

**Residential Revalue**

**2013 Assessment Roll**

# **Wallingford/Green Lake**

**Area 43**

**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

# Wallingford/Green Lake

## Housing



Grade 5/ Year Built 1906/ Total Living Area 870



Grade 6/ Year Built 1915/Total Living Area 610



Grade 7/ Year Built 1908/ Total Living Area 960  
Account Number



Grade 8/ Year Built 1915 Renovated 2005/Total  
Living Area 3450



Grade 9/ Year Built 1911/ Total Living Area 3170  
Account Number



Grade 10/ Year Built 2006/ Total Living Area 2940  
Account Number

## ***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

### Appraisal Date 1/1/2013 - 2013 Assessment Roll

**Area Name / Number:** Wallingford-Green Lake / 43  
**Previous Physical Inspection:** 2009 (Wallingford) & 2007 (Green Lake)  
**Number of Improved Sales:** 728  
**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	\$233,900	\$243,500	\$477,400			
2013 Value	\$219,500	\$316,500	\$536,000	\$585,000	92.1%	9.40%
Change	-\$14,400	+\$73,000	+\$58,600			
% Change	-6.2%	+30.0%	+12.3%			

\*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 9.40% is an improvement from the previous COD of 11.37%.*  
 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
<b>2012 Value</b>	\$249,600	\$225,100	\$474,700
<b>2013 Value</b>	\$241,900	\$261,600	\$503,500
<b>Percent Change</b>	-3.1%	+16.2%	+6.1%

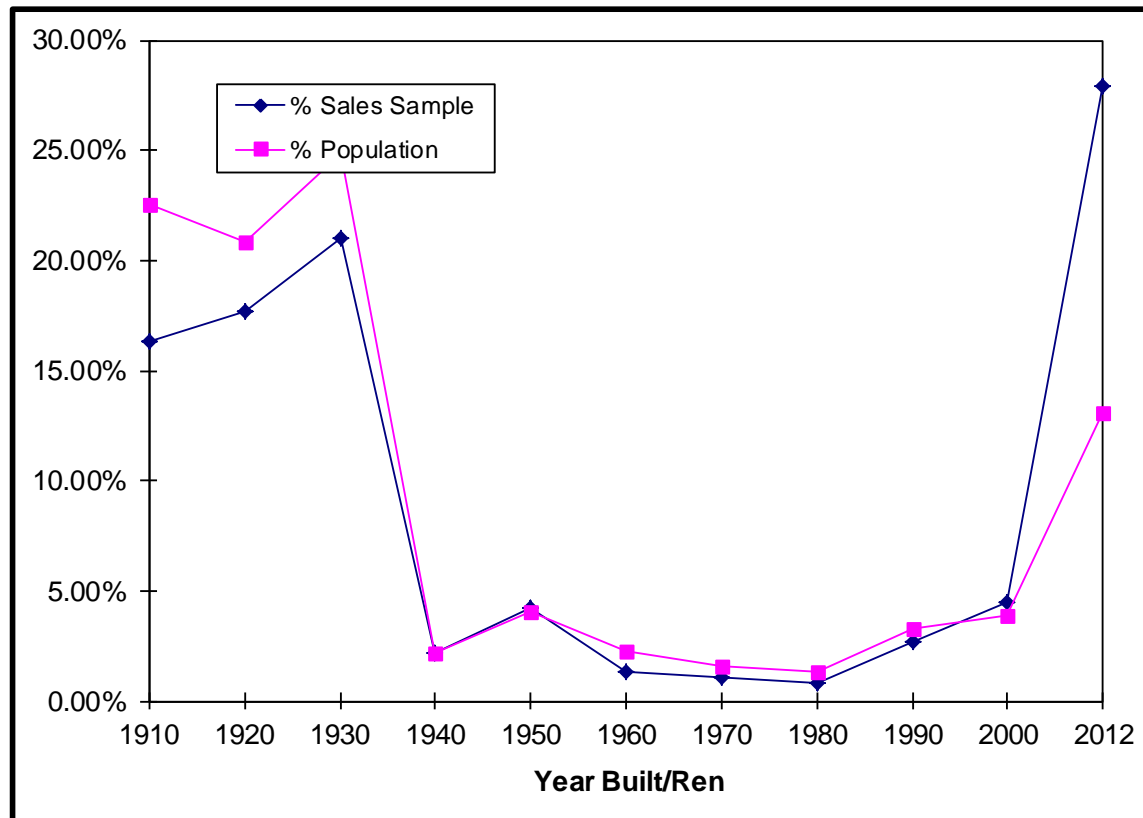
Number of one to three unit residences in the population: 6923

**Conclusions and Recommendation:** Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2013 Assessment Roll.

## ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	119	16.35%
1920	129	17.72%
1930	153	21.02%
1940	16	2.20%
1950	31	4.26%
1960	10	1.37%
1970	8	1.10%
1980	6	0.82%
1990	20	2.75%
2000	33	4.53%
2012	203	27.88%
	728	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	1561	22.55%
1920	1444	20.86%
1930	1723	24.89%
1940	154	2.22%
1950	279	4.03%
1960	158	2.28%
1970	108	1.56%
1980	96	1.39%
1990	227	3.28%
2000	267	3.86%
2012	906	13.09%
	6923	

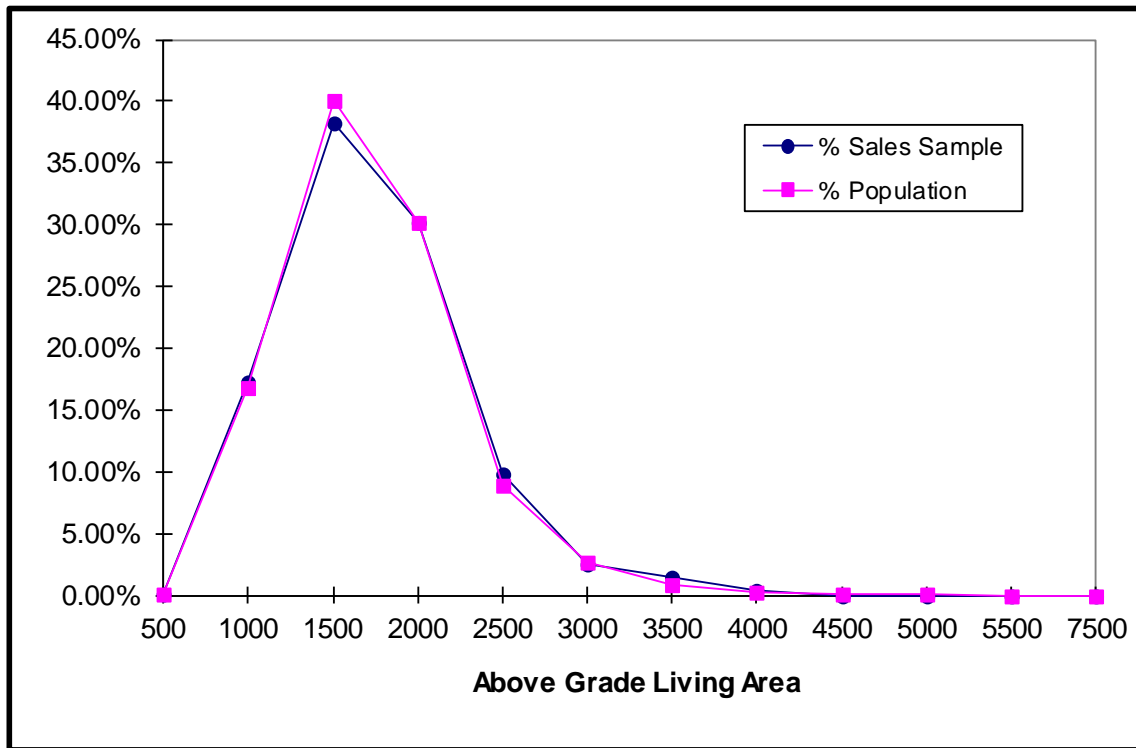


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

## ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.14%
1000	126	17.31%
1500	278	38.19%
2000	220	30.22%
2500	71	9.75%
3000	18	2.47%
3500	11	1.51%
4000	3	0.41%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	728	

<b>Population</b>		
AGLA	Frequency	% Population
500	10	0.14%
1000	1167	16.86%
1500	2775	40.08%
2000	2092	30.22%
2500	616	8.90%
3000	186	2.69%
3500	62	0.90%
4000	11	0.16%
4500	2	0.03%
5000	2	0.03%
5500	0	0.00%
7500	0	0.00%
	6923	



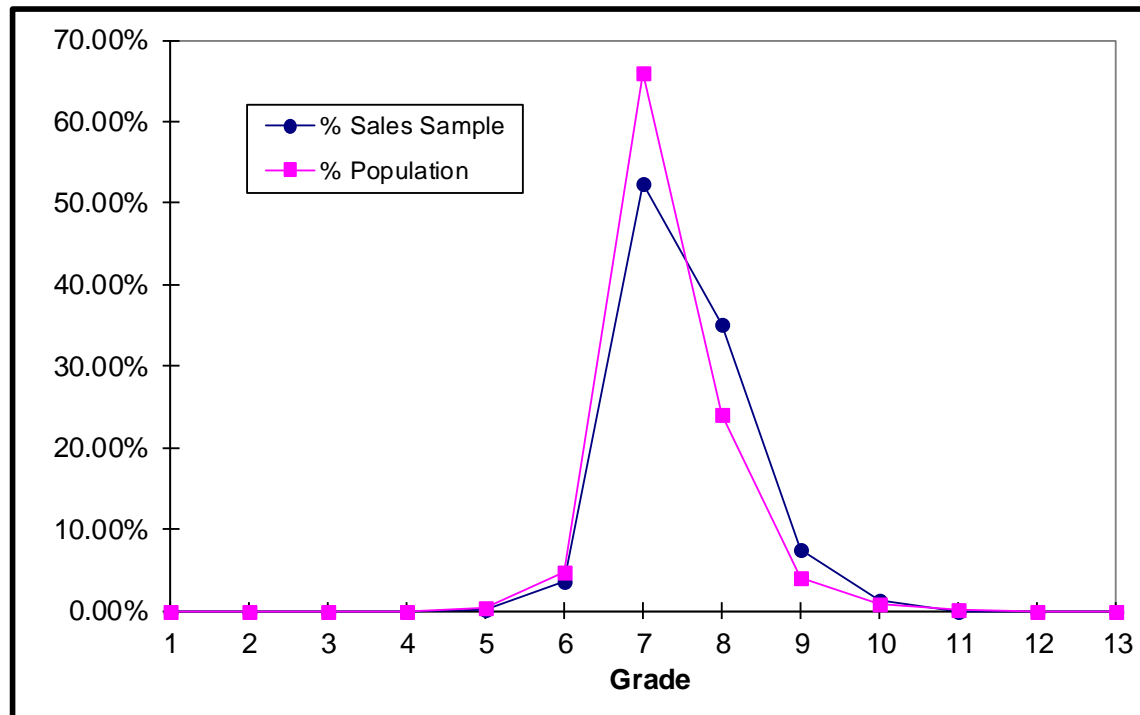
The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.



### ***Sales Sample Representation of Population - Grade***

<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.14%
6	26	3.57%
7	382	52.47%
8	255	35.03%
9	54	7.42%
10	10	1.37%
11	0	0.00%
12	0	0.00%
13	0	0.00%
728		

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	19	0.27%
6	329	4.75%
7	4563	65.91%
8	1668	24.09%
9	281	4.06%
10	56	0.81%
11	7	0.10%
12	0	0.00%
13	0	0.00%
6923		



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.

## ***Physical Inspection Process***

***Effective Date of Appraisal: January 1, 2013***

***Date of Appraisal Report: June 24, 2013***

### ***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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## ***Identification of the Area***

Name or Designation:

### **Area 43 Wallingford/Green Lake**

**Note:** The southerly section of Area 43 was formerly known as Area 9. These two areas were combined for this revalue.

Boundaries:

This area is generally bounded by Interstate 5 on the east, North 85<sup>th</sup> Street on the north, Aurora Avenue North and East Green Lake Way North on the west, and Lake Union or the Lake Washington Ship Canal on the south.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 43 is located in the northwestern area of Seattle. It contains the neighborhoods of Wallingford and Green Lake. Major attributes include close proximity to the downtown business core, waterfront recreation activities on Lake Union, Woodland Park Zoo, Woodland Park, Green Lake, University of Washington, and Seattle Pacific University. Green Lake is one of the most visited parks in Seattle. There is a paved walkway around the lake for walkers, bike riders, skaters, and joggers to use. It also includes areas for picnicking, an indoor swimming pool, indoor gymnasium, outdoor basketball courts, baseball fields, tennis courts, indoor live theatre, and soccer fields. There are many crew races and special events out in the lake during the year. There are numerous restaurants and shops located within walking distance on North 45<sup>th</sup> Street and down on the Lake Union shoreline. Approximately 7% of the homes have some type of view ranging from the Seattle Skyline, Lake Union, Green Lake, Mountain, or territorial. Approximately 99% of the parcels are improved in this area. There is almost immediate access to Interstate 5 and, therefore, one can be in downtown Seattle in a matter of a few minutes.

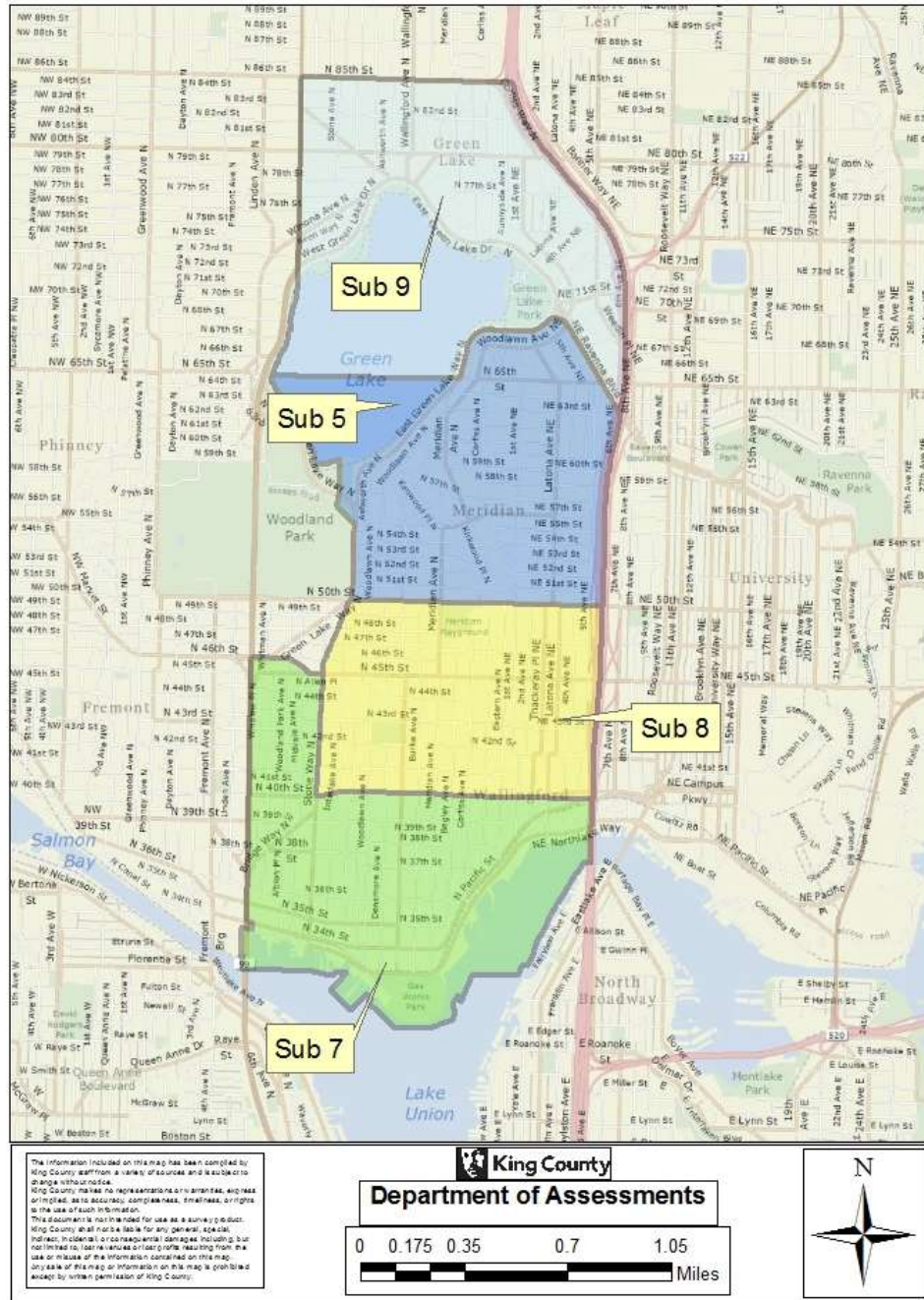
This area was one the first areas developed in Seattle. Roughly 69% of the houses were built before 1940. The typical house is grade 7 in quality, has 1,470 square feet of above grade living area, 1,720 square feet of total living area, and is in average condition. The typical lot size is 4,000 square feet. Since the late 1980's the remodel activity of existing homes in this area has been brisk. While this activity declined since 2008 due to economic conditions in the Seattle area, it has rebounded significantly since 2010. Construction of townhome style residences has greatly increased in the past five years. There were 620 parcels with townhome construction on them of which 284 were built since 2007. Approximately 14% of the area is zoned to allow these higher density developments. Approximately 85% of the area is zoned for detached single family residences [SF 5000], with the remainder zoned for commercial uses. The easterly fringe of Area 43 is severely impacted by noise from Interstate 5. This situation has improved lately with the construction of a noise reduction wall on the east side of the freeway between NE 70<sup>th</sup> Street and NE 85<sup>th</sup> Street.

Area 43 is divided into four sub areas. **Sub area 5** is located southeast of Green Lake and north of NE 50th St. Other than the parcels facing the southeast shore of Green Lake, most parcels do not enjoy any view amenity. The vast majority (96%) of sub area 5 is zoned SF 5000 for single family residences. **Sub area 7** is located in the southerly portion of Area 43, generally south of North 40<sup>th</sup> Street but also includes the area west of Stone Way North. The southern part is similar to sub area 5 except there are more properties with views of the downtown skyline and

Lake Union. 84.6% of sub area 7 is zoned SF 5000 for single family development. The western part of sub area 7 contains the majority of the higher density zonings. Townhomes and multiple unit improvements are common west of Stone Way North. **Sub area 8** is located north of sub area 7 (thusly north of NE 40<sup>th</sup> Street) and south of sub area 5 (thusly south of NE 50<sup>th</sup> Street). 91.4 % of the properties are zones SF 5000. **Sub area 9** is located at the north end of area 43 and includes the north end of Green Lake. 78 % of the properties are zoned SF 5000. A map of the neighborhoods can be found after the land model section in this report.

The physical inspection began in 9/2012 and was completed in 5/2013.

# Area 43 Sub Areas



## ***Land Valuation***

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013. There were only five vacant land sales. In addition to the market data approach, teardown sales were also analyzed in the valuation of land. There were 12 tear-down sales where the purchaser acquired the property with the intention of removing the existing improvement and constructing a new one. These sales were used along with typical land to building ratios of 25-30% on sales of newer homes to determine land values in the area.

## ***Land Model***

### **Model Development, Description and Conclusions:**

Neighborhoods 1 and 2 are referred to as the Wallingford neighborhood while neighborhoods 3, 4, 5 & 6 make up the Green Lake neighborhood. Neighborhoods 1 & 3 form the heart of Area 43. Neighborhood 1 lies north of Lake Union, south of NE 50<sup>th</sup> Street, west of I-5 and east of Stone Way N. Neighborhood 2 is located west of neighborhood 1, west of Stone Way North, east of Aurora Avenue North, south of East Green Lake Way North and north of Lake Union.

Neighborhood 3 lies north of NE 50<sup>th</sup> Street, South of N 80<sup>th</sup> Street, west of I-5 and east of Aurora Avenue North. Neighborhood 4 is located at the far north end of Area 43, north of north 80<sup>th</sup> Street, west of I-5 and east of Stone Avenue North. Neighborhood 5 is located directly west of neighborhood 4. See map on page 16 of this report. Neighborhoods 2, 4 and 5 are generally somewhat less desirable than neighborhoods 1 & 3 for a number of reasons including but not limited to a higher degree of commercial influences, increased proximity to major arterials and a somewhat lower quality of housing stock. Neighborhood 6, which encompasses the properties facing Green Lake, was found to be significantly superior to the other neighborhoods due its proximity to Green Lake.

Residential lots with SF 5000 zoning were assumed to be single building sites and valued depending on the square footage. Those deemed to have more than one building site are noted in Real Property. Parcels with LR1, LR2 or LR3 (town house) zoning were valued by the building site although LR2 & LR3 parcels were found to be developed similarly and were therefore valued the same. Parcels with commercial zoning were valued by the square foot using per square foot values on adjoining parcels with the same zoning as valued by the commercial department.

The majority of the negative influences in the area, other than neighborhood location, were found to be traffic noise and commercial influence. Topography, shape, access and easements were also considered. The main positive influence in the area, other than neighborhood location, was found to be view amenity. The degree of negative and positive adjustments is based on many years of experience in analyzing matched sales in various Seattle neighborhoods.

The average single family (SF 5000) improved lot in area 43 is located in neighborhood 1 or 3, has no view or negative influences and is valued at \$265,000.

Base land value was determined by zoning and lot square footage.

Where town house zoning exists, the square footage of the lot was divided by unit lot square footage of the zone. In this area L-1 generally has a minimum lot size per unit of 1600 square feet. L-2 has a minimum lot size per unit of 1200 square feet. L-3 has a minimum lot size per unit of 800 square feet. L-3 parcels were valued the same as L-2 parcels since there was no evidence of town house development of lots of 800 square feet in this area. The number of units is then rounded up if over a half unit and then the number of units allowed is multiplied by the price per unit to determine the base land value. The base land value for single site town homes zoned parcels where the subdivision has already been completed is \$110,000. To calculate the total site value for parcels that could be developed into multiple sites the first potential site is valued at \$110,000 (value of one developed townhome parcel). The 2<sup>nd</sup> potential site is discounted \$20,000 (to \$90,000) for the cost of the subsequent parcel division that now occurs. Additional sites are valued at an additional \$100,000 per site as less on-going division work is required. All values then are added up equating to the total site value. For example L-2 zoning requires 1,200 square feet per unit. A lot with 4201 square feet would allow 3.5008 units. This is rounded up to 4 units and the base land value is \$400,000 as can be seen on the land value chart on page 17.

A neighborhood adjustment was then applied where applicable.

Next all negative adjustments such as traffic noise were combined and applied.

Finally any positive (view) adjustment was applied.

For each property with a view, only the largest positive adjustment was applied. For example a parcel with a good Green Lake view and a good mountain view would get a 25% positive adjustment for the Green Lake view and no adjustment for the good mountain view.

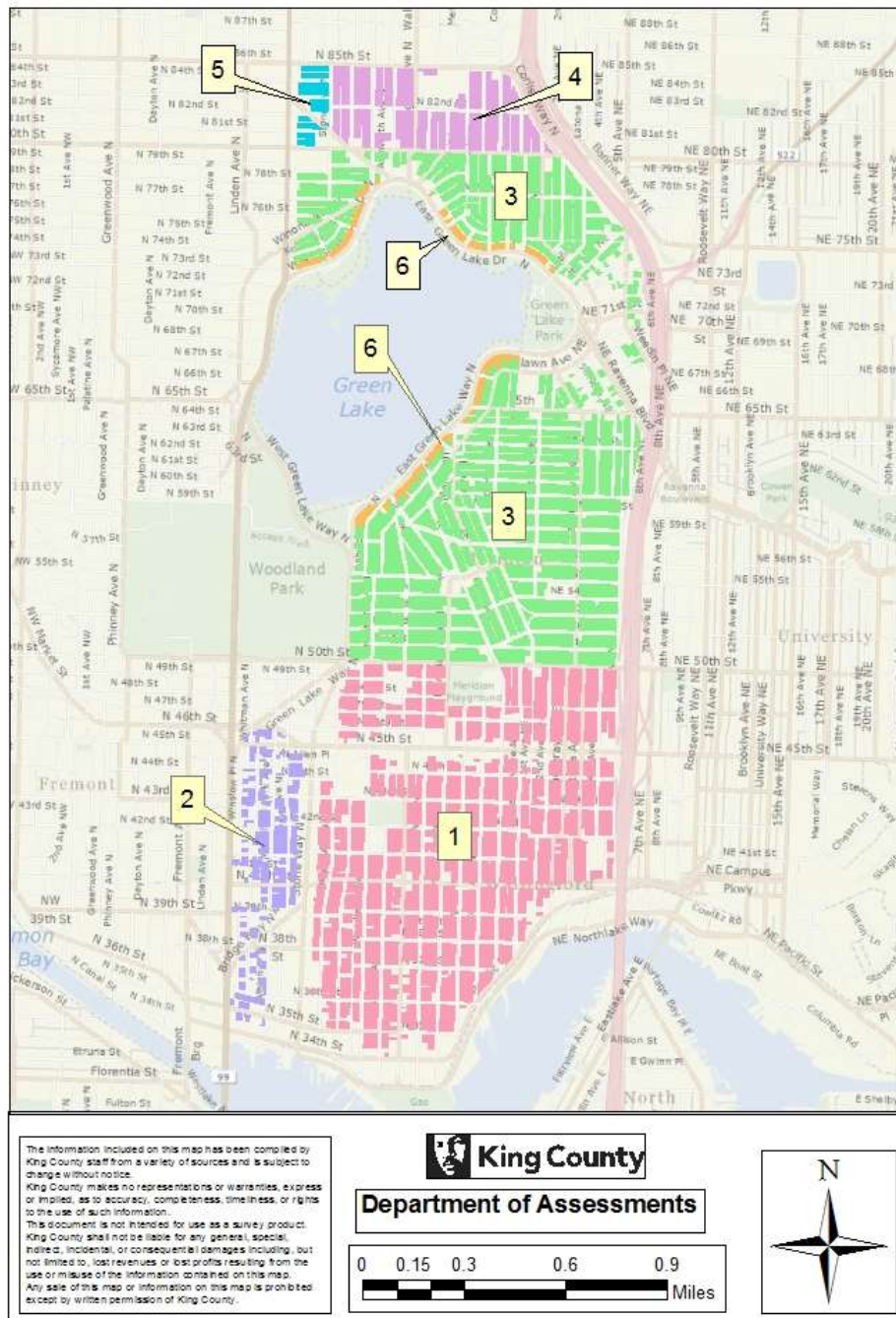
There are some LR zoned parcels that have been developed with a townhouse and are affected by both traffic and "other nuisances". The base land values of these parcels are reduced only by the traffic factor alone. No additional adjustment is made for "Other Nuisance" which is generally proximity to commercial properties.

A list of vacant sales used and those considered not reflective of market are included in the following sections.



## Neighborhood Map

### Area 43 Neighborhoods





## Land Value Model Calibration

<b>LAND VALUE CHART AREA 43</b>			
<b>Lot size</b>	<b>L-1</b>	<b>L-2 &amp; 3</b>	<b>SF 5000</b>
1-649	\$1000	\$1000	\$1000
650-999	\$110000	\$110000	\$1000
1000-1800	\$110000	\$110000	\$140000
1801-1999	\$110000	\$200000	\$180000
2000-2400	\$110000	\$200000	\$180000
2401-3000	\$200000	\$200000	\$180000
3001-3749	\$200000	\$300000	\$205000
3750-4000	\$200000	\$300000	\$265000
4001-4200	\$300000	\$300000	\$265000
4201-5000	\$300000	\$400000	\$265000
5001-5400	\$300000	\$400000	\$345000
5401-5500	\$300000	\$500000	\$345000
5501-5600	\$300000	\$500000	\$385000
5601-6000	\$400000	\$500000	\$385000
6001-6500	\$400000	\$500000	\$420000
6501-6600	\$400000	\$500000	\$420000
6601-6800	\$400000	\$600000	\$420000
6801-7000	\$400000	\$600000	\$420000
7001-7200	\$400000	\$600000	\$440000
7201-7800	\$500000	\$600000	\$440000
7801-8000	\$500000	\$700000	\$440000
8001-8600	\$500000	\$700000	\$455000
8601-8800	\$500000	\$700000	\$455000
8801-9000	\$600000	\$700000	\$455000
9001-9999	N/A	N/A	\$470000
10000-10999	N/A	N/A	\$480000
<b>Greater than 11000 sf see note in Real Property</b>			

Neighborhood Adjustments	
2	-10%
4	-15%
5	-15%
6	+35%

Negative adjustments		
<b>Traffic noise</b>		
Moderate	Yes	-10%
High	Yes	-20%
Extreme	Yes	-30%
<b>Access</b>		
Restricted	Yes	-5%
Walk-in	Yes	-10%
Restricted Size/Shape	Yes	-10%
Topography	Yes	-10%
Nuisance	Yes	-10%

Positive Adjustments		
<b>Views</b>		
<b>Territorial</b>		
Average	Yes	+5%
Good	Yes	+10%
<b>Small Lake</b>		
Average	Yes	+10%
Good	Yes	+25%
Excellent	Yes	+35%
<b>Mountain</b>		
Average	Yes	+5%
Good	Yes	+10%
<b>Seattle Skyline</b>		
Average	Yes	+10%
Good	Yes	+20%
Excellent	Yes	+30%

***Vacant Sales Used In This Physical Inspection Analysis  
Area 43***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
005	125720	0120	1/7/2011	\$350,000	3060	N	N
005	385690	0060	11/21/2011	\$185,000	4275	N	N
005	955120	2270	3/14/2012	\$256,000	3979	N	N
007	397540	0170	8/9/2010	\$175,000	4218	N	N
009	677220	0108	5/14/2010	\$425,000	6792	N	N
<b>Tear down sales</b>							
<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
005	125720	0050	7/16/2010	\$330,000	4080	N	N
005	385690	2055	8/6/2012	\$400,000	4000	N	N
005	385690	2655	2/17/2012	\$328,700	5100*	N	N
005	952810	0340	4/2/2012	\$361,000	3630	N	N
005	955120	1240	11/2/2010	\$306,500	4000	N	N
005	955120	2445	8/22/2011	\$430,000	5000	N	N
005	955120	3215	9/20/2010	\$440,000	5405	N	N
007	226450	0035	5/2/2011	\$265,000	3600**	N	N
007	408380	2125	5/16/2012	\$460,000	5000	N	N
008	408330	0835	2/3/2011	\$335,000	4800	N	N
009	288320	0770	3/22/2010	\$300,000	3680	N	N
009	952810	0945	5/23/2012	\$500,000	6000	N	N

* Sale included -2658. 2550 sf each lot.				
** Sale included -0036. 1800 sf each lot.				

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 43***

None.

## ***Improved Parcel Valuation***

### **Improved Parcel Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that the following variables were influential in the market:

1. Location by neighborhoods for properties located in the peripheral neighborhoods, specifically neighborhoods 2, 4 and 5. See neighborhood descriptions on page 15.
2. Location by neighborhood for properties located in neighborhood 6, defined as properties facing Green Lake.
3. Land value.
4. Age of the improvement.
5. Whether the improvement was built before 1940.
6. Condition.
7. Grade.
8. Town house.
9. Traffic noise coding.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Of the improved parcels in the population, 4719 parcels increased in value. They were comprised of eight single family residences on commercially zoned land and 4711 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, eight parcels increased in value. (Tax exempt parcels were excluded from the number of parcels increased)

### **Area 43 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 \$525000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.100, resulting in an adjusted value of \$578000 ( $\$525000 \times 1.100 = \$578000$  – rounded to the nearest \$1000).*

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.018	1.8%
2/1/2010	1.028	2.8%
3/1/2010	1.036	3.6%
4/1/2010	1.044	4.4%
5/1/2010	1.051	5.1%
6/1/2010	1.059	5.9%
7/1/2010	1.065	6.5%
8/1/2010	1.071	7.1%
9/1/2010	1.077	7.7%
10/1/2010	1.082	8.2%
11/1/2010	1.086	8.6%
12/1/2010	1.090	9.0%
1/1/2011	1.093	9.3%
2/1/2011	1.096	9.6%
3/1/2011	1.098	9.8%
4/1/2011	1.100	10.0%
5/1/2011	1.101	10.1%
6/1/2011	1.101	10.1%
7/1/2011	1.101	10.1%
8/1/2011	1.100	10.0%
9/1/2011	1.098	9.8%
10/1/2011	1.096	9.6%
11/1/2011	1.094	9.4%
12/1/2011	1.091	9.1%
1/1/2012	1.087	8.7%
2/1/2012	1.083	8.3%
3/1/2012	1.078	7.8%
4/1/2012	1.072	7.2%
5/1/2012	1.066	6.6%
6/1/2012	1.060	6.0%
7/1/2012	1.053	5.3%
8/1/2012	1.045	4.5%
9/1/2012	1.037	3.7%
10/1/2012	1.029	2.9%
11/1/2012	1.019	1.9%
12/1/2012	1.010	1.0%
1/1/2013	1.000	0.0%

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	125720	1470	8/22/2012	\$288,000	\$299,000	560	6	1978	Avg	2,250	N	N	2301 N 61ST ST
005	385690	2395	5/17/2011	\$325,000	\$358,000	660	6	1912	Good	3,000	N	N	5807 5TH AVE NE
005	955020	3695	8/25/2010	\$322,000	\$346,000	680	6	1912	Avg	3,060	N	N	124 NE 52ND ST
005	385690	2390	3/15/2010	\$290,000	\$301,000	720	6	1916	Avg	3,000	N	N	348 NE 58TH ST
005	385690	4980	5/19/2010	\$428,888	\$453,000	770	6	1926	Good	4,284	N	N	330 NE 55TH ST
005	955120	0345	11/19/2012	\$360,000	\$365,000	810	6	1900	Avg	3,784	Y	N	6301 WOODLAWN AVE N
005	955120	0750	2/12/2010	\$410,000	\$423,000	840	6	1926	Avg	3,000	Y	N	5835 WOODLAWN AVE N
005	125720	0910	3/30/2010	\$375,000	\$391,000	850	6	1904	Good	3,060	N	N	2331 N 64TH ST
005	955020	2890	11/26/2012	\$363,000	\$367,000	850	6	1918	Vgood	4,080	N	N	341 NE 54TH ST
005	385690	3245	12/1/2010	\$322,000	\$351,000	860	6	1908	Avg	3,000	N	N	2324 N 57TH ST
005	922240	0781	4/1/2010	\$305,000	\$318,000	900	6	1908	Avg	3,000	N	N	6027 6TH AVE NE
005	385690	0600	6/13/2012	\$340,000	\$359,000	960	6	1911	Avg	3,000	N	N	2329 N 60TH ST
005	913610	1891	6/2/2011	\$335,000	\$369,000	1,060	6	1951	Avg	3,180	N	N	5207 WOODLAWN AVE N
005	125720	0855	5/30/2012	\$480,000	\$509,000	1,160	6	1904	Vgood	2,958	N	N	2330 N 64TH ST
005	125720	0335	9/4/2012	\$405,000	\$420,000	1,230	6	1949	Good	4,500	N	N	119 NE 61ST ST
005	955020	1055	3/17/2010	\$330,000	\$343,000	730	7	1904	Good	3,200	N	N	5011 1ST AVE NE
005	913610	2226	6/20/2012	\$480,000	\$507,000	740	7	1919	Good	2,580	N	N	5101 WALLINGFORD AVE N
005	385690	4045	5/8/2012	\$421,000	\$448,000	780	7	1923	Good	4,080	N	N	2318 N 56TH ST
005	385690	0065	6/6/2012	\$345,500	\$366,000	790	7	1924	Avg	3,000	N	N	417 NE 60TH ST
005	385690	2505	4/20/2010	\$432,999	\$454,000	800	7	1920	Vgood	3,000	N	N	345 NE 58TH ST
005	952810	5021	7/11/2012	\$450,000	\$473,000	820	7	1915	Good	3,750	N	N	6812 WOODLAWN AVE NE
005	913610	0876	7/11/2012	\$535,000	\$562,000	840	7	1918	Good	3,210	N	N	1634 N 53RD ST
005	385690	0080	8/10/2012	\$380,000	\$396,000	860	7	1924	Avg	3,000	N	N	340 NE 59TH ST
005	125720	0295	7/12/2010	\$430,000	\$459,000	880	7	1909	Good	2,520	N	N	134 NE 60TH ST
005	385690	3835	3/23/2012	\$459,000	\$493,000	880	7	1940	Vgood	3,200	N	N	2264 N 56TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	955120	1165	6/30/2010	\$460,000	\$490,000	880	7	1907	Good	4,500	N	N	5540 ASHWORTH AVE N
005	913610	1076	1/21/2012	\$490,000	\$531,000	890	7	1910	Avg	3,150	N	N	5308 WALLINGFORD AVE N
005	955020	3480	10/27/2011	\$440,000	\$481,000	890	7	1926	Vgood	2,610	N	N	2311 N 54TH ST
005	913610	1536	7/1/2010	\$350,000	\$373,000	900	7	1915	Avg	2,580	N	N	5219 WALLINGFORD AVE N
005	336490	0280	11/29/2010	\$410,000	\$447,000	910	7	1918	Avg	4,080	N	N	142 NE 62ND ST
005	913610	0110	7/5/2011	\$537,500	\$592,000	910	7	1923	Good	4,280	N	N	1815 N 55TH ST
005	913610	2680	6/29/2010	\$528,000	\$562,000	910	7	1928	Vgood	3,210	N	N	1821 N 51ST ST
005	955020	5150	8/21/2012	\$365,000	\$380,000	910	7	1938	Avg	4,160	N	N	337 NE 51ST ST
005	125720	0070	12/26/2012	\$472,900	\$474,000	920	7	1924	Good	4,080	N	N	118 NE 64TH ST
005	952310	0390	4/21/2010	\$519,700	\$545,000	920	7	1921	Avg	4,102	N	N	1416 N 54TH ST
005	955120	2105	7/11/2011	\$365,000	\$402,000	920	7	1918	Avg	3,500	N	N	6220 WOODLAWN AVE N
005	913610	3026	5/3/2010	\$426,000	\$448,000	940	7	1915	Good	3,225	N	N	5000 WOODLAWN AVE N
005	952310	0420	11/1/2012	\$481,000	\$490,000	940	7	1916	Avg	3,000	N	N	1411 N 55TH ST
005	955020	4180	6/3/2011	\$352,000	\$388,000	950	7	1929	Vgood	4,080	N	N	350 NE 51ST ST
005	955020	5040	3/15/2010	\$375,000	\$390,000	960	7	1908	Avg	3,919	N	N	308 NE 50TH ST
005	955120	1980	12/1/2011	\$509,000	\$555,000	960	7	1967	Avg	6,454	N	N	5852 WOODLAWN AVE N
005	385690	0425	3/30/2011	\$466,000	\$512,000	970	7	1906	Avg	3,000	N	N	109 NE 60TH ST
005	385690	3240	4/21/2011	\$580,000	\$638,000	980	7	1927	Vgood	3,000	N	N	2318 N 57TH ST
005	385690	5310	4/14/2010	\$520,000	\$545,000	980	7	1906	Vgood	4,080	N	N	117 NE 56TH ST
005	913610	0235	2/16/2010	\$549,999	\$568,000	990	7	1917	Vgood	4,815	N	N	1834 N 54TH ST
005	125720	0155	10/19/2010	\$565,000	\$613,000	1,000	7	1906	Avg	4,590	N	N	131 NE 63RD ST
005	952810	4481	4/28/2010	\$382,500	\$402,000	1,000	7	2009	Avg	971	N	N	6519 B 5TH AVE NE
005	335950	0800	3/30/2012	\$348,000	\$373,000	1,000	7	2012	Avg	3,000	N	N	6063 4TH AVE NE
005	385690	0830	10/29/2012	\$628,200	\$641,000	1,010	7	1925	Vgood	5,500	N	N	2111 N 60TH ST
005	955020	0880	7/2/2012	\$321,000	\$338,000	1,010	7	1922	Avg	3,658	N	N	2148 N 50TH ST
005	955020	0890	1/4/2010	\$494,900	\$504,000	1,010	7	1922	Avg	3,432	N	N	5016 KEYSTONE PL N



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	955120	2305	1/4/2010	\$549,950	\$561,000	1,010	7	1927	Good	3,678	N	N	5508 WALLINGFORD AVE N
005	335950	0571	10/3/2011	\$383,000	\$420,000	1,020	7	1908	Avg	3,500	N	N	6332 4TH AVE NE
005	385690	5070	3/2/2011	\$445,000	\$489,000	1,020	7	1903	Avg	6,120	N	N	303 NE 56TH ST
005	335950	0071	7/11/2012	\$401,000	\$421,000	1,030	7	1900	Avg	4,500	N	N	6306 5TH AVE NE
005	385690	5320	7/23/2012	\$425,000	\$445,000	1,030	7	1906	Vgood	4,080	N	N	114 NE 55TH ST
005	955020	2620	10/13/2010	\$409,000	\$443,000	1,030	7	1916	Good	4,160	N	N	320 NE 54TH ST
005	125720	1640	10/6/2010	\$455,250	\$493,000	1,040	7	1907	Good	3,060	N	N	2318 N 62ND ST
005	335950	0285	9/15/2011	\$530,000	\$582,000	1,040	7	1907	Good	6,000	N	N	6018 4TH AVE NE
005	385690	3910	8/21/2012	\$614,000	\$639,000	1,050	7	1920	Good	3,850	N	N	2217 N 57TH ST
005	385690	3910	5/24/2011	\$580,500	\$639,000	1,050	7	1920	Good	3,850	N	N	2217 N 57TH ST
005	955120	3365	6/10/2011	\$461,000	\$508,000	1,060	7	1925	Avg	3,900	N	N	5903 KIRKWOOD PL N
005	913610	0891	2/10/2012	\$356,500	\$385,000	1,070	7	1961	Avg	1,943	N	N	5305 WALLINGFORD AVE N
005	385690	0430	6/15/2012	\$472,200	\$499,000	1,080	7	1912	Avg	4,000	N	N	107 NE 60TH ST
005	913610	2656	12/1/2011	\$363,800	\$397,000	1,080	7	1913	Avg	4,815	N	N	1833 N 51ST ST
005	913610	2815	4/11/2011	\$335,000	\$369,000	1,090	7	1910	Avg	4,280	N	N	1822 N 50TH ST
005	955020	2920	8/12/2011	\$309,900	\$341,000	1,090	7	1950	Avg	4,080	Y	N	336 NE 53RD ST
005	385690	2735	4/27/2012	\$457,000	\$488,000	1,120	7	1923	Avg	3,920	N	N	5711 LATONA AVE NE
005	952310	0105	7/25/2012	\$450,000	\$471,000	1,120	7	1920	Good	5,000	N	N	5114 GREEN LAKE WAY N
005	955120	1790	4/22/2011	\$676,000	\$744,000	1,120	7	1903	Vgood	3,000	Y	N	5812 WOODLAWN AVE N
005	955020	1660	8/29/2012	\$532,400	\$553,000	1,140	7	1906	Good	3,750	N	N	5242 KIRKWOOD PL N
005	385690	1770	7/10/2012	\$385,000	\$405,000	1,150	7	1920	Avg	3,400	N	N	5811 1ST AVE NE
005	955020	4770	8/1/2012	\$503,000	\$526,000	1,150	7	1924	Avg	3,919	N	N	117 NE 51ST ST
005	385690	3045	4/15/2011	\$400,000	\$440,000	1,160	7	1901	Avg	3,000	N	N	5713 1ST AVE NE
005	913610	0601	8/28/2012	\$471,500	\$489,000	1,160	7	1916	Good	4,280	N	N	1424 N 53RD ST
005	385690	2935	8/14/2012	\$525,500	\$548,000	1,170	7	1910	Good	3,000	N	N	121 NE 58TH ST
005	955120	2590	7/22/2011	\$610,000	\$671,000	1,170	7	1908	Vgood	4,500	N	N	5559 KENWOOD PL N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	385690	2260	7/21/2010	\$408,250	\$436,000	1,180	7	1978	Avg	6,000	N	N	333 NE 59TH ST
005	952810	4795	3/9/2010	\$397,500	\$413,000	1,180	7	1944	Good	5,850	N	N	200 NE 65TH ST
005	385690	0115	10/13/2011	\$469,609	\$514,000	1,190	7	1910	Vgood	3,000	N	N	401 NE 60TH ST
005	385690	2345	9/19/2012	\$360,000	\$372,000	1,230	7	1926	Avg	3,350	N	N	5811 5TH AVE NE
005	125720	1770	2/27/2012	\$442,500	\$477,000	1,240	7	1970	Good	3,060	N	N	2316 N 63RD ST
005	335950	0415	6/14/2011	\$515,000	\$567,000	1,240	7	1911	Vgood	2,996	N	N	411 NE 63RD ST
005	952810	4482	3/9/2010	\$405,000	\$420,000	1,240	7	2009	Avg	1,102	N	N	6521 A 5TH AVE NE
005	955020	3625	4/2/2012	\$371,300	\$398,000	1,250	7	1985	Avg	3,060	N	N	118 NE 52ND ST
005	952810	4483	5/12/2010	\$395,000	\$416,000	1,250	7	2009	Avg	999	N	N	6519 A 5TH AVE NE
005	952810	4484	4/13/2010	\$390,000	\$408,000	1,250	7	2009	Avg	924	N	N	6519 B 5TH AVE NE
005	955020	4020	12/10/2012	\$437,000	\$440,000	1,260	7	1922	Vgood	5,100	N	N	344 NE 52ND ST
005	125720	0625	8/20/2010	\$399,950	\$430,000	1,270	7	1926	Avg	2,760	N	N	6314 1ST AVE NE
005	125720	1970	3/22/2012	\$475,000	\$510,000	1,280	7	1971	Vgood	3,060	N	N	2319 N 65TH ST
005	955020	3830	5/10/2011	\$485,500	\$534,000	1,280	7	1916	Good	2,970	N	N	5209 LATONA AVE NE
005	335950	0895	8/5/2010	\$345,000	\$370,000	1,290	7	1909	Avg	6,000	N	N	6118 LATONA AVE NE
005	955020	0120	7/16/2012	\$565,000	\$593,000	1,290	7	1926	Vgood	3,060	N	N	2116 N 53RD ST
005	335950	0501	5/4/2011	\$565,000	\$622,000	1,300	7	1940	Good	4,500	N	N	6314 4TH AVE NE
005	125720	1865	2/3/2010	\$498,000	\$512,000	1,310	7	1905	Vgood	4,590	N	N	2309 N 64TH ST
005	125720	2885	7/12/2012	\$649,950	\$683,000	1,310	7	1907	Vgood	3,060	N	N	2128 N 62ND ST
005	955120	3245	4/7/2011	\$405,000	\$445,000	1,330	7	1910	Good	4,963	N	N	2106 N 57TH ST
005	955120	3145	8/3/2010	\$449,000	\$481,000	1,360	7	1903	Avg	5,061	N	N	5812 MCKINLEY PL N
005	385690	5520	8/5/2011	\$380,000	\$418,000	1,400	7	1984	Good	3,060	N	N	2317 N 56TH ST
005	955120	2545	3/1/2011	\$570,000	\$626,000	1,400	7	1905	Vgood	4,500	N	N	5546 CANFIELD PL N
005	913610	3190	2/14/2012	\$592,500	\$640,000	1,420	7	1924	Vgood	2,520	N	N	5007 WALLINGFORD AVE N
005	913610	3190	7/28/2010	\$592,500	\$634,000	1,420	7	1924	Vgood	2,520	N	N	5007 WALLINGFORD AVE N
005	955020	1120	11/3/2010	\$557,500	\$606,000	1,430	7	1912	Vgood	3,570	N	N	2336 N 51ST ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	955120	2260	1/28/2011	\$480,000	\$526,000	1,430	7	1906	Avg	5,651	N	N	1822 N 55TH ST
005	952810	5005	2/25/2010	\$574,000	\$594,000	1,440	7	1924	Avg	4,500	N	N	6537 2ND AVE NE
005	955020	4780	6/16/2011	\$602,500	\$663,000	1,440	7	1924	Vgood	3,919	N	N	121 NE 51ST ST
005	955120	1250	8/4/2010	\$528,000	\$566,000	1,440	7	1935	Good	6,516	N	N	5518 ASHWORTH AVE N
005	385690	4020	4/22/2011	\$560,000	\$616,000	1,450	7	1926	Avg	3,978	N	N	2329 N 57TH ST
005	955020	1610	6/5/2011	\$675,000	\$743,000	1,470	7	1928	Good	3,680	N	N	2219 N 54TH ST
005	913610	1821	6/28/2011	\$565,000	\$622,000	1,500	7	1910	Avg	2,580	N	N	5207 WALLINGFORD AVE N
005	952810	4835	4/26/2010	\$542,500	\$570,000	1,510	7	1909	Good	4,000	N	N	6517 LATONA AVE NE
005	336490	0425	5/23/2011	\$499,000	\$549,000	1,520	7	1912	Avg	3,375	N	N	143 NE 61ST ST
005	913610	2926	3/13/2012	\$650,000	\$699,000	1,520	7	1919	Vgood	4,280	N	N	1631 N 51ST ST
005	955020	3655	12/20/2010	\$550,000	\$601,000	1,570	7	1929	Avg	3,060	N	N	121 NE 53RD ST
005	125720	0715	7/27/2010	\$460,000	\$492,000	1,580	7	1913	Vgood	4,080	N	N	109 NE 65TH ST
005	385690	3535	1/7/2011	\$535,000	\$585,000	1,580	7	1928	Good	3,750	N	N	5610 KEYSTONE PL N
005	955020	1540	12/18/2011	\$608,900	\$663,000	1,590	7	1924	Vgood	5,000	N	N	5223 KIRKWOOD PL N
005	952310	0166	12/9/2011	\$470,000	\$512,000	1,600	7	1918	Avg	3,000	N	N	1408 N 52ND ST
005	955020	2990	12/8/2011	\$435,000	\$474,000	1,600	7	1914	Good	4,080	N	N	320 NE 53RD ST
005	952810	5251	5/15/2012	\$585,000	\$622,000	1,630	7	1925	Vgood	3,420	N	N	6624 WOODLAWN AVE N
005	955020	1075	9/11/2012	\$479,000	\$495,000	1,640	7	1911	Avg	3,500	N	N	5015 1ST AVE NE
005	125720	1375	5/25/2011	\$492,000	\$542,000	1,650	7	1950	Avg	3,952	N	N	2325 N 61ST ST
005	952810	4580	2/18/2011	\$662,500	\$727,000	1,650	7	2010	Avg	6,000	N	N	6526 LATONA AVE NE
005	955120	2475	8/6/2012	\$622,500	\$650,000	1,650	7	1913	Vgood	3,000	N	N	5564 CANFIELD PL N
005	335950	0875	4/2/2012	\$499,000	\$535,000	1,670	7	1917	Vgood	3,700	N	N	6045 4TH AVE NE
005	335950	0970	10/9/2012	\$460,000	\$472,000	1,670	7	1921	Good	3,000	N	N	6011 4TH AVE NE
005	955020	3200	3/9/2011	\$539,000	\$592,000	1,670	7	1919	Good	3,774	N	N	143 NE 54TH ST
005	385690	5000	12/7/2012	\$245,000	\$247,000	1,690	7	1936	Poor	3,774	N	N	321 NE 56TH ST
005	125720	2150	9/25/2012	\$761,400	\$785,000	1,710	7	1924	Vgood	5,568	Y	N	2134 N 64TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	913610	1565	8/25/2010	\$850,000	\$914,000	1,710	7	1921	Good	4,815	N	N	1637 N 53RD ST
005	955020	3860	5/12/2010	\$600,000	\$632,000	1,730	7	1923	Vgood	5,100	N	N	5218 LATONA AVE NE
005	955020	5140	11/10/2012	\$471,000	\$479,000	1,740	7	1924	Avg	5,200	N	N	333 NE 51ST ST
005	385690	1435	5/10/2010	\$600,000	\$632,000	1,760	7	1906	Vgood	4,500	N	N	2300 N 58TH ST
005	913610	1591	10/21/2011	\$500,000	\$547,000	1,760	7	1916	Good	5,350	N	N	1621 N 53RD ST
005	385690	2800	8/24/2011	\$527,000	\$579,000	1,770	7	1923	Avg	3,920	N	N	5701 LATONA AVE NE
005	955020	2590	4/7/2010	\$405,000	\$423,000	1,780	7	1919	Avg	4,160	N	N	327 NE 55TH ST
005	955120	2420	10/7/2011	\$675,000	\$740,000	1,780	7	1987	Avg	3,000	N	N	5576 CANFIELD PL N
005	922240	0770	11/30/2011	\$337,000	\$368,000	1,840	7	1906	Avg	6,000	N	N	6033 6TH AVE NE
005	952810	5270	12/19/2012	\$660,000	\$663,000	1,850	7	1906	Vgood	4,500	N	N	6537 SUNNYSIDE AVE N
005	955120	2290	10/27/2010	\$575,000	\$624,000	1,920	7	1908	Vgood	3,832	N	N	5516 WALLINGFORD AVE N
005	125720	1535	5/4/2011	\$492,500	\$542,000	1,990	7	1906	Avg	5,130	N	N	6102 CORLISS AVE N
005	335950	0196	7/12/2012	\$411,000	\$432,000	2,000	7	1907	Avg	4,500	Y	N	6006 5TH AVE NE
005	922240	0605	9/25/2011	\$574,000	\$630,000	2,070	7	1921	Avg	4,500	N	N	6047 6TH AVE NE
005	955020	1370	5/20/2010	\$725,000	\$766,000	2,080	7	1924	Vgood	4,375	N	N	5209 KENSINGTON PL N
005	913610	0196	11/17/2010	\$575,000	\$626,000	2,130	7	1922	Avg	4,013	N	N	1820 N 54TH ST
005	385690	1070	12/5/2011	\$535,000	\$583,000	2,200	7	1905	Avg	4,500	N	N	5709 KIRKWOOD PL N
005	335950	0226	11/26/2012	\$460,000	\$465,000	2,250	7	1907	Avg	4,000	N	N	6003 5TH AVE NE
005	955020	2010	6/12/2012	\$686,000	\$725,000	2,480	7	1916	Avg	5,000	N	N	5428 KIRKWOOD PL N
005	955120	1265	11/28/2011	\$470,000	\$513,000	900	8	1914	Good	3,481	N	N	5517 WOODLAWN AVE N
005	125720	0665	7/7/2011	\$550,200	\$606,000	910	8	1916	Vgood	3,150	N	N	102 NE 64TH ST
005	125720	3025	9/8/2011	\$520,000	\$571,000	960	8	1913	Good	3,060	N	N	2122 N 63RD ST
005	125720	2305	8/26/2012	\$580,000	\$602,000	1,000	8	1906	Good	3,060	N	N	2138 N 63RD ST
005	955020	3675	6/6/2011	\$469,950	\$517,000	1,070	8	1911	Vgood	3,060	N	N	136 NE 52ND ST
005	335950	0435	4/26/2012	\$450,000	\$480,000	1,090	8	1902	Vgood	6,000	N	N	6062 4TH AVE NE
005	952810	4368	9/21/2010	\$349,000	\$377,000	1,100	8	2004	Avg	1,159	N	N	6526 C 4TH AVE NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	955020	1220	3/29/2011	\$635,000	\$698,000	1,140	8	1922	Good	4,813	N	N	5104 KEYSTONE PL N
005	913610	2536	8/9/2012	\$593,000	\$619,000	1,210	8	1912	Good	4,000	N	N	5109 MERIDIAN AVE N
005	385690	0944	10/15/2010	\$625,000	\$677,000	1,230	8	1999	Avg	3,525	N	N	2110 N 59TH ST
005	385690	4055	6/3/2011	\$559,950	\$616,000	1,250	8	1922	Good	6,120	N	N	2324 N 56TH ST
005	955020	4220	10/22/2010	\$430,000	\$467,000	1,330	8	1929	Good	3,570	N	N	341 NE 52ND ST
005	955020	2800	10/22/2010	\$452,950	\$491,000	1,340	8	1924	Vgood	4,080	N	N	349 NE 54TH ST
005	955020	3620	12/16/2010	\$549,000	\$599,000	1,390	8	2004	Avg	3,060	N	N	120 NE 52ND ST
005	955120	2820	3/24/2011	\$568,400	\$625,000	1,400	8	1904	Avg	4,311	N	N	5516 KENWOOD PL N
005	955120	0780	4/27/2010	\$665,000	\$699,000	1,420	8	1930	Avg	3,000	Y	N	5818 E GREEN LAKE WAY N
005	952810	5205	7/16/2010	\$747,500	\$798,000	1,430	8	2006	Avg	6,000	N	N	6509 SUNNYSIDE AVE N
005	955120	1680	7/6/2010	\$615,000	\$656,000	1,440	8	1984	Avg	6,100	N	N	5710 WOODLAWN AVE N
005	385690	3391	7/27/2012	\$735,000	\$769,000	1,510	8	1925	Good	4,100	N	N	5642 KEYSTONE PL N
005	385690	1590	8/30/2012	\$784,000	\$813,000	1,520	8	1926	Vgood	4,000	N	N	2336 N 58TH ST
005	955120	1970	7/20/2011	\$495,000	\$545,000	1,530	8	1988	Avg	3,000	N	N	5847 MCKINLEY PL N
005	955020	4140	1/12/2012	\$288,900	\$314,000	1,540	8	1928	Avg	3,640	N	N	5117 5TH AVE NE
005	125720	0395	9/23/2010	\$737,000	\$796,000	1,550	8	1910	Vgood	3,600	N	N	6006 1ST AVE NE
005	385690	1930	9/21/2011	\$575,000	\$631,000	1,560	8	1908	Good	3,000	N	N	116 NE 58TH ST
005	385690	4395	12/29/2011	\$677,000	\$736,000	1,570	8	2000	Avg	3,200	N	N	5619 LATONA AVE NE
005	955120	0640	8/5/2011	\$599,000	\$659,000	1,570	8	1916	Avg	4,800	N	N	5843 WOODLAWN AVE N
005	955020	4650	10/12/2012	\$650,000	\$667,000	1,580	8	2004	Avg	3,060	N	N	109 NE 52ND ST
005	913610	1946	9/8/2011	\$679,950	\$747,000	1,600	8	1910	Vgood	3,420	N	N	5103 WOODLAWN AVE N
005	955120	0965	9/28/2011	\$654,109	\$717,000	1,640	8	1909	Avg	7,200	N	N	5741 WOODLAWN AVE N
005	955120	0120	2/10/2010	\$499,950	\$515,000	1,670	8	2007	Avg	2,012	N	N	1410 N 55TH ST
005	955120	3375	4/24/2012	\$699,500	\$747,000	1,670	8	1925	Vgood	3,060	N	N	5862 MCKINLEY PL N
005	336490	0230	10/22/2010	\$515,000	\$559,000	1,680	8	1986	Avg	3,060	N	N	141 NE 63RD ST
005	385690	0805	4/24/2012	\$580,000	\$619,000	1,710	8	1901	Good	3,000	N	N	2204 N 59TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	385690	1480	9/8/2011	\$539,950	\$593,000	1,710	8	1995	Avg	3,000	N	N	2312 N 58TH ST
005	125720	1605	9/21/2011	\$565,000	\$620,000	1,740	8	1904	Vgood	3,060	N	N	2317 N 62ND ST
005	385690	2870	5/16/2011	\$570,000	\$627,000	1,760	8	1995	Avg	3,000	N	N	137 NE 58TH ST
005	955120	3490	6/8/2012	\$615,000	\$651,000	1,770	8	1984	Good	4,098	Y	N	5925 MERIDIAN AVE N
005	336490	0450	7/10/2012	\$761,000	\$800,000	1,780	8	1907	Vgood	3,375	N	N	142 NE 60TH ST
005	385690	4030	11/10/2010	\$590,000	\$642,000	1,810	8	1911	Avg	4,182	N	N	2325 N 57TH ST
005	913610	1301	7/13/2011	\$750,000	\$825,000	1,820	8	1910	Vgood	4,013	N	N	1823 N 53RD ST
005	955020	4640	4/5/2011	\$698,500	\$768,000	1,820	8	1929	Good	2,652	N	N	5112 1ST AVE NE
005	125720	1995	7/26/2011	\$765,000	\$842,000	1,830	8	2000	Avg	4,182	N	N	2305 N 65TH ST
005	125720	0298	3/21/2011	\$665,000	\$731,000	1,840	8	2010	Avg	2,250	N	N	132 N 60TH ST
005	125720	0775	12/18/2012	\$585,000	\$588,000	1,850	8	1987	Good	3,060	N	N	2405 N 65TH ST
005	125720	0205	7/14/2010	\$865,000	\$924,000	1,860	8	1907	Vgood	5,304	N	N	126 NE 62ND ST
005	385690	3750	6/30/2011	\$710,000	\$782,000	1,860	8	1927	Good	6,075	N	N	5622 KIRKWOOD PL N
005	913610	2105	2/24/2012	\$649,900	\$701,000	1,860	8	1914	Good	3,630	N	N	5102 WOODLAWN AVE N
005	955020	1665	5/16/2012	\$590,000	\$627,000	1,880	8	1993	Avg	3,750	N	N	5240 KIRKWOOD PL N
005	335950	0301	9/21/2011	\$537,000	\$589,000	1,890	8	1930	Good	4,000	N	N	6029 5TH AVE NE
005	125720	0255	7/26/2012	\$639,000	\$669,000	1,900	8	1988	Good	3,060	N	N	119 NE 62ND ST
005	125720	1730	7/26/2011	\$586,000	\$645,000	1,900	8	1990	Good	3,060	N	N	2307 N 63RD ST
005	952810	5215	9/30/2010	\$492,500	\$533,000	1,930	8	1965	Avg	5,298	N	N	2354 N 65TH ST
005	955020	4490	6/13/2012	\$900,000	\$951,000	1,940	8	1926	Vgood	4,284	N	N	137 NE 52ND ST
005	336490	0365	7/31/2012	\$760,000	\$795,000	1,950	8	1908	Good	6,120	N	N	146 NE 61ST ST
005	955020	0560	6/2/2010	\$850,000	\$900,000	1,950	8	1907	Vgood	3,825	N	N	2115 N 52ND ST
005	385690	4260	8/25/2010	\$697,000	\$750,000	1,950	8	2002	Avg	3,060	N	N	117 NE 57TH ST
005	913610	0776	8/28/2012	\$849,000	\$881,000	1,970	8	2003	Avg	5,350	N	N	1612 N 53RD ST
005	385690	0845	6/22/2010	\$745,000	\$792,000	1,970	8	1997	Avg	4,058	N	N	2122 N 59TH ST
005	955020	1582	10/18/2011	\$620,400	\$679,000	2,010	8	1983	Good	4,054	N	N	2201 N 54TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	952810	0275	4/13/2012	\$925,000	\$990,000	2,070	8	1999	Avg	4,070	Y	N	6644 E GREEN LAKE WAY N
005	385690	0195	6/13/2012	\$595,000	\$629,000	2,150	8	1910	Avg	3,000	N	N	5916 LATONA AVE NE
005	385690	3215	12/31/2012	\$860,000	\$860,000	2,160	8	1926	Vgood	4,000	N	N	2329 N 58TH ST
005	385690	0025	7/27/2010	\$624,500	\$668,000	2,170	8	1997	Avg	6,000	N	N	348 NE 59TH ST
005	125720	1925	5/27/2011	\$730,000	\$804,000	2,280	8	1907	Vgood	4,080	N	N	2310 N 64TH ST
005	955020	0920	3/1/2011	\$849,888	\$933,000	2,280	8	1902	Vgood	5,232	N	N	2315 N 51ST ST
005	913610	2256	8/15/2012	\$785,000	\$818,000	2,480	8	1914	Good	4,013	N	N	1851 N 52ND ST
005	955120	3050	3/30/2010	\$715,000	\$746,000	2,480	8	1907	Avg	4,711	N	N	1816 N 57TH ST
005	922240	0791	6/23/2011	\$530,000	\$583,000	2,550	8	1988	Avg	5,000	N	N	6019 6TH AVE NE
005	385690	1310	11/7/2012	\$767,999	\$782,000	1,150	9	2004	Avg	3,500	N	N	5711 KENSINGTON PL N
005	385690	5550	7/6/2010	\$599,000	\$639,000	1,160	9	1918	Good	4,590	N	N	2308 N 55TH ST
005	125720	1715	2/9/2011	\$400,000	\$439,000	1,460	9	2012	Avg	3,060	N	N	2317 N 63RD ST
005	336490	0265	12/31/2012	\$899,950	\$900,000	1,950	9	2004	Avg	3,060	N	N	152 NE 62ND ST
005	952810	0180	11/15/2011	\$910,000	\$994,000	1,990	9	1948	Good	5,390	Y	N	6602 E GREEN LAKE WAY N
005	955120	3235	11/10/2010	\$963,000	\$1,047,000	1,990	9	1928	Vgood	4,804	N	N	5700 KEYSTONE PL N
005	955120	2945	3/1/2012	\$765,000	\$825,000	2,000	9	2004	Avg	3,260	N	N	5663 KEYSTONE PL N
005	125720	1630	5/16/2012	\$879,000	\$935,000	2,060	9	2005	Avg	3,060	N	N	2328 N 62ND ST
005	125720	2430	10/20/2010	\$750,000	\$813,000	2,060	9	2001	Avg	3,060	Y	N	2129 N 62ND ST
005	335950	0420	10/31/2011	\$750,000	\$820,000	2,070	9	2011	Avg	2,996	N	N	417 NE 63RD ST
005	385690	0800	8/16/2011	\$800,000	\$879,000	2,100	9	1996	Good	3,000	N	N	2202 N 59TH ST
005	385690	0225	9/4/2012	\$750,000	\$777,000	2,160	9	1912	Vgood	6,000	N	N	308 NE 59TH ST
005	955020	1110	7/1/2011	\$945,000	\$1,040,000	2,210	9	2005	Avg	4,590	N	N	2332 N 51ST ST
005	955020	1880	11/9/2012	\$795,000	\$809,000	2,250	9	1913	Vgood	5,000	N	N	5417 KIRKWOOD PL N
005	955120	1805	11/24/2010	\$710,000	\$773,000	2,250	9	1913	Fair	6,800	Y	N	5802 WOODLAWN AVE N
005	125720	1065	6/26/2012	\$975,000	\$1,028,000	2,270	9	2003	Avg	4,080	N	N	2344 N 62ND ST
005	952810	4660	10/27/2010	\$749,950	\$814,000	2,340	9	2008	Avg	3,000	N	N	6532 LATONA AVE NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	955120	0875	9/28/2011	\$1,100,000	\$1,206,000	2,530	9	2007	Avg	2,480	Y	N	5770 ASHWORTH AVE N
005	385690	0360	2/13/2012	\$1,092,000	\$1,180,000	2,580	9	2011	Avg	3,996	N	N	124 NE 59TH ST
005	125720	0315	3/9/2011	\$850,000	\$934,000	2,700	9	2004	Avg	4,275	N	N	124 NE 60TH ST
005	385690	0361	3/29/2012	\$1,169,000	\$1,254,000	2,700	9	2011	Avg	3,996	N	N	128 NE 59TH ST
005	955120	1240	1/9/2012	\$875,000	\$950,000	2,800	9	2011	Avg	4,000	N	N	5524 ASHWORTH AVE N
005	955120	2270	12/31/2012	\$899,999	\$900,000	2,940	9	2012	Avg	3,979	N	N	1818 N 55TH ST
005	385690	1215	8/12/2012	\$1,225,000	\$1,277,000	3,050	9	2005	Avg	5,618	N	N	5726 KIRKWOOD PL N
005	913610	0515	2/23/2010	\$1,100,000	\$1,137,000	3,060	9	2009	Avg	6,420	N	N	1511 N 55TH ST
005	385690	3565	3/23/2010	\$1,280,000	\$1,333,000	2,310	10	2009	Avg	3,791	N	N	5629 KIRKWOOD PL N
005	955020	1820	1/21/2010	\$1,250,000	\$1,281,000	2,370	10	2005	Avg	5,000	N	N	5407 KENSINGTON PL N
005	385690	1225	6/23/2011	\$1,195,000	\$1,316,000	3,050	10	2005	Avg	5,618	N	N	5720 KIRKWOOD PL N
005	125720	1205	2/17/2010	\$1,060,000	\$1,094,000	3,070	10	2009	Avg	5,100	N	N	2338 N 61ST ST
005	125720	0280	12/7/2010	\$1,210,000	\$1,320,000	3,310	10	2008	Avg	6,120	N	N	124 NE 61ST ST
005	385690	0780	3/2/2011	\$1,225,000	\$1,345,000	3,510	10	2007	Avg	6,000	N	N	2207 N 60TH ST
005	385690	0780	7/8/2010	\$1,185,000	\$1,264,000	3,510	10	2007	Avg	6,000	N	N	2207 N 60TH ST
007	197220	1855	2/12/2012	\$175,000	\$189,000	570	6	2007	Avg	960	N	N	915 N 39TH ST
007	226450	0170	11/21/2011	\$444,000	\$485,000	910	6	1918	Vgood	4,050	N	N	1502 N 36TH ST
007	226450	0305	8/24/2012	\$405,000	\$421,000	1,350	6	1906	Vgood	4,500	N	N	3652 ASHWORTH AVE N
007	226450	0125	10/24/2011	\$431,000	\$472,000	730	7	1918	Vgood	3,600	N	N	3615 CARR PL N
007	408330	6810	2/9/2010	\$351,500	\$362,000	730	7	1918	Avg	2,720	N	N	1709 N 35TH ST
007	408330	6360	5/12/2011	\$439,950	\$484,000	830	7	1921	Good	3,420	N	N	3501 BURKE AVE N
007	229390	0130	4/21/2010	\$435,000	\$456,000	860	7	1910	Good	3,000	N	N	4116 MIDVALE AVE N
007	035400	0030	4/2/2012	\$437,000	\$469,000	870	7	1924	Good	3,200	N	N	3536 MERIDIAN AVE N
007	397540	0060	7/21/2010	\$399,950	\$428,000	870	7	1938	Good	4,000	N	N	4000 WOODLAND PARK AVE N
007	226450	0425	5/22/2012	\$459,000	\$487,000	880	7	1930	Good	4,400	N	N	3526 ASHWORTH AVE N
007	408330	4660	7/20/2010	\$467,250	\$499,000	880	7	1927	Good	3,420	N	N	3724 BAGLEY AVE N



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	408330	6490	5/3/2010	\$430,000	\$452,000	880	7	1925	Good	3,600	N	N	1908 N 35TH ST
007	917860	1465	8/22/2011	\$391,000	\$430,000	880	7	1920	Avg	3,300	Y	N	2508 N 39TH ST
007	408330	5485	4/22/2011	\$368,000	\$405,000	890	7	1926	Good	2,280	N	N	1815 N 37TH ST
007	408330	5075	9/4/2012	\$425,000	\$440,000	910	7	1916	Avg	3,990	Y	N	3611 CORLISS AVE N
007	408330	6830	10/25/2010	\$449,000	\$487,000	920	7	1923	Vgood	2,400	N	N	3435 DENSMORE AVE N
007	408330	5960	8/23/2012	\$506,000	\$526,000	930	7	1911	Good	3,600	N	N	1554 N 36TH ST
007	386340	0010	5/17/2012	\$320,000	\$340,000	950	7	1915	Avg	3,172	N	N	1204 N 43RD ST
007	917860	0685	1/25/2010	\$622,000	\$638,000	950	7	1924	Vgood	3,800	N	N	3918 BAGLEY AVE N
007	397540	0362	10/24/2012	\$424,950	\$434,000	990	7	1916	Good	3,000	N	N	3926 MIDVALE AVE N
007	408330	6240	5/18/2011	\$599,000	\$659,000	990	7	1927	Vgood	3,120	N	N	3504 DENSMORE AVE N
007	917860	0040	3/10/2010	\$449,000	\$466,000	1,000	7	1905	Avg	5,700	N	N	3918 MERIDIAN AVE N
007	007200	0045	6/20/2011	\$534,000	\$588,000	1,020	7	1950	Vgood	4,005	N	N	4112 MIDVALE AVE N
007	408330	3200	8/22/2012	\$474,000	\$493,000	1,020	7	1913	Good	4,332	N	N	3811 CORLISS AVE N
007	408330	5770	11/17/2010	\$360,000	\$392,000	1,030	7	1916	Avg	4,560	N	N	3639 DENSMORE AVE N
007	397540	0030	1/11/2010	\$397,000	\$406,000	1,060	7	1906	Avg	4,218	N	N	4023 MIDVALE AVE N
007	569450	0210	4/12/2010	\$455,000	\$476,000	1,060	7	1911	Good	3,750	N	N	4270 WHITMAN AVE N
007	193130	0022	9/6/2011	\$539,500	\$592,000	1,080	7	1906	Vgood	5,884	N	N	4117 WOODLAND PARK AVE N
007	197220	2520	11/5/2012	\$480,993	\$490,000	1,080	7	1952	Avg	2,934	N	N	929 N 35TH ST
007	408330	3775	6/21/2012	\$582,675	\$615,000	1,090	7	1908	Vgood	6,840	N	N	3802 DENSMORE AVE N
007	408330	4140	4/23/2012	\$560,000	\$598,000	1,090	7	1915	Vgood	3,420	N	N	3710 DENSMORE AVE N
007	408330	3565	5/19/2010	\$567,500	\$599,000	1,100	7	1922	Good	3,600	N	N	1909 N 39TH ST
007	408330	6165	12/8/2012	\$557,000	\$561,000	1,190	7	1906	Avg	7,280	N	N	1609 N 36TH ST
007	408330	6125	3/6/2012	\$545,000	\$587,000	1,200	7	1925	Vgood	3,230	N	N	1604 N 35TH ST
007	782120	0925	4/29/2010	\$485,000	\$510,000	1,280	7	1921	Vgood	2,468	N	N	4314 MIDVALE AVE N
007	193130	0040	8/17/2011	\$400,000	\$440,000	1,360	7	1910	Good	3,200	N	N	4107 WOODLAND PARK AVE N
007	226450	0080	8/21/2011	\$502,500	\$552,000	1,370	7	1916	Good	3,600	N	N	3655 CARR PL N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	408330	4925	5/30/2012	\$667,500	\$708,000	1,370	7	1925	Vgood	4,320	N	N	2409 N 38TH ST
007	408330	5910	5/5/2011	\$615,000	\$677,000	1,370	7	1919	Good	4,560	N	N	3642 WOODLAWN AVE N
007	007200	0060	9/11/2012	\$660,000	\$683,000	1,380	7	1927	Good	4,005	N	N	4102 MIDVALE AVE N
007	049550	0335	10/9/2012	\$505,000	\$518,000	1,400	7	1910	Avg	5,700	N	N	3827 DENSMORE AVE N
007	408330	4875	7/2/2012	\$587,500	\$618,000	1,400	7	1909	Vgood	4,560	Y	N	3727 EASTERN AVE N
007	408330	6070	9/28/2011	\$590,000	\$647,000	1,400	7	1928	Vgood	3,420	N	N	3531 DENSMORE AVE N
007	397540	0235	6/18/2012	\$615,000	\$649,000	1,420	7	1906	Vgood	4,000	N	N	3914 WOODLAND PARK AVE N
007	917860	0690	6/10/2012	\$472,500	\$500,000	1,420	7	1918	Avg	5,700	N	N	3922 BAGLEY AVE N
007	226450	0895	8/14/2010	\$620,000	\$666,000	1,430	7	1900	Vgood	4,400	N	N	3613 ASHWORTH AVE N
007	803270	0152	10/11/2011	\$315,000	\$345,000	1,440	7	2004	Avg	1,544	N	N	3835 B INTERLAKE AVE N
007	197220	2300	11/29/2011	\$514,000	\$561,000	1,450	7	1900	Vgood	3,000	N	N	911 N 36TH ST
007	944530	0075	7/19/2012	\$625,575	\$656,000	1,450	7	1926	Vgood	3,365	N	N	1406 N 39TH ST
007	408330	5945	11/17/2011	\$630,000	\$688,000	1,460	7	1918	Vgood	5,130	N	N	3629 WOODLAWN AVE N
007	408330	3820	5/9/2012	\$630,000	\$671,000	1,490	7	1905	Vgood	3,040	N	N	1703 N 39TH ST
007	408330	2630	11/2/2010	\$587,000	\$638,000	1,500	7	1919	Vgood	3,900	N	N	3906 WALLINGFORD AVE N
007	229390	0120	6/28/2012	\$579,900	\$611,000	1,510	7	1905	Vgood	3,000	N	N	4121 MIDVALE AVE N
007	408330	6540	3/7/2011	\$605,000	\$665,000	1,510	7	1900	Vgood	4,800	N	N	3530 BURKE AVE N
007	408330	5720	12/27/2010	\$425,500	\$465,000	1,520	7	1948	Avg	6,840	N	N	3624 DENSMORE AVE N
007	408330	6350	10/8/2012	\$555,000	\$570,000	1,520	7	1900	Avg	6,840	N	N	3509 BURKE AVE N
007	408330	3230	4/30/2012	\$610,000	\$651,000	1,540	7	1929	Good	3,648	N	N	2214 N 38TH ST
007	193130	0193	4/3/2012	\$361,000	\$387,000	1,560	7	1909	Avg	4,560	N	N	4004 WHITMAN AVE N
007	408330	4055	6/23/2010	\$526,000	\$559,000	1,590	7	1917	Good	4,560	N	N	3729 WALLINGFORD AVE N
007	408330	3385	5/23/2012	\$650,000	\$690,000	1,600	7	1925	Vgood	3,420	Y	N	2108 N 38TH ST
007	408330	3940	2/7/2011	\$569,000	\$624,000	1,600	7	1924	Vgood	3,420	N	N	3819 WOODLAWN AVE N
007	408330	6330	2/4/2011	\$499,950	\$548,000	1,600	7	1911	Good	4,560	N	N	3523 BURKE AVE N
007	917860	0885	5/25/2010	\$680,000	\$719,000	1,620	7	1925	Good	2,800	N	N	3903 SUNNYSIDE AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	193130	0155	12/16/2011	\$625,000	\$681,000	1,640	7	1922	Vgood	4,800	N	N	4023 WOODLAND PARK AVE N
007	944530	0110	12/4/2011	\$680,000	\$741,000	1,650	7	2011	Avg	8,332	N	N	1516 N 39TH ST
007	408330	5465	7/29/2010	\$510,000	\$546,000	1,660	7	1907	Avg	6,240	N	N	3648 BURKE AVE N
007	408330	3910	8/22/2011	\$480,000	\$528,000	1,700	7	1900	Avg	6,840	N	N	3822 WOODLAWN AVE N
007	408330	3465	11/18/2010	\$647,000	\$704,000	1,770	7	1908	Vgood	4,800	N	N	3821 MERIDIAN AVE N
007	408330	3430	5/3/2012	\$590,000	\$629,000	1,840	7	1980	Vgood	4,200	N	N	1913 N 39TH ST
007	408330	3885	5/17/2010	\$585,000	\$617,000	1,850	7	1902	Good	2,400	N	N	1612 N 38TH ST
007	408330	4950	10/10/2011	\$581,500	\$637,000	2,040	7	1925	Good	6,840	Y	N	3645 SUNNYSIDE AVE N
007	408330	5275	4/11/2012	\$845,000	\$905,000	2,060	7	1924	Vgood	4,560	N	N	3618 MERIDIAN AVE N
007	408330	2695	3/30/2010	\$630,000	\$657,000	2,070	7	1925	Vgood	4,000	N	N	1911 N 40TH ST
007	917860	1670	9/13/2012	\$499,000	\$516,000	2,080	7	1911	Avg	3,708	N	N	3833 SUNNYSIDE AVE N
007	408330	2440	5/3/2010	\$680,000	\$715,000	2,220	7	1925	Vgood	4,560	N	N	3917 WALLINGFORD AVE N
007	392540	0160	12/18/2012	\$715,000	\$718,000	2,260	7	1926	Good	3,883	N	N	3926 ASHWORTH AVE N
007	408330	4635	9/13/2010	\$690,000	\$744,000	2,310	7	1921	Vgood	4,560	N	N	3710 BAGLEY AVE N
007	917860	0745	6/15/2010	\$691,500	\$734,000	2,320	7	1909	Good	5,928	N	N	3911 CORLISS AVE N
007	197220	2385	4/25/2011	\$419,950	\$462,000	800	8	2008	Avg	1,562	N	N	3506 TROLL AVE N
007	569450	0496	5/13/2010	\$315,000	\$332,000	920	8	2005	Avg	1,036	N	N	4220 WINSLOW PL N
007	197220	2384	3/24/2011	\$430,000	\$473,000	960	8	2008	Avg	1,873	N	N	3508 TROLL AVE N
007	197220	1903	3/12/2012	\$280,000	\$301,000	990	8	2003	Avg	778	N	N	3814 WINSLOW PL N
007	193130	0415	5/29/2012	\$372,000	\$395,000	990	8	2008	Avg	1,176	N	N	920 N 39TH ST
007	803270	0067	2/14/2011	\$358,000	\$393,000	1,050	8	2007	Avg	1,150	N	N	3835 B ASHWORTH AVE N
007	569450	0530	12/19/2011	\$351,000	\$382,000	1,110	8	2003	Avg	1,197	Y	N	956 D N 42ND ST
007	193130	0410	12/22/2011	\$383,000	\$417,000	1,180	8	2008	Avg	950	N	N	3903 WHITMAN AVE N
007	193130	0408	10/21/2011	\$373,000	\$408,000	1,180	8	2008	Avg	1,160	N	N	3907 WHITMAN AVE N
007	193130	0409	5/29/2012	\$405,000	\$430,000	1,180	8	2008	Avg	1,371	N	N	3905 WHITMAN AVE N
007	104800	0020	5/17/2011	\$390,000	\$429,000	1,240	8	2008	Avg	949	N	N	3465 MERIDIAN AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	104800	0030	3/24/2011	\$390,000	\$429,000	1,240	8	2008	Avg	929	N	N	3463 MERIDIAN AVE N
007	104800	0050	3/30/2012	\$400,000	\$429,000	1,240	8	2008	Avg	1,191	N	N	3457 MERIDIAN AVE N
007	104800	0070	5/7/2012	\$400,000	\$426,000	1,240	8	2008	Avg	929	N	N	3453 MERIDIAN AVE N
007	182504	9015	5/19/2011	\$580,000	\$639,000	1,250	8	1908	Vgood	3,680	N	N	4200 WOODLAND PARK AVE N
007	193130	0681	3/14/2012	\$360,000	\$387,000	1,280	8	2004	Avg	985	Y	N	4103 A WHITMAN AVE N
007	803270	0148	12/20/2010	\$485,000	\$530,000	1,280	8	2009	Avg	1,394	N	N	3823 B INTERLAKE AVE N
007	197220	2180	6/14/2010	\$450,000	\$478,000	1,290	8	2007	Avg	1,134	N	N	3615 C ALBION PL N
007	782120	0388	2/20/2012	\$359,500	\$388,000	1,290	8	2001	Avg	1,204	N	N	4454 WOODLAND PARK AVE N
007	197220	2183	8/30/2012	\$452,000	\$469,000	1,290	8	2007	Avg	1,234	Y	N	3619 A ALBION PL N
007	197220	2188	6/8/2012	\$447,600	\$474,000	1,290	8	2007	Avg	1,234	Y	N	3611 A ALBION PL N
007	569450	0375	3/10/2011	\$356,500	\$392,000	1,300	8	2006	Avg	1,117	N	N	4262 B WINSLOW PL N
007	197220	1812	1/10/2012	\$326,199	\$354,000	1,300	8	2006	Avg	933	N	N	3624 WINSLOW PL N
007	569450	1044	5/14/2012	\$392,000	\$417,000	1,300	8	2007	Avg	1,114	N	N	4306 B WINSLOW PL N
007	569450	0376	2/8/2010	\$449,950	\$463,000	1,300	8	2006	Avg	1,283	N	N	4260 A WINSLOW PL N
007	803270	0147	3/4/2010	\$515,000	\$534,000	1,300	8	2009	Avg	1,433	N	N	3823 A INTERLAKE AVE N
007	803270	0071	6/22/2011	\$420,000	\$462,000	1,320	8	2008	Avg	1,250	N	N	3833 B ASHWORTH AVE N
007	803270	0072	3/7/2010	\$473,000	\$491,000	1,320	8	2008	Avg	1,250	N	N	3833 A ASHWORTH AVE N
007	197220	2221	3/16/2010	\$365,000	\$379,000	1,330	8	2007	Avg	981	N	N	1017 B N 39TH ST
007	104800	0110	12/1/2010	\$395,000	\$431,000	1,370	8	2008	Avg	1,140	N	N	3435 MERIDIAN AVE N
007	104800	0140	4/3/2012	\$380,000	\$407,000	1,370	8	2008	Avg	1,139	N	N	3443 MERIDIAN AVE N
007	392540	0175	1/24/2012	\$490,000	\$531,000	1,380	8	1925	Avg	3,073	N	N	1513 N DOROTHY PL
007	197220	2182	4/4/2012	\$447,000	\$479,000	1,380	8	2007	Avg	1,058	Y	N	3619 B ALBION PL N
007	197220	2184	3/15/2010	\$440,000	\$457,000	1,390	8	2007	Avg	922	N	N	3615 B ALBION PL N
007	104800	0040	6/17/2010	\$464,700	\$494,000	1,390	8	2008	Avg	1,211	N	N	3461 MERIDIAN AVE N
007	944530	0055	6/28/2011	\$750,000	\$826,000	1,410	8	2006	Avg	3,911	N	N	3909 ASHWORTH AVE N
007	197220	1961	10/12/2012	\$448,000	\$459,000	1,410	8	2007	Avg	1,309	Y	N	3824 C WHITMAN AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	193130	0520	10/31/2011	\$370,000	\$405,000	1,430	8	1999	Avg	918	N	N	4033 B WHITMAN AVE N
007	197220	2527	8/27/2010	\$412,000	\$443,000	1,430	8	2001	Avg	1,275	N	N	933 C N 35TH ST
007	197220	2224	2/19/2010	\$400,000	\$413,000	1,430	8	2005	Avg	984	N	N	3841 B WOODLAND PARK AVE N
007	197220	2383	6/29/2010	\$440,000	\$468,000	1,435	8	2008	Avg	909	N	N	3500 TROLL AVE N
007	226450	0947	8/19/2011	\$480,000	\$528,000	1,440	8	2008	Avg	1,526	N	N	3630 C INTERLAKE AVE N
007	197220	2381	7/9/2010	\$435,000	\$464,000	1,480	8	2008	Avg	939	N	N	3504 TROLL AVE N
007	408330	5632	10/26/2012	\$462,500	\$472,000	1,510	8	2003	Avg	1,506	N	N	3635 C WALLINGFORD AVE N
007	197220	2505	6/15/2011	\$445,000	\$490,000	1,540	8	2004	Avg	1,256	N	N	919 A N 35TH ST
007	197220	2382	1/11/2011	\$399,950	\$438,000	1,545	8	2008	Avg	776	N	N	3502 TROLL AVE N
007	226450	0035	5/9/2012	\$592,000	\$630,000	1,570	8	2012	Avg	1,800	N	N	3827 CARR PL N
007	226450	0036	2/20/2012	\$546,242	\$590,000	1,570	8	2012	Avg	1,800	N	N	3825 CARR PL N
007	226450	1036	10/12/2012	\$466,000	\$478,000	1,610	8	2008	Avg	1,065	N	N	3605 B INTERLAKE AVE N
007	226450	1029	6/20/2011	\$352,000	\$388,000	1,610	8	2008	Avg	1,078	N	N	3609 B INTERLAKE AVE N
007	226450	1032	4/6/2011	\$350,000	\$385,000	1,610	8	2008	Avg	1,048	N	N	3611 A INTERLAKE AVE N
007	226450	1033	8/16/2011	\$330,000	\$363,000	1,610	8	2008	Avg	1,049	N	N	3611 B INTERLAKE AVE N
007	226450	1038	6/23/2011	\$340,000	\$374,000	1,610	8	2008	Avg	1,184	N	N	3607 A INTERLAKE AVE N
007	226450	1002	6/27/2012	\$530,000	\$559,000	1,620	8	2009	Avg	1,845	N	N	3817 INTERLAKE AVE N
007	197220	2022	11/29/2010	\$413,000	\$450,000	1,640	8	1998	Avg	1,237	Y	N	3652 WHITMAN AVE N
007	408330	3155	7/6/2010	\$645,438	\$688,000	1,650	8	1907	Good	4,560	N	N	3822 CORLISS AVE N
007	803270	0149	1/4/2011	\$469,950	\$514,000	1,650	8	2009	Avg	1,366	N	N	3827 A INTERLAKE AVE N
007	803270	0155	4/9/2010	\$505,000	\$528,000	1,650	8	2009	Avg	1,346	N	N	3829 A INTERLAKE AVE N
007	803270	0151	7/9/2010	\$485,000	\$517,000	1,670	8	2009	Avg	1,365	N	N	3827 B INTERLAKE AVE N
007	803270	0154	5/25/2010	\$501,000	\$530,000	1,670	8	2009	Avg	1,345	N	N	3829 B INTERLAKE AVE N
007	049550	0005	4/25/2012	\$610,000	\$651,000	1,680	8	1916	Good	3,600	N	N	3939 WOODLAWN AVE N
007	803270	0099	5/3/2012	\$527,000	\$562,000	1,690	8	2006	Avg	1,449	N	N	3802 INTERLAKE AVE N
007	803270	0099	5/13/2010	\$528,000	\$557,000	1,690	8	2006	Avg	1,449	N	N	3802 INTERLAKE AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	197220	2508	10/11/2011	\$435,862	\$478,000	1,730	8	2004	Avg	1,307	N	N	921 A N 35TH ST
007	803270	0003	10/19/2011	\$481,000	\$527,000	1,740	8	2005	Avg	1,817	N	N	3806 ASHWORTH AVE N
007	408330	3595	12/22/2010	\$810,000	\$885,000	1,750	8	1904	Vgood	5,700	N	N	3833 BURKE AVE N
007	917860	0700	5/18/2012	\$805,000	\$856,000	1,770	8	2005	Avg	5,700	N	N	3932 BAGLEY AVE N
007	803270	0021	12/7/2012	\$590,000	\$595,000	1,820	8	2007	Avg	1,680	N	N	3824 ASHWORTH AVE N
007	408330	5020	9/12/2011	\$635,000	\$697,000	1,860	8	1983	Good	6,840	Y	N	3644 CORLISS AVE N
007	392540	0060	4/8/2010	\$690,000	\$721,000	1,900	8	2010	Avg	3,200	N	N	1419 N 40TH ST
007	408330	4540	5/18/2012	\$879,000	\$934,000	2,170	8	1928	Vgood	4,560	Y	N	3718 MERIDIAN AVE N
007	226450	0860	6/2/2010	\$693,300	\$734,000	2,180	8	1994	Avg	4,400	N	N	3633 ASHWORTH AVE N
007	397540	0170	8/4/2011	\$690,000	\$759,000	2,590	8	2011	Avg	4,218	N	N	3929 MIDVALE AVE N
007	408330	2560	8/27/2010	\$948,000	\$1,020,000	2,620	8	1911	Vgood	6,000	N	N	3940 DENSMORE AVE N
007	408330	4910	8/12/2010	\$850,000	\$912,000	2,640	8	1905	Vgood	6,840	Y	N	3716 SUNNYSIDE AVE N
007	408330	6404	4/5/2010	\$580,000	\$606,000	1,700	9	2009	Avg	1,465	N	N	1805 N 36TH ST
007	408330	6406	1/23/2012	\$617,000	\$669,000	1,840	9	2009	Avg	1,595	N	N	1809 N 36TH ST
007	408330	2918	2/3/2010	\$883,500	\$908,000	2,160	9	2003	Avg	3,753	Y	N	3819 EASTERN AVE N
007	408330	4400	1/11/2010	\$740,000	\$756,000	2,730	9	1991	Avg	3,600	N	N	1916 N 37TH ST
007	408330	5795	11/28/2012	\$1,049,000	\$1,061,000	3,020	9	2012	Avg	4,560	N	N	3627 DENSMORE AVE N
007	035400	0040	6/5/2012	\$925,000	\$980,000	1,790	10	2007	Avg	3,200	N	N	2109 N 36TH ST
007	408330	2890	6/23/2011	\$1,350,000	\$1,486,000	3,470	10	2008	Avg	3,940	Y	N	2506 N 38TH ST
008	408380	1238	5/15/2012	\$278,103	\$296,000	550	6	1944	Avg	1,980	N	N	1920 N 48TH ST
008	313120	0839	9/7/2010	\$378,000	\$407,000	890	6	1906	Avg	3,400	N	N	4214 THACKERAY PL NE
008	051000	3363	12/6/2011	\$429,000	\$468,000	900	6	1908	Vgood	2,640	N	N	2408 N 43RD ST
008	408330	1980	3/21/2012	\$383,000	\$411,000	1,180	6	1925	Avg	3,690	N	N	4006 BURKE AVE N
008	420690	1425	4/7/2010	\$397,000	\$415,000	770	7	1900	Avg	4,000	N	N	4044 2ND AVE NE
008	051000	1795	4/13/2011	\$335,000	\$369,000	820	7	1941	Avg	4,275	N	N	4413 EASTERN AVE N
008	051000	4565	3/1/2012	\$562,000	\$606,000	840	7	1941	Good	5,700	N	N	4212 MERIDIAN AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	917860	0540	7/6/2011	\$470,000	\$517,000	850	7	1925	Good	3,200	N	N	2202 N 40TH ST
008	051000	3630	8/11/2010	\$490,000	\$526,000	870	7	1942	Good	4,000	N	N	4220 EASTERN AVE N
008	783480	0135	7/26/2011	\$452,000	\$497,000	910	7	1910	Good	2,963	N	N	4631 1ST AVE NE
008	051000	2508	6/7/2011	\$345,000	\$380,000	910	7	2003	Avg	1,116	N	N	4410 B MERIDIAN AVE N
008	408380	2330	10/5/2011	\$435,000	\$477,000	920	7	1927	Good	2,250	N	N	4611 BURKE AVE N
008	881840	0775	5/21/2010	\$349,000	\$369,000	920	7	1918	Good	4,168	N	N	4642 1ST AVE NE
008	051000	2521	10/2/2012	\$369,950	\$380,000	925	7	2005	Avg	1,115	N	N	4412 A MERIDIAN AVE N
008	686520	0803	8/28/2012	\$328,000	\$341,000	930	7	2005	Avg	1,335	N	N	4610 INTERLAKE AVE N
008	408380	0630	8/22/2011	\$385,000	\$423,000	970	7	1924	Good	3,333	N	N	1627 N 49TH ST
008	917860	0925	7/30/2012	\$480,000	\$502,000	970	7	1927	Avg	3,240	N	N	4018 CORLISS AVE N
008	313120	0025	1/17/2011	\$389,950	\$427,000	980	7	1922	Avg	3,740	N	N	4216 1ST AVE NE
008	881890	0380	6/21/2011	\$339,950	\$374,000	980	7	1990	Avg	4,609	N	N	4715 5TH AVE NE
008	881890	0130	11/17/2011	\$480,000	\$524,000	1,030	7	1911	Vgood	4,080	N	N	4740 LATONA AVE NE
008	408330	2380	4/9/2012	\$425,000	\$455,000	1,040	7	1921	Avg	3,280	N	N	1514 N 40TH ST
008	313120	1015	8/8/2012	\$467,000	\$487,000	1,080	7	1912	Avg	3,366	N	N	4328 THACKERAY PL NE
008	408380	1463	7/17/2012	\$480,000	\$504,000	1,080	7	1947	Good	3,750	N	N	4703 MERIDIAN AVE N
008	917860	0630	7/19/2010	\$440,000	\$470,000	1,100	7	1908	Avg	5,700	N	N	4017 CORLISS AVE N
008	226500	0145	6/8/2010	\$560,000	\$594,000	1,110	7	2010	Avg	4,000	N	N	4020 INTERLAKE AVE N
008	881890	0185	4/23/2010	\$419,000	\$440,000	1,120	7	1918	Avg	4,080	N	N	4743 4TH AVE NE
008	917860	1615	10/2/2012	\$570,000	\$586,000	1,120	7	1908	Good	6,273	N	N	4122 EASTERN AVE N
008	881840	0460	7/9/2010	\$527,500	\$563,000	1,140	7	1912	Avg	4,080	N	N	4723 THACKERAY PL NE
008	917860	0960	7/12/2010	\$440,000	\$470,000	1,140	7	1922	Avg	3,700	N	N	4033 SUNNYSIDE AVE N
008	408380	1775	6/14/2012	\$558,000	\$590,000	1,160	7	1912	Vgood	5,000	N	N	1710 N 47TH ST
008	408330	0870	9/21/2012	\$609,000	\$628,000	1,170	7	1920	Good	4,800	N	N	4307 MERIDIAN AVE N
008	051000	2520	10/18/2010	\$369,000	\$400,000	1,180	7	2005	Avg	1,251	N	N	4414 A MERIDIAN AVE N
008	408380	0055	11/26/2012	\$380,000	\$384,000	1,190	7	1916	Avg	2,500	N	N	4910 BURKE AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	881840	0425	8/11/2011	\$312,925	\$344,000	1,200	7	1916	Avg	3,856	N	N	4752 THACKERAY PL NE
008	408380	1095	10/6/2011	\$467,000	\$512,000	1,210	7	1916	Good	4,350	N	N	1925 N 49TH ST
008	408380	0060	2/22/2012	\$390,000	\$421,000	1,230	7	1913	Avg	2,500	N	N	4914 BURKE AVE N
008	051000	1830	6/19/2012	\$685,000	\$723,000	1,240	7	1908	Good	3,420	N	N	2406 N 44TH ST
008	420690	1495	8/20/2012	\$599,000	\$623,000	1,240	7	1937	Vgood	4,000	N	N	4045 2ND AVE NE
008	226500	0130	9/16/2011	\$486,000	\$533,000	1,280	7	1916	Avg	4,000	N	N	4025 ASHWORTH AVE N
008	182504	9093	10/30/2012	\$600,000	\$612,000	1,290	7	2002	Avg	4,046	N	N	1312 N 41ST ST
008	051000	0540	3/23/2011	\$460,000	\$506,000	1,320	7	1911	Good	3,800	N	N	2116 N 46TH ST
008	313120	0625	6/21/2010	\$589,000	\$626,000	1,320	7	1906	Good	4,590	N	N	4319 THACKERAY PL NE
008	408380	2395	11/16/2010	\$491,000	\$534,000	1,330	7	1913	Good	2,500	N	N	4610 WALLINGFORD AVE N
008	182504	9025	11/29/2012	\$512,000	\$518,000	1,390	7	1911	Avg	4,400	N	N	1320 N 41ST ST
008	051000	3575	3/26/2012	\$488,000	\$524,000	1,400	7	1924	Good	3,352	N	N	2508 N 43RD ST
008	408330	0595	7/20/2010	\$515,000	\$551,000	1,430	7	1924	Avg	4,240	N	N	4311 WALLINGFORD AVE N
008	881840	0530	8/14/2012	\$605,000	\$630,000	1,440	7	1919	Good	4,080	N	N	4746 2ND AVE NE
008	881890	0390	11/17/2011	\$455,000	\$497,000	1,460	7	1920	Avg	4,626	N	N	4707 5TH AVE NE
008	917860	0615	6/1/2010	\$535,000	\$566,000	1,470	7	1912	Good	4,560	N	N	4027 CORLISS AVE N
008	051000	0390	8/10/2010	\$585,500	\$628,000	1,490	7	1910	Good	3,344	N	N	2216 N 46TH ST
008	313120	1205	12/3/2012	\$488,690	\$493,000	1,490	7	1924	Avg	3,000	N	N	306 NE 44TH ST
008	881840	0305	6/16/2011	\$575,000	\$633,000	1,500	7	1948	Good	4,382	N	N	4520 THACKERAY PL NE
008	881840	0565	11/12/2012	\$420,000	\$427,000	1,510	7	1911	Avg	4,080	N	N	4718 2ND AVE NE
008	313120	0810	3/9/2011	\$590,000	\$648,000	1,530	7	1920	Good	3,400	N	N	250 NE 42ND ST
008	189000	0250	9/17/2010	\$595,000	\$642,000	1,540	7	1916	Vgood	4,080	N	N	4532 LATONA AVE NE
008	313120	1625	12/13/2011	\$444,000	\$484,000	1,540	7	1953	Avg	5,225	Y	N	419 NE 43RD ST
008	345400	0045	3/3/2010	\$473,000	\$490,000	1,620	7	1969	Avg	3,277	N	N	4644 SUNNYSIDE AVE N
008	313120	0975	7/12/2011	\$430,000	\$473,000	1,630	7	1906	Avg	3,750	N	N	4306 THACKERAY PL NE
008	881840	0240	8/28/2012	\$600,888	\$624,000	1,640	7	1916	Good	4,080	N	N	4540 2ND AVE NE



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	313120	1535	11/26/2012	\$500,000	\$506,000	1,660	7	1953	Avg	5,100	N	N	4227 4TH AVE NE
008	313120	1595	8/18/2010	\$444,000	\$477,000	1,660	7	1926	Good	4,428	N	N	4232 4TH AVE NE
008	408330	0960	6/4/2012	\$390,000	\$413,000	1,670	7	1923	Avg	3,640	N	N	1915 N 43RD ST
008	408380	1180	5/22/2012	\$608,000	\$646,000	1,670	7	1924	Good	3,750	N	N	4808 BURKE AVE N
008	686520	0045	5/19/2011	\$375,000	\$413,000	1,680	7	1921	Fair	5,000	N	N	1412 N 49TH ST
008	051000	2740	9/12/2012	\$520,000	\$538,000	1,690	7	1915	Avg	4,275	N	N	4312 MERIDIAN AVE N
008	408330	2220	7/12/2011	\$479,922	\$528,000	1,700	7	1920	Avg	3,600	N	N	4007 DENSMORE AVE N
008	313120	1700	11/9/2011	\$350,000	\$383,000	1,740	7	1918	Avg	5,535	N	N	4326 4TH AVE NE
008	686520	0425	3/23/2011	\$520,000	\$572,000	1,740	7	1908	Vgood	3,333	N	N	1421 N 48TH ST
008	408380	1665	8/23/2011	\$450,000	\$495,000	1,760	7	1923	Avg	3,250	N	N	1818 N 47TH ST
008	881840	0075	8/12/2011	\$485,000	\$533,000	1,760	7	1914	Avg	4,111	N	N	4528 1ST AVE NE
008	189000	0100	12/1/2010	\$515,000	\$561,000	1,810	7	1921	Avg	4,000	N	N	4542 4TH AVE NE
008	051000	3375	12/5/2012	\$757,000	\$764,000	1,840	7	1908	Avg	5,700	N	N	4308 SUNNYSIDE AVE N
008	051000	0655	10/12/2012	\$600,000	\$615,000	1,860	7	1911	Avg	5,130	N	N	4529 BAGLEY AVE N
008	408380	1280	8/9/2010	\$600,000	\$644,000	1,870	7	1920	Good	3,750	N	N	4711 MERIDIAN AVE N
008	051000	1735	8/30/2012	\$585,000	\$607,000	1,900	7	1917	Good	3,740	N	N	4402 EASTERN AVE N
008	051000	1400	3/2/2010	\$640,000	\$663,000	1,950	7	1964	Avg	5,700	N	N	4520 SUNNYSIDE AVE N
008	408380	0595	7/27/2011	\$470,000	\$517,000	2,020	7	1916	Avg	3,500	N	N	1616 N 49TH ST
008	051000	2820	2/28/2012	\$550,000	\$593,000	2,050	7	1992	Avg	5,700	N	N	4329 CORLISS AVE N
008	408330	0715	3/4/2011	\$649,500	\$713,000	2,150	7	1911	Good	4,240	N	N	4315 BURKE AVE N
008	313120	1450	8/19/2010	\$410,000	\$441,000	2,270	7	1907	Avg	5,100	N	N	4313 4TH AVE NE
008	189000	0095	5/20/2010	\$645,000	\$681,000	2,400	7	1923	Avg	4,000	N	N	4546 4TH AVE NE
008	313120	0485	10/27/2011	\$737,000	\$807,000	2,450	7	1920	Good	6,120	N	N	4423 THACKERAY PL NE
008	420690	1030	11/20/2012	\$668,000	\$677,000	2,572	7	1901	Avg	4,000	N	N	4017 5TH AVE NE
008	686520	0443	6/4/2010	\$372,460	\$395,000	980	8	2000	Avg	905	N	N	4718 INTERLAKE AVE N
008	408380	1240	4/22/2010	\$500,000	\$525,000	1,160	8	1948	Avg	4,020	N	N	1924 N 48TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	313120	0530	9/23/2010	\$545,000	\$589,000	1,210	8	1918	Good	4,590	N	N	4308 2ND AVE NE
008	408330	2305	7/29/2011	\$815,000	\$897,000	1,210	8	1914	Good	7,410	N	N	4024 WOODLAWN AVE N
008	051000	4300	12/9/2010	\$549,950	\$600,000	1,290	8	1914	Vgood	3,040	N	N	4206 BAGLEY AVE N
008	408380	2136	5/26/2010	\$463,000	\$490,000	1,320	8	2008	Avg	1,184	N	N	1614 N 46TH ST
008	408380	2137	3/22/2010	\$458,500	\$477,000	1,320	8	2008	Avg	1,182	N	N	1620 N 46TH ST
008	408380	0240	11/26/2012	\$685,600	\$694,000	1,360	8	1910	Vgood	3,750	N	N	4912 WALLINGFORD AVE N
008	408380	2616	4/29/2011	\$444,000	\$489,000	1,370	8	2008	Avg	1,310	N	N	1916 A N 46TH ST
008	051000	2895	7/9/2012	\$675,000	\$709,000	1,390	8	2002	Avg	2,750	N	N	2214 N 43RD ST
008	189000	0161	12/19/2011	\$395,000	\$430,000	1,450	8	2008	Avg	1,454	N	N	4527 4TH AVE NE
008	189000	0162	1/21/2010	\$409,000	\$419,000	1,450	8	2008	Avg	1,521	N	N	4513 4TH AVE NE
008	189000	0163	2/26/2010	\$404,950	\$419,000	1,450	8	2008	Avg	1,045	N	N	4511 4TH AVE NE
008	408380	2135	9/21/2012	\$505,000	\$521,000	1,500	8	2008	Avg	1,187	N	N	1614 N 46TH ST
008	881890	0010	4/28/2011	\$550,000	\$605,000	1,500	8	1912	Avg	4,080	N	N	4707 LATONA AVE NE
008	313120	0960	9/12/2012	\$595,000	\$615,000	1,545	8	1928	Avg	3,120	N	N	252 NE 43RD ST
008	051000	1460	3/8/2010	\$505,000	\$524,000	1,570	8	2008	Avg	2,400	N	N	4529 1ST AVE NE
008	408330	0605	9/11/2012	\$640,000	\$662,000	1,590	8	1926	Good	4,640	N	N	4303 WALLINGFORD AVE N
008	051000	1010	11/7/2012	\$745,250	\$758,000	1,640	8	1911	Good	3,876	N	N	4520 BAGLEY AVE N
008	408330	1025	10/11/2012	\$887,650	\$910,000	1,640	8	1906	Good	7,200	N	N	4210 BURKE AVE N
008	051000	0275	11/26/2012	\$700,000	\$708,000	1,680	8	1906	Vgood	2,775	N	N	2310 N 46TH ST
008	226500	0190	3/21/2012	\$835,000	\$897,000	1,690	8	2003	Avg	4,000	N	N	4125 ASHWORTH AVE N
008	189000	0200	3/23/2012	\$742,500	\$797,000	1,710	8	1915	Good	4,080	N	N	4547 4TH AVE NE
008	408380	1595	4/26/2011	\$587,000	\$646,000	1,720	8	1917	Avg	3,400	N	N	4700 WALLINGFORD AVE N
008	182504	9141	5/18/2012	\$750,000	\$797,000	1,730	8	2008	Avg	3,000	N	N	1314 N 41ST ST
008	917860	0605	7/20/2010	\$571,000	\$610,000	1,730	8	1912	Avg	3,990	N	N	4029 CORLISS AVE N
008	189000	0275	5/17/2012	\$569,500	\$605,000	1,740	8	1916	Good	3,570	N	N	4514 LATONA AVE NE
008	408380	1645	10/4/2011	\$821,000	\$900,000	1,760	8	1920	Vgood	4,000	N	N	1810 N 47TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	881840	0580	6/27/2011	\$573,000	\$631,000	1,770	8	1923	Good	4,182	N	N	208 NE 47TH ST
008	783480	0045	6/21/2011	\$577,500	\$636,000	1,790	8	1920	Good	2,942	N	N	4668 EASTERN AVE N
008	917860	1623	1/31/2011	\$635,000	\$696,000	1,806	8	1930	Avg	3,100	N	N	2513 N 42ND ST
008	051000	1580	5/4/2010	\$620,000	\$652,000	1,840	8	2009	Avg	2,550	N	N	4510 EASTERN AVE N
008	881840	0690	5/6/2010	\$700,000	\$737,000	1,840	8	1917	Good	4,086	N	N	4747 2ND AVE NE
008	420690	1010	3/12/2010	\$444,900	\$462,000	1,870	8	1927	Avg	4,000	Y	N	4014 5TH AVE NE
008	345400	0006	6/18/2012	\$608,900	\$643,000	1,900	8	1921	Avg	5,594	N	N	4672 SUNNYSIDE AVE N
008	408330	0430	3/29/2010	\$804,000	\$839,000	1,900	8	1922	Vgood	4,240	N	N	4333 DENSMORE AVE N
008	189000	0215	5/13/2011	\$675,000	\$743,000	1,910	8	1921	Good	4,080	N	N	317 NE 47TH ST
008	408330	0555	3/23/2011	\$650,000	\$715,000	1,920	8	1924	Good	4,480	N	N	4333 WALLINGFORD AVE N
008	881890	0080	8/4/2011	\$752,000	\$827,000	1,960	8	1919	Avg	4,284	N	N	4700 LATONA AVE NE
008	445230	0035	1/29/2010	\$753,000	\$773,000	2,030	8	2004	Avg	3,280	N	N	1318 N LUCAS PL
008	051000	3690	5/3/2010	\$775,000	\$815,000	2,050	8	1929	Good	5,523	N	N	2510 N 42ND ST
008	917860	1310	6/16/2011	\$655,000	\$721,000	2,060	8	1928	Good	5,700	N	N	2418 N 40TH ST
008	251350	0070	5/22/2010	\$700,000	\$739,000	2,070	8	1914	Vgood	4,000	N	N	4226 INTERLAKE AVE N
008	408330	1420	8/27/2010	\$840,000	\$904,000	2,110	8	1918	Vgood	4,560	N	N	4215 WOODLAWN AVE N
008	408330	2035	5/3/2012	\$810,000	\$864,000	2,170	8	1919	Good	4,560	N	N	4035 BURKE AVE N
008	408330	1055	3/14/2012	\$885,000	\$952,000	2,190	8	1918	Avg	4,800	N	N	4233 BURKE AVE N
008	420690	1210	7/17/2012	\$719,500	\$755,000	2,210	8	2012	Avg	4,000	N	N	4034 LATONA AVE NE
008	420690	1685	4/5/2010	\$639,000	\$668,000	2,250	8	1992	Avg	4,000	N	N	4053 1ST AVE NE
008	051000	3285	7/27/2012	\$855,000	\$895,000	2,440	8	2002	Avg	4,560	N	N	4323 EASTERN AVE N
008	917860	1045	10/18/2012	\$1,225,000	\$1,254,000	3,160	8	1994	Good	5,700	N	N	4122 CORLISS AVE N
008	226500	0450	9/13/2012	\$850,000	\$879,000	1,380	9	2006	Avg	2,894	Y	N	4111 INTERLAKE AVE N
008	408380	2624	3/17/2010	\$490,000	\$510,000	1,447	9	2007	Avg	1,026	N	N	1922 N 46TH ST
008	420690	1390	10/21/2010	\$839,000	\$910,000	1,740	9	2010	Avg	4,000	N	N	4018 2ND AVE NE
008	182504	9084	1/6/2011	\$695,000	\$760,000	1,970	9	1991	Good	6,627	N	N	1310 C N 41ST ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	408330	2226	12/6/2011	\$727,000	\$793,000	2,210	9	2011	Avg	3,784	N	N	1610 N 40TH ST
008	917860	1090	4/30/2010	\$968,000	\$1,017,000	2,370	9	2002	Avg	5,700	N	N	4103 SUNNYSIDE AVE N
008	881840	0355	4/7/2010	\$945,500	\$988,000	2,440	9	2005	Avg	4,284	N	N	4702 THACKERAY PL NE
008	313120	0560	5/26/2010	\$1,024,500	\$1,083,000	2,520	9	2003	Avg	5,100	N	N	4326 2ND AVE NE
008	313120	1100	6/29/2011	\$1,295,000	\$1,425,000	3,140	9	2008	Avg	5,100	N	N	4402 THACKERAY PL NE
009	091700	0320	2/10/2010	\$290,000	\$299,000	430	5	1927	Avg	3,800	N	N	1128 N 80TH ST
009	567600	0050	1/26/2011	\$160,000	\$175,000	780	6	1947	Avg	1,848	N	N	1121 N 85TH ST
009	240210	0335	7/1/2011	\$247,000	\$272,000	790	6	1919	Avg	4,000	N	N	8220 MERIDIAN AVE N
009	952810	1275	7/20/2011	\$529,000	\$582,000	860	6	1923	Vgood	3,737	N	N	7458 4TH AVE NE
009	288620	0330	3/1/2011	\$415,000	\$456,000	1,296	6	1925	Avg	4,200	N	N	7931 WALLINGFORD AVE N
009	567600	0175	7/13/2010	\$375,000	\$400,000	770	7	1908	Avg	4,040	N	N	1135 N 84TH ST
009	393190	0275	7/2/2010	\$525,000	\$559,000	800	7	1926	Vgood	2,400	N	N	111 NE 77TH ST
009	199420	0070	3/8/2010	\$360,000	\$373,000	830	7	1926	Avg	4,536	N	N	8033 BURKE AVE N
009	445980	0105	6/21/2012	\$351,000	\$370,000	830	7	1928	Good	5,010	N	N	8250 INTERLAKE AVE N
009	199420	0170	9/18/2012	\$435,000	\$449,000	860	7	1925	Avg	2,808	N	N	8009 STROUD AVE N
009	567600	0130	7/25/2012	\$442,000	\$463,000	860	7	1948	Good	3,800	N	N	1142 N 84TH ST
009	803170	0246	5/20/2010	\$358,000	\$378,000	860	7	1908	Vgood	2,550	N	N	7503 5TH AVE NE
009	952810	1285	6/18/2012	\$475,000	\$502,000	860	7	2007	Avg	2,123	N	N	7464 4TH AVE NE
009	091700	0015	7/12/2011	\$304,000	\$335,000	880	7	1937	Avg	5,700	N	N	1142 N 82ND ST
009	940280	0055	8/3/2011	\$525,000	\$577,000	890	7	1926	Good	3,610	N	N	1355 N 79TH ST
009	091700	0040	2/18/2010	\$319,000	\$329,000	900	7	1951	Avg	3,720	N	N	1130 N 82ND ST
009	199420	0145	5/3/2011	\$412,000	\$453,000	910	7	1925	Avg	3,276	N	N	8003 STROUD AVE N
009	288320	0520	12/26/2012	\$464,000	\$465,000	910	7	1959	Vgood	4,830	N	N	1907 N 80TH ST
009	062504	9263	3/16/2012	\$482,500	\$519,000	930	7	1940	Good	5,450	N	N	1317 N 78TH ST
009	240210	0115	6/11/2012	\$381,000	\$403,000	940	7	1910	Avg	3,500	N	N	8206 BAGLEY AVE N
009	240210	0185	6/11/2012	\$425,000	\$449,000	940	7	1948	Good	6,000	N	N	8250 BAGLEY AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	062504	9299	4/12/2010	\$383,000	\$401,000	950	7	1941	Avg	3,960	N	N	1717 N 82ND ST
009	681360	0345	8/10/2012	\$455,000	\$475,000	960	7	1939	Vgood	5,580	N	N	8215 SUNNYSIDE AVE N
009	940280	0060	7/30/2012	\$610,000	\$638,000	960	7	1926	Good	3,610	N	N	1359 N 79TH ST
009	199420	0026	8/23/2012	\$409,000	\$425,000	970	7	1947	Good	4,800	N	N	8011 BURKE AVE N
009	288620	0345	6/1/2012	\$505,000	\$535,000	970	7	1989	Good	3,209	N	N	7939 WALLINGFORD AVE N
009	779790	0025	1/13/2012	\$345,000	\$374,000	970	7	1942	Avg	5,000	N	N	8400 STONE AVE N
009	199320	0120	9/6/2012	\$411,500	\$426,000	980	7	1941	Avg	5,000	N	N	8239 DENSMORE AVE N
009	445980	0100	8/6/2012	\$350,000	\$365,000	980	7	1926	Avg	3,800	N	N	8254 INTERLAKE AVE N
009	681360	0690	5/20/2010	\$455,000	\$480,000	980	7	1948	Good	5,580	N	N	8024 CORLISS AVE N
009	240210	0090	4/5/2012	\$325,000	\$348,000	1,000	7	1924	Avg	4,500	N	N	8205 CORLISS AVE N
009	445980	0159	9/15/2010	\$486,500	\$525,000	1,000	7	1951	Good	3,971	N	N	1408 N 82ND ST
009	920300	0145	5/27/2011	\$460,000	\$506,000	1,030	7	1924	Avg	5,280	N	N	7720 MERIDIAN AVE N
009	551160	0520	4/14/2011	\$548,000	\$603,000	1,040	7	2002	Avg	3,920	N	N	1131 N 76TH ST
009	948270	0190	10/18/2010	\$573,000	\$621,000	1,040	7	1925	Good	4,416	N	N	7418 KEEN WAY N
009	681410	0325	9/7/2012	\$575,000	\$595,000	1,070	7	1936	Good	7,440	N	N	100 NE 77TH ST
009	948270	0430	8/30/2011	\$337,500	\$371,000	1,070	7	1926	Avg	3,525	N	N	7418 WINONA AVE N
009	062504	9300	7/13/2011	\$515,000	\$567,000	1,100	7	1947	Avg	6,240	N	N	1302 N 79TH ST
009	240210	0025	8/24/2011	\$350,000	\$385,000	1,100	7	1950	Avg	4,500	N	N	8245 CORLISS AVE N
009	445980	0080	4/4/2012	\$375,000	\$402,000	1,110	7	1952	Avg	5,080	N	N	8255 ASHWORTH AVE N
009	681360	1115	5/24/2010	\$392,355	\$415,000	1,120	7	1939	Avg	4,400	N	N	8010 1ST AVE NE
009	920300	0130	2/28/2012	\$445,000	\$480,000	1,140	7	1926	Good	5,280	N	N	7730 MERIDIAN AVE N
009	445980	0110	7/30/2012	\$494,900	\$518,000	1,160	7	1928	Good	5,011	N	N	8246 INTERLAKE AVE N
009	199320	0020	11/5/2010	\$430,000	\$467,000	1,180	7	1910	Good	5,000	N	N	8246 ASHWORTH AVE N
009	551160	0035	8/13/2012	\$400,000	\$417,000	1,180	7	1924	Avg	4,080	N	N	1114 N 77TH ST
009	240210	0465	4/13/2010	\$434,000	\$454,000	1,200	7	1916	Good	4,320	N	N	8223 MERIDIAN AVE N
009	567600	0020	7/14/2010	\$339,750	\$363,000	1,200	7	1966	Avg	3,800	N	N	1145 N 85TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	062504	9249	8/29/2011	\$526,000	\$578,000	1,220	7	1941	Good	3,995	N	N	1701 N 82ND ST
009	952810	1072	11/29/2010	\$437,000	\$476,000	1,220	7	1993	Avg	1,200	N	N	7403 4TH AVE NE
009	952810	1073	6/8/2010	\$435,000	\$461,000	1,220	7	1993	Avg	1,200	N	N	7405 4TH AVE NE
009	199320	0065	5/17/2012	\$599,000	\$637,000	1,230	7	1951	Good	5,000	N	N	8206 ASHWORTH AVE N
009	062504	9307	1/28/2010	\$399,500	\$410,000	1,250	7	1942	Good	4,455	N	N	8247 WALLINGFORD AVE N
009	288320	1200	12/19/2012	\$402,500	\$404,000	1,280	7	1900	Good	5,265	N	N	7540 BAGLEY AVE N
009	750000	0236	12/19/2012	\$410,000	\$412,000	1,280	7	1905	Fair	5,460	N	N	7502 LATONA AVE NE
009	393190	0455	6/27/2011	\$535,000	\$589,000	1,290	7	1968	Good	5,850	N	N	7505 LATONA AVE NE
009	681360	0615	3/8/2011	\$536,000	\$589,000	1,290	7	1949	Good	7,440	N	N	8015 SUNNYSIDE AVE N
009	551160	0525	7/23/2012	\$549,000	\$575,000	1,320	7	1927	Good	3,920	N	N	1135 N 76TH ST
009	062504	9264	4/8/2011	\$590,000	\$649,000	1,330	7	1939	Vgood	5,450	N	N	1311 N 78TH ST
009	288320	1005	10/7/2010	\$580,000	\$628,000	1,330	7	1939	Good	7,200	N	N	7551 BAGLEY AVE N
009	288320	1115	4/27/2012	\$681,000	\$727,000	1,330	7	1915	Good	7,020	N	N	7427 CORLISS AVE N
009	199320	0135	7/8/2011	\$442,500	\$487,000	1,360	7	1915	Good	5,000	N	N	8251 DENSMORE AVE N
009	551160	0305	10/30/2012	\$553,500	\$565,000	1,370	7	1926	Good	3,920	N	N	1160 N 76TH ST
009	288320	1105	6/7/2010	\$770,000	\$816,000	1,390	7	1926	Good	4,680	N	N	7506 BAGLEY AVE N
009	393190	0190	5/14/2012	\$733,000	\$780,000	1,390	7	1916	Vgood	5,625	N	N	7518 1ST AVE NE
009	567600	0155	4/9/2012	\$377,500	\$404,000	1,420	7	1905	Avg	4,040	N	N	1153 N 84TH ST
009	567600	0008	1/6/2012	\$300,000	\$326,000	1,420	7	2007	Avg	1,269	N	N	1153 A N 85TH ST
009	947320	0180	3/28/2012	\$365,000	\$392,000	1,430	7	1930	Avg	3,200	N	N	8051 ASHWORTH AVE N
009	240210	0210	6/28/2012	\$400,000	\$421,000	1,440	7	1948	Avg	4,600	N	N	8253 BAGLEY AVE N
009	288620	0148	3/29/2010	\$402,500	\$420,000	1,446	7	1998	Avg	1,353	N	N	1501 N 80TH ST
009	913710	1700	6/24/2011	\$364,000	\$401,000	1,450	7	2005	Avg	888	N	N	509 B NE 71ST ST
009	948270	0535	3/25/2010	\$515,000	\$537,000	1,470	7	2007	Avg	4,118	N	N	7522 WINONA AVE N
009	288320	0885	9/14/2011	\$561,000	\$616,000	1,480	7	1951	Avg	5,916	N	N	2115 N 77TH ST
009	948270	0085	10/13/2010	\$375,000	\$406,000	1,480	7	1926	Avg	4,320	N	N	7624 WINONA AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	567600	0024	3/18/2010	\$333,000	\$346,000	1,500	7	2006	Avg	1,110	N	N	1143 A N 85TH ST
009	952810	1031	3/9/2010	\$444,000	\$461,000	1,520	7	2003	Avg	800	N	N	7406 B LATONA AVE NE
009	240210	0675	9/11/2012	\$589,000	\$609,000	1,550	7	1910	Vgood	6,000	N	N	8017 BAGLEY AVE N
009	551160	0290	9/12/2012	\$630,000	\$651,000	1,550	7	1927	Good	3,920	N	N	1148 N 76TH ST
009	681410	0130	7/25/2012	\$395,000	\$414,000	1,550	7	1930	Good	3,720	N	N	7712 2ND AVE NE
009	913710	0396	6/28/2011	\$339,825	\$374,000	1,550	7	2008	Avg	1,015	N	N	7420 5TH AVE NE
009	913710	0393	6/21/2011	\$350,000	\$385,000	1,550	7	2008	Avg	1,528	N	N	7424 5TH AVE NE
009	913710	0394	3/25/2011	\$375,000	\$412,000	1,550	7	2008	Avg	1,015	N	N	7422 5TH AVE NE
009	913710	0397	6/28/2011	\$344,500	\$379,000	1,550	7	2008	Avg	1,052	N	N	7418 5TH AVE NE
009	913710	0395	5/23/2011	\$360,000	\$396,000	1,620	7	2008	Avg	1,737	N	N	7414 5TH AVE NE
009	913710	0398	3/8/2011	\$375,000	\$412,000	1,620	7	2008	Avg	1,137	N	N	7416 5TH AVE NE
009	091700	0175	2/21/2012	\$541,000	\$584,000	1,630	7	1920	Good	3,800	N	N	1124 N 81ST ST
009	393190	0355	9/16/2010	\$630,500	\$681,000	1,640	7	1927	Vgood	4,680	N	N	7659 LATONA AVE NE
009	288320	0645	5/18/2010	\$732,100	\$773,000	1,670	7	1946	Good	6,700	N	N	2048 N 78TH ST
009	948270	0225	11/30/2011	\$572,000	\$624,000	1,680	7	1926	Avg	3,936	N	N	7257 W GREEN LAKE DR N
009	393190	0415	7/19/2012	\$472,500	\$495,000	1,750	7	1990	Avg	5,200	N	N	7607 LATONA AVE NE
009	948270	0490	3/19/2010	\$676,000	\$703,000	1,750	7	1926	Good	4,942	N	N	7411 KEEN WAY N
009	240210	0285	8/6/2010	\$533,000	\$572,000	1,820	7	1986	Avg	3,000	N	N	8207 BAGLEY AVE N
009	567600	0160	5/30/2012	\$470,000	\$498,000	1,820	7	1908	Good	4,040	N	N	1149 N 84TH ST
009	750000	0210	6/10/2010	\$660,000	\$700,000	1,830	7	1991	Good	4,590	N	N	323 NE 76TH ST
009	803170	0139	3/3/2011	\$370,000	\$406,000	1,880	7	1995	Avg	5,191	N	N	335 NE LONGWOOD PL
009	952810	1420	11/5/2010	\$519,000	\$564,000	1,930	7	1906	Good	2,940	N	N	424 NE 73RD ST
009	750000	0195	4/26/2012	\$805,000	\$859,000	2,110	7	1917	Vgood	4,590	N	N	326 NE 76TH ST
009	920300	0030	8/21/2012	\$767,000	\$798,000	2,150	7	1908	Vgood	4,400	N	N	2070 N 78TH ST
009	393190	0035	3/15/2012	\$629,000	\$676,000	2,240	7	1909	Good	4,125	N	N	7549 2ND AVE NE
009	288470	0045	11/12/2011	\$682,000	\$745,000	2,290	7	1922	Good	7,137	N	N	7415 CORLISS AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	240210	0685	5/7/2010	\$600,000	\$632,000	2,370	7	1950	Vgood	9,700	N	N	8003 BAGLEY AVE N
009	681410	0211	4/12/2011	\$319,000	\$351,000	920	8	1930	Avg	3,080	N	N	7757 2ND AVE NE
009	288320	0083	10/30/2012	\$389,000	\$397,000	1,000	8	2005	Avg	1,188	N	N	7407 B WOODLAWN AVE NE
009	288620	0210	9/20/2011	\$348,000	\$382,000	1,100	8	2007	Avg	822	N	N	7937 DENSMORE AVE N
009	288620	0209	9/20/2011	\$362,000	\$397,000	1,100	8	2007	Avg	1,071	N	N	7935 DENSMORE AVE N
009	288620	0211	2/29/2012	\$352,195	\$380,000	1,100	8	2007	Avg	1,001	N	N	7941 DENSMORE AVE N
009	288620	0212	1/23/2012	\$355,000	\$385,000	1,100	8	2007	Avg	1,208	N	N	1515 N 80TH ST
009	288620	0213	1/20/2012	\$365,000	\$396,000	1,100	8	2007	Avg	1,154	N	N	1517 N 80TH ST
009	288620	0214	1/17/2012	\$360,000	\$390,000	1,100	8	2007	Avg	1,110	N	N	1519 N 80TH ST
009	062504	9360	11/16/2011	\$369,000	\$403,000	1,100	8	2008	Avg	1,192	N	N	1508 A N 80TH ST
009	062504	9363	3/8/2012	\$359,000	\$387,000	1,100	8	2008	Avg	1,180	N	N	1508 D N 80TH ST
009	288620	0200	4/27/2010	\$399,000	\$419,000	1,180	8	2010	Avg	1,254	N	N	7929 B DENSMORE AVE N
009	288620	0199	4/16/2010	\$400,000	\$419,000	1,180	8	2010	Avg	1,254	N	N	7929 A DENSMORE AVE N
009	288620	0125	3/22/2012	\$427,000	\$459,000	1,236	8	1998	Avg	1,650	N	N	7910 C ASHWORTH AVE N
009	288620	0197	4/16/2010	\$440,000	\$461,000	1,260	8	2010	Avg	841	N	N	7931 B DENSMORE AVE N
009	288620	0198	3/15/2010	\$440,000	\$457,000	1,260	8	2010	Avg	860	N	N	7931 A DENSMORE AVE N
009	952810	1194	9/28/2010	\$439,950	\$476,000	1,262	8	1997	Avg	966	N	N	420 A NE MAPLE LEAF PL
009	288620	0126	9/16/2012	\$463,500	\$479,000	1,280	8	1998	Avg	1,100	N	N	7910 B ASHWORTH AVE N
009	062504	9161	5/25/2010	\$377,500	\$399,000	1,300	8	2008	Avg	1,174	N	N	1504 N 80TH ST
009	062504	9359	12/22/2011	\$409,000	\$445,000	1,300	8	2008	Avg	1,180	N	N	1506 N 80TH ST
009	920300	0055	6/15/2011	\$640,000	\$705,000	1,360	8	1936	Good	4,400	N	N	7723 MERIDIAN AVE N
009	952810	3487	3/5/2010	\$431,000	\$447,000	1,380	8	2008	Avg	1,189	N	N	6830 A OSWEGO PL NE
009	445980	0070	2/16/2010	\$560,000	\$578,000	1,420	8	1928	Good	4,923	N	N	8247 ASHWORTH AVE N
009	952810	1299	5/18/2011	\$520,000	\$572,000	1,450	8	2011	Avg	1,589	N	N	401 NE 75TH ST
009	952810	1216	4/25/2012	\$525,000	\$561,000	1,456	8	2011	Avg	1,114	N	N	7744 B 4TH AVE NE
009	952810	1060	5/21/2012	\$489,800	\$520,000	1,460	8	2008	Avg	951	N	N	7411 A 4TH AVE NE



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	393190	0270	8/29/2012	\$468,000	\$486,000	1,470	8	1930	Good	2,700	N	N	7560 1ST AVE NE
009	288320	0525	5/5/2011	\$445,000	\$490,000	1,480	8	2010	Avg	1,496	N	N	7814 STROUD AVE N
009	952810	1300	5/18/2011	\$499,000	\$549,000	1,480	8	2011	Avg	1,756	N	N	409 NE 75TH ST
009	952810	1215	9/27/2011	\$530,000	\$581,000	1,494	8	2011	Avg	1,264	N	N	7446 B 4TH AVE NE
009	952810	1214	8/29/2011	\$540,000	\$593,000	1,494	8	2011	Avg	1,262	N	N	7446 A 4TH AVE NE
009	288620	0130	10/15/2012	\$400,000	\$410,000	1,518	8	1996	Avg	1,005	N	N	7908 B ASHWORTH AVE N
009	393190	0010	12/19/2012	\$610,000	\$613,000	1,530	8	1928	Vgood	3,900	N	N	123 NE 77TH ST
009	288320	1830	10/20/2011	\$400,000	\$438,000	1,540	8	1978	Avg	2,200	N	N	7429 LATONA AVE NE
009	288320	0524	3/28/2011	\$539,000	\$593,000	1,570	8	2010	Avg	1,433	N	N	7812 STROUD AVE N
009	750000	0130	9/19/2012	\$720,000	\$743,000	1,700	8	1907	Vgood	6,120	N	N	7602 LATONA AVE NE
009	952810	1217	10/6/2011	\$540,000	\$592,000	1,712	8	2011	Avg	1,364	N	N	7444 A 4TH AVE NE
009	913710	1780	7/9/2012	\$475,000	\$499,000	1,716	8	2002	Avg	960	N	N	518 NE 70TH ST
009	151730	0010	8/10/2012	\$750,000	\$782,000	1,740	8	1929	Vgood	4,644	N	N	1153 N 78TH ST
009	151730	0015	8/10/2010	\$725,000	\$778,000	1,750	8	1929	Good	4,644	N	N	1145 N 78TH ST
009	288320	0175	4/21/2010	\$499,950	\$524,000	1,750	8	1931	Good	2,665	N	N	2421 N 75TH ST
009	288320	0411	2/11/2010	\$580,000	\$598,000	1,790	8	2007	Avg	1,821	N	N	7815 A STROUD AVE N
009	288320	0412	11/22/2010	\$510,000	\$555,000	1,790	8	2007	Avg	1,644	N	N	7813 B STROUD AVE N
009	948270	0020	5/16/2012	\$1,120,000	\$1,191,000	1,830	8	1926	Good	4,608	Y	N	7621 W GREEN LAKE DR N
009	199420	0130	2/3/2010	\$448,500	\$461,000	1,840	8	1949	Avg	7,600	N	N	8054 WALLINGFORD AVE N
009	240210	0170	11/9/2010	\$477,000	\$519,000	1,840	8	1996	Avg	3,000	N	N	8242 BAGLEY AVE N
009	151730	0040	10/12/2010	\$620,000	\$672,000	1,860	8	1929	Good	4,400	N	N	1156 N 78TH ST
009	681510	0250	11/1/2011	\$710,000	\$777,000	1,930	8	1981	Avg	4,000	N	N	2302 N 77TH ST
009	952810	1325	3/25/2010	\$436,000	\$454,000	1,950	8	2008	Avg	1,470	N	N	466 NE MAPLE LEAF PL
009	240210	0855	8/22/2011	\$675,000	\$742,000	1,960	8	2000	Vgood	3,000	N	N	8057 CORLISS AVE N
009	952810	1324	1/7/2010	\$455,000	\$464,000	2,000	8	2008	Avg	1,532	N	N	468 NE MAPLE LEAF PL
009	288320	0955	11/15/2011	\$722,500	\$789,000	2,080	8	2007	Avg	4,800	N	N	7525 BAGLEY AVE N

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	062504	9276	12/18/2012	\$710,000	\$713,000	2,100	8	2004	Avg	4,576	N	N	1322 N 79TH ST
009	062504	9015	6/30/2010	\$645,000	\$687,000	2,180	8	2010	Avg	4,000	N	N	8213 WALLINGFORD AVE N
009	681360	0975	11/23/2010	\$379,000	\$413,000	2,230	8	1999	Avg	3,690	N	N	8048 SUNNYSIDE AVE N
009	240210	0570	11/10/2010	\$649,000	\$706,000	2,300	8	2010	Avg	4,360	N	N	8017 MERIDIAN AVE N
009	948270	0056	6/14/2012	\$680,000	\$719,000	2,320	8	1978	Avg	3,854	N	N	1318 N 76TH ST
009	445980	0050	3/5/2012	\$850,000	\$916,000	2,430	8	2005	Avg	4,923	N	N	8233 ASHWORTH AVE N
009	948270	0030	6/13/2012	\$957,000	\$1,012,000	2,440	8	1985	Good	4,608	Y	N	7611 W GREEN LAKE DR N
009	288320	0260	1/6/2010	\$943,000	\$962,000	2,460	8	1924	Good	6,120	Y	N	7574 E GREEN LAKE DR N
009	920300	0065	5/6/2011	\$785,000	\$864,000	2,800	8	1992	Good	4,290	N	N	7715 MERIDIAN AVE N
009	288320	0910	10/12/2012	\$990,000	\$1,015,000	2,940	8	1903	Good	7,840	N	N	7435 ORIN CT N
009	803170	0194	9/7/2012	\$630,000	\$652,000	3,160	8	2000	Avg	5,820	N	N	356 NE 76TH ST
009	029367	0010	2/12/2010	\$525,000	\$541,000	1,130	9	2007	Avg	1,246	N	N	8022 ASHWORTH AVE N
009	029367	0120	2/8/2010	\$535,000	\$551,000	1,160	9	2007	Avg	1,358	N	N	8020 ASHWORTH AVE N
009	029367	0030	1/6/2010	\$415,000	\$423,000	1,170	9	2007	Avg	785	N	N	8018 C ASHWORTH AVE N
009	029367	0060	2/11/2010	\$489,900	\$505,000	1,180	9	2007	Avg	1,121	N	N	8017 DENSMORE AVE N
009	952810	1097	9/15/2010	\$485,000	\$523,000	1,260	9	2002	Avg	1,415	N	N	7408 4TH AVE NE
009	952810	1098	9/23/2011	\$495,000	\$543,000	1,260	9	2002	Avg	1,415	N	N	7410 4TH AVE NE
009	952810	0906	8/18/2010	\$510,000	\$548,000	1,560	9	2004	Avg	1,332	N	N	7448 LATONA AVE NE
009	952810	0905	1/12/2011	\$460,000	\$503,000	1,650	9	2004	Avg	2,071	N	N	7446 LATONA AVE NE
009	551160	0385	6/4/2012	\$790,000	\$837,000	1,750	9	2005	Avg	3,920	N	N	1153 N 77TH ST
009	199420	0256	12/21/2011	\$648,825	\$706,000	1,880	9	2007	Avg	4,400	N	N	1903 N 82ND ST
009	445980	0085	7/9/2012	\$595,000	\$625,000	1,941	9	2012	Avg	2,688	N	N	8253 ASHWORTH AVE N
009	613060	0027	2/1/2012	\$849,950	\$920,000	2,530	9	2007	Avg	5,017	N	N	7743 BAGLEY AVE N
009	613060	0025	7/29/2011	\$840,000	\$924,000	2,540	9	2007	Avg	5,002	N	N	7745 BAGLEY AVE N
009	551160	0170	6/28/2011	\$774,700	\$853,000	2,560	9	2001	Avg	4,080	N	N	1338 N 77TH ST
009	677220	0110	3/1/2010	\$1,232,500	\$1,276,000	3,510	9	1982	Good	15,468	N	N	7731 BAGLEY AVE N

***Improved Sales Used in this Physical Inspection Analysis***  
***Area 43***  
***(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
009	677220	0064	3/26/2012	\$1,009,000	\$1,083,000	3,040	10	2008	Avg	5,002	N	N	7739 BAGLEY AVE N

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	125720	0050	7/16/2010	\$330,000	TEAR DOWN;
005	125720	0125	10/6/2010	\$275,000	TEAR DOWN; AND OTHER WARNINGS;
005	125720	0125	6/30/2010	\$397,500	SEGREGATION AND/OR MERGER; AND OTHER WARNING
005	125720	0135	10/5/2012	\$12,500	QUIT CLAIM DEED;
005	125720	0295	4/16/2010	\$510,000	SEGREGATION AND/OR MERGER;
005	125720	0315	3/2/2011	\$850,000	RELOCATION - SALE TO SERVICE;
005	125720	1330	2/21/2012	\$119,407	QUIT CLAIM DEED; AND OTHER WARNINGS;
005	125720	1355	9/14/2012	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
005	125720	1985	7/23/2012	\$357,000	QUIT CLAIM DEED;
005	125720	1985	6/1/2012	\$357,000	IMP CHARACTERISTICS CHANGED SINCE SALE;
005	125720	1985	1/27/2010	\$357,000	IMP CHARACTERISTICS CHANGED SINCE SALE;
005	125720	2430	8/7/2010	\$750,000	RELOCATION - SALE TO SERVICE;
005	125720	2480	4/25/2012	\$396,667	RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER
005	335950	0415	3/8/2011	\$560,000	SEGREGATION AND/OR MERGER;
005	336490	0450	4/28/2010	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	385690	0360	6/12/2010	\$425,000	TEAR DOWN; AND OTHER WARNINGS;
005	385690	1590	1/11/2012	\$365,700	CORPORATE AFFILIATES;
005	385690	1590	10/31/2011	\$350,000	NO MARKET EXPOSURE;
005	385690	1770	1/26/2012	\$327,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	385690	2055	8/6/2012	\$400,000	TEAR DOWN;
005	385690	2655	2/17/2012	\$328,700	TEAR DOWN; MULTI-PARCEL SALE;
005	385690	2658	2/17/2012	\$328,700	TEAR DOWN; MULTI-PARCEL SALE;
005	385690	3015	6/21/2010	\$334,000	NO MARKET EXPOSURE;
005	385690	3195	3/17/2010	\$281,200	QUIT CLAIM DEED; AND OTHER WARNINGS;
005	385690	3205	8/31/2012	\$235,108	QUIT CLAIM DEED; AND OTHER WARNINGS;
005	385690	3835	3/23/2012	\$460,000	CORPORATE AFFILIATES;
005	385690	4930	4/14/2011	\$394,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	385690	5060	4/28/2010	\$365,000	OBSOLESCENCE
005	385690	5200	12/23/2010	\$589,950	NON-REPRESENTATIVE SALE;
005	385690	5380	6/27/2012	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
005	385690	5660	6/14/2012	\$498,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	385690	5660	11/9/2011	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
005	913610	0056	4/1/2010	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	913610	1891	5/24/2011	\$335,000	RELOCATION - SALE TO SERVICE;
005	913610	2021	9/5/2012	\$373,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
005	913610	2501	11/14/2011	\$180,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
005	922290	0055	6/30/2011	\$23,650	QUIT CLAIM DEED; AND OTHER WARNINGS;
005	922290	0115	6/30/2011	\$23,650	QUIT CLAIM DEED; AND OTHER WARNINGS;
005	952310	0015	9/14/2012	\$370,000	SHORT SALE; NON-REPRESENTATIVE SALE

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	952310	0325	8/4/2011	\$341,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
005	952310	0346	9/14/2012	\$228,000	QUIT CLAIM DEED; AND OTHER WARNINGS;
005	952810	0095	9/18/2010	\$580,000	MULTI-PARCEL SALE; SHORT SALE;
005	952810	0120	9/18/2010	\$580,000	MULTI-PARCEL SALE; SHORT SALE;
005	952810	0150	4/30/2012	\$710,000	IMP CHARACTERISTICS CHANGED SINCE SALE
005	952810	0340	4/2/2012	\$361,000	TEAR DOWN;
005	952810	4025	9/18/2012	\$438,950	OBSOLESCENCE
005	952810	4971	10/26/2011	\$68,212	ASSUMPTION OF MORTGAGE ; AND OTHER WARNING
005	955020	1340	6/15/2012	\$319,202	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
005	955020	1485	2/8/2012	\$412,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
005	955020	1530	12/14/2011	\$489,500	IMP CHARACTERISTICS CHANGED SINCE SALE
005	955020	2520	9/9/2011	\$300,000	NO MARKET EXPOSURE;
005	955020	3030	9/7/2012	\$385,000	NO MARKET EXPOSURE;
005	955020	3625	3/29/2012	\$414,000	RELOCATION - SALE TO SERVICE;
005	955020	3675	10/20/2012	\$179,500	QUIT CLAIM DEED; AND OTHER WARNINGS;
005	955020	3675	3/1/2011	\$313,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	955020	4780	1/12/2011	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
005	955120	0540	11/1/2012	\$420,391	NO MARKET EXPOSURE; QUIT CLAIM DEED;
005	955120	0710	12/23/2010	\$506,000	TEAR DOWN;AND OTHER WARNINGS;
005	955120	1240	11/2/2010	\$306,500	TEAR DOWN; FINANCIAL INSTITUTION RESALE;
005	955120	2350	9/25/2012	\$419,000	TEAR DOWN;
005	955120	2445	8/22/2011	\$430,000	TEAR DOWN;
005	955120	3215	9/20/2010	\$440,000	TEAR DOWN;
007	007200	0035	8/6/2012	\$481,111	IMP CHARACTERISTICS CHANGED SINCE SALE; AND
007	007200	0035	6/13/2012	\$580,000	BANKRUPTCY - RECEIVER OR TRUSTEE;AND OTHER
007	035400	0067	11/18/2011	\$465,000	NO MARKET EXPOSURE;
007	035400	0155	6/17/2010	\$247,000	QUIT CLAIM DEED; AND OTHER WARNINGS;
007	193130	0425	7/7/2010	\$529,000	OBSOLESCENCE
007	193130	0560	9/26/2011	\$335,000	OBSOLESCENCE
007	197220	1850	3/15/2011	\$506,000	OBSOLESCENCE
007	197220	2177	4/24/2012	\$27,325	QUIT CLAIM DEED; AND OTHER WARNINGS;
007	197220	2188	6/8/2012	\$447,600	RELOCATION - SALE TO SERVICE; AND OTHER WARN
007	197220	2202	3/10/2012	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	197220	2220	2/18/2010	\$487,900	NON-REPRESENTATIVE SALE;
007	197220	2300	6/7/2010	\$441,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	197220	2375	3/25/2010	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	226450	0012	6/7/2011	\$280,000	OBSOLESCENCE
007	226450	0035	5/2/2011	\$265,000	TEAR DOWN; MULTI-PARCEL SALE;
007	226450	0036	5/2/2011	\$265,000	TEAR DOWN; MULTI-PARCEL SALE;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	226450	0765	10/21/2010	\$550,000	NON-PROFIT ORGANIZATION;
007	226450	0820	12/31/2012	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	226450	0915	4/19/2012	\$640,000	OBSOLESCENCE
007	229390	0120	11/17/2011	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
007	230640	0030	6/27/2011	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
007	397540	0165	4/4/2012	\$324,900	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
007	397540	0245	5/12/2010	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	397540	0436	5/17/2010	\$415,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	408330	2420	5/3/2010	\$840,000	OBSOLESCENCE
007	408330	2675	6/8/2011	\$340,000	NO MARKET EXPOSURE;
007	408330	3510	5/31/2011	\$199,379	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
007	408330	3690	12/26/2012	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
007	408330	4395	4/8/2011	\$849,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	408330	4640	9/14/2012	\$415,000	STATEMENT TO DOR;
007	408330	4750	8/5/2010	\$123,300	QUIT CLAIM DEED; AND OTHER WARNINGS;
007	408330	4770	1/12/2010	\$379,000	NO MARKET EXPOSURE;
007	408330	5040	1/22/2010	\$375,000	TEAR DOWN; NO MARKET EXPOSURE;
007	408330	5335	3/23/2010	\$404,500	OBSOLESCENCE
007	408330	5605	8/30/2010	\$352,750	OBSOLESCENCE
007	408330	5795	10/6/2011	\$232,500	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
007	408330	5950	8/11/2011	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	408330	6205	4/24/2012	\$995,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
007	408330	6210	4/24/2012	\$450,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
007	408330	6505	6/6/2010	\$418,800	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	420690	0585	12/22/2010	\$380,000	OBSOLESCENCE
007	569450	0450	12/27/2012	\$424,000	OBSOLESCENCE
007	569450	1235	1/27/2012	\$850,000	TEAR DOWN; MULTI-PARCEL SALE;
007	686520	0992	9/6/2012	\$299,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	917860	0105	12/27/2012	\$140,000	PARTIAL INTEREST; AND OTHER WARNINGS;
007	917860	0880	2/15/2010	\$755,000	OBSOLESCENCE
008	051000	2015	3/5/2010	\$765,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	051000	2205	11/27/2012	\$580,000	TEAR DOWN;
008	051000	2265	8/3/2012	\$628,000	OBSOLESCENCE
008	051000	2480	5/16/2011	\$630,000	OBSOLESCENCE
008	051000	3035	5/21/2012	\$740,000	NO MARKET EXPOSURE;
008	051000	3325	12/11/2012	\$700,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
008	051000	3405	7/22/2010	\$450,000	NO MARKET EXPOSURE;
008	051000	3630	4/14/2010	\$390,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
008	051000	3985	8/29/2012	\$663,500	RELATED PARTY, FRIEND, OR NEIGHBOR;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	051000	4091	12/30/2010	\$425,000	NO MARKET EXPOSURE;
008	051000	4495	5/3/2011	\$660,000	NO MARKET EXPOSURE;
008	189000	0180	3/7/2012	\$577,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	189000	0330	12/14/2010	\$420,000	NO MARKET EXPOSURE;
008	226500	0405	9/26/2012	\$308,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
008	251300	0050	10/23/2012	\$415,000	NO MARKET EXPOSURE;
008	313120	0215	8/18/2011	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	313120	1035	3/26/2010	\$450,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
008	313120	1550	3/23/2011	\$480,877	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	408330	0705	8/12/2011	\$763,560	NO MARKET EXPOSURE;
008	408330	0835	2/3/2011	\$335,000	TEAR DOWN;
008	408330	0975	5/29/2012	\$711,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	408330	1510	3/16/2010	\$15,000	QUIT CLAIM DEED; AND OTHER WARNINGS;
008	408330	1880	3/12/2012	\$974,825	MULTI-PARCEL SALE; AND OTHER WARNINGS;
008	408330	1885	3/12/2012	\$974,825	MULTI-PARCEL SALE; AND OTHER WARNINGS;
008	408330	1890	9/23/2010	\$101,582	QUIT CLAIM DEED; AND OTHER WARNINGS;
008	408330	2225	4/19/2011	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	408330	2225	8/30/2010	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
008	408380	0585	6/21/2012	\$400,000	NO MARKET EXPOSURE;
008	408380	0620	2/9/2011	\$449,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	408380	1655	5/1/2012	\$590,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	408380	2125	5/16/2012	\$460,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	408380	2126	5/16/2012	\$460,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
008	408380	2275	5/12/2010	\$615,000	OBSOLESCENCE
008	408380	2425	4/20/2011	\$380,000	OBSOLESCENCE
008	408380	2615	11/9/2011	\$380,000	QUIT CLAIM DEED; AND OTHER WARNINGS;
008	420690	1210	9/13/2011	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
008	420690	1385	9/29/2010	\$499,801	QUIT CLAIM DEED;
008	420690	1530	7/1/2011	\$290,000	NO MARKET EXPOSURE;
008	686520	0810	5/6/2010	\$540,000	OBSOLESCENCE
008	783480	0175	12/2/2011	\$474,000	NO MARKET EXPOSURE;
008	881840	0340	4/1/2010	\$767,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	881840	0815	5/29/2012	\$585,000	NO MARKET EXPOSURE;
008	917860	0904	3/11/2010	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	062504	9022	5/7/2010	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	062504	9276	6/20/2012	\$655,000	NO MARKET EXPOSURE;
009	091700	0100	7/19/2010	\$385,000	OBSOLESCENCE
009	091700	0200	2/22/2011	\$99,000	NO MARKET EXPOSURE;
009	091700	0205	7/25/2011	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 43**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	151730	0010	7/31/2012	\$750,000	FORCED SALE; RELOCATION - SALE TO SERVICE;
009	199320	0100	3/22/2010	\$400,000	NO MARKET EXPOSURE;AND OTHER WARNINGS;
009	199420	0120	7/19/2012	\$175,000	TEAR DOWN; AND OTHER WARNINGS;
009	240210	0220	7/22/2010	\$315,000	NO MARKET EXPOSURE; AND OTHER WARNING
009	240210	0570	4/22/2010	\$244,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	240210	0685	1/12/2010	\$395,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
009	240210	0716	1/20/2012	\$165,000	NO MARKET EXPOSURE;
009	288320	0040	1/11/2010	\$500,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
009	288320	0125	1/27/2010	\$635,000	OBSOLESCENCE
009	288320	0520	6/13/2012	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	288320	0525	5/17/2010	\$225,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
009	288320	0770	3/22/2010	\$300,000	TEAR DOWN;
009	288320	0895	5/17/2010	\$963,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	288320	0955	11/15/2011	\$722,500	RELOCATION - SALE TO SERVICE;
009	288320	1005	12/6/2010	\$600,000	NO MARKET EXPOSURE;
009	288320	1055	8/9/2012	\$187,313	PARTIAL INTEREST ; AND OTHER WARNINGS;
009	288320	1230	1/12/2012	\$407,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
009	288320	1435	4/25/2011	\$525,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
009	288320	1835	12/4/2012	\$203,316	QUIT CLAIM DEED; AND OTHER WARNINGS;
009	288470	0080	11/16/2012	\$252,255	QUIT CLAIM DEED; AND OTHER WARNINGS;
009	288620	0125	3/22/2012	\$427,000	RELOCATION - SALE TO SERVICE;
009	393190	0110	4/14/2011	\$403,000	OBSOLESCENCE
009	445980	0080	9/21/2011	\$327,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
009	445980	0110	1/12/2012	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	567600	0015	3/17/2010	\$295,850	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
009	567600	0051	12/13/2010	\$188,000	NON-REPRESENTATIVE SALE;
009	567600	0052	11/26/2010	\$188,000	NON-REPRESENTATIVE SALE;
009	681360	0380	4/26/2010	\$380,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	681410	0285	9/19/2010	\$237,500	QUIT CLAIM DEED; AND OTHER WARNINGS;
009	750000	0130	1/13/2012	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
009	750000	0236	11/27/2012	\$284,025	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE;
009	750000	0236	2/22/2012	\$325,000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
009	920300	0005	1/30/2012	\$85,541	QUIT CLAIM DEED;
009	920300	0005	11/29/2010	\$247,071	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
009	948270	0360	4/5/2010	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	948270	0385	11/21/2011	\$555,050	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	952810	0786	10/15/2011	\$722,873	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	952810	0906	3/27/2010	\$592,500	RELOCATION - SALE TO SERVICE;
009	952810	0945	5/23/2012	\$500,000	TEAR DOWN;



***Improved Sales Removed in this Physical Inspection Analysis  
Area 43  
(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
009	952810	1145	6/10/2010	\$417,500	OBSOLESCENCE
009	952810	1290	5/19/2010	\$426,000	IMP CHARACTERISTICS CHANGED SINCE SALE

## **Results**

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 92.1%. 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 +6.1%. This increase is due partly to market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.



## King County

### Department of Assessments

King County Administration Bldg.  
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Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**

***Assessor***

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara

King County Assessor