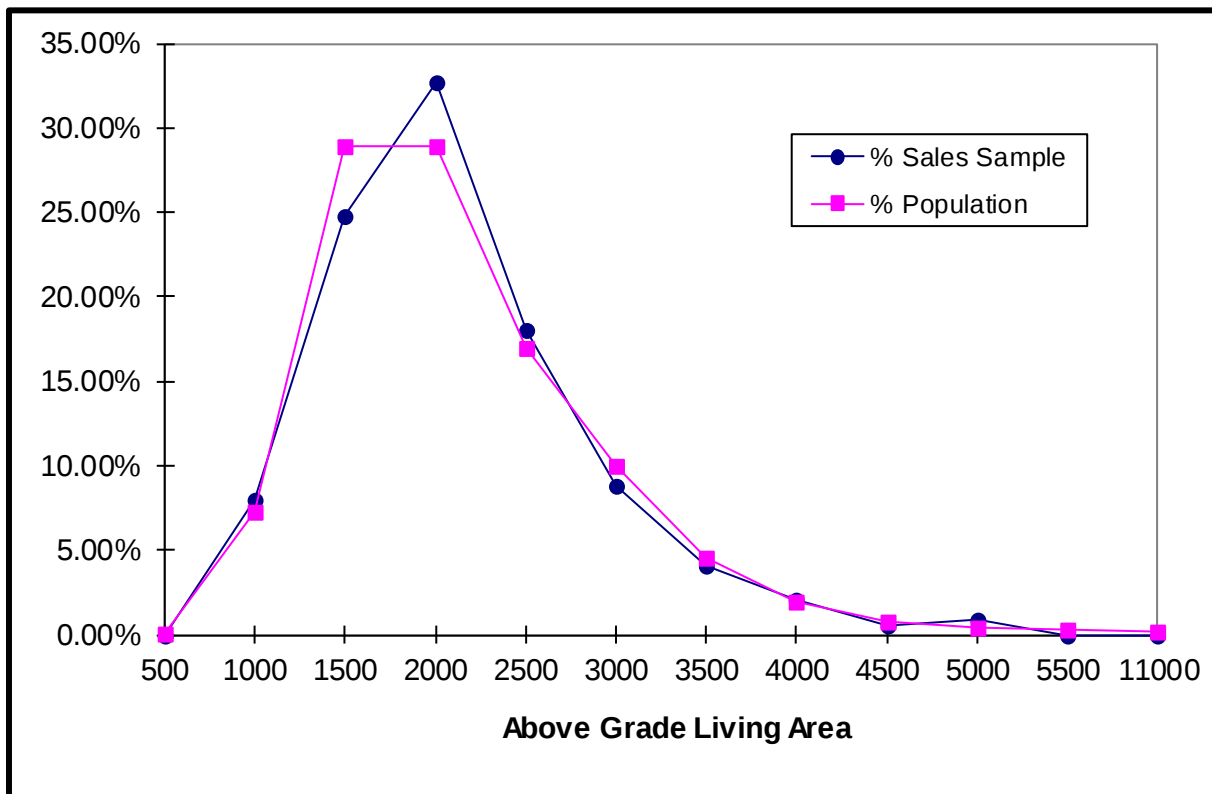


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	27	7.96%
1500	84	24.78%
2000	111	32.74%
2500	61	17.99%
3000	30	8.85%
3500	14	4.13%
4000	7	2.06%
4500	2	0.59%
5000	3	0.88%
5500	0	0.00%
11000	0	0.00%
	339	

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	285	7.22%
1500	1139	28.87%
2000	1139	28.87%
2500	669	16.96%
3000	393	9.96%
3500	179	4.54%
4000	78	1.98%
4500	29	0.74%
5000	17	0.43%
5500	11	0.28%
11000	5	0.13%
	3945	

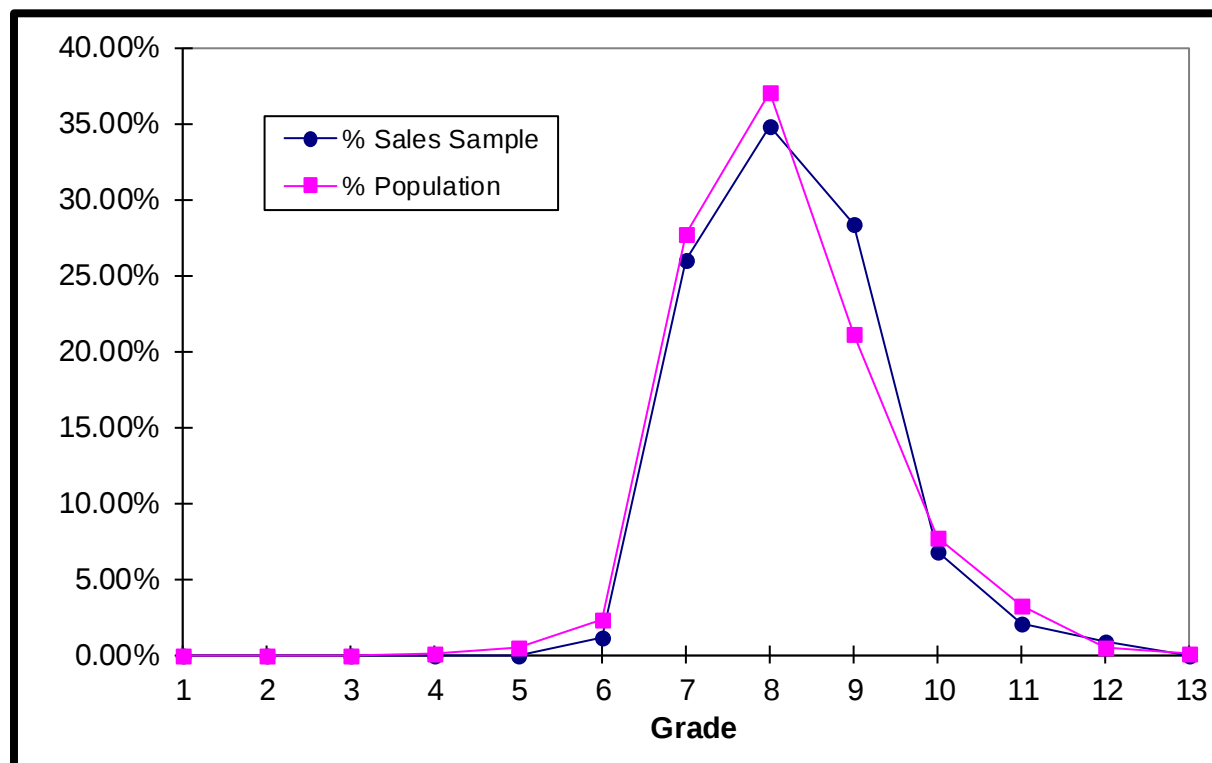


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0	0.00%
6	4	1.18%
7	88	25.96%
8	118	34.81%
9	96	28.32%
10	23	6.78%
11	7	2.06%
12	3	0.88%
13	0	0.00%
339		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	16	0.41%
6	90	2.28%
7	1094	27.73%
8	1459	36.98%
9	832	21.09%
10	305	7.73%
11	128	3.24%
12	17	0.43%
13	3	0.08%
3945		



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

Based on the 6 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -1.5% 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 the area required a single standard area adjustment except townhouse parcels located in plat 032800 (Aviation Heights Div # 2), which received an additional downward adjustment due to higher assessment ratio than other parcels.

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 339 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 sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.3%. 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 -1.5%. 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 46 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

-1.39%

**Townhouse
located on Plat
032800**

Yes

% Adjustment

-8.96%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a townhouse parcel located on plat 032800 would *approximately* receive a -8.96% downward adjustment. 16 parcels in the improved population would receive this adjustment. There were 11 sales.

99.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 46 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
032800	Aviation Heights Div #2	11	16	68.7%	NW-2-25-4	5	9	2009	NE 77 th St and Sand Point Ave. NE

(Note: Number of sales and population indicated above is Townhouse Parcels Only.)

