

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: E Shoreline / 3

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 780

Range of Sale Dates: 1/2005 - 12/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$146,200	\$153,300	\$299,500	\$335,000	89.4%	13.24%
2008 Value	\$160,500	\$169,500	\$330,000	\$335,000	98.5%	12.45%
Change	+\$14,300	+\$16,200	+\$30,500		+9.1%	-0.79%
% Change	+9.8%	+10.6%	+10.2%		+10.2%	-5.97%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.79% and -5.97% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2007 Value	\$151,500	\$148,100	\$299,600
2008 Value	\$166,300	\$167,000	\$333,300
Percent Change	+9.8%	+12.8%	+11.2%

Number of one to three unit residences in the Population: 5319

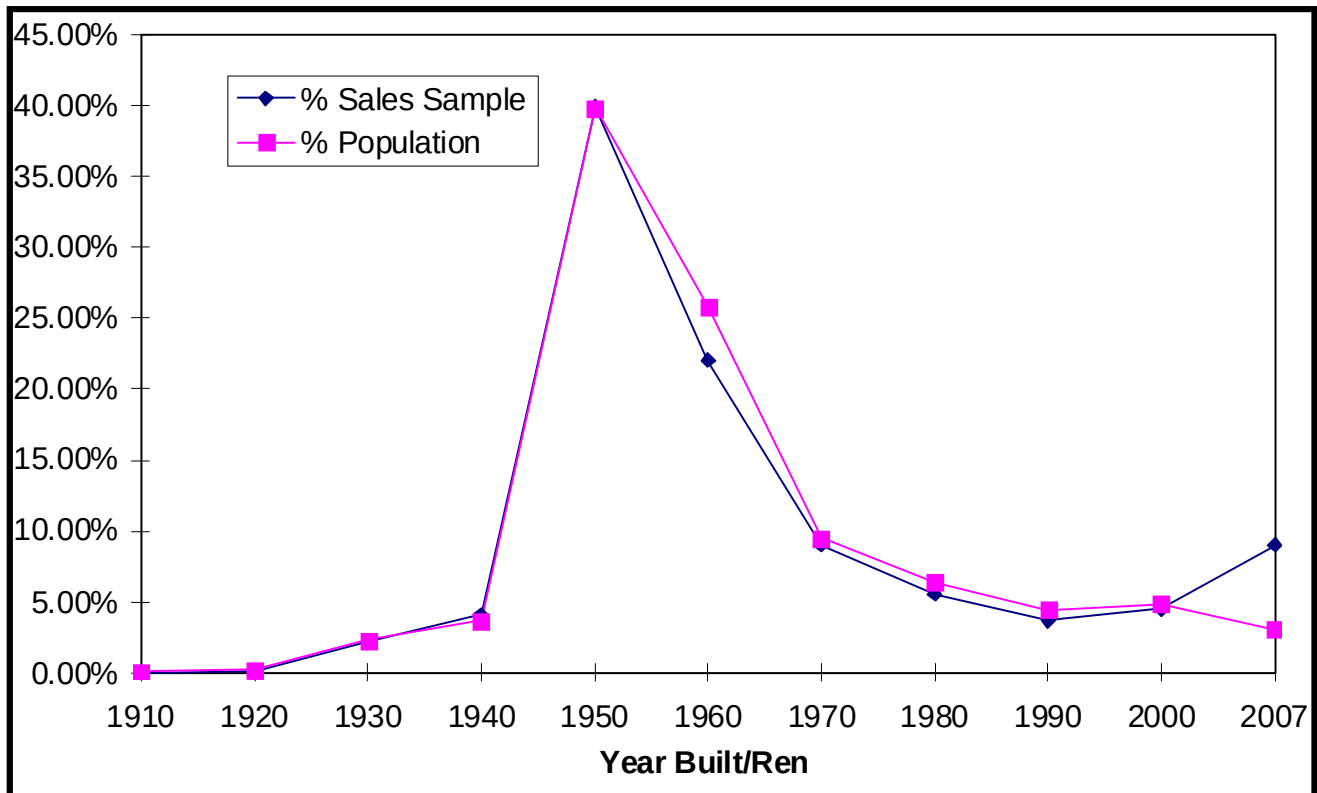
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in the Cedar Heights Townhomes plat, homes in very good condition, homes with 2 stories or more, or those located on streets with traffic noise had assessment ratios higher than others and the formula adjusted them upward less than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2008 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.13%
1930	17	2.18%
1940	32	4.10%
1950	311	39.87%
1960	172	22.05%
1970	70	8.97%
1980	43	5.51%
1990	29	3.72%
2000	35	4.49%
2007	70	8.97%
	780	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.08%
1920	10	0.19%
1930	121	2.27%
1940	196	3.68%
1950	2116	39.78%
1960	1374	25.83%
1970	506	9.51%
1980	337	6.34%
1990	234	4.40%
2000	258	4.85%
2007	163	3.06%
	5319	

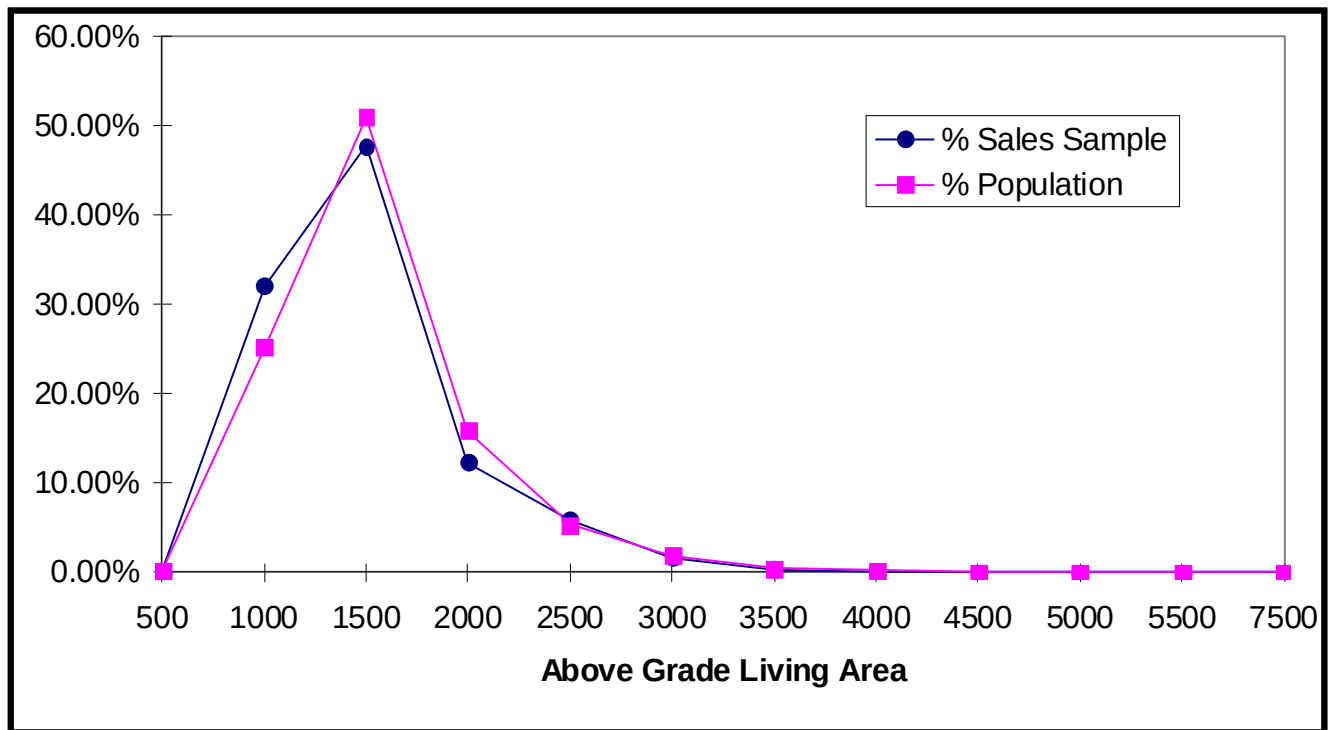


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	250	32.05%
1500	372	47.69%
2000	96	12.31%
2500	46	5.90%
3000	13	1.67%
3500	3	0.38%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	780	

Population		
AGLA	Frequency	% Population
500	8	0.15%
1000	1343	25.25%
1500	2708	50.91%
2000	845	15.89%
2500	281	5.28%
3000	100	1.88%
3500	24	0.45%
4000	9	0.17%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	5319	

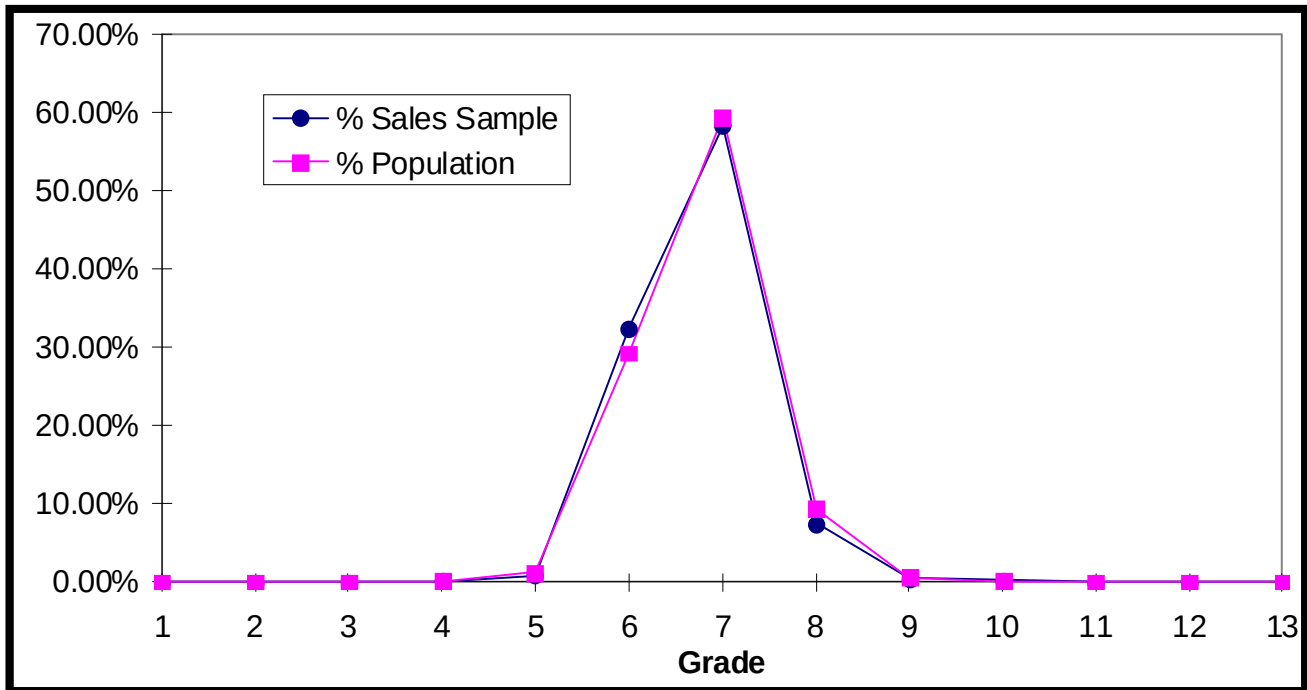


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

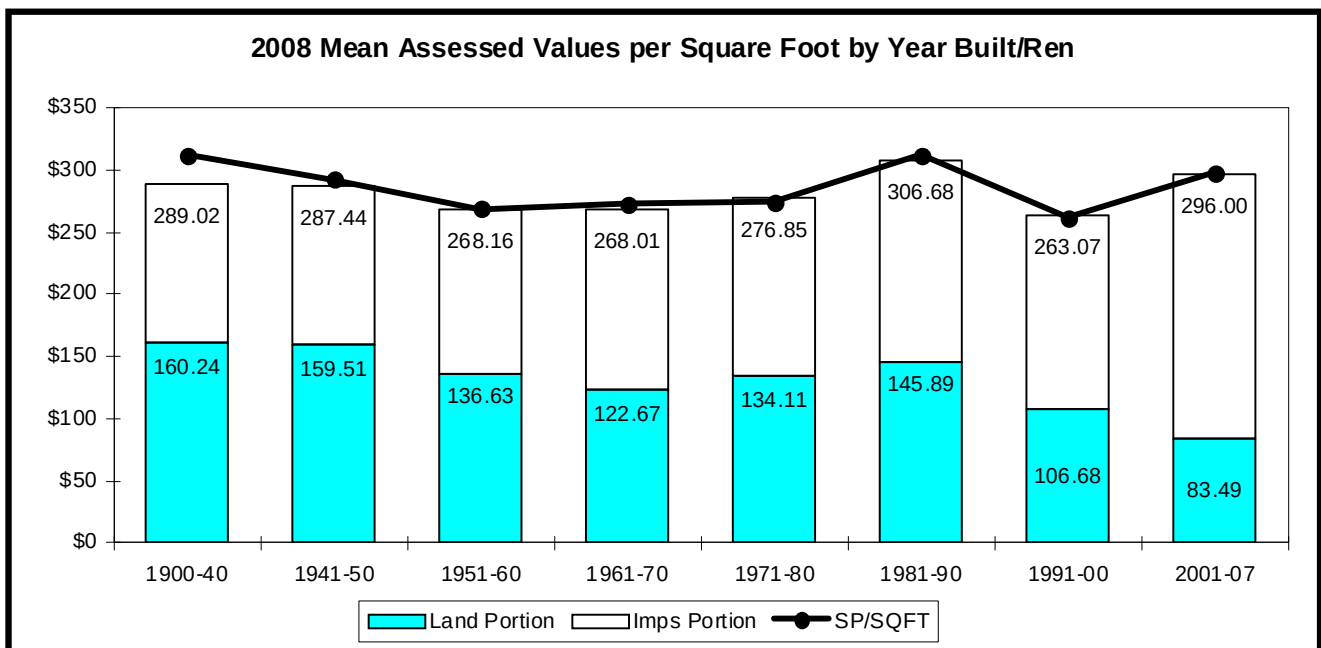
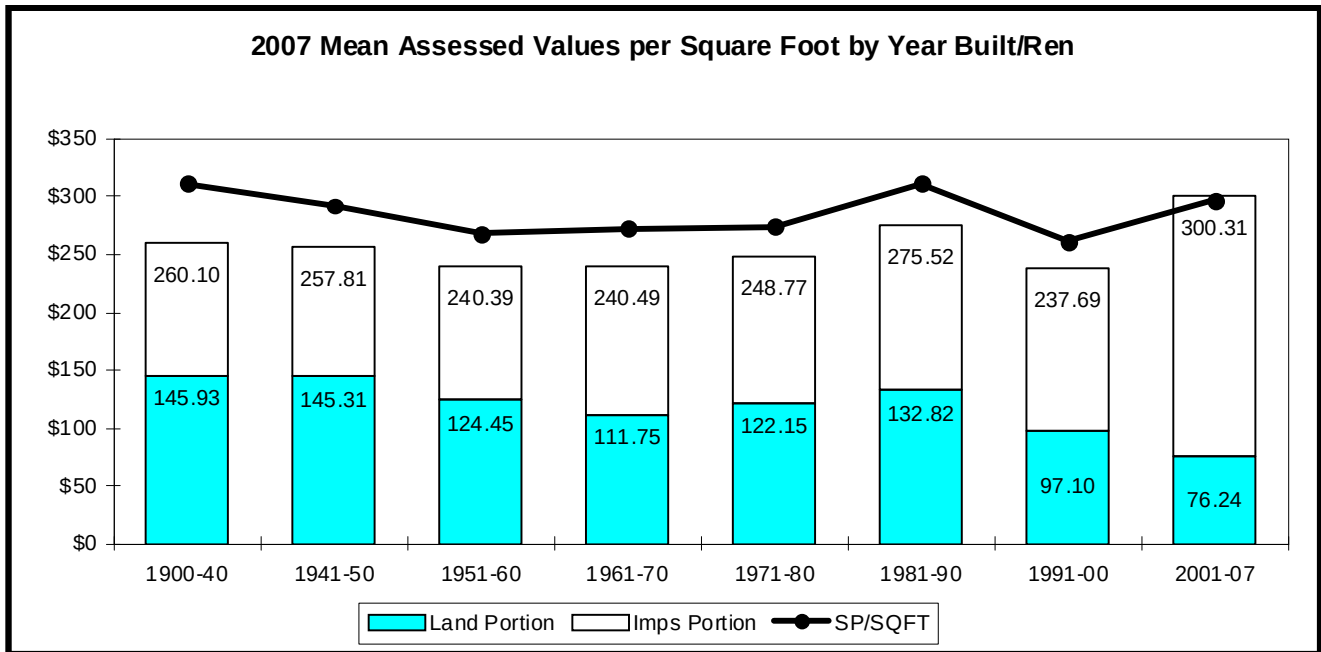
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.13%
5	7	0.90%
6	253	32.44%
7	455	58.33%
8	58	7.44%
9	4	0.51%
10	2	0.26%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	780	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.09%
5	66	1.24%
6	1555	29.23%
7	3158	59.37%
8	500	9.40%
9	31	0.58%
10	4	0.08%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5319	



