

Executive Summary

Phinney Ridge/Fremont and Greenlake/Wallingford – Areas 042 and 43

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013 in both areas

Number of Improved Sales: 1463

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$201,500	\$306,500	\$508,000			8.62%
2014 Value	\$228,800	\$349,400	\$578,200	\$624,000	92.9%	8.62%
\$ Change	+\$27,300	+\$42,900	+\$70,200			
% Change	+13.5%	+14.0%	+13.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

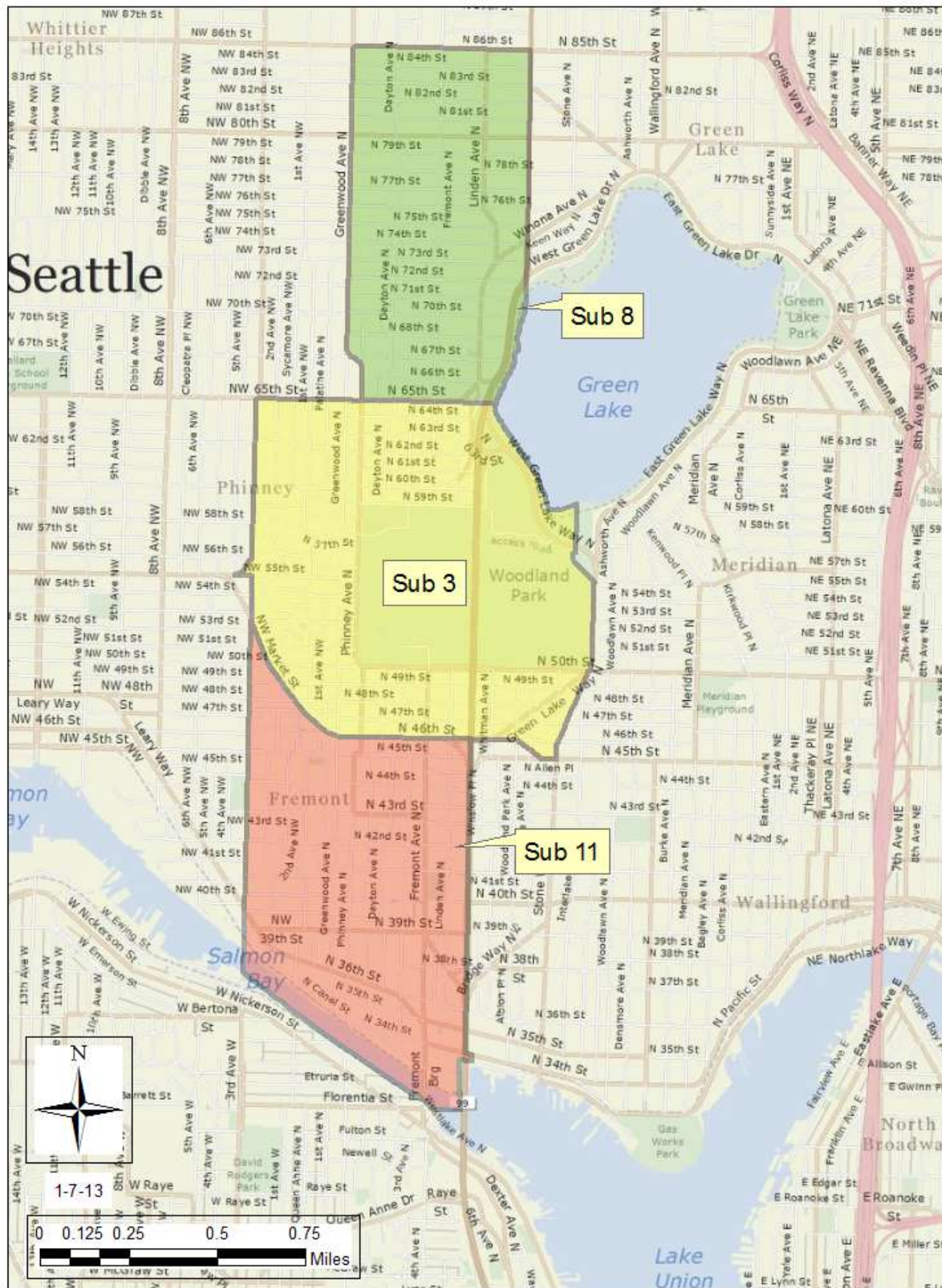
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$226,900	\$263,800	\$490,700
2014 Value	\$257,600	\$300,800	\$558,400
% Change	+13.5%	+14.0%	+13.8%

Number of one to three unit residences in the population: 12,444

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

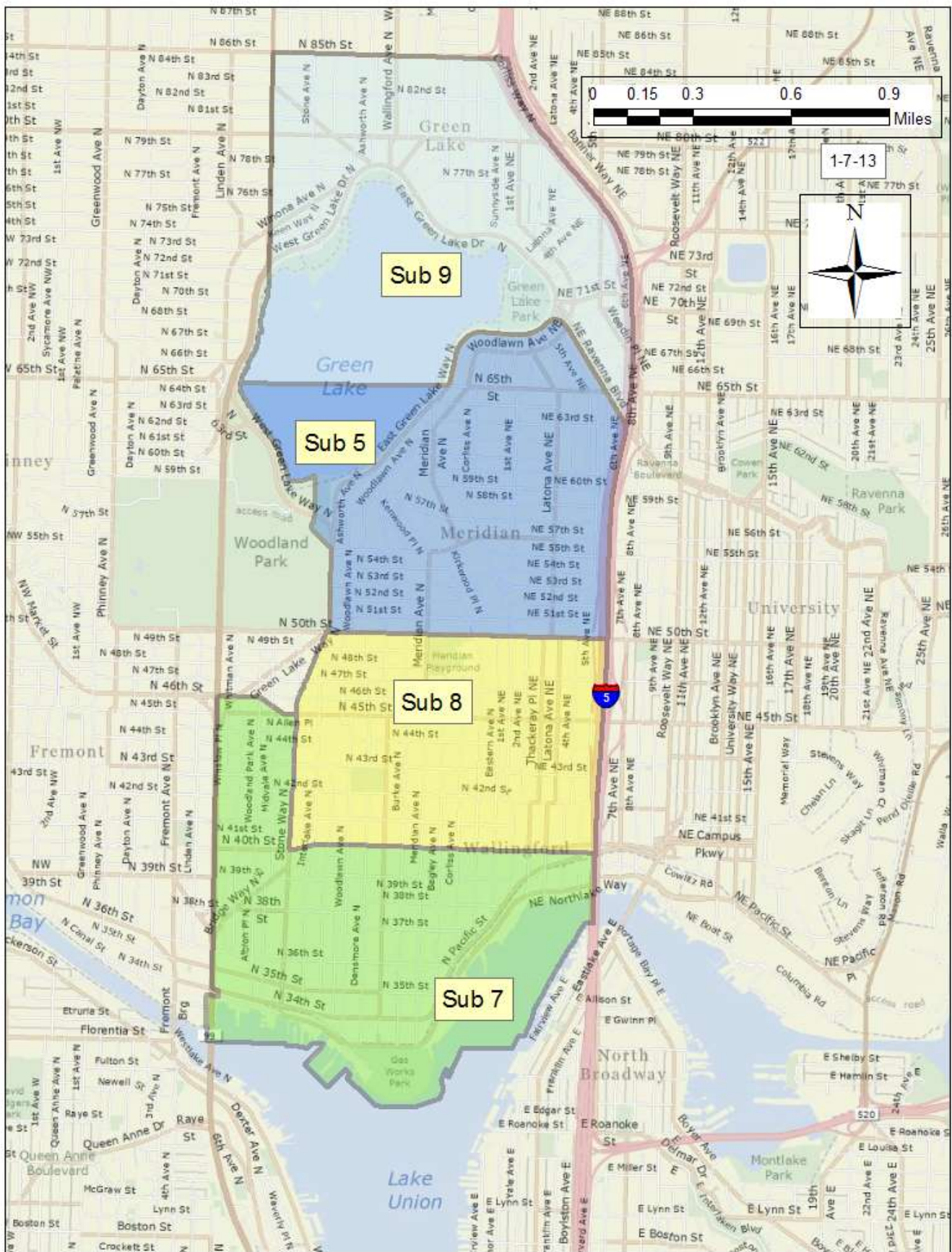
The analysis for these combined areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The areas required a single standard area adjustment.

Area 042 - Map



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Area 0423 - Map



Areas 042 and 43 - Model Adjustments 1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+13.92%	12,444	100%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 12, 2014

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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 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 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the eight usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +13.5% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.138, with the result truncated to the next \$1,000.

Improved Parcel Update

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

The analysis for these combined areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The areas required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1,463 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / (0.8251578)$$

The resulting total value is truncated to the next \$1,000, *then*:

$$\text{2014 Improvements Value} = \text{2014 Total Value} \text{ minus } \text{2014 Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 92.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +13.8%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.138.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.138.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.

- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

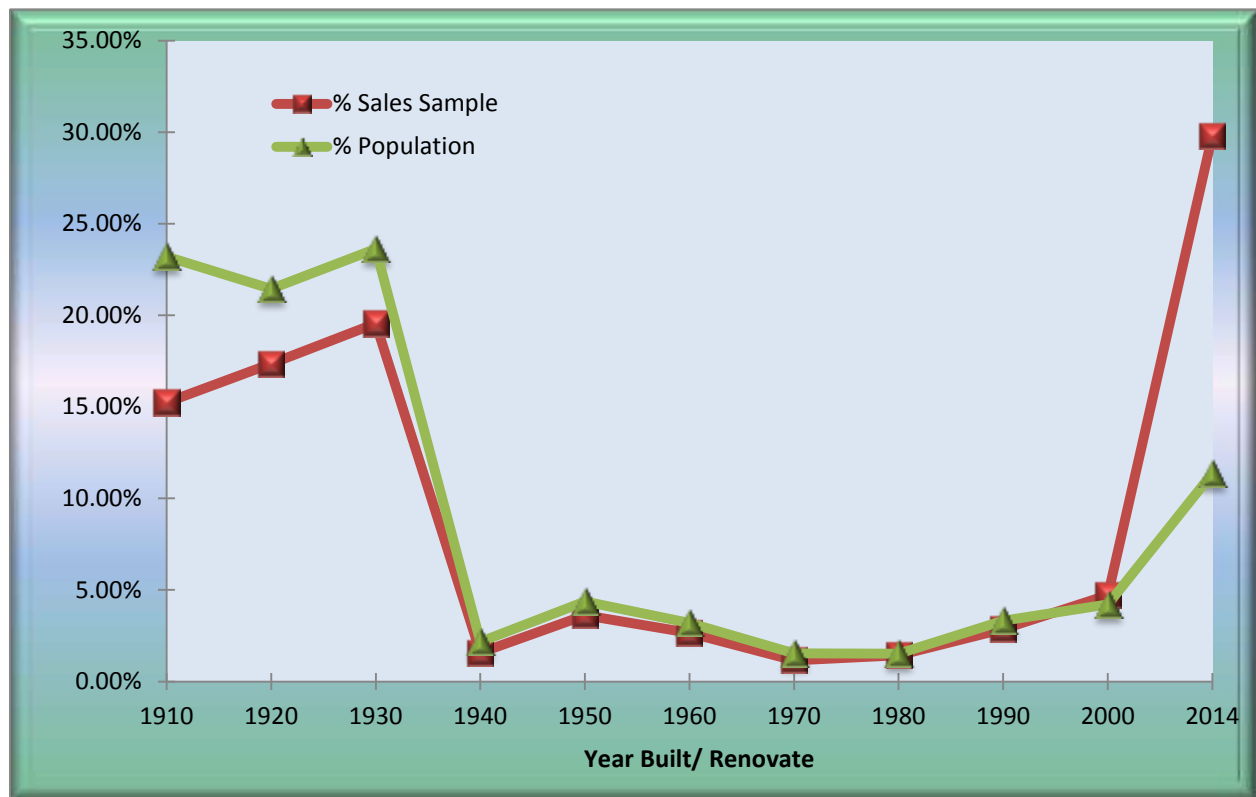
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	223	15.24%
1920	254	17.36%
1930	286	19.55%
1940	23	1.57%
1950	53	3.62%
1960	39	2.67%
1970	17	1.16%
1980	21	1.44%
1990	42	2.87%
2000	69	4.72%
2014	436	29.80%
1,463		

Population

Year Built/Ren	Frequency	% Population
1910	2,888	23.21%
1920	2,669	21.45%
1930	2,941	23.63%
1940	269	2.16%
1950	543	4.36%
1960	399	3.21%
1970	192	1.54%
1980	190	1.53%
1990	414	3.33%
2000	525	4.22%
2014	1,414	11.36%
12,444		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

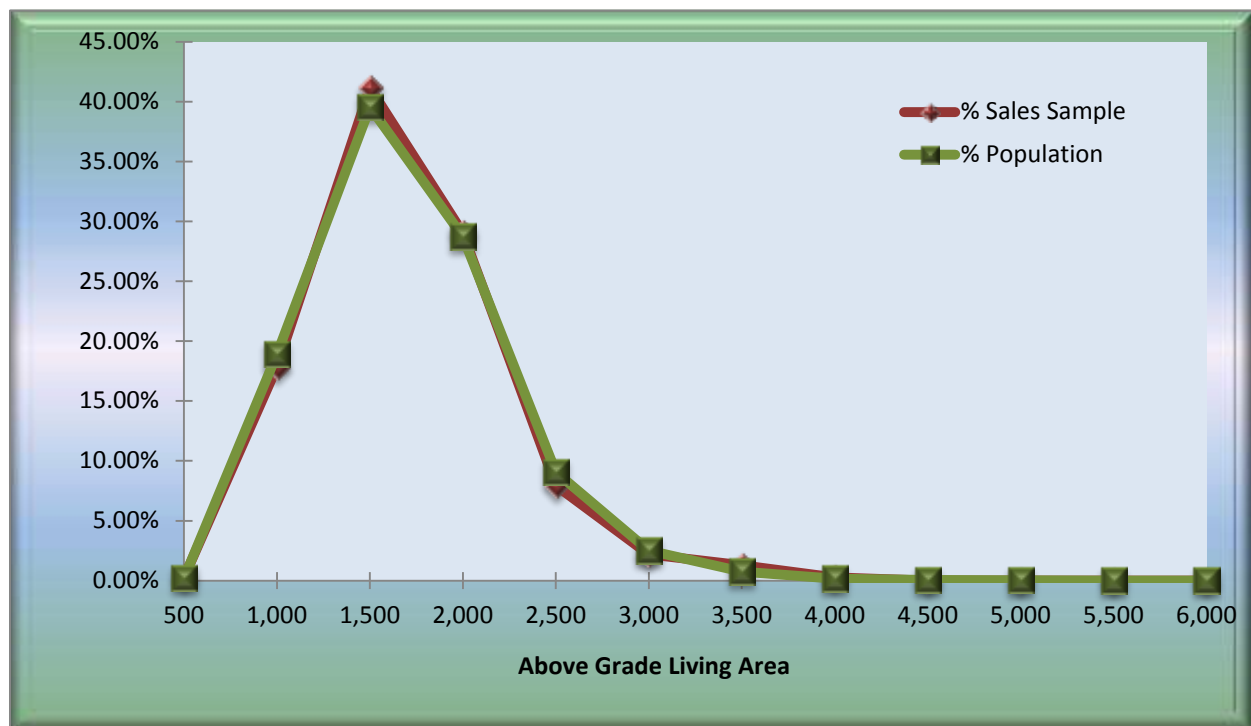
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	4	0.27%
1,000	261	17.84%
1,500	602	41.15%
2,000	425	29.05%
2,500	116	7.93%
3,000	32	2.19%
3,500	19	1.30%
4,000	4	0.27%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
1463		

Population

AGLA	Frequency	% Population
500	26	0.21%
1,000	2,353	18.91%
1,500	4,923	39.56%
2,000	3,576	28.74%
2,500	1,128	9.06%
3,000	314	2.52%
3,500	94	0.76%
4,000	20	0.16%
4,500	6	0.05%
5,000	3	0.02%
5,500	1	0.01%
6,000	0	0.00%
12,444		



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

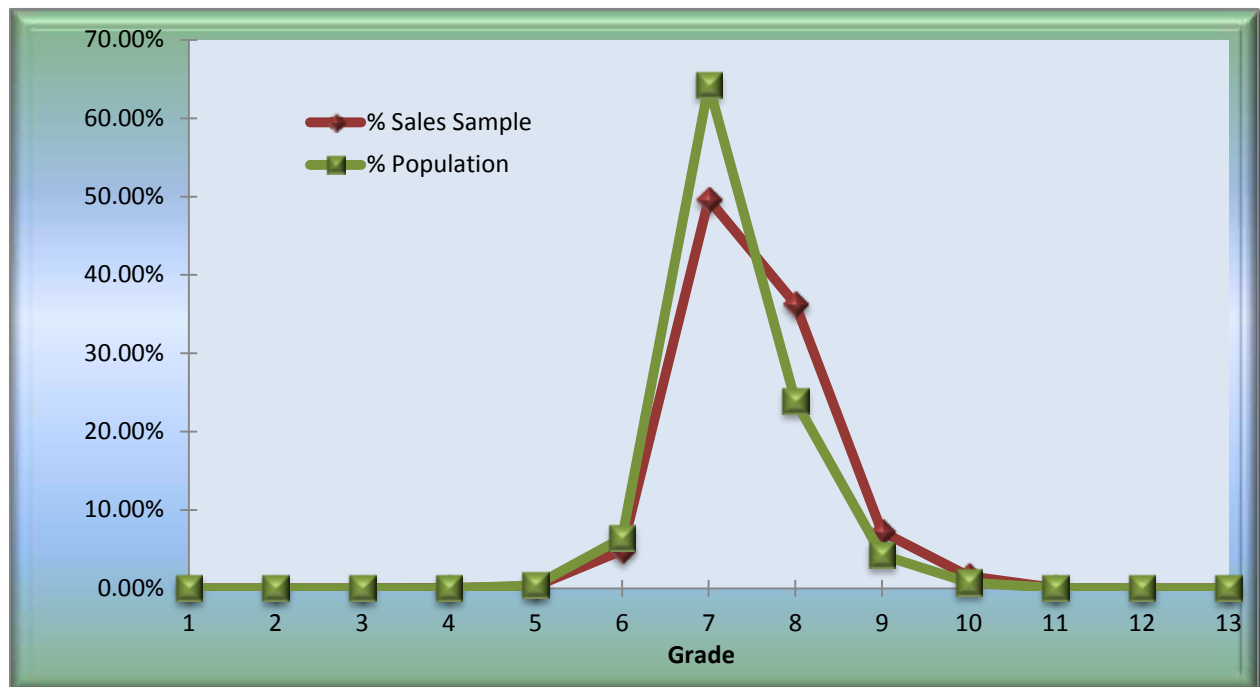
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.07%
5	4	0.27%
6	71	4.85%
7	726	49.62%
8	531	36.30%
9	106	7.25%
10	23	1.57%
11	1	0.07%
12	0	0.00%
13	0	0.00%
1463		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	47	0.38%
6	799	6.42%
7	7,991	64.22%
8	2,974	23.90%
9	531	4.27%
10	92	0.74%
11	9	0.07%
12	0	0.00%
13	0	0.00%
12,444		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

Areas 042 and 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.161, resulting in an adjusted value of \$551,000 ($\$475,000 \times 1.161 = \$551,475$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.265	26.5%
2/1/2011	1.263	26.3%
3/1/2011	1.261	26.1%
4/1/2011	1.259	25.9%
5/1/2011	1.256	25.6%
6/1/2011	1.253	25.3%
7/1/2011	1.250	25.0%
8/1/2011	1.246	24.6%
9/1/2011	1.242	24.2%
10/1/2011	1.238	23.8%
11/1/2011	1.233	23.3%
12/1/2011	1.228	22.8%
1/1/2012	1.223	22.3%
2/1/2012	1.217	21.7%
3/1/2012	1.212	21.2%
4/1/2012	1.205	20.5%
5/1/2012	1.199	19.9%
6/1/2012	1.192	19.2%
7/1/2012	1.185	18.5%
8/1/2012	1.177	17.7%
9/1/2012	1.169	16.9%
10/1/2012	1.161	16.1%
11/1/2012	1.152	15.2%
12/1/2012	1.144	14.4%
1/1/2013	1.134	13.4%
2/1/2013	1.125	12.5%
3/1/2013	1.116	11.6%
4/1/2013	1.106	10.6%
5/1/2013	1.095	9.5%
6/1/2013	1.084	8.4%
7/1/2013	1.074	7.4%
8/1/2013	1.062	6.2%
9/1/2013	1.050	5.0%
10/1/2013	1.038	3.8%
11/1/2013	1.026	2.6%
12/1/2013	1.013	1.3%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 042 is: $(.8251578 - 3.561084E-04 * \text{SaleDay} - 1.428047E-07 * \text{SaleDaySq}) / 0.8251578$

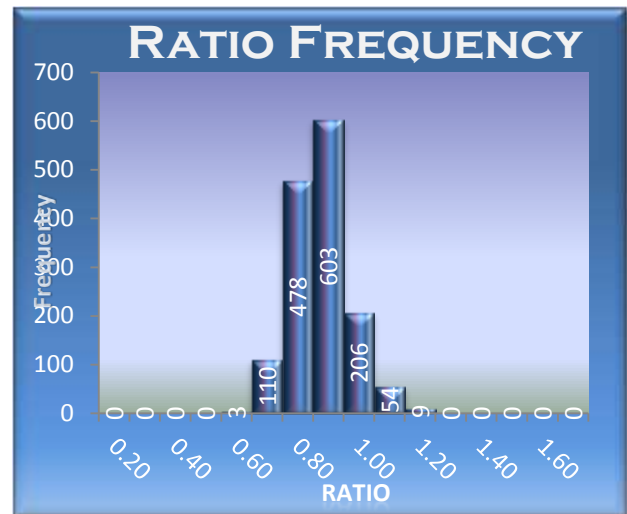
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 2 and 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Phinney Ridge/Fremont and Greenlake/Wallingford	1/1/2013	8/13/2014	1/2011 - 12/2013
Area Number: 42 and 43	Appr ID:	Property Type:	Adjusted for time?
	DJOH	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1463
Mean Assessed Value	508,000
Mean Adj. Sales Price	624,000
Standard Deviation AV	148,315
Standard Deviation SP	200,717
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.825
Median Ratio	0.817
Weighted Mean Ratio	0.814
UNIFORMITY	
Lowest ratio	0.573
Highest ratio:	1.136
Coefficient of Dispersion	8.62%
Standard Deviation	0.091
Coefficient of Variation	11.08%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.813
Upper limit	0.821
95% Confidence: Mean	
Lower limit	0.820
Upper limit	0.830
SAMPLE SIZE EVALUATION	
N (population size)	12444
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	1463
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	801
# ratios above mean:	662
z:	3.634
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Areas 042 and 43

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NW / Team: 2 and 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Phinney Ridge/Fremont and Greenlake/Wallingford		1/1/2014	8/13/2014	1/2011 - 12/2013
Area Number: 42 and 43		Appr. ID:	Property Type:	Adjusted for time?
		DJOH	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	1463			
Mean Assessed Value	578,200			
Mean Sales Price	624,000			
Standard Deviation AV	168,958			
Standard Deviation SP	200,717			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.929			
Weighted Mean Ratio	0.927			
UNIFORMITY				
Lowest ratio	0.652			
Highest ratio:	1.293			
Coefficient of Dispersion	8.62%			
Standard Deviation	0.104			
Coefficient of Variation	11.08%			
Price Related Differential (PRD)	1.014			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.924			
Upper limit	0.935			
95% Confidence: Mean				
Lower limit	0.934			
Upper limit	0.944			
SAMPLE SIZE EVALUATION				
N (population size)	12444			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.104			
Recommended minimum:	17			
Actual sample size:	1463			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	799			
# ratios above mean:	664			
z:	3.529			
Conclusion:	Non-normal			

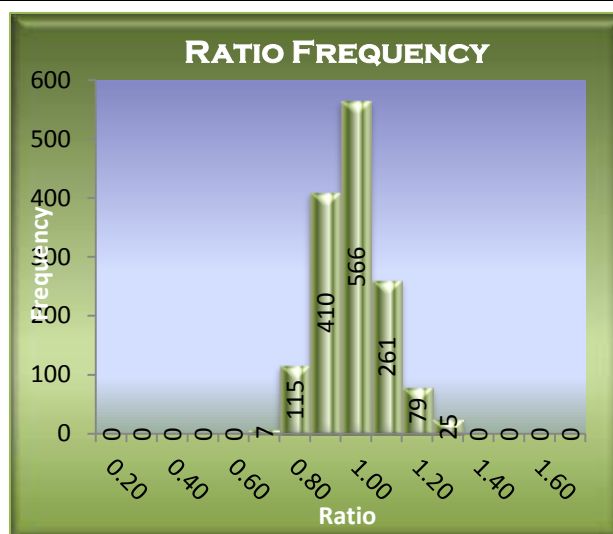
RATIO FREQUENCY

Ratio	Frequency
0.75-0.80	115
0.80-0.85	410
0.85-0.90	566
0.90-0.95	261
0.95-1.00	79
1.00-1.05	25
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0

COMMENTS:

1 to 3 Unit Residences throughout Areas 042

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.



COMMENTS:

1 to 3 Unit Residences throughout Areas 042

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 3	6	952310	2950	07/16/13	\$437,555	\$467,000	670	6	1916	Good	5,000	Y	N	721 N 63RD ST
42 - 3	6	952310	2280	02/24/11	\$450,000	\$568,000	700	7	1912	Good	2,400	Y	N	6308 EVANSTON AVE N
42 - 3	6	952310	1925	02/08/12	\$485,000	\$590,000	960	7	1927	Good	3,500	N	N	708 N 64TH ST
42 - 3	6	952310	1945	05/20/13	\$565,000	\$615,000	1,060	7	1912	Good	5,000	N	N	6411 LINDEN AVE N
42 - 3	6	952310	3890	05/30/13	\$616,000	\$668,000	1,230	7	1912	Good	5,000	N	N	512 N 60TH ST
42 - 3	6	952310	2140	02/11/11	\$375,000	\$474,000	1,500	7	1907	Avg	5,000	N	N	707 N 64TH ST
42 - 3	6	952310	3825	02/25/11	\$552,500	\$697,000	1,500	7	1906	VGood	3,500	N	N	519 N 61ST ST
42 - 3	6	952310	3060	07/03/13	\$460,000	\$493,000	1,520	7	1922	Good	4,000	N	N	6225 WOODLAND PL N
42 - 3	6	952310	2830	07/16/12	\$563,000	\$665,000	1,550	7	1910	Good	4,895	Y	N	623 N 63RD ST
42 - 3	6	952310	2520	04/17/13	\$553,000	\$608,000	1,680	7	1901	Good	3,000	N	N	6306 PHINNEY AVE N
42 - 3	6	952310	1980	10/04/12	\$475,000	\$551,000	1,720	7	1987	Avg	2,500	Y	N	714 N 64TH ST
42 - 3	6	952310	1825	04/05/13	\$755,000	\$834,000	1,720	7	1916	VGood	3,750	N	N	608 N 64TH ST
42 - 3	6	952310	1640	07/03/12	\$650,000	\$770,000	1,750	7	1925	VGood	3,600	Y	N	6416 FRANCIS AVE N
42 - 3	6	952310	3000	03/10/12	\$525,000	\$635,000	1,830	7	1924	Good	4,524	Y	N	700 N 62ND ST
42 - 3	6	952310	2800	10/24/12	\$558,450	\$645,000	1,850	7	1914	VGood	4,250	Y	N	6207 EVANSTON AVE N
42 - 3	6	952310	3405	06/29/11	\$535,000	\$669,000	1,930	7	1904	Good	5,000	Y	N	612 N 61ST ST
42 - 3	6	952310	4585	04/27/11	\$595,000	\$748,000	1,970	7	1924	Good	5,000	N	N	517 N 60TH ST
42 - 3	6	952310	4052	07/11/12	\$514,500	\$608,000	1,070	8	2008	Avg	2,039	N	N	6027 WOODLAND PL N
42 - 3	6	952310	2161	07/27/12	\$465,000	\$548,000	1,290	8	1913	Avg	3,500	N	N	700 N 63RD ST
42 - 3	6	952310	1975	10/09/12	\$675,000	\$782,000	1,320	8	1927	VGood	3,500	N	N	712 N 64TH ST
42 - 3	6	952310	1861	09/13/13	\$499,950	\$523,000	1,460	8	1944	Avg	4,524	N	N	6416 FREMONT AVE N
42 - 3	6	952310	3870	05/02/11	\$730,000	\$917,000	1,600	8	1912	VGood	5,000	N	N	502 N 60TH ST
42 - 3	6	952310	2581	08/29/12	\$815,000	\$953,000	1,620	8	1928	VGood	2,500	Y	N	6211 DAYTON AVE N
42 - 3	6	952310	4675	11/15/13	\$867,500	\$885,000	1,630	8	1926	VGood	3,150	N	N	526 N 59TH ST
42 - 3	6	952310	1555	07/21/11	\$568,000	\$709,000	1,680	8	1912	Good	3,750	N	N	6413 FRANCIS AVE N
42 - 3	6	952310	1956	10/05/12	\$675,000	\$783,000	1,680	8	2000	Avg	5,000	N	N	751 N 65TH ST
42 - 3	6	952310	4010	03/26/13	\$525,000	\$581,000	1,770	8	1985	Avg	5,000	N	N	610 N 60TH ST
42 - 3	6	952310	1600	07/05/11	\$599,950	\$750,000	1,810	8	2002	Avg	3,000	N	N	6409 FRANCIS AVE N
42 - 3	6	952310	4245	06/03/13	\$495,000	\$536,000	1,880	8	1911	Avg	4,000	N	N	815 N 60TH ST
42 - 3	6	952310	3310	10/01/13	\$725,000	\$753,000	2,020	8	1913	Good	7,500	Y	N	726 N 61ST ST
42 - 3	6	952310	4545	09/05/12	\$861,000	\$1,006,000	2,090	9	2005	Avg	5,200	Y	N	5903 FREMONT AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 3	6	952310	4470	10/01/13	\$985,000	\$1,023,000	2,780	9	2001	Avg	3,866	Y	N	611 N 60TH ST
42 - 3	6	952310	2300	04/22/13	\$1,100,000	\$1,208,000	2,590	10	2005	Avg	5,000	Y	N	612 N 63RD ST
42 - 3	6	952310	4460	04/03/12	\$1,060,000	\$1,277,000	3,130	10	2012	Avg	5,000	N	N	621 N 60TH ST
42 - 3	7	953010	1320	07/30/12	\$308,000	\$363,000	730	6	1949	Avg	6,750	N	N	5123 2ND AVE NW
42 - 3	7	798640	0235	07/18/13	\$394,000	\$420,000	760	6	2010	Avg	3,000	N	N	111 NW 50TH ST
42 - 3	7	798640	1150	04/01/11	\$310,300	\$391,000	820	6	1917	Good	5,000	N	N	123 N 48TH ST
42 - 3	7	928780	2750	07/17/13	\$325,000	\$347,000	840	6	1991	Avg	1,500	N	N	108 N 60TH ST
42 - 3	7	928780	0300	08/06/13	\$404,000	\$428,000	960	6	1904	Good	3,675	N	N	6254 PALATINE AVE N
42 - 3	7	045500	0270	06/18/13	\$371,000	\$400,000	790	7	1919	Avg	2,500	N	N	112 N 59TH ST
42 - 3	7	045500	0185	06/28/11	\$460,000	\$575,000	840	7	1912	Good	5,000	N	N	141 N 59TH ST
42 - 3	7	798640	0115	09/05/12	\$405,100	\$473,000	870	7	1972	Avg	3,000	N	N	106 N 49TH ST
42 - 3	7	953010	0525	07/10/12	\$532,500	\$630,000	870	7	2012	Avg	3,000	Y	N	5217 PALATINE AVE N
42 - 3	7	953010	0205	01/13/11	\$285,000	\$360,000	900	7	1912	Avg	3,000	Y	N	109 N 55TH ST
42 - 3	7	798640	0985	11/04/13	\$550,000	\$563,000	940	7	1913	VGood	4,000	N	N	111 N 49TH ST
42 - 3	7	798640	0985	05/06/11	\$496,850	\$624,000	940	7	1913	VGood	4,000	N	N	111 N 49TH ST
42 - 3	7	045500	0315	09/19/13	\$430,000	\$448,000	960	7	1924	Good	3,663	N	N	106 NW 59TH ST
42 - 3	7	045500	0445	10/12/12	\$475,000	\$550,000	960	7	1948	Good	4,109	N	N	129 NW 59TH ST
42 - 3	7	928780	1745	03/07/11	\$370,000	\$467,000	970	7	1908	Good	6,563	Y	N	6044 3RD AVE NW
42 - 3	7	952310	1406	04/02/13	\$516,000	\$570,000	970	7	1918	Good	3,250	N	N	6312 GREENWOOD AVE N
42 - 3	7	952510	0026	10/21/11	\$430,000	\$531,000	1,000	7	1926	Good	2,839	N	N	203 N 58TH ST
42 - 3	7	953010	0825	07/19/11	\$404,750	\$505,000	1,050	7	1910	VGood	4,500	N	N	236 NW 52ND ST
42 - 3	7	045500	0371	07/10/12	\$568,000	\$672,000	1,050	7	1951	VGood	5,070	N	N	111 NW 59TH ST
42 - 3	7	953010	1685	02/22/13	\$486,000	\$543,000	1,060	7	1965	Good	3,000	N	N	109 N 51ST ST
42 - 3	7	928780	2315	11/12/13	\$589,000	\$601,000	1,090	7	1924	Good	4,179	Y	N	107 NW 62ND ST
42 - 3	7	953010	1684	10/09/13	\$500,000	\$518,000	1,110	7	1965	Good	3,000	N	N	107 N 51ST ST
42 - 3	7	953010	0200	07/30/13	\$425,000	\$452,000	1,150	7	1907	Good	3,000	Y	N	107 N 55TH ST
42 - 3	7	953010	1510	09/07/13	\$300,000	\$314,000	1,150	7	1925	Fair	4,460	N	N	5114 PALMER DR NW
42 - 3	7	928780	1240	05/06/13	\$603,000	\$659,000	1,150	7	1908	VGood	6,500	Y	N	6239 2ND AVE NW
42 - 3	7	928780	0095	10/11/11	\$548,000	\$678,000	1,160	7	1920	VGood	5,000	N	N	6305 GREENWOOD AVE N
42 - 3	7	952310	1395	06/22/12	\$432,000	\$513,000	1,230	7	1909	Good	3,500	N	N	300 N 62ND ST
42 - 3	7	045500	0440	07/16/12	\$682,500	\$806,000	1,340	7	1925	VGood	4,074	Y	N	167 NW 60TH ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 3	7	928780	1795	10/29/13	\$472,000	\$485,000	1,350	7	1916	Avg	4,908	Y	N	6020 3RD AVE NW
42 - 3	7	953010	0781	09/14/12	\$409,000	\$477,000	1,360	7	1996	Avg	2,578	Y	N	235 NW 53RD ST
42 - 3	7	928780	1285	04/26/11	\$480,000	\$603,000	1,370	7	1938	Good	6,500	Y	N	6215 2ND AVE NW
42 - 3	7	952310	0535	08/11/11	\$350,000	\$436,000	1,390	7	1926	Avg	3,400	N	N	5109 PHINNEY AVE N
42 - 3	7	045500	0360	10/22/12	\$665,000	\$768,000	1,510	7	1911	VGood	5,000	N	N	5823 1ST AVE NW
42 - 3	7	045500	0240	07/15/11	\$452,500	\$565,000	1,550	7	1918	Good	2,625	N	N	134 N 59TH ST
42 - 3	7	798640	0775	06/15/12	\$430,000	\$511,000	1,630	7	1912	Avg	4,500	N	N	121 NW 49TH ST
42 - 3	7	204350	0015	03/01/13	\$565,000	\$630,000	1,630	7	1915	VGood	4,950	N	N	5615 PALATINE PL N
42 - 3	7	928780	2175	12/05/13	\$525,000	\$531,000	1,660	7	1910	Good	4,000	N	N	110 NW 60TH ST
42 - 3	7	045500	0460	12/16/13	\$580,000	\$584,000	1,720	7	1905	Good	4,140	Y	N	134 NW 59TH ST
42 - 3	7	953010	1485	05/08/12	\$610,000	\$730,000	1,720	7	1922	Avg	3,979	Y	N	5130 1ST AVE NW
42 - 3	7	928780	2990	05/29/12	\$567,500	\$677,000	1,780	7	1963	Avg	5,250	N	N	6008 PALATINE AVE N
42 - 3	7	928780	2500	04/21/11	\$550,000	\$691,000	1,820	7	1908	Good	3,374	N	N	118 N 60TH ST
42 - 3	7	952310	1106	06/15/12	\$550,000	\$654,000	1,870	7	1922	Good	3,400	Y	N	5800 GREENWOOD AVE N
42 - 3	7	798640	0015	01/10/13	\$635,000	\$719,000	1,950	7	1908	VGood	4,600	N	N	128 N 49TH ST
42 - 3	7	952310	0911	12/04/13	\$629,922	\$637,000	1,980	7	1915	Good	3,150	N	N	5612 GREENWOOD AVE N
42 - 3	7	928780	0475	08/10/11	\$515,000	\$641,000	2,110	7	1969	Good	3,855	Y	N	102 N 62ND ST
42 - 3	7	953010	0870	05/15/12	\$525,000	\$628,000	1,000	8	2006	Avg	3,000	Y	N	214 NW 52ND ST
42 - 3	7	952310	0540	09/02/13	\$430,000	\$451,000	1,170	8	1930	Avg	2,833	N	N	5107 PHINNEY AVE N
42 - 3	7	952310	0948	10/09/13	\$450,000	\$466,000	1,200	8	2008	Avg	1,115	N	N	5611 B PHINNEY AVE N
42 - 3	7	952310	1419	06/03/11	\$402,500	\$504,000	1,230	8	2008	Avg	1,165	N	N	315 N 64TH ST
42 - 3	7	952310	1442	03/27/12	\$396,500	\$478,000	1,250	8	2008	Avg	1,205	N	N	6307 A PHINNEY AVE N
42 - 3	7	953010	0380	08/22/11	\$530,000	\$659,000	1,270	8	1956	Good	4,979	Y	N	5202 PALATINE AVE N
42 - 3	7	953010	0136	04/11/13	\$630,000	\$694,000	1,290	8	1950	Avg	6,500	Y	N	130 NW 54TH ST
42 - 3	7	952310	1422	11/07/13	\$460,000	\$471,000	1,300	8	2008	Avg	1,414	N	N	6315 PHINNEY AVE N
42 - 3	7	952310	1420	11/16/12	\$440,000	\$505,000	1,330	8	2008	Avg	917	N	N	317 N 64TH ST
42 - 3	7	953010	0580	09/18/12	\$825,000	\$961,000	1,340	8	1909	VGood	3,807	Y	N	5202 2ND AVE NW
42 - 3	7	952310	0713	12/13/12	\$455,000	\$519,000	1,410	8	2008	Avg	921	N	N	5417 PHINNEY AVE N
42 - 3	7	953010	0018	01/02/13	\$480,000	\$544,000	1,430	8	2008	Avg	1,215	Y	N	5415 B BAKER AVE NW
42 - 3	7	928780	0085	06/19/12	\$603,000	\$716,000	1,530	8	1982	VGood	5,000	N	N	6309 GREENWOOD AVE N
42 - 3	7	952510	0061	05/06/11	\$585,000	\$735,000	1,550	8	1989	Avg	3,250	N	N	5712 1ST AVE NW

