

Residential Revalue

2012 Assessment Roll

East Central Shoreline

Area 89

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.

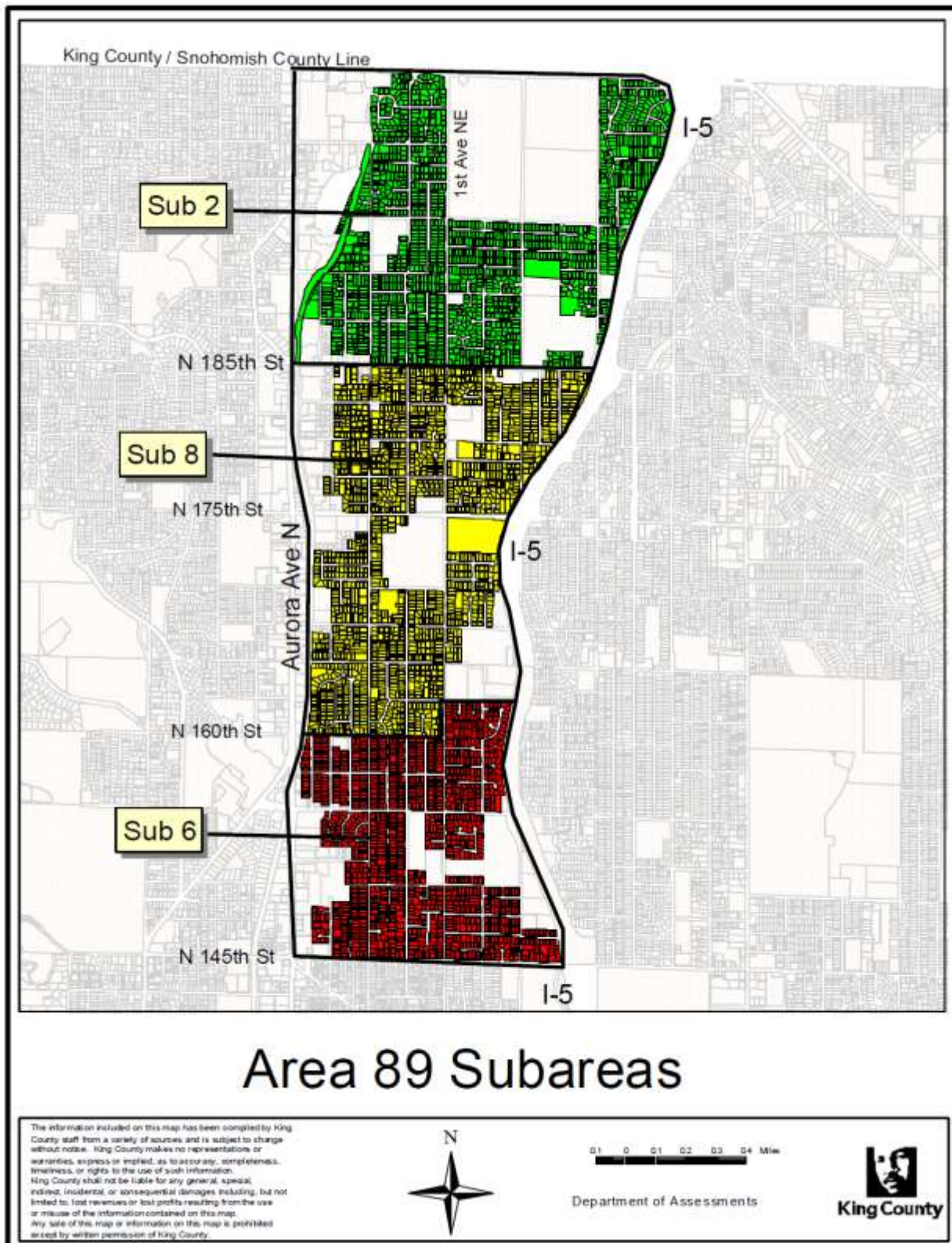
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



East Central Shoreline

Housing



Grade 5/ Year Built 1943/ Total Living Area 740



Grade 6/ Year Built 1948/ Total Living Area 910



Grade 7/ Year Built 1960/ Total Living Area 1,650



Grade 8/ Year Built 1979/ Total Living Area 2,030



Grade 9/ Year Built 2006/ Total Living Area 3,080



Grade 10/ Year Built 1980/ Total Living Area 4,310

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: East Central Shoreline/89

Number of Improved Sales: 274

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 | \$131,400 | \$135,000 | \$266,400 | | | |
| 2012 Value | \$117,600 | \$121,900 | \$239,500 | \$263,400 | 90.9% | 10.39% |
| Change | -\$13,800 | -\$13,100 | -\$26,900 | | | |
| % Change | -10.5% | -9.7% | -10.1% | | | |

*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 | \$135,200 | \$134,900 | \$270,100 |
| 2012 Value | \$121,000 | \$121,500 | \$242,500 |
| Percent Change | -10.5% | -9.9% | -10.2% |

Number of one to three unit residences in the population: 4,176

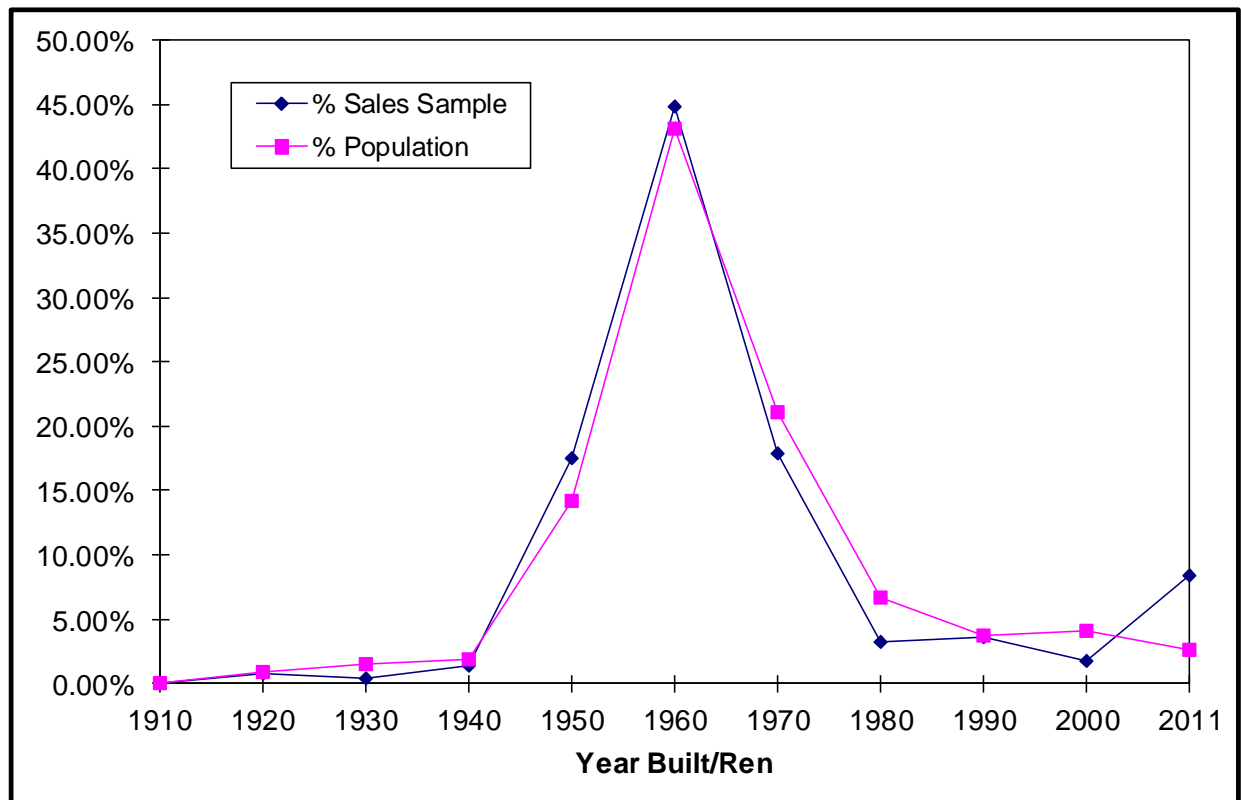
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed parcels located in sub area 6 had a lower assessment ratio and their values were adjusted downward less than others. The remaining parcels required a single standard area downward adjustment.

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 | 2 | 0.73% |
| 1930 | 1 | 0.36% |
| 1940 | 4 | 1.46% |
| 1950 | 48 | 17.52% |
| 1960 | 123 | 44.89% |
| 1970 | 49 | 17.88% |
| 1980 | 9 | 3.28% |
| 1990 | 10 | 3.65% |
| 2000 | 5 | 1.82% |
| 2011 | 23 | 8.39% |
| | 274 | |

| Population | | |
|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 4 | 0.10% |
| 1920 | 39 | 0.93% |
| 1930 | 61 | 1.46% |
| 1940 | 80 | 1.92% |
| 1950 | 591 | 14.15% |
| 1960 | 1801 | 43.13% |
| 1970 | 880 | 21.07% |
| 1980 | 280 | 6.70% |
| 1990 | 158 | 3.78% |
| 2000 | 170 | 4.07% |
| 2011 | 112 | 2.68% |
| | 4176 | |

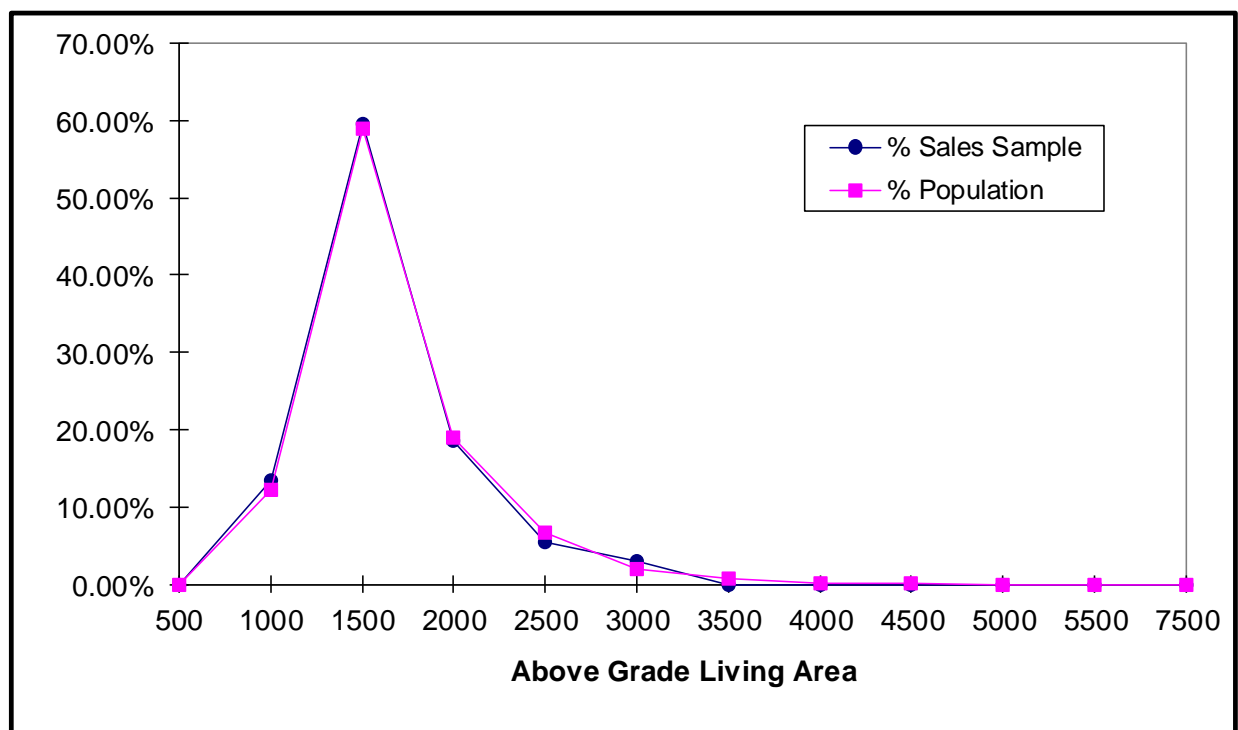


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|---------------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 0 | 0.00% |
| 1000 | 37 | 13.50% |
| 1500 | 163 | 59.49% |
| 2000 | 51 | 18.61% |
| 2500 | 15 | 5.47% |
| 3000 | 8 | 2.92% |
| 3500 | 0 | 0.00% |
| 4000 | 0 | 0.00% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| 274 | | |

| Population | | |
|-------------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 1 | 0.02% |
| 1000 | 509 | 12.19% |
| 1500 | 2464 | 59.00% |
| 2000 | 797 | 19.09% |
| 2500 | 279 | 6.68% |
| 3000 | 86 | 2.06% |
| 3500 | 28 | 0.67% |
| 4000 | 8 | 0.19% |
| 4500 | 3 | 0.07% |
| 5000 | 1 | 0.02% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| 4176 | | |

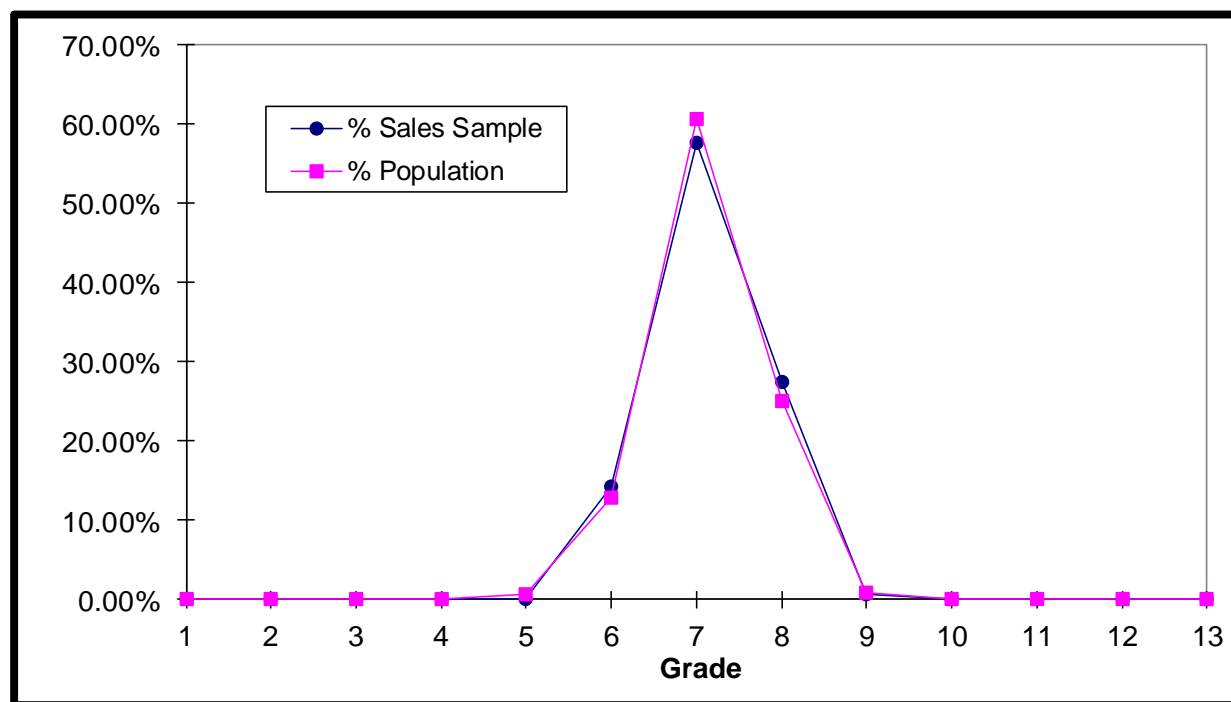


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

| 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 | 39 | 14.23% |
| 7 | 158 | 57.66% |
| 8 | 75 | 27.37% |
| 9 | 2 | 0.73% |
| 10 | 0 | 0.00% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 274 | | |

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 24 | 0.57% |
| 6 | 537 | 12.86% |
| 7 | 2534 | 60.68% |
| 8 | 1042 | 24.95% |
| 9 | 38 | 0.91% |
| 10 | 1 | 0.02% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 4176 | | |



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 2 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 10.5% 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 parcels located in sub area 6 had a lower assessment ratio and their values were adjusted downward less than others. The remaining parcels required a single standard area downward adjustment. 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 274 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 90.9%. 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 -10.2%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 89 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

-11.66%

Sub Area 6

Yes

% Adjustment

-5.67%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in sub area 6 would *approximately* receive a -5.67% downward adjustment. 1,164 parcels in the improved population would receive this adjustment. There were 82 sales.

Generally sub area 6 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

75% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 89 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 \$250,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.897, resulting in an adjusted value of \$224,000 (\$250,000 X .897=\$224,250 – rounded to the nearest \$1,000).

| Market Adjustment to 1/1/2012 | | |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date | Downward Adjustment (Factor) | Equivalent Percent |
| 1/1/2009 | 0.783 | -21.7% |
| 2/1/2009 | 0.789 | -21.1% |
| 3/1/2009 | 0.795 | -20.5% |
| 4/1/2009 | 0.801 | -19.9% |
| 5/1/2009 | 0.807 | -19.3% |
| 6/1/2009 | 0.813 | -18.7% |
| 7/1/2009 | 0.819 | -18.1% |
| 8/1/2009 | 0.825 | -17.5% |
| 9/1/2009 | 0.831 | -16.9% |
| 10/1/2009 | 0.837 | -16.3% |
| 11/1/2009 | 0.843 | -15.7% |
| 12/1/2009 | 0.849 | -15.1% |
| 1/1/2010 | 0.856 | -14.4% |
| 2/1/2010 | 0.862 | -13.8% |
| 3/1/2010 | 0.867 | -13.3% |
| 4/1/2010 | 0.873 | -12.7% |
| 5/1/2010 | 0.879 | -12.1% |
| 6/1/2010 | 0.885 | -11.5% |
| 7/1/2010 | 0.891 | -10.9% |
| 8/1/2010 | 0.897 | -10.3% |
| 9/1/2010 | 0.904 | -9.6% |
| 10/1/2010 | 0.910 | -9.0% |
| 11/1/2010 | 0.916 | -8.4% |
| 12/1/2010 | 0.922 | -7.8% |
| 1/1/2011 | 0.928 | -7.2% |
| 2/1/2011 | 0.934 | -6.6% |
| 3/1/2011 | 0.939 | -6.1% |
| 4/1/2011 | 0.946 | -5.4% |
| 5/1/2011 | 0.952 | -4.8% |
| 6/1/2011 | 0.958 | -4.2% |
| 7/1/2011 | 0.964 | -3.6% |
| 8/1/2011 | 0.970 | -3.0% |
| 9/1/2011 | 0.976 | -2.4% |
| 10/1/2011 | 0.982 | -1.8% |
| 11/1/2011 | 0.988 | -1.2% |
| 12/1/2011 | 0.994 | -0.6% |
| 1/1/2012 | 1.000 | 0.0% |