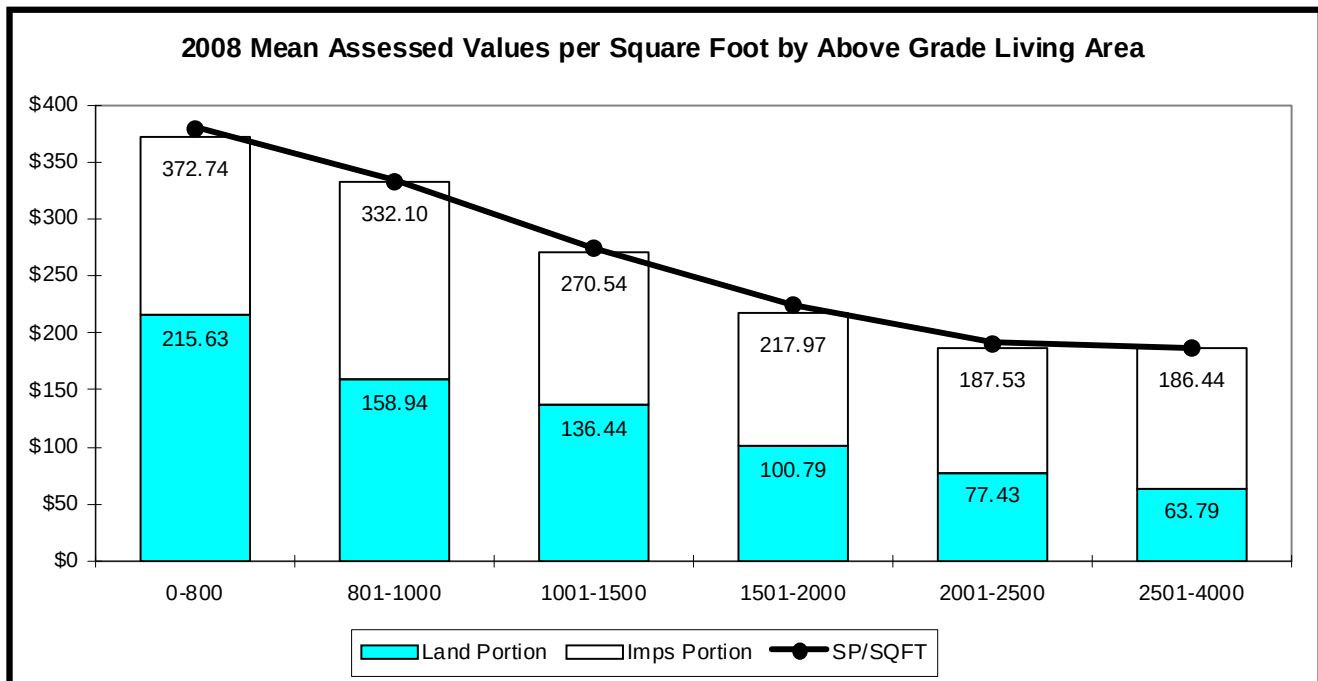
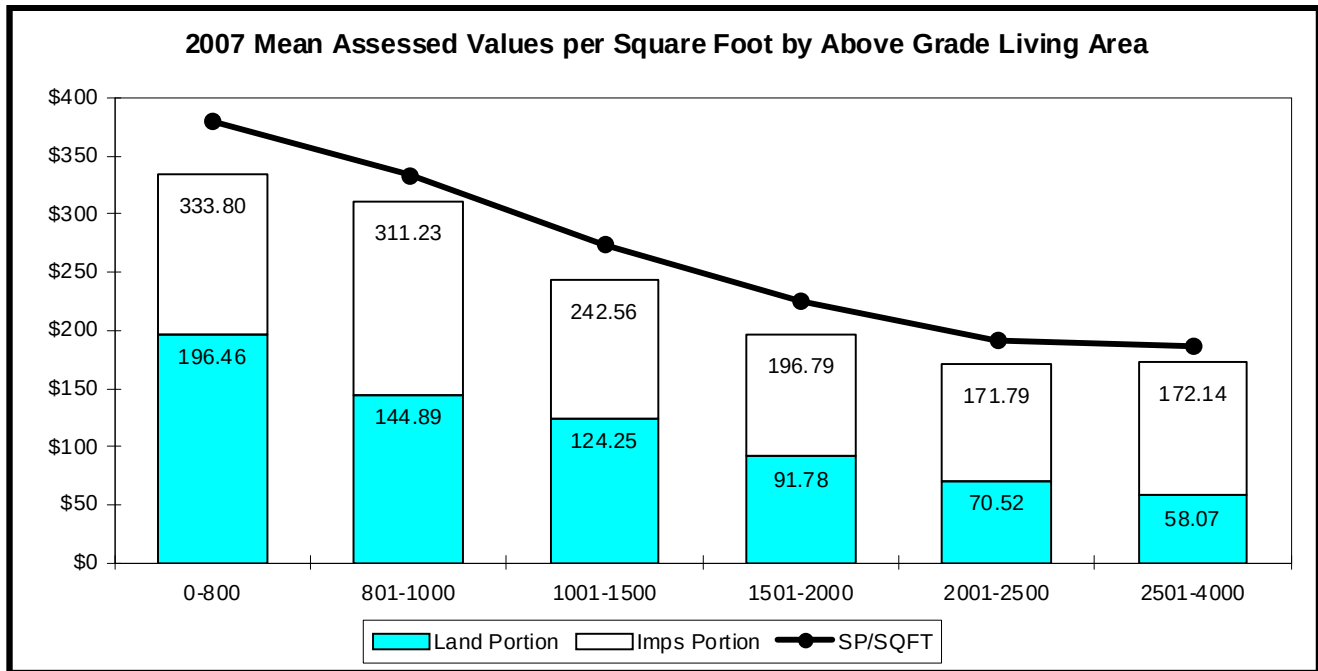
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2007 and 2008 Per Square Foot Values By Year Built / Renovated



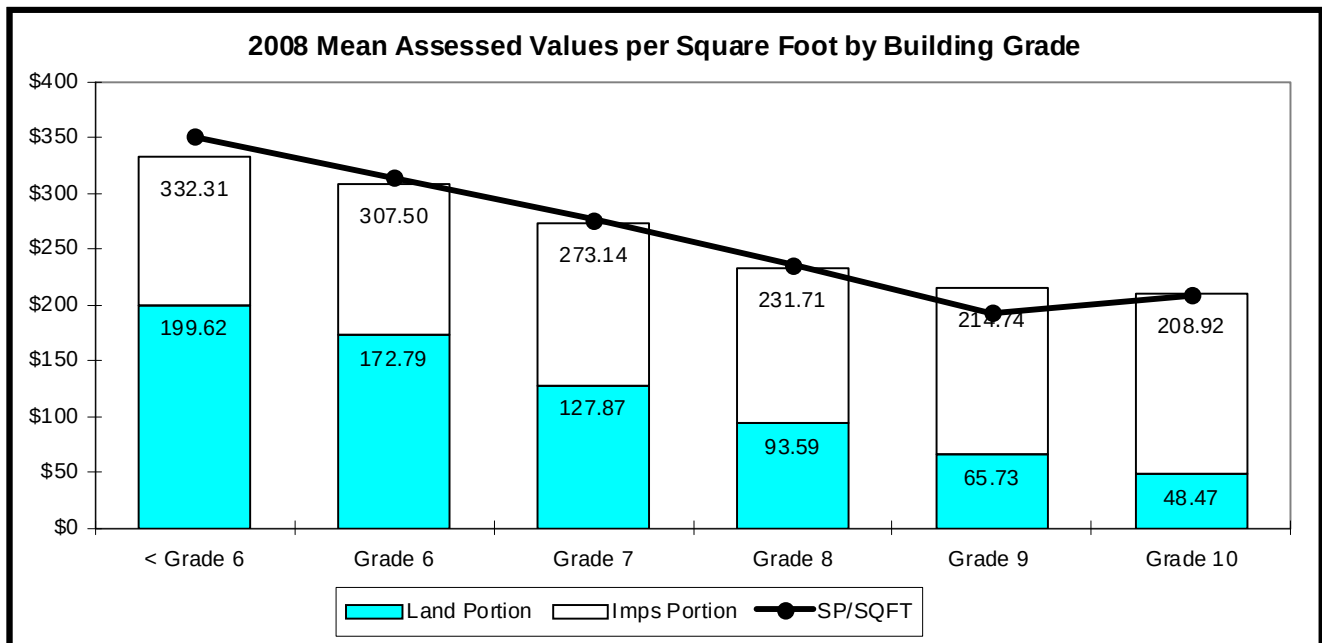
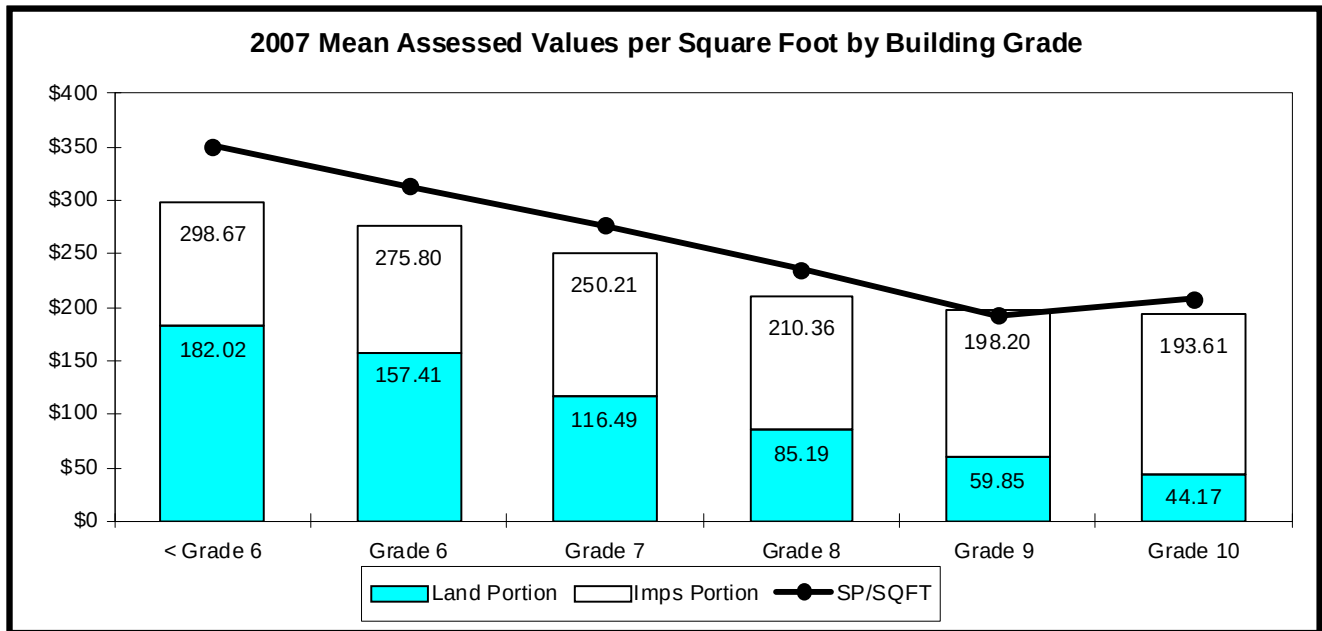
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Above Grade Living Area

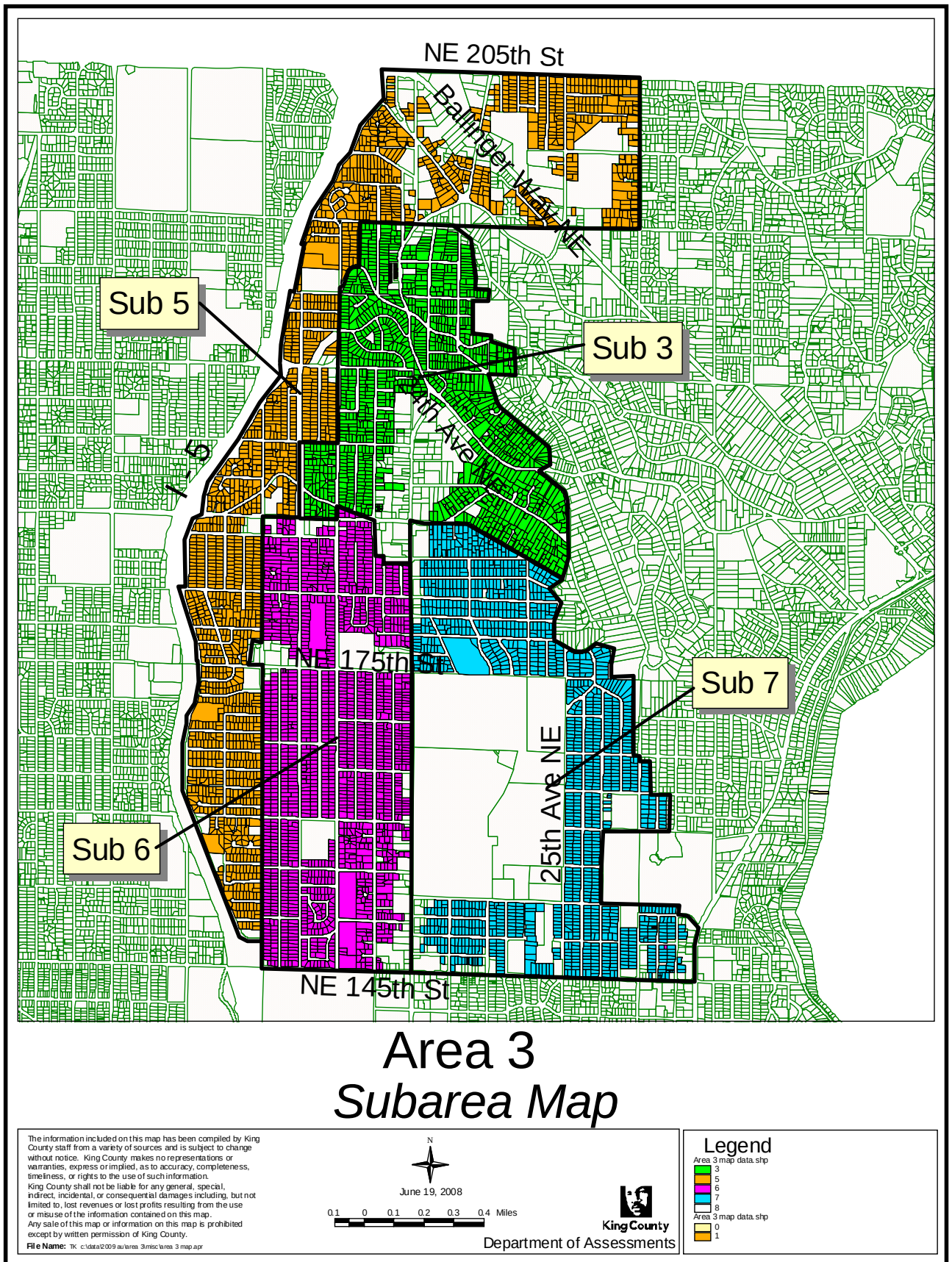


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2007 and 2008 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: August 26, 2008

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Based on the 9 usable land sales available in the area, and their 2007 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 9.8% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.102, with the result rounded down 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 areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 780 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in the Cedar Heights Townhomes plat, homes in very good condition, homes with 2 stories or more, or those located on streets with traffic noise had assessment ratios higher than others and the formula adjusted them upward less than others.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value / 0.8878387 + 0.009700578 (if property is coded with Traffic Noise) + 0.04171755 (if Condition is Very Good) + 0.03441598 (if Stories is 2 or higher) + 0.1808562 (if Major is 144520)

The resulting total value is rounded down to the next \$1,000, then:

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Other: *If multiple houses exist on a parcel, the total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.102) – (New Land Value) = New Improvement Value.

*If a house and mobile home exist, 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 Total Value * 1.102) – (New Land Value) = New Improvement Value.

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, 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.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2008 Total Value} = (\text{2007 Land Value} + \text{2007 Improvement Value}) * 1.102$$

with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 3 Annual Update Model Adjustments

2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Overall (if no other adjustments apply)

12.63%

2 or more Story House	Yes			
% Adjustment	-4.20%			
Traffic Noise	Moderate	High	Extreme	
% Adjustment	-1.22%	-2.41%	-3.57%	
Very Good Condition	Yes			
% Adjustment	-5.05%			
Cedar HeightsTownhomes	Yes			
% Adjustment	-19.06%			

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in the Cedar Heights Townhomes plat (all have 2 story homes) would approximately receive a 10.63% downward adjustment (12.63% - 19.06% - 4.2%). There are 32 such parcels in this plat with 32 sales from 2006 through 2007.

67% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone, 0% are adjusted more, and 33% are adjusted less.

Area 3 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
144520	Cedar Heights Townhomes	32	32	100%	SE-5-26-4	11	7	2006	NE 190th St and 14th Ct NE

Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
4	1	0.687	0.738	7.4%	#NUM!	#NUM!
5	7	0.881	0.982	11.5%	0.839	1.126
6	253	0.879	0.980	11.5%	0.964	0.997
7	455	0.900	0.987	9.7%	0.976	0.998
8	58	0.889	0.977	9.9%	0.944	1.011
9	4	1.031	1.117	8.3%	1.021	1.213
10	2	0.931	1.005	7.9%	0.937	1.073
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1940	50	0.830	0.921	10.9%	0.879	0.962
1941-1950	311	0.881	0.982	11.4%	0.968	0.995
1951-1960	172	0.894	0.998	11.5%	0.978	1.017
1961-1970	70	0.885	0.986	11.4%	0.957	1.015
1971-1980	43	0.906	1.005	11.0%	0.965	1.045
1981-1990	29	0.895	0.994	11.0%	0.944	1.044
1991-2000	35	0.899	0.991	10.2%	0.949	1.033
>2000	70	0.978	0.993	1.5%	0.970	1.016
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	2	0.978	1.086	11.0%	0.790	1.381
Average	498	0.891	0.978	9.8%	0.967	0.989
Good	229	0.895	1.001	11.9%	0.984	1.017
Very Good	51	0.922	0.987	7.0%	0.954	1.019
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	594	0.883	0.986	11.6%	0.976	0.996
1.5	78	0.875	0.973	11.2%	0.943	1.003
2 +	108	0.958	0.990	3.4%	0.969	1.011
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	693	0.888	0.988	11.2%	0.979	0.997
Y	87	0.939	0.962	2.4%	0.938	0.986

Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.985.

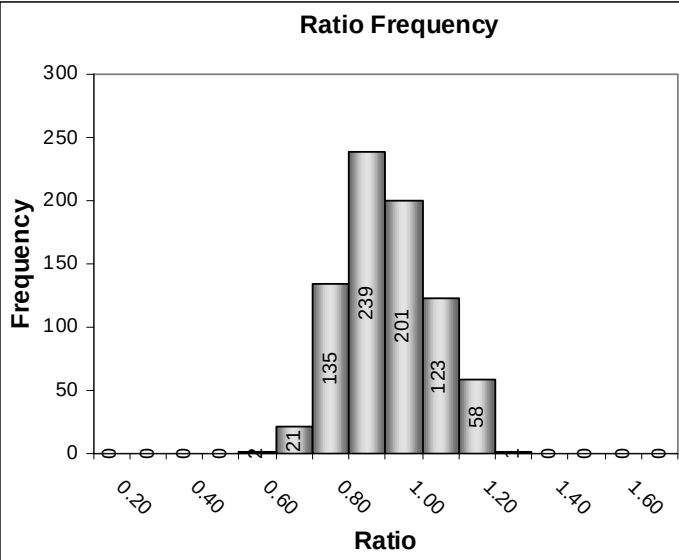
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	80	0.878	0.980	11.6%	0.952	1.008
801-1000	170	0.932	0.995	6.8%	0.977	1.013
1001-1500	372	0.884	0.986	11.5%	0.974	0.999
1501-2000	96	0.875	0.969	10.8%	0.942	0.996
2001-2500	46	0.899	0.981	9.2%	0.942	1.020
2501-4000	16	0.920	0.996	8.3%	0.932	1.061
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	193	0.923	0.991	7.3%	0.974	1.007
5	225	0.897	0.995	11.0%	0.978	1.012
6	200	0.875	0.975	11.5%	0.958	0.993
7	162	0.880	0.977	11.1%	0.958	0.997
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	43	1.051	0.999	-5.0%	0.979	1.019
3000-6000	39	0.885	0.978	10.5%	0.933	1.023
6001-9000	498	0.886	0.985	11.2%	0.974	0.996
9001-12000	150	0.894	0.996	11.3%	0.976	1.015
12001-16000	34	0.869	0.966	11.2%	0.913	1.019
16001-20000	12	0.851	0.942	10.6%	0.874	1.010
20001-43559	4	0.797	0.871	9.3%	0.617	1.125
Traffic Noise	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
0	606	0.894	0.986	10.3%	0.976	0.996
Moderate	98	0.895	0.988	10.4%	0.961	1.016
High	57	0.891	0.977	9.7%	0.942	1.012
Extreme	19	0.896	0.970	8.2%	0.901	1.038
Cedar Heights Townhouse Plat Major = 144520	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Y	32	1.103	0.998	-9.5%	0.989	1.008

Annual Update Ratio Study Report (Before)

