

Green Lake/ Wallingford

Area: 043

Residential Revalue for 2015 Assessment Roll



Obtained from [http://en.wikipedia.org/wiki/Green_Lake_\(Seattle\)](http://en.wikipedia.org/wiki/Green_Lake_(Seattle))

Area 43 is located in north Seattle. It consists of the neighborhoods of Wallingford and Green Lake and is one of the first areas developed in Seattle. Roughly 69% of the homes were built before 1940. Construction of Townhome style residences has greatly increased in the past several years. Approximately 7% of the homes have some type of view. Major attributes include close proximity to the downtown business core, Green Lake, Woodland Park Zoo, Lower Woodland Park, Lake Union, University of Washington and Seattle Pacific University. It is also located adjacent to the Roosevelt District and light rail station. Green Lake is one of the most visited parks in Seattle. There are numerous restaurants and shops within walking distance and access to I-5 is almost immediate.



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Department of Assessments

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

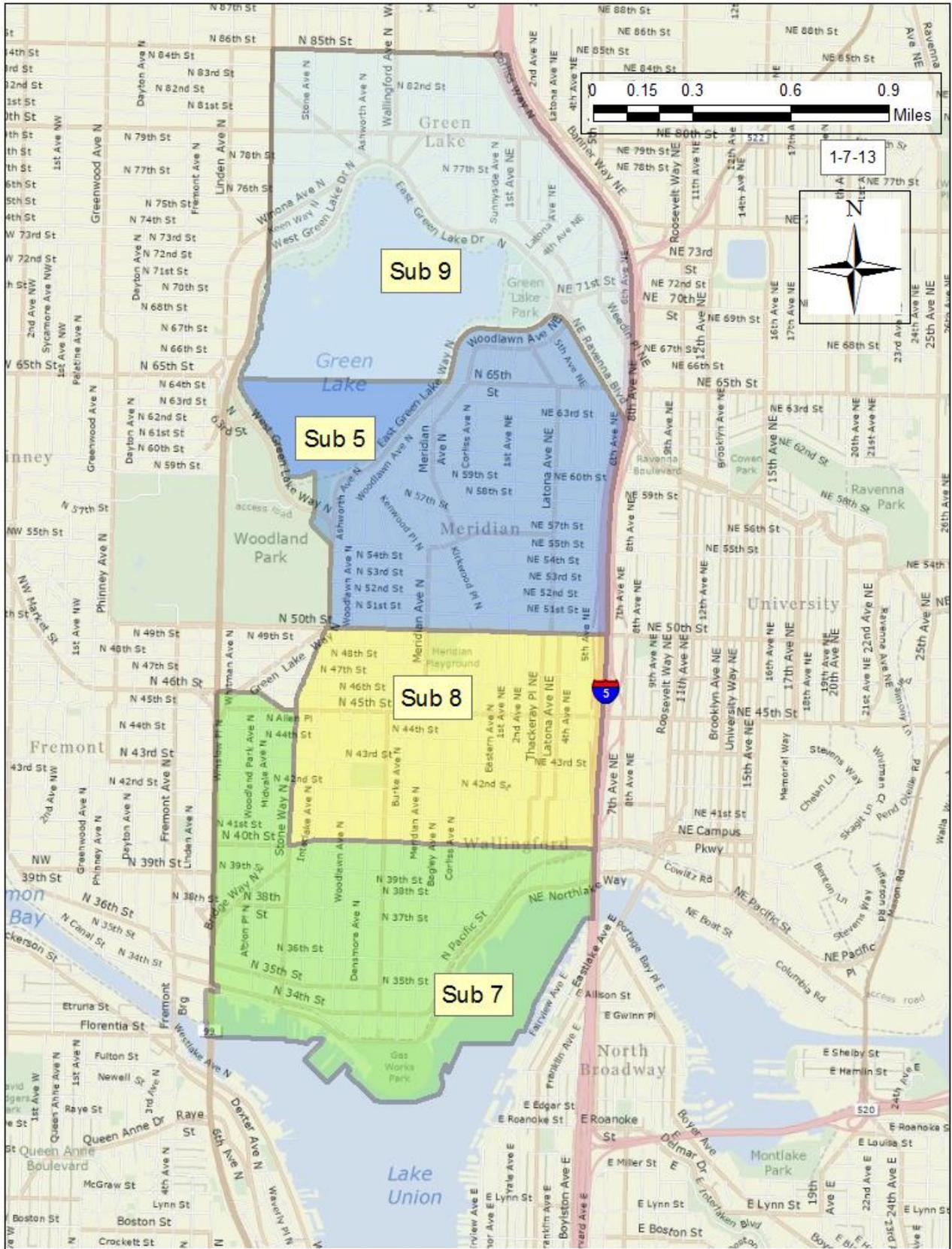
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

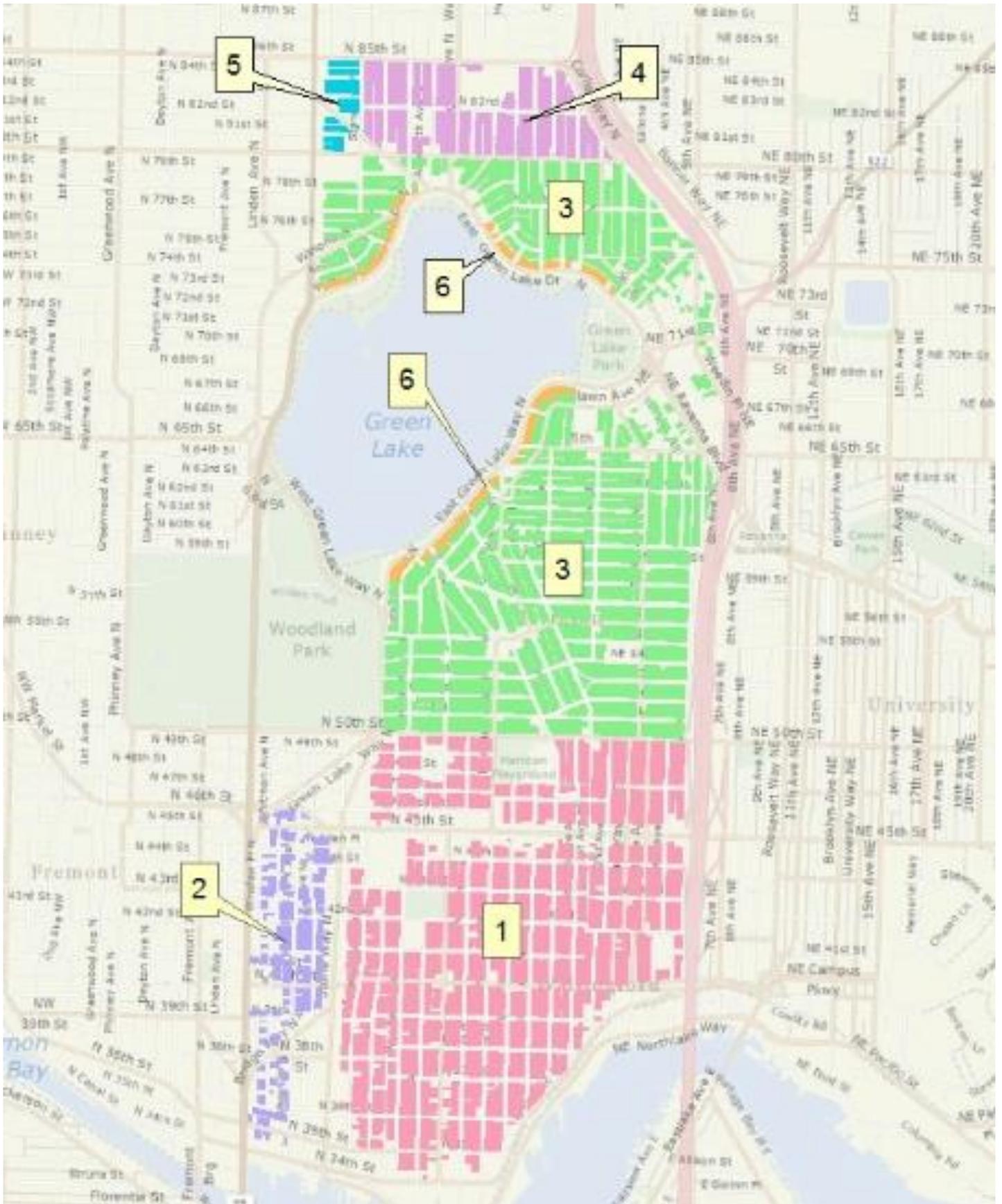
Lloyd Hara
Assessor

Area 043 Map



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Neighborhood Map



Area 043 Housing Profile



Grade 5/ Year Built 1919/ Total Living Area 780
Account Number 955020-2385



Grade 6/ Year Built 1915/ Total Living Area 610
Account Number 385690-2290



Grade 7/ Year Built 1908/ Total Living Area 960
Account Number 251350-0015



Grade 8/ Year Built 2002/ Total Living Area 2,700
Account Number 125720-1130



Grade 9/ Year Built 1911/ Total Living Area 3,170
Account Number 917860-1075



Grade 10/ Year Built 2010/ Total Living Area 3,520
Account Number 125720-2745

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Executive Summary

Green Lake/ Wallingford - Area 043

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 833
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$247,700	\$350,700	\$598,400			8.11%
2015 Value	\$275,600	\$390,400	\$666,000	\$707,100	94.8%	7.89%
\$ Change	+\$27,900	+\$39,700	+\$67,600			
% Change	+11.3%	+11.3%	+11.3%			

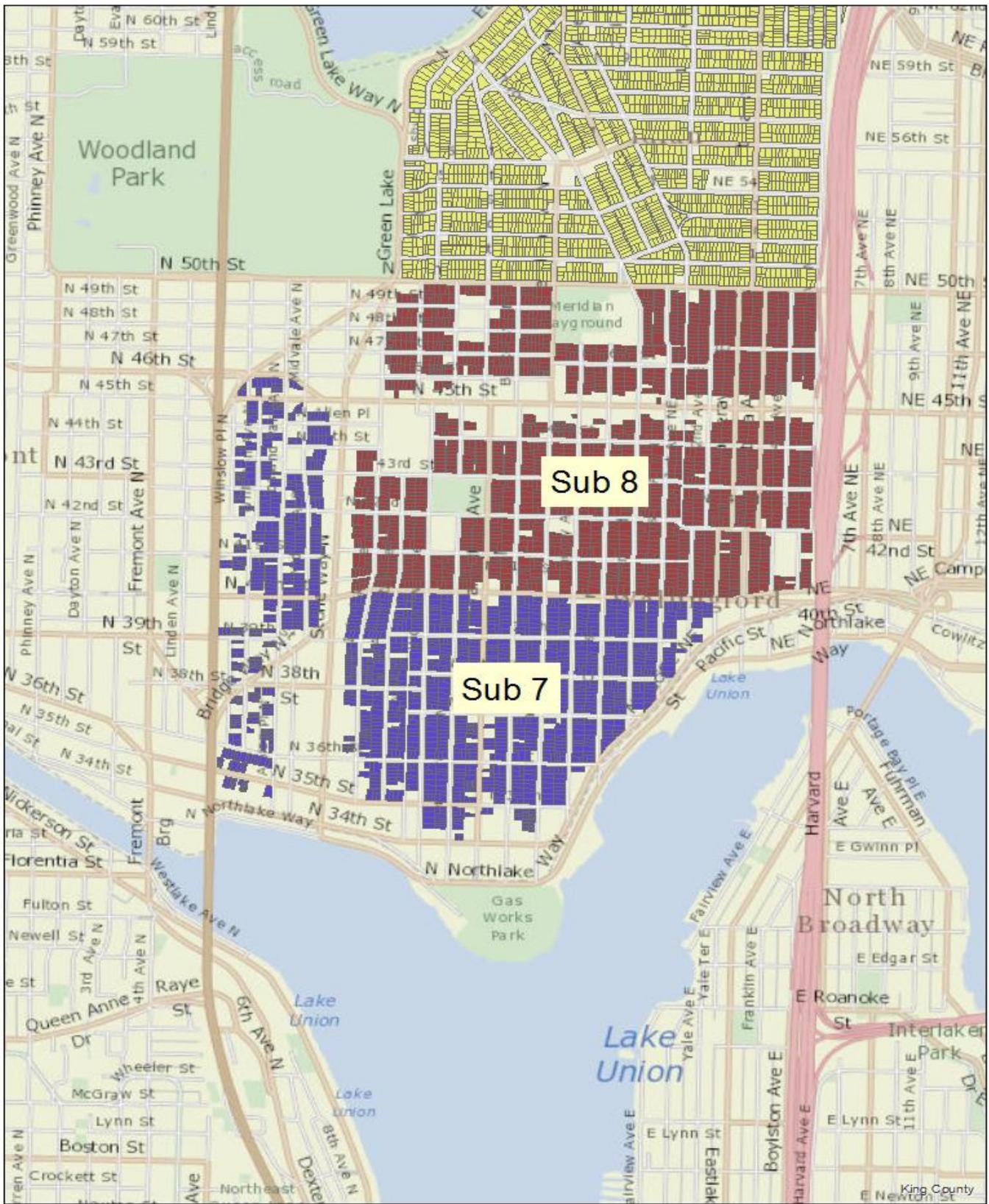
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.89% is an improvement from the previous COD of 8.11%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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 Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$277,000	\$302,000	\$579,000
2015 Value	\$308,400	\$336,800	\$645,200
\$ Change	+\$31,400	+\$34,800	+\$66,200
% Change	+11.3%	+11.5%	+11.4%

Number of one to three unit residences in the population: 7,388

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 7 was generally at a higher assessment level than the rest of the population and Sub Area 8 was at a lower assessment than the rest of the population. This annual update valuation model corrects for these differences.

Sub Area 7 and 8 Map



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Area 043 - Model Adjustments 1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.33%	3,988	54%

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.

The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub Area 7	+7.58%	177	1556	11%
Sub Area 8	+15.18%	169	1844	9%

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

Generally, Sub Area 7 parcels were at a higher assessment level than the rest of the population which resulted in less of an upward adjustment. Sub Area 8 parcels were at a lower assessment level than the rest of the population which resulted in a higher upward adjustment. This model corrects for these strata differences.

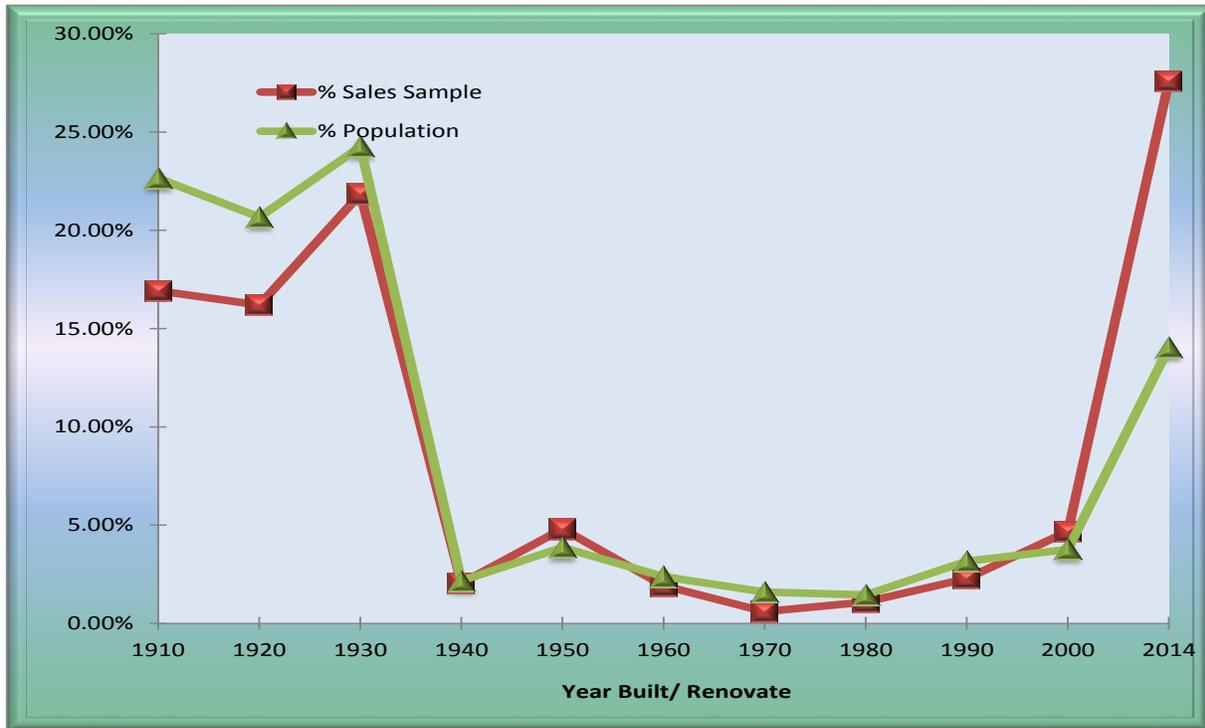
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	141	16.93%
1920	135	16.21%
1930	182	21.85%
1940	17	2.04%
1950	40	4.80%
1960	16	1.92%
1970	5	0.60%
1980	9	1.08%
1990	19	2.28%
2000	39	4.68%
2014	230	27.61%
833		

Population

Year Built/Ren	Frequency	% Population
1910	1,673	22.64%
1920	1,527	20.67%
1930	1,792	24.26%
1940	160	2.17%
1950	285	3.86%
1960	176	2.38%
1970	118	1.60%
1980	107	1.45%
1990	234	3.17%
2000	278	3.76%
2014	1,038	14.05%
7,388		



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.

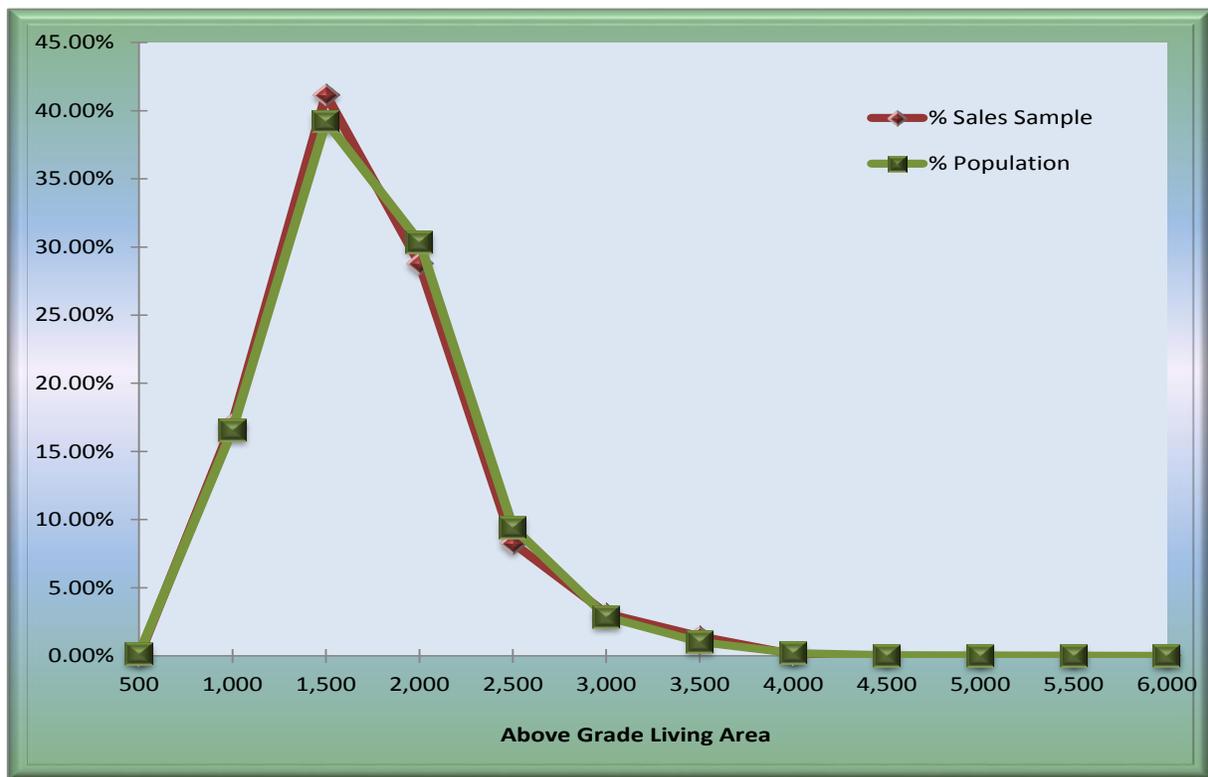
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	142	17.05%
1,500	343	41.18%
2,000	240	28.81%
2,500	69	8.28%
3,000	26	3.12%
3,500	12	1.44%
4,000	1	0.12%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	833	

Population

AGLA	Frequency	% Population
500	12	0.16%
1,000	1,225	16.58%
1,500	2,898	39.23%
2,000	2,246	30.40%
2,500	698	9.45%
3,000	212	2.87%
3,500	76	1.03%
4,000	15	0.20%
4,500	3	0.04%
5,000	2	0.03%
5,500	1	0.01%
6,000	0	0.00%
	7,388	



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.