Area 46 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.942, resulting in an adjusted value of \$495,000 (\$525,000 X 0.942 = \$495,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.928	-7.2%
2/1/2009	0.930	-7.0%
3/1/2009	0.932	-6.8%
4/1/2009	0.934	-6.6%
5/1/2009	0.936	-6.4%
6/1/2009	0.938	-6.2%
7/1/2009	0.940	-6.0%
8/1/2009	0.942	-5.8%
9/1/2009	0.944	-5.6%
10/1/2009	0.946	-5.4%
11/1/2009	0.948	-5.2%
12/1/2009	0.950	-5.0%
1/1/2010	0.952	-4.8%
2/1/2010	0.954	-4.6%
3/1/2010	0.956	-4.4%
4/1/2010	0.958	-4.2%
5/1/2010	0.960	-4.0%
6/1/2010	0.962	-3.8%
7/1/2010	0.964	-3.6%
8/1/2010	0.966	-3.4%
9/1/2010	0.968	-3.2%
10/1/2010	0.970	-3.0%
11/1/2010	0.972	-2.8%
12/1/2010	0.974	-2.6%
1/1/2011	0.976	-2.4%
2/1/2011	0.978	-2.2%
3/1/2011	0.980	-2.0%
4/1/2011	0.982	-1.8%
5/1/2011	0.984	-1.6%
6/1/2011	0.986	-1.4%
7/1/2011	0.988	-1.2%
8/1/2011	0.990	-1.0%
9/1/2011	0.992	-0.8%
10/1/2011	0.994	-0.6%
11/1/2011	0.996	-0.4%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 46
(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
002	081400	0045	12/1/11	\$213,500	\$213,000	780	6	1944	Avg	6000	N	N	11522 SAND POINT WAY NE
002	407530	0030	3/9/09	\$303,000	\$283,000	1120	6	1925	Good	7200	N	N	9544 SAND POINT WAY NE
002	407480	0145	12/9/09	\$287,300	\$273,000	1500	6	1948	Avg	7200	N	N	9727 48TH AVE NE
002	407780	0085	3/26/09	\$400,000	\$373,000	850	7	1953	Good	7830	N	N	10636 SAND POINT WAY NE
002	407780	0142	12/27/11	\$272,000	\$272,000	900	7	1942	Good	7830	N	N	10720 SAND POINT WAY NE
002	407320	0286	7/31/09	\$420,000	\$396,000	930	7	1952	VGood	7200	Y	N	10306 SAND POINT WAY NE
002	882090	2520	3/26/09	\$344,000	\$321,000	940	7	1941	Avg	7562	N	N	11919 EXETER AVE NE
002	520720	0231	8/12/11	\$375,450	\$372,000	960	7	1972	VGood	6600	Y	N	9012 SAND POINT WAY NE
002	399270	0795	1/19/10	\$390,000	\$372,000	1000	7	1939	Avg	5738	Y	N	11520 DURLAND AVE NE
002	735220	0615	10/10/10	\$899,000	\$873,000	1000	7	1932	Good	8139	Y	Y	11036 RIVIERA PL NE
002	735170	0245	2/26/10	\$830,000	\$793,000	1020	7	1948	Good	3242	Y	Y	11930 RIVIERA PL NE
002	735220	0055	5/4/09	\$765,000	\$716,000	1070	7	1941	Avg	8257	Y	Y	11526 RIVIERA PL NE
002	735170	0105	6/28/11	\$845,000	\$835,000	1120	7	1932	Good	10316	Y	Y	12500 RIVIERA PL NE
002	735220	0005	12/8/09	\$815,000	\$775,000	1140	7	1936	Avg	9331	Y	Y	11504 RIVIERA PL NE
002	399270	0635	8/24/09	\$507,500	\$479,000	1160	7	1932	Good	9064	Y	N	11527 DURLAND AVE NE
002	407780	0099	6/14/11	\$442,000	\$436,000	1180	7	1952	Good	7230	Y	N	10652 SAND POINT WAY NE
002	407320	0447	7/28/10	\$435,000	\$420,000	1240	7	1958	Good	4632	N	N	9500 48TH AVE NE
002	407480	0185	7/14/10	\$439,000	\$424,000	1240	7	1942	VGood	7200	N	N	9745 48TH AVE NE
002	735270	0015	10/26/10	\$880,000	\$855,000	1250	7	1958	Avg	10386	Y	Y	11336 RIVIERA PL NE
002	520720	0405	6/26/09	\$485,000	\$456,000	1260	7	1970	VGood	6720	N	N	9240 SAND POINT WAY NE
002	882090	2480	7/17/09	\$336,500	\$317,000	1340	7	2000	Avg	3185	N	N	11945 EXETER AVE NE
002	407480	0105	12/22/10	\$380,000	\$371,000	1350	7	1938	Avg	7200	N	N	9703 48TH AVE NE
002	882090	2690	5/15/09	\$365,000	\$342,000	1350	7	1942	Good	7733	N	N	11734 SAND POINT WAY NE
002	882090	2369	8/29/11	\$545,000	\$541,000	1390	7	1951	Avg	14775	Y	N	11707 EXETER AVE NE
002	407780	0056	4/14/11	\$500,000	\$491,000	1540	7	1957	Avg	7865	Y	N	10514 DURLAND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
002	399270	0820	5/20/11	\$470,000	\$463,000	1570	7	1940	Good	7571	Y	N	11522 DURLAND AVE NE
002	882090	1650	7/15/11	\$390,000	\$386,000	1580	7	1911	Avg	12960	Y	N	4224 NE 123RD ST
002	399270	0670	7/27/10	\$476,950	\$461,000	1610	7	1948	VGood	7200	Y	N	11517 DURLAND AVE NE
002	882090	2296	8/29/11	\$425,000	\$422,000	1650	7	1964	Avg	9114	Y	N	11706 EXETER AVE NE
002	882090	2410	6/16/11	\$403,000	\$398,000	1700	7	1985	Good	2750	Y	N	11723 EXETER AVE NE
002	407480	0005	9/27/10	\$367,000	\$356,000	1770	7	1959	Good	7200	N	N	9750 SAND POINT WAY NE
002	407780	0070	6/25/09	\$720,000	\$677,000	1810	7	1971	VGood	5514	Y	N	10511 EXETER AVE NE
002	407320	0301	7/7/10	\$582,000	\$561,000	2010	7	1943	VGood	7200	N	N	4707 NE 103RD ST
002	222604	9013	5/10/11	\$1,060,000	\$1,044,000	2090	7	1980	Avg	9440	Y	Y	12502 RIVIERA PL NE
002	882090	0045	6/18/10	\$527,500	\$508,000	1140	8	1953	Good	8400	Y	N	4227 NE 125TH ST
002	407320	0685	5/10/10	\$555,000	\$533,000	1440	8	1942	Good	7200	Y	N	10318 48TH AVE NE
002	868130	0030	9/12/11	\$445,000	\$442,000	1460	8	1959	Avg	7252	N	N	9510 49TH AVE NE
002	882090	0185	11/17/11	\$410,000	\$409,000	1490	8	1973	Avg	7717	Y	N	12331 42ND AVE NE
002	882090	1705	11/15/10	\$487,000	\$474,000	1570	8	1962	Avg	8028	Y	N	12328 42ND AVE NE
002	407780	0114	7/29/10	\$638,000	\$616,000	1620	8	1992	Good	7830	Y	N	10648 DURLAND AVE NE
002	407780	0107	3/2/10	\$533,000	\$510,000	1630	8	1968	VGood	7320	Y	N	10658 DURLAND AVE NE
002	407320	0615	9/1/10	\$690,000	\$668,000	1660	8	1997	VGood	6000	Y	N	10026 48TH AVE NE
002	407320	0645	5/11/10	\$760,000	\$730,000	1670	8	1955	Good	7100	Y	N	10352 48TH AVE NE
002	399270	0745	8/19/10	\$554,000	\$536,000	1730	8	1979	Avg	7568	Y	N	11337 DURLAND AVE NE
002	407780	0087	8/26/09	\$552,000	\$521,000	1740	8	1961	Avg	7830	Y	N	10611 DURLAND AVE NE
002	407320	0835	6/9/10	\$612,000	\$589,000	1780	8	1961	Good	8561	N	N	9715 LAKE SHORE BLVD NE
002	407320	0255	4/14/09	\$573,000	\$536,000	1800	8	1932	Avg	11700	Y	N	10335 48TH AVE NE
002	407320	0741	6/26/09	\$610,000	\$573,000	1810	8	1971	Good	7209	Y	N	10026 49TH AVE NE
002	407780	0017	6/30/11	\$675,000	\$667,000	1820	8	1947	Good	6200	Y	N	10725 LAKESIDE AVE NE
002	882090	1605	2/16/09	\$625,000	\$582,000	1830	8	2008	Avg	6590	Y	N	12015 EXETER AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
002	407320	0695	5/26/10	\$528,000	\$508,000	1940	8	1969	Avg	10320	Y	N	4822 NE 103RD ST
002	407320	0655	10/8/09	\$705,000	\$667,000	1980	8	1924	Good	11039	Y	N	10339 LAKE SHORE BLVD NE
002	735170	0135	4/12/11	\$1,555,000	\$1,528,000	1990	8	1941	Good	17824	Y	Y	11720 RIVIERA PL NE
002	342604	9038	11/16/10	\$1,425,000	\$1,387,000	2040	8	1963	Good	13630	Y	Y	8752 SAND POINT WAY NE
002	735220	0506	1/29/10	\$1,240,000	\$1,183,000	2190	8	1984	Avg	12348	Y	Y	10754 RIVIERA PL NE
002	520720	0510	7/6/09	\$665,000	\$625,000	2280	8	1992	Good	8200	N	N	9220 MATTHEWS AVE NE
002	735170	0005	8/3/09	\$1,300,000	\$1,225,000	2370	8	1986	Avg	16350	Y	Y	12306 RIVIERA PL NE
002	882090	2550	6/15/10	\$690,000	\$664,000	2380	8	1994	Avg	3671	Y	N	11749 EXETER AVE NE
002	520720	0203	3/2/11	\$625,000	\$612,000	2510	8	1988	Avg	5064	Y	N	9029 49TH AVE NE
002	407780	0150	11/18/09	\$680,000	\$645,000	3100	8	1965	Good	7830	Y	N	10728 DURLAND AVE NE
002	407780	0023	8/20/09	\$740,000	\$698,000	1420	9	2000	Avg	6600	Y	N	10735 LAKESIDE AVE NE
002	399270	0828	1/1/12	\$505,000	\$505,000	1460	9	1980	Avg	7341	Y	N	11508 DURLAND AVE NE
002	882090	0050	7/27/09	\$550,000	\$518,000	1480	9	1956	VGood	8400	N	N	4221 NE 125TH ST
002	735170	0169	8/26/10	\$1,150,000	\$1,113,000	1950	9	2002	Avg	6060	Y	Y	11744 RIVIERA PL NE
002	407780	0198	8/20/10	\$586,562	\$567,000	1970	9	1958	Good	10439	Y	N	11041 DURLAND AVE NE
002	407320	1285	2/19/10	\$1,400,000	\$1,337,000	2100	9	1988	Avg	5566	Y	Y	10336 RIVIERA PL NE
002	407480	0165	7/17/09	\$700,000	\$659,000	2400	9	2007	Avg	7200	N	N	9735 48TH AVE NE
002	407780	0157	7/19/10	\$860,000	\$830,000	2580	9	2006	Avg	9000	Y	N	4611 NE 110TH ST
002	407320	0250	7/1/11	\$830,000	\$820,000	2790	9	2011	Avg	7980	Y	N	10344 SAND POINT WAY NE
002	342604	9037	9/20/11	\$1,800,000	\$1,788,000	2840	9	1991	Avg	24694	Y	Y	5101 NE 90TH PL
002	407480	0135	11/5/10	\$682,000	\$663,000	2920	9	2001	Avg	7200	N	N	9721 48TH AVE NE
002	399270	0830	10/6/11	\$675,000	\$671,000	2500	10	1979	Avg	7560	Y	N	11345 EXETER AVE NE
003	145560	0020	4/27/10	\$392,000	\$376,000	960	6	1938	Avg	8649	Y	N	13726 41ST AVE NE
003	156810	0805	5/26/09	\$370,000	\$347,000	900	7	1953	Avg	5796	Y	N	3530 NE 147TH ST
003	674470	1481	9/15/10	\$310,000	\$300,000	990	7	1948	Avg	8750	Y	N	3851 NE 155TH ST