2007 Assessments

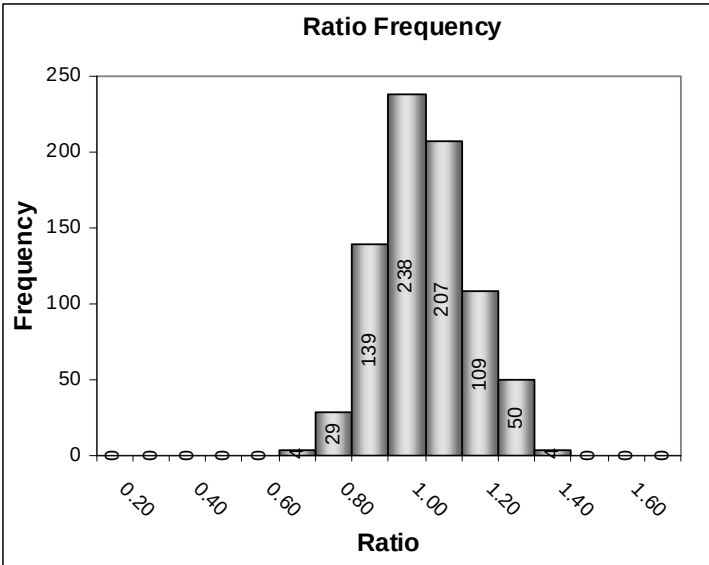
District/Team: NW / Team II	Lien Date: 01/01/2007	Date of Report: 8/26/2008	Sales Dates: 1/2005 - 12/2007														
Area 3	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No														
SAMPLE STATISTICS		Ratio Frequency  <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60-0.70</td><td>21</td></tr><tr><td>0.70-0.80</td><td>135</td></tr><tr><td>0.80-0.90</td><td>239</td></tr><tr><td>0.90-1.00</td><td>201</td></tr><tr><td>1.00-1.10</td><td>123</td></tr><tr><td>1.10-1.20</td><td>58</td></tr></tbody></table>		Ratio	Frequency	0.60-0.70	21	0.70-0.80	135	0.80-0.90	239	0.90-1.00	201	1.00-1.10	123	1.10-1.20	58
Ratio	Frequency																
0.60-0.70	21																
0.70-0.80	135																
0.80-0.90	239																
0.90-1.00	201																
1.00-1.10	123																
1.10-1.20	58																
Sample size (n)	780																
Mean Assessed Value	299,500																
Mean Sales Price	335,000																
Standard Deviation AV	54,369																
Standard Deviation SP	68,666																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	0.906																
Median Ratio	0.897																
Weighted Mean Ratio	0.894																
UNIFORMITY																	
Lowest ratio	0.561																
Highest ratio:	1.201																
Coefficient of Dispersion	11.00%																
Standard Deviation	0.120																
Coefficient of Variation	13.24%																
Price Related Differential (PRD)	1.013																
RELIABILITY																	
95% Confidence: Median																	
Lower limit	0.886																
Upper limit	0.908																
95% Confidence: Mean																	
Lower limit	0.898																
Upper limit	0.915																
SAMPLE SIZE EVALUATION																	
N (population size)	5319																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.120																
Recommended minimum:	23																
Actual sample size:	780																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	410																
# ratios above mean:	370																
z:	1.432																
Conclusion:	Normal*																
*i.e. no evidence of non-normality																	

COMMENTS:

1 to 3 Unit Residences throughout area 3

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team II	Lien Date: 01/01/2008	Date of Report: 8/26/2008	Sales Dates: 1/2005 - 12/2007																																						
Area 3	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																																						
SAMPLE STATISTICS		Ratio Frequency  A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 3. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 250 with increments of 50. The histogram has 11 bars with the following frequencies: 29, 139, 238, 207, 109, 50, and several smaller bars at the ends. The distribution is roughly bell-shaped, centered around 1.00. <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.75</td><td>29</td></tr><tr><td>0.80</td><td>139</td></tr><tr><td>0.85</td><td>238</td></tr><tr><td>0.90</td><td>207</td></tr><tr><td>0.95</td><td>109</td></tr><tr><td>1.00</td><td>50</td></tr><tr><td>1.05</td><td>10</td></tr><tr><td>1.10</td><td>5</td></tr><tr><td>1.15</td><td>1</td></tr><tr><td>1.20</td><td>1</td></tr><tr><td>1.25</td><td>1</td></tr><tr><td>1.30</td><td>1</td></tr><tr><td>1.35</td><td>1</td></tr><tr><td>1.40</td><td>1</td></tr><tr><td>1.45</td><td>1</td></tr><tr><td>1.50</td><td>1</td></tr><tr><td>1.55</td><td>1</td></tr><tr><td>1.60</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.75	29	0.80	139	0.85	238	0.90	207	0.95	109	1.00	50	1.05	10	1.10	5	1.15	1	1.20	1	1.25	1	1.30	1	1.35	1	1.40	1	1.45	1	1.50	1	1.55	1	1.60	1
Ratio	Frequency																																								
0.75	29																																								
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1.10	5																																								
1.15	1																																								
1.20	1																																								
1.25	1																																								
1.30	1																																								
1.35	1																																								
1.40	1																																								
1.45	1																																								
1.50	1																																								
1.55	1																																								
1.60	1																																								
Sample size (n)	780																																								
Mean Assessed Value	330,000																																								
Mean Sales Price	335,000																																								
Standard Deviation AV	57,673																																								
Standard Deviation SP	68,666																																								
ASSESSMENT LEVEL																																									
Arithmetic Mean Ratio	0.998																																								
Median Ratio	0.994																																								
Weighted Mean Ratio	0.985																																								
UNIFORMITY																																									
Lowest ratio	0.631																																								
Highest ratio:	1.351																																								
Coefficient of Dispersion	9.98%																																								
Standard Deviation	0.124																																								
Coefficient of Variation	12.45%																																								
Price Related Differential (PRD)	1.014																																								
RELIABILITY																																									
95% Confidence: Median																																									
Lower limit	0.986																																								
Upper limit	1.003																																								
95% Confidence: Mean																																									
Lower limit	0.990																																								
Upper limit	1.007																																								
SAMPLE SIZE EVALUATION																																									
N (population size)	5319																																								
B (acceptable error - in decimal)	0.05																																								
S (estimated from this sample)	0.124																																								
Recommended minimum:	25																																								
Actual sample size:	780																																								
Conclusion:	OK																																								
NORMALITY																																									
Binomial Test																																									
# ratios below mean:	402																																								
# ratios above mean:	378																																								
z:	0.859																																								
Conclusion:	Normal*																																								
*i.e. no evidence of non-normality																																									

COMMENTS:

1 to 3 Unit Residences throughout area 3

Both assessment level and uniformity have been improved by application of the recommended values.

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.