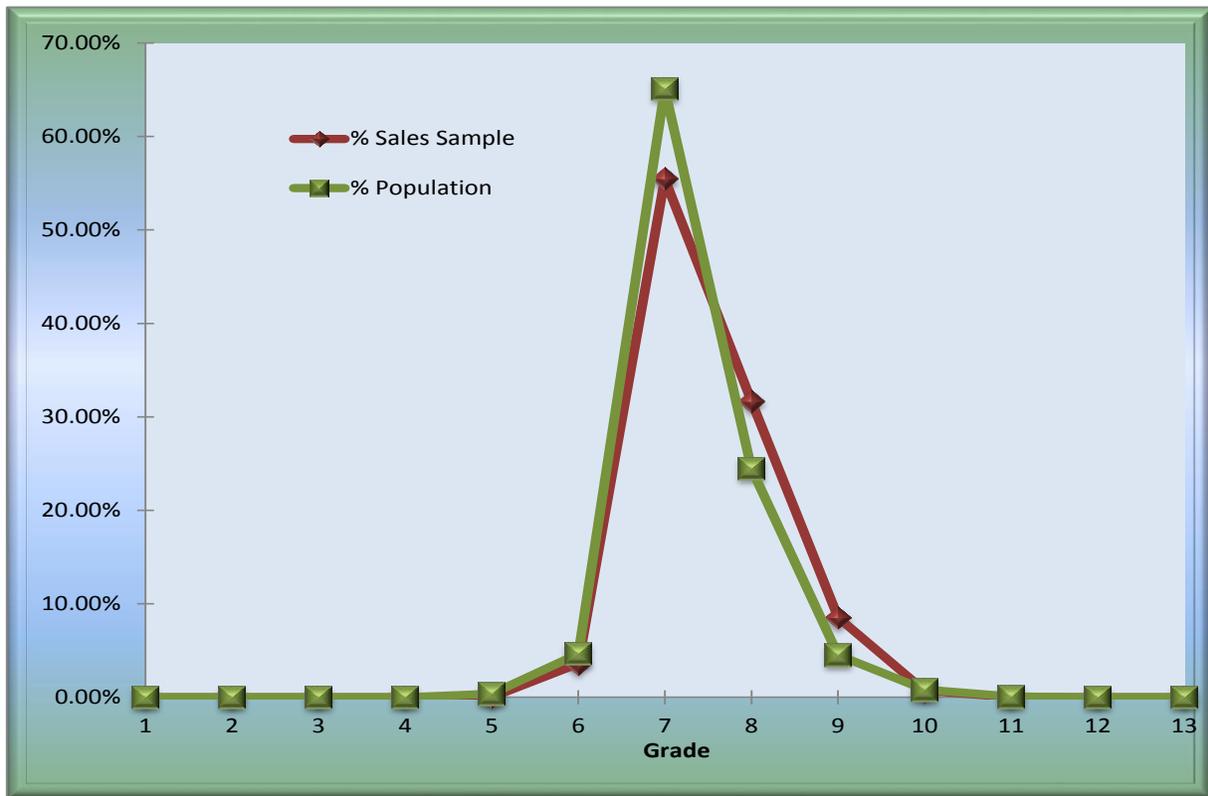
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	30	3.60%
7	462	55.46%
8	264	31.69%
9	71	8.52%
10	6	0.72%
11	0	0.00%
12	0	0.00%
13	0	0.00%
833		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	28	0.38%
6	344	4.66%
7	4,808	65.08%
8	1,807	24.46%
9	334	4.52%
10	61	0.83%
11	6	0.08%
12	0	0.00%
13	0	0.00%
7,388		



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

Area 043 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.105, resulting in an adjusted value of \$524,000 ($\$475,000 * 1.105 = \$524,875$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.353	35.3%
2/1/2012	1.338	33.8%
3/1/2012	1.325	32.5%
4/1/2012	1.310	31.0%
5/1/2012	1.297	29.7%
6/1/2012	1.283	28.3%
7/1/2012	1.270	27.0%
8/1/2012	1.257	25.7%
9/1/2012	1.244	24.4%
10/1/2012	1.232	23.2%
11/1/2012	1.220	22.0%
12/1/2012	1.208	20.8%
1/1/2013	1.197	19.7%
2/1/2013	1.185	18.5%
3/1/2013	1.175	17.5%
4/1/2013	1.164	16.4%
5/1/2013	1.154	15.4%
6/1/2013	1.144	14.4%
7/1/2013	1.134	13.4%
8/1/2013	1.124	12.4%
9/1/2013	1.114	11.4%
10/1/2013	1.105	10.5%
11/1/2013	1.096	9.6%
12/1/2013	1.088	8.8%
1/1/2014	1.079	7.9%
2/1/2014	1.071	7.1%
3/1/2014	1.064	6.4%
4/1/2014	1.056	5.6%
5/1/2014	1.049	4.9%
6/1/2014	1.042	4.2%
7/1/2014	1.035	3.5%
8/1/2014	1.029	2.9%
9/1/2014	1.022	2.2%
10/1/2014	1.016	1.6%
11/1/2014	1.011	1.1%
12/1/2014	1.005	0.5%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 043 is: $(0.853301361141302 - 0.000141170723753308 * \text{SaleDay} + 1.21892952925829E-07 * \text{SaleDaySq} + 0.0297535530321859 * 0.212485 - 0.0284990301993883 * 0.2028812) / (0.853301361141302 + 0.0297535530321859 * 0.212485 - 0.0284990301993883 * 0.2028812)$

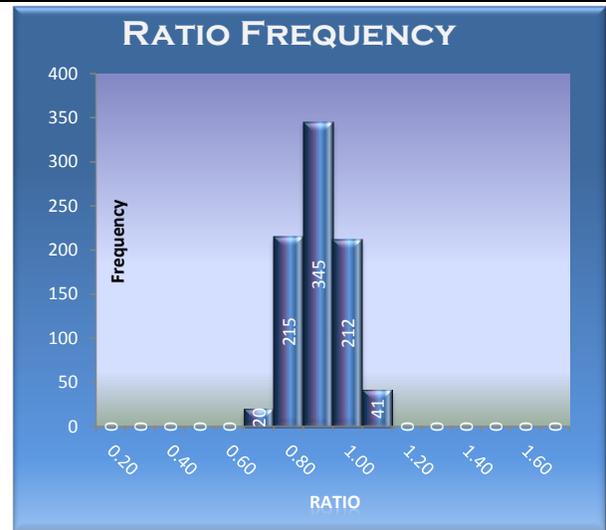
$\text{SaleDay} = \text{SaleDate} - 42005$

$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Green Lake/Wallingford	1/1/2014	3/26/2015	1/2012 - 12/2014
Area Number: 043	Appr ID:	Property Type:	Adjusted for time?
	CLEW	1 to 3 Unit	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	833
<i>Mean Assessed Value</i>	\$598,400
<i>Mean Adj. Sales Price</i>	\$707,100
<i>Standard Deviation AV</i>	\$186,602
<i>Standard Deviation SP</i>	\$231,063
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.854
<i>Median Ratio</i>	0.856
<i>Weighted Mean Ratio</i>	0.846
UNIFORMITY	
<i>Lowest ratio</i>	0.651
<i>Highest ratio:</i>	1.085
<i>Coefficient of Dispersion</i>	8.11%
<i>Standard Deviation</i>	0.085
<i>Coefficient of Variation</i>	9.92%
<i>Price Related Differential (PRD)</i>	1.009
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.845
<i>Upper limit</i>	0.864
95% Confidence: Mean	
<i>Lower limit</i>	0.848
<i>Upper limit</i>	0.860
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	7,388
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.085
Recommended minimum:	11
<i>Actual sample size:</i>	833
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	410
<i># ratios above mean:</i>	423
<i>z:</i>	0.450
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

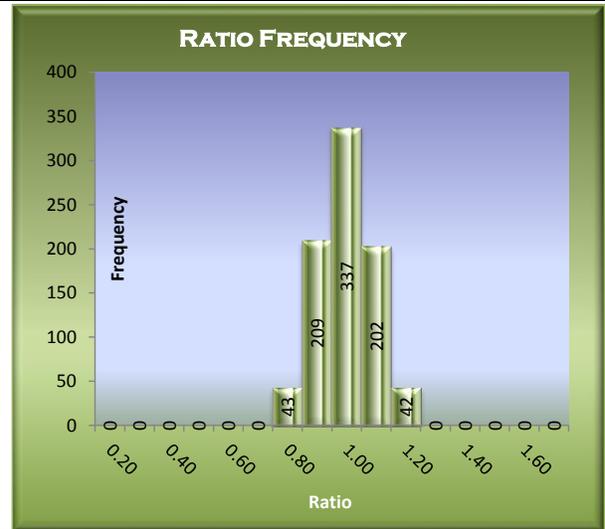
1 to 3 Unit Residences throughout Area 043

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Green Lake/Wallingford	1/1/2015	3/26/2015	1/2012 - 12/2014
Area Number: 043	Appr. ID:	Property Type:	Adjusted for time?
	CLEW	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	833
Mean Assessed Value	\$666,000
Mean Sales Price	\$707,100
Standard Deviation AV	\$209,911
Standard Deviation SP	\$231,063
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.948
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.725
Highest ratio:	1.193
Coefficient of Dispersion	7.89%
Standard Deviation	0.092
Coefficient of Variation	9.72%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.939
Upper limit	0.958
95% Confidence: Mean	
Lower limit	0.943
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	7,388
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	14
Actual sample size:	833
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	418
# ratios above mean:	415
z:	0.104
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 043 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: March 26, 2015

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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 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 2014 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 23 usable land sales available in the area, their 2014 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 +11.3% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.115, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 7 was generally at a higher assessment level than the rest of the population and Sub Area 8 was at a lower assessment than the rest of the population. This annual update valuation model corrects for these

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 833 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.853301361141302 + 0.0297535530321859 * \text{Sub7} - 0.0284990301993883 * \text{Sub8})$$

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

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 94.8%. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +11.4%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, 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 (Previous Year Land Value + Previous Year Improvement Value) * 1.113.
- 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. (Previous Year Land Value + Previous Year Improvement Value) * 1.113.
- 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.

Improved Sales Used in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

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
5	3	125720	1650	05/28/13	\$385,000	\$441,000	640	6	1907	Avg	4,080	N	N	2316 N 62ND ST
5	3	955020	3695	01/23/13	\$328,500	\$390,000	680	6	1912	Avg	3,060	N	N	124 NE 52ND ST
5	3	955020	2610	07/09/13	\$465,000	\$526,000	720	6	1918	VGood	4,160	Y	N	324 NE 54TH ST
5	3	385690	4970	08/18/14	\$469,000	\$481,000	730	6	1921	Avg	4,284	N	N	326 NE 55TH ST
5	3	385690	4980	12/20/13	\$515,000	\$558,000	770	6	1926	Good	4,284	N	N	330 NE 55TH ST
5	3	955020	2700	12/11/14	\$460,000	\$462,000	790	6	1916	VGood	4,160	N	N	334 NE 54TH ST
5	3	955020	2880	03/25/14	\$355,000	\$376,000	800	6	1919	Fair	4,080	N	N	337 NE 54TH ST
5	3	385690	4745	05/22/13	\$349,950	\$401,000	810	6	1925	Good	3,060	N	N	349 NE 57TH ST
5	3	335950	0865	04/18/14	\$425,000	\$447,000	830	6	1904	Avg	1,888	N	N	6208 LATONA AVE NE
5	3	955020	2890	11/26/12	\$363,000	\$439,000	850	6	1918	VGood	4,080	N	N	341 NE 54TH ST
5	3	955020	2255	02/06/14	\$380,000	\$407,000	880	6	1907	Avg	3,120	N	N	2325 N 55TH ST
5	3	955020	2850	10/08/13	\$396,950	\$438,000	880	6	1919	Avg	3,570	Y	N	348 NE 53RD ST
5	3	385690	0600	06/13/12	\$340,000	\$435,000	960	6	1911	Avg	3,000	N	N	2329 N 60TH ST
5	3	335950	0335	03/04/14	\$415,000	\$441,000	1,090	6	1911	Good	3,000	N	N	6047 5TH AVE NE
5	3	125720	0855	05/30/12	\$480,000	\$616,000	1,160	6	1904	VGood	2,958	N	N	2330 N 64TH ST
5	3	125720	0335	09/04/12	\$405,000	\$504,000	1,230	6	1949	Good	4,500	N	N	119 NE 61ST ST
5	3	385690	4795	03/06/14	\$370,000	\$393,000	1,370	6	1908	Avg	3,420	N	N	5519 5TH AVE NE
5	3	913610	2226	06/20/12	\$480,000	\$612,000	740	7	1919	Good	2,580	N	N	5101 WALLINGFORD AVE N
5	3	955020	0650	05/06/14	\$499,000	\$523,000	740	7	1903	Good	2,400	N	N	5008 MERIDIAN AVE N
5	3	955020	4515	09/24/14	\$542,000	\$552,000	770	7	1910	Avg	3,060	N	N	149 NE 52ND ST
5	3	385690	4045	05/08/12	\$421,000	\$545,000	780	7	1923	Good	4,080	N	N	2318 N 56TH ST
5	3	385690	0065	06/06/12	\$345,500	\$443,000	790	7	1924	Avg	3,000	N	N	417 NE 60TH ST
5	3	952810	5021	07/11/12	\$450,000	\$570,000	820	7	1915	Good	3,750	N	N	6812 WOODLAWN AVE NE
5	3	125720	2120	10/30/14	\$579,100	\$585,000	830	7	1924	Avg	2,754	N	N	6407 CORLISS AVE N
5	3	336490	0200	05/21/13	\$425,000	\$488,000	840	7	1920	Good	3,397	N	N	6215 LATONA AVE NE
5	3	913610	0876	07/11/12	\$535,000	\$677,000	840	7	1918	Good	3,210	N	N	1634 N 53RD ST
5	3	385690	2996	08/04/14	\$553,500	\$569,000	850	7	1922	Avg	2,340	N	N	105 NE 58TH ST
5	3	952310	0410	08/02/13	\$500,000	\$562,000	850	7	1918	Good	3,000	N	N	5426 GREEN LAKE WAY N
5	3	125720	1295	07/08/14	\$480,000	\$496,000	860	7	1924	Avg	3,040	N	N	2346 N 60TH ST
5	3	125720	2975	10/07/13	\$630,000	\$695,000	860	7	1915	Good	5,100	N	N	2117 N 63RD ST

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
5	3	385690	0080	08/10/12	\$380,000	\$476,000	860	7	1924	Avg	3,000	N	N	340 NE 59TH ST
5	3	385690	0865	08/08/14	\$518,950	\$533,000	860	7	1924	Avg	4,200	N	N	5916 MERIDIAN AVE N
5	3	913610	3251	02/27/14	\$441,000	\$469,000	860	7	1926	Avg	3,420	N	N	5003 WOODLAWN AVE N
5	3	952310	0215	09/23/13	\$410,000	\$454,000	860	7	1918	Avg	3,000	N	N	1419 N 53RD ST
5	3	952310	0215	02/11/14	\$520,000	\$556,000	860	7	1918	Avg	3,000	N	N	1419 N 53RD ST
5	3	385690	2955	07/09/13	\$407,000	\$460,000	880	7	1921	Avg	3,000	N	N	115 NE 58TH ST
5	3	385690	3835	03/23/12	\$459,000	\$603,000	880	7	1940	VGood	3,200	N	N	2264 N 56TH ST
5	3	955020	3530	03/15/13	\$400,000	\$468,000	880	7	1925	Avg	2,700	N	N	5222 KENSINGTON PL N
5	3	385690	4120	02/07/14	\$557,750	\$597,000	890	7	1926	Good	2,880	N	N	5611 1ST AVE NE
5	3	913610	1076	01/21/12	\$490,000	\$658,000	890	7	1910	Avg	3,150	N	N	5308 WALLINGFORD AVE N
5	3	952810	4360	09/12/14	\$435,000	\$444,000	901	7	2001	Avg	1,245	N	N	6561 A 5TH AVE NE
5	3	913610	2680	09/23/14	\$626,500	\$638,000	910	7	1928	VGood	3,210	N	N	1821 N 51ST ST
5	3	955020	0225	07/11/14	\$625,000	\$646,000	910	7	1927	Avg	3,060	N	N	2113 N 53RD ST
5	3	955020	3335	08/19/13	\$530,000	\$593,000	910	7	1909	Good	3,060	N	N	107 NE 54TH ST
5	3	955020	5150	08/21/12	\$365,000	\$456,000	910	7	1938	Avg	4,160	N	N	337 NE 51ST ST
5	3	952810	4284	02/07/14	\$395,000	\$422,000	910	7	2001	Avg	979	N	N	6569 A 5TH AVE NE
5	3	335950	0480	04/15/13	\$470,000	\$545,000	930	7	1941	Avg	5,000	N	N	6302 4TH AVE NE
5	3	955020	2730	10/14/14	\$509,250	\$516,000	930	7	2007	Avg	3,120	N	N	349 NE 55TH ST
5	3	952310	0420	11/01/12	\$481,000	\$587,000	940	7	1916	Avg	3,000	N	N	1411 N 55TH ST
5	3	955020	2650	04/25/13	\$415,000	\$480,000	940	7	1919	Avg	4,160	N	N	335 NE 55TH ST
5	3	125720	0795	10/25/13	\$439,950	\$483,000	950	7	1941	Avg	4,230	N	N	6407 1ST AVE NE
5	3	335950	0486	11/19/13	\$387,000	\$422,000	950	7	1942	Avg	4,500	N	N	6306 4TH AVE NE
5	3	336490	0215	06/26/13	\$370,000	\$420,000	960	7	1907	Avg	3,060	N	N	153 NE 63RD ST
5	3	913610	3027	06/08/14	\$445,000	\$463,000	960	7	1915	Avg	3,225	N	N	5006 WOODLAWN AVE N
5	3	952810	4345	09/23/14	\$475,000	\$484,000	960	7	1999	Avg	1,137	N	N	6551 A 5TH AVE NE
5	3	955020	0310	08/11/14	\$495,000	\$508,000	970	7	1905	Avg	4,284	N	N	2116 N 52ND ST
5	3	385690	4825	11/04/14	\$380,000	\$384,000	980	7	1923	Avg	3,400	N	N	5505 5TH AVE NE
5	3	335950	0205	03/11/14	\$470,000	\$499,000	990	7	2006	Avg	4,500	Y	N	6000 5TH AVE NE
5	3	913610	0235	04/07/14	\$767,500	\$810,000	990	7	1917	VGood	4,815	N	N	1834 N 54TH ST
5	3	385690	1810	10/23/13	\$475,000	\$522,000	1,000	7	1921	Avg	3,400	N	N	5803 1ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
5	3	385690	3235	09/11/13	\$479,950	\$533,000	1,000	7	1960	Avg	3,000	N	N	2316 N 57TH ST
5	3	952810	4160	03/14/13	\$380,000	\$445,000	1,000	7	2000	Avg	1,942	N	N	435 NE RAVENNA BLVD
5	3	952810	4481	08/09/13	\$430,000	\$482,000	1,000	7	2009	Avg	971	N	N	6519 B 5TH AVE NE
5	3	125720	0880	05/23/13	\$473,000	\$542,000	1,010	7	1947	VGood	3,060	N	N	2349 N 64TH ST
5	3	385690	0185	05/03/13	\$538,500	\$621,000	1,010	7	1914	VGood	3,000	N	N	311 NE 60TH ST
5	3	385690	0830	10/29/12	\$628,200	\$767,000	1,010	7	1925	VGood	5,500	N	N	2111 N 60TH ST
5	3	385690	1715	09/24/14	\$470,450	\$479,000	1,010	7	1921	Avg	3,400	N	N	2356 N 58TH ST
5	3	955020	0880	07/02/12	\$321,000	\$408,000	1,010	7	1922	Avg	3,658	N	N	2148 N 50TH ST
5	3	335950	0071	07/11/12	\$401,000	\$508,000	1,030	7	1900	Avg	4,500	N	N	6306 5TH AVE NE
5	3	385690	5320	07/23/12	\$425,000	\$536,000	1,030	7	1906	VGood	4,080	N	N	114 NE 55TH ST
5	3	952310	0346	11/07/13	\$639,900	\$700,000	1,030	7	1924	VGood	3,500	N	N	1411 N CLOGSTON WAY
5	3	125720	1810	09/10/13	\$548,000	\$609,000	1,050	7	1918	Good	3,060	N	N	6302 CORLISS AVE N
5	3	385690	3910	08/21/12	\$614,000	\$767,000	1,050	7	1920	Good	3,850	N	N	2217 N 57TH ST
5	3	385690	2991	11/13/13	\$495,000	\$541,000	1,060	7	1910	Avg	2,450	N	N	5710 1ST AVE NE
5	3	385690	4645	08/19/13	\$482,000	\$539,000	1,060	7	1924	Avg	4,080	N	N	324 NE 56TH ST
5	3	955120	3305	04/12/13	\$667,000	\$774,000	1,060	7	1923	Avg	4,804	N	N	5730 KEYSTONE PL N
5	3	385690	0595	04/30/14	\$600,000	\$630,000	1,070	7	1982	Avg	3,000	N	N	2331 N 60TH ST
5	3	385690	4705	10/16/13	\$465,000	\$512,000	1,070	7	1924	Good	4,080	N	N	342 NE 56TH ST
5	3	913610	0891	02/10/12	\$356,500	\$475,000	1,070	7	1961	Avg	1,943	N	N	5305 WALLINGFORD AVE N
5	3	385690	0430	06/15/12	\$472,200	\$603,000	1,080	7	1912	Avg	4,000	N	N	107 NE 60TH ST
5	3	913610	2057	09/05/14	\$650,000	\$664,000	1,080	7	1940	Avg	3,139	N	N	5112 WOODLAWN AVE N
5	3	385690	3415	06/24/13	\$644,000	\$732,000	1,090	7	1925	Avg	4,300	N	N	2105 N 57TH ST
5	3	913610	3130	12/01/14	\$430,000	\$432,000	1,090	7	1900	Avg	4,013	N	N	1616 N 50TH ST
5	3	922240	0565	10/17/14	\$474,000	\$480,000	1,100	7	1908	VGood	3,500	N	N	6067 6TH AVE NE
5	3	952810	4985	11/04/14	\$611,000	\$617,000	1,100	7	1900	Avg	5,100	N	N	6540 1ST AVE NE
5	3	125720	2060	04/24/13	\$568,000	\$657,000	1,110	7	1925	Avg	4,335	Y	N	6415 WOODLAWN AVE N
5	3	385690	2735	04/27/12	\$457,000	\$594,000	1,120	7	1923	Avg	3,920	N	N	5711 LATONA AVE NE
5	3	952310	0105	07/25/12	\$450,000	\$567,000	1,120	7	1920	Good	5,000	N	N	5114 GREEN LAKE WAY N
5	3	952810	4456	02/10/14	\$482,000	\$515,000	1,120	7	1995	Avg	1,701	N	N	6511 5TH AVE NE
5	3	955020	4655	12/02/13	\$495,000	\$538,000	1,120	7	1910	Avg	3,060	N	N	113 NE 52ND ST