Improved Sales Used in this Annual Update Analysis
Area 46
(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
003	674470	0423	12/14/10	\$372,750	\$363,000	1070	7	1939	Good	6250	Y	N	3711 NE 153RD ST
003	932480	0486	11/7/11	\$429,500	\$428,000	1120	7	1952	Avg	7178	Y	N	14203 38TH AVE NE
003	674470	1583	9/11/09	\$495,000	\$468,000	1170	7	2001	Avg	26400	Y	N	3833 NE 155TH ST
003	145460	0246	3/9/09	\$649,950	\$606,000	1280	7	1952	Good	14739	Y	N	12734 42ND AVE NE
003	145950	0101	12/12/11	\$745,000	\$744,000	1330	7	1962	Avg	4600	Y	Y	12562 RIVIERA PL NE
003	145560	0015	5/11/10	\$497,000	\$477,000	1340	7	1940	Avg	10739	Y	N	13720 41ST AVE NE
003	156810	0745	4/7/10	\$429,757	\$412,000	1480	7	1976	Avg	5750	Y	N	3547 NE 148TH ST
003	145460	0020	6/18/09	\$449,950	\$423,000	1510	7	1941	Good	18319	Y	N	13221 42ND AVE NE
003	156810	0725	11/15/11	\$399,995	\$399,000	1880	7	2006	Avg	5800	Y	N	3527 NE 148TH ST
003	145510	0055	3/9/11	\$545,000	\$534,000	2050	7	1978	Good	9680	Y	N	13522 40TH AVE NE
003	674470	1513	10/14/09	\$545,200	\$516,000	1310	8	1959	Avg	16045	Y	N	3778 NE 153RD ST
003	145460	0236	3/28/11	\$670,000	\$658,000	1390	8	1976	VGood	9500	Y	N	12752 42ND AVE NE
003	932480	0625	3/20/09	\$470,000	\$439,000	1410	8	1958	Avg	8100	Y	N	14008 38TH AVE NE
003	145950	0075	9/1/11	\$1,220,000	\$1,210,000	1440	8	1963	Avg	5586	Y	Y	12726 RIVIERA PL NE
003	145460	0196	8/3/09	\$495,000	\$466,000	1480	8	1962	Avg	10708	Y	N	13032 42ND AVE NE
003	156810	0710	5/23/11	\$405,000	\$399,000	1510	8	1962	VGood	11167	Y	N	3509 NE 148TH ST
003	773850	0440	9/10/10	\$675,000	\$654,000	1530	8	1953	Avg	7546	Y	N	16136 BOTHELL WAY NE
003	735120	0001	4/21/10	\$1,065,000	\$1,022,000	1570	8	1976	Avg	6700	Y	Y	13760 RIVIERA PL NE
003	773850	0615	6/28/10	\$750,000	\$723,000	1610	8	1953	Avg	6966	Y	N	16012 41ST AVE NE
003	145460	0050	10/6/11	\$475,000	\$472,000	1660	8	1959	VGood	10800	Y	N	13019 42ND AVE NE
003	773850	0451	10/19/11	\$600,000	\$597,000	1660	8	1955	Avg	9747	Y	N	16154 BOTHELL WAY NE
003	403640	0370	11/17/09	\$734,500	\$697,000	1670	8	1977	Good	6790	Y	N	14818 37TH AVE NE
003	145510	0200	12/7/09	\$850,000	\$808,000	1690	8	1962	VGood	16116	Y	N	13538 42ND AVE NE
003	145560	0061	2/24/10	\$530,000	\$506,000	1800	8	1986	Avg	9725	Y	N	13736 42ND AVE NE
003	145510	0136	7/4/10	\$545,000	\$525,000	1830	8	1959	Avg	8213	Y	N	13558 41ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
003	145510	0204	10/1/09	\$950,000	\$899,000	1880	8	1929	VGood	29627	Y	N	13528 42ND AVE NE
003	145460	0106	7/14/10	\$650,000	\$627,000	2010	8	1989	Avg	11050	Y	N	12567 42ND AVE NE
003	145460	0107	1/26/09	\$710,000	\$660,000	2010	8	1989	Good	11106	Y	N	12569 42ND AVE NE
003	812410	0099	8/15/11	\$515,000	\$510,000	2010	8	1980	Good	9987	Y	N	14074 41ST AVE NE
003	773910	0190	5/24/10	\$650,000	\$625,000	2190	8	2009	Avg	8828	N	N	16826 45TH AVE NE
003	403010	0192	11/18/10	\$1,264,500	\$1,231,000	2320	8	1948	Avg	4650	Y	Y	17700 BEACH DR NE
003	766370	0093	5/4/10	\$837,500	\$804,000	2360	8	1947	Good	20762	Y	N	14521 40TH AVE NE
003	145510	0135	12/30/10	\$550,000	\$537,000	2740	8	1968	Avg	6574	Y	N	13551 42ND AVE NE
003	773850	0170	4/16/09	\$970,000	\$907,000	3080	8	1946	Good	8820	Y	N	16505 41ST AVE NE
003	674470	0283	8/3/10	\$667,000	\$644,000	1570	9	1990	Avg	12320	Y	N	3908 NE 157TH LN
003	674470	1380	11/12/10	\$1,300,000	\$1,265,000	1600	9	1968	Avg	8266	Y	Y	15124 BEACH DR NE
003	145410	0510	12/8/10	\$818,000	\$797,000	1650	9	1948	Good	41900	Y	N	13216 39TH AVE NE
003	403640	0250	1/20/10	\$575,000	\$548,000	1800	9	1968	Avg	9193	Y	N	14834 39TH AVE NE
003	932480	0735	9/11/09	\$655,000	\$619,000	1840	9	1984	Avg	10025	Y	N	14335 40TH AVE NE
003	773850	0500	8/23/11	\$975,000	\$967,000	2270	9	1952	Avg	12000	Y	N	16011 41ST AVE NE
003	773850	0660	3/22/11	\$1,980,000	\$1,943,000	2300	9	1954	Good	16593	Y	Y	16800 SHORE DR NE
003	773850	0660	7/19/10	\$2,200,000	\$2,123,000	2300	9	1954	Good	16593	Y	Y	16800 SHORE DR NE
003	674470	1100	9/22/10	\$1,325,000	\$1,284,000	2370	9	1959	Avg	9870	Y	Y	15752 BEACH DR NE
003	766370	0202	11/18/09	\$495,000	\$470,000	2420	9	1996	Avg	9010	N	N	14505 37TH AVE NE
003	145460	0280	4/13/11	\$775,000	\$762,000	2430	9	1968	Good	26046	Y	N	12530 42ND AVE NE
003	773850	0155	6/29/09	\$810,000	\$761,000	2480	9	1985	Avg	9540	Y	N	16521 41ST AVE NE
003	773850	0745	6/11/09	\$2,350,000	\$2,206,000	2670	9	1968	Avg	10919	Y	Y	16550 SHORE DR NE
003	773910	0245	7/7/10	\$918,736	\$886,000	3030	9	1938	VGood	10089	N	N	16721 SHORE DR NE
003	145950	0070	3/18/10	\$1,400,000	\$1,340,000	3060	9	2006	Avg	5000	Y	Y	12750 RIVIERA PL NE
003	932480	0620	1/15/10	\$750,000	\$715,000	3080	9	2007	Avg	8100	Y	N	14014 38TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
003	773850	0251	8/4/09	\$1,695,000	\$1,597,000	3800	9	1998	Avg	6630	Y	Y	16206 BEACH DR NE
003	383400	0085	12/28/09	\$735,000	\$700,000	4160	9	2007	Avg	5700	N	N	13564 39TH AVE NE
003	383400	0089	7/31/09	\$950,000	\$895,000	4480	9	2007	Avg	9066	Y	N	13560 39TH AVE NE
003	383400	0091	4/1/10	\$788,200	\$755,000	4740	9	2007	Avg	7206	N	N	13558 39TH AVE NE
003	145510	0051	11/3/10	\$690,000	\$671,000	1520	10	1982	Avg	9901	Y	N	13542 40TH AVE NE
003	773850	0790	4/23/10	\$1,823,500	\$1,750,000	1580	10	2005	Avg	11100	Y	Y	16508 SHORE DR NE
003	145510	0052	7/30/09	\$1,113,388	\$1,049,000	1910	10	2004	Avg	9850	Y	N	13534 40TH AVE NE
003	145510	0021	5/22/09	\$700,000	\$656,000	2310	10	1979	Avg	11642	Y	N	13727 41ST AVE NE
003	403010	0255	8/20/10	\$1,450,000	\$1,403,000	2380	10	1988	Avg	6000	Y	Y	17727 BEACH DR NE
003	145510	0325	9/23/09	\$2,050,000	\$1,938,000	2790	10	2004	Avg	4558	Y	Y	13534 RIVIERA PL NE
003	156810	0905	2/28/09	\$2,908,000	\$2,710,000	3850	10	2002	Avg	9700	Y	Y	14718 EDGEWATER LN NE
003	156810	0940	4/15/09	\$1,175,000	\$1,099,000	3430	11	1990	Avg	6507	Y	N	14728 40TH AVE NE
003	116500	0070	5/18/10	\$1,098,000	\$1,055,000	3490	11	1991	Avg	8841	Y	N	15930 41ST AVE NE
003	932480	0570	4/6/10	\$740,003	\$709,000	3540	11	2001	Avg	8100	Y	N	14028 37TH AVE NE
004	317910	2130	6/16/10	\$390,000	\$376,000	800	7	1943	Avg	5100	N	N	6242 45TH AVE NE
004	317660	0140	5/11/11	\$505,000	\$497,000	810	7	1944	Good	7200	N	N	6252 52ND AVE NE
004	317660	0130	5/26/11	\$499,500	\$492,000	900	7	1944	Good	7200	Y	N	6240 52ND AVE NE
004	317910	2105	11/16/09	\$430,000	\$408,000	920	7	1942	Avg	5044	N	N	6256 45TH AVE NE
004	317910	2070	3/15/10	\$560,000	\$536,000	980	7	1942	VGood	6313	N	N	6227 VASSAR AVE NE
004	317910	0645	6/23/09	\$395,000	\$371,000	990	7	1944	Avg	5252	N	N	4712 NE 55TH ST
004	317910	0575	4/8/10	\$650,000	\$623,000	1030	7	1950	VGood	6469	N	N	4515 PURDUE AVE NE
004	317910	0430	2/20/09	\$529,000	\$493,000	1090	7	1954	Good	4276	N	N	5500 PRINCETON AVE NE
004	317910	0595	12/18/09	\$440,000	\$419,000	1110	7	1949	Avg	5899	N	N	4510 NE TULANE PL
004	317910	0260	6/25/11	\$705,000	\$696,000	1120	7	1940	VGood	7140	Y	N	4953 PURDUE AVE NE
004	102504	9153	4/14/11	\$379,649	\$373,000	1200	7	1947	Avg	4150	N	N	5301 SAND POINT WAY NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	317910	0755	7/27/10	\$375,000	\$362,000	1230	7	1940	Avg	6802	N	N	4508 PURDUE AVE NE
004	317910	0506	5/2/11	\$565,000	\$556,000	1280	7	1950	VGood	6540	N	N	4517 NE TULANE PL
004	317560	0010	3/13/09	\$615,000	\$574,000	1290	7	1940	Avg	7150	Y	N	6008 50TH AVE NE
004	317910	1985	1/5/10	\$538,000	\$512,000	1360	7	1944	Good	6600	N	N	6230 VASSAR AVE NE
004	102504	9199	10/21/11	\$434,500	\$432,000	1370	7	1952	VGood	5100	N	N	6215 53RD AVE NE
004	317910	0785	10/9/09	\$580,000	\$549,000	1850	7	1947	VGood	6930	N	N	4550 PURDUE AVE NE
004	317910	2175	6/10/11	\$575,000	\$567,000	2120	7	2000	Avg	5600	N	N	6206 45TH AVE NE
004	317910	0482	12/22/11	\$350,000	\$350,000	1040	8	2003	Avg	1377	N	N	4502 A NE 55TH ST
004	317910	0435	10/20/10	\$417,000	\$405,000	1070	8	1953	Avg	5332	N	N	4802 PULLMAN AVE NE
004	317760	0045	4/29/10	\$469,950	\$451,000	1100	8	1950	Avg	5330	N	N	5307 NE 65TH ST
004	317910	0210	9/28/09	\$472,000	\$446,000	1150	8	1955	Avg	5559	N	N	5205 NE 60TH ST
004	317810	0090	11/19/09	\$514,000	\$488,000	1180	8	1954	Avg	5463	N	N	5319 NE 62ND ST
004	317910	0200	9/25/11	\$719,000	\$714,000	1220	8	1951	VGood	6735	N	N	5251 PULLMAN AVE NE
004	317910	0478	8/30/11	\$393,000	\$390,000	1274	8	2003	Avg	1773	N	N	4504 A NE 55TH ST
004	317610	0135	7/29/10	\$580,000	\$560,000	1290	8	1941	Avg	7216	Y	N	6044 51ST AVE NE
004	317910	0945	5/18/10	\$836,000	\$803,000	1300	8	1953	VGood	5800	Y	N	4962 PURDUE AVE NE
004	317810	0025	10/6/11	\$470,000	\$467,000	1320	8	1955	Good	5987	N	N	6227 54TH AVE NE
004	317910	0830	4/29/11	\$755,000	\$743,000	1320	8	1952	Good	6400	N	N	4811 STANFORD AVE NE
004	317910	1240	6/30/09	\$525,000	\$493,000	1340	8	1941	Avg	6377	Y	N	5840 OBERLIN AVE NE
004	112504	9174	1/4/11	\$481,000	\$470,000	1420	8	1968	Avg	5102	N	N	6403 57TH AVE NE
004	317910	0295	5/17/10	\$750,000	\$721,000	1470	8	1952	VGood	5300	N	N	5252 PULLMAN AVE NE
004	317910	0445	9/8/09	\$685,000	\$647,000	1470	8	1941	VGood	6246	N	N	4816 PULLMAN AVE NE
004	732640	0040	8/5/11	\$589,950	\$584,000	1480	8	1956	Good	5665	N	N	5509 NE 63RD ST
004	317810	0010	5/7/11	\$426,000	\$419,000	1500	8	1955	Avg	5340	N	N	6239 54TH AVE NE
004	317910	2195	6/12/09	\$575,000	\$540,000	1500	8	1940	Avg	5995	N	N	6015 VASSAR AVE NE