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	397230	0185	7/25/07	\$275,000	810	0	4	1941	5	5124	N	N	1140 NE PERKINS WAY
003	092710	0475	8/29/05	\$235,000	680	0	5	1942	4	6144	N	N	809 NE 180TH ST
003	397170	1480	5/20/05	\$270,000	620	620	6	2000	3	9724	N	N	19244 12TH AVE NE
003	255530	0070	8/21/07	\$289,500	660	0	6	1949	3	8174	N	N	18522 10TH AVE NE
003	255530	0092	8/29/06	\$305,000	720	0	6	1949	3	8186	N	N	18548 10TH AVE NE
003	397290	0308	6/5/06	\$267,000	720	0	6	1931	3	8240	N	N	1644 NE PERKINS WAY
003	616390	0270	5/9/05	\$230,000	730	0	6	1950	5	6000	N	N	18310 10TH AVE NE
003	397170	2154	2/22/05	\$196,250	760	0	6	1946	4	6583	N	N	19002 15TH AVE NE
003	092710	0472	7/17/06	\$307,000	770	0	6	1942	3	8823	N	N	17904 8TH AVE NE
003	255530	0091	8/1/05	\$259,500	770	0	6	1951	4	7585	N	N	1005 NE 188TH ST
003	402410	1430	5/2/05	\$257,000	770	0	6	1950	4	6000	N	N	18203 25TH AVE NE
003	616390	0411	11/26/07	\$305,000	780	0	6	1947	3	8220	N	N	18008 12TH AVE NE
003	397290	0165	3/16/05	\$284,500	800	700	6	1941	4	6250	N	N	18902 18TH AVE NE
003	402410	1632	8/17/05	\$255,000	820	0	6	1948	4	7200	N	N	17834 24TH AVE NE
003	255590	0320	5/17/07	\$295,000	830	270	6	1959	3	6440	N	N	1237 NE PERKINS WAY
003	255590	0320	10/7/05	\$230,000	830	270	6	1959	3	6440	N	N	1237 NE PERKINS WAY
003	616390	0360	11/25/05	\$256,000	830	0	6	1947	4	14232	N	N	18121 12TH AVE NE
003	397170	2100	8/23/06	\$329,000	850	580	6	1982	3	10560	N	N	19039 16TH AVE NE
003	397170	2100	2/17/05	\$239,000	850	580	6	1982	3	10560	N	N	19039 16TH AVE NE
003	398530	0356	7/15/05	\$268,000	850	0	6	1949	4	6000	N	N	19243 12TH AVE NE
003	402410	1625	8/26/07	\$303,000	850	0	6	1948	3	8160	N	N	17847 24TH PL NE
003	402410	0971	12/7/07	\$309,950	860	0	6	1927	3	8800	N	N	2022 NE 175TH ST
003	402410	1239	2/17/06	\$225,000	870	0	6	1949	2	6695	N	N	1839 NE 177TH ST
003	397170	1930	12/9/05	\$250,000	920	340	6	1949	3	11824	N	N	19036 18TH AVE NE
003	616390	0240	1/20/06	\$264,950	960	0	6	1951	5	6000	N	N	18042 10TH AVE NE
003	397230	0192	6/20/06	\$307,000	990	0	6	1997	3	8500	N	N	1018 NE 190TH ST
003	397230	0235	7/7/05	\$272,500	990	280	6	1939	4	9330	N	N	1115 NE PERKINS WAY
003	397230	0256	11/11/05	\$290,000	990	0	6	1952	5	9000	N	N	1030 NE 190TH ST
003	397290	0075	1/7/05	\$244,950	1010	0	6	1940	4	6250	N	N	1633 NE 190TH ST
003	402410	1621	1/11/06	\$285,000	1010	0	6	1948	4	7200	N	N	17846 24TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	092710	0452	5/11/07	\$297,822	1080	0	6	1949	4	9047	N	N	17560 8TH AVE NE
003	092710	0480	9/23/05	\$269,000	1090	0	6	1942	4	6144	N	N	17916 8TH AVE NE
003	397170	1375	5/26/05	\$242,763	1110	0	6	1978	3	15026	N	N	1430 NE 190TH ST
003	092710	0318	3/1/06	\$286,500	1120	0	6	1947	3	6600	N	N	17503 10TH AVE NE
003	402410	1613	10/31/05	\$220,000	1150	0	6	1949	3	8160	N	N	2434 NE 182ND ST
003	397290	0320	3/22/06	\$300,000	1200	0	6	1942	3	6939	N	N	1628 NE PERKINS WAY
003	616390	0702	3/28/07	\$313,000	1250	0	6	1949	3	7040	N	N	17754 12TH AVE NE
003	255530	0085	4/3/06	\$306,000	1310	0	6	1949	4	8186	N	N	18540 10TH AVE NE
003	397170	1975	2/22/06	\$312,500	1360	0	6	1929	4	13187	N	N	19218 18TH AVE NE
003	397290	0005	8/28/07	\$530,000	1380	1380	6	1926	4	10561	Y	N	18921 16TH AVE NE
003	397290	0500	3/16/06	\$362,744	1500	1090	6	1946	3	7550	N	N	1614 NE 186TH ST
003	613630	0020	6/18/07	\$307,970	800	0	7	1951	3	10711	N	N	18311 11TH AVE NE
003	397170	2205	7/13/05	\$325,000	810	780	7	1994	3	8876	N	N	1511 NE 192ND ST
003	397290	0274	4/13/07	\$419,000	840	820	7	1976	5	5644	N	N	1617 NE 189TH ST
003	397290	0274	2/13/06	\$304,000	840	820	7	1976	5	5644	N	N	1617 NE 189TH ST
003	402470	0101	6/19/07	\$365,000	840	440	7	1988	3	5319	N	N	18443 15TH AVE NE
003	052604	9045	8/10/06	\$331,000	850	0	7	1954	3	6250	N	N	1215 NE 187TH ST
003	397170	1890	6/1/07	\$418,000	860	710	7	1981	3	7539	N	N	1906 NE 190TH ST
003	397170	1899	12/21/05	\$326,000	860	790	7	1977	3	7525	N	N	1822 NE 190TH ST
003	397290	0265	5/9/05	\$282,000	860	790	7	1976	3	5565	N	N	1607 NE 189TH ST
003	616390	0375	7/20/07	\$367,900	860	790	7	1977	3	7124	N	N	1109 NE 181ST PL
003	397290	0095	7/14/06	\$350,000	890	770	7	1977	3	6250	N	N	1630 NE 189TH ST
003	397290	0330	3/24/06	\$327,500	890	710	7	1977	3	6934	N	N	1620 NE PERKINS WAY
003	144520	0010	12/4/06	\$304,950	890	270	7	2006	3	1050	N	N	19067 14TH CT NE
003	144520	0020	12/27/06	\$299,950	890	270	7	2006	3	1048	N	N	19065 14TH CT NE
003	144520	0030	1/23/07	\$299,950	890	270	7	2006	3	1048	N	N	19063 14TH CT NE
003	144520	0040	1/4/07	\$299,000	890	270	7	2006	3	1060	N	N	19061 14TH CT NE
003	144520	0050	1/9/07	\$304,950	890	270	7	2006	3	1086	N	N	19057 14TH CT NE
003	144520	0060	2/16/07	\$299,950	890	270	7	2006	3	1101	N	N	19055 14TH CT NE
003	144520	0070	1/30/07	\$299,950	890	270	7	2006	3	1106	N	N	19053 14TH AVE NE
003	144520	0080	1/3/07	\$304,950	890	270	7	2006	3	1105	N	N	19051 14TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144520	0090	1/3/07	\$294,950	890	270	7	2006	3	1104	N	N	19047 14TH AVE NE
003	144520	0100	1/23/07	\$299,950	890	270	7	2006	3	1104	N	N	19045 14TH AVE E
003	144520	0110	2/16/07	\$299,950	890	270	7	2006	3	1103	N	N	19043 14TH CT NE
003	144520	0120	12/7/06	\$309,950	890	270	7	2006	3	1099	N	N	19041 14TH CT NE
003	144520	0130	1/12/07	\$313,450	890	270	7	2006	3	1065	N	N	19037 14TH AVE E
003	144520	0140	1/30/07	\$312,350	890	270	7	2006	3	1043	N	N	19035 14TH AVE NE
003	144520	0150	1/12/07	\$304,950	890	270	7	2006	3	1037	N	N	19033 14TH AVE NE
003	144520	0160	11/14/06	\$310,000	890	270	7	2006	3	1037	N	N	19031 14TH AVE NE
003	144520	0170	10/19/06	\$324,950	890	270	7	2006	3	1073	N	N	19027 14TH AVE NE
003	144520	0180	1/23/07	\$309,950	890	270	7	2006	3	1072	N	N	19025 14TH AVE NE
003	144520	0190	12/19/06	\$309,950	890	270	7	2006	3	982	N	N	19034 14TH AVE NE
003	144520	0200	1/4/07	\$313,000	890	270	7	2006	3	963	N	N	19036 14TH CT NE
003	144520	0210	1/23/07	\$304,950	890	270	7	2006	3	1014	N	N	19040 14TH AVE NE
003	144520	0220	2/16/07	\$305,000	890	270	7	2006	3	1007	N	N	19042 14TH CT NE
003	144520	0230	2/16/07	\$299,950	890	270	7	2006	3	1008	N	N	19044 14TH CT NE
003	144520	0240	12/20/06	\$304,950	890	270	7	2006	3	1008	N	N	19046 14TH CT NE
003	144520	0250	12/27/06	\$308,150	890	270	7	2006	3	959	N	N	19050 14TH CT NE
003	144520	0260	4/3/07	\$305,950	890	270	7	2006	3	960	N	N	19052 14TH CT NE
003	144520	0270	3/9/07	\$303,950	890	270	7	2006	3	962	N	N	19054 14TH CT NE
003	144520	0280	1/30/07	\$304,950	890	270	7	2006	3	976	N	N	19056 14TH CT NE
003	144520	0290	1/18/07	\$310,000	890	270	7	2006	3	928	N	N	19060 14TH CT NE
003	144520	0300	3/9/07	\$299,950	890	270	7	2006	3	944	N	N	19062 14TH CT NE
003	144520	0310	2/27/07	\$299,950	890	270	7	2006	3	948	N	N	19064 14TH CT NE
003	144520	0320	12/27/06	\$304,950	890	270	7	2006	3	948	N	N	19066 14TH CT NE
003	402410	0121	12/7/05	\$260,000	900	300	7	1937	3	6615	N	N	17853 24TH AVE NE
003	613690	0075	10/17/06	\$280,000	900	0	7	1952	3	6950	N	N	17529 11TH AVE NE
003	255590	0360	9/14/06	\$340,000	940	820	7	1958	4	7556	N	N	1508 NE PERKINS WAY
003	616390	0340	1/10/07	\$273,000	940	0	7	1957	3	7581	N	N	18228 11TH AVE NE
003	397170	2078	5/16/07	\$469,000	950	950	7	1984	3	11500	N	N	19036 16TH AVE NE
003	397170	2078	12/9/05	\$372,500	950	950	7	1984	3	11500	N	N	19036 16TH AVE NE
003	255590	0145	5/4/05	\$265,000	980	0	7	1951	3	7200	N	N	1255 NE 188TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	092710	0461	6/20/07	\$329,500	990	0	7	1969	3	7560	N	N	17826 8TH AVE NE
003	255590	0130	5/23/06	\$360,000	990	990	7	1950	3	7470	N	N	1231 NE 188TH ST
003	397290	0608	8/31/07	\$330,000	990	0	7	1937	3	5063	N	N	1631 NE 186TH ST
003	402410	0021	4/18/06	\$353,000	1000	420	7	1987	3	8623	N	N	17757 25TH AVE NE
003	402470	0095	11/1/05	\$335,000	1000	440	7	1988	3	9395	N	N	18447 15TH AVE NE
003	616390	0977	1/23/07	\$305,000	1000	0	7	1955	4	8800	N	N	17521 12TH AVE NE
003	092710	0402	10/20/05	\$335,000	1010	1010	7	1948	3	13664	N	N	17907 10TH AVE NE
003	397290	0545	7/23/07	\$311,000	1020	0	7	1945	3	7501	N	N	1839 NE PERKINS WAY
003	397290	0545	4/25/05	\$228,000	1020	0	7	1945	3	7501	N	N	1839 NE PERKINS WAY
003	397290	0470	7/12/05	\$310,000	1030	0	7	1984	3	5442	N	N	18623 NE PERKINS PL
003	616390	0942	9/15/05	\$282,000	1030	0	7	1952	4	8400	N	N	17558 11TH AVE NE
003	255590	0370	6/21/05	\$248,000	1040	0	7	1953	3	8240	N	N	1503 NE 190TH ST
003	613630	0010	6/16/06	\$331,300	1050	0	7	1951	4	8492	N	N	18329 11TH AVE NE
003	398530	0360	6/13/06	\$359,000	1070	400	7	1969	3	6000	N	N	19249 12TH AVE NE
003	397290	0645	4/3/07	\$380,000	1080	0	7	1930	5	6460	N	N	1817 NE PERKINS PL
003	397290	0645	3/22/06	\$339,500	1080	0	7	1930	5	6460	N	N	1817 NE PERKINS PL
003	616390	0363	6/4/07	\$356,000	1090	520	7	1988	3	9299	N	N	18214 11TH AVE NE
003	397170	1895	10/11/05	\$380,000	1100	570	7	1981	3	7576	N	N	1912 NE 190TH ST
003	616390	0893	11/15/05	\$328,000	1100	0	7	1954	4	8320	N	N	1105 NE 180TH ST
003	092710	0336	8/16/06	\$378,500	1110	1170	7	1961	3	9540	N	N	812 NE 175TH ST
003	092710	0338	7/26/07	\$391,500	1110	1090	7	1961	4	7415	N	N	821 NE SERPENTINE PL
003	398530	0355	8/18/05	\$348,500	1110	520	7	1969	5	7259	N	N	1123 NE 195TH ST
003	402410	0236	2/11/05	\$285,000	1120	1120	7	1960	3	8306	N	N	1810 NE 177TH ST
003	402410	0935	11/1/05	\$268,800	1120	0	7	1952	4	11019	N	N	1834 NE 175TH ST
003	402410	0985	6/30/06	\$425,000	1120	880	7	2006	3	8536	N	N	2116 NE 175TH ST
003	255590	0195	9/5/07	\$309,950	1130	570	7	1955	3	8680	N	N	1031 NE 188TH ST
003	255590	0240	9/26/06	\$329,950	1150	0	7	1951	3	7200	N	N	18709 12TH AVE NE
003	402410	1622	6/21/07	\$368,450	1190	240	7	1948	4	8160	N	N	17841 24TH PL NE
003	397170	2053	2/28/06	\$420,000	1200	700	7	1993	3	7205	N	N	19012 16TH AVE NE
003	402410	0106	7/19/06	\$299,800	1200	0	7	1951	3	18980	N	N	17829 24TH AVE NE
003	812340	0020	2/8/05	\$297,000	1200	1100	7	1963	3	7200	N	N	2032 NE 177TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	616390	0220	12/13/06	\$305,250	1220	0	7	1970	3	8100	N	N	18022 10TH AVE NE
003	616390	0961	11/17/06	\$434,000	1220	840	7	1967	3	9403	N	N	17533 12TH AVE NE
003	092710	0442	6/21/05	\$354,950	1230	1090	7	1962	4	11750	N	N	816 NE SERPENTINE PL
003	092710	0323	1/23/07	\$360,000	1240	440	7	1982	3	7204	N	N	17520 9TH CT NE
003	397290	0105	5/1/07	\$393,950	1240	840	7	1931	4	7500	N	N	1626 NE 189TH ST
003	255590	0295	6/22/06	\$405,000	1250	1060	7	1961	5	10160	N	N	1201 NE PERKINS WAY
003	397170	1991	8/8/07	\$399,950	1250	0	7	1977	3	9750	N	N	1707 NE 192ND ST
003	397170	1991	4/25/06	\$330,000	1250	0	7	1977	3	9750	N	N	1707 NE 192ND ST
003	616390	0377	3/2/07	\$405,000	1250	540	7	1996	3	8895	N	N	18105 12TH AVE NE
003	255590	0115	3/16/05	\$312,300	1260	480	7	1957	4	6120	N	N	1209 NE 188TH ST
003	397170	1526	9/14/06	\$360,000	1280	670	7	1982	3	10446	N	N	19231 16TH AVE NE
003	616390	0315	6/20/07	\$325,000	1280	660	7	1978	3	7703	N	N	18429 12TH AVE NE
003	397170	2155	8/19/05	\$323,000	1290	200	7	1961	3	6264	N	N	19006 15TH AVE NE
003	397290	0490	5/20/05	\$281,000	1310	500	7	1956	3	6900	N	N	1626 NE 186TH ST
003	397290	0220	5/22/06	\$308,000	1320	0	7	1984	3	7402	N	N	1808 NE PERKINS WAY
003	866590	0201	10/30/06	\$500,000	1320	920	7	1998	3	6159	N	N	18623 21ST PL NE
003	402410	1587	6/15/06	\$455,000	1330	850	7	1997	3	7334	N	N	2423 NE 180TH CT
003	255590	0220	6/7/06	\$360,000	1340	0	7	1951	3	9270	N	N	18747 12TH AVE NE
003	397290	0605	5/19/06	\$370,900	1350	590	7	1987	3	6750	N	N	1621 NE 186TH ST
003	092710	0463	5/15/06	\$330,000	1360	0	7	1969	3	8960	N	N	825 NE 179TH ST
003	402410	0090	4/15/06	\$317,000	1360	0	7	1978	3	16000	N	N	17809 24TH AVE NE
003	397170	1315	6/8/05	\$324,900	1370	0	7	1935	5	7543	N	N	19203 15TH AVE NE
003	566510	0040	11/7/06	\$300,000	1370	0	7	1955	4	6180	N	N	1245 NE 184TH PL
003	255590	0005	6/13/07	\$426,000	1380	150	7	1951	5	7200	N	N	1209 NE 187TH ST
003	255590	0045	1/24/07	\$399,950	1380	1340	7	1957	4	10360	N	N	1045 NE 187TH ST
003	397170	1955	8/23/07	\$417,000	1400	0	7	1989	3	10066	N	N	19204 18TH AVE NE
003	397290	0025	10/9/07	\$440,000	1400	1000	7	1975	3	7500	N	N	18907 16TH AVE NE
003	616390	0626	3/9/06	\$359,950	1416	298	7	2006	3	1382	N	N	17518 A 12TH AVE NE
003	397290	0080	8/26/05	\$349,950	1440	0	7	1969	3	6881	N	N	1641 NE 190TH ST
003	402410	1479	3/31/06	\$391,525	1470	700	7	1974	3	11602	N	N	2451 NE 184TH ST
003	616390	0624	7/11/07	\$415,000	1501	339	7	2006	3	1198	N	N	17514 B 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	397170	2051	5/16/07	\$464,300	1530	0	7	1933	4	7345	N	N	19008 16TH AVE NE
003	402410	1035	6/1/07	\$498,000	1540	0	7	1947	3	20871	N	N	17519 25TH AVE NE
003	616390	0922	9/11/06	\$401,500	1590	650	7	1956	3	7459	N	N	17724 11TH AVE NE
003	616390	0973	1/27/06	\$349,950	1620	0	7	1954	5	8250	N	N	17507 12TH AVE NE
003	397290	0356	6/26/07	\$406,500	1650	0	7	1949	4	8782	N	N	1517 NE PERKINS WAY
003	397290	0356	1/13/05	\$321,500	1650	0	7	1949	4	8782	N	N	1517 NE PERKINS WAY
003	402410	0220	5/23/07	\$485,000	1670	300	7	1949	5	8720	N	N	1706 NE 177TH ST
003	402410	0220	5/13/05	\$365,500	1670	300	7	1949	5	8720	N	N	1706 NE 177TH ST
003	402410	1238	7/2/07	\$380,000	1680	0	7	1949	3	10900	N	N	1840 NE SERPENTINE PL
003	397230	0253	9/26/05	\$315,000	1750	0	7	1968	4	6645	N	N	1133 NE PERKINS WAY
003	092710	0345	2/14/06	\$323,500	1780	0	7	1955	3	6415	N	N	17510 8TH AVE NE
003	397290	0185	8/8/05	\$330,000	1800	0	7	1945	5	7000	N	N	1813 NE 189TH ST
003	255590	0070	8/17/06	\$400,000	1810	450	7	1997	4	8250	N	N	1017 NE 188TH ST
003	397230	0145	11/30/07	\$357,000	1860	0	7	1994	3	8616	N	N	19051 12TH AVE NE
003	092710	0410	4/28/05	\$305,000	1890	0	7	1979	3	7216	N	N	916 NE 178TH PL
003	402410	0931	5/10/07	\$480,000	2050	0	7	1999	3	6817	N	N	1810 NE 175TH ST
003	402410	1420	3/21/06	\$387,000	2220	0	7	1956	5	16800	N	N	18053 25TH AVE NE
003	402410	1245	4/23/07	\$440,000	2390	0	7	1949	3	8800	N	N	1835 NE 177TH ST
003	207150	0040	7/13/05	\$300,000	1260	550	8	1960	4	7200	N	N	18426 24TH AVE NE
003	207150	0110	6/12/07	\$429,950	1300	670	8	1961	4	7770	N	N	1631 NE 185TH ST
003	207150	0110	1/27/06	\$394,950	1300	670	8	1961	4	7770	N	N	1631 NE 185TH ST
003	402470	0069	1/9/07	\$371,450	1400	300	8	1969	3	7005	N	N	18242 24TH AVE NE
003	616390	0622	3/2/06	\$374,950	1506	322	8	2006	3	1284	N	N	17520 B 12TH AVE NE
003	616390	0625	3/15/06	\$376,950	1506	322	8	2006	3	1787	N	N	17520 A 12TH AVE NE
003	402410	1597	8/20/07	\$425,000	1590	0	8	1978	3	7972	N	N	2424 NE 180TH ST
003	402470	0006	3/2/05	\$384,000	1650	0	8	1969	3	7208	N	N	18251 24TH AVE NE
003	402410	1545	2/17/06	\$327,450	1750	0	8	1968	4	10270	N	N	18224 24TH AVE NE
003	402410	1031	8/23/05	\$418,000	1800	1270	8	1947	3	14113	N	N	2240 NE 175TH ST
003	092710	0339	4/29/05	\$358,850	1810	500	8	1976	3	10739	N	N	17526 8TH AVE NE
003	255590	0085	10/2/07	\$461,000	1860	600	8	1954	3	10400	N	N	18712 12TH AVE NE
003	402410	0880	1/18/05	\$435,950	2000	0	8	2004	3	7200	N	N	2021 NE 177TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	402410	0871	9/27/06	\$424,950	2150	0	8	1957	3	10125	N	N	2039 NE 177TH ST
003	312920	0010	3/1/05	\$411,000	2180	0	8	1991	3	10982	N	N	2477 NE 183RD CT
003	092710	0449	3/19/07	\$519,000	2190	0	8	2007	3	7793	N	N	806 NE SERPENTINE PL
003	402410	0887	11/21/07	\$546,000	2240	0	8	2004	3	14625	N	N	2017 NE 177TH ST
003	402410	0002	9/14/05	\$356,950	2330	0	8	1976	3	7244	N	N	17721 25TH AVE NE
003	402410	1012	8/24/05	\$409,950	2410	0	8	1998	3	5005	N	N	2224 NE 175TH ST
003	402410	1012	5/16/05	\$399,500	2410	0	8	1998	3	5005	N	N	2224 NE 175TH ST
003	402410	0809	10/21/05	\$479,000	2690	700	9	2003	3	6197	N	N	2425 NE 177TH ST
005	398530	0264	7/13/05	\$250,000	640	630	5	1938	3	10544	N	N	20019 12TH AVE NE
005	616390	0010	7/23/07	\$250,000	710	0	6	1942	3	11760	N	N	18008 8TH AVE NE
005	616390	0191	12/15/05	\$264,900	740	0	6	1947	5	5462	N	N	18016 9TH AVE NE
005	730530	0095	8/31/05	\$238,550	740	0	6	1948	3	8152	N	N	223 NE 175TH ST
005	616390	0190	9/19/05	\$247,400	760	0	6	1947	4	5462	N	N	18022 9TH AVE NE
005	323510	0080	10/12/05	\$247,500	770	0	6	1948	4	7906	N	N	828 NE 189TH ST
005	323510	0080	3/2/05	\$234,950	770	0	6	1948	4	7906	N	N	828 NE 189TH ST
005	397230	0085	4/19/05	\$224,000	770	0	6	1939	3	8805	N	N	19241 11TH AVE NE
005	616390	0043	7/23/07	\$300,000	770	0	6	1947	3	9342	N	N	18048 8TH AVE NE
005	730530	0710	5/23/06	\$305,000	770	0	6	1948	4	8408	N	N	17210 4TH AVE NE
005	397170	0675	6/29/06	\$260,000	780	0	6	1929	3	14390	N	N	1112 NE 198TH ST
005	730530	0235	1/18/05	\$220,950	790	0	6	1948	5	8409	N	N	17040 1ST AVE NE
005	730530	0330	9/11/06	\$294,950	790	0	6	1948	3	8408	N	N	17205 2ND AVE NE
005	730530	0790	4/27/05	\$261,000	860	0	6	1948	4	8407	N	N	17217 5TH AVE NE
005	741770	0191	4/27/05	\$254,950	860	0	6	1949	4	7225	N	N	19609 19TH AVE NE
005	923590	0015	12/12/05	\$275,500	860	0	6	2003	3	6860	N	N	111 NE 167TH ST
005	041110	0025	2/8/06	\$245,000	870	0	6	1950	3	6466	N	N	15404 2ND AVE NE
005	730530	0085	1/23/06	\$245,000	910	400	6	1948	3	8152	N	N	211 NE 175TH ST
005	730530	0465	10/24/05	\$305,000	910	430	6	1948	4	8409	N	N	17047 3RD AVE NE
005	730530	0630	6/5/06	\$319,000	910	280	6	1948	3	8408	N	N	17205 4TH AVE NE
005	323510	0155	9/20/05	\$264,900	940	0	6	1948	4	7873	N	N	18809 10TH AVE NE
005	323510	0175	4/11/05	\$220,000	940	0	6	1948	4	7903	N	N	834 NE 188TH ST
005	323510	0195	3/25/05	\$252,500	940	0	6	1948	4	7913	N	N	810 NE 188TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	730530	0245	6/29/06	\$250,000	940	0	6	1948	3	8408	N	N	17052 1ST AVE NE
005	730530	0435	12/13/06	\$365,000	940	600	6	1948	4	8411	N	N	17011 3RD AVE NE
005	261070	0015	10/13/05	\$312,000	960	0	6	1948	5	8150	N	N	346 NE 158TH ST
005	261070	0045	3/4/05	\$303,000	960	960	6	1948	4	8154	N	N	310 NE 158TH ST
005	261070	0055	11/4/07	\$355,000	960	0	6	1948	4	7750	N	N	359 NE 158TH ST
005	261070	0095	9/10/07	\$377,000	960	480	6	1948	4	8160	N	N	309 NE 158TH ST
005	730530	0730	12/6/05	\$310,000	960	0	6	1948	4	8748	N	N	17005 5TH AVE NE
005	741770	0161	10/31/07	\$295,000	970	0	6	1949	3	10650	N	N	19718 FOREST PARK DR NE
005	608410	0110	5/10/06	\$280,000	980	880	6	1913	4	7259	N	N	18017 5TH AVE NE
005	323510	0050	7/10/07	\$299,950	990	0	6	1948	4	7833	N	N	859 NE 190TH ST
005	504730	0010	5/13/05	\$324,130	990	770	6	1951	5	9100	N	N	348 NE 157TH ST
005	730590	0095	10/4/06	\$300,000	1000	0	6	1949	3	8485	N	N	325 NE 170TH ST
005	263450	0090	8/20/07	\$337,500	1010	0	6	1949	3	8137	N	N	346 NE 152ND ST
005	616390	0141	6/11/07	\$312,000	1010	0	6	1947	3	9509	N	N	18317 10TH AVE NE
005	730530	0320	1/28/05	\$230,000	1010	500	6	1948	2	8408	N	N	17053 2ND AVE NE
005	261010	0050	4/13/07	\$329,000	1020	0	6	1947	3	7200	N	N	302 NE 156TH ST
005	741770	0185	10/8/07	\$310,000	1020	0	6	1949	3	8484	N	N	19612 FOREST PARK DR NE
005	323510	0005	7/27/06	\$295,000	1030	0	6	1948	4	9004	N	N	18920 8TH AVE NE
005	730530	0395	9/15/05	\$255,000	1030	0	6	1948	4	8409	N	N	17052 2ND AVE NE
005	041110	0010	12/22/05	\$289,000	1060	0	6	1950	4	6505	N	N	15420 2ND AVE NE
005	616390	0022	7/18/05	\$253,000	1060	0	6	1947	4	9307	N	N	18024 8TH AVE NE
005	616390	0082	4/11/06	\$245,000	1060	0	6	1947	3	9379	N	N	18318 8TH AVE NE
005	616390	0172	5/17/05	\$260,000	1060	0	6	1947	4	7554	N	N	18042 9TH AVE NE
005	730530	0315	7/18/05	\$248,500	1060	0	6	1948	4	8409	N	N	17047 2ND AVE NE
005	730530	0340	4/27/06	\$284,000	1060	0	6	1948	4	8407	N	N	17217 2ND AVE NE
005	730530	0530	11/7/06	\$310,000	1060	0	6	1948	3	9223	N	N	17040 3RD AVE NE
005	616390	0152	10/17/05	\$239,500	1100	0	6	1947	3	7672	N	N	18302 9TH AVE NE
005	397230	0075	6/29/05	\$306,000	1140	0	6	1988	4	8978	N	N	19229 11TH AVE NE
005	730590	0035	4/20/07	\$330,000	1140	0	6	1949	5	8343	N	N	16930 4TH AVE NE
005	730590	0070	6/15/06	\$309,950	1140	0	6	1949	3	8780	N	N	16917 4TH AVE NE
005	730530	0580	9/6/05	\$272,500	1200	0	6	1948	4	8751	N	N	310 NE 170TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	730530	0155	8/4/06	\$272,500	1210	0	6	1948	4	8677	N	N	305 NE 175TH ST
005	730530	0155	11/16/05	\$254,950	1210	0	6	1948	4	8677	N	N	305 NE 175TH ST
005	616390	0122	1/26/05	\$247,000	1230	0	6	1947	3	7600	N	N	18336 9TH AVE NE
005	730590	0030	8/9/07	\$325,000	1270	0	6	1949	3	8305	N	N	405 NE 170TH ST
005	041110	0040	11/15/05	\$280,000	1280	0	6	1950	4	6070	N	N	15419 2ND AVE NE
005	616390	0131	8/3/07	\$315,000	1290	0	6	1947	3	7590	N	N	18330 9TH AVE NE
005	261070	0050	6/27/06	\$375,250	1340	0	6	1948	4	8451	N	N	304 NE 158TH ST
005	572750	0110	4/22/05	\$235,000	1340	0	6	1952	4	8076	N	N	16735 2ND AVE NE
005	616390	0042	3/7/05	\$345,000	1340	0	6	2004	3	7442	N	N	18049 9TH AVE NE
005	616390	0050	12/10/07	\$340,000	1340	0	6	1947	4	9352	N	N	18054 8TH AVE NE
005	041110	0035	9/6/06	\$306,000	1390	0	6	1950	4	7494	N	N	15407 2ND AVE NE
005	261010	0030	1/30/07	\$340,000	1450	0	6	1947	4	7200	N	N	326 NE 156TH ST
005	730530	0515	12/19/07	\$287,000	1480	0	6	1948	3	9224	N	N	17020 3RD AVE NE
005	730530	0775	11/23/05	\$309,000	1510	0	6	1948	4	8408	N	N	17059 5TH AVE NE
005	741710	0041	4/18/06	\$375,000	1520	200	6	1934	5	9708	N	N	19813 FOREST PARK DR NE
005	323510	0270	3/3/05	\$295,000	1700	0	6	2004	3	7198	N	N	18504 8TH AVE NE
005	397170	1155	1/4/07	\$416,950	1710	1370	6	1930	4	6830	N	N	1227 NE 198TH ST
005	741770	0030	3/16/07	\$454,500	1890	0	6	1944	3	18760	N	N	20040 15TH AVE NE
005	741770	0172	1/3/06	\$333,000	760	290	7	2005	3	10494	N	N	19702 FOREST PARK DR NE
005	741770	0571	5/12/06	\$333,000	780	210	7	1951	3	7962	N	N	20042 19TH AVE NE
005	572750	0148	6/1/05	\$240,000	860	0	7	1953	4	7245	N	N	16728 2ND AVE NE
005	378210	0055	6/9/06	\$275,000	960	0	7	1955	3	10125	N	N	20346 21ST AVE NE
005	378210	0070	10/11/06	\$307,950	960	0	7	1955	3	8100	N	N	20328 21ST AVE NE
005	378210	0075	8/31/07	\$335,000	960	0	7	1955	4	8100	N	N	20322 21ST AVE NE
005	378270	0035	7/21/05	\$229,990	960	0	7	1954	3	9450	N	N	2545 NE 205TH ST
005	402290	1211	4/12/06	\$332,000	960	0	7	1957	3	10000	N	N	19830 25TH AVE NE
005	549070	0065	5/8/07	\$350,000	970	0	7	1956	3	6760	N	N	818 NE 194TH ST
005	566210	0040	5/25/05	\$282,500	970	150	7	1954	3	7107	N	N	18045 7TH AVE NE
005	378210	0140	8/16/05	\$250,000	980	0	7	1955	3	8100	N	N	20339 21ST AVE NE
005	263690	0092	3/29/05	\$287,500	990	440	7	1988	3	9104	N	N	2539 NE 203RD ST
005	549070	0025	11/2/07	\$300,000	1000	0	7	1956	4	6552	N	N	833 NE 195TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	042604	9045	5/19/05	\$260,000	1010	0	7	1968	3	19832	N	N	20004 24TH AVE NE
005	111510	0281	1/27/05	\$290,000	1010	800	7	1998	3	3854	N	N	303 NE SERPENTINE PL
005	572750	0147	9/16/05	\$334,950	1010	950	7	1951	5	7650	N	N	16725 3RD AVE NE
005	378270	0090	8/7/06	\$355,000	1020	0	7	1954	5	19916	N	N	20407 30TH AVE NE
005	572750	0113	2/15/07	\$361,500	1030	0	7	1951	4	8075	N	N	16741 2ND AVE NE
005	730130	0275	2/9/05	\$274,500	1030	1030	7	1955	4	6137	N	N	327 NE 163RD ST
005	052604	9044	12/8/05	\$275,000	1050	0	7	1953	4	8763	N	N	18528 7TH AVE NE
005	092710	0151	12/1/05	\$290,000	1050	0	7	1953	4	8145	N	N	17911 8TH AVE NE
005	397170	0642	4/17/05	\$300,000	1050	440	7	1986	3	7980	N	N	1216 NE 198TH ST
005	572750	0179	1/23/07	\$386,858	1050	400	7	1956	3	8462	N	N	16758 3RD AVE NE
005	572750	0180	8/22/06	\$350,000	1050	400	7	1956	4	6797	N	N	16754 3RD AVE NE
005	397170	0661	4/28/06	\$309,900	1060	0	7	1972	3	12858	N	N	1122 NE 198TH ST
005	549070	0075	2/23/05	\$299,845	1060	430	7	1998	3	5080	N	N	814 NE 194TH ST
005	616390	0020	10/12/05	\$259,500	1060	0	7	1947	3	9325	N	N	18018 8TH AVE NE
005	010010	0080	10/19/07	\$310,000	1080	0	7	1955	3	9045	N	N	20041 24TH AVE NE
005	092710	0070	8/24/07	\$333,000	1080	0	7	1956	3	9002	N	N	18016 5TH AVE NE
005	111510	0119	7/3/06	\$353,000	1080	840	7	1962	3	7803	N	N	330 NE 178TH ST
005	397170	0655	6/8/05	\$296,000	1080	700	7	1958	3	14412	N	N	1202 NE 198TH ST
005	675270	0030	11/14/05	\$292,500	1080	720	7	1958	4	9200	N	N	20218 20TH PL NE
005	052604	9030	12/15/06	\$320,000	1090	0	7	1955	5	8970	N	N	18509 8TH AVE NE
005	742310	0030	4/27/05	\$274,000	1090	620	7	1955	3	9000	N	N	19540 23RD AVE NE
005	030800	0060	6/20/06	\$395,500	1100	510	7	1977	4	6635	N	N	20105 12TH AVE NE
005	030800	0060	12/22/05	\$287,625	1100	510	7	1977	4	6635	N	N	20105 12TH AVE NE
005	378210	0065	8/19/05	\$272,500	1100	0	7	1955	3	8100	N	N	20334 21ST AVE NE
005	504730	0015	11/3/06	\$364,000	1100	1100	7	1951	4	9100	N	N	342 NE 157TH ST
005	092710	0188	3/24/05	\$285,000	1110	400	7	1965	3	8700	N	N	515 NE 178TH PL
005	572750	0155	6/24/05	\$251,150	1110	240	7	1949	4	9750	N	N	126 NE 167TH ST
005	730070	0030	5/20/05	\$309,000	1120	330	7	1950	4	6960	N	N	328 NE 162ND ST
005	111510	0155	7/23/07	\$305,000	1130	580	7	1976	3	6250	N	N	360 NE SERPENTINE PL
005	398530	0347	11/18/05	\$360,000	1140	1050	7	1960	5	7324	N	N	19265 11TH AVE NE
005	261070	0085	7/1/05	\$325,000	1150	730	7	1948	4	8160	N	N	323 NE 158TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	397170	0070	10/11/07	\$378,400	1150	300	7	1992	4	6853	N	N	20110 14TH AVE NE
005	741870	0085	11/1/06	\$257,000	1150	0	7	1954	3	9597	N	N	2525 NE 204TH ST
005	092710	0216	6/19/07	\$399,950	1170	620	7	1960	3	8615	N	N	17515 8TH AVE NE
005	092800	0070	2/9/06	\$323,999	1170	900	7	1962	3	7083	N	N	17555 8TH AVE NE
005	183450	0045	4/26/06	\$366,000	1170	1170	7	1952	3	10186	N	N	16602 3RD PL NE
005	615940	0030	10/20/05	\$309,950	1170	600	7	1960	4	9396	N	N	124 NE 159TH ST
005	730070	0035	5/17/06	\$377,750	1190	900	7	1950	3	6960	N	N	322 NE 162ND ST
005	730130	0105	6/22/05	\$339,950	1190	600	7	1961	4	6180	N	N	157 NE 164TH ST
005	741770	0580	7/12/05	\$430,000	1190	0	7	1947	3	14800	N	N	20016 19TH AVE NE
005	182970	0035	11/16/05	\$349,000	1200	1010	7	1951	3	8628	N	N	302 NE 159TH ST
005	730130	0130	10/11/05	\$297,500	1200	0	7	1955	4	6180	N	N	304 NE 163RD ST
005	566210	0140	6/1/06	\$309,000	1210	0	7	1954	3	6807	N	N	18022 7TH AVE NE
005	111510	0164	6/13/05	\$321,500	1220	1010	7	1987	3	8398	N	N	336 NE SERPENTINE PL
005	730130	0230	2/5/07	\$396,500	1220	460	7	1964	3	11165	N	N	381 NE 163RD ST
005	378270	0165	8/5/05	\$230,000	1230	0	7	1954	3	9793	N	N	2502 NE 204TH ST
005	269720	0040	6/1/06	\$368,000	1240	330	7	1962	3	6327	N	N	314 NE 165TH ST
005	269720	0060	5/3/05	\$349,950	1240	550	7	1963	5	6599	N	N	16532 4TH AVE NE
005	269720	0070	10/20/05	\$325,500	1240	600	7	1963	4	6108	N	N	16536 4TH AVE NE
005	566210	0055	5/3/05	\$298,600	1240	100	7	1954	3	7136	N	N	18063 7TH AVE NE
005	741770	0110	2/22/06	\$335,000	1240	530	7	1947	3	9634	N	N	19920 FOREST PARK DR NE
005	052604	9025	7/21/05	\$320,000	1250	0	7	1976	4	7936	N	N	18547 8TH AVE NE
005	152398	0070	11/7/06	\$418,000	1250	1250	7	1974	3	7200	N	N	1811 NE 199TH ST
005	263690	0149	9/20/05	\$235,000	1250	0	7	1955	3	10000	N	N	20061 25TH AVE NE
005	398530	0195	5/16/06	\$326,000	1250	350	7	1979	3	9931	N	N	20044 12TH AVE NE
005	730130	0075	3/28/07	\$399,700	1250	400	7	1962	3	9920	N	N	16420 4TH AVE NE
005	730130	0150	3/25/05	\$275,750	1250	0	7	1955	4	6180	N	N	328 NE 163RD ST
005	261010	0060	5/19/05	\$260,000	1260	0	7	1947	4	7200	N	N	428 NE 155TH ST
005	288170	0225	10/11/07	\$370,000	1270	680	7	1985	3	10796	N	N	15544 1ST AVE NE
005	092800	0010	6/20/06	\$363,500	1280	740	7	1962	3	8274	N	N	17563 7TH AVE NE
005	092800	0040	1/30/07	\$400,000	1280	740	7	1962	3	7279	N	N	17533 7TH AVE NE
005	730130	0135	2/27/07	\$345,000	1280	0	7	1955	3	6180	N	N	310 NE 163RD ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	092710	0187	1/30/06	\$298,000	1290	0	7	1941	3	8250	N	N	17822 5TH AVE NE
005	814200	0080	11/21/05	\$357,000	1290	400	7	1960	4	9391	N	N	110 NE 158TH ST
005	092710	0015	5/23/06	\$304,900	1300	0	7	1953	3	10360	N	N	18329 8TH AVE NE
005	211160	0100	11/22/05	\$249,000	1300	0	7	1966	4	8117	N	N	15918 1ST AVE NE
005	572750	0103	8/11/06	\$317,000	1300	0	7	1949	3	7125	N	N	16719 2ND AVE NE
005	730140	0200	8/15/05	\$330,000	1300	680	7	1962	5	6483	N	N	127 NE 164TH ST
005	092710	0156	7/17/07	\$327,500	1320	0	7	1960	3	11477	N	N	17829 8TH AVE NE
005	397170	0515	2/12/07	\$330,000	1320	0	7	1955	3	12788	N	N	1212 NE BALLINGER PL
005	397170	0611	9/19/06	\$379,950	1320	930	7	1979	3	8575	N	N	1223 NE BALLINGER PL
005	397170	1115	11/9/06	\$407,500	1330	400	7	1991	3	8750	N	N	19517 14TH AVE NE
005	741710	0070	12/27/05	\$446,200	1340	1000	7	1938	3	42300	N	N	19620 15TH AVE NE
005	572750	0175	11/30/07	\$350,000	1350	880	7	1961	3	6965	N	N	16760 3RD AVE NE
005	572750	0175	1/21/05	\$279,000	1350	880	7	1961	3	6965	N	N	16760 3RD AVE NE
005	288170	0322	4/18/06	\$370,000	1360	0	7	1988	3	7200	N	N	15109 3RD AVE NE
005	111510	0158	4/7/05	\$267,000	1370	0	7	1950	3	13329	N	N	348 NE SERPENTINE PL
005	280760	0030	12/16/05	\$352,000	1370	700	7	1970	3	9192	N	N	15451 4TH AVE NE
005	741870	0060	8/19/05	\$309,500	1370	0	7	1954	4	10514	N	N	2555 NE 204TH ST
005	397170	0215	2/1/06	\$305,500	1380	0	7	1972	4	8725	N	N	20005 12TH AVE NE
005	802290	0010	8/27/07	\$375,000	1380	0	7	1956	3	7869	N	N	350 NE 151ST ST
005	397170	0585	2/24/06	\$337,000	1390	810	7	1977	4	14394	N	N	1115 NE 200TH ST
005	397170	2295	10/21/05	\$280,000	1390	410	7	1930	4	12045	N	N	718 NE 189TH ST
005	572750	0137	7/9/07	\$365,000	1420	500	7	1960	4	7003	N	N	16738 2ND AVE NE
005	615940	0025	9/11/06	\$333,000	1430	0	7	1958	3	9394	N	N	130 NE 159TH ST
005	730130	0090	12/27/06	\$400,000	1430	770	7	1962	3	11163	N	N	16400 4TH AVE NE
005	730130	0090	10/18/05	\$349,950	1430	770	7	1962	3	11163	N	N	16400 4TH AVE NE
005	182970	0080	7/20/06	\$325,000	1450	0	7	1950	3	9586	N	N	303 NE 159TH ST
005	616390	0011	10/21/05	\$296,500	1450	0	7	1950	4	9277	N	N	820 NE 180TH ST
005	092710	0217	7/31/06	\$385,000	1460	350	7	1960	3	7235	N	N	17521 8TH AVE NE
005	730130	0095	2/16/05	\$334,950	1480	450	7	1963	3	8625	N	N	169 NE 164TH ST
005	730130	0155	2/27/06	\$295,000	1490	0	7	1955	4	6150	N	N	334 NE 163RD ST
005	052604	9060	7/25/06	\$334,000	1500	0	7	1982	4	8152	N	N	18516 7TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	111510	0170	9/26/05	\$322,000	1510	0	7	1924	4	7457	N	N	328 NE SERPENTINE PL
005	288170	0232	10/25/06	\$359,000	1510	300	7	1953	4	7200	N	N	15625 3RD AVE NE
005	092800	0060	4/19/06	\$375,000	1520	740	7	1962	3	8575	N	N	17515 7TH AVE NE
005	616390	0194	2/26/07	\$324,000	1520	0	7	1949	3	7483	N	N	18017 10TH AVE NE
005	263690	0146	10/10/06	\$408,000	1560	270	7	1943	5	22030	N	N	20219 25TH AVE NE
005	402290	0992	6/11/07	\$419,000	1570	0	7	1970	3	12005	N	N	2814 NE 195TH ST
005	730130	0280	1/25/05	\$289,950	1570	0	7	1955	4	6138	N	N	321 NE 163RD ST
005	323510	0085	9/15/05	\$329,000	1580	0	7	1948	5	7908	N	N	822 NE 189TH ST
005	224170	0030	8/15/07	\$359,500	1590	0	7	1969	3	7438	N	N	122 NE 156TH ST
005	397170	0981	3/18/05	\$300,000	1590	1060	7	1962	4	7500	N	N	19703 12TH AVE NE
005	741870	0025	5/29/07	\$385,000	1600	0	7	1954	3	10586	N	N	2516 NE 203RD ST
005	741870	0025	4/26/06	\$305,000	1600	0	7	1954	3	10586	N	N	2516 NE 203RD ST
005	010010	0110	6/26/07	\$340,000	1660	0	7	1970	3	7800	N	N	20003 24TH AVE NE
005	730530	0220	11/16/07	\$303,100	1700	0	7	1948	3	8410	N	N	17022 1ST AVE NE