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
5	3	955120	3390	02/25/13	\$640,000	\$753,000	1,130	7	1900	Good	3,825	N	N	5854 MCKINLEY PL N
5	3	913610	2225	03/18/13	\$600,000	\$702,000	1,140	7	1908	Good	3,450	N	N	5109 WALLINGFORD AVE N
5	3	952310	0115	04/23/14	\$525,000	\$552,000	1,140	7	1918	Avg	5,000	N	N	5118 GREEN LAKE WAY N
5	3	955020	1660	08/29/12	\$532,400	\$663,000	1,140	7	1906	Good	3,750	N	N	5242 KIRKWOOD PL N
5	3	955020	3750	02/19/14	\$483,000	\$515,000	1,140	7	1923	Avg	3,825	N	N	146 NE 52ND ST
5	3	125720	1420	09/25/13	\$520,000	\$576,000	1,150	7	1907	Avg	4,560	N	N	2312 N 60TH ST
5	3	385690	1770	07/10/12	\$385,000	\$488,000	1,150	7	1920	Avg	3,400	N	N	5811 1ST AVE NE
5	3	955020	4770	08/01/12	\$503,000	\$632,000	1,150	7	1924	Avg	3,919	N	N	117 NE 51ST ST
5	3	385690	2935	08/14/12	\$525,500	\$658,000	1,170	7	1910	Good	3,000	N	N	121 NE 58TH ST
5	3	955120	1295	07/28/14	\$527,500	\$543,000	1,170	7	1910	Avg	3,000	N	N	5531 WOODLAWN AVE N
5	3	125720	0525	06/14/13	\$435,000	\$496,000	1,180	7	1906	Avg	4,080	N	N	117 NE 63RD ST
5	3	335950	0151	04/12/13	\$501,500	\$582,000	1,180	7	1957	Good	5,000	N	N	6032 5TH AVE NE
5	3	955020	0185	09/24/13	\$457,000	\$506,000	1,190	7	1912	Avg	4,590	N	N	5308 MERIDIAN AVE N
5	3	385690	2580	02/27/13	\$500,000	\$588,000	1,200	7	1946	Avg	6,000	N	N	326 NE 57TH ST
5	3	922290	0010	07/31/13	\$535,000	\$601,000	1,220	7	1918	Good	3,935	N	N	603 NE 63RD ST
5	3	955120	2600	09/11/13	\$496,000	\$551,000	1,220	7	1924	Avg	4,000	N	N	5561 KENWOOD PL N
5	3	385690	2345	09/19/12	\$360,000	\$445,000	1,230	7	1926	Avg	3,350	N	N	5811 5TH AVE NE
5	3	125720	1770	02/27/12	\$442,500	\$587,000	1,240	7	1970	Good	3,060	N	N	2316 N 63RD ST
5	3	385690	5185	06/24/14	\$483,000	\$501,000	1,240	7	1906	Avg	3,000	N	N	5503 LATONA AVE NE
5	3	955020	0265	08/18/14	\$625,000	\$641,000	1,240	7	1925	Avg	4,080	N	N	2121 N 53RD ST
5	3	125720	0695	05/09/13	\$500,000	\$576,000	1,250	7	1907	Good	2,652	N	N	117 NE 65TH ST
5	3	336490	0065	04/30/14	\$560,000	\$588,000	1,250	7	1914	Avg	3,080	N	N	6409 LATONA AVE NE
5	3	385690	0630	03/22/13	\$653,000	\$763,000	1,250	7	1911	Avg	4,000	N	N	2332 N 59TH ST
5	3	955020	3625	04/02/12	\$371,300	\$486,000	1,250	7	1985	Avg	3,060	N	N	118 NE 52ND ST
5	3	955020	4390	04/17/13	\$530,000	\$614,000	1,270	7	1918	Good	3,825	N	N	310 NE 51ST ST
5	3	125720	1120	05/20/13	\$460,000	\$528,000	1,280	7	1968	Avg	3,060	N	N	2349 N 62ND ST
5	3	125720	1970	03/22/12	\$475,000	\$625,000	1,280	7	1971	VGood	3,060	N	N	2319 N 65TH ST
5	3	385690	2340	10/03/13	\$450,000	\$497,000	1,280	7	1928	Avg	3,000	N	N	346 NE 58TH ST
5	3	955020	0120	07/16/12	\$565,000	\$714,000	1,290	7	1926	VGood	3,060	N	N	2116 N 53RD ST
5	3	125720	2885	07/12/12	\$649,950	\$823,000	1,310	7	1907	VGood	3,060	N	N	2128 N 62ND ST

Improved Sales Used in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

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
5	3	913610	0301	11/22/13	\$470,000	\$512,000	1,310	7	1907	Avg	5,350	Y	N	1637 N 55TH ST
5	3	955120	1560	07/22/14	\$760,000	\$783,000	1,310	7	1925	Good	3,600	N	N	5524 WOODLAWN AVE N
5	3	952810	4108	05/29/14	\$535,000	\$558,000	1,310	7	2003	Avg	1,016	N	N	6562 A 5TH AVE NE
5	3	952810	4109	10/27/14	\$530,000	\$536,000	1,315	7	2003	Avg	1,090	N	N	443 A NE RAVENNA BLVD
5	3	955020	5130	08/15/13	\$400,000	\$448,000	1,320	7	1909	Avg	3,919	N	N	316 NE 50TH ST
5	3	385690	3495	07/09/14	\$759,000	\$784,000	1,340	7	1975	Avg	4,750	N	N	5626 KEYSTONE PL N
5	3	955120	3505	05/20/13	\$533,000	\$612,000	1,340	7	1956	Avg	4,164	N	N	5954 KIRKWOOD PL N
5	3	955120	1885	06/26/13	\$700,000	\$795,000	1,370	7	1900	VGood	3,000	N	N	5818 WOODLAWN AVE N
5	3	125720	1610	09/29/14	\$710,000	\$722,000	1,380	7	1948	Avg	6,120	N	N	2309 N 62ND ST
5	3	125720	1180	07/22/13	\$649,000	\$731,000	1,420	7	1917	Avg	5,100	N	N	2352 N 61ST ST
5	3	913610	1771	10/29/13	\$575,000	\$631,000	1,420	7	1952	Avg	3,745	N	N	1620 N 52ND ST
5	3	913610	3190	02/14/12	\$592,500	\$789,000	1,420	7	1924	VGood	2,520	N	N	5007 WALLINGFORD AVE N
5	3	385690	5661	08/06/13	\$536,000	\$602,000	1,424	7	2012	Avg	1,050	N	N	5435 KENSINGTON PL N
5	3	385690	2515	09/16/13	\$585,000	\$649,000	1,430	7	1929	Good	4,000	N	N	339 NE 58TH ST
5	3	385690	1355	03/05/13	\$513,000	\$602,000	1,440	7	1922	Avg	3,750	N	N	5805 KENSINGTON PL N
5	3	955120	1250	09/02/14	\$750,000	\$767,000	1,440	7	1935	Good	6,516	N	N	5518 ASHWORTH AVE N
5	3	385690	3505	06/21/13	\$859,550	\$977,000	1,450	7	1920	VGood	5,625	N	N	5622 KEYSTONE PL N
5	3	385690	3515	12/22/14	\$705,000	\$706,000	1,460	7	1912	Good	6,250	N	N	5618 KEYSTONE PL N
5	3	385690	4560	11/25/14	\$562,000	\$566,000	1,460	7	1996	Avg	4,080	N	N	321 NE 57TH ST
5	3	385690	2110	05/24/13	\$502,250	\$576,000	1,470	7	1926	Avg	3,000	N	N	5807 LATONA AVE NE
5	3	955120	2890	07/09/13	\$650,000	\$735,000	1,490	7	1924	Avg	3,091	N	N	5647 KEYSTONE PL N
5	3	385690	0590	08/06/14	\$640,000	\$658,000	1,500	7	1911	Good	3,000	N	N	2335 N 60TH ST
5	3	385690	1360	01/14/14	\$727,000	\$782,000	1,500	7	1906	Avg	7,500	N	N	5801 KENSINGTON PL N
5	3	335950	0135	05/24/13	\$680,000	\$779,000	1,510	7	1925	VGood	4,000	N	N	6040 5TH AVE NE
5	3	913610	2926	03/13/12	\$650,000	\$857,000	1,520	7	1919	VGood	4,280	N	N	1631 N 51ST ST
5	3	955120	2095	05/22/13	\$595,000	\$682,000	1,520	7	1914	Avg	5,500	N	N	6216 WOODLAWN AVE N
5	3	336490	0190	02/25/13	\$533,900	\$628,000	1,530	7	1926	Good	3,060	N	N	140 NE 63RD ST
5	3	385690	5660	09/25/13	\$532,500	\$590,000	1,540	7	1909	VGood	3,455	N	N	5501 KENSINGTON PL N
5	3	913610	1335	05/15/14	\$613,000	\$641,000	1,550	7	1909	Avg	4,815	N	N	1813 N 53RD ST
5	3	955120	1850	07/02/13	\$700,000	\$793,000	1,560	7	2001	Avg	3,680	N	N	5815 MCKINLEY PL N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
5	3	125720	0300	03/19/13	\$605,000	\$707,000	1,570	7	1911	Avg	3,600	N	N	133 NE 61ST ST
5	3	385690	4930	11/12/13	\$517,500	\$566,000	1,580	7	1926	Good	3,060	N	N	342 NE 55TH ST
5	3	336490	0195	01/31/13	\$534,400	\$634,000	1,620	7	1926	Avg	3,060	N	N	138 NE 63RD ST
5	3	385690	4610	10/02/14	\$485,000	\$493,000	1,620	7	1923	Avg	4,080	N	N	320 NE 56TH ST
5	3	952810	5251	05/15/12	\$585,000	\$755,000	1,630	7	1925	VGood	3,420	N	N	6624 WOODLAWN AVE N
5	3	955020	1075	09/11/12	\$479,000	\$594,000	1,640	7	1911	Avg	3,500	N	N	5015 1ST AVE NE
5	3	125720	1375	12/02/14	\$550,000	\$553,000	1,650	7	1950	Avg	3,952	N	N	2325 N 61ST ST
5	3	955120	2475	08/06/12	\$622,500	\$781,000	1,650	7	1913	VGood	3,000	N	N	5564 CANFIELD PL N
5	3	335950	0875	04/02/12	\$499,000	\$654,000	1,670	7	1917	Good	3,700	N	N	6045 4TH AVE NE
5	3	335950	0970	10/09/12	\$460,000	\$565,000	1,670	7	1921	Good	3,000	N	N	6011 4TH AVE NE
5	3	913610	1776	09/18/14	\$709,000	\$722,000	1,680	7	1911	Avg	4,087	N	N	1624 N 52ND ST
5	3	955020	0370	05/20/14	\$700,000	\$731,000	1,680	7	1921	Avg	4,021	N	N	5119 KEYSTONE PL N
5	3	335950	0755	09/02/14	\$544,500	\$557,000	1,690	7	1914	Avg	3,240	N	N	6307 4TH AVE NE
5	3	385690	2560	07/08/13	\$585,000	\$662,000	1,690	7	1918	Good	4,000	N	N	333 NE 58TH ST
5	3	955020	3950	07/22/13	\$455,000	\$513,000	1,690	7	1923	Avg	5,100	Y	N	328 NE 52ND ST
5	3	125720	1050	05/10/13	\$748,000	\$861,000	1,700	7	1950	Avg	6,120	N	N	6205 1ST AVE NE
5	3	125720	1530	05/13/14	\$620,000	\$649,000	1,710	7	1909	Avg	4,050	N	N	6108 CORLISS AVE N
5	3	125720	2150	09/25/12	\$761,400	\$940,000	1,710	7	1924	VGood	5,568	Y	N	2134 N 64TH ST
5	3	125720	0030	01/09/14	\$660,000	\$711,000	1,720	7	1904	VGood	4,590	N	N	119 NE 65TH ST
5	3	385690	5440	02/19/13	\$699,000	\$824,000	1,720	7	1920	Good	5,100	N	N	2326 N 55TH ST
5	3	952810	4595	11/22/13	\$736,500	\$803,000	1,730	7	1908	VGood	4,500	N	N	6516 LATONA AVE NE
5	3	955120	1490	07/01/14	\$697,000	\$722,000	1,730	7	1924	Avg	4,800	N	N	1624 N 55TH ST
5	3	955120	1910	09/15/13	\$790,000	\$877,000	1,730	7	1910	VGood	3,000	N	N	5827 MCKINLEY PL N
5	3	335950	0041	07/23/13	\$650,000	\$732,000	1,740	7	2000	Avg	4,000	N	N	6326 5TH AVE NE
5	3	955020	5140	11/10/12	\$471,000	\$573,000	1,740	7	1924	Avg	5,200	N	N	333 NE 51ST ST
5	3	385690	1435	10/27/14	\$720,000	\$728,000	1,760	7	1906	VGood	4,500	N	N	2300 N 58TH ST
5	3	335950	0665	10/09/14	\$725,000	\$736,000	1,790	7	1903	Good	6,000	N	N	6337 4TH AVE NE
5	3	385690	4504	02/12/14	\$533,000	\$569,000	1,840	7	1904	Avg	8,160	N	N	303 NE 57TH ST
5	3	952810	5270	12/19/12	\$660,000	\$793,000	1,850	7	1906	VGood	4,500	N	N	6537 SUNNYSIDE AVE N
5	3	335950	0110	06/24/14	\$660,000	\$684,000	1,860	7	1902	VGood	6,000	N	N	6054 5TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
5	3	952310	0035	04/26/13	\$725,000	\$838,000	1,870	7	2004	Avg	5,000	N	N	5018 GREEN LAKE WAY N
5	3	955020	0790	02/27/13	\$525,000	\$617,000	1,870	7	1914	Avg	3,658	N	N	2138 N 50TH ST
5	3	955020	4450	12/19/14	\$651,000	\$652,000	1,890	7	1919	VGood	4,400	N	N	5115 LATONA AVE NE
5	3	955020	0470	10/01/14	\$690,000	\$701,000	1,970	7	1909	Avg	4,590	N	N	2130 N 51ST ST
5	3	955020	1495	10/03/14	\$765,000	\$777,000	1,980	7	2010	Avg	5,000	N	N	5126 KEYSTONE PL N
5	3	385690	4590	04/24/14	\$725,000	\$762,000	2,000	7	1924	Good	5,100	N	N	314 NE 56TH ST
5	3	922240	0605	11/15/14	\$842,500	\$849,000	2,070	7	1921	Avg	4,500	N	N	6047 6TH AVE NE
5	3	335950	0096	08/20/14	\$645,000	\$661,000	2,130	7	1908	Avg	4,000	N	N	6062 5TH AVE NE
5	3	385690	4520	07/29/13	\$685,000	\$771,000	2,130	7	1912	VGood	6,000	N	N	5608 LATONA AVE NE
5	3	125720	0115	05/21/14	\$1,003,000	\$1,048,000	2,170	7	1926	Good	6,120	N	N	134 NE 63RD ST
5	3	335950	0226	11/26/12	\$460,000	\$557,000	2,250	7	1907	Avg	4,000	N	N	6003 5TH AVE NE
5	3	955120	2715	04/25/13	\$955,000	\$1,104,000	2,290	7	1920	Good	6,000	N	N	5529 KENWOOD PL N
5	3	955020	2010	07/10/14	\$775,000	\$801,000	2,480	7	1916	Avg	5,000	N	N	5428 KIRKWOOD PL N
5	3	955020	2010	06/12/12	\$686,000	\$877,000	2,480	7	1916	Avg	5,000	N	N	5428 KIRKWOOD PL N
5	3	952310	0026	07/23/14	\$748,000	\$771,000	2,570	7	1925	Good	4,979	N	N	5012 GREEN LAKE WAY N
5	3	955120	1265	05/22/13	\$571,000	\$655,000	900	8	1914	Good	3,481	N	N	5517 WOODLAWN AVE N
5	3	125720	2305	08/26/12	\$580,000	\$723,000	1,000	8	1906	Good	3,060	N	N	2138 N 63RD ST
5	3	955020	1220	06/13/13	\$675,000	\$769,000	1,140	8	1922	Good	4,813	N	N	5104 KEYSTONE PL N
5	3	913610	2536	08/09/12	\$593,000	\$744,000	1,210	8	1912	Good	4,000	N	N	5109 MERIDIAN AVE N
5	3	952810	4112	06/18/13	\$429,000	\$488,000	1,315	8	2003	Avg	1,075	N	N	443 C NE RAVENNA BLVD
5	3	955120	0106	02/11/14	\$540,000	\$577,000	1,460	8	2007	Avg	1,552	N	N	1408 N 55TH ST
5	3	125720	2500	11/21/13	\$694,880	\$758,000	1,480	8	1992	Avg	6,120	Y	N	2148 N 61ST ST
5	3	913610	2485	05/28/13	\$787,000	\$901,000	1,480	8	2008	Avg	3,210	N	N	1828 N 51ST ST
5	3	335950	0920	11/22/13	\$599,950	\$654,000	1,510	8	1986	Avg	3,000	N	N	6029 4TH AVE NE
5	3	385690	3391	07/27/12	\$735,000	\$926,000	1,510	8	1925	Good	4,100	N	N	5642 KEYSTONE PL N
5	3	955120	1970	06/12/13	\$770,000	\$878,000	1,530	8	1988	Avg	3,000	N	N	5847 MCKINLEY PL N
5	3	955120	2875	07/09/14	\$900,000	\$930,000	1,540	8	1935	VGood	4,372	N	N	5641 KEYSTONE PL N
5	3	385690	1590	08/30/12	\$784,000	\$976,000	1,580	8	2012	Avg	4,000	N	N	2336 N 58TH ST
5	3	955020	4650	10/12/12	\$650,000	\$798,000	1,580	8	2004	Avg	3,060	N	N	109 NE 52ND ST
5	6	952810	0160	05/10/13	\$994,000	\$1,144,000	1,670	8	1904	Avg	6,035	Y	N	6614 E GREEN LAKE WAY N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
5	3	955120	3375	04/24/12	\$699,500	\$909,000	1,670	8	1925	VGood	3,060	N	N	5862 MCKINLEY PL N
5	3	955020	1280	08/13/13	\$767,000	\$859,000	1,680	8	1924	Good	4,140	N	N	2322 N 52ND ST
5	3	955120	0760	06/10/13	\$825,000	\$941,000	1,680	8	2004	Avg	3,000	Y	N	5839 WOODLAWN AVE N
5	3	385690	3965	06/18/13	\$856,000	\$974,000	1,690	8	1988	Avg	3,060	N	N	2317 N 57TH ST
5	3	385690	0805	04/24/12	\$580,000	\$754,000	1,710	8	1901	Good	3,000	N	N	2204 N 59TH ST
5	6	125720	3180	07/23/13	\$870,000	\$980,000	1,730	8	1991	Avg	2,508	Y	N	6406 E GREEN LAKE WAY N
5	3	955120	2025	06/25/14	\$800,000	\$829,000	1,740	8	1955	Avg	5,719	Y	N	6116 KIRKWOOD PL N
5	3	385690	2655	05/23/13	\$725,000	\$831,000	1,750	8	2013	Avg	2,550	N	N	311 NE 58TH ST
5	3	385690	5380	01/08/13	\$845,000	\$1,009,000	1,750	8	2012	Avg	4,080	N	N	5502 1ST AVE NE
5	3	955020	0720	09/13/13	\$605,800	\$673,000	1,750	8	1929	Good	3,919	N	N	2122 N 50TH ST
5	3	955120	2130	07/14/14	\$980,000	\$1,012,000	1,750	8	1994	Avg	6,000	N	N	6019 MCKINLEY PL N
5	3	385690	2658	05/16/13	\$710,000	\$816,000	1,750	8	2013	Avg	2,550	N	N	307 NE 58TH ST
5	3	125720	2215	07/14/14	\$810,000	\$836,000	1,760	8	1906	Good	4,080	N	N	2153 N 64TH ST
5	3	955120	3490	06/08/12	\$615,000	\$787,000	1,770	8	1984	Good	4,098	Y	N	5925 MERIDIAN AVE N
5	3	336490	0450	07/10/12	\$761,000	\$964,000	1,780	8	1907	VGood	3,375	N	N	142 NE 60TH ST
5	3	955020	0710	04/28/13	\$583,500	\$674,000	1,800	8	1929	Good	3,919	N	N	2126 N 50TH ST
5	3	125720	0775	12/18/12	\$585,000	\$703,000	1,850	8	1987	Good	3,060	N	N	2405 N 65TH ST
5	3	955120	0515	09/06/13	\$945,000	\$1,052,000	1,850	8	1916	Good	5,586	Y	N	6205 WOODLAWN AVE N
5	3	913610	2105	02/24/12	\$649,900	\$863,000	1,860	8	1914	Good	3,630	N	N	5102 WOODLAWN AVE N
5	3	952810	5245	03/05/14	\$649,000	\$690,000	1,880	8	1986	Avg	3,000	N	N	6519 SUNNYSIDE AVE N
5	3	955020	1665	05/16/12	\$590,000	\$761,000	1,880	8	1993	Avg	3,750	N	N	5240 KIRKWOOD PL N
5	3	125720	0255	07/26/12	\$639,000	\$805,000	1,900	8	1988	Good	3,060	N	N	119 NE 62ND ST
5	3	955020	1970	06/18/13	\$760,000	\$865,000	1,940	8	1906	Good	4,375	N	N	5427 KIRKWOOD PL N
5	3	955020	4490	06/13/12	\$900,000	\$1,150,000	1,940	8	1926	VGood	4,284	N	N	137 NE 52ND ST
5	3	336490	0365	07/31/12	\$760,000	\$956,000	1,950	8	1908	Good	6,120	N	N	146 NE 61ST ST
5	3	913610	0776	08/28/12	\$849,000	\$1,058,000	1,970	8	2003	Avg	5,350	N	N	1612 N 53RD ST
5	3	385690	3620	08/20/13	\$775,000	\$866,000	1,980	8	2006	Avg	6,000	N	N	5609 KIRKWOOD PL N
5	3	385690	4580	11/25/14	\$790,000	\$795,000	2,050	8	1991	Avg	4,080	Y	N	315 NE 57TH ST
5	3	913610	2011	07/01/13	\$915,000	\$1,037,000	2,060	8	1908	VGood	4,040	N	N	1625 N 52ND ST
5	6	952810	0275	04/13/12	\$925,000	\$1,207,000	2,070	8	1999	Avg	4,251	Y	N	6644 E GREEN LAKE WAY N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
5	3	952810	4910	09/09/14	\$796,000	\$812,000	2,110	8	2001	Avg	3,000	N	N	6530 1ST AVE NE
5	3	385690	0195	06/13/12	\$595,000	\$760,000	2,150	8	1910	Avg	3,000	N	N	5916 LATONA AVE NE
5	3	385690	3215	12/31/12	\$860,000	\$1,030,000	2,160	8	1926	VGood	4,000	N	N	2329 N 58TH ST
5	3	952310	0210	10/01/14	\$995,000	\$1,011,000	2,160	8	2014	Avg	3,000	N	N	1417 N 53RD ST
5	3	125720	2664	11/07/13	\$1,048,000	\$1,147,000	2,180	8	2008	Avg	5,250	N	N	2128 N 60TH ST
5	3	955120	0270	08/25/14	\$1,000,000	\$1,024,000	2,180	8	1980	VGood	9,450	Y	N	5708 E GREEN LAKE WAY N
5	3	125720	1985	05/10/13	\$900,000	\$1,036,000	2,190	8	2013	Avg	4,182	N	N	2309 N 65TH ST
5	3	955120	1275	05/28/13	\$800,000	\$916,000	2,220	8	1900	Good	4,200	N	N	5525 WOODLAWN AVE N
5	3	385690	3455	12/27/13	\$860,000	\$929,000	2,340	8	1993	Avg	4,050	N	N	2101 N 57TH ST
5	3	125720	1130	10/01/14	\$1,015,000	\$1,032,000	2,700	8	2002	Avg	4,590	N	N	2343 N 62ND ST
5	3	385690	1310	11/07/12	\$767,999	\$935,000	1,150	9	2004	Avg	3,500	N	N	5711 KENSINGTON PL N
5	3	385690	5200	03/17/14	\$765,000	\$811,000	1,400	9	2006	Avg	3,060	N	N	147 NE 56TH ST
5	3	955120	0345	12/17/13	\$925,000	\$1,002,000	1,610	9	2014	Avg	3,784	Y	N	6301 WOODLAWN AVE N
5	3	955120	1155	07/28/14	\$925,000	\$952,000	1,660	9	1909	Good	4,500	N	N	5544 ASHWORTH AVE N
5	3	955120	2350	08/13/13	\$1,007,000	\$1,128,000	1,910	9	2013	Avg	3,918	N	N	5542 WALLINGFORD AVE N
5	3	336490	0265	12/31/12	\$899,950	\$1,077,000	1,950	9	2004	Avg	3,060	N	N	152 NE 62ND ST
5	3	955120	1660	06/13/14	\$1,030,000	\$1,070,000	1,960	9	2005	Avg	4,800	N	N	5728 WOODLAWN AVE N
5	3	955120	2945	03/01/12	\$765,000	\$1,013,000	2,000	9	2004	Avg	3,260	N	N	5663 KEYSTONE PL N
5	3	125720	1630	05/16/12	\$879,000	\$1,134,000	2,060	9	2005	Avg	3,060	N	N	2328 N 62ND ST
5	3	125720	2430	06/17/14	\$1,008,000	\$1,047,000	2,060	9	2001	Avg	3,060	Y	N	2129 N 62ND ST
5	3	385690	0225	09/04/12	\$750,000	\$932,000	2,160	9	1912	VGood	6,000	N	N	308 NE 59TH ST
5	3	125720	1106	05/17/13	\$900,000	\$1,034,000	2,160	9	2013	Avg	3,059	N	N	6115 1ST AVE NE
5	3	955120	2340	11/08/13	\$945,000	\$1,034,000	2,180	9	2009	Avg	2,440	N	N	5531 CANFIELD PL N
5	3	955020	1880	11/09/12	\$795,000	\$968,000	2,250	9	1913	VGood	5,000	N	N	5417 KIRKWOOD PL N
5	3	125720	1170	10/11/13	\$1,000,000	\$1,102,000	2,260	9	1985	Avg	6,120	N	N	2356 N 61ST ST
5	3	125720	1065	06/26/12	\$975,000	\$1,241,000	2,270	9	2003	Avg	4,080	N	N	2344 N 62ND ST
5	3	952810	4660	08/27/14	\$905,000	\$926,000	2,340	9	2008	Avg	3,000	N	N	6532 LATONA AVE NE
5	3	952810	0340	07/05/13	\$1,125,000	\$1,274,000	2,390	9	2013	Avg	3,630	N	N	6639 WOODLAWN AVE N
5	3	125720	1470	04/02/14	\$1,125,000	\$1,188,000	2,400	9	2014	Avg	2,250	N	N	2301 N 61ST ST
5	3	955120	1585	07/01/14	\$1,297,000	\$1,343,000	2,510	9	1900	VGood	9,420	N	N	5529 WALLINGFORD AVE N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
5	3	385690	5000	06/27/14	\$960,000	\$995,000	2,540	9	2014	Avg	3,774	N	N	321 NE 56TH ST
5	3	336490	0040	08/28/14	\$1,095,000	\$1,120,000	2,550	9	2014	Avg	5,100	N	N	219 NE 65TH ST
5	3	385690	0360	09/24/13	\$1,400,000	\$1,550,000	2,580	9	2011	Avg	3,996	N	N	124 NE 59TH ST
5	3	385690	0360	02/13/12	\$1,092,000	\$1,455,000	2,580	9	2011	Avg	3,996	N	N	124 NE 59TH ST
5	3	385690	1035	08/11/14	\$1,050,000	\$1,078,000	2,600	9	2014	Avg	3,750	N	N	5721 KIRKWOOD PL N
5	3	385690	1030	07/15/14	\$1,050,000	\$1,084,000	2,600	9	2014	Avg	3,750	N	N	5725 KIRKWOOD PL N
5	3	125720	0315	07/05/14	\$1,200,000	\$1,241,000	2,700	9	2004	Avg	4,275	N	N	124 NE 60TH ST
5	3	385690	0361	03/29/12	\$1,169,000	\$1,533,000	2,700	9	2011	Avg	3,996	N	N	128 NE 59TH ST
5	3	952810	5306	08/15/13	\$1,025,000	\$1,148,000	2,750	9	2003	Avg	4,500	N	N	6541 CHAPIN PL N
5	3	955120	1240	01/09/12	\$875,000	\$1,180,000	2,800	9	2011	Avg	4,000	N	N	5524 ASHWORTH AVE N
5	3	955120	2270	12/31/12	\$899,999	\$1,077,000	2,940	9	2012	Avg	3,979	N	N	1818 N 55TH ST
5	3	125720	1225	02/21/14	\$1,205,000	\$1,285,000	2,960	9	2004	Avg	6,120	N	N	2330 N 61ST ST
5	3	955020	0500	09/27/14	\$1,389,000	\$1,413,000	2,990	9	2014	Avg	4,590	N	N	2126 N 51ST ST
5	3	955120	1860	07/03/13	\$1,369,000	\$1,551,000	2,990	9	2008	Avg	4,000	N	N	5817 MCKINLEY PL N
5	3	955120	3165	09/17/13	\$1,300,000	\$1,442,000	3,030	9	1916	VGood	8,369	N	N	5826 MCKINLEY PL N
5	3	385690	1215	04/22/14	\$1,466,000	\$1,541,000	3,050	9	2005	Avg	5,618	N	N	5726 KIRKWOOD PL N
5	3	385690	1215	08/12/12	\$1,225,000	\$1,535,000	3,050	9	2005	Avg	5,618	N	N	5726 KIRKWOOD PL N
5	3	913610	0515	11/05/14	\$1,400,000	\$1,414,000	3,060	9	2009	Avg	6,420	N	N	1511 N 55TH ST
5	3	125720	0010	02/20/14	\$1,275,000	\$1,359,000	3,230	9	2014	Avg	7,140	N	N	211 NE 65TH ST
5	3	125720	1140	02/13/14	\$1,525,000	\$1,629,000	3,480	9	2007	Avg	6,120	N	N	2337 N 62ND ST
5	3	385690	0507	05/12/14	\$1,315,000	\$1,376,000	2,560	10	2004	Avg	3,997	N	N	2354 N 59TH ST
5	3	125720	1845	06/14/13	\$1,325,000	\$1,510,000	2,580	10	2007	Avg	4,590	N	N	2319 N 64TH ST
5	3	385690	4265	05/13/13	\$1,385,000	\$1,593,000	3,240	10	2007	Avg	6,120	N	N	114 NE 56TH ST
5	3	125720	2745	10/08/13	\$1,500,000	\$1,655,000	3,520	10	2010	Avg	5,400	N	N	6014 MERIDIAN AVE N
7	2	007200	0018	01/08/13	\$245,750	\$293,000	580	6	1943	Avg	1,429	N	N	1108 N 41ST ST
7	1	408330	6043	12/17/13	\$349,000	\$378,000	770	6	1907	Avg	1,800	Y	N	3516 CARR PL N
7	1	917860	1330	05/24/13	\$575,000	\$659,000	1,180	6	1906	Good	3,975	N	N	3912 SUNNYSIDE AVE N
7	1	226450	0305	08/24/12	\$405,000	\$505,000	1,350	6	1906	VGood	4,500	N	N	3652 ASHWORTH AVE N
7	1	182504	9156	04/27/13	\$323,000	\$373,000	740	7	2004	Avg	1,228	N	N	3807 A INTERLAKE AVE N
7	2	197220	2005	05/21/14	\$475,000	\$496,000	840	7	1909	Good	2,250	Y	N	1011 N 38TH ST