Improved Sales Used in this Annual Update Analysis
Area 89
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|-------------------------|
| 2 | 397170 | 0869 | 4/19/10 | \$257,000 | \$225,000 | 780 | 6 | 1953 | Avg | 7010 | N | N | 19557 7TH AVE NE |
| 2 | 618770 | 0490 | 8/19/09 | \$283,000 | \$235,000 | 840 | 6 | 1955 | Avg | 7199 | N | N | 20139 6TH PL NE |
| 2 | 222530 | 0141 | 5/29/09 | \$225,000 | \$183,000 | 950 | 6 | 1947 | Avg | 15540 | N | N | 2338 N 185TH ST |
| 2 | 618770 | 0160 | 3/29/11 | \$195,000 | \$184,000 | 980 | 6 | 1951 | Avg | 7472 | N | N | 810 NE 201ST ST |
| 2 | 397170 | 0835 | 5/6/11 | \$235,000 | \$224,000 | 1130 | 6 | 1950 | Good | 14280 | N | N | 722 NE 198TH ST |
| 2 | 107210 | 0035 | 7/12/11 | \$240,000 | \$232,000 | 1150 | 6 | 1952 | Avg | 8640 | N | N | 19226 BURKE AVE N |
| 2 | 937330 | 0125 | 8/18/11 | \$155,000 | \$151,000 | 1360 | 6 | 1952 | Avg | 10943 | N | N | 517 NE 195TH ST |
| 2 | 012710 | 0020 | 5/26/11 | \$205,000 | \$196,000 | 1410 | 6 | 1949 | Avg | 6500 | N | N | 1632 N 200TH ST |
| 2 | 618770 | 0355 | 10/14/09 | \$259,900 | \$218,000 | 960 | 7 | 1953 | Avg | 8519 | N | N | 20130 6TH AVE NE |
| 2 | 222530 | 0128 | 11/21/10 | \$225,000 | \$207,000 | 970 | 7 | 1949 | Avg | 9061 | N | N | 2128 N 185TH ST |
| 2 | 062604 | 9103 | 11/3/11 | \$235,000 | \$232,000 | 1030 | 7 | 1954 | Avg | 8760 | N | N | 18515 MERIDIAN AVE N |
| 2 | 566610 | 0110 | 9/22/09 | \$288,000 | \$241,000 | 1040 | 7 | 1954 | Avg | 8200 | N | N | 321 NE 194TH ST |
| 2 | 664800 | 0020 | 8/3/11 | \$305,000 | \$296,000 | 1070 | 7 | 1957 | Avg | 7885 | N | N | 20030 MERIDIAN PL N |
| 2 | 062604 | 9119 | 8/2/10 | \$318,500 | \$286,000 | 1070 | 7 | 1956 | Avg | 9000 | N | N | 20039 WALLINGFORD AVE N |
| 2 | 107510 | 0115 | 7/27/09 | \$285,000 | \$235,000 | 1070 | 7 | 1954 | Avg | 8887 | N | N | 19512 WALLINGFORD AVE N |
| 2 | 618770 | 0170 | 4/10/09 | \$280,000 | \$225,000 | 1070 | 7 | 1951 | Good | 7200 | N | N | 822 NE 201ST ST |
| 2 | 873010 | 0045 | 2/18/10 | \$250,000 | \$216,000 | 1100 | 7 | 1955 | Avg | 7458 | N | N | 19204 3RD AVE NE |
| 2 | 062604 | 9108 | 4/21/11 | \$292,500 | \$278,000 | 1110 | 7 | 1962 | Avg | 8500 | N | N | 20037 MERIDIAN AVE N |
| 2 | 107610 | 0085 | 9/25/09 | \$330,000 | \$276,000 | 1140 | 7 | 1953 | Avg | 8055 | N | N | 2148 N 194TH ST |
| 2 | 107210 | 0050 | 10/11/11 | \$200,000 | \$197,000 | 1150 | 7 | 1952 | Avg | 8640 | N | N | 19242 BURKE AVE N |
| 2 | 398530 | 0326 | 8/6/09 | \$294,950 | \$244,000 | 1170 | 7 | 1952 | Avg | 6699 | N | N | 702 NE 195TH ST |
| 2 | 856328 | 0025 | 5/27/11 | \$310,000 | \$297,000 | 1180 | 7 | 1955 | Avg | 8520 | N | N | 18562 WALLINGFORD AVE N |
| 2 | 062604 | 9118 | 5/26/10 | \$316,000 | \$279,000 | 1180 | 7 | 1955 | Avg | 8960 | N | N | 18551 MERIDIAN AVE N |
| 2 | 107210 | 0155 | 4/7/10 | \$319,000 | \$279,000 | 1190 | 7 | 1953 | Avg | 7830 | N | N | 1821 N 195TH ST |

Improved Sales Used in this Annual Update Analysis
Area 89
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|-------------------------|
| 2 | 107810 | 0015 | 10/28/09 | \$353,000 | \$297,000 | 1200 | 7 | 1956 | Avg | 9100 | N | N | 20012 WALLINGFORD AVE N |
| 2 | 566610 | 0125 | 4/7/10 | \$280,000 | \$245,000 | 1250 | 7 | 1954 | Avg | 8262 | N | N | 316 NE 194TH ST |
| 2 | 664810 | 0040 | 6/9/11 | \$277,000 | \$266,000 | 1250 | 7 | 1957 | Good | 8510 | N | N | 20327 MERIDIAN AVE N |
| 2 | 107210 | 0070 | 4/25/10 | \$286,500 | \$252,000 | 1260 | 7 | 1952 | Avg | 8640 | N | N | 19272 BURKE AVE N |
| 2 | 222730 | 0015 | 9/13/11 | \$179,000 | \$175,000 | 1260 | 7 | 1951 | Avg | 6665 | N | N | 1112 N 199TH ST |
| 2 | 219630 | 0005 | 8/24/11 | \$326,000 | \$318,000 | 1270 | 7 | 1958 | Avg | 9460 | N | N | 302 NE 193RD ST |
| 2 | 444090 | 0020 | 3/11/10 | \$319,000 | \$277,000 | 1270 | 7 | 1959 | Avg | 7245 | N | N | 1719 N 204TH PL |
| 2 | 222990 | 0120 | 12/14/10 | \$270,000 | \$250,000 | 1270 | 7 | 1953 | Avg | 9425 | N | N | 1621 N 190TH ST |
| 2 | 222530 | 0447 | 11/13/09 | \$278,000 | \$235,000 | 1270 | 7 | 1950 | Avg | 7696 | N | N | 316 NE 185TH ST |
| 2 | 242690 | 0080 | 10/17/11 | \$297,000 | \$293,000 | 1280 | 7 | 1956 | Avg | 8460 | N | N | 20217 ASHWORTH PL N |
| 2 | 618770 | 0195 | 10/6/11 | \$189,000 | \$186,000 | 1290 | 7 | 1951 | Avg | 7840 | N | N | 20108 7TH AVE NE |
| 2 | 107210 | 0110 | 6/16/11 | \$250,000 | \$240,000 | 1320 | 7 | 1953 | Avg | 8640 | N | N | 19227 BURKE AVE N |
| 2 | 613530 | 0040 | 9/28/09 | \$200,000 | \$167,000 | 1320 | 7 | 1950 | Avg | 8533 | N | N | 516 NE 195TH ST |
| 2 | 107910 | 0035 | 4/23/09 | \$350,000 | \$282,000 | 1330 | 7 | 1955 | Good | 9066 | N | N | 2142 N 192ND ST |
| 2 | 223180 | 0110 | 12/16/11 | \$255,000 | \$254,000 | 1350 | 7 | 1961 | Avg | 8468 | N | N | 2357 N 192ND ST |
| 2 | 223050 | 0080 | 6/15/10 | \$270,000 | \$240,000 | 1390 | 7 | 1953 | Avg | 9116 | N | N | 1850 N 190TH ST |
| 2 | 760970 | 0040 | 8/7/09 | \$339,950 | \$281,000 | 1400 | 7 | 1958 | Avg | 8846 | N | N | 148 NE 193RD ST |
| 2 | 222350 | 0023 | 5/29/09 | \$305,000 | \$248,000 | 1400 | 7 | 1957 | Good | 10482 | N | N | 1652 N 199TH ST |
| 2 | 107710 | 0060 | 5/12/11 | \$205,000 | \$196,000 | 1400 | 7 | 1954 | Avg | 8727 | N | N | 1615 N 196TH PL |
| 2 | 107410 | 0095 | 10/14/10 | \$229,000 | \$209,000 | 1420 | 7 | 1953 | Avg | 8121 | N | N | 19525 MERIDIAN AVE N |
| 2 | 222670 | 0015 | 6/21/10 | \$305,000 | \$271,000 | 1460 | 7 | 1955 | Avg | 9517 | N | N | 1615 N 199TH ST |
| 2 | 760970 | 0010 | 10/24/11 | \$242,500 | \$239,000 | 1460 | 7 | 1958 | Avg | 8878 | N | N | 110 NE 193RD ST |
| 2 | 242690 | 0156 | 5/11/11 | \$295,000 | \$281,000 | 1470 | 7 | 1956 | Avg | 9352 | N | N | 20220 ASHWORTH PL N |
| 2 | 397170 | 0745 | 8/3/09 | \$370,000 | \$305,000 | 1470 | 7 | 1987 | Avg | 9483 | N | N | 613 NE 200TH ST |
| 2 | 222630 | 0075 | 5/13/10 | \$280,000 | \$247,000 | 1480 | 7 | 1954 | Good | 8081 | N | N | 2328 N 193RD ST |
| 2 | 199970 | 0025 | 11/20/09 | \$338,000 | \$286,000 | 1490 | 7 | 1953 | Avg | 8278 | N | N | 18803 DENSMORE AVE N |

Improved Sales Used in this Annual Update Analysis
Area 89
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|-------------------------|
| 2 | 241990 | 0020 | 1/5/11 | \$275,000 | \$255,000 | 1510 | 7 | 1955 | Avg | 9119 | N | N | 1826 N 199TH ST |
| 2 | 199970 | 0060 | 12/8/11 | \$207,000 | \$206,000 | 1520 | 7 | 1957 | Avg | 7940 | N | N | 18809 WALLINGFORD AVE N |
| 2 | 618770 | 0375 | 6/3/11 | \$186,000 | \$178,000 | 1530 | 7 | 1952 | Avg | 8150 | N | N | 20156 6TH AVE NE |
| 2 | 242690 | 0120 | 10/7/11 | \$302,000 | \$297,000 | 1540 | 7 | 1956 | Good | 8253 | N | N | 1651 N 203RD ST |
| 2 | 222670 | 0045 | 5/24/10 | \$385,000 | \$340,000 | 1550 | 7 | 1955 | Good | 9505 | N | N | 1653 N 199TH ST |
| 2 | 107910 | 0045 | 8/27/09 | \$325,000 | \$270,000 | 1590 | 7 | 1955 | Avg | 9045 | N | N | 2156 N 192ND ST |
| 2 | 107910 | 0075 | 5/27/10 | \$270,000 | \$239,000 | 1630 | 7 | 2003 | Avg | 9072 | N | N | 2137 N 192ND ST |
| 2 | 618770 | 0395 | 7/20/11 | \$222,720 | \$215,000 | 1670 | 7 | 1950 | Avg | 7200 | N | N | 617 NE 204TH ST |
| 2 | 397170 | 0900 | 6/9/10 | \$280,000 | \$248,000 | 1720 | 7 | 1984 | Avg | 6141 | N | N | 19846 5TH AVE NE |
| 2 | 199970 | 0055 | 11/30/11 | \$299,950 | \$298,000 | 1740 | 7 | 1955 | Good | 8203 | N | N | 18805 WALLINGFORD AVE N |
| 2 | 566610 | 0080 | 5/12/10 | \$325,000 | \$286,000 | 1770 | 7 | 1954 | Good | 7944 | N | N | 141 NE 194TH ST |
| 2 | 446590 | 0020 | 6/14/11 | \$235,000 | \$226,000 | 1780 | 7 | 1951 | Good | 14328 | N | N | 1313 N 192ND ST |
| 2 | 242690 | 0020 | 4/14/09 | \$335,000 | \$269,000 | 1810 | 7 | 1956 | Avg | 8200 | N | N | 1662 N 203RD ST |
| 2 | 222530 | 0126 | 7/10/09 | \$315,000 | \$259,000 | 1870 | 7 | 1984 | Avg | 7200 | N | N | 2134 N 185TH ST |
| 2 | 222290 | 0152 | 11/8/10 | \$345,000 | \$316,000 | 2000 | 7 | 1963 | Avg | 9666 | N | N | 19215 ASHWORTH AVE N |
| 2 | 222350 | 0021 | 2/24/09 | \$370,000 | \$294,000 | 2000 | 7 | 1990 | Avg | 10223 | N | N | 19925 WALLINGFORD AVE N |
| 2 | 164350 | 0016 | 7/15/10 | \$241,000 | \$215,000 | 2060 | 7 | 1962 | Avg | 7369 | N | N | 18833 STONE AVE N |
| 2 | 777285 | 0070 | 2/24/09 | \$243,500 | \$193,000 | 1160 | 8 | 2007 | Avg | 3799 | N | N | 1178 N 198TH ST |
| 2 | 777285 | 0050 | 4/12/10 | \$249,950 | \$219,000 | 1160 | 8 | 2007 | Avg | 1423 | N | N | 1182 N 198TH ST |
| 2 | 777285 | 0170 | 2/25/09 | \$273,754 | \$217,000 | 1170 | 8 | 2007 | Avg | 1549 | Y | N | 1194 N 198TH ST |
| 2 | 777285 | 0040 | 2/25/10 | \$255,000 | \$221,000 | 1180 | 8 | 2007 | Avg | 1440 | N | N | 1184 N 198TH ST |
| 2 | 777285 | 0090 | 2/9/09 | \$234,950 | \$186,000 | 1180 | 8 | 2007 | Avg | 1622 | N | N | 1174 N 198TH ST |
| 2 | 323535 | 0030 | 10/19/10 | \$260,000 | \$237,000 | 1190 | 8 | 1975 | Avg | 8570 | N | N | 18510 MERIDIAN CT N |
| 2 | 222530 | 0208 | 4/21/11 | \$349,000 | \$331,000 | 1290 | 8 | 1994 | Avg | 8513 | N | N | 2325 N 190TH ST |
| 2 | 141930 | 0070 | 2/24/11 | \$299,950 | \$281,000 | 1350 | 8 | 1990 | Avg | 8690 | N | N | 413 NE 189TH CT |
| 2 | 222530 | 0421 | 3/4/09 | \$333,500 | \$265,000 | 1360 | 8 | 1984 | Avg | 8476 | N | N | 18523 3RD AVE NE |

Improved Sales Used in this Annual Update Analysis
Area 89
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------------|
| 2 | 777200 | 0030 | 11/9/10 | \$335,000 | \$307,000 | 1380 | 8 | 1962 | Avg | 7210 | N | N | 2120 N 187TH ST |
| 2 | 856330 | 0045 | 8/16/11 | \$325,000 | \$316,000 | 1420 | 8 | 1959 | Avg | 8895 | N | N | 18533 BURKE AVE N |
| 2 | 777285 | 0060 | 2/25/09 | \$264,950 | \$210,000 | 1420 | 8 | 2007 | Avg | 3542 | N | N | 1180 N 198TH ST |
| 2 | 777285 | 0080 | 8/23/10 | \$220,000 | \$198,000 | 1420 | 8 | 2007 | Avg | 1604 | N | N | 1176 N 198TH ST |
| 2 | 223100 | 0030 | 5/9/11 | \$379,000 | \$361,000 | 1450 | 8 | 1961 | Good | 8800 | N | N | 1615 N 197TH PL |
| 2 | 777285 | 0130 | 4/10/09 | \$245,000 | \$197,000 | 1450 | 8 | 2007 | Avg | 2048 | N | N | 1166 N 198TH ST |
| 2 | 777285 | 0150 | 2/20/09 | \$267,550 | \$212,000 | 1450 | 8 | 2007 | Avg | 4535 | N | N | 1162 N 198TH ST |
| 2 | 777285 | 0140 | 2/9/09 | \$261,000 | \$206,000 | 1450 | 8 | 2007 | Avg | 1963 | N | N | 1164 N 198TH ST |
| 2 | 777285 | 0120 | 3/5/10 | \$249,950 | \$217,000 | 1450 | 8 | 2007 | Avg | 2172 | N | N | 1168 N 198TH ST |
| 2 | 777285 | 0010 | 2/11/09 | \$320,000 | \$253,000 | 1630 | 8 | 2007 | Avg | 3036 | Y | N | 1190 N 198TH ST |
| 2 | 856328 | 0040 | 5/4/10 | \$349,500 | \$308,000 | 1940 | 8 | 1956 | Good | 9940 | N | N | 18542 WALLINGFORD AVE N |
| 2 | 062604 | 9136 | 10/14/10 | \$394,500 | \$360,000 | 1980 | 8 | 1960 | Avg | 13440 | N | N | 18811 MERIDIAN AVE N |
| 2 | 776740 | 0050 | 6/9/10 | \$363,000 | \$322,000 | 2010 | 8 | 1980 | Avg | 8850 | N | N | 2353 N 190TH CT |
| 2 | 421391 | 0040 | 5/20/09 | \$370,000 | \$300,000 | 2030 | 8 | 1999 | Avg | 6096 | N | N | 2351 N 190TH ST |
| 2 | 164350 | 0009 | 4/3/09 | \$400,000 | \$321,000 | 2117 | 8 | 2000 | Avg | 6126 | N | N | 1235 N 192ND ST |
| 2 | 222290 | 0086 | 8/26/10 | \$445,000 | \$402,000 | 2810 | 8 | 1980 | Avg | 4500 | Y | Y | 19271 STONE AVE N |
| 6 | 667190 | 0155 | 3/24/10 | \$320,000 | \$279,000 | 770 | 6 | 1951 | Avg | 11492 | N | N | 15304 INTERLAKE AVE N |
| 6 | 667190 | 0120 | 9/18/10 | \$305,000 | \$277,000 | 770 | 6 | 1951 | Good | 6000 | N | N | 15321 STONE AVE N |
| 6 | 688590 | 0370 | 9/20/11 | \$270,000 | \$264,000 | 800 | 6 | 1947 | Avg | 8165 | N | N | 15508 INTERLAKE AVE N |
| 6 | 288170 | 0551 | 4/26/10 | \$229,900 | \$202,000 | 810 | 6 | 1947 | Avg | 7551 | N | N | 14513 1ST AVE NE |
| 6 | 795270 | 0010 | 7/1/09 | \$244,950 | \$201,000 | 830 | 6 | 1977 | Avg | 8100 | N | N | 15014 DENSMORE AVE N |
| 6 | 440270 | 0640 | 10/30/09 | \$252,000 | \$212,000 | 840 | 6 | 1948 | Avg | 7685 | N | N | 15514 DENSMORE AVE N |
| 6 | 182604 | 9199 | 9/28/09 | \$317,000 | \$265,000 | 860 | 6 | 1938 | Good | 7344 | N | N | 15221 ASHWORTH AVE N |
| 6 | 667190 | 0015 | 2/16/10 | \$245,000 | \$212,000 | 860 | 6 | 1948 | Avg | 6128 | N | N | 1317 N 155TH ST |
| 6 | 440270 | 0065 | 9/14/10 | \$170,000 | \$154,000 | 860 | 6 | 1950 | Avg | 7680 | N | N | 15715 DENSMORE AVE N |
| 6 | 288170 | 0556 | 7/27/09 | \$320,000 | \$264,000 | 870 | 6 | 1947 | Avg | 8111 | N | N | 2356 N 145TH ST |

Improved Sales Used in this Annual Update Analysis
Area 89
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-------------------------|
| 6 | 182604 | 9388 | 11/17/09 | \$254,000 | \$215,000 | 940 | 6 | 1942 | Avg | 8531 | N | N | 15225 WALLINGFORD AVE N |
| 6 | 288170 | 0040 | 3/11/09 | \$312,000 | \$249,000 | 990 | 6 | 1947 | Good | 9948 | N | N | 2154 N 160TH ST |
| 6 | 039610 | 0040 | 6/15/09 | \$277,000 | \$226,000 | 1170 | 6 | 1954 | Avg | 6126 | N | N | 16217 CORLISS PL N |
| 6 | 039610 | 0010 | 12/30/10 | \$245,000 | \$227,000 | 1170 | 6 | 1954 | Avg | 6035 | N | N | 16222 CORLISS PL N |
| 6 | 039610 | 0100 | 12/20/10 | \$206,100 | \$191,000 | 1170 | 6 | 1954 | Avg | 6041 | N | N | 16227 BAGLEY PL N |
| 6 | 440270 | 0015 | 10/18/11 | \$323,000 | \$318,000 | 1320 | 6 | 1951 | Good | 7620 | N | N | 15744 ASHWORTH AVE N |
| 6 | 440270 | 0690 | 10/27/10 | \$275,000 | \$252,000 | 1340 | 6 | 1942 | VGood | 7683 | N | N | 15545 WALLINGFORD AVE N |
| 6 | 688590 | 0170 | 10/6/11 | \$290,000 | \$285,000 | 1700 | 6 | 1951 | Good | 8165 | N | N | 15515 STONE AVE N |
| 6 | 440270 | 0480 | 8/23/11 | \$195,000 | \$190,000 | 810 | 7 | 1951 | Avg | 7683 | N | N | 15533 MERIDIAN AVE N |
| 6 | 440810 | 0100 | 7/19/10 | \$228,000 | \$204,000 | 850 | 7 | 1950 | Avg | 6551 | N | N | 103 NE 147TH ST |
| 6 | 440270 | 0593 | 8/5/09 | \$330,000 | \$273,000 | 860 | 7 | 1949 | Good | 7808 | N | N | 1819 N 157TH ST |
| 6 | 288170 | 0474 | 10/21/09 | \$275,000 | \$231,000 | 880 | 7 | 1953 | Good | 7200 | N | N | 2117 N 155TH ST |
| 6 | 765590 | 0245 | 7/23/10 | \$338,000 | \$303,000 | 890 | 7 | 1952 | Avg | 7200 | N | N | 14528 ASHWORTH AVE N |
| 6 | 765590 | 0245 | 9/4/09 | \$235,000 | \$196,000 | 890 | 7 | 1952 | Avg | 7200 | N | N | 14528 ASHWORTH AVE N |
| 6 | 429230 | 0055 | 2/19/09 | \$314,000 | \$249,000 | 950 | 7 | 1949 | Avg | 8599 | N | N | 2358 N 147TH ST |
| 6 | 765590 | 0042 | 10/21/09 | \$230,000 | \$193,000 | 980 | 7 | 1944 | Avg | 8080 | N | N | 14529 MERIDIAN AVE N |
| 6 | 429230 | 0020 | 10/15/09 | \$275,000 | \$231,000 | 990 | 7 | 1949 | Good | 8125 | N | N | 2321 N 147TH ST |
| 6 | 765590 | 0048 | 11/11/09 | \$293,000 | \$248,000 | 1030 | 7 | 1946 | Avg | 8396 | N | N | 1902 N 145TH ST |
| 6 | 440270 | 0345 | 3/19/10 | \$317,000 | \$276,000 | 1040 | 7 | 1949 | Good | 7681 | N | N | 15710 BURKE AVE N |
| 6 | 288170 | 0074 | 4/6/10 | \$295,000 | \$258,000 | 1060 | 7 | 1932 | Avg | 8400 | N | N | 15534 MERIDIAN AVE N |
| 6 | 288170 | 0042 | 10/28/09 | \$308,000 | \$260,000 | 1060 | 7 | 1969 | Avg | 8265 | N | N | 2145 N 161ST PL |
| 6 | 288170 | 0029 | 4/17/09 | \$303,000 | \$244,000 | 1060 | 7 | 1969 | Good | 7200 | N | N | 2141 N 161ST PL |
| 6 | 175570 | 0080 | 2/24/10 | \$329,000 | \$285,000 | 1100 | 7 | 1960 | Avg | 8461 | N | N | 2310 N 161ST ST |
| 6 | 429230 | 0029 | 9/21/09 | \$298,000 | \$249,000 | 1100 | 7 | 1949 | Avg | 9492 | N | N | 2335 N 147TH ST |
| 6 | 688590 | 0330 | 9/21/09 | \$310,000 | \$259,000 | 1120 | 7 | 1961 | Good | 8467 | N | N | 15558 INTERLAKE AVE N |
| 6 | 542230 | 0010 | 4/30/10 | \$270,000 | \$237,000 | 1130 | 7 | 1960 | Avg | 7808 | N | N | 14612 ASHWORTH AVE N |

Improved Sales Used in this Annual Update Analysis
Area 89
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 6 | 777130 | 0065 | 11/10/11 | \$205,000 | \$203,000 | 1140 | 7 | 1948 | Avg | 8163 | N | N | 2117 N 148TH ST |
| 6 | 765590 | 0123 | 7/16/10 | \$245,000 | \$219,000 | 1140 | 7 | 1953 | Avg | 9750 | N | N | 14833 MERIDIAN AVE N |
| 6 | 182604 | 9160 | 11/17/09 | \$360,000 | \$305,000 | 1150 | 7 | 1960 | Avg | 8187 | N | N | 15236 DENSMORE AVE N |
| 6 | 556210 | 0250 | 8/5/09 | \$325,000 | \$268,000 | 1150 | 7 | 1949 | Good | 8214 | N | N | 15708 STONE AVE N |
| 6 | 440270 | 0170 | 7/8/09 | \$318,000 | \$261,000 | 1170 | 7 | 1955 | Good | 7680 | N | N | 15721 WALLINGFORD AVE N |
| 6 | 288170 | 0531 | 2/16/10 | \$407,000 | \$352,000 | 1200 | 7 | 1961 | Avg | 7600 | N | N | 2120 N 149TH LN |
| 6 | 026610 | 0025 | 10/12/09 | \$225,000 | \$189,000 | 1200 | 7 | 1952 | Avg | 8168 | N | N | 2333 N 148TH ST |
| 6 | 429230 | 0065 | 4/26/10 | \$325,000 | \$285,000 | 1220 | 7 | 1951 | Avg | 8181 | N | N | 2344 N 147TH ST |
| 6 | 765590 | 0131 | 2/10/11 | \$392,500 | \$367,000 | 1250 | 7 | 1966 | Avg | 8175 | N | N | 14912 BURKE AVE N |
| 6 | 180390 | 0015 | 1/6/10 | \$296,000 | \$254,000 | 1250 | 7 | 1962 | Avg | 8170 | N | N | 2314 N 149TH ST |
| 6 | 440270 | 0305 | 11/2/09 | \$319,000 | \$269,000 | 1260 | 7 | 1954 | Good | 8004 | N | N | 15754 BURKE AVE N |
| 6 | 180390 | 0050 | 12/14/10 | \$257,000 | \$238,000 | 1320 | 7 | 1951 | Good | 8169 | N | N | 2321 N 149TH ST |
| 6 | 440270 | 0290 | 6/15/09 | \$342,000 | \$279,000 | 1330 | 7 | 1953 | Good | 7678 | N | N | 15745 BURKE AVE N |
| 6 | 765590 | 0126 | 9/9/11 | \$275,000 | \$269,000 | 1420 | 7 | 1950 | Avg | 6750 | N | N | 14854 WALLINGFORD AVE N |
| 6 | 765590 | 0128 | 6/15/10 | \$300,000 | \$266,000 | 1430 | 7 | 1952 | Avg | 8943 | N | N | 14839 MERIDIAN AVE N |
| 6 | 182604 | 9370 | 11/6/09 | \$307,950 | \$260,000 | 1470 | 7 | 1961 | Avg | 8568 | N | N | 14808 STONE AVE N |
| 6 | 556210 | 0190 | 1/20/09 | \$405,000 | \$319,000 | 1480 | 7 | 1990 | Avg | 8212 | N | N | 15723 STONE AVE N |
| 6 | 667190 | 0225 | 3/18/09 | \$346,160 | \$276,000 | 1480 | 7 | 1948 | VGood | 6425 | N | N | 15329 ASHWORTH PL N |
| 6 | 440270 | 0405 | 11/16/11 | \$240,000 | \$238,000 | 1600 | 7 | 1950 | Avg | 8008 | N | N | 15554 BURKE AVE N |
| 6 | 429230 | 0080 | 4/1/10 | \$295,000 | \$258,000 | 1650 | 7 | 1949 | Avg | 8204 | N | N | 2326 N 147TH ST |
| 6 | 556210 | 0200 | 10/26/09 | \$303,950 | \$256,000 | 1780 | 7 | 1946 | Good | 8213 | N | N | 15709 STONE AVE N |
| 6 | 667190 | 0190 | 5/10/11 | \$304,000 | \$290,000 | 1800 | 7 | 2003 | Avg | 7331 | N | N | 15338 INTERLAKE AVE N |
| 6 | 180390 | 0055 | 5/7/09 | \$308,950 | \$250,000 | 2070 | 7 | 1951 | Good | 8168 | N | N | 2327 N 149TH ST |
| 6 | 684350 | 0120 | 7/23/09 | \$375,000 | \$309,000 | 2080 | 7 | 1962 | Avg | 7818 | N | N | 15414 CORLISS PL N |
| 6 | 684360 | 0090 | 5/12/10 | \$360,000 | \$317,000 | 2130 | 7 | 1964 | Avg | 7360 | N | N | 2149 N 153RD ST |
| 6 | 684350 | 0150 | 7/11/11 | \$252,500 | \$244,000 | 2220 | 7 | 1964 | Avg | 7260 | N | N | 15332 CORLISS PL N |

Improved Sales Used in this Annual Update Analysis
Area 89
(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 |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 6 | 288170 | 0478 | 4/18/11 | \$207,000 | \$196,000 | 890 | 8 | 1951 | Good | 7200 | N | N | 2129 N 155TH ST |
| 6 | 364560 | 0040 | 8/11/11 | \$330,000 | \$321,000 | 1070 | 8 | 1962 | Avg | 8840 | N | N | 15204 DENSMORE AVE N |
| 6 | 213880 | 0070 | 10/19/09 | \$380,000 | \$320,000 | 1240 | 8 | 1962 | Good | 7280 | N | N | 1146 N 146TH PL |
| 6 | 943840 | 0040 | 5/16/11 | \$349,950 | \$334,000 | 1280 | 8 | 1960 | Good | 8513 | N | N | 2159 N 158TH ST |
| 6 | 180390 | 0030 | 3/12/10 | \$282,000 | \$245,000 | 1280 | 8 | 1962 | Good | 7566 | N | N | 2332 N 149TH ST |
| 6 | 269710 | 0020 | 2/9/09 | \$382,500 | \$303,000 | 1290 | 8 | 1962 | Avg | 7239 | N | N | 2109 N 159TH ST |
| 6 | 269710 | 0010 | 5/14/09 | \$285,000 | \$231,000 | 1290 | 8 | 1962 | Avg | 8398 | N | N | 2103 N 159TH ST |
| 6 | 660180 | 0050 | 6/9/09 | \$372,000 | \$303,000 | 1330 | 8 | 1964 | Avg | 7244 | N | N | 14516 DENSMORE AVE N |
| 6 | 765590 | 0201 | 7/15/09 | \$340,000 | \$279,000 | 1340 | 8 | 1962 | Avg | 10850 | N | N | 14605 WALLINGFORD AVE N |
| 6 | 021750 | 0070 | 4/5/10 | \$389,950 | \$341,000 | 1360 | 8 | 1959 | Avg | 8250 | N | N | 2006 N 148TH ST |
| 6 | 364550 | 0070 | 3/10/11 | \$342,000 | \$322,000 | 1360 | 8 | 1962 | Avg | 7305 | N | N | 14824 DENSMORE AVE N |
| 6 | 364550 | 0050 | 4/23/09 | \$375,000 | \$302,000 | 1360 | 8 | 1962 | Avg | 7640 | N | N | 14836 DENSMORE AVE N |
| 6 | 667250 | 0085 | 9/20/11 | \$292,500 | \$287,000 | 1460 | 8 | 1954 | Avg | 12382 | N | N | 15324 ASHWORTH AVE N |
| 6 | 021750 | 0025 | 9/14/10 | \$310,000 | \$281,000 | 1590 | 8 | 1959 | Avg | 8546 | N | N | 1804 N 147TH ST |
| 6 | 021750 | 0140 | 6/14/11 | \$352,000 | \$338,000 | 1700 | 8 | 1959 | Avg | 8970 | N | N | 14700 BURKE AVE N |
| 6 | 777130 | 0125 | 10/19/10 | \$385,000 | \$352,000 | 1720 | 8 | 1948 | VGood | 14052 | N | N | 2132 N 147TH ST |
| 6 | 556210 | 0327 | 2/16/10 | \$400,000 | \$346,000 | 2175 | 8 | 1999 | Avg | 5257 | N | N | 15732 INTERLAKE AVE N |
| 6 | 288170 | 0080 | 7/8/11 | \$355,000 | \$343,000 | 2220 | 8 | 1950 | Good | 8930 | N | N | 15504 BAGLEY PL N |
| 6 | 777130 | 0175 | 10/29/09 | \$535,000 | \$451,000 | 2690 | 8 | 2009 | Avg | 7888 | N | N | 2127 N 147TH ST |
| 6 | 777130 | 0176 | 6/9/09 | \$535,000 | \$436,000 | 2720 | 8 | 2009 | Avg | 7888 | N | N | 2133 N 147TH ST |
| 8 | 041410 | 0645 | 9/23/11 | \$224,000 | \$220,000 | 770 | 6 | 1950 | Good | 8922 | N | N | 16345 STONE AVE N |
| 8 | 041410 | 0520 | 7/22/11 | \$225,000 | \$218,000 | 770 | 6 | 1949 | VGood | 6286 | N | N | 1219 N 161ST ST |
| 8 | 039010 | 0030 | 2/3/10 | \$225,000 | \$194,000 | 770 | 6 | 1951 | Avg | 6445 | N | N | 17506 ASHWORTH AVE N |
| 8 | 525330 | 0335 | 5/20/11 | \$290,000 | \$277,000 | 860 | 6 | 1942 | Good | 7207 | N | N | 16746 ASHWORTH AVE N |
| 8 | 039010 | 0060 | 1/15/10 | \$235,000 | \$202,000 | 1040 | 6 | 1951 | Avg | 7541 | N | N | 17521 DENSMORE AVE N |
| 8 | 041410 | 0505 | 11/14/11 | \$248,000 | \$246,000 | 1060 | 6 | 1949 | Good | 7159 | N | N | 1307 N 161ST ST |

Improved Sales Used in this Annual Update Analysis
Area 89
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|-------------------------|
| 8 | 039010 | 0045 | 4/24/10 | \$267,500 | \$235,000 | 1060 | 6 | 1951 | Good | 6100 | N | N | 1622 N 175TH ST |
| 8 | 336890 | 0080 | 10/29/10 | \$199,900 | \$183,000 | 1090 | 6 | 1948 | Avg | 6200 | N | N | 2342 N 178TH ST |
| 8 | 370590 | 0028 | 5/8/10 | \$311,000 | \$274,000 | 1130 | 6 | 1919 | Good | 7706 | N | N | 18344 WALLINGFORD AVE N |
| 8 | 041410 | 0160 | 9/4/09 | \$285,000 | \$237,000 | 1180 | 6 | 1948 | Good | 7500 | N | N | 16322 INTERLAKE AVE N |
| 8 | 041410 | 0345 | 10/6/09 | \$230,000 | \$193,000 | 1200 | 6 | 1949 | Good | 6195 | N | N | 16106 STONE AVE N |
| 8 | 370590 | 0296 | 11/4/09 | \$265,000 | \$224,000 | 1240 | 6 | 1935 | Good | 18120 | N | N | 17825 WALLINGFORD AVE N |
| 8 | 041510 | 0141 | 6/29/11 | \$215,000 | \$207,000 | 1280 | 6 | 1967 | Avg | 7218 | N | N | 16106 DENSMORE AVE N |
| 8 | 041410 | 0050 | 6/10/10 | \$344,000 | \$305,000 | 730 | 7 | 1948 | Good | 7500 | N | N | 16059 ASHWORTH AVE N |
| 8 | 182604 | 9164 | 9/10/09 | \$300,000 | \$250,000 | 830 | 7 | 1940 | Good | 8962 | N | N | 16441 MERIDIAN AVE N |
| 8 | 727610 | 0250 | 4/6/09 | \$296,000 | \$237,000 | 910 | 7 | 1948 | Avg | 10365 | N | N | 1335 N 183RD ST |
| 8 | 740070 | 0074 | 2/16/10 | \$270,000 | \$233,000 | 960 | 7 | 1961 | Good | 7616 | N | N | 2355 N 178TH ST |
| 8 | 525330 | 0395 | 11/23/09 | \$315,500 | \$267,000 | 990 | 7 | 1977 | Avg | 6000 | N | N | 1640 N 167TH ST |
| 8 | 525330 | 0146 | 7/21/11 | \$272,000 | \$263,000 | 1050 | 7 | 1953 | Good | 9937 | N | N | 16540 ASHWORTH AVE N |
| 8 | 525330 | 0019 | 10/5/11 | \$342,000 | \$336,000 | 1070 | 7 | 1962 | Good | 7318 | N | N | 16516 STONE AVE N |
| 8 | 041510 | 0166 | 6/26/09 | \$335,000 | \$274,000 | 1070 | 7 | 1956 | Good | 6354 | N | N | 1708 N 160TH ST |
| 8 | 336890 | 0084 | 10/8/09 | \$260,000 | \$218,000 | 1080 | 7 | 1952 | Avg | 6000 | N | N | 2354 N 178TH ST |
| 8 | 336890 | 0105 | 7/14/11 | \$220,000 | \$213,000 | 1090 | 7 | 1953 | Good | 15100 | N | N | 2152 N 178TH ST |
| 8 | 613910 | 0142 | 8/23/10 | \$315,000 | \$284,000 | 1100 | 7 | 1961 | Avg | 9450 | N | N | 18053 3RD AVE NE |
| 8 | 206560 | 0015 | 11/10/11 | \$210,000 | \$208,000 | 1120 | 7 | 1959 | Avg | 7675 | N | N | 2115 N 166TH ST |
| 8 | 525330 | 0407 | 7/7/09 | \$338,000 | \$277,000 | 1140 | 7 | 1956 | Good | 6016 | N | N | 1654 N 167TH ST |
| 8 | 525330 | 0228 | 10/27/09 | \$348,000 | \$293,000 | 1180 | 7 | 1960 | Good | 7434 | N | N | 1826 N 165TH ST |
| 8 | 525330 | 0201 | 2/16/10 | \$239,000 | \$207,000 | 1190 | 7 | 1960 | Good | 8193 | N | N | 16521 WALLINGFORD AVE N |
| 8 | 546580 | 0115 | 8/29/11 | \$270,000 | \$263,000 | 1200 | 7 | 1961 | Avg | 8310 | N | N | 16750 WALLINGFORD AVE N |
| 8 | 307350 | 0063 | 3/24/10 | \$384,950 | \$336,000 | 1220 | 7 | 1978 | Good | 12600 | N | N | 17416 ASHWORTH AVE N |
| 8 | 546580 | 0010 | 1/8/10 | \$318,500 | \$273,000 | 1220 | 7 | 1960 | Good | 8307 | N | N | 16751 MERIDIAN AVE N |
| 8 | 370590 | 0276 | 5/26/11 | \$230,000 | \$220,000 | 1220 | 7 | 1962 | Avg | 7505 | N | N | 17814 ASHWORTH AVE N |

Improved Sales Used in this Annual Update Analysis
Area 89
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-------------------------|
| 8 | 336890 | 0131 | 10/5/10 | \$333,250 | \$303,000 | 1250 | 7 | 1960 | Good | 7350 | N | N | 17824 MERIDIAN AVE N |
| 8 | 740270 | 0055 | 5/4/09 | \$247,000 | \$199,000 | 1250 | 7 | 1954 | Avg | 7796 | N | N | 1338 N 176TH ST |
| 8 | 307350 | 0012 | 6/21/10 | \$282,500 | \$251,000 | 1270 | 7 | 1955 | Avg | 7500 | N | N | 17628 ASHWORTH AVE N |
| 8 | 208270 | 0020 | 10/27/11 | \$233,000 | \$230,000 | 1270 | 7 | 1952 | Good | 11915 | N | N | 17916 1ST AVE NE |
| 8 | 956110 | 0070 | 1/29/10 | \$314,500 | \$271,000 | 1300 | 7 | 1969 | Good | 8348 | N | N | 1304 N 178TH ST |
| 8 | 613910 | 0055 | 2/17/10 | \$283,000 | \$245,000 | 1320 | 7 | 1960 | Good | 8400 | N | N | 18059 2ND AVE NE |
| 8 | 370590 | 0259 | 3/18/10 | \$245,000 | \$213,000 | 1330 | 7 | 1954 | Good | 7200 | N | N | 1619 N 180TH ST |
| 8 | 041510 | 0080 | 10/4/11 | \$235,000 | \$231,000 | 1350 | 7 | 1954 | Good | 6455 | N | N | 16000 ASHWORTH AVE N |
| 8 | 566630 | 0070 | 2/3/10 | \$299,900 | \$259,000 | 1390 | 7 | 1955 | Good | 7000 | N | N | 1216 N 172ND ST |
| 8 | 307350 | 0115 | 10/12/11 | \$255,000 | \$251,000 | 1430 | 7 | 1954 | Avg | 7550 | N | N | 17510 WALLINGFORD AVE N |
| 8 | 182604 | 9391 | 11/15/11 | \$248,800 | \$246,000 | 1430 | 7 | 1961 | Good | 7500 | N | N | 16011 MERIDIAN AVE N |
| 8 | 041410 | 0275 | 6/8/10 | \$329,000 | \$292,000 | 1440 | 7 | 1949 | VGood | 7200 | N | N | 16315 INTERLAKE AVE N |
| 8 | 525330 | 0202 | 7/28/09 | \$280,000 | \$231,000 | 1510 | 7 | 1960 | Avg | 8193 | N | N | 16515 WALLINGFORD AVE N |
| 8 | 525330 | 0008 | 6/5/09 | \$360,000 | \$293,000 | 1520 | 7 | 1951 | Good | 7238 | N | N | 1320 N 165TH ST |
| 8 | 613910 | 0086 | 10/25/11 | \$236,800 | \$234,000 | 1540 | 7 | 1950 | Good | 9800 | N | N | 18024 1ST AVE NE |
| 8 | 525330 | 0475 | 8/23/10 | \$248,000 | \$224,000 | 1560 | 7 | 1952 | Avg | 9600 | N | N | 1804 N 167TH ST |
| 8 | 727610 | 0140 | 11/16/09 | \$355,000 | \$300,000 | 1620 | 7 | 2002 | Avg | 5065 | N | N | 18301 STONE AVE N |
| 8 | 370590 | 0225 | 12/22/09 | \$275,000 | \$235,000 | 1660 | 7 | 1917 | Good | 11337 | N | N | 18019 WALLINGFORD AVE N |
| 8 | 727610 | 0045 | 8/30/11 | \$220,000 | \$215,000 | 1660 | 7 | 1921 | Good | 13786 | N | N | 18322 STONE AVE N |
| 8 | 041410 | 0320 | 5/13/09 | \$276,500 | \$224,000 | 1670 | 7 | 1949 | Good | 7200 | N | N | 16136 STONE AVE N |
| 8 | 783010 | 0020 | 8/22/11 | \$300,000 | \$292,000 | 1680 | 7 | 1965 | Good | 7780 | N | N | 16748 CORLISS PL N |
| 8 | 727610 | 0082 | 9/16/09 | \$389,950 | \$325,000 | 1710 | 7 | 2009 | Avg | 3000 | N | N | 18343 STONE AVE N |
| 8 | 727610 | 0085 | 3/24/10 | \$373,000 | \$325,000 | 1710 | 7 | 2009 | Avg | 3000 | N | N | 18341 STONE AVE N |
| 8 | 566850 | 0040 | 3/8/10 | \$284,900 | \$247,000 | 1710 | 7 | 1955 | Avg | 8906 | N | N | 16916 STONE AVE N |
| 8 | 041520 | 0080 | 5/26/11 | \$293,950 | \$281,000 | 1730 | 7 | 1967 | Good | 6239 | N | N | 16023 WALLINGFORD AVE N |
| 8 | 525620 | 0035 | 7/8/10 | \$303,750 | \$271,000 | 1780 | 7 | 1958 | Good | 8406 | N | N | 1145 N 166TH ST |

Improved Sales Used in this Annual Update Analysis
Area 89
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------------|
| 8 | 370590 | 0083 | 11/16/10 | \$320,000 | \$294,000 | 1810 | 7 | 1954 | Avg | 7200 | N | N | 18316 ASHWORTH AVE N |
| 8 | 041410 | 0375 | 8/11/09 | \$369,950 | \$306,000 | 1820 | 7 | 1950 | Good | 7050 | N | N | 16123 STONE AVE N |
| 8 | 307350 | 0114 | 10/20/11 | \$251,000 | \$247,000 | 1820 | 7 | 1953 | Good | 7550 | N | N | 17526 WALLINGFORD AVE N |
| 8 | 184350 | 0040 | 5/9/11 | \$325,000 | \$310,000 | 1960 | 7 | 1966 | Good | 9690 | N | N | 18316 BAGLEY PL N |
| 8 | 608410 | 0020 | 3/13/09 | \$280,000 | \$223,000 | 2110 | 7 | 1965 | VGood | 11151 | N | N | 327 NE 185TH ST |
| 8 | 336890 | 0101 | 10/13/09 | \$439,950 | \$369,000 | 2260 | 7 | 2007 | Avg | 7550 | N | N | 2159 N 179TH ST |
| 8 | 525660 | 0090 | 8/2/10 | \$337,500 | \$303,000 | 2340 | 7 | 1962 | Good | 6328 | N | N | 16309 WALLINGFORD AVE N |
| 8 | 727610 | 0160 | 10/22/09 | \$341,777 | \$288,000 | 2402 | 7 | 1980 | VGood | 7777 | N | N | 18055 STONE AVE N |
| 8 | 361060 | 0040 | 11/18/11 | \$310,000 | \$307,000 | 2550 | 7 | 1978 | Avg | 7500 | N | N | 17821 STONE AVE N |
| 8 | 182604 | 9206 | 10/4/10 | \$325,000 | \$296,000 | 2560 | 7 | 1947 | VGood | 18248 | N | N | 16033 MERIDIAN AVE N |
| 8 | 041510 | 0020 | 6/10/11 | \$310,000 | \$297,000 | 1110 | 8 | 1956 | Avg | 7582 | N | N | 16113 DENSMORE AVE N |
| 8 | 546900 | 0090 | 10/13/11 | \$280,000 | \$276,000 | 1170 | 8 | 1960 | Avg | 10583 | N | N | 16038 BURKE AVE N |
| 8 | 546760 | 0200 | 10/14/09 | \$385,000 | \$323,000 | 1200 | 8 | 1964 | Good | 9206 | N | N | 17804 WAYNE AVE N |
| 8 | 546900 | 0110 | 5/23/11 | \$314,000 | \$300,000 | 1200 | 8 | 1960 | Avg | 9738 | N | N | 16035 BURKE AVE N |
| 8 | 546760 | 0020 | 8/27/09 | \$330,000 | \$274,000 | 1200 | 8 | 1964 | Good | 7278 | N | N | 17811 WAYNE AVE N |
| 8 | 740070 | 0065 | 12/8/09 | \$335,000 | \$285,000 | 1260 | 8 | 1984 | Avg | 7926 | N | N | 17730 SUNNYSIDE CT N |
| 8 | 740070 | 0063 | 1/21/11 | \$285,000 | \$266,000 | 1260 | 8 | 1984 | Avg | 8769 | N | N | 17722 SUNNYSIDE CT N |
| 8 | 546580 | 0055 | 1/12/10 | \$320,000 | \$274,000 | 1270 | 8 | 1959 | Avg | 8310 | N | N | 16750 BURKE AVE N |
| 8 | 278310 | 0360 | 1/7/09 | \$375,000 | \$294,000 | 1320 | 8 | 1962 | Good | 7440 | N | N | 2113 N 176TH ST |
| 8 | 278310 | 0350 | 7/14/11 | \$285,000 | \$275,000 | 1320 | 8 | 1962 | Good | 7440 | N | N | 2119 N 176TH ST |
| 8 | 546580 | 0040 | 2/16/11 | \$357,500 | \$335,000 | 1330 | 8 | 1959 | Avg | 8310 | N | N | 16732 BURKE AVE N |
| 8 | 370590 | 0030 | 10/19/11 | \$283,000 | \$279,000 | 1330 | 8 | 1965 | Avg | 7472 | N | N | 18337 WALLINGFORD AVE N |
| 8 | 370590 | 0116 | 3/2/11 | \$285,000 | \$268,000 | 1360 | 8 | 1958 | Avg | 7580 | N | N | 1818 N 183RD ST |
| 8 | 546900 | 0150 | 9/13/10 | \$300,000 | \$272,000 | 1360 | 8 | 1960 | VGood | 7946 | N | N | 16011 BURKE AVE N |
| 8 | 546870 | 0085 | 8/19/09 | \$350,000 | \$290,000 | 1370 | 8 | 1959 | VGood | 9600 | N | N | 2305 N 172ND ST |
| 8 | 546870 | 0065 | 3/9/09 | \$330,000 | \$263,000 | 1440 | 8 | 1960 | Avg | 13984 | N | N | 2333 N 172ND ST |

Improved Sales Used in this Annual Update Analysis
Area 89
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 8 | 309560 | 0090 | 4/27/09 | \$320,000 | \$258,000 | 1450 | 8 | 1965 | Avg | 7410 | N | N | 1701 N 181ST ST |
| 8 | 072604 | 9330 | 8/24/10 | \$370,000 | \$334,000 | 1460 | 8 | 2005 | Avg | 5254 | N | N | 17309 ASHWORTH AVE N |
| 8 | 072604 | 9307 | 5/12/10 | \$370,000 | \$326,000 | 1490 | 8 | 1977 | Avg | 8100 | N | N | 17837 ASHWORTH AVE N |
| 8 | 222470 | 0021 | 1/25/11 | \$212,000 | \$198,000 | 1500 | 8 | 1949 | Good | 14605 | N | N | 2117 N 185TH ST |
| 8 | 309560 | 0070 | 11/11/10 | \$350,000 | \$321,000 | 1510 | 8 | 1965 | Good | 8610 | N | N | 18107 DENSMORE AVE N |
| 8 | 336890 | 0050 | 11/17/09 | \$330,000 | \$279,000 | 1520 | 8 | 1960 | Avg | 7672 | N | N | 2325 N 180TH ST |
| 8 | 546781 | 0010 | 12/7/11 | \$365,000 | \$363,000 | 1560 | 8 | 1966 | Good | 7200 | N | N | 17826 WALLINGFORD AVE N |
| 8 | 370590 | 0113 | 9/1/11 | \$310,000 | \$303,000 | 1590 | 8 | 1986 | Good | 12826 | N | N | 18327 WALLINGFORD AVE N |
| 8 | 370590 | 0281 | 9/22/10 | \$280,000 | \$254,000 | 1640 | 8 | 1957 | Avg | 8044 | N | N | 1626 N 178TH ST |
| 8 | 072604 | 9249 | 9/4/09 | \$335,000 | \$279,000 | 1690 | 8 | 1961 | Good | 9810 | N | N | 1345 N 178TH ST |
| 8 | 546900 | 0070 | 10/6/11 | \$275,000 | \$270,000 | 2080 | 8 | 1960 | Good | 8069 | N | N | 16028 BURKE AVE N |
| 8 | 278310 | 0150 | 3/21/11 | \$386,000 | \$364,000 | 2540 | 8 | 1962 | Good | 8000 | N | N | 2145 N 178TH ST |
| 8 | 546760 | 0100 | 1/13/10 | \$410,000 | \$352,000 | 2560 | 8 | 1964 | Good | 7200 | N | N | 1841 N 180TH ST |
| 8 | 370590 | 0125 | 2/9/11 | \$400,000 | \$374,000 | 2780 | 8 | 2008 | Avg | 8398 | N | N | 18327 MERIDIAN AVE N |
| 8 | 029363 | 0040 | 10/18/11 | \$285,000 | \$281,000 | 1190 | 9 | 2001 | Avg | 2834 | N | N | 1327 N 174TH PL |
| 8 | 029363 | 0070 | 3/17/10 | \$304,000 | \$265,000 | 1470 | 9 | 2000 | Avg | 3145 | N | N | 1337 N 174TH PL |

Improved Sales Removed in this Annual Update Analysis
Area 89
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---|
| 2 | 050710 | 0010 | 9/9/11 | \$35,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 107510 | 0115 | 7/27/09 | \$285,000 | QUIT CLAIM DEED |
| 2 | 107610 | 0025 | 4/23/10 | \$300,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 222530 | 0154 | 8/12/09 | \$140,761 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 222630 | 0095 | 8/27/10 | \$306,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 2 | 222630 | 0095 | 1/7/11 | \$207,055 | DOR RATIO |
| 2 | 222630 | 0185 | 11/29/11 | \$167,300 | GOVERNMENT AGENCY |
| 2 | 241990 | 0035 | 3/24/11 | \$260,000 | FINANCIAL INSTITUTION RESALE |
| 2 | 397170 | 0430 | 6/2/11 | \$181,500 | FINANCIAL INSTITUTION RESALE |
| 2 | 398530 | 0005 | 11/2/11 | \$185,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 615700 | 0040 | 4/6/10 | \$383,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 618770 | 0165 | 12/23/11 | \$348,584 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 2 | 618770 | 0180 | 12/20/11 | \$173,000 | NET CONDITION>0 |
| 2 | 618770 | 0275 | 9/22/11 | \$117,500 | DOR RATIO |
| 2 | 618770 | 0320 | 1/25/10 | \$308,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 776740 | 0050 | 6/10/09 | \$321,600 | FINANCIAL INSTITUTION RESALE |
| 2 | 873010 | 0040 | 7/27/11 | \$220,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 6 | 039610 | 0105 | 11/8/11 | \$104,000 | DOR RATIO |
| 6 | 055810 | 0195 | 12/10/09 | \$6,287 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 6 | 175570 | 0190 | 9/9/09 | \$200,000 | FINANCIAL INSTITUTION RESALE |
| 6 | 182604 | 9210 | 8/24/10 | \$145,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 6 | 288170 | 0473 | 5/4/10 | \$153,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 6 | 310450 | 0035 | 5/20/09 | \$295,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 6 | 440270 | 0690 | 12/15/09 | \$125,000 | NON-REPRESENTATIVE SALE |
| 6 | 542230 | 0010 | 9/21/11 | \$330,000 | DATA DID NOT MATCH SALE |
| 6 | 556210 | 0065 | 8/26/10 | \$171,000 | AUCTION SALE |
| 6 | 556210 | 0130 | 11/9/11 | \$299,644 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 6 | 667294 | 0040 | 9/1/10 | \$53,075 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 6 | 667294 | 0070 | 9/8/11 | \$59,787 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 6 | 688590 | 0110 | 4/30/10 | \$274,500 | UNFINISHED AREA>0 |
| 6 | 765590 | 0243 | 7/30/11 | \$149,975 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 6 | 777130 | 0125 | 6/28/10 | \$50,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 8 | 041410 | 0085 | 2/1/11 | \$182,000 | NON-REPRESENTATIVE SALE |
| 8 | 041410 | 0165 | 12/15/10 | \$65,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 8 | 041410 | 0165 | 12/15/10 | \$185,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 8 | 182604 | 9391 | 8/9/11 | \$175,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 8 | 222470 | 0029 | 5/28/10 | \$100,000 | TEAR DOWN SALE |
| 8 | 222470 | 0131 | 9/24/10 | \$264,149 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 8 | 278310 | 0290 | 12/17/09 | \$220,500 | FINANCIAL INSTITUTION RESALE |

Improved Sales Removed in this Annual Update Analysis
Area 89
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|------------------------------------|
| 8 | 307350 | 0064 | 9/21/09 | \$270,000 | NO MARKET EXPOSURE |
| 8 | 336890 | 0087 | 2/21/09 | \$211,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 370590 | 0113 | 3/28/11 | \$205,500 | FINANCIAL INSTITUTION RESALE |
| 8 | 370590 | 0203 | 12/9/10 | \$86,944 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 525330 | 0037 | 7/19/10 | \$182,200 | QUIT CLAIM DEED |
| 8 | 525330 | 0416 | 9/3/09 | \$370,000 | DATA DID NOT MATCH SALE |
| 8 | 546760 | 0180 | 1/23/09 | \$265,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 546870 | 0095 | 9/19/11 | \$193,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 566630 | 0065 | 12/23/10 | \$139,973 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 566630 | 0070 | 12/14/09 | \$286,500 | RELOCATION - SALE TO SERVICE |
| 8 | 613910 | 0040 | 2/8/10 | \$216,300 | OBSOLESCENCE>0 |
| 8 | 727610 | 0005 | 7/15/11 | \$395,000 | TEAR DOWN SALE |
| 8 | 740070 | 0076 | 5/24/11 | \$115,000 | DOR RATIO |
| 8 | 781900 | 0050 | 12/8/09 | \$309,485 | BANKRUPTCY - RECEIVER OR TRUSTEE |

Vacant Sales Used in this Annual Update Analysis
Area 89
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 2 | 222730 | 0043 | 11/29/10 | \$125,000 | 8000 | N | N |
| 2 | 222730 | 0043 | 10/2/09 | \$185,000 | 8000 | N | N |

Vacant Sales Removed in this Annual Update Analysis
Area 89
(1 to 3 Unit Residences)

No vacant sales were removed.