

Residential Revalue

2012 Assessment Roll

Northwest Renton Hill

Area 85

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 84.40.0305 to appraise property at one hundred percent of true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

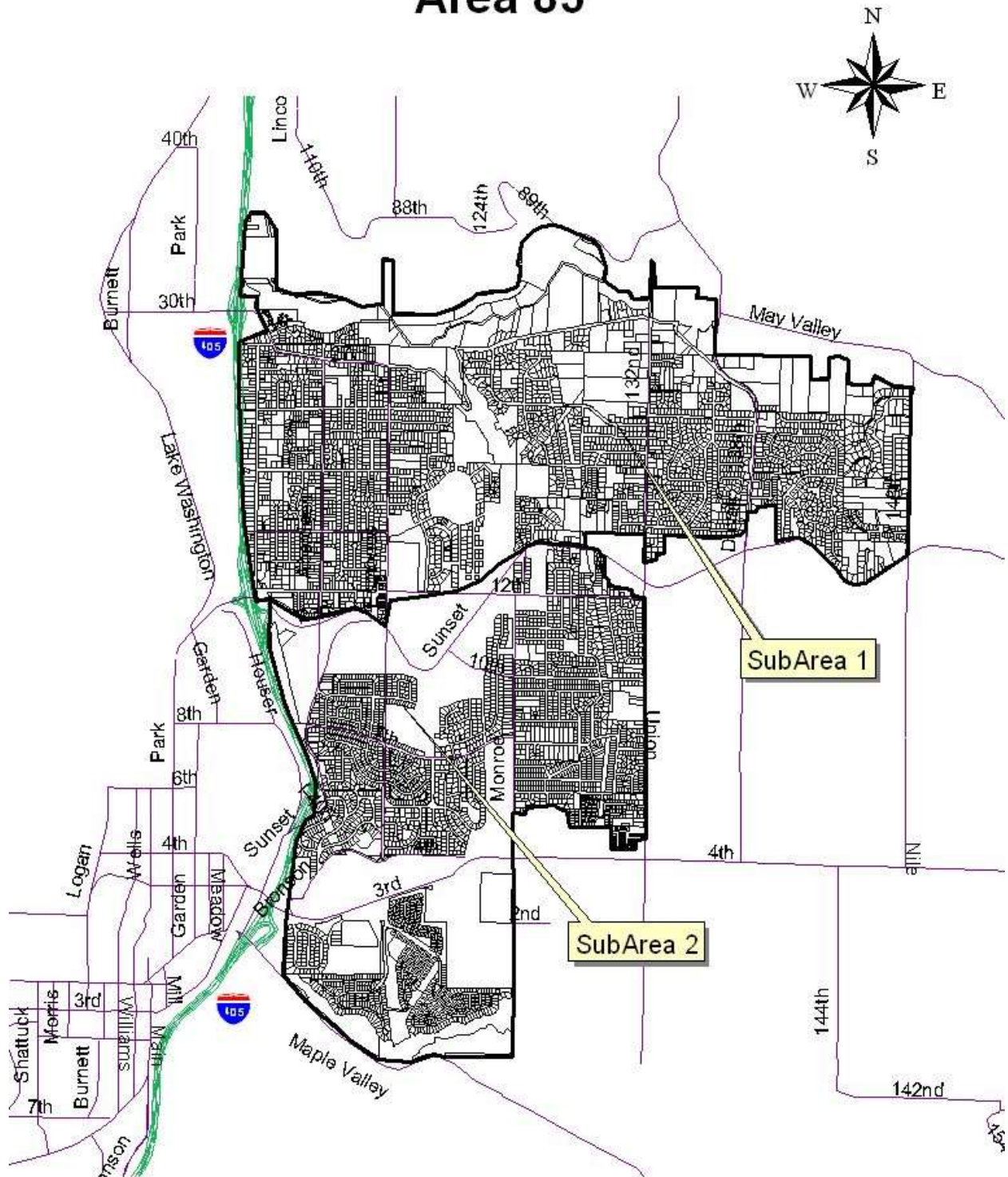
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Area 85



Northwest Renton Hill

Housing



Grade 5/ Year Built 1943/ Total Living Area 860



Grade 6/ Year Built 1943/Total Living Area 950



Grade 7/ Year Built 1959/ Total Living Area 1470



Grade 8/ Year Built 1996/Total Living Area 1710



Grade 9/ Year Built 1996/ Total Living Area 3590



Grade 10/ Year Built 2006/Total Living Area 3880

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: Northwest Renton Hill/85

Number of Improved Sales: 522

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	\$132,500	\$139,100	\$271,600			
2012 Value	\$127,000	\$139,600	\$266,600	\$291,500	91.5%	7.78%
Change	-\$5,500	+\$500	-\$5,000			
% Change	-4.2%	+0.4%	-1.8%			

*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	\$129,800	\$113,000	\$242,800
2012 Value	\$124,400	\$113,700	\$238,100
Percent Change	-4.2%	+0.6%	-1.9%

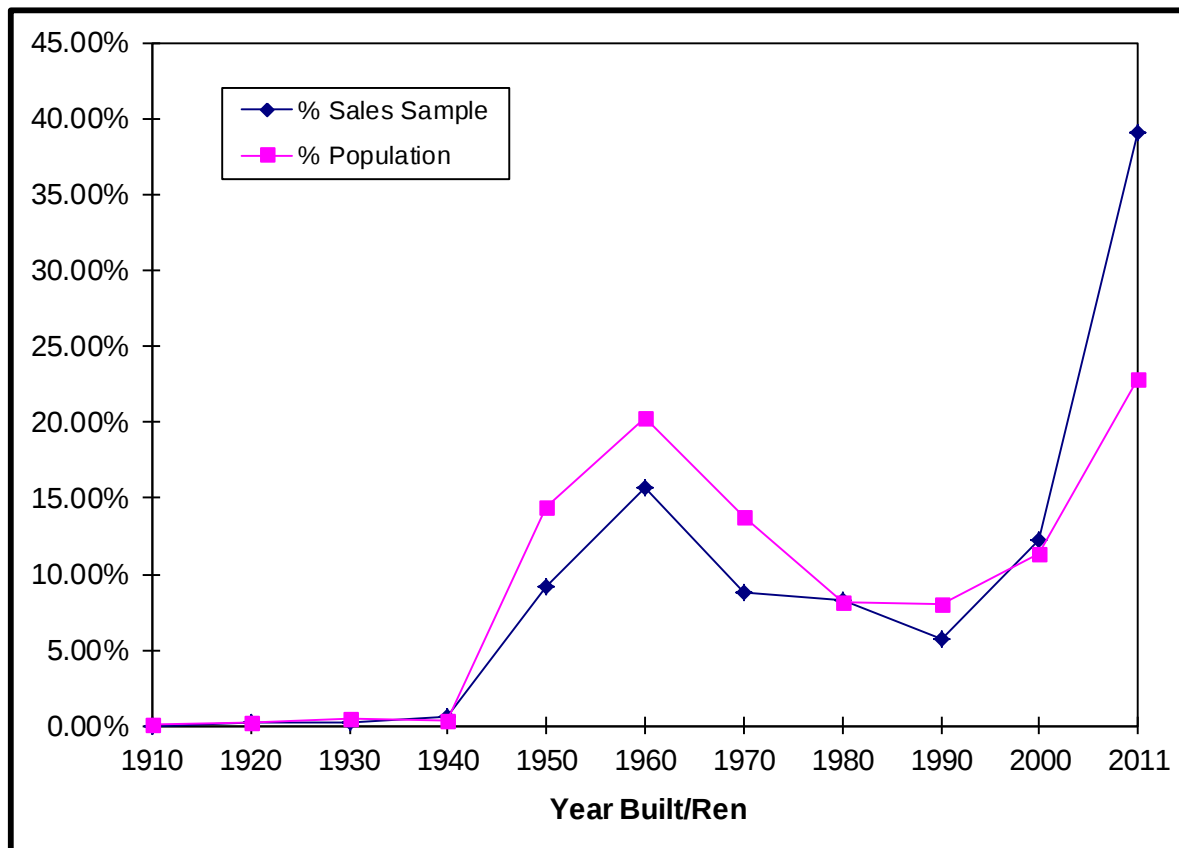
Number of one to three unit residences in the population: 6473

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 one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that were in Sub Area 1 were at a lower ratio compared to the rest of the population, which resulted in less of a downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.19%
1930	1	0.19%
1940	3	0.57%
1950	48	9.20%
1960	82	15.71%
1970	46	8.81%
1980	43	8.24%
1990	30	5.75%
2000	64	12.26%
2011	204	39.08%
	522	

Population		
Year Built/Ren	Frequency	% Population
1910	7	0.11%
1920	18	0.28%
1930	31	0.48%
1940	24	0.37%
1950	933	14.41%
1960	1316	20.33%
1970	895	13.83%
1980	524	8.10%
1990	518	8.00%
2000	731	11.29%
2011	1476	22.80%
	6473	

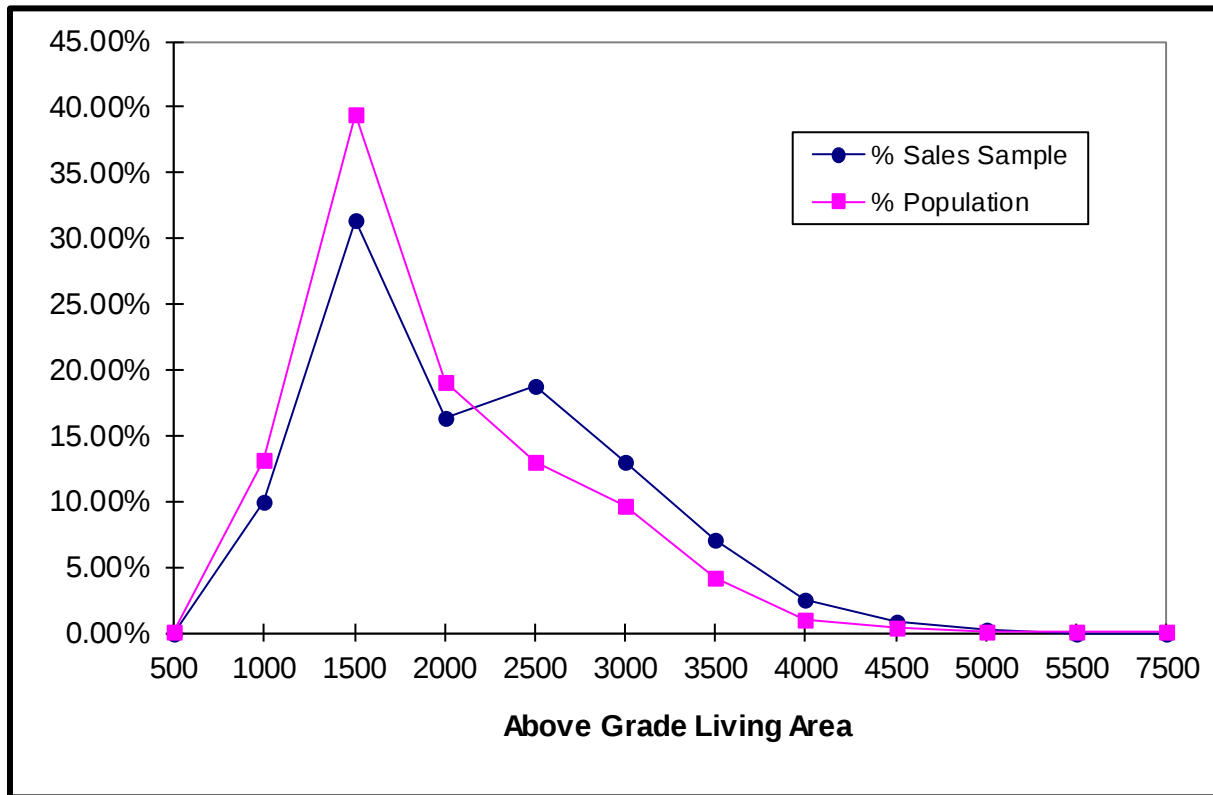


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	52	9.96%
1500	164	31.42%
2000	85	16.28%
2500	98	18.77%
3000	68	13.03%
3500	37	7.09%
4000	13	2.49%
4500	4	0.77%
5000	1	0.19%
5500	0	0.00%
7500	0	0.00%
	522	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	854	13.19%
1500	2554	39.46%
2000	1234	19.06%
2500	838	12.95%
3000	626	9.67%
3500	269	4.16%
4000	64	0.99%
4500	24	0.37%
5000	4	0.06%
5500	3	0.05%
7500	1	0.02%
	6473	

