

Residential Revalue

2013 Assessment Roll

**West Ballard
and
East Ballard**

Areas 19 and 82

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 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 2013 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

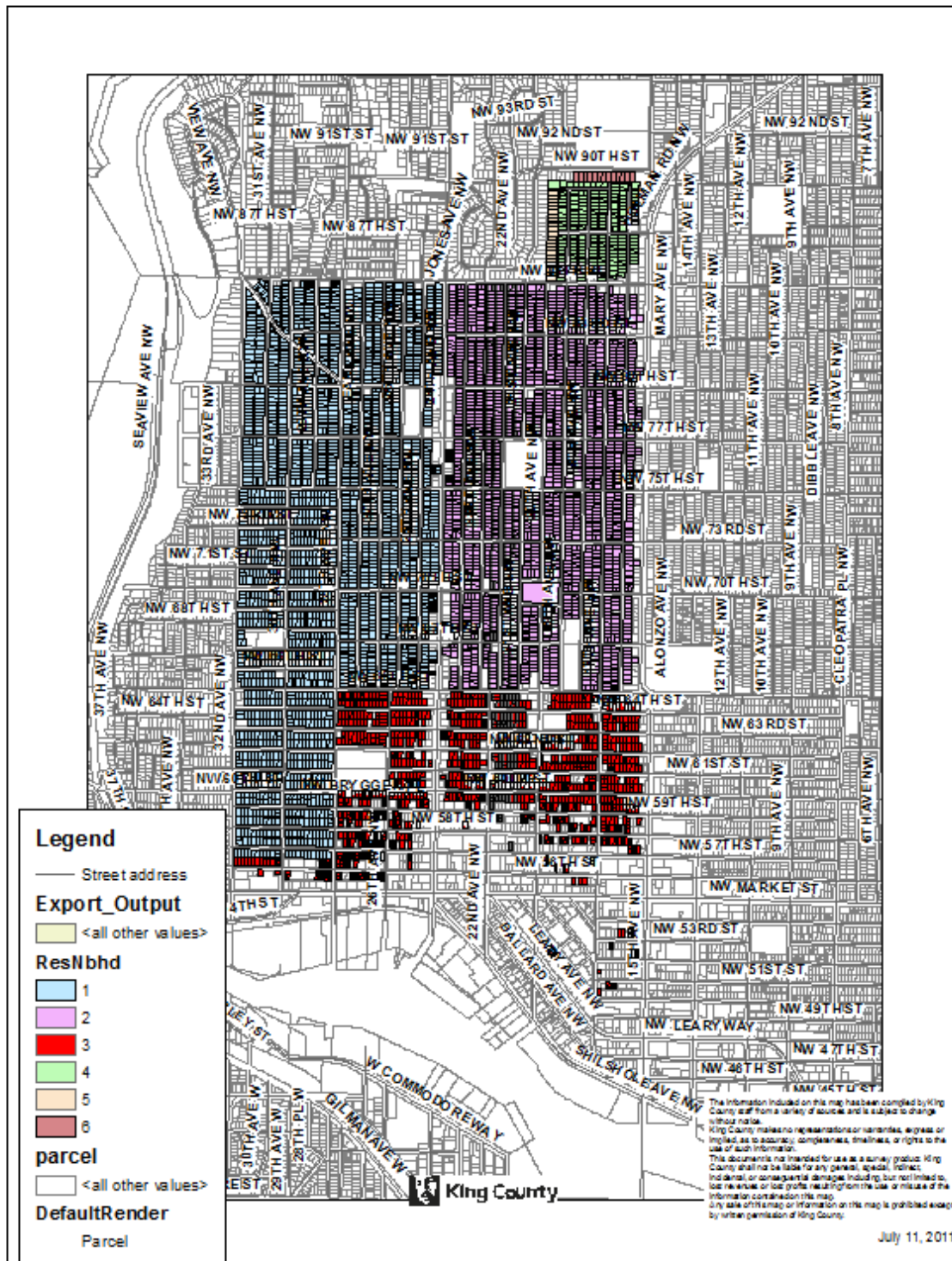
Area 19 Sub Areas



Area 82 Sub Areas



Area 19 Neighborhood Map



West Ballard and East Ballard Housing



Grade 5/ Year Built 1921/ Total Living Area 570



Grade 6/ Year Built 1905/Total Living Area 1,070



Grade 7/ Year Built 1942/ Total Living Area 1,660



Grade 8/ Year Built 1927/ Total Living Area 1,660



Grade 9/ Year Built 2005/ Total Living Area 3,490



Grade 10/ Year Built 2005/Total Living Area 3,540

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 2013 Assessment Roll

Area Name / Number: West Ballard / 19 and East Ballard / 82

Previous Physical Inspection: 2011, 2010

Number of Improved Sales: 1276

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$177,900	\$202,700	\$380,600			
2013 Value	\$177,900	\$251,000	\$428,900	\$470,500	91.2%	9.03%
Change	+\$0	+\$48,300	+\$48,300			
% Change	+0.0%	+23.8%	+12.7%			

*Sales are time adjusted to 1/1/2013.

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
2012 Value	\$189,200	\$189,100	\$378,300
2013 Value	\$189,200	\$236,000	\$425,200
% Change	+0.0%	+24.8%	+12.4%

Number of one to three unit residences in the population: 11693

Summary of Findings: A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age and above ground living areas as they are typically most influential in determining value. Applying appraiser's knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The overall analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Duplexes and Triplexes were at a higher assessment level than others and their values were adjusted downward. Parcels located in Neighborhood 4 in Area 19 (not including Duplexes

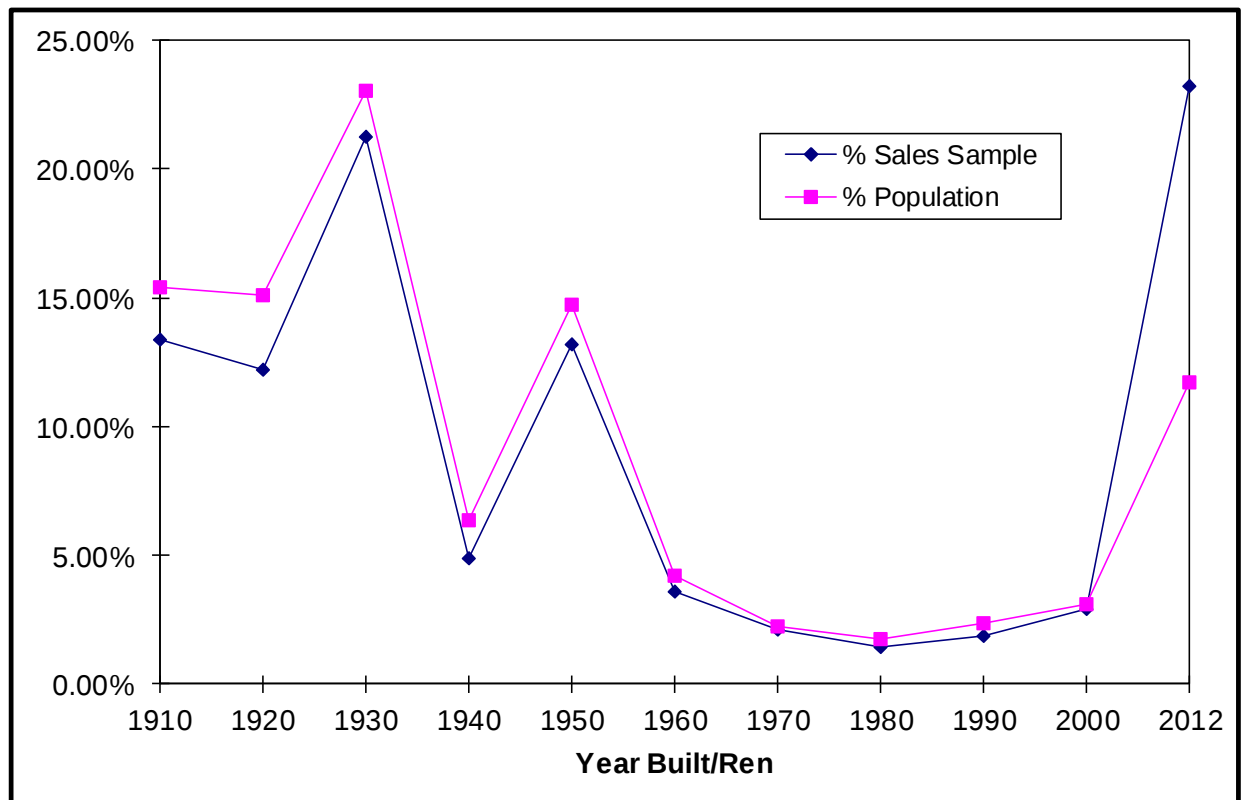
and Triplexes) were at a higher assessment level than others and their values were adjusted upward less than other parcels.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	171	13.40%
1920	156	12.23%
1930	271	21.24%
1940	62	4.86%
1950	168	13.17%
1960	46	3.61%
1970	27	2.12%
1980	18	1.41%
1990	24	1.88%
2000	37	2.90%
2012	296	23.20%
	1276	

Population		
Year Built/Ren	Frequency	% Population
1910	1799	15.39%
1920	1767	15.11%
1930	2693	23.03%
1940	746	6.38%
1950	1723	14.74%
1960	492	4.21%
1970	260	2.22%
1980	206	1.76%
1990	276	2.36%
2000	364	3.11%
2012	1367	11.69%
	11693	

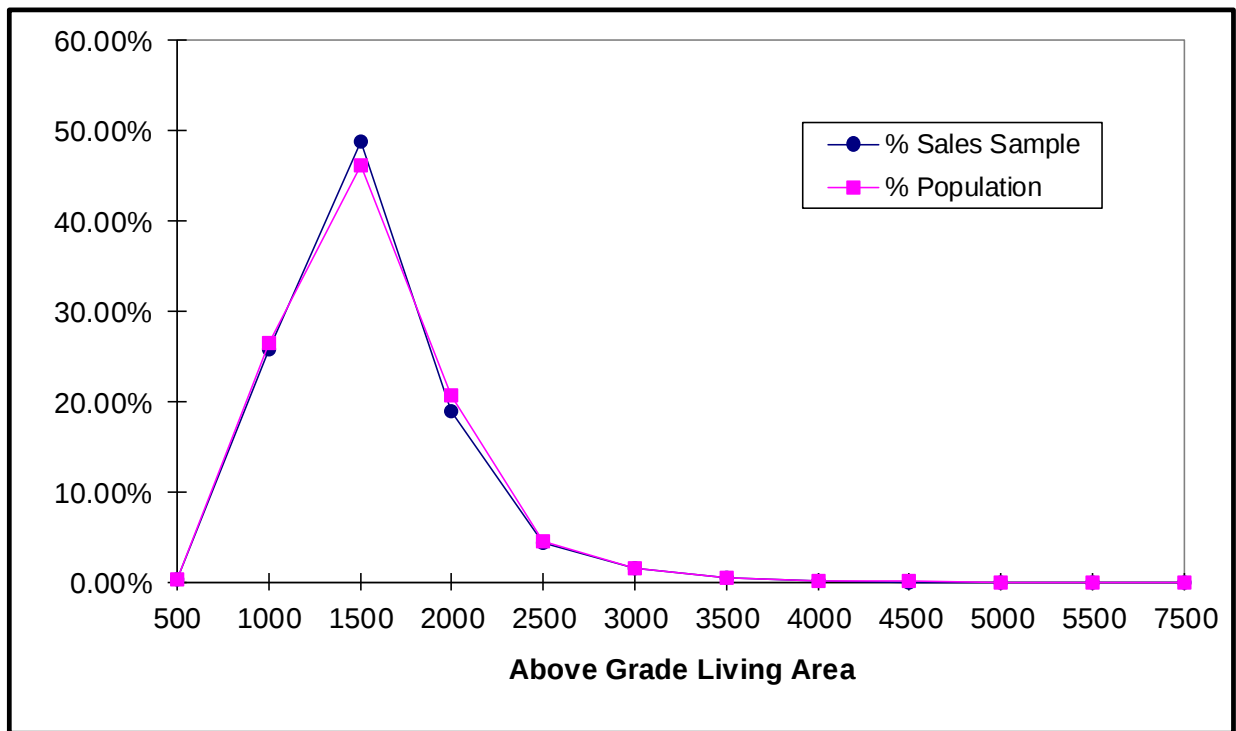


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.24%
1000	329	25.78%
1500	622	48.75%
2000	241	18.89%
2500	56	4.39%
3000	19	1.49%
3500	5	0.39%
4000	1	0.08%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
1276		

Population		
AGLA	Frequency	% Population
500	31	0.27%
1000	3092	26.44%
1500	5392	46.11%
2000	2415	20.65%
2500	525	4.49%
3000	176	1.51%
3500	48	0.41%
4000	10	0.09%
4500	4	0.03%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
11693		

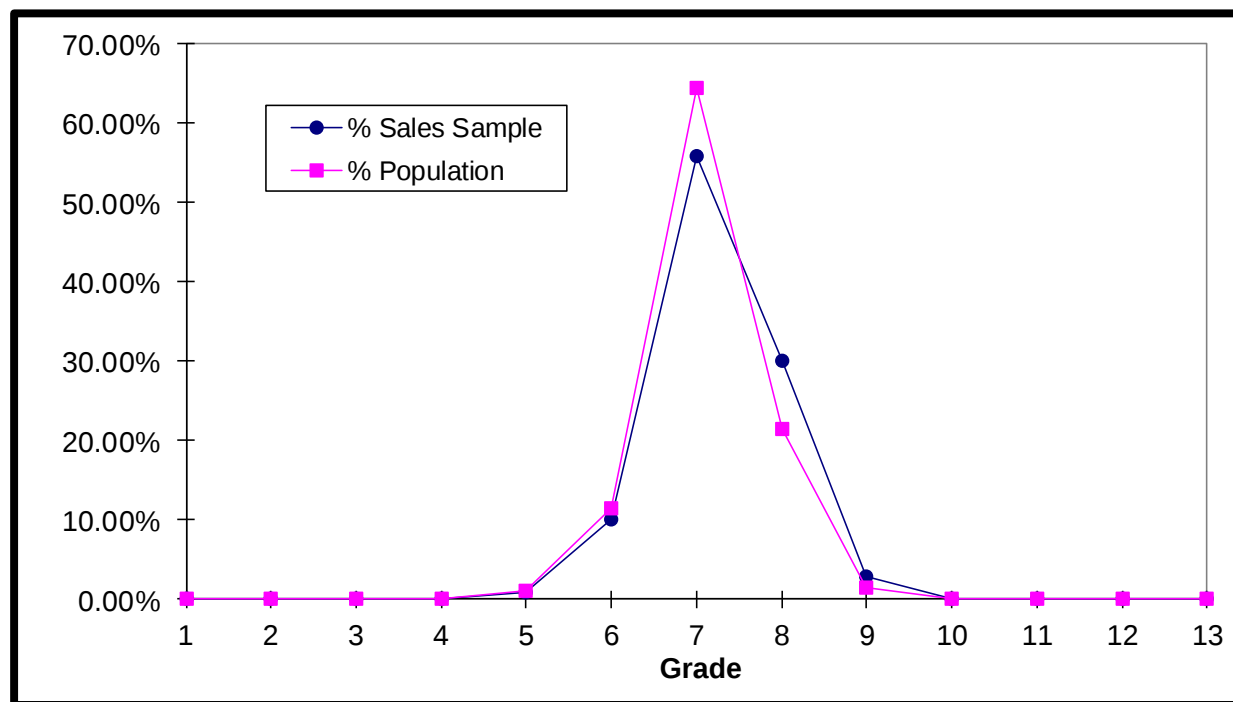


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	12	0.94%
6	129	10.11%
7	712	55.80%
8	384	30.09%
9	37	2.90%
10	2	0.16%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1276		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	2	0.02%
5	130	1.11%
6	1334	11.41%
7	7523	64.34%
8	2510	21.47%
9	176	1.51%
10	17	0.15%
11	0	0.00%
12	0	0.00%
13	0	0.00%
11693		



The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate 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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with land values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required.

2013 Land Value = 2012 Land Value x 1.00, with the result truncated to the next \$1,000.

Improved Parcel Update

A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age and above ground living areas as they are typically most influential in determining value. Applying appraiser's knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The overall analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Duplexes and Triplexes were at a higher assessment level than others and their values were adjusted downward. Parcels located in Neighborhood 4 in Area 19 (not including Duplexes and Triplexes) were at a higher assessment level than others and their values were adjusted upward less than other parcels.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1276 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

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

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +12.4%. This increase 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.

Areas 19 and 82 Annual Update Model Adjustments

2013 Total Value = 2012 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

13.93%

**Neighborhood 4 in Area19
(not including Duplexes and
Triplexes)**

Yes

% Adjustment

5.26%

Duplexes and Triplexes

Yes

% Adjustment

-0.87%

Comments

The percentages listed are total adjustments not additive adjustments.

Generally Duplexes, Triplexes, and parcels located in Neighborhood 4 in Area19 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

For instance, a parcel located in Neighborhood 4 in Area19 (not including Duplexes and Triplexes) would approximately receive a 5.26% upward adjustment. 185 parcels in the improved population would receive this adjustment. There were 23 sales.

Duplexes and Triplexes would approximately receive a -0.87% downward adjustment. 814 parcels in the improved population would receive this adjustment. There were 69 sales.

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

91% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Areas 19 and 82 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, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2012 would be adjusted by the time trend factor of 1.052, resulting in an adjusted value of \$552,000 (\$525,000 X 1.052=\$552,300) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.039	3.9%
2/1/2010	1.048	4.8%
3/1/2010	1.056	5.6%
4/1/2010	1.065	6.5%
5/1/2010	1.072	7.2%
6/1/2010	1.079	7.9%
7/1/2010	1.085	8.5%
8/1/2010	1.091	9.1%
9/1/2010	1.096	9.6%
10/1/2010	1.101	10.1%
11/1/2010	1.105	10.5%
12/1/2010	1.108	10.8%
1/1/2011	1.111	11.1%
2/1/2011	1.113	11.3%
3/1/2011	1.115	11.5%
4/1/2011	1.116	11.6%
5/1/2011	1.116	11.6%
6/1/2011	1.116	11.6%
7/1/2011	1.115	11.5%
8/1/2011	1.114	11.4%
9/1/2011	1.112	11.2%
10/1/2011	1.110	11.0%
11/1/2011	1.106	10.6%
12/1/2011	1.103	10.3%
1/1/2012	1.098	9.8%
2/1/2012	1.093	9.3%
3/1/2012	1.088	8.8%
4/1/2012	1.082	8.2%
5/1/2012	1.075	7.5%
6/1/2012	1.068	6.8%
7/1/2012	1.060	6.0%
8/1/2012	1.052	5.2%
9/1/2012	1.042	4.2%
10/1/2012	1.033	3.3%
11/1/2012	1.022	2.2%
12/1/2012	1.012	1.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	276770	0480	7/29/11	\$305,000	\$340,000	790	5	1910	Avg	2500	N	N	1750 NW 56TH ST
19 - 1	276760	0171	3/29/11	\$294,700	\$329,000	1010	5	1906	VGood	1968	N	N	6411 22ND AVE NW
19 - 1	276760	3091	11/16/11	\$320,000	\$353,000	830	6	1981	Avg	3000	N	N	2048 NW 60TH ST
19 - 1	276760	3640	9/27/12	\$380,000	\$393,000	980	6	1908	Avg	5000	N	N	2039 NW 60TH ST
19 - 1	276760	1860	11/28/12	\$387,000	\$392,000	1030	6	1910	Avg	5000	N	N	2028 NW 62ND ST
19 - 1	276760	2220	7/27/11	\$322,000	\$359,000	1150	6	1907	Good	4750	N	N	1522 NW 61ST ST
19 - 1	276760	2770	8/24/11	\$305,000	\$339,000	1240	6	1903	Good	4650	N	N	2439 NW 61ST ST
19 - 1	276760	0465	6/11/12	\$395,000	\$421,000	1260	6	1900	Good	5000	N	N	1742 NW 64TH ST
19 - 1	276760	0075	1/19/10	\$408,000	\$426,000	1300	6	1905	VGood	5000	N	N	2416 NW 64TH ST
19 - 1	047700	0050	5/30/12	\$335,000	\$358,000	1310	6	1900	Avg	3586	N	N	2657 NW 60TH ST
19 - 1	424290	0295	5/17/10	\$404,000	\$435,000	1460	6	1901	Good	2249	N	N	2655 A NW 63RD ST
19 - 1	276760	2910	4/19/12	\$398,500	\$430,000	1460	6	1900	Good	2977	N	N	2213 NW 61ST ST
19 - 1	276760	1975	5/9/12	\$425,000	\$456,000	1520	6	1901	Good	5000	N	N	1716 NW 62ND ST
19 - 1	276760	1145	8/20/12	\$409,000	\$428,000	1580	6	1900	Good	5000	N	N	1736 NW 63RD ST
19 - 1	117500	1135	11/15/11	\$360,000	\$398,000	620	7	1925	VGood	3395	N	N	5807 28TH AVE NW
19 - 1	867340	0025	10/11/10	\$225,800	\$249,000	650	7	1998	Avg	1170	N	N	2621 NW 57TH ST
19 - 1	276760	3510	10/18/12	\$451,000	\$463,000	770	7	1922	Good	5000	N	N	1737 NW 60TH ST
19 - 1	117500	0345	9/20/10	\$352,950	\$388,000	850	7	1944	Avg	4850	N	N	3008 NW 57TH ST
19 - 1	276760	2015	10/21/10	\$442,000	\$488,000	900	7	1941	Good	4500	N	N	1760 NW 62ND ST
19 - 1	755080	0415	8/24/11	\$360,000	\$401,000	940	7	1900	Avg	5000	N	N	2845 NW 64TH ST
19 - 1	276760	1635	5/23/12	\$457,000	\$489,000	970	7	1915	Good	5000	N	N	2442 NW 62ND ST
19 - 1	276760	2020	5/15/12	\$295,000	\$316,000	980	7	1941	Avg	4500	N	N	1762 NW 62ND ST
19 - 1	117500	0081	7/27/11	\$447,000	\$498,000	1000	7	1967	Avg	3784	N	N	3009 NW 60TH ST
19 - 1	276760	3180	6/15/12	\$403,000	\$429,000	1000	7	1924	VGood	2320	N	N	1708 NW 60TH ST
19 - 1	117500	0074	3/30/10	\$369,900	\$394,000	1000	7	1969	Good	3544	N	N	3011 NW 60TH ST
19 - 1	276760	0480	7/20/11	\$325,000	\$362,000	1000	7	1900	Good	5000	N	N	1758 NW 64TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	755130	0060	7/19/11	\$350,000	\$390,000	1010	7	1952	Avg	5000	N	N	2811 NW 64TH ST
19 - 1	276760	0136	11/14/12	\$353,000	\$359,000	1020	7	1922	VGood	2703	N	N	2319 NW 65TH ST
19 - 1	276760	3525	5/26/10	\$400,000	\$431,000	1030	7	1946	Good	5000	N	N	1721 NW 60TH ST
19 - 1	276760	3430	4/1/10	\$415,000	\$442,000	1050	7	1926	Good	3772	N	N	1518 NW 59TH ST
19 - 1	276760	2565	4/6/10	\$508,500	\$542,000	1060	7	1900	VGood	5000	N	N	2217 NW 62ND ST
19 - 1	276760	0935	4/6/10	\$494,950	\$528,000	1110	7	1919	Good	5000	N	N	1535 NW 64TH ST
19 - 1	276760	3020	10/6/11	\$492,500	\$546,000	1115	7	1915	Good	5000	N	N	2021 NW 61ST ST
19 - 1	117500	0285	12/15/10	\$447,900	\$497,000	1120	7	1906	VGood	6596	N	N	3055 NW 58TH ST
19 - 1	755080	0520	2/15/12	\$476,000	\$519,000	1130	7	1945	Avg	4648	N	N	2855 NW 65TH ST
19 - 1	755080	0511	4/28/10	\$375,000	\$402,000	1130	7	1945	Avg	5000	N	N	6302 30TH AVE NW
19 - 1	755080	1095	1/16/12	\$439,000	\$481,000	1130	7	1945	VGood	5000	N	N	3012 NW 61ST ST
19 - 1	424290	0075	4/1/11	\$536,500	\$599,000	1130	7	2011	Avg	4203	N	N	2606 NW 64TH ST
19 - 1	276760	2360	8/23/12	\$494,550	\$517,000	1140	7	1912	Good	4650	N	N	1732 NW 61ST ST
19 - 1	755080	0500	8/22/11	\$420,000	\$467,000	1180	7	1945	Good	5000	N	N	2842 NW 63RD ST
19 - 1	047600	0255	8/9/11	\$432,500	\$482,000	1180	7	1929	Good	3750	N	N	2649 NW 58TH ST
19 - 1	276760	2055	11/20/12	\$395,000	\$401,000	1180	7	1980	Good	5000	N	N	1533 NW 63RD ST
19 - 1	047600	0111	10/19/11	\$389,000	\$431,000	1200	7	2007	Avg	1362	N	N	2641 A NW 59TH ST
19 - 1	276760	1325	10/21/11	\$411,000	\$455,000	1210	7	1908	VGood	2500	N	N	2239 NW 64TH ST
19 - 1	117500	0690	11/5/12	\$475,000	\$485,000	1220	7	1918	Good	4850	N	N	3031 NW 57TH ST
19 - 1	276760	0930	12/23/10	\$345,000	\$383,000	1250	7	1901	VGood	2615	N	N	1541 NW 64TH ST
19 - 1	117500	1056	6/4/12	\$459,950	\$491,000	1260	7	1922	Good	2903	N	N	2841 NW 60TH ST
19 - 1	276760	0255	9/6/12	\$367,500	\$382,000	1270	7	1904	Good	3314	N	N	2107 NW 65TH ST
19 - 1	424290	0121	10/1/12	\$357,500	\$369,000	1270	7	1994	Avg	2216	N	N	2642 NW 64TH ST
19 - 1	117500	1120	4/23/10	\$545,000	\$583,000	1290	7	1927	Good	4850	N	N	2811 NW 59TH ST
19 - 1	424290	0007	9/4/12	\$407,000	\$424,000	1290	7	1996	Avg	2015	N	N	2765 NW 65TH ST
19 - 1	117500	0270	11/21/11	\$416,000	\$459,000	1290	7	1905	Avg	4850	N	N	3044 NW 58TH ST

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Areas 19 and 82
(1 to 3 Unit Residences)

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19 - 1	424290	0009	5/3/12	\$395,000	\$425,000	1290	7	1996	Avg	2014	N	N	2761 NW 65TH ST
19 - 1	424290	0009	5/19/10	\$390,000	\$420,000	1290	7	1996	Avg	2014	N	N	2761 NW 65TH ST
19 - 1	276760	1850	9/24/12	\$423,000	\$438,000	1290	7	1945	Avg	5000	N	N	2018 NW 62ND ST
19 - 1	276760	2325	10/13/10	\$471,500	\$520,000	1290	7	1945	VGood	4650	N	N	1703 NW 62ND ST
19 - 1	424290	0021	7/9/12	\$360,200	\$381,000	1300	7	1995	Avg	2261	N	N	2757 NW 65TH ST
19 - 1	276760	0380	5/21/12	\$384,000	\$411,000	1300	7	1925	Good	4700	N	N	1817 NW 65TH ST
19 - 1	117500	0275	1/3/11	\$525,000	\$583,000	1310	7	1905	VGood	4850	N	N	3048 NW 58TH ST
19 - 1	276760	2556	3/22/11	\$361,000	\$403,000	1310	7	1921	Avg	5500	N	N	2228 NW 61ST ST
19 - 1	276760	2335	8/14/12	\$475,000	\$498,000	1360	7	1906	Good	2873	N	N	1706 NW 61ST ST
19 - 1	755080	0535	1/10/11	\$527,000	\$586,000	1360	7	1904	VGood	4648	N	N	2843 NW 65TH ST
19 - 1	276760	2645	11/18/11	\$374,950	\$414,000	1360	7	2011	Avg	2746	N	N	6116 26TH AVE NW
19 - 1	276760	3775	7/27/12	\$388,500	\$409,000	1390	7	1910	Good	5000	N	N	2227 NW 60TH ST
19 - 1	276760	0590	7/23/12	\$395,000	\$416,000	1420	7	1904	VGood	2251	N	N	1536 A NW 64TH ST
19 - 1	276760	0215	6/29/11	\$326,000	\$364,000	1460	7	1916	Good	4699	N	N	2240 NW 64TH ST
19 - 1	276760	3780	5/27/11	\$562,475	\$628,000	1460	7	1905	Good	5000	N	N	2223 NW 60TH ST
19 - 1	276760	0320	3/22/11	\$490,000	\$547,000	1480	7	1926	VGood	2846	N	N	2030 NW 64TH ST
19 - 1	755080	0545	8/20/10	\$325,000	\$356,000	1490	7	1917	Good	4648	N	N	2833 NW 65TH ST
19 - 1	117500	0715	4/18/12	\$429,000	\$463,000	1500	7	1906	VGood	3298	N	N	5613 30TH AVE NW
19 - 1	424290	0045	1/23/12	\$452,500	\$495,000	1510	7	1913	Good	4486	N	N	2707 NW 65TH ST
19 - 1	755080	0995	2/28/11	\$475,000	\$530,000	1520	7	1910	Good	3250	N	N	6208 32ND AVE NW
19 - 1	117500	0280	4/29/12	\$400,000	\$430,000	1550	7	1907	VGood	6596	N	N	3054 NW 58TH ST
19 - 1	047700	0023	10/20/10	\$324,950	\$359,000	1600	7	1977	Avg	2469	N	N	2633 NW 60TH ST
19 - 1	047700	0024	2/7/12	\$321,500	\$351,000	1600	7	1977	Avg	2072	N	N	2631 NW 60TH ST
19 - 1	276760	5188	2/22/12	\$393,000	\$428,000	1630	7	1999	Avg	1164	N	N	2448 NW 57TH ST
19 - 1	276760	2285	6/28/12	\$599,000	\$635,000	1700	7	1906	Avg	4650	N	N	1743 NW 62ND ST
19 - 1	276760	1750	11/21/11	\$425,000	\$469,000	1710	7	1912	Good	5000	N	N	2242 NW 62ND ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	276760	2535	2/24/12	\$648,850	\$707,000	1750	7	1973	Avg	5000	N	N	2245 NW 62ND ST
19 - 1	276760	1560	4/14/11	\$562,000	\$627,000	1840	7	1970	Good	5000	N	N	2435 NW 63RD ST
19 - 1	276760	0090	7/13/11	\$564,000	\$629,000	1840	7	1967	Avg	5000	N	N	2430 NW 64TH ST
19 - 1	276760	4645	9/11/12	\$457,500	\$475,000	1880	7	1900	Avg	5000	N	N	1506 NW 57TH ST
19 - 1	117500	0210	9/7/12	\$538,000	\$560,000	1900	7	1905	Avg	4850	N	N	3027 NW 59TH ST
19 - 1	117500	0210	6/1/10	\$481,000	\$519,000	1900	7	1905	Avg	4850	N	N	3027 NW 59TH ST
19 - 1	755080	0885	12/12/12	\$555,000	\$559,000	1920	7	1924	VGood	5000	N	N	3037 NW 63RD ST
19 - 1	755080	0665	11/28/12	\$480,950	\$487,000	2000	7	1914	Good	4850	N	N	3003 NW 65TH ST
19 - 1	276760	1730	5/19/11	\$398,500	\$445,000	2100	7	1912	Good	5000	N	N	2222 NW 62ND ST
19 - 1	276760	1725	5/20/10	\$575,000	\$619,000	2150	7	1912	VGood	5000	N	N	2218 NW 62ND ST
19 - 1	276760	4755	11/7/12	\$558,000	\$569,000	2180	7	1909	Good	5000	N	N	1715 NW 58TH ST
19 - 1	276760	2095	8/20/12	\$435,000	\$455,000	2280	7	1946	Avg	5000	N	N	1506 NW 62ND ST
19 - 1	276760	0125	10/20/10	\$585,000	\$646,000	2720	7	1976	Avg	3984	N	N	2357 NW 65TH ST
19 - 1	424290	0195	9/20/11	\$525,000	\$583,000	2800	7	1976	Good	4700	N	N	2623 NW 64TH ST
19 - 1	276760	2237	10/25/11	\$369,000	\$409,000	900	8	2009	Avg	1349	N	N	1550 NW 61ST ST
19 - 1	276760	2241	4/25/11	\$363,000	\$405,000	900	8	2009	Avg	1352	N	N	1540 NW 61ST ST
19 - 1	276760	2240	7/23/10	\$360,000	\$392,000	900	8	2009	Avg	1350	N	N	1542 NW 61ST ST
19 - 1	276760	2245	3/6/12	\$349,000	\$379,000	900	8	2009	Avg	1350	N	N	1548 NW 61ST ST
19 - 1	047600	0015	11/18/10	\$490,000	\$542,000	940	8	2006	Avg	988	N	N	2650 B NW 59TH ST
19 - 1	276760	3797	4/30/12	\$370,000	\$398,000	960	8	2008	Avg	1495	N	N	2209 NW 60TH ST
19 - 1	276760	4570	10/28/11	\$449,950	\$498,000	970	8	2011	Avg	1390	N	N	1544 A NW 58TH ST
19 - 1	276760	2239	1/7/11	\$380,000	\$422,000	970	8	2009	Avg	2048	N	N	1544 NW 61ST ST
19 - 1	276760	2238	3/12/12	\$369,000	\$401,000	970	8	2009	Avg	2051	N	N	1546 NW 61ST ST
19 - 1	276760	2350	2/24/11	\$369,950	\$412,000	980	8	2010	Avg	1425	N	N	1724 NW 61ST ST
19 - 1	276760	0404	11/27/12	\$319,000	\$323,000	980	8	2006	Avg	1151	N	N	1719 B NW 65TH ST
19 - 1	276760	2344	12/23/10	\$364,500	\$405,000	980	8	2010	Avg	1422	N	N	1720 NW 61ST ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	276760	4569	12/5/11	\$444,000	\$489,000	1000	8	2011	Avg	1136	N	N	1544 B NW 58TH ST
19 - 1	276760	2347	11/4/10	\$360,000	\$398,000	1030	8	2010	Avg	2275	N	N	1722 NW 61ST ST
19 - 1	276760	2346	4/28/11	\$345,000	\$385,000	1030	8	2010	Avg	2285	N	N	1718 NW 61ST ST
19 - 1	867340	0062	8/5/10	\$349,000	\$381,000	1070	8	2005	Avg	1089	N	N	5616 28TH AVE NW
19 - 1	867340	0059	10/16/12	\$315,000	\$324,000	1070	8	2005	Avg	1190	N	N	5612 28TH AVE NW
19 - 1	276760	3960	12/6/11	\$300,000	\$331,000	1070	8	2006	Avg	1395	N	N	2444 NW 59TH ST
19 - 1	276760	2973	3/30/12	\$347,500	\$376,000	1100	8	2005	Avg	1187	N	N	2252 A NW 60TH ST
19 - 1	047600	0236	2/24/10	\$394,000	\$416,000	1135	8	2005	Avg	1217	N	N	2639 A NW 58TH ST
19 - 1	276760	1652	1/19/10	\$365,000	\$381,000	1150	8	2008	Avg	1109	N	N	2259 NW 63RD ST
19 - 1	276760	1651	5/21/10	\$370,000	\$398,000	1150	8	2008	Avg	1260	N	N	2261 NW 63RD ST
19 - 1	276760	1653	2/10/11	\$299,000	\$333,000	1150	8	2008	Avg	1059	N	N	2257 NW 63RD ST
19 - 1	276760	4559	3/15/12	\$349,000	\$379,000	1160	8	2007	Avg	1312	N	N	1532 A NW 58TH ST
19 - 1	047600	0153	9/20/11	\$385,000	\$428,000	1180	8	2006	Avg	1203	N	N	2646 A NW 58TH ST
19 - 1	117500	0589	3/24/10	\$425,000	\$452,000	1190	8	2009	Avg	1147	N	N	2816 B NW 56TH ST
19 - 1	117500	0599	1/29/10	\$425,000	\$445,000	1190	8	2009	Avg	1222	N	N	2816 A NW 56TH ST
19 - 1	112503	9117	8/4/11	\$378,000	\$421,000	1190	8	2007	Avg	1333	N	N	5511 A 28TH AVE NW
19 - 1	117500	0940	4/22/10	\$368,200	\$394,000	1190	8	2004	Avg	1420	N	N	2821 D NW 56TH ST
19 - 1	276760	2975	3/23/11	\$389,000	\$434,000	1200	8	2005	Avg	1188	N	N	2250 A NW 60TH ST
19 - 1	276760	3552	3/10/12	\$368,000	\$400,000	1200	8	2011	Avg	1274	N	N	5905 17TH AVE NW
19 - 1	276760	0589	7/20/12	\$344,000	\$363,000	1200	8	2012	Avg	1171	N	N	1536 B NW 64TH ST
19 - 1	047600	0232	7/16/12	\$389,000	\$411,000	1210	8	2007	Avg	1281	N	N	2633 B NW 58TH ST
19 - 1	047600	0230	5/24/10	\$390,000	\$420,000	1230	8	2007	Avg	1341	N	N	2631 B NW 58TH ST
19 - 1	117500	0601	3/19/10	\$399,950	\$424,000	1230	8	2009	Avg	1078	N	N	2814 B NW 56TH ST
19 - 1	276760	4572	11/4/11	\$389,000	\$430,000	1250	8	2011	Avg	1089	N	N	1542 B NW 58TH ST
19 - 1	276760	2345	12/15/10	\$419,950	\$466,000	1250	8	2010	Avg	1890	N	N	1716 NW 61ST ST
19 - 1	047600	0075	4/26/10	\$363,950	\$390,000	1250	8	2003	Avg	1210	N	N	2607 B NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	276760	1005	12/19/12	\$423,950	\$426,000	1250	8	2005	Avg	1768	N	N	1532 NW 63RD ST
19 - 1	276760	4345	4/28/10	\$384,500	\$412,000	1260	8	2007	Avg	1287	N	N	1749 B NW 59TH ST
19 - 1	276760	4601	1/6/12	\$371,000	\$407,000	1260	8	2006	Avg	1250	N	N	1537 A NW 58TH ST
19 - 1	276760	4599	5/4/12	\$371,000	\$399,000	1260	8	2006	Avg	1129	N	N	1539 NW 58TH ST
19 - 1	276760	4212	5/13/10	\$367,500	\$395,000	1260	8	2006	Avg	1131	N	N	2045 B NW 59TH ST
19 - 1	276760	4710	5/13/11	\$335,000	\$374,000	1260	8	2002	Avg	1125	N	N	1757 A NW 58TH ST
19 - 1	867340	0058	8/15/11	\$375,000	\$417,000	1270	8	2003	Avg	1156	N	N	2653 A NW 57TH ST
19 - 1	276760	2972	4/4/11	\$365,000	\$407,000	1270	8	2005	Avg	1187	N	N	2252 B NW 60TH ST
19 - 1	047600	0211	7/23/12	\$405,000	\$427,000	1280	8	2005	Avg	1293	N	N	2613 B NW 58TH ST
19 - 1	047600	0079	2/14/12	\$383,000	\$418,000	1290	8	2007	Avg	1140	N	N	2613 A NW 59TH ST
19 - 1	276770	1527	4/30/12	\$315,000	\$339,000	1290	8	2006	Avg	778	N	N	1506 NW 52ND ST
19 - 1	276760	4250	11/22/10	\$310,000	\$343,000	1290	8	1998	Avg	1620	N	N	2011 A NW 59TH ST
19 - 1	047600	0326	4/6/10	\$399,950	\$426,000	1310	8	2005	Avg	1306	N	N	2616 A NW 57TH ST
19 - 1	867340	0049	3/13/12	\$378,000	\$410,000	1320	8	2001	Avg	1163	N	N	2639 A NW 57TH ST
19 - 1	047600	0330	5/26/10	\$385,000	\$415,000	1320	8	2005	Avg	1187	N	N	2612 B NW 57TH ST
19 - 1	276760	2647	9/29/11	\$375,950	\$417,000	1320	8	2011	Avg	1084	N	N	6116 B 26TH AVE NW
19 - 1	276760	3587	12/22/11	\$358,350	\$394,000	1320	8	2006	Avg	1308	N	N	1740 B NW 59TH ST
19 - 1	867340	0047	2/7/12	\$345,000	\$377,000	1320	8	2001	Avg	1163	N	N	2641 A NW 57TH ST
19 - 1	047600	0314	11/8/10	\$347,000	\$384,000	1320	8	2003	Avg	1286	N	N	2628 B NW 57TH ST
19 - 1	867340	0074	6/22/11	\$299,000	\$334,000	1320	8	2002	Avg	1250	N	N	5602 28TH AVE NW
19 - 1	867340	0044	5/13/10	\$405,000	\$435,000	1330	8	2001	Avg	1188	N	N	2643 A NW 57TH ST
19 - 1	276760	4571	11/21/11	\$379,950	\$419,000	1330	8	2011	Avg	1385	N	N	1542 A NW 58TH ST
19 - 1	047600	0155	5/11/10	\$369,500	\$397,000	1340	8	2006	Avg	1295	N	N	2644 A NW 58TH ST
19 - 1	276770	1475	5/4/10	\$363,400	\$390,000	1340	8	2006	Avg	1321	N	N	1539 B NW 53RD ST
19 - 1	276760	4258	6/28/10	\$342,000	\$371,000	1340	8	1998	Avg	1189	N	N	2011 C NW 59TH ST
19 - 1	867340	0169	3/16/10	\$408,000	\$433,000	1350	8	2006	Avg	1188	N	N	2639 A NW 56TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	867340	0169	12/18/12	\$419,000	\$421,000	1350	8	2006	Avg	1188	N	N	2639 A NW 56TH ST
19 - 1	276760	3586	4/1/10	\$389,000	\$414,000	1350	8	2006	Avg	1197	N	N	1742 A NW 59TH ST
19 - 1	867340	0024	5/3/10	\$374,950	\$402,000	1350	8	2007	Avg	1205	N	N	2617 B NW 57TH ST
19 - 1	276760	3584	11/3/11	\$350,000	\$387,000	1350	8	2006	Avg	1199	N	N	1742 B NW 59TH ST
19 - 1	117500	0596	5/2/12	\$405,000	\$435,000	1360	8	2007	Avg	1227	N	N	2808 A NW 56TH ST
19 - 1	117500	0597	4/14/11	\$385,000	\$430,000	1360	8	2007	Avg	1150	N	N	2810 B NW 56TH ST
19 - 1	867340	0072	12/6/12	\$405,000	\$409,000	1360	8	2002	Avg	1250	N	N	2650 NW 56TH ST
19 - 1	047600	0115	5/12/10	\$381,500	\$410,000	1360	8	2008	Avg	1289	N	N	2647 B NW 59TH ST
19 - 1	117500	0595	9/26/12	\$395,000	\$409,000	1360	8	2007	Avg	1275	N	N	2808 B NW 56TH ST
19 - 1	867340	0055	5/4/11	\$384,000	\$429,000	1370	8	2003	Avg	1193	N	N	2651 B NW 57TH ST
19 - 1	047600	0213	4/12/11	\$389,500	\$435,000	1370	8	2005	Avg	1286	N	N	2615 B NW 58TH ST
19 - 1	276760	0512	3/7/11	\$379,950	\$424,000	1370	8	2011	Avg	1923	N	N	1605 NW 65TH ST
19 - 1	276760	0510	1/25/11	\$379,000	\$422,000	1370	8	2011	Avg	1925	N	N	1601 NW 65TH ST
19 - 1	867340	0056	9/24/12	\$380,000	\$393,000	1370	8	2003	Avg	1193	N	N	2651 A NW 57TH ST
19 - 1	867340	0035	2/7/11	\$352,000	\$392,000	1370	8	2006	Avg	1219	N	N	2635 B NW 57TH ST
19 - 1	276760	0588	6/18/12	\$403,640	\$429,000	1380	8	2012	Avg	1578	N	N	1536 C NW 64TH ST
19 - 1	047600	0081	3/21/12	\$389,900	\$423,000	1380	8	2007	Avg	1311	N	N	2615 B NW 59TH ST
19 - 1	276760	2646	8/22/11	\$379,950	\$423,000	1380	8	2011	Avg	1170	N	N	6116 C 26TH AVE NW
19 - 1	276760	4749	3/12/12	\$363,000	\$394,000	1380	8	2003	Avg	1275	N	N	1717 B NW 58TH ST
19 - 1	276760	5110	11/2/10	\$349,500	\$386,000	1390	8	2006	Avg	1323	N	N	2427 B NW 58TH ST
19 - 1	117500	0050	4/9/10	\$497,450	\$531,000	1390	8	1929	Avg	3758	N	N	3029 NW 60TH ST
19 - 1	867340	0167	10/6/10	\$389,950	\$430,000	1400	8	2001	Avg	1128	N	N	2631 B NW 56TH ST
19 - 1	276760	3580	6/19/12	\$433,000	\$460,000	1410	8	2012	Avg	1330	N	N	1734 A NW 59TH ST
19 - 1	276760	3550	12/14/11	\$399,000	\$439,000	1420	8	2011	Avg	1226	N	N	5901 17TH AVE NW
19 - 1	276760	4215	7/10/12	\$405,000	\$428,000	1430	8	2006	Avg	1367	N	N	2043 B NW 59TH ST
19 - 1	276760	4214	6/6/12	\$399,000	\$426,000	1430	8	2006	Avg	1368	N	N	2043 A NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	276760	4431	7/10/12	\$399,000	\$422,000	1430	8	2007	Avg	1229	N	N	1730 A NW 58TH ST
19 - 1	276760	4707	2/8/10	\$389,000	\$409,000	1440	8	2007	Avg	1249	N	N	1763 B NW 58TH ST
19 - 1	755080	0275	7/5/12	\$560,000	\$593,000	1450	8	1948	VGood	5000	N	N	2843 NW 63RD ST
19 - 1	276760	3583	6/19/12	\$424,950	\$452,000	1450	8	2012	Avg	1469	N	N	1732 A NW 59TH ST
19 - 1	276760	3215	4/8/10	\$387,000	\$413,000	1450	8	2003	Avg	2400	N	N	1740 NW 60TH ST
19 - 1	276770	1720	5/4/12	\$370,000	\$398,000	1460	8	2001	Avg	1473	N	N	1533 NW 51ST ST
19 - 1	276770	1719	5/11/11	\$359,000	\$401,000	1460	8	2001	Avg	1098	N	N	1535 NW 51ST ST
19 - 1	755080	1000	1/24/12	\$464,000	\$508,000	1490	8	1911	VGood	3250	N	N	6202 32ND AVE NW
19 - 1	867340	0193	9/20/12	\$405,000	\$420,000	1500	8	2004	Avg	1527	N	N	5514 28TH AVE NW
19 - 1	276760	0511	3/16/11	\$379,950	\$424,000	1520	8	2011	Avg	1543	N	N	1603 NW 65TH ST
19 - 1	276760	4591	1/3/11	\$455,000	\$506,000	1530	8	2006	Avg	1613	N	N	5716 17TH AVE NW
19 - 1	276760	4591	12/7/12	\$438,500	\$443,000	1530	8	2006	Avg	1613	N	N	5716 17TH AVE NW
19 - 1	276760	0932	8/26/10	\$385,000	\$422,000	1540	8	2010	Avg	2384	N	N	1543 NW 64TH ST
19 - 1	276760	3450	11/6/12	\$458,000	\$467,000	1540	8	2006	Avg	1917	N	N	1540 NW 59TH ST
19 - 1	276760	3250	4/22/10	\$465,000	\$498,000	1550	8	2003	Avg	1919	N	N	1557 NW 61ST ST
19 - 1	276760	2745	8/30/12	\$524,950	\$547,000	1560	8	2012	Avg	1900	N	N	2446 NW 61ST ST
19 - 1	276760	2746	8/30/12	\$499,950	\$521,000	1570	8	2012	Avg	1550	N	N	2450 NW 61ST ST
19 - 1	276760	2747	8/29/12	\$499,950	\$522,000	1570	8	2012	Avg	1550	N	N	2448 NW 61ST ST
19 - 1	276760	3581	7/2/12	\$454,950	\$482,000	1590	8	2012	Avg	1045	N	N	1734 B NW 59TH ST
19 - 1	276760	3582	7/12/12	\$449,950	\$476,000	1590	8	2012	Avg	1155	N	N	1732 B NW 59TH ST
19 - 1	276760	0572	8/21/12	\$465,000	\$486,000	1590	8	2012	Avg	2349	N	N	1518 NW 64TH ST
19 - 1	276760	2024	10/19/10	\$379,000	\$418,000	1600	8	1998	Avg	2450	N	N	1770 NW 62ND ST
19 - 1	276760	0570	7/16/12	\$453,000	\$478,000	1620	8	2012	Avg	1466	N	N	1516 A NW 64TH ST
19 - 1	276760	0985	12/26/12	\$435,000	\$436,000	1670	8	1952	Avg	5000	N	N	1510 NW 63RD ST
19 - 1	276770	3432	6/25/12	\$485,000	\$515,000	1690	8	2007	Avg	1174	N	N	5235 A RUSSELL AVE NW
19 - 1	276770	3436	5/1/12	\$470,000	\$505,000	1690	8	2007	Avg	1343	N	N	5227 A RUSSELL AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	276760	0514	11/15/12	\$449,000	\$457,000	1720	8	2006	Avg	2175	N	N	1537 NW 65TH ST
19 - 1	047700	0020	6/10/10	\$625,000	\$676,000	1730	8	2001	Avg	3118	N	N	2625 NW 60TH ST
19 - 1	867340	0171	8/8/12	\$442,300	\$464,000	1730	8	2006	Avg	1054	N	N	2637 B NW 56TH ST
19 - 1	117500	0035	10/5/12	\$615,000	\$634,000	1730	8	1991	Avg	3750	N	N	3040 NW 59TH ST
19 - 1	276760	1291	6/8/12	\$489,000	\$521,000	1740	8	2007	Avg	1657	N	N	2042 B NW 63RD ST
19 - 1	276760	2911	6/23/10	\$534,000	\$579,000	1740	8	2010	Avg	1774	N	N	2215 NW 61ST ST
19 - 1	047700	0019	3/24/12	\$410,000	\$444,000	1750	8	2001	Avg	1879	N	N	2619 NW 60TH ST
19 - 1	047600	0220	4/26/12	\$575,000	\$619,000	1760	8	1968	Avg	5000	N	N	2621 NW 58TH ST
19 - 1	276760	2506	5/30/12	\$484,000	\$517,000	1770	8	2008	Avg	2474	N	N	2040 NW 61ST ST
19 - 1	276760	3340	5/24/12	\$450,000	\$481,000	1790	8	1905	Good	4750	N	N	1538 NW 60TH ST
19 - 1	276760	0571	6/27/12	\$458,000	\$486,000	1800	8	2012	Avg	1185	N	N	1516 B NW 64TH ST
19 - 1	276760	2450	7/20/12	\$606,200	\$639,000	1810	8	1963	Avg	5000	N	N	2011 NW 62ND ST
19 - 1	755080	0670	6/17/10	\$540,000	\$585,000	1880	8	2000	Avg	5000	N	N	3000 NW 64TH ST
19 - 1	276760	3130	10/7/11	\$577,000	\$640,000	1910	8	1903	Good	4750	N	N	1743 NW 61ST ST
19 - 1	276770	3439	7/10/12	\$500,000	\$529,000	1930	8	2007	Avg	1110	N	N	5233 A RUSSELL AVE NW
19 - 1	276760	4503	9/12/12	\$483,500	\$502,000	1970	8	2005	Avg	2076	N	N	1521 NW 59TH ST
19 - 1	276760	2168	1/17/12	\$495,000	\$542,000	1980	8	2006	Avg	2375	N	N	1529 NW 62ND ST
19 - 1	276760	1336	5/9/12	\$569,950	\$612,000	2110	8	2012	Avg	2500	N	N	2231 NW 64TH ST
19 - 1	276760	2685	10/10/11	\$500,000	\$554,000	2120	8	1977	Avg	5000	N	N	2415 NW 62ND ST
19 - 1	276760	3330	12/12/10	\$650,000	\$721,000	2180	8	1909	VGood	4750	N	N	1526 NW 60TH ST
19 - 1	117500	0525	9/14/12	\$738,000	\$766,000	2220	8	2008	Avg	4850	N	N	2859 NW 57TH ST
19 - 1	276760	2465	5/10/12	\$695,100	\$746,000	2530	8	1900	Good	7800	N	N	2000 NW 61ST ST
19 - 1	276760	2060	5/5/11	\$700,000	\$781,000	3220	8	1975	Good	5000	N	N	1527 NW 63RD ST
19 - 1	276760	2336	9/26/12	\$607,500	\$628,000	1420	9	2012	Avg	1776	N	N	1708 NW 61ST ST
19 - 1	117500	0725	11/21/11	\$532,000	\$587,000	1900	9	2005	Avg	2613	N	N	5605 30TH AVE NW
19 - 1	755080	0955	11/3/10	\$730,000	\$807,000	2000	9	1903	VGood	4500	N	N	3016 NW 62ND ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 1	276760	2854	8/12/11	\$580,000	\$646,000	2160	9	2007	Avg	2323	N	N	2446 NW 60TH ST
19 - 1	755080	0669	9/20/10	\$710,000	\$781,000	2370	9	2000	Avg	5000	N	N	3006 NW 64TH ST
19 - 10	285610	2330	12/3/10	\$267,700	\$297,000	440	5	1927	Good	4080	N	N	6814 28TH AVE NW
19 - 10	287210	0265	9/13/12	\$290,000	\$301,000	480	5	1928	Good	5000	N	N	2852 NW 74TH ST
19 - 10	330070	1265	10/26/11	\$300,000	\$332,000	700	5	1920	Good	4000	N	N	8519 17TH AVE NW
19 - 10	285610	0280	5/14/12	\$245,500	\$263,000	940	5	1902	Good	2550	N	N	6509 25TH AVE NW
19 - 10	285610	0466	3/23/12	\$296,500	\$321,000	950	5	1901	Avg	3570	N	N	6512 26TH AVE NW
19 - 10	751850	5510	6/24/11	\$328,000	\$366,000	1040	5	1907	VGood	2550	N	N	6541 21ST AVE NW
19 - 10	330070	0450	5/22/10	\$271,000	\$292,000	600	6	1946	Avg	4000	N	N	8702 18TH AVE NW
19 - 10	285610	0380	10/6/12	\$279,000	\$288,000	600	6	1926	Good	2400	N	N	2515 NW 67TH ST
19 - 10	813270	0185	12/6/12	\$300,000	\$303,000	620	6	1927	Avg	4455	N	N	8059 LOYAL WAY NW
19 - 10	123200	1870	12/9/11	\$305,000	\$336,000	640	6	1943	Avg	3840	N	N	7552 20TH AVE NW
19 - 10	330070	1020	11/23/10	\$315,000	\$349,000	640	6	1921	Good	4000	N	N	8546 17TH AVE NW
19 - 10	123200	1880	11/18/11	\$265,000	\$293,000	640	6	1942	Avg	3840	N	N	7544 20TH AVE NW
19 - 10	444380	1640	12/23/11	\$294,900	\$324,000	650	6	1919	Good	3880	N	N	8046 26TH AVE NW
19 - 10	330070	0660	7/6/11	\$295,000	\$329,000	670	6	1926	Avg	5000	N	N	8735 16TH AVE NW
19 - 10	813270	0065	4/23/10	\$375,000	\$401,000	680	6	1929	Good	4850	N	N	8022 LOYAL WAY NW
19 - 10	444380	1075	8/13/12	\$290,000	\$304,000	680	6	1932	Good	3880	N	N	8013 26TH AVE NW
19 - 10	123200	1840	4/26/11	\$297,000	\$332,000	700	6	1918	Good	3840	N	N	7541 18TH AVE NW
19 - 10	751850	4480	5/22/12	\$357,000	\$382,000	700	6	1950	Avg	4080	N	N	7330 21ST AVE NW
19 - 10	022503	9137	2/17/11	\$321,500	\$358,000	710	6	1943	Avg	5736	N	N	7548 29TH AVE NW
19 - 10	022503	9125	6/26/12	\$369,000	\$392,000	720	6	1941	Avg	4000	N	N	2816 NW 75TH ST
19 - 10	054600	0510	4/14/11	\$289,000	\$323,000	730	6	1925	Good	4005	N	N	8315 17TH AVE NW
19 - 10	330070	0680	4/13/12	\$367,000	\$396,000	740	6	1925	Good	6000	N	N	8749 16TH AVE NW
19 - 10	330070	1150	6/8/12	\$296,000	\$316,000	740	6	1940	Avg	4000	N	N	8555 16TH AVE NW
19 - 10	751850	4924	12/11/12	\$325,000	\$328,000	750	6	1918	Good	4110	N	N	6732 21ST AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	751850	3805	10/15/12	\$313,000	\$322,000	760	6	1947	Avg	4284	N	N	6546 20TH AVE NW
19 - 10	916510	0130	4/7/10	\$385,000	\$410,000	760	6	1928	Good	4080	N	N	7341 27TH AVE NW
19 - 10	330070	1200	1/23/12	\$320,000	\$350,000	760	6	1929	Good	4000	N	N	8528 18TH AVE NW
19 - 10	022503	9134	9/13/11	\$295,000	\$328,000	770	6	1943	Avg	4942	N	N	7549 28TH AVE NW
19 - 10	751850	5755	8/18/11	\$306,000	\$341,000	780	6	1900	Good	2550	N	N	6743 21ST AVE NW
19 - 10	125420	0205	2/24/11	\$325,000	\$362,000	790	6	1912	Good	5100	N	N	7040 25TH AVE NW
19 - 10	751850	4240	10/25/12	\$278,000	\$285,000	790	6	1907	Good	4080	N	N	7309 19TH AVE NW
19 - 10	287210	1990	6/25/12	\$347,323	\$369,000	800	6	1925	Good	3500	N	N	3040 NW 70TH ST
19 - 10	444380	1680	9/18/12	\$385,000	\$399,000	820	6	1925	Good	3880	N	N	8033 25TH AVE NW
19 - 10	330070	1295	2/22/11	\$249,950	\$279,000	840	6	1947	Avg	4000	N	N	8543 17TH AVE NW
19 - 10	330070	1165	4/15/10	\$420,000	\$449,000	880	6	1925	Good	4000	N	N	8552 18TH AVE NW
19 - 10	369390	0915	6/23/10	\$399,990	\$434,000	880	6	1915	Good	5000	N	N	3029 NW 69TH ST
19 - 10	751850	1620	1/24/12	\$337,000	\$369,000	880	6	1907	Good	5100	N	N	6723 16TH AVE NW
19 - 10	444380	1080	2/28/10	\$367,500	\$388,000	880	6	1924	VGood	3880	N	N	8009 26TH AVE NW
19 - 10	813270	0095	12/9/10	\$377,000	\$418,000	890	6	1931	Good	5022	N	N	8050 29TH AVE NW
19 - 10	330070	1170	4/4/12	\$250,000	\$270,000	900	6	1925	Avg	4000	N	N	8548 18TH AVE NW
19 - 10	330070	0420	3/1/10	\$322,000	\$340,000	930	6	1942	Good	4000	N	N	8724 18TH AVE NW
19 - 10	444730	0105	8/12/11	\$282,500	\$315,000	930	6	1928	Avg	4000	N	N	8354 31ST AVE NW
19 - 10	285610	1900	6/10/11	\$399,500	\$446,000	940	6	1931	Avg	3060	N	N	6708 27TH AVE NW
19 - 10	285610	0745	8/17/12	\$526,000	\$551,000	970	6	1912	Avg	5100	N	N	6527 27TH AVE NW
19 - 10	758870	0244	8/3/10	\$350,000	\$382,000	970	6	1909	Good	4488	N	N	8329 16TH AVE NW
19 - 10	444380	1150	6/15/12	\$450,000	\$479,000	990	6	1918	VGood	4365	N	N	7738 27TH AVE NW
19 - 10	330070	1310	6/5/12	\$314,750	\$336,000	990	6	1953	Avg	4000	N	N	8555 17TH AVE NW
19 - 10	330070	1310	6/3/10	\$304,000	\$328,000	990	6	1953	Avg	4000	N	N	8555 17TH AVE NW
19 - 10	123200	0635	4/27/12	\$295,000	\$317,000	1060	6	1915	Good	4800	N	N	7706 18TH AVE NW
19 - 10	285610	0160	11/19/10	\$367,500	\$407,000	1140	6	1904	Good	5100	N	N	6536 25TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	369390	0135	6/13/12	\$465,000	\$495,000	1210	6	1907	VGood	5000	N	N	3023 NW 70TH ST
19 - 10	285610	1880	3/15/12	\$415,000	\$450,000	1270	6	1905	Good	5100	N	N	6718 27TH AVE NW
19 - 10	444380	0360	8/25/11	\$370,000	\$412,000	1280	6	1905	VGood	3876	N	N	7518 28TH AVE NW
19 - 10	285610	1515	9/18/12	\$388,000	\$402,000	1300	6	1966	Avg	5100	N	N	6745 25TH AVE NW
19 - 10	285610	1015	8/3/10	\$425,500	\$464,000	1360	6	1900	Good	5100	N	N	6507 EARL AVE NW
19 - 10	751850	7550	5/9/12	\$434,950	\$467,000	1490	6	1902	VGood	5100	N	N	6708 JONES AVE NW
19 - 10	916410	0180	5/29/12	\$600,000	\$641,000	1510	6	1907	VGood	4750	N	N	7326 26TH AVE NW
19 - 10	022503	9160	6/29/10	\$430,000	\$467,000	640	7	1948	VGood	5018	N	N	7534 29TH AVE NW
19 - 10	330070	0570	10/15/12	\$337,500	\$347,000	700	7	1924	Good	4000	N	N	8726 17TH AVE NW
19 - 10	602150	3815	5/24/11	\$379,000	\$423,000	730	7	1926	Good	4000	N	N	7506 JONES AVE NW
19 - 10	287210	1950	11/8/11	\$310,000	\$343,000	740	7	1947	Avg	5000	N	N	3050 NW 70TH ST
19 - 10	751850	6240	6/27/11	\$385,000	\$429,000	750	7	1909	Good	3060	N	N	7341 21ST AVE NW
19 - 10	444380	0810	6/18/12	\$390,500	\$415,000	750	7	1944	Good	3880	N	N	8002 EARL AVE NW
19 - 10	444980	0063	12/13/10	\$324,000	\$359,000	750	7	1947	VGood	2786	N	N	2762 NW 83RD ST
19 - 10	444380	0855	3/19/12	\$315,000	\$342,000	770	7	1919	Good	3880	N	N	8038 EARL AVE NW
19 - 10	602150	3450	2/25/11	\$240,000	\$268,000	770	7	2003	Avg	2133	N	N	7527 24TH AVE NW
19 - 10	238910	0020	11/9/12	\$360,000	\$367,000	770	7	1931	Avg	3500	N	N	8030 17TH AVE NW
19 - 10	813270	0121	1/12/11	\$300,000	\$334,000	800	7	1947	Good	2880	N	N	2818 NW 80TH ST
19 - 10	444280	0275	7/16/10	\$315,000	\$343,000	810	7	1944	Avg	5000	N	N	8324 30TH AVE NW
19 - 10	287210	1255	7/14/11	\$259,000	\$289,000	810	7	1928	Avg	3300	N	N	2839 NW 73RD ST
19 - 10	751850	7645	5/3/12	\$478,000	\$514,000	820	7	1928	Good	3375	N	N	2315 NW 70TH ST
19 - 10	602150	3730	4/2/12	\$426,500	\$461,000	820	7	1944	Avg	4000	N	N	7559 23RD AVE NW
19 - 10	813270	0130	4/9/12	\$351,000	\$379,000	820	7	1929	Avg	4880	N	N	8008 29TH AVE NW
19 - 10	751850	8840	9/25/12	\$460,000	\$476,000	830	7	1927	Good	5100	N	N	6711 JONES AVE NW
19 - 10	758870	0012	3/23/12	\$329,900	\$358,000	830	7	1924	Avg	3479	N	N	1610 NW 80TH ST
19 - 10	054600	0960	6/28/12	\$424,500	\$450,000	830	7	1930	Good	4046	N	N	8022 20TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	602150	3340	4/30/12	\$345,000	\$371,000	830	7	1944	Avg	5000	N	N	7724 25TH AVE NW
19 - 10	444380	0750	10/27/11	\$370,000	\$410,000	830	7	1925	VGood	3880	N	N	7747 27TH AVE NW
19 - 10	602150	4005	3/6/12	\$427,000	\$464,000	840	7	1926	Avg	4000	N	N	7506 23RD AVE NW
19 - 10	751850	6350	8/6/10	\$419,000	\$458,000	840	7	1945	Avg	4250	N	N	7333 22ND AVE NW
19 - 10	751850	6365	11/16/10	\$397,250	\$440,000	840	7	1945	Avg	4250	N	N	7341 22ND AVE NW
19 - 10	813270	0230	11/19/12	\$425,000	\$432,000	840	7	1942	Good	5000	N	N	8006 30TH AVE NW
19 - 10	813270	0235	7/12/10	\$415,000	\$451,000	840	7	1942	Good	5000	N	N	8010 30TH AVE NW
19 - 10	285610	0235	3/7/12	\$298,900	\$325,000	840	7	1950	Avg	4080	N	N	6527 25TH AVE NW
19 - 10	287210	1341	9/28/10	\$415,000	\$457,000	850	7	1928	VGood	3300	N	N	2823 NW 73RD ST
19 - 10	602150	2820	7/15/11	\$399,000	\$445,000	860	7	1927	Good	4100	N	N	7710 23RD AVE NW
19 - 10	751850	3290	10/11/12	\$506,000	\$521,000	860	7	1949	VGood	5100	N	N	7017 18TH AVE NW
19 - 10	758870	0082	7/26/11	\$352,100	\$392,000	870	7	1942	Avg	4500	N	N	8035 16TH AVE NW
19 - 10	602150	3565	6/2/10	\$386,000	\$417,000	880	7	1940	Avg	4000	N	N	7559 JONES AVE NW
19 - 10	751850	3095	2/10/12	\$423,400	\$462,000	880	7	1946	VGood	4080	N	N	7310 19TH AVE NW
19 - 10	602150	2295	12/5/12	\$400,000	\$404,000	880	7	1942	Good	4141	N	N	7747 20TH AVE NW
19 - 10	758870	0136	2/10/12	\$288,000	\$314,000	880	7	1942	Avg	4249	N	N	8052 16TH AVE NW
19 - 10	054600	0895	1/10/11	\$275,000	\$306,000	880	7	1939	Avg	4005	N	N	8045 18TH AVE NW
19 - 10	444280	0285	4/28/10	\$450,000	\$482,000	890	7	1925	Good	5000	N	N	8334 30TH AVE NW
19 - 10	372780	0160	5/5/11	\$402,000	\$449,000	890	7	1944	VGood	5565	N	N	7533 30TH AVE NW
19 - 10	751850	4280	3/9/10	\$420,000	\$445,000	890	7	2002	Avg	5100	N	N	7327 19TH AVE NW
19 - 10	287210	0335	4/12/10	\$390,000	\$416,000	890	7	1941	Good	5000	N	N	2901 NW 75TH ST
19 - 10	123200	1230	2/24/11	\$340,000	\$379,000	890	7	1916	Good	3800	N	N	7540 16TH AVE NW
19 - 10	444980	0610	3/3/11	\$330,000	\$368,000	890	7	1925	Good	3700	N	N	8328 25TH AVE NW
19 - 10	444380	0665	8/23/10	\$306,500	\$336,000	890	7	1917	Good	3395	N	N	7714 EARL AVE NW
19 - 10	330070	0400	4/14/11	\$390,000	\$435,000	900	7	1942	Good	4000	N	N	8742 18TH AVE NW
19 - 10	444980	0550	5/29/12	\$315,000	\$337,000	900	7	1928	Good	6138	N	N	8333 25TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	444380	0990	1/21/11	\$305,000	\$339,000	900	7	1942	Good	3880	N	N	8032 27TH AVE NW
19 - 10	369390	1490	9/12/12	\$495,000	\$514,000	910	7	1910	Good	5000	N	N	2835 NW 67TH ST
19 - 10	602150	2310	11/19/10	\$471,000	\$521,000	910	7	1942	Good	4141	N	N	7735 20TH AVE NW
19 - 10	444980	0665	11/29/10	\$374,000	\$414,000	910	7	1925	Avg	4983	N	N	8302 25TH AVE NW
19 - 10	602150	2320	8/5/11	\$360,000	\$401,000	910	7	1942	Avg	4141	N	N	7727 20TH AVE NW
19 - 10	444380	1445	11/21/11	\$350,000	\$386,000	910	7	1920	Avg	3880	N	N	7522 26TH AVE NW
19 - 10	444380	0785	5/31/12	\$425,000	\$454,000	920	7	1924	Good	3880	N	N	7719 27TH AVE NW
19 - 10	444380	1310	4/23/12	\$395,000	\$425,000	920	7	1940	Avg	5820	N	N	7538 27TH AVE NW
19 - 10	751850	7670	10/15/12	\$495,000	\$509,000	930	7	1926	Good	3825	N	N	6735 23RD AVE NW
19 - 10	285610	1150	10/18/10	\$482,000	\$532,000	930	7	1948	VGood	4692	N	N	6518 28TH AVE NW
19 - 10	751850	0541	5/18/10	\$363,000	\$391,000	930	7	1926	Good	3060	N	N	1516 NW 70TH ST
19 - 10	673170	0025	6/20/11	\$357,650	\$399,000	930	7	1944	Avg	5152	N	N	7707 30TH AVE NW
19 - 10	369390	0115	11/14/12	\$385,000	\$392,000	930	7	1942	Good	5000	N	N	3036 NW 69TH ST
19 - 10	758870	0210	1/4/10	\$450,000	\$468,000	940	7	1926	Good	4444	N	N	8322 17TH AVE NW
19 - 10	123200	1019	10/17/12	\$421,300	\$433,000	940	7	1949	Avg	3600	N	N	7753 16TH AVE NW
19 - 10	123200	1443	6/29/10	\$320,000	\$347,000	940	7	1948	Avg	4704	N	N	7503 16TH AVE NW
19 - 10	330070	1139	11/21/11	\$255,000	\$282,000	940	7	1940	Avg	4000	N	N	8547 16TH AVE NW
19 - 10	751850	6495	6/9/10	\$564,900	\$611,000	950	7	1922	Good	5100	N	N	7310 23RD AVE NW
19 - 10	287210	0375	4/24/12	\$518,675	\$559,000	950	7	1942	Good	5000	N	N	2823 NW 75TH ST
19 - 10	602150	4055	5/12/11	\$398,000	\$444,000	950	7	1942	Avg	4000	N	N	7542 23RD AVE NW
19 - 10	123200	0705	10/25/12	\$487,000	\$499,000	950	7	1924	Good	4800	N	N	7727 17TH AVE NW
19 - 10	285610	0955	10/11/10	\$435,000	\$480,000	950	7	1951	VGood	3796	N	N	2712 NW 65TH ST
19 - 10	867540	0065	12/28/12	\$451,500	\$452,000	960	7	1940	Avg	4640	N	N	8027 30TH AVE NW
19 - 10	369390	0475	7/12/11	\$425,000	\$474,000	960	7	1910	Good	5000	N	N	2823 NW 70TH ST
19 - 10	287210	0765	3/29/10	\$412,000	\$438,000	960	7	1946	Avg	5000	N	N	3011 NW 74TH ST
19 - 10	054600	1020	7/15/10	\$440,000	\$479,000	960	7	1931	Avg	4046	N	N	8021 19TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	758870	0098	7/12/10	\$365,500	\$397,000	960	7	1942	Good	4247	N	N	8048 16TH AVE NW
19 - 10	123200	1225	6/25/10	\$342,500	\$371,000	960	7	1949	Good	3800	N	N	7542 16TH AVE NW
19 - 10	751850	3325	2/24/12	\$430,000	\$468,000	970	7	1909	VGood	2139	N	N	7004 19TH AVE NW
19 - 10	602150	2975	7/15/11	\$348,000	\$388,000	970	7	1945	Good	4100	N	N	7702 JONES AVE NW
19 - 10	369390	0445	7/20/11	\$362,000	\$404,000	970	7	1933	Good	5000	N	N	2830 NW 69TH ST
19 - 10	602150	2525	9/5/12	\$350,000	\$364,000	970	7	1940	Avg	4100	N	N	7709 21ST AVE NW
19 - 10	287210	0916	11/28/12	\$369,000	\$374,000	970	7	1927	VGood	5000	N	N	7312 32ND AVE NW
19 - 10	444980	0420	2/17/12	\$295,000	\$322,000	970	7	1920	Good	7920	N	N	2603 NW 85TH ST
19 - 10	369390	0225	5/11/10	\$465,000	\$500,000	980	7	1947	Good	5000	N	N	3002 NW 69TH ST
19 - 10	123200	0275	12/5/12	\$438,000	\$442,000	980	7	1942	Avg	4800	N	N	7746 19TH AVE NW
19 - 10	369390	0235	5/11/10	\$490,000	\$526,000	980	7	1947	VGood	5000	N	N	3006 NW 69TH ST
19 - 10	123200	1510	11/9/12	\$415,000	\$423,000	990	7	1922	Good	3840	N	N	7547 16TH AVE NW
19 - 10	123200	0355	9/7/10	\$390,000	\$428,000	990	7	1926	Good	3840	N	N	7708 19TH AVE NW
19 - 10	287210	0976	1/25/12	\$329,900	\$361,000	990	7	1922	Good	5000	N	N	7208 32ND AVE NW
19 - 10	602150	3115	2/9/11	\$346,000	\$385,000	990	7	1941	Good	4100	N	N	7731 JONES AVE NW
19 - 10	751850	4610	5/7/12	\$549,950	\$591,000	990	7	1938	Avg	5100	N	N	2004 NW 73RD ST
19 - 10	751850	4610	9/27/11	\$315,000	\$350,000	990	7	1938	Avg	5100	N	N	2004 NW 73RD ST
19 - 10	120500	0040	9/13/12	\$495,000	\$514,000	1000	7	1940	Avg	5568	N	N	7544 31ST AVE NW
19 - 10	372780	0125	10/25/12	\$361,450	\$370,000	1000	7	1940	Avg	5119	N	N	7558 30TH AVE NW
19 - 10	120500	0085	2/14/11	\$330,000	\$368,000	1000	7	1941	Avg	5568	N	N	7524 31ST AVE NW
19 - 10	287210	1035	9/12/12	\$549,500	\$571,000	1010	7	1923	VGood	5000	N	N	3037 NW 73RD ST
19 - 10	602150	3935	10/12/11	\$387,500	\$430,000	1010	7	1948	Avg	4000	N	N	7527 22ND AVE NW
19 - 10	602150	1035	7/15/11	\$402,000	\$448,000	1010	7	1940	Good	4500	N	N	8315 JONES AVE NW
19 - 10	602150	1385	11/14/12	\$435,000	\$443,000	1020	7	1942	Avg	4268	N	N	8048 24TH AVE NW
19 - 10	751850	2780	10/10/10	\$415,000	\$457,000	1020	7	1911	Good	5100	N	N	7342 18TH AVE NW
19 - 10	123200	1835	4/27/10	\$426,000	\$456,000	1020	7	1946	Avg	3840	N	N	7537 18TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	751850	8220	10/25/10	\$366,500	\$405,000	1020	7	1924	Good	4590	N	N	7336 24TH AVE NW
19 - 10	751850	2230	3/17/10	\$436,000	\$462,000	1020	7	1929	Good	3570	N	N	6704 18TH AVE NW
19 - 10	751850	2230	11/28/11	\$415,000	\$458,000	1020	7	1929	Good	3570	N	N	6704 18TH AVE NW
19 - 10	054600	0075	10/4/12	\$449,000	\$463,000	1020	7	1942	Good	4212	N	N	1914 NW 83RD ST
19 - 10	602150	0120	7/13/12	\$455,000	\$481,000	1020	7	1940	Good	8000	N	N	8300 21ST AVE NW
19 - 10	602150	1975	6/11/12	\$410,000	\$437,000	1030	7	1939	Avg	4000	N	N	8004 22ND AVE NW
19 - 10	444380	1175	12/1/10	\$412,500	\$457,000	1030	7	1944	Good	3880	N	N	7752 27TH AVE NW
19 - 10	125420	1038	11/3/11	\$377,500	\$418,000	1030	7	1948	Avg	4850	N	N	7027 EARL AVE NW
19 - 10	287210	1530	1/3/12	\$282,000	\$310,000	1030	7	1910	Good	5000	N	N	2827 NW 72ND ST
19 - 10	602150	0685	10/29/12	\$430,000	\$440,000	1040	7	1926	Avg	4000	N	N	2305 NW 85TH ST
19 - 10	751850	7400	11/7/12	\$336,000	\$343,000	1040	7	1955	Avg	4080	N	N	6552 JONES AVE NW
19 - 10	369390	0560	8/6/10	\$405,000	\$442,000	1050	7	1912	Good	2200	N	N	6915 28TH AVE NW
19 - 10	444730	0140	3/27/12	\$441,000	\$478,000	1050	7	1949	Good	4000	N	N	8315 30TH AVE NW
19 - 10	751850	7930	6/19/12	\$442,000	\$470,000	1060	7	1950	Avg	5100	N	N	7047 23RD AVE NW
19 - 10	287210	0635	6/3/11	\$461,900	\$516,000	1060	7	1945	Good	5000	N	N	2847 NW 74TH ST
19 - 10	751850	5075	9/24/12	\$498,500	\$516,000	1060	7	1927	VGood	3978	N	N	6532 21ST AVE NW
19 - 10	602150	1375	8/20/10	\$389,000	\$426,000	1060	7	1942	Good	4462	N	N	8044 24TH AVE NW
19 - 10	758870	0201	11/15/11	\$410,000	\$453,000	1060	7	1951	Good	4000	N	N	8314 16TH AVE NW
19 - 10	751850	3190	4/28/11	\$380,000	\$424,000	1060	7	1906	VGood	5100	N	N	7056 19TH AVE NW
19 - 10	751850	8850	1/27/10	\$425,000	\$445,000	1060	7	1951	Avg	5100	N	N	6717 JONES AVE NW
19 - 10	287210	0045	2/25/11	\$385,000	\$429,000	1060	7	1945	Good	5000	N	N	3117 NW 75TH ST
19 - 10	444380	0520	3/2/10	\$420,000	\$444,000	1070	7	1941	Good	3880	N	N	7520 EARL AVE NW
19 - 10	602150	0380	2/10/11	\$411,000	\$458,000	1070	7	1941	Avg	4000	N	N	8352 22ND AVE NW
19 - 10	602150	1275	11/2/12	\$565,000	\$577,000	1080	7	1940	Avg	4000	N	N	8009 JONES AVE NW
19 - 10	330070	0045	5/31/11	\$470,000	\$525,000	1080	7	1939	Good	7800	Y	N	8730 20TH AVE NW
19 - 10	751850	8275	12/26/12	\$465,000	\$466,000	1080	7	1954	Avg	5100	N	N	7333 JONES AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	602150	3005	8/17/11	\$350,100	\$390,000	1080	7	1945	Good	4000	N	N	7722 JONES AVE NW
19 - 10	602150	0310	8/23/12	\$350,000	\$366,000	1080	7	1940	Avg	4000	N	N	8312 22ND AVE NW
19 - 10	369390	0025	5/24/11	\$280,000	\$313,000	1080	7	1923	Avg	5000	N	N	6906 32ND AVE NW
19 - 10	054600	0860	12/8/11	\$424,400	\$468,000	1090	7	1929	Good	4005	N	N	8019 18TH AVE NW
19 - 10	125420	0635	11/13/12	\$485,000	\$494,000	1090	7	1958	Avg	5100	N	N	7014 27TH AVE NW
19 - 10	751850	8906	11/28/11	\$330,000	\$364,000	1090	7	1913	Avg	5100	N	N	6548 24TH AVE NW
19 - 10	602150	4040	3/2/10	\$455,000	\$481,000	1100	7	1941	Good	4000	N	N	7530 23RD AVE NW
19 - 10	751850	2765	7/24/12	\$422,000	\$445,000	1100	7	1926	Good	5355	N	N	7336 18TH AVE NW
19 - 10	751850	1805	10/4/10	\$428,500	\$472,000	1100	7	1953	Good	4080	N	N	6553 16TH AVE NW
19 - 10	751850	8605	8/9/11	\$410,000	\$457,000	1100	7	1951	Avg	5100	N	N	7015 JONES AVE NW
19 - 10	751850	1200	1/21/11	\$400,000	\$445,000	1100	7	1925	Good	5100	N	N	7322 17TH AVE NW
19 - 10	287210	0975	9/24/12	\$449,900	\$466,000	1110	7	1922	Avg	5000	N	N	7204 32ND AVE NW
19 - 10	123200	0930	4/13/11	\$395,000	\$441,000	1120	7	1968	Avg	3600	N	N	7709 16TH AVE NW
19 - 10	602150	0330	12/6/11	\$483,000	\$532,000	1130	7	1941	Avg	4500	N	N	8324 22ND AVE NW
19 - 10	123200	1070	11/8/12	\$399,950	\$408,000	1130	7	1916	Good	3800	N	N	7738 16TH AVE NW
19 - 10	369390	1715	2/18/10	\$427,000	\$450,000	1140	7	1988	Avg	2500	N	N	3028 NW 66TH ST
19 - 10	602150	0150	8/1/11	\$439,000	\$489,000	1140	7	1945	Good	5451	N	N	8328 21ST AVE NW
19 - 10	123200	1205	3/16/11	\$353,900	\$395,000	1140	7	1910	Good	3800	N	N	7558 16TH AVE NW
19 - 10	125420	0470	12/17/10	\$510,000	\$566,000	1140	7	1924	VGood	5100	N	N	7052 26TH AVE NW
19 - 10	125420	0470	2/15/12	\$487,000	\$531,000	1140	7	1924	VGood	5100	N	N	7052 26TH AVE NW
19 - 10	758870	0138	6/14/11	\$389,000	\$434,000	1150	7	1942	Good	3700	N	N	8060 17TH AVE NW
19 - 10	123200	1565	4/1/10	\$420,000	\$447,000	1150	7	1942	Good	3840	N	N	7530 18TH AVE NW
19 - 10	444380	0835	2/23/10	\$460,000	\$485,000	1150	7	1929	Good	5820	N	N	8026 EARL AVE NW
19 - 10	602150	3525	7/19/10	\$460,000	\$501,000	1150	7	1941	VGood	4000	N	N	7530 25TH AVE NW
19 - 10	602150	2510	5/6/10	\$515,100	\$553,000	1160	7	1940	Avg	5300	N	N	7715 21ST AVE NW
19 - 10	751850	2221	5/3/12	\$442,000	\$475,000	1160	7	1929	Good	3240	N	N	1716 NW 67TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	123200	0375	5/25/10	\$439,950	\$474,000	1160	7	1926	VGood	3000	N	N	1814 NW 77TH ST
19 - 10	867540	0035	7/10/11	\$437,000	\$487,000	1160	7	1941	Good	4640	N	N	8047 30TH AVE NW
19 - 10	287210	1520	10/9/12	\$459,000	\$473,000	1160	7	1907	Good	5000	N	N	2814 NW 71ST ST
19 - 10	602150	2810	12/31/12	\$449,700	\$450,000	1160	7	1941	Good	4100	N	N	7700 23RD AVE NW
19 - 10	751850	7300	4/25/12	\$518,000	\$558,000	1170	7	1950	Good	7650	N	N	6502 JONES AVE NW
19 - 10	813270	0005	8/13/12	\$545,000	\$571,000	1170	7	1944	Good	4960	N	N	8061 28TH AVE NW
19 - 10	751850	1610	7/27/10	\$425,000	\$463,000	1170	7	1906	Good	5100	N	N	6717 16TH AVE NW
19 - 10	287210	1055	5/19/11	\$482,000	\$538,000	1180	7	1985	Avg	5000	N	N	3032 NW 72ND ST
19 - 10	602150	1105	4/19/11	\$445,000	\$497,000	1190	7	1941	Avg	4462	N	N	8322 24TH AVE NW
19 - 10	285610	0690	9/19/12	\$440,000	\$456,000	1190	7	1952	Avg	5100	N	N	6524 27TH AVE NW
19 - 10	444380	0055	4/24/12	\$431,950	\$465,000	1190	7	1950	Avg	5095	N	N	8038 28TH AVE NW
19 - 10	751850	5160	11/15/11	\$299,900	\$331,000	1190	7	1928	Fair	5100	N	N	6549 20TH AVE NW
19 - 10	444380	1625	6/10/11	\$290,000	\$324,000	1190	7	1916	Good	3880	N	N	8034 26TH AVE NW
19 - 10	285610	1262	10/17/11	\$319,000	\$353,000	1200	7	2000	Avg	1337	N	N	6759 G 24TH AVE NW
19 - 10	751850	2255	6/16/11	\$377,000	\$421,000	1200	7	1929	Good	3570	N	N	6720 18TH AVE NW
19 - 10	751850	1260	5/3/11	\$462,000	\$516,000	1210	7	1928	Good	5100	N	N	7050 17TH AVE NW
19 - 10	123200	1730	10/15/10	\$322,500	\$356,000	1210	7	1917	Avg	3840	N	N	7534 19TH AVE NW
19 - 10	751850	3980	9/17/10	\$442,000	\$486,000	1220	7	1900	Good	5100	N	N	6716 20TH AVE NW
19 - 10	602150	2015	3/3/12	\$460,000	\$500,000	1220	7	1939	Avg	4500	N	N	8026 22ND AVE NW
19 - 10	444380	0690	9/25/12	\$525,000	\$543,000	1220	7	1919	VGood	3880	N	N	7728 EARL AVE NW
19 - 10	285610	1580	7/11/12	\$430,000	\$455,000	1220	7	1951	VGood	5100	N	N	6740 26TH AVE NW
19 - 10	813270	0040	9/10/12	\$480,000	\$499,000	1220	7	1943	Good	7500	N	N	8031 28TH AVE NW
19 - 10	602150	0005	2/1/12	\$340,000	\$372,000	1220	7	1928	Good	4000	N	N	2007 NW 85TH ST
19 - 10	602150	1390	5/22/12	\$498,600	\$534,000	1230	7	1942	Avg	4365	N	N	8052 24TH AVE NW
19 - 10	444280	0205	6/2/11	\$419,000	\$468,000	1230	7	1940	Good	5000	N	N	8327 29TH AVE NW
19 - 10	751850	5090	3/14/11	\$490,000	\$547,000	1230	7	1912	VGood	5100	N	N	6542 21ST AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	602150	1815	3/15/11	\$450,000	\$502,000	1230	7	1938	Good	4500	N	N	8028 23RD AVE NW
19 - 10	602150	3765	4/14/11	\$375,000	\$419,000	1230	7	1941	Avg	4100	N	N	7531 23RD AVE NW
19 - 10	022503	9076	11/1/10	\$549,950	\$608,000	1240	7	1926	Good	6186	N	N	8066 28TH AVE NW
19 - 10	287210	1690	7/18/12	\$565,000	\$596,000	1240	7	1915	VGood	5000	N	N	3007 NW 72ND ST
19 - 10	916510	0205	12/5/11	\$454,000	\$500,000	1240	7	1930	Good	4080	N	N	7316 EARL AVE NW
19 - 10	751850	6875	5/11/10	\$437,000	\$470,000	1240	7	1991	Avg	5100	N	N	6753 22ND AVE NW
19 - 10	369390	0240	11/9/10	\$359,500	\$398,000	1240	7	1985	Avg	2500	N	N	2859 NW 70TH ST
19 - 10	054600	0855	8/27/10	\$370,300	\$406,000	1240	7	1929	Avg	4005	N	N	8015 18TH AVE NW
19 - 10	369390	0245	4/27/10	\$350,000	\$375,000	1240	7	1985	Avg	2500	N	N	2857 NW 70TH ST
19 - 10	285610	1640	8/1/12	\$535,000	\$563,000	1240	7	1974	VGood	5100	N	N	6712 26TH AVE NW
19 - 10	369390	1220	12/26/10	\$419,000	\$465,000	1250	7	1928	Good	4000	N	N	2829 NW 68TH ST
19 - 10	751850	6825	8/27/12	\$369,000	\$385,000	1250	7	1900	Good	3825	N	N	6756 23RD AVE NW
19 - 10	369390	0195	1/7/10	\$449,000	\$467,000	1250	7	1927	VGood	5000	N	N	3018 NW 69TH ST
19 - 10	444380	0820	6/2/11	\$429,000	\$479,000	1250	7	1943	Good	4850	N	N	8012 EARL AVE NW
19 - 10	813270	0140	9/7/11	\$375,000	\$417,000	1250	7	1947	Good	4960	N	N	8063 29TH AVE NW
19 - 10	751850	3780	6/29/12	\$435,000	\$461,000	1260	7	1954	Avg	5100	N	N	6536 20TH AVE NW
19 - 10	369390	1610	9/10/12	\$485,000	\$504,000	1260	7	1945	Good	5000	N	N	3003 NW 67TH ST
19 - 10	285610	1435	9/21/11	\$369,000	\$410,000	1260	7	1986	Avg	2550	N	N	6727 25TH AVE NW
19 - 10	602150	0320	8/14/12	\$467,400	\$490,000	1270	7	1950	Avg	4600	N	N	8322 22ND AVE NW
19 - 10	602150	1195	2/25/10	\$475,000	\$501,000	1270	7	1940	Good	4000	N	N	8059 JONES AVE NW
19 - 10	751850	7350	10/17/11	\$455,000	\$504,000	1270	7	1900	Good	5100	N	N	6526 JONES AVE NW
19 - 10	602150	4000	9/26/11	\$490,000	\$544,000	1280	7	1939	Good	4520	N	N	7502 23RD AVE NW
19 - 10	054600	0225	5/29/12	\$445,000	\$476,000	1290	7	1940	Avg	4005	N	N	8310 19TH AVE NW
19 - 10	285610	1570	12/27/12	\$380,000	\$381,000	1300	7	1985	Avg	2550	N	N	6744 26TH AVE NW
19 - 10	287210	0215	6/14/10	\$472,500	\$511,000	1300	7	1945	Good	5000	N	N	3001 NW 75TH ST
19 - 10	287210	0555	1/10/11	\$373,000	\$415,000	1310	7	1923	Good	5000	N	N	2827 NW 74TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	602150	2201	6/1/11	\$418,000	\$467,000	1320	7	1929	Good	4300	N	N	8012 21ST AVE NW
19 - 10	751850	5025	6/9/11	\$347,000	\$387,000	1330	7	1984	Avg	2550	N	N	6710 21ST AVE NW
19 - 10	916510	0025	12/17/12	\$510,000	\$513,000	1340	7	1951	Good	4360	N	N	7316 27TH AVE NW
19 - 10	330070	0174	10/31/11	\$365,000	\$404,000	1350	7	1970	Avg	6800	N	N	8725 19TH AVE NW
19 - 10	751850	6475	8/6/12	\$455,000	\$478,000	1360	7	1915	Good	5100	N	N	7302 23RD AVE NW
19 - 10	751850	7850	11/29/10	\$435,000	\$482,000	1360	7	1914	Good	5100	N	N	7038 JONES AVE NW
19 - 10	287210	0465	1/5/11	\$455,000	\$506,000	1360	7	1909	VGood	5000	N	N	7407 28TH AVE NW
19 - 10	285610	0800	2/14/11	\$545,000	\$607,000	1370	7	1945	VGood	5100	N	N	6555 27TH AVE NW
19 - 10	751850	1440	3/15/10	\$459,000	\$487,000	1400	7	1929	Good	4080	N	N	7024 17TH AVE NW
19 - 10	285610	1310	10/10/12	\$556,000	\$573,000	1400	7	1969	Avg	5100	N	N	6756 25TH AVE NW
19 - 10	285610	0101	3/15/10	\$327,000	\$347,000	1410	7	2000	Avg	1210	N	N	6537 A 24TH AVE NW
19 - 10	125420	0235	3/21/11	\$374,000	\$417,000	1420	7	1911	Avg	5100	N	N	7058 25TH AVE NW
19 - 10	751850	1765	11/9/11	\$499,000	\$552,000	1440	7	1901	VGood	5100	N	N	6535 16TH AVE NW
19 - 10	751850	4535	2/10/12	\$475,000	\$519,000	1440	7	1904	Good	5100	N	N	7360 21ST AVE NW
19 - 10	369390	1460	3/9/11	\$380,000	\$424,000	1450	7	1998	Avg	2500	N	N	2823 NW 67TH ST
19 - 10	602150	2955	5/30/12	\$477,000	\$510,000	1460	7	1928	Good	4100	N	N	7713 23RD AVE NW
19 - 10	751850	5720	7/13/11	\$475,000	\$530,000	1470	7	1900	Good	5100	N	N	6756 22ND AVE NW
19 - 10	916510	0155	4/25/12	\$547,000	\$589,000	1470	7	1912	Good	4080	N	N	7358 EARL AVE NW
19 - 10	285610	2150	3/28/11	\$469,000	\$523,000	1470	7	1902	VGood	5100	N	N	6702 EARL AVE NW
19 - 10	285610	0537	3/28/11	\$444,500	\$496,000	1470	7	1986	VGood	3060	N	N	6511 26TH AVE NW
19 - 10	916410	0130	4/19/10	\$415,000	\$444,000	1470	7	1945	Avg	4750	N	N	7343 25TH AVE NW
19 - 10	751850	6785	8/9/12	\$620,000	\$650,000	1480	7	1901	Good	4590	N	N	6738 23RD AVE NW
19 - 10	285610	2170	3/3/10	\$435,000	\$460,000	1480	7	1914	Good	5100	N	N	6725 EARL AVE NW
19 - 10	751850	6415	1/8/10	\$560,000	\$583,000	1490	7	1915	Good	5100	N	N	7303 22ND AVE NW
19 - 10	285610	1755	6/29/10	\$515,000	\$559,000	1500	7	1924	Good	5100	N	N	6747 26TH AVE NW
19 - 10	751850	1220	11/21/11	\$431,000	\$476,000	1500	7	1929	Good	5100	N	N	7032 17TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	751850	2390	8/20/12	\$554,200	\$580,000	1520	7	1928	Avg	3876	N	N	6755 17TH AVE NW
19 - 10	916410	0215	10/6/11	\$508,000	\$563,000	1520	7	1913	Good	4250	N	N	7311 26TH AVE NW
19 - 10	751850	1350	6/6/12	\$510,000	\$544,000	1520	7	1909	VGood	5100	N	N	7007 16TH AVE NW
19 - 10	751850	7610	9/18/12	\$367,000	\$381,000	1520	7	1911	Good	4080	N	N	6740 JONES AVE NW
19 - 10	125420	0225	11/21/10	\$545,000	\$603,000	1530	7	1925	VGood	5100	N	N	7052 25TH AVE NW
19 - 10	123200	0840	5/21/12	\$500,000	\$535,000	1530	7	1911	Good	4800	N	N	7736 17TH AVE NW
19 - 10	916510	0215	8/27/10	\$352,900	\$387,000	1530	7	1928	Fair	4080	N	N	7310 EARL AVE NW
19 - 10	751850	8355	4/13/10	\$350,000	\$374,000	1540	7	1985	Avg	2550	N	N	7309 JONES AVE NW
19 - 10	602150	1675	11/21/12	\$597,500	\$607,000	1550	7	1937	Good	7000	N	N	8039 22ND AVE NW
19 - 10	285610	1080	4/12/11	\$475,000	\$530,000	1570	7	1963	Avg	5100	N	N	2765 NW 67TH ST
19 - 10	285610	0560	10/6/10	\$392,700	\$433,000	1570	7	1945	Good	5041	N	N	6503 26TH AVE NW
19 - 10	285610	1105	4/9/10	\$385,000	\$411,000	1590	7	1985	Avg	2550	N	N	6620 28TH AVE NW
19 - 10	751850	8050	7/23/10	\$578,000	\$630,000	1630	7	1913	VGood	5100	N	N	7316 JONES AVE NW
19 - 10	751850	5490	9/2/10	\$380,000	\$417,000	1640	7	1928	Good	5100	N	N	6533 21ST AVE NW
19 - 10	054600	0230	6/23/11	\$500,000	\$558,000	1680	7	1939	Avg	4005	N	N	1812 NW 83RD ST
19 - 10	751850	8790	4/6/10	\$405,000	\$432,000	1690	7	1925	Avg	5100	N	N	6747 JONES AVE NW
19 - 10	751850	2490	12/3/10	\$422,000	\$468,000	1690	7	1907	VGood	5100	N	N	7016 18TH AVE NW
19 - 10	444380	1455	8/9/11	\$503,500	\$561,000	1700	7	1920	Good	3880	N	N	7530 26TH AVE NW
19 - 10	125420	0565	1/25/12	\$431,500	\$472,000	1710	7	1925	Good	5100	N	N	7021 26TH AVE NW
19 - 10	602150	2250	4/11/11	\$525,000	\$586,000	1720	7	1927	Good	4000	N	N	8040 21ST AVE NW
19 - 10	125420	0685	7/19/11	\$607,500	\$677,000	1720	7	1925	VGood	5100	N	N	7036 27TH AVE NW
19 - 10	054600	0580	9/4/12	\$590,000	\$614,000	1730	7	1928	Good	4005	N	N	8050 18TH AVE NW
19 - 10	054600	0580	3/26/10	\$555,000	\$590,000	1730	7	1928	Good	4005	N	N	8050 18TH AVE NW
19 - 10	369390	2480	1/9/12	\$400,000	\$439,000	1770	7	1912	VGood	5000	N	N	2807 NW 66TH ST
19 - 10	751850	6585	3/10/10	\$595,000	\$630,000	1780	7	1912	Good	5100	N	N	7056 23RD AVE NW
19 - 10	287210	0415	7/1/10	\$400,000	\$434,000	1820	7	1987	Avg	5000	N	N	2813 NW 75TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	751850	1240	4/22/11	\$545,500	\$609,000	1840	7	1912	Good	5100	N	N	7044 17TH AVE NW
19 - 10	330070	1625	12/9/11	\$390,000	\$430,000	1850	7	1931	Avg	4000	N	N	8537 19TH AVE NW
19 - 10	751850	8801	8/17/11	\$575,000	\$640,000	1940	7	1926	VGood	5100	N	N	2357 NW 70TH ST
19 - 10	751850	0800	11/1/10	\$471,920	\$521,000	1990	7	1909	Good	5100	N	N	7312 16TH AVE NW
19 - 10	054600	0115	4/15/11	\$550,000	\$614,000	2020	7	1941	Avg	4046	N	N	8323 19TH AVE NW
19 - 10	444380	1735	8/25/11	\$585,000	\$651,000	2090	7	1937	Avg	5820	N	N	8010 25TH AVE NW
19 - 10	751850	4815	5/21/12	\$570,000	\$610,000	2110	7	1965	Good	5100	N	N	7023 20TH AVE NW
19 - 10	751850	1920	2/1/10	\$570,000	\$598,000	2180	7	1903	Good	5100	N	N	6526 17TH AVE NW
19 - 10	751850	4980	5/1/12	\$400,000	\$430,000	2280	7	1994	Avg	5100	N	N	6727 20TH AVE NW
19 - 10	125420	1039	3/12/12	\$533,000	\$579,000	2310	7	1912	Avg	5500	N	N	7100 28TH AVE NW
19 - 10	287210	2290	4/20/11	\$599,950	\$670,000	2570	7	1913	VGood	5000	N	N	2825 NW 71ST ST
19 - 10	444380	1635	6/9/11	\$429,000	\$479,000	860	8	1951	VGood	3880	N	N	8040 26TH AVE NW
19 - 10	238910	0025	8/29/11	\$400,500	\$445,000	870	8	1929	Avg	3640	N	N	8031 16TH AVE NW
19 - 10	125420	1106	9/12/12	\$431,600	\$448,000	900	8	1946	Good	3172	N	N	7002 28TH AVE NW
19 - 10	751850	4170	11/16/12	\$499,000	\$508,000	910	8	1930	Good	3774	N	N	7017 19TH AVE NW
19 - 10	751850	5970	3/6/12	\$464,500	\$505,000	920	8	1931	Good	4080	N	N	7031 21ST AVE NW
19 - 10	751850	4205	1/5/11	\$408,000	\$453,000	960	8	1930	VGood	3774	N	N	7033 19TH AVE NW
19 - 10	602150	3701	3/23/10	\$310,000	\$329,000	980	8	2008	Avg	1002	N	N	7540 A 24TH AVE NW
19 - 10	602150	3700	4/19/11	\$273,800	\$306,000	980	8	2008	Avg	1025	N	N	7538 A 24TH AVE NW
19 - 10	602150	3699	9/12/12	\$290,000	\$301,000	980	8	2008	Avg	1023	N	N	7538 B 24TH AVE NW
19 - 10	602150	3702	8/14/12	\$280,000	\$293,000	980	8	2008	Avg	1005	N	N	7540 B 24TH AVE NW
19 - 10	602150	3696	5/28/11	\$260,000	\$290,000	1010	8	2006	Avg	1061	N	N	7536 A 24TH AVE NW
19 - 10	751850	4215	7/1/10	\$471,000	\$511,000	1050	8	1930	Good	3300	N	N	1907 NW 73RD ST
19 - 10	752250	0085	10/24/12	\$550,000	\$564,000	1080	8	1949	Avg	5428	N	N	8000 31ST AVE NW
19 - 10	123200	0850	2/23/10	\$552,000	\$582,000	1080	8	2009	Avg	4800	N	N	7730 17TH AVE NW
19 - 10	758870	0212	4/2/10	\$447,000	\$476,000	1140	8	1926	Good	4532	N	N	8323 16TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	792760	0085	2/21/12	\$529,000	\$576,000	1150	8	1948	Good	5922	N	N	3106 NW 77TH ST
19 - 10	602150	3540	2/3/12	\$549,950	\$601,000	1190	8	1956	Avg	4000	N	N	7542 25TH AVE NW
19 - 10	287210	0865	6/24/11	\$415,000	\$463,000	1190	8	1947	Avg	5000	N	N	3036 NW 73RD ST
19 - 10	022503	9171	2/7/12	\$580,000	\$634,000	1190	8	1975	VGood	6450	N	N	3118 NW 75TH ST
19 - 10	022503	9171	10/25/10	\$572,000	\$632,000	1190	8	1975	VGood	6450	N	N	3118 NW 75TH ST
19 - 10	444730	0195	10/14/10	\$425,000	\$469,000	1210	8	1952	Avg	4000	N	N	8357 30TH AVE NW
19 - 10	285610	1175	2/6/12	\$386,500	\$422,000	1210	8	1956	Avg	5100	N	N	6506 28TH AVE NW
19 - 10	330070	0255	4/10/12	\$458,000	\$495,000	1220	8	1962	VGood	5000	N	N	8736 19TH AVE NW
19 - 10	751850	6080	7/28/10	\$430,000	\$469,000	1220	8	1929	Good	3825	N	N	7329 21ST AVE NW
19 - 10	444380	0485	10/11/11	\$399,950	\$443,000	1230	8	1963	Avg	3880	N	N	7507 EARL AVE NW
19 - 10	369390	1590	6/1/11	\$510,000	\$569,000	1290	8	1964	Good	5000	N	N	6602 30TH AVE NW
19 - 10	751850	4730	5/3/11	\$600,000	\$670,000	1290	8	1929	Good	4080	N	N	7012 21ST AVE NW
19 - 10	751850	4216	3/5/10	\$481,000	\$509,000	1300	8	1930	Good	3432	N	N	1903 NW 73RD ST
19 - 10	022503	9012	8/9/11	\$675,000	\$752,000	1310	8	1946	VGood	5264	N	N	7756 31ST AVE NW
19 - 10	602150	3457	6/27/11	\$315,000	\$351,000	1310	8	2001	Avg	966	N	N	7525 24TH AVE NW
19 - 10	444380	0160	5/25/11	\$400,600	\$447,000	1320	8	1960	Avg	3880	N	N	8007 EARL AVE NW
19 - 10	444280	0166	3/10/10	\$346,000	\$366,000	1320	8	2009	Avg	1012	N	N	2907 NW 85TH ST
19 - 10	444280	0165	3/8/10	\$345,000	\$365,000	1320	8	2009	Avg	1012	N	N	2909 NW 85TH ST
19 - 10	123200	1715	8/10/11	\$465,000	\$518,000	1330	8	1954	Avg	3840	N	N	7544 19TH AVE NW
19 - 10	602150	3655	5/13/10	\$352,950	\$379,000	1330	8	2004	Avg	816	N	N	7510 B 24TH AVE NW
19 - 10	444280	0161	3/10/10	\$346,950	\$367,000	1330	8	2009	Avg	805	N	N	8361 29TH AVE NW
19 - 10	602150	0740	5/14/12	\$330,000	\$354,000	1330	8	1931	Avg	4900	N	N	8335 23RD AVE NW
19 - 10	751850	4190	6/28/10	\$385,000	\$418,000	1340	8	1930	Avg	3774	N	N	7027 19TH AVE NW
19 - 10	751850	4860	5/24/11	\$639,000	\$713,000	1350	8	1903	VGood	5750	N	N	2000 NW CANOE PL
19 - 10	867540	0160	5/28/10	\$515,000	\$555,000	1350	8	1955	Avg	8040	N	N	8052 32ND AVE NW
19 - 10	813270	0270	7/16/11	\$490,000	\$546,000	1350	8	1964	Avg	4557	N	N	8038 30TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	444280	0164	1/25/10	\$369,950	\$387,000	1350	8	2009	Avg	1742	N	N	2911 NW 85TH ST
19 - 10	751850	2640	7/1/11	\$438,000	\$489,000	1350	8	1929	Good	3825	N	N	1708 NW 73RD ST
19 - 10	287210	1911	12/23/10	\$505,000	\$561,000	1360	8	1926	VGood	5000	N	N	7106 32ND AVE NW
19 - 10	123200	1630	6/29/10	\$479,000	\$520,000	1400	8	1966	Avg	4416	N	N	7507 17TH AVE NW
19 - 10	123200	0255	11/29/10	\$418,500	\$464,000	1400	8	1957	Good	5351	N	N	1817 NW 80TH ST
19 - 10	123200	1085	8/20/10	\$450,000	\$493,000	1460	8	1947	Good	5700	N	N	7726 16TH AVE NW
19 - 10	285610	1267	6/19/12	\$359,900	\$383,000	1510	8	2009	Avg	1161	N	N	6745 B 24TH AVE NW
19 - 10	602150	1585	5/3/11	\$659,950	\$737,000	1540	8	1930	VGood	4000	N	N	8024 JONES AVE NW
19 - 10	751850	7435	3/16/10	\$645,500	\$685,000	1540	8	2009	Avg	5100	N	N	6541 23RD AVE NW
19 - 10	123200	1919	6/8/11	\$635,000	\$709,000	1550	8	2002	Avg	6720	N	N	7508 20TH AVE NW
19 - 10	054600	0155	12/12/10	\$563,000	\$625,000	1560	8	1951	VGood	8093	N	N	8359 19TH AVE NW
19 - 10	444380	1650	11/29/10	\$395,000	\$438,000	1570	8	1985	Avg	2902	N	N	8053 25TH AVE NW
19 - 10	372780	0030	5/17/12	\$592,000	\$634,000	1590	8	2005	Avg	6277	N	N	7533 29TH AVE NW
19 - 10	285610	2160	4/18/11	\$602,400	\$672,000	1590	8	1929	VGood	5100	N	N	6729 EARL AVE NW
19 - 10	444280	0011	10/8/12	\$389,900	\$402,000	1600	8	2005	Avg	1321	N	N	8359 B 28TH AVE NW
19 - 10	054600	0220	3/27/12	\$445,000	\$482,000	1610	8	1928	Avg	4005	N	N	8314 19TH AVE NW
19 - 10	285610	0315	4/6/10	\$501,100	\$534,000	1700	8	2003	Avg	2550	N	N	6557 25TH AVE NW
19 - 10	444980	0067	2/17/10	\$555,000	\$584,000	1700	8	1972	Avg	4909	N	N	2770 NW 83RD ST
19 - 10	054600	1055	11/15/12	\$490,000	\$499,000	1700	8	1953	Avg	5070	N	N	8049 19TH AVE NW
19 - 10	054600	0210	1/29/10	\$490,000	\$513,000	1720	8	1934	Avg	4005	N	N	8324 19TH AVE NW
19 - 10	369390	0165	6/29/11	\$584,900	\$652,000	1750	8	1908	VGood	5000	N	N	3017 NW 70TH ST
19 - 10	022503	9082	4/19/11	\$530,000	\$592,000	1760	8	1929	VGood	3832	N	N	7558 32ND AVE NW
19 - 10	751850	5700	11/28/11	\$575,000	\$634,000	1770	8	1931	Avg	5100	N	N	6748 22ND AVE NW
19 - 10	125420	1165	2/10/12	\$547,500	\$598,000	1780	8	1912	Good	5250	N	N	7106 28TH AVE NW
19 - 10	330070	1252	7/12/12	\$409,000	\$432,000	1790	8	2008	Avg	1977	N	N	8507 17TH AVE NW
19 - 10	287210	1850	9/12/11	\$445,000	\$494,000	1800	8	1931	Avg	5000	N	N	3047 NW 72ND ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	638250	0045	8/6/12	\$490,000	\$515,000	1800	8	1954	Avg	7800	N	N	1543 NW 90TH ST
19 - 10	751850	8615	12/3/12	\$549,000	\$555,000	1830	8	1990	Avg	5100	N	N	7019 JONES AVE NW
19 - 10	054600	1060	3/12/10	\$518,000	\$549,000	1850	8	1941	VGood	4388	N	N	8055 19TH AVE NW
19 - 10	751850	6016	12/19/12	\$621,500	\$625,000	1850	8	1930	VGood	3480	N	N	7055 21ST AVE NW
19 - 10	638250	0010	7/2/10	\$500,000	\$543,000	1850	8	1955	Avg	7800	N	N	1585 NW 90TH ST
19 - 10	638250	0005	10/28/11	\$485,000	\$537,000	1850	8	1955	Avg	7838	N	N	1591 NW 90TH ST
19 - 10	369390	1540	8/16/12	\$550,000	\$576,000	1860	8	1906	Good	5000	N	N	2842 NW 66TH ST
19 - 10	751850	5240	3/10/12	\$720,000	\$782,000	1870	8	2008	Avg	5100	N	N	6525 20TH AVE NW
19 - 10	285610	0260	1/13/11	\$590,000	\$656,000	1960	8	2010	Avg	3060	N	N	6517 25TH AVE NW
19 - 10	444730	0010	6/26/12	\$437,000	\$464,000	1960	8	2002	Avg	1788	N	N	8379 31ST AVE NW
19 - 10	285610	1380	9/15/10	\$695,000	\$764,000	2040	8	1911	VGood	5100	N	N	6722 25TH AVE NW
19 - 10	369390	1640	8/30/11	\$550,000	\$612,000	2050	8	1909	Good	5000	N	N	3017 NW 67TH ST
19 - 10	285610	0960	6/30/11	\$637,000	\$711,000	2100	8	2011	Avg	2550	N	N	6535 EARL AVE NW
19 - 10	369390	1435	2/24/12	\$565,000	\$615,000	2150	8	2011	Avg	2500	N	N	2820 NW 66TH ST
19 - 10	125420	1185	8/23/11	\$485,000	\$540,000	2180	8	1990	Avg	5250	N	N	7114 28TH AVE NW
19 - 10	751850	2790	6/28/10	\$750,000	\$814,000	2280	8	2010	Avg	5100	N	N	7348 18TH AVE NW
19 - 10	444380	1465	6/27/12	\$576,000	\$611,000	2340	8	2001	Avg	3880	N	N	7536 26TH AVE NW
19 - 10	751850	6430	11/6/12	\$785,000	\$801,000	2540	8	1926	VGood	5100	N	N	7311 22ND AVE NW
19 - 10	444380	1395	12/21/12	\$565,000	\$567,000	2630	8	1994	Avg	3880	N	N	7519 26TH AVE NW
19 - 10	125420	0335	4/4/11	\$725,000	\$809,000	2640	8	2010	Avg	5100	N	N	7011 25TH AVE NW
19 - 10	369390	0125	9/27/12	\$750,000	\$776,000	2170	9	2006	Avg	5000	N	N	3027 NW 70TH ST
19 - 10	444380	0455	5/23/12	\$785,000	\$840,000	2280	9	2012	Avg	3880	N	N	7529 EARL AVE NW
19 - 10	751850	2715	2/11/11	\$624,000	\$695,000	2370	9	2003	Avg	5100	N	N	7310 18TH AVE NW
19 - 10	752250	0106	7/9/12	\$760,000	\$804,000	2410	9	2007	Avg	4367	N	N	8016 31ST AVE NW
19 - 10	638410	0041	12/13/10	\$852,000	\$945,000	2410	9	1956	Avg	20728	Y	N	1916 NW 89TH ST
19 - 10	444380	1665	5/10/12	\$600,000	\$644,000	2420	9	2007	Avg	3880	N	N	8045 25TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
19 - 10	054600	0035	6/24/11	\$759,950	\$848,000	2610	9	2007	Avg	4046	N	N	8334 20TH AVE NW
19 - 10	285610	0970	3/17/11	\$900,000	\$1,004,000	2640	9	2010	Avg	7650	N	N	6531 EARL AVE NW
19 - 10	287210	1375	4/19/11	\$760,000	\$848,000	2770	9	2011	Avg	5000	N	N	2815 NW 73RD ST
19 - 10	285610	1050	4/4/11	\$810,000	\$904,000	2810	9	2010	Avg	5100	N	N	6545 EARL AVE NW
19 - 10	751850	2510	4/26/12	\$800,000	\$861,000	2870	9	2011	Avg	5100	N	N	7026 18TH AVE NW
19 - 10	287210	0540	7/9/10	\$780,000	\$848,000	2890	9	2002	Avg	5500	N	N	2810 NW 73RD ST
19 - 10	813270	0165	7/20/12	\$829,000	\$875,000	2890	9	2012	Avg	6500	N	N	8052 LOYAL WAY NW
19 - 10	285610	0925	3/26/10	\$960,000	\$1,021,000	3550	9	2009	Avg	5100	N	N	6520 EARL AVE NW
19 - 10	287210	1356	4/5/11	\$905,000	\$1,010,000	3310	10	1907	VGood	12500	N	N	7205 28TH AVE NW
19 - 10	120500	0230	12/29/11	\$978,907	\$1,076,000	3420	10	2006	Avg	4000	N	N	3110 NW 75TH ST
82 - 2	047500	0070	1/5/10	\$170,500	\$177,000	610	5	1956	Fair	2306	N	N	326 NW 54TH ST
82 - 2	198220	1520	8/9/11	\$285,000	\$317,000	710	5	1910	Good	2126	N	N	4918 9TH AVE NW
82 - 2	276770	4506	2/28/10	\$275,000	\$290,000	950	5	1910	VGood	1850	N	N	1138 NW 61ST ST
82 - 2	276790	0440	8/29/12	\$245,000	\$256,000	700	6	1940	Avg	2500	N	N	1403 NW 59TH ST
82 - 2	276790	0550	12/26/12	\$250,500	\$251,000	740	6	1908	Good	2500	N	N	5711 14TH AVE NW
82 - 2	017000	0064	11/5/10	\$405,000	\$448,000	750	6	1950	Good	4560	N	N	4402 4TH AVE NW
82 - 2	276830	1310	8/10/10	\$326,500	\$357,000	750	6	1918	VGood	3985	N	N	5109 8TH AVE NW
82 - 2	276960	0955	6/29/12	\$375,000	\$398,000	760	6	1938	Good	3737	N	N	6037 6TH AVE NW
82 - 2	276810	0715	7/3/12	\$352,000	\$373,000	770	6	1928	Good	3300	N	N	936 NW MARKET ST
82 - 2	276830	1485	5/17/10	\$366,000	\$394,000	800	6	1911	VGood	2475	N	N	941 NW 51ST ST
82 - 2	047500	0535	1/20/10	\$288,750	\$302,000	800	6	1901	Good	3737	N	N	654 NW 53RD ST
82 - 2	047500	0495	12/27/11	\$341,000	\$375,000	830	6	1920	Good	5000	N	N	616 NW 53RD ST
82 - 2	276960	0360	4/7/10	\$375,000	\$400,000	850	6	1912	Good	5000	N	N	6043 4TH AVE NW
82 - 2	045200	2035	1/11/11	\$329,000	\$366,000	930	6	1900	Avg	4500	N	N	910 NW 62ND ST
82 - 2	276780	0325	5/4/12	\$415,000	\$446,000	950	6	1900	Good	3600	N	N	5809 4TH AVE NW
82 - 2	047500	0740	6/20/11	\$358,000	\$399,000	1010	6	1997	Avg	5000	Y	N	311 NW 53RD ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	276810	0025	5/4/12	\$399,000	\$429,000	1020	6	1905	Avg	5000	N	N	927 NW 57TH ST
82 - 2	012400	0100	12/19/11	\$253,750	\$279,000	1040	6	1918	Avg	3600	N	N	630 NW 44TH ST
82 - 2	045200	1995	3/9/11	\$377,000	\$420,000	1140	6	1904	VGood	3500	N	N	907 NW 63RD ST
82 - 2	122503	9037	9/7/12	\$515,000	\$536,000	1270	6	1944	Good	5177	N	N	816 NW 53RD ST
82 - 2	276790	0290	12/28/11	\$410,000	\$451,000	1680	6	1910	Good	5000	N	N	1133 NW 59TH ST
82 - 2	276960	2710	4/25/11	\$412,500	\$460,000	740	7	1908	VGood	5000	Y	N	6233 3RD AVE NW
82 - 2	047500	1250	6/18/10	\$350,000	\$379,000	760	7	1915	Good	5000	N	N	331 NW 51ST ST
82 - 2	276780	0145	4/4/12	\$405,000	\$438,000	770	7	2007	Avg	4000	N	N	5811 6TH AVE NW
82 - 2	047500	0530	10/12/11	\$324,000	\$359,000	790	7	1944	Good	4200	N	N	648 NW 53RD ST
82 - 2	276960	1135	1/26/12	\$304,500	\$333,000	790	7	1918	Good	3750	N	N	700 NW 60TH ST
82 - 2	198220	1345	11/8/11	\$317,500	\$351,000	800	7	1944	Avg	4850	N	N	602 NW 48TH ST
82 - 2	276770	4055	12/23/11	\$275,000	\$302,000	800	7	1906	Good	5000	N	N	1123 NW 64TH ST
82 - 2	045200	0610	5/19/10	\$346,000	\$372,000	810	7	1908	Good	3300	N	N	837 NW 63RD ST
82 - 2	276960	1240	7/10/12	\$354,000	\$374,000	820	7	1924	VGood	3100	N	N	6041 7TH AVE NW
82 - 2	047500	0970	5/24/11	\$334,000	\$373,000	820	7	1954	Good	5000	N	N	643 NW 52ND ST
82 - 2	276770	4560	2/6/10	\$457,800	\$481,000	830	7	1924	Good	3250	N	N	1102 NW 60TH ST
82 - 2	047500	0950	7/18/11	\$333,700	\$372,000	830	7	1948	Avg	4300	N	N	5114 8TH AVE NW
82 - 2	276960	0645	8/15/11	\$385,000	\$429,000	840	7	1928	Avg	2970	N	N	509 NW 62ND ST
82 - 2	930730	0055	11/29/12	\$400,000	\$405,000	840	7	1926	VGood	4100	N	N	811 NW 56TH ST
82 - 2	744200	0105	9/29/11	\$270,000	\$300,000	850	7	1942	Avg	4800	N	N	320 NW 41ST ST
82 - 2	045200	0935	6/3/11	\$310,000	\$346,000	850	7	1944	Good	4500	N	N	807 NW 64TH ST
82 - 2	198220	0560	12/28/10	\$289,900	\$322,000	900	7	1918	Avg	3880	N	N	366 NW 47TH ST
82 - 2	301930	0070	8/1/12	\$390,000	\$410,000	910	7	1910	Good	5178	N	N	849 NW MARKET ST
82 - 2	047500	0116	10/4/12	\$360,000	\$371,000	910	7	1903	Good	3750	N	N	5406 6TH AVE NW
82 - 2	930730	0095	5/12/10	\$329,670	\$354,000	920	7	1926	Avg	4100	N	N	820 NW MARKET ST
82 - 2	251600	0480	5/11/11	\$452,000	\$505,000	930	7	2011	Avg	5000	N	N	4228 5TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	860590	0110	5/18/10	\$395,000	\$425,000	930	7	1909	VGood	3000	N	N	4333 4TH AVE NW
82 - 2	860590	0110	10/23/12	\$395,000	\$405,000	930	7	1909	VGood	3000	N	N	4333 4TH AVE NW
82 - 2	276820	0130	8/16/12	\$484,000	\$507,000	940	7	1925	Good	4000	N	N	5514 6TH AVE NW
82 - 2	930730	0130	2/1/11	\$372,500	\$415,000	940	7	1927	Avg	4000	N	N	848 NW MARKET ST
82 - 2	122503	9023	3/12/10	\$353,500	\$374,000	940	7	1941	Avg	5530	N	N	834 NW 53RD ST
82 - 2	099900	0050	3/22/11	\$408,000	\$455,000	960	7	1950	Avg	5000	N	N	937 NW 62ND ST
82 - 2	012400	0205	8/23/11	\$350,000	\$389,000	970	7	1901	Good	4000	N	N	4412 6TH AVE NW
82 - 2	047500	1365	3/18/11	\$410,000	\$457,000	980	7	1943	Avg	4000	N	N	655 NW 51ST ST
82 - 2	276960	1350	10/5/12	\$392,500	\$405,000	980	7	1925	Avg	4650	N	N	6102 8TH AVE NW
82 - 2	276780	0415	6/23/12	\$439,000	\$466,000	990	7	1926	VGood	3990	Y	N	5811 3RD AVE NW
82 - 2	276780	0400	6/16/10	\$421,500	\$456,000	1010	7	1910	Good	3800	Y	N	5808 4TH AVE NW
82 - 2	276770	4905	6/16/10	\$387,000	\$419,000	1010	7	1909	Good	4500	N	N	1120 NW 59TH ST
82 - 2	047500	1265	11/2/11	\$412,000	\$456,000	1010	7	1951	Good	5000	Y	N	315 NW 51ST ST
82 - 2	276780	0405	6/27/11	\$470,000	\$524,000	1030	7	1926	Good	4000	Y	N	5802 4TH AVE NW
82 - 2	198220	1180	4/27/10	\$370,000	\$396,000	1030	7	1944	Avg	4100	N	N	639 NW 48TH ST
82 - 2	276780	0185	7/29/11	\$519,000	\$578,000	1040	7	1918	Good	5000	N	N	5842 6TH AVE NW
82 - 2	744200	0010	3/19/10	\$410,000	\$435,000	1040	7	2001	Avg	4517	N	N	501 NW 42ND ST
82 - 2	276770	5080	4/26/10	\$425,000	\$455,000	1040	7	1910	Good	5000	N	N	811 NW 60TH ST
82 - 2	276810	0040	5/7/10	\$382,500	\$411,000	1050	7	1907	Good	5000	N	N	915 NW 57TH ST
82 - 2	276960	2160	10/14/12	\$371,000	\$382,000	1060	7	1910	VGood	3200	N	N	6247 5TH AVE NW
82 - 2	198220	0220	12/13/12	\$426,000	\$429,000	1070	7	1944	Avg	4850	N	N	349 NW 49TH ST
82 - 2	251600	0420	10/11/11	\$445,000	\$493,000	1080	7	1909	Avg	3750	N	N	4317 4TH AVE NW
82 - 2	198220	0851	4/7/11	\$501,000	\$559,000	1090	7	1924	VGood	2560	Y	N	4503 3RD AVE NW
82 - 2	198220	0495	4/14/10	\$492,000	\$525,000	1090	7	1944	Good	4850	N	N	314 NW 47TH ST
82 - 2	198220	0450	2/5/10	\$524,679	\$551,000	1090	7	1944	VGood	3880	N	N	321 NW 48TH ST
82 - 2	047500	0510	5/18/10	\$440,000	\$473,000	1090	7	1920	Good	5000	N	N	632 NW 53RD ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	198220	1375	8/26/10	\$424,500	\$465,000	1090	7	1944	VGood	4850	N	N	630 NW 48TH ST
82 - 2	198220	1390	8/26/11	\$327,000	\$364,000	1090	7	1944	Avg	4074	N	N	638 NW 48TH ST
82 - 2	045200	1525	11/7/11	\$420,000	\$464,000	1090	7	1910	Good	5000	N	N	902 NW 64TH ST
82 - 2	045200	1525	11/27/12	\$440,000	\$446,000	1090	7	1910	Good	5000	N	N	902 NW 64TH ST
82 - 2	276960	0350	6/21/10	\$420,000	\$455,000	1100	7	1954	Avg	5000	N	N	6039 4TH AVE NW
82 - 2	276810	0645	7/30/12	\$469,000	\$493,000	1110	7	1954	Avg	5000	N	N	919 NW 56TH ST
82 - 2	276810	0690	8/19/10	\$375,000	\$410,000	1110	7	1944	Good	5000	N	N	918 NW MARKET ST
82 - 2	251600	0395	11/14/12	\$340,000	\$346,000	1110	7	1916	Good	3000	N	N	4310 5TH AVE NW
82 - 2	198220	0410	3/6/12	\$290,000	\$315,000	1120	7	1921	Avg	3880	N	N	355 NW 48TH ST
82 - 2	198220	1395	4/20/10	\$406,000	\$434,000	1140	7	2002	Good	4171	N	N	644 NW 48TH ST
82 - 2	099900	0020	10/26/12	\$320,000	\$328,000	1150	7	1937	Avg	5000	N	N	947 NW 62ND ST
82 - 2	198220	0375	8/30/11	\$317,000	\$353,000	1150	7	1944	Good	4850	N	N	368 NW 48TH ST
82 - 2	276790	0930	4/9/10	\$400,000	\$427,000	1170	7	1929	Good	4000	N	N	829 NW 58TH ST
82 - 2	276820	0215	8/27/12	\$355,000	\$371,000	1170	7	1922	Good	5000	N	N	5503 4TH AVE NW
82 - 2	276760	0740	2/1/12	\$363,000	\$397,000	1180	7	1923	Good	5000	N	N	1123 NW 65TH ST
82 - 2	198220	0580	11/9/12	\$487,950	\$497,000	1200	7	1944	Good	4850	N	N	369 NW 47TH ST
82 - 2	251600	0490	4/19/10	\$410,000	\$438,000	1200	7	1905	VGood	6000	N	N	4235 4TH AVE NW
82 - 2	198220	1290	6/14/12	\$340,000	\$362,000	1200	7	1944	Good	4850	N	N	643 NW 49TH ST
82 - 2	047500	1005	9/30/10	\$422,000	\$465,000	1200	7	1928	Good	5000	N	N	617 NW 52ND ST
82 - 2	047500	1105	3/9/12	\$510,000	\$554,000	1220	7	1944	VGood	5000	Y	N	341 NW 52ND ST
82 - 2	198220	0700	7/14/11	\$381,000	\$425,000	1220	7	1920	Good	3880	N	N	326 NW 46TH ST
82 - 2	276770	4085	6/26/12	\$342,500	\$364,000	1230	7	1906	Good	5000	N	N	1106 NW 63RD ST
82 - 2	045200	1280	11/19/10	\$490,000	\$542,000	1240	7	1909	Good	5000	N	N	816 NW 64TH ST
82 - 2	251600	0525	3/22/12	\$415,000	\$450,000	1240	7	1905	Avg	5000	N	N	4207 4TH AVE NW
82 - 2	276810	0205	4/22/10	\$351,000	\$376,000	1250	7	1910	Good	2617	N	N	1132 NW 56TH ST
82 - 2	276960	0810	8/27/12	\$376,000	\$392,000	1250	7	1987	Avg	2500	N	N	6018 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	276830	1456	12/11/12	\$370,000	\$373,000	1260	7	2003	Avg	1401	N	N	828 NW 50TH ST
82 - 2	198220	1535	8/16/11	\$425,000	\$473,000	1270	7	1960	Avg	3758	N	N	835 NW 50TH ST
82 - 2	276770	4303	3/18/11	\$277,000	\$309,000	1280	7	1998	Good	1255	N	N	1442 B NW 62ND ST
82 - 2	276800	0045	12/6/12	\$350,000	\$353,000	1280	7	1943	Good	6138	N	N	5602 8TH AVE NW
82 - 2	276800	0025	11/21/11	\$290,000	\$320,000	1280	7	1943	Avg	4650	N	N	5620 8TH AVE NW
82 - 2	276780	0050	5/6/10	\$475,000	\$510,000	1300	7	1925	VGood	3300	N	N	702 NW 58TH ST
82 - 2	276770	5005	3/10/11	\$453,000	\$505,000	1300	7	1915	Good	5000	N	N	908 NW 59TH ST
82 - 2	045200	1725	11/21/12	\$412,000	\$418,000	1310	7	1905	Good	5000	N	N	917 NW 64TH ST
82 - 2	047500	1411	9/15/10	\$415,000	\$456,000	1330	7	1922	Avg	4500	N	N	609 NW 51ST ST
82 - 2	276800	0275	8/22/11	\$520,000	\$579,000	1330	7	1912	VGood	5000	N	N	5642 6TH AVE NW
82 - 2	276960	2295	7/11/12	\$459,000	\$485,000	1330	7	1919	Good	5000	N	N	6212 6TH AVE NW
82 - 2	045200	0885	2/14/11	\$403,000	\$449,000	1330	7	1965	Avg	5000	N	N	833 NW 64TH ST
82 - 2	198220	1560	6/14/12	\$394,500	\$420,000	1340	7	1991	Avg	2087	N	N	823 NW 50TH ST
82 - 2	930730	0060	12/16/10	\$325,700	\$361,000	1350	7	1926	Avg	4100	N	N	807 NW 56TH ST
82 - 2	930730	0010	8/23/12	\$409,000	\$427,000	1370	7	1926	Good	4100	N	N	847 NW 56TH ST
82 - 2	276770	4740	10/16/12	\$362,000	\$372,000	1380	7	1928	Fair	5000	N	N	1427 NW 60TH ST
82 - 2	930730	0290	5/14/12	\$361,000	\$387,000	1390	7	1926	Avg	4100	N	N	832 NW 56TH ST
82 - 2	276780	0105	6/28/10	\$499,950	\$542,000	1390	7	1912	Good	5025	N	N	5832 7TH AVE NW
82 - 2	012300	0255	6/21/12	\$500,000	\$531,000	1400	7	1915	Good	3300	N	N	926 NW 60TH ST
82 - 2	930730	0250	9/24/10	\$397,500	\$437,000	1410	7	1920	Good	3366	N	N	800 NW 56TH ST
82 - 2	276810	0140	11/29/10	\$479,000	\$531,000	1420	7	1903	Good	5000	N	N	1125 NW 57TH ST
82 - 2	276760	0745	12/5/12	\$310,000	\$313,000	1460	7	1906	Avg	5000	N	N	1117 NW 65TH ST
82 - 2	301930	0040	4/2/10	\$375,000	\$399,000	1480	7	1939	Avg	4000	N	N	825 NW MARKET ST
82 - 2	276780	0411	3/23/12	\$498,500	\$540,000	1520	7	1926	Good	4700	Y	N	5807 3RD AVE NW
82 - 2	276800	0230	5/23/12	\$468,000	\$501,000	1520	7	1927	Good	5000	N	N	5627 6TH AVE NW
82 - 2	276960	1980	6/10/10	\$439,950	\$476,000	1520	7	1901	Good	5000	N	N	6216 7TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	276960	2670	2/9/10	\$450,000	\$473,000	1550	7	1925	VGood	5000	Y	N	6211 3RD AVE NW
82 - 2	047500	0890	7/20/10	\$500,000	\$545,000	1570	7	1910	Good	4000	N	N	608 NW 52ND ST
82 - 2	047500	1495	4/6/11	\$492,500	\$550,000	1590	7	1947	Fair	5000	N	N	650 NW 50TH ST
82 - 2	276810	0135	3/23/10	\$525,000	\$558,000	1590	7	1903	Good	5000	N	N	1133 NW 57TH ST
82 - 2	047500	0650	8/9/10	\$625,000	\$683,000	1660	7	1948	VGood	5000	Y	N	336 NW 53RD ST
82 - 2	276770	5105	4/13/10	\$600,000	\$641,000	1670	7	1905	VGood	5000	N	N	812 NW 59TH ST
82 - 2	276830	1415	7/20/10	\$490,000	\$534,000	1690	7	1904	Avg	5000	N	N	809 NW 51ST ST
82 - 2	045200	1045	8/15/11	\$330,000	\$367,000	1690	7	1906	Avg	5000	N	N	836 NW 63RD ST
82 - 2	047500	0755	7/14/10	\$562,500	\$612,000	1700	7	1912	VGood	5000	N	N	310 NW 52ND ST
82 - 2	047500	0630	10/10/12	\$474,000	\$488,000	1700	7	1916	VGood	4600	N	N	316 NW 53RD ST
82 - 2	047500	0090	9/1/10	\$400,000	\$439,000	1720	7	1906	Good	5000	N	N	338 NW 54TH ST
82 - 2	276760	0760	3/16/10	\$375,000	\$398,000	1750	7	1905	Good	5000	N	N	1101 NW 65TH ST
82 - 2	744200	0070	7/31/12	\$470,000	\$494,000	1750	7	1905	VGood	4800	N	N	305 NW 42ND ST
82 - 2	047500	0915	8/30/11	\$410,000	\$456,000	1780	7	1910	Avg	5000	N	N	632 NW 52ND ST
82 - 2	047500	1450	5/5/10	\$577,000	\$619,000	1810	7	1917	Good	4500	N	N	612 NW 50TH ST
82 - 2	276830	0652	7/5/12	\$365,000	\$387,000	1810	7	1991	Avg	1838	N	N	810 NW 52ND ST
82 - 2	276960	0450	5/14/12	\$491,000	\$526,000	1820	7	1915	Avg	5000	N	N	6032 5TH AVE NW
82 - 2	276790	0380	8/20/12	\$505,000	\$528,000	1820	7	1900	Good	5100	N	N	5804 14TH AVE NW
82 - 2	122503	9027	8/7/12	\$680,000	\$714,000	1830	7	1927	VGood	4300	N	N	5216 9TH AVE NW
82 - 2	276780	0015	2/28/12	\$490,000	\$533,000	1840	7	2006	Avg	4650	N	N	5906 8TH AVE NW
82 - 2	045200	0090	7/17/12	\$467,000	\$493,000	1860	7	1915	Good	4750	N	N	817 NW 61ST ST
82 - 2	276790	0690	4/8/11	\$550,000	\$614,000	1990	7	1905	Good	5000	N	N	1111 NW 58TH ST
82 - 2	276770	4445	5/20/10	\$360,000	\$388,000	2230	7	1912	Avg	5000	N	N	1123 NW 62ND ST
82 - 2	045200	1430	6/26/12	\$387,500	\$411,000	2260	7	1999	Avg	2500	N	N	925 NW 65TH ST
82 - 2	047500	1235	10/22/12	\$428,900	\$440,000	2260	7	1900	Good	5000	N	N	347 NW 51ST ST
82 - 2	047500	0665	9/11/12	\$680,000	\$707,000	2460	7	1983	Avg	5000	N	N	352 NW 53RD ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	276790	0795	6/11/12	\$575,000	\$613,000	2470	7	1908	VGood	5000	N	N	923 NW 58TH ST
82 - 2	301930	0126	8/31/12	\$276,900	\$289,000	730	8	1952	VGood	1345	N	N	802 NW 54TH ST
82 - 2	122503	9067	2/22/11	\$291,793	\$325,000	800	8	2009	Avg	1303	N	N	830 B NW 53RD ST
82 - 2	122503	9068	3/6/12	\$323,000	\$351,000	820	8	2009	Avg	1118	N	N	830 A NW 53RD ST
82 - 2	122503	9068	3/1/11	\$293,000	\$327,000	820	8	2009	Avg	1118	N	N	830 A NW 53RD ST
82 - 2	276820	0250	12/6/11	\$275,000	\$303,000	980	8	1994	Avg	1410	N	N	305 NW 56TH ST
82 - 2	276830	1279	2/17/11	\$402,000	\$448,000	1080	8	2009	Avg	1591	N	N	827 A NW 52ND ST
82 - 2	276800	0260	2/22/10	\$435,000	\$459,000	1090	8	1914	Avg	3700	N	N	5641 6TH AVE NW
82 - 2	045200	0601	5/27/10	\$319,950	\$345,000	1090	8	2010	Avg	998	N	N	841 A NW 63RD ST
82 - 2	045200	0602	5/26/10	\$320,000	\$345,000	1090	8	2010	Avg	1102	N	N	839 A NW 63RD ST
82 - 2	045200	0600	6/9/10	\$319,950	\$346,000	1090	8	2010	Avg	998	N	N	841 B NW 63RD ST
82 - 2	045200	0603	8/10/11	\$320,000	\$356,000	1090	8	2010	Avg	1102	N	N	839 B NW 63RD ST
82 - 2	045200	0603	6/14/10	\$319,500	\$346,000	1090	8	2010	Avg	1102	N	N	839 B NW 63RD ST
82 - 2	045200	0738	8/9/12	\$353,000	\$370,000	1140	8	2001	Avg	1629	N	N	826 NW 62ND ST
82 - 2	276830	0732	2/2/12	\$329,000	\$360,000	1140	8	2008	Avg	1193	N	N	928 B NW 52ND ST
82 - 2	276830	0733	2/16/12	\$321,000	\$350,000	1140	8	2008	Avg	1193	N	N	928 A NW 52ND ST
82 - 2	276770	4362	8/23/10	\$370,000	\$405,000	1160	8	2000	Avg	1265	N	N	6113 B 14TH AVE NW
82 - 2	276770	4365	6/15/11	\$355,000	\$396,000	1160	8	2000	Avg	1249	N	N	1401 B NW 62ND ST
82 - 2	276770	4368	5/20/12	\$355,000	\$380,000	1160	8	2000	Avg	1250	N	N	6111 A 14TH AVE NW
82 - 2	276770	4775	10/26/10	\$344,000	\$380,000	1180	8	2008	Avg	1318	N	N	1406 B NW 59TH ST
82 - 2	276760	0685	2/24/11	\$320,000	\$357,000	1180	8	2007	Avg	1118	N	N	1424 B NW 64TH ST
82 - 2	276820	0246	4/9/12	\$419,950	\$454,000	1200	8	2012	Avg	1860	N	N	5502 4TH AVE NW
82 - 2	276960	2784	3/25/11	\$369,000	\$412,000	1200	8	2009	Avg	1243	N	N	6254 4TH AVE NW
82 - 2	276960	2787	12/27/10	\$335,000	\$372,000	1210	8	2009	Avg	1313	N	N	6254 4TH AVE NW
82 - 2	276760	0644	12/13/11	\$322,000	\$355,000	1210	8	2007	Avg	1143	N	N	1423 A NW 65TH ST
82 - 2	276810	0206	2/26/10	\$338,000	\$357,000	1230	8	2009	Avg	1097	N	N	1130 B NW 56TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	276810	0207	2/8/10	\$344,950	\$362,000	1240	8	2009	Avg	1287	N	N	1130 A NW 56TH ST
82 - 2	276760	0688	2/8/11	\$320,000	\$356,000	1240	8	2007	Avg	1278	N	N	1422 A NW 64TH ST
82 - 2	276960	2785	10/25/10	\$409,000	\$452,000	1260	8	2009	Avg	1130	N	N	6252 4TH AVE NW
82 - 2	276960	2786	12/27/10	\$371,000	\$412,000	1260	8	2009	Avg	1302	N	N	6252 4TH AVE NW
82 - 2	276770	4345	4/7/10	\$385,000	\$410,000	1270	8	2005	Avg	1213	N	N	1421 A NW 62ND ST
82 - 2	276830	1474	10/11/12	\$390,500	\$402,000	1280	8	2008	Avg	1681	N	N	5004 9TH AVE NW
82 - 2	276770	4302	6/1/10	\$299,900	\$324,000	1280	8	1998	Avg	1256	N	N	1440 NW 62ND ST
82 - 2	276770	4681	9/9/10	\$359,000	\$394,000	1300	8	2000	Avg	1227	N	N	1420 B NW 60TH ST
82 - 2	276820	0247	4/5/12	\$434,950	\$470,000	1340	8	2012	Avg	2491	N	N	5504 4TH AVE NW
82 - 2	276830	1246	4/28/11	\$351,000	\$392,000	1340	8	2008	Avg	1347	N	N	938 NW 51ST ST
82 - 2	276830	1247	10/13/10	\$350,000	\$386,000	1340	8	2008	Avg	1347	N	N	940 NW 51ST ST
82 - 2	276810	0220	12/1/10	\$355,000	\$393,000	1350	8	2008	Avg	1296	N	N	1140 NW 56TH ST
82 - 2	276810	0219	12/7/10	\$349,000	\$387,000	1350	8	2008	Avg	1323	N	N	1140 NW 56TH ST
82 - 2	276810	0212	4/14/10	\$365,000	\$390,000	1352	8	2008	Avg	1296	N	N	1136 NW 56TH ST
82 - 2	276770	4776	3/18/10	\$395,000	\$419,000	1360	8	2008	Avg	1212	N	N	1406 A NW 59TH ST
82 - 2	276770	4285	4/12/12	\$357,500	\$386,000	1360	8	2006	Avg	1326	N	N	1426 B NW 62ND ST
82 - 2	276760	0683	4/26/10	\$379,500	\$406,000	1370	8	2008	Avg	1080	N	N	1412 C NW 64TH ST
82 - 2	276770	4225	5/9/12	\$375,000	\$403,000	1380	8	2007	Avg	1236	N	N	1433 A NW 63RD ST
82 - 2	276810	0196	12/12/11	\$325,000	\$358,000	1380	8	2006	Avg	1388	N	N	1120 A NW 56TH ST
82 - 2	276760	0673	10/16/12	\$375,000	\$385,000	1410	8	2008	Avg	1053	N	N	1406 A NW 64TH ST
82 - 2	276770	4654	7/12/11	\$395,000	\$440,000	1430	8	2007	Avg	1225	N	N	6011 B 14TH AVE NW
82 - 2	276770	4652	2/26/10	\$385,000	\$406,000	1430	8	2007	Avg	1184	N	N	6013 A 14TH AVE NW
82 - 2	276770	4346	4/23/12	\$375,000	\$404,000	1430	8	2005	Avg	1247	N	N	1421 B NW 62ND ST
82 - 2	276770	4648	10/12/12	\$395,000	\$407,000	1430	8	2007	Avg	1231	N	N	1413 B NW 61ST ST
82 - 2	276770	4833	11/1/12	\$440,000	\$450,000	1440	8	2002	Avg	2022	N	N	1153 NW 60TH ST
82 - 2	276960	1770	10/29/12	\$435,000	\$445,000	1440	8	1998	Avg	2500	N	N	6209 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	276770	4830	9/26/11	\$400,000	\$444,000	1440	8	2002	Avg	2060	N	N	5912 14TH AVE NW
82 - 2	276770	4830	2/12/10	\$398,900	\$419,000	1440	8	2002	Avg	2060	N	N	5912 14TH AVE NW
82 - 2	276770	4777	6/11/10	\$390,500	\$422,000	1460	8	2008	Avg	1238	N	N	1408 A NW 59TH ST
82 - 2	045200	0620	10/12/11	\$382,000	\$423,000	1460	8	2001	Avg	2050	N	N	831 A NW 63RD ST
82 - 2	276770	4671	10/17/12	\$371,000	\$381,000	1460	8	2006	Avg	1225	N	N	1414 A NW 60TH ST
82 - 2	276770	4778	11/16/10	\$350,000	\$387,000	1460	8	2008	Avg	1243	N	N	1408 B NW 59TH ST
82 - 2	122503	9039	12/17/12	\$440,000	\$443,000	1490	8	2007	Avg	1470	N	N	821 B NW 53RD ST
82 - 2	276770	4600	7/16/12	\$389,500	\$411,000	1500	8	2004	Avg	1249	N	N	6006 B 14TH AVE NW
82 - 2	276830	0659	3/31/10	\$399,950	\$426,000	1500	8	2007	Avg	1399	N	N	812 A NW 52ND ST
82 - 2	276830	0657	2/10/10	\$385,000	\$405,000	1500	8	2007	Avg	1399	N	N	812 B NW 52ND ST
82 - 2	276770	4220	11/10/10	\$370,000	\$409,000	1520	8	2007	Avg	1264	N	N	1439 B NW 63RD ST
82 - 2	276830	1432	6/4/10	\$392,000	\$423,000	1560	8	2006	Avg	1516	N	N	5007 B 8TH AVE NW
82 - 2	276830	1424	6/30/11	\$392,000	\$437,000	1560	8	2007	Avg	1484	N	N	803 A NW 51ST ST
82 - 2	276820	0096	5/5/10	\$389,000	\$417,000	1570	8	2005	Avg	1458	N	N	612 NW MARKET ST
82 - 2	276830	1525	4/28/10	\$437,000	\$468,000	1570	8	2007	Avg	1777	N	N	913 NW 51ST ST
82 - 2	276830	1530	8/24/11	\$440,000	\$490,000	1570	8	2008	Avg	1777	N	N	909 NW 51ST ST
82 - 2	276810	0522	4/14/10	\$414,500	\$443,000	1620	8	2006	Avg	1456	N	N	1125 B NW 56TH ST
82 - 2	276810	0521	10/7/10	\$401,000	\$442,000	1620	8	2006	Avg	1456	N	N	1125 A NW 56TH ST
82 - 2	276830	1194	11/10/10	\$387,000	\$428,000	1630	8	2001	Avg	1517	N	N	5117 9TH AVE NW
82 - 2	138380	0031	6/15/12	\$435,000	\$463,000	1640	8	2005	Avg	1633	N	N	305 NW 55TH ST
82 - 2	122503	9062	2/14/12	\$423,000	\$461,000	1670	8	2007	Avg	1515	N	N	827 B NW 53RD ST
82 - 2	251600	0326	10/28/11	\$420,000	\$465,000	1680	8	2005	Avg	1474	N	N	4318 A 6TH AVE NW
82 - 2	276800	0460	8/9/10	\$519,500	\$568,000	1690	8	2006	Avg	3196	Y	N	5627 3RD AVE NW
82 - 2	045200	0730	6/9/11	\$470,000	\$525,000	1720	8	1963	Avg	5000	N	N	818 NW 62ND ST
82 - 2	045200	0495	11/19/10	\$439,800	\$487,000	1730	8	1955	Avg	6000	N	N	838 NW 61ST ST
82 - 2	276800	0385	9/28/11	\$560,000	\$622,000	1730	8	2011	Avg	5000	N	N	5638 4TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	276830	1324	10/22/10	\$419,000	\$462,000	1740	8	2006	Avg	1606	N	N	808 NW 51ST ST
82 - 2	045200	0739	5/21/12	\$398,000	\$426,000	1750	8	2001	Avg	1321	N	N	826 B NW 62ND ST
82 - 2	276830	0731	12/13/12	\$524,500	\$528,000	1760	8	2008	Avg	2116	N	N	930 NW 52ND ST
82 - 2	045200	1300	9/29/10	\$510,000	\$561,000	1760	8	1968	Avg	5000	N	N	824 NW 64TH ST
82 - 2	198220	0085	5/18/12	\$624,950	\$670,000	1770	8	1947	Good	6259	Y	N	4913 3RD AVE NW
82 - 2	276810	0030	2/3/12	\$580,000	\$634,000	1800	8	1960	Avg	5000	N	N	923 NW 57TH ST
82 - 2	276960	0625	11/30/12	\$610,000	\$617,000	1830	8	1969	Avg	5000	N	N	6043 5TH AVE NW
82 - 2	276810	0520	4/23/10	\$459,950	\$492,000	1840	8	2006	Avg	2087	N	N	1127 NW 56TH ST
82 - 2	276770	4180	9/14/12	\$620,000	\$644,000	1840	8	1969	Avg	5000	N	N	1120 NW 62ND ST
82 - 2	276820	0090	3/20/12	\$500,000	\$542,000	1870	8	1969	Avg	5000	N	N	5506 7TH AVE NW
82 - 2	276830	0655	4/23/12	\$460,000	\$495,000	1880	8	2007	Avg	2200	N	N	812 NW 52ND ST
82 - 2	122503	9029	5/10/12	\$467,500	\$502,000	1900	8	2006	Avg	2369	N	N	807 NW 53RD ST
82 - 2	276960	1105	2/12/10	\$613,670	\$645,000	1900	8	1976	Avg	7500	N	N	6014 7TH AVE NW
82 - 2	276820	0105	10/25/10	\$480,000	\$530,000	1960	8	1965	Avg	5000	N	N	5507 6TH AVE NW
82 - 2	276810	0180	8/26/10	\$435,000	\$477,000	1990	8	2005	Avg	2175	N	N	1106 NW 56TH ST
82 - 2	276830	1245	8/17/10	\$475,000	\$520,000	2230	8	2008	Avg	2300	N	N	936 NW 51ST ST
82 - 2	045200	0975	8/13/12	\$625,000	\$655,000	2240	8	1988	Avg	3199	N	N	6301 8TH AVE NW
82 - 2	276960	0965	3/13/12	\$440,000	\$478,000	2600	8	1966	Avg	5000	N	N	6041 6TH AVE NW
82 - 2	276790	0785	6/23/10	\$578,000	\$626,000	2730	8	1967	Avg	5000	N	N	933 NW 58TH ST
82 - 2	047500	0875	6/13/12	\$799,000	\$851,000	2780	8	2012	Avg	5000	N	N	601 NW 53RD ST
82 - 2	276800	0050	11/10/10	\$540,000	\$597,000	3410	8	1976	Avg	6600	N	N	5603 7TH AVE NW
82 - 2	276830	1370	7/5/12	\$602,000	\$638,000	1910	9	2012	Avg	2481	N	N	842 NW 51ST ST
82 - 2	198220	1450	3/22/10	\$700,000	\$743,000	2000	9	2009	Avg	3758	N	N	611 NW 50TH ST
82 - 2	017000	0003	8/26/11	\$702,500	\$782,000	2130	9	2000	Avg	4382	N	N	309 NW 45TH ST
82 - 2	276830	1371	7/26/12	\$603,500	\$636,000	2160	9	2012	Avg	2512	N	N	840 NW 51ST ST
82 - 2	198220	0660	4/3/12	\$749,950	\$811,000	2320	9	2007	Avg	3801	Y	N	303 NW 47TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 2	276770	4895	12/29/10	\$685,000	\$761,000	2350	9	2010	Avg	5000	N	N	1114 NW 59TH ST
82 - 2	276790	0190	6/6/12	\$780,000	\$832,000	2350	9	2010	Avg	5000	N	N	911 NW 59TH ST
82 - 2	276790	0190	5/10/10	\$733,500	\$788,000	2350	9	2010	Avg	5000	N	N	911 NW 59TH ST
82 - 2	276780	0240	9/27/10	\$659,950	\$726,000	2390	9	2008	Avg	4800	N	N	5815 5TH AVE NW
82 - 11	162380	0550	1/28/10	\$244,000	\$256,000	450	5	1916	Good	2668	N	N	617 NW 73RD ST
82 - 11	046100	4245	9/4/12	\$297,000	\$309,000	530	6	1907	Avg	2300	N	N	1110 NW 70TH ST
82 - 11	045800	0210	11/14/12	\$270,780	\$276,000	570	6	1924	Avg	5080	N	N	8038 MARY AVE NW
82 - 11	162330	0446	10/25/10	\$358,000	\$395,000	620	6	1918	VGood	3640	N	N	7211 5TH AVE NW
82 - 11	012503	9037	10/27/11	\$390,000	\$432,000	670	6	1926	Avg	3240	N	N	7028 8TH AVE NW
82 - 11	291920	0080	3/13/10	\$341,000	\$361,000	670	6	1905	Good	3950	N	N	100 NW 84TH ST
82 - 11	288010	0220	3/18/11	\$240,000	\$268,000	680	6	1915	Avg	3000	N	N	6733 7TH AVE NW
82 - 11	164650	2265	12/6/10	\$300,000	\$333,000	690	6	1925	Good	2720	N	N	153 NW 77TH ST
82 - 11	162380	0540	5/23/12	\$380,000	\$407,000	700	6	1923	Avg	2680	N	N	623 NW 73RD ST
82 - 11	162380	0090	5/31/12	\$340,000	\$363,000	700	6	1916	Good	4000	N	N	625 NW 75TH ST
82 - 11	291920	1390	12/9/10	\$261,000	\$289,000	700	6	1906	Avg	5020	N	N	8408 1ST AVE NW
82 - 11	288010	0720	5/15/12	\$315,000	\$338,000	730	6	1932	Good	2880	N	N	6545 CLEOPATRA PL NW
82 - 11	046100	5520	1/24/11	\$260,000	\$289,000	740	6	1950	Avg	3000	N	N	7030 DIBBLE AVE NW
82 - 11	291920	0785	6/6/11	\$235,000	\$262,000	740	6	1909	Avg	3840	N	N	106 N 80TH ST
82 - 11	349130	0225	8/8/12	\$305,000	\$320,000	740	6	1923	Avg	5461	N	N	7541 14TH AVE NW
82 - 11	291970	0765	11/20/12	\$367,500	\$373,000	780	6	1921	Good	4800	N	N	630 NW 82ND ST
82 - 11	164650	1255	11/7/12	\$475,000	\$485,000	790	6	1911	Good	4160	N	N	116 NW 79TH ST
82 - 11	162380	0070	6/2/10	\$322,000	\$348,000	790	6	1916	Good	4000	N	N	633 NW 75TH ST
82 - 11	417210	0185	12/7/10	\$310,000	\$344,000	800	6	1950	Avg	3800	N	N	7062 7TH AVE NW
82 - 11	751900	1910	9/9/10	\$439,950	\$483,000	820	6	1919	Good	5150	N	N	611 NW 78TH ST
82 - 11	288010	0290	12/23/11	\$335,000	\$368,000	820	6	1915	Good	3000	N	N	6753 7TH AVE NW
82 - 11	202870	0845	2/8/11	\$401,000	\$447,000	830	6	1910	Good	5300	N	N	6534 9TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	291920	0670	10/9/12	\$360,000	\$371,000	840	6	1913	Good	3840	N	N	119 N 81ST ST
82 - 11	292270	1085	6/26/12	\$376,001	\$399,000	850	6	1910	Good	4700	N	N	8061 DIBBLE AVE NW
82 - 11	046100	4710	12/21/12	\$350,000	\$351,000	850	6	1925	Avg	5000	N	N	7041 9TH AVE NW
82 - 11	162380	0455	2/17/10	\$321,500	\$339,000	850	6	1914	Avg	3000	N	N	712 NW 73RD ST
82 - 11	164650	0750	9/22/10	\$403,000	\$443,000	860	6	1925	Good	5871	N	N	127 N 78TH ST
82 - 11	287710	1400	7/5/11	\$356,950	\$398,000	880	6	1907	Good	3750	N	N	6526 4TH AVE NW
82 - 11	162330	0845	4/9/12	\$405,000	\$437,000	880	6	1924	Good	4000	N	N	317 NW 74TH ST
82 - 11	046100	3815	10/12/12	\$370,000	\$381,000	900	6	1908	Avg	5000	N	N	7064 14TH AVE NW
82 - 11	291970	0270	5/8/12	\$330,000	\$354,000	900	6	1991	Avg	5680	N	N	646 NW 84TH ST
82 - 11	287710	2001	9/21/11	\$340,000	\$378,000	910	6	1912	Good	3215	N	N	6539 6TH AVE NW
82 - 11	424040	0200	2/10/10	\$339,900	\$357,000	910	6	1925	Avg	4920	N	N	7519 12TH AVE NW
82 - 11	046100	5005	1/6/12	\$385,000	\$423,000	930	6	1911	Good	3750	N	N	7055 DIBBLE AVE NW
82 - 11	287710	3650	6/15/12	\$409,000	\$435,000	940	6	1907	Good	3750	N	N	6719 PALATINE AVE N
82 - 11	751900	1460	9/17/10	\$304,000	\$334,000	960	6	1910	Avg	5150	N	N	606 NW 78TH ST
82 - 11	751900	0310	10/18/10	\$425,800	\$470,000	980	6	1947	Avg	4120	N	N	334 NW 76TH ST
82 - 11	758970	0070	6/12/12	\$430,000	\$458,000	990	6	1929	Good	5080	N	N	8040 13TH AVE NW
82 - 11	305270	1120	6/18/12	\$410,000	\$436,000	1020	6	1904	VGood	3500	N	N	6732 12TH AVE NW
82 - 11	291970	0805	8/26/10	\$425,000	\$466,000	1030	6	1911	Good	4800	N	N	650 NW 82ND ST
82 - 11	162380	0215	3/24/11	\$325,000	\$363,000	1050	6	1907	Good	3000	N	N	644 NW 74TH ST
82 - 11	046100	3960	5/8/12	\$350,000	\$376,000	1120	6	1919	Fair	2300	N	N	1208 NW 70TH ST
82 - 11	046100	3615	8/10/10	\$345,000	\$377,000	1120	6	1950	Avg	5000	N	N	7053 13TH AVE NW
82 - 11	288010	0470	4/27/10	\$344,000	\$368,000	1140	6	1946	Good	2935	N	N	750 NW 67TH ST
82 - 11	162330	0805	2/23/10	\$339,000	\$358,000	1220	6	1912	Good	4000	N	N	337 NW 74TH ST
82 - 11	758970	0060	4/27/10	\$435,000	\$466,000	1310	6	1920	Avg	6080	N	N	1223 NW 83RD ST
82 - 11	291970	0575	11/29/11	\$344,600	\$380,000	1330	6	1948	Avg	4512	N	N	657 NW 83RD ST
82 - 11	287710	2710	7/21/12	\$430,000	\$453,000	1370	6	1908	VGood	4200	N	N	6737 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	305270	0735	11/29/10	\$450,500	\$499,000	1390	6	1926	Avg	4750	N	N	6719 13TH AVE NW
82 - 11	046100	4545	8/29/12	\$350,000	\$365,000	730	7	1923	Avg	5000	N	N	7008 11TH AVE NW
82 - 11	937630	0790	3/20/12	\$326,250	\$354,000	730	7	1947	Good	5000	N	N	8334 12TH AVE NW
82 - 11	530910	0465	8/18/11	\$304,000	\$338,000	730	7	1940	Good	5350	N	N	6720 11TH AVE NW
82 - 11	424040	0075	8/31/11	\$419,500	\$467,000	770	7	1926	VGood	3860	N	N	7752 14TH AVE NW
82 - 11	287710	1005	11/17/10	\$363,000	\$402,000	780	7	1945	Avg	4200	Y	N	6517 2ND AVE NW
82 - 11	046100	2640	10/28/11	\$342,500	\$379,000	790	7	1919	Avg	5000	N	N	7331 MARY AVE NW
82 - 11	530910	1050	4/6/11	\$350,000	\$391,000	790	7	1909	Good	4010	N	N	6530 11TH AVE NW
82 - 11	291970	0960	10/19/10	\$399,000	\$440,000	790	7	1905	Good	4680	N	N	8111 6TH AVE NW
82 - 11	291970	0960	12/5/12	\$430,000	\$434,000	790	7	1905	Good	4680	N	N	8111 6TH AVE NW
82 - 11	758970	0091	9/19/11	\$355,000	\$394,000	810	7	1944	Avg	5080	N	N	8018 13TH AVE NW
82 - 11	162330	1175	11/2/12	\$306,500	\$313,000	810	7	1915	Good	4500	N	N	312 NW 74TH ST
82 - 11	292270	0265	5/24/11	\$424,000	\$473,000	820	7	1938	Avg	4700	N	N	8317 DIBBLE AVE NW
82 - 11	287710	2890	4/7/10	\$459,950	\$490,000	820	7	1916	Good	3250	N	N	6703 2ND AVE NW
82 - 11	164650	1575	3/1/12	\$455,000	\$495,000	830	7	1925	Good	4635	N	N	140 NW 78TH ST
82 - 11	732190	0030	6/9/10	\$304,000	\$329,000	830	7	1905	Good	3450	N	N	6511 PHINNEY AVE N
82 - 11	530910	1367	4/16/10	\$412,000	\$440,000	840	7	1950	Avg	4200	N	N	903 NW 67TH ST
82 - 11	164650	0245	10/28/11	\$399,950	\$443,000	840	7	1911	Good	3090	N	N	137 N 76TH ST
82 - 11	200120	0045	11/1/10	\$399,000	\$441,000	840	7	1923	Good	4000	N	N	135 NW 75TH ST
82 - 11	507540	0145	3/31/10	\$430,000	\$458,000	840	7	1930	Good	3480	N	N	7705 13TH AVE NW
82 - 11	202870	1185	11/27/12	\$387,000	\$392,000	850	7	1927	Avg	2600	N	N	6524 DIVISION AVE NW
82 - 11	291970	1555	11/1/12	\$391,000	\$400,000	860	7	1908	Good	4080	N	N	330 NW 80TH ST
82 - 11	202870	1170	8/9/10	\$310,000	\$339,000	860	7	1926	Avg	2450	N	N	6516 DIVISION AVE NW
82 - 11	230140	0530	9/29/10	\$383,500	\$422,000	860	7	1924	Good	5000	N	N	7028 3RD AVE NW
82 - 11	292270	2880	10/5/12	\$329,600	\$340,000	880	7	1929	Good	4700	N	N	7515 DIBBLE AVE NW
82 - 11	200120	0030	8/3/12	\$432,000	\$454,000	890	7	1941	Avg	4000	N	N	121 NW 75TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	046100	4350	4/1/10	\$389,950	\$415,000	890	7	1934	Avg	4000	N	N	7050 12TH AVE NW
82 - 11	162330	0985	12/18/12	\$375,000	\$377,000	890	7	1926	Good	3000	N	N	420 NW 73RD ST
82 - 11	046100	2140	8/18/10	\$395,000	\$432,000	900	7	1950	Avg	5000	N	N	7309 14TH AVE NW
82 - 11	162330	0979	6/13/11	\$400,000	\$446,000	900	7	1926	Good	4000	N	N	418 NW 73RD ST
82 - 11	046100	0050	9/21/12	\$409,000	\$424,000	910	7	1913	Avg	4218	N	N	7403 8TH AVE NW
82 - 11	530910	0550	7/27/11	\$365,000	\$407,000	910	7	1913	Avg	3638	N	N	6746 11TH AVE NW
82 - 11	530910	0285	6/29/11	\$371,000	\$414,000	910	7	1944	Avg	5350	N	N	6732 10TH AVE NW
82 - 11	046100	1510	5/5/10	\$375,000	\$402,000	910	7	1937	Good	4500	N	N	7357 12TH AVE NW
82 - 11	732190	0015	5/12/11	\$542,000	\$605,000	920	7	1915	Good	2310	N	N	6508 GREENWOOD AVE N
82 - 11	202870	0615	8/18/10	\$389,000	\$426,000	920	7	1924	Avg	3450	N	N	6538 DIVISION AVE NW
82 - 11	162380	0300	3/4/11	\$397,000	\$443,000	920	7	1926	Good	3000	N	N	637 NW 74TH ST
82 - 11	291970	1105	8/27/12	\$340,000	\$355,000	920	7	1938	Good	2609	N	N	656 NW 81ST ST
82 - 11	164650	1600	7/15/10	\$392,000	\$427,000	920	7	1926	VGood	3060	N	N	7812 3RD AVE NW
82 - 11	291970	1290	8/3/10	\$326,000	\$356,000	920	7	1980	Avg	4800	N	N	628 NW 80TH ST
82 - 11	202870	0555	12/31/12	\$314,000	\$314,000	920	7	1921	Fair	3550	N	N	6708 DIVISION AVE NW
82 - 11	291970	2020	9/6/12	\$407,000	\$424,000	930	7	1918	Good	3600	N	N	307 NW 83RD ST
82 - 11	751900	2495	12/12/10	\$475,000	\$527,000	940	7	1925	Good	7416	N	N	655 NW 76TH ST
82 - 11	287710	3060	3/16/12	\$500,000	\$543,000	940	7	1920	Good	5000	N	N	6732 3RD AVE NW
82 - 11	164650	1320	7/27/12	\$414,900	\$437,000	940	7	1922	Good	5200	N	N	7906 3RD AVE NW
82 - 11	291970	1425	6/19/12	\$425,000	\$452,000	940	7	1910	Good	4800	N	N	327 NW 81ST ST
82 - 11	530910	0085	7/5/11	\$385,900	\$430,000	940	7	1921	Good	3566	N	N	6729 9TH AVE NW
82 - 11	291970	1600	10/27/10	\$380,000	\$420,000	940	7	1920	Good	4800	N	N	352 NW 80TH ST
82 - 11	291970	1230	5/17/12	\$395,000	\$423,000	950	7	1910	VGood	4690	N	N	603 NW 81ST ST
82 - 11	288010	0410	4/21/11	\$420,000	\$469,000	960	7	1911	Good	3750	N	N	6722 CLEOPATRA PL NW
82 - 11	046100	0935	6/28/12	\$412,500	\$438,000	960	7	1927	Avg	5000	N	N	7349 10TH AVE NW
82 - 11	162330	0855	2/24/12	\$451,000	\$491,000	960	7	1926	Good	4000	N	N	315 NW 74TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	751900	2010	7/22/11	\$410,000	\$457,000	960	7	1906	Good	5150	N	N	640 NW 76TH ST
82 - 11	046100	3270	4/24/12	\$480,000	\$517,000	960	7	1906	VGood	5000	N	N	7016 MARY AVE NW
82 - 11	291970	2350	3/3/11	\$305,000	\$340,000	960	7	1911	Fair	3600	N	N	310 NW 83RD ST
82 - 11	291970	2670	6/8/11	\$399,000	\$445,000	960	7	1946	Good	4825	N	N	326 NW 84TH ST
82 - 11	291920	0835	4/13/10	\$407,500	\$435,000	970	7	1922	VGood	3840	N	N	135 N 82ND ST
82 - 11	349130	0176	8/10/12	\$405,000	\$425,000	970	7	1941	Good	5588	N	N	7732 MARY AVE NW
82 - 11	162380	0137	10/4/11	\$313,750	\$348,000	970	7	1947	Avg	3990	N	N	7407 6TH AVE NW
82 - 11	751900	0985	5/5/10	\$310,000	\$333,000	970	7	1924	Good	3860	N	N	312 NW 79TH ST
82 - 11	230140	0325	5/26/11	\$560,000	\$625,000	980	7	1906	Good	4500	N	N	7206 2ND AVE NW
82 - 11	937630	0800	9/5/12	\$350,000	\$364,000	980	7	1922	Avg	5000	N	N	8340 12TH AVE NW
82 - 11	202870	0605	4/5/10	\$374,988	\$400,000	990	7	1923	Good	3440	N	N	6532 DIVISION AVE NW
82 - 11	292170	0140	12/13/12	\$408,000	\$411,000	990	7	1938	Avg	6350	N	N	8307 13TH AVE NW
82 - 11	164650	2256	5/18/10	\$412,000	\$443,000	1000	7	1925	Good	3510	N	N	7610 3RD AVE NW
82 - 11	292170	0375	8/10/11	\$340,000	\$379,000	1000	7	1924	Avg	6210	N	N	8303 12TH AVE NW
82 - 11	292270	2315	3/9/10	\$442,000	\$468,000	1010	7	1910	Avg	4000	N	N	7507 10TH AVE NW
82 - 11	292270	1910	11/8/10	\$425,000	\$470,000	1010	7	1938	Good	5700	N	N	7738 DIBBLE AVE NW
82 - 11	758970	0020	5/20/11	\$305,000	\$340,000	1010	7	1953	Avg	4515	N	N	8018 14TH AVE NW
82 - 11	287710	3411	8/11/11	\$535,000	\$596,000	1020	7	1924	Good	4000	N	N	6723 1ST AVE NW
82 - 11	287710	0936	9/7/10	\$625,000	\$686,000	1030	7	1918	Good	4400	N	N	6516 2ND AVE NW
82 - 11	751900	1815	9/14/12	\$435,000	\$452,000	1030	7	1946	Avg	4841	N	N	7714 8TH AVE NW
82 - 11	292270	2540	3/30/11	\$415,000	\$463,000	1030	7	1912	Good	3290	N	N	7518 10TH AVE NW
82 - 11	162330	0765	9/21/12	\$413,000	\$428,000	1030	7	1924	Good	4400	N	N	302 NW 72ND ST
82 - 11	672870	0035	9/10/10	\$401,000	\$440,000	1030	7	1920	VGood	4095	N	N	7015 6TH AVE NW
82 - 11	230140	0590	4/25/11	\$443,000	\$495,000	1030	7	1949	Avg	4790	Y	N	7018 2ND AVE NW
82 - 11	162330	0950	5/27/11	\$500,000	\$558,000	1040	7	1929	Good	4500	N	N	322 NW 73RD ST
82 - 11	292270	1835	5/12/10	\$446,000	\$479,000	1040	7	1940	Good	4700	N	N	7751 DIBBLE AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	202870	0445	8/2/12	\$490,000	\$515,000	1040	7	1949	Good	4240	N	N	6712 DIBBLE AVE NW
82 - 11	046100	3395	11/13/12	\$400,000	\$407,000	1040	7	1914	Avg	5000	N	N	7045 14TH AVE NW
82 - 11	305270	0975	7/20/10	\$500,000	\$545,000	1050	7	1928	Good	3750	N	N	6715 12TH AVE NW
82 - 11	292270	2135	5/3/12	\$403,000	\$433,000	1050	7	1941	Avg	5700	N	N	7907 8TH AVE NW
82 - 11	866840	0005	6/28/12	\$480,000	\$509,000	1050	7	1919	VGood	5640	N	N	7701 14TH AVE NW
82 - 11	012503	9006	4/24/12	\$513,000	\$552,000	1060	7	1925	Good	3600	N	N	814 NW 70TH ST
82 - 11	291920	0680	11/23/11	\$419,000	\$462,000	1060	7	1947	Good	3840	N	N	125 N 81ST ST
82 - 11	520010	0040	1/20/12	\$420,000	\$460,000	1060	7	1929	Good	3578	N	N	6515 12TH AVE NW
82 - 11	291970	0250	11/29/10	\$427,100	\$473,000	1060	7	1950	Good	5660	N	N	636 NW 84TH ST
82 - 11	164650	2640	6/17/10	\$359,950	\$390,000	1060	7	1910	Good	3090	N	N	135 NW 76TH ST
82 - 11	937630	1475	7/2/10	\$499,950	\$543,000	1070	7	1939	Good	4500	N	N	7706 11TH AVE NW
82 - 11	162330	1110	6/1/10	\$455,000	\$491,000	1070	7	1914	Good	2795	N	N	305 NW 75TH ST
82 - 11	287710	4356	6/10/10	\$405,000	\$438,000	1080	7	1907	VGood	5600	N	N	7008 3RD AVE NW
82 - 11	046100	1200	5/9/12	\$550,000	\$590,000	1090	7	1938	Avg	5250	N	N	7356 11TH AVE NW
82 - 11	202870	0865	6/29/12	\$475,000	\$504,000	1090	7	1906	Good	5300	N	N	6542 9TH AVE NW
82 - 11	046100	1755	7/24/12	\$555,000	\$585,000	1090	7	1910	Good	5000	N	N	7350 13TH AVE NW
82 - 11	751900	0275	4/20/12	\$489,500	\$528,000	1090	7	1911	Good	4621	N	N	320 NW 76TH ST
82 - 11	305270	0995	3/1/11	\$399,000	\$445,000	1090	7	1928	Avg	3750	N	N	6727 12TH AVE NW
82 - 11	287710	3070	10/22/10	\$589,000	\$650,000	1100	7	1924	Good	5000	N	N	6726 3RD AVE NW
82 - 11	530910	0395	5/14/10	\$395,000	\$425,000	1100	7	1965	Avg	5885	N	N	6715 10TH AVE NW
82 - 11	162330	0160	4/24/12	\$385,000	\$415,000	1100	7	1912	VGood	3000	N	N	412 NW 70TH ST
82 - 11	046100	3375	7/21/12	\$499,950	\$527,000	1110	7	1947	Good	5000	N	N	7055 14TH AVE NW
82 - 11	305270	1145	6/9/10	\$420,000	\$454,000	1110	7	1927	Avg	3333	N	N	6718 12TH AVE NW
82 - 11	291970	0840	6/14/11	\$416,000	\$464,000	1110	7	1910	Good	4800	N	N	651 NW 82ND ST
82 - 11	200070	0270	10/20/10	\$435,000	\$480,000	1110	7	1925	Good	6480	N	N	119 N 74TH ST
82 - 11	349130	0177	3/11/11	\$415,000	\$463,000	1120	7	1930	Avg	5160	N	N	7726 MARY AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	530910	1485	8/7/12	\$374,950	\$394,000	1120	7	1925	Avg	3800	N	N	6507 9TH AVE NW
82 - 11	349130	0248	10/14/10	\$319,000	\$352,000	1120	7	1942	Avg	5400	N	N	7502 MARY AVE NW
82 - 11	288010	0440	9/14/12	\$490,000	\$509,000	1130	7	1918	Good	3750	N	N	6712 CLEOPATRA PL NW
82 - 11	751900	1850	9/9/10	\$465,000	\$510,000	1130	7	1912	VGood	3860	N	N	639 NW 78TH ST
82 - 11	287710	2550	1/28/10	\$424,950	\$445,000	1130	7	1916	Good	5000	N	N	6748 5TH AVE NW
82 - 11	751900	2000	8/9/11	\$359,000	\$400,000	1130	7	1911	Good	5150	N	N	636 NW 76TH ST
82 - 11	292170	0040	11/4/11	\$480,000	\$531,000	1150	7	1916	Good	6480	N	N	8342 14TH AVE NW
82 - 11	292270	1760	2/4/11	\$410,000	\$457,000	1150	7	1928	Avg	3525	N	N	7721 DIBBLE AVE NW
82 - 11	530910	1070	11/1/10	\$450,000	\$497,000	1150	7	1940	Good	4240	N	N	1001 NW 67TH ST
82 - 11	732190	0005	6/1/12	\$456,300	\$487,000	1160	7	1915	VGood	2380	N	N	6500 GREENWOOD AVE N
82 - 11	045800	0075	3/12/12	\$405,000	\$440,000	1160	7	1929	Good	3450	N	N	1481 NW 83RD ST
82 - 11	046100	4890	7/19/11	\$319,000	\$356,000	1160	7	1926	Avg	5000	N	N	7026 10TH AVE NW
82 - 11	288010	1025	8/21/12	\$335,000	\$350,000	1160	7	1935	Avg	3630	N	N	712 NW 65TH ST
82 - 11	305270	0946	3/24/11	\$470,000	\$524,000	1170	7	1928	Avg	3250	N	N	1202 NW 67TH ST
82 - 11	287710	0186	10/22/12	\$432,000	\$443,000	1170	7	1976	Avg	4000	N	N	6528 PALATINE AVE N
82 - 11	200070	0065	11/6/12	\$476,000	\$486,000	1180	7	1925	Good	4100	N	N	121 N 75TH ST
82 - 11	292270	2090	5/3/12	\$372,500	\$400,000	1180	7	1941	Avg	5415	N	N	7817 8TH AVE NW
82 - 11	305270	0895	4/7/11	\$415,000	\$463,000	1190	7	1909	Avg	4500	N	N	6718 13TH AVE NW
82 - 11	292270	2530	5/22/10	\$401,500	\$432,000	1190	7	1939	Avg	4700	N	N	7522 10TH AVE NW
82 - 11	751900	2580	2/10/11	\$410,000	\$457,000	1190	7	1979	Avg	5150	N	N	615 NW 76TH ST
82 - 11	046100	0930	6/14/12	\$350,000	\$373,000	1190	7	1985	Avg	2500	N	N	7353 10TH AVE NW
82 - 11	672870	0127	8/21/12	\$575,000	\$601,000	1190	7	1924	Good	4000	N	N	616 NW 70TH ST
82 - 11	287710	0051	12/5/11	\$587,000	\$647,000	1200	7	1916	Good	4000	N	N	6525 GREENWOOD AVE N
82 - 11	162380	0005	5/8/12	\$460,250	\$494,000	1200	7	1913	Good	3600	N	N	7412 8TH AVE NW
82 - 11	288010	0090	7/1/10	\$396,000	\$430,000	1200	7	1926	Avg	3080	N	N	6736 7TH AVE NW
82 - 11	291970	0920	6/26/12	\$485,000	\$515,000	1200	7	1927	Good	3600	N	N	619 NW 82ND ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	291970	1915	8/10/11	\$411,500	\$458,000	1200	7	1946	Good	4800	N	N	349 NW 83RD ST
82 - 11	937630	0035	3/13/12	\$440,500	\$478,000	1210	7	1928	Avg	3350	N	N	7518 12TH AVE NW
82 - 11	291920	0915	8/14/12	\$396,400	\$415,000	1210	7	1906	VGood	3840	N	N	118 N 81ST ST
82 - 11	291970	0940	2/8/12	\$448,000	\$489,000	1220	7	1928	Good	3600	N	N	611 NW 82ND ST
82 - 11	012503	9072	7/27/12	\$445,000	\$469,000	1240	7	1930	VGood	4000	N	N	1308 NW 70TH ST
82 - 11	305270	1080	6/6/11	\$339,000	\$378,000	1240	7	1996	Avg	2500	N	N	6748 12TH AVE NW
82 - 11	202870	0150	7/12/11	\$418,500	\$467,000	1250	7	1912	Good	5300	N	N	6742 DIBBLE AVE NW
82 - 11	937630	0525	2/2/10	\$469,500	\$492,000	1260	7	1928	Avg	4150	N	N	8022 12TH AVE NW
82 - 11	305270	0745	4/11/12	\$400,000	\$432,000	1260	7	1925	Avg	3750	N	N	6723 13TH AVE NW
82 - 11	292270	0820	6/24/11	\$375,000	\$418,000	1260	7	1930	Avg	3530	N	N	8036 9TH AVE NW
82 - 11	046100	5355	11/8/10	\$499,000	\$552,000	1270	7	1941	Good	5730	N	N	7061 8TH AVE NW
82 - 11	287710	1500	7/19/11	\$500,000	\$557,000	1270	7	1928	Good	5000	N	N	6523 4TH AVE NW
82 - 11	937630	2271	3/19/12	\$474,950	\$515,000	1270	7	1910	VGood	4530	N	N	912 NW 83RD ST
82 - 11	937630	0981	10/1/10	\$417,000	\$459,000	1280	7	1947	Avg	3330	N	N	1016 NW 83RD ST
82 - 11	162380	0195	6/25/10	\$461,500	\$500,000	1280	7	1926	Good	6000	N	N	634 NW 74TH ST
82 - 11	162330	0830	8/8/11	\$499,950	\$557,000	1290	7	1912	VGood	3000	N	N	325 NW 74TH ST
82 - 11	046100	1805	7/5/11	\$446,500	\$498,000	1290	7	1916	Good	5000	N	N	7351 13TH AVE NW
82 - 11	287710	3751	4/2/10	\$600,000	\$639,000	1300	7	1923	VGood	3750	N	N	6744 1ST AVE NW
82 - 11	291970	2315	6/6/12	\$442,500	\$472,000	1300	7	1928	VGood	2500	N	N	8317 3RD AVE NW
82 - 11	046100	0720	7/7/11	\$427,000	\$476,000	1300	7	1945	Avg	5000	N	N	7311 9TH AVE NW
82 - 11	291920	0135	5/19/11	\$462,500	\$516,000	1310	7	1928	Good	4300	N	N	146 NW 84TH ST
82 - 11	164650	0495	7/18/11	\$454,000	\$506,000	1310	7	1919	Good	3090	N	N	135 N 77TH ST
82 - 11	162380	0425	6/1/12	\$468,000	\$500,000	1310	7	1916	Good	3000	N	N	622 NW 73RD ST
82 - 11	507540	0100	3/15/12	\$490,000	\$532,000	1320	7	1926	Avg	5248	N	N	7708 14TH AVE NW
82 - 11	751900	0605	1/30/12	\$409,000	\$447,000	1320	7	1928	Avg	2680	N	N	7714 6TH AVE NW
82 - 11	751900	1670	10/23/12	\$540,000	\$554,000	1330	7	1928	Good	3605	N	N	607 NW 79TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	751900	1670	4/20/10	\$498,000	\$533,000	1330	7	1928	Good	3605	N	N	607 NW 79TH ST
82 - 11	751900	0710	6/15/10	\$454,000	\$491,000	1340	7	1927	Good	2272	N	N	305 NW 78TH ST
82 - 11	758970	0040	4/25/12	\$399,757	\$430,000	1340	7	1925	Avg	5160	N	N	8038 14TH AVE NW
82 - 11	292170	0385	10/20/11	\$390,000	\$432,000	1340	7	1945	Avg	6210	N	N	8307 12TH AVE NW
82 - 11	164650	1595	4/29/10	\$475,000	\$509,000	1340	7	1927	Good	3090	N	N	148 NW 78TH ST
82 - 11	287710	0736	11/30/10	\$559,900	\$621,000	1350	7	1922	Good	5000	N	N	152 NW 65TH ST
82 - 11	164650	0100	1/26/12	\$550,000	\$602,000	1360	7	1926	VGood	5150	N	N	110 N 75TH ST
82 - 11	291970	2245	1/31/11	\$450,000	\$501,000	1360	7	1925	Good	4800	N	N	333 NW 84TH ST
82 - 11	530910	1505	11/14/11	\$400,000	\$442,000	1360	7	1925	Good	3115	N	N	908 NW 65TH ST
82 - 11	046100	1760	10/24/11	\$350,000	\$388,000	1370	7	1988	Avg	2500	N	N	7354 13TH AVE NW
82 - 11	751900	0565	6/27/12	\$382,500	\$406,000	1370	7	1926	Avg	3605	N	N	342 NW 77TH ST
82 - 11	292270	0960	4/12/10	\$411,000	\$439,000	1370	7	1929	Good	3760	N	N	8011 DIBBLE AVE NW
82 - 11	292270	0090	5/4/12	\$574,770	\$618,000	1380	7	1950	Good	6823	N	N	8317 9TH AVE NW
82 - 11	202870	1045	4/18/12	\$501,600	\$541,000	1380	7	1925	Good	4240	N	N	6510 DIBBLE AVE NW
82 - 11	202870	1045	7/22/10	\$475,000	\$517,000	1380	7	1925	Good	4240	N	N	6510 DIBBLE AVE NW
82 - 11	046100	2940	5/17/11	\$425,000	\$474,000	1390	7	1928	Avg	5000	N	N	7017 MARY AVE NW
82 - 11	291970	0610	3/23/10	\$435,000	\$462,000	1390	7	1916	VGood	4800	N	N	641 NW 83RD ST
82 - 11	046100	4940	5/23/12	\$350,000	\$375,000	1390	7	1915	Good	5000	N	N	7048 10TH AVE NW
82 - 11	751900	0580	12/21/10	\$327,000	\$363,000	1390	7	1926	Avg	3708	N	N	350 NW 77TH ST
82 - 11	866840	0025	8/22/12	\$506,000	\$529,000	1400	7	1913	Good	4826	N	N	7704 MARY AVE NW
82 - 11	305270	0725	5/28/10	\$499,000	\$538,000	1400	7	1928	VGood	4000	N	N	6715 13TH AVE NW
82 - 11	202870	0130	8/6/10	\$390,000	\$426,000	1400	7	1945	Avg	5300	N	N	6734 DIBBLE AVE NW
82 - 11	046100	0100	8/9/12	\$450,000	\$472,000	1400	7	1998	Avg	5775	N	N	7319 8TH AVE NW
82 - 11	046100	0070	8/19/10	\$485,000	\$531,000	1410	7	1912	Good	4640	N	N	7331 8TH AVE NW
82 - 11	164650	1195	9/23/10	\$459,000	\$505,000	1410	7	1928	VGood	3120	N	N	149 N 80TH ST
82 - 11	751900	1630	6/16/11	\$399,000	\$445,000	1410	7	1923	Good	3605	N	N	627 NW 79TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	012503	9039	5/23/11	\$489,000	\$546,000	1420	7	1927	Good	3750	Y	N	150 NW 73RD ST
82 - 11	288010	1106	2/22/10	\$478,600	\$505,000	1420	7	1919	Good	3970	N	N	6528 7TH AVE NW
82 - 11	202870	0820	7/19/10	\$410,000	\$446,000	1420	7	1905	VGood	5300	N	N	6551 DIBBLE AVE NW
82 - 11	162330	1140	6/7/11	\$305,000	\$340,000	1430	7	1916	Good	3020	N	N	301 NW 75TH ST
82 - 11	751900	0380	6/17/10	\$520,600	\$564,000	1440	7	1928	VGood	3860	N	N	349 NW 77TH ST
82 - 11	291920	0880	7/20/11	\$500,000	\$557,000	1450	7	1924	Good	3819	N	N	146 N 81ST ST
82 - 11	287710	2336	12/13/11	\$410,000	\$451,000	1450	7	1928	Avg	3750	N	N	6734 6TH AVE NW
82 - 11	291970	0830	9/28/12	\$440,000	\$455,000	1450	7	1946	Good	4512	N	N	8116 8TH AVE NW
82 - 11	046100	4430	2/18/10	\$374,950	\$395,000	1450	7	1992	Avg	2500	N	N	7045 10TH AVE NW
82 - 11	751900	0470	12/6/11	\$323,500	\$357,000	1460	7	1925	Good	3150	N	N	7611 3RD AVE NW
82 - 11	291920	0690	5/3/10	\$546,000	\$586,000	1470	7	1929	Good	3840	N	N	133 N 81ST ST
82 - 11	672870	0065	7/19/11	\$431,000	\$480,000	1470	7	1946	Avg	6655	N	N	7029 6TH AVE NW
82 - 11	751900	2040	1/11/12	\$318,000	\$349,000	1470	7	1996	Avg	2575	N	N	652 NW 76TH ST
82 - 11	162330	1055	11/16/10	\$540,000	\$598,000	1480	7	1911	Good	6000	N	N	341 NW 75TH ST
82 - 11	507540	0170	9/25/12	\$470,187	\$487,000	1480	7	1928	VGood	3290	N	N	7701 13TH AVE NW
82 - 11	287710	3830	4/25/12	\$440,000	\$474,000	1480	7	1919	Avg	3750	N	N	102 N 67TH ST
82 - 11	164650	2520	8/19/11	\$525,000	\$584,000	1500	7	1914	VGood	3090	N	N	146 NW 75TH ST
82 - 11	046100	0650	12/5/12	\$727,280	\$735,000	1510	7	1914	VGood	5500	N	N	7341 9TH AVE NW
82 - 11	046100	5016	8/13/10	\$625,000	\$683,000	1520	7	1911	VGood	3750	N	N	7053 DIBBLE AVE NW
82 - 11	287710	0226	8/24/10	\$610,000	\$668,000	1530	7	1911	Good	3500	Y	N	6508 PALATINE AVE N
82 - 11	291920	0280	4/19/12	\$585,000	\$631,000	1540	7	1926	Good	3794	N	N	132 NW 83RD ST
82 - 11	012503	9047	6/21/11	\$580,000	\$647,000	1540	7	1929	Good	3750	N	N	162 NW 73RD ST
82 - 11	292270	2670	5/23/12	\$495,000	\$530,000	1540	7	1910	Good	2350	N	N	7533 9TH AVE NW
82 - 11	287710	2640	2/23/10	\$498,500	\$526,000	1570	7	1911	Good	5000	N	N	6702 5TH AVE NW
82 - 11	164650	0335	4/1/10	\$500,000	\$532,000	1590	7	1909	Good	4635	N	N	142 N 76TH ST
82 - 11	200070	0110	2/17/12	\$522,000	\$569,000	1600	7	1928	Good	4610	N	N	106 N 74TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	292170	0220	7/20/12	\$320,000	\$338,000	1600	7	1930	Avg	6350	N	N	8349 13TH AVE NW
82 - 11	937630	2100	11/26/10	\$432,000	\$479,000	1620	7	1908	Good	5000	N	N	8018 10TH AVE NW
82 - 11	046100	0695	11/7/12	\$460,000	\$469,000	1630	7	1928	Avg	6666	N	N	7317 9TH AVE NW
82 - 11	305270	0620	2/11/11	\$399,900	\$445,000	1630	7	1936	Good	2461	N	N	6736 14TH AVE NW
82 - 11	751900	1605	3/7/12	\$397,000	\$432,000	1640	7	1926	Good	3399	N	N	639 NW 79TH ST
82 - 11	937630	2072	7/6/10	\$455,000	\$494,000	1650	7	1916	VGood	4070	N	N	8008 10TH AVE NW
82 - 11	305270	0685	8/24/10	\$351,500	\$385,000	1650	7	1954	Avg	5000	N	N	6712 14TH AVE NW
82 - 11	046100	3755	12/7/10	\$519,950	\$577,000	1660	7	1923	Good	5000	N	N	7032 14TH AVE NW
82 - 11	751900	1190	6/10/11	\$300,000	\$335,000	1660	7	1923	Avg	3850	N	N	7911 3RD AVE NW
82 - 11	751900	0035	8/17/11	\$390,000	\$434,000	1660	7	1926	Avg	3860	N	N	318 NW 75TH ST
82 - 11	751900	0035	11/8/10	\$400,000	\$442,000	1660	7	1926	Avg	3860	N	N	318 NW 75TH ST
82 - 11	530910	0750	6/29/10	\$435,000	\$472,000	1670	7	1928	Good	2800	N	N	6701 11TH AVE NW
82 - 11	287710	3111	9/27/11	\$460,000	\$511,000	1670	7	1912	Good	5000	N	N	216 NW 67TH ST
82 - 11	202870	0035	12/21/10	\$455,000	\$505,000	1680	7	1927	Good	3430	N	N	6746 DIVISION AVE NW
82 - 11	758970	0074	4/9/12	\$525,000	\$567,000	1680	7	1928	Good	5208	N	N	8045 12TH AVE NW
82 - 11	288010	0800	1/4/12	\$429,000	\$471,000	1680	7	1987	Avg	3750	N	N	6525 7TH AVE NW
82 - 11	292270	2445	8/12/10	\$545,000	\$596,000	1700	7	1928	Avg	4040	N	N	7557 10TH AVE NW
82 - 11	751900	1770	8/13/12	\$630,000	\$660,000	1710	7	1926	VGood	3860	N	N	640 NW 77TH ST
82 - 11	417210	0255	3/12/12	\$440,000	\$478,000	1720	7	1918	Avg	4680	N	N	7039 6TH AVE NW
82 - 11	287710	2790	2/23/12	\$619,000	\$674,000	1730	7	2009	Avg	5000	N	N	6746 4TH AVE NW
82 - 11	287710	2790	6/16/10	\$615,000	\$666,000	1730	7	2009	Avg	5000	N	N	6746 4TH AVE NW
82 - 11	291970	1395	8/26/11	\$557,500	\$620,000	1760	7	1911	Good	4800	N	N	341 NW 81ST ST
82 - 11	530910	1290	9/7/12	\$345,000	\$359,000	1770	7	1910	Good	5500	N	N	6502 10TH AVE NW
82 - 11	164650	1070	6/12/12	\$540,400	\$576,000	1780	7	1924	Good	4800	N	N	7903 GREENWOOD AVE N
82 - 11	417210	0005	5/29/12	\$506,500	\$541,000	1790	7	1927	Good	4075	N	N	7060 8TH AVE NW
82 - 11	287710	1191	4/8/10	\$490,000	\$523,000	1790	7	1926	Good	4500	N	N	6512 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	202870	0955	8/4/10	\$577,500	\$631,000	1810	7	1912	VGood	5300	N	N	6528 9TH AVE NW
82 - 11	424040	0170	3/16/11	\$490,000	\$547,000	1820	7	1915	VGood	7500	N	N	7537 12TH AVE NW
82 - 11	287710	2196	9/20/10	\$552,000	\$607,000	1840	7	1911	VGood	3750	N	N	6713 5TH AVE NW
82 - 11	046100	5340	7/21/11	\$395,000	\$440,000	1840	7	1927	Avg	3750	N	N	7060 9TH AVE NW
82 - 11	046100	5360	2/1/10	\$575,000	\$603,000	1860	7	1928	VGood	2850	N	N	809 NW 73RD ST
82 - 11	046100	0130	12/6/10	\$375,000	\$416,000	1860	7	1914	Good	5750	N	N	7307 8TH AVE NW
82 - 11	202870	0110	10/25/11	\$379,000	\$420,000	1870	7	1927	Avg	4140	N	N	825 NW 70TH ST
82 - 11	230140	0700	10/6/10	\$650,000	\$716,000	1950	7	1918	VGood	5000	N	N	7034 SYCAMORE AVE NW
82 - 11	164650	2510	10/5/11	\$430,000	\$477,000	2080	7	1909	Good	3966	N	N	140 NW 75TH ST
82 - 11	046100	1120	3/23/12	\$638,000	\$691,000	2220	7	2011	Avg	5500	N	N	7322 11TH AVE NW
82 - 11	046100	2970	9/14/12	\$597,875	\$621,000	2280	7	1990	Avg	2875	N	N	1476 NW 70TH ST
82 - 11	305270	0607	8/15/12	\$325,000	\$340,000	800	8	2007	Avg	1278	N	N	6746 A 14TH AVE NW
82 - 11	349130	0113	4/24/11	\$455,000	\$508,000	940	8	1931	Good	4800	N	N	7749 MARY AVE NW
82 - 11	937630	2365	5/18/11	\$410,000	\$458,000	1100	8	1959	Avg	5060	N	N	8350 10TH AVE NW
82 - 11	349130	0065	9/4/12	\$452,000	\$471,000	1130	8	1951	Avg	5130	N	N	7707 MARY AVE NW
82 - 11	758970	0106	5/30/12	\$379,900	\$406,000	1130	8	1928	Avg	3760	N	N	1222 NW 80TH ST
82 - 11	305270	0213	4/25/11	\$385,000	\$430,000	1210	8	2010	Avg	1267	N	N	6712 B MARY AVE NW
82 - 11	291970	0485	8/29/12	\$506,000	\$528,000	1220	8	1951	Avg	4800	N	N	622 NW 83RD ST
82 - 11	046100	1930	10/24/12	\$500,000	\$513,000	1240	8	1955	Avg	5000	N	N	7306 14TH AVE NW
82 - 11	292270	0805	11/9/12	\$499,500	\$509,000	1250	8	1930	Avg	3760	N	N	8044 9TH AVE NW
82 - 11	937630	0857	5/14/12	\$310,000	\$332,000	1260	8	2007	Avg	1542	N	N	1109 A NW 85TH ST
82 - 11	937630	0856	7/19/11	\$309,000	\$344,000	1260	8	2007	Avg	1252	N	N	1109 B NW 85TH ST
82 - 11	937630	0851	4/10/12	\$311,000	\$336,000	1270	8	2007	Avg	1141	N	N	8359 11TH AVE NW
82 - 11	937630	0850	2/1/12	\$309,950	\$339,000	1280	8	2007	Avg	1364	N	N	1103 NW 85TH ST
82 - 11	291970	0109	11/21/11	\$225,000	\$248,000	1280	8	2006	Avg	940	N	N	603 B NE 85TH ST
82 - 11	291970	0111	3/25/11	\$245,000	\$273,000	1280	8	2006	Avg	1122	N	N	607 A NW 85TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	305270	0214	12/9/10	\$405,000	\$449,000	1290	8	2010	Avg	1110	N	N	6712 A MARY AVE NW
82 - 11	046100	3248	12/1/11	\$382,000	\$421,000	1300	8	2004	Avg	1313	N	N	7010 B MARY AVE NW
82 - 11	751900	0340	5/14/12	\$365,000	\$391,000	1320	8	2003	Avg	1396	N	N	352 A NW 76TH ST
82 - 11	305270	0723	5/11/11	\$575,000	\$642,000	1320	8	2010	Avg	2500	N	N	6713 13TH AVE NW
82 - 11	305270	0215	8/24/10	\$427,000	\$468,000	1330	8	2010	Avg	1312	N	N	6714 A MARY AVE NW
82 - 11	305270	0216	10/5/10	\$417,000	\$459,000	1330	8	2010	Avg	1311	N	N	6714 B MARY AVE NW
82 - 11	305270	0420	12/3/10	\$378,000	\$419,000	1350	8	2007	Avg	1724	N	N	6724 A ALONZO AVE NW
82 - 11	292270	3060	8/2/12	\$606,700	\$638,000	1350	8	1928	Good	3648	N	N	7526 DIBBLE AVE NW
82 - 11	937630	1780	5/7/10	\$481,000	\$516,000	1350	8	1952	Avg	4340	N	N	7536 11TH AVE NW
82 - 11	305270	0238	2/18/10	\$414,950	\$437,000	1360	8	2007	Avg	1349	N	N	1464 NW 67TH ST
82 - 11	751900	2163	10/13/11	\$375,625	\$416,000	1360	8	2007	Avg	1332	N	N	605 A NW 77TH ST
82 - 11	230140	0230	6/18/10	\$599,500	\$649,000	1400	8	1912	VGood	5000	N	N	7202 SYCAMORE AVE NW
82 - 11	751900	2140	10/16/12	\$474,000	\$487,000	1430	8	2005	Avg	2575	N	N	617 NW 77TH ST
82 - 11	751900	2140	9/7/10	\$430,000	\$472,000	1430	8	2005	Avg	2575	N	N	617 NW 77TH ST
82 - 11	349130	0099	5/9/12	\$445,000	\$478,000	1450	8	1931	Good	5375	N	N	7735 MARY AVE NW
82 - 11	292270	1940	10/16/12	\$480,000	\$493,000	1480	8	1931	Avg	4470	N	N	7724 DIBBLE AVE NW
82 - 11	287710	2651	3/6/11	\$540,000	\$602,000	1550	8	1915	VGood	3400	N	N	302 NW 67TH ST
82 - 11	046100	0545	10/7/11	\$510,000	\$566,000	1550	8	1929	Good	4000	N	N	7342 9TH AVE NW
82 - 11	937630	0655	11/15/12	\$525,000	\$534,000	1550	8	1929	Avg	5000	N	N	8031 11TH AVE NW
82 - 11	937630	0655	11/17/10	\$430,000	\$476,000	1550	8	1929	Avg	5000	N	N	8031 11TH AVE NW
82 - 11	530910	0485	5/6/10	\$660,000	\$708,000	1560	8	1909	VGood	5350	N	N	6708 11TH AVE NW
82 - 11	292270	2965	5/21/12	\$508,000	\$544,000	1590	8	1932	Avg	3525	N	N	7547 DIBBLE AVE NW
82 - 11	751900	1571	8/18/11	\$450,000	\$501,000	1600	8	1930	Avg	3708	N	N	7812 8TH AVE NW
82 - 11	291970	0585	11/22/10	\$575,000	\$637,000	1660	8	1921	VGood	3841	N	N	651 NW 83RD ST
82 - 11	937630	0070	3/7/12	\$436,400	\$474,000	1660	8	1912	Avg	3750	N	N	7534 12TH AVE NW
82 - 11	292270	3120	9/16/10	\$400,000	\$440,000	1710	8	1928	Avg	4275	N	N	7506 DIBBLE AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	046100	2111	9/25/12	\$535,000	\$554,000	1760	8	2011	Avg	2500	N	N	7323 14TH AVE NW
82 - 11	287710	1081	4/19/11	\$712,500	\$795,000	1820	8	1926	VGood	4200	Y	N	6553 2ND AVE NW
82 - 11	287710	3325	4/6/12	\$692,500	\$748,000	1870	8	1910	Good	3750	Y	N	6720 2ND AVE NW
82 - 11	287710	2155	2/3/10	\$535,000	\$561,000	1870	8	1950	Avg	7290	N	N	6755 6TH AVE NW
82 - 11	291920	0575	4/6/11	\$651,500	\$727,000	1880	8	1911	VGood	3840	N	N	114 NW 81ST ST
82 - 11	530910	0150	4/28/10	\$599,000	\$642,000	1890	8	1908	Good	7383	N	N	6705 9TH AVE NW
82 - 11	046100	0305	5/23/12	\$725,000	\$776,000	1900	8	1928	VGood	6300	N	N	815 NW 75TH ST
82 - 11	046100	3620	5/3/11	\$658,000	\$735,000	1900	8	2008	Avg	3500	N	N	7045 13TH AVE NW
82 - 11	046100	0490	6/14/10	\$735,000	\$795,000	1970	8	1922	VGood	5000	N	N	7322 9TH AVE NW
82 - 11	046100	3840	12/22/10	\$640,000	\$711,000	1990	8	2004	Avg	5000	N	N	7055 12TH AVE NW
82 - 11	291920	0820	6/29/10	\$575,000	\$624,000	2000	8	1917	Good	3840	N	N	123 N 82ND ST
82 - 11	672870	0025	6/18/12	\$785,000	\$835,000	2010	8	1906	VGood	5850	N	N	7013 6TH AVE NW
82 - 11	287710	3110	9/7/10	\$599,000	\$657,000	2030	8	1912	VGood	5000	N	N	212 NW 67TH ST
82 - 11	287710	1010	6/28/11	\$649,000	\$724,000	2040	8	2011	Avg	3300	Y	N	6521 2ND AVE NW
82 - 11	230140	0050	6/27/12	\$550,000	\$584,000	2120	8	1904	VGood	5375	N	N	7202 PALATINE AVE N
82 - 11	305270	0225	8/11/11	\$635,000	\$707,000	2310	8	1984	Good	5000	N	N	6708 MARY AVE NW
82 - 11	287710	1330	7/18/12	\$599,000	\$632,000	2540	8	1978	Good	4200	N	N	6557 3RD AVE NW
82 - 11	732190	0105	2/27/12	\$685,000	\$746,000	2590	8	1988	Avg	3500	N	N	6530 GREENWOOD AVE N
82 - 11	046100	0320	3/22/12	\$643,000	\$697,000	3075	8	2005	Avg	2750	N	N	7359 DIBBLE AVE NW
82 - 11	349130	0163	10/25/10	\$685,000	\$756,000	1070	9	2010	Avg	6350	N	N	7741 14TH AVE NW
82 - 11	200120	0020	4/4/12	\$835,000	\$903,000	1860	9	2011	Avg	4000	N	N	115 NW 75TH ST
82 - 11	291970	1435	10/22/12	\$650,000	\$667,000	1990	9	2007	Avg	4800	N	N	321 NW 81ST ST
82 - 11	287710	0890	10/27/10	\$898,500	\$992,000	2000	9	2009	Avg	5000	Y	N	6540 2ND AVE NW
82 - 11	424040	0108	10/14/10	\$830,000	\$915,000	2070	9	2007	Avg	3751	N	N	1217 NW 77TH ST
82 - 11	046100	2180	6/21/11	\$722,000	\$806,000	2080	9	2006	Avg	3749	N	N	7306 ALONZO AVE NW
82 - 11	164650	2635	7/8/10	\$623,000	\$677,000	2230	9	2010	Avg	3090	N	N	137 NW 76TH ST

Improved Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - 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
82 - 11	164650	2065	6/15/10	\$998,000	\$1,080,000	2390	9	2007	Avg	6180	N	N	115 NW 78TH ST
82 - 11	291970	0910	4/26/10	\$700,000	\$750,000	2400	9	2006	Avg	3840	N	N	623 NW 82ND ST

Improved Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
19 - 1	047600	0079	2/1/12	\$383,000	RELOCATION - SALE TO SERVICE
19 - 1	047600	0140	10/13/10	\$279,000	NO MARKET EXPOSURE
19 - 1	047600	0270	9/19/11	\$605,000	TEAR DOWN
19 - 1	047600	0300	10/29/12	\$565,000	TEAR DOWN
19 - 1	047600	0300	7/17/12	\$460,000	TEAR DOWN
19 - 1	047700	0025	6/27/12	\$157,000	QUIT CLAIM DEED
19 - 1	112503	9116	9/19/12	\$171,505	QUIT CLAIM DEED
19 - 1	117500	0030	3/19/12	\$425,000	APPEAL / NEW VALUE
19 - 1	117500	0145	7/21/11	\$265,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 1	117500	0215	10/12/10	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 1	117500	0570	5/14/10	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 1	117500	0943	1/13/11	\$350,000	NO MARKET EXPOSURE
19 - 1	276760	0435	8/24/12	\$98,667	QUIT CLAIM DEED
19 - 1	276760	0455	10/24/11	\$584,760	PERSONAL PROPERTY INCLUDED
19 - 1	276760	0570	12/20/10	\$260,000	TEAR DOWN
19 - 1	276760	0590	10/14/10	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 1	276760	0950	7/5/12	\$420,000	SEGREGATION AND/OR MERGER
19 - 1	276760	0955	6/23/12	\$450,000	SEGREGATION AND/OR MERGER
19 - 1	276760	1335	3/18/11	\$257,000	TEAR DOWN
19 - 1	276760	1340	10/12/12	\$374,000	MORE THAN 1 HOUSE
19 - 1	276760	1340	2/27/12	\$325,000	SEGREGATION AND/OR MERGER
19 - 1	276760	1341	12/7/12	\$623,000	DATA DOES NOT MATCH SALE
19 - 1	276760	1405	9/15/10	\$610,000	NO MARKET EXPOSURE
19 - 1	276760	1660	10/30/12	\$445,000	SEGREGATION AND/OR MERGER
19 - 1	276760	1830	3/8/10	\$5,000	EASEMENT OR RIGHT-OF-WAY
19 - 1	276760	1905	8/16/12	\$440,000	DATA DOES NOT MATCH SALE
19 - 1	276760	1905	6/17/11	\$330,000	TEAR DOWN
19 - 1	276760	1965	7/20/10	\$5,000	EASEMENT OR RIGHT-OF-WAY
19 - 1	276760	2045	3/20/12	\$485,000	TEAR DOWN
19 - 1	276760	2095	5/30/12	\$414,158	FORCED SALE
19 - 1	276760	2330	8/28/12	\$415,000	DATA DOES NOT MATCH SALE
19 - 1	276760	2335	12/9/11	\$365,000	SEGREGATION AND/OR MERGER
19 - 1	276760	2555	9/21/12	\$335,000	TEAR DOWN
19 - 1	276760	2745	11/11/11	\$300,000	TEAR DOWN
19 - 1	276760	2785	3/30/12	\$425,000	SEGREGATION AND/OR MERGER
19 - 1	276760	3476	2/8/12	\$225,000	TEAR DOWN
19 - 1	276760	3549	12/16/11	\$400,000	PERCENT COMPLETE < 100%
19 - 1	276760	3551	12/16/11	\$379,000	PERCENT COMPLETE < 100%
19 - 1	276760	3580	3/8/11	\$320,000	TEAR DOWN

Improved Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
19 - 1	276760	3797	4/30/12	\$370,000	RELOCATION - SALE TO SERVICE
19 - 1	276760	3981	7/14/12	\$135,933	QUIT CLAIM DEED
19 - 1	276760	4080	7/12/12	\$113,000	MORE THAN 1 HOUSE
19 - 1	276760	4248	3/1/12	\$200,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
19 - 1	276760	4356	1/27/11	\$200,000	QUIT CLAIM DEED
19 - 1	276760	4605	12/29/11	\$430,000	TEAR DOWN
19 - 1	276770	0480	12/20/12	\$526,675	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 1	276770	0480	11/22/10	\$200,000	NO MARKET EXPOSURE
19 - 1	276770	0770	8/24/10	\$382,001	FORCED SALE
19 - 1	276770	1475	5/1/10	\$363,400	RELOCATION - SALE TO SERVICE
19 - 1	276770	1530	12/6/11	\$325,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 1	424290	0025	8/25/12	\$410,000	SEGREGATION AND/OR MERGER
19 - 1	424290	0090	9/27/10	\$355,000	TEAR DOWN
19 - 1	424290	0165	12/26/12	\$360,000	SEGREGATION AND/OR MERGER
19 - 1	424290	0185	7/6/12	\$427,000	APPEAL / NEW VALUE
19 - 1	755080	0235	2/1/12	\$296,000	TEAR DOWN
19 - 1	755080	0235	5/17/12	\$325,000	TEAR DOWN
19 - 1	755080	0490	6/25/10	\$75,000	PARTIAL INTEREST
19 - 1	755080	1207	6/22/10	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 1	867340	0071	10/6/10	\$77,764	QUIT CLAIM DEED
19 - 1	867340	0071	10/6/10	\$77,764	QUIT CLAIM DEED
19 - 1	867340	0071	10/6/10	\$77,764	QUIT CLAIM DEED
19 - 1	867340	0169	12/18/12	\$419,000	RELOCATION - SALE TO SERVICE
19 - 10	022503	9049	11/29/12	\$272,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	022503	9087	11/1/12	\$670,000	APPEAL / NEW VALUE
19 - 10	022503	9099	11/9/12	\$565,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 10	022503	9165	2/9/10	\$348,955	QUIT CLAIM DEED
19 - 10	022503	9175	11/18/10	\$342,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	054600	0655	7/30/12	\$298,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	054600	0725	3/20/10	\$2,000	CORPORATE AFFILIATES
19 - 10	123200	0665	6/23/11	\$68,416	QUIT CLAIM DEED
19 - 10	123200	1415	5/7/10	\$439,950	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	123200	1720	5/5/10	\$443,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	125420	0195	9/21/12	\$810,000	PERCENT COMPLETE < 100%
19 - 10	125420	0195	3/23/12	\$230,000	TEAR DOWN
19 - 10	125420	0335	4/1/10	\$290,000	TEAR DOWN
19 - 10	125420	0613	7/6/10	\$239,000	NO MARKET EXPOSURE
19 - 10	238910	0040	2/10/10	\$399,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	285610	0591	5/28/10	\$248,000	DIAGNOSTIC OUTLIER; SHORT SALE

Improved Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	285610	0680	10/11/12	\$287,000	TEAR DOWN
19 - 10	285610	0970	8/31/10	\$535,000	SEGREGATION AND/OR MERGER
19 - 10	285610	1050	8/27/10	\$280,000	TEAR DOWN
19 - 10	285610	1225	3/9/12	\$185,000	TEAR DOWN
19 - 10	285610	1279	2/9/11	\$148,065	QUIT CLAIM DEED
19 - 10	285610	1281	3/26/12	\$196,061	QUIT CLAIM DEED
19 - 10	285610	1710	7/18/11	\$150,000	TEAR DOWN
19 - 10	285610	2060	11/1/12	\$652,000	DATA DOES NOT MATCH SALE
19 - 10	287210	0006	10/9/12	\$190,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	287210	0755	7/14/10	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	287210	0775	8/31/12	\$409,600	BANKRUPTCY - RECEIVER OR TRUSTEE
19 - 10	287210	0855	6/6/12	\$285,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	287210	0975	5/19/10	\$55,000	DOR RATIO
19 - 10	287210	1230	5/24/10	\$115,930	QUIT CLAIM DEED
19 - 10	287210	1291	10/15/12	\$454,659	GOVERNMENT AGENCY
19 - 10	287210	1890	1/18/12	\$167,500	PARTIAL INTEREST
19 - 10	287210	2300	6/17/11	\$487,500	DATA DOES NOT MATCH SALE
19 - 10	287210	2320	6/20/11	\$451,950	MORE THAN 1 HOUSE
19 - 10	330070	0160	10/6/11	\$165,114	QUIT CLAIM DEED
19 - 10	330070	0255	6/29/11	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	330070	0440	10/31/11	\$235,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	330070	0690	12/28/12	\$644,950	DATA DOES NOT MATCH SALE
19 - 10	330070	0690	11/21/11	\$130,000	TEAR DOWN
19 - 10	330070	0860	11/12/12	\$166,000	TEAR DOWN
19 - 10	330070	0880	4/23/12	\$560,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	330070	1150	11/17/11	\$347,536	FORCED SALE
19 - 10	369390	0045	2/23/10	\$345,106	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	369390	0836	11/18/10	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	369390	0945	11/28/11	\$348,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	369390	1170	4/15/11	\$302,500	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	369390	2415	12/21/12	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	369390	2501	9/1/10	\$290,000	TEAR DOWN
19 - 10	444280	0050	4/21/10	\$300,000	QUIT CLAIM DEED
19 - 10	444280	0160	2/23/10	\$355,000	UNFINISHED AREA > 0
19 - 10	444380	0360	5/19/10	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	444380	0455	1/19/11	\$230,000	TEAR DOWN
19 - 10	444380	1055	10/29/10	\$345,418	NO MARKET EXPOSURE
19 - 10	444380	1150	10/27/10	\$240,001	FORCED SALE
19 - 10	444380	1170	10/4/10	\$154,300	QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
19 - 10	444380	1475	11/8/10	\$198,000	NO MARKET EXPOSURE
19 - 10	444380	1595	4/2/10	\$335,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 10	444980	0120	1/4/11	\$278,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	444980	0370	9/22/11	\$175,000	NO MARKET EXPOSURE
19 - 10	602150	0205	9/5/12	\$42,810	DOR RATIO
19 - 10	602150	0445	10/5/11	\$175,000	DOR RATIO
19 - 10	602150	1060	3/19/10	\$578,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
19 - 10	602150	1815	6/16/10	\$356,000	CORPORATE AFFILIATES
19 - 10	602150	1880	3/18/10	\$2,000	CORPORATE AFFILIATES
19 - 10	602150	1880	5/27/10	\$2,000	CORPORATE AFFILIATES
19 - 10	602150	2295	5/27/10	\$337,500	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	602150	2815	9/10/12	\$87,611	QUIT CLAIM DEED
19 - 10	602150	3450	2/25/11	\$325,000	RELOCATION - SALE TO SERVICE
19 - 10	602150	3659	6/9/11	\$46,723	QUIT CLAIM DEED
19 - 10	602150	4065	10/30/12	\$480,000	DATA DOES NOT MATCH SALE
19 - 10	751850	0970	5/23/12	\$275,000	TEAR DOWN
19 - 10	751850	1875	10/2/12	\$665,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 10	751850	2270	1/11/11	\$204,401	QUIT CLAIM DEED
19 - 10	751850	2310	5/4/10	\$431,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	751850	2510	5/26/11	\$270,000	TEAR DOWN
19 - 10	751850	3180	5/24/12	\$240,000	TEAR DOWN
19 - 10	751850	3495	12/10/11	\$158,177	QUIT CLAIM DEED
19 - 10	751850	3910	4/18/12	\$380,000	TEAR DOWN
19 - 10	751850	3970	3/1/10	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
19 - 10	751850	4075	3/11/10	\$675,000	NON-REPRESENTATIVE SALE
19 - 10	751850	4075	4/28/11	\$716,000	NON-REPRESENTATIVE SALE
19 - 10	751850	6016	11/15/12	\$528,000	EXEMPT FROM EXCISE TAX
19 - 10	751850	6495	6/24/10	\$564,900	RELOCATION - SALE TO SERVICE
19 - 10	751850	7600	5/18/11	\$600,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
19 - 10	751850	8360	11/27/12	\$420,000	DATA DOES NOT MATCH SALE
19 - 10	751850	8360	7/24/12	\$212,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
19 - 10	751850	8580	5/9/12	\$310,000	DIAGNOSTIC OUTLIER; OBSOLESCENCE > 0
19 - 10	752250	0135	8/29/12	\$280,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
19 - 10	813270	0165	9/15/11	\$215,000	TEAR DOWN
19 - 10	813270	0195	3/22/12	\$409,000	DATA DOES NOT MATCH SALE
19 - 10	813270	0245	3/22/10	\$315,000	NON-REPRESENTATIVE SALE
82 - 11	045800	0075	11/29/11	\$275,000	NON-REPRESENTATIVE SALE
82 - 11	045800	0240	6/28/11	\$520,000	APPEAL / NEW VALUE
82 - 11	045800	0275	4/16/10	\$30,688	QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
82 - 11	045800	0315	9/10/12	\$291,000	DIAGNOSTIC OUTLIER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
82 - 11	046100	0460	7/30/10	\$123,898	QUIT CLAIM DEED
82 - 11	046100	1120	10/5/11	\$279,033	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	046100	1530	5/30/12	\$260,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 11	046100	2111	5/2/11	\$100,000	TEAR DOWN
82 - 11	046100	2630	1/25/10	\$510,000	MORE THAN 1 HOUSE
82 - 11	046100	2665	5/10/11	\$334,735	QUIT CLAIM DEED
82 - 11	046100	3691	12/5/11	\$230,000	TEAR DOWN
82 - 11	046100	4105	7/1/11	\$220,000	QUIT CLAIM DEED
82 - 11	046100	4250	3/17/11	\$125,906	QUIT CLAIM DEED
82 - 11	046100	5016	8/9/10	\$625,000	RELOCATION - SALE TO SERVICE
82 - 11	162330	0446	10/25/10	\$358,000	RELOCATION - SALE TO SERVICE
82 - 11	162380	0515	6/26/12	\$251,000	TEAR DOWN
82 - 11	164650	1200	3/10/11	\$275,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
82 - 11	164650	1255	11/7/12	\$475,000	RELOCATION - SALE TO SERVICE
82 - 11	164650	1520	7/31/12	\$775,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	164650	2175	3/8/10	\$265,000	FORCED SALE
82 - 11	202870	0535	8/2/12	\$275,100	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 11	202870	1027	10/24/11	\$155,000	DOR RATIO
82 - 11	230140	0335	4/7/11	\$129,677	QUIT CLAIM DEED
82 - 11	230140	0335	4/7/11	\$34,677	QUIT CLAIM DEED
82 - 11	287710	0090	6/18/10	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	287710	0890	8/4/10	\$898,500	RELOCATION - SALE TO SERVICE
82 - 11	287710	1721	1/25/12	\$217,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	287710	1895	2/7/11	\$207,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	287710	2651	8/16/10	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	287710	2741	1/11/11	\$250,000	CORPORATE AFFILIATES
82 - 11	287710	2741	8/15/11	\$560,000	CORPORATE AFFILIATES
82 - 11	287710	2830	12/26/12	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE
82 - 11	287710	2851	5/2/11	\$435,000	CORPORATE AFFILIATES
82 - 11	287710	2851	1/4/11	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	287710	3110	3/1/10	\$301,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	287710	4060	3/23/10	\$559,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	287710	4060	4/7/10	\$599,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	291920	0110	11/6/12	\$267,304	GOVERNMENT AGENCY
82 - 11	291920	0145	2/14/12	\$299,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
82 - 11	291920	0470	11/11/11	\$165,000	TEAR DOWN
82 - 11	291920	0945	2/23/11	\$275,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM

Improved Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
82 - 11	291970	0065	8/26/11	\$169,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
82 - 11	291970	0110	9/6/12	\$250,000	DIAGNOSTIC OUTLIER; EXEMPT FROM EXCISE TAX
82 - 11	291970	0112	4/8/11	\$241,475	DIAGNOSTIC OUTLIER; FINANCIAL INSTITUTION RESALE
82 - 11	291970	0114	5/17/11	\$277,178	FORCED SALE
82 - 11	291970	0895	2/24/11	\$499,000	DATA DOES NOT MATCH SALE
82 - 11	291970	0895	10/7/10	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	291970	2030	9/28/11	\$240,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 11	291970	2220	11/20/12	\$147,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	292170	0005	7/18/12	\$367,800	QUIT CLAIM DEED
82 - 11	292170	0210	5/17/11	\$549,950	DATA DOES NOT MATCH SALE
82 - 11	292170	0210	1/5/11	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	292270	1395	11/15/11	\$200,000	TEAR DOWN
82 - 11	292270	2025	5/17/10	\$214,200	NO MARKET EXPOSURE
82 - 11	292270	2380	7/10/12	\$675,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 11	292270	2670	3/19/12	\$555,000	SEGREGATION AND/OR MERGER
82 - 11	305270	0195	7/26/11	\$35,847	PARTIAL INTEREST
82 - 11	305270	0575	9/8/10	\$113,381	QUIT CLAIM DEED
82 - 11	305270	0946	3/11/11	\$470,000	RELOCATION - SALE TO SERVICE
82 - 11	349130	0009	5/11/11	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
82 - 11	349130	0080	9/14/12	\$300,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 11	349130	0162	8/18/10	\$559,000	DATA DOES NOT MATCH SALE
82 - 11	530910	0075	10/24/11	\$469,950	UNFINISHED AREA > 0
82 - 11	530910	0705	5/2/12	\$560,000	DATA DOES NOT MATCH SALE
82 - 11	530910	0705	8/23/11	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 11	530910	1115	2/11/11	\$409,000	UNFINISHED AREA > 0
82 - 11	544530	0025	4/1/10	\$192,500	QUIT CLAIM DEED
82 - 11	672870	0125	6/28/11	\$342,500	APPEAL / NEW VALUE
82 - 11	751900	0065	12/1/11	\$268,000	TEAR DOWN
82 - 11	751900	0225	7/2/12	\$420,000	SEGREGATION AND/OR MERGER
82 - 11	758970	0055	12/13/11	\$290,575	FORCED SALE
82 - 11	758970	0055	11/14/12	\$165,000	GOVERNMENT AGENCY
82 - 11	937630	1341	11/8/12	\$439,000	DATA DOES NOT MATCH SALE
82 - 11	937630	1341	7/18/12	\$250,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
82 - 11	937630	1630	6/20/11	\$577,000	DATA DOES NOT MATCH SALE
82 - 11	937630	1936	2/3/12	\$157,579	QUIT CLAIM DEED
82 - 2	045200	0312	12/26/12	\$95,289	QUIT CLAIM DEED
82 - 2	045200	0985	12/18/12	\$385,000	PERCENT COMPLETE < 100%
82 - 2	045200	0985	9/14/11	\$267,000	TEAR DOWN
82 - 2	045200	0986	10/27/12	\$424,950	PERCENT COMPLETE < 100%

Improved Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
82 - 2	045200	0987	11/1/12	\$430,000	PERCENT COMPLETE < 100%
82 - 2	045200	0988	11/1/12	\$404,950	PERCENT COMPLETE < 100%
82 - 2	045200	1035	9/13/12	\$460,000	DATA DOES NOT MATCH SALE
82 - 2	045200	1035	2/16/12	\$350,000	SEGREGATION AND/OR MERGER
82 - 2	045200	1037	11/15/12	\$425,950	DATA DOES NOT MATCH SALE
82 - 2	045200	1280	11/19/10	\$490,000	RELOCATION - SALE TO SERVICE
82 - 2	045200	1435	10/28/10	\$156,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	045200	2135	11/28/11	\$242,500	DOR RATIO
82 - 2	047500	0034	5/7/10	\$392,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 2	047500	0035	1/1/12	\$280	DOR RATIO
82 - 2	047500	0875	10/12/11	\$180,000	DOR RATIO
82 - 2	047500	0895	2/11/10	\$310,000	TEAR DOWN
82 - 2	047500	1020	7/21/10	\$325,000	TEAR DOWN
82 - 2	047500	1185	11/5/10	\$162,680	QUIT CLAIM DEED
82 - 2	047500	1190	11/5/10	\$206,290	QUIT CLAIM DEED
82 - 2	047500	1200	8/25/11	\$295,000	CORPORATE AFFILIATES
82 - 2	047500	1201	8/11/11	\$346,500	CORPORATE AFFILIATES
82 - 2	047500	1495	10/7/10	\$285,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	122503	9033	2/25/11	\$65,000	PARTIAL INTEREST
82 - 2	122503	9033	2/25/11	\$225,000	PARTIAL INTEREST
82 - 2	198220	0350	2/15/11	\$146,198	QUIT CLAIM DEED
82 - 2	198220	0535	7/27/10	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
82 - 2	198220	0885	11/22/10	\$112,998	QUIT CLAIM DEED
82 - 2	198220	1225	12/12/12	\$331,993	GOVERNMENT AGENCY
82 - 2	198220	1330	8/22/11	\$354,000	UNFINISHED AREA > 0
82 - 2	198220	1521	6/6/12	\$237,000	FORCED SALE
82 - 2	251600	0326	10/5/11	\$420,000	RELOCATION - SALE TO SERVICE
82 - 2	251600	0480	10/13/10	\$231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	251600	0485	8/17/12	\$176,133	QUIT CLAIM DEED
82 - 2	276770	4219	9/7/12	\$316,500	EXEMPT FROM EXCISE TAX
82 - 2	276770	4285	4/12/12	\$357,500	RELOCATION - SALE TO SERVICE
82 - 2	276770	4303	1/12/11	\$197,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	276770	4355	7/31/12	\$456,500	DATA DOES NOT MATCH SALE
82 - 2	276770	4750	6/27/12	\$330,000	DATA DOES NOT MATCH SALE
82 - 2	276770	4750	4/13/11	\$330,000	SEGREGATION AND/OR MERGER
82 - 2	276770	4751	6/26/12	\$409,950	DATA DOES NOT MATCH SALE
82 - 2	276770	4752	6/27/12	\$402,500	DATA DOES NOT MATCH SALE
82 - 2	276770	4860	5/13/10	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	276770	4895	3/24/10	\$147,500	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
82 - 2	276790	0190	6/6/12	\$780,000	RELOCATION - SALE TO SERVICE
82 - 2	276790	0360	11/10/11	\$300,000	APPEAL / NEW VALUE
82 - 2	276800	0160	4/25/11	\$77,985	QUIT CLAIM DEED
82 - 2	276800	0385	3/14/11	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	276810	0025	12/4/11	\$245,000	GOVERNMENT AGENCY
82 - 2	276810	0110	6/10/10	\$310,000	NON-REPRESENTATIVE SALE
82 - 2	276810	0175	6/21/10	\$257,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
82 - 2	276810	0685	1/30/12	\$265,750	BANKRUPTCY - RECEIVER OR TRUSTEE
82 - 2	276820	0095	7/1/11	\$440,000	NO MARKET EXPOSURE
82 - 2	276820	0095	7/5/10	\$189,888	QUIT CLAIM DEED
82 - 2	276820	0100	10/18/12	\$430,000	DATA DOES NOT MATCH SALE
82 - 2	276820	0100	10/26/11	\$349,950	SEGREGATION AND/OR MERGER
82 - 2	276820	0101	5/14/12	\$113,000	SEGREGATION AND/OR MERGER
82 - 2	276820	0210	10/18/10	\$300,055	EXEMPT FROM EXCISE TAX
82 - 2	276820	0245	6/8/11	\$289,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
82 - 2	276830	0713	1/26/12	\$429,950	DATA DOES NOT MATCH SALE
82 - 2	276830	0714	2/14/12	\$425,000	DATA DOES NOT MATCH SALE
82 - 2	276830	0715	1/26/12	\$468,000	DATA DOES NOT MATCH SALE
82 - 2	276830	0715	11/2/10	\$280,000	TEAR DOWN
82 - 2	276830	0720	7/25/12	\$89,000	QUIT CLAIM DEED
82 - 2	276830	0725	11/29/12	\$488,000	MORE THAN 1 HOUSE
82 - 2	276830	0725	8/25/11	\$335,000	SEGREGATION AND/OR MERGER
82 - 2	276830	0726	12/27/12	\$488,000	DATA DOES NOT MATCH SALE
82 - 2	276830	0727	11/29/12	\$515,000	DATA DOES NOT MATCH SALE
82 - 2	276830	0728	12/27/12	\$510,000	DATA DOES NOT MATCH SALE
82 - 2	276830	1278	2/23/11	\$433,000	NO MARKET EXPOSURE
82 - 2	276830	1280	1/27/11	\$445,000	NO MARKET EXPOSURE
82 - 2	276830	1310	4/16/10	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
82 - 2	276830	1370	9/23/11	\$270,000	TEAR DOWN
82 - 2	276960	0225	7/13/12	\$486,200	GOVERNMENT AGENCY
82 - 2	276960	0281	9/22/10	\$136,929	RELATED PARTY, FRIEND, OR NEIGHBOR
82 - 2	301930	0126	8/31/12	\$276,900	RELOCATION - SALE TO SERVICE
82 - 2	744200	0110	2/1/12	\$321,600	TEAR DOWN
82 - 2	744200	0116	2/1/12	\$265,000	TEAR DOWN

Vacant Sales Used in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
19 - 10	369390	1435	8/10/10	\$155,000	2,500	N	N
82 - 2	198220	0080	4/17/12	\$185,000	3,340	Y	N
82 - 2	276820	0247	6/8/11	\$140,000	2,491	N	N
82 - 2	276960	1121	4/29/11	\$180,000	3,750	N	N
82 - 2	276960	1320	7/11/12	\$137,500	2,193	N	N
82 - 11	046100	2111	11/10/11	\$100,000	2,500	N	N
82 - 11	164650	0868	3/15/12	\$210,000	3,090	N	N
82 - 11	291970	0590	7/31/12	\$210,000	3,360	N	N
82 - 11	305270	0723	2/18/10	\$50,000	2,500	N	N

**Vacant Sales Removed in this Annual Update Analysis
Areas 19 and 82
(1 to 3 Unit Residences)**

No vacant sales were removed.