005	010010	0105	3/3/06	\$359,000	1730	0	7	1970	4	7200	N	N	20011 24TH AVE NE
005	042604	9036	11/30/06	\$355,000	1840	0	7	1980	3	7223	N	N	19835 25TH AVE NE
005	730590	0100	10/23/06	\$383,000	1970	0	7	1949	4	8485	N	N	319 NE 170TH ST
005	730590	0100	12/7/05	\$357,000	1970	0	7	1949	4	8485	N	N	319 NE 170TH ST
005	263450	0060	6/28/07	\$500,000	2030	0	7	1996	3	8149	N	N	310 NE 152ND ST
005	741770	0572	1/15/06	\$480,000	2070	0	7	1948	3	14561	N	N	20056 19TH AVE NE
005	868030	0050	10/16/06	\$393,000	2120	0	7	1952	4	9465	N	N	333 NE 148TH ST
005	397170	0105	1/28/05	\$335,000	2220	0	7	1970	3	7141	N	N	20333 14TH AVE NE
005	378210	0010	9/26/07	\$399,950	2320	0	7	1954	4	8100	N	N	20340 22ND AVE NE
005	741710	0080	7/22/05	\$410,000	2320	880	7	1946	3	7500	N	N	19614 15TH AVE NE
005	730530	0360	10/17/05	\$340,000	2430	0	7	1990	3	8411	N	N	17010 2ND AVE NE
005	042604	9050	10/20/06	\$380,950	2570	0	7	1979	3	9350	N	N	20005 25TH AVE NE
005	777240	0040	2/14/07	\$380,600	1270	1240	8	1965	3	9217	N	N	17821 3RD AVE NE
005	211160	0040	8/17/07	\$355,000	1310	500	8	1961	3	8167	N	N	114 NE 161ST ST
005	402290	0952	3/21/06	\$387,500	1310	1020	8	1974	3	9312	N	N	19611 30TH AVE NE
005	052604	9027	7/1/05	\$400,000	1360	930	8	1998	3	8222	N	N	18520 7TH AVE NE
005	502780	0150	10/25/06	\$357,000	1440	0	8	1976	3	7210	N	N	423 NE 153RD ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	402290	0993	12/28/06	\$418,000	1500	0	8	1950	3	19140	N	N	2804 NE 195TH ST
005	111510	0289	9/21/06	\$315,000	1620	680	8	1965	3	7566	N	N	17501 5TH AVE NE
005	780530	0080	3/29/07	\$525,000	1700	980	8	1962	3	13202	N	N	19745 10TH AVE NE
005	780530	0080	5/31/06	\$485,000	1700	980	8	1962	3	13202	N	N	19745 10TH AVE NE
005	092710	0159	8/11/06	\$475,000	1760	800	8	1966	4	12625	N	N	538 NE SERPENTINE PL
005	777240	0020	8/2/07	\$368,000	1790	0	8	1965	3	7931	N	N	17809 3RD AVE NE
005	780530	0010	10/5/06	\$500,000	2040	1020	8	1956	3	18360	N	N	840 NE 195TH ST
005	780530	0010	4/19/06	\$490,000	2040	1020	8	1956	3	18360	N	N	840 NE 195TH ST
005	741770	0638	5/14/07	\$425,000	2120	0	8	1978	3	7616	N	N	19651 20TH AVE NE
005	052604	9063	4/23/07	\$560,000	2190	0	8	2002	3	7384	N	N	19011 8TH AVE NE
005	802290	0055	7/24/07	\$455,000	2270	0	8	1956	4	12742	N	N	347 NE 151ST ST
005	397170	1065	6/27/05	\$428,000	2290	1780	8	1994	3	9717	N	N	19522 12TH AVE NE
005	398530	0178	3/6/06	\$544,000	2540	1560	8	1985	3	7300	N	N	20131 FOREST PARK DR NE
005	402290	0975	9/20/05	\$495,500	2570	0	9	2003	3	8113	N	N	2907 NE 196TH ST
005	402290	0974	9/9/05	\$529,950	2950	0	9	2004	3	8864	N	N	2915 NE 196TH ST
005	741770	0660	9/17/07	\$641,170	3400	0	10	2006	3	10650	N	N	19608 19TH AVE NE
006	343250	1595	4/25/07	\$344,000	620	0	5	1940	4	8138	N	N	15814 10TH AVE NE
006	343250	0830	3/27/06	\$250,000	850	0	5	1948	4	6008	N	N	15581 14TH AVE NE
006	343250	0290	3/14/05	\$219,950	640	0	6	1941	4	6908	N	N	15828 14TH AVE NE
006	343250	1040	6/5/07	\$315,500	660	250	6	1948	4	8130	N	N	15504 11TH AVE NE
006	040810	0150	6/6/06	\$278,000	700	0	6	1949	4	6000	N	N	16824 11TH PL NE
006	040810	0215	3/12/07	\$267,500	700	0	6	1949	4	6000	N	N	16815 11TH PL NE
006	756870	0195	10/10/07	\$280,000	750	0	6	1941	3	7440	N	N	15217 6TH AVE NE
006	663290	0282	6/1/05	\$255,400	760	0	6	1941	3	5871	N	N	1208 NE 148TH ST
006	756870	0770	6/14/07	\$300,000	760	0	6	1948	3	6402	N	N	516 NE 145TH ST
006	756870	0770	3/25/06	\$255,000	760	0	6	1948	3	6402	N	N	516 NE 145TH ST
006	343250	1679	3/22/06	\$295,000	770	0	6	1939	3	6240	N	N	15574 10TH AVE NE
006	616390	1033	2/6/07	\$277,500	770	0	6	1953	3	8612	N	N	511 NE 174TH ST
006	730430	0515	4/17/07	\$338,000	770	0	6	1947	3	8185	N	N	15803 9TH AVE NE
006	730430	0550	8/13/07	\$335,000	770	0	6	1947	4	8308	N	N	15537 9TH AVE NE
006	730430	0550	4/13/06	\$317,000	770	0	6	1947	4	8308	N	N	15537 9TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	730430	0595	8/1/05	\$220,000	770	0	6	1947	3	8184	N	N	15522 9TH AVE NE
006	730430	1360	10/9/06	\$320,000	770	0	6	1947	4	8060	N	N	16202 5TH AVE NE
006	756870	0235	11/22/06	\$320,000	770	650	6	1939	4	7440	N	N	15224 5TH AVE NE
006	756870	0370	8/30/06	\$294,000	770	0	6	1948	3	7440	N	N	14818 5TH AVE NE
006	730430	1336	10/14/05	\$300,000	780	350	6	1947	3	8184	N	N	16016 5TH AVE NE
006	756870	0275	12/13/06	\$350,000	790	380	6	1941	3	7247	N	N	15280 5TH AVE NE
006	343250	0200	7/18/07	\$380,000	800	350	6	1952	3	6908	N	N	15839 15TH AVE NE
006	343250	1320	8/10/06	\$295,000	800	0	6	1940	4	8143	N	N	16202 11TH AVE NE
006	616390	1062	6/15/07	\$306,000	800	0	6	1950	3	9702	N	N	17201 8TH AVE NE
006	730430	0090	10/4/06	\$339,950	800	0	6	1947	4	8592	N	N	15845 6TH AVE NE
006	730430	0046	12/26/06	\$285,000	810	0	6	1947	3	8184	N	N	15720 5TH AVE NE
006	730430	0401	8/2/06	\$369,000	810	810	6	1947	3	11377	N	N	15522 8TH AVE NE
006	730430	0705	7/30/07	\$342,625	810	0	6	1948	3	8184	N	N	15801 10TH AVE NE
006	663290	0150	9/14/07	\$350,000	820	0	6	1942	3	5869	N	N	1246 NE 148TH ST
006	663290	0572	8/17/07	\$382,500	830	830	6	1948	4	10351	N	N	14815 12TH AVE NE
006	756870	0405	12/13/06	\$290,000	840	0	6	1947	3	7440	N	N	15100 5TH AVE NE
006	343250	0570	6/23/05	\$359,000	870	690	6	1929	4	8298	N	N	16260 12TH AVE NE
006	040810	0110	10/20/05	\$314,000	900	900	6	1950	3	6000	N	N	1115 NE 168TH ST
006	756870	0550	12/1/06	\$340,000	930	0	6	1940	3	7440	N	N	14868 6TH AVE NE
006	343250	0580	6/12/07	\$255,000	940	0	6	1942	4	8297	N	N	16250 12TH AVE NE
006	756870	0255	8/2/05	\$234,500	940	0	6	1954	3	7440	N	N	15320 5TH AVE NE
006	756870	0300	2/14/07	\$374,000	940	800	6	1947	3	7440	N	N	14861 6TH AVE NE
006	756870	0745	12/23/05	\$307,000	940	940	6	1939	4	11160	N	N	14525 6TH AVE NE
006	730430	1070	7/28/06	\$318,000	950	0	6	1947	3	8060	N	N	16261 9TH AVE NE
006	343250	1030	1/13/06	\$289,950	960	500	6	1942	3	8131	N	N	15514 11TH AVE NE
006	040810	0075	6/23/05	\$272,000	970	0	6	1950	4	6825	N	N	16807 11TH AVE NE
006	756870	0495	7/30/07	\$329,950	970	0	6	1940	4	5352	N	N	14800 6TH AVE NE
006	756870	0495	10/21/05	\$280,000	970	0	6	1940	4	5352	N	N	14800 6TH AVE NE
006	730430	0215	10/25/05	\$345,000	980	0	6	1947	3	8184	N	N	15524 6TH AVE NE
006	730430	0240	12/17/07	\$329,950	980	0	6	1947	3	8184	N	N	15556 6TH AVE NE
006	730430	0470	11/21/07	\$280,500	980	0	6	1947	3	11224	N	N	15828 8TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	343250	1450	3/14/07	\$341,500	990	0	6	1927	4	8145	N	N	16220 10TH AVE NE
006	730430	0521	5/26/05	\$311,600	990	0	6	1947	5	8308	N	N	15571 9TH AVE NE
006	730430	1325	8/8/07	\$335,000	1000	0	6	1946	3	12793	N	N	16003 8TH AVE NE
006	730430	0580	4/7/06	\$315,000	1010	0	6	1947	4	8662	N	N	15502 9TH AVE NE
006	730430	0760	11/9/05	\$289,000	1010	0	6	1947	4	8184	N	N	15511 10TH AVE NE
006	730430	1435	9/26/05	\$309,000	1010	0	6	1947	4	9300	N	N	16261 6TH AVE NE
006	756870	0105	10/26/06	\$319,500	1010	0	6	1940	3	7440	N	N	15236 6TH AVE NE
006	756870	0510	11/20/07	\$325,000	1010	0	6	1948	3	7440	N	N	14820 6TH AVE NE
006	730430	0430	3/28/06	\$379,000	1020	0	6	1947	5	11383	N	N	15556 8TH AVE NE
006	730430	0030	5/19/07	\$330,000	1030	0	6	1947	4	8184	N	N	15642 5TH AVE NE
006	756870	0765	10/11/06	\$290,000	1050	0	6	1948	3	6399	N	N	522 NE 145TH ST
006	343250	0960	5/25/06	\$342,000	1060	0	6	1947	3	8135	N	N	15567 12TH AVE NE
006	343250	1075	1/28/05	\$240,000	1060	0	6	1942	4	8139	N	N	15839 12TH AVE NE
006	663290	0262	4/16/07	\$346,000	1060	0	6	1972	3	9806	N	N	14824 12TH AVE NE
006	730430	0865	6/12/06	\$299,950	1060	0	6	1947	4	8456	N	N	16283 10TH AVE NE
006	730430	1305	3/20/05	\$252,000	1060	0	6	1947	3	6390	N	N	16033 8TH AVE NE
006	756870	0810	4/15/05	\$217,500	1070	0	6	1948	3	7440	N	N	14544 5TH AVE NE
006	730430	0946	6/13/05	\$264,950	1080	0	6	1947	4	8308	N	N	16011 10TH AVE NE
006	756870	0725	7/14/06	\$356,000	1080	200	6	1948	3	7440	N	N	14555 6TH AVE NE
006	343250	1095	5/2/06	\$312,000	1090	0	6	1947	4	8141	N	N	16019 12TH AVE NE
006	616390	1352	12/28/06	\$325,000	1090	0	6	2006	3	8280	N	N	1009 NE SERPENTINE PL
006	756870	0225	2/18/05	\$259,500	1120	0	6	1947	4	6820	N	N	15214 5TH AVE NE
006	343250	0210	11/11/05	\$258,950	1130	0	6	1945	3	6908	N	N	15847 15TH AVE NE
006	756870	0640	1/2/07	\$320,000	1150	0	6	1978	3	6394	N	N	14508 6TH AVE NE
006	730430	0866	1/7/05	\$234,950	1170	0	6	1947	4	8184	N	N	16277 10TH AVE NE
006	343250	1205	10/10/05	\$312,000	1200	0	6	1951	4	8145	N	N	16227 12TH AVE NE
006	756870	0045	8/8/06	\$348,000	1220	720	6	1947	3	10182	N	N	15231 8TH AVE NE
006	730430	1430	3/2/06	\$280,000	1230	0	6	1947	4	9300	N	N	16269 6TH AVE NE
006	343250	1650	11/21/06	\$387,500	1250	860	6	1949	3	8134	N	N	15547 11TH AVE NE
006	663290	0250	8/31/06	\$300,000	1280	0	6	1943	3	17596	N	N	14840 12TH AVE NE
006	343250	0955	9/12/07	\$321,600	1290	0	6	1950	3	8135	N	N	15563 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	616390	1032	11/22/05	\$305,000	1290	0	6	1955	3	10988	N	N	527 NE 174TH ST
006	730430	1175	6/16/05	\$279,000	1320	0	6	1947	4	8680	N	N	16036 6TH AVE NE
006	092710	0390	12/21/06	\$350,000	1610	0	6	1949	3	8500	N	N	924 NE 174TH ST
006	663290	0280	10/25/07	\$245,000	540	0	7	1947	4	5936	N	N	1224 NE 148TH ST
006	040810	0060	8/14/06	\$280,000	700	0	7	1949	3	5900	N	N	16738 10TH AVE NE
006	670310	0010	8/23/05	\$250,000	910	0	7	1952	4	6816	N	N	910 NE 150TH ST
006	343250	0215	8/25/05	\$275,061	920	620	7	1955	4	6909	N	N	15853 15TH AVE NE
006	343250	1113	5/30/07	\$340,000	940	0	7	1948	4	5963	N	N	1103 NE 162ND ST
006	670250	0020	5/15/06	\$295,000	940	0	7	1952	3	6600	N	N	14818 8TH AVE NE
006	616390	1135	6/16/05	\$369,950	950	890	7	1987	3	10385	N	N	17028 8TH AVE NE
006	756870	0325	9/2/05	\$255,000	970	0	7	1949	3	7440	N	N	14833 6TH AVE NE
006	343250	0350	4/23/07	\$355,000	990	250	7	1952	3	6913	N	N	16227 15TH AVE NE
006	616390	1183	10/19/06	\$301,000	1000	0	7	1953	3	8040	N	N	909 NE 174TH ST
006	417950	0080	3/14/07	\$347,000	1010	0	7	1955	3	7235	N	N	827 NE 152ND ST
006	730430	0761	7/16/07	\$325,000	1010	0	7	1947	3	9217	N	N	15503 10TH AVE NE
006	730430	1040	5/24/05	\$285,000	1010	0	7	1947	4	11083	N	N	16266 8TH AVE NE
006	343250	0167	10/18/05	\$266,500	1020	0	7	1951	4	7561	N	N	1422 NE 158TH ST
006	343250	0365	5/15/07	\$380,000	1020	1280	7	1968	3	6914	N	N	16241 15TH AVE NE
006	254810	0040	6/18/07	\$384,130	1030	230	7	1952	3	7133	N	N	1256 NE 169TH ST
006	616390	1943	12/28/05	\$267,500	1030	0	7	1949	4	8820	N	N	16541 8TH AVE NE
006	254810	0135	2/27/06	\$277,000	1040	0	7	1952	3	8400	N	N	1238 NE 168TH ST
006	663290	0413	8/29/05	\$299,200	1040	0	7	1967	3	5647	N	N	15214 12TH AVE NE
006	616390	1711	9/19/07	\$294,000	1050	440	7	1974	3	9114	N	N	16719 10TH AVE NE
006	756870	0190	7/10/06	\$360,000	1060	140	7	1941	3	7440	N	N	15219 6TH AVE NE
006	756870	0340	6/14/05	\$301,500	1060	0	7	1948	3	7440	N	N	14815 6TH AVE NE
006	616390	1271	11/9/05	\$290,000	1070	0	7	1947	3	9750	N	N	17108 10TH AVE NE
006	616390	1421	2/23/07	\$377,000	1070	110	7	1959	3	8515	N	N	17041 12TH AVE NE
006	670430	0110	2/15/05	\$270,000	1080	0	7	1952	3	8346	N	N	14610 9TH AVE NE
006	730430	0855	4/10/07	\$365,000	1080	0	7	1961	3	8184	N	N	16274 9TH AVE NE
006	756870	0410	3/14/05	\$299,300	1090	770	7	1972	3	7812	N	N	15108 5TH AVE NE
006	663290	0405	11/16/05	\$321,000	1100	320	7	1967	3	6289	N	N	15236 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	670430	0050	5/24/06	\$360,000	1100	750	7	1959	3	7411	N	N	921 NE 146TH ST
006	714870	0065	11/16/05	\$283,862	1100	0	7	1952	3	8024	N	N	17030 13TH AVE NE
006	616390	1441	5/18/06	\$287,500	1120	0	7	1951	3	8712	N	N	17006 11TH AVE NE
006	343250	1375	7/24/07	\$469,950	1130	1130	7	1965	3	8147	N	N	16257 11TH AVE NE
006	616390	1833	3/8/05	\$249,200	1130	0	7	1946	3	9450	N	N	16706 5TH AVE NE
006	663290	0551	12/12/05	\$358,000	1130	1150	7	1976	3	11851	N	N	15217 11TH AVE NE
006	663290	0611	10/18/06	\$355,000	1130	0	7	1964	3	7800	N	N	15021 12TH AVE NE
006	343250	0990	7/26/05	\$280,000	1140	780	7	1958	3	8135	N	N	15564 11TH AVE NE
006	616390	1411	5/7/07	\$425,000	1140	1060	7	1959	4	7540	N	N	17060 11TH AVE NE
006	616390	1332	8/28/07	\$345,000	1150	0	7	1954	4	6071	N	N	1017 NE 175TH ST
006	343250	1150	7/17/07	\$367,000	1170	0	7	1959	3	8139	N	N	15838 11TH AVE NE
006	224150	0080	7/28/06	\$290,000	1200	420	7	1955	3	7188	N	N	831 NE 151ST ST
006	343250	0910	8/19/07	\$415,000	1200	580	7	1961	3	8131	N	N	15511 12TH AVE NE
006	616390	1243	10/18/07	\$345,000	1200	0	7	1951	4	7739	N	N	17003 10TH AVE NE
006	663290	0363	10/4/05	\$329,500	1200	0	7	1965	4	7215	N	N	1211 NE 155TH ST
006	663290	0365	9/15/06	\$330,000	1200	0	7	1966	3	7246	N	N	15402 12TH AVE NE
006	663290	0631	6/3/05	\$359,000	1200	0	7	1955	3	8974	N	N	1105 NE 152ND ST
006	670310	0070	10/13/06	\$305,000	1200	0	7	1952	3	9194	N	N	915 NE 148TH ST
006	670310	0085	3/20/06	\$312,000	1200	0	7	1952	3	10572	N	N	901 NE 148TH ST
006	670310	0140	6/3/05	\$295,000	1200	0	7	1952	4	6628	N	N	14810 9TH AVE NE
006	670370	0060	8/22/05	\$300,000	1200	0	7	1952	3	6600	N	N	14609 9TH AVE NE
006	254810	0191	7/31/06	\$350,000	1210	0	7	1950	3	8239	N	N	16923 12TH PL NE
006	756870	0175	2/3/05	\$254,950	1210	0	7	1949	3	7440	N	N	15243 6TH AVE NE
006	254810	0225	6/20/07	\$330,000	1220	0	7	1950	3	8400	N	N	16821 12TH PL NE
006	343250	0380	12/15/05	\$340,000	1230	800	7	1950	3	9240	N	N	16261 15TH AVE NE
006	224150	0050	4/9/07	\$389,000	1240	950	7	1955	3	7853	N	N	858 NE 151ST ST
006	616390	1430	7/12/07	\$382,950	1250	500	7	1959	3	8384	N	N	17036 11TH AVE NE
006	756870	0355	4/19/06	\$328,450	1260	0	7	1939	5	6371	N	N	14802 5TH AVE NE
006	616390	1902	5/4/07	\$330,500	1270	0	7	1949	3	9261	N	N	16737 8TH AVE NE
006	417950	0095	6/21/07	\$390,000	1280	0	7	1954	3	7200	N	N	15122 8TH AVE NE
006	756870	0130	1/27/06	\$350,000	1280	0	7	1952	3	7440	N	N	15268 6TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	156810	0311	3/23/07	\$470,000	1280	700	7	2006	3	3600	N	N	3125 NE 147TH ST
006	663290	0740	4/3/06	\$375,000	1300	520	7	1961	3	6808	N	N	14617 12TH AVE NE
006	730430	0463	5/23/06	\$413,000	1300	970	7	1997	3	5087	N	N	15814 8TH AVE NE
006	663290	0382	5/19/06	\$325,000	1310	0	7	1963	3	7754	N	N	15250 12TH AVE NE
006	663290	0710	7/18/05	\$321,000	1310	920	7	1959	3	7961	N	N	14503 12TH AVE NE
006	670310	0135	7/13/06	\$360,000	1330	0	7	1952	3	6768	N	N	14804 9TH AVE NE
006	730430	0560	6/13/07	\$395,000	1330	0	7	1947	4	8308	N	N	15525 9TH AVE NE
006	730430	1273	10/17/07	\$450,000	1330	950	7	1998	3	5103	N	N	16239 8TH AVE NE
006	756870	0685	7/14/06	\$314,280	1340	0	7	1955	3	7440	N	N	14562 6TH AVE NE
006	616390	1215	5/2/06	\$399,950	1340	980	7	1999	3	6101	N	N	914 NE 172ND PL
006	663290	0751	5/13/05	\$336,000	1350	0	7	1961	3	9750	N	N	1124 NE 147TH ST
006	254810	0120	3/22/07	\$367,000	1360	420	7	1952	3	7036	N	N	16803 15TH AVE NE
006	663150	0010	2/28/07	\$426,100	1360	0	7	1960	3	7758	N	N	1054 NE 154TH ST
006	663150	0010	5/19/05	\$275,000	1360	0	7	1960	3	7758	N	N	1054 NE 154TH ST
006	670430	0105	12/4/07	\$387,000	1380	0	7	1953	3	8550	N	N	14604 9TH AVE NE
006	254810	0155	1/29/07	\$362,000	1400	960	7	1950	4	12360	N	N	1207 NE 168TH ST
006	343250	0968	6/13/06	\$314,500	1410	0	7	1950	4	7020	N	N	15575 12TH AVE NE
006	224150	0095	9/28/06	\$367,500	1420	0	7	1955	3	7587	N	N	849 NE 151ST ST
006	616390	1760	2/14/07	\$305,000	1440	0	7	1946	3	9324	N	N	16515 10TH AVE NE
006	633294	0020	4/27/06	\$409,990	1440	690	7	2000	3	8412	N	N	15450 10TH AVE NE
006	343250	1510	5/20/05	\$282,000	1470	0	7	1951	3	8140	N	N	16007 11TH AVE NE
006	343250	1340	9/20/05	\$324,950	1480	0	7	1967	3	8145	N	N	16219 11TH AVE NE
006	616390	1610	4/18/06	\$324,000	1500	0	7	1952	4	8990	N	N	16546 8TH AVE NE
006	343250	1085	7/3/06	\$351,400	1510	0	7	1948	4	8140	N	N	16001 12TH AVE NE
006	254810	0180	6/16/06	\$330,000	1570	0	7	1952	3	7200	N	N	1249 NE 168TH ST
006	082604	9064	2/17/06	\$340,000	1600	0	7	1944	5	10850	N	N	16758 10TH AVE NE
006	616390	1371	2/8/07	\$330,000	1600	0	7	1951	3	9750	N	N	17248 11TH AVE NE
006	714870	0005	11/21/05	\$335,000	1600	0	7	1952	3	7616	N	N	17003 13TH AVE NE
006	714870	0100	12/17/07	\$345,000	1600	0	7	1952	4	7080	N	N	17031 14TH AVE NE
006	616390	1431	10/18/07	\$370,000	1620	500	7	1959	4	8384	N	N	17035 12TH AVE NE
006	616390	1431	7/1/05	\$315,000	1620	500	7	1959	4	8384	N	N	17035 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	756870	0285	7/5/07	\$386,700	1630	0	7	1947	4	7440	N	N	14879 6TH AVE NE
006	756870	0600	11/21/07	\$455,000	1630	0	7	1947	5	10141	N	N	14537 8TH AVE NE
006	616390	1880	11/27/07	\$380,000	1660	0	7	1951	4	8820	N	N	605 NE 170TH ST
006	670430	0045	7/18/05	\$375,000	1690	0	7	1959	5	7678	N	N	927 NE 146TH ST
006	756870	0830	9/2/05	\$339,200	1820	0	7	1937	4	7440	N	N	14570 5TH AVE NE
006	616390	1091	3/8/05	\$315,000	1850	0	7	1950	5	11789	N	N	17015 8TH AVE NE
006	714870	0125	6/9/05	\$259,000	1890	0	7	1952	4	7616	N	N	17002 14TH AVE NE
006	756870	0620	1/4/07	\$466,500	1930	0	7	2006	3	10141	N	N	14509 8TH AVE NE
006	616390	1050	1/18/06	\$320,000	1950	0	7	1947	4	11831	N	N	17207 8TH AVE NE
006	670370	0005	5/16/05	\$349,950	2010	0	7	1952	3	7150	N	N	900 NE 147TH ST
006	616390	0979	6/28/07	\$415,000	2050	0	7	1946	4	8580	N	N	17016 5TH AVE NE
006	616390	0979	9/7/06	\$382,500	2050	0	7	1946	4	8580	N	N	17016 5TH AVE NE
006	343250	1390	7/15/05	\$322,500	2060	0	7	1953	4	8149	N	N	16267 11TH AVE NE
006	730430	0755	6/5/06	\$312,000	2100	0	7	1948	3	8184	N	N	15517 10TH AVE NE
006	616390	1670	3/20/06	\$340,000	2260	0	7	1951	4	7560	N	N	815 NE 170TH ST
006	254810	0070	8/31/07	\$365,000	2280	0	7	1950	3	6958	N	N	16902 12TH PL NE
006	663290	0292	12/28/05	\$420,000	2470	0	7	1978	3	8528	N	N	1236 NE 152ND ST
006	254810	0150	4/4/07	\$340,000	2590	0	7	1950	5	7587	N	N	1208 NE 168TH ST
006	663290	0305	3/8/05	\$460,000	2990	0	7	1977	3	9738	N	N	1425 NE 153RD ST
006	663290	0315	11/26/07	\$540,000	2990	0	7	1977	3	8755	N	N	1405 NE 153RD ST
006	663290	0462	9/6/05	\$332,000	1210	620	8	1977	3	7408	N	N	1109 NE 153RD PL
006	064210	0005	5/2/07	\$420,000	1630	980	8	1956	3	12511	N	N	1121 NE 146TH ST
006	254810	0170	10/18/06	\$485,000	1770	0	8	1950	4	19600	N	N	1233 NE 168TH ST
006	616390	1027	2/16/06	\$450,000	2040	0	8	1999	3	6264	N	N	515 NE 172ND CT
006	616390	1160	2/27/07	\$540,000	2140	750	8	1978	4	8840	N	N	17311 9TH AVE NE
006	633294	0080	8/25/06	\$499,950	2320	940	8	2003	3	5522	N	N	1024 NE 153RD CT
006	616390	0987	9/14/05	\$477,500	2330	0	8	1997	3	6749	N	N	517 NE 170TH LN
006	616390	1831	12/30/05	\$434,000	2620	0	8	1992	3	9450	N	N	16710 5TH AVE NE
006	616390	0997	12/14/06	\$580,000	3450	440	8	1994	3	7207	N	N	516 NE 170TH LN
006	092710	0355	2/15/07	\$759,000	3340	0	10	2007	3	6750	N	N	820 NE 174TH ST
007	350010	0115	4/24/07	\$279,000	850	0	5	1950	3	8333	N	N	14534 27TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	367050	0565	8/26/05	\$242,000	870	0	5	1942	3	8108	N	N	1739 NE 147TH ST
007	558990	0767	7/19/07	\$300,000	1100	0	5	1934	3	8578	N	N	1525 NE 169TH ST
007	367050	0305	1/25/07	\$298,950	680	0	6	1928	3	8109	N	N	1539 NE 147TH ST
007	666890	0005	7/27/05	\$273,000	700	0	6	1949	5	5559	N	N	1557 NE 166TH ST
007	162604	9076	10/12/06	\$221,500	720	0	6	1953	3	10380	N	N	14730 23RD AVE NE
007	399690	0420	6/8/05	\$240,000	730	0	6	1948	3	7674	N	N	16335 27TH AVE NE
007	399570	0155	9/22/06	\$280,000	770	0	6	1948	4	8146	N	N	15552 26TH AVE NE
007	399630	0115	4/1/05	\$258,000	770	0	6	1948	4	8147	N	N	15846 28TH AVE NE
007	399690	0005	12/19/05	\$284,950	770	0	6	1948	4	9477	N	N	16004 28TH AVE NE
007	399690	0110	12/19/07	\$330,000	770	0	6	1948	3	12469	N	N	16370 28TH PL NE
007	399690	0320	11/16/06	\$282,950	770	0	6	1948	3	8149	N	N	16035 27TH AVE NE
007	399690	0356	8/22/06	\$312,000	770	0	6	1948	3	8149	N	N	16046 26TH AVE NE
007	399690	0360	12/18/06	\$287,000	770	0	6	1948	3	8149	N	N	16040 26TH AVE NE
007	399690	0460	8/15/06	\$262,500	770	0	6	1948	3	8149	N	N	16304 26TH AVE NE
007	399690	0650	9/7/07	\$269,500	770	0	6	1948	3	7200	N	N	2505 NE 165TH ST
007	399690	0665	1/23/07	\$281,000	770	0	6	1948	3	7200	N	N	16322 25TH AVE NE
007	399690	0665	9/26/06	\$255,000	770	0	6	1948	3	7200	N	N	16322 25TH AVE NE
007	399750	0030	1/11/05	\$269,950	770	0	6	1948	5	8149	N	N	15835 27TH AVE NE
007	399750	0060	8/6/06	\$290,000	770	0	6	1948	3	8149	N	N	15852 26TH AVE NE
007	399750	0175	4/6/07	\$330,000	770	0	6	1948	3	8149	N	N	15834 25TH AVE NE
007	558990	0761	6/3/05	\$279,500	770	0	6	1943	3	6731	N	N	16805 16TH AVE NE
007	156810	0275	12/5/05	\$337,000	790	490	6	1947	3	8417	N	N	14514 31ST AVE NE
007	156810	0275	3/18/05	\$291,000	790	490	6	1947	3	8417	N	N	14514 31ST AVE NE
007	350010	0176	4/20/07	\$390,000	790	0	6	1947	3	8202	N	N	14520 26TH AVE NE
007	367050	0055	7/3/06	\$326,000	790	0	6	1940	4	8109	N	N	1540 NE 148TH ST
007	399630	0055	6/8/05	\$265,000	790	0	6	1950	4	8793	N	N	15805 28TH AVE NE
007	399690	0020	10/10/07	\$317,500	800	0	6	1948	3	9263	N	N	16022 28TH AVE NE
007	399690	0585	1/18/07	\$299,000	800	0	6	1948	3	7959	N	N	16310 25TH PL NE
007	399570	0015	8/29/06	\$310,000	810	0	6	1948	5	8577	N	N	15504 25TH AVE NE
007	350010	0160	12/20/05	\$277,250	820	0	6	1939	3	8200	N	N	14533 27TH AVE NE
007	399750	0145	8/11/06	\$329,850	820	0	6	1948	3	8149	N	N	15853 26TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	350010	0015	2/20/07	\$302,500	830	0	6	1950	3	8183	N	N	14730 25TH AVE NE
007	399690	0400	12/19/05	\$290,000	830	0	6	1948	4	8149	N	N	16311 27TH AVE NE
007	373890	0003	7/25/05	\$228,000	840	0	6	1948	3	8177	N	N	14505 22ND AVE NE
007	558990	0221	7/12/05	\$268,000	840	0	6	1946	4	9519	N	N	16901 22ND AVE NE
007	373890	0035	4/25/05	\$254,600	860	0	6	1948	3	8189	N	N	14541 22ND AVE NE
007	399690	0155	2/21/06	\$327,950	860	0	6	1948	5	8149	N	N	16035 28TH AVE NE
007	558990	0125	11/18/05	\$254,960	860	0	6	1948	3	9515	N	N	1545 NE 170TH ST
007	399570	0025	8/2/07	\$327,500	880	0	6	1948	3	8146	N	N	15516 25TH AVE NE
007	399570	0025	12/20/06	\$226,072	880	0	6	1948	3	8146	N	N	15516 25TH AVE NE
007	399690	0165	3/23/05	\$250,000	880	0	6	1948	3	8149	N	N	16047 28TH AVE NE
007	558930	0525	4/20/05	\$250,000	890	0	6	1942	4	9112	N	N	1875 NE 172ND ST
007	399570	0555	1/4/07	\$299,999	900	0	6	1947	3	8174	N	N	15005 27TH AVE NE
007	399690	0225	6/6/06	\$316,000	900	0	6	1948	4	8149	N	N	16322 27TH AVE NE
007	350010	0214	6/7/05	\$303,000	910	0	6	1947	5	8202	N	N	14527 26TH AVE NE
007	558930	0155	7/10/06	\$370,000	920	0	6	1957	3	8857	N	N	1509 NE 172ND ST
007	558930	0555	6/22/07	\$325,000	930	0	6	1947	4	9119	N	N	1886 NE 171ST ST
007	558930	0710	5/16/07	\$325,000	940	0	6	1942	4	9100	N	N	2222 NE 170TH ST
007	399690	0260	9/10/07	\$240,000	970	0	6	1948	3	8149	N	N	16040 27TH AVE NE
007	558990	0765	5/18/07	\$326,000	990	0	6	1936	3	4030	N	N	16817 16TH AVE NE
007	399570	0525	11/16/07	\$324,950	1000	0	6	1948	4	8168	N	N	15034 26TH AVE NE
007	156810	0096	1/19/07	\$280,000	1080	0	6	1949	3	7399	N	N	3005 NE 149TH ST
007	399750	0155	9/1/06	\$250,000	1090	0	6	1948	3	8352	N	N	15858 25TH AVE NE
007	558930	0240	5/7/07	\$370,000	1100	0	6	1932	4	9908	N	N	1588 NE 170TH ST
007	373890	0125	12/7/07	\$250,000	1130	0	6	1948	3	8209	N	N	14728 22ND AVE NE
007	399690	0630	5/10/05	\$312,000	1160	0	6	1948	4	6900	N	N	2529 NE 165TH ST
007	156810	0310	9/27/06	\$275,000	1170	0	6	1948	3	4906	N	N	14554 31ST AVE NE
007	399570	0360	4/18/05	\$305,000	1170	0	6	1948	5	8159	N	N	15304 25TH AVE NE
007	373890	0020	12/3/05	\$250,000	1180	0	6	1948	3	8183	N	N	14523 22ND AVE NE
007	399570	0180	9/6/07	\$260,000	1200	0	6	1948	3	8146	N	N	15541 27TH AVE NE
007	350010	0133	6/14/05	\$245,000	1250	0	6	1950	4	9212	N	N	14508 27TH AVE NE
007	156810	0425	6/30/05	\$330,000	1270	840	6	1924	4	8504	N	N	14721 32ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	162604	9045	2/23/07	\$326,250	1320	0	6	1950	4	8100	N	N	15510 27TH AVE NE
007	367050	0705	9/12/05	\$352,000	1340	0	6	1931	4	8108	N	N	1722 NE 147TH ST
007	373890	0015	9/25/06	\$340,500	1340	0	6	1948	4	8181	N	N	14517 22ND AVE NE
007	373890	0040	11/3/06	\$349,950	1390	0	6	1948	4	8191	N	N	14547 22ND AVE NE
007	156810	0315	7/14/05	\$243,000	1400	0	6	1930	3	8460	N	N	14551 32ND AVE NE
007	367050	0615	2/3/05	\$264,000	810	0	7	1949	4	8108	N	N	1726 NE 146TH ST
007	350010	0039	10/20/06	\$332,000	890	0	7	1947	3	8136	N	N	14751 27TH AVE NE
007	350010	0047	3/14/05	\$260,000	890	0	7	1947	3	8180	N	N	14745 27TH AVE NE
007	399690	0595	1/3/06	\$280,000	910	200	7	1948	3	12840	N	N	16315 25TH PL NE
007	399570	0575	7/17/07	\$335,000	920	0	7	1947	4	8169	N	N	15027 27TH AVE NE
007	402410	1051	4/9/07	\$334,000	950	0	7	1950	5	6984	N	N	2011 NE 175TH ST
007	558990	0035	11/6/07	\$278,800	960	300	7	1951	3	9519	N	N	1524 NE 169TH ST
007	399630	0060	11/16/06	\$319,950	1020	0	7	1948	3	8147	N	N	15811 28TH AVE NE
007	666890	0120	3/31/05	\$295,000	1020	0	7	1951	4	8323	N	N	1535 NE 168TH ST
007	399690	0565	9/11/07	\$314,500	1040	0	7	1948	3	8149	N	N	16305 26TH AVE NE
007	156810	0430	9/6/05	\$298,000	1050	0	7	1955	3	8504	N	N	14709 32ND AVE NE
007	399690	0270	7/16/07	\$310,950	1060	0	7	1948	4	8149	N	N	16028 27TH AVE NE
007	797990	0810	9/6/05	\$305,000	1060	0	7	1952	3	7868	N	N	15514 32ND AVE NE
007	402530	0266	5/16/07	\$304,450	1070	0	7	1946	3	9415	N	N	16537 25TH AVE NE
007	402530	0310	3/22/07	\$321,000	1070	0	7	1946	3	8100	N	N	16526 23RD AVE NE
007	558930	0121	3/29/06	\$484,000	1080	990	7	1985	5	8099	N	N	1565 NE 172ND ST
007	402410	1066	4/27/05	\$283,500	1090	1000	7	1929	4	5571	N	N	1849 NE 175TH ST
007	558930	0455	3/9/06	\$300,000	1100	0	7	1942	3	10310	N	N	1810 NE 170TH ST
007	558930	0635	5/15/06	\$329,950	1100	0	7	1948	3	8800	N	N	2231 NE 175TH ST
007	402530	0070	9/25/07	\$328,000	1110	0	7	1948	3	11390	N	N	16530 18TH AVE NE
007	255830	0020	11/13/06	\$305,000	1120	0	7	1952	3	8206	N	N	14739 25TH AVE NE
007	666890	0015	7/19/07	\$360,000	1130	0	7	1950	3	8100	N	N	1545 NE 166TH ST
007	402530	0160	9/14/07	\$350,000	1150	0	7	1948	4	9223	N	N	16518 21ST AVE NE
007	399690	0175	2/27/07	\$311,000	1160	0	7	1948	3	8149	N	N	16059 28TH AVE NE
007	092604	9011	4/11/05	\$269,950	1200	0	7	1948	4	12078	N	N	16563 18TH AVE NE
007	367050	0075	2/23/07	\$454,900	1200	140	7	1932	3	9018	N	N	1549 NE 150TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	399690	0335	10/15/07	\$270,000	1230	0	7	1948	4	8149	N	N	16053 27TH AVE NE
007	402410	1175	10/1/06	\$353,500	1230	0	7	1952	4	14426	N	N	1546 NE 172ND ST
007	350010	0141	2/16/07	\$375,000	1250	0	7	1948	4	8499	N	N	14550 26TH AVE NE
007	558990	0185	5/12/06	\$305,000	1250	0	7	1948	3	9519	N	N	1851 NE 170TH ST
007	402410	1185	5/16/06	\$345,000	1280	0	7	1954	5	15300	N	N	1560 NE 172ND ST
007	402530	0415	7/12/06	\$415,000	1300	900	7	1950	4	16758	N	N	16526 27TH AVE NE
007	558990	0580	3/8/05	\$269,000	1300	0	7	1951	3	9519	N	N	2132 NE 168TH ST
007	156810	0235	2/21/06	\$340,000	1310	0	7	1953	4	8476	N	N	14529 31ST AVE NE
007	350010	0008	7/23/07	\$380,000	1310	0	7	1950	4	8156	N	N	2503 NE 150TH ST
007	399570	0505	12/7/05	\$341,000	1310	0	7	1948	5	8050	N	N	15058 26TH AVE NE
007	162604	9102	7/24/07	\$395,000	1310	280	7	2005	3	1817	N	N	2711 NE 158TH ST
007	162604	9102	4/5/06	\$387,000	1310	280	7	2005	3	1817	N	N	2711 NE 158TH ST
007	350010	0017	6/15/05	\$285,000	1340	0	7	1950	4	8183	N	N	14737 26TH AVE NE
007	402410	1215	2/8/06	\$284,950	1340	0	7	1929	4	8849	N	N	1802 NE 172ND ST
007	399690	0080	12/9/05	\$310,000	1350	0	7	1948	4	14717	N	N	16334 28TH AVE NE
007	156810	0420	9/13/06	\$400,000	1370	0	7	1954	4	8504	N	N	14723 32ND AVE NE
007	156810	0355	8/8/05	\$325,000	1372	288	7	2005	3	1446	N	N	14511 32ND AVE NE
007	156810	0356	8/22/05	\$317,500	1372	288	7	2005	3	1104	N	N	14513 32ND AVE NE
007	156810	0357	8/16/05	\$317,500	1372	288	7	2005	3	1104	N	N	14515 32ND AVE NE
007	156810	0358	8/4/05	\$330,000	1372	288	7	2005	3	1448	N	N	14517 32ND AVE NE
007	162604	9103	4/5/06	\$386,950	1380	280	7	2005	3	1804	N	N	2713 NE 158TH ST
007	558990	0200	6/1/06	\$350,000	1440	0	7	1995	3	9519	N	N	1867 NE 170TH ST
007	350010	0066	2/6/06	\$499,950	1450	980	7	2005	3	9322	N	N	2626 NE 147TH ST
007	558930	0285	5/11/06	\$350,000	1450	0	7	1962	3	9458	N	N	1547 NE 171ST ST
007	350010	0064	1/31/06	\$499,950	1450	980	7	2005	3	7642	N	N	2620 NE 147TH ST
007	402530	0405	11/21/06	\$390,100	1470	0	7	1954	3	18442	N	N	16538 27TH AVE NE
007	156810	0027	8/30/07	\$449,500	1500	0	7	1964	3	7573	N	N	3026 NE 149TH ST
007	367050	0700	6/26/06	\$480,000	1510	1510	7	1929	5	8108	N	N	1728 NE 147TH ST
007	558990	0510	2/17/06	\$360,000	1510	0	7	1948	4	10836	N	N	16826 18TH AVE NE
007	399630	0040	7/5/06	\$345,000	1520	0	7	1948	3	8146	N	N	15816 27TH AVE NE
007	399750	0010	3/31/07	\$412,000	1520	0	7	1948	4	8149	N	N	15811 27TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	558930	0040	3/10/06	\$330,000	1530	0	7	1951	4	8868	N	N	1524 NE 171ST ST
007	399570	0550	6/29/06	\$280,000	1560	0	7	1948	3	6974	N	N	15004 26TH AVE NE
007	558930	0685	5/29/07	\$400,000	1570	0	7	1991	3	11335	N	N	2215 NE 171ST ST
007	558990	0500	10/23/07	\$365,000	1600	0	7	1951	3	9519	N	N	16810 22ND AVE NE
007	373890	0150	1/11/07	\$367,500	1610	0	7	1948	3	8248	N	N	14758 22ND AVE NE
007	558930	0690	9/5/06	\$360,000	1610	0	7	1955	3	9157	N	N	2221 NE 171ST ST
007	666890	0111	8/22/05	\$424,000	1610	0	7	1993	3	7052	N	N	16501 16TH AVE NE
007	399690	0550	1/4/06	\$354,000	1660	0	7	1948	5	8149	N	N	16016 25TH AVE NE
007	558990	0520	10/25/06	\$500,000	1730	0	7	2001	3	9519	N	N	1823 NE 169TH ST
007	664930	0170	4/11/05	\$347,000	1730	530	7	1962	4	8225	N	N	14565 30TH AVE NE
007	399690	0090	10/29/07	\$505,000	1750	0	7	1986	3	34528	N	N	16346 28TH PL NE
007	367050	0465	10/24/06	\$416,500	1780	0	7	2001	3	4050	N	N	1737 NE 146TH ST
007	399690	0555	6/27/07	\$373,000	1780	0	7	1948	4	8149	N	N	16010 25TH AVE NE
007	399690	0635	6/28/07	\$429,950	1860	0	7	1948	3	7200	N	N	2523 NE 165TH ST
007	373890	0070	10/31/07	\$430,000	1910	0	7	1948	4	8207	N	N	14723 22ND AVE NE
007	797990	0765	8/30/05	\$371,500	1910	0	7	1952	4	10981	N	N	15554 30TH AVE NE
007	797990	0705	5/24/06	\$389,950	1940	0	7	1954	3	10728	N	N	15545 32ND AVE NE
007	402410	1203	12/13/06	\$355,000	2010	0	7	1948	3	13500	N	N	1584 NE 172ND ST
007	402410	1203	5/11/05	\$288,000	2010	0	7	1948	3	13500	N	N	1584 NE 172ND ST
007	558990	0235	8/9/06	\$429,000	2060	0	7	1932	4	9519	N	N	1870 NE 169TH ST
007	402530	0300	2/14/05	\$322,100	2220	0	7	1988	4	8100	N	N	16516 23RD AVE NE
007	156810	0104	7/12/05	\$321,000	2230	0	7	1960	3	7059	N	N	3021 NE 149TH ST
007	367050	0685	1/21/05	\$349,500	2310	0	7	1995	3	8108	N	N	1742 NE 147TH ST
007	350010	0143	1/23/06	\$359,500	2360	0	7	1942	4	8486	N	N	14559 27TH AVE NE
007	402530	0095	9/25/06	\$425,000	2530	0	7	1948	3	13680	N	N	2101 NE 168TH ST
007	558990	0140	5/23/05	\$307,950	1290	700	8	1960	3	9519	N	N	1523 NE 170TH ST
007	664930	0130	8/24/06	\$380,000	1290	740	8	1961	3	8127	N	N	14719 30TH AVE NE
007	156810	0076	8/22/06	\$365,000	1340	0	8	1934	3	11198	N	N	14715 31ST AVE NE
007	402410	1073	7/1/05	\$369,000	1940	0	8	1997	3	5765	N	N	17410 18TH CT NE
007	558930	0695	7/19/05	\$399,000	1960	0	8	1947	3	13091	N	N	2233 NE 171ST ST
007	558990	0540	2/26/07	\$565,000	2150	0	8	2006	3	9519	N	N	1849 NE 169TH ST