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 3	7	952310	0714	03/21/12	\$420,000	\$507,000	1,680	8	2008	Avg	1,505	Y	N	311 N 55TH ST
42 - 3	7	953010	1255	04/21/11	\$685,000	\$861,000	1,690	8	1977	Good	4,500	Y	N	5007 2ND AVE NW
42 - 3	7	952310	1176	05/16/11	\$680,000	\$853,000	1,700	8	1911	Good	3,500	N	N	5902 GREENWOOD AVE N
42 - 3	7	928780	1920	07/12/11	\$840,000	\$1,049,000	1,770	8	1924	VGood	5,000	Y	N	6017 SYCAMORE AVE NW
42 - 3	7	751750	0055	01/16/13	\$505,000	\$571,000	1,900	8	2005	Avg	4,200	N	N	202 N 46TH ST
42 - 3	7	953010	0320	12/13/13	\$817,000	\$824,000	1,910	8	1997	Avg	3,000	N	N	108 N 54TH ST
42 - 3	7	953010	0215	05/23/12	\$630,000	\$752,000	1,920	8	2007	Avg	4,500	N	N	119 N 55TH ST
42 - 3	7	928780	1080	11/28/12	\$795,000	\$910,000	1,940	8	1959	VGood	4,000	Y	N	6206 2ND AVE NW
42 - 3	7	953010	0685	07/26/12	\$695,000	\$819,000	2,030	8	1986	Avg	5,265	Y	N	5314 2ND AVE NW
42 - 3	7	445480	0035	10/24/12	\$745,000	\$860,000	2,110	8	1914	VGood	3,664	Y	N	5524 2ND AVE NW
42 - 3	7	928780	0445	05/15/13	\$931,000	\$1,015,000	2,260	8	1911	VGood	5,000	Y	N	6215 PALATINE AVE N
42 - 3	7	798640	0225	05/16/12	\$805,000	\$962,000	2,650	8	1916	Good	6,000	Y	N	115 NW 50TH ST
42 - 3	7	952310	0460	09/11/13	\$565,000	\$591,000	1,380	9	2006	Avg	961	N	N	5011 C PHINNEY AVE N
42 - 3	7	952310	0461	09/26/12	\$525,000	\$610,000	1,380	9	2006	Avg	959	N	N	5011 D PHINNEY AVE N
42 - 3	7	952310	0459	07/19/13	\$525,000	\$560,000	1,380	9	2006	Avg	951	N	N	5011 A PHINNEY AVE N
42 - 3	7	952310	0605	09/27/13	\$529,950	\$551,000	1,540	9	2013	Avg	1,084	Y	N	5201 B PHINNEY AVE N
42 - 3	7	952310	0604	09/20/13	\$542,500	\$566,000	1,570	9	2013	Avg	1,396	N	N	5201 C PHINNEY AVE N
42 - 3	7	952310	0607	09/18/13	\$570,000	\$595,000	1,620	9	2013	Avg	1,346	Y	N	5201 A PHINNEY AVE N
42 - 3	7	045500	0255	08/09/11	\$740,000	\$921,000	1,820	9	2011	Avg	3,325	N	N	105 N 60TH ST
42 - 3	7	751750	0060	08/02/13	\$595,000	\$632,000	1,950	9	1995	Avg	3,500	N	N	4606 PALATINE AVE N
42 - 3	7	928780	0455	09/12/11	\$965,000	\$1,197,000	2,320	9	1919	VGood	5,000	Y	N	6209 PALATINE AVE N
42 - 3	7	953010	0880	04/16/13	\$940,000	\$1,034,000	2,580	9	2010	Avg	3,493	Y	N	209 NW 53RD ST
42 - 3	7	953010	1430	10/04/13	\$1,150,000	\$1,193,000	2,900	9	2009	Avg	4,500	N	N	5113 PALMER DR NW
42 - 3	7	953010	0435	03/08/12	\$1,002,000	\$1,213,000	2,440	10	2011	Avg	4,507	Y	N	5323 GREENWOOD AVE N
42 - 3	7	928780	2520	04/02/13	\$1,213,500	\$1,341,000	3,230	10	2005	Avg	7,500	N	N	6015 PALATINE AVE N
42 - 3	7	045500	0372	04/28/11	\$1,050,000	\$1,319,000	3,160	11	2000	Avg	5,205	Y	N	108 NW 58TH ST
42 - 3	8	686520	0345	06/20/12	\$475,000	\$564,000	960	7	1918	VGood	3,450	N	N	4803 STONE WAY N
42 - 3	8	952110	0755	04/24/13	\$518,000	\$569,000	960	7	1921	Good	4,000	N	N	723 N 48TH ST
42 - 3	8	952110	1550	08/28/12	\$379,950	\$445,000	1,010	7	1918	Good	3,956	N	N	1007 N 48TH ST
42 - 3	8	952110	0526	11/12/12	\$500,000	\$575,000	1,020	7	1918	Good	4,000	N	N	613 N 47TH ST
42 - 3	8	686520	0596	11/01/13	\$575,000	\$590,000	1,050	7	1922	Good	3,515	N	N	4707 STONE AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 3	8	686520	0087	09/10/12	\$400,000	\$467,000	1,060	7	1927	Good	2,400	N	N	4912 STONE WAY N
42 - 3	8	085000	0045	12/18/13	\$543,000	\$546,000	1,100	7	1913	Avg	3,612	N	N	4811 DAYTON AVE N
42 - 3	8	952110	1455	08/23/11	\$418,000	\$520,000	1,170	7	1916	Good	3,864	N	N	1022 N 48TH ST
42 - 3	8	686520	0585	05/06/11	\$635,000	\$797,000	1,220	7	1925	VGood	4,000	N	N	1216 N 47TH ST
42 - 3	8	952110	1241	05/26/11	\$366,000	\$459,000	1,230	7	1916	Good	3,950	N	N	909 N 49TH ST
42 - 3	8	952110	0195	05/21/12	\$468,000	\$559,000	1,270	7	1914	Good	4,427	N	N	503 N 49TH ST
42 - 3	8	952110	0516	08/07/13	\$479,000	\$508,000	1,270	7	1917	Avg	3,333	N	N	4615 FREMONT AVE N
42 - 3	8	952110	1080	12/13/12	\$307,200	\$350,000	1,290	7	1914	Avg	3,850	Y	N	4615 AURORA AVE N
42 - 3	8	952110	0130	01/09/13	\$650,000	\$736,000	1,360	7	2013	Avg	3,400	N	N	4613 DAYTON AVE N
42 - 3	8	952110	1090	04/15/13	\$390,000	\$429,000	1,410	7	1908	VGood	2,855	N	N	813 N 47TH ST
42 - 3	8	952110	0010	03/06/12	\$355,000	\$430,000	1,450	7	1995	Good	2,000	N	N	410 N 49TH ST
42 - 3	8	952110	1340	03/21/11	\$440,000	\$554,000	1,460	7	1916	Good	5,000	N	N	911 N 47TH ST
42 - 3	8	952110	0425	05/23/12	\$460,000	\$549,000	1,480	7	1914	Good	3,500	N	N	600 N 47TH ST
42 - 3	8	952110	1183	03/11/13	\$470,000	\$523,000	1,530	7	2008	Avg	2,520	N	N	923 N 50TH ST
42 - 3	8	952110	1183	08/26/11	\$450,000	\$559,000	1,530	7	2008	Avg	2,520	N	N	923 N 50TH ST
42 - 3	8	952110	1231	07/17/13	\$430,000	\$459,000	1,540	7	1916	Avg	3,550	N	N	917 N 49TH ST
42 - 3	8	952110	1040	12/03/13	\$450,000	\$456,000	1,550	7	1920	Avg	5,000	N	N	811 N 48TH ST
42 - 3	8	952110	1045	06/25/12	\$400,000	\$474,000	1,630	7	1918	Avg	3,600	N	N	4718 LINDEN AVE N
42 - 3	8	952110	0165	09/17/12	\$475,000	\$553,000	1,660	7	1910	Good	5,000	N	N	512 N 48TH ST
42 - 3	8	952210	0165	05/23/13	\$554,889	\$604,000	1,690	7	1905	VGood	2,145	Y	N	321 N 49TH ST
42 - 3	8	952110	1265	03/18/11	\$360,000	\$454,000	1,720	7	1905	Avg	5,000	N	N	912 N 47TH ST
42 - 3	8	686520	0685	08/06/12	\$630,000	\$741,000	1,730	7	1927	VGood	4,550	N	N	1202 N 46TH ST
42 - 3	8	952110	1467	03/04/13	\$755,000	\$842,000	1,740	7	1916	VGood	3,864	N	N	1019 N 49TH ST
42 - 3	8	686520	0496	08/28/13	\$532,000	\$559,000	1,750	7	1916	Avg	2,999	N	N	4715 STONE WAY N
42 - 3	8	952110	1085	08/27/12	\$381,500	\$447,000	1,850	7	1922	Avg	3,850	Y	N	4617 AURORA AVE N
42 - 3	8	952210	0155	04/29/13	\$537,000	\$589,000	2,060	7	1905	Good	5,000	N	N	317 N 49TH ST
42 - 3	8	686520	0175	03/26/12	\$500,000	\$603,000	2,120	7	1912	Good	4,300	N	N	1218 N 49TH ST
42 - 3	8	952110	1096	07/16/13	\$850,000	\$908,000	2,270	7	1913	VGood	5,000	N	N	809 N 47TH ST
42 - 3	8	952110	1520	05/31/12	\$475,000	\$566,000	940	8	1918	Good	3,864	N	N	1022 N 47TH ST
42 - 3	8	952110	0223	04/15/11	\$286,000	\$360,000	1,080	8	2009	Avg	1,159	N	N	516 B N 46TH ST
42 - 3	8	952110	0956	04/20/12	\$410,000	\$493,000	1,210	8	2012	Avg	1,038	N	N	4808 LINDEN AVE N

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 3	8	952210	0125	03/14/11	\$595,000	\$750,000	1,260	8	1952	VGood	3,750	N	N	4812 GREENWOOD AVE N
42 - 3	8	952110	0957	04/11/12	\$429,500	\$517,000	1,290	8	2012	Avg	1,055	N	N	4810 LINDEN AVE N
42 - 3	8	952110	0958	04/10/12	\$425,000	\$511,000	1,310	8	2012	Avg	983	N	N	4812 LINDEN AVE N
42 - 3	8	952110	0460	11/16/12	\$476,500	\$547,000	1,310	8	2012	Avg	1,134	N	N	623 N 48TH ST
42 - 3	8	952110	0459	10/18/12	\$498,000	\$576,000	1,310	8	2012	Avg	1,348	N	N	621 N 48TH ST
42 - 3	8	952110	0461	10/24/12	\$500,000	\$577,000	1,310	8	2012	Avg	1,134	N	N	625 N 48TH ST
42 - 3	8	952110	0462	10/24/12	\$500,000	\$577,000	1,320	8	2012	Avg	1,386	N	N	627 N 48TH ST
42 - 3	8	952110	0911	06/05/12	\$332,400	\$396,000	1,360	8	2008	Avg	1,254	N	N	808 N 49TH ST
42 - 3	8	952110	0912	01/10/12	\$346,000	\$423,000	1,360	8	2008	Avg	1,253	N	N	806 N 49TH ST
42 - 3	8	952110	1415	07/05/13	\$365,000	\$391,000	1,360	8	2004	Avg	1,165	N	N	1017 D N 50TH ST
42 - 3	8	952110	0211	05/22/12	\$325,000	\$388,000	1,380	8	2006	Avg	1,184	N	N	510 A N 46TH ST
42 - 3	8	952110	0209	08/12/13	\$425,000	\$450,000	1,380	8	2006	Avg	1,156	N	N	508 A N 46TH ST
42 - 3	8	952110	0959	04/06/12	\$465,000	\$560,000	1,460	8	2012	Avg	1,299	N	N	4814 LINDEN AVE N
42 - 3	8	952110	0955	03/27/12	\$529,500	\$639,000	1,470	8	2012	Avg	1,627	N	N	804 N 48TH ST
42 - 3	8	952110	0996	05/16/13	\$543,000	\$592,000	1,470	8	2005	Avg	1,426	N	N	805 N 49TH ST
42 - 3	8	952110	0997	03/11/13	\$541,500	\$602,000	1,470	8	2005	Avg	1,732	N	N	4816 LINDEN AVE N
42 - 3	8	952210	0295	06/22/12	\$505,000	\$599,000	1,510	8	2012	Avg	2,468	N	N	4717 PHINNEY AVE N
42 - 3	8	952210	0294	06/26/12	\$488,950	\$580,000	1,510	8	2012	Avg	760	N	N	4719 PHINNEY AVE N
42 - 3	8	952210	0293	06/22/12	\$499,950	\$593,000	1,510	8	2012	Avg	760	N	N	4721 PHINNEY AVE N
42 - 3	8	952210	0292	06/13/12	\$561,000	\$667,000	1,510	8	2012	Avg	1,016	Y	N	4723 PHINNEY AVE N
42 - 3	8	952110	0910	04/11/12	\$356,500	\$429,000	1,530	8	2008	Avg	1,894	Y	N	810 N 49TH ST
42 - 3	8	686520	0640	11/07/13	\$675,000	\$691,000	1,530	8	2007	Avg	5,250	N	N	1108 N 46TH ST
42 - 3	8	952110	0317	07/24/13	\$480,000	\$511,000	1,580	8	2007	Avg	1,467	N	N	612 N 49TH ST
42 - 3	8	952110	0316	11/09/12	\$445,000	\$512,000	1,580	8	2007	Avg	1,469	N	N	614 N 49TH ST
42 - 3	8	952110	0905	02/07/13	\$525,000	\$590,000	1,650	8	2006	Avg	1,376	Y	N	4902 LINDEN AVE N
42 - 3	8	952110	0904	03/19/13	\$532,000	\$590,000	1,650	8	2006	Avg	1,378	Y	N	4900 LINDEN AVE N
42 - 3	8	952110	1055	09/19/11	\$574,500	\$712,000	2,070	8	1917	VGood	5,000	Y	N	802 N 46TH ST
42 - 3	8	952110	0430	03/19/12	\$680,000	\$821,000	2,130	8	1997	Avg	3,500	N	N	608 N 47TH ST
42 - 3	8	952110	0435	11/01/11	\$695,000	\$857,000	2,260	8	1914	VGood	4,000	N	N	612 N 47TH ST
42 - 3	8	952210	0306	06/18/12	\$720,000	\$855,000	3,020	8	1966	Avg	5,000	N	N	4703 PHINNEY AVE N
42 - 3	8	952110	1089	05/08/13	\$665,000	\$727,000	2,090	9	2013	Avg	2,144	N	N	815 N 47TH ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 3	8	952110	0426	10/03/12	\$855,000	\$992,000	2,250	9	2010	Avg	3,500	N	N	604 N 47TH ST
42 - 8	1	233130	0006	03/08/12	\$270,000	\$327,000	830	6	1916	Avg	3,520	N	N	6715 FREMONT AVE N
42 - 8	1	946820	0055	07/29/13	\$505,000	\$537,000	770	7	1925	VGood	3,654	N	N	410 N 67TH ST
42 - 8	1	336290	0180	08/05/13	\$401,000	\$425,000	790	7	1914	Good	3,328	N	N	318 N 77TH ST
42 - 8	1	233130	0211	02/25/11	\$403,000	\$508,000	840	7	1925	Good	3,960	N	N	6619 FREMONT AVE N
42 - 8	1	336390	0010	03/23/12	\$444,000	\$536,000	840	7	1926	Good	2,475	Y	N	352 N 71ST ST
42 - 8	1	946820	0157	04/26/12	\$541,000	\$649,000	900	7	1925	VGood	4,215	Y	N	515 N 70TH ST
42 - 8	1	669050	0350	08/08/13	\$556,500	\$590,000	920	7	1950	Good	5,000	Y	N	333 N 79TH ST
42 - 8	1	946820	0161	11/03/11	\$507,500	\$626,000	940	7	1924	Good	5,720	N	N	531 N 70TH ST
42 - 8	1	675870	0140	08/27/12	\$405,000	\$474,000	970	7	1925	Good	2,888	Y	N	452 N 65TH ST
42 - 8	1	946820	0163	06/08/11	\$515,000	\$645,000	980	7	1925	VGood	5,720	N	N	527 N 70TH ST
42 - 8	1	233130	0040	10/23/12	\$460,000	\$531,000	1,000	7	1917	Good	4,356	N	N	533 N 68TH ST
42 - 8	1	270810	0210	02/24/11	\$460,000	\$580,000	1,010	7	1912	VGood	4,500	Y	N	318 N 74TH ST
42 - 8	1	233130	0535	11/23/11	\$411,000	\$505,000	1,020	7	1916	Good	7,440	Y	N	602 N 65TH ST
42 - 8	1	946820	0129	08/06/12	\$550,000	\$647,000	1,020	7	1915	VGood	3,060	Y	N	6709 DAYTON AVE N
42 - 8	1	233130	0525	03/21/11	\$470,000	\$592,000	1,100	7	1927	Good	7,440	Y	N	526 N 65TH ST
42 - 8	1	009100	0063	05/21/12	\$536,000	\$640,000	1,160	7	1948	Good	4,700	N	N	351 N 78TH ST
42 - 8	1	233130	0555	10/08/12	\$455,000	\$527,000	1,170	7	1916	Good	7,440	N	N	614 N 65TH ST
42 - 8	1	062504	9118	02/10/12	\$601,000	\$731,000	1,320	7	1923	VGood	4,000	N	N	548 N 70TH ST
42 - 8	1	946820	0159	05/29/12	\$481,000	\$574,000	1,330	7	1926	Good	4,255	N	N	517 N 70TH ST
42 - 8	1	062504	9201	06/19/13	\$717,000	\$773,000	1,340	7	1925	VGood	3,333	N	N	525 N 71ST ST
42 - 8	1	062504	9114	08/28/12	\$578,000	\$676,000	1,430	7	1910	VGood	5,000	N	N	536 N 70TH ST
42 - 8	1	233130	0435	06/05/13	\$650,000	\$704,000	1,520	7	1913	Avg	6,000	Y	N	525 N 66TH ST
42 - 8	1	336340	0775	08/03/12	\$423,000	\$498,000	1,540	7	1916	Avg	5,600	N	N	337 N 72ND ST
42 - 8	1	946820	0158	08/23/12	\$640,000	\$750,000	1,550	7	1927	VGood	4,215	N	N	519 N 70TH ST
42 - 8	1	336390	0073	08/24/12	\$516,500	\$605,000	1,590	7	1909	VGood	3,000	N	N	316 N 71ST ST
42 - 8	1	233130	0455	02/27/12	\$548,000	\$664,000	1,760	7	1913	VGood	3,700	N	N	511 N 66TH ST
42 - 8	1	946820	0031	05/02/11	\$554,500	\$697,000	1,760	7	1918	VGood	4,000	N	N	6723 PHINNEY AVE N
42 - 8	1	675870	0110	07/24/13	\$540,000	\$575,000	1,780	7	1925	Avg	4,055	Y	N	6517 DAYTON AVE N
42 - 8	1	336390	0060	07/26/12	\$525,000	\$619,000	2,020	7	1900	VGood	4,000	N	N	322 N 71ST ST
42 - 8	1	336390	0185	06/11/12	\$550,000	\$654,000	2,110	7	1910	VGood	5,500	N	N	315 N 71ST ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 8	1	336290	0200	04/24/12	\$494,000	\$593,000	910	8	2010	Avg	2,443	N	N	310 N 77TH ST
42 - 8	1	336290	0280	06/30/11	\$590,000	\$738,000	1,070	8	2008	Avg	4,171	N	N	321 N 77TH ST
42 - 8	1	336390	0275	09/10/13	\$675,000	\$706,000	1,140	8	2012	Avg	2,700	N	N	336 N 70TH ST
42 - 8	1	062504	9176	09/20/12	\$655,000	\$762,000	1,290	8	2004	Avg	3,224	N	N	549 N 71ST ST
42 - 8	1	336340	0411	05/11/12	\$460,000	\$550,000	1,420	8	1986	Avg	2,793	Y	N	7205 DAYTON AVE N
42 - 8	1	336290	0125	07/18/13	\$551,500	\$589,000	1,450	8	1987	Avg	3,110	N	N	350 N 77TH ST
42 - 8	1	270810	0790	11/14/11	\$663,000	\$816,000	1,570	8	1909	VGood	3,035	N	N	347 N 74TH ST
42 - 8	1	336390	0165	05/24/11	\$500,000	\$627,000	1,630	8	1915	Good	4,000	N	N	321 N 71ST ST
42 - 8	1	669050	0080	04/20/11	\$376,000	\$473,000	1,660	8	1983	Avg	4,040	N	N	329 N 80TH ST
42 - 8	1	336340	0730	07/05/13	\$720,000	\$772,000	1,660	8	1916	VGood	3,000	Y	N	505 N 72ND ST
42 - 8	1	270810	0105	09/05/12	\$570,000	\$666,000	1,890	8	1987	Avg	3,060	Y	N	355 N 75TH ST
42 - 8	1	336340	0360	05/23/13	\$495,000	\$538,000	2,050	8	1912	Good	4,488	Y	N	324 N 72ND ST
42 - 8	1	336390	0135	06/16/11	\$750,000	\$939,000	2,130	8	1928	VGood	5,500	Y	N	341 N 71ST ST
42 - 8	1	336340	0735	05/29/13	\$690,000	\$749,000	2,790	8	1987	Avg	2,761	Y	N	7119 DAYTON AVE N
42 - 8	1	233130	0245	07/10/13	\$756,500	\$810,000	2,090	9	1990	Avg	4,960	N	N	541 N 67TH ST
42 - 8	1	336290	0981	01/30/12	\$830,195	\$1,011,000	2,270	9	2011	Avg	4,635	Y	N	338 N 75TH ST
42 - 8	1	669050	0045	08/02/12	\$625,000	\$736,000	2,330	9	2008	Avg	6,060	N	N	315 N 80TH ST
42 - 8	1	270810	0745	10/09/12	\$910,000	\$1,055,000	2,710	9	2006	Avg	4,000	Y	N	325 N 74TH ST
42 - 8	1	233130	0085	05/01/13	\$1,010,000	\$1,106,000	3,890	9	1987	Avg	7,260	N	N	513 N 68TH ST
42 - 8	1	946820	0070	06/14/11	\$939,950	\$1,177,000	2,410	10	2007	Avg	4,800	Y	N	411 N 68TH ST
42 - 8	2	336340	0625	11/05/12	\$228,000	\$262,000	670	6	1915	Good	1,475	N	N	7209 FREMONT AVE N
42 - 8	2	181480	1205	04/03/13	\$315,000	\$348,000	730	6	1923	Avg	3,360	N	N	707 N 67TH ST
42 - 8	2	336240	1150	12/15/11	\$304,000	\$373,000	830	6	1948	Good	4,590	N	N	706 N 72ND ST
42 - 8	2	379700	1755	10/28/13	\$375,000	\$385,000	840	6	1906	Good	3,000	N	N	710 N 76TH ST
42 - 8	2	181480	1425	11/15/13	\$380,000	\$388,000	860	6	1926	Good	3,115	N	N	6516 LINDEN AVE N
42 - 8	2	379700	1375	03/13/12	\$299,900	\$363,000	880	6	1908	VGood	3,000	N	N	743 N 78TH ST
42 - 8	2	379700	1395	07/20/11	\$262,500	\$328,000	890	6	1910	Good	4,500	N	N	733 N 78TH ST
42 - 8	2	379700	0405	11/17/11	\$355,300	\$437,000	900	6	1910	Good	3,000	N	N	722 N 79TH ST
42 - 8	2	336240	0261	10/07/12	\$333,000	\$386,000	920	6	1910	Good	4,590	N	N	707 N 75TH ST
42 - 8	2	336340	0470	08/13/13	\$390,000	\$412,000	970	6	1913	Good	3,162	N	N	533 N 73RD ST
42 - 8	2	270810	0480	05/04/12	\$363,000	\$435,000	970	6	1919	VGood	4,000	N	N	528 N 74TH ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 8	2	336340	0460	06/04/13	\$420,000	\$455,000	1,120	6	1916	VGood	3,264	N	N	539 N 73RD ST
42 - 8	2	336240	0951	06/19/13	\$432,000	\$466,000	1,210	6	1949	Avg	2,280	N	N	902 N 72ND ST
42 - 8	2	379700	1690	12/17/12	\$475,000	\$541,000	700	7	1926	VGood	3,000	N	N	723 N 77TH ST
42 - 8	2	336240	1600	04/05/12	\$375,000	\$452,000	760	7	1900	Good	3,000	N	N	918 N 71ST ST
42 - 8	2	336240	1295	06/05/12	\$379,000	\$451,000	840	7	1951	Good	5,300	N	N	745 N 72ND ST
42 - 8	2	379700	1820	05/13/13	\$428,000	\$467,000	840	7	1923	VGood	3,000	N	N	746 N 76TH ST
42 - 8	2	181480	1225	12/16/13	\$475,000	\$478,000	840	7	1927	Good	3,360	N	N	703 N 67TH ST
42 - 8	2	379700	0410	01/23/13	\$432,000	\$487,000	840	7	1906	Good	3,000	N	N	724 N 79TH ST
42 - 8	2	181480	1390	06/26/11	\$435,000	\$544,000	850	7	1925	VGood	3,024	N	N	758 N 66TH ST
42 - 8	2	181480	1390	07/08/13	\$509,900	\$546,000	850	7	1925	VGood	3,024	N	N	758 N 66TH ST
42 - 8	2	270810	0490	05/29/13	\$450,000	\$488,000	860	7	1914	Good	4,000	N	N	524 N 74TH ST
42 - 8	2	379700	1785	05/30/12	\$529,000	\$631,000	860	7	1961	VGood	3,000	N	N	724 N 76TH ST
42 - 8	2	336240	1325	12/03/13	\$452,000	\$458,000	870	7	1929	Good	3,000	N	N	731 N 72ND ST
42 - 8	2	336340	0570	12/27/12	\$330,000	\$375,000	880	7	1947	VGood	3,672	N	N	524 N 72ND ST
42 - 8	2	379700	0295	05/16/11	\$225,000	\$282,000	880	7	1927	Avg	2,970	N	N	731 N 80TH ST
42 - 8	2	336240	1745	06/27/13	\$430,000	\$462,000	900	7	1924	Good	3,090	Y	N	922 N 70TH ST
42 - 8	2	336290	0691	10/30/12	\$420,000	\$484,000	910	7	1926	Good	3,399	N	N	511 N 76TH ST
42 - 8	2	181480	0711	04/09/12	\$500,000	\$602,000	930	7	1927	VGood	3,720	N	N	716 N 67TH ST
42 - 8	2	336240	0246	05/04/11	\$388,000	\$487,000	960	7	1903	VGood	4,590	N	N	715 N 75TH ST
42 - 8	2	192330	0115	10/02/12	\$435,000	\$505,000	970	7	1926	Good	4,000	N	N	511 N 80TH ST
42 - 8	2	336240	1346	06/14/13	\$515,000	\$556,000	1,010	7	1906	VGood	4,500	N	N	715 N 72ND ST
42 - 8	2	336340	0475	07/31/12	\$400,000	\$471,000	1,030	7	1913	Good	4,386	N	N	527 N 73RD ST
42 - 8	2	379700	1420	05/18/11	\$450,000	\$565,000	1,030	7	1925	Good	3,000	N	N	719 N 78TH ST
42 - 8	2	181480	0435	07/25/12	\$399,950	\$471,000	1,040	7	1923	Good	4,960	N	N	730 N 68TH ST
42 - 8	2	192330	0190	07/18/13	\$500,000	\$534,000	1,040	7	1939	Good	4,500	N	N	524 N 79TH ST
42 - 8	2	379700	0675	08/19/11	\$369,000	\$459,000	1,060	7	1900	Good	3,000	N	N	712 N 78TH ST
42 - 8	2	270810	0440	10/08/13	\$506,000	\$524,000	1,060	7	1909	Good	4,000	N	N	546 N 74TH ST
42 - 8	2	379700	1645	05/15/13	\$486,000	\$530,000	1,100	7	1922	Good	4,000	N	N	743 N 77TH ST
42 - 8	2	192380	0085	03/12/12	\$380,000	\$460,000	1,120	7	1928	Good	3,000	N	N	520 N 78TH ST
42 - 8	2	379700	2450	03/22/11	\$435,000	\$548,000	1,120	7	1910	Good	4,500	N	N	711 N 76TH ST
42 - 8	2	181480	0120	04/04/12	\$385,000	\$464,000	1,150	7	1922	Good	3,740	N	N	6818 LINDEN AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 8	2	062504	9061	08/30/13	\$465,000	\$489,000	1,190	7	1928	Good	3,300	N	N	540 N 71ST ST
42 - 8	2	336240	0550	03/08/11	\$375,000	\$473,000	1,200	7	1949	Avg	5,768	N	N	7302 FREMONT AVE N
42 - 8	2	336240	1945	07/16/13	\$502,250	\$536,000	1,210	7	1906	Good	4,797	N	N	742 N 70TH ST
42 - 8	2	336240	1716	06/15/11	\$454,950	\$569,000	1,250	7	1920	VGood	5,000	N	N	7004 LINDEN AVE N
42 - 8	2	336240	1896	04/15/11	\$555,000	\$698,000	1,250	7	1979	Good	4,284	N	N	712 N 70TH ST
42 - 8	2	009100	0315	07/29/13	\$475,000	\$505,000	1,270	7	1926	Good	3,150	N	N	7802 DAYTON AVE N
42 - 8	2	192380	0170	09/20/12	\$459,950	\$535,000	1,280	7	1925	Good	3,000	N	N	527 N 78TH ST
42 - 8	2	379700	2490	07/13/12	\$459,000	\$542,000	1,290	7	1906	Good	6,000	N	N	714 N 75TH ST
42 - 8	2	336240	1105	10/14/13	\$525,000	\$542,000	1,300	7	1906	VGood	6,120	N	N	717 N 73RD ST
42 - 8	2	379700	0680	01/28/11	\$345,000	\$436,000	1,340	7	1905	VGood	3,000	N	N	716 N 78TH ST
42 - 8	2	379700	0285	08/07/13	\$425,000	\$450,000	1,410	7	1925	Good	2,970	N	N	737 N 80TH ST
42 - 8	2	336240	1815	06/24/13	\$438,000	\$471,000	1,420	7	1904	Good	4,080	N	N	737 N 71ST ST
42 - 8	2	336290	0790	10/30/12	\$495,000	\$571,000	1,490	7	1927	Good	2,987	N	N	546 N 75TH ST
42 - 8	2	336290	0585	09/22/12	\$380,000	\$442,000	1,580	7	1902	Good	6,180	N	N	536 N 76TH ST
42 - 8	2	181480	0115	06/22/12	\$590,000	\$700,000	1,680	7	1922	VGood	3,740	N	N	6824 LINDEN AVE N
42 - 8	2	181480	0645	07/18/13	\$585,000	\$624,000	1,730	7	1992	Avg	4,005	N	N	701 N 68TH ST
42 - 8	2	192380	0105	07/30/13	\$606,000	\$644,000	1,830	7	1924	Good	5,200	N	N	508 N 78TH ST
42 - 8	2	336240	1555	10/04/11	\$425,000	\$526,000	2,410	7	1915	Good	2,098	N	N	907 N 72ND ST
42 - 8	2	181480	1240	07/06/12	\$522,000	\$618,000	880	8	1946	VGood	3,696	N	N	702 N 66TH ST
42 - 8	2	379700	1665	11/30/12	\$590,000	\$675,000	970	8	1920	VGood	4,500	N	N	735 N 77TH ST
42 - 8	2	181480	1480	06/14/13	\$656,000	\$708,000	1,010	8	1908	VGood	3,720	N	N	737 N 66TH ST
42 - 8	2	379700	0380	09/25/12	\$549,950	\$639,000	1,010	8	2005	Avg	3,000	N	N	710 N 79TH ST
42 - 8	2	336240	1762	02/24/12	\$296,000	\$359,000	1,020	8	2008	Avg	1,054	N	N	753 N 71ST ST
42 - 8	2	336240	1764	07/29/13	\$415,000	\$441,000	1,020	8	2008	Avg	1,289	N	N	763 N 71ST ST
42 - 8	2	379700	2520	10/07/11	\$568,500	\$703,000	1,160	8	1906	VGood	5,000	N	N	734 N 75TH ST
42 - 8	2	270810	0290	06/22/11	\$450,000	\$563,000	1,230	8	1911	VGood	4,080	N	N	507 N 75TH ST
42 - 8	2	062504	9193	02/24/11	\$584,000	\$737,000	1,280	8	1925	VGood	3,300	N	N	536 N 71ST ST
42 - 8	2	062504	9193	03/04/13	\$679,500	\$758,000	1,280	8	1925	VGood	3,300	N	N	536 N 71ST ST
42 - 8	2	336240	0932	05/27/11	\$315,000	\$395,000	1,300	8	2010	Avg	1,333	Y	N	903 N 73RD ST
42 - 8	2	336240	0829	05/29/12	\$369,950	\$441,000	1,320	8	2008	Avg	1,022	N	N	916 N 73RD ST
42 - 8	2	336240	0931	02/27/12	\$325,000	\$394,000	1,340	8	2010	Avg	1,217	Y	N	905 N 73RD ST