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
7	1	408330	5940	08/01/13	\$655,000	\$736,000	840	7	1951	VGood	4,275	N	N	3631 WOODLAWN AVE N
7	2	230640	0075	05/13/13	\$450,000	\$517,000	860	7	1923	Avg	4,561	N	N	4214 MIDVALE AVE N
7	1	035400	0030	04/02/12	\$437,000	\$572,000	870	7	1924	Good	3,200	N	N	3536 MERIDIAN AVE N
7	2	230640	0060	01/11/13	\$480,000	\$573,000	870	7	1925	Good	4,920	N	N	4224 MIDVALE AVE N
7	1	226450	0425	05/22/12	\$459,000	\$591,000	880	7	1930	Good	4,400	N	N	3526 ASHWORTH AVE N
7	1	226450	0425	06/20/14	\$640,000	\$664,000	880	7	1930	Good	4,400	N	N	3526 ASHWORTH AVE N
7	1	408330	5075	09/04/12	\$425,000	\$528,000	910	7	1916	Avg	3,990	Y	N	3611 CORLISS AVE N
7	1	408330	5960	08/23/12	\$506,000	\$632,000	930	7	1911	Good	3,600	N	N	1554 N 36TH ST
7	1	408330	5180	03/13/14	\$760,000	\$806,000	940	7	1916	Good	4,104	N	N	3625 BAGLEY AVE N
7	2	386340	0010	05/17/12	\$320,000	\$413,000	950	7	1915	Avg	3,172	N	N	1204 N 43RD ST
7	1	408330	2795	02/25/13	\$588,000	\$692,000	970	7	1916	Good	3,600	N	N	3914 BURKE AVE N
7	2	397540	0362	10/24/12	\$424,950	\$520,000	990	7	1916	Good	3,000	N	N	3926 MIDVALE AVE N
7	1	408330	4835	10/23/14	\$620,000	\$628,000	990	7	1909	Avg	4,332	N	N	3724 CORLISS AVE N
7	2	197220	2080	07/10/14	\$725,000	\$749,000	1,010	7	1919	VGood	2,719	N	N	3618 WHITMAN AVE N
7	1	408330	3975	05/08/14	\$565,000	\$592,000	1,010	7	1908	Avg	4,560	N	N	3705 DENSMORE AVE N
7	2	569450	0105	12/04/14	\$595,000	\$598,000	1,010	7	1900	Good	4,000	N	N	4212 WHITMAN AVE N
7	1	408330	3200	08/22/12	\$474,000	\$592,000	1,020	7	1913	Good	4,332	N	N	3811 CORLISS AVE N
7	1	408330	2930	07/22/13	\$575,000	\$648,000	1,030	7	1925	Avg	4,104	Y	N	3811 EASTERN AVE N
7	1	408330	5690	04/03/14	\$464,000	\$490,000	1,070	7	1921	Fair	3,200	N	N	3601 WALLINGFORD AVE N
7	2	197220	2520	11/05/12	\$480,993	\$586,000	1,080	7	1952	Avg	2,934	N	N	929 N 35TH ST
7	1	408330	6475	07/03/13	\$515,000	\$584,000	1,080	7	1909	Avg	6,000	N	N	3515 MERIDIAN AVE N
7	1	408330	3775	06/21/12	\$582,675	\$743,000	1,090	7	1908	VGood	6,840	N	N	3802 DENSMORE AVE N
7	1	408330	4140	04/23/12	\$560,000	\$728,000	1,090	7	1915	VGood	3,420	N	N	3710 DENSMORE AVE N
7	1	408330	4190	08/04/14	\$680,000	\$699,000	1,090	7	2004	Avg	3,008	N	N	1550 N 38TH ST
7	2	686520	0992	01/11/13	\$435,000	\$519,000	1,090	7	1926	VGood	2,600	N	N	1107 N MIDVALE PL
7	1	226450	0850	07/26/13	\$645,000	\$726,000	1,120	7	1906	VGood	3,850	N	N	3641 ASHWORTH AVE N
7	2	230640	0010	10/17/14	\$500,000	\$507,000	1,120	7	1923	Good	3,220	N	N	4250 WOODLAND PARK AVE N
7	2	007200	0040	11/07/13	\$616,400	\$675,000	1,140	7	1924	Good	4,109	N	N	4115 MIDVALE AVE N
7	1	226450	0890	05/08/14	\$712,000	\$746,000	1,150	7	1900	Good	4,620	N	N	3617 ASHWORTH AVE N
7	1	408330	2915	09/17/14	\$599,950	\$611,000	1,150	7	1917	Avg	3,775	Y	N	3825 EASTERN AVE N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
7	1	226450	0110	06/16/13	\$480,000	\$547,000	1,160	7	1900	Good	3,450	N	N	3623 CARR PL N
7	1	408330	3525	05/27/13	\$640,000	\$733,000	1,160	7	1921	Good	4,275	N	N	3810 BURKE AVE N
7	1	408330	5820	07/24/13	\$424,000	\$478,000	1,180	7	1906	Avg	3,852	N	N	1612 N 36TH ST
7	1	408330	6165	12/08/12	\$557,000	\$672,000	1,190	7	1906	Avg	7,280	N	N	1609 N 36TH ST
7	1	408330	6125	03/06/12	\$545,000	\$721,000	1,200	7	1925	VGood	3,230	N	N	1604 N 35TH ST
7	2	397540	0190	11/04/14	\$509,000	\$514,000	1,260	7	1926	Good	2,166	N	N	3917 A MIDVALE AVE N
7	1	408330	4370	04/10/14	\$460,000	\$485,000	1,260	7	1913	Fair	4,200	N	N	3727 MERIDIAN AVE N
7	2	197220	2020	06/13/13	\$510,000	\$581,000	1,280	7	1906	VGood	1,786	N	N	3656 WHITMAN AVE N
7	1	803270	0150	04/07/14	\$528,000	\$557,000	1,290	7	1924	Good	2,331	N	N	3833 INTERLAKE AVE N
7	1	226450	0700	05/14/13	\$675,000	\$776,000	1,300	7	1911	VGood	4,400	N	N	3519 ASHWORTH AVE N
7	1	408330	4345	08/15/13	\$565,000	\$633,000	1,334	7	1913	Good	3,613	N	N	3735 MERIDIAN AVE N
7	1	408330	5445	08/15/14	\$650,000	\$667,000	1,340	7	1913	Avg	2,720	N	N	1911 N 37TH ST
7	1	408330	4925	05/30/12	\$667,500	\$857,000	1,370	7	1925	VGood	4,320	N	N	2409 N 38TH ST
7	2	007200	0060	09/11/12	\$660,000	\$819,000	1,380	7	1927	Good	4,005	N	N	4102 MIDVALE AVE N
7	1	049550	0335	10/09/12	\$505,000	\$621,000	1,400	7	1910	Avg	5,700	N	N	3827 DENSMORE AVE N
7	1	917860	1700	06/03/13	\$600,000	\$686,000	1,410	7	1924	Good	1,817	Y	N	2109 N 39TH ST
7	2	397540	0235	06/18/12	\$615,000	\$785,000	1,420	7	1906	VGood	4,000	N	N	3914 WOODLAND PARK AVE N
7	1	917860	0690	06/10/12	\$472,500	\$605,000	1,420	7	1918	Avg	5,700	N	N	3922 BAGLEY AVE N
7	1	408330	3855	08/19/13	\$595,000	\$665,000	1,430	7	1911	Good	3,648	N	N	3819 DENSMORE AVE N
7	1	944530	0075	07/19/12	\$625,575	\$790,000	1,450	7	1926	VGood	3,365	N	N	1406 N 39TH ST
7	1	408330	3820	05/09/12	\$630,000	\$815,000	1,490	7	1905	VGood	3,040	N	N	1703 N 39TH ST
7	1	420690	0585	05/13/13	\$599,950	\$690,000	1,490	7	1930	VGood	4,000	Y	N	3911 1ST AVE NE
7	1	917860	0810	12/17/14	\$578,500	\$580,000	1,490	7	1916	Avg	5,700	Y	N	3918 CORLISS AVE N
7	2	952110	1660	01/15/13	\$390,000	\$465,000	1,500	7	1926	Avg	5,000	N	N	1017 N 46TH ST
7	2	229390	0120	06/28/12	\$579,900	\$737,000	1,510	7	1905	VGood	3,000	N	N	4121 MIDVALE AVE N
7	1	803270	0175	10/27/14	\$420,000	\$425,000	1,510	7	1906	Avg	1,501	N	N	1323 N 38TH ST
7	1	226450	0290	12/20/13	\$575,000	\$623,000	1,520	7	1928	Good	3,188	N	N	3648 ASHWORTH AVE N
7	1	408330	6350	10/08/12	\$555,000	\$682,000	1,520	7	1900	Avg	6,840	N	N	3509 BURKE AVE N
7	1	408330	3230	10/31/13	\$665,000	\$729,000	1,540	7	1929	Good	3,648	N	N	2214 N 38TH ST
7	2	197220	1856	05/07/14	\$526,000	\$551,000	1,550	7	1900	Good	2,400	N	N	3845 WHITMAN AVE N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
7	1	408330	3385	05/23/12	\$650,000	\$837,000	1,600	7	1925	VGood	3,420	Y	N	2108 N 38TH ST
7	1	408330	4700	11/25/14	\$488,000	\$491,000	1,600	7	1909	Avg	3,200	N	N	3733 SUNNYSIDE AVE N
7	2	397540	0260	09/02/14	\$749,500	\$766,000	1,610	7	1922	Good	3,840	N	N	3936 WOODLAND PARK AVE N
7	2	397540	0480	07/30/13	\$600,000	\$675,000	1,620	7	1910	Good	4,000	N	N	4038 MIDVALE AVE N
7	1	944530	0045	06/09/14	\$831,000	\$864,000	1,630	7	1926	Good	3,905	N	N	3913 ASHWORTH AVE N
7	2	197220	1820	10/16/14	\$610,000	\$618,000	1,650	7	1919	VGood	2,620	N	N	3621 WHITMAN AVE N
7	1	408330	5870	10/01/14	\$705,000	\$717,000	1,650	7	1916	VGood	6,840	N	N	3620 WOODLAWN AVE N
7	2	193130	0175	07/02/14	\$575,000	\$595,000	1,660	7	1922	Avg	4,800	N	N	4007 WOODLAND PARK AVE N
7	1	392540	0095	04/25/13	\$845,000	\$977,000	1,680	7	1926	VGood	3,572	N	N	3932 INTERLAKE AVE N
7	1	408330	5220	03/04/13	\$501,500	\$589,000	1,680	7	1912	Avg	3,420	Y	N	2114 N 36TH ST
7	1	408330	5755	07/23/14	\$728,000	\$750,000	1,680	7	1907	Avg	4,560	N	N	3645 DENSMORE AVE N
7	1	226450	0040	02/10/14	\$535,000	\$572,000	1,710	7	1995	Avg	1,800	N	N	3821 CARR PL N
7	1	392540	0080	04/10/13	\$625,000	\$726,000	1,750	7	1928	VGood	3,781	N	N	1401 N 40TH ST
7	1	408330	4535	11/14/14	\$1,045,000	\$1,054,000	1,810	7	1912	VGood	4,560	Y	N	3716 MERIDIAN AVE N
7	1	408330	3430	05/03/12	\$590,000	\$765,000	1,840	7	1980	VGood	4,200	N	N	1913 N 39TH ST
7	2	193130	0210	08/07/13	\$630,000	\$707,000	1,940	7	1918	Good	4,800	Y	N	4022 WHITMAN AVE N
7	1	408330	5275	04/11/12	\$845,000	\$1,103,000	2,060	7	1924	VGood	4,560	N	N	3618 MERIDIAN AVE N
7	1	917860	1670	09/13/12	\$499,000	\$619,000	2,080	7	1911	Avg	3,708	N	N	3833 SUNNYSIDE AVE N
7	1	392540	0160	12/18/12	\$715,000	\$859,000	2,260	7	1926	Good	3,883	N	N	3926 ASHWORTH AVE N
7	1	408330	6621	01/08/13	\$379,950	\$454,000	930	8	2008	Avg	980	N	N	1907 A N 35TH ST
7	2	197220	1903	03/12/12	\$280,000	\$369,000	990	8	2003	Avg	778	N	N	3814 WINSLOW PL N
7	2	193130	0304	02/08/13	\$429,000	\$507,000	990	8	2008	Avg	1,197	N	N	3906 WHITMAN AVE N
7	2	193130	0307	04/03/13	\$435,000	\$506,000	990	8	2008	Avg	1,196	N	N	3900 WHITMAN AVE N
7	2	193130	0413	10/16/13	\$399,000	\$439,000	990	8	2008	Avg	1,200	N	N	916 N 39TH ST
7	2	193130	0414	01/07/14	\$389,000	\$419,000	990	8	2008	Avg	1,224	N	N	918 N 39TH ST
7	2	193130	0415	05/29/12	\$372,000	\$478,000	990	8	2008	Avg	1,176	N	N	920 N 39TH ST
7	2	569450	0386	10/20/14	\$399,950	\$405,000	1,010	8	1999	Avg	1,184	N	N	4256 B WINSLOW PL N
7	1	803270	0111	03/01/13	\$470,000	\$552,000	1,020	8	2007	Avg	1,399	N	N	3818 B INTERLAKE AVE N
7	1	408330	4960	06/27/13	\$587,000	\$666,000	1,050	8	1984	VGood	2,781	Y	N	2326 N PACIFIC ST
7	2	569450	0449	10/16/14	\$599,950	\$608,000	1,050	8	2014	Avg	1,364	N	N	4207 WHITMAN AVE N