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Area 46
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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	317660	0105	8/26/11	\$405,000	\$402,000	1510	8	1975	Good	5301	N	N	6206 52ND AVE NE
004	317910	0890	5/4/10	\$850,000	\$816,000	1610	8	1936	VGood	6405	Y	N	4919 STANFORD AVE NE
004	317910	2005	4/13/10	\$685,000	\$657,000	1630	8	1944	VGood	6600	N	N	6208 VASSAR AVE NE
004	732640	0015	3/18/11	\$589,000	\$578,000	1640	8	1967	Avg	6141	N	N	5512 NE 63RD ST
004	318010	0027	1/11/11	\$373,000	\$364,000	1678	8	2006	Avg	1196	N	N	4527 B NE 55TH ST
004	317710	0040	7/6/11	\$762,000	\$753,000	1790	8	1947	VGood	6000	N	N	6014 52ND AVE NE
004	317910	0970	10/6/09	\$660,000	\$625,000	1790	8	1950	Avg	6283	Y	N	4934 PURDUE AVE NE
004	317910	1455	5/6/10	\$824,000	\$791,000	1820	8	1938	Good	5877	Y	N	6040 PRINCETON AVE NE
004	317760	0120	6/24/09	\$785,000	\$738,000	1890	8	1950	VGood	5962	N	N	6040 53RD AVE NE
004	317760	0040	9/28/10	\$765,000	\$742,000	2460	8	2009	Avg	6241	N	N	6221 53RD AVE NE
004	102504	9218	7/9/10	\$720,000	\$694,000	2630	8	1966	VGood	8046	N	N	6014 53RD AVE NE
004	317910	0670	9/12/11	\$680,500	\$676,000	1270	9	1953	Good	8061	Y	N	5615 PRINCETON AVE NE
004	317910	2000	4/1/11	\$1,000,000	\$982,000	1380	9	2010	Avg	6217	N	N	6214 VASSAR AVE NE
004	317910	1710	12/28/11	\$475,000	\$475,000	1390	9	1940	Avg	6370	N	N	6043 PRINCETON AVE NE
004	317910	0410	9/28/09	\$685,000	\$648,000	1440	9	1949	Good	5069	N	N	4825 PURDUE AVE NE
004	317910	1055	12/1/10	\$760,000	\$740,000	1490	9	1950	VGood	5990	Y	N	5706 PRINCETON AVE NE
004	317610	0030	4/20/09	\$962,000	\$900,000	1520	9	1959	VGood	5500	Y	N	6224 50TH AVE NE
004	317910	0955	8/22/11	\$825,000	\$818,000	1620	9	1962	VGood	5800	Y	N	4950 PURDUE AVE NE
004	317910	1295	12/14/11	\$631,500	\$631,000	1620	9	1941	Avg	7549	N	N	5835 ANN ARBOR AVE NE
004	317910	1870	12/19/10	\$745,000	\$727,000	1920	9	1957	Good	6713	N	N	6034 WELLESLEY WAY NE
004	317910	1420	11/9/11	\$1,215,000	\$1,211,000	1950	9	1946	VGood	8625	Y	N	6008 PRINCETON AVE NE
004	317660	0022	5/5/11	\$678,500	\$668,000	2000	9	1966	Good	5571	Y	N	5111 NE 65TH ST
004	317910	1450	11/2/09	\$892,888	\$847,000	2040	9	1951	Good	5955	Y	N	6036 PRINCETON AVE NE
004	102504	9121	12/28/11	\$1,330,000	\$1,330,000	2230	9	1940	VGood	10725	Y	N	6060 50TH AVE NE
004	317910	1340	11/4/10	\$750,000	\$729,000	2330	9	1941	Good	5972	N	N	5822 ANN ARBOR AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	317760	0100	6/7/10	\$660,000	\$635,000	2440	9	1994	Good	6000	N	N	6206 53RD AVE NE
004	317760	0100	5/14/10	\$660,000	\$634,000	2440	9	1994	Good	6000	N	N	6206 53RD AVE NE
004	317910	1375	4/25/11	\$1,070,000	\$1,052,000	2440	9	1939	VGood	9713	Y	N	5800 PRINCETON AVE NE
004	317910	1680	8/12/11	\$1,175,000	\$1,164,000	2810	9	2007	Avg	5194	Y	N	6215 NE PRINCETON WAY
004	317910	1680	8/10/10	\$899,000	\$869,000	2810	9	2007	Avg	5194	Y	N	6215 NE PRINCETON WAY
004	317910	1755	12/21/10	\$823,530	\$803,000	2930	9	1957	VGood	8242	N	N	6003 PRINCETON AVE NE
004	317610	0170	9/23/10	\$1,150,000	\$1,115,000	2960	9	2009	Avg	7215	Y	N	6224 51ST AVE NE
004	317910	0110	7/24/09	\$1,265,000	\$1,191,000	3100	9	2004	Avg	9203	Y	N	5025 PULLMAN AVE NE
004	317910	2280	7/27/11	\$1,205,000	\$1,193,000	3640	9	2005	Avg	5250	N	N	6011 OBERLIN AVE NE
004	317910	0935	10/6/10	\$1,175,000	\$1,140,000	3880	9	2009	Avg	5800	Y	N	4974 PURDUE AVE NE
004	317910	1780	9/14/10	\$1,295,000	\$1,255,000	2420	10	1953	VGood	13200	Y	N	6045 ANN ARBOR AVE NE
004	317910	1635	9/27/11	\$883,000	\$877,000	2510	10	1929	Avg	7945	Y	N	4904 NE 60TH ST
004	317910	0795	7/29/10	\$1,190,000	\$1,149,000	2810	10	2009	Avg	6930	N	N	4562 PURDUE AVE NE
005	893460	0095	8/19/11	\$381,000	\$378,000	800	7	1944	Avg	6138	N	N	6837 47TH AVE NE
005	892760	0025	11/11/11	\$475,000	\$473,000	820	7	1944	Good	6930	N	N	6824 46TH AVE NE
005	892760	0025	6/26/09	\$400,000	\$376,000	820	7	1944	Good	6930	N	N	6824 46TH AVE NE
005	892710	0050	7/25/11	\$395,000	\$391,000	830	7	1943	Avg	6435	N	N	6500 46TH AVE NE
005	892710	0055	7/27/10	\$469,000	\$453,000	850	7	1987	Avg	6435	N	N	6501 47TH AVE NE
005	892710	0060	11/15/10	\$520,000	\$506,000	880	7	1943	Good	6138	N	N	6509 47TH AVE NE
005	892710	0015	6/22/11	\$345,000	\$341,000	890	7	1943	Avg	6138	N	N	6515 46TH AVE NE
005	893410	0015	5/14/09	\$470,000	\$440,000	890	7	1944	Good	6678	N	N	7315 48TH AVE NE
005	892410	0475	4/11/11	\$465,000	\$457,000	960	7	1939	Avg	6000	Y	N	6927 58TH AVE NE
005	892810	0165	6/16/09	\$401,000	\$377,000	990	7	1944	Avg	8050	N	N	5211 NE 75TH ST
005	892410	0290	9/22/09	\$645,620	\$610,000	1040	7	1943	VGood	7462	Y	N	6638 57TH AVE NE
005	892610	0386	8/4/11	\$562,500	\$557,000	1090	7	1944	Avg	6120	N	N	7052 53RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	612760	0190	10/25/11	\$530,000	\$528,000	1100	7	1947	Good	6200	Y	N	5203 NE 70TH ST
005	892660	0095	7/21/09	\$460,000	\$433,000	1130	7	1944	Avg	6206	N	N	7402 48TH AVE NE
005	892610	0430	5/16/11	\$498,725	\$491,000	1330	7	1944	Avg	6120	N	N	7022 53RD AVE NE