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 8	2	336240	1757	05/06/11	\$369,000	\$463,000	1,350	8	2008	Avg	948	N	N	7017 LINDEN AVE N
42 - 8	2	336290	0471	03/15/11	\$495,000	\$624,000	1,380	8	1930	Good	4,120	N	N	529 N 77TH ST
42 - 8	2	336240	1525	06/13/11	\$527,500	\$660,000	1,400	8	1956	Good	6,000	Y	N	923 N 72ND ST
42 - 8	2	336240	1759	06/21/11	\$344,000	\$430,000	1,440	8	2008	Avg	1,060	N	N	7013 LINDEN AVE N
42 - 8	2	336240	0455	11/11/13	\$446,000	\$456,000	1,530	8	1985	Avg	3,170	N	N	753 N 74TH ST
42 - 8	2	270810	0515	09/14/11	\$554,000	\$687,000	1,570	8	2008	Avg	3,000	N	N	514 N 74TH ST
42 - 8	2	379700	0345	05/03/12	\$503,700	\$604,000	1,580	8	1928	VGood	3,300	N	N	703 N 80TH ST
42 - 8	2	336240	0431	03/09/11	\$327,500	\$413,000	1,590	8	2010	Avg	1,102	N	N	769 B N 74TH ST
42 - 8	2	336240	0460	06/11/12	\$393,950	\$469,000	1,600	8	1985	Avg	3,166	N	N	751 N 74TH ST
42 - 8	2	336240	0429	01/26/11	\$335,000	\$423,000	1,650	8	2010	Avg	1,837	N	N	769 A N 74TH ST
42 - 8	2	336240	0432	03/09/11	\$350,000	\$441,000	1,650	8	2010	Avg	2,262	N	N	769 C N 74TH ST
42 - 8	2	379700	0325	02/20/13	\$525,000	\$587,000	1,670	8	2012	Avg	3,000	N	N	713 N 80TH ST
42 - 8	2	336240	0575	12/31/13	\$790,000	\$790,000	1,720	8	1967	Good	6,180	N	N	716 N 73RD ST
42 - 8	2	379700	2420	01/17/12	\$640,000	\$781,000	1,720	8	1900	Good	5,000	N	N	725 N 76TH ST
42 - 8	2	181480	1005	11/04/13	\$380,000	\$389,000	1,740	8	1903	Fair	5,600	N	N	6609 AURORA AVE N
42 - 8	2	379700	1829	12/29/12	\$479,950	\$545,000	1,790	8	1987	Avg	3,000	N	N	750 N 76TH ST
42 - 8	2	379700	1425	08/04/11	\$516,000	\$643,000	1,830	8	1928	VGood	4,500	N	N	717 N 78TH ST
42 - 8	2	336240	0335	06/13/12	\$597,500	\$710,000	1,830	8	2009	Avg	3,700	N	N	732 N 74TH ST
42 - 8	2	336240	1725	03/14/12	\$590,000	\$713,000	1,850	8	1900	VGood	3,000	Y	N	7000 LINDEN AVE N
42 - 8	2	336240	1730	05/03/12	\$565,000	\$677,000	1,890	8	1925	Good	4,635	Y	N	914 N 70TH ST
42 - 8	2	181480	0535	08/13/13	\$677,500	\$716,000	1,940	8	1995	Avg	3,939	N	N	753 N 68TH ST
42 - 8	2	336240	1205	07/11/13	\$579,950	\$620,000	2,020	8	1985	Avg	3,060	N	N	740 N 72ND ST
42 - 8	2	336290	0795	10/05/12	\$465,000	\$539,000	2,040	8	1987	Avg	2,987	N	N	548 N 75TH ST
42 - 8	2	181480	0195	08/05/11	\$615,000	\$766,000	2,220	8	2007	Avg	3,720	N	N	912 N 68TH ST
42 - 8	2	181480	0825	03/16/11	\$600,000	\$756,000	2,220	8	1929	VGood	5,400	Y	N	6723 AURORA AVE N
42 - 8	2	181480	0825	02/14/13	\$679,000	\$761,000	2,220	8	1929	VGood	5,400	Y	N	6723 AURORA AVE N
42 - 8	2	336240	1870	09/12/12	\$775,000	\$904,000	1,510	9	2011	Avg	3,240	N	N	7016 FREMONT AVE N
42 - 8	2	336240	1065	03/12/13	\$774,500	\$861,000	1,770	9	2008	Avg	2,700	N	N	745 N 73RD ST
42 - 8	2	379700	1710	09/24/13	\$880,000	\$916,000	2,120	9	2012	Avg	3,250	N	N	705 N 77TH ST
42 - 8	2	379700	0370	08/15/13	\$805,000	\$851,000	2,130	9	2005	Avg	3,000	N	N	708 N 79TH ST
42 - 8	2	379700	0590	06/14/12	\$818,000	\$972,000	2,250	9	2005	Avg	3,000	N	N	723 N 79TH ST

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 8	2	336240	0280	05/15/13	\$949,000	\$1,035,000	2,260	9	2012	Avg	5,000	N	N	700 N 74TH ST
42 - 8	2	379700	0595	04/16/12	\$805,000	\$968,000	2,280	9	2005	Avg	3,000	N	N	721 N 79TH ST
42 - 8	2	336240	1630	06/05/12	\$707,500	\$843,000	2,450	9	2003	Avg	8,448	Y	N	937 N 71ST ST
42 - 8	2	181480	1095	09/01/11	\$817,500	\$1,015,000	2,520	9	2007	Avg	4,960	N	N	749 N 67TH ST
42 - 8	2	181480	0925	07/15/13	\$877,500	\$937,000	2,640	9	2003	Avg	3,719	N	N	6716 LINDEN AVE N
42 - 8	2	336290	0721	11/19/12	\$865,000	\$992,000	2,680	9	2012	Avg	4,120	Y	N	506 N 75TH ST
42 - 8	2	270810	0525	06/07/12	\$1,010,000	\$1,202,000	2,460	10	2012	Avg	5,800	N	N	508 N 74TH ST
42 - 8	2	336290	0595	05/08/13	\$985,000	\$1,077,000	2,850	10	2012	Avg	6,077	N	N	544 N 76TH ST
42 - 8	2	336240	0175	06/07/13	\$1,097,000	\$1,187,000	3,260	10	2006	Avg	6,120	N	N	761 N 75TH ST
42 - 8	2	336290	0675	02/07/13	\$1,079,000	\$1,212,000	3,300	10	2012	Avg	6,180	N	N	521 N 76TH ST
42 - 8	3	379700	1120	08/02/13	\$320,000	\$340,000	790	6	1900	Good	3,000	N	N	931 N 78TH ST
42 - 8	3	379700	1130	08/15/12	\$302,000	\$354,000	960	6	1905	Avg	3,000	N	N	925 N 78TH ST
42 - 8	3	379700	2025	12/06/13	\$325,000	\$329,000	970	6	1900	Good	4,500	N	N	914 N 76TH ST
42 - 8	3	379700	0025	02/21/13	\$261,200	\$292,000	1,030	6	1910	VGood	3,000	N	N	945 N 80TH ST
42 - 8	3	379700	0030	05/17/13	\$250,000	\$272,000	1,030	6	1909	Good	3,000	N	N	943 N 80TH ST
42 - 8	3	379700	0810	11/12/12	\$480,000	\$552,000	950	7	1941	VGood	6,000	N	N	941 N 79TH ST
42 - 8	3	379700	2241	07/29/11	\$425,000	\$530,000	970	7	1915	Good	4,500	N	N	900 N 75TH ST
42 - 8	3	379700	0930	06/18/13	\$512,500	\$553,000	1,060	7	1928	Good	3,000	N	N	922 N 78TH ST
42 - 8	3	379700	2065	11/19/13	\$365,000	\$372,000	1,070	7	1923	Good	3,000	N	N	934 N 76TH ST
42 - 8	3	379700	2065	04/20/12	\$365,000	\$438,000	1,070	7	1923	Good	3,000	N	N	934 N 76TH ST
42 - 8	3	336240	0066	06/01/11	\$422,000	\$529,000	1,140	7	1989	Avg	4,590	N	N	915 N 75TH ST
42 - 8	3	379700	0195	05/23/12	\$389,922	\$466,000	1,300	7	1904	VGood	3,200	N	N	934 N 79TH ST
42 - 8	3	379700	2085	02/24/12	\$424,500	\$515,000	1,330	7	1903	VGood	6,000	N	N	946 N 76TH ST
42 - 8	3	379700	0895	10/19/12	\$405,000	\$468,000	1,710	7	1976	Avg	4,500	N	N	900 N 78TH ST
42 - 8	3	379700	1942	06/04/12	\$500,000	\$596,000	990	8	1951	VGood	4,500	Y	N	915 N 77TH ST
42 - 8	3	379700	1925	10/20/13	\$540,000	\$557,000	1,160	8	1991	Avg	3,000	N	N	929 N 77TH ST
42 - 8	3	379700	0200	04/16/13	\$488,500	\$538,000	1,180	8	2008	Avg	3,300	Y	N	936 N 79TH ST
42 - 8	3	379700	2010	09/20/12	\$486,000	\$566,000	1,480	8	1980	Avg	3,000	N	N	906 N 76TH ST
42 - 8	3	336240	0092	08/01/12	\$451,000	\$531,000	1,540	8	2008	Avg	1,005	N	N	7406 LINDEN AVE N
42 - 8	3	336240	0094	02/01/11	\$425,000	\$537,000	1,540	8	2008	Avg	1,005	N	N	7402 LINDEN AVE N
42 - 8	3	336240	0092	03/15/11	\$429,950	\$542,000	1,540	8	2008	Avg	1,005	N	N	7406 LINDEN AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 8	3	336240	0093	03/04/11	\$429,950	\$542,000	1,540	8	2008	Avg	1,005	N	N	7404 LINDEN AVE N
42 - 8	3	379700	0204	04/12/12	\$374,900	\$451,000	1,830	8	1987	Avg	3,000	Y	N	938 N 79TH ST
42 - 8	4	643000	0650	02/22/12	\$351,000	\$426,000	510	6	1911	VGood	3,570	N	N	928 N 81ST ST
42 - 8	4	643000	0155	11/14/13	\$387,500	\$395,000	920	6	1916	Good	4,080	N	N	935 N 81ST ST
42 - 8	4	643100	0440	07/15/13	\$404,722	\$432,000	920	6	1910	Good	4,080	N	N	934 N 83RD ST
42 - 8	4	643100	0665	04/15/11	\$304,000	\$382,000	1,010	6	1910	Good	4,080	N	N	920 N 84TH ST
42 - 8	4	643100	0655	08/20/12	\$359,950	\$422,000	730	7	1926	Good	3,060	N	N	928 N 84TH ST
42 - 8	4	643000	0700	10/26/12	\$385,719	\$445,000	780	7	1921	VGood	3,720	N	N	902 N 81ST ST
42 - 8	4	643100	0425	05/21/12	\$324,538	\$388,000	790	7	1926	Good	3,468	N	N	946 N 83RD ST
42 - 8	4	643000	0165	12/19/11	\$265,000	\$325,000	930	7	1966	Avg	3,060	N	N	937 N 81ST ST
42 - 8	4	643100	0635	04/23/13	\$414,000	\$455,000	980	7	1909	Good	4,590	N	N	938 N 84TH ST
42 - 8	4	643100	0640	05/29/12	\$362,500	\$432,000	990	7	1901	Good	4,590	N	N	934 N 84TH ST
42 - 8	4	643100	0460	06/21/12	\$430,000	\$510,000	1,070	7	1912	VGood	6,120	N	N	922 N 83RD ST
42 - 8	4	643100	0650	12/30/11	\$379,000	\$464,000	1,090	7	1926	VGood	3,060	N	N	930 N 84TH ST
42 - 8	4	643100	0750	10/28/13	\$334,000	\$343,000	1,230	7	2008	Avg	1,199	N	N	927 B N 85TH ST
42 - 8	4	643100	0751	07/11/13	\$351,000	\$376,000	1,230	7	2008	Avg	1,197	N	N	927 A N 85TH ST
42 - 8	4	643000	0830	10/24/12	\$365,000	\$421,000	1,390	7	1980	Avg	3,060	N	N	942 N 82ND ST
42 - 8	4	643100	0725	12/21/11	\$315,000	\$386,000	1,460	7	1957	Avg	4,120	Y	N	913 N 85TH ST
42 - 8	4	643100	0675	02/28/13	\$540,000	\$603,000	1,560	7	1911	VGood	6,120	N	N	912 N 84TH ST
42 - 8	4	643000	0015	08/02/12	\$320,900	\$378,000	2,030	7	1987	Avg	4,080	N	N	952 N 80TH ST
42 - 8	4	643100	0480	12/04/12	\$470,000	\$537,000	1,130	8	1992	Avg	3,060	N	N	912 N 83RD ST
42 - 8	4	643100	0485	06/19/12	\$545,000	\$647,000	1,390	8	1910	VGood	3,060	N	N	906 N 83RD ST
42 - 8	4	643100	0535	09/30/11	\$525,000	\$650,000	1,740	8	1926	VGood	4,080	N	N	921 N 84TH ST
42 - 8	4	643000	0105	03/12/12	\$750,001	\$907,000	2,020	9	2011	Avg	4,230	Y	N	8018 LINDEN AVE N
42 - 8	5	643050	0336	03/04/13	\$240,000	\$268,000	450	5	1928	Good	3,300	N	N	514 N 84TH ST
42 - 8	5	643050	0017	09/04/12	\$255,000	\$298,000	700	6	1910	Good	3,570	N	N	532 N 80TH ST
42 - 8	5	643050	0318	08/14/13	\$355,000	\$375,000	910	6	1926	Good	3,150	N	N	8413 FREMONT AVE N
42 - 8	5	643100	0185	05/21/13	\$342,500	\$373,000	1,000	6	1906	Good	3,060	N	N	751 N 83RD ST
42 - 8	5	643000	0275	09/26/13	\$220,000	\$229,000	1,050	6	1905	Avg	4,080	N	N	716 N 80TH ST
42 - 8	5	643050	0324	08/13/13	\$375,000	\$397,000	790	7	1951	VGood	3,300	N	N	526 N 84TH ST
42 - 8	5	643050	0209	02/09/12	\$419,991	\$511,000	820	7	1919	Good	3,774	N	N	332 N 82ND ST

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 8	5	643050	0199	09/06/13	\$475,000	\$498,000	910	7	1923	Good	3,264	N	N	358 N 82ND ST
42 - 8	5	643050	0218	10/19/11	\$399,900	\$494,000	950	7	1922	VGood	3,774	N	N	327 N 83RD ST
42 - 8	5	643050	0018	03/18/13	\$449,950	\$500,000	960	7	1922	Good	4,080	N	N	542 N 80TH ST
42 - 8	5	643000	0580	03/14/11	\$350,000	\$441,000	970	7	1910	VGood	3,060	N	N	745 N 82ND ST
42 - 8	5	643100	0335	06/11/13	\$512,500	\$554,000	970	7	1948	Good	5,100	N	N	721 N 84TH ST
42 - 8	5	643050	0087	05/31/12	\$490,000	\$584,000	980	7	1925	VGood	3,780	N	N	8109 FREMONT AVE N
42 - 8	5	643050	0241	11/24/11	\$385,000	\$473,000	1,000	7	1918	VGood	5,610	N	N	530 N 83RD ST
42 - 8	5	643050	0111	06/23/11	\$374,950	\$469,000	1,010	7	1910	Good	4,386	N	N	512 N 81ST ST
42 - 8	5	643050	0046	01/03/11	\$329,000	\$416,000	1,050	7	1918	VGood	3,774	N	N	352 N 80TH ST
42 - 8	5	643100	0155	05/29/11	\$369,500	\$463,000	1,070	7	1975	Avg	4,590	N	N	735 N 83RD ST
42 - 8	5	643050	0287	04/16/13	\$408,000	\$449,000	1,100	7	1940	VGood	3,825	N	N	330 N 83RD ST
42 - 8	5	643050	0161	09/27/13	\$610,000	\$634,000	1,100	7	1939	Good	4,590	N	N	549 N 83RD ST
42 - 8	5	643100	0860	04/17/13	\$340,000	\$374,000	1,140	7	1905	Good	3,060	N	N	724 N 84TH ST
42 - 8	5	643050	0038	08/25/11	\$399,950	\$497,000	1,270	7	1926	Good	3,825	N	N	8012 DAYTON AVE N
42 - 8	5	643050	0236	05/21/13	\$585,000	\$637,000	1,350	7	1925	VGood	3,774	N	N	550 N 83RD ST
42 - 8	5	643000	0928	04/07/11	\$350,000	\$440,000	1,390	7	1973	Good	3,060	N	N	744 N 82ND ST
42 - 8	5	643050	0231	06/12/13	\$619,000	\$669,000	1,690	7	1926	VGood	3,075	N	N	8309 FREMONT AVE N
42 - 8	5	643050	0099	01/18/11	\$374,950	\$474,000	1,700	7	1925	Good	6,120	N	N	542 N 81ST ST
42 - 8	5	643100	0195	09/14/11	\$467,000	\$579,000	1,730	7	1926	VGood	3,300	N	N	8211 LINDEN AVE N
42 - 8	5	643100	0976	05/14/13	\$485,000	\$529,000	1,770	7	1958	Avg	5,965	N	N	743 N 85TH ST
42 - 8	5	643100	0365	10/06/11	\$569,950	\$705,000	1,850	7	1926	VGood	6,120	N	N	737 N 84TH ST
42 - 8	5	643050	0175	11/20/12	\$580,000	\$665,000	1,950	7	1966	Good	4,590	N	N	540 N 82ND ST
42 - 8	5	643000	0365	01/21/11	\$595,000	\$752,000	1,280	8	1910	VGood	4,590	N	N	737 N 81ST ST
42 - 8	5	643050	0240	12/12/13	\$530,000	\$535,000	1,350	8	1973	Avg	7,650	N	N	531 N 84TH ST
42 - 8	5	643050	0255	02/15/11	\$600,000	\$757,000	1,650	8	1922	VGood	3,774	N	N	520 N 83RD ST
42 - 8	5	643100	0895	08/07/13	\$599,950	\$636,000	1,720	8	1928	Good	4,000	N	N	700 N 84TH ST
42 - 8	5	643100	0105	01/04/13	\$462,500	\$524,000	1,810	8	1913	Good	3,899	N	N	707 N 83RD ST
42 - 8	5	643000	0595	11/14/11	\$495,000	\$609,000	1,810	8	2011	Avg	3,060	N	N	751 N 82ND ST
42 - 8	5	643000	0960	10/03/13	\$600,000	\$622,000	1,910	8	1904	VGood	4,590	N	N	724 N 82ND ST
42 - 8	5	643050	0187	08/28/13	\$697,000	\$733,000	1,910	8	1924	VGood	3,800	N	N	8206 DAYTON AVE N
42 - 8	5	643100	0206	06/24/13	\$750,000	\$807,000	1,910	8	1941	VGood	6,960	N	N	754 N 83RD ST

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 8	5	643100	0862	06/24/13	\$679,000	\$731,000	1,940	9	2009	Avg	3,060	N	N	722 N 84TH ST
42 - 8	5	643000	0585	05/03/13	\$710,000	\$777,000	2,400	9	2004	Avg	3,060	N	N	747 N 82ND ST
42 - 8	5	643000	0503	07/03/13	\$918,000	\$985,000	2,050	10	2013	Avg	3,062	N	N	8118 FREMONT AVE N
42 - 11	9	798640	0490	05/17/13	\$375,000	\$409,000	790	6	1940	Avg	3,742	Y	N	223 NW 50TH ST
42 - 11	9	661000	0913	04/09/12	\$225,000	\$271,000	400	7	2008	Avg	1,329	Y	N	4253 PALATINE AVE N
42 - 11	9	661000	0918	03/12/13	\$299,000	\$333,000	400	7	2008	Avg	1,329	Y	N	4243 PALATINE AVE N
42 - 11	9	661000	0080	06/07/13	\$340,000	\$368,000	790	7	1947	Avg	4,400	N	N	4215 BAKER AVE NW
42 - 11	9	661000	0725	02/15/12	\$428,000	\$520,000	860	7	1951	Good	5,500	Y	N	4429 1ST AVE NW
42 - 11	9	661000	0661	03/01/11	\$345,000	\$435,000	910	7	1951	Avg	4,250	N	N	4301 1ST AVE NW
42 - 11	9	661000	0735	05/08/12	\$395,000	\$473,000	950	7	1952	Avg	5,500	Y	N	4421 1ST AVE NW
42 - 11	9	798640	0470	07/25/11	\$420,000	\$524,000	950	7	1985	Avg	3,000	Y	N	237 NW 50TH ST
42 - 11	9	798640	0630	06/21/11	\$405,000	\$507,000	970	7	1954	Avg	4,000	Y	N	225 NW 49TH ST
42 - 11	9	661000	0766	12/02/11	\$461,000	\$566,000	980	7	1952	Good	5,500	Y	N	4410 1ST AVE NW
42 - 11	9	661000	0820	10/15/12	\$445,000	\$515,000	1,050	7	1947	Avg	4,950	Y	N	4345 PALATINE AVE N
42 - 11	9	798640	1365	05/10/13	\$700,000	\$765,000	1,140	7	1929	VGood	6,767	Y	N	239 NW 48TH ST
42 - 11	9	661000	0220	11/27/12	\$505,000	\$578,000	1,350	7	1928	Good	4,400	N	N	4412 3RD AVE NW
42 - 11	9	751750	0375	09/16/11	\$510,000	\$632,000	1,380	7	1907	Good	3,200	Y	N	4515 2ND AVE NW
42 - 11	9	751750	0290	05/20/13	\$596,000	\$649,000	3,170	7	1905	Good	7,200	N	N	208 NW 46TH ST
42 - 11	9	661000	0115	04/08/11	\$439,000	\$552,000	870	8	1951	Avg	5,500	N	N	4310 3RD AVE NW
42 - 11	9	661000	0120	04/22/11	\$447,000	\$562,000	870	8	1951	Avg	5,500	N	N	4314 3RD AVE NW
42 - 11	9	798640	0440	01/26/11	\$420,000	\$531,000	1,290	8	1955	Avg	6,000	Y	N	234 NW 49TH ST
42 - 11	9	798640	1291	07/05/13	\$596,000	\$639,000	1,320	8	1979	Avg	5,206	Y	N	131 NW 48TH ST
42 - 11	9	798640	0520	06/05/13	\$695,000	\$753,000	1,370	8	1993	Avg	3,750	Y	N	230 NW 48TH ST
42 - 11	9	751750	0557	11/26/12	\$425,000	\$487,000	1,470	8	2005	Avg	1,300	Y	N	4507 PALATINE AVE N
42 - 11	9	661000	0545	08/03/11	\$618,500	\$771,000	2,070	8	1909	Good	6,600	Y	N	4202 2ND AVE NW
42 - 11	9	661000	0555	06/10/11	\$751,000	\$940,000	2,080	8	1984	Good	6,600	Y	N	4212 2ND AVE NW
42 - 11	9	798640	1276	06/21/11	\$435,000	\$544,000	2,580	8	1994	Avg	2,545	Y	N	104 NW 47TH ST
42 - 11	9	751750	0440	10/30/12	\$810,000	\$934,000	2,660	8	2004	Avg	3,600	Y	N	4501 2ND AVE NW
42 - 11	9	751750	0361	10/06/11	\$567,000	\$702,000	3,530	8	1977	Avg	5,884	N	N	4506 3RD AVE NW
42 - 11	9	953010	1030	10/06/11	\$631,000	\$781,000	1,780	9	2005	Avg	5,979	Y	N	5002 3RD AVE NW
42 - 11	9	661000	0756	09/26/12	\$810,000	\$942,000	2,380	9	2012	Avg	4,146	N	N	4310 1ST AVE NW

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 11	9	661000	0755	08/14/12	\$791,781	\$929,000	2,560	9	2012	Avg	4,150	Y	N	4314 1ST AVE NW
42 - 11	9	751750	0410	09/23/13	\$880,000	\$916,000	3,290	9	2008	Avg	4,368	Y	N	222 NW 45TH ST
42 - 11	9	798640	1280	04/03/13	\$740,000	\$818,000	2,040	10	1994	Avg	4,685	Y	N	125 NW 48TH ST
42 - 11	9	798640	1280	05/22/12	\$699,000	\$835,000	2,040	10	1994	Avg	4,685	Y	N	125 NW 48TH ST
42 - 11	9	661000	0450	06/13/11	\$815,000	\$1,020,000	2,350	10	2011	Avg	5,500	N	N	4311 2ND AVE NW
42 - 11	10	569350	0560	09/15/11	\$441,000	\$547,000	910	7	1906	VGood	3,500	N	N	4334 EVANSTON AVE N
42 - 11	10	085000	0225	04/23/13	\$375,000	\$412,000	910	7	2008	Avg	976	N	N	415 N 46TH ST
42 - 11	10	952110	0595	10/04/12	\$390,000	\$453,000	992	7	1916	Avg	4,000	N	N	607 N 46TH ST
42 - 11	10	569350	1180	03/15/11	\$300,000	\$378,000	1,140	7	1940	Good	2,500	N	N	515 N 45TH ST
42 - 11	10	569350	1160	10/10/11	\$390,000	\$482,000	1,180	7	1912	Good	5,000	N	N	4428 DAYTON AVE N
42 - 11	10	952210	0515	07/13/11	\$299,000	\$373,000	1,250	7	1926	Avg	3,750	N	N	315 N 46TH ST
42 - 11	10	569350	0250	04/23/13	\$545,000	\$598,000	1,260	7	1916	VGood	3,750	N	N	4229 EVANSTON AVE N
42 - 11	10	812970	0370	08/09/13	\$426,000	\$451,000	1,290	7	2003	Avg	1,000	N	N	456 N 44TH ST
42 - 11	10	812970	0370	08/22/11	\$365,000	\$454,000	1,290	7	2003	Avg	1,000	N	N	456 N 44TH ST
42 - 11	10	812970	0322	02/05/13	\$421,900	\$474,000	1,420	7	2002	Avg	1,766	N	N	4426 B FRANCIS AVE N
42 - 11	10	812970	0105	03/20/13	\$490,000	\$544,000	1,480	7	1906	Good	3,750	Y	N	4414 GREENWOOD AVE N
42 - 11	10	812970	1141	10/02/12	\$620,000	\$720,000	1,540	7	1928	VGood	4,000	N	N	458 N 42ND ST
42 - 11	10	085000	0190	04/18/12	\$425,000	\$511,000	1,570	7	1915	Good	2,250	N	N	4512 PHINNEY AVE N
42 - 11	10	569350	0815	01/25/13	\$580,000	\$654,000	1,590	7	1901	VGood	4,000	N	N	4333 EVANSTON AVE N
42 - 11	10	812970	1085	05/22/13	\$715,000	\$778,000	1,630	7	1902	Good	4,538	N	N	4236 FRANCIS AVE N
42 - 11	10	569350	0800	05/22/12	\$787,000	\$940,000	1,650	7	1912	VGood	6,000	N	N	4337 EVANSTON AVE N
42 - 11	10	812970	0110	09/23/11	\$542,500	\$672,000	1,690	7	1906	Good	3,750	Y	N	4416 GREENWOOD AVE N
42 - 11	10	812970	0175	12/10/12	\$590,000	\$673,000	1,770	7	1922	Avg	4,250	N	N	4423 FRANCIS AVE N
42 - 11	10	569350	0240	11/07/13	\$600,000	\$614,000	1,870	7	1916	Good	3,750	N	N	4231 EVANSTON AVE N
42 - 11	10	569350	0090	12/19/11	\$625,000	\$766,000	1,890	7	1902	VGood	5,500	N	N	4227 DAYTON AVE N
42 - 11	10	812970	0815	07/27/11	\$425,000	\$530,000	2,100	7	1908	Good	4,000	Y	N	4221 PHINNEY AVE N
42 - 11	10	812970	0915	06/10/13	\$822,000	\$889,000	2,120	7	1998	Avg	5,000	N	N	4230 GREENWOOD AVE N
42 - 11	10	952110	0297	09/17/12	\$247,000	\$288,000	790	8	2006	Avg	820	N	N	4522 DAYTON AVE N
42 - 11	10	812970	0744	02/01/11	\$435,000	\$550,000	1,080	8	2008	Avg	1,739	Y	N	4322 A GREENWOOD AVE N
42 - 11	10	812970	0727	11/26/13	\$551,000	\$559,000	1,080	8	2008	Avg	1,657	Y	N	4316 B GREENWOOD AVE N
42 - 11	10	812970	0711	07/25/12	\$505,000	\$595,000	1,130	8	2006	Avg	1,738	N	N	4308 A GREENWOOD AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 11	10	569350	0361	01/17/12	\$335,000	\$409,000	1,140	8	2007	Avg	1,312	N	N	4216 A EVANSTON AVE N
42 - 11	10	569350	0358	10/03/12	\$465,000	\$540,000	1,140	8	2007	Avg	1,316	N	N	4218 B EVANSTON AVE N
42 - 11	10	952110	0273	03/01/12	\$353,500	\$428,000	1,280	8	2005	Avg	1,126	N	N	4511 B EVANSTON AVE N
42 - 11	10	952110	0269	06/28/12	\$370,000	\$439,000	1,280	8	2005	Avg	1,126	N	N	4509 A EVANSTON AVE N
42 - 11	10	812970	0256	09/04/13	\$470,000	\$493,000	1,280	8	2005	Avg	1,164	N	N	4416 A PHINNEY AVE N
42 - 11	10	812970	0257	06/25/13	\$462,000	\$497,000	1,280	8	2005	Avg	1,265	N	N	4416 B PHINNEY AVE N
42 - 11	10	569350	1030	03/21/12	\$430,000	\$519,000	1,320	8	2007	Avg	1,332	N	N	4415 DAYTON AVE N
42 - 11	10	569350	1151	07/25/11	\$442,500	\$552,000	1,500	8	2004	Avg	1,402	N	N	4424 B DAYTON AVE N
42 - 11	10	952110	0559	04/20/12	\$409,000	\$491,000	1,510	8	2004	Avg	1,227	N	N	618 B N 45TH ST
42 - 11	10	812970	0085	10/11/11	\$518,000	\$640,000	1,520	8	1921	VGood	2,432	N	N	4406 GREENWOOD AVE N
42 - 11	10	569350	1100	06/26/12	\$535,000	\$634,000	1,560	8	2006	Avg	1,466	N	N	500 N 44TH ST
42 - 11	10	952210	0486	09/26/11	\$480,000	\$595,000	1,700	8	1926	Good	3,750	N	N	4516 GREENWOOD AVE N
42 - 11	10	812970	0564	08/02/11	\$487,000	\$607,000	1,840	8	2001	Avg	1,500	N	N	4318 C PHINNEY AVE N
42 - 11	10	812970	0729	02/17/11	\$525,000	\$663,000	1,890	8	2008	Avg	1,839	N	N	4318 B GREENWOOD AVE N
42 - 11	10	812970	0730	02/22/11	\$545,000	\$688,000	1,890	8	2008	Avg	1,918	N	N	4318 A GREENWOOD AVE N
42 - 11	10	812970	0278	10/15/13	\$578,000	\$597,000	1,910	8	1997	Avg	2,142	Y	N	4426 PHINNEY AVE N
42 - 11	10	812970	0081	01/17/12	\$638,500	\$779,000	1,920	8	2011	Avg	2,368	Y	N	302 N 44TH ST
42 - 11	10	812970	0480	09/17/13	\$679,950	\$710,000	1,950	8	1922	VGood	5,000	N	N	4327 FRANCIS AVE N
42 - 11	10	812970	0412	07/16/12	\$509,000	\$601,000	1,970	8	2006	Avg	1,694	N	N	4324 A FRANCIS AVE N
42 - 11	10	812970	0566	08/26/13	\$557,200	\$586,000	2,080	8	2001	Avg	2,000	N	N	4318 A PHINNEY AVE N
42 - 11	10	812970	0713	04/12/13	\$675,000	\$744,000	2,180	8	2006	Avg	1,741	N	N	4310 B GREENWOOD AVE N
42 - 11	10	812970	0065	01/30/12	\$559,000	\$681,000	1,570	9	2011	Avg	1,616	N	N	4405 PHINNEY AVE N
42 - 11	10	812970	0055	01/25/12	\$559,000	\$681,000	1,570	9	2011	Avg	1,616	N	N	4411 PHINNEY AVE N
42 - 11	10	812970	0027	11/30/12	\$555,000	\$635,000	1,580	9	1999	Avg	1,397	Y	N	4423 PHINNEY AVE N
42 - 11	10	812970	0057	01/05/12	\$525,000	\$642,000	1,720	9	2011	Avg	1,271	Y	N	4409 B PHINNEY AVE N
42 - 11	10	812970	0056	12/09/11	\$525,000	\$644,000	1,720	9	2011	Avg	1,284	Y	N	4409 A PHINNEY AVE N
42 - 11	10	812970	0057	08/16/13	\$625,000	\$660,000	1,720	9	2011	Avg	1,271	Y	N	4409 B PHINNEY AVE N
42 - 11	10	812970	0066	01/05/12	\$540,000	\$660,000	1,720	9	2011	Avg	1,271	Y	N	4407 A PHINNEY AVE N
42 - 11	10	812970	0067	01/05/12	\$540,000	\$660,000	1,720	9	2011	Avg	1,284	Y	N	4407 B PHINNEY AVE N
42 - 11	11	197220	1655	08/28/13	\$175,000	\$184,000	780	6	1913	Fair	2,473	N	N	3813 AURORA AVE N
42 - 11	11	569400	1125	06/25/13	\$264,500	\$285,000	850	6	1926	Avg	2,500	N	N	816 N MOTOR PL

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 11	11	197220	1510	01/30/13	\$385,000	\$433,000	1,270	7	1908	Good	3,332	N	N	3812 LINDEN AVE N
42 - 11	11	952110	0857	07/25/11	\$380,000	\$474,000	1,310	7	2000	Avg	1,215	N	N	710 A N 45TH ST
42 - 11	11	569400	0674	06/06/11	\$359,000	\$450,000	1,320	7	1999	Avg	1,301	N	N	814 C N 43RD ST
42 - 11	11	193130	0940	04/11/12	\$435,000	\$523,000	1,350	7	1924	VGood	3,400	N	N	4002 LINDEN AVE N
42 - 11	11	569500	0110	06/22/12	\$400,600	\$475,000	1,410	7	1996	Avg	2,750	N	N	717 N MOTOR PL
42 - 11	11	569400	0545	12/19/12	\$550,000	\$626,000	1,580	7	1951	Avg	5,500	N	N	806 N 44TH ST
42 - 11	11	193130	1090	06/29/12	\$361,500	\$428,000	1,620	7	1922	Good	3,516	N	N	3903 AURORA AVE N
42 - 11	11	193130	0975	01/23/12	\$435,000	\$530,000	1,840	7	1908	VGood	2,512	N	N	4014 LINDEN AVE N
42 - 11	11	193130	0982	01/20/12	\$312,000	\$380,000	1,100	8	2006	Avg	1,126	Y	N	4018 A LINDEN AVE N
42 - 11	11	569500	0139	07/18/13	\$410,000	\$438,000	1,110	8	2008	Avg	1,101	N	N	4220 B FREMONT AVE N
42 - 11	11	569500	0140	06/17/11	\$385,000	\$482,000	1,110	8	2008	Avg	1,089	N	N	4220 A FREMONT AVE N
42 - 11	11	569500	0165	03/17/11	\$317,500	\$400,000	1,140	8	2008	Avg	1,870	N	N	4208 LINDEN AVE N
42 - 11	11	197220	1392	11/07/12	\$423,000	\$487,000	1,250	8	2002	Avg	1,621	N	N	3840 FREMONT LN N
42 - 11	11	569400	0702	07/28/11	\$426,000	\$531,000	1,300	8	2008	Avg	1,092	N	N	4312 LINDEN AVE N
42 - 11	11	569400	0703	07/28/11	\$429,950	\$536,000	1,300	8	2008	Avg	1,102	N	N	4310 LINDEN AVE N
42 - 11	11	569400	0701	03/02/11	\$440,000	\$555,000	1,300	8	2008	Avg	1,092	N	N	4322 LINDEN AVE N
42 - 11	11	569400	0700	02/02/11	\$440,000	\$556,000	1,300	8	2008	Avg	1,315	N	N	4324 LINDEN AVE N
42 - 11	11	952110	0865	03/26/13	\$499,950	\$554,000	1,310	8	2008	Avg	1,757	N	N	4509 LINDEN AVE N
42 - 11	11	569400	0715	08/17/11	\$415,500	\$517,000	1,320	8	2008	Avg	1,284	N	N	4314 LINDEN AVE N
42 - 11	11	569400	0704	02/11/11	\$415,000	\$524,000	1,320	8	2008	Avg	1,266	N	N	4320 LINDEN AVE N
42 - 11	11	569400	0705	02/11/11	\$415,000	\$524,000	1,320	8	2008	Avg	1,229	N	N	4318 LINDEN AVE N
42 - 11	11	193130	1208	03/29/11	\$380,000	\$479,000	1,390	8	2008	Avg	775	N	N	721 N 42ND ST
42 - 11	11	193130	0977	05/03/12	\$395,000	\$473,000	1,410	8	2012	Avg	1,197	N	N	4012 A LINDEN AVE N
42 - 11	11	193130	0976	05/03/12	\$410,000	\$491,000	1,410	8	2012	Avg	1,092	N	N	4012 B LINDEN AVE N
42 - 11	11	569400	0765	01/19/11	\$420,000	\$531,000	1,430	8	2002	Avg	1,321	N	N	4311 B LINDEN AVE N
42 - 11	11	569400	0766	11/30/11	\$418,600	\$514,000	1,440	8	2002	Avg	1,321	N	N	4311 A LINDEN AVE N
42 - 11	11	569400	0975	07/03/11	\$430,000	\$537,000	1,444	8	2005	Avg	1,562	N	N	4265 A LINDEN AVE N
42 - 11	11	193130	1236	11/01/11	\$363,000	\$448,000	1,470	8	2000	Avg	1,860	N	N	716 N 41ST ST
42 - 11	11	193130	1240	01/23/13	\$450,000	\$507,000	1,470	8	2000	Avg	780	N	N	720 N 41ST ST
42 - 11	11	193130	1238	04/24/13	\$483,000	\$530,000	1,470	8	2000	Avg	780	N	N	718 N 41ST ST
42 - 11	11	569400	0942	05/13/13	\$525,000	\$573,000	1,470	8	1999	Avg	1,343	N	N	721 N 43RD ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 11	11	569400	1063	09/05/12	\$523,000	\$611,000	1,640	8	1999	Avg	1,520	N	N	713 N 43RD ST
42 - 11	11	569400	1067	11/13/12	\$506,500	\$582,000	1,680	8	1999	Avg	1,200	N	N	715 N 43RD ST
42 - 11	11	197220	1511	01/14/13	\$530,500	\$600,000	1,770	8	2012	Avg	1,714	N	N	3810 LINDEN AVE N
42 - 11	11	952110	0845	02/27/13	\$567,000	\$633,000	1,770	8	2008	Avg	1,427	N	N	4504 A FREMONT AVE N
42 - 11	11	952110	0880	03/25/12	\$450,000	\$543,000	1,780	8	1916	Good	4,200	N	N	4517 LINDEN AVE N
42 - 11	12	193030	0115	07/11/12	\$240,000	\$284,000	560	5	1904	Good	3,800	N	N	4027 FREMONT AVE N
42 - 11	12	181980	0065	02/25/13	\$311,500	\$348,000	600	6	1906	VGood	1,608	Y	N	4111 BAKER AVE NW
42 - 11	12	193030	0905	01/31/11	\$330,000	\$417,000	730	6	1920	Avg	4,800	N	N	4037 DAYTON AVE N
42 - 11	12	193030	0495	05/22/13	\$390,000	\$424,000	820	6	1911	Avg	4,800	N	N	518 N 40TH ST
42 - 11	12	193030	1535	10/11/12	\$653,000	\$756,000	1,260	6	1920	VGood	4,000	Y	N	4020 PHINNEY AVE N
42 - 11	12	990600	0035	04/08/11	\$447,000	\$563,000	790	7	1928	Good	4,400	Y	N	109 N 41ST ST
42 - 11	12	193030	0295	03/26/13	\$515,000	\$570,000	790	7	1929	VGood	3,600	Y	N	604 N 39TH ST
42 - 11	12	193030	0315	04/19/13	\$389,000	\$428,000	790	7	1929	Avg	3,600	Y	N	532 N 39TH ST
42 - 11	12	193030	0915	06/07/13	\$412,000	\$446,000	800	7	1951	Avg	4,800	N	N	4029 DAYTON AVE N
42 - 11	12	181980	0170	03/20/12	\$492,000	\$594,000	840	7	1988	Avg	4,140	Y	N	4141 2ND AVE NW
42 - 11	12	193030	1245	06/18/13	\$518,000	\$559,000	850	7	1916	Good	4,200	N	N	3950 GREENWOOD AVE N
42 - 11	12	132430	0700	03/11/11	\$292,500	\$369,000	880	7	1926	Avg	3,850	N	N	230 NW 40TH ST
42 - 11	12	744500	0085	06/17/13	\$505,000	\$545,000	960	7	1926	Good	3,937	N	N	4112 1ST AVE NW
42 - 11	12	193030	0285	04/05/11	\$415,000	\$522,000	1,030	7	1926	Avg	4,800	Y	N	609 N BOWDOIN PL
42 - 11	12	193030	1380	06/25/12	\$627,750	\$745,000	1,040	7	1953	VGood	4,800	Y	N	4006 GREENWOOD AVE N
42 - 11	12	193030	0425	02/27/12	\$460,000	\$558,000	1,060	7	1911	VGood	4,320	N	N	3970 DAYTON AVE N
42 - 11	12	193030	1422	11/12/12	\$399,500	\$459,000	1,060	7	1910	Good	3,300	N	N	4131 PHINNEY AVE N
42 - 11	12	193030	0175	10/21/11	\$629,000	\$777,000	1,070	7	1926	VGood	4,000	N	N	4018 EVANSTON AVE N
42 - 11	12	193030	0041	07/12/11	\$325,000	\$406,000	1,100	7	2005	Avg	1,096	N	N	4105a FREMONT AVE N
42 - 11	12	181980	0045	04/19/12	\$425,000	\$511,000	1,110	7	1951	Avg	5,000	Y	N	230 NW 41ST ST
42 - 11	12	193030	0705	09/11/12	\$438,000	\$511,000	1,110	7	1906	Avg	5,200	N	N	519 N 42ND ST
42 - 11	12	132430	0425	11/06/12	\$500,000	\$576,000	1,120	7	1958	Avg	5,000	Y	N	127 NW 40TH ST
42 - 11	12	744500	0025	03/15/13	\$494,000	\$549,000	1,140	7	2005	Avg	3,330	N	N	200 N 41ST ST
42 - 11	12	132430	0665	05/14/13	\$480,000	\$524,000	1,180	7	1940	Good	4,250	Y	N	4001 2ND AVE NW
42 - 11	12	193030	1410	04/19/13	\$485,000	\$533,000	1,180	7	1920	Avg	4,000	N	N	4032 GREENWOOD AVE N
42 - 11	12	132430	0082	03/26/13	\$524,950	\$581,000	1,180	7	1998	Avg	1,988	N	N	125 N BOWDOIN PL

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 11	12	132430	0515	08/28/12	\$502,150	\$588,000	1,220	7	1910	Good	5,500	Y	N	113 N 40TH ST
42 - 11	12	193030	1160	08/01/12	\$356,000	\$419,000	1,280	7	1927	Avg	2,400	N	N	416 N 39TH ST
42 - 11	12	181980	0120	11/26/12	\$445,000	\$510,000	1,300	7	1907	Good	3,500	Y	N	4128 BAKER AVE NW
42 - 11	12	193030	0605	06/01/11	\$475,000	\$595,000	1,300	7	1900	Good	4,000	N	N	4111 EVANSTON AVE N
42 - 11	12	193030	1240	07/18/11	\$470,000	\$587,000	1,380	7	1930	Avg	3,800	N	N	3959 PHINNEY AVE N
42 - 11	12	193030	0045	12/28/12	\$535,000	\$608,000	1,390	7	1919	Good	4,000	N	N	4103 FREMONT AVE N
42 - 11	12	181980	0135	10/07/12	\$485,000	\$562,000	1,410	7	1946	Good	5,443	Y	N	4121 2ND AVE NW
42 - 11	12	193030	0006	08/30/12	\$420,000	\$491,000	1,430	7	1998	Avg	1,312	N	N	621 N 42ND ST
42 - 11	12	193030	0535	04/19/11	\$506,000	\$636,000	1,440	7	1912	VGood	6,400	N	N	4016 DAYTON AVE N
42 - 11	12	193030	1260	06/13/12	\$520,000	\$618,000	1,450	7	1930	VGood	4,000	N	N	3911 PHINNEY AVE N
42 - 11	12	744500	0115	04/18/11	\$475,950	\$599,000	1,450	7	1940	Avg	4,774	Y	N	4111 1ST AVE NW
42 - 11	12	193030	1135	06/17/13	\$410,000	\$442,000	1,470	7	1926	Good	3,600	N	N	450 N 39TH ST
42 - 11	12	181980	0205	07/11/11	\$497,600	\$621,000	1,500	7	1924	Good	4,404	N	N	4126 2ND AVE NW
42 - 11	12	193030	0550	10/23/12	\$637,000	\$736,000	1,510	7	1918	VGood	4,800	N	N	4030 DAYTON AVE N
42 - 11	12	181980	0140	11/13/12	\$760,000	\$873,000	1,560	7	1946	VGood	4,760	Y	N	4117 2ND AVE NW
42 - 11	12	132430	0280	10/14/11	\$509,000	\$629,000	1,810	7	1919	Good	3,334	Y	N	204 NW BOWDOIN PL
42 - 11	12	193030	0660	12/10/13	\$620,000	\$626,000	1,860	7	1916	VGood	6,400	N	N	4118 DAYTON AVE N
42 - 11	12	132430	0024	05/22/13	\$399,999	\$435,000	820	8	2012	Avg	1,108	N	N	118 N 39TH ST
42 - 11	12	132430	0025	06/06/13	\$403,000	\$436,000	820	8	2012	Avg	1,176	N	N	114 N 39TH ST
42 - 11	12	132430	0026	06/26/13	\$378,000	\$406,000	840	8	2012	Avg	750	N	N	116 N 39TH ST
42 - 11	12	132430	0028	05/22/13	\$399,999	\$435,000	860	8	2012	Avg	984	N	N	110 N 39TH ST
42 - 11	12	132430	0010	11/19/12	\$370,000	\$424,000	1,140	8	1999	Avg	1,472	N	N	212 C N 39TH ST
42 - 11	12	181980	0165	08/08/13	\$750,000	\$794,000	1,240	8	2008	Avg	3,480	Y	N	4135 2ND AVE NW
42 - 11	12	132430	0670	08/21/13	\$489,000	\$516,000	1,250	8	2000	Avg	1,250	Y	N	4011 2ND AVE NW
42 - 11	12	193030	0855	11/28/12	\$575,000	\$658,000	1,310	8	1968	Avg	6,800	Y	N	400 N 41ST ST
42 - 11	12	132430	0027	05/29/13	\$515,000	\$559,000	1,440	8	2012	Avg	988	N	N	112 N 39TH ST
42 - 11	12	132430	0013	07/09/12	\$406,500	\$481,000	1,480	8	1999	Avg	1,045	N	N	212 B N 39TH ST
42 - 11	12	181980	0225	04/02/13	\$657,720	\$727,000	1,690	8	2002	Avg	4,360	Y	N	4112 2ND AVE NW
42 - 11	12	181980	0024	10/31/12	\$535,000	\$617,000	1,870	8	2004	Avg	1,983	N	N	4124 3RD AVE NW
42 - 11	12	181980	0310	08/08/13	\$945,000	\$1,001,000	2,180	8	2013	Avg	4,400	Y	N	219 NW 41ST ST
42 - 11	12	193030	1430	05/29/13	\$855,600	\$929,000	2,580	8	1909	VGood	4,000	Y	N	4123 PHINNEY AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 11	12	193030	1580	07/29/13	\$910,000	\$967,000	1,100	9	2010	Avg	3,200	Y	N	416 N 40TH ST
42 - 11	12	990600	0030	03/21/13	\$1,250,000	\$1,387,000	1,220	10	2006	Avg	4,400	Y	N	115 N 41ST ST
42 - 11	13	197220	1226	12/11/12	\$480,000	\$548,000	1,260	6	1901	Good	3,360	N	N	708 N 38TH ST
42 - 11	13	197220	2925	04/10/13	\$456,000	\$503,000	1,320	6	1924	Good	3,000	N	N	746 N 35TH ST
42 - 11	13	197220	1320	09/25/13	\$494,500	\$515,000	1,820	6	1906	Avg	3,360	N	N	3639 LINDEN AVE N
42 - 11	13	197220	0383	08/20/13	\$399,950	\$422,000	1,010	8	1999	Avg	1,689	N	N	3610 D GREENWOOD AVE N
42 - 11	13	197220	0380	03/12/13	\$395,000	\$439,000	1,010	8	1999	Avg	1,468	N	N	3610 A GREENWOOD AVE N
42 - 11	13	197220	0330	11/26/12	\$390,000	\$447,000	1,070	8	2008	Avg	1,470	N	N	3659 GREENWOOD AVE N
42 - 11	13	197220	0221	10/31/12	\$419,000	\$483,000	1,100	8	2004	Avg	1,220	N	N	3627 A PALATINE AVE N
42 - 11	13	197220	0826	05/18/12	\$425,000	\$508,000	1,190	8	2004	Avg	1,236	N	N	3631 A EVANSTON AVE N
42 - 11	13	197220	0751	01/02/13	\$425,000	\$482,000	1,260	8	2004	Avg	1,240	N	N	3648 A DAYTON AVE N
42 - 11	13	197220	0323	03/16/12	\$440,000	\$532,000	1,260	8	2007	Avg	1,188	N	N	3641 GREENWOOD AVE N
42 - 11	13	197220	0322	10/30/13	\$524,000	\$538,000	1,260	8	2007	Avg	1,188	N	N	3643 GREENWOOD AVE N
42 - 11	13	197220	0246	11/19/13	\$490,000	\$499,000	1,270	8	2008	Avg	1,313	N	N	3638B PALATINE AVE N
42 - 11	13	197220	0218	05/28/13	\$484,000	\$526,000	1,280	8	2004	Avg	1,313	N	N	3625 B PALATINE AVE N
42 - 11	13	197220	0326	12/04/12	\$468,000	\$535,000	1,300	8	2008	Avg	1,314	N	N	3635 A GREENWOOD AVE N
42 - 11	13	197220	0832	03/05/12	\$437,000	\$529,000	1,310	8	2009	Avg	1,397	N	N	3633 A EVANSTON AVE N
42 - 11	13	197220	0418	11/15/12	\$435,000	\$500,000	1,310	8	2003	Avg	1,288	N	N	3629 B PHINNEY AVE N
42 - 11	13	197220	0752	10/30/13	\$472,000	\$485,000	1,330	8	2004	Avg	1,271	N	N	3646 B DAYTON AVE N
42 - 11	13	197220	0411	01/30/13	\$472,000	\$531,000	1,350	8	2002	Avg	1,183	N	N	3625 A PHINNEY AVE N
42 - 11	13	197220	0412	06/20/12	\$449,950	\$534,000	1,350	8	2002	Avg	1,319	N	N	3623 A PHINNEY AVE N
42 - 11	13	197220	0251	11/13/13	\$502,000	\$512,000	1,360	8	2008	Avg	1,152	N	N	3634 A PALATINE AVE N
42 - 11	13	197220	0586	04/10/12	\$424,950	\$511,000	1,360	8	2003	Avg	1,283	N	N	3656 B FRANCIS AVE N
42 - 11	13	197220	0665	01/15/13	\$468,700	\$530,000	1,360	8	2005	Avg	909	N	N	3627 B DAYTON AVE N
42 - 11	13	197220	0406	04/12/11	\$409,450	\$515,000	1,370	8	2002	Avg	1,183	N	N	3619 A PHINNEY AVE N
42 - 11	13	197220	0408	05/30/12	\$439,950	\$525,000	1,370	8	2002	Avg	1,319	N	N	3617 B PHINNEY AVE N
42 - 11	13	197220	0780	11/08/12	\$450,000	\$518,000	1,380	8	2003	Avg	1,200	N	N	3616 A DAYTON AVE N
42 - 11	13	197220	0672	09/30/13	\$517,000	\$537,000	1,380	8	2008	Avg	917	N	N	3629 B DAYTON AVE N
42 - 11	13	197220	0331	07/22/11	\$449,950	\$561,000	1,380	8	2008	Avg	888	N	N	213 B N 39TH ST
42 - 11	13	197220	0667	06/29/12	\$499,950	\$593,000	1,390	8	2005	Avg	1,712	N	N	3627 D DAYTON AVE N
42 - 11	13	197220	0137	09/19/13	\$562,500	\$587,000	1,430	8	2013	Avg	851	N	N	3617 B 1ST AVE NW

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
42 - 11	13	197220	0852	04/08/13	\$483,000	\$533,000	1,500	8	2004	Avg	1,224	N	N	3811 A EVANSTON AVE N
42 - 11	13	197220	0721	12/06/12	\$500,000	\$571,000	1,520	8	2006	Avg	1,081	N	N	3676 DAYTON AVE N
42 - 11	13	197220	0720	06/12/12	\$473,500	\$563,000	1,520	8	2006	Avg	1,269	N	N	3678 DAYTON AVE N
42 - 11	13	197220	0138	10/17/13	\$574,950	\$593,000	1,600	8	2013	Avg	851	N	N	3617 C 1ST AVE NW
42 - 11	13	197220	0879	11/25/13	\$540,000	\$548,000	1,600	8	2006	Avg	1,280	N	N	3839 EVANSTON AVE N
42 - 11	13	197220	0877	09/06/12	\$460,000	\$537,000	1,600	8	2006	Avg	1,123	N	N	517 N 39TH ST
42 - 11	13	197220	0876	04/17/11	\$450,000	\$566,000	1,600	8	2006	Avg	1,123	N	N	513 N 39TH ST
42 - 11	13	197220	0725	03/08/13	\$531,000	\$591,000	1,604	8	2006	Avg	1,248	N	N	3670 B DAYTON AVE N
42 - 11	13	197220	0722	01/31/12	\$464,900	\$566,000	1,650	8	2006	Avg	1,431	N	N	509 N 39TH ST
42 - 11	13	197220	0136	09/19/13	\$603,000	\$629,000	1,660	8	2013	Avg	1,475	N	N	3617 A 1ST AVE NW
42 - 11	13	197220	0140	10/14/13	\$600,000	\$620,000	1,710	8	2013	Avg	1,980	N	N	3617 E 1ST AVE NW
42 - 11	13	197220	0727	01/06/11	\$440,000	\$557,000	1,766	8	2006	Avg	1,300	N	N	3672 B DAYTON AVE N
42 - 11	13	197220	0305	11/25/13	\$512,000	\$520,000	1,800	8	2002	Avg	2,100	N	N	3617 GREENWOOD AVE N
42 - 11	13	197220	0845	01/04/12	\$427,000	\$522,000	1,260	9	2011	Avg	1,255	N	N	3809 B EVANSTON AVE N
42 - 11	13	197220	0845	07/18/13	\$510,000	\$544,000	1,260	9	2011	Avg	1,255	N	N	3809 B EVANSTON AVE N
42 - 11	13	197220	0848	01/04/12	\$455,000	\$556,000	1,470	9	2011	Avg	1,300	N	N	3807 B EVANSTON AVE N
42 - 11	13	197220	0256	09/11/12	\$539,000	\$629,000	1,520	9	2012	Avg	1,210	N	N	3628 B PALATINE AVE N
42 - 11	13	197220	0249	08/16/13	\$566,000	\$598,000	1,530	9	2012	Avg	1,125	N	N	3630 B PALATINE AVE N
42 - 11	13	197220	0249	07/19/12	\$539,000	\$636,000	1,530	9	2012	Avg	1,125	N	N	3630 B PALATINE AVE N
42 - 11	13	197220	0255	07/19/12	\$539,000	\$636,000	1,610	9	2012	Avg	1,814	N	N	3628 A PALATINE AVE N
42 - 11	13	197220	0846	01/04/12	\$473,000	\$578,000	1,640	9	2011	Avg	1,142	N	N	3809 A EVANSTON AVE N
42 - 11	13	197220	0254	07/19/12	\$549,000	\$648,000	1,690	9	2012	Avg	1,351	N	N	3630 A PALATINE AVE N
42 - 11	13	197220	0847	01/03/12	\$450,000	\$550,000	1,730	9	2011	Avg	1,301	N	N	3807 A EVANSTON AVE N
42 - 11	13	197220	0745	11/15/12	\$627,500	\$721,000	2,240	9	2001	Avg	2,499	N	N	3654 DAYTON AVE N
42 - 11	14	197220	3700	06/17/13	\$83,739	\$90,000	350	4	1902	Avg	1,320	N	N	3518 1ST AVE NW
42 - 11	14	197220	4251	10/29/13	\$300,000	\$308,000	590	6	1907	Good	1,140	N	N	3509 1ST AVE NW
43 - 5	3	125720	0010	04/23/13	\$320,000	\$351,000	820	5	1900	Avg	7,140	N	N	211 NE 65TH ST
43 - 5	3	125720	1650	05/28/13	\$385,000	\$418,000	640	6	1907	Avg	4,080	N	N	2316 N 62ND ST
43 - 5	3	385690	2395	05/17/11	\$325,000	\$408,000	660	6	1912	Good	3,000	N	N	5807 5TH AVE NE
43 - 5	3	955020	3695	01/23/13	\$328,500	\$370,000	680	6	1912	Avg	3,060	N	N	124 NE 52ND ST
43 - 5	3	955020	2610	07/09/13	\$465,000	\$498,000	720	6	1918	VGood	4,160	Y	N	324 NE 54TH ST

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	385690	4980	12/20/13	\$515,000	\$518,000	770	6	1926	Good	4,284	N	N	330 NE 55TH ST
43 - 5	3	385690	4745	05/22/13	\$349,950	\$381,000	810	6	1925	Good	3,060	N	N	349 NE 57TH ST
43 - 5	3	955020	2890	11/26/12	\$363,000	\$416,000	850	6	1918	VGood	4,080	N	N	341 NE 54TH ST
43 - 5	3	955020	2850	10/08/13	\$396,950	\$411,000	880	6	1919	Avg	3,570	Y	N	348 NE 53RD ST
43 - 5	3	385690	3135	06/19/13	\$415,000	\$447,000	900	6	1924	Avg	4,000	N	N	2344 N 57TH ST
43 - 5	3	385690	0600	06/13/12	\$340,000	\$404,000	960	6	1911	Avg	3,000	N	N	2329 N 60TH ST
43 - 5	3	913610	1891	06/02/11	\$335,000	\$420,000	1,060	6	1951	Avg	3,180	N	N	5207 WOODLAWN AVE N
43 - 5	3	125720	0855	05/30/12	\$480,000	\$572,000	1,160	6	1904	VGood	2,958	N	N	2330 N 64TH ST
43 - 5	3	125720	0335	09/04/12	\$405,000	\$473,000	1,230	6	1949	Good	4,500	N	N	119 NE 61ST ST
43 - 5	3	913610	2226	06/20/12	\$480,000	\$570,000	740	7	1919	Good	2,580	N	N	5101 WALLINGFORD AVE N
43 - 5	3	385690	4045	05/08/12	\$421,000	\$504,000	780	7	1923	Good	4,080	N	N	2318 N 56TH ST
43 - 5	3	385690	0065	06/06/12	\$345,500	\$411,000	790	7	1924	Avg	3,000	N	N	417 NE 60TH ST
43 - 5	3	952810	5021	07/11/12	\$450,000	\$532,000	820	7	1915	Good	3,750	N	N	6812 WOODLAWN AVE NE
43 - 5	3	955020	1045	12/04/13	\$466,000	\$472,000	840	7	1906	Avg	5,100	N	N	2347 N 51ST ST
43 - 5	3	336490	0200	05/21/13	\$425,000	\$463,000	840	7	1920	Good	3,397	N	N	6215 LATONA AVE NE
43 - 5	3	913610	0876	07/11/12	\$535,000	\$633,000	840	7	1918	Good	3,210	N	N	1634 N 53RD ST
43 - 5	3	952310	0410	08/02/13	\$500,000	\$531,000	850	7	1918	Good	3,000	N	N	5426 GREEN LAKE WAY N
43 - 5	3	952310	0215	09/23/13	\$410,000	\$427,000	860	7	1918	Avg	3,000	N	N	1419 N 53RD ST
43 - 5	3	385690	0080	08/10/12	\$380,000	\$446,000	860	7	1924	Avg	3,000	N	N	340 NE 59TH ST
43 - 5	3	125720	2975	10/07/13	\$630,000	\$653,000	860	7	1915	Good	5,100	N	N	2117 N 63RD ST
43 - 5	3	385690	2955	07/09/13	\$407,000	\$436,000	880	7	1921	Avg	3,000	N	N	115 NE 58TH ST
43 - 5	3	955020	3530	03/15/13	\$400,000	\$445,000	880	7	1925	Avg	2,700	N	N	5222 KENSINGTON PL N
43 - 5	3	385690	3835	03/23/12	\$459,000	\$554,000	880	7	1940	VGood	3,200	N	N	2264 N 56TH ST
43 - 5	3	955020	3480	10/27/11	\$440,000	\$543,000	890	7	1926	VGood	2,610	N	N	2311 N 54TH ST
43 - 5	3	913610	1076	01/21/12	\$490,000	\$597,000	890	7	1910	Avg	3,150	N	N	5308 WALLINGFORD AVE N
43 - 5	3	955020	4050	05/08/13	\$404,500	\$442,000	900	7	1921	Good	5,100	N	N	349 NE 53RD ST
43 - 5	3	955020	5150	08/21/12	\$365,000	\$428,000	910	7	1938	Avg	4,160	N	N	337 NE 51ST ST
43 - 5	3	955020	3335	08/19/13	\$530,000	\$559,000	910	7	1909	Good	3,060	N	N	107 NE 54TH ST
43 - 5	3	913610	0110	07/05/11	\$537,500	\$672,000	910	7	1923	Good	4,280	N	N	1815 N 55TH ST
43 - 5	3	955120	2105	07/11/11	\$365,000	\$456,000	920	7	1918	Avg	3,500	N	N	6220 WOODLAWN AVE N
43 - 5	3	335950	0480	04/15/13	\$470,000	\$517,000	930	7	1941	Avg	5,000	N	N	6302 4TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	955020	2650	04/25/13	\$415,000	\$455,000	940	7	1919	Avg	4,160	N	N	335 NE 55TH ST
43 - 5	3	952310	0420	11/01/12	\$481,000	\$554,000	940	7	1916	Avg	3,000	N	N	1411 N 55TH ST
43 - 5	3	955020	4180	06/03/11	\$352,000	\$441,000	950	7	1929	VGood	4,080	N	N	350 NE 51ST ST
43 - 5	3	335950	0486	11/19/13	\$387,000	\$394,000	950	7	1942	Avg	4,500	N	N	6306 4TH AVE NE
43 - 5	3	125720	0795	10/25/13	\$439,950	\$453,000	950	7	1941	Avg	4,230	N	N	6407 1ST AVE NE
43 - 5	3	336490	0215	06/26/13	\$370,000	\$398,000	960	7	1907	Avg	3,060	N	N	153 NE 63RD ST
43 - 5	3	955120	1980	12/01/11	\$509,000	\$625,000	960	7	1967	Avg	6,454	N	N	5852 WOODLAWN AVE N
43 - 5	3	335950	0615	10/01/13	\$475,000	\$493,000	960	7	1979	Avg	3,150	N	N	6346 4TH AVE NE
43 - 5	3	385690	0425	03/30/11	\$466,000	\$587,000	970	7	1906	Avg	3,000	N	N	109 NE 60TH ST
43 - 5	3	385690	3240	04/21/11	\$580,000	\$729,000	980	7	1927	VGood	3,000	N	N	2318 N 57TH ST
43 - 5	3	385690	1810	10/23/13	\$475,000	\$489,000	1,000	7	1921	Avg	3,400	N	N	5803 1ST AVE NE
43 - 5	3	385690	3235	09/11/13	\$479,950	\$502,000	1,000	7	1960	Avg	3,000	N	N	2316 N 57TH ST
43 - 5	3	952810	4160	03/14/13	\$380,000	\$422,000	1,000	7	2000	Avg	1,942	N	N	435 NE RAVENNA BLVD
43 - 5	3	952810	4481	08/09/13	\$430,000	\$455,000	1,000	7	2009	Avg	971	N	N	6519 B 5TH AVE NE
43 - 5	3	955020	0880	07/02/12	\$321,000	\$380,000	1,010	7	1922	Avg	3,658	N	N	2148 N 50TH ST
43 - 5	3	385690	0185	05/03/13	\$538,500	\$589,000	1,010	7	1914	VGood	3,000	N	N	311 NE 60TH ST
43 - 5	3	125720	0880	05/23/13	\$473,000	\$514,000	1,010	7	1947	VGood	3,060	N	N	2349 N 64TH ST
43 - 5	3	385690	0830	10/29/12	\$628,200	\$724,000	1,010	7	1925	VGood	5,500	N	N	2111 N 60TH ST
43 - 5	3	385690	5070	03/02/11	\$445,000	\$561,000	1,020	7	1903	Avg	6,120	N	N	303 NE 56TH ST
43 - 5	3	335950	0571	10/03/11	\$383,000	\$474,000	1,020	7	1908	Avg	3,500	N	N	6332 4TH AVE NE
43 - 5	3	385690	5320	07/23/12	\$425,000	\$501,000	1,030	7	1906	VGood	4,080	N	N	114 NE 55TH ST
43 - 5	3	335950	0071	07/11/12	\$401,000	\$474,000	1,030	7	1900	Avg	4,500	N	N	6306 5TH AVE NE
43 - 5	3	952310	0346	11/07/13	\$639,900	\$655,000	1,030	7	1924	VGood	3,500	N	N	1411 N CLOGSTON WAY
43 - 5	3	335950	0285	09/15/11	\$530,000	\$657,000	1,040	7	1907	Good	6,000	N	N	6018 4TH AVE NE
43 - 5	3	125720	1810	09/10/13	\$548,000	\$574,000	1,050	7	1918	Good	3,060	N	N	6302 CORLISS AVE N
43 - 5	3	385690	3910	08/21/12	\$614,000	\$720,000	1,050	7	1920	Good	3,850	N	N	2217 N 57TH ST
43 - 5	3	385690	3910	05/24/11	\$580,500	\$728,000	1,050	7	1920	Good	3,850	N	N	2217 N 57TH ST
43 - 5	3	385690	2991	11/13/13	\$495,000	\$505,000	1,060	7	1910	Avg	2,450	N	N	5710 1ST AVE NE
43 - 5	3	385690	4645	08/19/13	\$482,000	\$509,000	1,060	7	1924	Avg	4,080	N	N	324 NE 56TH ST
43 - 5	3	955120	3365	06/10/11	\$461,000	\$577,000	1,060	7	1925	Avg	3,900	N	N	5903 KIRKWOOD PL N
43 - 5	3	955020	3030	09/07/12	\$385,000	\$450,000	1,070	7	1923	Good	5,100	N	N	311 NE 54TH ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	385690	4705	10/16/13	\$465,000	\$480,000	1,070	7	1924	Good	4,080	N	N	342 NE 56TH ST
43 - 5	3	913610	0891	02/10/12	\$356,500	\$433,000	1,070	7	1961	Avg	1,943	N	N	5305 WALLINGFORD AVE N
43 - 5	3	913610	2656	12/01/11	\$363,800	\$447,000	1,080	7	1913	Avg	4,815	N	N	1833 N 51ST ST
43 - 5	3	385690	0430	06/15/12	\$472,200	\$561,000	1,080	7	1912	Avg	4,000	N	N	107 NE 60TH ST
43 - 5	3	955020	4320	05/13/13	\$425,299	\$464,000	1,090	7	1922	Good	3,825	N	N	328 NE 51ST ST
43 - 5	3	955020	2920	08/12/11	\$309,900	\$386,000	1,090	7	1950	Avg	4,080	Y	N	336 NE 53RD ST
43 - 5	3	913610	2815	04/11/11	\$335,000	\$421,000	1,090	7	1910	Avg	4,280	N	N	1822 N 50TH ST
43 - 5	3	952810	5305	04/10/13	\$430,000	\$474,000	1,100	7	1918	Fair	4,500	N	N	6535 CHAPIN PL N
43 - 5	3	955020	3960	04/02/13	\$500,000	\$553,000	1,110	7	1924	Good	4,080	Y	N	324 NE 52ND ST
43 - 5	3	952310	0105	07/25/12	\$450,000	\$530,000	1,120	7	1920	Good	5,000	N	N	5114 GREEN LAKE WAY N
43 - 5	3	955020	4655	12/02/13	\$495,000	\$501,000	1,120	7	1910	Avg	3,060	N	N	113 NE 52ND ST
43 - 5	3	385690	2735	04/27/12	\$457,000	\$548,000	1,120	7	1923	Avg	3,920	N	N	5711 LATONA AVE NE
43 - 5	3	955120	1790	04/22/11	\$676,000	\$850,000	1,120	7	1903	VGood	3,000	Y	N	5812 WOODLAWN AVE N
43 - 5	3	955120	3390	02/25/13	\$640,000	\$715,000	1,130	7	1900	Good	3,825	N	N	5854 MCKINLEY PL N
43 - 5	3	955020	1660	08/29/12	\$532,400	\$623,000	1,140	7	1906	Good	3,750	N	N	5242 KIRKWOOD PL N
43 - 5	3	913610	2225	03/18/13	\$600,000	\$666,000	1,140	7	1908	Good	3,450	N	N	5109 WALLINGFORD AVE N
43 - 5	3	385690	1770	07/10/12	\$385,000	\$455,000	1,150	7	1920	Avg	3,400	N	N	5811 1ST AVE NE
43 - 5	3	125720	1420	09/25/13	\$520,000	\$541,000	1,150	7	1907	Avg	4,560	N	N	2312 N 60TH ST
43 - 5	3	955020	4770	08/01/12	\$503,000	\$592,000	1,150	7	1924	Avg	3,919	N	N	117 NE 51ST ST
43 - 5	3	913610	0601	08/28/12	\$471,500	\$552,000	1,160	7	1916	Good	4,280	N	N	1424 N 53RD ST
43 - 5	3	385690	3045	04/15/11	\$400,000	\$503,000	1,160	7	1901	Avg	3,000	N	N	5713 1ST AVE NE
43 - 5	3	955120	2590	07/22/11	\$610,000	\$761,000	1,170	7	1908	VGood	4,500	N	N	5559 KENWOOD PL N
43 - 5	3	385690	2935	08/14/12	\$525,500	\$617,000	1,170	7	1910	Good	3,000	N	N	121 NE 58TH ST
43 - 5	3	125720	0525	06/14/13	\$435,000	\$470,000	1,180	7	1906	Avg	4,080	N	N	117 NE 63RD ST
43 - 5	3	335950	0151	04/12/13	\$501,500	\$553,000	1,180	7	1957	Good	5,000	N	N	6032 5TH AVE NE
43 - 5	3	955020	0185	09/24/13	\$457,000	\$476,000	1,190	7	1912	Avg	4,590	N	N	5308 MERIDIAN AVE N
43 - 5	3	385690	0115	10/13/11	\$469,609	\$581,000	1,190	7	1910	VGood	3,000	N	N	401 NE 60TH ST
43 - 5	3	385690	2580	02/27/13	\$500,000	\$558,000	1,200	7	1946	Avg	6,000	N	N	326 NE 57TH ST
43 - 5	3	922290	0010	07/31/13	\$535,000	\$568,000	1,220	7	1918	Good	3,935	N	N	603 NE 63RD ST
43 - 5	3	955120	2600	09/11/13	\$496,000	\$519,000	1,220	7	1924	Avg	4,000	N	N	5561 KENWOOD PL N
43 - 5	3	385690	2345	09/19/12	\$360,000	\$419,000	1,230	7	1926	Avg	3,350	N	N	5811 5TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	125720	1770	02/27/12	\$442,500	\$536,000	1,240	7	1970	Good	3,060	N	N	2316 N 63RD ST
43 - 5	3	335950	0415	06/14/11	\$515,000	\$645,000	1,240	7	1911	VGood	2,996	N	N	411 NE 63RD ST
43 - 5	3	955020	2910	06/19/13	\$410,000	\$442,000	1,250	7	1920	Good	4,080	Y	N	340 NE 53RD ST
43 - 5	3	955020	3625	04/02/12	\$371,300	\$447,000	1,250	7	1985	Avg	3,060	N	N	118 NE 52ND ST
43 - 5	3	125720	0695	05/09/13	\$500,000	\$546,000	1,250	7	1907	Good	2,652	N	N	117 NE 65TH ST
43 - 5	3	955020	4020	12/10/12	\$437,000	\$499,000	1,260	7	1922	VGood	5,100	N	N	344 NE 52ND ST
43 - 5	3	955020	4390	04/17/13	\$530,000	\$583,000	1,270	7	1918	Good	3,825	N	N	310 NE 51ST ST
43 - 5	3	125720	1120	05/20/13	\$460,000	\$501,000	1,280	7	1968	Avg	3,060	N	N	2349 N 62ND ST
43 - 5	3	385690	2340	10/03/13	\$450,000	\$467,000	1,280	7	1928	Avg	3,000	N	N	346 NE 58TH ST
43 - 5	3	125720	1970	03/22/12	\$475,000	\$574,000	1,280	7	1971	VGood	3,060	N	N	2319 N 65TH ST
43 - 5	3	955020	3830	05/10/11	\$485,500	\$610,000	1,280	7	1916	Good	2,970	N	N	5209 LATONA AVE NE
43 - 5	3	955020	0120	07/16/12	\$565,000	\$667,000	1,290	7	1926	VGood	3,060	N	N	2116 N 53RD ST
43 - 5	3	952810	4025	09/18/12	\$438,950	\$511,000	1,290	7	1940	Good	3,000	N	N	551 NE RAVENNA BLVD
43 - 5	3	335950	0501	05/04/11	\$565,000	\$710,000	1,300	7	1940	Good	4,500	N	N	6314 4TH AVE NE
43 - 5	3	913610	0301	11/22/13	\$470,000	\$478,000	1,310	7	1907	Avg	5,350	Y	N	1637 N 55TH ST
43 - 5	3	125720	2885	07/12/12	\$649,950	\$768,000	1,310	7	1907	VGood	3,060	N	N	2128 N 62ND ST
43 - 5	3	955020	5130	08/15/13	\$400,000	\$423,000	1,320	7	1909	Avg	3,919	N	N	316 NE 50TH ST
43 - 5	3	336490	0440	10/25/13	\$450,000	\$463,000	1,330	7	1909	Avg	4,500	N	N	138 NE 60TH ST
43 - 5	3	955120	3505	05/20/13	\$533,000	\$580,000	1,340	7	1956	Avg	4,164	N	N	5954 KIRKWOOD PL N
43 - 5	3	955120	1885	06/26/13	\$700,000	\$753,000	1,370	7	1900	VGood	3,000	N	N	5818 WOODLAWN AVE N
43 - 5	3	385690	5520	08/05/11	\$380,000	\$473,000	1,400	7	1984	Good	3,060	N	N	2317 N 56TH ST
43 - 5	3	955120	2545	03/01/11	\$570,000	\$719,000	1,400	7	1905	VGood	4,500	N	N	5546 CANFIELD PL N
43 - 5	3	125720	0070	12/26/12	\$472,900	\$537,000	1,410	7	1924	VGood	4,080	N	N	118 NE 64TH ST
43 - 5	3	125720	0545	07/13/13	\$517,600	\$553,000	1,410	7	1906	Avg	4,080	N	N	109 NE 63RD ST
43 - 5	3	913610	1771	10/29/13	\$575,000	\$590,000	1,420	7	1952	Avg	3,745	N	N	1620 N 52ND ST
43 - 5	3	913610	3190	02/14/12	\$592,500	\$720,000	1,420	7	1924	VGood	2,520	N	N	5007 WALLINGFORD AVE N
43 - 5	3	125720	1180	07/22/13	\$649,000	\$692,000	1,420	7	1917	Avg	5,100	N	N	2352 N 61ST ST
43 - 5	3	385690	5661	08/06/13	\$536,000	\$568,000	1,424	7	2012	Avg	1,050	N	N	5435 KENSINGTON PL N
43 - 5	3	385690	2515	09/16/13	\$585,000	\$611,000	1,430	7	1929	Good	4,000	N	N	339 NE 58TH ST
43 - 5	3	952310	0325	08/04/11	\$341,000	\$425,000	1,440	7	1917	Avg	3,200	N	N	5400 GREEN LAKE WAY N
43 - 5	3	955020	4780	06/16/11	\$602,500	\$754,000	1,440	7	1924	VGood	3,919	N	N	121 NE 51ST ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	385690	1355	03/05/13	\$513,000	\$572,000	1,440	7	1922	Avg	3,750	N	N	5805 KENSINGTON PL N
43 - 5	3	385690	4020	04/22/11	\$560,000	\$704,000	1,450	7	1926	Avg	3,978	N	N	2329 N 57TH ST
43 - 5	3	385690	3505	06/21/13	\$859,550	\$926,000	1,450	7	1920	VGood	5,625	N	N	5622 KEYSTONE PL N
43 - 5	3	385690	2110	05/24/13	\$502,250	\$546,000	1,470	7	1926	Avg	3,000	N	N	5807 LATONA AVE NE
43 - 5	3	955020	1610	06/05/11	\$675,000	\$846,000	1,470	7	1928	Good	3,680	N	N	2219 N 54TH ST
43 - 5	3	913610	1821	06/28/11	\$565,000	\$706,000	1,500	7	1910	Avg	2,580	N	N	5207 WALLINGFORD AVE N
43 - 5	3	335950	0135	05/24/13	\$680,000	\$739,000	1,510	7	1925	VGood	4,000	N	N	6040 5TH AVE NE
43 - 5	3	336490	0040	05/03/13	\$350,000	\$383,000	1,520	7	1917	Avg	5,100	N	N	219 NE 65TH ST
43 - 5	3	913610	2926	03/13/12	\$650,000	\$786,000	1,520	7	1919	VGood	4,280	N	N	1631 N 51ST ST
43 - 5	3	336490	0425	05/23/11	\$499,000	\$626,000	1,520	7	1912	Avg	3,375	N	N	143 NE 61ST ST
43 - 5	3	955120	2095	05/22/13	\$595,000	\$647,000	1,520	7	1914	Avg	5,500	N	N	6216 WOODLAWN AVE N
43 - 5	3	336490	0190	02/25/13	\$533,900	\$596,000	1,530	7	1926	Good	3,060	N	N	140 NE 63RD ST
43 - 5	3	385690	5660	09/25/13	\$532,500	\$554,000	1,540	7	1909	VGood	3,455	N	N	5501 KENSINGTON PL N
43 - 5	3	955120	1850	07/02/13	\$700,000	\$751,000	1,560	7	2001	Avg	3,680	N	N	5815 MCKINLEY PL N
43 - 5	3	125720	0300	03/19/13	\$605,000	\$672,000	1,570	7	1911	Avg	3,600	N	N	133 NE 61ST ST
43 - 5	3	385690	4930	11/12/13	\$517,500	\$528,000	1,580	7	1926	Good	3,060	N	N	342 NE 55TH ST
43 - 5	3	385690	3535	01/07/11	\$535,000	\$677,000	1,580	7	1928	Good	3,750	N	N	5610 KEYSTONE PL N
43 - 5	3	955020	1540	12/18/11	\$608,900	\$746,000	1,590	7	1924	VGood	5,000	N	N	5223 KIRKWOOD PL N
43 - 5	3	955020	2990	12/08/11	\$435,000	\$534,000	1,600	7	1914	Good	4,080	N	N	320 NE 53RD ST
43 - 5	3	952310	0166	12/09/11	\$470,000	\$577,000	1,600	7	1918	Avg	3,000	N	N	1408 N 52ND ST
43 - 5	3	955020	4560	08/15/13	\$460,750	\$487,000	1,620	7	1922	Avg	3,825	N	N	125 NE 52ND ST
43 - 5	3	336490	0195	01/31/13	\$534,400	\$601,000	1,620	7	1926	Avg	3,060	N	N	138 NE 63RD ST
43 - 5	3	952810	5251	05/15/12	\$585,000	\$700,000	1,630	7	1925	VGood	3,420	N	N	6624 WOODLAWN AVE N
43 - 5	3	955020	1075	09/11/12	\$479,000	\$559,000	1,640	7	1911	Avg	3,500	N	N	5015 1ST AVE NE
43 - 5	3	952810	4625	06/25/13	\$659,950	\$710,000	1,640	7	1975	Avg	4,000	N	N	6539 4TH AVE NE
43 - 5	3	955120	2475	08/06/12	\$622,500	\$732,000	1,650	7	1913	VGood	3,000	N	N	5564 CANFIELD PL N
43 - 5	3	125720	1375	05/25/11	\$492,000	\$617,000	1,650	7	1950	Avg	3,952	N	N	2325 N 61ST ST
43 - 5	3	952810	4580	02/18/11	\$662,500	\$836,000	1,650	7	2010	Avg	6,000	N	N	6526 LATONA AVE NE
43 - 5	3	335950	0970	10/09/12	\$460,000	\$533,000	1,670	7	1921	Good	3,000	N	N	6011 4TH AVE NE
43 - 5	3	955020	3200	03/09/11	\$539,000	\$680,000	1,670	7	1919	Good	3,774	N	N	143 NE 54TH ST
43 - 5	3	955020	3950	07/22/13	\$455,000	\$485,000	1,690	7	1923	Avg	5,100	Y	N	328 NE 52ND ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	385690	2560	07/08/13	\$585,000	\$627,000	1,690	7	1918	Good	4,000	N	N	333 NE 58TH ST
43 - 5	3	125720	1050	05/10/13	\$748,000	\$817,000	1,700	7	1950	Avg	6,120	N	N	6205 1ST AVE NE
43 - 5	3	125720	2150	09/25/12	\$761,400	\$885,000	1,710	7	1924	VGood	5,568	Y	N	2134 N 64TH ST
43 - 5	3	385690	5440	02/19/13	\$699,000	\$782,000	1,720	7	1920	Good	5,100	N	N	2326 N 55TH ST
43 - 5	3	955120	1910	09/15/13	\$790,000	\$825,000	1,730	7	1910	VGood	3,000	N	N	5827 MCKINLEY PL N
43 - 5	3	955020	5140	11/10/12	\$471,000	\$542,000	1,740	7	1924	Avg	5,200	N	N	333 NE 51ST ST
43 - 5	3	335950	0041	07/23/13	\$650,000	\$692,000	1,740	7	2000	Avg	4,000	N	N	6326 5TH AVE NE
43 - 5	3	913610	1591	10/21/11	\$500,000	\$617,000	1,760	7	1916	Good	5,350	N	N	1621 N 53RD ST
43 - 5	3	385690	2800	08/24/11	\$527,000	\$655,000	1,770	7	1923	Avg	3,920	N	N	5701 LATONA AVE NE
43 - 5	3	955120	2420	10/07/11	\$675,000	\$835,000	1,780	7	1987	Avg	3,000	N	N	5576 CANFIELD PL N
43 - 5	3	922240	0770	11/30/11	\$337,000	\$414,000	1,840	7	1906	Avg	6,000	N	N	6033 6TH AVE NE
43 - 5	3	952810	5270	12/19/12	\$660,000	\$751,000	1,850	7	1906	VGood	4,500	N	N	6537 SUNNYSIDE AVE N
43 - 5	3	385690	4770	05/07/13	\$510,100	\$558,000	1,870	7	1924	Avg	3,780	N	N	354 NE 56TH ST
43 - 5	3	955020	0790	02/27/13	\$525,000	\$586,000	1,870	7	1914	Avg	3,658	N	N	2138 N 50TH ST
43 - 5	3	952310	0035	04/26/13	\$725,000	\$795,000	1,870	7	2004	Avg	5,000	N	N	5018 GREEN LAKE WAY N
43 - 5	3	125720	1535	05/04/11	\$492,500	\$619,000	1,990	7	1906	Avg	5,130	N	N	6102 CORLISS AVE N
43 - 5	3	335950	0196	07/12/12	\$411,000	\$486,000	2,000	7	1907	Avg	4,500	Y	N	6006 5TH AVE NE
43 - 5	3	922240	0605	09/25/11	\$574,000	\$711,000	2,070	7	1921	Avg	4,500	N	N	6047 6TH AVE NE
43 - 5	3	385690	4520	07/29/13	\$685,000	\$728,000	2,130	7	1912	VGood	6,000	N	N	5608 LATONA AVE NE
43 - 5	3	385690	1070	12/05/11	\$535,000	\$657,000	2,200	7	1905	Avg	4,500	N	N	5709 KIRKWOOD PL N
43 - 5	3	335950	0226	11/26/12	\$460,000	\$527,000	2,250	7	1907	Avg	4,000	N	N	6003 5TH AVE NE
43 - 5	3	955020	2010	06/12/12	\$686,000	\$816,000	2,480	7	1916	Avg	5,000	N	N	5428 KIRKWOOD PL N
43 - 5	3	955120	1265	11/28/11	\$470,000	\$578,000	900	8	1914	Good	3,481	N	N	5517 WOODLAWN AVE N
43 - 5	3	955120	1265	05/22/13	\$571,000	\$621,000	900	8	1914	Good	3,481	N	N	5517 WOODLAWN AVE N
43 - 5	3	125720	0665	07/07/11	\$550,200	\$687,000	910	8	1916	VGood	3,150	N	N	102 NE 64TH ST
43 - 5	3	125720	3025	09/08/11	\$520,000	\$645,000	960	8	1913	Good	3,060	N	N	2122 N 63RD ST
43 - 5	3	125720	2305	08/26/12	\$580,000	\$679,000	1,000	8	1906	Good	3,060	N	N	2138 N 63RD ST
43 - 5	3	955020	3675	06/06/11	\$469,950	\$589,000	1,070	8	1911	VGood	3,060	N	N	136 NE 52ND ST
43 - 5	3	335950	0435	04/26/12	\$450,000	\$540,000	1,090	8	1902	VGood	6,000	N	N	6062 4TH AVE NE
43 - 5	3	955020	1220	06/13/13	\$675,000	\$729,000	1,140	8	1922	Good	4,813	N	N	5104 KEYSTONE PL N
43 - 5	3	955020	1220	03/29/11	\$635,000	\$800,000	1,140	8	1922	Good	4,813	N	N	5104 KEYSTONE PL N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	913610	2536	08/09/12	\$593,000	\$697,000	1,210	8	1912	Good	4,000	N	N	5109 MERIDIAN AVE N
43 - 5	3	385690	4055	06/03/11	\$559,950	\$702,000	1,250	8	1922	Good	6,120	N	N	2324 N 56TH ST
43 - 5	3	922240	0025	11/15/13	\$489,500	\$499,000	1,260	8	1965	Avg	3,007	N	N	6345 6TH AVE NE
43 - 5	3	952810	4112	06/18/13	\$429,000	\$463,000	1,315	8	2003	Avg	1,075	N	N	443 C NE RAVENNA BLVD
43 - 5	3	955020	2800	07/17/13	\$535,000	\$571,000	1,340	8	1924	VGood	4,080	N	N	349 NE 54TH ST
43 - 5	3	125720	2500	11/21/13	\$694,880	\$707,000	1,480	8	1992	Avg	6,120	Y	N	2148 N 61ST ST
43 - 5	3	913610	2485	05/28/13	\$787,000	\$855,000	1,480	8	2008	Avg	3,210	N	N	1828 N 51ST ST
43 - 5	3	335950	0920	11/22/13	\$599,950	\$610,000	1,510	8	1986	Avg	3,000	N	N	6029 4TH AVE NE
43 - 5	3	385690	3391	07/27/12	\$735,000	\$866,000	1,510	8	1925	Good	4,100	N	N	5642 KEYSTONE PL N
43 - 5	3	385690	1930	09/21/11	\$575,000	\$713,000	1,560	8	1908	Good	3,000	N	N	116 NE 58TH ST
43 - 5	3	385690	4395	12/29/11	\$677,000	\$828,000	1,570	8	2000	Avg	3,200	N	N	5619 LATONA AVE NE
43 - 5	3	955120	0640	08/05/11	\$599,000	\$746,000	1,570	8	1916	Avg	4,800	N	N	5843 WOODLAWN AVE N
43 - 5	3	955020	4650	10/12/12	\$650,000	\$753,000	1,580	8	2004	Avg	3,060	N	N	109 NE 52ND ST
43 - 5	3	913610	1946	09/08/11	\$679,950	\$844,000	1,600	8	1910	VGood	3,420	N	N	5103 WOODLAWN AVE N
43 - 5	3	955120	0965	09/28/11	\$654,109	\$810,000	1,640	8	1909	Avg	7,200	N	N	5741 WOODLAWN AVE N
43 - 5	3	955120	3375	04/24/12	\$699,500	\$840,000	1,670	8	1925	VGood	3,060	N	N	5862 MCKINLEY PL N
43 - 5	3	955020	1280	08/13/13	\$767,000	\$811,000	1,680	8	1924	Good	4,140	N	N	2322 N 52ND ST
43 - 5	3	955120	0760	06/10/13	\$825,000	\$892,000	1,680	8	2004	Avg	3,000	Y	N	5839 WOODLAWN AVE N
43 - 5	3	385690	3965	06/18/13	\$856,000	\$923,000	1,690	8	1988	Avg	3,060	N	N	2317 N 57TH ST
43 - 5	3	385690	3965	06/17/13	\$856,000	\$923,000	1,690	8	1988	Avg	3,060	N	N	2317 N 57TH ST
43 - 5	3	385690	0805	04/24/12	\$580,000	\$696,000	1,710	8	1901	Good	3,000	N	N	2204 N 59TH ST
43 - 5	3	385690	1480	09/08/11	\$539,950	\$670,000	1,710	8	1995	Avg	3,000	N	N	2312 N 58TH ST
43 - 5	3	125720	1605	09/21/11	\$565,000	\$700,000	1,740	8	1904	VGood	3,060	N	N	2317 N 62ND ST
43 - 5	3	955020	0720	09/13/13	\$605,800	\$633,000	1,750	8	1929	Good	3,919	N	N	2122 N 50TH ST
43 - 5	3	385690	2658	05/16/13	\$710,000	\$774,000	1,750	8	2013	Avg	2,550	N	N	307 NE 58TH ST
43 - 5	3	385690	2655	05/23/13	\$725,000	\$789,000	1,750	8	2013	Avg	2,550	N	N	311 NE 58TH ST
43 - 5	3	385690	5380	01/08/13	\$845,000	\$957,000	1,750	8	2012	Avg	4,080	N	N	5502 1ST AVE NE
43 - 5	3	385690	2870	05/16/11	\$570,000	\$715,000	1,760	8	1995	Avg	3,000	N	N	137 NE 58TH ST
43 - 5	3	955120	3490	06/08/12	\$615,000	\$732,000	1,770	8	1984	Good	4,098	Y	N	5925 MERIDIAN AVE N
43 - 5	3	336490	0450	07/10/12	\$761,000	\$900,000	1,780	8	1907	VGood	3,375	N	N	142 NE 60TH ST
43 - 5	3	955020	0710	04/28/13	\$583,500	\$640,000	1,800	8	1929	Good	3,919	N	N	2126 N 50TH ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	913610	1301	07/13/11	\$750,000	\$936,000	1,820	8	1910	VGood	4,013	N	N	1823 N 53RD ST
43 - 5	3	955020	4640	04/05/11	\$698,500	\$879,000	1,820	8	1929	Good	2,652	N	N	5112 1ST AVE NE
43 - 5	3	125720	1995	07/26/11	\$765,000	\$954,000	1,830	8	2000	Avg	4,182	N	N	2305 N 65TH ST
43 - 5	3	125720	0298	03/21/11	\$665,000	\$838,000	1,840	8	2010	Avg	2,250	N	N	132 N 60TH ST
43 - 5	3	125720	0775	12/18/12	\$585,000	\$666,000	1,850	8	1987	Good	3,060	N	N	2405 N 65TH ST
43 - 5	3	955120	0515	09/06/13	\$945,000	\$990,000	1,850	8	1916	Good	5,586	Y	N	6205 WOODLAWN AVE N
43 - 5	3	385690	3750	06/30/11	\$710,000	\$888,000	1,860	8	1927	Good	6,075	N	N	5622 KIRKWOOD PL N
43 - 5	3	913610	2105	02/24/12	\$649,900	\$788,000	1,860	8	1914	Good	3,630	N	N	5102 WOODLAWN AVE N
43 - 5	3	955020	1665	05/16/12	\$590,000	\$705,000	1,880	8	1993	Avg	3,750	N	N	5240 KIRKWOOD PL N
43 - 5	3	335950	0301	09/21/11	\$537,000	\$666,000	1,890	8	1930	Good	4,000	N	N	6029 5TH AVE NE
43 - 5	3	125720	1730	07/26/11	\$586,000	\$731,000	1,900	8	1990	Good	3,060	N	N	2307 N 63RD ST
43 - 5	3	125720	0255	07/26/12	\$639,000	\$753,000	1,900	8	1988	Good	3,060	N	N	119 NE 62ND ST
43 - 5	3	955020	1970	06/18/13	\$760,000	\$820,000	1,940	8	1906	Good	4,375	N	N	5427 KIRKWOOD PL N
43 - 5	3	955020	4490	06/13/12	\$900,000	\$1,070,000	1,940	8	1926	VGood	4,284	N	N	137 NE 52ND ST
43 - 5	3	336490	0365	07/31/12	\$760,000	\$895,000	1,950	8	1908	Good	6,120	N	N	146 NE 61ST ST
43 - 5	3	913610	0776	08/28/12	\$849,000	\$993,000	1,970	8	2003	Avg	5,350	N	N	1612 N 53RD ST
43 - 5	3	385690	3620	08/20/13	\$775,000	\$817,000	1,980	8	2006	Avg	6,000	N	N	5609 KIRKWOOD PL N
43 - 5	3	955020	1582	10/18/11	\$620,400	\$766,000	2,010	8	1983	Good	4,054	N	N	2201 N 54TH ST
43 - 5	3	913610	2011	07/01/13	\$915,000	\$982,000	2,060	8	1908	VGood	4,040	N	N	1625 N 52ND ST
43 - 5	3	385690	0195	06/13/12	\$595,000	\$707,000	2,150	8	1910	Avg	3,000	N	N	5916 LATONA AVE NE
43 - 5	3	385690	3215	12/31/12	\$860,000	\$976,000	2,160	8	1926	VGood	4,000	N	N	2329 N 58TH ST
43 - 5	3	125720	2664	11/07/13	\$1,048,000	\$1,072,000	2,180	8	2008	Avg	5,250	N	N	2128 N 60TH ST
43 - 5	3	125720	1985	05/10/13	\$900,000	\$983,000	2,190	8	2013	Avg	4,182	N	N	2309 N 65TH ST
43 - 5	3	955120	1275	05/28/13	\$800,000	\$869,000	2,220	8	1900	Good	4,200	N	N	5525 WOODLAWN AVE N
43 - 5	3	125720	1925	05/27/11	\$730,000	\$915,000	2,280	8	1907	VGood	4,080	N	N	2310 N 64TH ST
43 - 5	3	955020	0920	03/01/11	\$849,888	\$1,072,000	2,280	8	1902	VGood	5,232	N	N	2315 N 51ST ST
43 - 5	3	385690	3455	12/27/13	\$860,000	\$862,000	2,340	8	1993	Avg	4,050	N	N	2101 N 57TH ST
43 - 5	3	913610	2256	08/15/12	\$785,000	\$921,000	2,480	8	1914	Good	4,013	N	N	1851 N 52ND ST
43 - 5	3	922240	0791	06/23/11	\$530,000	\$663,000	2,550	8	1988	Avg	5,000	N	N	6019 6TH AVE NE
43 - 5	3	385690	1310	11/07/12	\$767,999	\$884,000	1,150	9	2004	Avg	3,500	N	N	5711 KENSINGTON PL N
43 - 5	3	955120	2350	08/13/13	\$1,007,000	\$1,065,000	1,910	9	2013	Avg	3,918	N	N	5542 WALLINGFORD AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 5	3	336490	0265	12/31/12	\$899,950	\$1,021,000	1,950	9	2004	Avg	3,060	N	N	152 NE 62ND ST
43 - 5	3	955120	2945	03/01/12	\$765,000	\$927,000	2,000	9	2004	Avg	3,260	N	N	5663 KEYSTONE PL N
43 - 5	3	125720	1630	05/16/12	\$879,000	\$1,051,000	2,060	9	2005	Avg	3,060	N	N	2328 N 62ND ST
43 - 5	3	335950	0420	10/31/11	\$750,000	\$925,000	2,070	9	2011	Avg	2,996	N	N	417 NE 63RD ST
43 - 5	3	385690	0800	08/16/11	\$800,000	\$995,000	2,100	9	1996	Good	3,000	N	N	2202 N 59TH ST
43 - 5	3	385690	0225	09/04/12	\$750,000	\$876,000	2,160	9	1912	VGood	6,000	N	N	308 NE 59TH ST
43 - 5	3	125720	1106	05/17/13	\$900,000	\$981,000	2,160	9	2013	Avg	3,059	N	N	6115 1ST AVE NE
43 - 5	3	955020	1110	07/01/11	\$945,000	\$1,181,000	2,210	9	2005	Avg	4,590	N	N	2332 N 51ST ST
43 - 5	3	125720	1170	10/11/13	\$1,000,000	\$1,034,000	2,260	9	1985	Avg	6,120	N	N	2356 N 61ST ST
43 - 5	3	125720	1065	06/26/12	\$975,000	\$1,156,000	2,270	9	2003	Avg	4,080	N	N	2344 N 62ND ST
43 - 5	3	952810	0340	07/05/13	\$1,125,000	\$1,206,000	2,390	9	2013	Avg	3,630	N	N	6639 WOODLAWN AVE N
43 - 5	3	385690	0360	02/13/12	\$1,092,000	\$1,327,000	2,580	9	2011	Avg	3,996	N	N	124 NE 59TH ST
43 - 5	3	385690	0360	09/24/13	\$1,400,000	\$1,457,000	2,580	9	2011	Avg	3,996	N	N	124 NE 59TH ST
43 - 5	3	125720	0315	03/09/11	\$850,000	\$1,072,000	2,700	9	2004	Avg	4,275	N	N	124 NE 60TH ST
43 - 5	3	385690	0361	03/29/12	\$1,169,000	\$1,410,000	2,700	9	2011	Avg	3,996	N	N	128 NE 59TH ST
43 - 5	3	952810	5306	08/15/13	\$1,025,000	\$1,083,000	2,750	9	2003	Avg	4,500	N	N	6541 CHAPIN PL N
43 - 5	3	955120	1240	01/09/12	\$875,000	\$1,069,000	2,800	9	2011	Avg	4,000	N	N	5524 ASHWORTH AVE N
43 - 5	3	955120	3165	09/17/13	\$1,300,000	\$1,357,000	3,030	9	1916	VGood	8,369	N	N	5826 MCKINLEY PL N
43 - 5	3	385690	1215	08/12/12	\$1,225,000	\$1,439,000	3,050	9	2005	Avg	5,618	N	N	5726 KIRKWOOD PL N
43 - 5	3	125720	1845	06/14/13	\$1,325,000	\$1,431,000	2,580	10	2007	Avg	4,590	N	N	2319 N 64TH ST
43 - 5	3	385690	1225	06/23/11	\$1,195,000	\$1,495,000	3,050	10	2005	Avg	5,618	N	N	5720 KIRKWOOD PL N
43 - 5	3	385690	4265	05/13/13	\$1,385,000	\$1,511,000	3,240	10	2007	Avg	6,120	N	N	114 NE 56TH ST
43 - 5	3	385690	0780	03/02/11	\$1,225,000	\$1,545,000	3,510	10	2007	Avg	6,000	N	N	2207 N 60TH ST
43 - 5	3	125720	2745	10/08/13	\$1,500,000	\$1,553,000	3,520	10	2010	Avg	5,400	N	N	6014 MERIDIAN AVE N
43 - 5	6	125720	3180	07/23/13	\$870,000	\$927,000	1,730	8	1991	Avg	2,508	Y	N	6406 E GREEN LAKE WAY N
43 - 5	6	952810	0275	04/13/12	\$925,000	\$1,113,000	2,070	8	1999	Avg	4,251	Y	N	6644 E GREEN LAKE WAY N
43 - 5	6	955120	0875	09/28/11	\$1,100,000	\$1,362,000	2,530	9	2007	Avg	2,480	Y	N	5770 ASHWORTH AVE N
43 - 7	1	226450	0012	06/07/11	\$280,000	\$351,000	670	5	1904	VGood	2,520	N	N	3843 CARR PL N
43 - 7	1	408330	6043	12/17/13	\$349,000	\$351,000	770	6	1907	Avg	1,800	Y	N	3516 CARR PL N
43 - 7	1	226450	0170	11/21/11	\$444,000	\$546,000	910	6	1918	VGood	4,050	N	N	1502 N 36TH ST
43 - 7	1	408330	5070	05/18/13	\$407,000	\$443,000	1,335	6	1918	Good	3,230	Y	N	2212 N 36TH ST

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 7	1	226450	0305	08/24/12	\$405,000	\$474,000	1,350	6	1906	VGood	4,500	N	N	3652 ASHWORTH AVE N
43 - 7	1	226450	0125	10/24/11	\$431,000	\$532,000	730	7	1918	VGood	3,600	N	N	3615 CARR PL N
43 - 7	1	182504	9156	04/27/13	\$323,000	\$354,000	740	7	2004	Avg	1,228	N	N	3807 A INTERLAKE AVE N
43 - 7	1	408330	6360	05/12/11	\$439,950	\$552,000	830	7	1921	Good	3,420	N	N	3501 BURKE AVE N
43 - 7	1	408330	5940	08/01/13	\$655,000	\$696,000	840	7	1951	VGood	4,275	N	N	3631 WOODLAWN AVE N
43 - 7	1	035400	0030	04/02/12	\$437,000	\$527,000	870	7	1924	Good	3,200	N	N	3536 MERIDIAN AVE N
43 - 7	1	226450	0425	05/22/12	\$459,000	\$548,000	880	7	1930	Good	4,400	N	N	3526 ASHWORTH AVE N
43 - 7	1	917860	1465	08/22/11	\$391,000	\$486,000	880	7	1920	Avg	3,300	Y	N	2508 N 39TH ST
43 - 7	1	408330	5485	04/22/11	\$368,000	\$463,000	890	7	1926	Good	2,280	N	N	1815 N 37TH ST
43 - 7	1	408330	4655	01/28/13	\$411,190	\$463,000	890	7	1909	Avg	3,420	N	N	3728 BAGLEY AVE N
43 - 7	1	408330	5075	09/04/12	\$425,000	\$497,000	910	7	1916	Avg	3,990	Y	N	3611 CORLISS AVE N
43 - 7	1	408330	5960	08/23/12	\$506,000	\$593,000	930	7	1911	Good	3,600	N	N	1554 N 36TH ST
43 - 7	1	408330	2795	02/25/13	\$588,000	\$657,000	970	7	1916	Good	3,600	N	N	3914 BURKE AVE N
43 - 7	1	408330	6240	05/18/11	\$599,000	\$752,000	990	7	1927	VGood	3,120	N	N	3504 DENSMORE AVE N
43 - 7	1	408330	3200	08/22/12	\$474,000	\$555,000	1,020	7	1913	Good	4,332	N	N	3811 CORLISS AVE N
43 - 7	1	408330	2930	07/22/13	\$575,000	\$613,000	1,030	7	1925	Avg	4,104	Y	N	3811 EASTERN AVE N
43 - 7	1	408330	6475	07/03/13	\$515,000	\$552,000	1,080	7	1909	Avg	6,000	N	N	3515 MERIDIAN AVE N
43 - 7	1	408330	3775	06/21/12	\$582,675	\$692,000	1,090	7	1908	VGood	6,840	N	N	3802 DENSMORE AVE N
43 - 7	1	408330	4140	04/23/12	\$560,000	\$672,000	1,090	7	1915	VGood	3,420	N	N	3710 DENSMORE AVE N
43 - 7	1	226450	0110	06/16/13	\$480,000	\$518,000	1,160	7	1900	Good	3,450	N	N	3623 CARR PL N
43 - 7	1	408330	3525	05/27/13	\$640,000	\$695,000	1,160	7	1921	Good	4,275	N	N	3810 BURKE AVE N
43 - 7	1	408330	5820	07/24/13	\$424,000	\$452,000	1,180	7	1906	Avg	3,852	N	N	1610 N 36TH ST
43 - 7	1	226450	0935	05/06/13	\$430,000	\$470,000	1,180	7	1900	Good	2,228	N	N	3618 INTERLAKE AVE N
43 - 7	1	408330	6165	12/08/12	\$557,000	\$636,000	1,190	7	1906	Avg	7,280	N	N	1609 N 36TH ST
43 - 7	1	408330	6125	03/06/12	\$545,000	\$660,000	1,200	7	1925	VGood	3,230	N	N	1604 N 35TH ST
43 - 7	1	408330	4345	08/15/13	\$565,000	\$597,000	1,334	7	1913	Good	3,613	N	N	3735 MERIDIAN AVE N
43 - 7	1	226450	0080	08/21/11	\$502,500	\$625,000	1,370	7	1916	Good	3,600	N	N	3655 CARR PL N
43 - 7	1	408330	4925	05/30/12	\$667,500	\$796,000	1,370	7	1925	VGood	4,320	N	N	2409 N 38TH ST
43 - 7	1	408330	5910	05/05/11	\$615,000	\$772,000	1,370	7	1919	Good	4,560	N	N	3642 WOODLAWN AVE N
43 - 7	1	049550	0335	10/09/12	\$505,000	\$585,000	1,400	7	1910	Avg	5,700	N	N	3827 DENSMORE AVE N
43 - 7	1	408330	6070	09/28/11	\$590,000	\$731,000	1,400	7	1928	VGood	3,420	N	N	3531 DENSMORE AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 7	1	917860	1700	06/03/13	\$600,000	\$650,000	1,410	7	1924	Good	1,817	Y	N	2109 N 39TH ST
43 - 7	1	917860	0690	06/10/12	\$472,500	\$562,000	1,420	7	1918	Avg	5,700	N	N	3922 BAGLEY AVE N
43 - 7	1	408330	3855	08/19/13	\$595,000	\$628,000	1,430	7	1911	Good	3,648	N	N	3819 DENSMORE AVE N
43 - 7	1	803270	0152	10/11/11	\$315,000	\$389,000	1,440	7	2004	Avg	1,544	N	N	3835 B INTERLAKE AVE N
43 - 7	1	944530	0075	07/19/12	\$625,575	\$738,000	1,450	7	1926	VGood	3,365	N	N	1406 N 39TH ST
43 - 7	1	408330	5945	11/17/11	\$630,000	\$775,000	1,460	7	1918	VGood	5,130	N	N	3629 WOODLAWN AVE N
43 - 7	1	408330	3820	05/09/12	\$630,000	\$754,000	1,490	7	1905	VGood	3,040	N	N	1703 N 39TH ST
43 - 7	1	408330	4130	02/19/13	\$450,000	\$504,000	1,500	7	1977	Avg	3,420	N	N	3704 DENSMORE AVE N
43 - 7	1	408330	6350	10/08/12	\$555,000	\$643,000	1,520	7	1900	Avg	6,840	N	N	3509 BURKE AVE N
43 - 7	1	408330	6540	03/07/11	\$605,000	\$763,000	1,550	7	1900	VGood	4,800	N	N	3530 BURKE AVE N
43 - 7	1	408330	6330	02/04/11	\$499,950	\$632,000	1,600	7	1911	Good	4,560	N	N	3523 BURKE AVE N
43 - 7	1	408330	3940	02/07/11	\$569,000	\$719,000	1,600	7	1924	VGood	3,420	N	N	3819 WOODLAWN AVE N
43 - 7	1	408330	3385	05/23/12	\$650,000	\$776,000	1,600	7	1925	VGood	3,420	Y	N	2108 N 38TH ST
43 - 7	1	944530	0110	12/04/11	\$680,000	\$835,000	1,650	7	2011	Avg	8,332	N	N	1516 N 39TH ST
43 - 7	1	408330	5220	03/04/13	\$501,500	\$559,000	1,680	7	1912	Avg	3,420	Y	N	2114 N 36TH ST
43 - 7	1	408330	3910	08/22/11	\$480,000	\$597,000	1,700	7	1900	Avg	6,840	N	N	3822 WOODLAWN AVE N
43 - 7	1	392540	0080	04/10/13	\$625,000	\$689,000	1,750	7	1928	VGood	3,781	N	N	1401 N 40TH ST
43 - 7	1	408330	2675	06/08/11	\$340,000	\$426,000	1,760	7	1916	Avg	4,560	N	N	3926 WALLINGFORD AVE N
43 - 7	1	408330	3430	05/03/12	\$590,000	\$707,000	1,840	7	1980	VGood	4,200	N	N	1913 N 39TH ST
43 - 7	1	226450	0915	04/19/12	\$640,000	\$769,000	1,970	7	1910	VGood	5,500	N	N	1408 N 36TH ST
43 - 7	1	408330	4950	10/10/11	\$581,500	\$719,000	2,040	7	1925	Good	6,840	Y	N	3645 SUNNYSIDE AVE N
43 - 7	1	408330	5275	04/11/12	\$845,000	\$1,017,000	2,060	7	1924	VGood	4,560	N	N	3618 MERIDIAN AVE N
43 - 7	1	917860	1670	09/13/12	\$499,000	\$582,000	2,080	7	1911	Avg	3,708	N	N	3833 SUNNYSIDE AVE N
43 - 7	1	392540	0160	12/18/12	\$715,000	\$814,000	2,260	7	1926	Good	3,883	N	N	3926 ASHWORTH AVE N
43 - 7	1	408330	6621	01/08/13	\$379,950	\$430,000	930	8	2008	Avg	980	N	N	1907 A N 35TH ST
43 - 7	1	803270	0111	03/01/13	\$470,000	\$524,000	1,020	8	2007	Avg	1,399	N	N	3818 B INTERLAKE AVE N
43 - 7	1	803270	0067	02/14/11	\$358,000	\$452,000	1,050	8	2007	Avg	1,150	N	N	3835 B ASHWORTH AVE N
43 - 7	1	226450	0936	06/27/13	\$628,000	\$675,000	1,160	8	2007	Avg	2,185	N	N	3616 INTERLAKE AVE N
43 - 7	1	104800	0070	05/07/12	\$400,000	\$479,000	1,240	8	2008	Avg	929	N	N	3453 MERIDIAN AVE N
43 - 7	1	104800	0050	03/30/12	\$400,000	\$482,000	1,240	8	2008	Avg	1,191	N	N	3457 MERIDIAN AVE N
43 - 7	1	104800	0020	05/17/11	\$390,000	\$489,000	1,240	8	2008	Avg	949	N	N	3465 MERIDIAN AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 7	1	104800	0030	03/24/11	\$390,000	\$491,000	1,240	8	2008	Avg	929	N	N	3463 MERIDIAN AVE N
43 - 7	1	408330	6556	09/11/13	\$468,500	\$490,000	1,260	8	2008	Avg	1,140	N	N	3425 MERIDIAN AVE N
43 - 7	1	803270	0071	06/22/11	\$420,000	\$525,000	1,320	8	2008	Avg	1,250	N	N	3833 B ASHWORTH AVE N
43 - 7	1	803270	0077	01/10/13	\$553,000	\$626,000	1,360	8	2006	Avg	1,694	N	N	3829 B ASHWORTH AVE N
43 - 7	1	104800	0140	04/03/12	\$380,000	\$458,000	1,370	8	2008	Avg	1,139	N	N	3443 MERIDIAN AVE N
43 - 7	1	803270	0075	02/20/13	\$562,600	\$629,000	1,370	8	2006	Avg	1,765	N	N	3827 A ASHWORTH AVE N
43 - 7	1	392540	0175	01/24/12	\$490,000	\$597,000	1,380	8	1925	Avg	3,073	N	N	1513 N DOROTHY PL
43 - 7	1	944530	0055	06/28/11	\$750,000	\$938,000	1,410	8	2006	Avg	3,911	N	N	3909 ASHWORTH AVE N
43 - 7	1	226450	0947	08/19/11	\$480,000	\$597,000	1,440	8	2008	Avg	1,526	N	N	3630 C INTERLAKE AVE N
43 - 7	1	408330	5632	10/26/12	\$462,500	\$534,000	1,510	8	2003	Avg	1,506	N	N	3635 C WALLINGFORD AVE N
43 - 7	1	226450	0036	02/20/12	\$546,242	\$663,000	1,570	8	2012	Avg	1,800	N	N	3825 CARR PL N
43 - 7	1	226450	0035	05/09/12	\$592,000	\$709,000	1,570	8	2012	Avg	1,800	N	N	3827 CARR PL N
43 - 7	1	392540	0115	07/15/13	\$765,000	\$817,000	1,570	8	1925	Good	3,842	N	N	3925 ASHWORTH AVE N
43 - 7	1	226450	1038	08/12/13	\$462,000	\$489,000	1,610	8	2008	Avg	1,184	N	N	3607 A INTERLAKE AVE N
43 - 7	1	226450	1036	10/12/12	\$466,000	\$540,000	1,610	8	2008	Avg	1,065	N	N	3605 B INTERLAKE AVE N
43 - 7	1	226450	1002	06/27/12	\$530,000	\$628,000	1,620	8	2009	Avg	1,845	N	N	3817 INTERLAKE AVE N
43 - 7	1	408330	3690	07/08/13	\$755,000	\$809,000	1,630	8	2013	Avg	3,420	N	N	3824 WALLINGFORD AVE N
43 - 7	1	803270	0149	01/04/11	\$469,950	\$594,000	1,650	8	2009	Avg	1,366	N	N	3827 A INTERLAKE AVE N
43 - 7	1	049550	0005	04/25/12	\$610,000	\$732,000	1,680	8	1916	Good	3,600	N	N	3939 WOODLAWN AVE N
43 - 7	1	803270	0099	05/03/12	\$527,000	\$632,000	1,690	8	2006	Avg	1,449	N	N	3802 INTERLAKE AVE N
43 - 7	1	035400	0067	11/18/11	\$465,000	\$572,000	1,710	8	1927	Avg	3,200	Y	N	2119 N 36TH ST
43 - 7	1	803270	0003	10/19/11	\$481,000	\$594,000	1,740	8	2005	Avg	1,817	N	N	3806 ASHWORTH AVE N
43 - 7	1	917860	0700	05/18/12	\$805,000	\$962,000	1,770	8	2005	Avg	5,700	N	N	3932 BAGLEY AVE N
43 - 7	1	803270	0020	11/15/13	\$605,000	\$617,000	1,820	8	2007	Avg	1,679	N	N	3826 ASHWORTH AVE N
43 - 7	1	803270	0021	12/07/12	\$590,000	\$674,000	1,820	8	2007	Avg	1,680	N	N	3824 ASHWORTH AVE N
43 - 7	1	408330	5020	09/12/11	\$635,000	\$788,000	1,860	8	1983	Good	6,840	Y	N	3644 CORLISS AVE N
43 - 7	1	408330	4740	03/21/13	\$625,000	\$693,000	1,930	8	1980	Avg	3,420	Y	N	3715 SUNNYSIDE AVE N
43 - 7	1	917860	1350	03/05/13	\$1,000,000	\$1,115,000	2,110	8	1924	VGood	5,300	N	N	3926 SUNNYSIDE AVE N
43 - 7	1	408330	4540	05/18/12	\$879,000	\$1,050,000	2,170	8	1928	VGood	4,560	Y	N	3718 MERIDIAN AVE N
43 - 7	1	226450	0930	08/30/13	\$660,000	\$694,000	2,400	8	1976	Avg	4,400	N	N	3612 INTERLAKE AVE N
43 - 7	1	035400	0070	10/29/13	\$880,000	\$904,000	2,710	8	1990	Avg	6,000	Y	N	3531 BAGLEY AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 7	1	408330	6406	01/23/12	\$617,000	\$752,000	1,840	9	2009	Avg	1,595	N	N	1809 N 36TH ST
43 - 7	1	408330	6407	01/29/13	\$696,500	\$784,000	1,840	9	2009	Avg	1,595	N	N	1811 N 36TH ST
43 - 7	1	408330	3270	03/25/13	\$1,095,000	\$1,213,000	2,410	9	2006	Avg	4,560	N	N	3812 BAGLEY AVE N
43 - 7	1	408330	5795	11/28/12	\$1,049,000	\$1,201,000	3,020	9	2012	Avg	4,560	N	N	3627 DENSMORE AVE N
43 - 7	1	035400	0040	06/05/12	\$925,000	\$1,102,000	1,790	10	2007	Avg	3,200	N	N	2109 N 36TH ST
43 - 7	1	408330	2890	06/23/11	\$1,350,000	\$1,689,000	3,470	10	2008	Avg	3,940	Y	N	2506 N 38TH ST
43 - 7	2	007200	0018	01/08/13	\$245,750	\$278,000	580	6	1943	Avg	1,429	N	N	1108 N 41ST ST
43 - 7	2	230640	0075	05/13/13	\$450,000	\$491,000	860	7	1923	Avg	4,561	N	N	4214 MIDVALE AVE N
43 - 7	2	197220	1870	05/20/13	\$351,000	\$382,000	870	7	1925	Avg	3,200	N	N	3829 WHITMAN AVE N
43 - 7	2	230640	0060	01/11/13	\$480,000	\$543,000	870	7	1925	Good	4,920	N	N	4224 MIDVALE AVE N
43 - 7	2	386340	0010	05/17/12	\$320,000	\$382,000	950	7	1915	Avg	3,172	N	N	1204 N 43RD ST
43 - 7	2	397540	0362	10/24/12	\$424,950	\$491,000	990	7	1916	Good	3,000	N	N	3926 MIDVALE AVE N
43 - 7	2	397540	0350	05/22/13	\$328,000	\$357,000	1,010	7	1906	Fair	6,000	N	N	3920 MIDVALE AVE N
43 - 7	2	007200	0045	06/20/11	\$534,000	\$668,000	1,020	7	1950	VGood	4,005	N	N	4112 MIDVALE AVE N
43 - 7	2	193130	0022	09/06/11	\$539,500	\$670,000	1,080	7	1906	VGood	5,884	N	N	4117 WOODLAND PARK AVE N
43 - 7	2	197220	2520	11/05/12	\$480,993	\$554,000	1,080	7	1952	Avg	2,934	N	N	929 N 35TH ST
43 - 7	2	686520	0992	01/11/13	\$435,000	\$492,000	1,090	7	1926	VGood	2,600	N	N	1107 N MIDVALE PL
43 - 7	2	193130	0040	08/17/11	\$400,000	\$498,000	1,360	7	1910	Good	3,200	N	N	4107 WOODLAND PARK AVE N
43 - 7	2	007200	0060	09/11/12	\$660,000	\$770,000	1,380	7	1927	Good	4,005	N	N	4102 MIDVALE AVE N
43 - 7	2	397540	0235	06/18/12	\$615,000	\$731,000	1,420	7	1906	VGood	4,000	N	N	3914 WOODLAND PARK AVE N
43 - 7	2	197220	2300	11/29/11	\$514,000	\$632,000	1,450	7	1900	VGood	3,000	N	N	911 N 36TH ST
43 - 7	2	952110	1660	01/15/13	\$390,000	\$441,000	1,500	7	1926	Avg	5,000	N	N	1017 N 46TH ST
43 - 7	2	229390	0120	06/28/12	\$579,900	\$687,000	1,510	7	1905	VGood	3,000	N	N	4121 MIDVALE AVE N
43 - 7	2	193130	0193	04/03/12	\$361,000	\$435,000	1,560	7	1909	Avg	4,560	N	N	4004 WHITMAN AVE N
43 - 7	2	397540	0480	07/30/13	\$600,000	\$638,000	1,620	7	1910	Good	4,000	N	N	4038 MIDVALE AVE N
43 - 7	2	193130	0155	12/16/11	\$625,000	\$766,000	1,640	7	1922	VGood	4,800	N	N	4023 WOODLAND PARK AVE N
43 - 7	2	193130	0095	04/23/13	\$595,000	\$653,000	1,690	7	1907	Good	4,800	N	N	4122 WHITMAN AVE N
43 - 7	2	193130	0210	08/07/13	\$630,000	\$668,000	1,940	7	1918	Good	4,800	Y	N	4022 WHITMAN AVE N
43 - 7	2	197220	1850	03/15/11	\$506,000	\$638,000	2,100	7	1900	Good	4,227	N	N	916 N 36TH ST
43 - 7	2	193130	0560	09/26/11	\$335,000	\$415,000	2,210	7	1904	Avg	3,184	N	N	4001 WHITMAN AVE N
43 - 7	2	197220	2385	04/25/11	\$419,950	\$528,000	800	8	2008	Avg	1,562	N	N	3506 TROLL AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 7	2	197220	2384	03/24/11	\$430,000	\$542,000	960	8	2008	Avg	1,873	N	N	3508 TROLL AVE N
43 - 7	2	197220	1903	03/12/12	\$280,000	\$339,000	990	8	2003	Avg	778	N	N	3814 WINSLOW PL N
43 - 7	2	193130	0413	10/16/13	\$399,000	\$412,000	990	8	2008	Avg	1,200	N	N	916 N 39TH ST
43 - 7	2	193130	0307	04/03/13	\$435,000	\$481,000	990	8	2008	Avg	1,196	N	N	3900 WHITMAN AVE N
43 - 7	2	193130	0304	02/08/13	\$429,000	\$482,000	990	8	2008	Avg	1,197	N	N	3906 WHITMAN AVE N
43 - 7	2	193130	0415	05/29/12	\$372,000	\$444,000	990	8	2008	Avg	1,176	N	N	920 N 39TH ST
43 - 7	2	197220	2222	10/02/13	\$405,000	\$420,000	1,110	8	2005	Avg	1,315	N	N	1017 C N 39TH ST
43 - 7	2	569450	0530	12/19/11	\$351,000	\$430,000	1,110	8	2003	Avg	1,197	Y	N	956 D N 42ND ST
43 - 7	2	197220	2200	09/19/13	\$400,000	\$417,000	1,180	8	2008	Avg	1,720	N	N	3609 ALBION PL N
43 - 7	2	193130	0408	10/21/11	\$373,000	\$461,000	1,180	8	2008	Avg	1,160	N	N	3907 WHITMAN AVE N
43 - 7	2	193130	0410	12/22/11	\$383,000	\$469,000	1,180	8	2008	Avg	950	N	N	3903 WHITMAN AVE N
43 - 7	2	193130	0409	05/29/12	\$405,000	\$483,000	1,180	8	2008	Avg	1,371	N	N	3905 WHITMAN AVE N
43 - 7	2	193130	0310	12/06/13	\$412,250	\$417,000	1,210	8	2008	Avg	1,200	N	N	1006 N 39TH ST
43 - 7	2	193130	0311	02/20/13	\$429,950	\$481,000	1,210	8	2008	Avg	1,200	N	N	1004 N 39TH ST
43 - 7	2	569450	1147	04/17/13	\$433,000	\$476,000	1,250	8	1999	Avg	1,662	N	N	4322 WHITMAN AVE N
43 - 7	2	182504	9015	05/19/11	\$580,000	\$728,000	1,250	8	1908	VGood	3,680	N	N	4200 WOODLAND PARK AVE N
43 - 7	2	193130	0681	03/14/12	\$360,000	\$435,000	1,280	8	2004	Avg	985	Y	N	4103 A WHITMAN AVE N
43 - 7	2	782120	0388	02/20/12	\$359,500	\$436,000	1,290	8	2001	Avg	1,204	N	N	4454 WOODLAND PARK AVE N
43 - 7	2	197220	2183	08/30/12	\$452,000	\$529,000	1,290	8	2007	Avg	1,234	Y	N	3619 A ALBION PL N
43 - 7	2	197220	2188	06/08/12	\$447,600	\$533,000	1,290	8	2007	Avg	1,234	Y	N	3611 A ALBION PL N
43 - 7	2	197220	1812	01/10/12	\$326,199	\$398,000	1,300	8	2006	Avg	933	N	N	3624 WINSLOW PL N
43 - 7	2	569450	0375	03/10/11	\$356,500	\$449,000	1,300	8	2006	Avg	1,117	N	N	4262 B WINSLOW PL N
43 - 7	2	569450	1044	05/14/12	\$392,000	\$469,000	1,300	8	2007	Avg	1,114	N	N	4306 B WINSLOW PL N
43 - 7	2	952110	1639	08/23/13	\$439,000	\$463,000	1,310	8	2008	Avg	1,140	N	N	4507A WOODLAND PARK AVE N
43 - 7	2	197220	2182	04/04/12	\$447,000	\$538,000	1,380	8	2007	Avg	1,058	Y	N	3619 B ALBION PL N
43 - 7	2	197220	1962	03/20/13	\$453,500	\$503,000	1,410	8	2007	Avg	980	Y	N	3824 B WHITMAN AVE N
43 - 7	2	197220	1961	10/12/12	\$448,000	\$519,000	1,410	8	2007	Avg	1,309	Y	N	3824 C WHITMAN AVE N
43 - 7	2	193130	0520	10/31/11	\$370,000	\$456,000	1,430	8	1999	Avg	918	N	N	4033 B WHITMAN AVE N
43 - 7	2	197220	2505	06/15/11	\$445,000	\$557,000	1,540	8	2004	Avg	1,256	N	N	919 A N 35TH ST
43 - 7	2	197220	2382	01/11/11	\$399,950	\$506,000	1,545	8	2008	Avg	776	N	N	3502 TROLL AVE N
43 - 7	2	193130	0055	06/03/13	\$562,057	\$609,000	1,630	8	1910	Avg	3,200	Y	N	4103 WOODLAND PARK AVE N

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 7	2	197220	2508	10/11/11	\$435,862	\$539,000	1,730	8	2004	Avg	1,307	N	N	921 A N 35TH ST
43 - 7	2	007200	0035	05/24/13	\$885,000	\$962,000	1,750	8	2013	Avg	4,109	N	N	4111 MIDVALE AVE N
43 - 7	2	197220	2506	06/07/13	\$519,950	\$563,000	1,770	8	2004	Avg	967	N	N	919 B N 35TH ST
43 - 7	2	397540	0170	08/04/11	\$690,000	\$860,000	2,590	8	2011	Avg	4,218	N	N	3929 MIDVALE AVE N
43 - 8	0	408380	2123	08/15/13	\$590,000	\$623,000	1,424	8	2013	Avg	1,675	N	N	1610 N 46TH ST
43 - 8	0	408380	2124	07/02/13	\$600,000	\$644,000	1,528	8	2013	Avg	1,128	N	N	1612 N 46TH ST
43 - 8	1	408380	1238	05/15/12	\$278,103	\$333,000	550	6	1944	Avg	1,980	N	N	1920 N 48TH ST
43 - 8	1	051000	3363	12/06/11	\$429,000	\$527,000	900	6	1908	VGood	2,640	N	N	2408 N 43RD ST
43 - 8	1	420690	1530	07/01/11	\$290,000	\$362,000	1,090	6	1900	Fair	4,000	N	N	4019 2ND AVE NE
43 - 8	1	408330	1980	03/21/12	\$383,000	\$463,000	1,180	6	1925	Avg	3,690	N	N	4006 BURKE AVE N
43 - 8	1	420690	1205	06/14/13	\$515,000	\$556,000	1,180	6	1906	Good	4,000	N	N	4030 LATONA AVE NE
43 - 8	1	408380	1675	11/05/13	\$450,000	\$461,000	820	7	1924	Avg	2,880	N	N	4707 BURKE AVE N
43 - 8	1	051000	1795	04/13/11	\$335,000	\$421,000	820	7	1941	Avg	4,275	N	N	4413 EASTERN AVE N
43 - 8	1	051000	4565	03/01/12	\$562,000	\$681,000	840	7	1941	Good	5,700	N	N	4212 MERIDIAN AVE N
43 - 8	1	917860	0540	07/06/11	\$470,000	\$587,000	850	7	1925	Good	3,200	N	N	2202 N 40TH ST
43 - 8	1	420690	1380	08/29/13	\$521,800	\$549,000	860	7	1916	Good	4,000	N	N	4010 2ND AVE NE
43 - 8	1	313120	1815	07/15/13	\$355,000	\$379,000	890	7	1926	Avg	3,653	Y	N	4311 5TH AVE NE
43 - 8	1	783480	0135	07/26/11	\$452,000	\$564,000	910	7	1910	Good	2,963	N	N	4631 1ST AVE NE
43 - 8	1	051000	2508	06/07/11	\$345,000	\$432,000	910	7	2003	Avg	1,116	N	N	4410 B MERIDIAN AVE N
43 - 8	1	408380	2330	10/05/11	\$435,000	\$538,000	920	7	1927	Good	2,250	N	N	4611 BURKE AVE N
43 - 8	1	881840	0245	05/22/13	\$650,000	\$707,000	920	7	1906	VGood	4,080	N	N	4536 2ND AVE NE
43 - 8	1	051000	2521	10/02/12	\$369,950	\$429,000	925	7	2005	Avg	1,115	N	N	4412 A MERIDIAN AVE N
43 - 8	1	686520	0803	08/28/12	\$328,000	\$384,000	930	7	2005	Avg	1,335	N	N	4610 INTERLAKE AVE N
43 - 8	1	881840	0300	08/30/13	\$518,000	\$544,000	940	7	1949	Good	4,390	N	N	4516 THACKERAY PL NE
43 - 8	1	313120	1340	10/02/13	\$582,000	\$604,000	940	7	1923	Good	4,200	N	N	308 NE 43RD ST
43 - 8	1	408380	0630	08/22/11	\$385,000	\$479,000	970	7	1924	Good	3,333	N	N	1627 N 49TH ST
43 - 8	1	917860	0925	07/30/12	\$480,000	\$565,000	970	7	1927	Avg	3,240	N	N	4018 CORLISS AVE N
43 - 8	1	313120	0025	01/17/11	\$389,950	\$493,000	980	7	1922	Avg	3,740	N	N	4216 1ST AVE NE
43 - 8	1	881890	0380	06/21/11	\$339,950	\$425,000	980	7	1990	Avg	4,609	N	N	4715 5TH AVE NE
43 - 8	1	313120	0765	05/13/13	\$535,000	\$584,000	990	7	1921	Avg	3,468	N	N	4221 THACKERAY PL NE
43 - 8	1	408380	2065	05/31/13	\$475,000	\$515,000	1,010	7	1918	Avg	3,850	N	N	4612 WOODLAWN AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 8	1	408380	1045	07/17/13	\$517,000	\$552,000	1,010	7	1914	Avg	3,333	N	N	1816 N 48TH ST
43 - 8	1	881890	0130	11/17/11	\$480,000	\$591,000	1,030	7	1911	VGood	4,080	N	N	4740 LATONA AVE NE
43 - 8	1	408330	2380	04/09/12	\$425,000	\$512,000	1,040	7	1921	Avg	3,280	N	N	1514 N 40TH ST
43 - 8	1	881840	0815	05/29/12	\$585,000	\$698,000	1,070	7	1911	Avg	4,137	N	N	4608 1ST AVE NE
43 - 8	1	420690	0960	08/20/13	\$375,050	\$396,000	1,080	7	1939	Avg	4,000	N	N	4056 5TH AVE NE
43 - 8	1	408380	1463	07/17/12	\$480,000	\$567,000	1,080	7	1947	Good	3,750	N	N	4703 MERIDIAN AVE N
43 - 8	1	313120	1025	09/18/13	\$500,000	\$522,000	1,080	7	1911	Avg	3,366	N	N	4334 THACKERAY PL NE
43 - 8	1	313120	1015	08/08/12	\$467,000	\$549,000	1,080	7	1912	Avg	3,366	N	N	4328 THACKERAY PL NE
43 - 8	1	408380	0940	05/24/13	\$475,000	\$516,000	1,110	7	1916	Avg	3,333	N	N	4811 BURKE AVE N
43 - 8	1	420690	1535	09/11/13	\$610,000	\$638,000	1,110	7	1905	Good	4,000	N	N	4013 2ND AVE NE
43 - 8	1	917860	1615	10/02/12	\$570,000	\$662,000	1,120	7	1908	Good	6,273	N	N	4122 EASTERN AVE N
43 - 8	1	881890	0185	06/26/13	\$480,000	\$516,000	1,120	7	1918	Avg	4,080	N	N	4743 4TH AVE NE
43 - 8	1	881840	0760	04/23/13	\$555,000	\$609,000	1,140	7	1916	Avg	4,179	N	N	4652 1ST AVE NE
43 - 8	1	408380	1775	06/14/12	\$558,000	\$663,000	1,160	7	1912	VGood	5,000	N	N	1710 N 47TH ST
43 - 8	1	408330	0870	09/21/12	\$609,000	\$709,000	1,170	7	1920	Good	4,800	N	N	4307 MERIDIAN AVE N
43 - 8	1	408330	1000	01/08/13	\$695,000	\$787,000	1,180	7	1922	VGood	4,800	N	N	1920 N 42ND ST
43 - 8	1	408380	0055	11/26/12	\$380,000	\$435,000	1,190	7	1916	Avg	2,500	N	N	4910 BURKE AVE N
43 - 8	1	881840	0425	08/11/11	\$312,925	\$390,000	1,200	7	1916	Avg	3,856	N	N	4752 THACKERAY PL NE
43 - 8	1	408380	0585	06/21/12	\$400,000	\$475,000	1,210	7	1906	Avg	4,000	N	N	1612 N 49TH ST
43 - 8	1	408380	1095	10/06/11	\$467,000	\$578,000	1,210	7	1916	Good	4,350	N	N	1925 N 49TH ST
43 - 8	1	051000	0865	02/07/13	\$499,950	\$561,000	1,210	7	1906	Avg	4,275	N	N	4521 CORLISS AVE N
43 - 8	1	408380	2425	04/20/11	\$380,000	\$478,000	1,220	7	1952	Avg	3,750	N	N	1808 N 46TH ST
43 - 8	1	408380	0060	02/22/12	\$390,000	\$473,000	1,230	7	1913	Avg	2,500	N	N	4914 BURKE AVE N
43 - 8	1	408380	0675	05/28/13	\$633,000	\$687,000	1,230	7	1920	Good	3,000	N	N	1615 N 49TH ST
43 - 8	1	881840	0765	10/03/13	\$557,000	\$578,000	1,240	7	1915	Avg	4,175	N	N	4650 1ST AVE NE
43 - 8	1	420690	1495	08/20/12	\$599,000	\$702,000	1,240	7	1937	VGood	4,000	N	N	4045 2ND AVE NE
43 - 8	1	686520	0451	05/23/13	\$435,000	\$473,000	1,270	7	2007	Avg	935	N	N	1402 N 47TH ST
43 - 8	1	408330	0865	05/28/13	\$497,500	\$540,000	1,280	7	1920	Avg	4,800	N	N	4311 MERIDIAN AVE N
43 - 8	1	783480	0130	01/14/13	\$525,000	\$593,000	1,280	7	1912	Good	2,960	N	N	4636 EASTERN AVE N
43 - 8	1	226500	0130	09/16/11	\$486,000	\$603,000	1,280	7	1916	Avg	4,000	N	N	4025 ASHWORTH AVE N
43 - 8	1	182504	9093	10/30/12	\$600,000	\$692,000	1,290	7	2002	Avg	4,046	N	N	1312 N 41ST ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 8	1	408330	1675	06/05/13	\$500,000	\$541,000	1,310	7	1926	Avg	4,560	N	N	4110 WALLINGFORD AVE N
43 - 8	1	686520	0452	03/08/13	\$453,000	\$504,000	1,310	7	2007	Avg	1,210	N	N	1404 N 47TH ST
43 - 8	1	051000	0540	03/23/11	\$460,000	\$579,000	1,320	7	1911	Good	3,800	N	N	2116 N 46TH ST
43 - 8	1	881840	0705	04/10/13	\$533,000	\$588,000	1,350	7	1919	Good	4,198	N	N	4753 2ND AVE NE
43 - 8	1	313120	1080	10/30/13	\$450,000	\$462,000	1,370	7	1925	Avg	3,150	N	N	4307 LATONA AVE NE
43 - 8	1	182504	9025	11/29/12	\$512,000	\$586,000	1,390	7	1911	Avg	4,400	N	N	1320 N 41ST ST
43 - 8	1	051000	3575	03/26/12	\$488,000	\$589,000	1,400	7	1924	Good	3,352	N	N	2508 N 43RD ST
43 - 8	1	881840	0530	08/14/12	\$605,000	\$710,000	1,440	7	1919	Good	4,080	N	N	4746 2ND AVE NE
43 - 8	1	881890	0390	11/17/11	\$455,000	\$560,000	1,460	7	1920	Avg	4,626	N	N	4707 5TH AVE NE
43 - 8	1	313120	1205	12/03/12	\$488,690	\$559,000	1,490	7	1924	Avg	3,000	N	N	306 NE 44TH ST
43 - 8	1	881840	0305	06/16/11	\$575,000	\$720,000	1,500	7	1948	Good	4,382	N	N	4520 THACKERAY PL NE
43 - 8	1	881840	0565	11/12/12	\$420,000	\$483,000	1,510	7	1911	Avg	4,080	N	N	4718 2ND AVE NE
43 - 8	1	313120	0810	03/09/11	\$590,000	\$744,000	1,530	7	1920	Good	3,400	N	N	250 NE 42ND ST
43 - 8	1	313120	0995	04/30/13	\$555,000	\$608,000	1,530	7	1911	Avg	3,400	N	N	4318 THACKERAY PL NE
43 - 8	1	313120	1625	12/13/11	\$444,000	\$544,000	1,540	7	1953	Avg	5,225	Y	N	419 NE 43RD ST
43 - 8	1	408380	1360	07/23/13	\$658,000	\$701,000	1,570	7	1915	VGood	2,500	N	N	4714 BURKE AVE N
43 - 8	1	408380	1436	05/07/13	\$527,000	\$576,000	1,580	7	1901	Avg	3,750	N	N	1912 N 47TH ST
43 - 8	1	313120	0975	07/12/11	\$430,000	\$537,000	1,630	7	1906	Avg	3,750	N	N	4306 THACKERAY PL NE
43 - 8	1	881840	0240	08/28/12	\$600,888	\$703,000	1,640	7	1916	Good	4,080	N	N	4540 2ND AVE NE
43 - 8	1	313120	1535	11/26/12	\$500,000	\$573,000	1,660	7	1953	Avg	5,100	N	N	4227 4TH AVE NE
43 - 8	1	408330	0960	06/04/12	\$390,000	\$465,000	1,670	7	1923	Avg	3,640	N	N	1915 N 43RD ST
43 - 8	1	408380	1180	05/22/12	\$608,000	\$726,000	1,670	7	1924	Good	3,750	N	N	4808 BURKE AVE N
43 - 8	1	686520	0045	05/19/11	\$375,000	\$470,000	1,680	7	1921	Fair	5,000	N	N	1412 N 49TH ST
43 - 8	1	051000	2740	09/12/12	\$520,000	\$606,000	1,690	7	1915	Avg	4,275	N	N	4312 MERIDIAN AVE N
43 - 8	1	408330	2220	07/12/11	\$479,922	\$599,000	1,700	7	1920	Avg	3,600	N	N	4007 DENSMORE AVE N
43 - 8	1	408330	0655	04/05/13	\$781,000	\$862,000	1,700	7	1924	Good	4,240	N	N	4322 DENSMORE AVE N
43 - 8	1	313120	1700	11/09/11	\$350,000	\$431,000	1,740	7	1918	Avg	5,535	N	N	4326 4TH AVE NE
43 - 8	1	686520	0425	03/23/11	\$520,000	\$655,000	1,740	7	1908	VGood	3,333	N	N	1421 N 48TH ST
43 - 8	1	048000	0050	12/11/13	\$608,000	\$613,000	1,740	7	1908	Avg	3,510	N	N	4407 DENSMORE AVE N
43 - 8	1	408380	1665	08/23/11	\$450,000	\$560,000	1,760	7	1923	Avg	3,250	N	N	1818 N 47TH ST
43 - 8	1	881840	0075	08/12/11	\$485,000	\$604,000	1,760	7	1914	Avg	4,111	N	N	4528 1ST AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 8	1	881890	0030	08/13/13	\$603,750	\$638,000	1,770	7	1901	Avg	4,080	N	N	4721 LATONA AVE NE
43 - 8	1	051000	3375	12/05/12	\$757,000	\$865,000	1,840	7	1908	Avg	5,700	N	N	4308 SUNNYSIDE AVE N
43 - 8	1	051000	0655	10/12/12	\$600,000	\$695,000	1,860	7	1911	Avg	5,130	N	N	4529 BAGLEY AVE N
43 - 8	1	420690	1215	08/01/13	\$350,000	\$372,000	1,870	7	1911	Fair	4,000	N	N	4038 LATONA AVE NE
43 - 8	1	051000	1735	08/30/12	\$585,000	\$684,000	1,900	7	1917	Good	3,740	N	N	4402 EASTERN AVE N
43 - 8	1	313120	0055	11/08/13	\$850,000	\$869,000	1,910	7	1925	Good	5,200	N	N	103 NE 43RD ST
43 - 8	1	917860	0175	06/24/13	\$872,500	\$939,000	1,940	7	1913	Good	5,700	N	N	4016 MERIDIAN AVE N
43 - 8	1	408380	0595	07/27/11	\$470,000	\$586,000	2,020	7	1916	Avg	3,500	N	N	1616 N 49TH ST
43 - 8	1	051000	2820	02/28/12	\$550,000	\$667,000	2,050	7	1992	Avg	5,700	N	N	4329 CORLISS AVE N
43 - 8	1	408330	0715	03/04/11	\$649,500	\$819,000	2,150	7	1911	Good	4,240	N	N	4315 BURKE AVE N
43 - 8	1	313120	0485	10/27/11	\$737,000	\$909,000	2,450	7	1920	Good	6,120	N	N	4423 THACKERAY PL NE
43 - 8	1	408330	2305	07/29/11	\$815,000	\$1,016,000	1,210	8	1914	Good	7,410	N	N	4024 WOODLAWN AVE N
43 - 8	1	313120	0100	06/04/13	\$785,000	\$850,000	1,210	8	1902	VGood	5,100	N	N	4219 2ND AVE NE
43 - 8	1	420690	1525	07/23/13	\$513,600	\$547,000	1,240	8	1900	Avg	6,400	N	N	4023 2ND AVE NE
43 - 8	1	051000	4300	08/12/13	\$700,000	\$740,000	1,290	8	1914	VGood	3,040	N	N	4206 BAGLEY AVE N
43 - 8	1	051000	3035	05/21/12	\$740,000	\$884,000	1,320	8	1908	Good	5,130	N	N	4333 SUNNYSIDE AVE N
43 - 8	1	408380	0240	11/26/12	\$685,600	\$785,000	1,360	8	1910	VGood	3,750	N	N	4912 WALLINGFORD AVE N
43 - 8	1	869030	0060	04/26/13	\$575,000	\$631,000	1,360	8	1994	Avg	5,399	N	N	1318 N MENFORD PL
43 - 8	1	251300	0050	04/15/13	\$765,000	\$842,000	1,360	8	1906	VGood	4,000	N	N	4226 ASHWORTH AVE N
43 - 8	1	408380	2616	04/29/11	\$444,000	\$558,000	1,370	8	2008	Avg	1,310	N	N	1916 A N 46TH ST
43 - 8	1	686520	0780	10/22/13	\$699,950	\$721,000	1,390	8	1906	Good	5,000	N	N	1423 N 47TH ST
43 - 8	1	051000	2895	07/09/12	\$675,000	\$798,000	1,390	8	2002	Avg	2,750	N	N	2214 N 43RD ST
43 - 8	1	313120	0835	09/06/13	\$580,000	\$608,000	1,430	8	2004	Avg	3,400	N	N	4210 THACKERAY PL NE
43 - 8	1	189000	0161	12/19/11	\$395,000	\$484,000	1,450	8	2008	Avg	1,454	N	N	4527 4TH AVE NE
43 - 8	1	420690	1265	04/19/13	\$599,950	\$660,000	1,480	8	1930	Good	4,000	N	N	4065 LATONA AVE NE
43 - 8	1	051000	2265	08/03/12	\$628,000	\$739,000	1,490	8	1918	Good	3,135	N	N	2208 N 44TH ST
43 - 8	1	051000	1830	05/07/13	\$723,000	\$790,000	1,490	8	1908	Good	3,420	N	N	2406 N 44TH ST
43 - 8	1	051000	1830	06/19/12	\$685,000	\$814,000	1,490	8	1908	Good	3,420	N	N	2406 N 44TH ST
43 - 8	1	408380	2135	09/21/12	\$505,000	\$588,000	1,500	8	2008	Avg	1,187	N	N	1614 N 46TH ST
43 - 8	1	881890	0010	04/28/11	\$550,000	\$691,000	1,500	8	1912	Avg	4,080	N	N	4707 LATONA AVE NE
43 - 8	1	408380	2126	06/13/13	\$590,000	\$637,000	1,512	8	2013	Avg	1,182	N	N	1606 N 46TH ST

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 8	1	408380	2125	07/01/13	\$585,000	\$628,000	1,517	8	2013	Avg	1,017	N	N	1608 N 46TH ST
43 - 8	1	313120	0960	09/12/12	\$595,000	\$694,000	1,545	8	1928	Avg	3,120	N	N	252 NE 43RD ST
43 - 8	1	408330	1890	03/14/13	\$572,000	\$636,000	1,580	8	1929	Avg	3,188	N	N	4029 MERIDIAN AVE N
43 - 8	1	408330	0605	09/11/12	\$640,000	\$747,000	1,590	8	1926	Good	4,640	N	N	4303 WALLINGFORD AVE N
43 - 8	1	051000	2480	05/16/11	\$630,000	\$791,000	1,630	8	1909	Avg	2,970	N	N	2108 N 44TH ST
43 - 8	1	051000	3395	06/07/13	\$800,000	\$866,000	1,640	8	1905	Good	5,700	N	N	4320 SUNNYSIDE AVE N
43 - 8	1	051000	1010	11/07/12	\$745,250	\$858,000	1,640	8	1911	Good	3,876	N	N	4520 BAGLEY AVE N
43 - 8	1	408330	1025	10/11/12	\$887,650	\$1,028,000	1,640	8	1906	Good	7,200	N	N	4210 BURKE AVE N
43 - 8	1	051000	0275	11/26/12	\$700,000	\$802,000	1,680	8	1906	VGood	2,775	N	N	2310 N 46TH ST
43 - 8	1	408330	1150	10/11/13	\$640,000	\$662,000	1,690	8	1914	Good	3,876	N	N	4212 WALLINGFORD AVE N
43 - 8	1	226500	0190	03/21/12	\$835,000	\$1,008,000	1,690	8	2003	Avg	4,000	N	N	4125 ASHWORTH AVE N
43 - 8	1	051000	4495	05/03/11	\$660,000	\$829,000	1,696	8	1924	Good	4,440	N	N	2116 N 42ND ST
43 - 8	1	189000	0200	03/23/12	\$742,500	\$896,000	1,710	8	1915	Good	4,080	N	N	4547 4TH AVE NE
43 - 8	1	408380	1595	04/26/11	\$587,000	\$738,000	1,720	8	1917	Avg	3,400	N	N	4700 WALLINGFORD AVE N
43 - 8	1	917860	1281	05/20/13	\$475,000	\$517,000	1,730	8	1992	Avg	1,900	N	N	2413 N 41ST ST
43 - 8	1	182504	9141	05/18/12	\$750,000	\$896,000	1,730	8	2008	Avg	3,000	N	N	1314 N 41ST ST
43 - 8	1	189000	0275	05/17/12	\$569,500	\$681,000	1,740	8	1916	Good	3,570	N	N	4514 LATONA AVE NE
43 - 8	1	408380	1645	10/04/11	\$821,000	\$1,016,000	1,760	8	1920	VGood	4,000	N	N	1810 N 47TH ST
43 - 8	1	881840	0580	06/27/11	\$573,000	\$717,000	1,770	8	1923	Good	4,182	N	N	208 NE 47TH ST
43 - 8	1	917860	1623	01/31/11	\$635,000	\$802,000	1,806	8	1930	Avg	3,100	N	N	2513 N 42ND ST
43 - 8	1	408330	2260	09/27/13	\$690,000	\$717,000	1,810	8	1928	Avg	5,760	N	N	1602 N 40TH ST
43 - 8	1	051000	3595	10/28/13	\$786,250	\$808,000	1,820	8	1912	VGood	3,460	N	N	2509 N 43RD ST
43 - 8	1	051000	1865	04/22/13	\$952,000	\$1,046,000	1,820	8	1914	Good	4,560	N	N	4412 SUNNYSIDE AVE N
43 - 8	1	783480	0175	12/02/11	\$474,000	\$582,000	1,830	8	1908	Good	3,914	N	N	2319 N 50TH ST
43 - 8	1	251300	0060	07/10/13	\$790,000	\$845,000	1,860	8	1916	Good	4,000	N	N	1505 N 43RD ST
43 - 8	1	048000	0070	09/19/13	\$800,000	\$834,000	1,870	8	1908	VGood	3,690	N	N	4401 DENSMORE AVE N
43 - 8	1	408330	0705	08/12/11	\$763,560	\$951,000	1,890	8	1922	Good	4,240	N	N	4317 BURKE AVE N
43 - 8	1	420690	1730	01/15/13	\$675,000	\$763,000	1,900	8	2000	Avg	4,000	N	N	4019 1ST AVE NE
43 - 8	1	345400	0006	06/18/12	\$608,900	\$723,000	1,900	8	1921	Avg	5,594	N	N	4672 SUNNYSIDE AVE N
43 - 8	1	189000	0215	05/13/11	\$675,000	\$847,000	1,910	8	1921	Good	4,080	N	N	317 NE 47TH ST
43 - 8	1	408330	0555	03/23/11	\$650,000	\$819,000	1,920	8	1924	Good	4,480	N	N	4333 WALLINGFORD AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 8	1	881890	0080	08/04/11	\$752,000	\$937,000	1,960	8	1919	Avg	4,284	N	N	4700 LATONA AVE NE
43 - 8	1	226500	0220	09/11/13	\$850,000	\$889,000	2,040	8	1911	VGood	2,800	N	N	4105 ASHWORTH AVE N
43 - 8	1	917860	1310	06/16/11	\$655,000	\$820,000	2,060	8	1928	Good	5,700	N	N	2418 N 40TH ST
43 - 8	1	408330	2035	05/03/12	\$810,000	\$971,000	2,170	8	1919	Good	4,560	N	N	4035 BURKE AVE N
43 - 8	1	408330	1055	03/14/12	\$885,000	\$1,070,000	2,190	8	1918	Avg	4,800	N	N	4233 BURKE AVE N
43 - 8	1	420690	1210	07/17/12	\$719,500	\$850,000	2,210	8	2012	Avg	4,000	N	N	4034 LATONA AVE NE
43 - 8	1	189000	0325	05/30/13	\$815,000	\$884,000	2,380	8	1909	Good	3,796	N	N	4531 LATONA AVE NE
43 - 8	1	051000	3285	07/27/12	\$855,000	\$1,008,000	2,440	8	2002	Avg	4,560	N	N	4323 EASTERN AVE N
43 - 8	1	917860	1045	10/18/12	\$1,225,000	\$1,417,000	3,160	8	1994	Good	5,700	N	N	4122 CORLISS AVE N
43 - 8	1	226500	0450	09/13/12	\$850,000	\$991,000	1,380	9	2006	Avg	2,894	Y	N	4111 INTERLAKE AVE N
43 - 8	1	408380	2624	03/08/13	\$579,000	\$645,000	1,447	9	2007	Avg	1,026	N	N	1922 N 46TH ST
43 - 8	1	182504	9084	01/06/11	\$695,000	\$879,000	1,970	9	1991	Good	6,627	N	N	1310 C N 41ST ST
43 - 8	1	345400	0030	05/20/13	\$920,000	\$1,002,000	2,050	9	2000	Avg	3,277	N	N	4656 SUNNYSIDE AVE N
43 - 8	1	408330	2226	12/06/11	\$727,000	\$892,000	2,210	9	2011	Avg	3,784	N	N	1610 N 40TH ST
43 - 8	1	313120	1100	06/29/11	\$1,295,000	\$1,619,000	3,140	9	2008	Avg	5,100	N	N	4402 THACKERAY PL NE
43 - 8	1	408330	1005	04/23/13	\$1,485,000	\$1,631,000	3,400	10	2007	Avg	4,800	N	N	1914 N 42ND ST
43 - 9	3	952810	1275	07/20/11	\$529,000	\$660,000	860	6	1923	VGood	3,737	N	N	7458 4TH AVE NE
43 - 9	3	288620	0330	03/01/11	\$415,000	\$523,000	1,296	6	1925	Avg	4,200	N	N	7931 WALLINGFORD AVE N
43 - 9	3	952810	1285	06/18/12	\$475,000	\$564,000	860	7	2007	Avg	2,123	N	N	7464 4TH AVE NE
43 - 9	3	393190	0150	08/07/13	\$510,000	\$540,000	860	7	1924	Avg	4,588	N	N	7502 1ST AVE NE
43 - 9	3	913710	1703	12/03/13	\$365,000	\$370,000	880	7	1945	Good	765	N	N	7016 5TH AVE NE
43 - 9	3	940280	0055	08/03/11	\$525,000	\$654,000	890	7	1926	Good	3,610	N	N	1355 N 79TH ST
43 - 9	3	288320	1240	07/01/13	\$719,000	\$772,000	900	7	1907	Good	4,680	N	N	7546 BAGLEY AVE N
43 - 9	3	288320	0520	12/26/12	\$464,000	\$527,000	910	7	1959	VGood	4,830	N	N	1907 N 80TH ST
43 - 9	3	952810	3445	09/03/13	\$390,000	\$409,000	920	7	2001	Avg	1,513	N	N	604 NE 68TH ST
43 - 9	3	062504	9263	03/16/12	\$482,500	\$583,000	930	7	1940	Good	5,450	N	N	1317 N 78TH ST
43 - 9	3	288320	1305	06/26/13	\$641,029	\$689,000	960	7	1949	Good	4,000	N	N	7466 CORLISS AVE N
43 - 9	3	940280	0060	07/30/12	\$610,000	\$718,000	960	7	1926	Good	3,610	N	N	1359 N 79TH ST
43 - 9	3	288620	0345	06/01/12	\$505,000	\$602,000	970	7	1989	Good	3,209	N	N	7939 WALLINGFORD AVE N
43 - 9	3	952810	1191	07/17/13	\$401,000	\$428,000	1,001	7	2009	Avg	693	N	N	424 B NE MAPLE LEAF PL
43 - 9	3	952810	1196	03/19/13	\$387,000	\$430,000	1,001	7	2009	Avg	692	N	N	422 B NE MAPLE LEAF PL

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 9	3	920300	0145	05/27/11	\$460,000	\$577,000	1,030	7	1924	Avg	5,280	N	N	7720 MERIDIAN AVE N
43 - 9	3	551160	0520	04/14/11	\$548,000	\$689,000	1,040	7	2002	Avg	3,920	N	N	1131 N 76TH ST
43 - 9	3	948270	0430	08/30/11	\$337,500	\$419,000	1,070	7	1926	Avg	3,525	N	N	7418 WINONA AVE N
43 - 9	3	681410	0325	09/07/12	\$575,000	\$671,000	1,070	7	1936	Good	7,440	N	N	100 NE 77TH ST
43 - 9	3	062504	9300	07/13/11	\$515,000	\$643,000	1,100	7	1947	Avg	6,240	N	N	1302 N 79TH ST
43 - 9	3	288320	0845	07/05/13	\$781,000	\$837,000	1,100	7	1953	VGood	5,577	N	N	2041 N 77TH ST
43 - 9	3	940280	0040	09/20/13	\$500,000	\$521,000	1,110	7	1940	Avg	5,320	N	N	1339 N 79TH ST
43 - 9	3	920300	0130	02/28/12	\$445,000	\$539,000	1,140	7	1926	Good	5,280	N	N	7730 MERIDIAN AVE N
43 - 9	3	551160	0035	08/13/12	\$400,000	\$470,000	1,180	7	1924	Avg	4,080	N	N	1114 N 77TH ST
43 - 9	3	750000	0230	07/10/13	\$450,000	\$482,000	1,220	7	1908	Avg	5,202	N	N	313 NE 76TH ST
43 - 9	3	948270	0301	04/25/13	\$385,000	\$423,000	1,240	7	1926	Avg	4,370	N	N	7308 KEEN WAY N
43 - 9	3	393190	0110	02/08/13	\$403,000	\$452,000	1,250	7	1941	Fair	6,750	N	N	7515 2ND AVE NE
43 - 9	3	393190	0110	04/14/11	\$403,000	\$507,000	1,250	7	1941	Fair	6,750	N	N	7515 2ND AVE NE
43 - 9	3	288320	1200	12/19/12	\$402,500	\$458,000	1,280	7	1900	Good	5,265	N	N	7540 BAGLEY AVE N
43 - 9	3	393190	0455	06/27/11	\$535,000	\$669,000	1,290	7	1968	Good	5,850	N	N	7505 LATONA AVE NE
43 - 9	3	551160	0525	07/23/12	\$549,000	\$647,000	1,320	7	1927	Good	3,920	N	N	1135 N 76TH ST
43 - 9	3	062504	9264	04/08/11	\$590,000	\$742,000	1,330	7	1939	VGood	5,450	N	N	1311 N 78TH ST
43 - 9	3	288320	1115	04/27/12	\$681,000	\$817,000	1,330	7	1915	Good	7,020	N	N	7427 CORLISS AVE N
43 - 9	3	681510	0295	05/02/13	\$490,000	\$537,000	1,370	7	1948	Avg	5,000	N	N	7740 CORLISS AVE N
43 - 9	3	551160	0305	10/30/12	\$553,500	\$638,000	1,370	7	1926	Good	3,920	N	N	1160 N 76TH ST
43 - 9	3	393190	0190	05/14/12	\$733,000	\$877,000	1,390	7	1916	VGood	5,625	N	N	7518 1ST AVE NE
43 - 9	3	913710	1700	06/24/11	\$364,000	\$455,000	1,450	7	2005	Avg	888	N	N	509 B NE 71ST ST
43 - 9	3	288320	0885	09/14/11	\$561,000	\$696,000	1,480	7	1951	Avg	5,916	N	N	2115 N 77TH ST
43 - 9	3	952810	1032	02/25/13	\$475,000	\$531,000	1,520	7	2003	Avg	1,800	N	N	7406 C LATONA AVE NE
43 - 9	3	681410	0130	07/25/12	\$395,000	\$466,000	1,550	7	1930	Good	3,720	N	N	7712 2ND AVE NE
43 - 9	3	913710	0396	06/28/11	\$339,825	\$425,000	1,550	7	2008	Avg	1,015	N	N	7420 5TH AVE NE
43 - 9	3	913710	0397	06/28/11	\$344,500	\$431,000	1,550	7	2008	Avg	1,052	N	N	7418 5TH AVE NE
43 - 9	3	913710	0393	06/21/11	\$350,000	\$438,000	1,550	7	2008	Avg	1,528	N	N	7424 5TH AVE NE
43 - 9	3	913710	0394	03/25/11	\$375,000	\$472,000	1,550	7	2008	Avg	1,015	N	N	7422 5TH AVE NE
43 - 9	3	551160	0290	09/12/12	\$630,000	\$735,000	1,550	7	1927	Good	3,920	N	N	1148 N 76TH ST
43 - 9	3	913710	1690	06/19/13	\$450,000	\$485,000	1,610	7	2005	Avg	1,166	N	N	511 B NE 71ST ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 9	3	913710	1696	08/14/13	\$475,000	\$502,000	1,610	7	2005	Avg	1,692	N	N	507 NE 71ST ST
43 - 9	3	913710	0395	05/23/11	\$360,000	\$452,000	1,620	7	2008	Avg	1,737	N	N	7414 5TH AVE NE
43 - 9	3	913710	0398	03/08/11	\$375,000	\$473,000	1,620	7	2008	Avg	1,137	N	N	7416 5TH AVE NE
43 - 9	3	288320	0830	09/23/13	\$750,000	\$781,000	1,660	7	1905	Good	3,375	N	N	2029 N 77TH ST
43 - 9	3	393190	0415	07/19/12	\$472,500	\$558,000	1,750	7	1990	Avg	5,200	N	N	7607 LATONA AVE NE
43 - 9	3	920300	0005	03/11/13	\$700,000	\$779,000	1,770	7	2011	Avg	4,400	N	N	2017 N 80TH ST
43 - 9	3	948270	0310	04/30/13	\$705,000	\$772,000	1,840	7	1926	VGood	4,032	N	N	7312 KEEN WAY N
43 - 9	3	803170	0139	03/03/11	\$370,000	\$467,000	1,880	7	1995	Avg	5,191	N	N	335 NE LONGWOOD PL
43 - 9	3	750000	0195	04/26/12	\$805,000	\$966,000	2,110	7	1917	VGood	4,590	N	N	326 NE 76TH ST
43 - 9	3	920300	0030	08/21/12	\$767,000	\$899,000	2,150	7	1908	VGood	4,400	N	N	2070 N 78TH ST
43 - 9	3	393190	0035	03/15/12	\$629,000	\$760,000	2,240	7	1909	Good	4,125	N	N	7549 2ND AVE NE
43 - 9	3	288470	0045	11/12/11	\$682,000	\$840,000	2,290	7	1922	Good	7,137	N	N	7415 CORLISS AVE N
43 - 9	3	681410	0211	04/12/11	\$319,000	\$401,000	920	8	1930	Avg	3,080	N	N	7757 2ND AVE NE
43 - 9	3	288320	0083	10/30/12	\$389,000	\$449,000	1,000	8	2005	Avg	1,188	N	N	7407 B WOODLAWN AVE NE
43 - 9	3	681410	0220	03/21/13	\$420,000	\$466,000	1,040	8	1930	Avg	6,200	N	N	7749 2ND AVE NE
43 - 9	3	952810	0955	07/30/13	\$420,000	\$446,000	1,097	8	1998	Avg	1,251	N	N	7441 A 4TH AVE NE
43 - 9	3	288620	0214	01/17/12	\$360,000	\$439,000	1,100	8	2007	Avg	1,110	N	N	1519 N 80TH ST
43 - 9	3	288620	0213	01/20/12	\$365,000	\$445,000	1,100	8	2007	Avg	1,154	N	N	1517 N 80TH ST
43 - 9	3	288620	0210	09/20/11	\$348,000	\$431,000	1,100	8	2007	Avg	822	N	N	7937 DENSMORE AVE N
43 - 9	3	288620	0209	09/20/11	\$362,000	\$449,000	1,100	8	2007	Avg	1,071	N	N	7935 DENSMORE AVE N
43 - 9	3	288620	0211	02/29/12	\$352,195	\$427,000	1,100	8	2007	Avg	1,001	N	N	7941 DENSMORE AVE N
43 - 9	3	288620	0212	01/23/12	\$355,000	\$433,000	1,100	8	2007	Avg	1,208	N	N	1515 N 80TH ST
43 - 9	3	288320	1770	10/22/13	\$615,000	\$633,000	1,150	8	1908	VGood	3,000	N	N	7417 LATONA AVE NE
43 - 9	3	952810	1226	08/19/13	\$530,000	\$559,000	1,170	8	2003	Avg	2,070	N	N	7448 4TH AVE NE
43 - 9	3	288620	0199	09/16/13	\$459,000	\$479,000	1,180	8	2010	Avg	1,254	N	N	7929 A DENSMORE AVE N
43 - 9	3	393190	0225	08/09/13	\$605,000	\$641,000	1,220	8	1949	Avg	6,875	N	N	7536 1ST AVE NE
43 - 9	3	288620	0125	03/22/12	\$427,000	\$516,000	1,236	8	1998	Avg	1,650	N	N	7910 C ASHWORTH AVE N
43 - 9	3	288620	0126	09/16/12	\$463,500	\$540,000	1,280	8	1998	Avg	1,100	N	N	7910 B ASHWORTH AVE N
43 - 9	3	288320	0865	02/01/13	\$525,000	\$591,000	1,330	8	1948	Avg	6,000	N	N	2101 N 77TH ST
43 - 9	3	288620	0139	08/19/13	\$457,000	\$482,000	1,350	8	2008	Avg	1,002	N	N	7920 ASHWORTH AVE N
43 - 9	3	920300	0055	06/15/11	\$640,000	\$801,000	1,360	8	1936	Good	4,400	N	N	7723 MERIDIAN AVE N

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 9	3	952810	3487	11/06/13	\$492,000	\$504,000	1,380	8	2008	Avg	1,189	N	N	6830 A OSWEGO PL NE
43 - 9	3	952810	1299	05/18/11	\$520,000	\$652,000	1,450	8	2011	Avg	1,589	N	N	401 NE 75TH ST
43 - 9	3	952810	1216	04/25/12	\$525,000	\$630,000	1,456	8	2011	Avg	1,114	N	N	7744 B 4TH AVE NE
43 - 9	3	952810	0943	10/18/13	\$590,000	\$609,000	1,458	8	2013	Avg	1,455	N	N	7447 4TH AVE NE
43 - 9	3	952810	1060	05/21/12	\$489,800	\$585,000	1,460	8	2008	Avg	951	N	N	7411 A 4TH AVE NE
43 - 9	3	952810	0944	10/15/13	\$589,950	\$609,000	1,466	8	2013	Avg	1,468	N	N	7445 A 4TH AVE NE
43 - 9	3	393190	0270	08/29/12	\$468,000	\$548,000	1,470	8	1930	Avg	2,700	N	N	7560 1ST AVE NE
43 - 9	3	288320	0525	05/05/11	\$445,000	\$559,000	1,480	8	2010	Avg	1,496	N	N	7814 STROUD AVE N
43 - 9	3	952810	1300	05/18/11	\$499,000	\$626,000	1,480	8	2011	Avg	1,756	N	N	409 NE 75TH ST
43 - 9	3	952810	1215	09/27/11	\$530,000	\$656,000	1,494	8	2011	Avg	1,264	N	N	7446 B 4TH AVE NE
43 - 9	3	952810	1214	08/29/11	\$540,000	\$671,000	1,494	8	2011	Avg	1,262	N	N	7446 A 4TH AVE NE
43 - 9	3	288620	0130	10/15/12	\$400,000	\$463,000	1,518	8	1996	Avg	1,005	N	N	7908 B ASHWORTH AVE N
43 - 9	3	393190	0010	12/19/12	\$610,000	\$694,000	1,530	8	1928	VGood	3,900	N	N	123 NE 77TH ST
43 - 9	3	288320	1830	10/20/11	\$400,000	\$494,000	1,540	8	1978	Avg	2,200	N	N	7429 LATONA AVE NE
43 - 9	3	677220	0050	04/04/13	\$800,000	\$884,000	1,560	8	1929	VGood	3,600	N	N	2208 N 77TH ST
43 - 9	3	288320	0524	03/28/11	\$539,000	\$679,000	1,570	8	2010	Avg	1,433	N	N	7812 STROUD AVE N
43 - 9	3	750000	0130	09/19/12	\$720,000	\$838,000	1,700	8	1907	VGood	6,120	N	N	7602 LATONA AVE NE
43 - 9	3	952810	1217	10/06/11	\$540,000	\$668,000	1,712	8	2011	Avg	1,364	N	N	7444 A 4TH AVE NE
43 - 9	3	913710	1780	07/09/12	\$475,000	\$562,000	1,716	8	2002	Avg	960	N	N	518 NE 70TH ST
43 - 9	3	151730	0010	08/10/12	\$750,000	\$881,000	1,740	8	1929	VGood	4,644	N	N	1153 N 78TH ST
43 - 9	3	288320	0995	06/24/13	\$659,000	\$709,000	1,750	8	1930	Avg	4,800	N	N	7545 BAGLEY AVE N
43 - 9	3	920300	0150	04/09/13	\$884,000	\$975,000	1,870	8	1997	Avg	5,280	N	N	7716 MERIDIAN AVE N
43 - 9	3	952810	0786	10/15/11	\$722,873	\$893,000	1,880	8	1965	VGood	3,250	Y	N	7318 LATONA AVE NE
43 - 9	3	681510	0250	11/01/11	\$710,000	\$876,000	1,930	8	1981	Avg	4,000	N	N	2302 N 77TH ST
43 - 9	3	288320	0955	11/15/11	\$722,500	\$889,000	2,080	8	2007	Avg	4,800	N	N	7525 BAGLEY AVE N
43 - 9	3	062504	9276	06/20/12	\$655,000	\$778,000	2,100	8	2004	Avg	4,576	N	N	1322 N 79TH ST
43 - 9	3	062504	9276	12/18/12	\$710,000	\$808,000	2,100	8	2004	Avg	4,576	N	N	1322 N 79TH ST
43 - 9	3	920300	0060	11/07/13	\$922,000	\$943,000	2,130	8	1992	Avg	4,290	N	N	7711 MERIDIAN AVE N
43 - 9	3	948270	0056	06/14/12	\$680,000	\$808,000	2,320	8	1978	Avg	3,854	N	N	1318 N 76TH ST
43 - 9	3	920300	0065	05/06/11	\$785,000	\$986,000	2,800	8	1992	Good	4,290	N	N	7715 MERIDIAN AVE N
43 - 9	3	803170	0194	09/07/12	\$630,000	\$736,000	3,160	8	2000	Avg	5,820	N	N	356 NE 76TH ST

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Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 9	3	952810	0961	07/19/13	\$414,000	\$442,000	1,020	9	1998	Avg	919	N	N	7441 C 4TH AVE NE
43 - 9	3	952810	1098	09/23/11	\$495,000	\$613,000	1,260	9	2002	Avg	1,415	N	N	7410 4TH AVE NE
43 - 9	3	952810	0905	01/12/11	\$460,000	\$582,000	1,650	9	2004	Avg	2,071	N	N	7446 LATONA AVE NE
43 - 9	3	952810	0905	08/20/13	\$615,000	\$649,000	1,650	9	2004	Avg	2,071	N	N	7446 LATONA AVE NE
43 - 9	3	551160	0385	06/04/12	\$790,000	\$941,000	1,750	9	2005	Avg	3,920	N	N	1153 N 77TH ST
43 - 9	3	952810	1025	08/28/13	\$757,500	\$797,000	2,010	9	2002	Avg	1,837	N	N	7400 LATONA AVE NE
43 - 9	3	613060	0027	02/01/12	\$849,950	\$1,035,000	2,530	9	2007	Avg	5,017	N	N	7743 BAGLEY AVE N
43 - 9	3	613060	0025	08/07/13	\$945,950	\$1,002,000	2,540	9	2007	Avg	5,002	N	N	7745 BAGLEY AVE N
43 - 9	3	613060	0025	07/29/11	\$840,000	\$1,047,000	2,540	9	2007	Avg	5,002	N	N	7745 BAGLEY AVE N
43 - 9	3	551160	0170	06/28/11	\$774,700	\$969,000	2,560	9	2001	Avg	4,080	N	N	1338 N 77TH ST
43 - 9	3	288320	1435	10/16/13	\$1,310,000	\$1,352,000	2,770	9	2013	Avg	4,000	N	N	7519 SUNNYSIDE AVE N
43 - 9	3	677220	0064	03/26/12	\$1,009,000	\$1,217,000	3,040	10	2008	Avg	5,002	N	N	7739 BAGLEY AVE N
43 - 9	4	681360	0605	10/30/13	\$335,000	\$344,000	750	6	1926	Fair	7,440	N	N	8019 SUNNYSIDE AVE N
43 - 9	4	240210	0335	07/01/11	\$247,000	\$309,000	790	6	1919	Avg	4,000	N	N	8220 MERIDIAN AVE N
43 - 9	4	445980	0105	06/21/12	\$351,000	\$417,000	830	7	1928	Good	5,010	N	N	8250 INTERLAKE AVE N
43 - 9	4	199420	0170	09/18/12	\$435,000	\$507,000	860	7	1925	Avg	2,808	N	N	8009 STROUD AVE N
43 - 9	4	199420	0145	05/03/11	\$412,000	\$518,000	910	7	1925	Avg	3,276	N	N	8003 STROUD AVE N
43 - 9	4	240210	0185	06/11/12	\$425,000	\$506,000	940	7	1948	Good	6,000	N	N	8250 BAGLEY AVE N
43 - 9	4	240210	0115	06/11/12	\$381,000	\$453,000	940	7	1910	Avg	3,500	N	N	8206 BAGLEY AVE N
43 - 9	4	681360	0345	08/10/12	\$455,000	\$535,000	960	7	1939	VGood	5,580	N	N	8215 SUNNYSIDE AVE N
43 - 9	4	779790	0025	01/13/12	\$345,000	\$421,000	970	7	1942	Avg	5,000	N	N	8400 STONE AVE N
43 - 9	4	199420	0026	08/23/12	\$409,000	\$479,000	970	7	1947	Good	4,800	N	N	8011 BURKE AVE N
43 - 9	4	414680	0070	05/01/13	\$455,000	\$498,000	970	7	1940	VGood	5,535	N	N	8106 STONE AVE N
43 - 9	4	445980	0100	08/06/12	\$350,000	\$412,000	980	7	1926	Avg	3,800	N	N	8254 INTERLAKE AVE N
43 - 9	4	199320	0120	09/06/12	\$411,500	\$481,000	980	7	1941	Avg	5,000	N	N	8239 DENSMORE AVE N
43 - 9	4	240210	0090	04/05/12	\$325,000	\$391,000	1,000	7	1924	Avg	4,500	N	N	8205 CORLISS AVE N
43 - 9	4	240210	0155	03/14/13	\$448,000	\$498,000	1,000	7	1950	Avg	6,200	N	N	8234 BAGLEY AVE N
43 - 9	4	240210	0025	08/24/11	\$350,000	\$435,000	1,100	7	1950	Avg	4,500	N	N	8245 CORLISS AVE N
43 - 9	4	445980	0080	04/04/12	\$375,000	\$452,000	1,110	7	1952	Avg	5,080	N	N	8255 ASHWORTH AVE N
43 - 9	4	445980	0110	07/30/12	\$494,900	\$583,000	1,160	7	1928	Good	5,011	N	N	8246 INTERLAKE AVE N
43 - 9	4	062504	9249	08/29/11	\$526,000	\$654,000	1,220	7	1941	Good	3,995	N	N	1701 N 82ND ST

Improved Sales Used in This Annual Update Analysis

Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 9	4	199320	0065	05/17/12	\$599,000	\$716,000	1,230	7	1951	Good	5,000	N	N	8206 ASHWORTH AVE N
43 - 9	4	681360	0820	08/23/13	\$460,000	\$485,000	1,270	7	1992	Avg	9,775	N	N	2409 N 82ND ST
43 - 9	4	681360	0615	03/08/11	\$536,000	\$676,000	1,290	7	1949	Good	7,440	N	N	8015 SUNNYSIDE AVE N
43 - 9	4	199320	0135	07/08/11	\$442,500	\$553,000	1,400	7	1915	Avg	5,000	N	N	8251 DENSMORE AVE N
43 - 9	4	199320	0055	10/07/13	\$500,000	\$518,000	1,400	7	1980	Avg	5,000	N	N	8214 ASHWORTH AVE N
43 - 9	4	199420	0345	11/18/13	\$450,000	\$458,000	1,410	7	1925	Avg	4,675	N	N	1906 N 80TH ST
43 - 9	4	947320	0180	03/28/12	\$365,000	\$440,000	1,430	7	1930	Avg	3,200	N	N	8051 ASHWORTH AVE N
43 - 9	4	240210	0210	06/28/12	\$400,000	\$474,000	1,440	7	1948	Avg	4,600	N	N	8253 BAGLEY AVE N
43 - 9	4	445980	0055	02/20/13	\$421,000	\$471,000	1,520	7	1928	Avg	4,923	N	N	8235 ASHWORTH AVE N
43 - 9	4	240210	0675	09/11/12	\$589,000	\$687,000	1,550	7	1910	VGood	6,000	N	N	8017 BAGLEY AVE N
43 - 9	4	240210	0305	06/27/13	\$660,000	\$710,000	1,690	7	1940	VGood	6,000	N	N	2104 N 82ND ST
43 - 9	4	062504	9160	01/22/13	\$500,000	\$564,000	1,820	7	1925	Good	3,978	N	N	8203 WALLINGFORD AVE N
43 - 9	4	062504	9360	07/11/13	\$390,000	\$417,000	1,100	8	2008	Avg	1,192	N	N	1508 A N 80TH ST
43 - 9	4	062504	9363	03/08/12	\$359,000	\$434,000	1,100	8	2008	Avg	1,180	N	N	1508 D N 80TH ST
43 - 9	4	062504	9360	11/16/11	\$369,000	\$454,000	1,100	8	2008	Avg	1,192	N	N	1508 A N 80TH ST
43 - 9	4	062504	9359	12/22/11	\$409,000	\$501,000	1,300	8	2008	Avg	1,180	N	N	1506 N 80TH ST
43 - 9	4	681360	0395	04/30/13	\$621,000	\$680,000	1,570	8	2004	Avg	5,580	N	N	8222 CORLISS AVE N
43 - 9	4	240210	0855	08/22/11	\$675,000	\$839,000	1,960	8	2000	Avg	3,000	N	N	8057 CORLISS AVE N
43 - 9	4	681360	0595	04/17/13	\$599,950	\$660,000	2,090	8	2004	Avg	4,650	N	N	8025 SUNNYSIDE AVE N
43 - 9	4	681360	0980	08/05/13	\$523,100	\$555,000	2,230	8	1998	Avg	3,270	N	N	8050 SUNNYSIDE AVE N
43 - 9	4	240210	0716	01/07/13	\$764,950	\$866,000	2,280	8	2012	Avg	4,609	N	N	8000 MERIDIAN AVE N
43 - 9	4	445980	0050	03/05/12	\$850,000	\$1,029,000	2,430	8	2005	Avg	4,923	N	N	8233 ASHWORTH AVE N
43 - 9	4	029367	0110	10/23/13	\$627,450	\$646,000	1,160	9	2007	Avg	1,614	N	N	8010 ASHWORTH AVE N
43 - 9	4	062504	9352	08/14/13	\$609,000	\$644,000	1,160	9	2007	Avg	1,767	N	N	8023 DENSMORE AVE N
43 - 9	4	062504	9357	04/05/13	\$457,500	\$505,000	1,170	9	2007	Avg	815	N	N	8015 C DENSMORE AVE N
43 - 9	4	199420	0256	12/21/11	\$648,825	\$795,000	1,880	9	2007	Avg	4,400	N	N	1903 N 82ND ST
43 - 9	4	445980	0085	07/09/12	\$595,000	\$704,000	1,941	9	2012	Avg	2,688	N	N	8253 ASHWORTH AVE N
43 - 9	5	567600	0130	07/25/12	\$442,000	\$521,000	860	7	1948	Good	3,800	N	N	1142 N 84TH ST
43 - 9	5	091700	0015	07/12/11	\$304,000	\$380,000	880	7	1937	Avg	5,700	N	N	1142 N 82ND ST
43 - 9	5	091700	0080	07/12/13	\$452,000	\$483,000	1,190	7	1953	Avg	4,895	N	N	8121 GREEN LAKE DR N
43 - 9	5	567600	0155	04/09/12	\$377,500	\$454,000	1,420	7	1905	Avg	4,040	N	N	1153 N 84TH ST

Improved Sales Used in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
43 - 9	5	567600	0008	01/06/12	\$300,000	\$367,000	1,420	7	2007	Avg	1,269	N	N	1153 A N 85TH ST
43 - 9	5	567600	0005	07/18/13	\$375,000	\$400,000	1,430	7	2007	Avg	910	N	N	8465 STONE AVE N
43 - 9	5	091700	0175	02/21/12	\$541,000	\$656,000	1,630	7	1920	Good	3,800	N	N	1124 N 81ST ST
43 - 9	5	567600	0160	05/30/12	\$470,000	\$560,000	1,820	7	1908	Good	4,040	N	N	1149 N 84TH ST
43 - 9	6	948270	0225	11/30/11	\$572,000	\$703,000	1,680	7	1926	Avg	3,936	N	N	7257 W GREEN LAKE DR N
43 - 9	6	948270	0020	05/16/12	\$1,120,000	\$1,339,000	1,830	8	1926	Good	4,608	Y	N	7621 W GREEN LAKE DR N

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
42 - 3	3	952310	4177	07/25/13	\$325,000	NON-REPRESENTATIVE SALE
42 - 3	6	952310	1695	12/18/12	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	6	952310	1715	12/09/13	\$169,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
42 - 3	6	952310	1945	07/29/11	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	6	952310	2550	06/19/12	\$401,000	APPEAL / NEW VALUE
42 - 3	6	952310	2940	05/08/13	\$315,000	TEAR DOWN
42 - 3	6	952310	3385	07/18/11	\$567,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	6	952310	3660	07/05/13	\$706,100	MORE THAN ONE HOUSE
42 - 3	6	952310	4051	01/24/13	\$503,261	FORCED SALE
42 - 3	6	952310	4177	01/06/11	\$140,000	NON-REPRESENTATIVE SALE
42 - 3	6	952310	4425	05/02/12	\$886,830	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	6	952310	4460	01/05/11	\$260,000	TEAR DOWN
42 - 3	7	045500	0005	03/25/13	\$271,346	QUIT CLAIM DEED
42 - 3	7	045500	0435	09/16/11	\$517,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	7	204350	0010	07/09/13	\$650,000	DATA DOES NOT MATCH SALE
42 - 3	7	798640	0015	09/17/12	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	7	798640	0275	08/23/12	\$200,000	CONTRACT OR CASH SALE
42 - 3	7	798640	0945	06/13/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 3	7	798640	1195	10/24/12	\$488,000	UNFINISHED AREA > 0
42 - 3	7	928780	0255	06/13/12	\$187,500	QUIT CLAIM DEED
42 - 3	7	928780	2075	04/21/11	\$592,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	7	928780	2810	07/16/13	\$651,000	DATA DOES NOT MATCH SALE
42 - 3	7	928780	2865	08/14/13	\$715,300	DATA DOES NOT MATCH SALE
42 - 3	7	952310	0535	06/30/11	\$78,728	PARTIAL INTEREST (1/3, 1/2, Etc.)
42 - 3	7	952310	0605	05/15/12	\$330,000	TEAR DOWN
42 - 3	7	952310	1175	10/09/13	\$699,000	DATA DOES NOT MATCH SALE
42 - 3	7	952310	1422	10/18/13	\$395,500	FORCED SALE
42 - 3	7	953010	0435	05/02/11	\$300,000	DOR RATIO
42 - 3	7	953010	0525	04/26/12	\$391,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	7	953010	0705	12/17/13	\$700,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
42 - 3	7	953010	0761	11/25/13	\$581,000	DATA DOES NOT MATCH SALE
42 - 3	7	953010	1075	04/23/12	\$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	7	953010	1270	02/09/11	\$350,000	APPEAL / NEW VALUE
42 - 3	7	953010	1880	06/18/13	\$435,000	PERCENT COMPLETE < 100%
42 - 3	8	686520	0641	04/23/13	\$515,389	FORCED SALE
42 - 3	8	686520	0982	10/16/13	\$524,000	DATA DOES NOT MATCH SALE
42 - 3	8	952110	0020	10/18/11	\$368,000	NON-PROFIT ORGANIZATION
42 - 3	8	952110	0031	03/18/13	\$419,000	TEAR DOWN
42 - 3	8	952110	0130	05/09/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 3	8	952110	0155	08/11/12	\$200,000	QUIT CLAIM DEED
42 - 3	8	952110	0410	05/01/13	\$675,000	MORE THAN ONE HOUSE
42 - 3	8	952110	0436	11/23/13	\$625,000	DATA DOES NOT MATCH SALE
42 - 3	8	952110	0460	03/24/11	\$215,000	NO MARKET EXPOSURE
42 - 3	8	952110	0815	10/19/11	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 3	8	952110	0830	09/06/11	\$185,000	QUIT CLAIM DEED
42 - 3	8	952110	0955	04/27/11	\$480,000	TEAR DOWN
42 - 3	8	952110	0997	03/11/13	\$541,500	RELOCATION - SALE TO SERVICE
42 - 3	8	952110	1040	02/13/13	\$386,373	FORCED SALE
42 - 3	8	952110	1090	07/17/12	\$355,000	SEGREGATION AND/OR MERGER
42 - 3	8	952110	1165	07/23/13	\$549,950	DATA DOES NOT MATCH SALE
42 - 3	8	952110	1181	12/04/13	\$417,000	DATA DOES NOT MATCH SALE
42 - 3	8	952110	1423	01/20/11	\$290,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
42 - 3	8	952110	1500	12/11/13	\$740,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 3	8	952110	1505	08/13/13	\$765,000	DATA DOES NOT MATCH SALE
42 - 3	8	952210	0165	10/23/12	\$323,259	FORCED SALE
42 - 3	8	952210	0295	07/07/11	\$375,000	TEAR DOWN
42 - 8	1	009100	0120	11/04/13	\$925,000	DATA DOES NOT MATCH SALE
42 - 8	1	009100	0120	12/20/12	\$325,000	TEAR DOWN
42 - 8	1	270810	0060	03/09/11	\$865,000	MORE THAN ONE HOUSE
42 - 8	1	270810	0110	10/03/12	\$265,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
42 - 8	1	336290	0101	08/14/12	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	1	336290	0166	03/19/12	\$296,000	SHORT SALE
42 - 8	1	336290	0200	07/08/11	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	1	336290	0890	04/21/11	\$124,398	QUIT CLAIM DEED
42 - 8	1	336340	0125	02/25/13	\$401,000	TEAR DOWN
42 - 8	1	336390	0111	07/15/11	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	1	669050	0240	02/13/13	\$412,000	MORE THAN ONE HOUSE
42 - 8	1	675870	0090	11/08/13	\$550,000	QUIT CLAIM DEED
42 - 8	2	009100	0325	08/22/13	\$647,000	DATA DOES NOT MATCH SALE
42 - 8	2	192380	0165	12/11/13	\$550,000	DATA DOES NOT MATCH SALE
42 - 8	2	270810	0525	05/12/11	\$288,000	TEAR DOWN
42 - 8	2	336240	0230	03/08/12	\$315,000	QUIT CLAIM DEED
42 - 8	2	336240	0240	07/05/12	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 8	2	336240	0286	12/11/13	\$757,500	DATA DOES NOT MATCH SALE
42 - 8	2	336240	0286	12/30/12	\$408,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	2	336240	0430	01/24/11	\$334,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	2	336240	0450	07/30/13	\$469,950	FORCED SALE
42 - 8	2	336240	0559	03/15/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	2	336240	0559	10/12/11	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	2	336240	0830	07/22/13	\$260,921	QUIT CLAIM DEED
42 - 8	2	336240	1006	12/17/13	\$729,000	DATA DOES NOT MATCH SALE
42 - 8	2	336240	1006	11/13/12	\$247,500	TEAR DOWN
42 - 8	2	336240	1150	07/29/13	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 8	2	336240	1290	10/14/11	\$541,200	MORE THAN ONE HOUSE
42 - 8	2	336240	1645	08/10/11	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	2	336240	1716	06/13/11	\$454,950	RELOCATION - SALE TO SERVICE
42 - 8	2	336290	0066	03/13/12	\$302,000	DOR RATIO
42 - 8	2	336290	0595	05/09/12	\$225,000	TEAR DOWN
42 - 8	2	336290	0675	03/14/12	\$248,300	TEAR DOWN
42 - 8	2	336290	0675	12/21/11	\$246,100	TEAR DOWN

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
42 - 8	2	336290	0721	05/20/11	\$225,000	TEAR DOWN
42 - 8	2	336340	0450	07/24/13	\$265,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
42 - 8	2	336340	0450	12/20/12	\$442,100	FORCED SALE
42 - 8	2	379700	0310	06/29/11	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	2	379700	0600	03/15/13	\$315,000	TEAR DOWN
42 - 8	2	379700	0600	11/07/12	\$359,092	TEAR DOWN
42 - 8	2	379700	1405	11/08/13	\$440,000	DATA DOES NOT MATCH SALE
42 - 8	2	379700	1405	05/01/13	\$260,000	DATA DOES NOT MATCH SALE
42 - 8	2	379700	1700	07/31/13	\$550,000	SEGREGATION AND/OR MERGER
42 - 8	2	379700	1796	09/24/13	\$550,000	SEGREGATION AND/OR MERGER
42 - 8	2	379700	2515	09/14/11	\$5,000	1031 TRADE
42 - 8	2	379700	2515	07/21/11	\$445,000	QUIT CLAIM DEED
42 - 8	3	336240	0045	09/14/12	\$125,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
42 - 8	3	336240	0050	10/09/12	\$128,750	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 8	3	336240	0135	12/11/13	\$242,500	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 8	3	336240	0135	04/18/13	\$262,500	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 8	3	336240	0705	09/10/13	\$446,500	MORE THAN ONE HOUSE
42 - 8	3	379700	0025	09/12/12	\$304,215	BANKRUPTCY - RECEIVER OR TRUSTEE
42 - 8	3	379700	0035	12/11/13	\$371,000	FORCED SALE
42 - 8	3	379700	0204	12/12/11	\$398,635	FORCED SALE
42 - 8	3	379700	0810	05/09/12	\$235,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	3	379700	1135	12/04/13	\$495,000	DATA DOES NOT MATCH SALE
42 - 8	4	643000	0105	01/11/11	\$175,000	TEAR DOWN
42 - 8	4	643100	0015	12/12/13	\$428,500	FORCED SALE
42 - 8	4	643100	0496	08/02/13	\$127,000	QUIT CLAIM DEED
42 - 8	4	643100	0525	06/20/12	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 8	4	643100	0696	09/26/11	\$261,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643000	0205	01/10/13	\$577,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643000	0405	05/17/11	\$629,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643000	0405	05/17/11	\$629,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
42 - 8	5	643000	0505	07/27/12	\$730,000	SEGREGATION AND/OR MERGER
42 - 8	5	643050	0016	09/07/11	\$319,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643050	0070	11/14/12	\$333,000	APPEAL / NEW VALUE
42 - 8	5	643050	0085	09/12/13	\$712,000	ACTIVE PERMIT BEFORE SALE > \$25,000
42 - 8	5	643050	0085	08/07/12	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643050	0180	09/12/12	\$411,262	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643050	0180	03/14/13	\$391,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643050	0234	11/18/13	\$581,000	DATA DOES NOT MATCH SALE
42 - 8	5	643100	0105	12/10/13	\$617,950	DATA DOES NOT MATCH SALE
42 - 8	5	643100	0135	04/11/12	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643100	0225	10/01/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 8	5	643100	0280	01/25/13	\$354,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643100	0280	10/24/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643100	0820	02/24/11	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 8	5	643100	0988	10/09/13	\$123,824	QUIT CLAIM DEED
42 - 8	8	336240	0280	06/26/12	\$360,000	TEAR DOWN
42 - 11	9	661000	0175	10/11/13	\$282,400	PARTIAL INTEREST (1/3, 1/2, Etc.)
42 - 11	9	661000	0440	10/16/13	\$647,800	DATA DOES NOT MATCH SALE
42 - 11	9	661000	0490	02/11/11	\$265,000	MORE THAN ONE HOUSE
42 - 11	9	661000	0780	06/04/12	\$278,000	QUIT CLAIM DEED
42 - 11	9	661000	0850	12/12/11	\$10,000	DOR RATIO
42 - 11	9	661000	0861	06/14/13	\$915,000	DATA DOES NOT MATCH SALE
42 - 11	9	661000	0910	03/01/11	\$340,000	QUIT CLAIM DEED
42 - 11	9	661000	0945	07/25/13	\$540,000	DATA DOES NOT MATCH SALE
42 - 11	9	751750	0250	05/09/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 11	9	751750	0315	05/22/13	\$780,000	DATA DOES NOT MATCH SALE
42 - 11	9	751750	0315	12/17/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 11	9	751750	0556	01/27/11	\$213,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
42 - 11	9	798640	0345	10/22/12	\$448,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42 - 11	9	798640	1275	09/08/11	\$300,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
42 - 11	10	085000	0223	01/26/11	\$147,838	QUIT CLAIM DEED
42 - 11	10	569350	0220	08/02/12	\$188,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
42 - 11	10	569350	0855	02/20/13	\$320,000	SEGREGATION AND/OR MERGER
42 - 11	10	569350	0970	05/13/13	\$600,000	DATA DOES NOT MATCH SALE
42 - 11	10	569350	0970	10/30/12	\$525,000	SEGREGATION AND/OR MERGER
42 - 11	10	569350	0971	12/30/13	\$1,002,580	DATA DOES NOT MATCH SALE
42 - 11	10	661000	0970	07/10/13	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 11	10	812970	0360	08/29/12	\$221,252	QUIT CLAIM DEED
42 - 11	10	812970	0580	04/25/12	\$430,000	NON-REPRESENTATIVE SALE
42 - 11	10	812970	0710	12/10/13	\$476,361	FORCED SALE
42 - 11	10	952110	0297	05/22/12	\$287,999	BANKRUPTCY - RECEIVER OR TRUSTEE
42 - 11	10	952110	0559	03/19/12	\$313,700	BANKRUPTCY - RECEIVER OR TRUSTEE
42 - 11	10	952210	0545	02/10/11	\$475,000	MORE THAN ONE HOUSE
42 - 11	11	193130	0975	05/31/11	\$350,000	SEGREGATION AND/OR MERGER
42 - 11	11	197220	1161	08/06/13	\$379,900	DATA DOES NOT MATCH SALE
42 - 11	11	197220	1510	03/10/12	\$385,000	SEGREGATION AND/OR MERGER
42 - 11	11	569500	0270	10/15/13	\$325,000	TEAR DOWN
42 - 11	11	569500	0300	11/15/12	\$512,500	SEGREGATION AND/OR MERGER
42 - 11	11	952110	0875	12/27/13	\$345,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
42 - 11	12	132430	0005	01/30/13	\$325,000	SEGREGATION AND/OR MERGER
42 - 11	12	132430	0006	01/30/13	\$450,000	TEAR DOWN
42 - 11	12	132430	0025	04/20/11	\$360,500	SEGREGATION AND/OR MERGER
42 - 11	12	132430	0399	10/28/11	\$441,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 11	12	132430	0495	10/08/13	\$604,000	DATA DOES NOT MATCH SALE
42 - 11	12	132430	0650	06/16/11	\$57,287	QUIT CLAIM DEED
42 - 11	12	132430	0655	03/28/13	\$236,378	DOR RATIO
42 - 11	12	132430	0692	07/13/12	\$512,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 11	12	181980	0325	09/24/13	\$533,000	DATA DOES NOT MATCH SALE
42 - 11	12	193030	0925	03/23/11	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42 - 11	12	193030	1245	03/07/13	\$340,838	FORCED SALE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
42 - 11	12	193030	1565	09/19/13	\$570,000	DATA DOES NOT MATCH SALE
42 - 11	12	744500	0055	11/19/13	\$450,000	SEGREGATION AND/OR MERGER
42 - 11	12	744500	0095	09/03/13	\$455,000	DATA DOES NOT MATCH SALE
42 - 11	12	744500	0116	04/03/12	\$750,000	APPEAL / NEW VALUE
42 - 11	13	197220	0140	11/07/13	\$562,500	DATA DOES NOT MATCH SALE
42 - 11	13	197220	0140	12/13/11	\$495,000	TEAR DOWN
42 - 11	13	197220	0190	08/28/13	\$660,000	TEAR DOWN
42 - 11	13	197220	0408	05/15/12	\$439,950	RELOCATION - SALE TO SERVICE
42 - 11	13	197220	0555	07/26/13	\$590,000	SEGREGATION AND/OR MERGER
42 - 11	13	197220	0672	09/30/13	\$517,000	RELOCATION - SALE TO SERVICE
42 - 11	13	197220	0720	06/15/12	\$177,681	QUIT CLAIM DEED
42 - 11	13	197220	0750	08/21/13	\$180,300	QUIT CLAIM DEED
42 - 11	13	197220	0755	04/29/13	\$640,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
42 - 11	13	197220	0845	07/09/13	\$510,000	RELOCATION - SALE TO SERVICE
42 - 11	13	197220	1210	12/27/12	\$474,575	TEAR DOWN
42 - 11	13	197220	1315	09/26/13	\$379,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 5	0	335950	0867	10/15/13	\$177,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 5	3	125720	0135	10/05/12	\$12,500	QUIT CLAIM DEED
43 - 5	3	125720	0315	03/02/11	\$850,000	RELOCATION - SALE TO SERVICE
43 - 5	3	125720	1330	02/21/12	\$119,407	QUIT CLAIM DEED
43 - 5	3	125720	1355	09/14/12	\$350,000	PERCENT COMPLETE < 100%
43 - 5	3	125720	1470	08/22/12	\$288,000	DATA DOES NOT MATCH SALE
43 - 5	3	125720	1715	02/09/11	\$400,000	DOR RATIO
43 - 5	3	125720	1755	12/27/13	\$453,650	QUIT CLAIM DEED
43 - 5	3	125720	1985	06/01/12	\$357,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	125720	1985	07/23/12	\$357,000	QUIT CLAIM DEED
43 - 5	3	125720	2060	04/24/13	\$568,000	DATA DOES NOT MATCH SALE
43 - 5	3	125720	2480	04/25/12	\$396,667	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 5	3	335950	0415	03/08/11	\$560,000	SEGREGATION AND/OR MERGER
43 - 5	3	335950	0800	03/30/12	\$348,000	DIAGNOSTIC OUTLIER; SCATTER PLOT

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 5	3	335950	0875	04/02/12	\$499,000	APPEAL / NEW VALUE
43 - 5	3	336490	0140	01/18/13	\$275,000	NO MARKET EXPOSURE
43 - 5	3	385690	0630	03/22/13	\$653,000	DATA DOES NOT MATCH SALE
43 - 5	3	385690	1035	08/29/13	\$625,000	SEGREGATION AND/OR MERGER
43 - 5	3	385690	1590	08/30/12	\$784,000	DATA DOES NOT MATCH SALE
43 - 5	3	385690	1590	01/11/12	\$365,700	DOR RATIO
43 - 5	3	385690	1590	10/31/11	\$350,000	NO MARKET EXPOSURE
43 - 5	3	385690	1770	01/26/12	\$327,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	385690	2055	08/06/12	\$400,000	TEAR DOWN
43 - 5	3	385690	3205	08/31/12	\$235,108	PARTIAL INTEREST (1/3, 1/2, Etc.)
43 - 5	3	385690	3415	06/24/13	\$644,000	DATA DOES NOT MATCH SALE
43 - 5	3	385690	3835	03/23/12	\$460,000	CORPORATE AFFILIATES
43 - 5	3	385690	3990	10/01/13	\$652,000	DATA DOES NOT MATCH SALE
43 - 5	3	385690	4125	11/05/13	\$815,000	DATA DOES NOT MATCH SALE
43 - 5	3	385690	4265	05/06/13	\$1,385,000	RELOCATION - SALE TO SERVICE
43 - 5	3	385690	4930	04/14/11	\$394,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	385690	5000	12/07/12	\$245,000	TEAR DOWN
43 - 5	3	385690	5380	06/27/12	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	385690	5660	06/14/12	\$498,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	385690	5660	11/09/11	\$375,000	SEGREGATION AND/OR MERGER
43 - 5	3	913610	1891	05/24/11	\$335,000	RELOCATION - SALE TO SERVICE
43 - 5	3	913610	2021	09/05/12	\$373,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
43 - 5	3	913610	2371	08/27/13	\$32,399	QUIT CLAIM DEED
43 - 5	3	913610	2501	11/14/11	\$180,000	QUIT CLAIM DEED
43 - 5	3	913610	3250	11/13/13	\$475,000	DATA DOES NOT MATCH SALE
43 - 5	3	952310	0015	09/14/12	\$370,000	NON-REPRESENTATIVE SALE
43 - 5	3	952310	0210	05/20/13	\$350,000	TEAR DOWN
43 - 5	3	952310	0346	09/14/12	\$228,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
43 - 5	3	952810	0340	04/02/12	\$361,000	TEAR DOWN
43 - 5	3	952810	4590	05/30/13	\$635,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 5	3	952810	4595	11/22/13	\$736,500	DATA DOES NOT MATCH SALE
43 - 5	3	952810	4971	10/26/11	\$68,212	PARTIAL INTEREST (1/3, 1/2, Etc.)
43 - 5	3	955020	0500	11/13/13	\$450,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
43 - 5	3	955020	1340	06/15/12	\$319,202	NON-REPRESENTATIVE SALE
43 - 5	3	955020	1485	02/08/12	\$412,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	955020	1530	12/14/11	\$489,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	955020	1880	11/09/12	\$795,000	APPEAL / NEW VALUE
43 - 5	3	955020	2140	08/20/13	\$350,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 5	3	955020	2520	09/09/11	\$300,000	NO MARKET EXPOSURE
43 - 5	3	955020	2610	01/03/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	955020	3625	03/29/12	\$414,000	RELOCATION - SALE TO SERVICE
43 - 5	3	955020	3675	03/01/11	\$313,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	955020	3675	10/20/12	\$179,500	QUIT CLAIM DEED
43 - 5	3	955020	4140	01/12/12	\$288,900	EXEMPT FROM EXCISE TAX
43 - 5	3	955020	4580	01/16/13	\$490,000	UNFINISHED AREA > 0
43 - 5	3	955020	4780	01/12/11	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	3	955020	4890	07/10/13	\$335,000	UNFINISHED AREA > 0
43 - 5	3	955120	0345	12/17/13	\$925,000	ACTIVE PERMIT BEFORE SALE > \$25,000
43 - 5	3	955120	0345	11/19/12	\$360,000	TEAR DOWN
43 - 5	3	955120	0540	11/01/12	\$420,391	QUIT CLAIM DEED
43 - 5	3	955120	1860	07/03/13	\$1,369,000	DATA DOES NOT MATCH SALE
43 - 5	3	955120	1970	07/20/11	\$495,000	DATA DOES NOT MATCH SALE
43 - 5	3	955120	1970	06/12/13	\$770,000	DATA DOES NOT MATCH SALE
43 - 5	3	955120	2260	01/28/11	\$480,000	SEGREGATION AND/OR MERGER
43 - 5	3	955120	2270	12/31/12	\$899,999	APPEAL / NEW VALUE
43 - 5	3	955120	2340	11/08/13	\$945,000	DATA DOES NOT MATCH SALE
43 - 5	3	955120	2350	09/25/12	\$419,000	TEAR DOWN
43 - 5	3	955120	2445	08/22/11	\$430,000	TEAR DOWN
43 - 5	3	955120	2715	04/25/13	\$955,000	DATA DOES NOT MATCH SALE
43 - 5	3	955120	2820	03/24/11	\$568,400	MORE THAN ONE HOUSE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 5	3	955120	2890	07/09/13	\$650,000	DATA DOES NOT MATCH SALE
43 - 5	3	955120	3245	04/07/11	\$405,000	TRADE
43 - 5	3	955120	3305	04/12/13	\$667,000	DATA DOES NOT MATCH SALE
43 - 5	6	952810	0150	04/30/12	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 5	6	952810	0160	05/10/13	\$994,000	DATA DOES NOT MATCH SALE
43 - 5	6	952810	0180	11/15/11	\$910,000	DATA DOES NOT MATCH SALE
43 - 5	6	955120	0330	09/20/13	\$900,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 7	0	569450	1213	12/11/13	\$559,000	PERCENT COMPLETE < 100%
43 - 7	0	569450	1214	12/11/13	\$549,000	PERCENT COMPLETE < 100%
43 - 7	0	569450	1215	12/11/13	\$549,000	PERCENT COMPLETE < 100%
43 - 7	0	569450	1216	12/11/13	\$559,000	PERCENT COMPLETE < 100%
43 - 7	0	569450	1217	12/11/13	\$539,000	PERCENT COMPLETE < 100%
43 - 7	0	569450	1218	12/11/13	\$539,000	PERCENT COMPLETE < 100%
43 - 7	1	035400	0010	11/22/13	\$515,000	TEAR DOWN
43 - 7	1	226450	0290	12/20/13	\$575,000	DATA DOES NOT MATCH SALE
43 - 7	1	226450	0700	05/14/13	\$675,000	DATA DOES NOT MATCH SALE
43 - 7	1	226450	0820	12/31/12	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 7	1	226450	0850	07/26/13	\$645,000	DATA DOES NOT MATCH SALE
43 - 7	1	226450	1029	06/20/11	\$352,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 7	1	226450	1032	04/06/11	\$350,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 7	1	226450	1033	08/16/11	\$330,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 7	1	226450	1038	06/23/11	\$340,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 7	1	392540	0095	04/25/13	\$845,000	DATA DOES NOT MATCH SALE
43 - 7	1	408330	2920	12/11/13	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 7	1	408330	2935	12/20/13	\$875,000	DATA DOES NOT MATCH SALE
43 - 7	1	408330	3230	10/31/13	\$665,000	DATA DOES NOT MATCH SALE
43 - 7	1	408330	3230	04/30/12	\$610,000	DATA DOES NOT MATCH SALE
43 - 7	1	408330	3510	05/31/11	\$199,379	QUIT CLAIM DEED
43 - 7	1	408330	3690	12/26/12	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 7	1	408330	4210	01/26/13	\$107,204	QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 7	1	408330	4395	04/08/11	\$849,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 7	1	408330	4640	09/14/12	\$415,000	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 7	1	408330	4875	07/02/12	\$587,500	DATA DOES NOT MATCH SALE
43 - 7	1	408330	4960	06/27/13	\$587,000	DATA DOES NOT MATCH SALE
43 - 7	1	408330	5000	07/19/13	\$803,000	DATA DOES NOT MATCH SALE
43 - 7	1	408330	5795	10/06/11	\$232,500	CORPORATE AFFILIATES
43 - 7	1	408330	5810	07/24/13	\$870,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 7	1	408330	5950	08/11/11	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 7	1	408330	6025	04/11/13	\$19,665	QUIT CLAIM DEED
43 - 7	1	408330	6045	12/05/13	\$420,000	TEAR DOWN
43 - 7	1	408330	6205	04/24/12	\$995,000	SEGREGATION AND/OR MERGER
43 - 7	1	408330	6210	04/24/12	\$450,000	SEGREGATION AND/OR MERGER
43 - 7	1	408330	6840	11/12/13	\$895,000	DATA DOES NOT MATCH SALE
43 - 7	1	420690	0585	05/13/13	\$599,950	DATA DOES NOT MATCH SALE
43 - 7	1	803270	0104	06/11/13	\$606,000	DATA DOES NOT MATCH SALE
43 - 7	1	917860	0105	12/27/12	\$140,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
43 - 7	1	917860	1330	05/24/13	\$575,000	DATA DOES NOT MATCH SALE
43 - 7	1	917860	1425	04/26/13	\$1,001,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 7	2	007200	0035	06/13/12	\$580,000	BANKRUPTCY - RECEIVER OR TRUSTEE
43 - 7	2	007200	0035	08/06/12	\$481,111	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 7	2	007200	0040	11/07/13	\$616,400	DATA DOES NOT MATCH SALE
43 - 7	2	193130	0090	04/23/13	\$455,000	TEAR DOWN
43 - 7	2	197220	1855	02/12/12	\$175,000	DOR RATIO
43 - 7	2	197220	2020	06/13/13	\$510,000	DATA DOES NOT MATCH SALE
43 - 7	2	197220	2177	04/24/12	\$27,325	QUIT CLAIM DEED
43 - 7	2	197220	2188	06/08/12	\$447,600	RELOCATION - SALE TO SERVICE
43 - 7	2	197220	2202	03/10/12	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 7	2	197220	2529	12/17/13	\$432,195	FORCED SALE
43 - 7	2	229390	0120	11/17/11	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 7	2	230640	0030	06/27/11	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 7	2	230640	0065	01/23/13	\$280,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
43 - 7	2	397540	0165	04/04/12	\$324,900	NON-REPRESENTATIVE SALE
43 - 7	2	569450	0450	12/27/12	\$424,000	MORE THAN ONE HOUSE
43 - 7	2	569450	1090	12/20/13	\$660,000	TEAR DOWN
43 - 7	2	569450	1235	12/11/13	\$554,000	PERCENT COMPLETE < 100%
43 - 7	2	569450	1255	12/09/13	\$487,000	MORE THAN ONE HOUSE
43 - 7	2	686520	0992	09/06/12	\$299,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 8	1	051000	0865	10/30/13	\$890,000	ACTIVE PERMIT BEFORE SALE > \$25,000
43 - 8	1	051000	1200	09/23/13	\$328,315	DIAGNOSTIC OUTLIER; SCATTER PLOT
43 - 8	1	051000	1460	07/03/13	\$236,000	QUIT CLAIM DEED
43 - 8	1	051000	1785	07/25/13	\$505,000	MORE THAN ONE HOUSE
43 - 8	1	051000	1805	03/14/13	\$541,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
43 - 8	1	051000	2205	11/27/12	\$580,000	SEGREGATION AND/OR MERGER
43 - 8	1	051000	3325	12/11/12	\$700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 8	1	051000	3795	03/26/13	\$799,950	DATA DOES NOT MATCH SALE
43 - 8	1	051000	3985	08/29/12	\$663,500	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 8	1	051000	4262	10/18/13	\$610,000	DATA DOES NOT MATCH SALE
43 - 8	1	051000	4365	04/23/13	\$810,000	DATA DOES NOT MATCH SALE
43 - 8	1	189000	0180	03/07/12	\$577,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 8	1	189000	0210	12/10/13	\$615,000	DATA DOES NOT MATCH SALE
43 - 8	1	226500	0385	06/27/13	\$530,750	DATA DOES NOT MATCH SALE
43 - 8	1	226500	0405	09/26/12	\$308,000	TEAR DOWN
43 - 8	1	251300	0050	10/23/12	\$415,000	NO MARKET EXPOSURE
43 - 8	1	313120	0090	08/21/13	\$639,000	DATA DOES NOT MATCH SALE
43 - 8	1	313120	0100	03/12/13	\$785,000	RELOCATION - SALE TO SERVICE
43 - 8	1	313120	0180	05/11/13	\$385,000	UNFINISHED AREA > 0
43 - 8	1	313120	0180	11/12/13	\$930,000	UNFINISHED AREA > 0
43 - 8	1	313120	0215	08/18/11	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 8	1	313120	0895	08/07/13	\$570,000	DATA DOES NOT MATCH SALE
43 - 8	1	313120	1320	09/20/13	\$739,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 8	1	313120	1550	03/23/11	\$480,877	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 8	1	313120	1560	06/13/13	\$675,000	DATA DOES NOT MATCH SALE
43 - 8	1	408330	0545	08/19/13	\$938,000	DATA DOES NOT MATCH SALE
43 - 8	1	408330	0835	02/03/11	\$335,000	TEAR DOWN
43 - 8	1	408330	0975	05/29/12	\$711,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 8	1	408330	1705	10/08/13	\$610,000	DATA DOES NOT MATCH SALE
43 - 8	1	408330	1760	09/24/13	\$280,000	QUIT CLAIM DEED
43 - 8	1	408330	2205	04/30/13	\$877,000	DATA DOES NOT MATCH SALE
43 - 8	1	408330	2225	04/19/11	\$645,000	ACTIVE PERMIT BEFORE SALE > \$25,000
43 - 8	1	408330	2280	09/11/13	\$717,500	DATA DOES NOT MATCH SALE
43 - 8	1	408380	0620	02/09/11	\$449,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 8	1	408380	0965	05/17/13	\$740,000	DATA DOES NOT MATCH SALE
43 - 8	1	408380	1655	05/01/12	\$590,000	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 8	1	408380	2615	11/09/11	\$380,000	QUIT CLAIM DEED
43 - 8	1	408380	2624	03/06/13	\$579,000	RELOCATION - SALE TO SERVICE
43 - 8	1	420690	1210	09/13/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 8	1	420690	1260	05/03/13	\$720,000	DATA DOES NOT MATCH SALE
43 - 8	1	420690	1270	06/21/13	\$799,000	DATA DOES NOT MATCH SALE
43 - 8	1	420690	1340	06/19/13	\$525,000	DATA DOES NOT MATCH SALE
43 - 8	1	783480	0045	02/11/13	\$559,000	APPEAL / NEW VALUE
43 - 8	1	783480	0045	06/21/11	\$577,500	APPEAL / NEW VALUE
43 - 8	1	783480	0045	02/06/13	\$559,000	RELOCATION - SALE TO SERVICE
43 - 8	1	783480	0140	04/09/13	\$630,000	DATA DOES NOT MATCH SALE
43 - 8	1	783480	0145	09/03/13	\$499,000	DATA DOES NOT MATCH SALE
43 - 8	1	881840	0210	11/05/13	\$807,000	DATA DOES NOT MATCH SALE
43 - 8	1	881840	0210	03/25/13	\$567,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 8	1	881890	0290	07/11/13	\$665,000	BANKRUPTCY - RECEIVER OR TRUSTEE
43 - 8	1	881890	0385	12/30/13	\$495,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
43 - 8	1	881890	0385	04/16/13	\$398,552	FORCED SALE
43 - 8	1	917860	0245	08/27/13	\$917,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 8	1	917860	1260	07/01/13	\$975,000	DATA DOES NOT MATCH SALE
43 - 9	3	151730	0010	07/31/12	\$750,000	RELOCATION - SALE TO SERVICE
43 - 9	3	288320	0520	06/13/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 9	3	288320	0645	02/25/13	\$860,000	DATA DOES NOT MATCH SALE
43 - 9	3	288320	0910	10/12/12	\$990,000	UNFINISHED AREA > 0
43 - 9	3	288320	0955	11/15/11	\$722,500	RELOCATION - SALE TO SERVICE
43 - 9	3	288320	1015	12/16/13	\$585,000	DATA DOES NOT MATCH SALE
43 - 9	3	288320	1055	08/09/12	\$187,313	PARTIAL INTEREST (1/3, 1/2, Etc.)
43 - 9	3	288320	1100	08/27/13	\$799,950	DATA DOES NOT MATCH SALE
43 - 9	3	288320	1230	01/12/12	\$407,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 9	3	288320	1355	08/27/13	\$327,843	CONTRACT OR CASH SALE
43 - 9	3	288320	1435	04/25/11	\$525,000	SEGREGATION AND/OR MERGER
43 - 9	3	288320	1525	09/11/13	\$1,015,000	DATA DOES NOT MATCH SALE
43 - 9	3	288320	1805	01/25/13	\$650,000	MORE THAN ONE HOUSE
43 - 9	3	288320	1835	12/04/12	\$203,316	PARTIAL INTEREST (1/3, 1/2, Etc.)
43 - 9	3	288620	0125	03/22/12	\$427,000	RELOCATION - SALE TO SERVICE
43 - 9	3	393190	0245	05/16/13	\$727,888	DATA DOES NOT MATCH SALE
43 - 9	3	681510	0260	08/27/13	\$715,000	DATA DOES NOT MATCH SALE
43 - 9	3	750000	0130	01/13/12	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 9	3	750000	0236	02/22/12	\$325,000	FORCED SALE
43 - 9	3	750000	0236	11/27/12	\$284,025	QUIT CLAIM DEED
43 - 9	3	750000	0236	12/19/12	\$410,000	TEAR DOWN
43 - 9	3	913710	1703	11/19/13	\$277,149	FORCED SALE
43 - 9	3	920300	0005	01/30/12	\$85,541	QUIT CLAIM DEED
43 - 9	3	948270	0075	01/24/13	\$350,000	CORPORATE AFFILIATES
43 - 9	3	948270	0385	11/21/11	\$555,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 9	3	948270	0410	09/06/13	\$640,000	DATA DOES NOT MATCH SALE
43 - 9	3	952810	0717	07/09/13	\$758,000	DATA DOES NOT MATCH SALE
43 - 9	3	952810	0942	09/27/13	\$599,950	PERCENT COMPLETE < 100%
43 - 9	3	952810	0945	11/06/13	\$580,000	PERCENT COMPLETE < 100%

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 9	3	952810	0945	05/23/12	\$500,000	TEAR DOWN
43 - 9	4	029367	0110	10/23/13	\$627,450	RELOCATION - SALE TO SERVICE
43 - 9	4	062504	9018	07/29/13	\$485,000	DATA DOES NOT MATCH SALE
43 - 9	4	062504	9019	09/26/13	\$560,000	DATA DOES NOT MATCH SALE
43 - 9	4	062504	9199	11/27/13	\$675,000	DATA DOES NOT MATCH SALE
43 - 9	4	062504	9305	01/07/13	\$550,000	SEGREGATION AND/OR MERGER
43 - 9	4	062504	9315	06/19/13	\$573,000	DATA DOES NOT MATCH SALE
43 - 9	4	199420	0080	03/27/13	\$555,000	DATA DOES NOT MATCH SALE
43 - 9	4	199420	0110	06/25/13	\$460,000	DATA DOES NOT MATCH SALE
43 - 9	4	199420	0120	07/19/12	\$175,000	TEAR DOWN
43 - 9	4	199420	0130	06/25/13	\$728,000	DATA DOES NOT MATCH SALE
43 - 9	4	199420	0205	08/28/13	\$536,000	DATA DOES NOT MATCH SALE
43 - 9	4	199420	0340	01/24/13	\$317,000	DATA DOES NOT MATCH SALE
43 - 9	4	199420	0390	09/17/13	\$539,900	DATA DOES NOT MATCH SALE
43 - 9	4	199420	0395	07/29/13	\$550,000	DATA DOES NOT MATCH SALE
43 - 9	4	199420	0415	07/12/13	\$693,000	DATA DOES NOT MATCH SALE
43 - 9	4	240210	0060	12/19/13	\$760,000	ACTIVE PERMIT BEFORE SALE > \$25,000
43 - 9	4	240210	0060	04/23/13	\$463,500	FORCED SALE
43 - 9	4	240210	0575	07/08/13	\$257,500	TEAR DOWN
43 - 9	4	240210	0635	10/08/13	\$715,000	DATA DOES NOT MATCH SALE
43 - 9	4	240210	0805	11/13/13	\$750,000	ACTIVE PERMIT BEFORE SALE > \$25,000
43 - 9	4	240210	0805	02/01/13	\$150,000	TEAR DOWN
43 - 9	4	240210	0965	05/22/13	\$619,000	DATA DOES NOT MATCH SALE
43 - 9	4	445980	0080	09/21/11	\$327,500	SEGREGATION AND/OR MERGER
43 - 9	4	445980	0110	01/12/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 9	4	681360	0360	08/29/13	\$637,000	MORE THAN ONE HOUSE
43 - 9	4	681360	0627	07/08/13	\$405,000	DATA DOES NOT MATCH SALE
43 - 9	4	681360	0685	10/07/13	\$530,000	DATA DOES NOT MATCH SALE
43 - 9	4	681360	0865	03/26/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
43 - 9	4	681360	0880	08/21/13	\$529,950	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis Areas 042 and 43 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 9	4	947320	0150	10/07/13	\$805,000	DATA DOES NOT MATCH SALE
43 - 9	5	091700	0200	02/22/11	\$99,000	NON-PROFIT ORGANIZATION
43 - 9	5	091700	0205	07/25/11	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
43 - 9	5	091700	0320	08/02/13	\$189,900	NON-PROFIT ORGANIZATION
43 - 9	5	091700	0325	04/14/13	\$420,000	NON-PROFIT ORGANIZATION
43 - 9	5	339290	0075	11/10/13	\$511,000	DATA DOES NOT MATCH SALE
43 - 9	5	567600	0050	01/26/11	\$160,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
43 - 9	6	288470	0080	11/16/12	\$252,255	QUIT CLAIM DEED
43 - 9	6	948270	0025	10/04/13	\$1,078,500	DATA DOES NOT MATCH SALE
43 - 9	6	948270	0030	06/13/12	\$957,000	DATA DOES NOT MATCH SALE
43 - 9	6	948270	0160	06/21/13	\$795,000	DATA DOES NOT MATCH SALE

**Vacant Sales Used in this Annual Update Analysis
Areas 042 and 43**

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
42 - 3	3	385690	0060	11/21/11	\$185,000	4,275	N	N
42 - 3	3	385690	4726	03/06/13	\$170,000	3,120	N	N
42 - 3	3	955020	0321	05/16/13	\$325,000	3,758	N	N
42 - 3	3	955120	2270	03/14/12	\$256,000	3,979	N	N
42 - 3	5	643100	0103	01/03/13	\$250,000	3,750	N	N
42 - 3	7	798640	0290	09/10/12	\$280,000	4,500	Y	N
42 - 3	7	928780	0440	05/13/13	\$220,000	2,500	Y	N
42 - 3	12	181980	0310	12/13/12	\$220,000	4,400	Y	N

Vacant Sales Removed in this Annual Update Analysis Areas 042 and 43

Area – Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
43 - 5	3	125720	0120	01/07/11	\$350,000	PLANS, PERMITS, FOUNDATION INCLUDED
43 - 9	4	240210	0716	01/20/12	\$165,000	NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Land and total Valuation
- New Construction Evaluation



8-13-14

Appraiser II

Date