Improved Sales Used in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

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
7	2	569450	0529	03/03/14	\$382,000	\$406,000	1,110	8	2003	Avg	1,199	Y	N	956 A N 42ND ST
7	2	197220	2222	10/02/13	\$405,000	\$448,000	1,110	8	2005	Avg	1,315	N	N	1017 C N 39TH ST
7	1	226450	0936	06/27/13	\$628,000	\$713,000	1,160	8	2007	Avg	2,185	N	N	3616 INTERLAKE AVE N
7	2	197220	2200	09/19/13	\$400,000	\$444,000	1,180	8	2008	Avg	1,720	N	N	3609 ALBION PL N
7	2	193130	0409	05/29/12	\$405,000	\$520,000	1,180	8	2008	Avg	1,371	N	N	3905 WHITMAN AVE N
7	2	193130	0411	02/24/14	\$461,950	\$492,000	1,180	8	2008	Avg	1,160	N	N	3901 WHITMAN AVE N
7	1	104800	0160	06/27/14	\$504,200	\$522,000	1,200	8	2008	Avg	1,687	N	N	3447 MERIDIAN AVE N
7	1	408330	5000	07/19/13	\$803,000	\$906,000	1,210	8	2013	Avg	4,963	Y	N	3626 CORLISS AVE N
7	2	193130	0308	05/20/14	\$500,000	\$522,000	1,210	8	2008	Avg	1,200	N	N	1010 N 39TH ST
7	2	193130	0310	12/06/13	\$412,250	\$448,000	1,210	8	2008	Avg	1,200	N	N	1006 N 39TH ST
7	2	193130	0311	02/20/13	\$429,950	\$507,000	1,210	8	2008	Avg	1,200	N	N	1004 N 39TH ST
7	1	104800	0050	03/30/12	\$400,000	\$525,000	1,240	8	2008	Avg	1,191	N	N	3457 MERIDIAN AVE N
7	1	104800	0060	06/19/14	\$543,000	\$564,000	1,240	8	2008	Avg	949	N	N	3455 MERIDIAN AVE N
7	1	104800	0070	05/07/12	\$400,000	\$518,000	1,240	8	2008	Avg	929	N	N	3453 MERIDIAN AVE N
7	2	569450	1147	04/17/13	\$433,000	\$502,000	1,250	8	1999	Avg	1,662	N	N	4322 WHITMAN AVE N
7	1	408330	6556	09/11/13	\$468,500	\$521,000	1,260	8	2008	Avg	1,140	N	N	3425 MERIDIAN AVE N
7	1	408330	5631	03/20/14	\$550,000	\$583,000	1,280	8	2003	Avg	1,445	N	N	3637 A WALLINGFORD AVE N
7	2	193130	0681	03/14/12	\$360,000	\$475,000	1,280	8	2004	Avg	985	Y	N	4103 A WHITMAN AVE N
7	2	782120	0388	02/20/12	\$359,500	\$478,000	1,290	8	2001	Avg	1,204	N	N	4454 WOODLAND PARK AVE N
7	2	782120	0390	08/06/14	\$450,000	\$462,000	1,290	8	2001	Avg	1,213	N	N	1104 N ALLEN PL
7	2	197220	2183	08/30/12	\$452,000	\$563,000	1,290	8	2007	Avg	1,234	Y	N	3619 A ALBION PL N
7	2	197220	2188	06/08/12	\$447,600	\$573,000	1,290	8	2007	Avg	1,234	Y	N	3611 A ALBION PL N
7	2	197220	1812	01/10/12	\$326,199	\$440,000	1,300	8	2006	Avg	933	N	N	3624 WINSLOW PL N
7	2	569450	1044	05/14/12	\$392,000	\$506,000	1,300	8	2007	Avg	1,114	N	N	4306 B WINSLOW PL N
7	2	569450	1047	03/31/14	\$457,000	\$483,000	1,300	8	2007	Avg	1,287	Y	N	4308 B WINSLOW PL N
7	1	803270	0147	03/27/14	\$599,000	\$633,000	1,300	8	2009	Avg	1,433	N	N	3823 A INTERLAKE AVE N
7	2	952110	1639	08/23/13	\$439,000	\$490,000	1,310	8	2008	Avg	1,140	N	N	4507 A WOODLAND PARK AVE N
7	1	803270	0071	04/07/14	\$515,000	\$543,000	1,320	8	2008	Avg	1,250	N	N	3833 B ASHWORTH AVE N
7	1	803270	0077	01/10/13	\$553,000	\$660,000	1,360	8	2006	Avg	1,694	N	N	3829 B ASHWORTH AVE N
7	1	803270	0075	10/15/14	\$622,000	\$631,000	1,370	8	2006	Avg	1,765	N	N	3827 A ASHWORTH AVE N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
7	1	803270	0075	02/20/13	\$562,600	\$663,000	1,370	8	2006	Avg	1,765	N	N	3827 A ASHWORTH AVE N
7	2	197220	2182	04/04/12	\$447,000	\$585,000	1,380	8	2007	Avg	1,058	Y	N	3619 B ALBION PL N
7	2	197220	2187	10/24/14	\$565,000	\$572,000	1,380	8	2007	Avg	1,058	Y	N	3611 B ALBION PL N
7	1	408330	6557	03/13/14	\$515,000	\$546,000	1,390	8	2008	Avg	1,410	N	N	3427 MERIDIAN AVE N
7	2	197220	1961	10/12/12	\$448,000	\$550,000	1,410	8	2007	Avg	1,309	Y	N	3824 C WHITMAN AVE N
7	2	197220	1962	03/20/13	\$453,500	\$530,000	1,410	8	2007	Avg	980	Y	N	3824 B WHITMAN AVE N
7	2	197220	1965	06/24/14	\$510,000	\$529,000	1,420	8	2006	Avg	1,309	N	N	3816 C WHITMAN AVE N
7	2	197220	1963	06/16/14	\$523,950	\$544,000	1,420	8	2006	Avg	1,282	N	N	3816 A WHITMAN AVE N
7	2	197220	1964	07/25/14	\$500,000	\$515,000	1,420	8	2006	Avg	983	N	N	3816 B WHITMAN AVE N
7	2	197220	2010	08/01/14	\$435,000	\$447,000	1,440	8	2005	Avg	1,350	Y	N	3658 D WHITMAN AVE N
7	1	408330	5633	07/22/14	\$615,000	\$634,000	1,470	8	2003	Avg	1,152	N	N	3635 B WALLINGFORD AVE N
7	2	197220	1967	10/31/14	\$520,000	\$526,000	1,480	8	2006	Avg	981	Y	N	3818 B WHITMAN AVE N
7	2	197220	1960	08/25/14	\$513,000	\$525,000	1,500	8	2007	Avg	1,312	N	N	3820 A WHITMAN AVE N
7	2	197220	1768	09/02/14	\$620,000	\$634,000	1,500	8	2008	Avg	1,284	N	N	3653 WHITMAN AVE N
7	1	408330	5632	10/26/12	\$462,500	\$565,000	1,510	8	2003	Avg	1,506	N	N	3635 C WALLINGFORD AVE N
7	2	197220	2505	07/29/14	\$543,000	\$559,000	1,540	8	2004	Avg	1,256	N	N	919 A N 35TH ST
7	2	197220	1770	10/13/14	\$595,000	\$603,000	1,550	8	2008	Avg	1,259	N	N	3657 WHITMAN AVE N
7	2	193130	0110	07/25/14	\$700,000	\$721,000	1,570	8	1908	VGood	4,000	N	N	1007 N 42ND ST
7	1	226450	0035	05/09/12	\$592,000	\$766,000	1,570	8	2012	Avg	1,800	N	N	3827 CARR PL N
7	1	392540	0115	07/15/13	\$765,000	\$864,000	1,570	8	1925	Good	3,842	N	N	3925 ASHWORTH AVE N
7	1	226450	0036	02/20/12	\$546,242	\$726,000	1,570	8	2012	Avg	1,800	N	N	3825 CARR PL N
7	2	197220	1771	06/07/14	\$630,000	\$656,000	1,580	8	2008	Avg	886	Y	N	3663 WHITMAN AVE N
7	1	226450	1036	10/12/12	\$466,000	\$572,000	1,610	8	2008	Avg	1,065	N	N	3605 B INTERLAKE AVE N
7	1	049550	0225	09/15/14	\$646,750	\$659,000	1,620	8	1929	Avg	5,130	N	N	1608 N 39TH ST
7	1	226450	1002	06/27/12	\$530,000	\$674,000	1,620	8	2009	Avg	1,845	N	N	3817 INTERLAKE AVE N
7	2	193130	0055	06/03/13	\$562,057	\$642,000	1,630	8	1910	Avg	3,200	Y	N	4103 WOODLAND PARK AVE N
7	1	408330	3690	07/08/13	\$755,000	\$854,000	1,630	8	2013	Avg	3,420	N	N	3824 WALLINGFORD AVE N
7	2	197220	2023	09/04/14	\$504,500	\$515,000	1,640	8	1998	Avg	1,545	Y	N	3654 WHITMAN AVE N
7	1	049550	0005	04/25/12	\$610,000	\$793,000	1,680	8	1916	Good	3,600	N	N	3939 WOODLAWN AVE N
7	1	803270	0099	05/03/12	\$527,000	\$683,000	1,690	8	2006	Avg	1,449	N	N	3802 INTERLAKE AVE N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
7	1	803270	0010	07/16/14	\$665,000	\$686,000	1,730	8	1996	Avg	3,000	N	N	3816 ASHWORTH AVE N
7	2	007200	0035	05/24/13	\$885,000	\$1,014,000	1,750	8	2013	Avg	4,109	N	N	4111 MIDVALE AVE N
7	1	803270	0104	06/11/13	\$606,000	\$691,000	1,750	8	2009	Avg	1,573	N	N	3806 A INTERLAKE AVE N
7	2	197220	2506	06/07/13	\$519,950	\$594,000	1,770	8	2004	Avg	967	N	N	919 B N 35TH ST
7	2	397540	0085	06/24/14	\$850,000	\$881,000	1,790	8	1958	Avg	4,000	N	N	4012 WOODLAND PARK AVE N
7	1	803270	0020	11/15/13	\$605,000	\$661,000	1,820	8	2007	Avg	1,679	N	N	3826 ASHWORTH AVE N
7	1	803270	0021	12/07/12	\$590,000	\$712,000	1,820	8	2007	Avg	1,680	N	N	3824 ASHWORTH AVE N
7	1	408330	4040	10/19/14	\$698,250	\$707,000	1,840	8	2000	Avg	3,221	N	N	3732 WOODLAWN AVE N
7	1	803270	0070	11/18/14	\$770,000	\$776,000	1,870	8	2008	Avg	1,900	N	N	3831 ASHWORTH AVE N
7	1	408330	4740	03/21/13	\$625,000	\$730,000	1,930	8	1980	Avg	3,420	Y	N	3715 SUNNYSIDE AVE N
7	1	917860	1350	03/05/13	\$1,000,000	\$1,174,000	2,110	8	1924	VGood	5,300	N	N	3926 SUNNYSIDE AVE N
7	1	408330	6840	11/12/13	\$895,000	\$978,000	2,160	8	2004	Avg	4,320	N	N	1615 N 35TH ST
7	1	408330	4540	05/18/12	\$879,000	\$1,133,000	2,170	8	1928	VGood	4,560	Y	N	3718 MERIDIAN AVE N
7	2	397540	0045	12/26/14	\$920,000	\$921,000	2,200	8	1970	Avg	4,218	N	N	4011 MIDVALE AVE N
7	1	408330	4395	06/10/14	\$1,175,000	\$1,222,000	2,650	8	1910	VGood	3,600	N	N	3709 MERIDIAN AVE N
7	1	035400	0070	10/29/13	\$880,000	\$966,000	2,710	8	1990	Avg	6,000	Y	N	3531 BAGLEY AVE N
7	1	408330	2935	12/20/13	\$875,000	\$947,000	1,440	9	2000	Avg	2,814	Y	N	2412 N 38TH ST
7	2	193130	0091	04/22/14	\$637,000	\$670,000	1,640	9	2014	Avg	1,533	N	N	4118C WHITMAN AVE N
7	1	408330	6406	01/23/12	\$617,000	\$828,000	1,840	9	2009	Avg	1,595	N	N	1809 N 36TH ST
7	1	408330	6407	01/29/13	\$696,500	\$826,000	1,840	9	2009	Avg	1,595	N	N	1811 N 36TH ST
7	1	408330	3270	03/25/13	\$1,095,000	\$1,278,000	2,410	9	2006	Avg	4,560	N	N	3812 BAGLEY AVE N
8	1	408380	1238	05/15/12	\$278,103	\$359,000	550	6	1944	Avg	1,980	N	N	1920 N 48TH ST
8	1	313120	1563	06/25/14	\$435,000	\$451,000	1,060	6	1943	Good	3,036	N	N	4202 4TH AVE NE
8	1	408330	1980	03/21/12	\$383,000	\$504,000	1,180	6	1925	Avg	3,690	N	N	4006 BURKE AVE N
8	1	420690	1205	06/14/13	\$515,000	\$587,000	1,180	6	1906	Good	4,000	N	N	4030 LATONA AVE NE
8	1	420690	1340	06/19/13	\$525,000	\$597,000	790	7	1925	Good	3,100	N	N	4007 LATONA AVE NE
8	1	408380	1675	11/05/13	\$450,000	\$493,000	820	7	1924	Avg	2,880	N	N	4707 BURKE AVE N
8	1	686520	0831	05/07/14	\$475,000	\$498,000	820	7	1921	Avg	2,723	N	N	1428 N 46TH ST
8	1	051000	4565	03/01/12	\$562,000	\$744,000	840	7	1941	Good	5,700	N	N	4212 MERIDIAN AVE N
8	1	881840	0490	06/11/14	\$527,000	\$548,000	840	7	1921	Avg	4,080	N	N	4747 THACKERAY PL NE

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
8	1	226500	0385	06/27/13	\$530,750	\$602,000	850	7	1908	Good	4,000	N	N	4222 INTERLAKE AVE N
8	1	420690	1380	08/29/13	\$521,800	\$582,000	860	7	1916	Good	4,000	N	N	4010 2ND AVE NE
8	1	313120	1815	07/15/13	\$355,000	\$401,000	890	7	1926	Avg	3,653	Y	N	4311 5TH AVE NE
8	1	420690	1550	06/02/14	\$550,000	\$573,000	920	7	1926	Avg	3,035	N	N	110 NE 40TH ST
8	1	881840	0245	05/22/13	\$650,000	\$745,000	920	7	1906	VGood	4,080	N	N	4536 2ND AVE NE
8	1	051000	2521	10/02/12	\$369,950	\$456,000	925	7	2005	Avg	1,115	N	N	4412 A MERIDIAN AVE N
8	1	686520	0803	08/28/12	\$328,000	\$409,000	930	7	2005	Avg	1,335	N	N	4610 INTERLAKE AVE N
8	1	313120	1340	10/02/13	\$582,000	\$643,000	940	7	1923	Good	4,200	N	N	308 NE 43RD ST
8	1	881840	0300	08/30/13	\$518,000	\$578,000	940	7	1949	Good	4,390	N	N	4516 THACKERAY PL NE
8	1	226500	0200	05/08/14	\$533,000	\$558,000	960	7	1900	Avg	4,000	N	N	4117 ASHWORTH AVE N
8	1	783480	0145	09/03/13	\$499,000	\$556,000	960	7	1909	Good	2,925	N	N	4627 1ST AVE NE
8	1	917860	0925	07/30/12	\$480,000	\$604,000	970	7	1927	Avg	3,240	N	N	4018 CORLISS AVE N
8	1	408330	0098	11/17/14	\$453,000	\$457,000	970	7	2005	Avg	1,269	N	N	4414 B BURKE AVE N
8	1	313120	0765	05/13/13	\$535,000	\$615,000	990	7	1921	Avg	3,468	N	N	4221 THACKERAY PL NE
8	1	408380	1045	07/17/13	\$517,000	\$584,000	1,010	7	1914	Avg	3,333	N	N	1816 N 48TH ST
8	1	408380	2065	05/31/13	\$475,000	\$543,000	1,010	7	1918	Avg	3,850	N	N	4612 WOODLAWN AVE N
8	1	313120	1105	07/09/14	\$580,000	\$599,000	1,020	7	1909	Avg	5,100	N	N	4408 THACKERAY PL NE
8	1	408330	1950	11/20/14	\$580,000	\$584,000	1,040	7	1926	Avg	3,200	N	N	1910 N 40TH ST
8	1	408330	2380	04/09/12	\$425,000	\$555,000	1,040	7	1921	Avg	3,280	N	N	1514 N 40TH ST
8	1	408330	0510	05/05/14	\$657,100	\$689,000	1,050	7	1924	Avg	4,240	N	N	4312 WOODLAWN AVE N
8	1	313120	0090	08/21/13	\$639,000	\$714,000	1,070	7	1925	Good	3,213	N	N	4231 2ND AVE NE
8	1	313120	1015	08/08/12	\$467,000	\$586,000	1,080	7	1912	Avg	3,366	N	N	4328 THACKERAY PL NE
8	1	408380	1463	07/17/12	\$480,000	\$607,000	1,080	7	1947	Good	3,750	N	N	4703 MERIDIAN AVE N
8	1	420690	0960	08/20/13	\$375,050	\$419,000	1,080	7	1939	Avg	4,000	N	N	4056 5TH AVE NE
8	1	881890	0250	05/07/14	\$530,000	\$555,000	1,080	7	1910	Avg	4,284	N	N	4700 4TH AVE NE
8	1	408380	0965	05/17/13	\$740,000	\$850,000	1,100	7	1914	VGood	4,083	N	N	1817 N 49TH ST
8	1	445230	0130	05/22/14	\$677,000	\$707,000	1,100	7	1916	Good	3,207	N	N	4010 INTERLAKE AVE N
8	1	408380	0940	05/24/13	\$475,000	\$544,000	1,110	7	1916	Avg	3,333	N	N	4811 BURKE AVE N
8	1	420690	1535	09/11/13	\$610,000	\$678,000	1,110	7	1905	Good	4,000	N	N	4013 2ND AVE NE
8	1	881890	0185	06/26/13	\$480,000	\$545,000	1,120	7	1918	Avg	4,080	N	N	4743 4TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

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
8	1	917860	1615	10/02/12	\$570,000	\$702,000	1,120	7	1908	Good	6,273	N	N	4122 EASTERN AVE N
8	1	313120	0725	02/10/14	\$620,000	\$663,000	1,140	7	1906	Avg	5,100	N	N	4226 2ND AVE NE
8	1	881840	0760	04/23/13	\$555,000	\$642,000	1,140	7	1916	Avg	4,179	N	N	4652 1ST AVE NE
8	1	051000	2519	07/15/14	\$466,000	\$481,000	1,140	7	2005	Avg	1,058	N	N	4414 B MERIDIAN AVE N
8	1	408380	1775	06/14/12	\$558,000	\$713,000	1,160	7	1912	VGood	5,000	N	N	1710 N 47TH ST
8	1	408330	0870	09/21/12	\$609,000	\$753,000	1,170	7	1920	Good	4,800	N	N	4307 MERIDIAN AVE N
8	1	051000	2506	08/25/14	\$459,500	\$470,000	1,170	7	2003	Avg	1,079	N	N	4408 A MERIDIAN AVE N
8	1	051000	2520	04/23/14	\$480,000	\$504,000	1,180	7	2005	Avg	1,251	N	N	4414 A MERIDIAN AVE N
8	1	408330	1000	01/08/13	\$695,000	\$830,000	1,180	7	1922	VGood	4,800	N	N	1920 N 42ND ST
8	1	881840	0425	04/10/14	\$505,000	\$532,000	1,200	7	1916	Avg	3,856	N	N	4752 THACKERAY PL NE
8	1	783480	0225	08/20/14	\$875,000	\$897,000	1,210	7	1915	VGood	4,000	N	N	4639 EASTERN AVE N
8	1	408380	0060	02/22/12	\$390,000	\$518,000	1,230	7	1913	Avg	2,500	N	N	4914 BURKE AVE N
8	1	408380	0675	05/28/13	\$633,000	\$725,000	1,230	7	1920	Good	3,000	N	N	1615 N 49TH ST
8	1	420690	1495	08/20/12	\$599,000	\$748,000	1,240	7	1937	VGood	4,000	N	N	4045 2ND AVE NE
8	1	881840	0765	10/03/13	\$557,000	\$615,000	1,240	7	1915	Avg	4,175	N	N	4650 1ST AVE NE
8	1	881890	0300	10/02/14	\$618,000	\$628,000	1,260	7	1911	Good	4,080	N	N	4740 4TH AVE NE
8	1	686520	0451	05/23/13	\$435,000	\$499,000	1,270	7	2007	Avg	935	N	N	1402 N 47TH ST
8	1	313120	1310	09/30/14	\$525,000	\$534,000	1,280	7	1923	Avg	3,876	N	N	4409 4TH AVE NE
8	1	783480	0130	01/14/13	\$525,000	\$626,000	1,280	7	1912	Good	2,960	N	N	4636 EASTERN AVE N
8	1	182504	9093	10/30/12	\$600,000	\$733,000	1,290	7	2002	Avg	4,046	N	N	1312 N 41ST ST
8	1	686520	0452	03/08/13	\$453,000	\$531,000	1,310	7	2007	Avg	1,210	N	N	1404 N 47TH ST
8	1	313120	0625	03/21/14	\$625,000	\$662,000	1,320	7	1906	Good	4,590	N	N	4319 THACKERAY PL NE
8	1	313120	0895	08/07/13	\$570,000	\$640,000	1,320	7	1918	Avg	3,276	N	N	263 NE 43RD ST
8	1	313120	1865	06/17/14	\$458,000	\$476,000	1,350	7	1918	Avg	3,000	N	N	408 NE 44TH ST
8	1	881840	0705	04/10/13	\$533,000	\$619,000	1,350	7	1919	Good	4,198	N	N	4753 2ND AVE NE
8	1	313120	1650	03/20/14	\$685,000	\$726,000	1,370	7	1998	Avg	5,535	N	N	4213 5TH AVE NE
8	1	783480	0140	04/09/13	\$630,000	\$732,000	1,370	7	1909	Good	2,963	N	N	4630 EASTERN AVE N
8	1	182504	9025	11/29/12	\$512,000	\$619,000	1,390	7	1911	Avg	4,400	N	N	1320 N 41ST ST
8	1	051000	3575	03/26/12	\$488,000	\$641,000	1,400	7	1924	Good	3,352	N	N	2508 N 43RD ST
8	1	051000	3230	08/10/14	\$720,001	\$739,000	1,430	7	1910	Good	2,200	N	N	2305 N 44TH ST