005	042900	0030	4/15/09	\$490,000	\$458,000	1530	7	1956	Avg	5723	N	N	7314 45TH AVE NE
005	892760	0030	8/24/10	\$562,000	\$544,000	1550	7	1943	VGood	6930	N	N	6816 46TH AVE NE
005	612760	0120	4/8/11	\$550,000	\$540,000	1580	7	1945	Good	6572	N	N	6803 55TH AVE NE
005	929430	0070	5/1/09	\$605,000	\$566,000	1640	7	1945	Avg	5000	Y	N	7306 55TH AVE NE
005	527320	0075	10/6/09	\$579,950	\$549,000	1680	7	1988	Avg	5400	N	N	4514 NE 70TH ST
005	929430	0095	3/19/10	\$686,000	\$657,000	1780	7	1945	Good	5000	N	N	7332 55TH AVE NE
005	892660	0115	3/9/09	\$699,950	\$653,000	1880	7	1944	Good	7303	N	N	4824 NE 74TH ST
005	892810	0060	2/7/11	\$665,000	\$651,000	1890	7	1944	Good	5775	N	N	7301 53RD AVE NE
005	892610	0240	3/9/10	\$495,000	\$473,000	1900	7	1943	Good	5742	N	N	6544 54TH AVE NE
005	892660	0140	6/16/10	\$675,000	\$650,000	1920	7	1992	Avg	6400	N	N	7103 48TH AVE NE
005	892660	0231	7/14/10	\$821,000	\$792,000	1970	7	1941	Good	7050	Y	N	4902 NE 70TH ST
005	612760	0210	10/26/09	\$735,000	\$697,000	1980	7	1939	VGood	6200	N	N	6841 54TH AVE NE
005	929430	0340	9/21/10	\$490,000	\$475,000	1140	8	1950	Avg	4850	Y	N	7302 56TH AVE NE
005	612760	0205	9/16/10	\$639,000	\$619,000	1150	8	1950	Avg	6200	N	N	6847 54TH AVE NE
005	892410	0035	5/5/10	\$718,000	\$689,000	1190	8	1939	Avg	9375	Y	N	6914 56TH AVE NE
005	929430	0250	9/11/09	\$700,000	\$661,000	1330	8	1949	Avg	5544	Y	N	7217 57TH AVE NE
005	042900	0095	6/14/10	\$675,000	\$650,000	1370	8	1953	VGood	6372	N	N	7332 46TH AVE NE
005	042900	0105	12/28/10	\$585,000	\$571,000	1440	8	1953	Good	6372	N	N	7320 46TH AVE NE
005	042900	0120	4/20/11	\$469,000	\$461,000	1440	8	1952	VGood	5568	N	N	4606 NE 73RD ST
005	797420	0974	11/3/10	\$525,000	\$510,000	1440	8	1947	Avg	5904	Y	N	4920 NE 65TH ST
005	929430	0765	12/10/09	\$750,000	\$713,000	1450	8	1951	Good	6566	Y	N	7310 58TH AVE NE
005	753380	0865	10/18/10	\$708,000	\$688,000	1460	8	1950	Avg	7200	N	N	7754 RIDGE DR NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	753380	0840	10/29/10	\$710,000	\$690,000	1510	8	1950	Avg	7200	N	N	7724 RIDGE DR NE
005	753380	0905	9/26/11	\$850,000	\$845,000	1520	8	1951	Good	7200	N	N	8040 RIDGE DR NE
005	753380	0480	3/16/10	\$750,000	\$718,000	1530	8	1946	Good	8241	N	N	8219 FOREST DR NE
005	929430	0710	9/7/10	\$570,000	\$552,000	1530	8	1946	Avg	7700	Y	N	7002 58TH AVE NE
005	929430	0415	6/23/09	\$674,000	\$633,000	1540	8	1951	Avg	5200	Y	N	7347 58TH AVE NE
005	929430	0775	3/17/11	\$515,000	\$505,000	1560	8	1952	Avg	7210	Y	N	7302 58TH AVE NE
005	929430	0605	10/22/09	\$750,388	\$711,000	1570	8	1988	Avg	4940	Y	N	7024 56TH AVE NE
005	042900	0130	3/23/10	\$498,500	\$477,000	1580	8	1954	Avg	5002	N	N	7345 47TH AVE NE
005	753380	0610	10/17/11	\$625,000	\$622,000	1590	8	1952	Avg	8241	N	N	7510 CREST DR NE
005	929430	0145	4/8/09	\$876,150	\$819,000	1610	8	1960	VGood	5500	Y	N	7039 56TH AVE NE
005	753380	0765	9/23/09	\$665,000	\$629,000	1720	8	1948	Avg	7140	N	N	8015 CREST DR NE
005	032800	0071	7/1/10	\$849,000	\$818,000	1740	8	1964	VGood	6120	Y	N	7727 58TH AVE NE
005	753380	0685	9/29/11	\$957,000	\$951,000	1740	8	1949	Avg	9085	N	N	4803 NE CROWN PL
005	032800	0070	7/17/09	\$741,500	\$698,000	1820	8	1964	VGood	6448	Y	N	7733 58TH AVE NE
005	753380	0980	9/20/11	\$815,000	\$809,000	1820	8	1954	Good	7200	N	N	7755 RIDGE DR NE
005	368990	0020	2/26/10	\$722,500	\$691,000	1830	8	1944	Good	7150	Y	N	4804 NE 65TH ST
005	753380	0660	5/9/11	\$712,500	\$701,000	1840	8	1949	Avg	7920	N	N	7722 FOREST DR NE
005	753380	0135	11/9/11	\$900,000	\$897,000	1910	8	1942	Good	8364	N	N	8052 FAIRWAY DR NE
005	893110	0070	4/15/11	\$692,000	\$680,000	2000	8	1950	Avg	6600	N	N	6846 49TH AVE NE
005	753380	0975	8/21/09	\$826,000	\$779,000	2030	8	1952	VGood	9520	N	N	4815 NE CROWN PL
005	753380	0585	6/22/11	\$1,050,000	\$1,037,000	2070	8	1949	Good	8856	Y	N	7710 CREST DR NE
005	929430	0430	3/30/11	\$1,280,000	\$1,257,000	2340	8	2002	Avg	5650	Y	N	7331 58TH AVE NE
005	892510	0205	6/2/10	\$1,100,000	\$1,058,000	2390	8	2005	Avg	6200	Y	N	7029 52ND AVE NE
005	892610	0360	10/26/11	\$804,000	\$800,000	2500	8	1999	Avg	6300	Y	N	7041 53RD AVE NE
005	892410	0150	5/4/11	\$980,000	\$964,000	2520	8	1994	Avg	12370	N	N	6605 57TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	892460	0090	12/20/11	\$660,000	\$659,000	2520	8	1948	VGood	6129	N	N	6535 49TH AVE NE
005	929430	0476	4/26/11	\$1,037,500	\$1,020,000	2680	8	1992	Avg	6050	Y	N	7316 57TH AVE NE
005	753380	0910	12/14/11	\$855,000	\$854,000	2700	8	1948	Good	7200	N	N	8046 RIDGE DR NE
005	892510	0025	8/25/09	\$1,034,000	\$976,000	2800	8	1939	Good	7750	Y	N	7038 50TH AVE NE
005	736360	0166	2/18/09	\$775,000	\$722,000	1310	9	1970	Good	8000	Y	N	5324 NE 86TH ST
005	032900	0125	5/5/10	\$749,950	\$720,000	1700	9	1963	Avg	5559	Y	N	7509 57TH PL NE
005	736360	0155	6/11/09	\$994,000	\$933,000	1720	9	1960	Avg	13104	Y	N	8554 54TH AVE NE
005	055200	0005	6/22/09	\$875,000	\$822,000	1790	9	1954	Good	12800	Y	N	8630 45TH AVE NE
005	032504	9225	5/24/10	\$730,000	\$702,000	1800	9	1972	Avg	7200	Y	N	5136 NE 75TH ST
005	753380	0385	12/8/09	\$1,150,000	\$1,093,000	1800	9	1942	VGood	9516	N	N	7701 FOREST DR NE
005	892660	0245	10/22/09	\$735,000	\$696,000	1850	9	1952	Avg	8500	N	N	7021 50TH AVE NE
005	032800	0172	8/1/11	\$449,950	\$445,000	1876	9	2009	Avg	1538	N	N	7747 A SAND POINT WAY NE
005	032800	0173	11/15/11	\$429,950	\$429,000	1876	9	2009	Avg	1439	N	N	7745 B SAND POINT WAY NE
005	032800	0179	5/17/11	\$449,950	\$443,000	1876	9	2009	Avg	1419	N	N	7761 B SAND POINT WAY NE
005	032800	0180	7/1/11	\$449,950	\$445,000	1876	9	2009	Avg	1479	N	N	7761 A SAND POINT WAY NE
005	032800	0181	8/1/11	\$449,950	\$445,000	1876	9	2009	Avg	1408	N	N	7759 B SAND POINT WAY NE
005	032800	0182	8/1/11	\$449,000	\$444,000	1876	9	2009	Avg	1531	N	N	7759 A SAND POINT WAY NE
005	753380	0530	2/16/11	\$850,000	\$832,000	1900	9	1948	Avg	8060	Y	N	8028 CREST DR NE
005	892360	0105	11/12/09	\$857,500	\$814,000	1900	9	1986	Avg	6448	Y	N	6845 52ND AVE NE
005	753380	0542	10/15/09	\$875,000	\$829,000	1980	9	1950	Good	9840	N	N	8014 CREST DR NE
005	032800	0167	3/10/10	\$569,950	\$545,000	2022	9	2009	Avg	1651	N	N	7751 B SAND POINT WAY NE
005	032800	0168	8/15/11	\$499,950	\$495,000	2022	9	2009	Avg	1529	N	N	7751 A SAND POINT WAY NE
005	032800	0170	6/29/11	\$499,950	\$494,000	2022	9	2009	Avg	1580	N	N	7749 A SAND POINT WAY NE
005	032800	0176	6/7/10	\$539,000	\$519,000	2022	9	2009	Avg	1548	N	N	7757 A SAND POINT WAY NE
005	032800	0177	6/24/11	\$499,950	\$494,000	2022	9	2009	Avg	1653	N	N	7755 B SAND POINT WAY NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	892310	0075	12/27/10	\$1,225,000	\$1,195,000	2040	9	1937	Avg	9300	Y	N	6811 51ST AVE NE
005	736360	0425	9/22/10	\$905,000	\$877,000	2060	9	1955	Avg	7200	Y	N	8515 PAISLEY DR NE
005	736360	0095	4/7/09	\$923,500	\$863,000	2090	9	1962	Avg	10400	Y	N	5309 NE 85TH ST
005	032800	0100	9/16/11	\$800,000	\$794,000	2130	9	1957	Avg	12600	Y	N	7701 58TH AVE NE
005	892310	0170	8/7/09	\$970,000	\$914,000	2150	9	1941	Avg	8680	Y	N	6514 50TH AVE NE
005	736360	0241	7/22/11	\$802,400	\$794,000	2230	9	1961	Avg	6975	Y	N	5300 NE 85TH ST
005	318910	0011	4/4/11	\$772,000	\$758,000	2360	9	1955	Avg	7020	N	N	8214 45TH AVE NE
005	032700	0155	4/4/11	\$667,000	\$655,000	2410	9	1960	Avg	9865	Y	N	5601 NE 77TH ST
005	892510	0345	10/1/09	\$918,000	\$868,000	2440	9	1986	Avg	6250	Y	N	7345 51ST AVE NE
005	892510	0125	6/30/10	\$985,000	\$949,000	2470	9	1939	Good	9300	Y	N	7050 51ST AVE NE
005	892510	0125	6/21/10	\$985,000	\$949,000	2470	9	1939	Good	9300	Y	N	7050 51ST AVE NE
005	753330	0050	6/10/11	\$750,000	\$740,000	2560	9	1950	Avg	7920	Y	N	5009 NE PARK PL
005	892510	0150	3/19/10	\$1,250,000	\$1,196,000	2600	9	2002	Avg	6820	Y	N	7028 51ST AVE NE
005	753380	0515	4/23/10	\$1,065,000	\$1,022,000	2610	9	1941	Avg	15375	Y	N	8048 CREST DR NE
005	892810	0015	11/16/09	\$1,300,000	\$1,234,000	2640	9	2009	Avg	5775	N	N	7312 52ND AVE NE
005	929430	0355	12/28/09	\$1,398,000	\$1,331,000	3000	9	2009	Avg	4900	Y	N	7316 56TH AVE NE
005	753380	0780	11/28/11	\$1,312,500	\$1,310,000	3090	9	1940	VGood	9085	N	N	7755 CREST DR NE
005	892410	0375	10/28/09	\$1,035,000	\$981,000	3140	9	2006	Avg	5335	Y	N	6517 58TH AVE NE
005	892610	0295	11/29/10	\$1,370,000	\$1,334,000	3200	9	2010	Avg	6300	Y	N	7040 52ND AVE NE
005	753330	0020	11/1/11	\$878,000	\$874,000	4000	9	2008	Avg	8217	N	N	4737 NE PARK PL
005	736360	0240	12/22/11	\$817,500	\$817,000	1700	10	1961	Avg	8130	Y	N	8510 53RD AVE NE
005	736360	0175	10/13/09	\$800,000	\$757,000	1720	10	1990	Avg	7000	Y	N	5312 NE 86TH ST
005	360510	0006	12/2/10	\$892,000	\$869,000	1890	10	1957	Good	7500	Y	N	8900 INVERNESS DR NE
005	736360	0500	2/26/10	\$1,288,000	\$1,231,000	2030	10	1955	Good	15600	Y	N	8632 INVERNESS DR NE
005	753380	0205	2/17/10	\$1,180,000	\$1,127,000	2100	10	1961	Avg	7011	Y	N	8215 LAKEMONT DR NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	736360	0170	8/5/10	\$945,000	\$913,000	2350	10	1979	Good	7800	Y	N	5322 NE 86TH ST
005	736360	0475	4/8/09	\$1,075,000	\$1,005,000	2510	10	1954	Good	13100	Y	N	8601 PAISLEY DR NE
005	360750	0180	6/13/11	\$709,000	\$700,000	2560	10	1984	Avg	7000	N	N	4578 NE 89TH ST
005	892610	0366	9/10/09	\$1,320,000	\$1,247,000	2840	10	2009	Avg	6300	N	N	7053 53RD AVE NE
005	736360	0400	6/9/09	\$1,000,001	\$939,000	3440	10	1958	Avg	10500	Y	N	8514 INVERNESS DR NE
005	753380	0185	7/12/11	\$1,500,500	\$1,483,000	3460	10	2000	Avg	7011	Y	N	8241 LAKEMONT DR NE
005	753380	0760	6/30/10	\$1,400,000	\$1,349,000	3480	10	2009	Avg	7380	N	N	8025 CREST DR NE
005	360750	0240	4/17/09	\$1,013,005	\$947,000	2240	11	2007	Avg	9947	N	N	4571 NE 88TH PL
005	360750	0640	1/14/11	\$950,000	\$928,000	2580	11	1988	Avg	13073	Y	N	8826 PAISLEY DR NE
005	892310	0130	12/15/09	\$1,130,000	\$1,075,000	2740	11	1940	Avg	12400	Y	N	6556 50TH AVE NE
005	736360	0115	5/9/11	\$962,000	\$947,000	4550	11	1988	Avg	10934	N	N	5425 NE 85TH ST
005	736360	0162	11/30/09	\$1,250,000	\$1,187,000	2220	12	2001	Avg	8400	Y	N	5336 NE 86TH ST
005	753380	0080	8/23/11	\$1,750,000	\$1,735,000	3550	12	2001	Avg	8680	N	N	7740 FAIRWAY DR NE
005	753380	0025	10/23/09	\$1,825,000	\$1,729,000	4670	12	2000	Avg	10530	N	N	7521 FAIRWAY DR NE

Improved Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	399270	0873	6/19/09	\$350,000	DOR RATIO
002	399270	0880	6/17/10	\$555,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	407320	0876	4/10/10	\$163,572	QUIT CLAIM DEED
002	407320	1010	9/3/09	\$608,940	QUIT CLAIM DEED
002	407320	1155	4/14/11	\$417,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	407480	0045	9/8/09	\$499,950	BANKRUPTCY - RECEIVER OR TRUSTEE
002	407780	0171	8/26/09	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	407780	0187	9/9/10	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	407830	0100	6/8/10	\$539,500	DOR RATIO
002	520720	0315	8/28/09	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	735170	0040	7/14/10	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	735220	0341	6/27/11	\$870,000	NON-REPRESENTATIVE SALE
002	882090	0130	12/23/11	\$320,000	DIAGNOSTIC OUTLIERS
002	882090	0250	6/2/11	\$235,000	DIAGNOSTIC OUTLIERS
002	882090	1880	4/27/11	\$365,000	FINANCIAL INSTITUTION RESALE
002	882090	2085	2/19/10	\$530,000	FINANCIAL INSTITUTION RESALE
002	882090	2215	8/25/11	\$260,000	DOR RATIO
002	882090	2765	10/15/10	\$190,000	DIAGNOSTIC OUTLIERS
003	145410	0640	3/23/11	\$400,000	OBSOLESCENCE CODED
003	145410	0720	1/29/10	\$232,000	DOR RATIO
003	145460	0082	3/3/09	\$724,000	IMP COUNT
003	145460	0200	6/30/11	\$436,000	FINANCIAL INSTITUTION RESALE
003	145510	0250	5/19/10	\$671,000	IMP COUNT
003	145510	0315	4/22/09	\$875,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	145560	0031	10/3/11	\$884,000	RELOCATION - SALE TO SERVICE
003	145950	0036	6/23/11	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	145950	0065	10/15/10	\$1,060,000	OBSOLESCENCE CODED
003	145950	0081	4/22/09	\$1,140,000	DIAGNOSTIC OUTLIERS
003	145950	0085	12/22/09	\$480,000	QUIT CLAIM DEED
003	156810	0710	6/19/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	156810	0720	11/2/11	\$283,500	EXEMPT FROM EXCISE TAX
003	156810	0725	5/2/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	156810	0795	11/24/10	\$342,500	DOR RATIO
003	156810	0885	2/22/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	156810	0920	10/19/11	\$960,000	PERCENT COMPLETE CODED
003	383400	0006	1/27/09	\$385,747	RELATED PARTY, FRIEND, OR NEIGHBOR
003	383400	0085	11/20/09	\$837,843	EXEMPT FROM EXCISE TAX
003	403010	0005	8/20/10	\$840,000	DOR RATIO
003	674470	1110	1/4/11	\$1,300,000	OBSOLESCENCE CODED
003	735120	0080	9/7/11	\$1,300,000	QUIT CLAIM DEED
003	766370	0152	7/6/11	\$350,000	DIAGNOSTIC OUTLIERS

Improved Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	773850	0150	2/24/09	\$1,220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	773850	0275	3/8/11	\$960,000	NO MARKET EXPOSURE
003	773910	0035	4/2/10	\$540,000	OBSOLESCENCE CODED
003	773910	0060	10/5/10	\$381,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	932480	0620	12/11/09	\$720,000	EXEMPT FROM EXCISE TAX
003	932480	0720	5/25/11	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	102504	9220	11/20/09	\$713,000	QUIT CLAIM DEED
004	317560	0065	8/16/11	\$635,000	PERCENT COMPLETE CODED
004	317610	0035	2/19/10	\$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	317610	0170	12/9/09	\$500,000	DOR RATIO
004	317660	0130	5/26/11	\$499,500	RELOCATION - SALE TO SERVICE
004	317760	0040	12/3/09	\$325,000	DOR RATIO
004	317760	0060	1/5/10	\$469,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	317810	0095	3/3/10	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	317910	0005	11/24/10	\$394,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	317910	0080	1/13/10	\$504,000	DOR RATIO
004	317910	0215	3/22/11	\$493,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	317910	0620	6/28/10	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	317910	0640	9/29/10	\$352,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	317910	0800	5/12/11	\$365,000	UNFINISHED AREA CODED
004	317910	1055	8/5/10	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	317910	1225	12/28/10	\$605,000	DOR RATIO
004	317910	1780	8/26/10	\$1,295,000	RELOCATION - SALE TO SERVICE
004	317910	1800	10/14/11	\$898,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	317910	2100	12/4/09	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	732640	0025	6/12/10	\$151,163	QUIT CLAIM DEED
004	732640	0040	10/16/09	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	032800	0169	11/30/11	\$469,950	BUILDER OR DEVELOPER SALES
005	055200	0020	12/15/10	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	342604	9206	4/13/10	\$805,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	360750	0440	10/3/11	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	612760	0170	10/5/09	\$615,000	TEAR DOWN
005	612760	0215	6/21/11	\$580,000	EXEMPT FROM EXCISE TAX
005	612760	0215	6/21/11	\$580,000	RELOCATION - SALE TO SERVICE
005	753380	0040	3/23/11	\$775,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	753380	0180	8/23/11	\$857,000	TEAR DOWN
005	753380	0275	1/19/10	\$1,185,000	QUIT CLAIM DEED
005	753380	0305	11/4/11	\$1,325,000	DIAGNOSTIC OUTLIERS
005	753380	0320	3/23/10	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	753380	0595	10/15/10	\$875,000	PERCENT COMPLETE CODED
005	753380	0620	12/14/10	\$760,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	753380	0804	10/19/10	\$625,000	NON-REPRESENTATIVE SALE
005	753380	0814	11/18/09	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	753380	1031	9/18/11	\$539,000	ACTIVE PERMIT BEFORE SALE>25K
005	892310	0140	7/18/11	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	892360	0215	11/30/11	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	892360	0235	5/25/11	\$91,237	RELATED PARTY, FRIEND, OR NEIGHBOR
005	892410	0075	12/16/09	\$506,207	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	892410	0290	8/22/09	\$645,620	RELOCATION - SALE TO SERVICE
005	892510	0065	3/16/10	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	892610	0085	12/30/09	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	892610	0295	12/2/09	\$500,000	DOR RATIO
005	892710	0105	6/24/10	\$488,000	DOR RATIO
005	892810	0060	11/18/10	\$705,000	RELOCATION - SALE TO SERVICE
005	892810	0135	8/26/10	\$458,000	OBSOLESCENCE CODED
005	892810	0170	5/12/11	\$995,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	929430	0020	11/9/09	\$475,000	DOR RATIO
005	929430	0425	3/16/10	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	929430	0445	5/12/10	\$895,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	929430	0580	4/8/11	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	520720	0215	09/18/09	\$210,000	6497	N	N
003	145510	0225	06/08/10	\$150,000	8300	Y	Y
003	145510	0225	07/20/09	\$179,000	8300	Y	Y
003	145510	0235	07/20/09	\$277,000	11800	Y	Y
003	766370	0084	07/08/11	\$105,000	5325	N	N
005	892410	0255	12/22/10	\$350,000	5666	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	407320	0250	06/03/10	\$220,000	DIAGNOSTIC OUTLIERS
002	882090	1855	11/19/10	\$210,000	DIAGNOSTIC OUTLIERS
003	145510	0235	04/15/11	\$150,000	DIAGNOSTIC OUTLIERS
003	145560	0050	05/20/10	\$86,000	DOR RATIO
003	403640	0010	06/23/11	\$10,000	DOR RATIO
003	932480	0741	09/08/11	\$264,500	DIAGNOSTIC OUTLIERS
005	892410	0027	07/27/09	\$277,500	RELATED PARTY, FRIEND, OR NEIGHBOR;