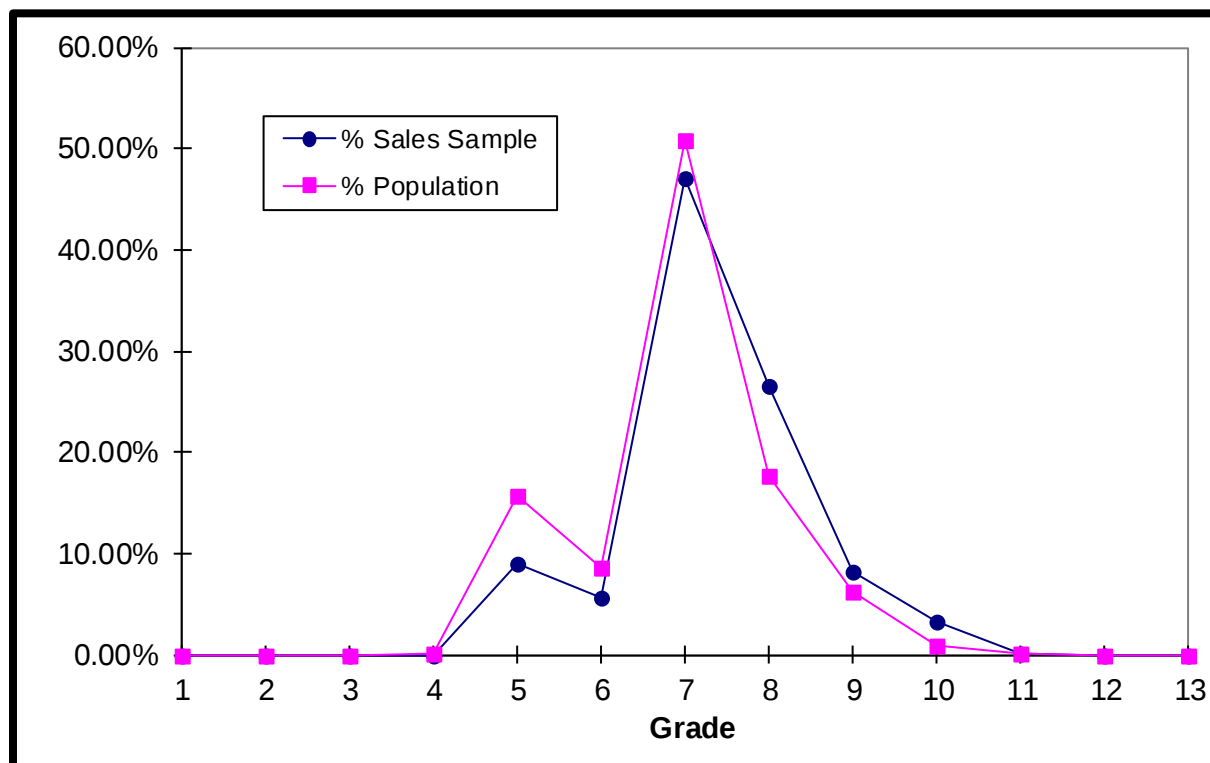


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	47	9.00%
6	29	5.56%
7	246	47.13%
8	139	26.63%
9	43	8.24%
10	17	3.26%
11	1	0.19%
12	0	0.00%
13	0	0.00%
522		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	11	0.17%
5	1017	15.71%
6	552	8.53%
7	3287	50.78%
8	1149	17.75%
9	397	6.13%
10	53	0.82%
11	7	0.11%
12	0	0.00%
13	0	0.00%
6473		



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 15 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 4.2% 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 one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels that were in Sub Area 1 were at a lower ratio compared to the rest of the population, which resulted in less of a downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard 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 522 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

Mobile Homes received the Total % Change indicated by the sales sample.

Results

The resulting assessment level is 91.5%. 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 -1.9%. 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 85 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

-2.72%

Sub Area 1	Yes
% Adjustment	-1.05%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Area 1 would *approximately* receive a -1.05% downward adjustment. 3454 parcels in the improved population would receive this adjustment. There were 302 sales.

There were no properties that would receive a multiple variable adjustment.

Generally parcels in Sub Area 1 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