Improved Sales Used in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

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
8	1	408330	0595	12/08/14	\$650,000	\$653,000	1,430	7	1924	Avg	4,240	N	N	4311 WALLINGFORD AVE N
8	1	686520	0830	08/20/14	\$617,000	\$632,000	1,440	7	1928	Avg	2,712	N	N	4607 WOODLAWN AVE N
8	1	881840	0530	08/14/12	\$605,000	\$757,000	1,440	7	1919	Good	4,080	N	N	4746 2ND AVE NE
8	1	313120	1320	08/22/14	\$733,000	\$751,000	1,450	7	1924	VGood	3,876	N	N	4405 4TH AVE NE
8	1	313120	1320	09/20/13	\$739,000	\$819,000	1,450	7	1924	VGood	3,876	N	N	4405 4TH AVE NE
8	1	313120	1205	12/03/12	\$488,690	\$590,000	1,490	7	1924	Avg	3,000	N	N	306 NE 44TH ST
8	1	881840	0210	11/05/13	\$807,000	\$884,000	1,520	7	1927	VGood	5,694	N	N	203 NE 47TH ST
8	1	313120	0995	04/30/13	\$555,000	\$641,000	1,530	7	1911	Avg	3,400	N	N	4318 THACKERAY PL NE
8	1	881890	0060	11/25/14	\$664,000	\$668,000	1,530	7	1912	Good	4,080	N	N	4747 LATONA AVE NE
8	1	189000	0250	06/27/14	\$710,000	\$736,000	1,540	7	1916	VGood	4,080	N	N	4532 LATONA AVE NE
8	1	313120	1560	06/13/13	\$675,000	\$769,000	1,570	7	1924	Good	5,100	N	N	312 NE 42ND ST
8	1	408380	1360	07/23/13	\$658,000	\$741,000	1,570	7	1915	VGood	2,500	N	N	4714 BURKE AVE N
8	1	408380	1436	05/07/13	\$527,000	\$607,000	1,580	7	1901	Avg	3,750	N	N	1912 N 47TH ST
8	1	408330	1705	10/08/13	\$610,000	\$673,000	1,600	7	1924	Good	3,700	N	N	4130 WALLINGFORD AVE N
8	1	881840	0240	08/28/12	\$600,888	\$749,000	1,640	7	1916	Good	4,080	N	N	4540 2ND AVE NE
8	1	313120	1535	11/26/12	\$500,000	\$605,000	1,660	7	1953	Avg	5,100	N	N	4227 4TH AVE NE
8	1	408380	1180	05/22/12	\$608,000	\$783,000	1,670	7	1924	Good	3,750	N	N	4808 BURKE AVE N
8	1	051000	2740	09/12/12	\$520,000	\$645,000	1,690	7	1915	Avg	4,275	N	N	4312 MERIDIAN AVE N
8	1	408330	0655	04/05/13	\$781,000	\$908,000	1,700	7	1924	Good	4,240	N	N	4322 DENSMORE AVE N
8	1	051000	0865	10/30/13	\$890,000	\$976,000	1,710	7	1906	VGood	4,275	N	N	4521 CORLISS AVE N
8	1	686520	0421	03/03/14	\$697,000	\$741,000	1,720	7	1908	Good	3,333	N	N	1425 N 48TH ST
8	1	408330	2280	09/11/13	\$717,500	\$797,000	1,730	7	1922	Good	4,560	N	N	4010 WOODLAWN AVE N
8	1	051000	3375	12/05/12	\$757,000	\$914,000	1,840	7	1908	Avg	5,700	N	N	4308 SUNNYSIDE AVE N
8	1	051000	1735	08/30/12	\$585,000	\$729,000	1,900	7	1917	Good	3,740	N	N	4402 EASTERN AVE N
8	1	313120	0055	11/08/13	\$850,000	\$930,000	1,910	7	1925	Good	5,200	N	N	103 NE 43RD ST
8	1	408330	2205	04/30/13	\$877,000	\$1,012,000	1,930	7	1921	Good	4,560	N	N	4015 DENSMORE AVE N
8	1	917860	0175	06/24/13	\$872,500	\$991,000	1,940	7	1913	Good	5,700	N	N	4016 MERIDIAN AVE N
8	1	051000	1400	06/30/14	\$765,000	\$792,000	1,950	7	1964	Avg	5,700	N	N	4520 SUNNYSIDE AVE N
8	1	051000	3085	06/23/14	\$660,000	\$684,000	1,980	7	1987	Avg	2,850	N	N	4315 SUNNYSIDE AVE N
8	1	189000	0210	12/10/13	\$615,000	\$667,000	2,030	7	1922	Avg	4,080	N	N	4553 4TH AVE NE

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Area 043 -- 1 to 3 Unit Residences

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
8	1	051000	2820	02/28/12	\$550,000	\$729,000	2,050	7	1992	Avg	5,700	N	N	4329 CORLISS AVE N
8	1	881840	0495	05/06/14	\$550,000	\$576,000	2,100	7	1908	Avg	4,080	N	N	4749 THACKERAY PL NE
8	1	051000	3795	03/26/13	\$799,950	\$933,000	2,420	7	1903	Good	5,700	N	N	4217 EASTERN AVE N
8	1	420690	1260	05/03/13	\$720,000	\$830,000	2,500	7	1910	Avg	4,000	N	N	4067 LATONA AVE NE
8	1	686520	0444	05/05/14	\$531,000	\$557,000	1,110	8	2000	Avg	1,175	N	N	4716 INTERLAKE AVE N
8	1	313120	0100	06/04/13	\$785,000	\$897,000	1,210	8	1902	VGood	5,100	N	N	4219 2ND AVE NE
8	1	420690	1525	07/23/13	\$513,600	\$579,000	1,240	8	1900	Avg	6,400	N	N	4023 2ND AVE NE
8	1	189000	0170	10/29/14	\$552,000	\$558,000	1,280	8	2009	Avg	1,920	N	N	4521 4TH AVE NE
8	1	189000	0166	09/05/14	\$540,000	\$552,000	1,280	8	2009	Avg	1,889	N	N	4517 4TH AVE NE
8	1	189000	0169	09/03/14	\$545,000	\$557,000	1,280	8	2009	Avg	1,845	N	N	4519 4TH AVE NE
8	1	051000	4300	08/12/13	\$700,000	\$784,000	1,290	8	1914	VGood	3,040	N	N	4206 BAGLEY AVE N
8	1	251300	0050	04/15/13	\$765,000	\$887,000	1,360	8	1906	VGood	4,000	N	N	4226 ASHWORTH AVE N
8	1	408380	0240	11/26/12	\$685,600	\$830,000	1,360	8	1910	VGood	3,750	N	N	4912 WALLINGFORD AVE N
8	1	869030	0060	04/26/13	\$575,000	\$665,000	1,360	8	1994	Avg	5,399	N	N	1318 N MENFORD PL
8	1	051000	2895	07/09/12	\$675,000	\$855,000	1,390	8	2002	Avg	2,750	N	N	2214 N 43RD ST
8	1	686520	0780	10/22/13	\$699,950	\$769,000	1,390	8	1906	Good	5,000	N	N	1423 N 47TH ST
8	1	408380	2123	08/15/13	\$590,000	\$661,000	1,424	8	2013	Avg	1,675	N	N	1610 N 46TH ST
8	1	051000	4262	10/18/13	\$610,000	\$671,000	1,470	8	1916	Avg	3,600	N	N	4207 CORLISS AVE N
8	1	420690	1265	04/19/13	\$599,950	\$695,000	1,480	8	1930	Good	4,000	N	N	4065 LATONA AVE NE
8	1	051000	1830	05/07/13	\$723,000	\$833,000	1,490	8	1908	Good	3,420	N	N	2406 N 44TH ST
8	1	051000	1830	06/19/12	\$685,000	\$874,000	1,490	8	1908	Good	3,420	N	N	2406 N 44TH ST
8	1	408380	2135	09/21/12	\$505,000	\$624,000	1,500	8	2008	Avg	1,187	N	N	1614 N 46TH ST
8	1	408380	2126	06/13/13	\$590,000	\$672,000	1,512	8	2013	Avg	1,182	N	N	1606 N 46TH ST
8	1	408380	2125	07/01/13	\$585,000	\$663,000	1,517	8	2013	Avg	1,017	N	N	1608 N 46TH ST
8	1	408330	1140	02/18/14	\$735,830	\$785,000	1,520	8	1911	Good	3,990	N	N	4208 WALLINGFORD AVE N
8	1	408380	2124	07/02/13	\$600,000	\$680,000	1,528	8	2013	Avg	1,128	N	N	1612 N 46TH ST
8	1	313120	0960	09/12/12	\$595,000	\$738,000	1,545	8	1928	Avg	3,120	N	N	252 NE 43RD ST
8	1	408330	1890	03/14/13	\$572,000	\$670,000	1,580	8	1929	Avg	3,188	N	N	4029 MERIDIAN AVE N
8	1	408330	0605	09/11/12	\$640,000	\$794,000	1,590	8	1926	Good	4,640	N	N	4303 WALLINGFORD AVE N
8	1	051000	1010	11/07/12	\$745,250	\$908,000	1,640	8	1911	Good	3,876	N	N	4520 BAGLEY AVE N

Improved Sales Used in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

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
8	1	051000	3395	06/07/13	\$800,000	\$913,000	1,640	8	1905	Good	5,700	N	N	4320 SUNNYSIDE AVE N
8	1	408330	1025	10/11/12	\$887,650	\$1,090,000	1,640	8	1906	Good	7,200	N	N	4210 BURKE AVE N
8	1	051000	0275	11/26/12	\$700,000	\$847,000	1,680	8	1906	VGood	2,775	N	N	2310 N 46TH ST
8	1	226500	0190	03/21/12	\$835,000	\$1,098,000	1,690	8	2003	Avg	4,000	N	N	4125 ASHWORTH AVE N
8	1	408330	1150	10/11/13	\$640,000	\$706,000	1,690	8	1914	Good	3,876	N	N	4212 WALLINGFORD AVE N
8	1	189000	0200	03/23/12	\$742,500	\$976,000	1,710	8	1915	Good	4,080	N	N	4547 4TH AVE NE
8	1	182504	9141	05/18/12	\$750,000	\$967,000	1,730	8	2008	Avg	3,000	N	N	1314 N 41ST ST
8	1	189000	0275	05/17/12	\$569,500	\$735,000	1,740	8	1916	Good	3,570	N	N	4514 LATONA AVE NE
8	1	051000	2010	06/30/14	\$875,000	\$906,000	1,800	8	1929	Good	3,245	N	N	2312 N 44TH ST
8	1	051000	1865	04/22/13	\$952,000	\$1,102,000	1,820	8	1914	Good	4,560	N	N	4412 SUNNYSIDE AVE N
8	1	051000	3595	10/28/13	\$786,250	\$863,000	1,820	8	1912	VGood	3,460	N	N	2509 N 43RD ST
8	1	251300	0060	07/10/13	\$790,000	\$893,000	1,860	8	1916	Good	4,000	N	N	1505 N 43RD ST
8	1	051000	4365	04/23/13	\$810,000	\$937,000	1,876	8	1910	Good	5,075	N	N	4224 BAGLEY AVE N
8	1	051000	4290	04/15/14	\$1,180,000	\$1,242,000	1,900	8	1911	VGood	4,160	N	N	4202 BAGLEY AVE N
8	1	345400	0006	06/18/12	\$608,900	\$777,000	1,900	8	1921	Avg	5,594	N	N	4672 SUNNYSIDE AVE N
8	1	420690	1730	01/15/13	\$675,000	\$804,000	1,900	8	2000	Avg	4,000	N	N	4019 1ST AVE NE
8	1	408330	0545	08/19/13	\$938,000	\$1,049,000	1,910	8	2007	Avg	4,240	N	N	4334 WOODLAWN AVE N
8	1	783480	0045	02/11/13	\$559,000	\$661,000	1,910	8	1920	Good	2,942	N	N	4668 EASTERN AVE N
8	1	345400	0060	07/22/14	\$1,000,000	\$1,031,000	1,920	8	1922	VGood	3,277	N	N	4632 SUNNYSIDE AVE N
8	1	408380	1395	07/24/14	\$780,000	\$804,000	1,970	8	1994	Avg	2,600	N	N	1900 N 47TH ST
8	1	420690	1200	08/25/14	\$785,000	\$804,000	1,970	8	1925	Avg	4,000	N	N	4026 LATONA AVE NE
8	1	226500	0220	09/11/13	\$850,000	\$945,000	2,040	8	1911	VGood	2,800	N	N	4105 ASHWORTH AVE N
8	1	051000	0440	03/25/14	\$700,000	\$741,000	2,060	8	1990	Avg	4,800	N	N	4600 BAGLEY AVE N
8	1	881890	0200	01/09/14	\$803,000	\$865,000	2,070	8	1908	Avg	4,080	N	N	4731 4TH AVE NE
8	1	420690	1155	09/24/14	\$575,000	\$585,000	2,168	8	1907	Avg	4,000	N	N	4019 4TH AVE NE
8	1	408330	2035	05/03/12	\$810,000	\$1,050,000	2,170	8	1919	Good	4,560	N	N	4035 BURKE AVE N
8	1	420690	1210	07/17/12	\$719,500	\$909,000	2,210	8	2012	Avg	4,000	N	N	4034 LATONA AVE NE
8	1	917860	1260	07/01/13	\$975,000	\$1,105,000	2,230	8	2006	Avg	3,800	N	N	4026 SUNNYSIDE AVE N
8	1	917860	0245	08/27/13	\$917,000	\$1,023,000	2,350	8	1921	Good	5,700	N	N	4007 BAGLEY AVE N
8	1	189000	0225	06/20/14	\$725,000	\$752,000	2,380	8	1917	Avg	4,080	N	N	4554 LATONA AVE NE

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
8	1	051000	3285	07/27/12	\$855,000	\$1,077,000	2,440	8	2002	Avg	4,560	N	N	4323 EASTERN AVE N
8	1	917860	1045	10/18/12	\$1,225,000	\$1,501,000	3,160	8	1994	Good	5,700	N	N	4122 CORLISS AVE N
8	1	226500	0450	09/13/12	\$850,000	\$1,054,000	1,380	9	2006	Avg	2,894	Y	N	4111 INTERLAKE AVE N
8	1	408380	2624	03/08/13	\$579,000	\$679,000	1,447	9	2007	Avg	1,026	N	N	1922 N 46TH ST
8	1	420690	1270	06/21/13	\$799,000	\$908,000	1,710	9	1998	Avg	4,000	N	N	4061 LATONA AVE NE
8	1	881840	0450	05/08/14	\$930,000	\$974,000	1,840	9	2000	Avg	4,080	N	N	4715 THACKERAY PL NE
8	1	345400	0030	05/20/13	\$920,000	\$1,056,000	2,050	9	2000	Avg	3,277	N	N	4656 SUNNYSIDE AVE N
8	1	226500	0405	05/01/14	\$1,350,000	\$1,416,000	2,640	9	2014	Avg	3,011	N	N	4209 INTERLAKE AVE N
8	1	420690	1480	03/19/14	\$1,220,000	\$1,293,000	3,210	9	2007	Avg	4,000	N	N	4057 2ND AVE NE
8	1	408330	1005	04/23/13	\$1,485,000	\$1,718,000	3,400	10	2007	Avg	4,800	N	N	1914 N 42ND ST
9	5	091700	0325	04/14/13	\$420,000	\$487,000	940	6	1909	Avg	3,800	N	N	1132 N 80TH ST
9	3	288320	1355	03/18/14	\$365,000	\$387,000	950	6	1906	Fair	3,900	N	N	7430 CORLISS AVE N
9	4	681360	0627	07/08/13	\$405,000	\$458,000	970	6	1953	Avg	4,494	N	N	2320 N 80TH ST
9	3	681510	0095	12/23/14	\$510,000	\$511,000	1,310	6	1913	Avg	4,000	N	N	7708 SUNNYSIDE AVE N
9	3	288320	1665	12/19/14	\$736,000	\$738,000	2,540	6	1990	Avg	1,747	N	N	7460 WOODLAWN AVE NE
9	3	952810	3444	02/24/14	\$367,500	\$391,000	740	7	2001	Avg	846	N	N	602 NE 68TH ST
9	4	199420	0170	09/18/12	\$435,000	\$538,000	860	7	1925	Avg	2,808	N	N	8009 STROUD AVE N
9	3	393190	0150	08/07/13	\$510,000	\$572,000	860	7	1924	Avg	4,588	N	N	7502 1ST AVE NE
9	5	567600	0130	07/25/12	\$442,000	\$557,000	860	7	1948	Good	3,800	N	N	1142 N 84TH ST
9	4	681360	0440	10/22/14	\$442,000	\$448,000	860	7	1948	Avg	5,535	N	N	8246 CORLISS AVE N
9	3	952810	1285	06/18/12	\$475,000	\$606,000	860	7	2007	Avg	2,123	N	N	7464 4TH AVE NE
9	4	414680	0050	11/26/14	\$563,000	\$566,000	870	7	1940	Avg	5,289	N	N	8110 STONE AVE N
9	3	913710	1703	12/03/13	\$365,000	\$397,000	880	7	1945	Good	765	N	N	7016 5TH AVE NE
9	3	288320	1240	07/01/13	\$719,000	\$815,000	900	7	1907	Good	4,680	N	N	7546 BAGLEY AVE N
9	3	288320	0520	12/26/12	\$464,000	\$556,000	910	7	1959	VGood	4,830	N	N	1907 N 80TH ST
9	3	062504	9281	05/21/14	\$535,000	\$559,000	920	7	1939	Avg	4,841	N	N	1323 N 79TH ST
9	4	240210	0205	11/19/14	\$412,133	\$415,000	920	7	1948	Avg	4,400	N	N	8257 BAGLEY AVE N
9	3	952810	3445	09/03/13	\$390,000	\$434,000	920	7	2001	Avg	1,513	N	N	604 NE 68TH ST
9	3	062504	9263	03/16/12	\$482,500	\$636,000	930	7	1940	Good	5,450	N	N	1317 N 78TH ST
9	4	240210	0115	06/11/12	\$381,000	\$487,000	940	7	1910	Avg	3,500	N	N	8206 BAGLEY AVE N

Improved Sales Used in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

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
9	4	240210	0185	06/11/12	\$425,000	\$544,000	940	7	1948	Good	6,000	N	N	8250 BAGLEY AVE N
9	4	062504	9299	12/03/14	\$482,000	\$484,000	950	7	1941	Avg	3,960	N	N	1717 N 82ND ST
9	3	288320	1305	06/26/13	\$641,029	\$728,000	960	7	1949	Good	4,000	N	N	7466 CORLISS AVE N
9	4	681360	0345	08/10/12	\$455,000	\$570,000	960	7	1939	VGood	5,580	N	N	8215 SUNNYSIDE AVE N
9	4	681360	0685	10/07/13	\$530,000	\$585,000	960	7	1948	Avg	5,580	N	N	8020 CORLISS AVE N
9	3	940280	0060	07/30/12	\$610,000	\$767,000	960	7	1926	Good	3,610	N	N	1359 N 79TH ST
9	3	948270	0315	03/24/14	\$615,000	\$651,000	960	7	1925	Avg	3,744	N	N	7316 KEEN WAY N
9	4	199420	0026	08/23/12	\$409,000	\$511,000	970	7	1947	Good	4,800	N	N	8011 BURKE AVE N
9	3	288620	0345	06/01/12	\$505,000	\$648,000	970	7	1989	Good	3,209	N	N	7939 WALLINGFORD AVE N
9	4	414680	0070	05/01/13	\$455,000	\$525,000	970	7	1940	VGood	5,535	N	N	8106 STONE AVE N
9	4	779790	0025	01/13/12	\$345,000	\$465,000	970	7	1942	Avg	5,000	N	N	8400 STONE AVE N
9	4	199320	0120	09/06/12	\$411,500	\$511,000	980	7	1941	Avg	5,000	N	N	8239 DENSMORE AVE N
9	4	199420	0031	06/20/14	\$450,000	\$467,000	980	7	1947	Avg	3,480	N	N	8012 WALLINGFORD AVE N
9	4	445980	0100	08/06/12	\$350,000	\$439,000	980	7	1926	Avg	3,800	N	N	8254 INTERLAKE AVE N
9	3	948270	0410	09/06/13	\$640,000	\$712,000	980	7	1926	VGood	3,280	N	N	7319 KEEN WAY N
9	5	567600	0052	03/25/14	\$300,000	\$317,000	990	7	2009	Avg	948	N	N	1119 B N 85TH ST
9	4	240210	0090	04/05/12	\$325,000	\$425,000	1,000	7	1924	Avg	4,500	N	N	8205 CORLISS AVE N
9	4	240210	0155	03/14/13	\$448,000	\$524,000	1,000	7	1950	Avg	6,200	N	N	8234 BAGLEY AVE N
9	3	952810	1191	07/17/13	\$401,000	\$453,000	1,001	7	2009	Avg	693	N	N	424 B NE MAPLE LEAF PL
9	3	952810	1196	03/19/13	\$387,000	\$452,000	1,001	7	2009	Avg	692	N	N	422 B NE MAPLE LEAF PL
9	5	339290	0075	11/10/13	\$511,000	\$559,000	1,020	7	1928	Good	4,000	N	N	1149 N 83RD ST
9	3	681510	0375	01/14/14	\$570,000	\$613,000	1,030	7	1906	Good	4,000	N	N	7715 CORLISS AVE N
9	4	062504	9315	06/19/13	\$573,000	\$652,000	1,060	7	1949	Avg	5,600	N	N	8226 DENSMORE AVE N
9	4	681360	0415	05/08/14	\$515,000	\$539,000	1,060	7	1926	Avg	4,960	N	N	8230 CORLISS AVE N
9	4	199420	0340	01/24/13	\$317,000	\$377,000	1,070	7	1948	Avg	4,675	N	N	1902 N 80TH ST
9	3	681410	0325	09/07/12	\$575,000	\$714,000	1,070	7	1936	Good	7,440	N	N	100 NE 77TH ST
9	4	199420	0390	09/17/13	\$539,900	\$599,000	1,090	7	1941	Avg	5,160	N	N	8016 STROUD AVE N
9	3	288320	0845	07/05/13	\$781,000	\$884,000	1,100	7	1953	VGood	5,577	N	N	2041 N 77TH ST
9	4	445980	0080	04/04/12	\$375,000	\$491,000	1,110	7	1952	Avg	5,080	N	N	8255 ASHWORTH AVE N
9	4	199420	0375	12/03/14	\$601,150	\$604,000	1,120	7	1906	VGood	5,200	N	N	8006 STROUD AVE N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
9	3	952810	3443	07/24/14	\$410,000	\$422,000	1,120	7	2001	Avg	1,034	N	N	6800 OSWEGO PL NE
9	4	062504	9313	09/02/14	\$460,000	\$470,000	1,140	7	1942	Avg	4,600	N	N	8230 DENSMORE AVE N
9	3	288320	1015	12/16/13	\$585,000	\$634,000	1,140	7	1903	Avg	5,500	N	N	2114 N 75TH ST
9	3	920300	0130	02/28/12	\$445,000	\$590,000	1,140	7	1926	Good	5,280	N	N	7730 MERIDIAN AVE N
9	4	199420	0110	06/25/13	\$460,000	\$522,000	1,160	7	1923	Avg	3,160	N	N	8046 WALLINGFORD AVE N
9	4	240210	0965	05/22/13	\$619,000	\$710,000	1,160	7	1960	VGood	5,000	N	N	8006 BAGLEY AVE N
9	4	445980	0110	07/30/12	\$494,900	\$623,000	1,160	7	1928	Good	5,011	N	N	8246 INTERLAKE AVE N
9	4	199420	0395	07/29/13	\$550,000	\$619,000	1,180	7	1924	Avg	5,120	N	N	8020 STROUD AVE N
9	3	551160	0035	08/13/12	\$400,000	\$501,000	1,180	7	1924	Avg	4,080	N	N	1114 N 77TH ST
9	4	199320	0115	02/10/14	\$539,180	\$576,000	1,220	7	1975	Avg	5,000	N	N	8235 DENSMORE AVE N
9	3	750000	0230	07/10/13	\$450,000	\$509,000	1,220	7	1908	Avg	5,202	N	N	313 NE 76TH ST
9	4	199320	0065	05/17/12	\$599,000	\$773,000	1,230	7	1951	Good	5,000	N	N	8206 ASHWORTH AVE N
9	4	199420	0040	06/13/14	\$538,000	\$559,000	1,260	7	1906	Avg	7,200	N	N	8018 WALLINGFORD AVE N
9	4	681360	0820	08/23/13	\$460,000	\$514,000	1,270	7	1992	Avg	9,775	N	N	2409 N 82ND ST
9	3	288320	1200	12/19/12	\$402,500	\$484,000	1,280	7	1900	Good	5,265	N	N	7540 BAGLEY AVE N
9	4	681360	0380	12/24/14	\$700,000	\$701,000	1,290	7	1922	VGood	7,440	N	N	8212 CORLISS AVE N
9	3	551160	0525	07/23/12	\$549,000	\$692,000	1,320	7	1927	Good	3,920	N	N	1135 N 76TH ST
9	3	288320	1115	04/27/12	\$681,000	\$884,000	1,330	7	1915	Good	7,020	N	N	7427 CORLISS AVE N
9	3	551160	0305	10/30/12	\$553,500	\$676,000	1,370	7	1926	Good	3,920	N	N	1160 N 76TH ST
9	3	681510	0295	05/02/13	\$490,000	\$565,000	1,370	7	1948	Avg	5,000	N	N	7740 CORLISS AVE N
9	4	199320	0055	10/07/13	\$500,000	\$552,000	1,400	7	1980	Avg	5,000	N	N	8214 ASHWORTH AVE N
9	3	948270	0440	05/06/14	\$533,000	\$559,000	1,400	7	1926	Avg	3,780	N	N	7426 WINONA AVE N
9	4	199420	0345	11/18/13	\$450,000	\$491,000	1,410	7	1925	Avg	4,675	N	N	1906 N 80TH ST
9	5	567600	0155	04/09/12	\$377,500	\$493,000	1,420	7	1905	Avg	4,040	N	N	1153 N 84TH ST
9	5	567600	0008	01/06/12	\$300,000	\$405,000	1,420	7	2007	Avg	1,269	N	N	1153 A N 85TH ST
9	4	062504	9019	09/26/13	\$560,000	\$620,000	1,430	7	1942	Good	9,520	N	N	8037 WALLINGFORD AVE N
9	5	567600	0005	07/18/13	\$375,000	\$423,000	1,430	7	2007	Avg	910	N	N	8465 STONE AVE N
9	4	947320	0180	03/28/12	\$365,000	\$479,000	1,430	7	1930	Avg	3,200	N	N	8051 ASHWORTH AVE N
9	5	567600	0004	11/18/14	\$399,000	\$402,000	1,430	7	2007	Avg	1,250	N	N	8475 STONE AVE N
9	4	240210	0210	06/28/12	\$400,000	\$509,000	1,440	7	1948	Avg	4,600	N	N	8253 BAGLEY AVE N

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
9	4	199420	0415	07/12/13	\$693,000	\$783,000	1,510	7	1921	VGood	6,930	N	N	8036 STROUD AVE N
9	3	681510	0260	08/27/13	\$715,000	\$798,000	1,510	7	1919	VGood	4,000	N	N	7712 CORLISS AVE N
9	4	445980	0055	02/20/13	\$421,000	\$496,000	1,520	7	1928	Avg	4,923	N	N	8235 ASHWORTH AVE N
9	6	948270	0160	06/21/13	\$795,000	\$904,000	1,520	7	1926	Good	4,032	N	N	7307 W GREEN LAKE DR N
9	3	952810	1032	02/25/13	\$475,000	\$559,000	1,520	7	2003	Avg	1,800	N	N	7406 C LATONA AVE NE
9	3	062504	9286	08/15/14	\$640,000	\$656,000	1,530	7	1950	Avg	4,944	N	N	1328 N 78TH ST
9	4	681360	0880	08/21/13	\$529,950	\$592,000	1,540	7	1910	Avg	6,200	N	N	8011 1ST AVE NE
9	4	240210	0675	09/11/12	\$589,000	\$731,000	1,550	7	1910	VGood	6,000	N	N	8017 BAGLEY AVE N
9	3	551160	0290	09/12/12	\$630,000	\$781,000	1,550	7	1927	Good	3,920	N	N	1148 N 76TH ST
9	3	913710	1690	06/19/13	\$450,000	\$512,000	1,610	7	2005	Avg	1,166	N	N	511 B NE 71ST ST
9	3	913710	1696	08/14/13	\$475,000	\$532,000	1,610	7	2005	Avg	1,692	N	N	507 NE 71ST ST
9	3	952810	0717	07/09/13	\$758,000	\$857,000	1,610	7	1921	VGood	3,450	N	N	7314 4TH AVE NE
9	5	091700	0175	02/21/12	\$541,000	\$719,000	1,630	7	1920	Good	3,800	N	N	1124 N 81ST ST
9	3	948270	0455	10/21/14	\$696,500	\$705,000	1,630	7	1925	VGood	4,400	N	N	7438 WINONA AVE N
9	4	199420	0205	08/28/13	\$536,000	\$598,000	1,640	7	1925	Avg	3,850	N	N	8033 STROUD AVE N
9	3	288320	0830	09/23/13	\$750,000	\$831,000	1,660	7	1905	Good	3,375	N	N	2029 N 77TH ST
9	3	288320	0830	06/04/14	\$846,000	\$881,000	1,660	7	1905	Good	3,375	N	N	2029 N 77TH ST
9	4	240210	0305	06/27/13	\$660,000	\$749,000	1,690	7	1940	VGood	6,000	N	N	2104 N 82ND ST
9	3	288320	1100	08/27/13	\$799,950	\$893,000	1,770	7	1926	VGood	4,680	N	N	7502 BAGLEY AVE N
9	3	920300	0005	03/11/13	\$700,000	\$820,000	1,770	7	2011	Avg	4,400	N	N	2017 N 80TH ST
9	3	288620	0070	06/02/14	\$550,000	\$573,000	1,810	7	1925	Avg	4,064	N	N	7820 ASHWORTH AVE N
9	4	062504	9160	01/22/13	\$500,000	\$594,000	1,820	7	1925	Good	3,978	N	N	8203 WALLINGFORD AVE N
9	5	567600	0160	05/30/12	\$470,000	\$604,000	1,820	7	1908	Good	4,040	N	N	1149 N 84TH ST
9	3	948270	0310	04/30/13	\$705,000	\$814,000	1,840	7	1926	VGood	4,032	N	N	7312 KEEN WAY N
9	4	062504	9321	04/08/14	\$650,000	\$685,000	1,880	7	1942	Avg	6,150	N	N	8021 INTERLAKE AVE N
9	4	240210	0060	12/19/13	\$760,000	\$823,000	1,900	7	1911	VGood	7,000	N	N	8221 CORLISS AVE N
9	3	750000	0195	04/26/12	\$805,000	\$1,046,000	2,110	7	1917	VGood	4,590	N	N	326 NE 76TH ST
9	3	920300	0030	08/21/12	\$767,000	\$958,000	2,150	7	1908	VGood	4,400	N	N	2070 N 78TH ST
9	3	393190	0035	03/15/12	\$629,000	\$829,000	2,240	7	1909	Good	4,125	N	N	7549 2ND AVE NE
9	3	288320	0083	10/30/12	\$389,000	\$475,000	1,000	8	2005	Avg	1,188	N	N	7407 B WOODLAWN AVE NE

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
9	3	952810	0955	07/30/13	\$420,000	\$472,000	1,097	8	1998	Avg	1,251	N	N	7441 A 4TH AVE NE
9	3	288620	0211	02/29/12	\$352,195	\$467,000	1,100	8	2007	Avg	1,001	N	N	7941 DENSMORE AVE N
9	3	288620	0212	03/04/14	\$465,000	\$494,000	1,100	8	2007	Avg	1,208	N	N	1515 N 80TH ST
9	3	288620	0212	01/23/12	\$355,000	\$476,000	1,100	8	2007	Avg	1,208	N	N	1515 N 80TH ST
9	3	288620	0213	01/20/12	\$365,000	\$490,000	1,100	8	2007	Avg	1,154	N	N	1517 N 80TH ST
9	3	288620	0214	01/17/12	\$360,000	\$484,000	1,100	8	2007	Avg	1,110	N	N	1519 N 80TH ST
9	4	062504	9360	07/11/13	\$390,000	\$441,000	1,100	8	2008	Avg	1,192	N	N	1508 A N 80TH ST
9	4	062504	9363	03/08/12	\$359,000	\$474,000	1,100	8	2008	Avg	1,180	N	N	1508 D N 80TH ST
9	3	288320	1770	10/22/13	\$615,000	\$676,000	1,150	8	1908	VGood	3,000	N	N	7417 LATONA AVE NE
9	3	288620	0138	03/26/14	\$481,000	\$509,000	1,150	8	2008	Avg	1,024	N	N	7914 ASHWORTH AVE N
9	3	952810	1226	08/19/13	\$530,000	\$593,000	1,170	8	2003	Avg	2,070	N	N	7448 4TH AVE NE
9	3	151730	0005	07/21/14	\$625,000	\$644,000	1,180	8	1929	Avg	4,796	N	N	1157 N 78TH ST
9	3	952810	1224	10/07/14	\$579,950	\$589,000	1,180	8	2003	Avg	1,217	N	N	7450 A 4TH AVE NE
9	3	288620	0199	09/16/13	\$459,000	\$509,000	1,180	8	2010	Avg	1,254	N	N	7929 A DENSMORE AVE N
9	3	393190	0225	08/09/13	\$605,000	\$678,000	1,220	8	1949	Avg	6,875	N	N	7536 1ST AVE NE
9	3	288620	0125	03/22/12	\$427,000	\$561,000	1,236	8	1998	Avg	1,650	N	N	7910 C ASHWORTH AVE N
9	3	288620	0126	09/16/12	\$463,500	\$574,000	1,280	8	1998	Avg	1,100	N	N	7910 B ASHWORTH AVE N
9	4	062504	9359	12/03/14	\$515,000	\$518,000	1,300	8	2008	Avg	1,180	N	N	1506 N 80TH ST
9	6	288320	0200	04/16/14	\$810,000	\$853,000	1,340	8	1929	Avg	4,104	Y	N	7552 E GREEN LAKE DR N
9	4	062504	9342	02/13/14	\$677,000	\$723,000	1,350	8	1921	Avg	5,137	N	N	8215 WALLINGFORD AVE N
9	3	288620	0139	08/19/13	\$457,000	\$511,000	1,350	8	2008	Avg	1,002	N	N	7920 ASHWORTH AVE N
9	3	952810	3487	11/06/13	\$492,000	\$539,000	1,380	8	2008	Avg	1,189	N	N	6830 A OSWEGO PL NE
9	4	062504	9199	11/27/13	\$675,000	\$735,000	1,420	8	1926	VGood	4,770	N	N	1722 N 80TH ST
9	4	445980	0070	07/18/14	\$679,000	\$700,000	1,420	8	1928	Good	4,923	N	N	8247 ASHWORTH AVE N
9	3	803170	0186	07/26/14	\$710,000	\$731,000	1,450	8	1937	Good	7,625	N	N	350 NE 76TH ST
9	3	952810	1216	04/25/12	\$525,000	\$682,000	1,456	8	2011	Avg	1,114	N	N	7744 B 4TH AVE NE
9	3	952810	0943	10/18/13	\$590,000	\$649,000	1,458	8	2013	Avg	1,455	N	N	7447 4TH AVE NE
9	3	681510	0370	10/30/14	\$845,000	\$854,000	1,460	8	1931	VGood	4,000	N	N	7717 CORLISS AVE N
9	3	952810	1060	05/21/12	\$489,800	\$631,000	1,460	8	2008	Avg	951	N	N	7411 A 4TH AVE NE
9	3	952810	1061	08/25/14	\$580,000	\$594,000	1,460	8	2008	Avg	951	N	N	7411 B 4TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
9	3	952810	0944	10/15/13	\$589,950	\$650,000	1,466	8	2013	Avg	1,468	N	N	7445 A 4TH AVE NE
9	3	393190	0270	08/29/12	\$468,000	\$583,000	1,470	8	1930	Avg	2,700	N	N	7560 1ST AVE NE
9	3	952810	1214	10/24/14	\$650,000	\$658,000	1,494	8	2011	Avg	1,262	N	N	7446 A 4TH AVE NE
9	3	288320	0775	11/13/14	\$799,000	\$806,000	1,510	8	1979	Avg	4,178	N	N	2018 N 77TH ST
9	3	288620	0130	10/15/12	\$400,000	\$491,000	1,518	8	1996	Avg	1,005	N	N	7908 B ASHWORTH AVE N
9	4	947320	0150	10/07/13	\$805,000	\$888,000	1,520	8	1906	VGood	3,690	N	N	8033 ASHWORTH AVE N
9	3	393190	0010	12/19/12	\$610,000	\$733,000	1,530	8	1928	VGood	3,900	N	N	123 NE 77TH ST
9	3	677220	0050	04/04/13	\$800,000	\$931,000	1,560	8	1929	VGood	3,600	N	N	2208 N 77TH ST
9	4	681360	0395	04/30/13	\$621,000	\$717,000	1,570	8	2004	Avg	5,580	N	N	8222 CORLISS AVE N
9	3	288320	0524	05/12/14	\$635,000	\$665,000	1,570	8	2010	Avg	1,433	N	N	7812 STROUD AVE N
9	6	948270	0025	10/04/13	\$1,078,500	\$1,191,000	1,580	8	1930	Good	4,512	Y	N	7619 W GREEN LAKE DR N
9	4	240210	0635	10/08/13	\$715,000	\$789,000	1,700	8	1931	VGood	4,000	N	N	8031 BAGLEY AVE N
9	3	750000	0130	09/19/12	\$720,000	\$891,000	1,700	8	1907	VGood	6,120	N	N	7602 LATONA AVE NE
9	3	913710	1780	07/09/12	\$475,000	\$602,000	1,716	8	2002	Avg	960	N	N	518 NE 70TH ST
9	3	393190	0245	05/16/13	\$727,888	\$836,000	1,720	8	1953	Avg	6,250	N	N	7546 1ST AVE NE
9	3	681510	0076	01/21/14	\$670,000	\$720,000	1,720	8	1929	Avg	4,000	N	N	7703 1ST AVE NE
9	3	151730	0010	08/10/12	\$750,000	\$940,000	1,740	8	1929	VGood	4,644	N	N	1153 N 78TH ST
9	3	288320	0995	06/24/13	\$659,000	\$749,000	1,750	8	1930	Avg	4,800	N	N	7545 BAGLEY AVE N
9	4	199420	0260	08/19/14	\$869,900	\$892,000	1,770	8	1987	Avg	4,400	N	N	8048 BURKE AVE N
9	3	288320	0645	02/25/13	\$860,000	\$1,012,000	1,770	8	1946	Good	6,700	N	N	2048 N 78TH ST
9	3	393190	0252	01/10/14	\$550,000	\$592,000	1,780	8	1984	Avg	3,750	N	N	7554 1ST AVE NE
9	4	199420	0130	06/25/13	\$728,000	\$827,000	1,840	8	1949	VGood	7,600	N	N	8054 WALLINGFORD AVE N
9	3	920300	0150	04/09/13	\$884,000	\$1,027,000	1,870	8	1997	Avg	5,280	N	N	7716 MERIDIAN AVE N
9	3	062504	9276	12/18/12	\$710,000	\$853,000	2,100	8	2004	Avg	4,576	N	N	1322 N 79TH ST
9	3	288320	1525	09/11/13	\$1,015,000	\$1,128,000	2,130	8	1907	VGood	4,180	N	N	7516 SUNNYSIDE AVE N
9	3	920300	0060	11/07/13	\$922,000	\$1,009,000	2,130	8	1992	Avg	4,290	N	N	7711 MERIDIAN AVE N
9	4	240210	0805	11/13/13	\$750,000	\$820,000	2,180	8	2013	Avg	3,000	N	N	8028 MERIDIAN AVE N
9	4	681360	0980	08/05/13	\$523,100	\$587,000	2,230	8	1998	Avg	3,270	N	N	8050 SUNNYSIDE AVE N
9	4	240210	0716	01/07/13	\$764,950	\$914,000	2,280	8	2012	Avg	4,609	N	N	8000 MERIDIAN AVE N
9	3	948270	0056	06/14/12	\$680,000	\$869,000	2,320	8	1978	Avg	3,854	N	N	1318 N 76TH ST

Improved Sales Used in This Annual Update Analysis

Area 043 -- 1 to 3 Unit Residences

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
9	4	445980	0050	03/05/12	\$850,000	\$1,124,000	2,430	8	2005	Avg	4,923	N	N	8233 ASHWORTH AVE N
9	6	948270	0030	06/13/12	\$957,000	\$1,223,000	2,440	8	1985	Avg	4,608	Y	N	7611 W GREEN LAKE DR N
9	3	393190	0510	08/29/14	\$1,400,000	\$1,432,000	3,390	8	2002	Good	7,800	N	N	7520 2ND AVE NE
9	3	952810	0961	07/19/13	\$414,000	\$467,000	1,020	9	1998	Avg	919	N	N	7441 C 4TH AVE NE
9	4	062504	9352	08/14/13	\$609,000	\$682,000	1,160	9	2007	Avg	1,767	N	N	8023 DENSMORE AVE N
9	4	029367	0110	10/23/13	\$627,450	\$690,000	1,160	9	2007	Avg	1,614	N	N	8010 ASHWORTH AVE N
9	4	062504	9355	02/11/14	\$510,000	\$545,000	1,170	9	2007	Avg	761	N	N	8015 A DENSMORE AVE N
9	4	062504	9357	04/05/13	\$457,500	\$532,000	1,170	9	2007	Avg	815	N	N	8015 C DENSMORE AVE N
9	4	062504	9358	01/29/14	\$521,000	\$558,000	1,170	9	2007	Avg	761	N	N	8015 D DENSMORE AVE N
9	4	029367	0040	10/08/14	\$482,500	\$490,000	1,170	9	2007	Avg	809	N	N	8018 B ASHWORTH AVE N
9	3	952810	0902	04/25/14	\$750,000	\$788,000	1,270	9	2004	Avg	1,151	N	N	7442 LATONA AVE NE
9	3	952810	0905	08/20/13	\$615,000	\$688,000	1,650	9	2004	Avg	2,071	N	N	7446 LATONA AVE NE
9	3	551160	0385	06/04/12	\$790,000	\$1,013,000	1,750	9	2005	Avg	3,920	N	N	1153 N 77TH ST
9	3	952810	0963	08/06/14	\$719,000	\$739,000	1,833	9	1998	Avg	1,706	N	N	7439 4TH AVE NE
9	4	445980	0085	07/09/12	\$595,000	\$754,000	1,941	9	2012	Avg	2,688	N	N	8253 ASHWORTH AVE N
9	4	062504	9364	01/03/14	\$725,000	\$782,000	1,966	9	2013	Avg	1,679	N	N	8006 ASHWORTH AVE N
9	4	240210	0575	06/13/14	\$1,125,000	\$1,169,000	2,000	9	2014	Avg	4,360	N	N	8015 MERIDIAN AVE N
9	3	952810	1025	08/28/13	\$757,500	\$845,000	2,010	9	2002	Avg	1,837	N	N	7400 LATONA AVE NE
9	3	613060	0027	02/01/12	\$849,950	\$1,137,000	2,530	9	2007	Avg	5,017	N	N	7743 BAGLEY AVE N
9	3	613060	0025	08/07/13	\$945,950	\$1,061,000	2,540	9	2007	Avg	5,002	N	N	7745 BAGLEY AVE N
9	3	288320	1435	10/16/13	\$1,310,000	\$1,442,000	2,770	9	2013	Avg	4,000	N	N	7519 SUNNYSIDE AVE N
9	3	750000	0236	04/30/14	\$1,300,000	\$1,364,000	3,140	9	2014	Avg	5,460	N	N	7502 LATONA AVE NE
9	3	940280	0005	10/28/14	\$1,500,000	\$1,517,000	2,370	10	2008	Avg	3,610	N	N	7807 ASHWORTH AVE N

Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	3	125720	0050	07/31/14	\$1,305,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	125720	0070	12/26/12	\$472,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	125720	0135	10/05/12	\$12,500	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; QUIT CLAIM DEED
5	3	125720	0225	11/11/14	\$600,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	125720	0290	05/12/14	\$910,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	125720	0335	03/05/14	\$85,000	DOR RATIO; QUIT CLAIM DEED
5	3	125720	0545	07/13/13	\$517,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	125720	0860	07/23/14	\$400,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	125720	1225	02/21/14	\$1,205,000	RELOCATION - SALE TO SERVICE
5	3	125720	1330	02/21/12	\$119,407	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	125720	1420	07/09/14	\$595,000	ACTIVE PERMIT BEFORE SALE >25K
5	3	125720	1755	12/27/13	\$453,650	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	3	125720	1985	07/23/12	\$357,000	DOR RATIO; QUIT CLAIM DEED
5	3	125720	1985	06/01/12	\$357,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	125720	2480	04/25/12	\$396,667	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
5	3	335950	0196	07/12/12	\$411,000	BOX PLOT
5	3	335950	0435	04/26/12	\$450,000	NON-REPRESENTATIVE SALE
5	3	335950	0615	10/01/13	\$475,000	OBSOLESCENCE
5	3	335950	0800	03/30/12	\$348,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	336490	0140	01/18/13	\$275,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	3	336490	0440	12/05/14	\$1,141,000	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE
5	3	336490	0440	10/25/13	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	336490	0450	10/20/14	\$855,000	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	336490	0450	10/20/14	\$855,000	RELOCATION - SALE TO SERVICE
5	3	385690	0005	09/09/14	\$535,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	3	385690	0470	04/14/14	\$935,000	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	385690	0470	02/26/14	\$935,000	RELOCATION - SALE TO SERVICE
5	3	385690	1035	08/29/13	\$625,000	DOR RATIO
5	3	385690	1355	12/11/14	\$1,380,000	ACTIVE PERMIT BEFORE SALE >25K



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	3	385690	1525	10/01/14	\$627,500	ACTIVE PERMIT BEFORE SALE >25K
5	3	385690	1590	01/11/12	\$365,700	DOR RATIO; CORPORATE AFFILIATES
5	3	385690	1760	12/15/14	\$730,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	385690	1770	01/26/12	\$327,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	385690	1880	08/15/14	\$514,000	OBSOLESCENCE
5	3	385690	3205	08/31/12	\$235,108	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	385690	3835	03/23/12	\$460,000	CORPORATE AFFILIATES
5	3	385690	3965	06/17/13	\$856,000	RELOCATION - SALE TO SERVICE
5	3	385690	3990	10/01/13	\$652,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	385690	4125	11/05/13	\$815,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	385690	4265	05/06/13	\$1,385,000	RELOCATION - SALE TO SERVICE
5	3	385690	4726	01/27/14	\$769,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	3	385690	4740	10/21/14	\$490,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	385690	4770	02/08/13	\$405,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	3	385690	4770	05/07/13	\$510,100	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	3	385690	5010	03/11/14	\$200,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	3	385690	5010	08/05/14	\$565,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	385690	5380	06/27/12	\$415,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	3	385690	5660	06/14/12	\$498,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	913610	0056	05/28/14	\$875,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	913610	0515	11/05/14	\$1,400,000	RELOCATION - SALE TO SERVICE
5	3	913610	0601	08/28/12	\$471,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	913610	2021	09/05/12	\$373,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	3	913610	2256	08/15/12	\$785,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	913610	2371	08/27/13	\$32,399	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	913610	3250	11/13/13	\$475,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	922240	0025	11/15/13	\$489,500	OBSOLESCENCE
5	3	952310	0015	09/14/12	\$370,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	3	952310	0346	09/14/12	\$228,000	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	6	952810	0150	04/30/12	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	952810	4025	09/18/12	\$438,950	OBSOLESCENCE
5	3	952810	4590	05/30/13	\$635,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	952810	4625	06/25/13	\$659,950	OBSOLESCENCE
5	3	952810	4830	09/05/14	\$380,000	IMP. COUNT > 1; NO MARKET EXPOSURE
5	3	955020	0321	09/11/14	\$1,395,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
5	3	955020	0700	06/26/14	\$835,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; NO MARKET EXPOSURE
5	3	955020	1045	12/04/13	\$466,000	OBSOLESCENCE
5	3	955020	1340	06/15/12	\$319,202	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	3	955020	1485	02/08/12	\$412,000	DOR RATIO
5	3	955020	1620	10/07/14	\$293,750	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	955020	2140	11/17/14	\$1,311,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
5	3	955020	2190	10/17/14	\$725,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; NO MARKET EXPOSURE
5	3	955020	2580	05/29/14	\$219,872	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	955020	2610	01/03/13	\$235,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	955020	2800	07/17/13	\$535,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	955020	2910	06/19/13	\$410,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	3	955020	3030	09/07/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	3	955020	3110	07/03/14	\$416,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	955020	3625	03/29/12	\$414,000	RELOCATION - SALE TO SERVICE
5	3	955020	3675	10/20/12	\$179,500	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	955020	3690	11/20/14	\$961,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	955020	3960	04/02/13	\$500,000	OBSOLESCENCE
5	3	955020	4020	12/10/12	\$437,000	BOX PLOT
5	3	955020	4050	05/08/13	\$404,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	3	955020	4140	01/12/12	\$288,900	DOR RATIO
5	3	955020	4320	05/13/13	\$425,299	IMP. COUNT > 1
5	3	955020	4560	08/15/13	\$460,750	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	955020	4580	01/16/13	\$490,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	3	955020	4590	06/24/14	\$941,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	955020	4890	07/10/13	\$335,000	UNFINISHED AREA
5	6	955120	0330	09/20/13	\$900,000	BOX PLOT
5	3	955120	0540	11/01/12	\$420,391	NO MARKET EXPOSURE; QUIT CLAIM DEED
5	3	955120	1230	01/03/14	\$505,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; IMP. CHAR CHANGED SINCE SALE
5	3	955120	1230	03/19/14	\$799,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	955120	1240	10/30/14	\$1,465,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	2	007200	0035	06/13/12	\$580,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	2	007200	0035	08/06/12	\$481,111	DOR RATIO
7	1	035400	0040	06/05/12	\$925,000	BOX PLOT
7	1	035400	0115	02/26/14	\$852,000	UNFINISHED AREA
7	1	104800	0140	04/03/12	\$380,000	BOX PLOT
7	2	193130	0035	05/16/14	\$785,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	2	193130	0090	05/07/14	\$610,950	PERCENT COMPLETE
7	2	193130	0090	04/23/13	\$455,000	PERCENT COMPLETE
7	2	193130	0095	04/23/13	\$595,000	OBSOLESCENCE
7	2	193130	0193	04/03/12	\$361,000	BOX PLOT
7	2	193130	0425	09/08/14	\$539,000	OBSOLESCENCE
7	2	193130	0560	06/17/14	\$470,000	OBSOLESCENCE
7	2	193130	0665	10/09/14	\$850,000	IMP. COUNT > 1; OBSOLESCENCE
7	2	197220	1855	02/12/12	\$175,000	DOR RATIO
7	2	197220	1870	05/20/13	\$351,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	2	197220	2135	08/19/14	\$420,000	OBSOLESCENCE
7	2	197220	2177	04/24/12	\$27,325	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
7	2	197220	2188	06/08/12	\$447,600	RELOCATION - SALE TO SERVICE
7	2	197220	2202	03/10/12	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	197220	2529	12/17/13	\$432,195	FORCED SALE; EXEMPT FROM EXCISE TAX
7	1	226450	0101	12/09/14	\$980,000	DOR RATIO; % COMPLETE; PREVIOUS IMP. VALUE <= 25K
7	1	226450	0820	12/31/12	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	1	226450	0915	03/21/14	\$210,000	DOR RATIO; OBSOLESCENCE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	226450	0915	04/19/12	\$640,000	OBSOLESCENCE
7	1	226450	0930	08/30/13	\$660,000	OBSOLESCENCE
7	1	226450	0935	05/06/13	\$430,000	OBSOLESCENCE
7	1	226450	1038	08/12/13	\$462,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	2	229390	0130	11/01/14	\$110,791	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	230640	0065	01/23/13	\$280,000	RELATED PARTY, FRIEND OR NEIGHBOR
7	1	392540	0175	01/24/12	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	2	397540	0165	04/04/12	\$324,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	2	397540	0350	05/22/13	\$328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	408330	2920	12/11/13	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	408330	3230	04/30/12	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	408330	3690	12/26/12	\$372,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	1	408330	3700	08/19/14	\$387,309	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; ASSUMPTION OF MORTGAGE
7	1	408330	4130	02/19/13	\$450,000	NO MARKET EXPOSURE
7	1	408330	4210	01/26/13	\$107,204	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	408330	4320	06/27/14	\$70,638	DOR RATIO; NO MARKET EXPOSURE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	408330	4395	06/06/14	\$1,175,000	RELOCATION - SALE TO SERVICE
7	1	408330	4640	09/14/12	\$415,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	408330	4655	01/28/13	\$411,190	NO MARKET EXPOSURE
7	1	408330	4875	07/02/12	\$587,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	1	408330	5070	05/18/13	\$407,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	1	408330	5085	05/20/14	\$1,125,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	1	408330	5795	11/28/12	\$1,049,000	BOX PLOT
7	1	408330	5810	07/24/13	\$870,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	408330	6025	04/11/13	\$19,665	DOR RATIO; QUIT CLAIM DEED
7	1	408330	6045	10/29/14	\$1,375,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
7	1	408330	6165	11/06/14	\$200,581	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	408330	6203	05/22/14	\$649,950	PERCENT COMPLETE



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	1	408330	6204	03/20/14	\$694,950	PERCENT COMPLETE
7	1	408330	6205	04/24/12	\$995,000	PERCENT COMPLETE
7	1	408330	6205	06/20/14	\$700,000	PERCENT COMPLETE
7	1	408330	6206	03/05/14	\$665,060	PERCENT COMPLETE
7	1	408330	6207	02/12/14	\$690,000	PERCENT COMPLETE
7	1	408330	6208	05/28/14	\$659,950	PERCENT COMPLETE
7	1	408330	6209	03/10/14	\$659,950	PERCENT COMPLETE
7	1	408330	6210	04/24/12	\$450,000	PERCENT COMPLETE
7	1	408330	6213	02/21/14	\$679,950	PERCENT COMPLETE
7	1	408330	6400	11/19/14	\$670,000	OBSOLESCENCE; BUILDER OR DEVELOPER SALES
7	1	408330	6616	01/30/14	\$383,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	1	408330	6620	07/28/14	\$565,000	OBSOLESCENCE
7	1	408330	6705	11/21/14	\$725,000	OBSOLESCENCE
7	1	408330	6720	09/15/14	\$560,000	OBSOLESCENCE
7	2	569450	0065	11/19/14	\$324,122	DOR RATIO; OBSOLESCENCE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	569450	0200	08/13/14	\$829,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	2	569450	0450	12/27/12	\$424,000	PERCENT COMPLETE
7	2	569450	0450	11/17/14	\$569,000	PERCENT COMPLETE
7	2	569450	0451	09/26/14	\$600,000	PERCENT COMPLETE
7	2	569450	0840	11/25/14	\$559,000	OBSOLESCENCE
7	2	569450	1085	09/30/14	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	2	569450	1090	12/20/13	\$660,000	OBSOLESCENCE
7	2	569450	1213	12/11/13	\$559,000	PERCENT COMPLETE
7	2	569450	1214	12/11/13	\$549,000	PERCENT COMPLETE
7	2	569450	1215	12/11/13	\$549,000	PERCENT COMPLETE
7	2	569450	1216	12/11/13	\$559,000	PERCENT COMPLETE
7	2	569450	1217	12/11/13	\$539,000	PERCENT COMPLETE
7	2	569450	1218	12/11/13	\$539,000	PERCENT COMPLETE
7	2	569450	1235	12/11/13	\$554,000	PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	569450	1255	12/09/13	\$487,000	IMP. COUNT > 1; OBSOLESCENCE; NO MARKET EXPOSURE
7	2	686520	0992	09/06/12	\$299,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	803270	0115	05/28/14	\$400,000	OBS; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
7	1	803270	0140	10/28/14	\$830,000	OBSOLESCENCE
7	1	917860	0135	08/26/14	\$800,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	1	917860	0700	05/18/12	\$805,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	1	917860	1425	04/26/13	\$1,001,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	917860	1630	11/13/14	\$720,000	OBSOLESCENCE
8	1	048000	0050	12/11/13	\$608,000	OBSOLESCENCE
8	1	048000	0070	09/19/13	\$800,000	OBSOLESCENCE
8	1	048000	0170	06/27/14	\$480,000	OBSOLESCENCE
8	1	051000	0050	12/03/14	\$762,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	051000	0050	04/24/14	\$740,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	051000	0655	10/12/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	051000	0865	02/07/13	\$499,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
8	1	051000	1200	09/23/13	\$328,315	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
8	1	051000	1280	07/14/14	\$980,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	051000	1460	07/03/13	\$236,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	051000	1785	07/25/13	\$505,000	IMP. COUNT > 1
8	1	051000	1805	03/14/13	\$541,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
8	1	051000	2205	06/11/14	\$640,000	PERCENT COMPLETE
8	1	051000	2205	11/27/12	\$580,000	PERCENT COMPLETE
8	1	051000	2206	06/25/14	\$640,000	PERCENT COMPLETE
8	1	051000	2207	06/10/14	\$649,950	PERCENT COMPLETE
8	1	051000	2208	07/11/14	\$660,000	PERCENT COMPLETE
8	1	051000	2265	08/03/12	\$628,000	OBSOLESCENCE
8	1	051000	3035	05/21/12	\$740,000	NO MARKET EXPOSURE
8	1	051000	3325	12/11/12	\$700,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	051000	3985	08/29/12	\$663,500	RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	189000	0180	03/07/12	\$577,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	189000	0325	05/30/13	\$815,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	226500	0150	10/28/14	\$460,000	IMP. COUNT > 1
8	1	226500	0165	11/26/14	\$587,500	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
8	1	251300	0050	10/23/12	\$415,000	DOR RATIO; NO MARKET EXPOSURE
8	1	251350	0025	06/10/14	\$754,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	313120	0100	03/12/13	\$785,000	RELOCATION - SALE TO SERVICE
8	1	313120	0180	11/12/13	\$930,000	UNFINISHED AREA
8	1	313120	0180	05/11/13	\$385,000	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	313120	0445	08/24/14	\$460,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	1	313120	0835	09/06/13	\$580,000	OBSOLESCENCE
8	1	313120	1025	09/18/13	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	313120	1080	10/30/13	\$450,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	1	313120	1080	03/20/14	\$751,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	313120	1645	02/26/14	\$371,500	SHORT SALE; QUESTIONABLE PER APPRAISAL
8	1	408330	0056	03/27/14	\$776,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	408330	0070	05/12/14	\$870,300	OBSOLESCENCE
8	1	408330	0865	05/28/13	\$497,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	408330	0960	06/04/12	\$390,000	NO MARKET EXPOSURE;
8	1	408330	0975	05/29/12	\$711,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	408330	1055	03/14/12	\$885,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
8	1	408330	1380	10/17/14	\$842,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	408330	1645	10/24/14	\$525,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
8	1	408330	1675	06/05/13	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	408330	1760	09/24/13	\$280,000	DOR RATIO; QUIT CLAIM DEED
8	1	408330	2060	08/18/14	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	1	408330	2225	10/14/14	\$850,000	ACTIVE PERMIT BEFORE SALE >25K
8	1	408330	2260	09/27/13	\$690,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	408330	2315	04/15/14	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	408330	2315	08/27/14	\$749,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	408380	0055	11/26/12	\$380,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	1	408380	0150	08/06/14	\$875,400	RELOCATION - SALE BY SERVICE
8	1	408380	0150	08/06/14	\$875,400	RELOCATION - SALE TO SERVICE
8	1	408380	0585	06/21/12	\$400,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	408380	1395	03/27/14	\$629,001	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
8	1	408380	1655	05/01/12	\$590,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	408380	2425	10/10/14	\$608,000	OBSOLESCENCE
8	1	408380	2435	09/25/14	\$251,000	DOR RATIO; OBSOLESCENCE; NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
8	1	408380	2624	03/06/13	\$579,000	RELOCATION - SALE TO SERVICE
8	1	420690	0955	04/18/14	\$475,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
8	1	420690	1215	08/01/13	\$350,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	1	420690	1215	06/12/14	\$920,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	420690	1330	05/01/14	\$690,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	420690	1550	01/03/14	\$417,000	FORCED SALE; EXEMPT FROM EXCISE TAX
8	1	686520	0430	12/22/14	\$540,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	686520	0820	04/09/14	\$755,625	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	783480	0045	02/06/13	\$559,000	RELOCATION - SALE TO SERVICE
8	1	881840	0210	03/25/13	\$567,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
8	1	881840	0565	11/12/12	\$420,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
8	1	881840	0815	05/29/12	\$585,000	NO MARKET EXPOSURE
8	1	881890	0030	08/13/13	\$603,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	881890	0235	07/29/14	\$877,000	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	881890	0235	07/29/14	\$877,000	RELOCATION - SALE TO SERVICE
8	1	881890	0290	07/11/13	\$665,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	1	881890	0385	04/16/13	\$398,552	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	881890	0385	12/30/13	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	1	917860	0360	06/04/14	\$760,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	917860	0560	06/23/14	\$690,000	SALE DATA DOES NOT MATCH ASSESSED VALUE



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	917860	1000	07/30/14	\$715,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	1	917860	1281	05/20/13	\$475,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	4	029367	0110	10/23/13	\$627,450	RELOCATION - SALE TO SERVICE
9	4	062504	9018	07/29/13	\$485,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	062504	9276	06/20/12	\$655,000	NO MARKET EXPOSURE
9	4	062504	9305	01/14/14	\$530,000	BUILDER OR DEVELOPER SALES
9	4	062504	9305	01/07/13	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
9	4	062504	9318	08/04/14	\$605,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	5	091700	0080	07/12/13	\$452,000	OBSOLESCENCE
9	5	091700	0300	05/20/14	\$452,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	5	091700	0320	08/02/13	\$189,900	PREVIOUS IMP. VALUE <= 25K
9	3	151730	0010	07/31/12	\$750,000	RELOCATION - SALE TO SERVICE
9	4	199420	0024	11/04/14	\$511,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	199420	0080	03/27/13	\$555,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	199420	0279	03/06/14	\$1,055,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	240210	0055	07/16/14	\$670,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	240210	0060	04/23/13	\$463,500	FORCED SALE; EXEMPT FROM EXCISE TAX
9	4	240210	0715	07/26/14	\$658,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	240210	0895	06/25/14	\$640,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	288320	0100	04/09/14	\$750,000	OBSOLESCENCE; NO MARKET EXPOSURE
9	3	288320	0520	06/13/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	288320	0750	01/22/14	\$495,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
9	3	288320	0830	06/04/14	\$827,500	RELOCATION - SALE TO SERVICE
9	3	288320	0910	10/12/12	\$990,000	UNFINISHED AREA
9	3	288320	0961	06/05/14	\$700,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	288320	1055	09/10/14	\$875,000	ACTIVE PERMIT BEFORE SALE >25K
9	3	288320	1055	08/09/12	\$187,313	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	288320	1230	01/12/12	\$407,500	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	3	288320	1355	08/27/13	\$327,843	CONTRACT OR CASH SALE



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	288320	1805	01/25/13	\$650,000	IMP. COUNT > 1; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
9	3	288320	1835	12/04/12	\$203,316	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	6	288470	0080	11/16/12	\$252,255	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
9	3	288620	0125	03/22/12	\$427,000	RELOCATION - SALE TO SERVICE
9	3	288620	0265	01/13/14	\$575,000	OBSOLESCENCE
9	5	339290	0080	07/06/14	\$625,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	393190	0110	02/08/13	\$403,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
9	3	393190	0190	05/14/12	\$733,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
9	3	393190	0415	07/19/12	\$472,500	BOX PLOT
9	3	393190	0425	06/27/14	\$348,700	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	445980	0075	06/03/14	\$710,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	445980	0105	06/21/12	\$351,000	NON-REPRESENTATIVE SALE
9	4	445980	0110	01/12/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	677220	0055	02/24/14	\$550,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	3	677220	0055	09/17/14	\$780,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	677220	0064	03/26/12	\$1,009,000	BOX PLOT
9	4	681360	0360	08/29/13	\$637,000	IMP. COUNT > 1
9	4	681360	0365	10/09/14	\$527,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	681360	0595	04/17/13	\$599,950	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
9	4	681360	0865	03/26/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
9	3	681410	0130	07/25/12	\$395,000	SHORT SALE; QUESTIONABLE PER APPRAISAL
9	3	681410	0135	05/07/14	\$361,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	3	681410	0220	03/21/13	\$420,000	BOX PLOT
9	3	681410	0370	05/13/14	\$126,738	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
9	3	681510	0085	12/24/14	\$1,001,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	750000	0130	01/13/12	\$395,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
9	3	750000	0140	03/19/14	\$63,773	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	750000	0235	06/24/14	\$700,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	803170	0194	09/07/12	\$630,000	BOX PLOT



Improved Sales Removed in This Annual Update Analysis Area 043 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	913710	1701	02/21/14	\$375,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	913710	1703	11/19/13	\$277,149	FORCED SALE; EXEMPT FROM EXCISE TAX
9	3	920300	0005	01/30/12	\$85,541	DOR RATIO; QUIT CLAIM DEED
9	3	920300	0090	09/08/14	\$517,700	QUIT CLAIM DEED
9	3	940280	0040	09/20/13	\$500,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	947320	0030	03/11/14	\$771,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	4	947320	0105	09/24/14	\$425,000	OBSOLESCENCE
9	6	948270	0020	05/16/12	\$1,120,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
9	3	948270	0075	01/24/13	\$350,000	DOR RATIO; CORPORATE AFFILIATES
9	3	948270	0080	10/13/14	\$575,575	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	6	948270	0110	12/19/14	\$590,000	NO MARKET EXPOSURE; OBSERVATION OUTSIDE THE NORM
9	3	948270	0301	04/25/13	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	948270	0301	02/21/14	\$600,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	948270	0475	09/27/14	\$875,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	3	952810	0785	04/09/14	\$740,000	OBSOLESCENCE
9	3	952810	0942	09/27/13	\$599,950	PERCENT COMPLETE
9	3	952810	0945	11/06/13	\$580,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
9	3	952810	0945	05/23/12	\$500,000	PERCENT COMPLETE

Vacant Sales Used in this Annual Update Analysis
Area 043

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	3	125720	0535	06/26/14	\$415,000	4,080	N	N
5	3	125720	1470	08/22/12	\$288,000	2,250	N	N
5	3	335950	0867	10/15/13	\$177,000	1,110	N	N
5	3	385690	2055	08/06/12	\$400,000	4,000	N	N
5	3	385690	3135	06/19/13	\$415,000	4,000	N	N
5	3	385690	3775	10/15/14	\$500,000	7,500	N	N
5	3	385690	4726	03/06/13	\$170,000	3,120	N	N
5	3	385690	5000	12/07/12	\$245,000	3,774	N	N
5	3	952310	0210	05/20/13	\$350,000	3,000	N	N
5	3	952810	0340	04/02/12	\$361,000	3,630	N	N
5	3	952810	5305	04/10/13	\$430,000	4,500	N	N
5	3	955020	0321	05/16/13	\$325,000	3,758	N	N
5	3	955020	0500	11/13/13	\$450,000	4,590	N	N
5	3	955020	4870	04/17/14	\$385,000	3,640	N	N
5	3	955120	0345	11/19/12	\$360,000	3,784	Y	N
5	3	955120	2270	03/14/12	\$256,000	3,979	N	N
5	3	955120	2350	09/25/12	\$419,000	3,918	N	N
7	1	408330	6045	12/05/13	\$420,000	5,042	Y	N
8	1	226500	0405	09/26/12	\$308,000	3,011	N	N
9	4	199420	0120	07/19/12	\$175,000	3,000	N	N
9	4	240210	0575	07/08/13	\$257,500	4,360	N	N
9	3	288320	0865	02/01/13	\$525,000	6,000	N	N
9	3	750000	0236	12/19/12	\$410,000	5,460	N	N

Vacant Sales Removed in this Annual Update Analysis Area 043

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	3	125720	0010	04/23/13	\$320,000	NO MARKET EXPOSURE; TEAR DOWN
5	3	125720	0535	04/30/14	\$93,649	FORCED SALE; EXEMPT FROM EXCISE TAX
5	3	125720	1355	09/14/12	\$350,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND; ESTATE ADM, GUARDIAN, OR EXECUTOR
5	3	336490	0040	05/03/13	\$350,000	NO MARKET EXPOSURE; TEAR DOWN
5	3	955020	2140	08/20/13	\$350,000	NO MARKET EXPOSURE; TEAR DOWN
7	1	035400	0010	11/22/13	\$515,000	TEAR DOWN; NO MARKET EXPOSURE
7	1	226450	1025	10/03/13	\$440,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	1	917860	0105	12/27/12	\$140,000	NO MARKET EXPOSURE; PARTIAL INTEREST; RELATED PARTY, FRIEND, OR NEIGHBOR
9	4	240210	0716	01/20/12	\$165,000	NO MARKET EXPOSURE; TEAR DOWN
9	4	240210	0805	02/01/13	\$150,000	NO MARKET EXPOSURE; TEAR DOWN
9	4	681360	0605	10/30/13	\$335,000	NO MARKET EXPOSURE; TEAR DOWN
9	3	750000	0236	11/27/12	\$284,025	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
9	3	750000	0236	02/22/12	\$325,000	FORCED SALE

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, Assessor's 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. (Samish 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. (Samish 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:

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



03/26/2015

Appraiser II

Date



King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara
Assessor

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor