

Residential Revalue

2013 Assessment Roll

**West Shoreline and
Broadview/Blue Ridge/
Shilshole**

Areas 1 and 39

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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:

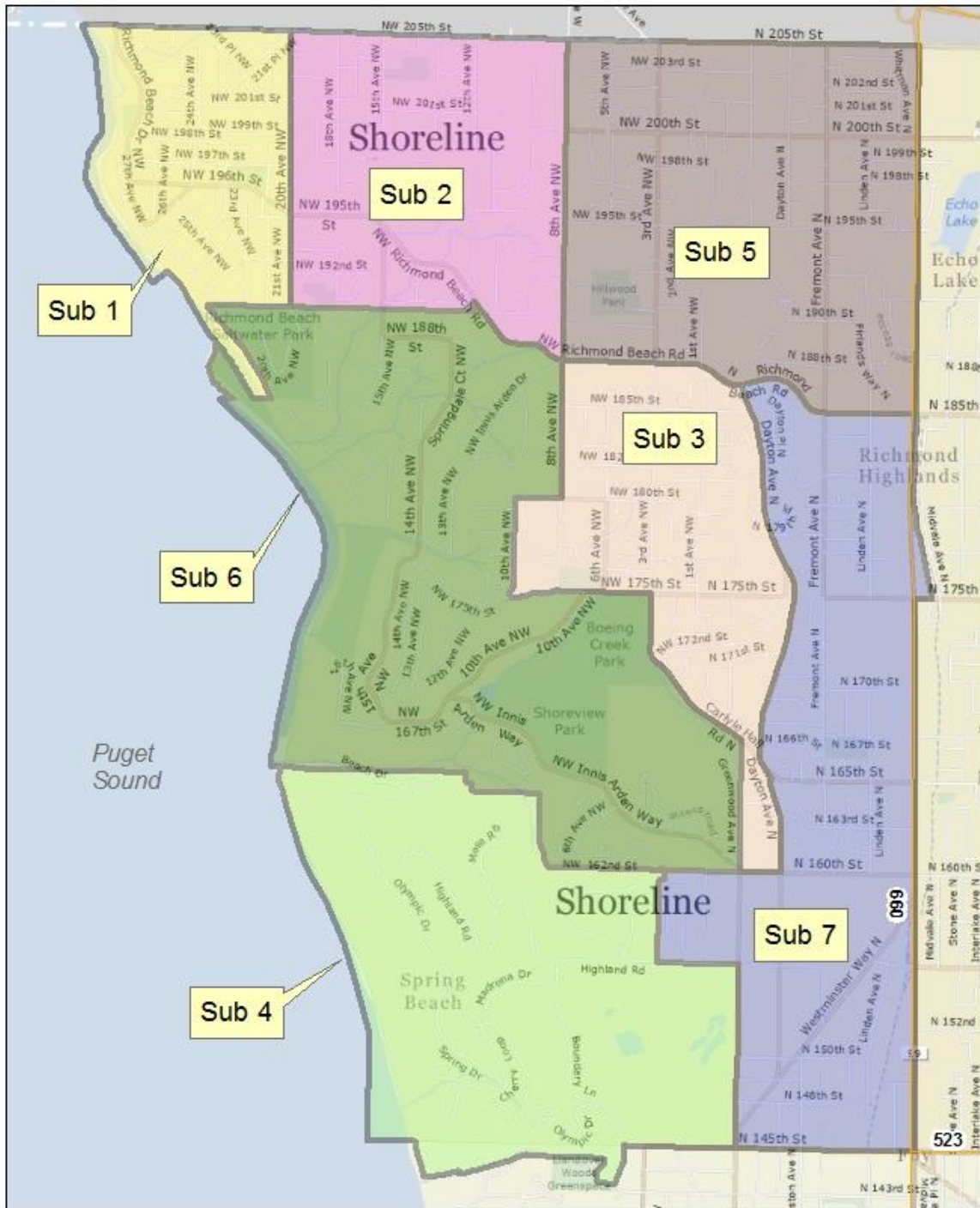
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 1 Sub Areas



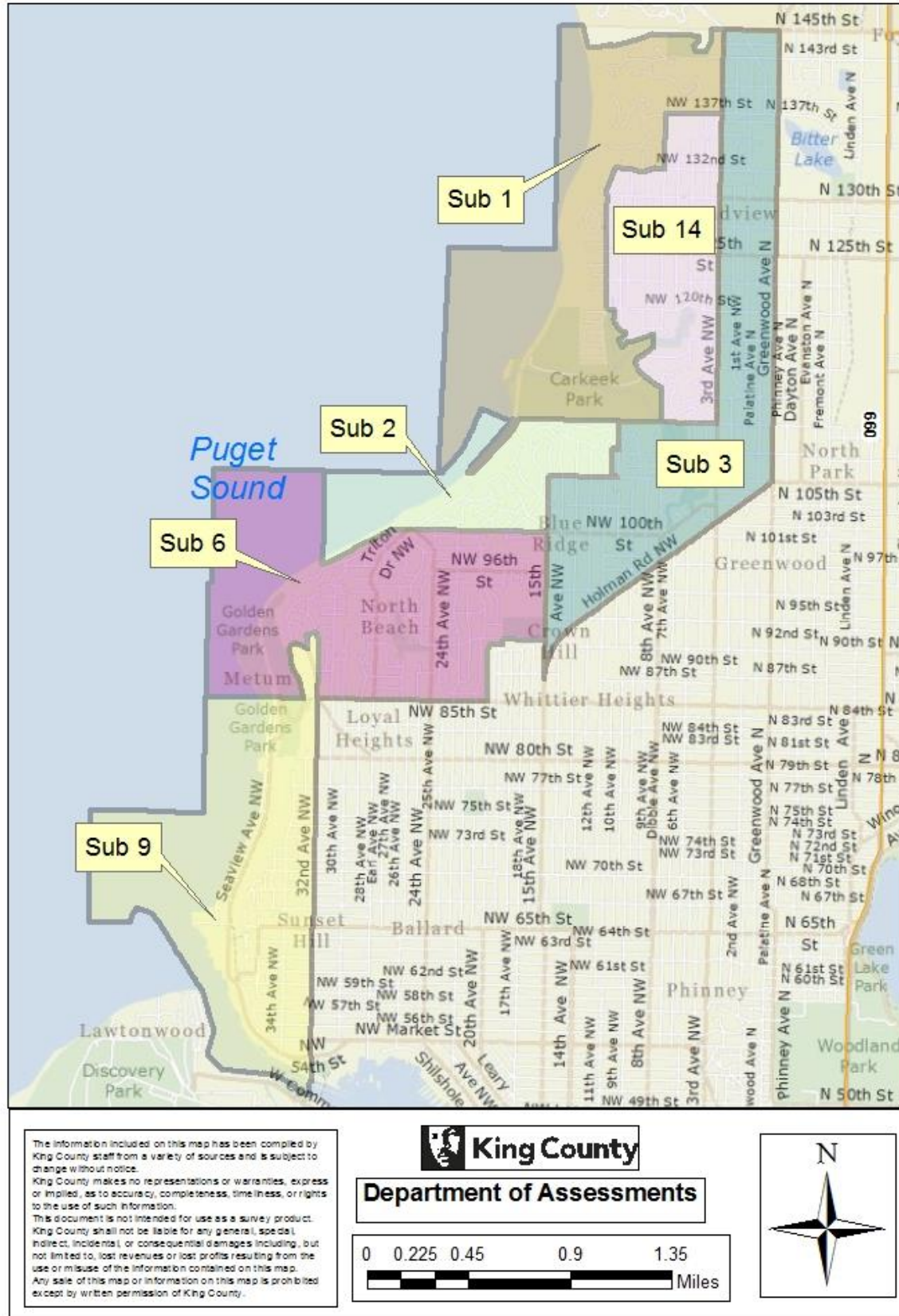
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Department of Assessments



Area 39 Sub Areas



West Shoreline and Broadview/Blue Ridge/ Shilshole Housing



Grade 6/ Year Built 1938/ Total Living Area 840



Grade 7/ Year Built 1947/Total Living Area 1,900



Grade 8/ Year Built 1968/ Total Living Area 2,000



Grade 9/ Year Built 2004/Total Living Area 3,870



Grade 10/ Year Built 2002/ Total Living Area 4,670



Grade 13/ Year Built 2006/Total Living Area 5,910

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 Shoreline/1 and Broadview/Blue Ridge/Shilshole/39

Previous Physical Inspection: 2011, 2009

Number of Improved Sales: 1140

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	\$225,300	\$225,500	\$450,800			
2013 Value	\$225,300	\$253,500	\$478,800	\$531,500	91.2%	11.76%
Change	+\$0	+\$28,000	+\$28,000			
% Change	+0.0%	+12.4%	+6.2%			

*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. The 2013 COD of 11.76% is an improvement from the previous COD of 11.81%. 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	\$225,100	\$210,400	\$435,500
2013 Value	\$225,100	\$237,700	\$462,800
% Change	+0.0%	+13.0%	+6.3%

Number of one to three unit residences in the population: 12,685

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 grade living area 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 analysis for these combined areas 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 location-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in subareas 14 and 6 (both in area 39) were at a higher assessment level than others and their values were adjusted upward less than other parcels.

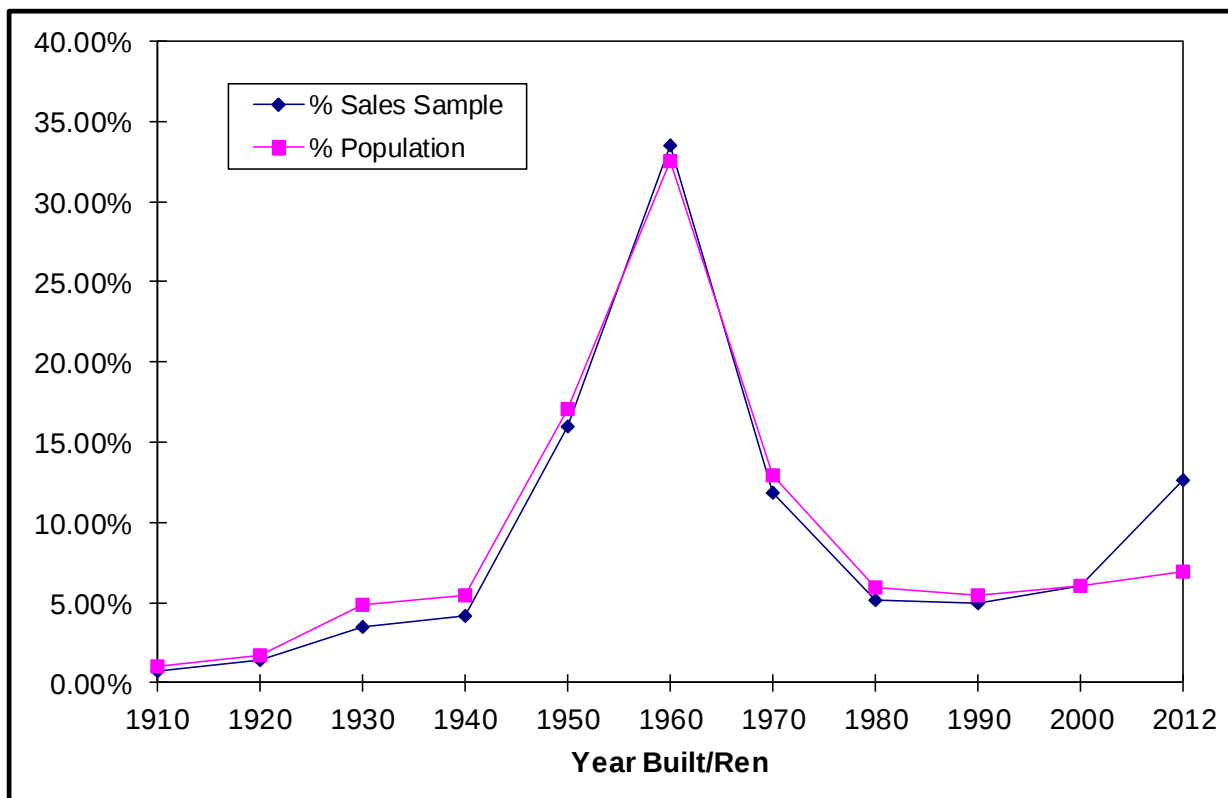
We recommend posting these values for the 2013 Assessment Roll.

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Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	0.70%
1920	16	1.40%
1930	40	3.51%
1940	48	4.21%
1950	182	15.96%
1960	382	33.51%
1970	135	11.84%
1980	59	5.18%
1990	57	5.00%
2000	69	6.05%
2012	144	12.63%
	1140	

Population		
Year Built/Ren	Frequency	% Population
1910	132	1.04%
1920	216	1.70%
1930	620	4.89%
1940	694	5.47%
1950	2166	17.08%
1960	4122	32.50%
1970	1642	12.94%
1980	758	5.98%
1990	696	5.49%
2000	764	6.02%
2012	875	6.90%
	12685	

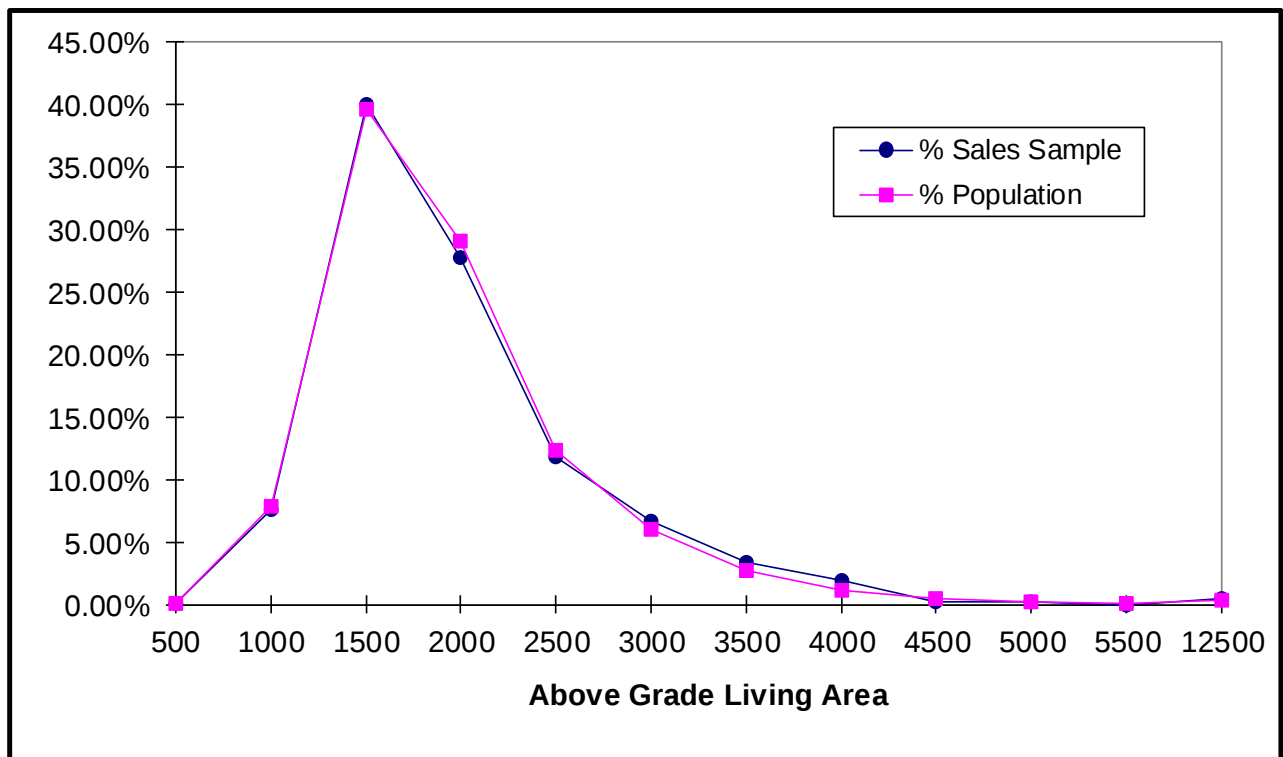


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.09%
1000	86	7.54%
1500	456	40.00%
2000	317	27.81%
2500	134	11.75%
3000	76	6.67%
3500	39	3.42%
4000	22	1.93%
4500	2	0.18%
5000	2	0.18%
5500	0	0.00%
12500	5	0.44%
	1140	

Population		
AGLA	Frequency	% Population
500	16	0.13%
1000	999	7.88%
1500	5026	39.62%
2000	3683	29.03%
2500	1573	12.40%
3000	758	5.98%
3500	348	2.74%
4000	137	1.08%
4500	58	0.46%
5000	35	0.28%
5500	13	0.10%
12500	39	0.31%
	12685	

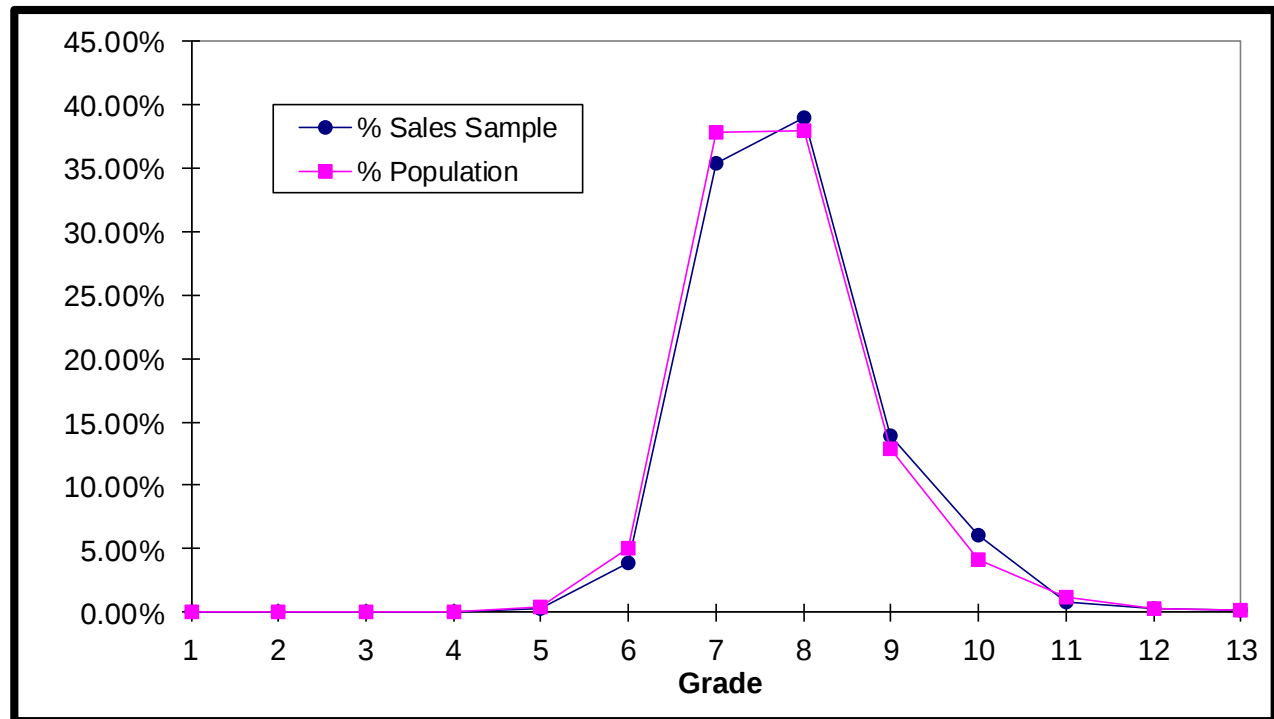


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.26%
6	45	3.95%
7	403	35.35%
8	445	39.04%
9	159	13.95%
10	69	6.05%
11	10	0.88%
12	4	0.35%
13	2	0.18%
1140		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.03%
5	48	0.38%
6	645	5.08%
7	4792	37.78%
8	4814	37.95%
9	1637	12.91%
10	531	4.19%
11	144	1.14%
12	45	0.35%
13	25	0.20%
12685		



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 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 either land or improvement 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.

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 grade living area 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 analysis for these combined areas 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 location-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in subareas 14 and 6 (both in area 39) 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 and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 1140 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 sales of Mobile Homes within this area, therefore Mobile Homes received the +6.2 % Change indicated by the sales sample as reflected on the Summary page.

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 +6.3%. 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 1 and 39 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

7.38%

Sub Area 14 (in Area 39)

% Adjustment 2.15%

Sub Area 6 (in Area 39)

% Adjustment 3.94%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, parcel located in Sub Area 14 (in Area 39) would *approximately* receive a 2.15% upward adjustment. 1047 parcels in the improved population would receive this adjustment. There were 108 sales.

A parcel located in Sub Area 6 (in Area 39) would approximately receive a 3.94% upward adjustment. 1649 parcels in the improved population would receive this adjustment. There were 159 sales.

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

Generally parcels located in Sub Areas 14 and 6 (in Area 39) were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

79% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Areas 1 and 39 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 1.037, resulting in an adjusted value of \$544,000 ($\$525,000 \times 1.037 = \$544,425$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.950	-5.0%
2/1/2010	0.962	-3.8%
3/1/2010	0.972	-2.8%
4/1/2010	0.982	-1.8%
5/1/2010	0.991	-0.9%
6/1/2010	1.001	0.1%
7/1/2010	1.009	0.9%
8/1/2010	1.017	1.7%
9/1/2010	1.025	2.5%
10/1/2010	1.031	3.1%
11/1/2010	1.038	3.8%
12/1/2010	1.043	4.3%
1/1/2011	1.048	4.8%
2/1/2011	1.053	5.3%
3/1/2011	1.057	5.7%
4/1/2011	1.060	6.0%
5/1/2011	1.063	6.3%
6/1/2011	1.065	6.5%
7/1/2011	1.067	6.7%
8/1/2011	1.068	6.8%
9/1/2011	1.068	6.8%
10/1/2011	1.068	6.8%
11/1/2011	1.068	6.8%
12/1/2011	1.067	6.7%
1/1/2012	1.065	6.5%
2/1/2012	1.063	6.3%
3/1/2012	1.060	6.0%
4/1/2012	1.056	5.6%
5/1/2012	1.053	5.3%
6/1/2012	1.048	4.8%
7/1/2012	1.043	4.3%
8/1/2012	1.037	3.7%
9/1/2012	1.031	3.1%
10/1/2012	1.024	2.4%
11/1/2012	1.017	1.7%
12/1/2012	1.009	0.9%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 1	727810	0700	4/7/11	\$300,000	\$318,000	940	6	1912	Good	4680	Y	N	2536 NW 194TH PL
1 - 1	727710	0680	8/24/12	\$475,000	\$490,000	1090	7	1955	Avg	7200	Y	N	19320 25TH AVE NW
1 - 1	727710	0680	7/7/10	\$486,000	\$491,000	1090	7	1955	Avg	7200	Y	N	19320 25TH AVE NW
1 - 1	022603	9226	5/11/11	\$315,000	\$335,000	1200	7	1903	Avg	7776	Y	N	2330 NW 199TH ST
1 - 1	727710	0701	5/12/10	\$520,000	\$517,000	1200	7	1956	VGood	9700	Y	N	2329 NW 194TH PL
1 - 1	727810	0955	2/28/12	\$630,000	\$668,000	1240	7	1960	Avg	14890	Y	Y	19425 27TH AVE NW
1 - 1	022603	9264	8/10/10	\$442,500	\$451,000	1260	7	1963	Good	7750	Y	N	2002 NW 199TH ST
1 - 1	728030	0076	3/29/10	\$471,000	\$462,000	1260	7	1954	Good	6627	Y	N	20220 21ST PL NW
1 - 1	727710	0040	8/8/12	\$350,000	\$363,000	1390	7	1962	Avg	7680	Y	N	19721 24TH AVE NW
1 - 1	728490	0125	7/25/12	\$300,000	\$312,000	1500	7	1921	Avg	7200	Y	N	2502 NW 192ND PL
1 - 1	727710	0045	3/3/11	\$295,000	\$312,000	1500	7	1962	Avg	7680	N	N	2402 NW 197TH ST
1 - 1	727710	0115	6/22/10	\$700,000	\$705,000	2000	7	1912	VGood	7200	Y	N	19721 23RD AVE NW
1 - 1	022603	9149	12/11/12	\$418,000	\$420,000	1190	8	1952	Good	8280	Y	N	2207 NW 199TH ST
1 - 1	022603	9014	3/25/10	\$420,000	\$411,000	1350	8	1960	Avg	11287	Y	N	2312 NW 199TH ST
1 - 1	728030	0361	8/13/10	\$511,000	\$521,000	1390	8	1963	Good	7800	Y	N	20215 23RD AVE NW
1 - 1	728030	0505	4/12/11	\$446,800	\$474,000	1400	8	1957	Good	12488	Y	N	19905 24TH AVE NW
1 - 1	728030	0196	2/4/11	\$429,000	\$452,000	1400	8	1965	Good	7750	N	N	2010 NW 204TH ST
1 - 1	727870	0142	9/8/10	\$479,000	\$492,000	1450	8	1973	Avg	8833	N	N	19507 21ST PL NW
1 - 1	727710	0670	6/26/12	\$518,000	\$541,000	1450	8	1964	Avg	7200	Y	N	2540 NW 193RD PL
1 - 1	728030	0510	12/21/10	\$309,000	\$323,000	1520	8	1956	Avg	12488	Y	N	19915 24TH AVE NW
1 - 1	728030	0025	6/12/12	\$625,000	\$654,000	1520	8	1955	Good	8340	Y	N	20145 21ST PL NW
1 - 1	022603	9009	3/23/11	\$425,000	\$450,000	1580	8	1957	Good	10973	Y	N	2018 NW 199TH ST
1 - 1	022603	9259	10/6/11	\$400,000	\$427,000	1610	8	1962	Avg	7176	Y	N	2325 NW 199TH ST
1 - 1	727710	0316	10/15/10	\$603,500	\$624,000	1750	8	1993	Avg	7800	Y	N	2437 NW 196TH ST
1 - 1	728030	0021	12/8/10	\$700,000	\$731,000	1750	8	1965	Good	13810	Y	N	20200 21ST PL NW
1 - 1	728030	0336	6/8/10	\$610,000	\$612,000	1760	8	1971	Avg	12402	Y	N	2317 NW 201ST ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 1	727810	0340	8/12/10	\$925,000	\$943,000	1770	8	1993	Good	14026	Y	Y	19535 27TH AVE NW
1 - 1	727710	0006	12/13/12	\$620,000	\$623,000	1830	8	1964	Avg	14400	Y	N	2441 NW 198TH ST
1 - 1	728030	0183	5/16/11	\$684,000	\$728,000	2230	8	2002	Avg	5914	Y	N	2124 NW 204TH ST
1 - 1	727710	0290	2/11/11	\$779,000	\$821,000	2430	8	2008	Avg	7200	Y	N	2426 NW 196TH ST
1 - 1	022603	9024	7/15/10	\$560,000	\$567,000	2540	8	1964	VGood	9330	Y	N	19739 20TH AVE NW
1 - 1	728030	0195	2/27/12	\$425,000	\$451,000	2990	8	1947	VGood	13966	N	N	2004 NW 204TH ST
1 - 1	728490	0016	6/5/12	\$595,000	\$623,000	1690	9	1983	Avg	3004	Y	N	19211 RICHMOND BEACH DR NW
1 - 1	738550	0140	7/9/12	\$540,000	\$562,000	1700	9	1967	Avg	7566	Y	N	20145 24TH AVE NW
1 - 1	738550	0060	11/4/10	\$500,000	\$519,000	1820	9	1962	Avg	24461	Y	N	2508 NW 202ND ST
1 - 1	727710	0515	9/26/12	\$575,000	\$589,000	2600	9	1975	Avg	5400	Y	N	19494 RICHMOND BEACH DR NW
1 - 1	728490	0670	5/7/12	\$715,000	\$752,000	2940	9	2002	Avg	9480	N	N	19021 20TH AVE NW
1 - 1	022603	9338	4/30/12	\$660,000	\$695,000	2980	9	1990	Avg	8738	Y	N	20409 25TH AVE NW
1 - 1	022603	9373	10/13/11	\$693,000	\$740,000	3630	9	2004	Avg	7210	Y	N	2022 NW 199TH ST
1 - 1	022603	9373	6/17/10	\$760,000	\$764,000	3630	9	2004	Avg	7210	Y	N	2022 NW 199TH ST
1 - 1	815530	0010	8/31/12	\$745,000	\$768,000	2110	10	1993	Avg	7445	Y	N	2650 NW 204TH ST
1 - 1	727810	0370	11/20/12	\$1,375,000	\$1,391,000	2270	10	1997	Avg	17124	Y	Y	19557 27TH AVE NE
1 - 1	728490	0420	5/18/11	\$1,148,500	\$1,222,000	2540	10	2001	Avg	5010	Y	N	19341 22ND AVE NW
1 - 1	727710	0197	1/12/11	\$770,000	\$808,000	2550	10	1989	Avg	7200	Y	N	2314 NW 196TH ST
1 - 1	815530	0020	6/1/11	\$850,000	\$905,000	2610	10	1993	Avg	6999	Y	N	2644 NW 204TH ST
1 - 1	022603	9309	3/26/12	\$620,000	\$655,000	2820	10	1995	Avg	16598	Y	N	20229 24TH AVE NW
1 - 1	728030	0430	5/23/12	\$569,500	\$598,000	3010	10	1990	Avg	7800	N	N	20150 24TH AVE NW
1 - 1	728030	0180	8/27/12	\$840,000	\$867,000	3100	10	2007	Avg	8916	Y	N	2122 NW 204TH ST
1 - 1	022603	9103	7/30/12	\$1,275,000	\$1,323,000	3240	10	2008	Avg	21254	Y	N	2424 NW 201ST CT
1 - 1	727810	0225	5/24/11	\$1,025,000	\$1,091,000	3350	10	2006	Avg	7200	Y	N	2611 NW 197TH ST

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Areas 1 and 39
(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
1 - 1	727710	0225	2/5/10	\$1,400,000	\$1,348,000	3410	10	2005	Avg	7200	Y	N	2445 NW 197TH ST
1 - 1	728490	0220	7/21/11	\$955,000	\$1,020,000	3480	10	2007	Avg	7200	Y	N	2530 NW 191ST PL
1 - 1	728490	0562	12/15/10	\$1,080,000	\$1,129,000	3620	10	2005	Avg	7680	Y	N	19019 21ST AVE NW
1 - 1	728490	0245	8/8/11	\$850,000	\$908,000	3650	10	1993	Avg	7200	Y	N	2535 NW 191ST PL
1 - 1	727810	0375	7/25/12	\$1,050,000	\$1,090,000	3720	10	1995	Avg	19775	Y	Y	19561 27TH AVE NW
1 - 1	728490	0230	8/3/11	\$1,100,000	\$1,175,000	3580	11	2007	Avg	7200	Y	N	2542 NW 191ST PL
1 - 2	012603	9283	5/31/11	\$222,500	\$237,000	1190	7	1952	Avg	7686	N	N	19440 15TH AVE NW
1 - 2	012603	9028	3/17/10	\$329,600	\$322,000	1200	7	1962	Good	9790	N	N	1240 NW 195TH ST
1 - 2	275950	0130	7/25/12	\$311,500	\$323,000	1240	7	1958	Good	11115	N	N	1825 NW 198TH ST
1 - 2	022603	9217	7/21/11	\$293,000	\$313,000	1260	7	1958	Avg	7610	N	N	20136 17TH AVE NW
1 - 2	761870	0020	11/5/12	\$377,000	\$383,000	1270	7	1953	Good	13070	Y	N	19005 11TH AVE NW
1 - 2	012603	9472	9/22/11	\$377,900	\$404,000	1270	7	1962	Avg	10135	N	N	19508 14TH AVE NW
1 - 2	189190	0030	9/13/10	\$419,000	\$430,000	1270	7	1964	Avg	7555	N	N	19835 19TH AVE NW
1 - 2	729170	0075	6/11/12	\$300,000	\$314,000	1280	7	1955	Avg	11400	N	N	1825 NW 197TH ST
1 - 2	729170	0085	4/19/12	\$305,000	\$322,000	1280	7	1955	Avg	11400	N	N	1811 NW 197TH ST
1 - 2	012603	9192	11/28/12	\$343,000	\$346,000	1350	7	1963	Good	9030	N	N	19522 14TH AVE NW
1 - 2	275950	0095	6/28/10	\$335,000	\$338,000	1360	7	1958	Good	8272	N	N	19833 18TH AVE NW
1 - 2	022603	9231	11/20/12	\$277,500	\$281,000	1410	7	1962	Avg	7200	N	N	20406 18TH AVE NW
1 - 2	022603	9025	6/20/12	\$388,500	\$406,000	1480	7	1959	Good	12460	N	N	1545 NW 200TH ST
1 - 2	550010	0020	12/12/11	\$257,356	\$274,000	1530	7	1966	Avg	7936	N	N	1437 NW 205TH ST
1 - 2	012603	9206	3/24/10	\$345,000	\$338,000	1530	7	1959	Avg	9800	N	N	1283 NW 191ST ST
1 - 2	275950	0135	8/8/11	\$463,000	\$495,000	1620	7	1957	VGood	16359	N	N	19803 19TH AVE NW
1 - 2	550010	0070	11/23/10	\$294,000	\$306,000	1630	7	1965	Avg	7875	N	N	20410 14TH AVE NW
1 - 2	022603	9318	7/20/10	\$399,000	\$405,000	1630	7	1953	VGood	7906	N	N	19709 15TH AVE NW
1 - 2	729170	0010	7/2/12	\$292,200	\$305,000	1770	7	1955	Avg	9059	N	N	1844 NW 197TH ST
1 - 2	012603	9588	11/21/12	\$395,000	\$399,000	2020	7	2010	Avg	9004	N	N	19854 15TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 2	275930	0030	10/23/12	\$375,000	\$382,000	2160	7	1959	Avg	7584	N	N	19513 14TH AVE NW
1 - 2	550010	0080	10/16/12	\$415,000	\$423,000	2220	7	1965	Avg	9513	N	N	20400 14TH AVE NW
1 - 2	664990	0230	2/23/11	\$364,000	\$384,000	2450	7	1975	Avg	10755	N	N	19803 8TH AVE NW
1 - 2	761870	0170	6/21/12	\$440,000	\$460,000	1150	8	1955	Avg	13040	Y	N	19040 11TH AVE NW
1 - 2	275970	0015	5/24/11	\$430,000	\$458,000	1200	8	1958	Avg	9361	N	N	1828 NW 204TH ST
1 - 2	275980	0075	5/12/10	\$384,000	\$382,000	1260	8	1958	Good	8222	N	N	1670 NW 204TH ST
1 - 2	422720	0040	10/18/10	\$309,000	\$320,000	1290	8	1960	Avg	11455	N	N	1433 NW 191ST ST
1 - 2	183730	0140	6/7/10	\$367,500	\$368,000	1300	8	1968	Good	7200	N	N	1301 NW 200TH ST
1 - 2	727760	0110	3/21/11	\$320,950	\$340,000	1320	8	1967	Avg	7200	N	N	1203 NW 201ST ST
1 - 2	278200	0100	7/9/12	\$400,000	\$417,000	1320	8	1959	Avg	7195	N	N	1619 NW 191ST ST
1 - 2	078450	0065	8/9/10	\$359,000	\$366,000	1380	8	1959	Good	8567	N	N	1817 NW 204TH ST
1 - 2	380770	0080	11/1/12	\$416,000	\$423,000	1400	8	1973	Avg	8913	N	N	1602 NW 198TH ST
1 - 2	801800	0050	6/26/12	\$385,000	\$402,000	1440	8	1965	Avg	7350	N	N	19620 12TH AVE NW
1 - 2	275980	0115	6/7/12	\$475,000	\$497,000	1450	8	1960	Avg	8250	Y	N	1511 NW 204TH ST
1 - 2	022603	9260	12/23/11	\$375,000	\$400,000	1470	8	1962	Good	7768	N	N	20305 15TH AVE NW
1 - 2	664990	0361	11/20/12	\$525,000	\$531,000	1470	8	1958	Good	18900	Y	N	20023 10TH AVE NW
1 - 2	275980	0025	9/21/11	\$525,000	\$561,000	1480	8	1961	Good	8141	Y	N	20427 16TH PL NW
1 - 2	211090	0030	4/5/12	\$285,000	\$301,000	1500	8	1958	Good	7980	N	N	19811 11TH AVE NW
1 - 2	262180	0040	3/29/10	\$429,000	\$421,000	1500	8	1969	Good	8638	N	N	1701 NW 199TH ST
1 - 2	638430	0020	10/4/10	\$435,000	\$449,000	1540	8	1973	Good	7345	N	N	1208 NW 199TH PL
1 - 2	012603	9488	7/6/12	\$389,000	\$405,000	1600	8	1972	Avg	9600	N	N	19632 14TH AVE NW
1 - 2	262180	0060	5/1/12	\$400,000	\$421,000	1610	8	1968	Avg	7420	N	N	1706 NW 199TH ST
1 - 2	509630	0090	8/30/12	\$325,000	\$335,000	1630	8	1996	Avg	4434	N	N	1419 NW 202ND LN
1 - 2	183702	0010	6/21/11	\$462,500	\$493,000	1640	8	1973	Avg	7225	N	N	817 NW 193RD ST
1 - 2	262180	0070	9/13/11	\$400,000	\$427,000	1670	8	1969	Avg	7228	N	N	1714 NW 199TH ST
1 - 2	509630	0260	8/3/10	\$334,000	\$340,000	1680	8	1996	Avg	2855	N	N	1436 NW 202ND LN

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 2	761870	0012	5/2/12	\$432,000	\$455,000	1810	8	1969	Avg	11191	N	N	19105 12TH AVE NW
1 - 2	509630	0110	7/7/12	\$341,000	\$355,000	1820	8	1996	Avg	2446	N	N	1411 NW 202ND LN
1 - 2	022603	9251	6/19/11	\$399,000	\$425,000	1830	8	1961	Avg	7964	N	N	19845 19TH AVE NW
1 - 2	509630	0310	8/27/12	\$355,000	\$366,000	1850	8	1996	Avg	3510	N	N	1452 NW 202ND LN
1 - 2	509630	0010	6/29/12	\$345,000	\$360,000	1870	8	1997	Avg	2550	N	N	1441 NW 202ND LN
1 - 2	278200	0035	12/2/10	\$400,000	\$417,000	1890	8	1958	Good	8008	N	N	1604 NW 191ST ST
1 - 2	275910	0015	6/14/12	\$419,922	\$439,000	1910	8	1958	Avg	9000	N	N	1843 NW 202ND ST
1 - 2	664990	0040	9/22/11	\$445,000	\$475,000	1930	8	1917	Good	28350	N	N	20061 8TH AVE NW
1 - 2	022603	9367	10/15/12	\$460,000	\$470,000	2150	8	1994	Avg	7260	N	N	19718 20TH AVE NW
1 - 2	638870	0010	12/21/10	\$365,000	\$382,000	2210	8	1972	Avg	10456	N	N	1459 NW 198TH ST
1 - 2	078450	0029	4/21/10	\$447,500	\$442,000	2270	8	1997	Avg	5606	N	N	1836 NW 202ND ST
1 - 2	275950	0075	10/18/10	\$409,000	\$423,000	2400	8	1958	Avg	7671	N	N	19805 18TH AVE NW
1 - 2	550020	0065	11/1/12	\$505,000	\$513,000	2540	8	1998	Avg	8350	N	N	20418 13TH AVE NW
1 - 2	664990	0247	6/4/12	\$550,000	\$576,000	3120	8	1999	Avg	7556	Y	N	960 NW 198TH PL
1 - 2	801970	0050	4/26/11	\$459,000	\$488,000	1550	9	1961	Good	12900	Y	N	826 NW 197TH ST
1 - 2	928670	0080	2/27/12	\$461,000	\$489,000	1890	9	1977	Avg	12000	Y	N	1105 NW 200TH ST
1 - 2	761870	0103	8/23/12	\$699,950	\$723,000	2360	9	1993	Good	24750	Y	N	19318 12TH AVE NW
1 - 2	279500	0010	6/4/12	\$689,000	\$722,000	2420	9	1944	VGood	9752	Y	N	19845 10TH AVE NW
1 - 2	761870	0101	10/31/12	\$632,150	\$643,000	2530	9	1995	Avg	15927	Y	N	19324 12TH AVE NW
1 - 2	012603	9476	5/26/10	\$575,000	\$574,000	2870	9	1997	Avg	10875	N	N	1448 NW 198TH PL
1 - 2	022603	9378	11/28/12	\$575,000	\$580,000	2980	9	2006	Avg	7630	N	N	1846 NW 204TH ST
1 - 2	012603	9248	11/18/10	\$658,000	\$685,000	3170	9	2007	Avg	41416	N	N	19407 12TH AVE NW
1 - 2	012603	9037	8/23/11	\$600,000	\$641,000	3460	9	1981	Avg	13153	Y	N	19025 9TH PL NW
1 - 2	664990	0260	11/7/12	\$878,500	\$892,000	3540	9	1992	Avg	22260	Y	N	19826 10TH AVE NW
1 - 2	012603	9233	1/11/11	\$665,000	\$698,000	3750	9	2007	Avg	39928	N	N	19323 12TH AVE NW
1 - 2	012603	9271	10/30/12	\$659,000	\$670,000	3790	9	2007	Avg	41416	N	N	19429 12TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 2	664990	0365	9/13/11	\$499,900	\$534,000	2840	10	1984	Avg	16300	Y	N	1118 NW 201ST ST
1 - 2	664990	0313	10/11/10	\$532,000	\$550,000	3210	10	1991	Avg	17511	N	N	20218 12TH AVE NW
1 - 3	728230	0185	7/10/12	\$201,000	\$209,000	910	6	1953	Avg	7332	N	N	125 N 182ND ST
1 - 3	661950	0040	7/27/10	\$250,000	\$254,000	1170	6	1924	Good	7658	N	N	132 NW 181ST ST
1 - 3	728230	0220	12/19/12	\$259,500	\$260,000	1570	6	1953	Avg	7333	N	N	112 N 181ST ST
1 - 3	728230	0235	9/10/10	\$314,000	\$322,000	1570	6	1953	VGood	8905	N	N	18202 PALATINE AVE N
1 - 3	012603	9069	2/29/12	\$235,000	\$249,000	660	7	1982	Good	7239	N	N	320 N 185TH ST
1 - 3	329370	0493	4/22/10	\$330,000	\$326,000	920	7	1955	Good	8738	N	N	318 N GREENWOOD DR
1 - 3	619070	0393	12/7/11	\$255,000	\$272,000	990	7	1940	VGood	10269	N	N	647 NW 180TH ST
1 - 3	727930	0016	4/28/10	\$304,000	\$301,000	1010	7	1951	Good	9380	N	N	621 NW 185TH ST
1 - 3	122603	9073	3/29/12	\$235,000	\$248,000	1070	7	1958	Good	8307	N	N	113 NW 176TH PL
1 - 3	122603	9082	8/19/10	\$275,000	\$281,000	1070	7	1958	Avg	7242	N	N	129 NW 176TH PL
1 - 3	310270	0155	12/3/12	\$291,000	\$293,000	1100	7	1955	Good	7700	N	N	17312 1ST AVE NW
1 - 3	310270	0140	10/11/11	\$298,000	\$318,000	1100	7	1955	Good	9900	N	N	17330 1ST AVE NW
1 - 3	310270	0070	5/29/12	\$291,000	\$305,000	1100	7	1955	Avg	8009	N	N	110 NW 173RD ST
1 - 3	310270	0165	3/16/10	\$365,000	\$356,000	1100	7	1955	VGood	14190	N	N	17300 1ST AVE NW
1 - 3	040510	0035	6/20/12	\$285,000	\$298,000	1120	7	1956	Avg	10890	N	N	234 N 171ST ST
1 - 3	012603	9627	7/5/11	\$360,000	\$384,000	1130	7	1982	Avg	7200	N	N	214 N 185TH ST
1 - 3	122603	9110	10/11/10	\$399,950	\$413,000	1130	7	1959	VGood	11123	N	N	202 NW 176TH PL
1 - 3	619070	1083	4/2/12	\$330,000	\$349,000	1150	7	1960	Good	11250	N	N	311 N 175TH ST
1 - 3	040510	0060	5/4/10	\$314,000	\$312,000	1180	7	1956	Good	12858	N	N	204 N 171ST ST
1 - 3	329370	0521	3/30/10	\$280,000	\$275,000	1220	7	1980	Avg	8028	N	N	16058 GREENWOOD AVE N
1 - 3	750800	0030	8/15/12	\$284,000	\$294,000	1300	7	1963	Good	7200	N	N	132 N 175TH ST
1 - 3	122603	9094	5/9/12	\$316,000	\$332,000	1300	7	1958	Avg	10470	N	N	130 N 180TH ST
1 - 3	950850	0060	6/7/12	\$375,000	\$393,000	1300	7	1954	Avg	10667	N	N	18527 1ST AVE NW
1 - 3	064170	0020	4/25/12	\$347,000	\$366,000	1330	7	1963	Good	7200	N	N	18513 PALATINE PL N

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 3	950850	0050	1/21/11	\$300,000	\$315,000	1350	7	1954	Good	12830	N	N	106 NW 185TH ST
1 - 3	950850	0095	8/17/10	\$330,000	\$337,000	1350	7	1954	VGood	6930	N	N	18509 2ND AVE NW
1 - 3	064180	0040	10/23/12	\$362,700	\$370,000	1350	7	1964	VGood	9425	N	N	405 N 179TH PL
1 - 3	040510	0115	6/23/10	\$317,500	\$320,000	1390	7	1955	Avg	8144	N	N	16831 1ST AVE NW
1 - 3	064180	0050	3/15/12	\$287,000	\$304,000	1400	7	1964	Avg	8929	N	N	409 N 179TH PL
1 - 3	619070	0915	4/13/10	\$379,000	\$374,000	1400	7	1963	Avg	8082	N	N	217 NW 175TH ST
1 - 3	329370	0420	4/12/12	\$380,000	\$401,000	1400	7	2005	Avg	7200	N	N	344 N 160TH ST
1 - 3	269740	0090	6/7/11	\$414,900	\$442,000	1400	7	1965	VGood	7600	N	N	626 NW 183RD ST
1 - 3	122603	9140	10/8/10	\$379,950	\$392,000	1430	7	1959	Avg	21000	N	N	136 N 180TH ST
1 - 3	619070	0910	6/10/11	\$283,000	\$302,000	1490	7	1955	Good	8611	N	N	17315 2ND AVE NW
1 - 3	269740	0140	2/25/10	\$400,000	\$388,000	1500	7	1965	Good	11800	N	N	18316 7TH AVE NW
1 - 3	728230	0010	11/1/12	\$307,500	\$313,000	1520	7	1953	Good	5200	N	N	108 N 184TH ST
1 - 3	303850	0110	4/24/12	\$343,500	\$362,000	1530	7	1969	Good	12200	N	N	101 NW 171ST ST
1 - 3	122603	9033	12/6/11	\$369,000	\$394,000	1530	7	1975	Avg	7464	N	N	129 N 180TH ST
1 - 3	954010	0040	11/2/10	\$370,000	\$384,000	1770	7	1954	VGood	7817	N	N	110 NW 183RD ST
1 - 3	743750	0045	9/20/10	\$375,000	\$386,000	1770	7	1956	Good	7392	N	N	17780 PALATINE AVE N
1 - 3	743750	0030	3/26/10	\$250,000	\$245,000	1810	7	1956	Good	9240	N	N	142 N 178TH ST
1 - 3	781890	0040	12/11/12	\$362,500	\$365,000	1820	7	1967	Good	7242	N	N	17713 1ST AVE NW
1 - 3	926570	0020	6/19/12	\$375,000	\$392,000	1960	7	2011	Avg	8422	N	N	18303 3RD AVE NW
1 - 3	310270	0040	3/19/11	\$383,800	\$406,000	2100	7	1955	Good	7603	N	N	17314 2ND AVE NW
1 - 3	727930	0061	10/12/12	\$389,000	\$397,000	2320	7	1954	Good	15200	N	N	18309 3RD AVE NW
1 - 3	672270	0005	10/22/12	\$515,000	\$525,000	2760	7	1953	Good	8000	N	N	637 NW 182ND ST
1 - 3	269740	0060	9/17/12	\$445,000	\$457,000	2960	7	1965	Good	9652	N	N	639 NW 183RD ST
1 - 3	619070	0456	9/16/10	\$375,000	\$385,000	1020	8	1972	Good	15400	N	N	635 NW 178TH PL
1 - 3	056520	0010	5/26/10	\$296,000	\$296,000	1230	8	1986	Avg	7227	N	N	250 N 172ND PL
1 - 3	619070	1074	1/6/10	\$292,000	\$278,000	1240	8	1960	Good	7800	N	N	335 N 175TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 3	619070	0285	6/4/12	\$350,000	\$367,000	1300	8	1959	Avg	11179	N	N	504 NW 175TH CT
1 - 3	619070	0285	6/8/10	\$375,000	\$376,000	1300	8	1959	Avg	11179	N	N	504 NW 175TH CT
1 - 3	025910	0040	5/28/10	\$355,000	\$355,000	1320	8	1962	Avg	8428	N	N	420 NW 181ST ST
1 - 3	303850	0090	1/18/11	\$368,250	\$387,000	1360	8	1961	Good	11500	N	N	104 NW 171ST ST
1 - 3	729000	0050	3/10/11	\$391,500	\$414,000	1370	8	1964	Avg	7800	N	N	147 N 180TH PL
1 - 3	798800	0030	6/22/10	\$407,000	\$410,000	1380	8	1965	Good	9018	N	N	327 NW 182ND ST
1 - 3	025910	0090	3/31/10	\$389,000	\$382,000	1420	8	1963	Avg	7415	N	N	18003 4TH AVE NW
1 - 3	287550	0020	8/25/11	\$420,000	\$449,000	1420	8	1961	Good	8500	N	N	321 NW 176TH PL
1 - 3	025910	0110	8/5/10	\$475,000	\$484,000	1420	8	1963	VGood	8200	N	N	18019 4TH AVE NW
1 - 3	122603	9102	11/16/11	\$525,000	\$560,000	1450	8	1959	VGood	7875	N	N	114 NW 177TH LN
1 - 3	701900	0030	2/27/12	\$343,750	\$364,000	1460	8	1961	Good	8818	N	N	18036 3RD AVE NW
1 - 3	025900	0140	8/18/10	\$360,000	\$368,000	1480	8	1960	Avg	7356	N	N	17927 2ND AVE NW
1 - 3	727930	0025	3/1/11	\$309,500	\$327,000	1500	8	1959	Good	11258	N	N	18329 6TH AVE NW
1 - 3	750800	0035	4/6/11	\$380,000	\$403,000	1530	8	1963	Good	10801	N	N	140 N 175TH ST
1 - 3	122603	9124	6/25/10	\$362,500	\$365,000	1540	8	2008	Avg	9714	N	N	18405 1ST AVE NW
1 - 3	727930	0009	7/19/10	\$313,000	\$317,000	1630	8	1945	Good	19432	N	N	18304 8TH AVE NW
1 - 3	303850	0050	8/29/11	\$292,500	\$313,000	1690	8	1959	Good	6800	N	N	140 NW 171ST ST
1 - 3	728310	0026	6/15/12	\$319,950	\$335,000	1700	8	1957	Avg	9600	N	N	131 NW 181ST ST
1 - 3	671310	0021	4/12/10	\$312,000	\$307,000	1750	8	1977	Avg	11480	N	N	403 N 182ND CT
1 - 3	671310	0027	3/28/11	\$345,000	\$366,000	1750	8	1977	VGood	6960	N	N	422 N 182ND CT
1 - 3	619070	0582	11/26/12	\$399,900	\$404,000	1790	8	1964	Avg	11570	N	N	813 NW 180TH ST
1 - 3	619070	0396	12/27/12	\$420,000	\$421,000	1810	8	1942	Good	15572	N	N	631 NW 180TH ST
1 - 3	286800	0020	9/28/11	\$298,000	\$318,000	1850	8	1958	Avg	8125	N	N	324 NW 177TH ST
1 - 3	926570	0035	6/26/12	\$350,000	\$365,000	2290	8	1998	Good	6930	N	N	315 NW 183RD ST
1 - 3	310270	0096	5/26/10	\$402,500	\$402,000	2000	9	1999	Avg	5600	N	N	17347 1ST AVE NW
1 - 3	619070	0546	4/14/10	\$540,000	\$532,000	2040	9	1972	Good	9900	Y	N	835 NW 177TH PL

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 3	728230	0017	7/27/12	\$570,000	\$592,000	3260	9	1998	Avg	8450	N	N	215 N 185TH ST
1 - 3	619070	0400	5/10/10	\$415,000	\$413,000	2020	10	1977	Avg	13218	N	N	633 NW 180TH ST
1 - 4	330470	0450	2/1/12	\$1,360,000	\$1,445,000	4580	9	1953	Good	62768	N	N	171 NW CASCADE DR
1 - 4	330470	0021	11/10/10	\$1,200,000	\$1,247,000	3420	10	1966	Avg	83199	N	N	164 BOUNDARY LN NW
1 - 4	330470	0246	3/31/11	\$850,000	\$901,000	4270	10	1956	Poor	68824	Y	N	27 NW CHERRY LOOP
1 - 4	330470	0030	10/28/11	\$1,550,000	\$1,655,000	4850	11	1989	Avg	57063	N	N	159 NW HIGHLAND DR
1 - 4	330470	0231	9/8/10	\$3,650,000	\$3,745,000	7200	12	1920	Good	140698	Y	N	3 NW SCENIC DR
1 - 4	330470	0340	12/17/12	\$4,466,000	\$4,485,000	7410	12	1994	Avg	97574	Y	N	47 NW CHERRY LOOP
1 - 4	330470	0255	3/9/11	\$3,000,000	\$3,172,000	5950	13	1989	Avg	96703	Y	N	11 OLYMPIC DR NW
1 - 4	330470	0311	10/5/12	\$3,610,000	\$3,693,000	6180	13	1998	Avg	82764	Y	N	39 NW CHERRY LOOP
1 - 5	012603	9452	8/30/12	\$316,000	\$326,000	1290	5	1960	Avg	14368	N	N	19520 8TH AVE NW
1 - 5	728390	0071	8/9/11	\$199,000	\$213,000	850	6	1927	Good	7788	N	N	18840 FREMONT AVE N
1 - 5	859890	0160	6/11/10	\$199,000	\$200,000	860	6	1985	Avg	7281	N	N	121 NW 203RD ST
1 - 5	264550	0010	9/20/10	\$275,000	\$283,000	920	6	1963	Avg	9584	N	N	608 N 202ND ST
1 - 5	222890	0251	6/24/10	\$215,000	\$217,000	950	6	1934	Good	3190	N	N	536 N 195TH ST
1 - 5	530610	0235	10/26/12	\$257,500	\$262,000	1010	6	1940	Good	10200	N	N	20110 FREMONT AVE N
1 - 5	530610	0235	4/3/12	\$250,000	\$264,000	1010	6	1940	Good	10200	N	N	20110 FREMONT AVE N
1 - 5	728390	0010	7/29/11	\$195,860	\$209,000	1080	6	1916	Good	7000	N	N	18510 FREMONT AVE N
1 - 5	264490	0180	4/27/10	\$284,000	\$281,000	1100	6	1967	Avg	9750	N	N	139 N 203RD ST
1 - 5	728390	0123	4/21/10	\$350,000	\$346,000	1300	6	1939	Good	8197	N	N	716 N 193RD ST
1 - 5	222790	0060	5/31/11	\$235,000	\$250,000	1520	6	1942	Avg	9947	N	N	19820 LINDEN AVE N
1 - 5	728390	0051	11/29/12	\$234,000	\$236,000	720	7	1953	Good	7700	N	N	18824 FREMONT AVE N
1 - 5	222790	0041	9/13/11	\$225,000	\$240,000	930	7	1928	Good	6868	N	N	916 N 199TH ST
1 - 5	728710	0082	5/24/10	\$289,950	\$289,000	950	7	1967	Avg	7600	N	N	529 N 190TH ST
1 - 5	728390	0080	5/27/10	\$372,000	\$372,000	990	7	1951	VGood	10142	N	N	715 N 190TH ST
1 - 5	859890	0127	10/22/10	\$279,950	\$290,000	1120	7	1969	Avg	9480	N	N	20316 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 5	530610	0100	3/6/12	\$231,750	\$246,000	1140	7	1990	Avg	10200	N	N	20002 FREMONT AVE N
1 - 5	012603	9254	7/18/11	\$229,200	\$245,000	1180	7	1950	Avg	14300	N	N	18710 1ST AVE NW
1 - 5	859890	0125	5/25/10	\$319,000	\$319,000	1200	7	1967	Avg	8028	N	N	226 NW 203RD ST
1 - 5	750750	0041	9/22/11	\$265,000	\$283,000	1220	7	1956	Avg	8171	N	N	19315 PALATINE AVE N
1 - 5	222890	0198	4/18/12	\$285,000	\$300,000	1220	7	1959	Avg	7245	N	N	19556 FREMONT AVE N
1 - 5	859890	0115	7/27/11	\$239,000	\$255,000	1250	7	1955	Avg	12994	N	N	208 NW 203RD ST
1 - 5	799230	0030	2/24/12	\$239,950	\$254,000	1260	7	1955	Good	10001	N	N	19545 2ND AVE NW
1 - 5	750750	0025	12/14/10	\$225,000	\$235,000	1280	7	1963	Good	8706	N	N	212 N 193RD ST
1 - 5	222890	0080	10/18/10	\$285,000	\$295,000	1280	7	1976	Avg	14289	N	N	920 N 196TH CT
1 - 5	925090	0075	9/14/10	\$287,000	\$295,000	1290	7	1974	Avg	7200	N	N	19922 DAYTON AVE N
1 - 5	925090	0100	11/20/12	\$285,000	\$288,000	1290	7	1942	Good	5636	N	N	19900 FREMONT AVE N
1 - 5	530610	0265	6/18/12	\$192,000	\$201,000	1300	7	1976	Avg	10336	N	N	743 N 202ND ST
1 - 5	799230	0070	7/18/11	\$290,000	\$310,000	1320	7	1956	Avg	10001	N	N	19536 2ND AVE NW
1 - 5	816510	0070	9/18/12	\$359,000	\$369,000	1320	7	1963	Avg	9112	N	N	319 NW 205TH ST
1 - 5	012603	9329	2/11/11	\$279,000	\$294,000	1340	7	1955	Avg	11100	N	N	635 NW 195TH ST
1 - 5	222890	0150	10/5/10	\$256,000	\$264,000	1350	7	1952	Avg	7200	N	N	746 N 195TH ST
1 - 5	799230	0085	7/1/11	\$252,000	\$269,000	1370	7	1954	Avg	10138	N	N	19556 2ND AVE NW
1 - 5	728390	0012	5/8/12	\$206,000	\$217,000	1410	7	1953	Avg	9000	N	N	720 N 185TH ST
1 - 5	052070	0065	12/13/12	\$375,000	\$377,000	1420	7	1962	Avg	9570	N	N	124 N 201ST ST
1 - 5	052050	0075	5/3/11	\$309,600	\$329,000	1480	7	1956	Avg	8277	N	N	304 NW 202ND ST
1 - 5	500950	0110	5/19/10	\$445,000	\$444,000	1520	7	1965	Good	7549	N	N	19623 GREENWOOD PL N
1 - 5	264430	0045	2/28/11	\$235,000	\$248,000	1530	7	1954	Good	8182	N	N	20209 FREMONT AVE N
1 - 5	052050	0055	2/2/10	\$307,000	\$295,000	1560	7	1957	Good	7597	N	N	327 NW 203RD ST
1 - 5	859890	0185	1/7/11	\$290,000	\$304,000	1560	7	1950	Good	9270	N	N	115 N 203RD ST
1 - 5	116310	0040	12/18/12	\$310,500	\$312,000	1570	7	1955	Avg	9000	N	N	103 NW 189TH ST
1 - 5	311290	0110	12/28/11	\$340,000	\$362,000	1610	7	1955	Avg	9100	N	N	215 NW 198TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 5	338090	0045	10/17/12	\$227,200	\$232,000	1620	7	1954	Avg	8307	N	N	19010 3RD AVE NW
1 - 5	052050	0135	2/22/12	\$248,000	\$263,000	1740	7	1956	Avg	7920	N	N	327 NW 202ND ST
1 - 5	728390	0038	2/16/12	\$305,000	\$324,000	1800	7	1984	Avg	7474	N	N	707 N 188TH ST
1 - 5	925090	0099	7/10/12	\$347,000	\$361,000	1820	7	1984	Good	9585	N	N	19911 LINDEN AVE N
1 - 5	012603	9322	3/2/11	\$377,000	\$398,000	1840	7	1955	Good	10125	N	N	105 N 200TH ST
1 - 5	012603	9321	8/13/12	\$255,000	\$264,000	1870	7	1955	Avg	14280	N	N	19516 3RD AVE NW
1 - 5	728390	0043	2/14/12	\$425,900	\$452,000	1900	7	1963	Avg	7600	N	N	706 N 188TH ST
1 - 5	925090	0131	10/3/12	\$270,000	\$276,000	2890	7	1962	Avg	11013	N	N	724 N 198TH ST
1 - 5	279750	0085	2/27/12	\$378,000	\$401,000	3270	7	1995	Avg	7798	N	N	19310 1ST AVE NW
1 - 5	729270	0050	11/30/10	\$299,950	\$313,000	1150	8	1960	Avg	8363	N	N	207 NW 196TH PL
1 - 5	728390	0546	4/17/12	\$325,000	\$343,000	1150	8	1978	Avg	7100	N	N	19203 WHITMAN AVE N
1 - 5	012603	9622	2/8/12	\$258,000	\$274,000	1220	8	1982	Avg	7210	N	N	110 N 195TH CT
1 - 5	021770	0010	1/20/10	\$300,000	\$287,000	1250	8	1959	Avg	9396	N	N	704 N 203RD PL
1 - 5	021770	0330	11/22/10	\$385,000	\$401,000	1270	8	1959	Good	10200	N	N	739 N 204TH ST
1 - 5	728710	0081	11/1/12	\$295,000	\$300,000	1290	8	1967	Avg	7200	N	N	527 N 190TH ST
1 - 5	264430	0060	10/3/12	\$335,000	\$343,000	1320	8	1964	Avg	8923	N	N	628 N 201ST LN
1 - 5	728390	0215	4/25/12	\$302,500	\$319,000	1340	8	1970	VGood	8500	N	N	19203 FIRLANDS WAY N
1 - 5	728410	0030	6/30/11	\$339,000	\$362,000	1370	8	1970	Avg	7198	N	N	19520 5TH AVE NW
1 - 5	728710	0121	12/7/12	\$384,500	\$387,000	1370	8	1970	Avg	7398	N	N	440 N 188TH ST
1 - 5	012603	9640	5/24/10	\$351,500	\$351,000	1390	8	1991	Avg	8800	N	N	19802 8TH AVE NW
1 - 5	012603	9531	8/16/10	\$355,000	\$362,000	1430	8	1967	Avg	7561	N	N	322 NW 200TH ST
1 - 5	729270	0010	2/21/12	\$294,000	\$312,000	1450	8	1959	Avg	7272	N	N	242 NW 196TH PL
1 - 5	264490	0062	1/20/10	\$289,950	\$278,000	1460	8	1979	Avg	7280	N	N	20409 DAYTON AVE N
1 - 5	780020	0020	4/15/10	\$455,000	\$449,000	1490	8	1970	VGood	7335	N	N	19814 DAYTON PL N
1 - 5	021770	0140	2/8/11	\$285,000	\$300,000	1510	8	1959	Avg	8938	N	N	20400 WHITMAN AVE N
1 - 5	379240	0060	11/8/11	\$300,000	\$320,000	1520	8	1967	Avg	9726	N	N	536 NW 201ST CT

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 5	012603	9543	8/31/12	\$362,000	\$373,000	1530	8	1979	Avg	12430	N	N	19532 8TH AVE NW
1 - 5	222890	0134	4/19/12	\$429,500	\$453,000	1580	8	1984	Avg	7522	N	N	812 N 196TH CT
1 - 5	021770	0090	11/28/11	\$290,000	\$309,000	1610	8	1959	Avg	9348	N	N	758 N 204TH ST
1 - 5	021770	0240	12/7/11	\$319,000	\$340,000	1610	8	1959	Avg	9600	N	N	745 N 203RD ST
1 - 5	728410	0070	4/25/12	\$418,000	\$440,000	1640	8	1971	Avg	7620	N	N	419 NW 196TH PL
1 - 5	728410	0130	6/6/12	\$385,000	\$403,000	1750	8	1970	Avg	7140	N	N	512 NW 196TH PL
1 - 5	925090	0003	11/15/11	\$454,000	\$485,000	1750	8	1978	VGood	9085	N	N	19836 GREENWOOD AVE N
1 - 5	021770	0340	8/26/11	\$310,000	\$331,000	1770	8	1959	Avg	11040	N	N	747 N 204TH ST
1 - 5	799230	0060	7/2/10	\$335,000	\$338,000	1830	8	1956	Avg	10001	N	N	19526 2ND AVE NW
1 - 5	379240	0010	8/1/11	\$374,950	\$400,000	1870	8	1967	Avg	7264	N	N	504 NW 201ST CT
1 - 5	728390	0306	9/26/12	\$330,000	\$338,000	1910	8	2007	Avg	4408	N	N	732 N 185TH ST
1 - 5	222890	0300	4/29/10	\$332,000	\$329,000	1930	8	1958	Avg	8500	N	N	515 N 198TH ST
1 - 5	728390	0189	10/4/12	\$375,000	\$384,000	1990	8	1999	Avg	6247	N	N	807 N 193RD CT
1 - 5	012603	9293	7/27/10	\$329,950	\$335,000	2010	8	1959	Avg	13200	N	N	20306 4TH AVE NW
1 - 5	012603	9345	9/8/10	\$404,950	\$416,000	2020	8	1957	Avg	16300	N	N	544 NW 203RD ST
1 - 5	264490	0047	4/13/10	\$405,000	\$399,000	2040	8	1998	Avg	7200	N	N	20304 DAYTON AVE N
1 - 5	737590	0008	10/26/11	\$310,000	\$331,000	2080	8	2001	Avg	5040	N	N	636 NW 195TH ST
1 - 5	737590	0007	5/10/12	\$370,000	\$389,000	2080	8	2001	Avg	5726	N	N	644 NW 195TH ST
1 - 5	264430	0043	11/9/12	\$434,500	\$441,000	2120	8	2008	Avg	6260	N	N	624 N 202ND PL
1 - 5	012603	9655	1/18/12	\$304,000	\$323,000	2250	8	1997	Avg	6210	N	N	510 NW 203RD ST
1 - 5	338060	0010	8/9/12	\$419,950	\$435,000	2290	8	2003	Avg	5021	N	N	19202 7TH PL NW
1 - 5	012603	9569	7/16/12	\$295,000	\$307,000	2340	8	1973	Avg	16941	N	N	19114 8TH AVE NW
1 - 5	330300	0040	1/21/11	\$407,000	\$428,000	2340	8	1965	Avg	8513	N	N	346 NW 198TH ST
1 - 5	737590	0020	9/13/11	\$381,000	\$407,000	2360	8	1963	Good	11475	N	N	522 NW 195TH ST
1 - 5	925090	0133	8/21/12	\$406,000	\$419,000	2420	8	1999	Avg	8653	N	N	722 N 198TH ST
1 - 5	012603	9658	10/23/11	\$440,000	\$470,000	2640	8	1998	Avg	8186	N	N	19846 8TH AVE NW

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Areas 1 and 39
(1 to 3 Unit Residences)

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1 - 5	330320	0010	3/9/11	\$450,000	\$476,000	2790	8	1967	Avg	7757	N	N	20010 5TH AVE NW
1 - 5	379240	0080	5/26/11	\$370,000	\$394,000	3360	8	1967	Good	15072	Y	N	20116 8TH AVE NW
1 - 5	012603	9684	3/2/10	\$580,000	\$564,000	3400	8	2008	Avg	7338	N	N	20020 8TH AVE NW
1 - 5	728710	0085	4/25/12	\$440,000	\$463,000	3600	8	1973	Avg	15298	N	N	505 N 190TH ST
1 - 5	620270	0130	2/9/11	\$354,000	\$373,000	2050	9	1965	Avg	8189	N	N	19702 6TH PL NW
1 - 5	768140	0030	11/22/10	\$399,922	\$417,000	2290	9	1989	Avg	7698	N	N	312 NW 193RD CT
1 - 6	358530	0200	2/28/12	\$360,000	\$382,000	1400	7	1955	Avg	16977	N	N	1035 NW INNIS ARDEN DR
1 - 6	358650	0840	6/29/12	\$317,000	\$331,000	1610	7	1955	Avg	20400	N	N	1062 NW 167TH ST
1 - 6	619070	0667	5/10/10	\$589,500	\$586,000	1680	7	1949	VGood	12408	Y	N	1033 NW 178TH ST
1 - 6	358530	0210	2/11/10	\$490,000	\$473,000	1770	7	1948	Avg	28500	Y	N	1055 NW INNIS ARDEN DR
1 - 6	358590	0910	6/10/10	\$520,000	\$522,000	1980	7	1952	Avg	20242	N	N	1530 NW 186TH ST
1 - 6	358650	0240	11/25/12	\$725,000	\$732,000	1270	8	1959	Avg	19012	Y	N	16742 16TH AVE NW
1 - 6	358530	0255	5/26/10	\$470,000	\$469,000	1290	8	1952	Avg	27979	N	N	18532 SPRINGDALE CT NW
1 - 6	358530	0260	6/3/11	\$560,000	\$597,000	1300	8	1955	Avg	28000	Y	N	18542 SPRINGDALE CT NW
1 - 6	358590	0455	3/14/12	\$670,700	\$710,000	1360	8	1950	Avg	20000	Y	N	17777 14TH AVE NW
1 - 6	244750	0015	12/27/10	\$460,750	\$483,000	1430	8	1951	Avg	11200	Y	N	1022 NW 177TH PL
1 - 6	358650	0745	2/10/11	\$399,000	\$421,000	1460	8	1955	Avg	28925	N	N	17211 10TH AVE NW
1 - 6	358590	0730	6/29/11	\$405,000	\$432,000	1600	8	1952	Avg	19807	N	N	1420 NW 186TH ST
1 - 6	358530	0205	2/22/12	\$405,000	\$430,000	1680	8	1956	Avg	19675	N	N	1045 NW INNIS ARDEN DR
1 - 6	358530	0245	8/18/11	\$650,000	\$694,000	1880	8	1951	VGood	34800	N	N	18525 SPRINGDALE CT NW
1 - 6	358650	0235	4/5/10	\$640,000	\$629,000	2040	8	1956	Good	18000	Y	N	16732 16TH AVE NW
1 - 6	358650	0750	1/13/12	\$615,000	\$654,000	2040	8	1955	Avg	26100	N	N	17201 10TH AVE NW
1 - 6	358650	0630	5/7/12	\$695,000	\$731,000	2170	8	1952	Good	25732	Y	N	17206 12TH AVE NW
1 - 6	358650	0775	8/15/12	\$380,000	\$393,000	2340	8	1955	Avg	30757	N	N	17061 10TH AVE NW
1 - 6	358590	0680	8/15/11	\$780,000	\$833,000	2650	8	1954	VGood	19831	Y	N	18012 17TH AVE NW
1 - 6	358590	0550	7/18/11	\$960,000	\$1,025,000	1300	9	1953	Good	21660	Y	N	17767 15TH AVE NW

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Areas 1 and 39
(1 to 3 Unit Residences)

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1 - 6	358590	0415	11/28/11	\$762,000	\$813,000	1780	9	1961	Good	18164	Y	N	1456 NW SPRINGDALE PL
1 - 6	358650	0180	5/20/11	\$850,000	\$905,000	1820	9	1959	Avg	21965	Y	N	16765 15TH AVE NW
1 - 6	358590	0440	8/17/11	\$739,000	\$789,000	1900	9	1961	VGood	20000	Y	N	18113 14TH AVE NW
1 - 6	358650	0975	4/2/10	\$770,000	\$756,000	1950	9	1959	Avg	40651	Y	N	16767 16TH AVE NW
1 - 6	358650	0475	8/3/12	\$760,000	\$788,000	2000	9	1955	Avg	16600	Y	N	17045 12TH AVE NW
1 - 6	244750	0025	12/1/10	\$672,500	\$701,000	2130	9	1956	Avg	35750	Y	N	1050 NW 177TH PL
1 - 6	358530	0371	12/29/10	\$675,000	\$707,000	2140	9	1994	Good	22185	Y	N	905 NW RICHMOND BEACH RD
1 - 6	358650	0515	5/2/11	\$1,230,000	\$1,307,000	2180	9	2005	Avg	17450	Y	N	17144 13TH AVE NW
1 - 6	358590	1075	11/12/12	\$950,000	\$963,000	2260	9	1955	Good	14544	Y	N	18335 17TH PL NW
1 - 6	358650	0430	5/26/10	\$750,000	\$749,000	2340	9	1951	Avg	16900	Y	N	1235 NW 175TH ST
1 - 6	358590	0220	9/26/12	\$1,054,000	\$1,081,000	2650	9	1951	Good	20000	Y	N	17769 13TH AVE NW
1 - 6	358530	0150	9/27/11	\$944,500	\$1,009,000	2660	9	1958	Good	22864	Y	N	18384 RIDGEFIELD RD NW
1 - 6	358590	0885	12/14/12	\$680,000	\$683,000	3000	9	2000	Avg	20328	N	N	18649 15TH AVE NW
1 - 6	358590	0925	8/19/11	\$650,000	\$694,000	3130	9	1988	Avg	15969	N	N	1521 NW 190TH ST
1 - 6	358590	0115	11/29/12	\$1,150,000	\$1,161,000	3190	9	1948	VGood	23000	Y	N	17730 13TH AVE NW
1 - 6	358590	1060	11/19/12	\$1,357,000	\$1,373,000	1770	10	1956	Good	15325	Y	N	18365 17TH PL NW
1 - 6	358590	1060	6/6/11	\$1,317,000	\$1,403,000	1770	10	1956	Good	15325	Y	N	18365 17TH PL NW
1 - 6	358590	0255	5/30/10	\$1,200,000	\$1,200,000	2000	10	1958	Good	20464	Y	N	17700 14TH AVE NW
1 - 6	358650	0994	7/18/12	\$1,155,000	\$1,201,000	2240	10	1956	Avg	64033	Y	N	16727 16TH AVE NW
1 - 6	778535	0710	5/2/11	\$485,000	\$515,000	2340	10	1981	Avg	15488	N	N	532 NW 162ND ST
1 - 6	358650	0135	9/18/12	\$980,000	\$1,006,000	2710	10	1951	Avg	27893	Y	N	17223 15TH AVE NW
1 - 6	778535	0490	1/25/10	\$525,000	\$504,000	2770	10	1982	Avg	15886	N	N	414 NW 163RD ST
1 - 6	778535	0210	10/14/12	\$555,000	\$567,000	2980	10	1985	Avg	16130	N	N	16223 6TH AVE NW
1 - 6	778535	0560	4/16/12	\$525,000	\$554,000	3030	10	1983	Avg	12540	N	N	525 NW 163RD ST
1 - 6	778536	0230	8/17/11	\$635,000	\$678,000	3260	10	1987	Avg	15900	N	N	826 NW 165TH PL
1 - 6	778535	0720	10/19/10	\$725,000	\$750,000	3430	10	1982	Good	14730	N	N	16218 6TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 6	778535	0320	5/24/12	\$727,000	\$763,000	3980	10	1981	Good	15000	N	N	609 NW 162ND ST
1 - 6	778536	0150	6/7/12	\$800,000	\$838,000	3980	10	1984	Avg	36437	N	N	833 NW 165TH ST
1 - 6	358590	0995	3/23/12	\$1,415,000	\$1,496,000	3570	11	1958	Good	20000	Y	N	18615 17TH AVE NW
1 - 7	937230	0030	1/27/10	\$260,000	\$250,000	890	6	1947	VGood	6856	N	N	16732 LINDEN AVE N
1 - 7	329970	0205	12/28/11	\$292,000	\$311,000	910	6	1952	Good	7000	N	N	15727 2ND AVE NW
1 - 7	329970	0240	10/24/12	\$330,600	\$337,000	910	6	1952	Good	11737	N	N	121 NW 156TH ST
1 - 7	139730	0030	5/6/11	\$225,000	\$239,000	940	6	1953	Avg	8425	N	N	532 N 167TH ST
1 - 7	522030	0125	8/31/10	\$299,950	\$307,000	980	6	1948	VGood	7440	N	N	14533 EVANSTON AVE N
1 - 7	329670	0035	1/12/10	\$250,000	\$239,000	1010	6	1952	Avg	6324	N	N	203 N 160TH ST
1 - 7	182604	9401	5/17/12	\$240,000	\$252,000	1020	6	1942	Good	5490	N	N	15740 GREENWOOD AVE N
1 - 7	329970	0070	5/20/11	\$270,000	\$287,000	1170	6	1951	Avg	7150	N	N	15604 1ST AVE NW
1 - 7	329970	0085	5/23/11	\$282,400	\$301,000	1220	6	1951	Good	7136	N	N	15516 1ST AVE NW
1 - 7	329670	0090	5/21/10	\$310,000	\$309,000	1500	6	1952	Avg	8704	N	N	15741 PALATINE AVE N
1 - 7	329970	0262	5/15/12	\$264,000	\$277,000	1530	6	1951	VGood	8496	N	N	15903 1ST AVE NW
1 - 7	329970	0150	7/13/10	\$321,000	\$325,000	1550	6	1951	Good	8370	N	N	112 NW 156TH ST
1 - 7	329670	0040	2/28/12	\$289,500	\$307,000	1630	6	1952	Avg	9384	N	N	15738 PALATINE AVE N
1 - 7	329970	0130	1/26/11	\$289,500	\$305,000	1870	6	1951	Good	6900	N	N	15703 1ST AVE NW
1 - 7	662930	0130	7/25/12	\$190,500	\$198,000	960	7	1954	Good	6570	N	N	16503 EVANSTON PL N
1 - 7	139730	0105	6/3/11	\$315,000	\$336,000	980	7	1954	VGood	8425	N	N	537 N 167TH ST
1 - 7	884795	0110	3/9/12	\$169,900	\$180,000	990	7	2006	Avg	527	N	N	835 N 145TH LN
1 - 7	329370	0247	2/1/12	\$264,900	\$282,000	1000	7	1957	Good	6000	N	N	711 N 165TH ST
1 - 7	432570	0045	4/6/12	\$310,000	\$327,000	1010	7	1953	VGood	9472	N	N	553 N 166TH ST
1 - 7	671310	0130	6/2/11	\$245,000	\$261,000	1020	7	1953	Avg	20003	N	N	18247 FREMONT AVE N
1 - 7	432570	0020	8/19/11	\$222,500	\$238,000	1050	7	1953	Avg	8576	N	N	523 N 166TH ST
1 - 7	671370	0090	4/26/12	\$265,000	\$279,000	1050	7	1953	Good	8400	N	N	18357 EVANSTON AVE N
1 - 7	267310	0034	9/21/11	\$215,000	\$230,000	1080	7	1948	Avg	7564	N	N	14823 FREMONT AVE N

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 7	267310	0009	1/29/10	\$339,000	\$326,000	1080	7	1948	Good	7564	N	N	14855 FREMONT AVE N
1 - 7	914110	0226	3/30/12	\$250,000	\$264,000	1100	7	1981	Avg	7532	N	N	15233 FREMONT AVE N
1 - 7	619070	1352	2/9/12	\$260,000	\$276,000	1130	7	1956	Good	12000	N	N	16843 FREMONT AVE N
1 - 7	619070	1278	11/5/10	\$359,600	\$373,000	1130	7	1978	Good	8395	N	N	508 N 170TH CT
1 - 7	619070	0220	6/7/11	\$277,500	\$296,000	1160	7	1978	Good	8976	N	N	17528 DAYTON AVE N
1 - 7	182604	9218	2/17/11	\$315,000	\$332,000	1200	7	1951	Good	23411	N	N	15556 GREENWOOD AVE N
1 - 7	671370	0205	4/26/11	\$283,500	\$301,000	1210	7	1953	Good	9730	N	N	18321 DAYTON PL N
1 - 7	884795	0060	12/21/12	\$186,000	\$187,000	1220	7	2006	Avg	661	N	N	851 N 145TH LN
1 - 7	884795	0190	9/11/12	\$189,995	\$195,000	1220	7	2006	Avg	661	N	N	857 N 145TH ST
1 - 7	072604	9199	8/9/12	\$235,000	\$243,000	1220	7	1956	Good	9000	N	N	704 N 165TH ST
1 - 7	740170	0015	6/19/12	\$263,500	\$275,000	1240	7	1952	Good	7539	N	N	516 N 172ND ST
1 - 7	351990	0015	4/15/10	\$310,000	\$306,000	1240	7	1953	Avg	8450	N	N	715 N 179TH ST
1 - 7	931030	0277	8/10/11	\$320,000	\$342,000	1260	7	1998	Avg	7485	N	N	803 N 153RD PL
1 - 7	161730	0100	8/10/10	\$349,000	\$356,000	1260	7	1953	Good	8512	N	N	17010 DAYTON AVE N
1 - 7	522030	0010	8/12/11	\$290,000	\$310,000	1300	7	1969	Avg	7688	N	N	14551 FREMONT AVE N
1 - 7	930430	0215	4/4/12	\$290,000	\$306,000	1330	7	1963	Avg	7200	N	N	14817 EVANSTON AVE N
1 - 7	329370	0169	3/23/10	\$289,900	\$284,000	1340	7	1950	Good	6000	N	N	755 N 165TH ST
1 - 7	144230	0020	8/12/11	\$294,000	\$314,000	1340	7	1954	VGood	7597	N	N	18010 N PARK AVE
1 - 7	182604	9153	10/11/11	\$260,000	\$278,000	1350	7	1938	Avg	17930	N	N	725 N 148TH ST
1 - 7	937170	0132	6/3/10	\$309,950	\$310,000	1390	7	1973	Good	9585	N	N	16751 N PARK AVE N
1 - 7	728650	0037	8/2/11	\$290,000	\$310,000	1390	7	1949	Good	8938	N	N	18245 LINDEN AVE N
1 - 7	680110	0030	4/29/11	\$258,000	\$274,000	1440	7	1954	Good	14695	N	N	532 N 185TH PL
1 - 7	072604	9240	10/13/11	\$267,500	\$286,000	1440	7	1957	Avg	7450	N	N	16514 N PARK AVE N
1 - 7	619070	1270	7/27/10	\$302,500	\$307,000	1440	7	1953	Good	9518	N	N	519 N 172ND ST
1 - 7	671370	0135	5/12/10	\$311,500	\$310,000	1510	7	1953	Good	8400	N	N	18318 DAYTON PL N
1 - 7	931030	0265	8/8/11	\$315,000	\$336,000	1560	7	1947	Good	18000	N	N	15078 WESTMINSTER WAY N

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 7	182604	9424	8/21/12	\$258,000	\$267,000	1600	7	1945	Good	8075	N	N	15553 DAYTON AVE N
1 - 7	619070	1139	10/3/11	\$247,000	\$264,000	1680	7	1957	Good	18048	N	N	510 N 173RD ST
1 - 7	931030	0130	1/13/12	\$415,000	\$442,000	1720	7	2002	Avg	9500	N	N	15332 LINDEN AVE N
1 - 7	522030	0095	7/19/12	\$285,000	\$296,000	2020	7	1966	Avg	7812	N	N	603 N 148TH ST
1 - 7	329370	0045	11/8/10	\$297,000	\$309,000	2080	7	1964	Good	6249	N	N	945 N 163RD ST
1 - 7	728770	0044	7/5/12	\$435,000	\$453,000	2230	7	2002	Avg	7204	N	N	740 N 182ND ST
1 - 7	072604	9288	11/15/10	\$345,000	\$359,000	2640	7	1973	Avg	7650	N	N	17625 LINDEN AVE N
1 - 7	329370	0470	10/7/11	\$300,000	\$321,000	1140	8	1967	Good	11082	N	N	510 N GREENWOOD DR
1 - 7	132603	9066	6/14/10	\$364,000	\$366,000	1150	8	1964	Good	7605	N	N	15514 PALATINE LN N
1 - 7	329670	0005	6/13/11	\$320,000	\$341,000	1180	8	1951	Good	7140	N	N	15757 GREENWOOD AVE N
1 - 7	329380	0060	12/9/10	\$315,000	\$329,000	1340	8	1961	Good	7222	N	N	16347 FREMONT AVE N
1 - 7	619070	0066	9/17/12	\$312,750	\$321,000	1350	8	1953	Avg	7590	N	N	17943 FREMONT AVE N
1 - 7	329370	0271	11/1/10	\$432,500	\$449,000	1420	8	1973	Good	10929	N	N	16311 FREMONT AVE N
1 - 7	951110	0045	7/14/10	\$464,000	\$470,000	1440	8	1943	Good	27510	N	N	15022 GREENWOOD AVE N
1 - 7	914110	0125	12/18/12	\$259,000	\$260,000	1460	8	1983	Avg	9401	N	N	15205 DAYTON AVE N
1 - 7	262710	0005	7/20/12	\$320,000	\$333,000	1500	8	1953	Good	10787	N	N	15533 PALATINE AVE N
1 - 7	329380	0190	7/27/12	\$337,000	\$350,000	1510	8	1962	Avg	8054	N	N	16314 N PARK AVE
1 - 7	740100	0120	3/3/10	\$276,000	\$268,000	1530	8	1961	Avg	7320	N	N	17631 EVANSTON AVE N
1 - 7	329380	0260	8/9/12	\$365,000	\$378,000	1530	8	1961	Good	7861	N	N	704 N 163RD ST
1 - 7	951110	0021	9/30/11	\$410,000	\$438,000	1550	8	2001	Avg	7350	N	N	15015 DAYTON AVE N
1 - 7	680110	0005	5/18/12	\$459,950	\$483,000	1580	8	2012	Avg	12576	N	N	506 N 185TH PL
1 - 7	282710	0118	11/9/11	\$410,000	\$438,000	1590	8	1952	Good	19949	N	N	14926 LINDEN AVE N
1 - 7	132603	9067	3/21/12	\$380,000	\$402,000	1610	8	1964	VGood	7611	N	N	15508 PALATINE LN N
1 - 7	329920	0020	5/18/11	\$267,000	\$284,000	1640	8	1958	Avg	7602	N	N	504 N 160TH ST
1 - 7	619070	0070	5/9/11	\$310,500	\$330,000	1640	8	1954	Avg	10539	N	N	625 N 180TH ST
1 - 7	182604	9353	5/8/12	\$339,950	\$357,000	1760	8	1962	Good	12000	N	N	320 N 155TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
1 - 7	329920	0076	5/25/10	\$478,000	\$477,000	1800	8	2007	Avg	10200	N	N	16001 FREMONT PL N
1 - 7	931030	0307	7/15/10	\$450,000	\$456,000	1880	8	1998	Avg	7050	N	N	15021 LINDEN AVE N
1 - 7	869080	0020	11/29/11	\$274,000	\$292,000	1910	8	1980	Good	9843	N	N	16129 EVANSTON AVE N
1 - 7	671370	0263	3/28/11	\$373,000	\$395,000	1920	8	1989	Avg	10860	Y	N	525 N 181ST ST
1 - 7	671370	0270	3/1/11	\$394,000	\$416,000	1950	8	1987	Avg	14830	N	N	611 N 182ND ST
1 - 7	869080	0100	4/1/10	\$410,000	\$403,000	2080	8	1980	Good	8499	N	N	16301 FREMONT PL N
1 - 7	728770	0077	2/7/11	\$420,000	\$443,000	2220	8	2001	Avg	6385	N	N	739 N 182ND ST
1 - 7	660200	0010	7/30/12	\$270,000	\$280,000	2520	8	1961	Good	7114	N	N	621 N 179TH ST
1 - 7	930430	0230	1/27/11	\$483,400	\$509,000	2530	8	2003	Avg	7200	N	N	510 N 148TH ST
1 - 7	914110	0217	5/24/11	\$470,000	\$500,000	2990	8	2007	Avg	5031	N	N	15243 FREMONT AVE N
1 - 7	182604	9300	2/16/11	\$438,000	\$462,000	1060	9	2010	Avg	7215	N	N	438 N FISH SINGER PL
1 - 7	930430	0165	12/16/11	\$499,950	\$533,000	1860	9	1924	VGood	7800	N	N	329 N 149TH ST
1 - 7	182604	9125	10/14/10	\$450,000	\$465,000	2080	9	2010	Avg	7316	N	N	438 N FISH SINGER PL
1 - 7	182604	9516	11/12/10	\$440,000	\$457,000	2085	9	2010	Avg	7205	N	N	438 N FISH SINGER PL
1 - 7	132603	9078	6/13/12	\$460,000	\$481,000	2200	9	1986	Avg	10752	N	N	15705 GREENWOOD AVE N
1 - 7	728770	0075	8/30/12	\$375,000	\$387,000	2290	9	2001	Avg	5084	N	N	735 N 182ND ST
1 - 7	132603	9084	4/10/12	\$675,000	\$712,000	2390	9	2008	Avg	10001	N	N	15751 GREENWOOD AVE N
1 - 7	914110	0157	8/27/12	\$539,950	\$557,000	2440	9	2000	Avg	7883	N	N	15250 DAYTON AVE N
1 - 7	619070	0105	6/15/10	\$510,000	\$512,000	2500	9	2005	Avg	7348	N	N	513 N 178TH CT
39 - 1	241710	0060	4/19/10	\$400,000	\$395,000	1500	7	1954	Good	6750	N	N	1212 NW 120TH ST
39 - 1	944230	0025	4/6/12	\$542,950	\$573,000	1760	7	1950	VGood	10996	N	N	12035 12TH AVE NW
39 - 1	769340	0005	8/18/10	\$375,000	\$383,000	1290	8	1958	Good	6800	N	N	1202 NW 119TH ST
39 - 1	769340	0055	11/6/12	\$433,500	\$440,000	1380	8	1958	Good	7000	Y	N	1225 NW 119TH ST
39 - 1	361660	0125	5/2/11	\$875,000	\$930,000	1450	8	1955	Good	16940	Y	N	13041 12TH AVE NW
39 - 1	252603	9157	5/7/10	\$550,000	\$546,000	1470	8	1963	Good	9855	N	N	12239 12TH AVE NW
39 - 1	241710	0010	9/26/12	\$446,500	\$458,000	1570	8	1954	Good	6375	N	N	1219 NW 120TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 1	777280	0280	6/13/11	\$683,500	\$728,000	1650	8	1964	Good	7725	N	N	11715 12TH AVE NW
39 - 1	252603	9112	4/19/10	\$425,000	\$420,000	1670	8	1958	Avg	15200	Y	N	1222 NW 116TH ST
39 - 1	777280	0020	5/8/12	\$599,000	\$630,000	1680	8	1976	Avg	7630	N	N	1212 NW 118TH ST
39 - 1	241710	0025	9/20/10	\$406,000	\$418,000	1730	8	1954	Good	6000	N	N	1245 NW 120TH ST
39 - 1	263940	0050	9/27/11	\$435,000	\$465,000	1730	8	1953	Good	8800	N	N	13211 FRAZIER PL NW
39 - 1	777280	0200	4/9/10	\$561,800	\$553,000	1940	8	1964	Good	7670	N	N	1222 NW 117TH ST
39 - 1	263940	0020	5/4/10	\$539,000	\$535,000	2460	8	1952	Good	7560	N	N	13214 FRAZIER PL NW
39 - 1	252603	9224	1/4/12	\$729,000	\$776,000	2990	8	1998	Avg	10404	N	N	12013 12TH AVE NW
39 - 1	085340	0280	7/14/10	\$480,000	\$486,000	1700	9	1974	Good	9620	N	N	12636 BLAKELY PL NW
39 - 1	437970	0100	7/27/10	\$615,000	\$625,000	1700	9	1960	Good	26727	N	N	14275 SHERWOOD RD NW
39 - 1	437970	0100	4/17/12	\$684,000	\$721,000	1700	9	1960	Good	26727	N	N	14275 SHERWOOD RD NW
39 - 1	085340	0090	8/7/12	\$625,000	\$647,000	1730	9	1962	Avg	10152	N	N	1208 NW BLAKELY CT
39 - 1	230390	0185	10/27/10	\$780,000	\$809,000	1780	9	1954	Good	20000	Y	N	13521 8TH AVE NW
39 - 1	230390	0175	1/11/12	\$594,700	\$633,000	1800	9	1954	Avg	21586	Y	N	830 NW ELFORD DR
39 - 1	620260	0180	8/24/12	\$1,362,000	\$1,406,000	2000	9	1959	Good	104979	Y	N	638 NW NORTHWOOD RD
39 - 1	230390	0190	10/12/11	\$825,000	\$881,000	2040	9	1953	Good	18562	Y	N	13535 8TH AVE NW
39 - 1	763370	0080	11/3/11	\$849,000	\$907,000	2070	9	1976	Avg	9831	Y	N	1250 NW 126TH ST
39 - 1	252603	9221	10/29/12	\$665,000	\$676,000	2290	9	1998	Avg	10044	N	N	12013 B 12TH AVE NW
39 - 1	085340	0011	2/15/12	\$848,000	\$900,000	2610	9	1968	Good	13268	Y	N	1243 NW BLAKELY CT
39 - 1	230390	0015	12/13/10	\$905,000	\$946,000	1730	10	1956	Avg	69260	Y	N	962 NW ELFORD DR
39 - 1	085340	0190	10/25/11	\$985,000	\$1,052,000	1900	10	1976	Avg	18018	Y	N	1278 NW BLAKELY CT
39 - 1	085340	0190	8/27/10	\$1,225,000	\$1,254,000	1900	10	1976	Avg	18018	Y	N	1278 NW BLAKELY CT
39 - 1	620260	0270	8/24/10	\$634,620	\$649,000	1950	10	1951	Fair	58806	N	N	13739 NORTHWOOD RD NW
39 - 1	437960	0025	6/2/11	\$684,250	\$729,000	1980	10	1982	Avg	62290	Y	N	909 NW NORTHWOOD RD
39 - 1	763370	0070	9/19/12	\$1,385,000	\$1,422,000	2160	10	1973	Good	10937	Y	N	1248 NW 126TH ST
39 - 1	763370	0060	10/11/12	\$685,000	\$700,000	2310	10	1972	Good	9420	Y	N	1244 NW 126TH ST

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Areas 1 and 39
(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
39 - 1	230390	0135	11/29/11	\$1,080,000	\$1,152,000	2600	10	1956	Good	27300	Y	N	1039 NW ELFORD DR
39 - 1	361960	0090	4/6/11	\$849,900	\$901,000	2700	10	1969	Avg	20411	Y	N	13200 9TH AVE NW
39 - 1	085340	0110	7/27/11	\$1,255,000	\$1,340,000	2870	10	1968	VGood	28855	Y	N	1216 NW BLAKELY CT
39 - 1	230390	0085	8/13/12	\$1,050,000	\$1,086,000	3050	10	1941	Good	20005	Y	N	1008 NW ELFORD DR
39 - 1	620260	0020	12/28/11	\$1,025,000	\$1,092,000	3140	10	2004	Avg	20400	Y	N	632 NW 137TH ST
39 - 1	361660	0004	3/30/11	\$1,290,000	\$1,367,000	2670	11	1986	Avg	32153	Y	N	1014 NW 132ND ST
39 - 1	361660	0006	12/3/12	\$2,185,000	\$2,203,000	4430	11	1988	Avg	199069	Y	N	13207 11TH AVE NW
39 - 2	086800	0050	3/28/12	\$505,000	\$534,000	890	7	2011	Avg	7800	N	N	1258 NW NORCROSS WAY
39 - 2	086800	0290	7/24/12	\$475,000	\$493,000	1120	7	1946	Good	8340	N	N	10526 13TH AVE NW
39 - 2	086800	0330	1/17/12	\$440,000	\$468,000	1230	7	1951	Good	8340	N	N	10515 12TH AVE NW
39 - 2	086800	0320	3/7/12	\$453,000	\$480,000	860	8	1946	Good	7104	N	N	10503 12TH AVE NW
39 - 2	086800	2130	11/14/12	\$650,000	\$659,000	990	8	1942	Good	6505	Y	N	10013 RICHWOOD AVE NW
39 - 2	086800	1188	11/15/10	\$458,000	\$476,000	1250	8	1949	Good	7110	N	N	1526 NW 100TH ST
39 - 2	086800	0250	9/7/12	\$745,000	\$767,000	1290	8	1951	Good	7800	Y	N	1230 NW WOODBINE WAY
39 - 2	086800	1225	9/24/12	\$683,500	\$701,000	1300	8	1950	Good	7800	Y	N	10029 VALMAY AVE NW
39 - 2	086800	1865	4/13/12	\$555,000	\$586,000	1420	8	1953	Good	8128	Y	N	2314 NW 100TH ST
39 - 2	086800	0370	1/18/11	\$470,000	\$494,000	1440	8	1949	Good	8340	N	N	10556 14TH AVE NW
39 - 2	086800	1895	10/18/12	\$765,000	\$780,000	1510	8	1955	Good	7150	Y	N	10204 BELGROVE CT NW
39 - 2	086800	1920	9/27/11	\$825,000	\$882,000	1540	8	1948	Avg	7200	Y	N	10234 BELGROVE CT NW
39 - 2	086800	0395	11/14/12	\$470,000	\$476,000	1570	8	1951	Avg	8340	N	N	10526 14TH AVE NW
39 - 2	086800	2320	12/4/12	\$760,000	\$766,000	1600	8	1959	Avg	9240	Y	N	10321 BEDFORD CT NW
39 - 2	086800	1990	3/22/12	\$995,000	\$1,052,000	1740	8	2007	Avg	24102	Y	N	10004 VINTON CT NW
39 - 2	086800	0010	2/14/11	\$661,400	\$698,000	1790	8	1947	Good	11880	N	N	1210 NW NORCROSS WAY
39 - 2	086800	0268	7/12/11	\$820,000	\$875,000	2010	8	2006	Avg	9850	N	N	10729 12TH AVE NW
39 - 2	086800	1040	5/16/11	\$815,500	\$868,000	2090	8	2003	Avg	7320	N	N	1524 NW BLUE RIDGE DR
39 - 2	086800	0885	8/15/11	\$1,040,000	\$1,111,000	2430	8	1998	Good	14089	Y	N	10505 VALMAY AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 2	086800	2260	10/26/10	\$799,950	\$829,000	1250	9	1950	Avg	8122	Y	N	2032 NW BLUE RIDGE DR
39 - 2	086800	1445	4/30/10	\$789,000	\$782,000	1530	9	1952	Good	11340	Y	N	10629 CULPEPER CT NW
39 - 2	086800	1950	9/16/11	\$789,000	\$843,000	1580	9	1954	Good	7200	Y	N	10113 RADFORD AVE NW
39 - 2	086800	2330	5/11/10	\$1,100,000	\$1,094,000	1610	9	1968	Good	10080	Y	N	10305 BEDFORD CT NW
39 - 2	086800	2265	11/21/11	\$710,000	\$758,000	1660	9	1956	Good	8122	Y	N	2040 NW BLUE RIDGE DR
39 - 2	086800	0600	3/16/11	\$900,000	\$952,000	1710	9	1940	Good	10960	Y	N	10821 VALMAY AVE NW
39 - 2	086800	1665	1/24/12	\$750,000	\$798,000	1790	9	1954	Good	8890	Y	N	10212 RADFORD AVE NW
39 - 2	086800	0745	9/13/12	\$795,000	\$817,000	1790	9	1945	Good	10400	Y	N	10504 VALMAY AVE NW
39 - 2	086800	2085	3/22/12	\$1,060,000	\$1,121,000	1870	9	1946	VGood	6000	Y	N	2411 NW BLUE RIDGE DR
39 - 2	086800	1250	10/3/10	\$735,000	\$758,000	1920	9	1952	Good	9132	Y	N	10001 VALMAY AVE NW
39 - 2	086800	1402	4/27/10	\$795,000	\$787,000	2060	9	1979	Good	12528	Y	N	1730 NW GREENBRIER WAY
39 - 2	086800	1995	9/21/12	\$1,540,000	\$1,581,000	2150	9	1951	VGood	10000	Y	N	10019 RADFORD AVE NW
39 - 2	086800	1607	7/5/12	\$984,050	\$1,026,000	2220	9	1967	Good	16200	Y	N	10221 RADFORD AVE NW
39 - 2	086800	0580	1/27/10	\$1,075,000	\$1,032,000	2380	9	1946	Good	8000	Y	N	1543 NW WOODBINE WAY
39 - 2	086800	1905	8/12/11	\$966,000	\$1,032,000	2590	9	1950	Good	7200	Y	N	10214 BELGROVE CT NW
39 - 2	086800	1100	6/3/10	\$639,000	\$640,000	2810	9	1951	Good	11250	N	N	1533 NW BLUE RIDGE DR
39 - 2	086800	1795	11/17/11	\$1,270,000	\$1,356,000	2840	9	2006	Avg	7750	Y	N	10224 RICHWOOD AVE NW
39 - 2	086800	0640	7/12/11	\$970,000	\$1,035,000	2890	9	1962	Good	8472	N	N	10552 15TH AVE NW
39 - 2	086800	0810	11/7/12	\$900,000	\$913,000	3130	9	1941	Good	12834	Y	N	1520 NW WOODBINE WAY
39 - 2	086800	2455	7/13/10	\$1,335,000	\$1,351,000	1900	10	1950	Good	17371	Y	N	2444 NW BLUE RIDGE DR
39 - 2	086800	2282	9/17/12	\$1,170,000	\$1,202,000	2160	10	1955	Good	24587	Y	N	10320 BEDFORD CT NW
39 - 2	086800	2282	10/19/10	\$1,320,000	\$1,366,000	2160	10	1955	Good	24587	Y	N	10320 BEDFORD CT NW
39 - 2	086800	2450	8/29/11	\$1,695,000	\$1,811,000	2320	10	2004	Avg	8400	Y	N	2438 NW BLUE RIDGE DR
39 - 2	086800	0980	9/12/12	\$1,311,000	\$1,348,000	3950	10	1951	Good	13920	N	N	1509 NW GREENBRIER WAY
39 - 2	086800	2347	7/22/11	\$1,492,500	\$1,593,000	2820	11	1990	Avg	12672	Y	N	2310 NW BLUE RIDGE DR
39 - 2	086800	1980	4/10/12	\$1,200,000	\$1,266,000	3110	11	1939	Good	8040	Y	N	10005 VINTON CT NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 2	086800	2030	8/11/11	\$2,000,000	\$2,136,000	3430	11	1956	Good	14753	Y	N	2319 NW BLUE RIDGE DR
39 - 3	515120	0125	6/27/12	\$195,000	\$204,000	780	6	1942	Avg	8330	N	N	13748 PALATINE AVE N
39 - 3	242603	9185	11/19/10	\$280,000	\$291,000	830	6	1949	Avg	6600	N	N	13244 1ST AVE NW
39 - 3	198020	0365	7/19/12	\$310,000	\$322,000	840	6	1937	VGood	8100	N	N	124 NW 143RD ST
39 - 3	010600	0360	3/28/12	\$305,000	\$322,000	850	6	1948	Avg	8391	N	N	10038 DIBBLE AVE NW
39 - 3	010600	0275	3/31/11	\$232,000	\$246,000	860	6	1948	Avg	8100	N	N	10315 8TH AVE NW
39 - 3	113900	0050	4/4/10	\$339,000	\$333,000	860	6	1985	Avg	7500	Y	N	210 N 107TH ST
39 - 3	010600	0135	10/24/12	\$339,000	\$345,000	860	6	1948	Avg	8168	N	N	10057 DIBBLE AVE NW
39 - 3	291820	0030	1/6/12	\$265,000	\$282,000	990	6	1942	VGood	5419	N	N	103 NW 136TH ST
39 - 3	010600	0075	9/18/12	\$272,450	\$280,000	1040	6	1948	Avg	8105	N	N	9717 8TH AVE NW
39 - 3	010600	0025	4/27/12	\$214,000	\$225,000	1180	6	1948	Avg	8069	N	N	9717 DIBBLE AVE NW
39 - 3	113900	0855	7/9/12	\$310,000	\$323,000	1180	6	1930	Good	7260	N	N	112 N 105TH ST
39 - 3	010600	0070	12/13/11	\$207,000	\$221,000	1510	6	1948	Avg	8100	N	N	9725 8TH AVE NW
39 - 3	515120	0205	4/4/11	\$320,000	\$339,000	790	7	1952	Avg	6777	N	N	13706 1ST AVE NW
39 - 3	201630	0056	5/19/11	\$312,500	\$333,000	790	7	1945	Good	7677	N	N	10016 13TH AVE NW
39 - 3	201630	0046	7/10/12	\$319,000	\$332,000	800	7	1946	Avg	7669	N	N	10038 13TH AVE NW
39 - 3	074800	0150	8/3/11	\$295,950	\$316,000	810	7	1948	Avg	7200	N	N	14034 1ST AVE NW
39 - 3	949820	0036	5/20/10	\$349,995	\$349,000	830	7	1949	Avg	6804	N	N	10325 13TH AVE NW
39 - 3	201630	0076	5/17/11	\$295,999	\$315,000	850	7	1949	Avg	7597	N	N	10047 12TH AVE NW
39 - 3	682410	0045	9/12/11	\$369,950	\$395,000	860	7	1951	Good	6400	N	N	847 NW 97TH ST
39 - 3	682410	0195	10/13/11	\$239,900	\$256,000	890	7	1947	Good	6400	N	N	926 NW 96TH ST
39 - 3	074800	0160	7/19/10	\$285,000	\$289,000	890	7	1942	Avg	7788	N	N	14023 PALATINE AVE N
39 - 3	092400	0080	7/28/11	\$340,000	\$363,000	890	7	1941	VGood	8370	N	N	13241 2ND AVE NW
39 - 3	076700	0136	12/5/12	\$242,500	\$244,000	900	7	1997	Avg	1631	N	N	330 NW 103RD ST
39 - 3	362603	9278	7/18/12	\$346,000	\$360,000	900	7	1951	Avg	6000	N	N	933 NW 96TH ST
39 - 3	362603	9277	7/26/11	\$271,000	\$289,000	920	7	1940	Good	5280	N	N	945 NW 96TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 3	949820	0045	10/12/10	\$324,029	\$335,000	930	7	1949	Avg	6930	N	N	10339 13TH AVE NW
39 - 3	891050	0615	2/23/10	\$429,000	\$416,000	930	7	1926	Avg	7560	N	N	11040 1ST AVE NW
39 - 3	891050	0153	7/25/12	\$311,750	\$324,000	940	7	1926	Good	5040	N	N	11223 PALATINE AVE N
39 - 3	515120	0165	6/28/11	\$282,000	\$301,000	940	7	1939	Avg	6772	N	N	13733 PALATINE AVE N
39 - 3	914410	0385	10/22/12	\$355,000	\$362,000	950	7	1940	VGood	10060	N	N	9527 12TH AVE NW
39 - 3	676620	0020	4/18/11	\$407,000	\$432,000	950	7	1947	Good	6210	N	N	9506 13TH AVE NW
39 - 3	442760	0185	12/14/12	\$417,000	\$419,000	950	7	1953	Avg	7000	N	N	10703 3RD AVE NW
39 - 3	891050	0689	3/9/10	\$269,900	\$263,000	960	7	1949	Fair	7560	N	N	11014 PALATINE AVE N
39 - 3	638050	0121	5/7/12	\$442,000	\$465,000	960	7	1947	Good	7689	N	N	11727 2ND AVE NW
39 - 3	113900	0409	4/6/11	\$245,000	\$260,000	980	7	1948	Avg	7907	N	N	204 NW 107TH ST
39 - 3	113900	0120	12/28/10	\$296,000	\$310,000	980	7	1939	Avg	7560	N	N	10750 1ST AVE NW
39 - 3	914410	0318	10/14/11	\$230,000	\$246,000	990	7	1953	Avg	6000	N	N	1211 NW 100TH ST
39 - 3	362603	9230	4/27/10	\$429,500	\$425,000	1000	7	1946	Avg	7200	N	N	10309 14TH AVE NW
39 - 3	682510	0045	9/27/11	\$372,500	\$398,000	1020	7	1942	Avg	6800	N	N	914 NW 97TH ST
39 - 3	113900	0810	7/31/12	\$416,000	\$432,000	1020	7	1960	Avg	10000	N	N	10544 1ST AVE NW
39 - 3	515300	0080	1/9/12	\$289,900	\$309,000	1030	7	1946	Avg	7680	N	N	12557 1ST AVE NW
39 - 3	515300	0025	2/8/11	\$365,000	\$385,000	1030	7	1951	Avg	7680	N	N	12522 2ND AVE NW
39 - 3	442760	0045	11/13/12	\$340,000	\$345,000	1040	7	1953	Avg	6500	N	N	10744 5TH AVE NW
39 - 3	615490	0010	9/1/11	\$420,000	\$449,000	1040	7	1947	Avg	7102	N	N	10322 12TH AVE NW
39 - 3	914410	0199	3/12/12	\$211,000	\$223,000	1060	7	1940	Avg	5632	N	N	9517 14TH AVE NW
39 - 3	206710	0055	8/24/11	\$320,000	\$342,000	1060	7	1949	VGood	8100	N	N	132 NW 131ST ST
39 - 3	552260	0120	9/20/10	\$415,000	\$427,000	1060	7	1949	Avg	7228	Y	N	10029 9TH AVE NW
39 - 3	113900	0210	7/15/11	\$337,500	\$360,000	1070	7	1924	Good	7560	N	N	10739 PALATINE AVE N
39 - 3	074800	0261	9/24/10	\$269,500	\$278,000	1070	7	1953	Avg	6000	N	N	14010 2ND AVE NW
39 - 3	113900	0615	5/6/10	\$400,000	\$397,000	1070	7	1951	Avg	5000	N	N	10515 2ND AVE NW
39 - 3	242603	9308	4/23/12	\$186,000	\$196,000	1080	7	2005	Avg	1140	N	N	13435 G GREENWOOD AVE N

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 3	915760	0085	1/26/12	\$345,000	\$367,000	1100	7	1947	Good	8160	N	N	12720 2ND AVE NW
39 - 3	391840	0150	1/24/12	\$255,000	\$271,000	1110	7	1925	Good	4275	Y	N	209 N 117TH ST
39 - 3	074800	0360	1/12/11	\$272,000	\$286,000	1110	7	1934	Good	8100	N	N	14010 3RD AVE NW
39 - 3	891050	0496	12/16/10	\$318,000	\$333,000	1110	7	1919	VGood	6510	N	N	221 NW 112TH ST
39 - 3	944130	0045	11/2/11	\$289,900	\$310,000	1110	7	1949	Avg	8160	N	N	13027 1ST AVE NW
39 - 3	944130	0050	3/1/12	\$300,000	\$318,000	1110	7	1949	Avg	8160	N	N	13031 1ST AVE NW
39 - 3	113900	0360	2/12/10	\$373,500	\$361,000	1110	7	1942	Avg	7560	Y	N	10738 3RD AVE NW
39 - 3	914410	0176	5/28/10	\$369,500	\$369,000	1110	7	1950	Avg	8100	N	N	9541 14TH AVE NW
39 - 3	322320	0015	4/7/11	\$429,950	\$456,000	1110	7	1944	VGood	6250	N	N	11549 PALATINE AVE N
39 - 3	391840	0035	12/12/12	\$343,000	\$345,000	1120	7	1951	Avg	7936	N	N	11730 PALATINE AVE N
39 - 3	074800	0330	7/13/10	\$272,000	\$275,000	1130	7	1937	Avg	8100	N	N	14029 2ND AVE NW
39 - 3	914410	0236	5/7/10	\$345,000	\$343,000	1130	7	1950	Avg	7920	N	N	9527 13TH AVE NW
39 - 3	391840	0180	8/18/10	\$330,000	\$337,000	1130	7	1948	Avg	6300	N	N	11542 PALATINE AVE N
39 - 3	337490	0030	12/13/12	\$252,000	\$253,000	1140	7	1948	Avg	8124	N	N	126 NW 135TH PL
39 - 3	362603	9419	8/9/11	\$279,990	\$299,000	1140	7	2005	Avg	1237	N	N	10122 B 3RD AVE NW
39 - 3	242603	9309	12/13/10	\$200,000	\$209,000	1150	7	2005	Avg	1162	N	N	13435 F GREENWOOD AVE N
39 - 3	113900	0675	10/10/11	\$282,500	\$302,000	1150	7	1941	Avg	7500	N	N	10557 2ND AVE NW
39 - 3	515120	0099	4/14/10	\$339,150	\$334,000	1150	7	1961	Avg	5950	N	N	13722 PALATINE AVE N
39 - 3	792260	0015	7/2/10	\$405,000	\$409,000	1150	7	1948	Avg	7200	Y	N	10342 12TH AVE NW
39 - 3	074800	0060	6/21/10	\$380,000	\$382,000	1160	7	1961	Good	7200	N	N	14008 PALATINE AVE N
39 - 3	198020	0220	11/16/10	\$319,000	\$332,000	1170	7	1953	Avg	8100	N	N	123 N 144TH ST
39 - 3	638050	0015	12/20/12	\$430,000	\$431,000	1170	7	1952	Avg	7681	Y	N	11733 PALATINE AVE N
39 - 3	010600	0225	7/10/12	\$360,000	\$375,000	1180	7	1948	Avg	8108	Y	N	10048 9TH AVE NW
39 - 3	113900	0060	8/6/10	\$260,000	\$265,000	1180	7	2008	Avg	941	Y	N	10703 B GREENWOOD AVE N
39 - 3	113900	0057	4/23/10	\$275,000	\$272,000	1180	7	2008	Avg	654	N	N	10701 B GREENWOOD AVE N
39 - 3	615490	0060	6/11/12	\$485,000	\$507,000	1180	7	1947	Good	6030	Y	N	1104 NW 103RD ST

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Areas 1 and 39
(1 to 3 Unit Residences)

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39 - 3	552260	0095	4/10/12	\$355,000	\$375,000	1190	7	1951	Avg	6750	Y	N	10003 9TH AVE NW
39 - 3	010600	0150	1/27/10	\$415,000	\$398,000	1200	7	1948	Good	8168	N	N	10039 DIBBLE AVE NW
39 - 3	010600	0150	4/11/12	\$389,000	\$410,000	1200	7	1948	Good	8168	N	N	10039 DIBBLE AVE NW
39 - 3	362603	9366	1/24/12	\$410,000	\$436,000	1200	7	1963	Avg	7646	N	N	9526 12TH AVE NW
39 - 3	730890	0205	10/4/11	\$529,000	\$565,000	1200	7	1925	Good	7705	N	N	12214 2ND AVE NW
39 - 3	442760	0105	4/19/10	\$345,000	\$341,000	1230	7	1953	Avg	6800	N	N	10744 4TH AVE NW
39 - 3	113900	0055	9/22/10	\$264,950	\$273,000	1230	7	2008	Avg	1000	N	N	10701 D GREENWOOD AVE N
39 - 3	322320	0075	4/8/10	\$430,000	\$423,000	1240	7	1944	Good	6250	N	N	11512 1ST AVE NW
39 - 3	615490	0100	9/23/11	\$325,000	\$347,000	1250	7	1948	Avg	7102	Y	N	10320 11TH AVE NW
39 - 3	291820	0010	5/22/10	\$312,500	\$312,000	1250	7	1953	Avg	7039	N	N	143 NW 136TH ST
39 - 3	362603	9281	7/7/11	\$300,000	\$320,000	1250	7	1951	Avg	7839	N	N	217 NW 105TH ST
39 - 3	638050	0050	3/7/12	\$420,000	\$445,000	1260	7	1951	Avg	7691	N	N	11750 1ST AVE NW
39 - 3	113900	0752	4/6/11	\$402,000	\$426,000	1280	7	1950	Avg	7500	N	N	10515 1ST AVE NW
39 - 3	915810	0121	11/15/10	\$305,000	\$317,000	1290	7	2001	Avg	1581	N	N	12719 A GREENWOOD AVE N
39 - 3	730890	0645	6/29/10	\$329,241	\$332,000	1310	7	1926	Good	8172	Y	N	12003 PALATINE AVE N
39 - 3	362603	9218	1/5/10	\$415,000	\$395,000	1320	7	1963	Good	7108	N	N	9522 12TH AVE NW
39 - 3	291820	0005	12/23/10	\$316,972	\$332,000	1320	7	1948	Avg	6952	N	N	13536 3RD AVE NW
39 - 3	891050	0034	10/19/10	\$369,500	\$382,000	1320	7	1984	Avg	9823	N	N	11314 3RD AVE NW
39 - 3	914410	0367	4/13/12	\$365,000	\$385,000	1340	7	1951	Good	8580	N	N	9610 13TH AVE NW
39 - 3	391840	0148	3/23/10	\$420,000	\$411,000	1340	7	1962	Avg	7513	N	N	11538 3RD AVE NW
39 - 3	687780	0025	5/9/12	\$350,000	\$368,000	1350	7	1947	Avg	8160	N	N	12533 2ND AVE NW
39 - 3	730890	0275	5/15/12	\$440,500	\$463,000	1360	7	1949	Good	7720	N	N	12252 3RD AVE NW
39 - 3	552260	0055	4/5/10	\$415,000	\$408,000	1360	7	1950	Avg	6700	Y	N	10023 11TH AVE NW
39 - 3	638050	0151	11/23/11	\$270,000	\$288,000	1370	7	1939	Avg	7697	N	N	11738 3RD AVE NW
39 - 3	362603	9012	4/5/12	\$225,000	\$238,000	1380	7	1951	Avg	8550	N	N	10337 11TH AVE NW
39 - 3	914410	0288	3/16/11	\$400,000	\$423,000	1390	7	1959	Avg	8745	N	N	9713 13TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 3	074800	0235	4/8/11	\$320,500	\$340,000	1400	7	1951	Good	8100	N	N	14021 1ST AVE NW
39 - 3	504980	0035	3/20/12	\$370,000	\$391,000	1410	7	1905	Good	7155	N	N	10351 8TH AVE NW
39 - 3	076700	0201	10/25/12	\$302,000	\$308,000	1420	7	1995	Avg	1537	N	N	314 NW 103RD ST
39 - 3	186240	0010	1/15/10	\$385,000	\$368,000	1450	7	1941	Good	6360	Y	N	9250 15TH AVE NW
39 - 3	730890	0765	7/20/10	\$375,000	\$380,000	1460	7	1951	Avg	9229	N	N	12035 GREENWOOD AVE N
39 - 3	247450	0055	4/5/10	\$470,000	\$462,000	1490	7	1953	Avg	13770	N	N	823 NW 107TH ST
39 - 3	515120	0335	5/10/10	\$380,000	\$378,000	1500	7	1932	VGood	8995	N	N	13712 2ND AVE NW
39 - 3	076700	0177	4/1/10	\$306,000	\$300,000	1500	7	2000	Avg	1456	N	N	10118 4TH AVE NW
39 - 3	442760	0090	7/20/10	\$385,000	\$390,000	1500	7	1953	Avg	8000	N	N	10721 4TH AVE NW
39 - 3	944130	0015	5/10/12	\$320,000	\$336,000	1520	7	1949	Good	8160	N	N	13016 2ND AVE NW
39 - 3	891050	0686	2/15/12	\$339,000	\$360,000	1520	7	1949	Avg	7560	Y	N	11032 PALATINE AVE N
39 - 3	337490	0080	4/7/11	\$319,900	\$339,000	1530	7	1948	Avg	8100	N	N	127 NW 135TH PL
39 - 3	914410	0256	9/10/10	\$371,900	\$382,000	1530	7	1951	Avg	9720	N	N	9609 13TH AVE NW
39 - 3	113900	0400	12/19/11	\$320,000	\$341,000	1550	7	1922	Avg	5034	Y	N	220 NW 107TH ST
39 - 3	198020	0385	6/8/10	\$532,000	\$533,000	1550	7	1940	VGood	6499	N	N	210 NW 143RD ST
39 - 3	730890	0355	8/4/11	\$384,469	\$411,000	1570	7	1936	Good	7715	N	N	12237 2ND AVE NW
39 - 3	186240	0100	1/3/12	\$365,000	\$389,000	1600	7	1942	Good	8160	N	N	9203 14TH AVE NW
39 - 3	914410	0237	1/28/11	\$349,900	\$368,000	1610	7	1950	Avg	7920	N	N	9531 13TH AVE NW
39 - 3	949820	0010	6/8/10	\$423,000	\$424,000	1620	7	1950	Avg	6930	N	N	10340 14TH AVE NW
39 - 3	730890	0520	5/27/10	\$363,450	\$363,000	1630	7	1937	Avg	7680	N	N	12026 2ND AVE NW
39 - 3	247450	0045	9/7/11	\$430,000	\$459,000	1630	7	1953	Avg	6183	N	N	816 NW 107TH ST
39 - 3	113900	0385	6/29/10	\$425,000	\$429,000	1660	7	1922	Avg	10074	Y	N	10710 3RD AVE NW
39 - 3	113900	0385	12/8/11	\$435,000	\$464,000	1660	7	1922	Avg	10074	Y	N	10710 3RD AVE NW
39 - 3	322320	0080	1/11/10	\$531,000	\$507,000	1690	7	1944	VGood	6250	Y	N	11518 1ST AVE NW
39 - 3	362603	9236	11/8/11	\$347,000	\$370,000	1700	7	1945	Good	8100	Y	N	1100 NW 95TH ST
39 - 3	186240	0005	5/27/10	\$345,000	\$345,000	1700	7	1942	Avg	6600	N	N	1447 NW 95TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 3	747490	0015	6/13/12	\$192,500	\$201,000	1730	7	1954	Fair	5400	N	N	10622 8TH AVE NW
39 - 3	442760	0065	5/19/10	\$474,000	\$472,000	1730	7	1994	Avg	6500	N	N	10757 4TH AVE NW
39 - 3	074800	0220	10/2/12	\$399,950	\$409,000	1740	7	1990	Avg	8100	N	N	14041 1ST AVE NW
39 - 3	747490	0035	11/4/10	\$439,000	\$456,000	1780	7	1954	Avg	10500	N	N	10516 8TH AVE NW
39 - 3	247450	0065	7/31/12	\$340,000	\$353,000	1840	7	1953	Avg	6600	N	N	811 NW 107TH ST
39 - 3	391840	0024	5/24/10	\$319,000	\$318,000	1904	7	2006	Avg	1112	N	N	11713 B GREENWOOD AVE N
39 - 3	377330	0005	6/18/12	\$360,000	\$376,000	1910	7	1953	Avg	6616	N	N	10505 8TH AVE NW
39 - 3	362603	9205	8/8/12	\$420,000	\$435,000	1920	7	1941	VGood	11872	N	N	10327 14TH AVE NW
39 - 3	891050	0120	7/16/10	\$455,000	\$461,000	1940	7	1918	VGood	8820	N	N	11222 1ST AVE NW
39 - 3	391840	0016	12/11/12	\$298,000	\$300,000	1948	7	2006	Avg	975	Y	N	11707 C GREENWOOD AVE N
39 - 3	391840	0022	1/13/10	\$310,000	\$296,000	1972	7	2006	Avg	1112	N	N	11713 C GREENWOOD AVE N
39 - 3	391840	0005	5/13/10	\$333,000	\$331,000	1980	7	1942	Avg	10000	N	N	11754 PALATINE AVE N
39 - 3	391840	0012	8/29/12	\$321,000	\$331,000	1980	7	2006	Avg	941	N	N	11705 C GREENWOOD AVE N
39 - 3	391840	0015	4/16/12	\$325,000	\$343,000	2000	7	2006	Avg	2291	Y	N	11707 D GREENWOOD AVE N
39 - 3	391840	0025	11/22/11	\$311,800	\$333,000	2148	7	2006	Avg	1691	N	N	11713 A GREENWOOD AVE N
39 - 3	391840	0025	7/12/10	\$335,000	\$339,000	2148	7	2006	Avg	1691	N	N	11713 A GREENWOOD AVE N
39 - 3	198020	0185	10/10/10	\$520,000	\$537,000	2160	7	1932	VGood	8100	N	N	120 N 144TH ST
39 - 3	113900	0005	5/18/10	\$412,950	\$412,000	2240	7	1924	Good	7767	N	N	10756 PALATINE AVE N
39 - 3	362603	9284	6/15/11	\$350,000	\$373,000	2250	7	1951	Good	8293	N	N	228 NW 104TH ST
39 - 3	362603	9198	7/24/12	\$443,000	\$460,000	2420	7	1986	Avg	6750	N	N	1108 NW 95TH ST
39 - 3	915810	0045	5/15/12	\$332,000	\$349,000	970	8	1948	Good	9240	N	N	12759 PALATINE AVE N
39 - 3	113900	0091	3/23/12	\$225,000	\$238,000	1010	8	2002	Avg	1097	N	N	10747 A GREENWOOD AVE N
39 - 3	758620	0058	7/22/10	\$258,000	\$262,000	1086	8	2005	Avg	1591	N	N	10135 HOLMAN RD NW
39 - 3	113900	0092	4/12/10	\$239,000	\$236,000	1110	8	2002	Avg	979	N	N	10747 B GREENWOOD AVE N
39 - 3	287460	0080	4/25/12	\$356,700	\$376,000	1170	8	1954	Avg	33430	N	N	10749 11TH AVE NW
39 - 3	362603	9357	6/7/12	\$365,000	\$382,000	1180	8	1963	Avg	8610	N	N	126 NW 104TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 3	113900	0072	9/11/12	\$269,000	\$277,000	1180	8	2009	Avg	834	N	N	10715 B GREENWOOD AVE N
39 - 3	113900	0069	5/7/10	\$299,000	\$297,000	1240	8	2009	Avg	1221	N	N	10713 A GREENWOOD AVE N
39 - 3	113900	0065	5/3/10	\$299,000	\$297,000	1240	8	2009	Avg	1207	N	N	10713 C GREENWOOD AVE N
39 - 3	730940	0025	5/15/12	\$332,000	\$349,000	1250	8	1950	Avg	6460	Y	N	12205 GREENWOOD AVE N
39 - 3	113900	0071	3/2/10	\$299,000	\$291,000	1250	8	2009	Avg	1223	N	N	10715 A GREENWOOD AVE N
39 - 3	268060	0005	8/8/12	\$400,000	\$414,000	1270	8	1954	Avg	8160	N	N	12556 3RD AVE NW
39 - 3	186240	0467	8/7/12	\$319,000	\$330,000	1280	8	1998	Avg	1075	N	N	9044 A MARY AVE NW
39 - 3	391840	0157	3/7/12	\$225,000	\$238,000	1310	8	2005	Avg	1316	N	N	217 N 117TH ST
39 - 3	515120	0061	8/11/10	\$300,000	\$306,000	1310	8	2001	Avg	1680	N	N	13709 GREENWOOD AVE N
39 - 3	687780	0050	8/25/11	\$349,000	\$373,000	1320	8	1952	Avg	8160	N	N	12501 2ND AVE NW
39 - 3	010800	0123	8/14/12	\$249,000	\$258,000	1340	8	2006	Avg	1325	N	N	401 B NW 101ST ST
39 - 3	010700	0030	1/20/10	\$300,000	\$287,000	1340	8	2009	Avg	1654	N	N	10409 ALDERBROOK PL NW
39 - 3	242603	9180	11/4/10	\$405,000	\$420,000	1340	8	1949	Avg	8160	N	N	12705 2ND AVE NW
39 - 3	010700	0031	1/14/10	\$329,000	\$314,000	1340	8	2009	Avg	1741	N	N	10411 ALDERBROOK PL NW
39 - 3	010700	0030	11/27/12	\$335,000	\$338,000	1340	8	2009	Avg	1654	N	N	10409 ALDERBROOK PL NW
39 - 3	891050	0586	4/13/12	\$375,000	\$396,000	1360	8	1977	Avg	7560	Y	N	11015 1ST AVE NW
39 - 3	287460	0260	11/3/10	\$359,950	\$374,000	1370	8	1953	Avg	7190	N	N	10742 11TH AVE NW
39 - 3	201630	0006	10/25/11	\$435,000	\$465,000	1390	8	1976	Avg	7695	N	N	1315 NW 103RD ST
39 - 3	914410	0080	6/28/12	\$475,000	\$496,000	1390	8	1956	Avg	7315	Y	N	9726 15TH AVE NW
39 - 3	362603	9345	10/26/12	\$400,000	\$407,000	1400	8	1962	Avg	9317	N	N	10340 MARY AVE NW
39 - 3	287460	0295	8/7/12	\$450,000	\$466,000	1400	8	1954	Avg	8211	N	N	912 NW 107TH ST
39 - 3	287460	0075	1/20/12	\$430,000	\$457,000	1410	8	1954	Avg	24637	N	N	10745 11TH AVE NW
39 - 3	515300	0035	9/24/12	\$400,000	\$410,000	1420	8	1951	Avg	7680	N	N	12528 2ND AVE NW
39 - 3	440320	0145	4/1/11	\$455,000	\$482,000	1430	8	1948	Avg	9628	N	N	10057 MARY AVE NW
39 - 3	638050	0006	4/20/11	\$460,000	\$488,000	1430	8	1954	Avg	7689	Y	N	11751 PALATINE AVE N
39 - 3	010800	0121	10/28/11	\$240,000	\$256,000	1440	8	2006	Avg	1975	N	N	401 D NW 101ST ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 3	682410	0020	2/18/10	\$335,000	\$324,000	1440	8	2008	Avg	1209	N	N	819 B NW 97TH ST
39 - 3	682410	0024	8/9/11	\$299,990	\$320,000	1440	8	2008	Avg	2341	N	N	817 A NW 97TH ST
39 - 3	074800	0395	10/3/11	\$282,500	\$302,000	1450	8	1957	Avg	7425	N	N	14052 3RD AVE NW
39 - 3	914410	0186	3/5/10	\$460,000	\$448,000	1450	8	1950	Avg	9450	N	N	9527 14TH AVE NW
39 - 3	682410	0015	5/19/11	\$289,950	\$309,000	1460	8	2006	Avg	1820	N	N	815 A NW 97TH ST
39 - 3	682410	0017	2/25/10	\$325,000	\$315,000	1460	8	2006	Avg	1224	N	N	811 A NW 97TH ST
39 - 3	891050	0732	5/9/12	\$350,000	\$368,000	1460	8	2002	Avg	1973	N	N	11033 C GREENWOOD AVE N
39 - 3	391840	0156	8/21/12	\$255,000	\$263,000	1480	8	2005	Avg	1024	Y	N	215 N 117TH ST
39 - 3	198020	0400	3/10/11	\$340,000	\$360,000	1490	8	1968	Good	7200	N	N	220 NW 143RD ST
39 - 3	891050	0100	12/15/11	\$456,000	\$486,000	1550	8	1950	Avg	10080	N	N	11240 1ST AVE NW
39 - 3	730890	0280	11/29/12	\$400,000	\$404,000	1570	8	1949	Avg	10290	N	N	12244 3RD AVE NW
39 - 3	391840	0143	9/6/11	\$436,000	\$466,000	1630	8	1966	Avg	7500	N	N	11532 3RD AVE NW
39 - 3	198020	0204	8/20/10	\$512,000	\$523,000	1720	8	1949	Good	6323	N	N	101 N 144TH ST
39 - 3	891050	0200	10/21/11	\$400,000	\$427,000	1730	8	1952	Avg	7560	N	N	11226 PALATINE AVE N
39 - 3	226900	0025	12/3/12	\$475,000	\$479,000	1790	8	1953	Avg	7210	N	N	11617 2ND AVE NW
39 - 3	914410	0057	9/13/11	\$448,595	\$479,000	1790	8	1957	Avg	9702	N	N	9634 15TH AVE NW
39 - 3	242603	9172	4/15/10	\$490,000	\$483,000	1800	8	1952	VGood	12920	N	N	12704 3RD AVE NW
39 - 3	010700	0032	1/4/10	\$375,000	\$357,000	1820	8	2009	Avg	2900	N	N	10407 ALDERBROOK PL NW
39 - 3	362603	9110	1/19/11	\$427,500	\$449,000	1880	8	1954	Avg	12241	N	N	10351 14TH AVE NW
39 - 3	515300	0010	6/21/10	\$465,000	\$468,000	1890	8	1948	Good	7680	N	N	12508 2ND AVE NW
39 - 3	442760	0010	3/2/10	\$500,000	\$486,000	1900	8	1953	Avg	12506	N	N	10751 5TH AVE NW
39 - 3	730890	0020	12/19/12	\$398,000	\$399,000	1980	8	1958	Avg	7044	Y	N	12232 PALATINE AVE N
39 - 3	337490	0065	12/30/12	\$495,000	\$495,000	2110	8	1988	Avg	7200	N	N	153 NW 135TH PL
39 - 3	891050	0040	12/6/12	\$498,000	\$502,000	2150	8	1962	Good	23883	N	N	11301 2ND AVE NW
39 - 3	442760	0005	7/16/10	\$600,000	\$608,000	2190	8	1953	Good	17464	N	N	10757 5TH AVE NW
39 - 3	198020	0395	3/22/11	\$575,000	\$609,000	2330	8	1968	Avg	9000	N	N	14308 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 3	891050	0610	4/26/10	\$525,900	\$521,000	2370	8	1926	Good	9107	Y	N	11060 1ST AVE NW
39 - 3	914410	0326	7/18/12	\$599,000	\$623,000	2490	8	1951	VGood	8910	Y	N	9734 13TH AVE NW
39 - 3	113900	0848	8/12/11	\$612,500	\$654,000	2550	8	2005	Avg	7865	N	N	10508 1ST AVE NW
39 - 3	362603	9158	12/14/10	\$685,000	\$716,000	2560	8	1941	VGood	14405	Y	N	1441 NW 105TH ST
39 - 3	730890	0715	7/1/10	\$463,000	\$467,000	2800	8	1956	Avg	7902	Y	N	12026 PALATINE AVE N
39 - 3	891050	0042	11/12/10	\$460,000	\$478,000	2820	8	2008	Avg	16350	Y	N	11310 3RD AVE NW
39 - 3	515120	0185	11/14/11	\$564,500	\$603,000	2960	8	2003	Avg	6066	N	N	13713 PALATINE AVE N
39 - 3	616690	0045	5/20/10	\$492,500	\$491,000	2310	9	1936	VGood	10585	N	N	118 NW 132ND ST
39 - 3	113900	0405	6/25/12	\$579,950	\$605,000	2330	9	2012	Avg	5034	Y	N	224 NW 107TH ST
39 - 3	914410	0274	12/8/10	\$620,000	\$647,000	2400	9	2010	Avg	7210	N	N	9632 14TH AVE NW
39 - 3	198020	0236	4/21/10	\$566,750	\$560,000	2420	9	2009	Avg	6847	N	N	139 N 144TH ST
39 - 3	362603	9167	9/6/12	\$850,000	\$875,000	2480	9	1937	VGood	16175	Y	N	10318 15TH AVE NW
39 - 3	242603	9280	3/30/12	\$685,000	\$724,000	2610	9	2005	Avg	10032	N	N	13105 1ST AVE NW
39 - 3	113900	0040	2/24/12	\$525,000	\$557,000	2790	9	1924	VGood	7560	N	N	10716 PALATINE AVE N
39 - 3	914410	0004	3/20/12	\$585,579	\$619,000	2900	9	2012	Avg	6118	N	N	1458 NW 95TH ST
39 - 3	914410	0005	5/16/12	\$597,500	\$628,000	2960	9	2012	Avg	6118	N	N	9505 MARY AVE NW
39 - 3	616690	0060	5/27/10	\$700,000	\$699,000	3010	9	2009	Avg	9715	N	N	13217 1ST AVE NW
39 - 3	515120	0336	10/12/12	\$640,000	\$654,000	3340	9	2012	Avg	6586	N	N	13714 2ND AVE NW
39 - 3	891050	0631	7/12/12	\$735,000	\$765,000	3740	9	2009	Avg	6211	N	N	11018 1ST AVE NW
39 - 3	252603	9210	1/6/12	\$611,000	\$651,000	2740	10	1998	Avg	10084	N	N	10853 8TH AVE NW
39 - 3	198020	0340	12/13/10	\$685,000	\$716,000	2790	10	2004	Avg	8100	N	N	107 NW 144TH ST
39 - 3	113900	0275	2/9/12	\$680,000	\$722,000	3230	10	2011	Avg	7500	N	N	10702 2ND AVE NW
39 - 3	242603	9089	2/4/10	\$679,950	\$655,000	3270	10	2008	Avg	7210	N	N	13020 3RD AVE NW
39 - 3	914410	0017	6/14/12	\$829,000	\$867,000	3310	10	2004	Avg	8778	N	N	9521 MARY AVE NW
39 - 3	362603	9406	6/10/10	\$800,000	\$803,000	3840	10	2005	Avg	7200	N	N	10325 14TH AVE NW
39 - 6	864450	0015	8/29/12	\$515,000	\$531,000	500	5	1929	Good	5718	Y	N	3216 NW ESPLANADE

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 6	226700	0365	9/21/11	\$269,000	\$287,000	580	6	1942	Avg	6250	N	N	8818 30TH AVE NW
39 - 6	799720	0050	3/8/10	\$386,000	\$376,000	1610	6	1921	Avg	5000	Y	N	9001 24TH AVE NW
39 - 6	799720	0070	1/13/10	\$326,000	\$311,000	680	7	1948	Avg	4100	Y	N	9002 25TH AVE NW
39 - 6	613260	0221	8/30/10	\$322,000	\$330,000	700	7	1945	Avg	2334	Y	N	2630 NW NORTH BEACH DR
39 - 6	057900	2900	8/21/12	\$315,000	\$325,000	740	7	1943	Good	5000	N	N	1702 NW 96TH ST
39 - 6	057900	2820	4/3/12	\$350,000	\$370,000	780	7	1944	Good	5000	N	N	1744 NW 96TH ST
39 - 6	356680	0025	9/1/10	\$240,000	\$246,000	870	7	1942	Avg	5880	N	N	2651 NW 86TH ST
39 - 6	613260	0110	1/26/11	\$425,000	\$447,000	900	7	1939	Good	5000	Y	N	2416 NW NEPTUNE PL
39 - 6	613260	0390	1/27/10	\$425,000	\$408,000	940	7	1952	Good	5250	N	N	2619 NW 97TH ST
39 - 6	607350	0150	7/14/10	\$489,000	\$495,000	940	7	1944	Avg	5000	N	N	9236 26TH AVE NW
39 - 6	226700	0265	8/30/10	\$450,000	\$461,000	940	7	1928	Good	7455	N	N	8514 31ST AVE NW
39 - 6	613260	0370	5/25/11	\$287,000	\$306,000	950	7	1933	Avg	5260	N	N	9702 27TH AVE NW
39 - 6	274710	0024	6/4/10	\$339,000	\$339,000	970	7	1948	Avg	9000	Y	N	8814 28TH AVE NW
39 - 6	613260	0646	10/11/11	\$349,900	\$374,000	970	7	1932	Avg	6271	N	N	2514 NW 95TH ST
39 - 6	356680	0255	3/22/12	\$360,000	\$381,000	1000	7	1916	Good	5880	N	N	2651 NW 87TH ST
39 - 6	057900	3160	9/23/10	\$406,800	\$419,000	1020	7	1942	Good	7800	Y	N	1933 NW 96TH ST
39 - 6	274710	0014	6/7/12	\$535,000	\$560,000	1020	7	1950	VGood	7200	N	N	8826 28TH AVE NW
39 - 6	444480	0035	9/8/11	\$600,000	\$641,000	1060	7	1955	Avg	6723	Y	N	3272 NW ESPLANADE
39 - 6	613260	0385	8/28/12	\$360,000	\$371,000	1070	7	1942	Avg	5250	N	N	2623 NW 97TH ST
39 - 6	057900	1605	1/11/12	\$424,900	\$452,000	1110	7	1941	VGood	5000	Y	N	1928 NW 97TH ST
39 - 6	226700	0090	4/26/12	\$436,000	\$459,000	1120	7	1935	Good	7590	N	N	8717 31ST AVE NW
39 - 6	444130	0455	8/16/12	\$610,000	\$631,000	1120	7	1942	Good	7200	Y	N	9216 VIEW AVE NW
39 - 6	226700	0180	5/15/12	\$500,000	\$525,000	1170	7	1926	Good	11005	N	N	8533 31ST AVE NW
39 - 6	356680	0290	11/20/12	\$419,000	\$424,000	1180	7	1988	Avg	2940	N	N	2627 NW 87TH ST
39 - 6	269810	0095	10/8/10	\$445,000	\$460,000	1190	7	1942	Avg	7150	N	N	8542 25TH AVE NW
39 - 6	226700	0055	3/1/10	\$499,950	\$486,000	1190	7	1959	Good	3750	N	N	3101 NW 90TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 6	226700	0472	5/17/10	\$449,900	\$448,000	1240	7	1976	Avg	2880	N	N	8813 29TH AVE NW
39 - 6	226700	0670	12/14/11	\$474,000	\$505,000	1240	7	1947	Avg	5410	N	N	8619 28TH AVE NW
39 - 6	613260	0670	8/1/11	\$520,000	\$555,000	1250	7	1949	VGood	5000	N	N	9600 26TH AVE NW
39 - 6	057900	0385	7/9/10	\$575,000	\$581,000	1280	7	1940	Good	5200	Y	N	2343 NW 100TH ST
39 - 6	352603	9096	10/9/12	\$360,000	\$368,000	1350	7	1947	Good	7444	N	N	9115 24TH AVE NW
39 - 6	444130	0245	5/28/10	\$574,750	\$574,000	1370	7	1939	Avg	13070	Y	N	9253 VIEW AVE NW
39 - 6	057900	0350	3/29/11	\$400,000	\$424,000	1460	7	1932	Good	5800	Y	N	2326 NW 99TH ST
39 - 6	226700	0651	8/25/11	\$460,000	\$491,000	1510	7	1942	Avg	6900	N	N	8712 29TH AVE NW
39 - 6	282010	0050	3/28/12	\$482,500	\$510,000	1580	7	1944	Good	7980	N	N	9109 31ST AVE NW
39 - 6	282110	0015	3/4/10	\$399,000	\$388,000	1680	7	1932	Good	6760	N	N	9018 31ST AVE NW
39 - 6	356680	0045	12/23/11	\$425,000	\$453,000	1690	7	1988	Avg	2940	N	N	2639 NW 86TH ST
39 - 6	356680	0295	1/28/11	\$367,500	\$387,000	1930	7	1988	Avg	2940	N	N	2625 NW 87TH ST
39 - 6	356680	0355	12/8/10	\$400,000	\$418,000	2060	7	1987	Avg	2940	Y	N	2606 NW 86TH ST
39 - 6	356680	0360	1/4/11	\$425,000	\$446,000	2060	7	1987	Avg	2940	Y	N	2610 NW 86TH ST
39 - 6	057900	1100	11/20/10	\$450,000	\$469,000	950	8	1957	Good	6322	N	N	1723 NW 99TH ST
39 - 6	226700	0154	7/27/12	\$325,000	\$337,000	980	8	2002	Avg	979	N	N	3110 B NW 85TH ST
39 - 6	352603	9111	4/24/12	\$464,750	\$490,000	1030	8	1949	Good	7800	N	N	8520 26TH AVE NW
39 - 6	613260	0555	2/22/11	\$459,000	\$485,000	1070	8	1950	Good	5250	N	N	2660 NW 95TH ST
39 - 6	138080	0020	12/10/10	\$417,000	\$436,000	1100	8	1953	Good	6240	N	N	1521 NW 96TH ST
39 - 6	138080	0010	7/19/12	\$385,000	\$400,000	1120	8	1953	Avg	6240	N	N	1509 NW 96TH ST
39 - 6	813870	0045	8/30/12	\$527,100	\$544,000	1130	8	1946	VGood	8322	N	N	9504 18TH AVE NW
39 - 6	226700	0537	6/9/12	\$333,000	\$349,000	1130	8	2002	Avg	1238	N	N	2908 NW 85TH ST
39 - 6	046400	0625	2/22/11	\$415,000	\$438,000	1140	8	1958	Good	5100	Y	N	2802 NW 92ND ST
39 - 6	613260	0735	10/21/11	\$439,000	\$469,000	1180	8	1951	Good	4854	N	N	9516 25TH AVE NW
39 - 6	267560	0013	7/14/11	\$393,000	\$419,000	1190	8	1956	Good	6300	N	N	9506 17TH AVE NW
39 - 6	444480	0040	10/26/12	\$520,000	\$529,000	1190	8	1951	Good	8650	Y	N	3251 NW ESPLANADE

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 6	613260	0175	2/17/10	\$610,000	\$590,000	1190	8	1967	Good	5000	Y	N	2429 NW NEPTUNE PL
39 - 6	046400	1010	8/14/12	\$478,500	\$495,000	1190	8	1953	Avg	5100	N	N	9014 30TH AVE NW
39 - 6	638300	0530	4/7/10	\$600,000	\$590,000	1230	8	1956	Good	6000	N	N	8915 23RD AVE NW
39 - 6	607350	0025	2/15/11	\$495,000	\$522,000	1240	8	1951	Avg	10000	Y	N	9243 24TH AVE NW
39 - 6	613260	0210	2/23/11	\$490,000	\$517,000	1270	8	1950	Good	5540	Y	N	2403 NW NEPTUNE PL
39 - 6	352603	9039	9/12/12	\$425,000	\$437,000	1270	8	1952	Good	13554	N	N	9320 31ST AVE NW
39 - 6	638350	0215	8/9/11	\$478,500	\$511,000	1270	8	1955	Good	7800	Y	N	1909 NW 90TH ST
39 - 6	282110	0105	9/27/11	\$475,000	\$508,000	1270	8	1954	Avg	7510	N	N	8921 30TH AVE NW
39 - 6	281860	0040	9/14/11	\$650,500	\$695,000	1270	8	1937	Good	6839	Y	N	2715 NW ESPLANADE
39 - 6	226700	0527	12/14/11	\$490,000	\$522,000	1280	8	1999	Avg	5859	N	N	8509 29TH AVE NW
39 - 6	226700	0538	10/27/11	\$319,300	\$341,000	1300	8	2002	Avg	1271	N	N	8504 EDGEWEST DR NW
39 - 6	282010	0005	7/3/12	\$635,500	\$663,000	1310	8	1947	VGood	7980	Y	N	9119 31ST AVE NW
39 - 6	281810	0270	10/11/11	\$544,500	\$582,000	1320	8	1953	VGood	12715	Y	N	3005 NW ESPLANADE
39 - 6	873060	0020	8/14/12	\$427,000	\$442,000	1320	8	1947	Good	6600	N	N	9308 26TH PL NW
39 - 6	226700	0282	6/20/11	\$372,500	\$397,000	1320	8	2002	Avg	1219	N	N	8507 30TH AVE NW
39 - 6	226700	0284	6/30/11	\$378,000	\$403,000	1320	8	2002	Avg	1371	N	N	8509 30TH AVE NW
39 - 6	281860	0100	3/3/11	\$410,000	\$433,000	1330	8	1951	Good	5500	N	N	9601 27TH AVE NW
39 - 6	057900	1519	4/7/11	\$650,000	\$689,000	1350	8	1999	Avg	6000	Y	N	1937 NW 98TH ST
39 - 6	565610	0125	11/7/11	\$435,000	\$464,000	1360	8	1999	Avg	3314	N	N	9229 25TH AVE NW
39 - 6	638300	0430	11/30/10	\$488,000	\$509,000	1360	8	1956	Good	6152	Y	N	8701 22ND AVE NW
39 - 6	638300	0645	3/14/11	\$425,000	\$450,000	1360	8	1955	Good	6231	N	N	8706 JONES PL NW
39 - 6	638300	0580	4/13/10	\$530,000	\$522,000	1360	8	1956	Good	6000	N	N	8703 23RD AVE NW
39 - 6	057900	3465	7/16/10	\$635,000	\$643,000	1370	8	1947	Good	7500	Y	N	2130 NW 95TH ST
39 - 6	638350	0510	12/2/10	\$589,300	\$615,000	1390	8	1957	Good	6600	Y	N	9340 23RD AVE NW
39 - 6	352603	9148	4/16/12	\$505,000	\$533,000	1400	8	1955	Avg	11000	Y	N	9300 26TH PL NW
39 - 6	638300	0205	5/30/12	\$350,000	\$367,000	1410	8	1955	Avg	7707	Y	N	2108 NW 86TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 6	226700	0751	6/26/12	\$346,500	\$362,000	1410	8	1995	Avg	1478	N	N	8508 29TH AVE NW
39 - 6	352603	9216	4/26/11	\$594,000	\$631,000	1420	8	1975	Avg	7200	N	N	2754 NW 90TH ST
39 - 6	356730	0160	11/6/12	\$460,000	\$467,000	1430	8	1977	Avg	4900	N	N	8804 27TH AVE NW
39 - 6	638350	0570	4/6/10	\$575,000	\$566,000	1440	8	1960	Good	6167	Y	N	9015 22ND AVE NW
39 - 6	638320	0065	1/28/10	\$625,000	\$600,000	1440	8	1963	Good	7725	Y	N	2383 NW 89TH ST
39 - 6	638350	0075	4/27/11	\$385,000	\$409,000	1450	8	1955	Avg	6600	Y	N	9209 20TH AVE NW
39 - 6	607350	0105	3/20/10	\$590,000	\$577,000	1460	8	1969	Good	5250	Y	N	9249 25TH AVE NW
39 - 6	274710	0035	8/29/11	\$425,000	\$454,000	1460	8	1951	Avg	7200	N	N	8802 28TH AVE NW
39 - 6	352603	9095	9/25/10	\$515,000	\$530,000	1460	8	1948	Good	7920	N	N	8704 25TH AVE NW
39 - 6	638300	0780	10/22/12	\$560,000	\$571,000	1460	8	1957	Good	7302	N	N	8717 JONES AVE NW
39 - 6	613260	0010	11/20/12	\$762,500	\$771,000	1480	8	1968	Good	6555	Y	N	9911 TRITON DR NW
39 - 6	638300	0010	11/17/10	\$499,000	\$519,000	1480	8	1956	Good	7500	N	N	8750 21ST AVE NW
39 - 6	352603	9032	9/30/10	\$530,000	\$546,000	1490	8	1977	Good	9070	N	N	9113 30TH AVE NW
39 - 6	638300	0385	6/28/11	\$575,000	\$613,000	1510	8	1955	Good	6000	Y	N	8765 22ND AVE NW
39 - 6	057900	2120	4/23/12	\$685,000	\$722,000	1510	8	1975	Good	5200	Y	N	2307 NW 97TH ST
39 - 6	638350	0700	4/14/11	\$630,000	\$669,000	1520	8	1956	Good	12087	Y	N	9125 23RD AVE NW
39 - 6	282110	0110	8/21/12	\$571,500	\$590,000	1540	8	1957	Good	6720	N	N	8927 30TH AVE NW
39 - 6	281810	0240	7/25/12	\$727,000	\$755,000	1560	8	1951	Good	8088	Y	N	3120 NW 95TH ST
39 - 6	352603	9174	2/2/11	\$590,000	\$621,000	1560	8	1960	Avg	15760	N	N	8743 24TH AVE NW
39 - 6	638350	0120	12/20/10	\$525,000	\$549,000	1570	8	1962	Good	7265	N	N	9220 20TH AVE NW
39 - 6	057900	0475	3/7/11	\$575,000	\$608,000	1590	8	1955	Good	5700	Y	N	2343 NW 99TH ST
39 - 6	638350	0210	8/15/11	\$535,000	\$572,000	1590	8	1958	Good	7800	Y	N	1903 NW 90TH ST
39 - 6	638300	0835	2/8/12	\$540,000	\$574,000	1590	8	1958	Good	8035	N	N	2315 NW 86TH ST
39 - 6	607350	0185	11/3/11	\$542,000	\$579,000	1600	8	1958	Good	4950	Y	N	9239 26TH AVE NW
39 - 6	282110	0045	11/30/11	\$437,500	\$467,000	1600	8	1954	Good	6420	N	N	3022 NW 89TH ST
39 - 6	267560	0036	11/2/12	\$564,550	\$574,000	1630	8	1960	Good	7800	N	N	9611 15TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 6	352603	9048	11/2/12	\$562,300	\$571,000	1670	8	1977	Avg	7006	Y	N	9206 31ST AVE NW
39 - 6	638350	0585	9/6/12	\$681,500	\$702,000	1670	8	1955	VGood	6632	Y	N	2210 NW 90TH ST
39 - 6	057900	0150	10/3/11	\$577,500	\$617,000	1710	8	1951	Good	9400	Y	N	1927 NW 100TH ST
39 - 6	444130	0501	5/6/10	\$600,000	\$596,000	1710	8	1988	Avg	5215	Y	N	9226 ALVIN PL NW
39 - 6	057900	1910	10/23/12	\$800,000	\$815,000	1710	8	1958	VGood	6400	Y	N	9715 23RD AVE NW
39 - 6	613260	0180	5/14/10	\$550,000	\$547,000	1820	8	1954	Good	5000	Y	N	2427 NW NEPTUNE PL
39 - 6	226700	0532	1/4/11	\$430,000	\$451,000	1970	8	2004	Avg	1457	N	N	8503 29TH AVE NW
39 - 6	356730	0105	7/11/11	\$486,500	\$519,000	2000	8	1900	Good	6430	N	N	8817 27TH AVE NW
39 - 6	638350	0150	7/14/11	\$758,000	\$809,000	2100	8	1955	Good	7500	Y	N	1915 NW 92ND ST
39 - 6	057900	1300	5/14/12	\$715,000	\$751,000	2150	8	1988	Avg	11380	N	N	1734 NW 97TH ST
39 - 6	613260	0402	9/10/10	\$550,000	\$565,000	2180	8	1990	Avg	5250	N	N	2609 NW 97TH ST
39 - 6	057900	1725	10/21/11	\$755,000	\$806,000	2200	8	1975	Good	6500	Y	N	2121 NW 98TH ST
39 - 6	057900	2775	10/24/12	\$550,000	\$560,000	2290	8	1997	Avg	5002	N	N	1731 NW 97TH ST
39 - 6	057900	3795	7/24/12	\$761,000	\$790,000	2320	8	1994	Avg	5600	Y	N	2323 NW 95TH ST
39 - 6	352603	9013	5/30/12	\$592,000	\$621,000	2460	8	1950	Avg	15711	N	N	9013 FOREST HILL PL NW
39 - 6	057900	0790	8/16/12	\$640,000	\$662,000	2530	8	1958	Good	6240	Y	N	2108 NW 98TH ST
39 - 6	046400	1035	2/12/10	\$539,000	\$520,000	2660	8	2006	Avg	5100	N	N	2852 NW 90TH PL
39 - 6	046400	1045	7/25/12	\$500,000	\$519,000	2660	8	2006	Avg	2550	N	N	2848 NW 90TH PL
39 - 6	226700	0572	9/11/12	\$550,000	\$566,000	2820	8	1980	Avg	8170	N	N	8817 28TH AVE NW
39 - 6	356680	0345	1/13/12	\$800,000	\$851,000	2890	8	2011	Avg	4980	N	N	2604 NW 86TH ST
39 - 6	444130	0150	10/7/10	\$852,000	\$880,000	3040	8	1930	VGood	16386	Y	N	9035 VIEW AVE NW
39 - 6	613310	0015	4/27/10	\$785,000	\$777,000	3440	8	1939	VGood	21564	Y	N	9802 MARMOUNT DR NW
39 - 6	444130	0266	1/30/12	\$550,000	\$585,000	1150	9	1992	Avg	6900	Y	N	9020 VIEW AVE NW
39 - 6	281810	0215	8/24/11	\$687,000	\$734,000	1160	9	1951	Good	5574	Y	N	3017 NW ESPLANADE
39 - 6	638350	0200	12/14/10	\$570,000	\$596,000	1330	9	1955	Good	7500	Y	N	1906 NW 90TH ST
39 - 6	282010	0010	3/10/10	\$773,000	\$753,000	1490	9	2009	Avg	7980	Y	N	3109 NW 92ND ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 6	638350	0745	9/21/11	\$540,000	\$577,000	1510	9	1959	Good	8073	Y	N	9001 23RD AVE NW
39 - 6	638350	0705	3/1/12	\$680,000	\$721,000	1520	9	1956	Good	13447	Y	N	2312 NW 91ST ST
39 - 6	638300	0565	4/9/10	\$637,500	\$628,000	1580	9	1956	VGood	6000	N	N	8721 23RD AVE NW
39 - 6	638350	0450	6/10/11	\$627,591	\$669,000	1620	9	1956	Good	7299	Y	N	9331 22ND AVE NW
39 - 6	638300	0475	2/3/10	\$620,000	\$597,000	1640	9	1956	Good	6000	Y	N	8908 23RD AVE NW
39 - 6	444130	0500	8/21/12	\$617,000	\$637,000	1670	9	1942	Avg	8250	N	N	9300 VIEW AVE NW
39 - 6	444130	0485	9/9/11	\$725,000	\$775,000	1770	9	1962	Avg	9000	Y	N	9208 ALVIN PL NW
39 - 6	638350	0370	9/27/12	\$650,000	\$666,000	1810	9	1959	Good	7601	Y	N	2112 NW 90TH ST
39 - 6	444130	0240	7/12/12	\$750,000	\$781,000	1830	9	1947	Avg	22410	Y	N	9243 VIEW AVE NW
39 - 6	638390	0050	11/17/10	\$780,000	\$812,000	1870	9	1960	VGood	11520	Y	N	9273 20TH AVE NW
39 - 6	356730	0045	6/9/11	\$542,200	\$578,000	1880	9	2003	Avg	2250	N	N	2623 NW 88TH ST
39 - 6	799720	0040	3/8/11	\$602,000	\$637,000	2250	9	2008	Avg	2500	Y	N	9007 24TH AVE NW
39 - 6	046400	0940	12/9/11	\$570,000	\$608,000	2300	9	1991	Avg	6881	N	N	2831 NW 91ST ST
39 - 6	638390	0090	11/28/11	\$630,000	\$672,000	2360	9	1967	Good	12978	N	N	9266 20TH AVE NW
39 - 6	613260	0060	10/5/12	\$609,000	\$623,000	2540	9	1976	Avg	6291	N	N	2625 NW ESPLANADE
39 - 6	057900	3885	2/23/10	\$775,000	\$751,000	2610	9	2008	Avg	2500	Y	N	2115 NW 95TH ST
39 - 6	613260	0253	6/13/12	\$765,000	\$800,000	2640	9	2006	Avg	5498	N	N	2620 NW 98TH ST
39 - 6	613260	0253	5/6/10	\$965,000	\$958,000	2640	9	2006	Avg	5498	N	N	2620 NW 98TH ST
39 - 6	046400	0910	7/13/11	\$850,000	\$907,000	2790	9	2003	Avg	6028	Y	N	2807 NW 91ST ST
39 - 6	046400	0870	11/10/11	\$1,026,500	\$1,096,000	3130	9	2003	Avg	5100	Y	N	2808 NW 91ST ST
39 - 6	226700	0410	6/16/10	\$780,000	\$784,000	3490	9	2010	Avg	8065	N	N	8534 30TH AVE NW
39 - 6	226700	0408	4/28/10	\$780,000	\$773,000	3490	9	2010	Avg	8209	N	N	8536 30TH AVE NW
39 - 6	281810	0280	8/4/11	\$950,000	\$1,015,000	2050	10	1983	Avg	12776	Y	N	3024 NW 95TH ST
39 - 6	638350	0725	4/28/11	\$790,000	\$839,000	2150	10	1964	Good	9976	Y	N	2315 NW 91ST ST
39 - 6	613310	0120	8/26/10	\$869,000	\$889,000	2460	10	1992	Avg	10300	N	N	2601 NW 98TH ST
39 - 6	444130	0340	5/14/12	\$1,169,000	\$1,228,000	2690	10	2005	Avg	6581	Y	N	9036 LOYAL AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 6	281810	0340	9/17/10	\$1,220,000	\$1,254,000	2870	10	1963	Avg	15025	Y	N	2855 NW GOLDEN DR
39 - 6	057900	1800	9/1/10	\$985,000	\$1,009,000	2120	11	2001	Avg	5000	Y	N	9714 23RD AVE NW
39 - 9	048600	0395	9/28/11	\$287,500	\$307,000	660	5	1916	Good	4277	N	N	3345 NW 67TH ST
39 - 9	690820	0040	6/14/11	\$399,000	\$425,000	1410	6	1900	Avg	8100	N	N	3217 NW 62ND ST
39 - 9	048600	0175	5/23/12	\$390,000	\$409,000	720	7	1996	Avg	3250	N	N	6722 33RD AVE NW
39 - 9	690820	0321	2/28/11	\$447,950	\$473,000	950	7	1919	Good	3600	Y	N	6406 36TH AVE NW
39 - 9	690820	0635	7/17/12	\$565,000	\$588,000	960	7	1949	Avg	3988	Y	N	3702 NW 62ND ST
39 - 9	808240	0051	5/11/10	\$465,000	\$462,000	1040	7	1947	Good	4278	Y	N	3306 NW 72ND ST
39 - 9	117600	0205	6/13/12	\$425,000	\$445,000	1040	7	1941	Avg	6000	N	N	3440 NW 59TH ST
39 - 9	117600	0455	3/22/12	\$636,000	\$673,000	1040	7	1939	Good	6400	Y	N	3400 NW 57TH ST
39 - 9	047200	0055	4/14/10	\$520,000	\$513,000	1110	7	1921	Good	5000	N	N	7731 32ND AVE NW
39 - 9	808240	0010	11/15/12	\$375,000	\$380,000	1130	7	1923	Good	4301	N	N	3215 NW 73RD ST
39 - 9	808240	0126	6/8/10	\$599,000	\$601,000	1200	7	1924	Good	4400	Y	N	7420 34TH AVE NW
39 - 9	808190	0025	6/19/12	\$387,000	\$404,000	1220	7	1923	Good	4625	N	N	3216 NW 70TH ST
39 - 9	048600	0465	11/29/12	\$443,600	\$448,000	1230	7	1925	Avg	6270	Y	N	6501 36TH AVE NW
39 - 9	117600	0190	7/17/12	\$570,000	\$593,000	1230	7	1994	Avg	6000	N	N	3426 NW 59TH ST
39 - 9	808190	0205	8/1/11	\$419,000	\$447,000	1260	7	1926	Good	4140	N	N	7107 32ND AVE NW
39 - 9	047200	0150	8/15/11	\$528,000	\$564,000	1270	7	1941	Avg	5000	N	N	7712 33RD AVE NW
39 - 9	117600	0195	2/8/12	\$566,500	\$602,000	1280	7	1944	Good	6000	N	N	3430 NW 59TH ST
39 - 9	808190	0195	8/18/10	\$415,000	\$424,000	1290	7	1926	Avg	4600	N	N	3215 NW 72ND ST
39 - 9	341360	0020	1/25/11	\$410,000	\$431,000	1300	7	1993	Avg	5000	N	N	3219 NW 70TH ST
39 - 9	341360	0080	3/27/12	\$430,000	\$455,000	1310	7	1914	Good	4250	N	N	6907 32ND AVE NW
39 - 9	117600	0908	3/23/10	\$600,000	\$587,000	1330	7	1947	VGood	4000	Y	N	3258 NW 56TH ST
39 - 9	117600	0964	5/20/10	\$360,000	\$359,000	1360	7	1946	Avg	4236	N	N	5515 32ND AVE NW
39 - 9	117600	0960	6/14/11	\$385,000	\$410,000	1360	7	1947	Avg	6000	N	N	3209 NW 56TH ST
39 - 9	117700	0015	5/18/10	\$559,500	\$558,000	1360	7	1938	Avg	6000	N	N	3247 NW 59TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 9	047200	0075	6/22/10	\$505,000	\$508,000	1410	7	1939	Good	5000	N	N	7723 32ND AVE NW
39 - 9	048600	0100	3/19/12	\$311,500	\$330,000	1440	7	1918	Good	3888	N	N	6701 32ND AVE NW
39 - 9	048600	0048	8/10/12	\$525,000	\$544,000	1440	7	1906	Good	11460	N	N	3222 NW 65TH ST
39 - 9	102503	9118	11/8/12	\$695,000	\$705,000	1530	7	1930	VGood	3760	Y	N	6026 35TH AVE NW
39 - 9	047200	0160	11/18/10	\$680,000	\$708,000	1530	7	1941	Good	5000	N	N	7716 33RD AVE NW
39 - 9	787050	0100	4/15/11	\$410,000	\$435,000	1580	7	1911	Good	5000	N	N	3415 NW 66TH ST
39 - 9	690820	0270	3/20/12	\$599,000	\$634,000	1600	7	1928	Good	8100	Y	N	3419 NW 65TH ST
39 - 9	787050	0195	3/5/12	\$555,000	\$588,000	1660	7	1980	Avg	5100	Y	N	3242 NW 65TH ST
39 - 9	117600	0470	7/30/12	\$480,000	\$498,000	1680	7	1940	Avg	6400	Y	N	3416 NW 57TH ST
39 - 9	048600	0450	11/19/10	\$505,000	\$526,000	1730	7	1910	Good	6118	Y	N	6520 36TH AVE NW
39 - 9	787050	0015	10/11/12	\$805,000	\$822,000	1930	7	1919	VGood	4040	Y	N	6610 34TH AVE NW
39 - 9	309650	0065	6/22/12	\$649,000	\$678,000	2090	7	1928	Good	5531	N	N	3208 NW 60TH ST
39 - 9	117600	1284	1/22/10	\$465,000	\$445,000	2150	7	1962	Avg	3300	N	N	5411 32ND AVE NW
39 - 9	117600	1112	6/1/12	\$450,000	\$472,000	900	8	2012	Avg	1167	N	N	3406 A NW MARKET ST
39 - 9	117600	1111	6/7/12	\$449,950	\$471,000	910	8	2012	Avg	1010	N	N	3406 B NW MARKET ST
39 - 9	690820	0645	10/8/10	\$444,000	\$459,000	1010	8	1963	Avg	4162	Y	N	6125 37TH AVE NW
39 - 9	117600	1113	6/4/12	\$560,000	\$587,000	1110	8	2012	Avg	2177	N	N	3404 NW MARKET ST
39 - 9	309650	0055	9/23/10	\$379,000	\$390,000	1220	8	1951	Avg	4013	N	N	3202 NW 60TH ST
39 - 9	341360	0096	11/30/10	\$510,000	\$532,000	1230	8	1951	Avg	4895	N	N	3203 NW 69TH ST
39 - 9	117600	0420	11/28/12	\$541,000	\$546,000	1330	8	1954	Avg	6400	N	N	3433 NW 59TH ST
39 - 9	690820	0640	12/20/10	\$607,000	\$635,000	1360	8	1963	Avg	4388	Y	N	6131 37TH AVE NW
39 - 9	767940	0055	8/20/10	\$585,000	\$598,000	1380	8	1959	Avg	4416	Y	N	6710 35TH AVE NW
39 - 9	787050	0140	6/15/11	\$680,000	\$725,000	1380	8	1948	Avg	5100	Y	N	3241 NW 66TH ST
39 - 9	048600	0044	2/12/10	\$530,000	\$512,000	1440	8	1963	Avg	5920	N	N	6517 32ND AVE NW
39 - 9	808190	0090	11/10/11	\$700,000	\$747,000	1490	8	1926	Avg	7200	Y	N	3515 NW 71ST ST
39 - 9	048600	0566	12/21/11	\$625,000	\$666,000	1510	8	1961	Good	6555	Y	N	3601 NW 67TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 9	690820	0150	3/9/12	\$650,000	\$688,000	1560	8	1939	Good	5760	Y	N	6424 34TH AVE NW
39 - 9	117600	1080	3/1/10	\$685,000	\$665,000	1580	8	1949	VGood	6000	N	N	3417 NW 56TH ST
39 - 9	102503	9175	5/1/12	\$610,000	\$642,000	1590	8	1954	Avg	4865	Y	N	6012 36TH AVE NW
39 - 9	237170	0045	9/29/11	\$656,950	\$702,000	1630	8	1946	Avg	4800	Y	N	6032 35TH PL NW
39 - 9	237170	0060	7/22/12	\$620,000	\$644,000	1650	8	1946	Good	4800	Y	N	6014 35TH PL NW
39 - 9	808240	0175	9/26/11	\$855,000	\$914,000	1750	8	1928	Good	4950	Y	N	7419 34TH AVE NW
39 - 9	117600	0265	12/7/11	\$495,000	\$528,000	1760	8	1935	VGood	6000	N	N	3231 NW 60TH ST
39 - 9	117600	1110	4/18/12	\$579,999	\$612,000	1760	8	1948	VGood	2684	Y	N	3408 NW MARKET ST
39 - 9	808240	0195	12/22/10	\$821,585	\$860,000	1760	8	1937	VGood	6500	Y	N	7305 34TH AVE NW
39 - 9	047200	0425	4/20/10	\$649,000	\$641,000	1760	8	1929	Good	4750	N	N	7520 33RD AVE NW
39 - 9	102503	9181	3/1/11	\$545,000	\$576,000	1900	8	1946	VGood	4000	Y	N	6037 35TH PL NW
39 - 9	444130	0130	5/4/12	\$750,000	\$789,000	2030	8	1936	Good	11285	Y	N	8801 GOLDEN GARDENS DR NW
39 - 9	237170	0010	2/29/12	\$757,000	\$802,000	2070	8	1946	VGood	4820	N	N	6009 35TH AVE NW
39 - 9	787050	0190	12/12/12	\$825,000	\$830,000	2110	8	1928	VGood	5100	Y	N	3248 NW 65TH ST
39 - 9	117600	0340	10/19/10	\$731,000	\$757,000	2120	8	1917	Good	6000	N	N	3232 NW 59TH ST
39 - 9	237170	0030	6/4/12	\$648,000	\$679,000	2150	8	1946	Avg	4820	Y	N	6033 35TH AVE NW
39 - 9	690820	0025	7/16/12	\$791,000	\$823,000	2150	8	1907	VGood	5400	N	N	3231 NW 62ND ST
39 - 9	117600	0602	9/15/10	\$700,000	\$719,000	2200	8	1965	Avg	7935	Y	N	5600 SEAVIEW AVE NW
39 - 9	102503	9111	4/20/12	\$795,000	\$838,000	2280	8	1984	Avg	5920	N	N	3406 NW 60TH ST
39 - 9	690820	0455	5/13/10	\$710,000	\$706,000	2400	8	1930	Good	5265	Y	N	6117 34TH AVE NW
39 - 9	117700	0115	4/29/10	\$725,000	\$718,000	2550	8	1915	Good	8228	N	N	3210 NW 58TH ST
39 - 9	048600	0542	3/16/10	\$750,000	\$732,000	1470	9	1972	Avg	7000	Y	N	6733 36TH AVE NW
39 - 9	048600	0540	2/10/11	\$980,000	\$1,033,000	1560	9	1952	Avg	7630	Y	N	6727 36TH AVE NW
39 - 9	444130	0067	4/4/11	\$795,000	\$843,000	1670	9	1951	Avg	7920	Y	N	3315 NW GOLDEN PL
39 - 9	787050	0070	6/15/10	\$785,000	\$789,000	1730	9	1946	Avg	6013	Y	N	3419 NW 67TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 9	047200	0580	8/14/12	\$750,000	\$776,000	2130	9	1939	VGood	4750	N	N	7527 33RD AVE NW
39 - 9	775540	0027	11/4/10	\$1,070,000	\$1,111,000	2200	9	2010	Avg	4296	Y	N	6102 37TH AVE NW
39 - 9	775540	0026	10/20/10	\$1,040,000	\$1,077,000	2230	9	2010	Avg	4337	Y	N	6106 37TH AVE NW
39 - 9	047200	0715	4/20/10	\$1,050,000	\$1,037,000	2260	9	1929	VGood	5890	Y	N	7530 34TH AVE NW
39 - 9	117700	0010	11/18/11	\$795,000	\$849,000	2330	9	2000	Avg	6400	N	N	3253 NW 59TH ST
39 - 9	117600	0360	9/27/11	\$935,000	\$999,000	2350	9	1995	Avg	6000	N	N	3250 NW 59TH ST
39 - 9	775560	0010	8/27/10	\$1,189,000	\$1,217,000	2520	9	1987	Avg	6780	Y	N	6801 STANTON PL NW
39 - 9	048600	0563	12/17/10	\$1,137,500	\$1,190,000	2590	9	1963	Avg	7400	Y	N	6709 37TH AVE NW
39 - 9	775540	0020	3/28/11	\$860,000	\$911,000	2760	9	2010	Avg	3751	Y	N	6109 36TH AVE NW
39 - 9	775540	0029	5/9/11	\$923,000	\$982,000	2770	9	2010	Avg	3750	Y	N	6105 36TH AVE NW
39 - 9	048600	0600	4/23/10	\$745,000	\$737,000	2940	9	2000	Avg	3000	N	N	3604 NW 65TH CT
39 - 9	048600	0161	7/23/12	\$985,000	\$1,023,000	2960	9	1998	Avg	6500	N	N	3227 NW 68TH ST
39 - 9	775540	0028	7/27/11	\$950,000	\$1,014,000	3030	9	2010	Avg	3762	Y	N	6103 36TH AVE NW
39 - 9	048600	0521	3/9/12	\$1,052,000	\$1,114,000	3220	9	2000	Avg	9010	Y	N	3515 NW 70TH ST
39 - 9	808190	0175	2/11/10	\$1,032,500	\$997,000	2140	10	1908	Good	13800	N	N	3306 NW 71ST ST
39 - 9	775560	0080	7/10/12	\$998,500	\$1,040,000	2390	10	1988	Avg	6941	Y	N	6835 36TH AVE NW
39 - 9	117600	0435	3/1/10	\$850,000	\$826,000	2400	10	2002	Avg	6400	Y	N	3417 NW 59TH ST
39 - 9	102503	9100	3/29/11	\$929,000	\$984,000	2670	10	2004	Avg	5189	N	N	3528 NW 60TH ST
39 - 9	309650	0070	4/30/10	\$825,000	\$818,000	2810	10	2003	Avg	5531	N	N	3214 NW 60TH ST
39 - 9	867440	0086	8/16/10	\$2,300,000	\$2,348,000	3730	12	1992	Avg	36000	Y	N	8051 32ND AVE NW
39 - 9	867440	0080	12/19/12	\$2,275,000	\$2,283,000	5610	12	1996	Avg	36000	Y	N	8301 32ND AVE NW
39 - 14	093000	0430	5/20/10	\$370,000	\$369,000	1290	6	1921	Good	6272	Y	N	12014 7TH AVE NW
39 - 14	761120	0155	11/15/10	\$375,000	\$390,000	890	7	1939	Good	10309	N	N	11804 9TH AVE NW
39 - 14	299480	0020	9/13/11	\$259,000	\$277,000	990	7	1948	Avg	8840	N	N	12743 3RD AVE NW
39 - 14	228150	0075	3/20/12	\$348,000	\$368,000	1000	7	1947	Good	8100	N	N	11726 4TH AVE NW
39 - 14	092300	0235	6/7/12	\$420,000	\$440,000	1000	7	1939	Good	8157	N	N	13212 4TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 14	764040	0126	4/27/10	\$385,000	\$381,000	1030	7	1953	Avg	8100	N	N	12740 11TH AVE NW
39 - 14	891050	0485	3/15/11	\$365,000	\$386,000	1180	7	1947	Avg	8380	N	N	11019 3RD AVE NW
39 - 14	228150	0040	3/10/10	\$299,000	\$291,000	1230	7	1947	Avg	8100	N	N	11715 3RD AVE NW
39 - 14	260770	0085	3/25/10	\$449,000	\$440,000	1260	7	1947	Good	9469	Y	N	11551 4TH AVE NW
39 - 14	112400	0176	12/1/11	\$300,000	\$320,000	1260	7	1952	Avg	7800	N	N	12218 10TH AVE NW
39 - 14	764040	0060	9/18/12	\$425,000	\$436,000	1270	7	1952	Avg	7458	Y	N	12536 10TH AVE NW
39 - 14	093300	0085	3/29/12	\$357,500	\$378,000	1280	7	1947	Avg	7680	N	N	12741 4TH AVE NW
39 - 14	112700	0085	4/13/10	\$386,000	\$381,000	1280	7	1953	Avg	6480	N	N	12044 10TH AVE NW
39 - 14	112400	0178	6/23/10	\$390,000	\$393,000	1340	7	1952	Good	8156	N	N	12224 10TH AVE NW
39 - 14	112700	0075	4/20/11	\$320,000	\$340,000	1430	7	1953	Avg	6420	N	N	12032 10TH AVE NW
39 - 14	112700	0050	3/7/12	\$470,000	\$498,000	1430	7	1953	VGood	16951	N	N	12001 10TH AVE NW
39 - 14	112400	0130	9/19/11	\$381,000	\$407,000	1440	7	1950	Avg	8100	N	N	12232 11TH AVE NW
39 - 14	092300	0225	5/16/11	\$425,000	\$452,000	1460	7	1939	Good	8153	N	N	13230 4TH AVE NW
39 - 14	112400	0145	7/15/10	\$428,000	\$433,000	1520	7	1951	Good	8100	N	N	12210 11TH AVE NW
39 - 14	093000	0200	5/19/11	\$365,000	\$388,000	1790	7	1941	Good	7680	N	N	12216 4TH AVE NW
39 - 14	228150	0030	5/24/10	\$329,000	\$328,000	1830	7	1947	Avg	8100	N	N	11727 3RD AVE NW
39 - 14	228150	0030	6/18/12	\$360,000	\$376,000	1830	7	1947	Avg	8100	N	N	11727 3RD AVE NW
39 - 14	112400	0168	6/23/10	\$407,000	\$410,000	1930	7	1952	Avg	8158	N	N	12230 10TH AVE NW
39 - 14	761120	0105	2/16/12	\$315,000	\$334,000	1970	7	1951	Fair	12474	N	N	11724 9TH AVE NW
39 - 14	437820	0030	2/11/11	\$492,000	\$519,000	2130	7	1953	Good	8710	N	N	12026 12TH AVE NW
39 - 14	361660	0011	1/6/11	\$412,000	\$432,000	1050	8	1952	Good	7875	Y	N	1004 NW 130TH ST
39 - 14	764040	0180	7/2/12	\$342,000	\$357,000	1060	8	1953	Good	8100	N	N	12554 11TH AVE NW
39 - 14	764040	0100	4/26/10	\$507,000	\$502,000	1100	8	1955	Avg	8143	Y	N	1004 NW 127TH ST
39 - 14	764040	0330	12/21/12	\$430,000	\$431,000	1110	8	1952	Good	8353	N	N	12564 12TH AVE NW
39 - 14	092300	0380	4/26/10	\$435,000	\$431,000	1130	8	1945	Avg	8160	N	N	13038 6TH AVE NW
39 - 14	260770	0030	8/30/10	\$378,000	\$387,000	1190	8	1949	Avg	9456	N	N	11524 6TH AVE NW

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Areas 1 and 39
(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
39 - 14	764040	0075	10/14/12	\$530,000	\$541,000	1290	8	1952	Good	8100	Y	N	12741 10TH AVE NW
39 - 14	093000	0125	6/8/12	\$426,950	\$447,000	1340	8	1958	Good	7680	N	N	12238 6TH AVE NW
39 - 14	092300	0434	5/14/10	\$425,000	\$423,000	1360	8	1940	VGood	9840	N	N	407 NW 132ND ST
39 - 14	092300	0403	7/28/10	\$327,000	\$332,000	1370	8	1948	Avg	8240	N	N	13003 4TH AVE NW
39 - 14	391840	0069	9/25/12	\$460,000	\$472,000	1380	8	1952	Good	9425	Y	N	414 NW 117TH ST
39 - 14	437870	0030	3/21/11	\$448,000	\$474,000	1400	8	1958	Good	7920	N	N	12021 11TH AVE NW
39 - 14	889400	0035	1/13/11	\$505,000	\$530,000	1410	8	1952	Good	16080	Y	N	633 NW 116TH ST
39 - 14	252603	9129	9/17/12	\$420,000	\$431,000	1410	8	1954	Good	6160	N	N	709 NW 125TH ST
39 - 14	092300	0045	1/4/10	\$467,000	\$444,000	1430	8	1957	Avg	7200	N	N	13219 7TH AVE NW
39 - 14	252603	9170	6/17/12	\$430,000	\$449,000	1440	8	1960	Good	7124	N	N	12201 7TH AVE NW
39 - 14	093300	0020	4/18/10	\$480,000	\$474,000	1460	8	1957	Good	7680	N	N	12740 6TH AVE NW
39 - 14	093000	0195	3/26/12	\$475,000	\$502,000	1460	8	1955	Avg	7680	N	N	12220 4TH AVE NW
39 - 14	764040	0260	3/20/12	\$565,000	\$598,000	1460	8	1952	VGood	8196	N	N	12730 12TH AVE NW
39 - 14	092300	0160	5/16/12	\$336,000	\$353,000	1470	8	1948	Avg	7680	Y	N	13203 4TH AVE NW
39 - 14	252603	9127	2/6/12	\$570,000	\$605,000	1520	8	1937	Good	21009	Y	N	12235 9TH AVE NW
39 - 14	764040	0285	3/9/10	\$375,000	\$365,000	1530	8	1952	Good	8143	N	N	12563 11TH AVE NW
39 - 14	092300	0087	10/18/11	\$485,000	\$518,000	1530	8	1952	Good	8100	Y	N	13209 6TH AVE NW
39 - 14	761120	0147	6/26/12	\$630,100	\$658,000	1530	8	1954	Avg	10017	N	N	814 NW 118TH ST
39 - 14	092300	0311	2/13/12	\$304,000	\$323,000	1550	8	1957	Avg	8160	N	N	13044 4TH AVE NW
39 - 14	242603	9083	9/14/12	\$815,000	\$838,000	1570	8	1973	VGood	7560	Y	N	12512 8TH AVE NW
39 - 14	252603	9070	3/22/12	\$587,500	\$621,000	1580	8	1949	Good	15972	Y	N	12000 8TH AVE NW
39 - 14	252603	9160	11/29/11	\$500,000	\$533,000	1590	8	1960	Good	7784	Y	N	12223 8TH AVE NW
39 - 14	252603	9197	2/7/11	\$521,250	\$549,000	1610	8	1973	Good	9642	N	N	12217 9TH AVE NW
39 - 14	764040	0305	6/26/12	\$386,500	\$403,000	1620	8	1952	Good	8012	N	N	12539 11TH AVE NW
39 - 14	764040	0146	11/5/12	\$420,540	\$427,000	1620	8	1952	Good	8100	N	N	12551 10TH AVE NW
39 - 14	252603	9159	8/31/10	\$600,000	\$615,000	1620	8	1960	Good	8060	Y	N	12218 9TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 14	610690	0025	2/11/11	\$410,000	\$432,000	1630	8	1962	Good	12869	N	N	828 NW CARKEEK PARK RD
39 - 14	092300	0185	5/13/11	\$423,000	\$450,000	1640	8	1946	VGood	7620	N	N	13231 4TH AVE NW
39 - 14	093000	0111	4/9/12	\$309,000	\$326,000	1650	8	1951	Good	7680	Y	N	12241 6TH AVE NW
39 - 14	761120	0085	9/13/10	\$515,000	\$529,000	1650	8	1952	Good	9826	N	N	11711 9TH AVE NW
39 - 14	093300	0095	5/20/11	\$489,000	\$520,000	1670	8	1947	Good	7680	N	N	12755 4TH AVE NW
39 - 14	764040	0310	4/19/11	\$397,450	\$422,000	1680	8	1952	Good	8097	N	N	12540 12TH AVE NW
39 - 14	764090	0060	5/28/10	\$412,500	\$412,000	1680	8	1959	Avg	8131	N	N	12523 10TH AVE NW
39 - 14	260770	0035	10/25/10	\$530,000	\$549,000	1710	8	1962	Good	8778	Y	N	11516 6TH AVE NW
39 - 14	242603	9223	5/16/11	\$483,500	\$514,000	1740	8	1958	Good	11679	N	N	349 NW 137TH ST
39 - 14	361960	0060	5/20/10	\$587,500	\$586,000	1760	8	1952	Good	9000	Y	N	13022 9TH AVE NW
39 - 14	093300	0055	7/20/11	\$510,000	\$544,000	1770	8	1948	Good	7680	Y	N	12703 4TH AVE NW
39 - 14	603740	0040	11/18/11	\$425,000	\$454,000	1780	8	1962	VGood	8160	N	N	12513 4TH AVE NW
39 - 14	242603	9137	1/8/10	\$405,000	\$386,000	1790	8	1954	Avg	13600	N	N	12759 6TH AVE NW
39 - 14	252603	9050	8/15/12	\$525,000	\$543,000	1800	8	1955	Avg	18120	Y	N	12233 9TH AVE NW
39 - 14	764040	0045	6/23/10	\$505,000	\$508,000	1800	8	1956	Good	7536	Y	N	12560 10TH AVE NW
39 - 14	092300	0414	6/14/10	\$386,000	\$388,000	1850	8	1952	Good	8160	N	N	13027 4TH AVE NW
39 - 14	437870	0040	5/30/12	\$435,000	\$456,000	1880	8	1960	Good	8976	N	N	12009 11TH AVE NW
39 - 14	764040	0215	11/4/10	\$425,000	\$441,000	1990	8	1952	Good	8100	N	N	12729 11TH AVE NW
39 - 14	252603	9095	3/10/10	\$678,500	\$661,000	2070	8	1960	VGood	8037	Y	N	12002 9TH AVE NW
39 - 14	228760	0025	12/10/10	\$300,000	\$313,000	2220	8	1958	Avg	9300	N	N	12533 3RD AVE NW
39 - 14	092300	0375	7/22/11	\$486,050	\$519,000	2220	8	1948	VGood	8160	N	N	13044 6TH AVE NW
39 - 14	242603	9112	11/22/11	\$413,000	\$441,000	2250	8	1942	Good	9600	Y	N	12520 7TH AVE NW
39 - 14	242603	9128	9/24/12	\$465,000	\$477,000	2460	8	1978	Avg	8840	Y	N	12731 6TH AVE NW
39 - 14	891050	0434	7/22/10	\$799,000	\$811,000	3040	8	1988	Good	16484	N	N	353 NW 112TH ST
39 - 14	152630	0025	6/1/10	\$765,000	\$765,000	3170	8	2009	Avg	7201	N	N	11727 4TH AVE NW
39 - 14	763990	0165	6/18/12	\$620,000	\$648,000	1420	9	1953	Good	8750	Y	N	12725 9TH AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(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
39 - 14	761120	0225	10/21/10	\$595,000	\$616,000	1500	9	1950	Good	30005	Y	N	815 NW 116TH ST
39 - 14	761120	0220	9/9/11	\$510,000	\$545,000	1510	9	1947	Good	20000	Y	N	809 NW 116TH ST
39 - 14	135520	0020	3/15/12	\$521,000	\$551,000	1650	9	1972	Good	10082	N	N	11414 8TH AVE NW
39 - 14	889400	0055	1/12/11	\$635,000	\$667,000	1670	9	1952	Good	14890	Y	N	11515 6TH AVE NW
39 - 14	763990	0085	3/25/11	\$647,000	\$685,000	1700	9	1955	Good	11233	Y	N	12561 8TH AVE NW
39 - 14	093000	0180	7/24/12	\$445,500	\$463,000	1710	9	1948	VGood	7680	N	N	321 NW 125TH ST
39 - 14	135525	0030	4/17/12	\$620,000	\$654,000	1740	9	1986	Avg	9615	Y	N	319 NW 113TH PL
39 - 14	135525	0070	6/3/10	\$540,000	\$541,000	1750	9	1986	Avg	10885	N	N	357 NW 113TH PL
39 - 14	610690	0010	3/19/12	\$502,000	\$531,000	1770	9	1958	Good	17637	N	N	11418 9TH AVE NW
39 - 14	763990	0146	10/20/11	\$749,000	\$800,000	1790	9	1953	Good	7438	Y	N	12753 9TH AVE NW
39 - 14	763990	0125	6/12/12	\$703,000	\$735,000	1820	9	1957	Good	10586	Y	N	12561 9TH AVE NW
39 - 14	228760	0031	5/2/11	\$411,000	\$437,000	1830	9	1961	Good	8700	N	N	12527 3RD AVE NW
39 - 14	135525	0080	9/8/11	\$590,000	\$630,000	1840	9	1987	Avg	16796	N	N	359 NW 113TH PL
39 - 14	763990	0110	10/12/12	\$675,000	\$689,000	1880	9	1957	Avg	9375	Y	N	12550 9TH AVE NW
39 - 14	260770	0020	1/7/10	\$600,000	\$571,000	2180	9	1952	Good	9450	Y	N	11536 6TH AVE NW
39 - 14	242603	9111	2/19/10	\$790,000	\$765,000	2200	9	1991	Avg	7528	Y	N	12515 9TH AVE NW
39 - 14	260770	0010	6/29/10	\$717,800	\$724,000	2370	9	2003	Avg	9469	Y	N	11552 6TH AVE NW
39 - 14	092300	0338	8/20/12	\$700,000	\$723,000	2880	9	2002	Avg	8160	N	N	13023 3RD AVE NW
39 - 14	152630	0031	5/19/11	\$984,000	\$1,047,000	3640	9	2010	Avg	11680	N	N	11715 4TH AVE NW
39 - 14	152630	0026	9/23/10	\$1,100,000	\$1,132,000	3640	9	2010	Avg	12373	N	N	11725 4TH AVE NW
39 - 14	092300	0545	10/5/11	\$1,185,000	\$1,266,000	3760	9	2008	Avg	7858	Y	N	720 NW 130TH ST
39 - 14	092300	0109	5/7/12	\$495,000	\$521,000	2520	10	1965	Avg	8100	N	N	13249 6TH AVE NW
39 - 14	391840	0093	5/20/10	\$1,079,000	\$1,076,000	3640	10	2008	Avg	11893	N	N	11812 8TH AVE NW
39 - 14	391840	0094	7/28/11	\$768,000	\$820,000	3670	10	2009	Avg	14750	N	N	11814 8TH AVE NW
39 - 14	361960	0065	3/24/11	\$1,020,000	\$1,080,000	2900	11	1991	Avg	13500	Y	N	13038 9TH AVE NW

Improved Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1 - 1	022603	9187	12/27/10	\$712,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 1	727710	0040	7/13/12	\$440,476	FORCED SALE
1 - 1	727710	0045	3/11/10	\$285,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1 - 1	727710	0075	2/1/10	\$630,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 1	727710	0155	2/5/10	\$425,000	NON-REPRESENTATIVE SALE
1 - 1	727710	0465	7/3/12	\$395,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 1	727710	0555	7/11/12	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1 - 1	727710	0616	7/13/11	\$305,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 1	727710	0745	5/16/12	\$426,000	QUIT CLAIM DEED
1 - 1	728030	0120	6/22/11	\$395,000	TEAR DOWN
1 - 1	728030	0135	9/3/10	\$325,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 1	728030	0301	12/29/10	\$288,000	TEAR DOWN
1 - 1	728030	0365	4/19/12	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 1	728030	0365	4/24/12	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 1	728490	0230	8/1/11	\$1,100,000	RELOCATION - SALE TO SERVICE
1 - 1	728490	0500	6/5/12	\$775,000	UNFINISHED AREA > 0
1 - 1	728490	0562	5/25/10	\$1,080,000	RELOCATION - SALE TO SERVICE
1 - 1	728490	0815	11/29/10	\$297,500	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 1	738550	0070	1/4/12	\$521,950	APPEAL/NEW VALUE
1 - 2	012603	9151	6/14/12	\$775,000	APPEAL/NEW VALUE
1 - 2	012603	9174	4/3/12	\$215,000	MORE THAN 1 HOUSE
1 - 2	012603	9226	12/26/12	\$425,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 2	012603	9335	4/27/12	\$348,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 2	012603	9588	8/10/10	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 2	012603	9588	9/7/10	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 2	012603	9625	9/13/12	\$219,500	QUIT CLAIM DEED
1 - 2	022603	9221	6/7/10	\$285,000	NO MARKET EXPOSURE
1 - 2	022603	9260	8/9/11	\$245,000	NO MARKET EXPOSURE
1 - 2	022603	9266	2/22/12	\$423,430	FORCED SALE
1 - 2	022603	9266	9/28/12	\$300,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 2	275950	0040	2/18/11	\$260,000	TEAR DOWN
1 - 2	275950	0135	1/21/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 2	275980	0095	8/31/11	\$254,100	NON-REPRESENTATIVE SALE
1 - 2	422720	0040	6/16/10	\$309,614	FORCED SALE
1 - 2	664990	0220	11/22/11	\$251,500	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 2	664990	0310	8/2/12	\$585,000	SEGREGATION AND/OR MERGER
1 - 2	664990	0320	8/17/10	\$1,029,000	MORE THAN 1 HOUSE
1 - 2	761750	0010	11/21/11	\$218,500	NON-REPRESENTATIVE SALE
1 - 2	761870	0021	7/2/12	\$275,807	FORCED SALE

Improved Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1 - 2	761870	0021	12/4/12	\$284,900	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1 - 3	012603	9069	11/8/11	\$143,500	FORCED SALE
1 - 3	012603	9069	12/7/11	\$160,000	QUIT CLAIM DEED
1 - 3	040510	0335	8/14/12	\$325,000	DATA DOES NOT MATCH SALE
1 - 3	040510	0335	3/26/12	\$170,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1 - 3	122603	9073	11/8/11	\$238,400	FORCED SALE
1 - 3	122603	9134	2/16/12	\$303,393	FORCED SALE
1 - 3	286770	0065	4/5/10	\$172,500	QUIT CLAIM DEED
1 - 3	329370	0460	10/7/10	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 3	329370	0460	6/23/10	\$119,496	QUIT CLAIM DEED
1 - 3	329370	0501	5/6/10	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 3	619070	0541	11/30/10	\$560,000	MORE THAN 1 HOUSE
1 - 3	671310	0027	11/5/10	\$145,966	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 3	728230	0045	12/13/11	\$143,100	RELATED PARTY, FRIEND, OR NEIGHBOR
1 - 3	750800	0030	3/28/12	\$308,303	FORCED SALE
1 - 3	926570	0020	8/5/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 3	950850	0095	2/28/11	\$140,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1 - 4	264100	0085	5/29/12	\$1,176,900	APPEAL/NEW VALUE
1 - 4	330470	0010	4/11/11	\$3,550,000	MORE THAN 1 HOUSE
1 - 4	330470	0035	5/15/12	\$2,250,000	MORE THAN 1 HOUSE
1 - 4	330470	0060	12/7/12	\$5,800,000	MORE THAN 1 HOUSE
1 - 4	330470	0085	10/15/12	\$780,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
1 - 4	330470	0140	1/11/11	\$1,375,000	MORE THAN 1 HOUSE
1 - 4	330470	0161	10/26/11	\$962,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 4	330470	0205	7/1/11	\$2,500,000	MORE THAN 1 HOUSE
1 - 4	330470	0231	6/19/10	\$3,717,600	RELOCATION - SALE TO SERVICE
1 - 4	330470	0244	9/14/10	\$1,000,000	DOR RATIO
1 - 4	330470	0266	5/2/11	\$745,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 4	330470	0280	5/7/12	\$855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 4	330470	0290	6/8/11	\$2,100,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1 - 4	330470	0300	3/15/11	\$1,635,000	TEAR DOWN
1 - 4	330470	0350	11/30/11	\$3,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 4	330470	0390	6/2/10	\$4,725,000	UNFINISHED AREA > 0
1 - 4	330470	0391	11/16/10	\$1,497,000	APPEAL/NEW VALUE
1 - 5	012603	9119	2/15/12	\$179,900	DIAGNOSTIC OUTLIER; SCATTER PLOT
1 - 5	012603	9321	12/27/12	\$436,400	DATA DOES NOT MATCH SALE
1 - 5	012603	9452	3/23/12	\$283,000	NON-PROFIT ORGANIZATION
1 - 5	021770	0150	9/1/10	\$211,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
1 - 5	021770	0200	3/11/10	\$289,500	PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1 - 5	222890	0113	11/29/11	\$305,500	NO MARKET EXPOSURE
1 - 5	264490	0121	9/27/10	\$64,500	QUIT CLAIM DEED
1 - 5	264490	0156	1/8/10	\$362,103	BANKRUPTCY - RECEIVER OR TRUSTEE
1 - 5	311290	0060	1/14/10	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 5	330090	0010	3/29/10	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 5	338090	0045	6/18/12	\$336,420	FORCED SALE
1 - 5	338090	0115	10/11/12	\$50,000	DOR RATIO
1 - 5	728390	0052	1/21/10	\$344,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 5	728390	0215	12/14/11	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 5	728390	0223	5/9/12	\$261,000	DATA DOES NOT MATCH SALE
1 - 5	728390	0581	11/16/12	\$289,820	FORCED SALE
1 - 5	750750	0008	6/11/10	\$457,500	NON-PROFIT ORGANIZATION
1 - 5	859890	0151	5/21/10	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 5	925090	0003	6/30/11	\$230,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
1 - 6	244750	0025	11/9/10	\$30,000	EASEMENT OR RIGHT-OF-WAY
1 - 6	358530	0300	11/2/11	\$800,000	OBSOLESCENCE > 0
1 - 6	358590	0135	12/4/11	\$760,000	OBSOLESCENCE > 0
1 - 6	358590	0155	6/1/11	\$1,496,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
1 - 6	358590	0375	1/4/10	\$633,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 6	358590	0405	4/30/10	\$899,000	NO MARKET EXPOSURE
1 - 6	358590	0820	1/23/12	\$25,000	EASEMENT OR RIGHT-OF-WAY
1 - 6	358590	0875	8/16/12	\$650,000	UNFINISHED AREA > 0
1 - 6	358590	0926	11/27/12	\$410,000	APPEAL/NEW VALUE
1 - 6	358650	0045	12/15/11	\$436,000	APPEAL/NEW VALUE
1 - 6	358650	0235	4/13/10	\$715,000	RELOCATION - SALE TO SERVICE
1 - 6	778535	0560	12/22/11	\$550,000	FORCED SALE
1 - 6	778536	0210	1/21/11	\$700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1 - 6	778536	0300	8/26/10	\$855,000	NON-REPRESENTATIVE SALE
1 - 7	072604	9069	4/19/12	\$131,000	DOR RATIO
1 - 7	139730	0010	5/21/10	\$103,147	QUIT CLAIM DEED
1 - 7	144230	0020	5/5/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 7	182604	9188	4/5/12	\$580,000	MORE THAN 1 HOUSE
1 - 7	182604	9200	3/24/10	\$197,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1 - 7	182604	9301	9/19/12	\$290,000	QUIT CLAIM DEED
1 - 7	182604	9517	11/2/10	\$585,000	MORE THAN 1 HOUSE
1 - 7	282710	0081	10/18/12	\$600,000	DATA DOES NOT MATCH SALE
1 - 7	329370	0155	8/30/12	\$370,000	UNFINISHED AREA > 0
1 - 7	329370	0156	6/27/11	\$169,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 7	619070	1262	4/20/11	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1 - 7	619070	1276	11/18/11	\$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 7	671310	0048	11/4/11	\$210,000	EXEMPT FROM EXCISE TAX
1 - 7	671370	0006	11/2/12	\$182,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1 - 7	671370	0210	2/8/11	\$269,691	FORCED SALE
1 - 7	740030	0021	4/13/11	\$131,500	UNFINISHED AREA > 0
1 - 7	740570	0015	4/12/11	\$146,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1 - 7	740570	0015	4/6/11	\$146,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1 - 7	750820	0090	7/18/12	\$309,500	UNFINISHED AREA > 0
1 - 7	884795	0020	3/2/12	\$169,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1 - 7	884795	0020	11/7/11	\$176,458	FORCED SALE
1 - 7	884795	0110	1/11/12	\$281,300	FORCED SALE
1 - 7	884795	0150	10/22/12	\$135,600	DIAGNOSTIC OUTLIER; SCATTER PLOT
1 - 7	914110	0226	1/6/12	\$225,000	FORCED SALE
1 - 7	930430	0140	9/30/10	\$495,000	MORE THAN 1 HOUSE
1 - 7	930430	0147	3/12/10	\$210,000	QUIT CLAIM DEED
1 - 7	930430	0200	11/11/11	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1 - 7	930430	0280	11/14/12	\$391,520	FORCED SALE
1 - 7	937170	0108	8/4/10	\$132,309	QUIT CLAIM DEED
1 - 7	951110	0025	3/3/10	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 1	252603	9064	11/16/10	\$2,967,435	MORE THAN 1 HOUSE
39 - 1	252603	9221	10/29/12	\$665,000	RELOCATION - SALE TO SERVICE
39 - 1	361660	0005	8/26/10	\$580,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 1	437960	0070	8/9/11	\$1,220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39 - 2	086800	0050	12/20/10	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 2	086800	0300	4/6/11	\$325,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
39 - 2	086800	0920	9/15/10	\$990,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 2	086800	1450	12/20/12	\$1,640,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 2	086800	1845	4/25/12	\$700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
39 - 3	010600	0075	11/17/11	\$161,500	NON-REPRESENTATIVE SALE
39 - 3	010600	0305	11/10/10	\$224,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 3	010800	0112	8/20/12	\$273,990	FORCED SALE
39 - 3	074800	0085	3/14/12	\$173,000	TEAR DOWN
39 - 3	074800	0315	11/15/12	\$248,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
39 - 3	076700	0180	4/4/12	\$184,900	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 3	113900	0030	9/30/11	\$550,000	MORE THAN 1 HOUSE
39 - 3	113900	0205	10/10/12	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39 - 3	113900	0275	9/28/10	\$276,064	TEAR DOWN
39 - 3	113900	0291	5/21/12	\$162,000	QUIT CLAIM DEED
39 - 3	113900	0400	7/21/11	\$400,000	SEGREGATION AND/OR MERGER

Improved Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
39 - 3	113900	0409	9/14/12	\$438,000	DATA DOES NOT MATCH SALE
39 - 3	113900	0565	12/5/11	\$269,000	NON-REPRESENTATIVE SALE
39 - 3	186240	0090	8/30/11	\$304,950	MORE THAN 1 HOUSE
39 - 3	186240	0520	8/25/11	\$187,500	QUIT CLAIM DEED
39 - 3	186240	0525	11/14/11	\$273,300	NO MARKET EXPOSURE
39 - 3	186240	0531	11/21/11	\$256,500	OBSOLESCENCE > 0
39 - 3	198020	0025	3/3/10	\$527,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 3	198020	0382	11/22/10	\$332,597	QUIT CLAIM DEED
39 - 3	228400	0035	10/12/11	\$300,000	NO MARKET EXPOSURE
39 - 3	242603	9309	12/13/10	\$200,000	RELOCATION - SALE TO SERVICE
39 - 3	270560	0025	6/11/10	\$8,000	EASEMENT OR RIGHT-OF-WAY
39 - 3	287460	0140	9/27/10	\$404,000	OBSOLESCENCE > 0
39 - 3	291820	0005	2/7/11	\$322,619	RELATED PARTY, FRIEND, OR NEIGHBOR
39 - 3	291820	0030	12/14/10	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 3	362603	9247	6/15/12	\$327,126	MORE THAN 1 HOUSE
39 - 3	391840	0020	5/13/11	\$10,000	SEGREGATION AND/OR MERGER
39 - 3	391840	0020	8/13/10	\$418,000	SEGREGATION AND/OR MERGER
39 - 3	440320	0070	7/26/11	\$7,000	EASEMENT OR RIGHT-OF-WAY
39 - 3	440320	0070	8/26/10	\$9,000	EASEMENT OR RIGHT-OF-WAY
39 - 3	515120	0071	7/16/12	\$280,000	OBSOLESCENCE > 0
39 - 3	515120	0390	7/7/10	\$525,000	DATA DOES NOT MATCH SALE
39 - 3	515120	0395	6/4/12	\$435,950	DATA DOES NOT MATCH SALE
39 - 3	515120	0395	12/8/10	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 3	515300	0010	12/26/12	\$554,000	DATA DOES NOT MATCH SALE
39 - 3	682410	0195	8/27/10	\$301,382	FORCED SALE
39 - 3	730890	0120	11/2/11	\$288,300	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 3	730890	0120	12/9/11	\$288,300	QUIT CLAIM DEED
39 - 3	730890	0625	8/10/12	\$379,100	QUIT CLAIM DEED
39 - 3	747490	0015	10/8/12	\$515,000	DATA DOES NOT MATCH SALE
39 - 3	758620	0040	3/30/10	\$292,000	UNFINISHED AREA > 0
39 - 3	891050	0065	4/7/10	\$435,000	OBSOLESCENCE > 0
39 - 3	891050	0153	5/3/12	\$350,218	FORCED SALE
39 - 3	891050	0160	6/27/11	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 3	891050	0221	11/8/11	\$99,830	RELATED PARTY, FRIEND, OR NEIGHBOR
39 - 3	891050	0224	9/24/12	\$333,000	OBSOLESCENCE > 0
39 - 3	914410	0199	8/31/12	\$366,000	DATA DOES NOT MATCH SALE
39 - 3	914410	0199	1/13/12	\$335,331	FORCED SALE
39 - 3	914410	0299	5/14/10	\$550,000	OBSOLESCENCE > 0
39 - 3	914410	0367	2/9/12	\$263,000	FORCED SALE

Improved Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
39 - 3	915810	0111	4/10/12	\$147,150	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 3	949820	0050	9/7/12	\$273,000	QUIT CLAIM DEED
39 - 3	949820	0051	6/11/12	\$270,000	QUIT CLAIM DEED
39 - 3	949820	0057	12/13/12	\$115,000	QUIT CLAIM DEED
39 - 6	046400	0599	4/17/12	\$388,275	DOR RATIO
39 - 6	046400	0940	8/10/10	\$661,350	RELOCATION - SALE TO SERVICE
39 - 6	046400	1252	7/29/10	\$475,000	DATA DOES NOT MATCH SALE
39 - 6	046400	1252	1/8/10	\$308,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
39 - 6	057900	3520	6/3/10	\$350,000	TEAR DOWN
39 - 6	057900	3645	6/11/10	\$59,633	RELATED PARTY, FRIEND, OR NEIGHBOR
39 - 6	057900	3685	8/9/11	\$654,500	QUIT CLAIM DEED
39 - 6	226700	0456	6/14/10	\$308,000	CONTRACT OR CASH SALE
39 - 6	226700	0481	10/29/10	\$475,000	DATA DOES NOT MATCH SALE
39 - 6	267560	0012	8/22/11	\$380,000	APPEAL/NEW VALUE
39 - 6	267560	0037	4/18/11	\$650,000	LACK OF REPRESENTATION
39 - 6	281810	0075	12/17/10	\$500,000	NON-REPRESENTATIVE SALE
39 - 6	281810	0230	1/24/11	\$400,000	NON-REPRESENTATIVE SALE
39 - 6	281860	0020	5/24/11	\$475,000	TEAR DOWN
39 - 6	282110	0020	4/26/12	\$280,857	TEAR DOWN
39 - 6	352603	9031	3/24/12	\$250,000	TEAR DOWN
39 - 6	352603	9090	6/10/11	\$410,000	TEAR DOWN
39 - 6	352603	9167	11/28/11	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
39 - 6	352603	9186	7/2/12	\$325,000	DATA DOES NOT MATCH SALE
39 - 6	352603	9216	11/22/10	\$369,751	FORCED SALE
39 - 6	356680	0345	5/31/11	\$250,000	TEAR DOWN
39 - 6	356730	0090	12/7/12	\$202,827	QUIT CLAIM DEED
39 - 6	444130	0160	4/2/12	\$675,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 6	444130	0371	3/9/10	\$1,250,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 6	444480	0020	1/9/12	\$475,500	QUIT CLAIM DEED
39 - 6	607350	0005	10/26/11	\$460,000	APPEAL/NEW VALUE
39 - 6	613260	0060	7/19/12	\$682,500	RELOCATION - SALE TO SERVICE
39 - 6	613260	0200	1/11/12	\$270,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
39 - 6	613310	0015	4/27/10	\$785,000	RELOCATION - SALE TO SERVICE
39 - 6	638300	0210	9/4/12	\$208,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
39 - 9	047200	0055	4/14/10	\$547,000	RELOCATION - SALE TO SERVICE
39 - 9	047200	0085	3/25/11	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	047200	0895	12/6/12	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	048600	0202	10/6/11	\$480,000	BANKRUPTCY - RECEIVER OR TRUSTEE
39 - 9	048600	0305	12/18/11	\$230,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
39 - 9	048600	0435	8/6/12	\$381,500	TEAR DOWN
39 - 9	048600	0465	8/17/12	\$235,000	DOR RATIO
39 - 9	048600	0489	12/17/12	\$1,175,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 9	048600	0495	4/11/11	\$879,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	102503	9001	1/20/12	\$220,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
39 - 9	102503	9169	2/10/12	\$249,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 9	117600	0200	5/18/10	\$401,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	117600	0245	6/11/10	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	117600	0591	7/30/10	\$677,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	117600	1043	11/18/11	\$307,890	QUIT CLAIM DEED
39 - 9	117600	1118	7/30/12	\$350,000	SEGREGATION AND/OR MERGER
39 - 9	117600	1303	8/27/12	\$1,425,000	APPEAL/NEW VALUE
39 - 9	237170	0060	1/14/10	\$30,000	QUIT CLAIM DEED
39 - 9	237170	0060	2/22/10	\$30,246	QUIT CLAIM DEED
39 - 9	309650	0090	4/26/12	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	309650	0090	10/9/12	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	690820	0225	8/8/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	690820	0260	10/4/12	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	690820	0330	3/23/12	\$1,030,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	690820	0385	3/17/10	\$320,000	TEAR DOWN
39 - 9	690820	0385	6/16/10	\$355,000	TEAR DOWN
39 - 9	690820	0535	8/12/10	\$133,940	QUIT CLAIM DEED
39 - 9	690820	0575	10/24/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	690820	0580	2/14/12	\$380,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	690820	0586	12/30/11	\$275,000	NON-REPRESENTATIVE SALE
39 - 9	690820	0630	4/12/12	\$292,500	APPEAL/NEW VALUE
39 - 9	767940	0065	3/8/10	\$390,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
39 - 9	808190	0005	6/29/10	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	808190	0025	11/21/12	\$681,950	DATA DOES NOT MATCH SALE
39 - 9	808190	0150	6/23/11	\$915,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	808190	0151	11/8/10	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 9	808240	0080	5/24/12	\$275,000	TEAR DOWN
39 - 9	808240	0080	5/30/12	\$320,000	TEAR DOWN
39 - 9	808240	0125	6/5/12	\$428,500	FORCED SALE
39 - 14	092300	0109	12/22/11	\$481,507	FORCED SALE
39 - 14	092300	0220	5/28/10	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
39 - 14	093000	0060	2/26/12	\$535,000	DATA DOES NOT MATCH SALE
39 - 14	093300	0090	9/6/12	\$135,055	QUIT CLAIM DEED
39 - 14	112400	0030	11/25/11	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
39 - 14	242603	9050	9/14/11	\$639,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
39 - 14	252603	9111	9/11/11	\$314,950	APPEAL/NEW VALUE
39 - 14	299480	0005	6/7/10	\$7,800	EASEMENT OR RIGHT-OF-WAY
39 - 14	299480	0010	2/28/11	\$209,500	QUIT CLAIM DEED
39 - 14	437870	0025	11/14/10	\$69,891	QUIT CLAIM DEED
39 - 14	610690	0030	12/14/11	\$10,000	QUIT CLAIM DEED
39 - 14	619000	0030	10/5/10	\$182,000	RELATED PARTY, FRIEND, OR NEIGHBOR
39 - 14	619000	0065	6/8/10	\$6,250	EASEMENT OR RIGHT-OF-WAY
39 - 14	619000	0070	2/29/12	\$650,000	DATA DOES NOT MATCH SALE
39 - 14	619000	0070	8/15/11	\$345,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
39 - 14	754230	0010	11/6/10	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
39 - 14	761120	0105	9/20/12	\$182,500	QUIT CLAIM DEED
39 - 14	761120	0126	8/2/12	\$460,000	APPEAL/NEW VALUE

Vacant Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
1-1	728030	0300	11/28/12	\$270,000	7234	N	N
1-1	728030	0302	4/1/10	\$288,000	7210	N	N
1-1	728030	0335	10/11/12	\$258,000	8420	Y	N
1-5	012603	9690	5/17/12	\$170,000	7221	N	N
1-5	012603	9692	5/17/12	\$148,000	7203	N	N
1-7	680110	0005	11/28/11	\$139,500	12576	N	N
1-7	914110	0050	8/21/12	\$895,000	26536	N	N
1-7	914110	0123	12/14/12	\$120,000	8437	N	N
39-1	085340	0200	11/12/10	\$565,000	17952	Y	N
39-2	086800	1960	6/11/12	\$500,000	8651	Y	N
39-2	086800	2090	10/31/12	\$411,000	6006	Y	N
39-2	086800	2170	12/17/10	\$560,000	7101	Y	N
39-3	362603	9192	6/28/10	\$210,000	8180	N	N
39-3	515120	0336	9/15/11	\$175,000	6586	N	N
39-3	914410	0274	2/22/10	\$160,000	7210	N	N
39-6	057900	0465	12/7/12	\$340,000	5700	Y	N
39-6	444130	0490	9/9/11	\$212,500	9000	Y	N
39-9	117600	0325	3/21/11	\$300,000	6000	N	N
39-14	092300	0546	9/26/11	\$365,000	7573	Y	N

Vacant Sales Removed in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1-5	728710	0152	8/30/11	\$85,000	NON-PROFIT ORGANIZATION
39-3	074800	0085	5/4/10	\$125,000	QUIT CLAIM DEED
39-3	758620	0007	9/17/12	\$1,250	RELATED PARTY, FRIEND, OR NEIGHBOR
39-9	309650	0092	10/9/12	\$375,000	SEGREGATION AND/OR MERGER
39-14	891050	0420	5/5/11	\$300,000	GOVERNMENT AGENCY