Improved Sales Used in this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	558930	0515	11/16/06	\$515,822	2250	0	8	2006	3	9096	N	N	1857 NE 172ND ST
007	402410	1070	9/9/05	\$385,000	2330	0	8	1995	3	9748	N	N	1827 NE 175TH ST
007	558930	0510	11/15/06	\$527,500	2470	0	8	2006	3	9096	N	N	1853 NE 172ND ST
007	558930	0660	4/18/07	\$615,000	2530	0	8	2006	3	8000	N	N	2224 NE 171ST ST
007	558990	0625	6/21/07	\$600,000	2580	0	8	2000	3	9519	N	N	1810 NE 168TH ST
007	558930	0630	11/7/06	\$588,000	2690	0	9	2007	3	8800	N	N	2225 175TH AVE NE

Improved Sales Removed from this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	092710	0404	4/6/2006	\$468,000	IMP COUNT
003	092710	0433	6/28/2006	\$135,434	QUIT CLAIM DEED
003	092710	0449	4/3/2006	\$189,900	DOR RATIO
003	092710	0475	12/22/2006	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	207150	0160	10/3/2005	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	255590	0255	7/18/2005	\$240,000	DIAGNOSTIC OUTLIER
003	255590	0295	5/27/2005	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	255650	0050	11/15/2006	\$500,000	NON-REPRESENTATIVE SALE
003	397170	1450	10/17/2005	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	397170	1735	11/29/2007	\$280,000	PREVIMP<=25K
003	397170	2053	4/24/2007	\$389,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	397230	0115	9/17/2007	\$225,000	OBSOLESCENCE
003	397230	0145	3/25/2005	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	397230	0175	3/23/2005	\$191,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	397230	0175	4/25/2007	\$200,000	PREVIMP<=25K
003	397230	0241	5/29/2007	\$330,000	IMP COUNT
003	397290	0135	5/12/2005	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	397290	0200	3/25/2005	\$231,950	PREVIMP<=25K
003	397290	0235	12/12/2006	\$450,000	PREVIMP<=25K
003	397290	0425	9/4/2007	\$308,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	402410	0021	1/5/2006	\$249,676	BANKRUPTCY - RECEIVER OR TRUSTEE
003	402410	0025	2/9/2007	\$480,000	PREVIMP<=25K
003	402410	0025	4/10/2006	\$455,000	PREVIMP<=25K
003	402410	0095	7/15/2005	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402410	0804	4/29/2006	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	402410	0941	9/19/2007	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	402410	0985	7/11/2005	\$292,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402410	1239	2/13/2007	\$315,500	DIAGNOSTIC OUTLIER
003	402410	1270	3/28/2006	\$540,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	402410	1385	1/4/2005	\$160,000	DOR RATIO
003	402410	1395	7/13/2006	\$531,602	NON-REPRESENTATIVE SALE
003	402410	1445	6/14/2007	\$605,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	402410	1636	7/28/2006	\$285,000	PREVIMP<=25K
003	402470	0096	1/27/2006	\$306,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	402470	0102	7/6/2006	\$334,500	NON-REPRESENTATIVE SALE
003	402470	0105	12/12/2006	\$329,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	613630	0005	8/19/2005	\$75,200	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	613630	0005	8/19/2005	\$75,200	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	616390	0210	2/24/2005	\$56,000	QUIT CLAIM DEED
003	616390	0212	9/29/2005	\$256,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	616390	0367	6/14/2007	\$75,510	QUIT CLAIM DEED
003	616390	0621	6/23/2006	\$385,000	TEAR DOWN
003	616390	0660	5/30/2006	\$326,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	616390	0703	5/1/2007	\$497,000	%COMPL
003	616390	0704	6/1/2007	\$570,000	%COMPL