46.6% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 85 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.906, resulting in an adjusted value of \$476,000 ($\$525,000 \times .906 = \$475,650$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.801	-19.9%
2/1/2009	0.806	-19.4%
3/1/2009	0.811	-18.9%
4/1/2009	0.817	-18.3%
5/1/2009	0.823	-17.7%
6/1/2009	0.828	-17.2%
7/1/2009	0.834	-16.6%
8/1/2009	0.839	-16.1%
9/1/2009	0.845	-15.5%
10/1/2009	0.850	-15.0%
11/1/2009	0.856	-14.4%
12/1/2009	0.862	-13.8%
1/1/2010	0.867	-13.3%
2/1/2010	0.873	-12.7%
3/1/2010	0.878	-12.2%
4/1/2010	0.884	-11.6%
5/1/2010	0.889	-11.1%
6/1/2010	0.895	-10.5%
7/1/2010	0.900	-10.0%
8/1/2010	0.906	-9.4%
9/1/2010	0.911	-8.9%
10/1/2010	0.917	-8.3%
11/1/2010	0.922	-7.8%
12/1/2010	0.928	-7.2%
1/1/2011	0.934	-6.6%
2/1/2011	0.939	-6.1%
3/1/2011	0.944	-5.6%
4/1/2011	0.950	-5.0%
5/1/2011	0.955	-4.5%
6/1/2011	0.961	-3.9%
7/1/2011	0.967	-3.3%
8/1/2011	0.972	-2.8%
9/1/2011	0.978	-2.2%
10/1/2011	0.983	-1.7%
11/1/2011	0.989	-1.1%
12/1/2011	0.994	-0.6%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	722780	1305	2/23/11	\$220,000	\$208,000	1440	5	1991	Avg	9279	N	N	1052 GLENNWOOD AVE NE
001	722780	1475	5/6/11	\$235,000	\$225,000	1440	5	1943	Avg	16517	N	N	3001 NE 16TH ST
001	722780	1700	4/27/09	\$275,000	\$226,000	1460	5	1943	Good	15800	N	N	2811 NE 13TH ST
001	722780	1310	2/2/11	\$218,000	\$205,000	1750	5	1943	Good	10034	N	N	1060 GLENNWOOD AVE NE
001	722780	1295	2/23/11	\$240,000	\$226,000	1920	5	1943	Avg	10759	N	N	1073 HARRINGTON AVE NE
001	042305	9289	8/11/09	\$225,500	\$190,000	880	6	1948	Avg	14111	N	N	1609 UNION AVE NE
001	042800	0020	6/26/09	\$233,000	\$194,000	960	6	1959	Good	12200	N	N	3606 NE 23RD CT
001	082305	9105	2/18/11	\$315,000	\$297,000	1100	6	1955	Good	27000	N	N	2135 NE 12TH ST
001	334390	3045	6/30/10	\$193,400	\$174,000	1220	6	1943	VGood	10810	N	N	1809 NE 27TH ST
001	042305	9163	7/26/11	\$192,500	\$187,000	1300	6	1943	Good	7612	N	N	2601 NE 22ND ST
001	042305	9073	11/25/09	\$230,000	\$198,000	1310	6	1937	Good	5960	N	N	2525 NE 22ND ST
001	722780	0120	4/11/11	\$273,500	\$260,000	2040	6	1943	Good	21098	N	N	1900 KIRKLAND AVE NE
001	688220	0180	12/28/10	\$241,000	\$225,000	920	7	1974	Good	7210	N	N	1632 BLAINE AVE NE
001	778900	0220	7/7/09	\$243,000	\$203,000	940	7	1958	Avg	8401	N	N	3900 NE 21ST ST
001	688220	0250	10/15/10	\$224,950	\$207,000	970	7	1968	Good	7200	N	N	1633 BLAINE AVE NE
001	327618	0290	3/25/11	\$258,900	\$246,000	980	7	1980	Good	8384	N	N	1706 MONTEREY AVE NE
001	802955	0010	12/1/11	\$270,000	\$268,000	1006	7	2002	Avg	5972	N	N	2310 MONTEREY AVE NE
001	042800	0185	7/8/11	\$240,000	\$232,000	1040	7	1961	VGood	7920	N	N	10023 126TH AVE SE
001	688220	0080	4/14/11	\$280,000	\$267,000	1040	7	1974	VGood	7885	N	N	1722 CAMAS AVE NE
001	334390	2365	2/18/11	\$334,950	\$316,000	1060	7	1960	Good	23895	N	N	2129 ABERDEEN AVE NE
001	334390	1335	5/26/09	\$310,000	\$256,000	1090	7	1985	Avg	9261	N	N	2201 NE 27TH ST
001	778920	0015	7/15/09	\$290,000	\$243,000	1090	7	1959	Good	9370	N	N	10426 126TH AVE SE
001	334390	1928	9/29/09	\$269,000	\$229,000	1100	7	1962	Good	9188	N	N	2009 ABERDEEN AVE NE
001	334390	2241	8/16/11	\$215,000	\$210,000	1100	7	1954	Good	10868	N	N	2000 NE 27TH ST
001	064630	0200	8/26/11	\$267,000	\$261,000	1120	7	1960	VGood	7100	N	N	2216 DAYTON AVE NE
001	334390	1804	5/22/09	\$278,000	\$230,000	1120	7	1949	VGood	9054	N	N	2007 NE 15TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	778920	0040	10/16/09	\$245,000	\$209,000	1120	7	1959	Good	9957	N	N	10411 126TH AVE SE
001	334390	0982	7/22/11	\$245,000	\$238,000	1140	7	1953	Good	10000	N	N	2233 NE 20TH ST
001	382350	0040	7/24/09	\$383,000	\$321,000	1140	7	1976	Good	7722	N	N	2605 CAMAS AVE NE
001	523000	0110	6/19/09	\$319,950	\$266,000	1150	7	1969	Avg	15048	N	N	10238 147TH AVE SE
001	754100	0120	6/10/10	\$279,000	\$250,000	1150	7	1963	Good	6400	N	N	2533 FERNDAL AVE NE
001	133270	0080	1/21/11	\$277,800	\$260,000	1160	7	1979	Good	1968	N	N	2944 KENNEWICK PL NE
001	133270	0140	5/18/10	\$240,000	\$214,000	1160	7	1979	Good	1968	N	N	2932 KENNEWICK PL NE
001	278770	0680	6/19/09	\$348,000	\$289,000	1160	7	1968	Good	8094	N	N	4401 NE 19TH ST
001	278770	0930	11/18/10	\$247,950	\$229,000	1160	7	1969	Good	8045	N	N	1822 WHITMAN CT NE
001	278770	1030	10/3/11	\$306,000	\$301,000	1170	7	1969	VGood	7200	N	N	4222 NE 19TH ST
001	019200	0060	1/16/10	\$275,000	\$239,000	1180	7	1965	Good	7201	N	N	2608 NE 24TH ST
001	042305	9160	12/9/11	\$180,000	\$179,000	1180	7	1943	Avg	12950	N	N	2701 NE 23RD ST
001	177640	0030	2/10/11	\$265,000	\$249,000	1180	7	1969	Good	11998	N	N	10404 147TH AVE SE
001	278770	0160	5/18/10	\$253,000	\$226,000	1180	7	1968	Avg	7420	N	N	4417 NE 17TH ST
001	278772	0750	6/14/11	\$240,000	\$231,000	1180	7	1976	Avg	8136	N	N	2220 VASHON AVE NE
001	334390	1364	5/11/09	\$310,000	\$256,000	1180	7	1967	Good	8800	N	N	2132 NE 27TH ST
001	334390	0782	7/9/09	\$240,000	\$200,000	1190	7	1959	Good	9146	N	N	2225 NE 28TH ST
001	019200	0140	4/26/11	\$295,000	\$282,000	1200	7	1966	Good	7222	N	N	2613 NE 24TH ST
001	034570	0210	1/13/10	\$230,000	\$200,000	1220	7	1981	Avg	7253	N	N	2314 CAMAS AVE NE
001	278772	0580	6/7/11	\$274,500	\$264,000	1240	7	1977	Good	10827	N	N	4302 NE 20TH CT
001	342405	9131	6/1/11	\$320,000	\$308,000	1240	7	1976	Avg	62271	Y	N	9550 132ND AVE SE
001	082305	9126	4/11/11	\$255,000	\$243,000	1250	7	1953	Good	13500	N	N	2131 NE 12TH ST
001	278772	0310	10/26/11	\$260,000	\$257,000	1250	7	1977	Avg	7877	N	N	4327 NE 22ND CT
001	278772	0780	12/9/11	\$255,000	\$254,000	1250	7	1976	Good	8995	N	N	4303 NE 24TH ST
001	334390	1681	6/8/10	\$257,000	\$230,000	1250	7	1946	Good	5653	N	N	1500 ABERDEEN AVE NE
001	334390	3520	11/18/09	\$297,000	\$255,000	1250	7	1952	Good	11503	N	N	1800 JONES AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	778900	0030	5/25/10	\$239,000	\$214,000	1250	7	1958	VGood	10000	N	N	3715 NE 22ND PL
001	109131	0180	6/3/09	\$255,000	\$211,000	1260	7	1943	Good	8194	N	N	2002 DUVAL AVE NE
001	952640	0050	4/20/09	\$284,000	\$233,000	1260	7	1977	Good	7610	N	N	1824 CAMAS AVE NE
001	032305	9224	6/16/09	\$336,888	\$280,000	1270	7	1957	Good	13323	N	N	2411 NILE AVE NE
001	042305	9158	10/12/10	\$233,000	\$214,000	1280	7	1943	VGood	12950	N	N	2625 NE 23RD ST
001	042800	0215	1/21/09	\$219,500	\$177,000	1290	7	1962	Good	8160	N	N	10227 126TH AVE SE
001	334390	1440	7/13/09	\$340,000	\$284,000	1290	7	1977	Avg	7876	N	N	2101 NE 27TH ST
001	920250	0250	4/14/11	\$215,000	\$205,000	1290	7	1983	Avg	7247	N	N	2716 NE 23RD PL
001	019200	0050	6/20/11	\$215,000	\$207,000	1300	7	1966	Good	7201	N	N	2600 NE 24TH ST
001	032305	9135	8/19/10	\$230,000	\$209,000	1300	7	1930	VGood	10890	N	N	1800 UNION AVE NE
001	064630	0010	8/24/11	\$236,000	\$230,000	1300	7	1960	Good	7470	N	N	2333 EDMONDS AVE NE
001	272000	0130	3/29/11	\$200,000	\$190,000	1300	7	1959	Good	7599	N	N	2416 DAYTON AVE NE
001	311990	0146	11/6/11	\$350,000	\$346,000	1300	7	1942	VGood	13929	N	N	1161 ABERDEEN AVE NE
001	334390	1522	12/16/09	\$272,000	\$235,000	1310	7	1962	Good	7770	N	N	2216 ABERDEEN AVE NE
001	278770	0540	3/11/10	\$290,000	\$255,000	1340	7	1968	Avg	8386	N	N	4202 NE 17TH ST
001	688220	0100	10/20/11	\$230,000	\$227,000	1350	7	1970	Avg	7446	N	N	1713 CAMAS AVE NE
001	278772	0640	8/7/09	\$335,000	\$282,000	1390	7	1977	Avg	7267	N	N	2016 WHITMAN AVE NE
001	983890	0030	9/15/10	\$303,500	\$277,000	1400	7	1994	Avg	9026	N	N	4007 NE 17TH ST
001	920250	0070	3/18/11	\$230,000	\$218,000	1410	7	1983	Avg	8466	N	N	2611 NE 23RD PL
001	278773	0140	5/20/10	\$265,000	\$237,000	1430	7	1975	Avg	8544	N	N	4112 NE 24TH ST
001	683870	0070	4/13/10	\$252,000	\$223,000	1430	7	1993	Avg	7201	N	N	2112 ABERDEEN PL NE
001	278773	0030	11/22/10	\$240,939	\$223,000	1450	7	1976	Good	8358	N	N	4326 NE 24TH ST
001	278772	0600	8/3/11	\$305,000	\$297,000	1460	7	1977	Good	9884	N	N	4309 NE 20TH CT
001	311990	0150	10/21/10	\$275,000	\$253,000	1460	7	1976	VGood	10000	N	N	1165 ABERDEEN AVE NE
001	741940	0040	9/24/09	\$297,000	\$252,000	1470	7	1959	Avg	12670	N	N	1916 REDMOND AVE NE
001	332740	0040	4/2/10	\$315,950	\$279,000	1510	7	1966	Good	8096	N	N	1215 DAYTON AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	225320	0085	1/7/10	\$295,000	\$256,000	1520	7	1959	Good	12277	N	N	2113 DAYTON AVE NE
001	334390	2226	8/26/10	\$255,000	\$232,000	1530	7	1968	Good	8000	N	N	2733 ABERDEEN AVE NE
001	230920	0090	8/19/09	\$280,000	\$236,000	1540	7	2002	Avg	3041	N	N	1223 DAYTON PL NE
001	719350	0050	3/10/11	\$239,000	\$226,000	1540	7	1958	Good	7650	N	N	1408 MONTEREY AVE NE
001	334390	0795	12/9/10	\$215,500	\$200,000	1550	7	1949	VGood	12760	N	N	2224 NE 27TH ST
001	334390	1885	9/17/09	\$291,750	\$247,000	1550	7	1939	VGood	7898	N	N	1901 ABERDEEN AVE NE
001	227000	0040	10/5/09	\$258,000	\$220,000	1560	7	2003	Avg	4350	N	N	1182 EDMONDS PL NE
001	278770	1130	4/30/10	\$275,000	\$244,000	1570	7	1969	Good	9823	N	N	1913 VASHON CT NE
001	133270	0010	9/28/09	\$290,000	\$246,000	1610	7	1979	Good	1968	N	N	2958 KENNEWICK PL NE
001	334390	0253	3/8/10	\$273,000	\$240,000	1610	7	1997	Avg	6113	N	N	2405 NE 17TH PL
001	225385	0070	4/9/10	\$300,000	\$266,000	1640	7	2003	Avg	5308	N	N	1813 DAYTON AVE NE
001	334390	1605	11/17/10	\$215,000	\$199,000	1640	7	1918	VGood	9301	N	N	2131 NE 20TH ST
001	606140	0040	10/5/10	\$375,000	\$344,000	1640	7	2006	Avg	10778	N	N	4903 NE 24TH ST
001	334450	0088	5/21/09	\$307,500	\$254,000	1660	7	1996	Avg	4701	Y	N	1521 JONES AVE NE
001	227000	0110	3/26/10	\$240,000	\$212,000	1670	7	2003	Avg	4350	N	N	1154 EDMONDS PL NE
001	334390	1330	10/8/10	\$220,000	\$202,000	1690	7	1985	Avg	9294	N	N	2121 NE 27TH ST
001	334390	0251	3/2/11	\$295,000	\$279,000	1720	7	1997	Good	5127	N	N	2404 NE 17TH PL
001	278772	0150	11/11/09	\$255,000	\$219,000	1770	7	1969	Good	9131	N	N	4428 NE 23RD CT
001	329545	0080	5/7/09	\$384,000	\$316,000	1780	7	2000	Avg	5064	N	N	1621 MONROE AVE NE
001	109130	0020	7/27/09	\$330,000	\$277,000	1810	7	2001	Avg	6195	N	N	4709 NE 18TH ST
001	109130	0060	7/20/09	\$365,000	\$306,000	1810	7	2001	Avg	6580	N	N	4809 NE 18TH ST
001	334390	1968	3/30/10	\$335,000	\$296,000	1810	7	1998	Avg	4794	N	N	2325 ABERDEEN AVE NE
001	329545	0010	5/26/11	\$265,000	\$254,000	1880	7	2000	Avg	4598	N	N	1616 MONROE AVE NE
001	929200	0210	12/1/11	\$276,000	\$274,000	1890	7	1992	Good	18939	N	N	12515 SE 96TH PL
001	929200	0120	5/13/10	\$320,000	\$285,000	1930	7	1987	Avg	9600	N	N	12355 SE 96TH PL
001	815583	0090	11/15/11	\$288,000	\$286,000	1940	7	1994	Avg	10705	N	N	1338 BLAINE AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	188764	0150	7/14/10	\$349,950	\$316,000	2035	7	2002	Avg	7499	N	N	1908 QUEEN AVE NE
001	334450	0223	12/15/10	\$309,000	\$288,000	2040	7	2010	Avg	17452	N	N	1635 NE 24TH ST
001	278770	0630	3/17/09	\$366,950	\$299,000	2100	7	1969	VGood	7355	N	N	1752 WHITMAN AVE NE
001	032305	9308	9/22/10	\$343,000	\$314,000	2130	7	2003	Avg	6000	N	N	4123 NE 22ND ST
001	032305	9083	3/1/10	\$337,000	\$296,000	2180	7	2001	Avg	7236	N	N	4701 NE 23RD ST
001	032305	9300	10/20/11	\$310,000	\$306,000	2210	7	2000	Avg	5219	N	N	4706 NE 23RD ST
001	225385	0140	3/24/11	\$340,000	\$322,000	2210	7	2003	Avg	5273	N	N	1824 DAYTON AVE NE
001	042305	9231	6/14/11	\$343,650	\$331,000	2230	7	2011	Avg	5650	N	N	1719 REDMOND CT NE
001	042305	9409	6/14/11	\$343,400	\$331,000	2230	7	2011	Avg	5650	N	N	1707 REDMOND CT NE
001	042305	9411	7/11/11	\$344,900	\$334,000	2230	7	2011	Avg	5002	N	N	1627 REDMOND CT NE
001	042305	9413	7/15/11	\$339,900	\$329,000	2230	7	2011	Avg	5088	N	N	1615 REDMOND CT NE
001	802955	0140	6/16/09	\$400,000	\$332,000	2300	7	2001	Avg	7105	N	N	2206 KENNEWICK PL NE
001	109131	0140	11/9/10	\$377,400	\$349,000	2350	7	2001	Avg	5589	N	N	4726 NE 19TH ST
001	109131	0160	4/26/10	\$379,000	\$337,000	2355	7	2002	Avg	5966	N	N	4714 NE 19TH ST
001	188764	0220	7/21/10	\$359,990	\$325,000	2490	7	2002	Avg	5520	N	N	2014 QUEEN AVE NE
001	042305	9408	7/15/11	\$364,460	\$353,000	2500	7	2011	Avg	6215	N	N	1713 REDMOND CT NE
001	042305	9410	6/14/11	\$348,340	\$336,000	2500	7	2011	Avg	6655	N	N	1701 REDMOND CT NE
001	042305	9412	7/25/11	\$361,595	\$351,000	2500	7	2011	Avg	5312	N	N	1621 REDMOND CT NE
001	334390	0127	3/18/09	\$407,000	\$332,000	2580	7	2008	Avg	5476	N	N	2211 EDMONDS AVE NE
001	334390	0125	10/12/09	\$480,000	\$409,000	3220	7	2009	Avg	6683	N	N	2414 NE 22ND ST
001	042305	9198	7/13/11	\$330,000	\$320,000	3630	7	1991	Good	15278	N	N	2717 NE 23RD ST
001	032305	9156	9/14/11	\$275,000	\$270,000	1070	8	1962	Good	21720	N	N	2616 UNION AVE NE
001	334390	3482	10/21/10	\$327,400	\$301,000	1190	8	1975	Good	15597	N	N	1726 NE 16TH ST
001	723090	0150	3/25/11	\$250,000	\$237,000	1210	8	1979	Avg	7645	N	N	1506 DAYTON CT NE
001	929200	0100	8/22/11	\$302,000	\$295,000	1240	8	1976	Good	8500	N	N	12359 SE 96TH PL
001	929200	0460	3/28/11	\$259,995	\$247,000	1300	8	1967	Avg	8600	N	N	12405 SE 98TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	929200	0200	2/2/09	\$340,000	\$274,000	1360	8	1976	Good	9631	N	N	12512 SE 96TH PL
001	807901	0510	6/1/11	\$375,000	\$360,000	1420	8	1988	VGood	8748	N	N	5022 NE 21ST ST
001	807901	0600	10/18/09	\$390,000	\$333,000	1420	8	1988	Avg	10047	N	N	2061 HOQUIAM CT NE
001	807900	0220	4/12/10	\$390,000	\$345,000	1430	8	1987	Avg	9127	N	N	2220 FIELD AVE NE
001	807900	0310	5/19/11	\$275,000	\$264,000	1430	8	1987	Avg	7874	N	N	2212 ELMA AVE NE
001	807901	0690	11/2/11	\$314,900	\$311,000	1440	8	1989	Good	7505	N	N	5170 NE 20TH ST
001	807903	0190	9/23/11	\$339,000	\$333,000	1450	8	1991	Avg	7210	N	N	1906 FIELD AVE NE
001	807901	0480	12/22/09	\$333,000	\$288,000	1470	8	1989	Avg	7976	N	N	5036 NE 21ST ST
001	183950	0080	4/1/09	\$322,500	\$264,000	1480	8	1968	Good	9450	N	N	1425 LINCOLN AVE NE
001	182870	0140	6/1/11	\$256,000	\$246,000	1510	8	1974	Avg	7284	N	N	1606 KENNEWICK AVE NE
001	723090	0100	5/5/09	\$375,000	\$309,000	1590	8	1979	Good	11454	N	N	1408 DAYTON CT NE
001	662590	0090	10/20/11	\$279,000	\$275,000	1630	8	1980	Avg	11200	N	N	12101 SE 96TH PL
001	334450	0120	3/28/11	\$373,000	\$354,000	1640	8	1959	Good	23900	Y	N	1909 JONES AVE NE
001	183950	0140	3/27/09	\$339,950	\$277,000	1700	8	1965	Good	8108	Y	N	1402 LINCOLN AVE NE
001	662591	0100	6/16/09	\$369,000	\$307,000	1700	8	1979	Avg	11100	N	N	9616 123RD AVE SE
001	929200	0380	4/23/10	\$332,500	\$295,000	1740	8	1969	VGood	9682	N	N	12510 SE 100TH ST
001	807900	0130	7/19/11	\$329,950	\$320,000	1750	8	1987	Avg	7237	N	N	4909 NE 21ST ST
001	334450	0076	3/24/09	\$290,000	\$237,000	1780	8	1979	Avg	8505	Y	N	1513 JONES AVE NE
001	807904	0230	9/13/11	\$339,950	\$333,000	1780	8	1992	Good	8270	N	N	1525 ILWACO AVE NE
001	032305	9271	1/7/09	\$540,000	\$433,000	1840	8	1992	Avg	37953	N	N	4140 NE 25TH PL
001	395650	0050	4/19/10	\$352,000	\$312,000	1850	8	1996	Avg	6848	N	N	2001 NE 28TH PL
001	807904	0140	4/10/09	\$379,950	\$311,000	1860	8	1994	Avg	11122	N	N	1601 HOQUIAM PL NE
001	334390	1648	3/17/09	\$325,000	\$265,000	1890	8	1999	Avg	6390	N	N	2121 NE 17TH PL
001	334510	0003	12/20/11	\$315,000	\$314,000	1900	8	1993	Avg	9138	N	N	2811 DAYTON AVE NE
001	334390	1402	2/17/09	\$360,000	\$291,000	1930	8	1999	Avg	4888	N	N	2112 NE 27TH ST
001	807903	0360	6/10/11	\$345,000	\$332,000	1960	8	1992	Good	10108	N	N	1903 FIELD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	813210	0160	4/2/10	\$325,000	\$287,000	1960	8	1995	Avg	7676	N	N	2502 KENNEWICK PL NE
001	929200	0390	7/8/11	\$358,000	\$346,000	1970	8	1976	Good	9682	N	N	12500 SE 100TH ST
001	032305	9304	1/27/10	\$285,000	\$248,000	1980	8	2001	Avg	5403	N	N	2030 DUVALL AVE NE
001	042305	9378	5/7/10	\$350,000	\$312,000	2010	8	2005	Avg	9827	N	N	1752 NEWPORT AVE NE
001	334390	1612	5/17/09	\$327,500	\$270,000	2020	8	1999	Avg	5096	N	N	2139 NE 20TH ST
001	334390	1406	12/16/09	\$430,000	\$372,000	2030	8	2000	Avg	4920	N	N	2120 NE 27TH ST
001	807904	0240	11/17/10	\$350,000	\$324,000	2030	8	1992	Avg	9381	N	N	1521 ILWACO AVE NE
001	042305	9210	7/13/11	\$343,000	\$332,000	2050	8	2010	Avg	5169	N	N	2136 HARRINGTON PL NE
001	813210	0170	6/3/10	\$389,950	\$349,000	2050	8	1996	Good	9512	N	N	2508 KENNEWICK PL NE
001	947750	0060	12/22/09	\$396,950	\$344,000	2060	8	1980	Avg	13501	N	N	2210 VASHON CT NE
001	807905	0020	10/7/09	\$400,450	\$341,000	2130	8	1994	Avg	10238	N	N	2008 HOQUIAM AVE NE
001	042305	9369	7/30/09	\$320,000	\$268,000	2150	8	2005	Avg	7303	N	N	2103 HARRINGTON PL NE
001	032305	9333	5/23/11	\$349,950	\$336,000	2160	8	2011	Avg	7371	N	N	4709 NE 23RD PL
001	082305	9042	4/16/09	\$390,000	\$320,000	2180	8	2006	Avg	8498	N	N	2302 NE 11TH CT
001	032305	9334	7/11/11	\$349,950	\$339,000	2210	8	2011	Avg	7371	N	N	4715 NE 23RD PL
001	807903	0180	12/29/10	\$345,000	\$322,000	2210	8	1992	Avg	7416	N	N	1902 FIELD AVE NE
001	334390	1255	6/15/11	\$375,000	\$361,000	2240	8	2005	Avg	5468	N	N	2001 BLAINE AVE NE
001	807904	0080	6/3/10	\$400,000	\$358,000	2240	8	1992	Good	7381	N	N	1625 HOQUIAM PL NE
001	334390	1687	6/25/09	\$344,950	\$287,000	2260	8	2002	Avg	5358	N	N	1490 ABERDEEN AVE NE
001	334390	1688	3/1/10	\$334,995	\$294,000	2260	8	2002	Avg	6298	N	N	1496 ABERDEEN AVE NE
001	334390	1729	10/16/10	\$360,000	\$331,000	2260	8	2002	Avg	5200	N	N	1328 ABERDEEN AVE NE
001	334450	0116	8/17/10	\$400,000	\$363,000	2260	8	1975	Good	22900	Y	N	1901 JONES AVE NE
001	807901	0200	9/11/09	\$431,700	\$366,000	2260	8	1989	Avg	7274	N	N	5110 NE 23RD ST
001	929086	0350	6/20/10	\$385,000	\$346,000	2260	8	2005	Avg	5733	N	N	2013 LINCOLN PL NE
001	334210	3369	6/9/10	\$358,000	\$321,000	2286	8	2002	Avg	8269	N	N	2835 LINCOLN PL NE
001	804405	0130	5/20/10	\$338,999	\$303,000	2300	8	1996	Avg	5575	N	N	3914 NE 19TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	032305	9270	4/21/10	\$397,000	\$352,000	2310	8	1987	Good	9092	N	N	5300 NE 16TH ST
001	042305	9407	11/3/11	\$389,950	\$386,000	2310	8	2011	Avg	5041	N	N	2515 NE 23RD ST
001	807900	0210	2/14/11	\$350,000	\$330,000	2320	8	1987	Avg	7810	N	N	2218 FIELD AVE NE
001	344920	0180	2/22/10	\$350,000	\$307,000	2330	8	2001	Avg	4704	N	N	2620 NE 25TH ST
001	334390	3203	2/3/11	\$399,000	\$375,000	2350	8	1995	Good	98936	N	N	2120 JONES AVE NE
001	807902	0030	11/2/09	\$399,500	\$342,000	2350	8	1990	Avg	7347	N	N	5116 NE 19TH ST
001	929086	0290	6/17/09	\$370,000	\$308,000	2380	8	2005	Avg	4803	N	N	2022 LINCOLN PL NE
001	559220	0020	11/23/11	\$380,500	\$378,000	2390	8	2010	Avg	6143	N	N	2012 NE 16TH ST
001	104130	0210	2/19/09	\$428,000	\$347,000	2400	8	1991	Avg	9415	N	N	4508 NE 21ST PL
001	032305	9065	5/19/09	\$432,000	\$357,000	2418	8	1999	Avg	10247	N	N	1614 HOQUIAM PL NE
001	807903	0460	1/21/09	\$445,000	\$358,000	2420	8	1990	Avg	7220	N	N	1609 FIELD AVE NE
001	929086	0340	8/18/09	\$399,000	\$336,000	2440	8	2005	Avg	5734	N	N	2019 LINCOLN PL NE
001	807904	0510	10/26/09	\$430,000	\$368,000	2450	8	1991	Avg	7737	N	N	5108 NE 18TH CT
001	334390	1731	6/9/11	\$349,950	\$337,000	2470	8	2011	Avg	5676	N	N	2120 NE 12TH ST
001	807903	0220	7/11/11	\$353,000	\$342,000	2470	8	1993	Avg	7205	N	N	1918 FIELD AVE NE
001	334390	0402	11/2/11	\$350,000	\$346,000	2490	8	2002	Avg	6480	N	N	1504 CAMAS PL NE
001	334390	1723	1/24/11	\$349,850	\$328,000	2500	8	2011	Avg	5676	N	N	2126 NE 12TH ST
001	522650	0410	7/29/11	\$362,500	\$352,000	2510	8	1989	Avg	7236	N	N	4603 NE 19TH ST
001	804410	0120	9/9/10	\$375,000	\$342,000	2520	8	1994	Avg	7228	N	N	1701 DAYTON AVE NE
001	807903	0320	3/8/10	\$440,000	\$387,000	2540	8	1993	Avg	11418	N	N	4900 NE 19TH CT
001	807901	0650	11/4/11	\$375,000	\$371,000	2560	8	1988	VGood	7637	N	N	5131 NE 21ST ST
001	032305	9335	10/19/11	\$367,500	\$363,000	2580	8	2011	Avg	6252	N	N	4721 NE 23RD PL
001	032305	9336	10/31/11	\$379,950	\$376,000	2580	8	2011	Avg	5000	N	N	4727 NE 23RD PL
001	334390	1254	5/10/10	\$466,500	\$415,000	2590	8	1982	Avg	28564	N	N	2121 BLAINE AVE NE
001	807901	0060	10/10/11	\$380,000	\$374,000	2590	8	1989	Good	7200	N	N	2086 ILWACO AVE NE
001	334390	2012	3/1/11	\$435,000	\$411,000	2600	8	2005	Avg	6490	N	N	2018 NE 24TH PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	807903	0260	4/23/09	\$463,000	\$380,000	2600	8	1991	Avg	7949	N	N	5113 NE 20TH ST
001	516970	0140	10/31/11	\$375,000	\$371,000	2620	8	2011	Avg	5460	N	N	4631 NE 18TH CIR
001	516970	0151	9/23/11	\$370,000	\$363,000	2620	8	2011	Avg	5094	N	N	4627 NE 18TH CIR
001	042305	9401	10/15/09	\$409,950	\$350,000	2630	8	2009	Avg	5116	N	N	2130 HARRINGTON PL NE
001	807904	0380	8/14/09	\$430,000	\$362,000	2660	8	1992	Avg	10653	N	N	1710 ILWACO AVE NE
001	418720	0010	11/9/10	\$412,900	\$381,000	2670	8	2010	Avg	10023	N	N	4901 NE 25TH ST
001	418720	0110	6/21/10	\$389,250	\$350,000	2670	8	2010	Avg	10107	N	N	5117 NE 25TH ST
001	418720	0130	5/21/10	\$394,900	\$353,000	2670	8	2010	Avg	10044	N	N	5207 NE 25TH ST
001	418720	0250	9/7/10	\$418,450	\$382,000	2670	8	2010	Avg	17239	N	N	4924 NE 25TH ST
001	334390	1222	10/2/09	\$441,000	\$375,000	2700	8	2005	Avg	5062	N	N	1609 BLAINE AVE NE
001	229650	0004	1/5/09	\$486,750	\$390,000	2710	8	2003	Avg	5688	N	N	2729 JONES AVE NE
001	522650	0260	7/28/10	\$359,000	\$325,000	2710	8	1989	Good	7200	N	N	1814 CHELAN PL NE
001	934760	0110	2/15/11	\$447,500	\$421,000	2729	8	2011	Avg	5806	N	N	1709 NE 26TH PL
001	723090	0180	3/19/10	\$443,000	\$390,000	2760	8	2009	Avg	5210	N	N	2418 NE 16TH ST
001	807904	0340	4/28/09	\$440,000	\$362,000	2810	8	1992	Avg	8153	N	N	5211 NE 16TH ST
001	334390	1722	1/13/11	\$355,000	\$332,000	2850	8	2011	Avg	6683	N	N	2132 NE 12TH ST
001	334390	0981	4/20/09	\$435,000	\$357,000	2860	8	2009	Avg	5034	N	N	1820 CAMAS AVE NE
001	418720	0030	10/6/10	\$425,900	\$391,000	2980	8	2010	Avg	10001	N	N	4913 NE 25TH ST
001	418720	0060	8/10/10	\$428,000	\$388,000	2980	8	2010	Avg	10001	N	N	5009 NE 25TH ST
001	418720	0090	7/9/10	\$415,500	\$375,000	2980	8	2010	Avg	10162	N	N	5105 NE 125TH ST
001	418720	0150	6/21/10	\$404,600	\$363,000	2980	8	2010	Avg	16531	N	N	5219 NE 25TH ST
001	418720	0170	7/9/10	\$426,650	\$385,000	2980	8	2010	Avg	10001	N	N	5206 NE 25TH ST
001	334390	0986	3/8/10	\$450,000	\$396,000	2990	8	2009	Avg	5034	N	N	1816 CAMAS AVE NE
001	418720	0120	6/16/10	\$397,300	\$357,000	3030	8	2010	Avg	10279	N	N	5201 NE 25TH ST
001	418720	0220	7/9/10	\$425,700	\$384,000	3030	8	2010	Avg	16972	N	N	5012 NE 25TH ST
001	418720	0240	10/6/10	\$425,900	\$391,000	3030	8	2010	Avg	12871	N	N	5004 NE 25TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	418720	0280	6/21/10	\$443,350	\$398,000	3030	8	2010	Avg	12484	N	N	4906 NE 25TH ST
001	418720	0020	10/6/10	\$429,000	\$394,000	3080	8	2010	Avg	10001	N	N	4907 NE 25TH ST
001	418720	0050	8/10/10	\$425,675	\$386,000	3080	8	2010	Avg	10001	N	N	5003 NE 25TH ST
001	418720	0140	7/1/10	\$407,325	\$367,000	3080	8	2010	Avg	11614	N	N	5213 NE 25TH ST
001	418720	0180	6/8/10	\$419,375	\$376,000	3080	8	2010	Avg	10118	N	N	5200 NE 25TH ST
001	418720	0290	10/6/10	\$443,900	\$407,000	3080	8	2010	Avg	10400	N	N	4900 SE 25TH ST
001	418720	0080	7/9/10	\$417,250	\$376,000	3180	8	2010	Avg	10001	N	N	5021 NE 25TH ST
001	418720	0100	6/21/10	\$418,950	\$376,000	3180	8	2010	Avg	10168	N	N	5111 NE 25TH ST
001	418720	0160	6/3/10	\$440,600	\$394,000	3180	8	2010	Avg	20803	N	N	5212 NE 25TH ST
001	418720	0230	7/9/10	\$433,700	\$391,000	3180	8	2010	Avg	14866	N	N	5008 NE 25TH ST
001	418720	0260	9/11/10	\$460,900	\$421,000	3180	8	2010	Avg	15274	N	N	4918 NE 25TH ST
001	418720	0270	9/22/10	\$452,900	\$414,000	3180	8	2010	Avg	15050	N	N	4912 NE 25TH ST
001	334510	0013	4/22/09	\$460,000	\$378,000	3590	8	2006	Avg	7200	N	N	2817 DAYTON AVE NE
001	334390	2906	11/3/10	\$325,000	\$300,000	1890	9	2001	Avg	7544	N	N	1815 NE 27TH CT
001	947755	0080	12/7/11	\$470,000	\$468,000	2220	9	2010	Avg	16660	N	N	1727 NILE AVE NE
001	947755	0080	4/13/11	\$470,000	\$448,000	2220	9	2010	Avg	16660	N	N	1727 NILE AVE NE
001	934760	0010	2/5/10	\$408,000	\$356,000	2320	9	1999	Avg	5481	N	N	1708 NE 26TH PL
001	934760	0080	11/8/11	\$359,000	\$355,000	2320	9	2000	Avg	5829	N	N	1807 NE 26TH PL
001	934760	0100	1/28/10	\$392,000	\$342,000	2320	9	2000	Avg	5479	N	N	1715 NE 26TH PL
001	224980	0010	10/4/09	\$435,000	\$370,000	2420	9	1988	Avg	11021	N	N	1834 NE 29TH CT
001	344981	0010	8/2/11	\$430,000	\$418,000	2451	9	1997	Avg	6955	N	N	2407 OLYMPIA AVE NE
001	334390	3606	9/3/09	\$398,000	\$336,000	2640	9	2005	Avg	6580	N	N	1705 NE 23RD ST
001	344981	0150	12/1/10	\$435,000	\$404,000	2676	9	1997	Avg	8366	N	N	3530 NE 24TH CT
001	334390	3642	6/10/10	\$415,000	\$372,000	2700	9	1977	Good	14000	N	N	2514 JONES AVE NE
001	042305	9134	2/22/10	\$490,500	\$430,000	2740	9	2009	Avg	9195	N	N	2904 NE 21ST ST
001	042305	9402	4/21/10	\$419,950	\$373,000	2740	9	2010	Avg	5600	N	N	2900 NE 21ST ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	042305	9385	6/1/09	\$420,000	\$348,000	2770	9	2006	Avg	5570	N	N	1822 QUEEN PL NE
001	803540	0370	11/5/10	\$600,000	\$554,000	2770	9	1998	Avg	17568	N	N	5505 NE 21ST CT
001	042305	9392	5/14/10	\$421,000	\$375,000	2810	9	2006	Avg	5350	N	N	3921 NE 21ST ST
001	042305	9399	9/20/11	\$454,995	\$446,000	2810	9	2011	Avg	7876	N	N	3804 NE 19TH ST
001	731200	0160	4/22/09	\$445,000	\$365,000	2840	9	1990	Avg	7341	N	N	4514 NE 25TH CT
001	802977	0130	9/14/09	\$480,000	\$407,000	2860	9	2006	Avg	4440	N	N	1609 MOUNT BAKER PL NE
001	334390	1614	5/24/10	\$440,000	\$393,000	2890	9	2008	Avg	7350	N	N	2114 NE 18TH ST
001	128800	0040	11/16/10	\$475,000	\$439,000	2960	9	2004	Avg	4762	N	N	4119 NE 27TH PL
001	334390	1615	8/12/10	\$465,750	\$423,000	2970	9	2008	Avg	7515	N	N	2120 NE 18TH ST
001	344982	0250	6/17/09	\$475,000	\$395,000	2970	9	1999	Avg	11361	N	N	2107 NEWPORT CT NE
001	032305	9041	8/24/10	\$460,000	\$419,000	2990	9	2006	Avg	12830	N	N	4124 NE 22ND ST
001	344980	0050	7/27/11	\$470,000	\$456,000	3010	9	1997	Avg	12244	N	N	3203 NE 26TH CT
001	025950	0040	5/18/09	\$410,000	\$339,000	3040	9	2007	Avg	4500	N	N	2518 NE 21ST ST
001	334390	3651	3/15/11	\$505,000	\$478,000	3040	9	2011	Avg	6312	N	N	2512 JONES AVE NE
001	042305	9403	4/13/10	\$463,450	\$410,000	3080	9	2010	Avg	5293	N	N	2908 NE 21ST ST
001	344982	0430	9/29/10	\$440,000	\$403,000	3160	9	2005	Avg	9072	N	N	2540 LYNNWOOD AVE NE
001	334390	3604	8/11/10	\$440,000	\$399,000	3190	9	2006	Avg	5540	N	N	2306 JONES AVE NE
001	803540	0150	4/27/09	\$640,000	\$526,000	3190	9	1997	Avg	16954	N	N	5312 NE 23RD CT
001	334390	3605	9/11/09	\$475,000	\$402,000	3200	9	2006	Avg	6910	N	N	2300 JONES AVE NE
001	042305	9379	7/26/11	\$505,000	\$490,000	3340	9	2006	Avg	10320	N	N	1825 REDMOND PL NE
001	344980	0100	12/14/10	\$544,000	\$506,000	3350	9	1996	Avg	10731	N	N	2541 LYNNWOOD AVE NE
001	802977	0390	9/22/11	\$570,000	\$560,000	3360	9	2006	Avg	6300	N	N	1727 KITSAP PL NE
001	344982	0210	2/10/11	\$539,000	\$507,000	3410	9	1998	Good	8411	N	N	2126 NEWPORT CT NE
001	802977	0140	7/27/11	\$560,000	\$544,000	3420	9	2006	Avg	4770	N	N	1615 MOUNT BAKER PL NE
001	802977	0460	4/2/10	\$545,000	\$482,000	3510	9	2006	Avg	6460	N	N	5320 NE 17TH ST
001	344980	0070	2/8/10	\$580,000	\$507,000	3650	9	1999	Avg	26210	N	N	3215 NE 26TH CT

Improved Sales Used in this Annual Update Analysis
Area 85
(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
001	802977	0380	8/12/11	\$590,000	\$575,000	3650	9	2006	Avg	5580	N	N	1731 KITSAP PL NE
001	947755	0040	3/19/10	\$628,000	\$553,000	2650	10	2008	Avg	13050	N	N	1740 MOUNT BAKER AVE NE
001	947755	0050	10/15/09	\$649,000	\$554,000	2940	10	2008	Avg	9800	N	N	1736 MOUNT BAKER AVE NE
001	947755	0020	7/11/09	\$820,000	\$685,000	3310	10	2008	Avg	11500	N	N	1731 MOUNT BAKER AVE NE
001	947755	0010	6/23/09	\$800,000	\$666,000	3430	10	2008	Avg	11120	N	N	1725 MOUNT BAKER AVE NE
001	802977	0340	4/27/10	\$660,000	\$586,000	3460	10	2008	Avg	11500	N	N	1732 KITSAP PL NE
001	947755	0030	12/22/09	\$740,000	\$640,000	3570	10	2008	Avg	11430	N	N	1737 MOUNT BAKER AVE NE
001	032305	9290	7/20/09	\$700,000	\$586,000	3620	10	1998	Avg	15000	N	N	10419 145TH PL SE
001	802977	0480	7/15/11	\$659,000	\$639,000	3660	10	2007	Avg	7620	N	N	5301 NE 17TH PL
001	947755	0060	3/18/10	\$665,000	\$586,000	3700	10	2008	Avg	11490	N	N	1730 MOUNT BAKER AVE NE
001	032305	9325	2/12/09	\$799,950	\$647,000	3750	10	2008	Avg	8070	N	N	5362 NE 16TH ST
001	032305	9325	7/29/11	\$722,000	\$702,000	3750	10	2008	Avg	8070	N	N	5362 NE 16TH ST
001	032305	9328	2/18/10	\$660,000	\$578,000	3760	10	2008	Avg	8820	N	N	5214 NE 16TH ST
001	032305	9331	4/28/09	\$775,000	\$637,000	3970	10	2008	Avg	8400	N	N	1810 KITSAP PL NE
001	032305	9332	4/29/10	\$775,000	\$689,000	4490	10	2008	Avg	12350	N	N	1800 KITSAP PL NE
001	418720	0190	8/22/11	\$690,000	\$673,000	4518	11	2006	Avg	36925	N	N	5102 NE 25TH ST
002	041800	0485	12/29/11	\$138,000	\$138,000	660	5	2011	Avg	5200	N	N	3625 NE 7TH PL
002	042000	0100	3/18/10	\$175,000	\$154,000	700	5	1953	Good	5700	N	N	3704 NE 6TH ST
002	042100	0185	3/23/09	\$195,000	\$159,000	700	5	1953	VGood	4700	N	N	751 REDMOND AVE NE
002	042100	0540	10/13/11	\$139,900	\$138,000	700	5	1953	VGood	5830	N	N	612 TACOMA AVE NE
002	042200	0025	10/21/09	\$142,900	\$122,000	700	5	1954	Good	11187	N	N	3818 NE 8TH CT
002	722750	0345	1/22/09	\$190,000	\$153,000	720	5	1942	Good	5380	N	N	2204 NE 9TH ST
002	722750	1055	2/24/10	\$221,000	\$194,000	720	5	1942	VGood	5040	N	N	2300 NE 8TH PL
002	722750	1295	10/26/09	\$250,000	\$214,000	720	5	1942	VGood	6042	Y	N	2101 NE 6TH PL
002	722750	1910	3/26/09	\$203,000	\$166,000	720	5	1942	Good	5665	N	N	651 HARRINGTON AVE NE
002	722750	2280	10/8/09	\$165,000	\$141,000	720	5	1942	Good	6596	N	N	2506 NE 6TH PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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	722750	1150	8/10/09	\$150,000	\$126,000	720	5	1942	Good	6039	N	N	2220 NE 8TH ST
002	041800	0135	1/28/10	\$175,000	\$153,000	740	5	1952	VGood	6172	N	N	3425 NE 7TH PL
002	041800	0145	8/2/11	\$145,000	\$141,000	740	5	1952	Good	5200	N	N	3413 NE 7TH PL
002	042450	0085	3/25/10	\$150,000	\$132,000	800	5	1955	Good	6313	N	N	813 NEWPORT CT NE
002	042500	0090	4/23/10	\$171,500	\$152,000	800	5	1955	Avg	6320	N	N	1004 OLYMPIA AVE NE
002	042500	0170	8/26/09	\$206,000	\$174,000	830	5	1955	Good	5700	N	N	3525 NE 10TH ST
002	722750	1720	2/23/09	\$175,000	\$142,000	860	5	1942	Good	5940	N	N	2519 NE 7TH ST
002	722750	0505	5/11/10	\$180,000	\$160,000	860	5	1942	Good	5101	N	N	2612 NE 9TH ST
002	722750	1615	6/2/11	\$143,000	\$137,000	880	5	1942	Good	4785	N	N	2413 NE 6TH PL
002	722750	1395	12/4/09	\$198,000	\$171,000	900	5	1942	Good	4872	N	N	2207 NE 7TH ST
002	722750	2230	4/21/10	\$180,000	\$160,000	910	5	1942	Good	5562	N	N	625 FERNDAL AVE NE
002	722750	2380	10/7/09	\$226,900	\$193,000	920	5	1942	Good	4969	N	N	612 CAMAS AVE NE
002	722750	2295	2/23/09	\$239,950	\$194,000	930	5	1942	Good	5786	N	N	686 CAMAS AVE NE
002	042100	0005	4/22/10	\$155,000	\$138,000	960	5	1953	Avg	5643	N	N	686 QUEEN AVE NE
002	042500	0095	11/4/09	\$191,300	\$164,000	960	5	1956	Good	6120	N	N	3500 NE 10TH ST
002	722750	1855	2/16/10	\$226,200	\$198,000	960	5	1942	Good	6272	N	N	644 FERNDAL PL NE
002	042100	0090	3/29/10	\$206,000	\$182,000	970	5	1953	Good	10244	N	N	3801 NE 7TH ST
002	722750	2115	1/4/11	\$190,000	\$177,000	980	5	1942	Good	7290	N	N	2601 NE 6TH PL
002	206750	0030	9/22/09	\$207,500	\$176,000	990	5	1941	Good	5166	N	N	2309 NE 10TH PL
002	042000	0115	10/13/10	\$185,000	\$170,000	1000	5	1953	VGood	5700	N	N	3722 NE 6TH ST
002	042500	0245	11/16/10	\$152,000	\$141,000	1000	5	1954	Good	7070	N	N	3501 NE 9TH ST
002	722750	0035	5/6/10	\$195,500	\$174,000	1050	5	1942	Avg	5472	N	N	815 ABERDEEN AVE NE
002	722750	2095	5/26/10	\$204,500	\$183,000	1070	5	1942	VGood	5355	Y	N	2505 NE 6TH PL
002	042100	0030	9/13/10	\$200,000	\$183,000	1090	5	1953	VGood	5200	N	N	668 QUEEN AVE NE
002	722750	1465	4/28/09	\$220,000	\$181,000	1090	5	1942	Good	5185	Y	N	2308 NE 6TH PL
002	042200	0100	2/22/10	\$188,500	\$165,000	1100	5	1954	Good	5500	N	N	803 REDMOND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	722750	0980	5/29/10	\$191,400	\$171,000	1140	5	1942	VGood	5450	N	N	854 ABERDEEN AVE NE
002	722750	1195	4/14/09	\$200,000	\$164,000	1140	5	1942	Avg	4754	N	N	2213 NE 8TH ST
002	722750	1185	4/28/09	\$215,000	\$177,000	1200	5	1942	Good	4744	N	N	2205 NE 8TH ST
002	722750	1190	7/22/09	\$195,000	\$163,000	1220	5	1942	Good	5038	N	N	2209 NE 8TH ST
002	041800	0370	12/20/10	\$179,900	\$168,000	1250	5	1952	Good	5200	N	N	3619 NE 6TH PL
002	042300	0040	11/17/10	\$194,999	\$180,000	1300	5	1954	Good	6500	N	N	854 PIERCE AVE NE
002	947620	0175	6/21/10	\$180,000	\$162,000	730	6	1943	Good	11500	Y	N	454 GRANDEY WAY NE
002	947620	0445	6/26/09	\$229,800	\$191,000	820	6	1943	Good	8447	Y	N	360 BRONSON WAY NE
002	722750	1230	6/11/10	\$255,000	\$229,000	930	6	1942	Good	4613	N	N	2308 NE 7TH ST
002	947620	0585	10/21/09	\$269,000	\$230,000	950	6	1944	Good	8053	Y	N	510 WINDSOR PL NE
002	042500	0215	3/24/09	\$229,888	\$188,000	960	6	1956	VGood	5700	N	N	3524 NE 9TH ST
002	042500	0215	7/14/10	\$194,000	\$175,000	960	6	1956	VGood	5700	N	N	3524 NE 9TH ST
002	947620	0590	8/10/09	\$266,000	\$224,000	960	6	1944	Avg	7864	Y	N	508 WINDSOR PL NE
002	092305	9124	5/17/11	\$250,000	\$240,000	990	6	1938	Good	26208	N	N	3401 NE 12TH ST
002	042520	0170	6/23/10	\$200,000	\$180,000	1020	6	1959	Good	7176	N	N	851 REDMOND AVE NE
002	947620	0650	7/6/10	\$229,900	\$207,000	1020	6	1942	VGood	7679	N	N	554 BRONSON WAY NE
002	042300	0105	11/6/09	\$205,000	\$176,000	1030	6	1954	VGood	6500	N	N	867 QUEEN AVE NE
002	947620	0300	7/28/11	\$183,000	\$178,000	1090	6	2002	Avg	6910	N	N	506 BRONSON PL NE
002	947620	0400	8/29/11	\$209,000	\$204,000	1090	6	1943	Avg	8137	Y	N	439 WINDSOR WAY NE
002	042400	0105	4/20/10	\$237,000	\$210,000	1170	6	1954	Good	6000	N	N	871 OLYMPIA AVE NE
002	947620	0685	1/19/11	\$249,900	\$234,000	1200	6	1944	Avg	7722	Y	N	569 BRONSON PL NE
002	092305	9229	12/22/09	\$245,000	\$212,000	1250	6	1971	Good	6969	N	N	3631 NE 10TH CT
002	042450	0060	10/16/09	\$205,000	\$175,000	1260	6	1955	VGood	6500	N	N	3424 NE 8TH ST
002	042100	0560	10/28/09	\$249,950	\$214,000	1320	6	1967	VGood	5200	N	N	605 UNION AVE NE
002	947620	0665	8/13/09	\$264,000	\$222,000	1320	6	1942	VGood	7032	N	N	553 BRONSON PL NE
002	947620	0665	5/31/11	\$222,000	\$213,000	1320	6	1942	VGood	7032	N	N	553 BRONSON PL NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	042100	0410	4/27/10	\$214,500	\$191,000	1330	6	1967	Good	5273	N	N	4016 NE 7TH ST
002	042520	0185	7/8/11	\$227,000	\$220,000	1680	6	1958	VGood	8742	N	N	872 REDMOND AVE NE
002	329180	0470	1/14/10	\$278,000	\$242,000	880	7	1980	Good	8986	N	N	2841 NE 4TH CT
002	807420	0030	9/25/09	\$205,000	\$174,000	920	7	1958	Good	7560	N	N	601 JEFFERSON AVE NE
002	042540	0195	12/8/09	\$238,500	\$206,000	950	7	1959	Good	6132	N	N	3414 NE 10TH PL
002	807420	0070	10/25/11	\$150,000	\$148,000	960	7	1957	Avg	8250	N	N	511 KIRKLAND AVE NE
002	042540	0100	9/15/09	\$234,995	\$199,000	970	7	1958	Good	6132	N	N	3318 NE 11TH ST
002	042540	0210	9/13/11	\$185,000	\$181,000	970	7	1959	Good	6132	N	N	3415 NE 10TH PL
002	106570	0020	9/12/11	\$207,000	\$203,000	970	7	1980	Good	7811	N	N	1110 PIERCE AVE NE
002	285480	0235	6/17/09	\$252,350	\$210,000	1030	7	1959	Good	8510	N	N	1041 LYNNWOOD AVE NE
002	807440	0010	6/15/11	\$220,000	\$212,000	1030	7	1958	Good	7876	N	N	929 LYNNWOOD AVE NE
002	106140	0170	5/30/11	\$209,500	\$201,000	1090	7	1960	Good	11690	N	N	1160 REDMOND AVE NE
002	106140	0400	6/28/10	\$193,000	\$174,000	1090	7	1962	Good	8030	N	N	3637 NE 10TH CT
002	106140	0420	4/19/10	\$232,500	\$206,000	1090	7	1962	Good	7770	N	N	1009 REDMOND AVE NE
002	106140	0390	8/3/11	\$169,000	\$164,000	1090	7	1962	Good	10440	N	N	1032 REDMOND AVE NE
002	042550	0060	8/22/11	\$240,000	\$234,000	1100	7	1961	Good	6216	N	N	3514 NE 10TH PL
002	042550	0201	12/9/09	\$260,000	\$224,000	1100	7	1961	Good	5376	N	N	1019 PIERCE CT NE
002	329180	0510	4/7/10	\$277,500	\$245,000	1100	7	1984	Good	7650	N	N	2714 NE 4TH CT
002	807420	0130	11/3/11	\$168,500	\$167,000	1130	7	1957	Good	7650	N	N	689 KIRKLAND AVE NE
002	106150	0150	4/26/10	\$238,500	\$212,000	1140	7	1962	Good	15476	N	N	1151 SHELTON AVE NE
002	042540	0150	8/3/09	\$245,000	\$206,000	1150	7	1959	Good	6132	N	N	3311 NE 11TH ST
002	042550	0180	1/24/11	\$183,000	\$172,000	1150	7	1960	Good	5280	N	N	1018 OLYMPIA AVE NE
002	106570	0050	5/24/11	\$204,000	\$196,000	1150	7	1980	Good	12510	N	N	3609 NE 11TH CT
002	245720	0025	5/17/10	\$248,000	\$221,000	1160	7	1959	Good	8860	N	N	833 INDEX CT NE
002	722780	0721	5/8/09	\$222,000	\$183,000	1160	7	2003	Avg	5590	N	N	608 INDEX AVE NE
002	807420	0005	2/21/09	\$246,000	\$199,000	1170	7	1957	Good	7920	N	N	655 JEFFERSON AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	559290	0005	12/7/09	\$359,000	\$310,000	1200	7	1955	Avg	7543	Y	N	58 MONTEREY PL NE
002	807420	0105	10/26/11	\$220,000	\$217,000	1200	7	1957	Good	8250	N	N	3000 NE 5TH PL
002	106570	0010	11/17/09	\$280,000	\$241,000	1210	7	1980	Good	7811	N	N	1114 PIERCE AVE NE
002	880910	0050	6/15/11	\$219,000	\$211,000	1220	7	1991	Avg	7263	N	N	4002 NE 7TH CT
002	329180	0540	12/8/11	\$250,000	\$249,000	1240	7	1980	Avg	5940	N	N	2802 NE 4TH CT
002	780900	0045	12/29/09	\$304,500	\$264,000	1250	7	1958	VGood	7526	N	N	838 LYNNWOOD AVE NE
002	780900	0060	5/1/09	\$283,000	\$233,000	1250	7	1967	Good	8307	N	N	808 LYNNWOOD AVE NE
002	559290	0105	3/26/09	\$320,000	\$261,000	1260	7	1955	VGood	7200	Y	N	135 CAPRI AVE NE
002	780900	0040	8/5/10	\$230,000	\$208,000	1270	7	1958	Good	7500	N	N	842 LYNNWOOD AVE NE
002	106150	0720	5/6/10	\$223,000	\$198,000	1280	7	1965	Good	7220	N	N	1003 TACOMA AVE NE
002	245720	0170	12/10/10	\$226,000	\$210,000	1290	7	1959	Avg	9646	N	N	813 JEFFERSON AVE NE
002	285480	0220	10/20/09	\$229,950	\$196,000	1290	7	1958	Avg	7524	N	N	1023 LYNNWOOD AVE NE
002	329180	0390	5/9/11	\$247,000	\$236,000	1300	7	1984	Avg	7500	N	N	2613 NE 5TH PL
002	723130	0105	2/5/10	\$267,000	\$233,000	1320	7	1974	VGood	9779	Y	N	636 BLAINE AVE NE
002	807440	0045	4/8/10	\$292,500	\$259,000	1320	7	1961	Good	8453	N	N	839 LYNNWOOD AVE NE
002	723650	0065	3/8/11	\$200,250	\$189,000	1330	7	1959	Avg	8118	N	N	451 INDEX AVE NE
002	807440	0130	12/16/09	\$267,000	\$231,000	1340	7	1958	Good	8995	N	N	912 KIRKLAND AVE NE
002	329180	0230	7/27/09	\$285,000	\$239,000	1350	7	1984	Avg	7810	N	N	423 FERNDAL AVE NE
002	245720	0155	5/13/09	\$260,000	\$214,000	1360	7	1958	Avg	7800	N	N	2913 NE 8TH PL
002	746141	0100	4/28/11	\$215,000	\$205,000	1370	7	1978	Good	8400	N	N	1033 NEWPORT CT NE
002	780920	0010	10/28/09	\$271,000	\$232,000	1370	7	1959	Good	12492	N	N	915 MONROE AVE NE
002	894475	0420	1/26/11	\$247,000	\$232,000	1370	7	1997	Avg	2960	N	N	522 QUEEN PL NE
002	894475	0800	5/9/11	\$219,000	\$210,000	1370	7	1997	Avg	3639	N	N	528 SHELTON PL NE
002	106150	0790	3/19/09	\$275,000	\$224,000	1390	7	1963	Good	8025	N	N	1055 TACOMA AVE NE
002	329180	0030	4/9/09	\$286,500	\$235,000	1390	7	1986	Avg	7800	N	N	516 NE EDMONDS CT
002	780900	0015	2/9/10	\$290,000	\$254,000	1390	7	1958	Good	7500	N	N	920 LYNNWOOD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	042305	9343	12/4/09	\$261,000	\$225,000	1400	7	1995	Avg	8864	N	N	1420 QUEEN AVE NE
002	165753	0640	4/28/10	\$232,000	\$206,000	1410	7	2004	Avg	1273	N	N	442 TACOMA PL NE
002	285480	0125	5/26/09	\$345,000	\$285,000	1420	7	1997	Avg	13787	N	N	1025 MONROE AVE NE
002	285480	0125	9/15/10	\$280,000	\$256,000	1420	7	1997	Avg	13787	N	N	1025 MONROE AVE NE
002	337770	0160	6/25/09	\$250,000	\$208,000	1420	7	1986	Avg	8127	N	N	566 OLYMPIA AVE NE
002	285480	0185	5/6/10	\$215,000	\$191,000	1430	7	1958	Good	8346	N	N	1022 KIRKLAND AVE NE
002	165753	0550	2/25/11	\$198,500	\$187,000	1440	7	2004	Avg	1208	N	N	444 TACOMA AVE NE
002	746141	0020	11/23/11	\$225,000	\$223,000	1480	7	1978	Good	7314	N	N	1006 NEWPORT CT NE
002	285480	0070	2/22/10	\$300,000	\$263,000	1490	7	1959	Avg	8181	N	N	1042 LYNNWOOD AVE NE
002	106150	0670	8/10/09	\$287,000	\$241,000	1490	7	1963	Good	7410	N	N	1054 TACOMA AVE NE
002	807440	0155	10/7/09	\$272,700	\$232,000	1490	7	1958	Good	7685	N	N	833 KIRKLAND AVE NE
002	746141	0130	10/24/09	\$260,000	\$222,000	1550	7	1978	Good	7000	N	N	1005 NEWPORT CT NE
002	807440	0170	11/8/11	\$200,000	\$198,000	1550	7	1958	Good	8058	N	N	813 KIRKLAND AVE NE
002	430730	1010	5/22/09	\$290,000	\$240,000	1590	7	2002	Avg	3898	N	N	203 GLENNWOOD AVE SE
002	430731	0400	9/27/11	\$225,000	\$221,000	1590	7	2003	Avg	4108	N	N	100 GLENNWOOD PL NE
002	165753	0040	12/28/11	\$178,000	\$178,000	1600	7	2005	Avg	1700	N	N	4034 NE 4TH PL
002	106140	0090	3/18/10	\$240,000	\$211,000	1600	7	1962	Good	7684	N	N	1073 REDMOND AVE NE
002	894475	0060	8/10/11	\$242,000	\$236,000	1610	7	1998	Avg	2700	N	N	3715 NE 6TH ST
002	951099	0060	2/20/09	\$319,000	\$258,000	1670	7	2003	Avg	3186	N	N	3808 NE 14TH ST
002	951099	0090	10/12/11	\$229,000	\$226,000	1670	7	2003	Avg	3196	N	N	3815 NE 14TH PL
002	430731	0250	3/23/10	\$293,950	\$259,000	1680	7	2004	Avg	3600	N	N	2708 NE 2ND ST
002	430733	0110	9/11/09	\$295,000	\$250,000	1680	7	2003	Avg	3720	N	N	2742 SE 4TH ST
002	430733	0120	7/9/09	\$303,000	\$253,000	1680	7	2003	Avg	4584	N	N	2736 SE 4TH ST
002	430735	0200	10/19/11	\$225,000	\$222,000	1680	7	2004	Avg	4308	N	N	332 INDEX AVE SE
002	430735	1050	2/24/10	\$264,950	\$232,000	1680	7	2004	Avg	3480	N	N	316 KIRKLAND AVE SE
002	430735	1080	10/10/11	\$220,000	\$217,000	1680	7	2004	Avg	3678	N	N	334 KIRKLAND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	042540	0205	9/27/11	\$225,000	\$221,000	1690	7	1967	Good	6720	N	N	3423 NE 10TH PL
002	894475	0490	4/5/10	\$295,000	\$261,000	1690	7	1997	Avg	3688	N	N	3834 NE 5TH PL
002	165753	0420	3/9/11	\$236,300	\$223,000	1720	7	2005	Avg	2329	N	N	472 SHELTON PL NE
002	106150	0250	8/15/11	\$269,000	\$262,000	1740	7	1963	Good	7700	N	N	1110 SHELTON AVE NE
002	245720	0150	3/21/11	\$234,000	\$222,000	1740	7	1958	Good	8300	N	N	2907 NE 8TH PL
002	802974	0130	10/12/09	\$280,000	\$239,000	1750	7	2002	Avg	4552	N	N	511 QUEEN AVE NE
002	807420	0025	9/22/09	\$257,000	\$218,000	1750	7	1957	Good	7470	N	N	605 JEFFERSON AVE NE
002	165753	0120	11/19/09	\$283,950	\$244,000	1760	7	2004	Avg	4219	N	N	3940 NE 4TH CIR
002	165753	0180	10/22/10	\$234,000	\$215,000	1760	7	2005	Avg	2688	N	N	3912 NE 4TH CIR
002	165753	0220	3/23/09	\$283,000	\$231,000	1760	7	2005	Avg	2617	N	N	463 SHELTON PL NE
002	165753	0310	9/28/09	\$260,000	\$221,000	1760	7	2005	Avg	3953	N	N	423 SHELTON PL NE
002	165753	0410	3/16/11	\$228,000	\$216,000	1830	7	2005	Avg	1487	N	N	468 SHELTON PL NE
002	091150	0110	1/16/09	\$320,400	\$257,000	1870	7	1958	VGood	9750	N	N	1209 QUEEN AVE NE
002	894475	0320	10/13/10	\$285,000	\$262,000	1870	7	1997	Avg	3594	N	N	3718 NE 5TH ST
002	894475	0350	2/7/11	\$231,300	\$217,000	1870	7	1997	Avg	3854	N	N	505 REDMOND PL NE
002	722750	0066	12/24/09	\$295,000	\$255,000	1880	7	2009	Avg	4630	N	N	2035 NE 9TH ST
002	430733	0160	10/20/09	\$279,900	\$239,000	1910	7	2003	Avg	5715	N	N	314 HARRINGTON AVE SE
002	806290	0020	12/2/11	\$275,000	\$273,000	2030	7	1964	Good	8010	N	N	3504 NE 11TH PL
002	430730	0120	8/6/09	\$288,800	\$243,000	2120	7	2002	Avg	3916	N	N	2627 NE 1ST ST
002	430730	0630	12/21/11	\$232,000	\$232,000	2120	7	2003	Avg	3480	N	N	111 GLENNWOOD PL SE
002	430734	0440	4/9/10	\$276,500	\$245,000	2120	7	2004	Avg	3691	N	N	242 FERNDAL CT NE
002	430732	0370	4/22/10	\$333,000	\$295,000	2140	7	2003	Avg	7650	N	N	2725 SE 4TH ST
002	430730	0500	4/21/10	\$285,000	\$253,000	2160	7	2002	Avg	5338	N	N	206 GLENNWOOD PL SE
002	430731	0120	10/19/09	\$295,162	\$252,000	2160	7	2003	Avg	3600	N	N	2629 2ND ST SE
002	430733	0260	10/21/09	\$329,000	\$281,000	2160	7	2003	Avg	6549	N	N	263 INDEX PL SE
002	430734	0020	1/10/11	\$240,000	\$224,000	2160	7	2004	Avg	3600	N	N	2513 NE 2ND ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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	430735	0170	2/24/09	\$330,000	\$267,000	2160	7	2004	Avg	3583	N	N	314 INDEX AVE SE
002	430735	0920	5/15/09	\$320,000	\$264,000	2160	7	2004	Avg	4216	N	N	300 KIRKLAND PL SE
002	395590	0200	4/16/10	\$304,000	\$269,000	2200	7	2001	Avg	5115	N	N	250 BLAINE CT SE
002	722750	1368	2/15/11	\$305,000	\$287,000	2210	7	2002	Avg	5739	N	N	2125 NE 6TH CIR
002	801110	0085	8/17/09	\$335,000	\$282,000	2260	7	2009	Avg	6769	N	N	702 MONROE AVE NE
002	773610	0008	7/7/09	\$345,000	\$288,000	2270	7	2006	Avg	6001	N	N	1305 MONROE AVE NE
002	430730	0700	8/15/11	\$267,000	\$260,000	2330	7	2002	Avg	3480	N	N	179 GLENNWOOD PL SE
002	430730	0340	4/12/11	\$315,000	\$300,000	2340	7	2002	Avg	4275	N	N	271 FERNDAL AVE SE
002	430735	0980	12/21/09	\$300,000	\$260,000	2340	7	2004	Avg	3986	N	N	327 KIRKLAND PL SE
002	395590	0750	6/13/11	\$308,000	\$297,000	2420	7	2001	Avg	6196	N	N	2300 SE 3RD ST
002	430730	0780	1/20/10	\$300,000	\$261,000	2420	7	2003	Avg	4989	N	N	228 GLENNWOOD PL SE
002	430730	1180	12/23/11	\$282,500	\$282,000	2560	7	2003	Avg	3600	N	N	2835 NE 1ST ST
002	430734	0290	1/12/11	\$259,000	\$242,000	2560	7	2004	Avg	3480	N	N	234 EDMONDS PL NE
002	430734	0360	5/12/10	\$315,000	\$281,000	2560	7	2003	Avg	3741	N	N	227 FERNDAL CT NE
002	430735	0460	11/28/11	\$268,000	\$266,000	2560	7	2004	Avg	3480	N	N	322 INDEX PL SE
002	430731	0010	1/23/09	\$313,500	\$252,000	2580	7	2003	Avg	5264	N	N	107 GLENNWOOD PL SE
002	430731	0100	5/12/09	\$321,500	\$265,000	2580	7	2003	Avg	3600	N	N	2703 NE 2ND ST
002	430734	0730	6/24/09	\$319,000	\$266,000	2580	7	2004	Avg	3600	N	N	250 FERNDAL AVE NE
002	395590	0160	1/7/11	\$315,000	\$294,000	2620	7	2001	Avg	5618	N	N	259 CAMAS AVE SE
002	430735	1170	7/28/10	\$365,000	\$330,000	2620	7	2004	Avg	9353	N	N	326 LYNNWOOD AVE SE
002	329180	0050	12/16/09	\$382,000	\$330,000	2670	7	2008	Avg	8170	N	N	474 NE EDMONDS CT
002	395590	0020	9/20/11	\$297,000	\$291,000	2670	7	2001	Avg	6218	N	N	2414 SE 2ND PL
002	395590	0390	6/15/09	\$435,000	\$361,000	2670	7	2001	Avg	9237	N	N	257 BLAINE DR SE
002	430733	0040	6/28/11	\$360,000	\$348,000	2690	7	2003	Avg	8643	Y	N	2755 SE 4TH ST
002	395590	0500	12/1/09	\$399,999	\$345,000	2760	7	2001	Avg	5564	N	N	2215 SE 2ND PL
002	395590	1320	9/2/11	\$312,000	\$305,000	2760	7	2001	Avg	5883	N	N	2408 SE 3RD ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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	430730	0150	1/15/10	\$325,000	\$283,000	2820	7	2002	Avg	4050	N	N	115 FERNDALE AVE SE
002	430732	0200	8/16/10	\$340,000	\$309,000	3020	7	2003	Avg	5580	N	N	272 HARRINGTON AVE SE
002	430732	0180	2/23/11	\$318,000	\$300,000	3180	7	2003	Avg	5580	N	N	280 HARRINGTON AVE SE
002	430735	0560	5/27/10	\$408,000	\$365,000	4040	7	2004	Avg	8229	Y	N	2925 SE 4TH ST
002	395590	0980	6/24/10	\$450,000	\$404,000	4250	7	2001	Avg	7599	N	N	2301 SE 3RD ST
002	559290	0115	3/21/11	\$340,000	\$322,000	1210	8	1956	VGood	7200	Y	N	123 CAPRI AVE NE
002	559290	0215	7/22/11	\$363,000	\$352,000	1300	8	1955	Good	7866	Y	N	104 CAPRI AVE NE
002	559290	0330	12/13/10	\$338,000	\$314,000	1340	8	1956	Good	9862	Y	N	70 MONTEREY PL NE
002	559290	0180	1/27/11	\$310,000	\$291,000	1500	8	1954	Good	8500	Y	N	121 MONTEREY PL NE
002	559290	0305	10/26/11	\$296,857	\$293,000	1570	8	1953	Good	7557	Y	N	108 MONTEREY PL NE
002	092305	9246	6/8/10	\$384,000	\$344,000	1950	8	2004	Avg	6740	N	N	1005 SHELTON AVE NE
002	723650	0020	8/21/09	\$358,000	\$302,000	2060	8	1966	Good	7500	N	N	414 INDEX PL NE
002	801110	0006	2/18/10	\$297,000	\$260,000	2080	8	2005	Avg	6855	N	N	3315 NE 7TH CT
002	092305	9254	11/24/10	\$335,000	\$310,000	2330	8	2010	Avg	8500	N	N	546 MONROE AVE NE
002	330780	0030	6/16/11	\$355,000	\$342,000	2400	8	2004	Avg	9530	N	N	1306 REDMOND PL NE
002	092305	9250	9/30/11	\$260,000	\$256,000	2410	8	2004	Avg	5962	N	N	1004 SHELTON AVE NE
002	756970	0030	12/22/09	\$400,000	\$346,000	2430	8	2007	Avg	6019	N	N	3927 NE 9TH PL
002	756970	0040	6/1/10	\$415,000	\$371,000	2430	8	2007	Avg	7277	N	N	4003 NE 9TH PL
002	722780	0919	4/24/09	\$378,000	\$310,000	2470	8	2008	Avg	4945	N	N	2832 NE 7TH ST
002	722780	0823	4/8/09	\$380,000	\$311,000	2490	8	2008	Avg	4437	N	N	2917 NE 8TH ST
002	722780	0824	5/7/09	\$373,500	\$308,000	2490	8	2008	Avg	4527	N	N	2921 NE 8TH ST
002	092305	9255	2/4/11	\$350,000	\$329,000	2550	8	2010	Avg	6505	N	N	552 MONROE AVE NE
002	947620	0710	4/13/10	\$488,000	\$432,000	2470	9	2009	Avg	7200	Y	N	353 BRONSON WAY NE
002	330780	0080	11/9/10	\$358,750	\$331,000	2500	9	1978	VGood	21070	N	N	1303 REDMOND PL NE
002	092305	9105	4/2/10	\$533,000	\$471,000	3340	9	2008	Avg	8276	N	N	1158 QUEEN AVE NE
002	092305	9185	4/5/10	\$518,000	\$458,000	3140	10	2008	Avg	8033	N	N	1164 QUEEN AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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	092305	9187	2/27/09	\$670,000	\$543,000	3400	10	2008	Avg	7840	N	N	1152 QUEEN AVE NE
002	092305	9107	4/26/10	\$550,000	\$488,000	4020	10	2009	Avg	5029	N	N	1170 QUEEN AVE NE

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	019210	0050	5/25/11	\$204,000	DIAGNOSTIC OUTLIER
001	032305	9083	12/8/09	\$273,600	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
001	032305	9089	11/28/11	\$339,950	DOR RATIO; 2012 AV DOES NOT REFLECT SALE DATA
001	032305	9121	6/2/11	\$100,000	NO MARKET EXPOSURE; EASEMENT
001	032305	9164	12/3/10	\$445,000	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
001	032305	9164	9/7/11	\$236,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	042305	9030	10/7/10	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	042305	9147	5/26/09	\$149,500	DIAGNOSTIC OUTLIER
001	042305	9179	11/4/11	\$185,000	DIAGNOSTIC OUTLIER
001	042305	9197	2/28/11	\$266,741	FORECLOSURE; GOV AGENCY; EXEMPT EXCISE TAX
001	042305	9272	12/20/11	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	042305	9349	9/12/11	\$323,869	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
001	042305	9395	7/2/09	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	042305	9404	5/4/11	\$394,000	NON-REPRESENTATIVE SALE
001	042305	9406	8/4/11	\$419,765	DIAGNOSTIC OUTLIER
001	042800	0185	7/8/11	\$240,000	RELOCATION - SALE TO SERVICE
001	042800	0235	2/15/11	\$155,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	104130	0210	2/11/09	\$428,000	RELOCATION - SALE TO SERVICE
001	128800	0200	2/9/11	\$415,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	182870	0030	4/30/09	\$260,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	231100	0050	6/1/10	\$355,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	278770	1080	7/25/11	\$215,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
001	278772	0280	7/23/10	\$237,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	278772	0470	7/28/11	\$122,500	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	311990	0150	6/1/10	\$205,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
001	311990	0161	9/29/10	\$980,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	329540	0010	5/16/11	\$147,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	332740	0120	11/9/11	\$370,722	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
001	332740	0120	12/27/11	\$231,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	334210	3365	8/25/11	\$185,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR
001	334390	0202	12/2/11	\$222,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	334390	0584	3/19/10	\$187,500	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR
001	334390	0737	5/26/10	\$299,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	334390	1191	3/16/11	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	334390	1365	4/4/11	\$165,000	BOX PLOT OUTLIER
001	334390	1521	8/30/11	\$219,990	NON-REPRESENTATIVE SALE; SHORT SALE
001	334390	1527	3/17/11	\$180,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION SALE
001	334390	1643	4/27/09	\$157,818	NO MARKET EXPOSURE; QCD; RELATED PARTY
001	334390	1645	5/1/11	\$120,000	NO MARKET EXPOSURE
001	334390	1649	7/2/09	\$241,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	334390	1841	5/5/09	\$160,000	IMP CHAR CHANGED SINCE SALE; SHORT SALE
001	334390	1843	12/14/10	\$90,000	DOR RATIO; PARTIAL INTEREST; RELATED PARTY
001	334390	2159	8/30/11	\$439,950	DIAGNOSTIC OUTLIER
001	334390	2651	11/17/11	\$300,000	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
001	334390	3045	4/12/10	\$359,987	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
001	334390	3602	8/4/11	\$290,000	BUILDER - DEVELOPER SALE

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	334450	0045	6/26/09	\$318,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION SALE
001	334450	0165	6/14/11	\$199,000	DIAGNOSTIC OUTLIER
001	334450	0222	12/19/11	\$347,475	DOR RATIO; 2012 AV DOES NOT REFLECT SALE DATA
001	334510	0521	8/24/10	\$262,016	FORECLOSURE; GOV AGENCY; EXEMPT EXCISE TAX
001	344950	0150	1/19/11	\$137,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	344980	0070	2/8/10	\$580,000	RELOCATION - SALE TO SERVICE
001	344980	0160	9/22/11	\$570,000	DIAGNOSTIC OUTLIER
001	344981	0160	12/12/11	\$24,508	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	344982	0130	10/22/09	\$475,000	NO MARKET EXPOSURE
001	354230	0075	3/9/11	\$165,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION SALE
001	388832	0190	9/1/09	\$300,000	NON-REP SALE; NO MARKET EXPOSURE; SHORT SALE
001	516970	0150	9/16/11	\$350,000	NON-REPRESENTATIVE SALE
001	535830	0040	6/6/11	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	559205	0060	9/9/11	\$110,000	DOR RATIO; QUIT CLAIM DEED
001	666925	0100	8/26/10	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	722780	1300	2/22/11	\$350,000	FORECLOSURE; GOV AGENCY; EXEMPT EXCISE TAX
001	722780	1380	12/15/09	\$300,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	722780	1510	10/31/11	\$113,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	722780	1515	5/25/10	\$110,000	PREVIMP<=25K
001	722780	1765	12/28/11	\$159,000	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	754100	0020	12/1/10	\$225,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	754100	0060	3/8/11	\$226,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	778840	0090	10/12/10	\$180,000	DIAGNOSTIC OUTLIER
001	778840	0150	3/22/11	\$162,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	778900	0025	11/16/11	\$105,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	778900	0045	9/2/09	\$173,250	DIAGNOSTIC OUTLIER
001	802955	0110	3/8/11	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0060	12/5/11	\$520,600	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	802977	0090	9/13/10	\$500,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0130	8/12/09	\$545,667	FORECLOSURE; GOV AGENCY; EXEMPT FROM EXCISE TAX
001	802977	0140	7/1/11	\$560,000	RELOCATION - SALE TO SERVICE
001	802977	0290	8/26/11	\$440,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0360	9/23/11	\$435,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0400	6/29/11	\$480,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0460	4/2/10	\$545,000	RELOCATION - SALE TO SERVICE;
001	803540	0230	1/25/10	\$100,000	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	807904	0140	3/25/09	\$379,950	RELOCATION - SALE TO SERVICE
001	807904	0510	10/23/09	\$430,000	RELOCATION - SALE TO SERVICE
001	807904	0700	8/30/11	\$328,000	NON-REPRESENTATIVE SALE
001	813210	0170	5/17/10	\$389,950	RELOCATION - SALE TO SERVICE
001	920250	0250	4/2/10	\$2,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
001	929086	0160	9/26/09	\$159,713	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST
001	929086	0210	4/7/11	\$299,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	929086	0340	8/18/09	\$399,000	RELOCATION - SALE TO SERVICE
001	947750	0130	5/21/09	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR
001	947755	0080	12/7/11	\$470,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	952640	0050	9/21/10	\$108,000	DOR RATIO; QCD; PARTIAL INTEREST; RELATED PARTY
002	041800	0090	2/25/11	\$135,000	NON-REP SALE; CASH SALE; FINANCIAL INSTITUTION SALE
002	041800	0305	12/28/11	\$123,000	BOX PLOT OUTLIER
002	041800	0335	9/2/09	\$145,000	OBSOL;IMP. CHAR CHANGED SINCE SALE; SHORT SALE
002	041800	0390	1/29/09	\$179,950	PREVIMP<=25K
002	041800	0415	12/27/11	\$159,709	PREVIMP<=25K;GOV AGENCY; EXEMPT EXCISE TAX
002	041800	0525	4/11/11	\$128,000	DIAGNOSTIC OUTLIER
002	042000	0050	9/9/11	\$117,770	NON-REP SALE; EXEMPT EXCISE TAX; FINANCIAL INSTITUTION SALE
002	042100	0090	7/14/09	\$130,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION SALE
002	042100	0285	11/9/10	\$144,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	042100	0480	6/17/09	\$160,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
002	042100	0595	3/28/11	\$136,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	042100	0630	10/20/10	\$163,700	DIAGNOSTIC OUTLIER
002	042100	0635	3/21/11	\$118,750	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	042100	0655	1/19/11	\$120,418	PREVIMP<=25K;GOV AGENCY; EXEMPT FROM EXCISE TAX
002	042200	0010	2/28/11	\$235,000	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	042200	0010	11/4/11	\$130,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	042300	0250	7/15/11	\$100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	042300	0250	7/26/11	\$100,000	QUIT CLAIM DEED; EXEMPT EXCISE TAX; RELATED PARTY
002	042400	0010	2/8/11	\$165,000	DIAGNOSTIC OUTLIER
002	042400	0135	11/22/11	\$137,500	DIAGNOSTIC OUTLIER
002	042500	0070	8/24/10	\$165,000	DIAGNOSTIC OUTLIER
002	042520	0125	2/27/09	\$325,000	PRESENT CHAR DO NOT MATCH SALE CHAR
002	042540	0225	4/23/11	\$62,000	DOR RATIO; QUIT CLAIM DEED
002	042550	0140	6/10/10	\$230,000	QUIT CLAIM DEED; EXEMPT EXCISE TAX; RELATED PARTY
002	042550	0160	3/28/11	\$173,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
002	082305	9141	11/15/11	\$150,000	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	091150	0105	1/6/10	\$150,000	DIAGNOSTIC OUTLIER
002	091150	0125	5/6/10	\$120,000	QUIT CLAIM DEED
002	092305	9205	11/7/11	\$72,500	DOR RATIO
002	106140	0400	4/14/10	\$243,281	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
002	106150	0840	2/13/09	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE
002	165753	0200	5/24/11	\$282,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	298740	0030	11/29/10	\$29,614	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
002	329180	0050	1/7/09	\$176,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
002	395590	0390	5/18/09	\$435,000	RELOCATION - SALE TO SERVICE
002	395590	1030	3/10/09	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	395590	1090	6/24/09	\$179,180	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
002	430730	0570	7/14/11	\$338,101	NO MARKET EXPOSURE; GOVERNMENT AGENCY
002	430730	0780	10/30/09	\$290,650	FORECLOSURE; GOV AGENCY; EXEMPT FROM EXCISE TAX
002	430734	0050	10/27/11	\$416,387	FORECLOSURE; GOV AGENCY; EXEMPT FROM EXCISE TAX
002	430734	0070	3/20/09	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	430734	0310	11/10/11	\$406,490	FORECLOSURE; GOV AGENCY; EXEMPT FROM EXCISE TAX
002	430735	0120	1/6/09	\$268,700	RELATED PARTY, FRIEND, OR NEIGHBOR
002	430735	0320	3/17/11	\$210,000	DIAGNOSTIC OUTLIER
002	508590	0010	10/1/09	\$238,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	559290	0025	6/2/09	\$282,500	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	559290	0030	2/17/11	\$250,000	BOX PLOT OUTLIER
002	559290	0265	6/2/09	\$255,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
002	722750	0105	12/12/11	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722750	0180	10/26/10	\$162,000	DIAGNOSTIC OUTLIER
002	722750	0305	2/7/09	\$150,000	NON-REPRESENTATIVE SALE
002	722750	0365	11/1/11	\$119,270	DIAGNOSTIC OUTLIER
002	722750	0670	11/8/11	\$178,284	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	722750	0875	7/22/09	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	722750	0960	6/10/09	\$150,000	DIAGNOSTIC OUTLIER
002	722750	1135	12/7/11	\$289,701	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	722750	1205	12/4/09	\$137,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
002	722750	1210	9/28/10	\$130,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	722750	1235	11/15/11	\$85,000	IMP CHAR CHANGED SINCE SALE; DOR RATIO; ESTATE ADMINISTRATOR
002	722750	1335	2/10/09	\$373,838	FORECLOSURE; GOV AGENCY; EXEMPT EXCISE TAX
002	722750	1385	9/28/09	\$137,950	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
002	722750	1400	12/15/11	\$70,000	DOR RATIO;ESTATE ADMINISTRATOR
002	722750	1465	5/15/10	\$85,000	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	722750	1600	8/26/11	\$150,000	DIAGNOSTIC OUTLIER
002	722750	1675	6/4/10	\$296,511	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
002	722750	1880	6/4/10	\$228,900	DIAGNOSTIC OUTLIER
002	722750	1905	3/16/09	\$151,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	722750	2080	12/29/10	\$137,319	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	722750	2265	5/6/11	\$143,962	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	722750	2375	7/9/10	\$165,000	DIAGNOSTIC OUTLIER
002	722750	2375	3/27/09	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	722750	2410	8/11/09	\$164,000	NON-REPRESENTATIVE SALE
002	722750	2455	12/3/09	\$149,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	722780	0695	12/19/11	\$182,750	BANKRUPTCY; EXEMPT EXCISE TAX; NO MARKET EXPOSURE
002	722780	0720	7/13/10	\$152,809	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	722780	0810	10/10/11	\$125,000	DIAGNOSTIC OUTLIER
002	722780	0910	10/11/11	\$225,000	PRESENT AV DOES NOT MATCH SALE CHARACTERISTICS
002	723130	0010	12/14/11	\$175,000	DIAGNOSTIC OUTLIER
002	723650	0045	4/26/11	\$243,000	ACTIVE PERMIT BEFORE SALE>25K
002	780900	0045	11/10/09	\$304,500	RELOCATION - SALE TO SERVICE
002	780920	0030	5/7/09	\$200,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	801110	0105	8/6/09	\$145,100	IMP CHAR CHANGED SINCE SALE; SHORT SALE
002	807440	0045	6/15/09	\$292,500	RELOCATION - SALE TO SERVICE
002	807440	0070	8/10/09	\$115,000	PARTIAL INTEREST; RELATED PARTY; ESTATE ADMINISTRATOR
002	894475	0600	5/6/09	\$75,936	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	894475	0660	5/7/09	\$140,000	QUIT CLAIM DEED
002	894475	0870	1/21/11	\$204,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	894850	0060	12/15/11	\$165,000	DIAGNOSTIC OUTLIER
002	894850	0080	3/4/09	\$231,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR
002	947620	0400	5/4/11	\$80,700	DOR RATIO
002	947620	0430	9/3/09	\$151,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	947620	0600	1/20/09	\$136,011	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
002	947620	0675	1/25/10	\$150,000	PREVIMP<=25K
002	947620	0710	6/22/09	\$100,000	DOR RATIO; NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE
002	947670	0075	2/24/10	\$150,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	032305	9321	6/28/2010	\$230,000	7450	N	N
001	042305	9210	9/16/2010	\$100,000	5169	N	N
001	042305	9399	4/14/2011	\$108,000	7876	N	N
001	042305	9400	7/19/2011	\$107,000	5001	N	N
001	042305	9400	8/3/2009	\$100,000	5001	N	N
001	042305	9402	4/21/2010	\$100,000	5600	N	N
001	042305	9404	12/30/2010	\$100,000	5001	N	N
001	334390	2159	2/17/2011	\$90,000	6136	N	N
001	334390	3651	8/13/2010	\$115,000	6312	N	N
001	334450	0129	3/3/2010	\$115,000	5000	Y	N
001	334450	0130	12/29/2010	\$225,000	14856	Y	N
001	334450	0132	2/25/2010	\$120,000	5592	Y	N
001	523000	0210	1/21/2010	\$202,000	31150	N	N
001	934760	0110	7/16/2010	\$125,000	5806	N	N
002	947620	0566	5/7/2009	\$165,000	8113	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	032305	9089	5/23/2011	\$85,000	2012 AV DOESN'T REFLECT SALE CHAR;FINANCE INST SALE
001	032305	9096	10/3/2011	\$150,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	032305	9194	2/11/2010	\$175,000	LAND SALE INCLUDES FOUNDATION & FRAMING OF IMP
001	032305	9321	1/5/2011	\$700,000	IMPROVED SALE
001	032305	9324	12/11/2011	\$658,645	IMPROVED SALE
001	042305	9090	7/14/2009	\$200,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	042305	9197	11/30/2011	\$110,000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
001	042305	9231	12/9/2010	\$581,000	LOT SEGGED AFTER SALE
001	334390	1640	9/29/2011	\$166,400	QCD; RELATED PARTY/FRIEND/NEIGHBOR
001	334510	0320	12/21/2009	\$8,009	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	344950	0055	4/15/2011	\$10,000	QCD; RELATED PARTY/FRIEND/NEIGHBOR
001	418720	0040	9/9/2010	\$438,600	IMPROVED SALE
001	418720	0050	4/5/2010	\$1,651,100	NEW PLAT(LESS THAN 20% SOLD);MULTI-PARCEL SALE
001	418720	0070	8/6/2010	\$412,200	IMPROVED SALE
001	418720	0210	8/20/2010	\$428,550	IMPROVED SALE
001	947755	0090	6/3/2010	\$125,000	NON-REPRESENTATIVE SALE