Improved Sales Removed from this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	616390	0704	5/18/2005	\$303,500	%COMPL
003	616390	0851	11/1/2005	\$88,049	RELATED PARTY, FRIEND, OR NEIGHBOR
003	616390	0900	12/23/2005	\$359,950	TEAR DOWN
003	616390	0910	3/28/2005	\$234,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	616390	0920	6/24/2005	\$230,000	DIAGNOSTIC OUTLIER
003	616390	0974	10/18/2006	\$302,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	858330	0005	6/5/2006	\$313,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	866590	0186	5/22/2007	\$257,000	DIAGNOSTIC OUTLIER
003	866590	1000	7/13/2006	\$625,000	NON-REPRESENTATIVE SALE
005	010010	0015	7/5/2005	\$125,000	QUIT CLAIM DEED
005	052604	9050	12/9/2005	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	092710	0015	10/10/2005	\$244,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	092710	0159	3/19/2007	\$236,287	QUIT CLAIM DEED
005	092710	0199	10/8/2007	\$111,540	RELATED PARTY, FRIEND, OR NEIGHBOR
005	092800	0070	9/7/2005	\$135,381	PARTIAL INTEREST (1/3, 1/2, Etc.)
005	111510	0142	9/20/2007	\$395,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	152398	0010	10/14/2005	\$406,640	IMP COUNT
005	182970	0030	2/6/2006	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	211150	0080	7/13/2005	\$353,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	211160	0095	9/15/2005	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	261070	0090	11/2/2007	\$150,000	DOR RATIO
005	263690	0025	3/25/2005	\$72,858	QUIT CLAIM DEED
005	263690	0066	6/9/2006	\$432,000	UNFIN AREA
005	263690	0146	3/1/2005	\$280,000	SEGREGATION AND/OR MERGER
005	269720	0060	7/9/2007	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	269720	0060	3/14/2005	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	288170	0260	6/22/2006	\$289,000	UNFIN AREA
005	288170	0421	8/28/2006	\$463,000	NON-REPRESENTATIVE SALE
005	323510	0105	12/9/2005	\$469,950	NO MARKET EXPOSURE
005	323510	0244	7/29/2005	\$230,000	QUIT CLAIM DEED
005	378210	0055	6/23/2005	\$184,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	397170	0990	1/9/2006	\$55,632	QUIT CLAIM DEED
005	397170	1125	11/13/2006	\$250,000	POOR CONDITION
005	397230	0040	5/11/2005	\$325,000	IMP COUNT
005	398530	0145	2/2/2005	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	402290	0873	5/9/2007	\$479,000	DIAGNOSTIC OUTLIER
005	402290	0873	6/5/2006	\$6,776	QUIT CLAIM DEED
005	402290	0951	4/25/2007	\$275,000	PREVIMP<=25K
005	402290	0951	8/17/2006	\$250,000	PREVIMP<=25K
005	502780	0110	10/19/2007	\$368,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	566210	0140	5/21/2007	\$168,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	572750	0113	9/21/2006	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	572750	0157	11/11/2006	\$365,000	NON-REPRESENTATIVE SALE
005	572750	0166	7/7/2005	\$539,500	SEGREGATION AND/OR MERGER
005	608410	0118	5/11/2007	\$299,950	UNFIN AREA

Improved Sales Removed from this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	608410	0118	2/22/2007	\$210,000	UNFIN AREA
005	616390	0121	8/9/2005	\$98,267	STATEMENT TO DOR
005	616390	0201	5/18/2007	\$117,229	QUIT CLAIM DEED
005	675270	0035	11/2/2006	\$324,098	BANKRUPTCY - RECEIVER OR TRUSTEE
005	675270	0035	5/23/2007	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	730130	0140	4/20/2005	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	730130	0165	6/6/2005	\$239,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	730130	0290	5/2/2005	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	730530	0255	2/22/2007	\$320,000	ACTIVE PERMIT BEFORE SALE>25K
005	730530	0275	3/16/2005	\$4,415	QUIT CLAIM DEED
005	730530	0435	4/5/2006	\$56,111	QUIT CLAIM DEED
005	730530	0600	7/28/2006	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	730530	0640	11/21/2005	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	730590	0015	9/28/2005	\$240,600	BANKRUPTCY - RECEIVER OR TRUSTEE
005	730590	0100	12/11/2007	\$350,800	BANKRUPTCY - RECEIVER OR TRUSTEE
005	741710	0020	5/25/2005	\$25,000	QUIT CLAIM DEED
005	741710	0020	8/3/2005	\$220,000	TEAR DOWN
005	741770	0172	7/28/2005	\$169,110	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	741770	0571	8/17/2007	\$150,000	QUIT CLAIM DEED
005	741770	0630	6/19/2007	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	741770	0636	9/7/2005	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	741770	0660	5/24/2005	\$250,000	TEAR DOWN
005	742310	0030	2/16/2005	\$225,000	DIAGNOSTIC OUTLIER
005	777240	0110	10/5/2005	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	923590	0045	8/16/2005	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	923590	0045	3/1/2006	\$310,000	UNFIN AREA
006	756870	0740	10/18/2007	\$350,000	DIAGNOSTIC OUTLIER
006	040810	0095	6/27/2005	\$225,000	NON-REPRESENTATIVE SALE
006	092710	0355	12/29/2005	\$159,950	DOR RATIO
006	092710	0380	6/9/2005	\$142,530	QUIT CLAIM DEED
006	343250	0130	8/28/2005	\$271,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	343250	0305	4/4/2007	\$143,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	343250	0465	2/20/2007	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	343250	0580	5/17/2007	\$187,500	QUESTIONABLE PER APPRAISAL
006	343250	0833	8/4/2006	\$355,000	NON-REPRESENTATIVE SALE
006	343250	0855	6/20/2005	\$228,000	NON-REPRESENTATIVE SALE
006	343250	0895	4/18/2006	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	343250	0969	10/3/2005	\$247,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	343250	1290	4/14/2005	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	343250	1620	1/11/2005	\$209,211	NON-REPRESENTATIVE SALE
006	616390	1100	10/28/2005	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	616390	1211	9/2/2005	\$237,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	616390	1301	7/29/2005	\$300,000	STATEMENT TO DOR
006	616390	1362	5/17/2007	\$258,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	663150	0060	2/14/2005	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	663290	0091	6/19/2006	\$470,000	NON-REPRESENTATIVE SALE
006	663290	0152	7/14/2005	\$242,000	TEAR DOWN
006	663290	0290	8/18/2005	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	663290	0331	7/27/2005	\$230,000	POOR CONDITION
006	663290	0364	4/25/2005	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	663290	0450	2/4/2005	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	663290	0461	10/3/2005	\$235,000	NO MARKET EXPOSURE
006	663290	0605	7/16/2005	\$110,557	RELATED PARTY, FRIEND, OR NEIGHBOR
006	663290	0751	5/31/2005	\$336,000	RELOCATION - SALE BY SERVICE
006	670370	0050	2/8/2006	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	670430	0055	2/7/2005	\$151,413	QUIT CLAIM DEED
006	670430	0070	6/6/2006	\$113,250	QUIT CLAIM DEED
006	714870	0045	1/22/2006	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	714870	0110	4/5/2007	\$151,225	RELATED PARTY, FRIEND, OR NEIGHBOR
006	714870	0110	2/1/2007	\$120,094	STATEMENT TO DOR
006	730430	0131	11/8/2006	\$258,000	IMP COUNT
006	730430	0306	1/14/2005	\$295,000	TEAR DOWN
006	730430	0439	8/16/2005	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	730430	0895	1/12/2005	\$248,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	730430	0925	8/22/2005	\$226,400	TENANT
006	730430	1010	7/17/2007	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	730430	1030	8/30/2005	\$94,000	DOR RATIO
006	730430	1195	3/23/2006	\$100,000	STATEMENT TO DOR
006	756870	0620	9/8/2005	\$207,000	DOR RATIO
006	756870	0620	9/8/2005	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	756870	0665	11/7/2007	\$190,000	%NETCOND;PREVIMP<=25K
006	756870	0820	8/15/2005	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	156810	0065	7/16/2007	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	156810	0270	7/6/2005	\$290,000	TEAR DOWN
007	156810	0330	11/29/2005	\$270,000	TEAR DOWN
007	156810	0360	8/24/2006	\$165,000	DIAGNOSTIC OUTLIER
007	156810	0387	3/29/2006	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	156810	0430	7/5/2005	\$200,000	QUESTIONABLE PER APPRAISAL
007	156810	0515	10/18/2006	\$283,000	TEAR DOWN
007	162604	9051	5/11/2007	\$199,333	RELATED PARTY, FRIEND, OR NEIGHBOR
007	162604	9064	4/20/2006	\$235,000	QUIT CLAIM DEED
007	162604	9064	10/3/2005	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	350010	0018	1/26/2006	\$236,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
007	350010	0061	6/23/2007	\$429,950	QUIT CLAIM DEED
007	350010	0076	10/22/2005	\$287,000	NO MARKET EXPOSURE
007	350010	0085	8/3/2006	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	350010	0102	4/21/2005	\$200,000	BUILDER OR DEVELOPER SALES
007	350010	0116	6/4/2007	\$135,570	QUIT CLAIM DEED
007	350010	0202	9/1/2005	\$299,950	OBSOLESCENCE
007	350010	0225	5/22/2006	\$326,000	OBSOLESCENCE

Improved Sales Removed from this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	367050	0075	9/21/2006	\$118,521	QUIT CLAIM DEED
007	367050	0155	12/26/2005	\$85,000	QUIT CLAIM DEED
007	367050	0160	5/15/2006	\$92,500	QUIT CLAIM DEED
007	367050	0160	12/21/2005	\$77,496	QUIT CLAIM DEED
007	367050	0450	4/18/2005	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	367050	0625	12/6/2005	\$325,000	IMP COUNT
007	367050	0650	7/28/2006	\$337,000	IMP COUNT
007	367050	0715	1/5/2005	\$158,888	PREVIMP<=25K
007	367050	0745	7/31/2006	\$500,000	NON-REPRESENTATIVE SALE
007	373890	0015	2/10/2005	\$289,000	RELOCATION - SALE BY SERVICE
007	373950	0050	8/1/2006	\$129,643	QUIT CLAIM DEED
007	373950	0065	7/18/2007	\$366,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	399570	0265	7/7/2005	\$340,000	IMP COUNT
007	399570	0340	9/11/2007	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	399570	0600	9/21/2007	\$48,261	RELATED PARTY, FRIEND, OR NEIGHBOR
007	399690	0035	8/7/2007	\$499,950	ACTIVE PERMIT BEFORE SALE>25K
007	399690	0110	11/15/2007	\$172,561	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	399690	0155	3/25/2005	\$178,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	399690	0260	9/29/2006	\$290,000	QUIT CLAIM DEED
007	399690	0260	9/29/2006	\$142,652	STATEMENT TO DOR
007	399690	0395	10/27/2006	\$365,000	NON-REPRESENTATIVE SALE
007	399690	0460	5/1/2006	\$227,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	399690	0595	10/17/2006	\$404,000	NON-REPRESENTATIVE SALE
007	399750	0045	6/3/2005	\$297,000	NO MARKET EXPOSURE
007	399750	0120	6/15/2005	\$265,000	LEASE OR LEASE-HOLD
007	399750	0135	11/28/2006	\$310,000	STATEMENT TO DOR
007	399750	0200	3/10/2005	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	402410	1067	10/27/2005	\$307,000	NO MARKET EXPOSURE
007	402410	1070	5/18/2005	\$138,798	RELATED PARTY, FRIEND, OR NEIGHBOR
007	402410	1080	1/26/2005	\$260,000	NO MARKET EXPOSURE
007	402410	1080	11/21/2006	\$287,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	402410	1215	10/10/2005	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	402530	0140	7/20/2007	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	402530	0170	11/24/2006	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	402530	0195	1/18/2006	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	402530	0225	2/2/2006	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	402530	0285	8/3/2006	\$298,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	402530	0310	7/8/2005	\$300,000	NO MARKET EXPOSURE
007	402530	0360	2/22/2007	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	558930	0121	2/18/2005	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	558930	0426	9/11/2007	\$620,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	558930	0427	8/24/2007	\$585,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	558930	0428	10/29/2007	\$605,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	558930	0460	7/2/2007	\$184,000	QUIT CLAIM DEED
007	558930	0510	3/8/2006	\$350,000	TEAR DOWN

Improved Sales Removed from this Annual Update Analysis
Area 3
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	558930	0630	5/11/2006	\$195,000	DOR RATIO
007	558930	0630	1/25/2006	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	558930	0660	6/15/2005	\$183,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	558990	0310	11/28/2005	\$350,000	NO MARKET EXPOSURE
007	558990	0340	12/1/2005	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	558990	0540	8/9/2005	\$165,000	DOR RATIO;NO MARKET EXPOSURE
007	558990	0555	2/6/2007	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	558990	0560	4/20/2005	\$279,950	NO MARKET EXPOSURE
007	664930	0060	7/29/2005	\$362,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	666890	0130	9/6/2006	\$400,000	IMP COUNT
007	666890	0155	3/16/2005	\$229,000	NO MARKET EXPOSURE
007	797990	0680	10/13/2005	\$326,500	UNFIN AREA
007	797990	0815	6/26/2006	\$129,454	QUIT CLAIM DEED

***Vacant Sales Used in this Annual Update Analysis
Area 3***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	255590	0146	6/1/2006	\$165,000	7203	0	0
003	402410	0265	9/21/2006	\$80,000	13300	0	0
005	263690	0143	4/6/2007	\$185,000	7242	0	0
005	263690	0144	4/6/2007	\$185,000	7226	0	0
006	254810	0156	12/20/2006	\$216,783	7400	0	0
006	343250	0475	10/23/2006	\$325,000	6911	0	0
006	343250	0682	6/26/2007	\$200,000	7201	0	0
007	162604	9050	10/17/2006	\$150,000	9650	0	0
007	350010	0066	3/25/2005	\$280,000	9322	0	0

***Vacant Sales Removed from this Annual Update Analysis
Area 3***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	397230	0194	10/2/2006	55000	DOR RATIO
005	730530	0165	8/22/2005	350000	GOVERNMENT AGENCY
005	730530	0170	8/5/2005	350000	GOVERNMENT AGENCY
005	730530	0175	4/14/2005	312500	GOVERNMENT AGENCY
005	741710	0043	3/16/2006	125000	DOR RATIO
006	663290	0591	2/8/2006	121000	NO MARKET EXPOSURE
006	663290	0591	10/3/2005	45000	DOR RATIO; NO MARKET EXPOSURE
008	674470	1201	7/20/2005	25000	NO MARKET EXPOSURE

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

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

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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. [1961 c 15 §84.36.005]

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. [1989 c 246 § 4]

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 a 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 definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the 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.*
- *No areas were physically inspected for purposes of this revaluation.*



King County

Department of Assessments

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Scott Noble
Assessor

MEMORANDUM

DATE: January 7, 2008
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2008 Revaluation for 2009 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. 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.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr