

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Queen Anne / 12

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 1252

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$281,600	\$348,900	\$630,500	\$728,400	86.6%	19.41%
2008 Value	\$317,600	\$394,300	\$711,900	\$728,400	97.7%	19.41%
Change	+\$36,000	+\$45,400	+\$81,400		+11.1%	0%
% Change	+12.8%	+13.0%	+12.9%		+12.8%	0%

*COV is a measure of uniformity; the lower the number the better the uniformity. There was no change to COV.

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	\$314,100	\$360,600	\$674,700
2008 Value	\$354,400	\$407,500	\$761,900
Percent Change	+12.8%	+13.0%	+12.9%

Number of one to three unit residences in the Population: 6135

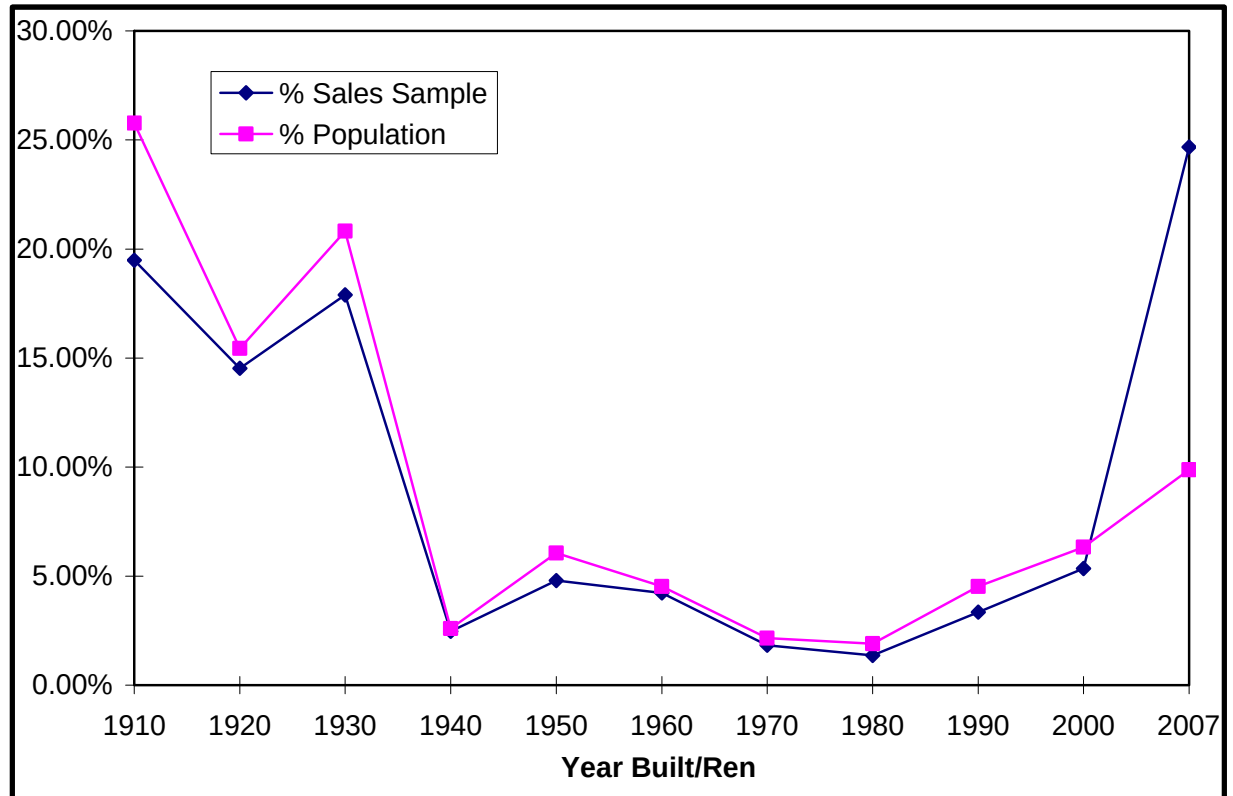
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

The Annual Update Values described in this report improve assessment levels and maintain 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	244	19.49%
1920	182	14.54%
1930	224	17.89%
1940	31	2.48%
1950	60	4.79%
1960	53	4.23%
1970	23	1.84%
1980	17	1.36%
1990	42	3.35%
2000	67	5.35%
2007	309	24.68%
	1252	

Population		
Year Built/Ren	Frequency	% Population
1910	1581	25.77%
1920	947	15.44%
1930	1277	20.81%
1940	159	2.59%
1950	372	6.06%
1960	278	4.53%
1970	132	2.15%
1980	117	1.91%
1990	278	4.53%
2000	388	6.32%
2007	606	9.88%
	6135	

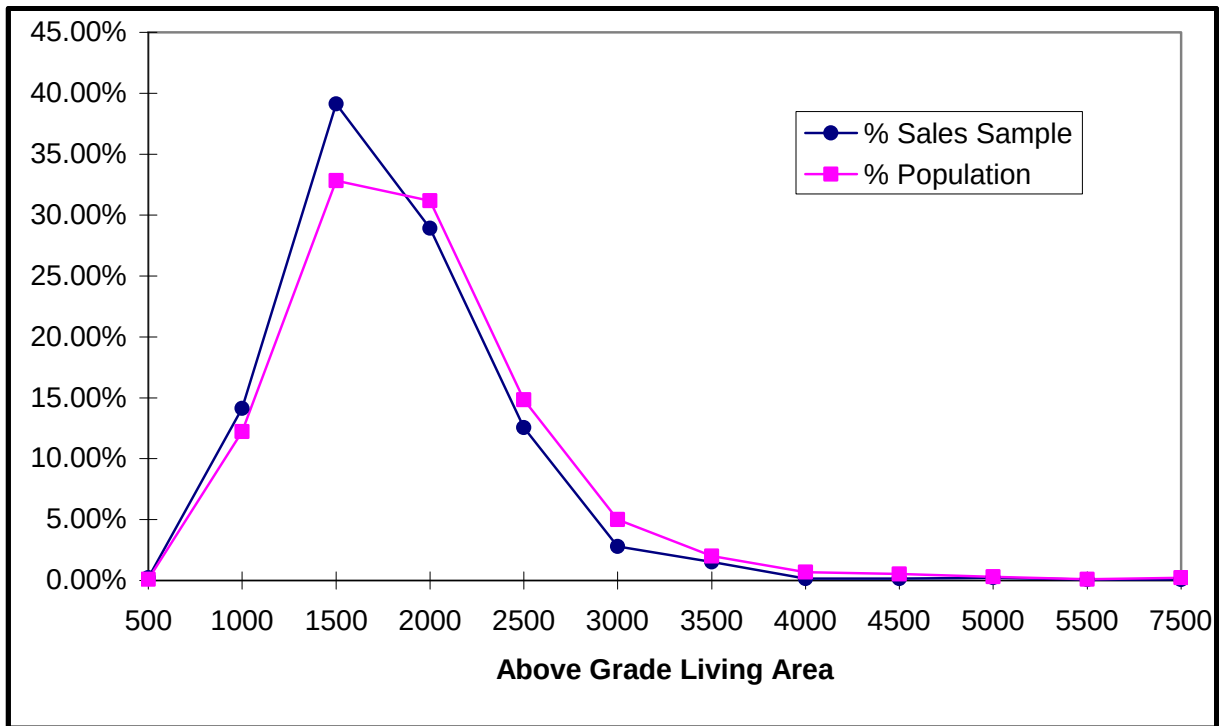


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	3	0.24%
1000	177	14.14%
1500	490	39.14%
2000	362	28.91%
2500	157	12.54%
3000	35	2.80%
3500	19	1.52%
4000	2	0.16%
4500	2	0.16%
5000	3	0.24%
5500	1	0.08%
7500	1	0.08%
	1252	

AGLA	Frequency	% Population
500	6	0.10%
1000	750	12.22%
1500	2014	32.83%
2000	1912	31.17%
2500	911	14.85%
3000	307	5.00%
3500	123	2.00%
4000	42	0.68%
4500	32	0.52%
5000	18	0.29%
5500	6	0.10%
12000	14	0.23%
	6135	

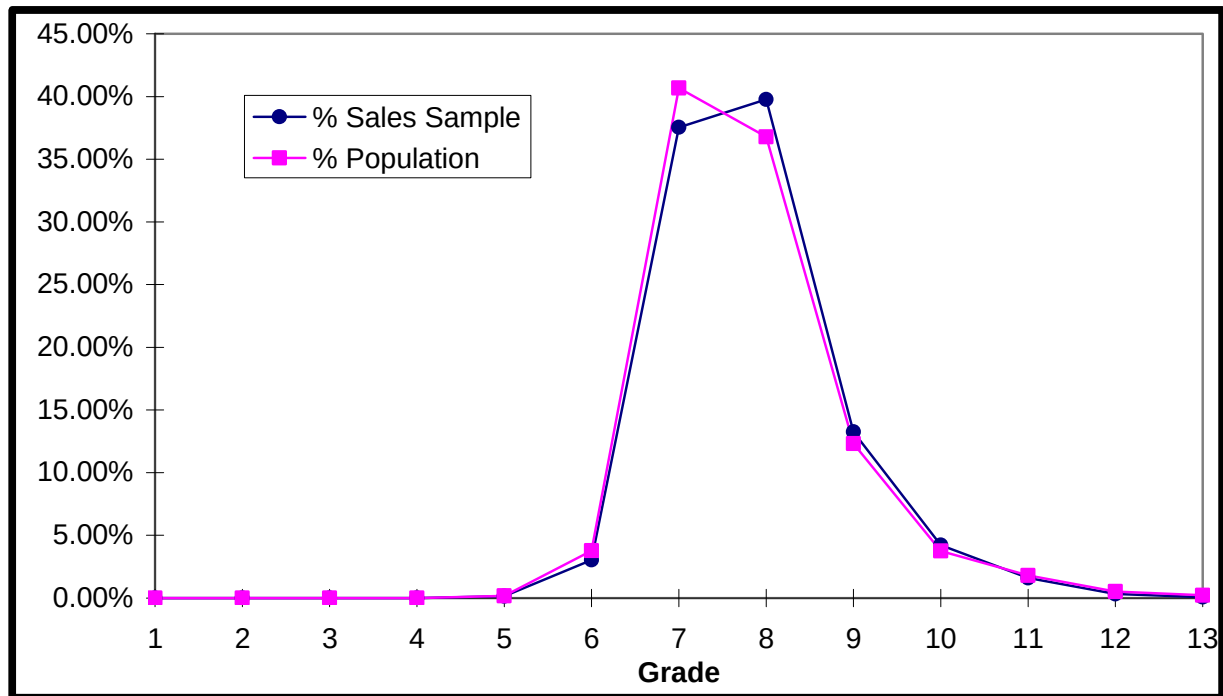


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

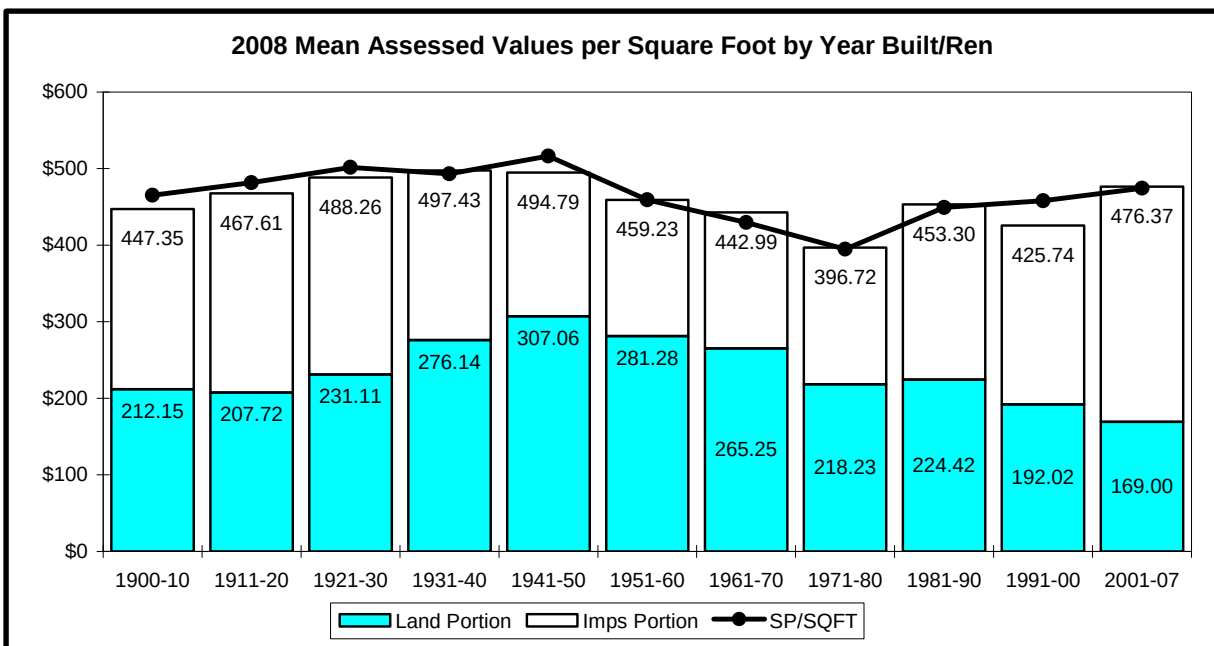
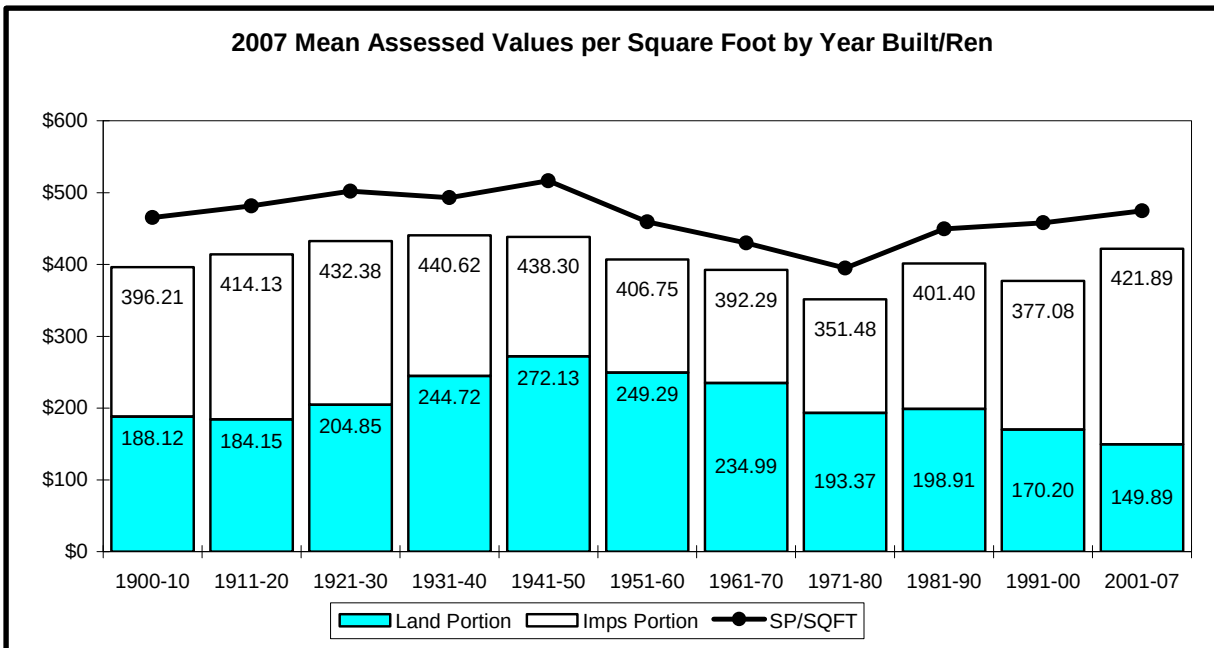
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.16%
6	38	3.04%
7	470	37.54%
8	498	39.78%
9	166	13.26%
10	53	4.23%
11	20	1.60%
12	4	0.32%
13	1	0.08%
	1252	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	11	0.18%
6	231	3.77%
7	2495	40.67%
8	2257	36.79%
9	755	12.31%
10	230	3.75%
11	111	1.81%
12	32	0.52%
13	13	0.21%
	6135	



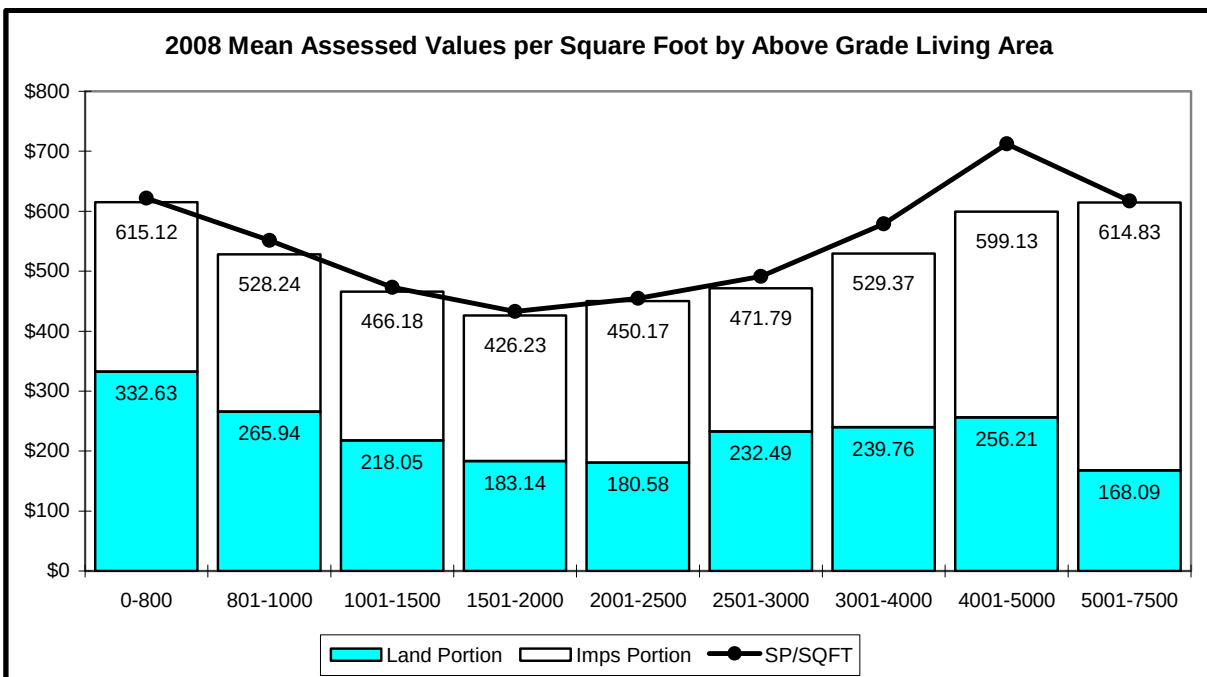
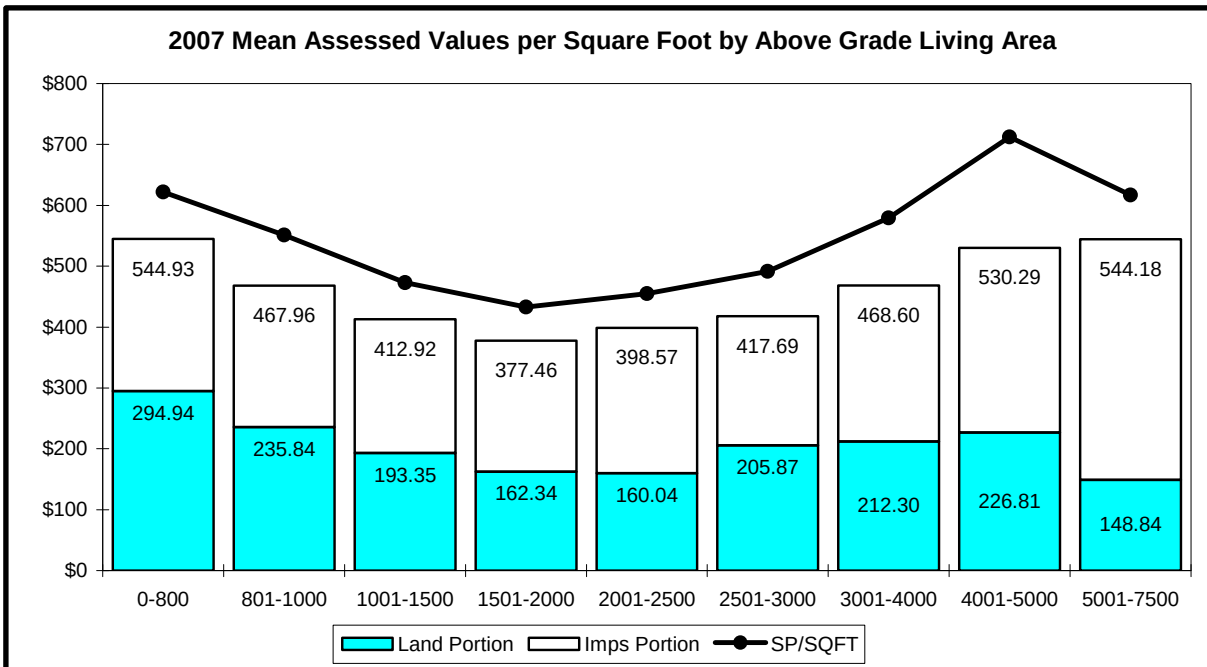
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



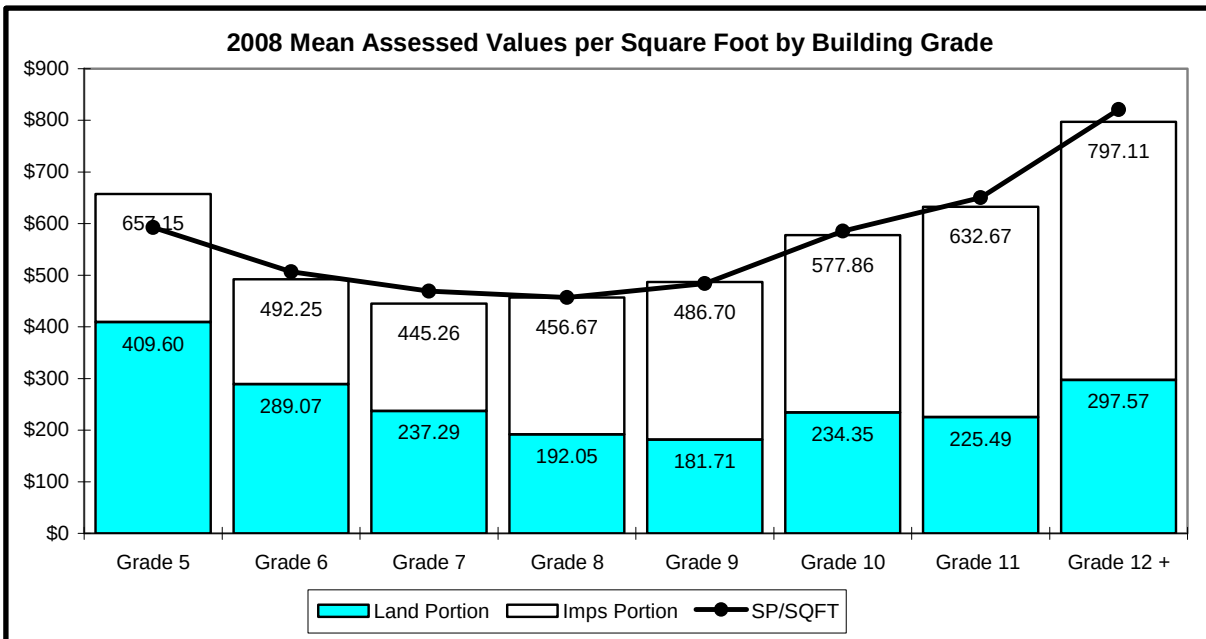
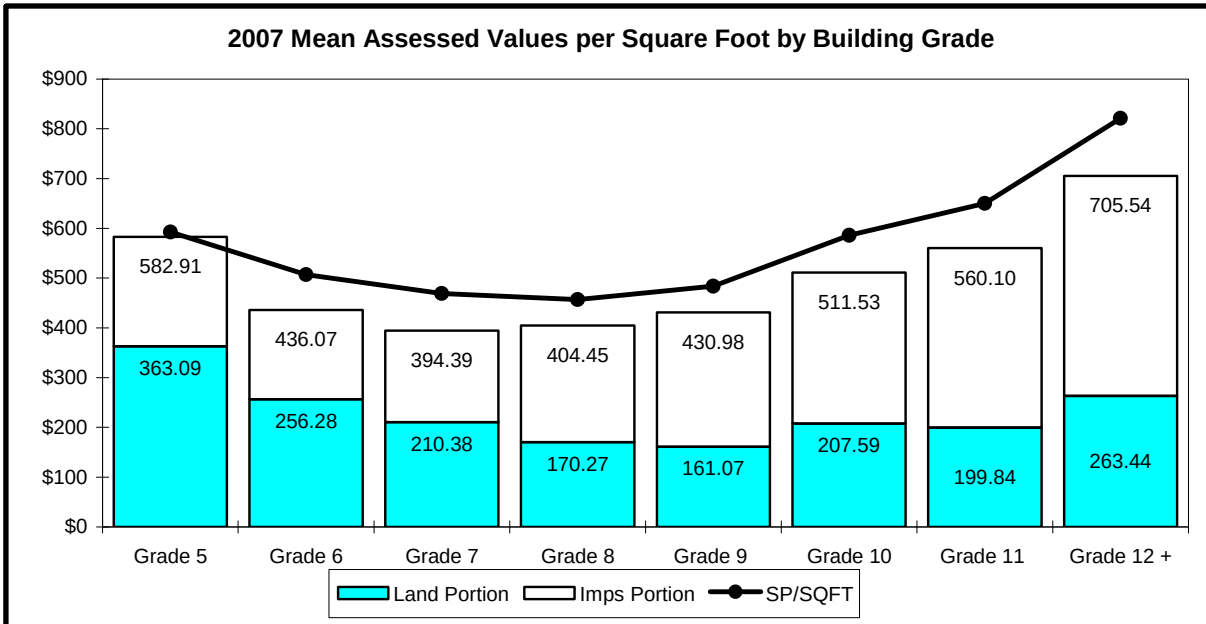
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

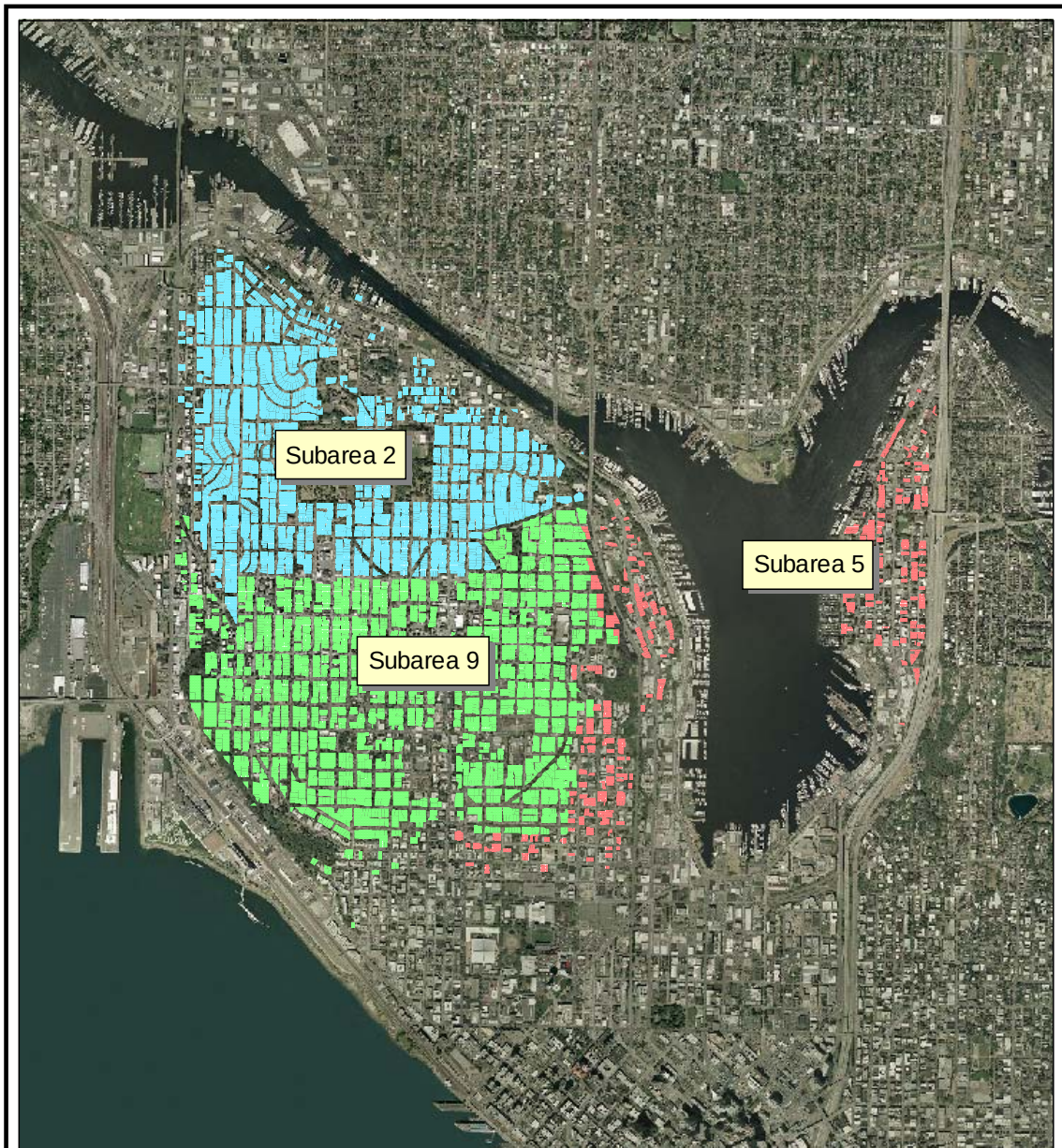


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



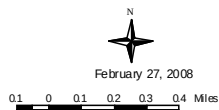
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 12

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King County

Department of Assessments

Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: Month 03 Day 05, Year 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 5 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 13% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.13, 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, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

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 1252 usable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.13

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 Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.13)
 - *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 Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.13).
 - *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 Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2008 Total Value = 2008 Land Value + Previous Improvement Value * 1.13, 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 12 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)

13.00%

Comments

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

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 12 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 0.977.

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.
5	2	0.970	1.093	12.7%	-0.855	3.042
6	38	0.859	0.969	12.9%	0.895	1.044
7	470	0.835	0.943	12.9%	0.925	0.961
8	498	0.887	1.002	12.9%	0.984	1.019
9	166	0.881	0.995	12.9%	0.966	1.024
10	53	0.857	0.968	13.0%	0.921	1.016
11	20	0.853	0.964	13.0%	0.885	1.043
12	4	0.804	0.909	13.0%	0.405	1.413
13	1	1.085	1.225	13.0%	N/A	N/A
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1910	244	0.847	0.956	12.9%	0.932	0.981
1911-1920	182	0.857	0.967	12.9%	0.938	0.997
1921-1930	224	0.860	0.971	12.9%	0.945	0.997
1931-1940	31	0.904	1.021	12.9%	0.954	1.087
1941-1950	60	0.838	0.946	12.9%	0.896	0.997
1951-1960	53	0.887	1.002	12.9%	0.948	1.055
1961-1970	23	0.910	1.027	12.9%	0.947	1.108
1971-1980	17	0.892	1.007	12.9%	0.902	1.113
1981-1990	42	0.891	1.006	12.9%	0.947	1.065
1991-2000	67	0.814	0.919	12.9%	0.864	0.974
>2000	309	0.890	1.006	12.9%	0.985	1.027
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Poor	1	0.677	0.765	13.0%	N/A	N/A
Fair	5	0.848	0.958	12.9%	0.778	1.137
Average	882	0.858	0.969	12.9%	0.956	0.982
Good	268	0.882	0.996	12.9%	0.972	1.021
Very Good	96	0.879	0.993	12.9%	0.956	1.030

Area 12 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 0.977.

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.

Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	332	0.875	0.988	12.9%	0.968	1.009
1.5	314	0.864	0.975	12.9%	0.953	0.997
2	470	0.856	0.967	12.9%	0.948	0.985
2.5	27	0.831	0.938	12.9%	0.848	1.029
3	104	0.898	1.014	12.9%	0.984	1.045
4	5	1.030	1.163	12.9%	1.104	1.222
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<801	51	0.878	0.991	12.9%	0.927	1.055
0801-1000	129	0.847	0.956	12.9%	0.928	0.984
1001-1500	490	0.873	0.986	12.9%	0.970	1.002
1501-2000	362	0.873	0.985	12.9%	0.964	1.007
2001-2500	157	0.875	0.988	13.0%	0.955	1.020
2501-3000	35	0.852	0.963	13.0%	0.893	1.032
3001-4000	21	0.812	0.918	13.0%	0.823	1.013
4001-5000	5	0.738	0.833	13.0%	0.420	1.247
>5000	2	0.902	1.020	13.0%	-1.493	3.532
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	770	0.867	0.979	12.9%	0.966	0.992
Y	482	0.864	0.975	12.9%	0.957	0.994
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	1252	0.866	0.977	12.9%	0.966	0.988
Y	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	529	0.899	1.016	12.9%	0.999	1.033
5	192	0.815	0.920	12.9%	0.890	0.949
9	531	0.854	0.965	12.9%	0.949	0.980

Area 12 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 0.977.

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.

Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
<3000	441	0.872	0.985	12.9%	0.967	1.002
03000-05000	547	0.882	0.996	12.9%	0.980	1.012
05001-08000	238	0.836	0.944	12.9%	0.917	0.971
08001-12000	22	0.877	0.991	13.0%	0.878	1.103
12001-16000	2	0.722	0.815	13.0%	-1.330	2.960
16001-20000	1	0.868	0.980	12.9%	N/A	N/A
20001-30000	1	0.674	0.762	13.0%	N/A	N/A

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2007	Date of Report: 2/26/208	Sales Dates: 1/2005 - 12/2007																								
Area 12 / Queen Anne	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		Ratio Frequency <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.50-0.60</td><td>27</td></tr><tr><td>0.60-0.70</td><td>114</td></tr><tr><td>0.70-0.80</td><td>217</td></tr><tr><td>0.80-0.90</td><td>277</td></tr><tr><td>0.90-1.00</td><td>299</td></tr><tr><td>1.00-1.10</td><td>169</td></tr><tr><td>1.10-1.20</td><td>83</td></tr><tr><td>1.20-1.30</td><td>29</td></tr><tr><td>1.30-1.40</td><td>13</td></tr><tr><td>1.40-1.50</td><td>3</td></tr><tr><td>1.50-1.60</td><td>1</td></tr></tbody></table>		Ratio Bin	Frequency	0.50-0.60	27	0.60-0.70	114	0.70-0.80	217	0.80-0.90	277	0.90-1.00	299	1.00-1.10	169	1.10-1.20	83	1.20-1.30	29	1.30-1.40	13	1.40-1.50	3	1.50-1.60	1
Ratio Bin	Frequency																										
0.50-0.60	27																										
0.60-0.70	114																										
0.70-0.80	217																										
0.80-0.90	277																										
0.90-1.00	299																										
1.00-1.10	169																										
1.10-1.20	83																										
1.20-1.30	29																										
1.30-1.40	13																										
1.40-1.50	3																										
1.50-1.60	1																										
Sample size (n)	1252																										
Mean Assessed Value	630,500																										
Mean Sales Price	728,400																										
Standard Deviation AV	324,538																										
Standard Deviation SP	413,635																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	0.893																										
Median Ratio	0.893																										
Weighted Mean Ratio	0.866																										
UNIFORMITY																											
Lowest ratio	0.307																										
Highest ratio:	1.708																										
Coefficient of Dispersion	14.97%																										
Standard Deviation	0.173																										
Coefficient of Variation	19.41%																										
Price Related Differential (PRD)	1.032																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.879																										
Upper limit	0.903																										
95% Confidence: Mean																											
Lower limit	0.883																										
Upper limit	0.903																										
SAMPLE SIZE EVALUATION																											
N (population size)	6135																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.173																										
Recommended minimum:	48																										
Actual sample size:	1252																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	628																										
# ratios above mean:	624																										
z:	0.113																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

1 to 3 Unit Residences throughout Area 12

COMMENTS:

1 to 3 Unit Residences throughout Area 12

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2008	Date of Report: 2/26/2008	Sales Dates: 1/2005 - 12/2007
Area 12 / Queen Anne	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1252		
Mean Assessed Value	711,900		
Mean Sales Price	728,400		
Standard Deviation AV	366,741		
Standard Deviation SP	413,635		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.008		
Median Ratio	1.008		
Weighted Mean Ratio	0.977		
UNIFORMITY			
Lowest ratio	0.346		
Highest ratio:	1.928		
Coefficient of Dispersion	14.97%		
Standard Deviation	0.196		
Coefficient of Variation	19.41%		
Price Related Differential (PRD)	1.032		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.993		
Upper limit	1.019		
95% Confidence: Mean			
Lower limit	0.997		
Upper limit	1.019		
SAMPLE SIZE EVALUATION			
N (population size)	6135		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.196		
Recommended minimum:	61		
Actual sample size:	1252		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	629		
# ratios above mean:	623		
z:	0.170		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.55	16
0.60	36
0.65	112
0.70	196
0.75	240
0.80	273
0.85	200
0.90	95
0.95	44
1.00	19
1.05	8
1.10	4

COMMENTS:

1 to 3 Unit Residences throughout Area 12

Assessment level has been improved by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout Area 12

Assessment level has 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 12
(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
002	097600	0993	8/29/07	\$455,000	470	100	6	1925	3	1716	N	N	308 W BARRETT ST
002	890000	0140	9/23/05	\$294,950	480	480	6	1925	3	1364	N	N	3042 4TH AVE W
002	277060	4270	1/14/05	\$339,500	530	0	6	1996	3	1300	N	N	2632 14TH AVE W
002	197220	5675	8/2/06	\$475,000	580	0	6	1919	3	3600	Y	N	36 FLORENTIA ST
002	197220	5675	12/22/05	\$360,000	580	0	6	1919	3	3600	Y	N	36 FLORENTIA ST
002	265250	1470	1/3/06	\$390,000	680	0	6	1906	3	3600	N	N	2429 1ST AVE N
002	524480	0699	4/27/05	\$335,000	700	0	6	1919	3	2200	Y	N	159 FULTON ST
002	524480	1275	11/21/06	\$301,000	740	0	6	1916	4	3943	N	N	2609 3RD AVE N
002	524480	1275	2/14/06	\$295,000	740	0	6	1916	4	3943	N	N	2609 3RD AVE N
002	197220	5670	1/31/07	\$469,900	770	0	6	1907	3	1950	Y	N	32 FLORENTIA ST
002	197220	5670	3/27/06	\$360,000	770	0	6	1907	3	1950	Y	N	32 FLORENTIA ST
002	787150	0691	11/14/06	\$490,000	770	180	6	1927	3	2360	N	N	2419 10TH AVE W
002	277060	5265	8/12/05	\$412,000	840	0	6	1904	3	6000	N	N	3228 13TH AVE W
002	681910	0326	5/13/05	\$440,000	840	770	6	1947	3	3000	N	N	8 W FULTON ST
002	097600	0215	1/27/06	\$590,000	860	0	6	1995	3	5815	N	N	2601 3RD AVE W
002	524480	0220	3/2/07	\$490,000	910	0	6	1947	3	4000	Y	N	2919 3RD AVE N
002	744300	1020	2/14/07	\$410,000	940	0	6	1902	3	3600	Y	N	660 W NICKERSON ST
002	277060	4360	12/18/06	\$455,000	970	0	6	1947	3	6000	N	N	2812 14TH AVE W
002	744300	0690	8/15/06	\$631,500	1020	120	6	1953	3	4400	Y	N	657 W NICKERSON ST
002	524480	0460	4/27/07	\$482,500	1090	0	6	1920	4	4000	Y	N	2925 2ND AVE N
002	524480	0995	2/22/07	\$395,000	1210	0	6	1923	3	4000	N	N	2737 3RD AVE N
002	197220	6920	6/28/05	\$565,000	1420	0	6	1902	5	3595	N	N	165 ETRURIA ST
002	744300	0985	2/21/06	\$575,000	1510	500	6	1912	3	3600	Y	N	634 W NICKERSON ST
002	286710	0120	8/11/05	\$427,000	620	500	7	1942	3	5050	N	N	2701 8TH AVE W
002	265250	1616	5/10/06	\$426,000	640	600	7	1944	4	3210	N	N	2424 QUEEN ANNE AVE N
002	253330	0135	4/7/06	\$375,000	720	0	7	1919	3	2720	N	N	1008 W ARMOUR ST
002	265250	0045	6/8/07	\$480,000	730	0	7	1915	3	3600	N	N	2572 3RD AVE W
002	265250	0045	4/28/05	\$380,000	730	0	7	1915	3	3600	N	N	2572 3RD AVE W
002	197220	5640	7/8/05	\$383,000	740	720	7	1925	3	1706	N	N	12 FLORENTIA ST
002	253330	0580	12/12/06	\$613,000	740	540	7	1940	5	2580	N	N	1012 W FULTON ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	197220	5100	6/16/05	\$297,000	750	0	7	1922	3	3600	Y	N	57 W DRAVUS ST
002	197220	5680	3/27/07	\$450,000	770	0	7	1914	3	3600	Y	N	38 FLORENTIA ST
002	701320	0285	10/30/06	\$559,000	770	0	7	1907	4	4800	N	N	2423 3RD AVE W
002	277160	1855	9/26/07	\$350,000	770	720	7	1914	5	4000	N	N	2227 11TH AVE W
002	277060	4500	11/28/06	\$365,000	780	0	7	1908	3	1750	N	N	1310 W DRAVUS ST
002	277060	5460	11/6/06	\$548,600	790	240	7	1946	3	6000	Y	N	3456 12TH AVE W
002	265250	0185	4/20/06	\$449,000	800	0	7	1908	3	3600	N	N	2541 2ND AVE W
002	511340	0479	6/6/06	\$765,000	800	200	7	1946	3	5800	Y	N	2837 12TH AVE W
002	940580	0006	7/9/07	\$530,000	800	0	7	1926	3	3480	N	N	710 W MCGRAW ST
002	524480	0530	4/12/07	\$579,000	810	900	7	1923	4	4120	N	N	2910 1ST AVE N
002	524480	0530	11/18/05	\$509,500	810	900	7	1923	4	4120	N	N	2910 1ST AVE N
002	949170	0050	4/27/06	\$482,500	810	400	7	1927	3	4080	N	N	1010 W NEWELL ST
002	197220	5105	4/24/07	\$510,000	820	630	7	1922	3	3600	N	N	55 W DRAVUS ST
002	277060	5055	8/24/05	\$405,000	820	180	7	1908	3	6000	Y	N	3623 12TH AVE W
002	690520	0045	5/9/05	\$549,000	820	90	7	1918	3	5000	Y	N	3016 11TH AVE W
002	701320	0015	7/20/05	\$430,000	830	0	7	1925	3	2550	N	N	424 W MCGRAW PL
002	744300	1495	10/24/05	\$430,000	830	100	7	1952	3	4200	Y	N	1016 W RUFFNER ST
002	744300	1440	9/20/06	\$640,000	840	800	7	1907	4	4400	Y	N	937 W EMERSON ST
002	744300	1440	5/23/06	\$515,000	840	800	7	1907	4	4400	Y	N	937 W EMERSON ST
002	744300	1440	4/27/05	\$470,000	840	800	7	1907	4	4400	Y	N	937 W EMERSON ST
002	265300	0175	4/24/06	\$432,000	850	0	7	1912	4	2622	N	N	102 W MCGRAW PL
002	277110	4710	11/26/07	\$468,000	850	0	7	1949	3	4000	Y	N	2528 12TH AVE W
002	265250	0050	4/10/07	\$500,000	860	0	7	1950	3	5400	N	N	2568 3RD AVE W
002	265250	0075	9/21/05	\$495,000	860	230	7	1928	3	4800	N	N	2554 3RD AVE W
002	511340	0354	2/26/07	\$499,950	860	860	7	1947	3	5382	N	N	2627 13TH AVE W
002	524480	0555	6/23/06	\$499,000	860	0	7	1920	3	4000	N	N	2907 WARREN AVE N
002	524480	0565	3/15/06	\$400,000	860	0	7	1920	4	4000	N	N	2915 WARREN AVE N
002	274960	0095	5/16/06	\$540,000	870	0	7	1924	3	4800	Y	N	3413 10TH AVE W
002	524480	1161	11/16/05	\$500,000	880	800	7	1940	5	4945	N	N	2614 3RD AVE N
002	744300	1480	8/18/06	\$456,000	880	0	7	1952	3	2783	Y	N	3422 9TH AVE W
002	242503	9050	9/27/06	\$480,000	890	0	7	1910	3	2568	N	N	506 W SMITH ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	681910	0376	4/22/05	\$553,000	890	120	7	1924	4	3520	Y	N	16 W FULTON ST
002	265250	0820	9/13/07	\$548,000	910	240	7	1910	3	2400	N	N	2506 1ST AVE W
002	169990	0026	8/8/06	\$436,000	920	0	7	1939	3	3680	N	N	354 QUEEN ANNE DR
002	197220	5725	5/30/06	\$450,000	920	0	7	1953	2	3600	Y	N	112 FLORENTIA ST
002	277060	4210	5/2/07	\$459,950	920	550	7	1926	3	2048	Y	N	2541 13TH AVE W
002	524480	1581	4/21/05	\$457,000	930	500	7	1910	3	3704	Y	N	109 NEWELL ST
002	027500	0025	3/13/06	\$575,000	940	700	7	1921	3	4890	N	N	2611 9TH AVE W
002	197220	5731	2/25/05	\$395,000	940	940	7	1965	3	2160	N	N	3011 WARREN AVE N
002	744300	0825	9/22/05	\$440,000	940	860	7	1961	3	4400	Y	N	650 W EMERSON ST
002	890000	0006	11/16/05	\$435,000	940	0	7	1921	3	3360	N	N	307 W DRAVUS ST
002	524480	0455	2/23/06	\$472,500	950	0	7	1908	4	4000	N	N	2921 2ND AVE N
002	940630	0077	1/9/06	\$612,810	960	170	7	1910	3	1800	N	N	719 W WHEELER ST
002	511340	0324	2/6/06	\$512,000	970	0	7	1946	3	4601	N	N	2655 13TH AVE W
002	524480	0570	3/1/07	\$537,500	970	0	7	1921	3	4000	N	N	2919 WARREN AVE N
002	277060	4635	6/20/06	\$507,500	980	0	7	1952	3	6000	Y	N	3417 13TH AVE W
002	286710	0070	9/19/06	\$592,000	980	0	7	1918	3	2760	N	N	2708 9TH AVE W
002	681910	0402	7/28/05	\$561,000	980	290	7	1955	4	2829	Y	N	11 W FLORENTIA ST
002	690520	0060	4/21/06	\$505,000	980	240	7	1922	3	5000	N	N	3032 11TH AVE W
002	690520	0181	12/27/06	\$440,000	980	720	7	1949	3	4204	N	N	1209 W DRAVUS ST
002	342960	0090	9/28/05	\$400,000	990	0	7	1954	3	4500	N	N	806 W BOTHWELL ST
002	511340	0219	2/11/05	\$435,000	990	700	7	1947	3	4261	Y	N	2641 12TH AVE W
002	524480	0235	1/25/06	\$406,436	990	0	7	1910	3	4000	N	N	2931 3RD AVE N
002	524480	0280	5/20/05	\$655,000	990	0	7	1910	3	4000	N	N	2912 2ND AVE N
002	524480	0920	5/30/07	\$535,000	990	250	7	1925	3	4160	N	N	2708 MAYFAIR AVE N
002	511340	0270	6/23/06	\$520,000	1000	0	7	1947	3	7780	Y	N	2634 13TH AVE W
002	511340	0395	9/17/06	\$535,000	1000	320	7	1946	3	5324	N	N	2859 13TH AVE W
002	097600	0540	8/3/06	\$358,000	1010	0	7	1922	3	4445	N	N	2709 4TH AVE W
002	265250	0190	8/25/06	\$569,000	1010	120	7	1914	3	3600	N	N	2537 2ND AVE W
002	265250	0240	8/20/05	\$725,000	1010	810	7	1918	3	3200	N	N	210 W SMITH ST
002	511340	0050	7/25/06	\$465,000	1010	140	7	1927	3	4945	Y	N	2830 12TH AVE W
002	524480	0510	12/1/06	\$672,500	1010	0	7	1923	3	4080	Y	N	2926 1ST AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	681910	0135	11/17/05	\$619,000	1010	0	7	1924	3	4800	Y	N	2715 QUEEN ANNE AVE N
002	690520	0360	3/10/06	\$426,400	1010	0	7	1950	3	5400	N	N	3017 13TH AVE W
002	701220	0095	4/17/06	\$370,000	1010	0	7	1953	3	4250	N	N	310 W SMITH ST
002	690520	0330	12/26/06	\$540,000	1020	600	7	1950	3	5442	N	N	3047 13TH AVE W
002	690520	0330	6/13/05	\$415,000	1020	600	7	1950	3	5442	N	N	3047 13TH AVE W
002	690520	0335	10/13/05	\$450,000	1020	660	7	1951	3	5450	N	N	3041 13TH AVE W
002	277060	5500	2/15/06	\$539,000	1030	210	7	1946	3	6000	Y	N	3415 11TH AVE W
002	242503	9029	11/7/06	\$591,000	1050	800	7	1928	4	3230	N	N	2511 6TH AVE W
002	242503	9037	10/10/07	\$500,000	1060	0	7	1918	3	4560	N	N	2504 7TH AVE W
002	701520	0565	5/7/07	\$569,000	1060	375	7	1950	3	4675	N	N	3305 8TH AVE W
002	097600	0195	12/14/05	\$440,000	1070	800	7	1956	3	2513	N	N	2602 4TH AVE W
002	277060	4630	7/11/06	\$560,000	1070	0	7	1949	3	6000	Y	N	3413 13TH AVE W
002	277110	4760	9/4/07	\$748,000	1070	770	7	1952	3	5000	Y	N	2501 11TH AVE W
002	511340	0496	1/17/07	\$543,000	1070	220	7	1946	3	7272	Y	N	2827 12TH AVE W
002	524480	0755	3/19/07	\$610,000	1070	0	7	1929	3	3456	Y	N	2708 WARREN AVE N
002	744300	0795	6/11/07	\$531,225	1076	0	7	1922	3	1869	N	N	626 W EMERSON ST
002	744300	0795	9/14/06	\$404,000	1076	0	7	1922	3	1869	N	N	626 W EMERSON ST
002	511340	0145	1/18/06	\$509,140	1080	1080	7	1924	3	5656	N	N	2615 11TH AVE W
002	511340	0100	6/14/05	\$455,000	1090	1090	7	1929	3	4061	Y	N	2705 11TH AVE W
002	701520	0690	1/27/06	\$529,950	1090	690	7	1940	3	4866	N	N	3222 8TH AVE W
002	796510	0141	5/13/05	\$475,000	1100	400	7	1909	3	2800	N	N	706 W HALLADAY ST
002	265250	1615	5/9/06	\$506,500	1110	800	7	1946	4	3995	N	N	2428 QUEEN ANNE AVE N
002	277110	4690	2/16/07	\$510,000	1110	0	7	1904	4	4000	Y	N	2546 12TH AVE W
002	277160	1845	3/29/06	\$425,000	1110	960	7	1927	3	8000	Y	N	2219 11TH AVE W
002	511340	0518	11/23/07	\$625,000	1110	1110	7	1948	3	5831	N	N	2809 12TH AVE W
002	744300	1466	4/11/05	\$428,000	1110	880	7	1995	3	2703	N	N	3436 9TH AVE W
002	701520	0305	10/6/06	\$625,000	1120	800	7	1952	3	5174	Y	N	3222 10TH AVE W
002	766270	0025	12/22/06	\$585,000	1120	700	7	1957	3	5000	N	N	1017 W NEWELL ST
002	197220	5795	8/25/06	\$460,000	1130	630	7	1924	4	2123	Y	N	33 ETRURIA ST
002	286710	0071	12/18/06	\$650,000	1130	0	7	1918	3	2745	N	N	2704 9TH AVE W
002	511340	0383	1/24/07	\$600,000	1130	400	7	1946	3	8826	N	N	2811 PROSCH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	690520	0220	2/23/06	\$483,000	1130	0	7	1948	3	4484	Y	N	3011 12TH AVE W
002	701520	0916	5/30/06	\$565,000	1130	240	7	1946	3	4513	N	N	735 W FLORENTIA PL
002	701320	0200	10/31/07	\$525,000	1140	0	7	1924	3	4800	N	N	2428 4TH AVE W
002	701320	0200	7/14/06	\$412,500	1140	0	7	1924	3	4800	N	N	2428 4TH AVE W
002	701520	0700	6/20/06	\$472,500	1140	0	7	1954	3	5530	N	N	717 W CREMONA ST
002	701520	0760	8/16/05	\$556,050	1140	750	7	1948	3	5556	Y	N	723 W DRAVUS ST
002	744300	0855	3/27/07	\$400,000	1140	0	7	1949	3	4367	Y	N	672 W EMERSON ST
002	890000	0090	5/4/07	\$705,500	1140	850	7	1924	3	4826	N	N	3014 4TH AVE W
002	524480	0190	10/3/05	\$635,000	1150	0	7	1920	3	4000	N	N	2906 MAYFAIR AVE N
002	524480	0190	1/28/05	\$550,000	1150	0	7	1920	3	4000	N	N	2906 MAYFAIR AVE N
002	097600	0445	10/17/06	\$595,000	1150	700	7	1917	3	4999	N	N	2710 5TH AVE W
002	274960	0175	3/26/07	\$686,000	1150	0	7	1926	3	4800	Y	N	3442 10TH AVE W
002	286710	0025	5/9/07	\$570,000	1150	0	7	1925	3	3700	N	N	815 W NEWELL ST
002	242503	9077	9/5/06	\$605,500	1160	400	7	1916	3	4206	N	N	422 W SMITH ST
002	690520	0321	4/8/05	\$415,000	1160	0	7	1918	3	5457	N	N	1309 W DRAVUS ST
002	787150	0350	3/4/06	\$711,000	1170	0	7	1907	3	3200	N	N	914 W HALLADAY ST
002	787150	0350	3/10/05	\$503,000	1170	0	7	1907	3	3200	N	N	914 W HALLADAY ST
002	744300	0491	11/18/05	\$430,000	1180	590	7	2001	3	1031	Y	N	665 W EMERSON ST
002	097600	0560	5/17/05	\$445,000	1190	0	7	1922	3	4445	N	N	2717 4TH AVE W
002	511340	0469	9/7/05	\$595,000	1190	400	7	1993	3	4977	Y	N	2847 12TH AVE W
002	197220	5340	8/9/05	\$451,000	1200	0	7	1940	3	3017	Y	N	39 W ETRURIA ST
002	242503	9065	7/10/06	\$549,950	1200	360	7	1928	3	6008	N	N	2581 5TH AVE W
002	701520	0220	5/25/06	\$638,000	1200	800	7	1937	3	6600	Y	N	3213 CONKLING PL W
002	265300	0280	7/11/05	\$510,000	1210	0	7	1919	3	3600	N	N	2436 2ND AVE W
002	701520	0210	1/11/07	\$585,000	1210	270	7	1938	3	6350	Y	N	3223 CONKLING PL W
002	511340	0590	11/27/07	\$617,500	1220	150	7	1946	3	4685	N	N	2854 13TH AVE W
002	511340	0590	4/12/06	\$555,000	1220	150	7	1946	3	4685	N	N	2854 13TH AVE W
002	274960	0005	4/26/06	\$425,000	1220	0	7	1952	3	4800	N	N	1017 W RUFFNER ST
002	277060	4545	3/9/05	\$516,000	1220	1000	7	1955	3	6000	Y	N	3247 13TH AVE W
002	277060	3525	8/13/07	\$1,200,000	1220	1220	7	2000	3	9000	Y	N	3437 14TH AVE W
002	265250	0710	9/10/07	\$669,000	1230	0	7	1925	4	3600	N	N	2550 1ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	277060	4445	11/28/05	\$491,000	1240	0	7	1945	3	6000	N	N	3246 14TH AVE W
002	265250	2175	9/21/07	\$720,000	1250	0	7	1907	3	3600	N	N	2419 2ND AVE W
002	277060	4155	7/17/07	\$560,000	1250	810	7	1930	3	3960	Y	N	1308 W WHEELER ST
002	701520	0215	6/1/05	\$599,000	1250	400	7	1937	3	6620	Y	N	3219 CONKLING PL W
002	197220	5120	2/23/05	\$480,950	1260	0	7	1900	3	5400	N	N	43 W DRAVUS ST
002	681910	0265	10/10/05	\$579,000	1260	400	7	1929	4	3500	Y	N	2808 QUEEN ANNE AVE N
002	890000	0025	6/6/05	\$495,250	1260	130	7	1900	5	3390	N	N	3037 3RD AVE W
002	744300	0835	10/13/05	\$600,000	1260	520	7	1949	3	3645	Y	N	656 W EMERSON ST
002	277060	4782	12/12/06	\$453,000	1264	0	7	2002	3	2203	Y	N	3641 B 13TH AVE W
002	277060	4333	10/24/06	\$495,000	1270	340	7	1992	3	1500	N	N	2841 PROSCH AVE W
002	524480	0430	8/15/07	\$695,000	1270	580	7	1992	3	4000	Y	N	2901 2ND AVE N
002	524480	1140	6/20/06	\$550,000	1270	0	7	1927	4	4300	N	N	2626 3RD AVE N
002	744300	1470	9/28/05	\$688,900	1270	880	7	1952	3	4505	Y	N	3432 9TH AVE W
002	197220	5580	3/31/06	\$625,000	1290	240	7	1927	4	2499	Y	N	112 W FLORENTIA ST
002	192504	9058	3/29/06	\$590,000	1300	0	7	1955	3	16514	N	N	2538 MAYFAIR AVE N
002	242503	9074	3/30/05	\$482,500	1310	0	7	1916	3	4208	N	N	2506 5TH AVE W
002	277060	4495	4/13/07	\$540,000	1320	0	7	1984	3	4250	N	N	3203 13TH AVE W
002	265250	1300	6/5/06	\$764,000	1330	960	7	1915	4	4680	N	N	2527 1ST AVE N
002	274960	0006	5/31/06	\$503,000	1330	0	7	1952	3	4800	N	N	1023 W RUFFNER ST
002	524480	1470	10/31/05	\$480,000	1330	0	7	1910	4	1724	Y	N	2637 2ND AVE N
002	265250	1625	5/9/07	\$565,000	1340	0	7	1906	3	3600	N	N	2422 QUEEN ANNE AVE N
002	277060	5090	12/6/06	\$475,000	1340	0	7	1915	3	6000	Y	N	3657 12TH AVE W
002	701520	0430	4/13/07	\$666,950	1340	430	7	1991	3	5445	N	N	3219 8TH AVE W
002	242503	9118	5/17/07	\$631,000	1350	0	7	1928	3	5040	N	N	2565 3RD AVE W
002	511340	0290	5/13/05	\$450,000	1350	800	7	1947	3	8261	Y	N	1234 W BOTHWELL ST
002	701520	0850	11/1/06	\$739,000	1350	630	7	1946	3	6459	Y	N	715 W ETRURIA ST
002	265250	1915	6/23/06	\$560,000	1360	0	7	1906	3	3150	N	N	106 W MCGRAW ST
002	265250	1690	3/27/06	\$499,950	1370	0	7	1905	3	3600	N	N	2425 QUEEN ANNE AVE N
002	299180	0010	2/4/05	\$521,000	1370	760	7	1908	4	2550	N	N	710 W WHEELER ST
002	197220	5697	8/29/05	\$390,000	1370	220	7	2003	3	1404	Y	N	44 FLORENTIA ST
002	265250	1330	8/11/06	\$545,000	1390	200	7	1917	4	4800	N	N	2515 1ST AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	286710	0410	7/20/07	\$699,000	1390	0	7	1950	3	5000	N	N	807 W BARRETT ST
002	265250	0600	2/17/05	\$426,000	1400	0	7	1908	3	4200	N	N	2517 1ST AVE W
002	265250	1630	3/20/07	\$531,000	1410	0	7	1906	3	3600	N	N	2418 QUEEN ANNE AVE N
002	277060	5549	12/13/06	\$415,000	1410	0	7	1908	3	4705	Y	N	3614 12TH AVE W
002	511340	0400	10/19/07	\$390,000	1420	0	7	1946	3	5319	N	N	2855 13TH AVE W
002	277110	6025	7/21/06	\$705,000	1430	600	7	1938	3	4000	Y	N	1201 W RAYE ST
002	277110	6025	2/2/05	\$465,000	1430	600	7	1938	3	4000	Y	N	1201 W RAYE ST
002	197220	5335	3/7/06	\$435,000	1430	0	7	1909	3	2437	Y	N	43 W ETRURIA ST
002	744300	0850	2/16/05	\$419,950	1430	0	7	1949	3	4400	Y	N	668 W EMERSON ST
002	265250	0964	7/19/07	\$520,000	1460	0	7	1976	3	5400	N	N	2517 QUEEN ANNE AVE N
002	949170	0005	11/16/05	\$550,000	1460	0	7	1904	3	3672	Y	N	2714 11TH AVE W
002	277060	5255	11/6/06	\$545,000	1490	0	7	1978	3	6000	N	N	3236 13TH AVE W
002	927020	0090	1/4/06	\$539,950	1520	0	7	1906	3	3600	N	N	2422 6TH AVE W
002	197220	5320	1/10/05	\$557,750	1540	0	7	1913	4	3600	Y	N	53 W ETRURIA ST
002	701520	0625	12/12/06	\$623,000	1540	240	7	1926	3	5653	N	N	3318 8TH AVE W
002	701520	0800	6/14/05	\$634,000	1540	220	7	1927	3	5488	Y	N	720 W ETRURIA ST
002	277110	4635	10/4/06	\$989,950	1540	0	7	1914	3	2600	Y	N	1118 W RAYE ST
002	744300	0710	8/8/05	\$429,950	1550	600	7	1910	3	4400	Y	N	643 W NICKERSON ST
002	277060	4995	7/2/07	\$765,000	1560	0	7	1952	3	6000	Y	N	3636 13TH AVE W
002	277060	4995	9/7/06	\$581,500	1560	0	7	1952	3	6000	Y	N	3636 13TH AVE W
002	265250	1670	3/9/06	\$599,000	1560	0	7	1906	3	5400	N	N	2435 QUEEN ANNE AVE N
002	744300	1300	5/5/06	\$458,350	1570	0	7	1955	3	4950	Y	N	811 W NICKERSON ST
002	197220	5155	5/24/05	\$590,000	1580	0	7	1909	4	3600	N	N	19 W DRAVUS ST
002	681910	0120	11/14/05	\$749,000	1600	1130	7	1924	4	3600	Y	N	2701 QUEEN ANNE AVE N
002	927020	0190	11/27/06	\$550,000	1620	0	7	1904	3	5400	N	N	2447 5TH AVE W
002	927020	0190	1/11/05	\$376,000	1620	0	7	1904	3	5400	N	N	2447 5TH AVE W
002	690520	0265	5/18/05	\$567,500	1630	0	7	1949	4	4500	Y	N	3006 13TH AVE W
002	701320	0135	7/6/06	\$725,000	1630	0	7	1914	3	4695	N	N	2417 4TH AVE W
002	681910	0375	5/17/05	\$685,000	1640	170	7	1924	3	4000	Y	N	2901 1ST AVE N
002	681910	0375	2/2/05	\$525,000	1640	170	7	1924	3	4000	Y	N	2901 1ST AVE N
002	253330	0410	8/11/06	\$812,000	1650	850	7	1911	3	4000	N	N	2914 9TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	277060	4336	3/10/05	\$439,900	1660	140	7	1994	3	1592	N	N	2837 PROSCH AVE W
002	277060	4337	4/4/07	\$578,000	1660	140	7	1994	3	1592	N	N	2835 PROSCH AVE W
002	277060	4740	5/13/05	\$507,500	1670	990	7	1963	3	9000	N	N	3603 13TH AVE W
002	277060	4735	6/13/06	\$595,000	1680	780	7	1952	3	6000	Y	N	3600 14TH AVE W
002	511340	0040	8/20/07	\$710,000	1680	0	7	1946	3	4982	Y	N	2852 12TH AVE W
002	265250	1080	5/24/07	\$859,000	1690	350	7	1916	4	3780	N	N	2542 QUEEN ANNE AVE N
002	253330	0490	10/23/06	\$713,500	1700	0	7	1909	3	6000	N	N	2920 10TH PL W
002	197220	5085	4/18/05	\$630,000	1720	860	7	2001	4	2200	Y	N	3114 3RD AVE W
002	253330	0440	5/23/07	\$699,500	1720	0	7	1904	3	4000	Y	N	2928 9TH AVE W
002	197220	5560	6/14/05	\$550,000	1770	1000	7	2006	3	5323	Y	N	122 W FLORENTIA ST
002	701320	0301	2/21/06	\$575,000	1800	180	7	1911	3	3000	N	N	2411 3RD AVE W
002	242503	9040	4/9/07	\$689,950	1820	220	7	1914	3	2998	N	N	525 W RAYE ST
002	787150	0335	12/6/07	\$949,000	1840	0	7	1937	3	4000	N	N	2562 10TH AVE W
002	787150	0335	11/28/05	\$597,000	1840	0	7	1937	3	4000	N	N	2562 10TH AVE W
002	277160	1610	4/7/06	\$688,000	1840	0	7	1904	4	3200	Y	N	2238 GILMAN DR W
002	097600	0630	3/3/05	\$545,000	1850	0	7	1986	3	4763	Y	N	2818 4TH AVE W
002	265250	1215	9/6/05	\$660,000	1880	0	7	1924	4	3720	Y	N	15 RAYE ST
002	265250	1215	2/28/05	\$400,000	1880	0	7	1924	4	3720	Y	N	15 RAYE ST
002	285120	0060	2/22/05	\$555,000	1900	950	7	1910	3	4956	N	N	2560 5TH AVE W
002	701520	0600	5/23/07	\$895,000	1900	240	7	1942	3	5336	Y	N	3326 9TH AVE W
002	265250	2310	12/7/05	\$676,500	1920	0	7	1914	4	5400	N	N	2426 3RD AVE W
002	197220	5790	11/8/07	\$683,000	2000	0	7	2005	3	1950	N	N	31 D ETRURIA ST
002	274960	0110	2/7/05	\$535,000	2000	450	7	1953	3	7200	Y	N	3429 10TH AVE W
002	197220	5600	1/5/06	\$606,000	2040	940	7	1970	3	3600	Y	N	10 W FLORENTIA ST
002	274960	0100	8/12/05	\$549,000	2100	460	7	1914	3	7200	Y	N	3421 10TH AVE W
002	277160	1945	7/26/05	\$799,000	2230	480	7	1908	3	3760	Y	N	1959 11TH AVE W
002	277060	3780	3/10/06	\$547,000	2320	0	7	1905	3	4500	N	N	3031 14TH AVE W
002	337190	0007	11/20/06	\$612,000	2540	0	7	1992	3	8308	N	N	681 W ETRURIA ST
002	337190	0007	8/15/07	\$428,819	2540	0	7	1992	3	8308	N	N	681 W ETRURIA ST
002	027500	0030	3/15/07	\$1,100,000	2560	200	7	1924	3	5467	N	N	2607 9TH AVE W
002	097600	0005	3/14/06	\$659,000	2760	0	7	1948	3	7938	N	N	417 W NEWELL ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	744300	0515	4/24/06	\$790,000	2910	1460	7	1973	3	7260	Y	N	645 W EMERSON ST
002	265250	0006	11/7/05	\$430,000	800	390	8	2005	3	936	N	N	2584 B 3RD AVE W
002	265250	0007	10/11/05	\$432,500	800	390	8	2005	3	1581	N	N	2584 A 3RD AVE W
002	097600	0155	5/24/07	\$705,500	900	800	8	1922	5	5080	Y	N	2618 4TH AVE W
002	197220	5793	11/13/06	\$345,000	900	0	8	2006	3	666	N	N	39-5 ETRURIA ST
002	197220	5794	12/28/06	\$349,950	900	0	8	2006	3	666	N	N	39-4 ETRURIA ST
002	197220	5798	11/1/06	\$347,150	900	0	8	2006	3	666	N	N	39-3 ETRURIA ST
002	197220	5799	11/1/06	\$345,000	900	0	8	2006	3	666	N	N	39-2 ETRURIA ST
002	197220	5800	7/11/05	\$845,000	900	0	8	2006	3	1931	N	N	39-1 ETRURIA ST
002	242503	9107	2/6/07	\$615,000	920	0	8	1903	3	3700	N	N	509 W RAYE ST
002	681910	0280	3/1/06	\$659,500	920	700	8	1926	3	2750	Y	N	2807 QUEEN ANNE AVE N
002	197220	5796	7/5/06	\$500,000	920	640	8	2000	3	1340	Y	N	33 B ETRURIA ST
002	197220	5797	12/7/06	\$477,500	920	640	8	2000	3	1340	Y	N	33 C ETRURIA ST
002	524480	0130	12/5/06	\$589,000	930	0	8	1914	5	2760	Y	N	2912 3RD AVE N
002	265250	1890	3/12/07	\$580,000	950	0	8	1907	3	3960	N	N	2417 1ST AVE W
002	265250	1890	2/22/05	\$485,000	950	0	8	1907	3	3960	N	N	2417 1ST AVE W
002	253330	0060	4/19/05	\$551,000	990	400	8	1930	3	3000	N	N	1019 W FULTON ST
002	701520	0685	11/11/05	\$628,000	1000	800	8	1941	5	5700	N	N	3216 8TH AVE W
002	197220	5337	8/20/07	\$494,950	1000	170	8	2007	3	1210	N	N	41 B W ETRURIA ST
002	277060	4102	8/3/07	\$485,000	1000	450	8	2007	3	762	N	N	0
002	197220	5339	2/27/07	\$460,000	1000	170	8	2007	3	1205	N	N	43 D W ETRURIA ST
002	242503	9017	7/20/05	\$699,000	1010	740	8	2005	3	2640	N	N	2541 8TH AVE W
002	242503	9017	3/3/05	\$450,000	1010	740	8	2005	3	2640	N	N	2541 8TH AVE W
002	524480	1665	4/17/07	\$1,030,000	1020	140	8	1949	3	6000	Y	N	2619 WARREN AVE N
002	524480	0660	9/23/05	\$516,600	1040	520	8	1954	3	4000	Y	N	2705 WARREN AVE N
002	681910	0145	11/21/06	\$546,000	1040	0	8	1923	4	3600	Y	N	2725 QUEEN ANNE AVE N
002	277060	4104	9/6/07	\$484,999	1050	480	8	2007	3	2208	N	N	0
002	253330	0045	12/15/05	\$543,000	1070	870	8	1910	3	4000	Y	N	2816 11TH AVE W
002	277060	4099	11/20/07	\$499,950	1070	510	8	2007	3	1088	Y	N	0
002	097600	0255	4/9/07	\$600,000	1080	0	8	1914	4	4621	N	N	2617 3RD AVE W
002	265250	1460	8/21/07	\$650,000	1080	290	8	1907	3	3600	N	N	2433 1ST AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	197220	5160	3/26/07	\$650,000	1100	380	8	2007	3	1700	N	N	0
002	197220	5160	9/26/05	\$440,000	1100	380	8	2007	3	1700	N	N	0
002	701520	0370	7/21/06	\$679,000	1100	420	8	1949	3	4875	N	N	3327 9TH AVE W
002	701520	0370	9/21/05	\$510,000	1100	420	8	1949	3	4875	N	N	3327 9TH AVE W
002	277060	5340	2/20/07	\$655,000	1100	400	8	1951	3	6000	Y	N	3247 12TH AVE W
002	524480	0650	6/28/05	\$547,000	1100	0	8	1927	5	2800	N	N	2702 1ST AVE N
002	277160	1635	5/9/06	\$795,000	1110	1110	8	2005	3	3142	Y	N	2209 12TH AVE W
002	701520	0955	5/30/06	\$625,000	1110	800	8	1956	3	4230	N	N	839 W ETRURIA ST
002	277160	1635	5/25/05	\$475,000	1110	1110	8	2005	3	3142	Y	N	2209 12TH AVE W
002	197220	5595	4/19/05	\$560,000	1120	295	8	2006	3	1325	Y	N	102 A FLORENTIA ST
002	197220	5595	7/3/07	\$526,000	1120	295	8	2006	3	1325	Y	N	102 A FLORENTIA ST
002	253330	0610	3/20/06	\$542,500	1120	0	8	1919	3	4500	Y	N	2912 11TH AVE W
002	701520	0280	4/12/07	\$630,000	1120	910	8	1946	3	6500	Y	N	862 W ETRURIA ST
002	197220	5596	10/29/07	\$450,000	1120	295	8	2006	3	950	N	N	102 B FLORENTIA ST
002	197220	5594	3/2/07	\$495,000	1130	335	8	2006	3	1325	N	N	100 C FLORENTIA ST
002	787150	0405	6/11/07	\$618,000	1140	100	8	1928	4	4200	N	N	2567 10TH AVE W
002	787150	0405	2/5/07	\$592,000	1140	100	8	1928	4	4200	N	N	2567 10TH AVE W
002	787150	0405	9/26/05	\$470,000	1140	100	8	1928	4	4200	N	N	2567 10TH AVE W
002	277060	4100	8/24/05	\$649,500	1140	510	8	2007	3	1275	Y	N	0
002	097600	0320	9/4/07	\$885,000	1190	900	8	1949	3	3350	Y	N	2702 4TH AVE W
002	277060	4240	8/3/05	\$648,000	1190	1190	8	1950	3	8300	Y	N	2573 13TH AVE W
002	197220	5685	8/16/06	\$527,700	1200	0	8	1993	3	3600	Y	N	40 FLORENTIA ST
002	690520	0010	2/10/05	\$597,500	1200	920	8	1952	5	7350	N	N	3008 10TH AVE W
002	197220	5338	5/3/07	\$550,000	1200	250	8	2007	3	1091	N	N	41 #C W ETRURIA ST
002	197220	7033	8/26/06	\$489,500	1200	300	8	2001	3	1402	Y	N	160 B FLORENTIA ST
002	197220	7037	11/14/05	\$459,750	1200	300	8	2001	3	1297	Y	N	162 B FLORENTIA ST
002	701520	1095	9/20/07	\$674,500	1210	0	8	1952	3	5200	N	N	3050 11TH AVE W
002	027500	0035	1/19/07	\$625,000	1220	0	8	1918	3	2790	N	N	2603 9TH AVE W
002	027500	0035	8/7/06	\$555,000	1220	0	8	1918	3	2790	N	N	2603 9TH AVE W
002	197220	5780	2/21/06	\$485,970	1220	450	8	2005	3	976	N	N	31 B ETRURIA ST
002	197220	5780	8/23/05	\$455,970	1220	450	8	2005	3	976	N	N	31 B ETRURIA ST

Improved Sales Used in this Annual Update Analysis
Area 12
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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
002	197220	5781	8/5/05	\$467,000	1220	450	8	2005	3	1558	N	N	31 C ETRURIA ST
002	197220	5779	8/19/05	\$463,950	1220	450	8	2005	3	1314	N	N	31 A ETRURIA ST
002	197220	5840	2/21/07	\$424,990	1230	140	8	2004	3	1370	Y	N	65 ETRURIA ST
002	097600	0790	7/26/06	\$542,650	1240	0	8	1985	3	4763	N	N	2904 4TH AVE W
002	277060	4195	11/21/05	\$542,000	1240	1050	8	1960	3	5000	Y	N	2527 13TH AVE W
002	787150	0730	9/22/06	\$638,000	1240	600	8	1925	3	2829	N	N	2411 WESTVIEW DR W
002	126020	0040	5/23/07	\$580,000	1250	0	8	1923	3	3214	N	N	2719 9TH AVE W
002	286710	0060	3/23/07	\$701,000	1260	0	8	1911	3	3500	N	N	803 W NEWELL ST
002	701520	0010	10/23/06	\$699,950	1280	0	8	1938	3	5164	Y	N	3261 10TH AVE W
002	701520	0010	2/23/05	\$582,000	1280	0	8	1938	3	5164	Y	N	3261 10TH AVE W
002	524480	1200	4/10/07	\$710,000	1280	0	8	1908	3	4200	Y	N	2635 NOB HILL AVE N
002	197220	5165	1/3/05	\$410,000	1290	410	8	2007	3	1701	N	N	0
002	286710	0380	4/20/06	\$609,500	1290	450	8	1930	4	6000	Y	N	821 W BARRETT ST
002	524480	1325	3/5/06	\$587,000	1310	600	8	1909	5	4760	N	N	2637 3RD AVE N
002	701320	0125	12/15/06	\$661,000	1310	300	8	1928	3	2075	N	N	409 W MCGRAW PL
002	690520	0130	8/23/05	\$540,000	1330	360	8	1948	3	4800	Y	N	3016 12TH AVE W
002	277060	5385	5/4/05	\$538,000	1350	0	8	1987	3	6000	Y	N	3226 12TH AVE W
002	197220	5720	3/11/05	\$469,000	1360	960	8	1979	3	3600	Y	N	110 FLORENTIA ST
002	265250	2040	2/23/06	\$616,500	1360	0	8	1907	3	2400	N	N	114 W MCGRAW ST
002	524480	0251	5/14/07	\$449,000	1380	0	8	1995	3	1600	N	N	2932 2ND AVE N
002	524480	1425	12/12/06	\$650,000	1380	580	8	1918	5	4000	Y	N	2631 MAYFAIR AVE N
002	524480	1490	8/16/07	\$669,000	1380	0	8	1927	5	2080	Y	N	2630 WARREN AVE N
002	277060	4347	8/17/06	\$481,000	1390	150	8	1995	3	1326	N	N	2827 PROSCH AVE W
002	277060	4347	5/20/05	\$399,950	1390	150	8	1995	3	1326	N	N	2827 PROSCH AVE W
002	265250	0364	12/11/07	\$884,100	1390	0	8	1913	4	5520	N	N	2530 2ND AVE W
002	277060	4346	9/25/05	\$456,500	1390	150	8	1995	3	1326	N	N	2829 PROSCH AVE W
002	690520	0090	8/8/07	\$647,000	1390	450	8	1995	4	4750	Y	N	3023 11TH AVE W
002	787150	0195	5/17/05	\$580,000	1390	0	8	1906	3	3332	N	N	2508 10TH AVE W
002	744300	0502	9/6/05	\$439,950	1400	0	8	2000	3	1587	Y	N	655 C W EMERSON ST
002	744300	0504	4/19/05	\$397,888	1400	0	8	2000	3	1055	Y	N	655 B W EMERSON ST
002	744300	0506	4/1/05	\$440,000	1400	0	8	2000	3	1578	Y	N	655 A W EMERSON ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	787150	0030	4/24/07	\$849,000	1410	0	8	1905	3	4000	N	N	2423 9TH AVE W
002	197220	5653	5/30/07	\$650,000	1410	940	8	2001	3	2399	Y	N	18 FLORENTIA ST
002	681910	0060	8/27/07	\$808,000	1420	900	8	1926	5	2800	Y	N	4 W RAYE ST
002	681910	0060	8/5/05	\$772,000	1420	900	8	1926	5	2800	Y	N	4 W RAYE ST
002	277060	4407	3/14/07	\$599,950	1420	385	8	2006	3	1400	Y	N	3022 B 14TH AVE W
002	253330	0105	10/31/05	\$760,000	1430	0	8	1931	3	4000	Y	N	2815 10TH PL W
002	253330	0105	3/8/05	\$489,000	1430	0	8	1931	3	4000	Y	N	2815 10TH PL W
002	787150	0070	3/8/05	\$612,500	1430	0	8	1908	3	4000	N	N	2418 10TH AVE W
002	265300	0070	11/26/05	\$597,000	1440	300	8	1984	3	3705	N	N	21 W SMITH ST
002	272160	0160	3/6/06	\$649,000	1440	130	8	1925	4	5683	Y	N	2546 WARREN AVE N
002	690520	0080	6/22/07	\$615,000	1440	0	8	1931	3	4199	Y	N	3032 12TH AVE W
002	286710	0390	4/14/06	\$695,000	1450	0	8	1930	3	6000	Y	N	817 W BARRETT ST
002	681910	0316	3/1/06	\$681,700	1460	0	8	1913	4	3400	Y	N	18 W ARMOUR ST
002	097600	0270	5/11/06	\$635,000	1470	0	8	1914	3	5220	N	N	2623 3RD AVE W
002	265250	1430	1/4/05	\$691,500	1470	140	8	1906	3	4800	N	N	2447 1ST AVE N
002	524480	0135	10/5/05	\$513,000	1470	200	8	1918	4	4000	Y	N	2910 3RD AVE N
002	701320	0225	8/1/07	\$707,500	1470	0	8	1914	3	3323	N	N	2406 4TH AVE W
002	524480	1435	5/27/05	\$575,000	1480	200	8	1917	4	4000	N	N	2637 MAYFAIR AVE N
002	277060	4765	1/26/05	\$557,500	1500	800	8	1959	5	6000	Y	N	3627 13TH AVE W
002	213870	0305	6/6/06	\$707,000	1510	0	8	1924	3	3500	N	N	2408 WARREN AVE N
002	701220	0036	4/21/05	\$546,000	1520	0	8	1925	3	3880	N	N	2511 4TH AVE W
002	265250	1860	6/23/06	\$869,000	1530	0	8	1907	4	3510	N	N	2431 1ST AVE W
002	277060	5310	5/16/05	\$765,000	1540	800	8	1997	3	6000	N	N	3217 12TH AVE W
002	524480	1255	12/12/06	\$525,000	1540	550	8	1956	4	4000	N	N	2606 MAYFAIR AVE N
002	856990	0046	5/10/05	\$572,000	1540	0	8	1915	4	2350	N	N	919 W NEWELL ST
002	277060	5140	12/21/05	\$499,000	1550	0	8	1910	3	6000	Y	N	3418 13TH AVE W
002	299180	0020	7/15/05	\$630,000	1550	280	8	1905	4	3600	N	N	2507 7TH AVE W
002	274960	0215	8/29/06	\$555,000	1560	940	8	1979	3	4800	Y	N	3408 10TH AVE W
002	701520	0135	5/11/05	\$625,000	1560	700	8	1951	3	6100	Y	N	3295 CONKLING PL W
002	277060	4175	9/13/05	\$805,000	1570	1570	8	1960	3	4000	Y	N	2513 13TH AVE W
002	787150	0480	2/22/05	\$810,000	1580	0	8	1928	4	3600	Y	N	2508 11TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	265250	0650	6/8/05	\$725,000	1590	0	8	1910	3	4250	N	N	2507 1ST AVE W
002	787150	0180	4/25/07	\$850,000	1590	0	8	1906	4	4000	N	N	2520 10TH AVE W
002	856990	0055	10/1/07	\$650,000	1610	0	8	1907	3	6000	N	N	2707 9TH AVE W
002	265250	0015	6/26/06	\$735,000	1620	0	8	1926	4	4500	N	N	2582 3RD AVE W
002	253330	0130	3/13/07	\$703,000	1630	0	8	1919	4	2640	Y	N	1004 W ARMOUR ST
002	265250	1800	10/25/05	\$725,000	1640	0	8	1906	3	3600	N	N	2410 1ST AVE W
002	277060	4410	5/3/07	\$599,950	1640	120	8	2006	3	1472	Y	N	3020 B 14TH AVE W
002	286710	0280	10/26/05	\$715,000	1640	0	8	1927	3	4388	N	N	815 W FULTON ST
002	277060	4409	3/28/07	\$635,000	1640	120	8	2006	3	1728	Y	N	3020 A 14TH AVE W
002	197220	5844	9/20/06	\$531,800	1650	140	8	2004	3	978	N	N	63 B ETRURIA ST
002	197220	5845	12/7/06	\$545,000	1650	140	8	2004	3	1295	N	N	63 A ETRURIA ST
002	949170	0015	6/28/07	\$779,000	1660	0	8	1912	4	4062	Y	N	1017 W ARMOUR ST
002	681910	0350	1/6/05	\$550,000	1670	200	8	2007	3	1877	Y	N	2920 A 1ST AVE W
002	681910	0350	4/11/07	\$509,500	1670	200	8	2007	3	1877	Y	N	2920 A 1ST AVE W
002	242503	9051	4/25/05	\$692,000	1670	0	8	1910	4	2568	N	N	514 W SMITH ST
002	681910	0111	11/22/05	\$810,000	1670	0	8	1925	4	2600	N	N	18 W RAYE ST
002	253330	0680	11/21/06	\$745,000	1680	0	8	1915	3	4500	Y	N	2913 10TH PL W
002	890000	0288	8/4/06	\$625,000	1680	600	8	2003	3	1741	Y	N	3021 HUMES PL W
002	744300	1375	10/29/07	\$350,000	1680	700	8	1992	3	4400	Y	N	916 W EMERSON ST
002	787150	0635	7/6/06	\$697,000	1700	0	8	1913	4	2800	N	N	2539 10TH AVE W
002	787150	0635	6/28/05	\$569,000	1700	0	8	1913	4	2800	N	N	2539 10TH AVE W
002	277160	1655	8/9/05	\$730,000	1700	1280	8	1990	3	3000	Y	N	2233 12TH AVE W
002	701520	0900	3/1/05	\$724,000	1700	740	8	1929	4	5737	Y	N	721 W FLORENTIA PL
002	787150	0640	5/9/05	\$599,000	1700	880	8	1913	4	2800	N	N	2541 10TH AVE W
002	681910	0351	4/11/07	\$491,000	1700	200	8	2007	3	1258	Y	N	2920 B 1ST AVE W
002	681910	0352	4/7/07	\$496,500	1700	200	8	2007	3	1258	Y	N	2922 A 1ST AVE W
002	701520	0505	7/6/06	\$864,500	1710	1000	8	1927	3	4875	Y	N	3262 CONKLING PL W
002	274960	0080	3/15/07	\$626,500	1720	0	8	1941	3	4800	Y	N	1004 W BERTONA ST
002	277060	5190	8/24/07	\$830,000	1720	430	8	1900	5	6000	Y	N	3429 12TH AVE W
002	277060	5390	6/20/05	\$718,000	1720	240	8	1908	3	6000	N	N	3222 12TH AVE W
002	524480	0110	1/5/05	\$640,000	1720	360	8	1914	4	3492	Y	N	354 FULTON ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	681910	0353	4/9/07	\$505,000	1720	200	8	2007	3	2169	Y	N	2922 B 1ST AVE W
002	940580	0100	4/3/06	\$969,000	1750	0	8	1914	4	4320	N	N	2424 9TH AVE W
002	242503	9020	5/8/07	\$800,000	1760	0	8	1907	3	4560	N	N	2525 8TH AVE W
002	272160	0150	4/19/06	\$655,000	1760	700	8	1924	3	2960	Y	N	2552 WARREN AVE N
002	274960	0085	12/11/07	\$950,000	1760	220	8	1940	4	9600	Y	N	3407 10TH AVE W
002	277110	4665	2/17/05	\$605,000	1760	0	8	1918	4	4000	Y	N	2566 12TH AVE W
002	097600	0930	3/13/07	\$680,000	1770	820	8	1988	3	3175	Y	N	411 W BARRETT ST
002	701220	0210	4/7/06	\$674,500	1780	380	8	2003	3	2250	N	N	304 W HALLADAY ST
002	265250	0740	6/30/06	\$729,000	1800	390	8	1918	4	4080	N	N	2536 1ST AVE W
002	277060	5085	12/14/06	\$510,000	1800	250	8	1979	3	6000	N	N	3653 12TH AVE W
002	701320	0080	5/18/07	\$845,000	1810	800	8	2005	3	2700	N	N	2402 5TH AVE W
002	213870	0395	7/12/07	\$935,000	1820	0	8	1918	5	3750	N	N	2431 WARREN AVE N
002	265250	0990	1/21/05	\$535,000	1820	0	8	1918	3	3200	N	N	2 W SMITH ST
002	342960	0080	2/14/05	\$620,000	1820	0	8	1925	4	5500	N	N	812 W BOTHWELL ST
002	524480	0655	3/4/05	\$729,950	1840	1160	8	1988	4	4000	Y	N	2701 WARREN AVE N
002	277060	4215	7/26/06	\$759,000	1850	1850	8	1960	3	5000	Y	N	2547 13TH AVE W
002	097600	0450	1/31/06	\$769,000	1860	490	8	1987	3	5000	Y	N	414 W NEWELL ST
002	524480	1645	8/29/06	\$648,000	1870	550	8	1924	3	4000	Y	N	116 RAYE ST
002	277060	3902	3/8/06	\$647,000	1875	280	8	2005	3	1727	Y	N	0
002	277060	3903	4/13/06	\$635,000	1875	280	8	2005	3	1727	Y	N	0
002	213870	0335	10/25/07	\$1,285,000	1880	600	8	1989	4	2465	N	N	155 MCGRAW PL
002	701220	0215	4/25/05	\$630,000	1880	380	8	2003	3	3727	N	N	300 W HALLADAY ST
002	277110	4985	2/21/06	\$590,000	1890	0	8	1905	3	5000	Y	N	2508 13TH AVE W
002	744300	1590	9/25/06	\$760,000	1900	950	8	1968	3	5390	Y	N	1006 W EMERSON ST
002	744300	1590	2/17/05	\$520,000	1900	950	8	1968	3	5390	Y	N	1006 W EMERSON ST
002	744300	1605	8/23/05	\$597,900	1900	950	8	1968	3	5835	N	N	1018 W EMERSON ST
002	192504	9057	4/19/06	\$665,000	1905	640	8	2006	3	5143	N	N	2540 MAYFAIR AVE N
002	242503	9106	11/11/05	\$749,950	1920	750	8	2000	3	5760	N	N	2518 6TH AVE W
002	265250	1475	3/13/06	\$805,000	1920	900	8	1911	5	3600	N	N	2425 1ST AVE N
002	265250	1970	7/30/07	\$555,000	1920	0	8	1911	3	4725	N	N	2428 2ND AVE W
002	277060	5195	6/29/05	\$839,950	1960	360	8	1997	4	6000	Y	N	3431 12TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	277060	3900	3/7/06	\$589,000	1965	670	8	2005	3	1224	Y	N	2817 14TH AVE W
002	277060	3901	3/23/06	\$609,000	1965	670	8	2005	3	1223	Y	N	0
002	524480	0230	6/21/05	\$697,500	1970	520	8	1913	4	4000	N	N	2927 3RD AVE N
002	690520	0270	4/18/05	\$554,000	1970	500	8	1983	3	4500	Y	N	3012 13TH AVE W
002	242503	9007	3/13/06	\$680,000	1980	0	8	1914	4	3644	N	N	814 W HALLADAY ST
002	265250	0985	10/25/06	\$825,000	1980	800	8	1918	4	3480	N	N	10 W SMITH ST
002	701320	0295	10/19/06	\$589,000	1990	0	8	1912	3	4800	N	N	2415 3RD AVE W
002	940630	0030	6/11/07	\$660,000	1990	220	8	1925	3	3680	N	N	802 W MCGRAW ST
002	524480	0445	12/11/06	\$710,000	2000	0	8	1913	4	4000	Y	N	2915 2ND AVE N
002	524480	0445	11/21/05	\$600,000	2000	0	8	1913	4	4000	Y	N	2915 2ND AVE N
002	524480	0445	6/16/05	\$475,000	2000	0	8	1913	4	4000	Y	N	2915 2ND AVE N
002	192504	9065	5/17/06	\$699,500	2032	684	8	2006	3	5000	N	N	2544 MAYFAIR AVE N
002	192504	9066	4/17/06	\$699,500	2032	684	8	2006	3	5119	N	N	2542 MAYFAIR AVE N
002	242503	9080	7/30/07	\$1,085,000	2050	360	8	1917	3	4158	N	N	2514 5TH AVE W
002	277110	4965	10/21/05	\$665,000	2050	0	8	1979	3	4000	Y	N	2524 13TH AVE W
002	524480	0795	8/4/06	\$650,000	2070	450	8	1908	4	4000	N	N	2719 2ND AVE N
002	796510	0310	6/5/06	\$865,450	2080	0	8	1920	3	3360	N	N	818 W WHEELER ST
002	265300	0260	11/14/06	\$930,000	2100	0	8	1923	4	5400	N	N	2444 2ND AVE W
002	265300	0165	2/10/06	\$660,000	2110	0	8	1914	4	4181	N	N	2451 1ST AVE W
002	744300	0660	6/6/06	\$680,000	2110	1570	8	1980	3	5640	Y	N	822 W ARGAND ST
002	744300	0530	9/25/06	\$650,000	2130	770	8	1910	3	4400	N	N	639 W EMERSON ST
002	856990	0075	5/4/05	\$759,000	2130	0	8	1919	3	6700	N	N	914 W NEWELL ST
002	272160	0065	7/2/07	\$675,000	2140	0	8	1923	3	3960	Y	N	2523 WARREN AVE N
002	272160	0010	4/22/05	\$759,000	2148	0	8	1995	3	3800	Y	N	2550 1ST AVE N
002	265300	0110	2/14/07	\$992,500	2150	890	8	1907	5	5400	N	N	2440 1ST AVE W
002	690520	0205	3/29/07	\$985,000	2210	630	8	2005	3	4646	Y	N	3027 12TH AVE W
002	690520	0205	3/30/05	\$839,950	2210	630	8	2005	3	4646	Y	N	3027 12TH AVE W
002	690520	0260	2/21/06	\$785,000	2230	600	8	2005	3	4618	Y	N	1214 W BARRETT ST
002	690520	0185	1/3/05	\$700,000	2240	780	8	2003	3	5662	Y	N	3047 12TH AVE W
002	286710	0080	8/22/07	\$1,195,000	2250	700	8	1917	5	5050	N	N	822 W NEWELL ST
002	265300	0040	8/15/07	\$1,120,000	2280	0	8	1919	3	5400	N	N	2449 QUEEN ANNE AVE N

Improved Sales Used in this Annual Update Analysis
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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
002	197220	5646	3/16/05	\$565,000	2320	0	8	2005	3	2168	Y	N	16 FLORENTIA ST
002	701520	0245	11/14/06	\$945,750	2340	150	8	1927	3	6100	Y	N	816 W ETRURIA ST
002	097600	0057	8/10/07	\$890,000	2370	0	8	1990	3	5695	N	N	422 W RAYE ST
002	787150	0755	7/25/07	\$1,200,000	2480	0	8	1915	4	6342	Y	N	2421 WESTVIEW DR W
002	701320	0265	7/12/06	\$930,000	2540	1320	8	1927	5	4800	N	N	2437 3RD AVE W
002	286710	0370	5/8/07	\$863,750	2710	300	8	1970	3	6000	Y	N	827 W BARRETT ST
002	277060	4230	2/26/07	\$840,000	3080	0	8	1959	3	5000	Y	N	2561 13TH AVE W
002	277060	4230	3/18/05	\$535,000	3080	0	8	1959	3	5000	Y	N	2561 13TH AVE W
002	277060	4235	8/22/06	\$748,500	3160	0	8	1959	3	5000	Y	N	2567 13TH AVE W
002	277110	4840	7/16/07	\$1,525,000	3260	900	8	1979	4	4000	Y	N	2545 11TH AVE W
002	511340	0405	12/13/07	\$950,000	3330	610	8	2007	3	5315	N	N	2847 13TH AVE W
002	744300	0641	8/9/07	\$525,000	930	190	9	2006	3	1281	N	N	804 W ARGAND ST
002	744300	0642	5/15/07	\$531,500	930	190	9	2006	3	1110	N	N	802 W ARGAND ST
002	744300	0674	4/4/06	\$520,000	1020	540	9	2003	3	1555	N	N	673 W NICKERSON ST
002	277060	4940	3/25/05	\$440,000	1200	260	9	2002	3	1879	Y	N	3817 B 12TH AVE W
002	277060	4597	5/26/06	\$540,000	1258	328	9	2006	3	1658	N	N	3422 B 14TH AVE W
002	277060	4596	4/19/06	\$545,000	1312	366	9	2006	3	1470	N	N	3422 A 14TH AVE W
002	197220	5632	11/7/06	\$589,000	1330	80	9	2007	3	998	Y	N	8 B FLORENTIA ST
002	197220	5631	12/8/06	\$598,000	1340	80	9	2007	3	1374	Y	N	8 A FLORENTIA ST
002	197220	5633	12/8/06	\$611,950	1340	80	9	2007	3	1369	Y	N	8 C FLORENTIA ST
002	277160	1911	6/20/05	\$590,000	1440	0	9	1988	3	2309	Y	N	2020 12TH AVE W
002	277060	4595	4/18/06	\$575,000	1512	356	9	2006	3	1438	Y	N	3420 A 14TH AVE W
002	277060	4594	2/1/06	\$575,000	1512	356	9	2006	3	1437	Y	N	3420 B 14TH AVE W
002	192930	0052	11/7/06	\$673,500	1530	670	9	2002	3	3000	Y	N	2721 4TH AVE N
002	277110	4960	2/21/07	\$761,400	1570	140	9	1979	3	4000	Y	N	2530 13TH AVE W
002	940630	0045	11/9/05	\$855,000	1570	870	9	2005	3	4800	N	N	2415 8TH AVE W
002	265250	1910	11/2/05	\$787,500	1590	0	9	2005	3	3600	N	N	2411 1ST AVE W
002	277060	4172	12/27/06	\$620,000	1620	0	9	1998	3	1757	Y	N	2505 13TH AVE W
002	277060	5472	12/8/05	\$930,000	1660	190	9	2002	3	2425	Y	N	3447 11TH AVE W
002	787150	0630	6/15/05	\$580,500	1660	0	9	1913	4	4800	N	N	2535 10TH AVE W
002	265250	0865	3/9/07	\$1,305,000	1730	300	9	2005	3	3150	N	N	11 W RAYE ST

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(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
002	253330	0330	9/12/05	\$846,500	1760	880	9	1908	4	4500	N	N	2808 9TH AVE W
002	701520	0820	12/3/07	\$799,000	1790	150	9	1930	4	5733	Y	N	742 W ETRURIA ST
002	787150	0765	3/22/07	\$941,000	1840	0	9	1911	3	4260	Y	N	2431 WESTVIEW DR W
002	524480	0170	6/19/06	\$935,000	1860	850	9	1911	5	4000	N	N	2922 MAYFAIR AVE N
002	286710	0355	6/3/05	\$775,000	1880	0	9	1997	3	4440	Y	N	806 W FULTON ST
002	701520	0136	1/13/05	\$615,000	1890	120	9	1927	3	5210	N	N	3287 CONKLING PL W
002	690520	0215	12/21/07	\$904,000	1920	0	9	1997	4	4480	Y	N	3017 12TH AVE W
002	511340	0310	9/12/05	\$737,200	2000	980	9	1992	3	4199	Y	N	1244 W BOTHWELL ST
002	265250	2135	7/25/05	\$931,000	2080	600	9	2005	3	5400	N	N	2439 2ND AVE W
002	277060	5020	4/18/06	\$764,300	2100	220	9	1987	3	5400	Y	N	3610 13TH AVE W
002	794010	0022	4/26/05	\$608,000	2110	0	9	1995	3	5125	Y	N	414 W ARMOUR ST
002	277060	5548	4/30/07	\$975,000	2120	540	9	2004	3	4500	Y	N	3622 12TH AVE W
002	265250	0300	10/25/06	\$985,000	2130	800	9	1925	4	3200	N	N	2552 2ND AVE W
002	277060	5546	5/31/05	\$725,000	2150	560	9	2004	3	4500	Y	N	3620 12TH AVE W
002	524480	1240	4/20/06	\$950,000	2210	0	9	2005	3	4000	N	N	2618 MAYFAIR AVE N
002	277060	5405	11/9/07	\$740,000	2280	0	9	2001	3	4800	Y	N	3216 12TH AVE W
002	787150	0695	5/10/07	\$1,750,000	2320	1340	9	2005	3	5040	N	N	2425 10TH AVE W
002	524480	1055	2/18/05	\$895,000	2340	0	9	1910	5	4166	N	N	2707 NOB HILL AVE N
002	701520	0335	4/25/07	\$1,400,000	2350	240	9	1927	4	5131	Y	N	3246 10TH AVE W
002	277060	4425	12/9/05	\$749,000	2420	1200	9	1931	4	6000	N	N	3006 14TH AVE W
002	524480	1615	9/1/05	\$1,105,000	2540	700	9	1998	3	4200	Y	N	2622 1ST AVE N
002	277110	4920	11/21/06	\$797,650	2930	0	9	1987	4	4000	Y	N	2544 13TH AVE W
002	097600	0575	11/14/06	\$970,000	2950	600	9	2004	3	4445	N	N	2719 4TH AVE W
002	097600	0575	2/1/05	\$867,950	2950	600	9	2004	3	4445	N	N	2719 4TH AVE W
002	701320	0280	11/3/06	\$923,000	3050	630	9	2004	3	4800	N	N	2425 3RD AVE W
002	701520	0300	6/28/07	\$1,100,000	1150	1300	10	1988	5	5278	Y	N	3218 10TH AVE W
002	701520	0440	7/12/07	\$1,175,000	2240	920	10	2004	3	6301	N	N	810 W DRAVUS ST
002	744300	1500	2/20/07	\$1,075,000	2370	1220	10	2006	3	4400	Y	N	1020 W RUFFNER ST
002	744300	1505	10/27/06	\$1,075,000	2370	1220	10	2006	3	4400	Y	N	1024 W RUFFNER ST
002	681910	0401	12/16/05	\$1,088,000	2380	1000	10	2005	3	5184	N	N	2920 QUEEN ANNE AVE N
002	949170	0057	7/7/06	\$942,000	2650	580	10	1998	3	4062	N	N	1018 W NEWELL ST

Improved Sales Used in this Annual Update Analysis
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(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
002	701520	0035	11/11/05	\$1,409,000	2780	420	10	1940	3	12254	Y	N	3235 10TH AVE W
002	701520	0100	4/9/07	\$1,100,000	2920	0	10	2006	3	5001	Y	N	3234 11TH AVE W
002	701520	0095	11/20/06	\$1,245,000	3112	0	10	2006	3	5000	Y	N	3230 11TH AVE W
005	545730	0478	7/6/05	\$370,000	600	400	6	1924	3	1760	N	N	105 VALLEY ST
005	290220	0837	5/23/06	\$389,000	750	350	7	2006	3	1064	N	N	2326 B FRANKLIN AVE E
005	290220	0838	5/25/06	\$389,000	750	350	7	2006	3	1088	N	N	0
005	224950	0328	5/5/05	\$625,000	770	770	7	2002	4	1905	Y	N	608 WARD ST
005	290220	1179	6/19/07	\$510,000	800	0	7	2000	3	1287	N	N	2307 MINOR AVE E
005	545780	0560	7/20/05	\$382,000	880	0	7	1922	2	3640	Y	N	314 ALOHA ST
005	545780	0460	3/11/05	\$475,000	900	890	7	1905	4	1920	N	N	815 NOB HILL AVE N
005	545830	0507	8/25/05	\$365,000	910	0	7	1908	4	2221	N	N	565 VALLEY ST
005	930130	0805	11/25/05	\$415,000	920	0	7	1905	4	3000	N	N	2123 WAVERLY PL N
005	290220	0871	1/20/05	\$389,000	920	640	7	1949	3	1325	N	N	2315 A FRANKLIN AVE E
005	545830	0725	5/9/07	\$1,070,000	920	0	7	1915	4	5040	N	N	560 WARD ST
005	204100	0075	6/16/06	\$527,000	960	0	7	1925	4	3910	Y	N	2164 DEXTER AVE N
005	545780	1570	3/10/06	\$515,000	1060	0	7	1908	3	2490	Y	N	417 WARD ST
005	930130	0985	6/21/07	\$606,500	1070	220	7	1906	4	2835	N	N	2020 DEXTER AVE N
005	930130	0985	8/5/05	\$444,000	1070	220	7	1906	4	2835	N	N	2020 DEXTER AVE N
005	224950	0360	6/18/07	\$550,000	1070	0	7	1924	3	3144	N	N	1122 6TH AVE N
005	609650	0005	12/4/07	\$365,000	1110	0	7	1908	3	3290	Y	N	1223 AURORA AVE N
005	196470	0015	3/14/05	\$850,000	1160	0	7	1926	4	5000	Y	N	121 E EDGAR ST
005	930130	0750	6/6/05	\$780,000	1170	1080	7	1919	3	6000	N	N	2115 8TH AVE N
005	352890	1210	9/26/07	\$613,750	1180	450	7	1956	4	2800	Y	N	2415 DEXTER AVE N
005	352890	1210	3/10/05	\$394,000	1180	450	7	1956	4	2800	Y	N	2415 DEXTER AVE N
005	545780	0461	11/14/06	\$553,000	1190	770	7	1922	3	2685	N	N	315 ALOHA ST
005	196470	0120	3/29/06	\$543,000	1190	350	7	1931	5	2212	N	N	110 E ROANOKE ST
005	930130	1040	10/5/05	\$425,000	1190	420	7	1926	4	3480	N	N	2017 DEXTER AVE N
005	545780	0461	6/1/05	\$260,000	1190	770	7	1922	3	2685	N	N	315 ALOHA ST
005	196520	0074	7/20/05	\$505,000	1215	860	7	2005	3	2462	N	N	118 E E EDGAR ST
005	202370	0110	3/8/07	\$530,000	1240	0	7	1936	3	3360	N	N	2161 DEXTER AVE N
005	204100	0055	9/28/05	\$490,000	1240	180	7	1926	4	3190	Y	N	2150 DEXTER AVE N

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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	609600	0065	11/27/06	\$565,000	1240	0	7	1927	4	2130	Y	N	1414 TAYLOR AVE N
005	192930	0585	3/18/05	\$470,000	1300	0	7	2000	3	5000	Y	N	2515 DEXTER AVE N
005	195970	0225	11/27/07	\$760,000	1310	1310	7	1924	4	5500	N	N	2600 FRANKLIN AVE E
005	290220	0016	8/8/06	\$705,595	1310	600	7	1908	4	4400	Y	N	2015 BOYLSTON AVE E
005	202504	9101	7/26/07	\$686,000	1390	480	7	1994	3	2141	Y	N	2511 MINOR AVE E
005	202504	9101	1/27/05	\$529,000	1390	480	7	1994	3	2141	Y	N	2511 MINOR AVE E
005	202370	0101	4/7/06	\$435,000	1440	0	7	1936	3	3680	N	N	2157 DEXTER AVE N
005	545780	1920	8/4/06	\$597,000	1470	760	7	1924	5	3200	Y	N	561 HIGHLAND DR
005	692670	0602	4/20/05	\$456,000	1503	0	7	2005	3	1386	N	N	1820 5TH AVE N
005	168940	1415	3/13/06	\$925,000	1530	530	7	1910	5	7200	Y	N	1502 5TH AVE N
005	195970	1395	4/29/05	\$515,000	1570	0	7	1918	3	5500	N	N	2820 EASTLAKE AVE E
005	196520	0075	7/13/06	\$692,000	1600	0	7	1929	5	2538	Y	N	116 E EDGAR ST
005	545730	0702	7/28/05	\$475,000	1620	700	7	1910	3	2590	N	N	165 ALOHA ST
005	290220	0836	6/14/06	\$610,000	1640	560	7	2005	5	2793	N	N	2324 FRANKLIN AVE E
005	930130	0230	11/16/06	\$632,500	1650	800	7	1907	3	2890	Y	N	2012 8TH AVE N
005	930130	0230	5/23/07	\$907,500	1650	800	7	1907	3	2890	Y	N	2012 8TH AVE N
005	545780	1941	1/18/05	\$575,000	1700	0	7	1924	3	2129	Y	N	1112 TAYLOR AVE N
005	545730	0045	8/9/07	\$698,400	1720	450	7	1923	4	1950	Y	N	901 1ST AVE N
005	545730	0660	10/8/06	\$775,000	1720	860	7	1909	3	2802	N	N	712 WARREN AVE N
005	195970	0245	6/21/06	\$675,000	1730	0	7	1904	4	5500	Y	N	2617 BOYLSTON AVE E
005	196470	0095	7/29/05	\$650,000	1790	0	7	1924	3	3420	N	N	104 E ROANOKE ST
005	609650	0025	8/14/07	\$675,000	1790	960	7	1925	4	4000	N	N	1222 6TH AVE N
005	168940	1510	8/8/05	\$547,000	1800	0	7	1925	4	2700	Y	N	1506 TAYLOR AVE N
005	168940	1510	10/4/06	\$460,000	1800	0	7	1925	4	2700	Y	N	1506 TAYLOR AVE N
005	290220	0665	1/26/05	\$475,000	1840	120	7	1915	3	6600	Y	N	2221 BOYLSTON AVE E
005	202504	9107	8/10/07	\$761,000	1850	0	7	1925	4	3740	N	N	2350 YALE AVE E
005	168940	1195	1/27/05	\$605,000	1860	450	7	1925	4	5400	Y	N	1616 TAYLOR AVE N
005	692670	0603	2/22/05	\$479,000	1887	0	7	2005	3	898	N	N	1818 5TH AVE N
005	545830	0506	8/17/05	\$385,000	1910	0	7	1900	4	2311	N	N	567 VALLEY ST
005	290220	0906	8/8/07	\$650,000	1950	0	7	1922	3	4950	N	N	2359 FRANKLIN AVE E
005	290220	0911	8/14/07	\$850,000	1950	520	7	1908	3	4950	N	N	2365 FRANKLIN AVE E

Improved Sales Used in this Annual Update Analysis
Area 12
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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	692670	0601	1/10/05	\$469,000	2058	0	7	2005	3	1058	N	N	1822 5TH AVE N
005	195970	0255	10/12/06	\$570,000	2110	240	7	1912	3	4125	Y	N	2625 BOYLSTON AVE E
005	545730	0655	6/20/07	\$820,000	2140	0	7	1924	4	2802	N	N	714 WARREN AVE N
005	545780	1834	3/30/06	\$680,000	2170	0	7	1950	3	2400	Y	N	522 PROSPECT ST
005	545780	1834	8/27/07	\$935,000	2170	0	7	1950	3	2400	Y	N	522 PROSPECT ST
005	202504	9067	9/28/05	\$815,000	2240	1090	7	1988	3	4400	Y	N	2355 YALE AVE E
005	290220	0878	6/29/05	\$311,100	711	0	8	2002	3	1019	N	N	2325 A FRANKLIN AVE E
005	202504	9161	8/15/06	\$360,000	880	0	8	1957	3	1970	Y	N	2517 YALE AVE E
005	202504	9180	8/15/06	\$360,000	880	0	8	1957	3	1954	N	N	0
005	290220	0243	5/5/06	\$436,500	880	140	8	2006	3	1267	N	N	2006 A YALE AVE
005	290220	0246	6/19/06	\$429,000	880	140	8	2006	3	1266	N	N	0
005	290220	0065	3/30/06	\$1,000,000	880	130	8	2007	3	1252	N	N	0
005	290220	0062	12/10/07	\$489,500	930	120	8	2007	3	1242	N	N	0
005	290220	0240	5/23/06	\$470,000	940	120	8	2005	3	1208	N	N	2008 YALE AVE E
005	290220	0237	7/11/06	\$475,000	940	120	8	2006	3	1209	N	N	2000 YALE AVE
005	290220	0054	11/27/07	\$510,000	950	260	8	2007	3	1197	N	N	0
005	290220	0060	11/8/07	\$509,500	950	260	8	2007	3	919	N	N	0
005	290220	1124	3/16/06	\$583,200	980	400	8	2005	3	1161	Y	N	2339 A YALE AVE E
005	290220	0242	4/12/06	\$537,500	980	290	8	2006	3	1182	N	N	2008 A YALE AVE
005	290220	0236	5/8/06	\$529,000	980	290	8	2006	3	907	N	N	2002 YALE AVE
005	290220	0063	12/10/07	\$470,000	980	290	8	2007	3	1162	N	N	0
005	290220	0678	4/23/07	\$580,000	1000	710	8	2000	3	890	N	N	2229 B BOYLSTON AVE E
005	290220	0241	3/28/06	\$529,000	1000	300	8	2006	3	907	N	N	2008 B YALE AVE
005	290220	0234	5/16/06	\$529,000	1000	290	8	2006	3	1182	N	N	2004 YALE AVE
005	290220	0238	5/18/06	\$449,000	1010	300	8	2006	3	1168	N	N	0
005	290220	0244	6/28/06	\$439,000	1010	300	8	2006	3	866	N	N	2006 B YALE AVE
005	290220	0245	5/24/06	\$417,500	1010	300	8	2006	3	1169	N	N	2006 C YALE AVE
005	290220	0239	6/12/06	\$437,000	1010	300	8	2006	3	867	N	N	0
005	290220	0238	7/16/07	\$250,000	1010	300	8	2006	3	1168	N	N	0
005	290220	1123	3/24/06	\$575,000	1020	390	8	2005	3	1200	Y	N	2339 B YALE AVE E
005	290220	1126	5/16/06	\$485,000	1040	380	8	2005	3	991	N	N	2337 A YALE AVE E

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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	545780	0536	10/25/06	\$555,000	1060	250	8	2005	3	955	N	N	302 A VALLEY ST
005	545780	0536	4/26/05	\$459,115	1060	250	8	2005	3	955	N	N	302 A VALLEY ST
005	545780	0521	3/24/05	\$375,990	1060	260	8	2004	3	974	N	N	308 B VALLEY ST
005	545780	0531	5/25/05	\$424,990	1060	250	8	2005	3	1039	N	N	304 A VALLEY ST
005	545780	0530	9/26/06	\$545,000	1070	250	8	2005	3	1381	N	N	304 B VALLEY ST
005	545780	0530	4/13/05	\$429,990	1070	250	8	2005	3	1381	N	N	304 B VALLEY ST
005	545780	0537	6/21/07	\$549,750	1070	250	8	2005	3	1287	N	N	302 B VALLEY ST
005	545780	0537	4/19/05	\$463,813	1070	250	8	2005	3	1287	N	N	302 B VALLEY ST
005	290220	1125	3/23/06	\$470,000	1070	430	8	2005	3	1022	N	N	2337 B YALE AVE E
005	545780	0522	12/8/06	\$550,000	1080	260	8	2004	3	1301	N	N	308 C VALLEY ST
005	545780	0522	3/28/05	\$448,000	1080	260	8	2004	3	1301	N	N	308 C VALLEY ST
005	290220	0057	1/26/06	\$480,000	1080	230	8	1999	3	1213	N	N	2028 FRANKLIN AVE E
005	545780	0526	3/25/05	\$459,990	1080	260	8	2004	3	1338	N	N	310 C VALLEY ST
005	545780	0520	3/24/05	\$424,990	1090	260	8	2004	3	1345	N	N	308 A VALLEY ST
005	545780	0524	3/28/05	\$433,660	1090	260	8	2004	3	924	N	N	310 B VALLEY ST
005	545780	0523	3/29/05	\$449,990	1100	260	8	2004	3	1328	N	N	310 A VALLEY ST
005	545780	0532	4/14/05	\$475,990	1110	200	8	2005	3	1455	N	N	808 3RD AVE N
005	545780	0533	4/12/05	\$465,660	1110	200	8	2005	3	1039	N	N	806 3RD AVE N
005	545780	0534	5/10/05	\$474,990	1110	200	8	2005	3	986	N	N	804 3RD AVE N
005	545780	0535	4/12/05	\$523,190	1110	200	8	2005	3	1295	N	N	802 3RD AVE N
005	545830	0740	2/7/05	\$420,000	1140	240	8	2005	3	1157	N	N	1022 B TAYLOR AVE N
005	545780	1600	11/26/07	\$637,300	1200	340	8	2001	3	1192	Y	N	402 ALOHA ST
005	545780	1601	11/9/05	\$530,000	1200	340	8	2001	3	1191	Y	N	404 ALOHA ST
005	545830	0742	2/8/05	\$425,000	1230	240	8	2005	3	1295	N	N	1020 B TAYLOR AVE N
005	545830	0743	2/17/05	\$435,000	1230	240	8	2005	3	1295	N	N	1020 A TAYLOR AVE N
005	688990	0095	8/14/07	\$599,000	1230	0	8	2007	3	837	N	N	560 HIGHLAND DR
005	688990	0098	11/7/07	\$549,000	1230	0	8	2007	3	1016	N	N	556 HIGHLAND DR
005	545830	0747	8/22/05	\$459,000	1260	171	8	2005	3	758	N	N	1018 1B TAYLOR AVE N
005	290220	0582	2/7/06	\$579,950	1260	360	8	2005	3	1811	N	N	2217 B FRANKLIN AVE E
005	545830	0741	1/27/05	\$384,500	1320	175	8	2005	3	1373	N	N	1022 A TAYLOR AVE N
005	545830	0750	8/25/05	\$465,000	1338	144	8	2005	3	1579	N	N	0

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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	545830	0749	8/31/05	\$455,000	1338	144	8	2005	3	945	N	N	1018 D TAYLOR AVE N
005	202370	0020	2/26/07	\$650,000	1350	0	8	1927	3	3800	N	N	2125 DEXTER AVE N
005	202370	0020	10/24/06	\$450,000	1350	0	8	1927	3	3800	N	N	2125 DEXTER AVE N
005	545830	0746	9/26/05	\$465,000	1430	176	8	2005	3	976	N	N	0
005	545830	0748	8/24/05	\$469,000	1430	176	8	2005	3	862	N	N	1018 1C TAYLOR AVE N
005	202504	9098	11/10/05	\$699,000	1523	455	8	1996	3	2081	N	N	2502 FAIRVIEW AVE E
005	688990	0096	11/27/07	\$610,000	1550	0	8	2007	3	1002	Y	N	558 HIGHLAND DR
005	688990	0096	5/26/05	\$516,000	1550	0	8	2007	3	1002	Y	N	558 HIGHLAND DR
005	688990	0099	12/18/07	\$619,000	1550	0	8	2007	3	1050	N	N	554 HIGHLAND DR
005	688990	0096	6/1/06	\$895,000	1550	0	8	2007	3	1002	Y	N	558 HIGHLAND DR
005	352890	0735	1/12/05	\$455,000	1570	210	8	2007	3	1429	Y	N	0
005	408630	0055	10/11/07	\$725,000	1720	0	8	1909	3	2669	N	N	1921 FRANKLIN PL E
005	408630	0055	2/23/07	\$425,000	1720	0	8	1909	3	2669	N	N	1921 FRANKLIN PL E
005	196470	0086	5/25/06	\$1,085,000	1720	840	8	2005	3	3089	Y	N	2612 YALE AVE E
005	930130	0792	9/8/06	\$489,950	1068	0	9	2002	3	1103	Y	N	2125 B WAVERLY PL N
005	930130	0792	3/9/06	\$450,000	1068	0	9	2002	3	1103	Y	N	2125 B WAVERLY PL N
005	930130	0791	2/25/05	\$385,000	1068	0	9	2002	3	1103	Y	N	2131 A WAVERLY PL N
005	769821	0010	11/21/06	\$547,000	1070	230	9	2006	3	1238	N	N	716 A NOB HILL AVE N
005	769821	0010	7/13/06	\$450,960	1070	230	9	2006	3	1238	N	N	716 A NOB HILL AVE N
005	769821	0020	7/14/06	\$434,000	1070	250	9	2006	3	915	N	N	0
005	769821	0030	7/5/06	\$444,590	1070	0	9	2006	3	1296	N	N	0
005	769821	0040	6/29/06	\$428,570	1070	0	9	2006	3	1296	N	N	722 A NOB HILL AVE N
005	545780	0660	6/28/07	\$550,000	1200	80	9	2007	3	797	Y	N	910 B 3RD AVE N
005	196470	0125	7/27/05	\$700,000	1320	515	9	1999	3	1330	Y	N	108 E ROANOKE ST
005	545780	0661	3/22/07	\$589,000	1360	50	9	2007	3	1134	Y	N	910 A 3RD AVE N
005	290220	0333	11/6/06	\$850,000	1390	240	9	2004	3	1397	N	N	2029 A MINOR AVE E
005	290220	0333	4/5/05	\$735,000	1390	240	9	2004	3	1397	N	N	2029 A MINOR AVE E
005	290220	0332	6/27/05	\$619,000	1390	240	9	2004	3	1394	N	N	2029 B MINOR AVE E
005	545730	0696	8/30/07	\$770,000	1400	260	9	2002	3	1545	Y	N	813 B 2ND AVE N
005	545730	0696	5/18/06	\$739,000	1400	260	9	2002	3	1545	Y	N	813 B 2ND AVE N
005	545730	0695	9/12/05	\$690,000	1400	260	9	2002	3	1923	Y	N	813 A 2ND AVE N

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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	290220	1066	3/22/06	\$690,000	1410	440	9	1998	3	1650	Y	N	2334 YALE AVE E
005	769821	0110	6/7/06	\$580,480	1455	0	9	2006	3	1397	N	N	720 A NOB HILL AVE N
005	769821	0120	6/21/06	\$563,645	1455	0	9	2006	3	1397	N	N	718 C NOB HILL AVE N
005	769821	0130	6/15/06	\$570,210	1455	0	9	2006	3	987	N	N	718 B NOB HILL AVE N
005	769821	0140	6/13/06	\$607,905	1455	0	9	2006	3	1335	N	N	0
005	769821	0080	8/15/06	\$660,000	1460	0	9	2006	3	1533	N	N	720 D NOB HILL AVE N
005	769821	0080	10/6/06	\$652,000	1460	0	9	2006	3	1533	N	N	720 D NOB HILL AVE N
005	769821	0080	6/28/06	\$565,650	1460	0	9	2006	3	1533	N	N	720 D NOB HILL AVE N
005	545780	0459	3/21/07	\$695,000	1470	400	9	2006	3	1308	N	N	0
005	769821	0050	10/3/06	\$659,900	1470	0	9	2006	3	915	N	N	722 B NOB HILL AVE N
005	769821	0060	7/7/06	\$566,710	1470	0	9	2006	3	915	N	N	722 C NOB HILL AVE N
005	769821	0090	6/13/06	\$578,265	1470	0	9	2006	3	987	N	N	720 C NOB HILL AVE N
005	769821	0100	6/19/06	\$582,455	1470	0	9	2006	3	987	N	N	720 B NOB HILL AVE N
005	769821	0070	7/12/06	\$631,670	1535	0	9	2006	3	1422	N	N	722 D NOB HILL AVE N
005	338390	0041	2/1/07	\$540,000	1570	250	9	2004	3	993	N	N	1802 FRANKLIN AVE E
005	290220	0349	4/17/06	\$840,000	1645	384	9	1996	3	2062	Y	N	2030 FAIRVIEW AVE E
005	290220	0330	3/8/05	\$729,000	1740	0	9	2004	3	1471	N	N	2027 A MINOR AVE E
005	290220	0331	6/27/05	\$655,000	1740	0	9	2004	3	1443	N	N	2027 B MINOR AVE E
005	202504	9016	11/7/06	\$850,000	1810	320	9	1993	3	1880	N	N	2506 YALE AVE E
005	202504	9170	12/27/07	\$852,500	1810	320	9	1992	3	1849	N	N	2504 YALE AVE E
005	338390	0040	5/9/06	\$624,000	2070	390	9	2004	3	1948	N	N	1800 FRANKLIN AVE E
005	545780	1618	6/21/06	\$960,000	2324	0	9	1997	3	2347	Y	N	1003 5TH AVE N
005	290220	0821	8/14/07	\$925,000	2540	650	9	1924	3	5500	N	N	2344 FRANKLIN AVE E
005	545780	1245	8/1/05	\$464,000	1440	0	10	2002	3	875	Y	N	358 ALOHA ST
005	545780	1247	2/4/05	\$430,000	1440	0	10	2002	3	1175	Y	N	354 ALOHA ST
005	545780	1833	6/12/06	\$700,000	1611	0	10	2005	3	2210	Y	N	518 PROSPECT ST
005	930130	0215	11/28/06	\$1,000,000	1840	580	10	2006	4	1923	Y	N	2010 8TH AVE N
005	930130	0217	10/18/06	\$1,020,000	1840	580	10	2006	4	1982	Y	N	0
005	545780	1568	12/7/05	\$910,000	2040	0	10	2005	3	1329	Y	N	423 WARD ST
005	545780	1840	8/2/06	\$865,000	2078	0	10	2005	3	2560	Y	N	514 A PROSPECT ST
005	545780	1840	2/21/06	\$845,000	2078	0	10	2005	3	2560	Y	N	514 A PROSPECT ST

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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	545780	1841	7/13/07	\$999,000	2078	0	10	2005	3	1700	Y	N	512 A PROSPECT ST
005	545780	1841	7/7/06	\$895,000	2078	0	10	2005	3	1700	Y	N	512 A PROSPECT ST
005	545780	1839	6/6/06	\$945,000	2078	0	10	2005	3	2182	Y	N	514 B PROSPECT ST
005	545780	1842	3/23/06	\$945,000	2078	0	10	2005	3	1850	Y	N	512 B PROSPECT ST
005	545780	1569	11/21/06	\$1,295,000	2080	0	10	2005	3	1755	Y	N	425 WARD ST
005	545780	1569	2/15/06	\$995,000	2080	0	10	2005	3	1755	Y	N	425 WARD ST
005	545780	1837	4/27/06	\$895,000	2110	0	10	2005	3	1648	Y	N	516 B PROSPECT ST
005	930130	0645	12/1/06	\$1,035,000	1730	1780	11	1987	3	2732	Y	N	2108 8TH AVE N
005	168940	1420	6/15/07	\$1,925,000	2250	465	11	2007	3	3600	Y	N	510 GALER ST
009	423290	2941	1/13/06	\$252,500	440	0	5	1947	3	1813	N	N	1514 6TH AVE W
009	277160	5050	8/4/05	\$330,000	540	0	5	1909	3	4200	N	N	1311 W NEWTON ST
009	080900	3690	8/28/07	\$449,950	670	720	6	1912	5	3100	N	N	2308 3RD AVE N
009	080900	2535	6/22/07	\$515,000	710	0	6	1905	3	2100	N	N	2023 2ND AVE N
009	179450	0551	2/26/07	\$449,000	800	0	6	1916	4	2639	N	N	2128 3RD AVE W
009	701120	1085	11/21/05	\$360,000	840	300	6	1904	3	2375	N	N	1904 9TH AVE W
009	423290	3793	1/7/07	\$315,000	880	0	6	1910	2	1540	N	N	15 W GARFIELD ST
009	423290	1595	1/24/07	\$415,000	920	0	6	1906	2	3600	N	N	1623 1ST AVE W
009	277160	1070	1/26/07	\$308,000	1070	0	6	1902	3	4200	N	N	2258 15TH AVE W
009	173280	1475	8/9/05	\$550,500	1160	0	6	1902	4	3500	N	N	1405 4TH AVE W
009	277160	1265	4/27/06	\$418,000	1190	200	6	1908	4	2625	Y	N	2217 14TH AVE W
009	179450	0210	7/13/05	\$559,000	1350	0	6	1906	4	5400	N	N	2210 1ST AVE W
009	080900	1555	3/14/07	\$515,000	1620	0	6	1912	4	6000	N	N	1817 3RD AVE N
009	081000	0130	7/23/07	\$665,000	1640	0	6	1900	3	6000	N	N	1618 1ST AVE N
009	701120	0110	5/31/06	\$575,000	1700	0	6	1975	3	3600	N	N	2105 10TH AVE W
009	423290	0206	4/2/07	\$635,000	2000	0	6	1967	3	3960	N	N	1820 6TH AVE W
009	616990	0755	12/6/07	\$596,000	690	0	7	1919	3	2020	Y	N	1208 8TH AVE W
009	423290	3750	6/26/06	\$440,000	700	0	7	1902	3	3600	N	N	1523 1ST AVE W
009	423290	1186	5/4/06	\$550,000	720	0	7	1990	3	1800	N	N	14 W BLAINE ST
009	701120	1315	11/16/06	\$425,000	720	600	7	1910	3	1801	N	N	1913 9TH AVE W
009	186140	0095	7/10/07	\$615,000	760	340	7	1948	3	5400	N	N	1515 10TH AVE W
009	239710	0795	8/12/05	\$483,500	810	0	7	1909	3	4800	N	N	2111 3RD AVE W

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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
009	081000	0105	3/16/07	\$581,000	820	0	7	1950	3	3420	N	N	170 GARFIELD ST
009	701120	1105	6/15/05	\$499,000	830	810	7	1904	5	2285	N	N	1911 8TH AVE W
009	173280	1420	9/26/06	\$482,500	840	0	7	1914	3	1800	N	N	407 W GALER ST
009	186140	0068	2/2/05	\$339,950	860	0	7	1909	3	1800	N	N	1009 W GARFIELD ST
009	239710	0990	5/3/06	\$593,500	860	0	7	1920	3	3600	Y	N	1912 4TH AVE W
009	239710	0500	10/4/05	\$493,000	870	120	7	1902	4	2400	N	N	416 W CROCKETT ST
009	239710	0725	12/19/07	\$450,000	880	0	7	1911	3	3600	N	N	2231 3RD AVE W
009	423290	1990	9/21/06	\$535,000	910	0	7	1909	3	3600	N	N	1617 3RD AVE W
009	173280	0195	6/29/05	\$1,030,000	920	200	7	1934	3	8935	N	N	310 W LEE ST
009	701120	1070	6/6/05	\$470,000	920	920	7	1904	3	3600	N	N	1912 9TH AVE W
009	423290	1920	11/13/06	\$550,000	960	240	7	1909	3	3600	N	N	1610 3RD AVE W
009	239710	0255	9/11/07	\$580,000	970	650	7	1925	3	4500	N	N	2126 6TH AVE W
009	387690	0080	4/2/07	\$610,000	980	0	7	1975	3	3360	N	N	319 W ROY ST
009	387690	0080	3/23/05	\$410,000	980	0	7	1975	3	3360	N	N	319 W ROY ST
009	186110	0245	7/7/05	\$560,000	990	940	7	1919	5	3600	N	N	1826 11TH AVE W
009	277160	2450	8/20/07	\$387,000	1010	0	7	1984	3	2102	N	N	2020 14TH AVE W
009	239710	1335	6/28/05	\$499,922	1010	0	7	1920	3	3600	N	N	1946 6TH AVE W
009	323220	0180	6/2/05	\$398,000	1010	0	7	1907	3	1465	N	N	1209 W HOWE ST
009	423290	3335	6/29/05	\$549,900	1010	990	7	1906	3	3600	N	N	1510 4TH AVE W
009	277160	2450	9/13/05	\$308,500	1010	0	7	1984	3	2102	N	N	2020 14TH AVE W
009	277160	2449	6/14/05	\$295,000	1010	0	7	1984	3	2102	N	N	2022 14TH AVE W
009	239710	1050	6/1/06	\$650,000	1020	0	7	1906	4	3600	N	N	1937 4TH AVE W
009	239710	1050	8/22/05	\$525,000	1020	0	7	1906	4	3600	N	N	1937 4TH AVE W
009	239710	1250	6/9/06	\$520,000	1020	0	7	1917	3	3600	N	N	1937 5TH AVE W
009	080900	1700	7/30/07	\$635,000	1030	600	7	1907	4	2148	N	N	109 HOWE ST
009	186140	0066	5/3/05	\$382,000	1030	0	7	1962	3	1800	N	N	1003 W GARFIELD ST
009	701120	0105	7/24/07	\$499,000	1030	0	7	1907	3	2161	Y	N	1008 W CROCKETT ST
009	239710	1290	12/5/06	\$580,000	1040	0	7	1908	3	3600	N	N	1915 5TH AVE W
009	423290	0455	9/7/06	\$570,000	1040	0	7	1904	3	3600	N	N	1829 4TH AVE W
009	423290	1640	10/10/07	\$679,900	1040	1040	7	1922	3	2680	N	N	115 W BLAINE ST
009	080900	0780	5/9/05	\$495,000	1050	0	7	1917	4	4800	N	N	1712 1ST AVE N

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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
009	186140	0090	5/1/06	\$600,000	1050	140	7	1902	3	3600	N	N	1519 10TH AVE W
009	423290	3765	9/28/05	\$559,000	1050	0	7	1904	5	3600	N	N	1513 1ST AVE W
009	239710	1325	5/18/06	\$692,000	1060	680	7	1902	3	3600	N	N	1950 6TH AVE W
009	239710	1340	8/1/05	\$640,890	1060	0	7	1920	4	3600	N	N	1942 6TH AVE W
009	080900	1880	5/24/07	\$851,000	1070	0	7	1913	3	3500	N	N	1909 3RD AVE N
009	080900	1880	12/23/05	\$525,000	1070	0	7	1913	3	3500	N	N	1909 3RD AVE N
009	179450	0190	9/10/07	\$725,000	1070	0	7	1909	3	3600	N	N	2222 1ST AVE W
009	239710	1140	9/6/07	\$542,400	1070	0	7	1926	3	3600	N	N	1942 5TH AVE W
009	352890	0160	3/1/06	\$612,500	1070	300	7	1939	3	5250	Y	N	425 HALLADAY ST
009	423290	0365	8/24/06	\$604,500	1080	200	7	1907	3	3600	N	N	1824 5TH AVE W
009	423290	0365	3/22/05	\$539,500	1080	200	7	1907	3	3600	N	N	1824 5TH AVE W
009	179450	0830	6/21/07	\$525,000	1080	0	7	1909	3	3600	N	N	2120 1ST AVE W
009	186140	0080	11/19/07	\$512,500	1080	0	7	1900	1	5520	N	N	1525 10TH AVE W
009	080900	0505	10/12/05	\$460,000	1090	0	7	1919	3	2500	N	N	363 HAYES ST
009	080900	3160	10/8/07	\$600,000	1100	0	7	1906	3	4000	N	N	2217 4TH AVE N
009	701120	0260	2/17/05	\$369,000	1100	300	7	1900	3	3600	N	N	2124 10TH AVE W
009	701120	1482	7/6/05	\$395,000	1100	0	7	1925	3	2800	N	N	1016 W HOWE ST
009	179450	0550	8/21/06	\$840,000	1110	670	7	1911	4	2801	N	N	2130 3RD AVE W
009	179450	0550	12/13/06	\$679,000	1110	670	7	1911	4	2801	N	N	2130 3RD AVE W
009	179450	0550	9/21/05	\$580,000	1110	670	7	1911	4	2801	N	N	2130 3RD AVE W
009	179450	0350	9/8/05	\$500,000	1110	0	7	1907	3	5400	N	N	2229 2ND AVE W
009	179450	0695	4/17/07	\$593,000	1110	0	7	1904	5	3600	N	N	115 W BOSTON ST
009	701120	0020	1/31/07	\$700,000	1110	700	7	1919	3	5400	Y	N	2216 11TH AVE W
009	239710	1035	11/10/05	\$711,000	1120	1020	7	1906	4	3600	N	N	1947 4TH AVE W
009	080900	0925	5/6/05	\$545,000	1130	0	7	1904	3	6000	N	N	1709 2ND AVE N
009	192504	9007	8/18/06	\$570,000	1130	1100	7	1936	3	10322	Y	N	2510 LORENTZ PL N
009	387690	0085	8/25/06	\$425,000	1130	0	7	1925	3	3360	N	N	323 W ROY ST
009	423290	3105	10/14/05	\$440,000	1130	0	7	1906	3	3600	N	N	1528 5TH AVE W
009	239710	1240	9/16/05	\$600,000	1140	100	7	1996	3	3600	N	N	1945 5TH AVE W
009	423290	3020	10/11/05	\$502,000	1140	0	7	1925	3	3300	N	N	1507 5TH AVE W
009	701120	1465	12/19/05	\$429,500	1140	0	7	1925	4	2159	Y	N	1916 11TH AVE W

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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
009	080900	0560	7/12/06	\$535,000	1150	0	7	1929	3	4000	N	N	1614 3RD AVE N
009	173180	1025	4/3/06	\$751,000	1150	350	7	1950	3	4740	N	N	304 W LEE ST
009	192930	0276	5/30/06	\$648,000	1150	240	7	1952	3	7000	Y	N	421 RAYE ST
009	701120	0880	1/24/06	\$583,750	1150	330	7	1918	3	1926	Y	N	1906 8TH AVE W
009	423290	2015	5/26/06	\$620,500	1160	0	7	1973	4	2700	N	N	302 W GARFIELD ST
009	423290	2015	5/25/05	\$562,500	1160	0	7	1973	4	2700	N	N	302 W GARFIELD ST
009	239710	1317	3/23/05	\$469,950	1180	0	7	1919	4	2400	N	N	525 W CROCKETT ST
009	701120	1160	8/10/07	\$685,000	1180	1040	7	1950	4	3213	Y	N	1941 8TH AVE W
009	080900	3110	12/7/06	\$550,000	1190	0	7	1910	4	2000	N	N	356 BOSTON ST
009	239710	0665	6/2/06	\$630,000	1210	1210	7	1928	4	3600	N	N	2128 4TH AVE W
009	080900	0270	6/24/05	\$630,000	1220	0	7	1901	5	3750	N	N	361 GARFIELD ST
009	080900	2650	6/19/06	\$593,000	1220	0	7	1907	3	2400	N	N	111 CROCKETT ST
009	080900	2030	9/26/07	\$705,500	1230	250	7	1926	4	3600	N	N	1903 NOB HILL AVE N
009	423290	0465	12/5/05	\$825,000	1230	0	7	1907	3	3600	N	N	1823 4TH AVE W
009	545780	0600	9/22/05	\$760,000	1250	980	7	1923	4	4400	Y	N	315 WARD ST
009	277160	2400	3/14/07	\$460,000	1270	0	7	1906	4	4200	N	N	2060 14TH AVE W
009	213870	0045	12/26/06	\$819,000	1280	600	7	1910	4	2800	N	N	2316 WARREN AVE N
009	239710	1400	2/16/05	\$496,250	1290	500	7	1909	3	3600	N	N	1906 6TH AVE W
009	701120	1195	10/11/07	\$550,000	1330	0	7	1923	3	2700	Y	N	915 W CROCKETT ST
009	423290	2170	8/25/06	\$649,900	1340	0	7	1909	3	3785	N	N	1627 4TH AVE W
009	701120	1296	1/31/06	\$515,000	1340	310	7	1911	3	2400	N	N	906 W HOWE ST
009	080900	0695	12/17/07	\$783,000	1350	370	7	1968	3	3120	N	N	1623 3RD AVE N
009	423290	3195	9/18/06	\$600,000	1350	0	7	1926	3	4800	N	N	1519 4TH AVE W
009	423290	3220	2/15/05	\$450,000	1350	0	7	1922	4	2700	N	N	1509 4TH AVE W
009	080900	1955	3/12/07	\$753,000	1360	0	7	1924	4	3400	N	N	305 NEWTON ST
009	423290	2390	5/2/05	\$538,000	1360	0	7	1903	4	3600	N	N	1611 5TH AVE W
009	080900	3265	8/18/06	\$950,000	1360	0	7	1911	3	6000	N	N	2207 NOB HILL AVE N
009	239710	1107	8/2/06	\$745,000	1370	140	7	1913	3	2400	N	N	410 W HOWE ST
009	701120	1320	6/25/07	\$700,000	1370	1060	7	1911	3	3600	Y	N	1917 9TH AVE W
009	179450	1335	9/11/06	\$482,000	1380	0	7	1904	3	3600	N	N	207 W CROCKETT ST
009	239710	0801	4/18/07	\$610,000	1380	0	7	1906	3	3600	N	N	2105 3RD AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	080900	0690	8/4/05	\$469,950	1390	0	7	1981	3	3000	N	N	215 HAYES ST
009	080900	1075	1/8/07	\$799,000	1390	0	7	1901	4	4740	N	N	1718 3RD AVE N
009	080900	3130	4/26/06	\$785,000	1390	200	7	1908	3	4000	N	N	363 LYNN ST
009	701120	1265	6/27/05	\$715,000	1390	690	7	1904	4	5880	N	N	1916 10TH AVE W
009	701120	0580	9/27/07	\$600,000	1400	1080	7	1905	3	2613	N	N	2153 8TH AVE W
009	701120	0580	4/11/06	\$550,000	1400	1080	7	1905	3	2613	N	N	2153 8TH AVE W
009	239710	1305	12/5/05	\$580,000	1400	0	7	1902	3	3600	N	N	1905 5TH AVE W
009	239710	1355	2/17/05	\$475,000	1410	0	7	1909	3	3600	N	N	1934 6TH AVE W
009	387690	0268	4/7/05	\$585,000	1420	0	7	1914	4	2837	N	N	222 W ROY ST
009	423290	0315	6/27/05	\$585,000	1420	0	7	1908	3	3600	N	N	1809 5TH AVE W
009	534420	0215	7/13/06	\$699,000	1440	0	7	1914	3	4800	N	N	2419 NOB HILL AVE N
009	423290	0230	9/18/06	\$645,000	1460	0	7	1918	4	3600	N	N	1810 6TH AVE W
009	179450	0495	4/26/05	\$575,000	1470	780	7	1916	3	2400	N	N	211 W BOSTON ST
009	277160	2173	5/15/06	\$690,000	1470	790	7	2003	4	5320	N	N	2071 GILMAN DR W
009	387990	1465	3/30/07	\$910,000	1470	300	7	1916	4	3200	Y	N	1025 5TH AVE W
009	239710	1345	5/22/07	\$585,000	1490	0	7	1907	3	3600	N	N	1940 6TH AVE W
009	080900	3565	1/2/07	\$626,000	1500	0	7	1911	4	2400	N	N	154 LYNN ST
009	080900	3565	2/17/05	\$480,000	1500	0	7	1911	4	2400	N	N	154 LYNN ST
009	179450	0240	12/26/07	\$740,000	1500	0	7	1925	3	3600	N	N	109 W MCGRAW ST
009	179450	0860	6/15/07	\$676,200	1500	0	7	1908	4	5400	N	N	2106 1ST AVE W
009	186060	0355	7/28/06	\$692,500	1500	570	7	1906	5	4800	N	N	1824 8TH AVE W
009	239710	1015	6/5/07	\$692,500	1500	0	7	1921	3	3000	N	N	405 W CROCKETT ST
009	423290	2000	6/28/05	\$703,000	1500	0	7	1908	4	3600	N	N	1611 3RD AVE W
009	423290	3265	3/23/06	\$535,000	1500	0	7	1900	5	2400	N	N	321 W GARFIELD ST
009	239710	1017	10/3/05	\$580,000	1520	0	7	1921	3	3000	N	N	411 W CROCKETT ST
009	423290	2040	3/23/06	\$599,000	1530	0	7	1902	5	2400	N	N	317 W BLAINE ST
009	689040	0045	12/13/06	\$620,000	1540	0	7	1902	5	4158	Y	N	406 HIGHLAND DR
009	701120	0171	6/29/05	\$534,000	1550	500	7	1992	3	1723	N	N	2143 10TH AVE W
009	186060	0475	2/3/06	\$592,200	1560	240	7	1919	4	2960	N	N	815 W HOWE ST
009	423290	2990	4/27/05	\$475,000	1570	0	7	1904	3	6000	N	N	1525 5TH AVE W
009	186110	0020	2/8/06	\$750,000	1580	0	7	1921	4	3600	Y	N	1624 10TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	701120	1040	1/4/05	\$550,000	1580	300	7	1914	3	3600	N	N	1930 9TH AVE W
009	701120	1065	7/28/05	\$619,000	1580	990	7	1907	4	3600	N	N	1916 9TH AVE W
009	277160	2405	10/24/06	\$375,000	1580	430	7	1908	4	4200	N	N	2058 14TH AVE W
009	173280	0910	3/14/07	\$1,060,000	1590	150	7	1913	3	3880	N	N	411 W LEE ST
009	080900	2475	4/26/06	\$675,000	1620	0	7	1912	3	2700	N	N	152 NEWTON ST
009	692370	0015	6/14/06	\$780,000	1620	0	7	1925	4	3000	N	N	111 NEWTON ST
009	168940	0195	8/22/05	\$762,500	1630	640	7	1919	3	5425	N	N	2313 BIGELOW AVE N
009	323220	0160	10/31/05	\$535,000	1640	0	7	1958	4	3625	Y	N	1821 12TH AVE W
009	213870	0100	12/14/05	\$635,000	1650	0	7	1907	3	4371	N	N	2404 2ND AVE N
009	080900	2390	6/6/06	\$530,000	1660	0	7	1919	3	3190	N	N	2005 NOB HILL AVE N
009	186060	0440	6/23/05	\$890,000	1660	400	7	1906	5	4800	Y	N	1807 8TH AVE W
009	609600	0340	4/24/07	\$1,074,000	1670	1000	7	1904	4	6373	Y	N	318 LEE ST
009	423290	1115	3/16/05	\$630,000	1700	0	7	1906	3	2550	N	N	1833 1ST AVE N
009	186140	0050	3/8/06	\$715,000	1720	800	7	1904	4	3600	N	N	1607 10TH AVE W
009	701120	1005	10/5/05	\$1,035,000	1730	710	7	1965	3	7200	Y	N	1948 9TH AVE W
009	701120	1005	4/5/05	\$865,000	1730	710	7	1965	3	7200	Y	N	1948 9TH AVE W
009	701120	0115	4/25/05	\$625,000	1730	0	7	1906	4	3600	N	N	2107 10TH AVE W
009	770510	0170	8/29/05	\$991,820	1730	0	7	1908	5	2070	Y	N	1110 W GARFIELD ST
009	239710	1170	7/13/07	\$675,000	1740	0	7	1907	3	3600	N	N	1924 5TH AVE W
009	239710	1385	6/12/06	\$899,000	1750	720	7	1908	5	3600	N	N	1914 6TH AVE W
009	080900	2210	9/21/07	\$1,010,000	1760	0	7	1907	3	3200	N	N	2014 NOB HILL AVE N
009	080900	2210	6/10/05	\$905,000	1760	0	7	1907	3	3200	N	N	2014 NOB HILL AVE N
009	423290	2125	2/3/05	\$585,000	1780	0	7	1900	4	4050	N	N	318 W GARFIELD ST
009	423290	2395	6/15/05	\$531,000	1780	0	7	1916	3	3600	N	N	1607 5TH AVE W
009	080900	1505	6/11/07	\$778,000	1790	0	7	1904	5	3750	N	N	208 BLAINE ST
009	423290	2005	4/20/05	\$654,000	1790	0	7	1900	4	4500	N	N	1607 3RD AVE W
009	239710	0916	10/6/06	\$819,000	1830	0	7	1907	3	4800	N	N	315 W CROCKETT ST
009	692670	0070	1/8/06	\$825,000	1830	1220	7	1925	4	4000	N	N	1821 BIGELOW AVE N
009	423290	2070	6/23/06	\$1,575,000	1850	0	7	1906	3	5280	N	N	1624 4TH AVE W
009	271410	0025	12/28/07	\$1,357,500	1855	880	7	2006	3	3211	Y	N	425 COMSTOCK PL
009	186110	0122	6/19/06	\$760,000	1860	1860	7	1963	3	5400	N	N	1820 10TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	186110	0130	6/19/06	\$760,000	1860	1860	7	1963	3	5400	N	N	1818 10TH AVE W
009	080900	3655	11/10/06	\$885,000	1880	0	7	2002	3	6000	N	N	2302 2ND AVE N
009	080900	3445	8/9/06	\$735,700	1900	700	7	1920	3	6000	N	N	2212 1ST AVE N
009	352890	0230	4/18/07	\$875,000	1900	0	7	1924	4	4725	Y	N	432 SMITH ST
009	423290	0491	3/30/06	\$750,000	1920	0	7	1966	3	5400	N	N	408 W BLAINE ST
009	186110	0265	7/10/07	\$800,000	1950	200	7	1904	3	5400	N	N	1816 11TH AVE W
009	616990	1055	11/3/05	\$749,000	1970	0	7	1922	3	4800	Y	N	1408 9TH AVE W
009	186140	0060	12/15/05	\$580,000	2010	0	7	1902	4	3600	N	N	1601 10TH AVE W
009	545780	1065	5/22/06	\$800,000	2010	50	7	1908	3	4440	Y	N	358 PROSPECT ST
009	770510	0130	1/27/06	\$700,000	2030	0	7	1912	3	2859	Y	N	1111 W BLAINE ST
009	323220	0170	11/13/06	\$792,500	2040	0	7	1929	5	3625	Y	N	1827 12TH AVE W
009	080900	2925	3/8/07	\$1,150,000	2090	0	7	1926	5	6000	N	N	2110 3RD AVE N
009	423290	2940	11/22/06	\$564,300	2120	0	7	1900	3	3643	N	N	1512 6TH AVE W
009	186140	0105	5/3/07	\$739,000	2170	390	7	1903	3	5321	N	N	1509 10TH AVE W
009	080900	3750	7/18/07	\$540,000	2230	0	7	1909	3	4000	N	N	312 LYNN ST
009	080900	3750	7/2/07	\$540,000	2230	0	7	1909	3	4000	N	N	312 LYNN ST
009	168940	0480	3/1/05	\$1,227,500	2240	1200	7	1924	5	4563	N	N	2110 BIGELOW AVE N
009	692670	0335	5/10/05	\$592,500	2290	200	7	1919	4	3700	N	N	451 CROCKETT ST
009	701120	0810	2/23/05	\$790,000	2500	1250	7	1963	3	6000	Y	N	1946 8TH AVE W
009	277160	2000	8/21/07	\$1,101,000	2700	1150	7	1952	4	4950	Y	N	1977 GILMAN AVE W
009	701120	1476	6/29/06	\$482,500	710	300	8	2006	3	1107	N	N	1908 B 11TH AVE W
009	701120	1477	7/24/06	\$479,500	710	300	8	2006	3	1108	N	N	1908 A 11TH AVE W
009	701120	1466	11/29/05	\$433,675	720	310	8	2005	3	1073	N	N	1914 B 11TH AVE W
009	701120	1467	11/29/05	\$432,700	720	310	8	2005	3	1160	N	N	1914 A 11TH AVE W
009	701120	1521	11/9/05	\$442,000	730	360	8	2005	3	1673	N	N	1921 10TH AVE W
009	701120	1471	9/21/06	\$479,500	810	300	8	2006	3	1103	N	N	1910 B 11TH AVE W
009	701120	1472	9/21/06	\$469,500	810	300	8	2006	3	1144	N	N	1910 A 11TH AVE W
009	173280	0186	11/22/05	\$370,000	815	110	8	2005	3	969	N	N	0
009	173280	0187	11/22/05	\$360,000	815	110	8	2005	3	957	N	N	0
009	388090	0236	9/27/06	\$449,000	820	90	8	2006	3	966	N	N	0
009	388090	0237	10/19/06	\$449,000	820	90	8	2006	3	971	N	N	0

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	701120	1562	2/14/07	\$520,000	880	430	8	2006	3	1298	Y	N	1939 A 11TH AVE W
009	701120	0581	6/26/07	\$529,950	900	450	8	2006	3	1393	N	N	2155 B 8TH AVE W
009	701120	0582	7/10/06	\$505,950	900	450	8	2006	3	1397	N	N	2155 B 8TH AVE W
009	173280	0184	11/10/06	\$445,000	930	180	8	2005	3	957	N	N	0
009	173280	0184	9/21/05	\$424,900	930	180	8	2005	3	957	N	N	0
009	701120	1451	4/28/05	\$425,000	960	320	8	2005	3	1525	N	N	1922 11TH AVE W
009	388090	0235	2/24/05	\$600,000	1005	90	8	2006	3	1024	N	N	0
009	388090	0235	8/29/06	\$535,000	1005	90	8	2006	3	1024	N	N	0
009	388090	0234	8/7/06	\$535,000	1005	90	8	2006	3	1028	N	N	312 D OLYMPIC PL
009	080900	1020	4/24/07	\$835,000	1020	350	8	1910	5	6000	N	N	1713 3RD AVE N
009	169890	0195	7/8/05	\$599,950	1040	0	8	1931	4	3000	N	N	2509 NOB HILL AVE N
009	173280	0185	9/1/05	\$424,900	1040	120	8	2005	3	1108	N	N	1416 A 4TH AVE W
009	080900	3349	8/31/06	\$540,000	1070	210	8	2001	3	1185	N	N	222 BOSTON ST
009	080900	3351	7/24/06	\$575,000	1070	210	8	2001	3	1312	Y	N	2207 3RD AVE N
009	080900	1330	6/12/07	\$725,000	1080	0	8	1929	3	3100	N	N	359 HOWE ST
009	080900	1330	8/19/05	\$637,000	1080	0	8	1929	3	3100	N	N	359 HOWE ST
009	080900	3080	1/31/06	\$437,500	1090	0	8	1948	3	3200	N	N	2216 4TH AVE N
009	701120	0107	5/12/05	\$535,000	1090	300	8	2003	3	1440	N	N	2101 10TH AVE W
009	081000	0030	9/28/07	\$750,000	1160	0	8	1909	4	1850	N	N	1616 2ND AVE N
009	701120	1470	3/27/07	\$521,450	1170	0	8	1925	5	2192	N	N	1912 11TH AVE W
009	080900	1870	11/16/05	\$656,125	1200	420	8	1989	3	6000	N	N	1911 3RD AVE N
009	080900	1765	6/27/05	\$675,000	1210	400	8	1926	3	4000	N	N	1923 WARREN AVE N
009	179450	0155	11/21/06	\$555,000	1210	0	8	1909	4	3600	N	N	25 W MCGRAW ST
009	179450	0235	8/18/05	\$658,000	1230	1010	8	1925	4	3600	N	N	2233 1ST AVE W
009	423290	0380	6/7/07	\$700,000	1230	0	8	1910	4	3600	N	N	1816 5TH AVE W
009	080900	2665	3/24/06	\$695,000	1260	0	8	1909	3	2500	N	N	115 CROCKETT ST
009	387990	1825	9/29/06	\$741,000	1260	560	8	1937	4	3206	Y	N	601 W ROY ST
009	239710	0207	12/20/07	\$460,000	1300	0	8	1908	4	2400	N	N	519 W MCGRAW ST
009	731890	0046	7/11/06	\$699,000	1300	0	8	1927	3	2960	N	N	159 GARFIELD ST
009	168940	0500	10/26/05	\$696,000	1310	1000	8	1924	5	3819	N	N	453 BOSTON ST
009	277160	2555	7/9/07	\$565,000	1320	370	8	2007	3	1932	N	N	2067 13TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	701420	0040	9/17/07	\$1,275,000	1320	0	8	1923	3	5400	N	N	1511 WARREN AVE N
009	277160	2556	12/20/07	\$510,000	1320	370	8	2007	3	1321	N	N	2065 13TH AVE W
009	277160	2557	8/1/07	\$549,000	1320	330	8	2007	3	1627	N	N	2063 13TH AVE W
009	423290	2440	8/6/06	\$775,000	1330	0	8	1916	4	3600	N	N	1628 6TH AVE W
009	239710	0355	6/18/07	\$575,000	1340	0	8	1988	3	3600	N	N	2131 5TH AVE W
009	277160	2102	5/31/05	\$519,250	1350	470	8	1996	3	2625	Y	N	1922 12TH AVE W
009	701120	1250	8/22/05	\$520,000	1360	460	8	1909	4	3600	N	N	1924 10TH AVE W
009	545780	0122	8/4/06	\$950,000	1370	970	8	1964	4	5225	Y	N	219 WARD ST
009	545780	0122	2/18/05	\$820,000	1370	970	8	1964	4	5225	Y	N	219 WARD ST
009	169890	0105	9/18/06	\$587,500	1370	1280	8	1956	3	4506	N	N	302 HALLADAY ST
009	080900	2830	3/13/05	\$520,000	1390	700	8	1912	4	3600	N	N	2122 2ND AVE N
009	388090	0205	7/1/05	\$900,000	1390	1200	8	1951	3	6400	Y	N	309 W KINNEAR PL
009	080900	3040	6/4/07	\$620,000	1400	350	8	2007	3	1314	N	N	2109B 4TH AVE N
009	081000	0140	6/17/07	\$899,950	1400	1200	8	1927	5	3150	N	N	1622 1ST AVE N
009	701120	1550	5/31/06	\$718,350	1400	1200	8	1953	3	4800	Y	N	1937 10TH AVE W
009	080900	3039	5/3/07	\$599,950	1400	260	8	2007	3	1466	N	N	2109A 4TH AVE N
009	080900	3041	8/9/07	\$629,000	1400	340	8	2007	3	1611	N	N	2107B 4TH AVE N
009	080900	3042	7/10/07	\$629,950	1400	340	8	2007	3	1613	N	N	2107A 4TH AVE N
009	701420	0041	9/28/06	\$915,000	1430	0	8	1923	3	5400	N	N	1509 WARREN AVE N
009	239710	0815	10/14/05	\$660,000	1450	0	8	1913	5	2400	N	N	301 W CROCKETT ST
009	179450	0285	3/29/07	\$870,000	1460	0	8	1914	3	1935	N	N	106 W BOSTON ST
009	179450	0285	9/27/05	\$755,000	1460	0	8	1914	3	1935	N	N	106 W BOSTON ST
009	080900	1470	3/27/06	\$925,000	1460	0	8	1905	3	4000	N	N	1823 NOB HILL AVE N
009	080900	3125	5/9/06	\$961,200	1460	100	8	1906	4	6000	N	N	2214 NOB HILL AVE N
009	545730	0971	4/12/06	\$1,300,000	1460	1400	8	1956	3	5040	Y	N	161 HIGHLAND DR
009	701120	1560	12/29/06	\$670,000	1470	0	8	1924	3	2792	N	N	1941 10TH AVE W
009	081000	0175	11/13/06	\$960,000	1480	750	8	1907	5	3000	N	N	114 GARFIELD ST
009	423290	3025	3/3/05	\$525,000	1480	0	8	1906	3	3300	N	N	506 W GALER ST
009	239710	1235	9/4/07	\$679,000	1490	0	8	1907	5	3600	N	N	1947 5TH AVE W
009	239710	1235	5/11/05	\$599,000	1490	0	8	1907	5	3600	N	N	1947 5TH AVE W
009	423290	3030	1/25/05	\$535,000	1490	0	8	1910	3	3300	N	N	510 W GALER ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	423290	3985	10/12/06	\$770,000	1490	790	8	1918	4	3600	Y	N	15 GARFIELD ST
009	616990	1195	3/11/05	\$640,000	1490	0	8	1919	3	2260	N	N	1003 W GALER ST
009	701120	1330	1/5/06	\$895,500	1490	450	8	1904	3	3649	Y	N	1925 9TH AVE W
009	423290	3730	3/28/05	\$568,420	1500	750	8	1905	5	3600	N	N	1535 1ST AVE W
009	239710	0301	11/15/06	\$745,000	1510	0	8	1907	5	2520	N	N	522 W CROCKETT ST
009	701120	0048	10/16/06	\$630,000	1510	360	8	2006	3	1767	N	N	2202 11TH AVE W
009	701120	0048	10/19/07	\$456,000	1510	360	8	2006	3	1767	N	N	2202 11TH AVE W
009	701120	0047	6/19/06	\$699,000	1510	360	8	2006	3	1759	N	N	2202 11TH AVE W
009	239710	0301	4/27/05	\$460,000	1510	0	8	1907	5	2520	N	N	522 W CROCKETT ST
009	701120	1450	3/6/06	\$494,500	1530	0	8	1930	4	2344	Y	N	1924 11TH AVE W
009	701120	1450	6/17/05	\$425,000	1530	0	8	1930	4	2344	Y	N	1924 11TH AVE W
009	173280	0180	7/27/06	\$679,000	1540	0	8	1925	5	3000	N	N	1408 4TH AVE W
009	701120	0885	9/26/05	\$649,950	1540	0	8	1916	4	2400	N	N	718 W HOWE ST
009	186110	0006	10/11/07	\$705,000	1550	400	8	1919	3	3410	Y	N	915 W BLAINE ST
009	534420	0260	10/12/05	\$695,000	1550	0	8	1914	5	3150	N	N	2402 NOB HILL AVE N
009	080900	1970	10/19/05	\$799,000	1560	0	8	1929	4	6600	N	N	315 NEWTON ST
009	168940	0008	7/12/07	\$1,175,000	1570	0	8	1901	4	4000	Y	N	413 GARFIELD ST
009	352890	0190	6/17/05	\$749,000	1570	420	8	1927	4	3500	Y	N	2518 4TH AVE N
009	080900	0255	8/15/07	\$675,000	1580	0	8	1901	5	3000	N	N	1512 NOB HILL AVE N
009	080900	0255	2/1/06	\$674,000	1580	0	8	1901	5	3000	N	N	1512 NOB HILL AVE N
009	081000	0080	6/23/06	\$796,000	1580	810	8	1925	4	2750	N	N	163 HAYES ST
009	387990	1835	10/13/05	\$475,000	1580	0	8	1936	3	4108	Y	N	608 W MERCER ST
009	545780	0705	8/8/06	\$1,129,500	1580	700	8	1983	3	3410	Y	N	310 WARD ST
009	423290	4020	10/29/07	\$940,000	1590	0	8	1918	3	4400	Y	N	1525 1ST AVE N
009	423290	4020	4/9/07	\$635,000	1590	0	8	1918	3	4400	Y	N	1525 1ST AVE N
009	421240	0105	5/9/06	\$722,000	1600	600	8	2003	3	2305	N	N	150 LEE ST
009	213870	0005	6/3/05	\$661,000	1610	260	8	1926	4	3150	N	N	109 MCGRAW ST
009	239710	0445	1/10/05	\$495,000	1610	0	8	1912	3	3600	N	N	2136 5TH AVE W
009	080900	2795	9/8/06	\$785,000	1620	180	8	1914	5	5000	N	N	209 BOSTON ST
009	352890	0316	5/25/05	\$639,000	1620	0	8	1918	4	2500	N	N	2464 4TH AVE N
009	701120	0045	8/17/06	\$799,950	1620	480	8	2006	3	1833	Y	N	2202 11TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	701120	0046	6/14/06	\$765,000	1620	480	8	2006	3	1843	Y	N	2202 11TH AVE W
009	080900	1400	2/22/07	\$860,000	1630	0	8	1912	3	3200	N	N	1806 3RD AVE N
009	534420	0420	8/18/05	\$699,000	1640	0	8	1925	4	4462	N	N	2468 LORENTZ PL N
009	616990	0440	6/30/05	\$769,000	1640	660	8	1930	4	6600	Y	N	1217 10TH AVE W
009	423290	0560	2/27/07	\$825,000	1660	0	8	1912	4	7200	Y	N	1810 4TH AVE W
009	423290	2330	8/17/07	\$740,000	1660	300	8	1916	4	2000	N	N	509 W BLAINE ST
009	186110	0005	7/16/07	\$899,000	1670	400	8	1920	3	3500	Y	N	1632 10TH AVE W
009	545780	1655	6/13/05	\$815,000	1670	1000	8	1905	3	3340	Y	N	411 PROSPECT ST
009	173280	1500	2/21/07	\$1,295,000	1680	0	8	1902	5	6400	N	N	1412 5TH AVE W
009	173280	1500	6/21/06	\$923,000	1680	0	8	1902	5	6400	N	N	1412 5TH AVE W
009	168940	0410	11/29/05	\$929,000	1680	0	8	1922	4	3880	Y	N	463 LYNN ST
009	423290	3700	5/19/06	\$775,000	1680	0	8	1919	5	3600	N	N	1516 2ND AVE W
009	080900	2365	12/28/05	\$670,000	1690	0	8	1918	4	2833	N	N	2017 NOB HILL AVE N
009	186060	0895	9/5/06	\$740,000	1710	0	8	1913	3	4800	Y	N	1610 10TH AVE W
009	701120	0510	12/15/06	\$815,000	1710	0	8	1908	3	3600	N	N	2111 8TH AVE W
009	213870	0205	1/2/07	\$1,125,000	1720	0	8	1919	4	8500	N	N	158 MCGRAW PL
009	545780	1755	2/1/06	\$860,000	1730	280	8	1926	4	3600	Y	N	409 HIGHLAND DR
009	080900	2625	8/11/06	\$835,000	1740	150	8	1909	3	2560	Y	N	2008 1ST AVE N
009	701120	1525	6/19/07	\$724,000	1740	0	8	1981	3	3600	Y	N	1917 10TH AVE W
009	213870	0065	4/17/07	\$915,000	1750	250	8	1909	3	4000	N	N	171 MCGRAW ST
009	701120	0172	6/6/07	\$685,000	1770	0	8	1989	3	2346	N	N	2145 10TH AVE W
009	352890	0340	3/30/07	\$950,000	1780	240	8	1918	4	4791	Y	N	420 WHEELER ST
009	352890	0195	4/5/05	\$915,000	1810	0	8	1906	4	5930	Y	N	2502 4TH AVE N
009	616990	1130	1/30/07	\$864,900	1810	0	8	1911	4	3600	Y	N	902 W LEE ST
009	239710	0960	10/19/07	\$846,000	1820	480	8	1993	3	3600	Y	N	1930 4TH AVE W
009	387990	1585	2/13/06	\$1,400,000	1820	940	8	1921	4	6250	Y	N	515 W KINNEAR PL
009	179450	0515	9/13/07	\$1,275,000	1830	0	8	1911	4	5400	N	N	2125 2ND AVE W
009	080900	2975	6/1/05	\$725,000	1870	0	8	1916	5	2400	N	N	2100 NOB HILL AVE N
009	190710	0040	10/10/07	\$1,350,000	1870	0	8	1908	4	8841	Y	N	1238 BIGELOW AVE N
009	545780	0065	8/17/07	\$985,000	1870	340	8	1914	4	2880	Y	N	205 PROSPECT ST
009	080900	3150	5/15/06	\$945,000	1880	300	8	1907	4	4000	Y	N	2223 4TH AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	168940	1230	5/27/05	\$800,000	1880	0	8	1913	4	4775	Y	N	1602 5TH AVE N
009	692670	0190	7/25/05	\$955,000	1890	400	8	1922	4	5950	Y	N	2206 5TH AVE N
009	423290	0490	5/23/05	\$462,500	1890	1000	8	1901	3	5400	N	N	1801 4TH AVE W
009	168940	0200	4/20/05	\$928,000	1900	700	8	1924	5	3963	N	N	2307 BIGELOW AVE N
009	169890	0250	3/23/05	\$850,000	1910	0	8	1925	4	3600	Y	N	2466 NOB HILL AVE N
009	609600	0395	4/1/05	\$810,000	1910	0	8	1921	3	6136	N	N	357 LEE ST
009	168940	0505	9/12/07	\$880,000	1920	0	8	1924	4	4020	N	N	459 BOSTON ST
009	423290	4030	9/25/06	\$670,000	1920	0	8	1918	3	5400	N	N	1523 1ST AVE N
009	080900	0895	7/25/07	\$835,000	1940	0	8	1922	4	3750	N	N	1722 WARREN AVE N
009	081000	0075	10/10/06	\$1,075,000	1950	700	8	1925	5	3250	N	N	1621 2ND AVE N
009	701120	0665	4/4/05	\$895,000	1950	370	8	1906	3	4800	N	N	2116 8TH AVE W
009	239710	0450	3/26/07	\$725,000	1960	0	8	1906	3	3600	N	N	2134 5TH AVE W
009	192504	9011	9/19/05	\$700,000	1970	710	8	1985	4	2648	N	N	2506 LORENTZ PL N
009	692670	0030	11/2/05	\$949,000	1970	0	8	1925	4	4815	N	N	1715 BIGELOW AVE N
009	423290	1725	7/3/07	\$880,000	1980	0	8	1909	4	2800	N	N	118 W GARFIELD ST
009	609600	0355	3/9/06	\$969,000	1980	0	8	1924	4	4232	N	N	1423 NOB HILL AVE N
009	887300	0076	3/28/05	\$892,500	1980	800	8	1921	5	4000	N	N	119 LEE ST
009	239710	0396	5/17/05	\$741,000	1990	980	8	1906	4	3600	N	N	510 W CROCKETT ST
009	701120	1316	10/26/06	\$689,000	1990	330	8	2006	3	1797	N	N	1915 9TH AVE W
009	080900	2575	1/12/06	\$929,000	2000	600	8	1915	5	2600	N	N	162 NEWTON ST
009	545780	1175	3/9/05	\$940,000	2000	200	8	1986	3	2820	Y	N	1004 NOB HILL AVE N
009	186140	0055	9/6/05	\$742,000	2000	580	8	2000	3	3600	N	N	1605 10TH AVE W
009	168940	0375	5/30/06	\$1,300,000	2010	600	8	1923	4	3900	N	N	2208 BIGELOW AVE N
009	213870	0345	9/19/07	\$985,000	2020	410	8	1919	3	6325	N	N	2452 WARREN AVE N
009	080900	2160	6/5/06	\$856,000	2030	0	8	1906	3	4800	N	N	1920 4TH AVE N
009	168940	0060	8/30/07	\$1,435,000	2030	0	8	1924	4	6050	Y	N	1611 BIGELOW AVE N
009	701120	1565	3/7/05	\$650,000	2030	1120	8	1968	3	5400	N	N	1943 10TH AVE W
009	387990	0755	4/26/07	\$750,000	2040	480	8	1953	3	5400	N	N	113 W KINNAR PL
009	186060	0560	4/21/05	\$700,000	2060	1100	8	1954	4	5400	Y	N	1610 9TH AVE W
009	179450	0325	5/11/06	\$950,000	2070	0	8	1905	5	5400	N	N	2212 2ND AVE W
009	352890	0440	10/16/06	\$928,500	2070	400	8	1911	4	3938	N	N	415 WHEELER ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	616990	0706	4/18/06	\$800,000	2080	270	8	1906	5	3840	Y	N	810 W HIGHLAND DR
009	616990	1125	3/3/06	\$869,000	2090	940	8	1904	5	3600	Y	N	1403 9TH AVE W
009	192930	0290	6/1/07	\$790,000	2100	0	8	1913	5	3289	Y	N	2559 5TH AVE N
009	545780	1120	1/20/06	\$1,020,000	2100	0	8	1925	3	3362	Y	N	371 PROSPECT ST
009	545780	1795	3/28/06	\$1,025,000	2100	700	8	1925	5	4400	Y	N	1110 4TH AVE N
009	692370	0070	4/11/05	\$925,000	2110	0	8	1903	5	4000	N	N	1902 1ST AVE N
009	692670	0840	12/17/07	\$1,600,000	2120	0	8	1923	5	5650	Y	N	1702 BIGELOW AVE N
009	173280	1301	12/26/06	\$886,200	2120	0	8	2006	3	3085	N	N	1411 6TH AVE W
009	545730	0250	11/3/06	\$952,000	2140	0	8	1923	3	4480	Y	N	119 WARD ST
009	545730	0250	6/16/06	\$805,000	2140	0	8	1923	3	4480	Y	N	119 WARD ST
009	239710	0240	3/9/07	\$660,000	2140	0	8	2002	3	3600	N	N	2136 6TH AVE W
009	168940	0855	8/22/06	\$985,000	2160	50	8	1925	4	4000	Y	N	2021 5TH AVE N
009	192930	0305	8/22/05	\$1,000,000	2200	0	8	1913	5	3944	Y	N	2551 5TH AVE N
009	616990	0550	2/1/06	\$910,000	2200	1440	8	1900	5	4010	Y	N	1225 9TH AVE W
009	545780	0785	3/10/05	\$1,151,000	2250	420	8	1924	4	7560	Y	N	303 PROSPECT ST
009	080900	0746	6/4/07	\$925,000	2270	0	8	1905	3	3200	N	N	1702 1ST AVE N
009	168940	0070	9/19/05	\$1,148,000	2270	500	8	1924	4	5875	Y	N	1603 BIGELOW AVE N
009	199220	0093	8/30/05	\$879,000	2280	930	8	1990	3	3000	Y	N	423 W REPUBLICAN ST
009	080900	2670	10/22/05	\$781,000	2310	0	8	1905	5	6000	N	N	2017 WARREN AVE N
009	545730	0985	11/1/05	\$1,120,000	2320	0	8	1921	4	7040	Y	N	150 PROSPECT ST
009	272160	0205	7/10/06	\$835,000	2330	820	8	1988	3	4226	N	N	2508 WARREN AVE N
009	272160	0205	7/7/05	\$675,000	2330	820	8	1988	3	4226	N	N	2508 WARREN AVE N
009	701420	0015	11/10/06	\$858,000	2330	0	8	1907	5	6000	N	N	1512 1ST AVE N
009	387990	0750	7/5/07	\$1,000,000	2350	600	8	1900	3	6400	N	N	918 2ND AVE W
009	387990	0750	5/6/05	\$800,000	2350	600	8	1900	3	6400	N	N	918 2ND AVE W
009	192930	0210	7/6/07	\$970,000	2360	0	8	1919	4	5300	Y	N	402 HALLADAY ST
009	168940	1305	2/3/06	\$970,000	2380	0	8	1921	4	5500	Y	N	1622 BIGELOW AVE N
009	239710	0655	10/5/06	\$990,000	2480	0	8	2000	3	3600	N	N	2134 4TH AVE W
009	168940	0230	3/30/07	\$1,260,000	2490	240	8	1917	4	5850	N	N	2312 BIGELOW AVE N
009	080900	1625	7/19/06	\$760,000	2610	0	8	1912	3	2250	N	N	159 HOWE ST
009	239710	0265	6/7/07	\$916,000	2670	600	8	1909	3	7200	N	N	2124 6TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
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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
009	080900	2130	5/8/06	\$1,100,000	2810	900	8	1905	4	6000	N	N	1901 4TH AVE N
009	388090	0005	10/16/07	\$2,500,000	2940	0	8	1918	3	9088	Y	N	309 W PROSPECT ST
009	887300	0010	6/21/07	\$1,295,000	3170	0	8	1988	4	5300	Y	N	107 TOWER PL
009	701120	0035	7/20/05	\$950,000	4200	1520	8	1975	4	7200	Y	N	2204 11TH AVE W
009	701120	1163	6/12/07	\$680,000	1040	600	9	2007	3	1806	Y	N	1943C 8TH AVE W
009	080900	2714	6/8/07	\$679,000	1270	310	9	2007	3	1305	N	N	2010A WARREN AVE N
009	080900	2716	5/8/07	\$692,000	1300	330	9	2007	3	1554	N	N	2012B WARREN AVE N
009	701120	1017	11/15/05	\$540,000	1320	380	9	2002	3	1593	Y	N	1946 A 9TH AVE W
009	701120	0881	4/14/05	\$569,500	1350	400	9	2004	3	1674	N	N	1908 8TH AVE W
009	387990	1286	7/25/07	\$1,195,000	1415	610	9	2007	3	1203	N	N	507 B W OLYMPIC PL
009	169890	0260	2/16/06	\$650,000	1500	460	9	1927	4	3600	Y	N	2458 NOB HILL AVE N
009	545780	1115	7/2/07	\$1,175,000	1520	800	9	2005	3	3608	Y	N	365 PROSPECT ST
009	080900	2715	11/14/05	\$820,000	1530	310	9	2007	3	1593	N	N	2010B WARREN AVE N
009	080900	2715	3/13/07	\$690,000	1530	310	9	2007	3	1593	N	N	2010B WARREN AVE N
009	168940	0150	4/26/05	\$769,000	1550	620	9	1930	4	2738	N	N	2217 BIGELOW AVE N
009	169890	0010	10/19/06	\$980,000	1560	700	9	1928	5	3000	N	N	315 SMITH PL
009	701120	1475	7/14/06	\$714,900	1560	960	9	2006	3	2152	N	N	1908 11TH AVE W
009	352890	0586	7/24/06	\$824,500	1580	0	9	1933	4	2565	Y	N	467 MCGRAW ST
009	169890	0160	4/14/06	\$746,000	1600	0	9	1928	4	2944	Y	N	2502 NOB HILL PL N
009	387990	1284	12/4/07	\$897,000	1645	0	9	2007	3	1415	Y	N	509 A W OLYMPIC PL
009	387990	1292	6/7/07	\$897,000	1645	0	9	2007	3	1369	Y	N	501 A W OLYMPIC PL
009	173180	0680	9/28/06	\$1,495,000	1670	0	9	2005	3	5044	Y	N	1317 1ST AVE N
009	545780	0815	10/19/05	\$1,125,000	1710	940	9	1925	4	3498	Y	N	306 WARD ST
009	323220	0071	11/6/07	\$894,950	1710	860	9	2007	3	2475	Y	N	1816 12TH AVE W
009	616990	0765	11/16/05	\$885,000	1750	1210	9	1967	3	4420	Y	N	1202 8TH AVE W
009	169890	0245	12/5/07	\$1,010,000	1770	500	9	1928	4	3400	Y	N	2470 NOB HILL AVE N
009	169890	0245	2/11/05	\$665,000	1770	500	9	1928	4	3400	Y	N	2470 NOB HILL AVE N
009	352890	0065	4/26/06	\$1,100,000	1790	800	9	1915	5	4000	N	N	2407 4TH AVE N
009	080900	0445	8/28/06	\$900,000	1820	0	9	1924	3	3600	N	N	354 GARFIELD ST
009	173280	0175	3/6/07	\$1,090,000	1830	820	9	1920	5	4000	N	N	1402 4TH AVE W
009	701120	0625	5/24/05	\$960,000	1840	1000	9	2002	3	3600	N	N	2140 8TH AVE W

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Area 12
(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
009	770510	0126	4/4/05	\$629,950	1840	290	9	1989	3	2210	Y	N	1117 W BLAINE ST
009	352890	0480	6/30/05	\$870,000	1890	840	9	1919	5	4200	N	N	412 MCGRAW ST
009	352890	0086	9/8/06	\$998,500	1910	800	9	2002	3	3200	N	N	2517 4TH AVE N
009	186060	0660	10/5/05	\$1,072,000	1920	1120	9	1919	5	4800	Y	N	1525 8TH AVE W
009	080900	1060	7/6/06	\$1,022,000	1930	0	9	1905	3	4000	N	N	1708 3RD AVE N
009	545730	0905	3/28/06	\$1,460,500	1940	1000	9	1924	4	4428	Y	N	153 PROSPECT ST
009	545780	0995	10/14/05	\$1,000,000	1940	0	9	1984	3	6000	Y	N	367 HIGHLAND DR
009	169890	0130	5/30/07	\$760,000	1950	800	9	1929	4	3183	Y	N	314 HALLADAY ST
009	352890	0465	5/17/07	\$995,000	1950	0	9	1919	4	3500	N	N	2402 4TH AVE N
009	080900	3225	5/18/06	\$889,000	1970	500	9	2004	3	3200	N	N	309 LYNN ST
009	080900	3225	2/14/05	\$735,000	1970	500	9	2004	3	3200	N	N	309 LYNN ST
009	239710	0600	1/28/05	\$955,000	1970	1060	9	2003	3	3600	N	N	2107 4TH AVE W
009	616990	0561	8/17/06	\$775,000	1970	0	9	1997	3	1710	Y	N	1220 OLYMPIC WAY W
009	173280	0405	3/7/07	\$1,250,000	1990	620	9	1964	4	6084	N	N	605 W HIGHLAND DR
009	173280	0405	1/6/05	\$895,000	1990	620	9	1964	4	6084	N	N	605 W HIGHLAND DR
009	080900	1840	1/3/07	\$858,500	1990	720	9	1915	4	6000	N	N	1916 2ND AVE N
009	186060	0646	3/27/06	\$895,000	1990	700	9	1991	3	3600	Y	N	809 W GARFIELD ST
009	169890	0040	8/9/06	\$869,000	2030	600	9	1927	5	4000	N	N	2459 NOB HILL AVE N
009	186140	0022	8/23/07	\$1,100,000	2040	240	9	1924	4	3120	N	N	1600 11TH AVE W
009	169890	0095	9/13/05	\$765,000	2050	200	9	1932	4	4452	N	N	2519 NOB HILL PL N
009	616990	1045	12/13/05	\$850,000	2050	0	9	1913	4	4800	Y	N	1412 9TH AVE W
009	080900	3194	5/25/06	\$699,950	2060	0	9	1999	3	1924	Y	N	2202 3RD AVE N
009	616990	0535	3/20/07	\$837,000	2060	0	9	1930	3	3300	Y	N	1233 9TH AVE W
009	701120	0825	8/31/06	\$975,000	2060	1110	9	2006	3	3600	Y	N	1940 8TH AVE W
009	186060	0455	5/30/07	\$1,430,000	2070	1040	9	1906	4	4200	Y	N	802 W BLAINE ST
009	080900	2645	4/22/05	\$845,000	2100	0	9	1907	5	3600	N	N	103 CROCKETT ST
009	701120	0800	3/14/05	\$1,250,000	2130	390	9	2004	3	5400	Y	N	1958 8TH AVE W
009	701120	0800	3/12/07	\$1,195,000	2130	390	9	2004	3	5400	Y	N	1958 8TH AVE W
009	080900	3085	12/21/05	\$730,000	2130	0	9	1990	3	3545	Y	N	409 LYNN ST
009	080900	0435	7/27/06	\$950,000	2140	0	9	1924	4	3500	Y	N	405 HAYES ST
009	080900	1290	11/20/06	\$1,100,000	2160	0	9	1928	3	5773	Y	N	1812 4TH AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	387990	1575	8/7/06	\$1,285,000	2180	0	9	1926	3	7750	N	N	915 5TH AVE W
009	545780	0855	4/21/05	\$1,000,000	2200	890	9	2004	3	4560	Y	N	312 PROSPECT ST
009	239710	0645	3/23/05	\$885,000	2210	0	9	2003	3	3600	N	N	2140 4TH AVE W
009	545730	0880	8/22/07	\$2,200,000	2210	240	9	1922	3	8784	Y	N	167 PROSPECT ST
009	770510	0090	3/22/05	\$740,000	2220	0	9	1927	4	4725	N	N	1607 11TH AVE W
009	186060	0515	10/2/06	\$1,550,000	2240	250	9	1925	5	3600	Y	N	816 W BLAINE ST
009	239710	1525	11/23/05	\$1,200,000	2270	1090	9	1930	5	3600	Y	N	1950 7TH AVE W
009	689040	0025	5/12/05	\$675,000	2360	0	9	1999	3	2088	Y	N	1209 5TH AVE N
009	701120	1395	7/15/05	\$1,012,500	2400	0	9	2003	3	5400	Y	N	1021 W CROCKETT ST
009	186110	0045	12/26/06	\$1,875,000	2410	240	9	2000	5	7200	Y	N	1625 9TH AVE W
009	534420	0330	6/22/07	\$1,850,000	2480	1320	9	2006	3	6000	N	N	312 WHEELER ST
009	239710	0206	4/27/07	\$945,000	2490	500	9	1987	3	2400	N	N	515 W MCGRAW ST
009	173280	0005	10/17/07	\$2,100,000	2540	500	9	1930	3	6250	Y	N	320 W PROSPECT ST
009	616990	1085	6/9/06	\$1,195,000	2600	600	9	1997	3	3600	Y	N	1429 9TH AVE W
009	352890	0545	7/22/05	\$1,625,000	2650	0	9	1925	5	6825	N	N	415 MCGRAW ST
009	715920	0025	8/20/07	\$1,470,000	2660	1200	9	1921	4	8265	Y	N	1226 WARREN PL
009	887300	0062	4/12/07	\$3,200,000	2770	0	9	2004	3	7655	Y	N	119 TOWER PL
009	173180	0695	11/21/05	\$1,205,000	2780	700	9	1991	3	4850	Y	N	1315 1ST AVE N
009	302504	9018	10/3/05	\$1,450,000	2830	340	9	1972	4	9583	Y	N	1241 BIGELOW AVE N
009	388090	0040	4/4/05	\$1,250,000	2830	0	9	1923	3	9088	Y	N	300 W KINNEAR PL
009	545730	0900	8/13/07	\$1,620,000	2890	40	9	1918	3	6318	N	N	161 PROSPECT ST
009	173280	0685	4/20/05	\$1,490,000	2970	570	9	1989	3	6400	Y	N	511 W COMSTOCK ST
009	545780	1210	11/28/07	\$2,123,500	3160	1580	9	1953	4	6600	Y	N	922 NOB HILL AVE N
009	701420	0042	11/7/06	\$730,000	1640	400	10	2001	3	1735	N	N	114 GALER ST
009	701120	1385	8/9/05	\$940,000	1770	800	10	2002	3	3600	Y	N	909 W CROCKETT ST
009	352890	0410	6/29/07	\$1,230,000	1780	0	10	1926	4	5250	N	N	459 WHEELER ST
009	168940	0095	7/24/07	\$1,100,000	1800	0	10	1928	4	4575	N	N	1919 BIGELOW AVE N
009	080900	3545	12/7/05	\$1,095,000	1830	1010	10	2005	3	5969	N	N	2311 WARREN AVE N
009	168940	1250	1/9/07	\$1,500,000	2060	1310	10	2006	3	5950	Y	N	1616 5TH AVE N
009	388090	0085	5/1/06	\$1,300,000	2140	800	10	1925	3	6674	Y	N	334 W KINNEAR PL
009	545780	1215	10/22/05	\$1,746,000	2240	840	10	2002	3	6600	Y	N	359 WARD ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	173280	0039	6/15/07	\$1,483,208	2270	500	10	1926	3	5775	N	N	1210 4TH AVE W
009	173280	0039	8/23/06	\$1,433,250	2270	500	10	1926	3	5775	N	N	1210 4TH AVE W
009	387990	0815	12/10/07	\$1,480,000	2360	500	10	1925	2	7500	Y	N	121 W PROSPECT ST
009	168940	1256	5/15/07	\$1,695,000	2400	1510	10	1986	3	9500	Y	N	1622 5TH AVE N
009	186060	0230	10/3/05	\$1,895,000	2400	260	10	1901	5	5400	N	N	1621 7TH AVE W
009	173280	0010	3/30/07	\$1,800,000	2420	310	10	1926	3	6250	Y	N	314 W PROSPECT ST
009	173280	0010	6/29/06	\$1,600,000	2420	310	10	1926	3	6250	Y	N	314 W PROSPECT ST
009	080900	1265	1/31/06	\$1,270,000	2480	900	10	1996	3	5775	Y	N	1714 4TH AVE N
009	388090	0105	5/12/06	\$1,572,500	2480	0	10	1923	3	4675	N	N	354 W KINNEAR PL
009	352890	0515	6/15/07	\$1,700,000	2490	1000	10	2006	3	4410	N	N	460 MCGRAW ST
009	173180	0340	3/17/06	\$3,300,000	2720	700	10	2002	3	6250	Y	N	303 W HIGHLAND DR
009	616990	0605	8/1/06	\$1,325,000	2800	480	10	1997	3	3600	Y	N	1228 9TH AVE W
009	545780	0045	11/27/07	\$1,325,000	2920	1000	10	1925	4	4080	Y	N	223 PROSPECT ST
009	173280	0080	10/26/06	\$2,800,000	3010	310	10	1922	3	12250	Y	N	315 W COMSTOCK ST
009	173280	1211	8/22/07	\$2,500,000	3070	870	10	2007	3	5631	Y	N	1429 WILLARD AVE W
009	173180	0370	3/1/05	\$1,545,000	3130	600	10	1906	4	5520	N	N	1217 3RD AVE W
009	616990	0956	3/30/05	\$1,825,000	3140	0	10	1900	5	5017	Y	N	1433 8TH AVE W
009	545730	0115	9/20/06	\$2,100,000	3170	1460	10	1954	4	7200	Y	N	123 HIGHLAND DR
009	387990	0840	7/26/06	\$3,350,000	3270	1600	10	1995	3	6600	Y	N	217 W PROSPECT ST
009	080900	0360	4/21/05	\$1,850,000	3400	0	10	1911	5	5773	Y	N	406 GALER ST
009	173280	0535	10/25/07	\$4,685,000	4870	1500	10	1913	4	20553	N	N	1220 7TH AVE W
009	051870	0120	5/21/07	\$549,000	1010	0	11	2003	3	764	N	N	2205 BIGELOW AVE N
009	051870	0120	3/11/05	\$450,000	1010	0	11	2003	3	764	N	N	2205 BIGELOW AVE N
009	051870	0100	9/16/05	\$457,000	1010	0	11	2003	3	710	N	N	2205 BIGELOW AVE N
009	051870	0110	10/16/07	\$544,000	1010	0	11	2003	3	732	N	N	2205 BIGELOW AVE N
009	173180	1278	8/11/06	\$1,150,000	1895	130	11	2006	3	1100	N	N	0
009	173180	1279	12/15/06	\$1,075,000	1895	130	11	2006	3	1036	N	N	4 W LEE ST
009	173180	1280	12/15/06	\$1,100,000	2005	60	11	2006	3	2623	N	N	0
009	173180	1277	8/11/06	\$1,175,511	2005	60	11	2006	3	1613	N	N	8 W LEE ST
009	352890	0401	9/8/05	\$1,454,030	2240	900	11	1913	4	5445	Y	N	471 WHEELER ST
009	080900	3400	8/1/07	\$1,787,500	2260	1000	11	2007	3	4000	N	N	169 LYNN ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	080900	1790	10/2/06	\$1,542,150	2270	810	11	2006	3	4000	N	N	120 HOWE ST
009	173180	0630	4/18/07	\$1,925,000	2590	110	11	1989	4	7110	Y	N	15 COMSTOCK ST
009	173280	0025	5/31/05	\$3,000,000	2970	290	11	1930	4	7250	Y	N	317 W HIGHLAND DR
009	173280	1081	7/18/05	\$2,600,000	3100	1170	11	2000	3	8640	Y	N	511 W LEE ST
009	173280	1490	8/4/06	\$1,897,500	3430	1620	11	2006	3	4452	N	N	418 W LEE ST
009	545730	0095	6/11/07	\$2,285,000	3730	0	11	1985	3	7071	Y	N	116 PROSPECT ST
009	545730	0955	5/4/06	\$2,894,999	4300	1260	11	2006	3	5400	Y	N	173 HIGHLAND DR
009	173180	0715	4/12/07	\$3,850,000	5390	1700	11	2006	3	8330	Y	N	16 COMSTOCK ST
009	387990	1566	9/21/05	\$2,980,000	3270	1080	12	2005	3	5130	Y	N	615 W PROSPECT ST
009	616990	0895	1/10/06	\$3,500,000	3590	1710	12	2002	3	10800	Y	N	1432 8TH AVE W
009	387990	1565	8/6/05	\$3,200,000	4830	1520	12	2005	3	7045	Y	N	700 W KINNEAR PL
009	173280	0385	8/1/05	\$5,050,000	4870	1320	12	1993	3	8000	Y	N	517 W HIGHLAND DR
009	173280	0455	3/10/05	\$3,550,000	6830	0	13	2000	3	8543	Y	N	623 W HIGHLAND DR

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	027500	0020	6/21/06	\$500,000	%COMPL
002	027500	0020	11/12/07	\$1,465,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	097600	0215	8/18/05	\$475,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	097600	0245	8/14/07	\$406,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	097600	0310	3/21/06	\$276,250	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	097600	0975	11/28/05	\$730,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
002	126020	0025	6/19/07	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	197220	4895	11/21/05	\$390,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	197220	4915	6/19/06	\$325,000	PREVIMP<=25K
002	197220	5170	4/25/07	\$550,000	ACTIVE PERMIT BEFORE SALE>25K
002	197220	5336	7/23/07	\$630,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	197220	5562	3/22/07	\$470,000	ACTIVE PERMIT BEFORE SALE>25K
002	197220	5630	4/10/07	\$555,000	ACTIVE PERMIT BEFORE SALE>25K
002	197220	5641	12/1/06	\$80,000	DOR RATIO;%COMPL
002	197220	5710	3/11/05	\$123,094	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	197220	5792	11/2/06	\$368,000	PARTIAL INTEREST (1/3, 1/2, Etc.); CONDO WITH GARAGE, MOORAGE, OR STORAGE
002	197220	5800	11/7/06	\$350,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
002	213870	0325	7/21/05	\$845,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	213870	0555	2/23/06	\$410,100	%COMPL
002	213870	0555	12/18/07	\$1,490,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	242503	9020	2/8/05	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	242503	9038	2/16/07	\$590,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	242503	9094	4/1/05	\$440,000	OBSOL
002	265250	0210	9/14/07	\$584,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	265250	0395	7/26/05	\$580,000	IMP COUNT
002	265250	0640	4/12/05	\$839,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	265250	1105	1/26/05	\$655,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	265250	1175	8/18/05	\$602,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	265250	1511	7/12/05	\$104,967	DOR RATIO;IMP COUNT;%COMPL;1031 TRADE; STATEMENT TO DOR
002	265250	1511	2/18/05	\$535,000	IMP COUNT;%COMPL
002	265250	1780	10/18/05	\$480,000	1031 TRADE
002	265250	1880	2/27/06	\$258,093	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	265250	2170	4/18/06	\$459,000	DOR RATIO
002	265300	0050	8/24/05	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	272160	0150	3/4/05	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	274960	0175	9/7/05	\$446,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	4320	10/24/06	\$500,000	IMP COUNT;%COMPL
002	277060	4635	1/7/05	\$414,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	4782	11/14/06	\$453,000	RELOCATION - SALE TO SERVICE
002	277060	5055	9/14/05	\$417,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	277060	5225	9/23/05	\$250,182	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	277060	5340	8/18/05	\$576,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	277060	5346	11/9/05	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	277060	5420	5/26/06	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	5433	5/2/07	\$291,438	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	277060	5505	3/16/07	\$645,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	5548	7/8/05	\$184,690	DOR RATIO;QUIT CLAIM DEED
002	277110	4695	12/22/05	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277110	4890	1/23/06	\$395,000	PREVIMP<=25K
002	277160	1825	7/31/07	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	286710	0025	3/7/07	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	286710	0080	8/10/07	\$1,195,000	RELOCATION - SALE TO SERVICE
002	286710	0419	11/7/06	\$1,055,000	ACTIVE PERMIT BEFORE SALE>25K
002	511340	0151	10/5/07	\$673,000	PREVIMP<=25K
002	511340	0405	5/22/05	\$300,000	DOR RATIO
002	511340	0436	11/7/05	\$29,801	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	524480	0170	11/25/05	\$625,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524480	0235	8/11/06	\$728,500	ACTIVE PERMIT BEFORE SALE>25K
002	524480	0355	12/14/05	\$459,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524480	0360	8/16/05	\$162,750	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	524480	0400	3/18/05	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524480	0530	11/28/06	\$481,100	EXEMPT FROM EXCISE TAX
002	524480	0555	12/3/05	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
002	524480	0880	7/3/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	524480	1205	6/18/07	\$585,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524480	1225	6/28/05	\$625,000	OBSOL
002	524480	1260	11/1/06	\$320,000	OBSOL;PREVIMP<=25K
002	524480	1575	6/21/05	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	681910	0121	6/19/07	\$80,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	681910	0145	5/2/05	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	681910	0265	10/1/05	\$579,000	RELOCATION - SALE TO SERVICE
002	690520	0365	11/24/06	\$227,023	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	701170	0036	4/21/05	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	701170	0037	10/24/07	\$995,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
002	701170	0037	10/17/06	\$575,000	OBSOL
002	701220	0210	4/6/06	\$674,500	RELOCATION - SALE TO SERVICE
002	701320	0072	9/4/07	\$510,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	701520	0230	7/12/05	\$300,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	701520	0260	6/22/06	\$225,000	DOR RATIO
002	701520	0555	6/20/07	\$910,000	UNFIN AREA
002	701520	0555	10/11/05	\$781,000	UNFIN AREA
002	701520	0555	6/23/05	\$405,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	701520	0745	11/29/05	\$250,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
002	701520	0845	4/12/05	\$569,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	744300	1355	6/26/06	\$560,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	744300	1500	6/9/05	\$545,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	787150	0490	4/7/05	\$110,090	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	794010	0050	10/24/05	\$745,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	890000	0065	10/27/05	\$68,079	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	890000	0245	8/22/07	\$149,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	927020	0070	4/14/06	\$550,000	DOR RATIO;IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	927020	0070	10/25/07	\$925,000	IMP COUNT
002	927020	0070	8/21/07	\$985,000	IMP COUNT
002	957808	0020	7/12/07	\$599,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0020	3/6/07	\$624,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0030	2/20/07	\$556,450	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0040	3/21/07	\$574,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0050	2/12/07	\$555,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0070	11/27/07	\$589,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0070	4/10/07	\$556,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0080	3/28/07	\$499,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0090	10/25/06	\$517,500	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0110	2/8/07	\$635,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0120	5/1/07	\$599,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0130	12/20/06	\$624,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	957808	0140	11/28/06	\$634,950	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
005	005200	0015	6/19/07	\$1,717,000	MULTI-PARCEL SALE
005	192504	9029	5/31/06	\$670,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
005	192930	0655	3/11/05	\$543,929	PERSONAL PROPERTY INCLUDED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192930	0660	3/11/05	\$605,571	PERSONAL PROPERTY INCLUDED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	196470	0015	7/11/07	\$1,500,000	ACTIVE PERMIT BEFORE SALE>25K
005	196470	0040	4/26/07	\$775,000	IMP COUNT
005	196470	0100	2/26/07	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX
005	196620	0055	5/11/05	\$580,146	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	202504	9057	9/28/07	\$107,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
005	202504	9061	3/5/07	\$920,000	IMP COUNT
005	202504	9062	12/18/07	\$642,000	ACTIVE PERMIT BEFORE SALE>25K
005	202504	9062	9/20/07	\$549,000	ACTIVE PERMIT BEFORE SALE>25K;EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	202504	9067	9/28/05	\$60,000	DOR RATIO
005	202504	9101	6/30/07	\$686,000	RELOCATION - SALE TO SERVICE
005	204100	0040	5/2/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	210770	0131	5/1/06	\$7,000,000	DOR RATIO;PREVIMP<=25K
005	290220	0005	3/10/05	\$520,000	PREVIMP<=25K;UNFIN AREA;PARTIAL INTEREST (1/3, 1/2, Etc.)
005	290220	0059	10/15/05	\$236,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
005	290220	0070	3/10/06	\$25,000	DOR RATIO;IMP COUNT;QUIT CLAIM DEED
005	290220	0240	3/3/05	\$1,800,000	DOR RATIO
005	290220	0571	2/28/05	\$196,688	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
005	290220	0821	9/29/05	\$364,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	290220	1106	2/26/07	\$904,000	IMP COUNT
005	290220	1175	2/1/06	\$111,565	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	352890	0955	5/2/05	\$650,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	352890	1085	5/2/05	\$425,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	352890	1085	8/14/07	\$550,000	PREVIMP<=25K;GOVERNMENT AGENCY
005	545730	0708	4/20/05	\$1,345,000	UNFIN AREA
005	545780	0458	11/21/06	\$720,000	%COMPL
005	545780	1925	3/29/05	\$654,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	545830	0720	5/8/07	\$1,500,000	PREVIMP<=25K
005	692670	0599	1/12/05	\$458,000	1031 TRADE
005	753080	0006	9/18/06	\$530,000	PREVIMP<=25K
005	753080	0006	10/20/05	\$533,500	PREVIMP<=25K
005	880790	0230	9/22/06	\$1,150,000	DOR RATIO;IMP COUNT
005	880790	0240	7/1/05	\$799,000	1031 TRADE
009	080900	0610	11/7/06	\$408,000	QUIT CLAIM DEED
009	080900	0830	9/11/06	\$490,000	OBSOL
009	080900	1045	4/13/07	\$1,275,000	OBSOL
009	080900	1075	1/5/07	\$799,000	RELOCATION - SALE TO SERVICE
009	080900	1690	3/23/05	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	1785	9/8/05	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	1790	5/31/05	\$430,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	2210	1/4/05	\$524,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	2290	6/5/06	\$1,075,000	IMP COUNT
009	080900	2575	1/12/06	\$929,000	RELOCATION - SALE TO SERVICE
009	080900	2585	5/17/07	\$552,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	2700	6/27/07	\$182,161	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
009	080900	2850	10/5/05	\$140,000	DOR RATIO
009	080900	3040	11/22/05	\$630,000	TEAR DOWN
009	080900	3360	5/4/05	\$530,000	IMP COUNT;%COMPL
009	080900	3360	8/17/06	\$799,000	IMP COUNT;%COMPL;TENANT

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	080900	3790	11/28/06	\$670,000	ACTIVE PERMIT BEFORE SALE>25K
009	081000	0120	9/28/07	\$855,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	081000	0140	6/17/07	\$899,950	RELOCATION - SALE TO SERVICE
009	168940	0375	5/23/06	\$1,300,000	RELOCATION - SALE TO SERVICE
009	169890	0010	2/23/06	\$610,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	169890	0125	8/4/05	\$581,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	173180	0340	3/17/06	\$3,300,000	RELOCATION - SALE TO SERVICE
009	173180	0680	1/17/05	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	173180	0960	7/12/05	\$1,030,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	173180	1025	2/27/07	\$375,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	173280	0660	6/30/05	\$5,100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	173280	0935	2/14/07	\$795,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	179450	0225	8/16/06	\$502,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	179450	0285	3/29/05	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	179450	0310	5/1/07	\$1,300,000	UNFIN AREA;RELOCATION - SALE BY SERVICE
009	179450	0310	5/1/07	\$1,300,000	UNFIN AREA;RELOCATION - SALE TO SERVICE
009	179450	0365	6/11/07	\$826,530	IMP COUNT
009	179450	0370	6/3/05	\$581,000	DOR RATIO;IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	179450	0370	10/24/06	\$1,500,000	IMP COUNT
009	179450	0730	5/25/07	\$600,000	IMP COUNT
009	179450	1000	7/26/06	\$780,000	IMP COUNT
009	186060	0500	12/7/06	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	186110	0265	7/6/06	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	186110	0286	10/20/05	\$459,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	186140	0055	9/6/05	\$742,000	RELOCATION - SALE TO SERVICE
009	186140	0065	9/25/06	\$630,000	OBSOL
009	192930	0280	3/10/05	\$212,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0100	10/26/05	\$32,333	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0100	10/26/05	\$32,333	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0100	10/26/05	\$32,334	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0190	3/20/07	\$413,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	239710	0235	3/9/07	\$733,000	IMP COUNT
009	239710	0250	11/17/05	\$499,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	239710	0397	8/5/05	\$629,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	239710	0410	2/14/05	\$539,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	239710	0495	12/7/06	\$60,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0550	3/18/05	\$509,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	239710	1115	8/8/05	\$670,000	OBSOL
009	239710	1355	10/2/06	\$248,250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	1470	11/12/07	\$250,000	DOR RATIO
009	277110	7010	8/24/07	\$291,157	DOR RATIO
009	277160	1090	3/8/05	\$335,000	IMP COUNT

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	277160	1990	5/30/07	\$550,000	PREVIMP<=25K
009	277160	2505	12/14/06	\$1,000,000	MULTI-PARCEL SALE
009	277160	2555	7/27/06	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	323220	0070	11/19/07	\$924,950	%COMPL
009	323220	0096	4/28/06	\$130,000	DOR RATIO
009	323220	0150	6/17/05	\$805,000	SEGREGATION AND/OR MERGER
009	352890	0230	4/18/07	\$875,000	RELOCATION - SALE TO SERVICE
009	352890	0410	5/23/07	\$1,230,000	RELOCATION - SALE TO SERVICE
009	352890	0515	2/11/05	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	352890	0540	2/1/05	\$610,000	DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	352890	0540	8/18/06	\$1,700,000	OBSOL
009	387690	0080	12/18/07	\$1,800,000	DOR RATIO
009	387990	1295	12/13/07	\$1,050,000	PREVIMP<=25K
009	387990	1885	2/1/07	\$866,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	388090	0205	4/25/07	\$1,560,000	ACTIVE PERMIT BEFORE SALE>25K
009	423290	0365	7/25/06	\$604,500	RELOCATION - SALE TO SERVICE
009	423290	0510	7/13/06	\$2,200,000	OBSOL
009	423290	1680	10/20/05	\$580,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	1790	5/22/07	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	423290	1990	9/21/06	\$535,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	423290	2145	8/7/06	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	423290	2715	8/22/06	\$995,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	2785	6/9/05	\$1,700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	3210	2/25/05	\$373,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	3215	9/21/05	\$1,025,000	UNFIN AREA
009	423290	3415	11/17/05	\$571,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	3535	4/25/05	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	3580	4/3/07	\$1,300,000	ACTIVE PERMIT BEFORE SALE>25K
009	423290	3580	10/18/06	\$1,200,000	ACTIVE PERMIT BEFORE SALE>25K
009	423290	3795	1/7/07	\$345,000	CORPORATE AFFILIATES
009	423290	4065	2/19/05	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	534420	0015	9/24/07	\$843,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	545780	0121	12/13/06	\$1,425,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
009	545780	0640	12/14/07	\$530,852	DOR RATIO;OBSOL;PREVIMP<=25K
009	545780	0990	6/15/07	\$1,585,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0545	8/15/06	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0725	3/2/06	\$1,166,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0775	12/22/05	\$2,210,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	616990	0825	3/23/05	\$1,425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	1025	8/8/05	\$1,100,000	UNFIN AREA
009	692670	0050	12/14/05	\$860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	0191	9/6/06	\$549,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	0265	4/30/07	\$825,000	IMP COUNT

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	701120	0580	7/25/05	\$605,000	CHANGE OF USE
009	701120	0770	10/26/05	\$107,500	DOR RATIO
009	701120	0896	4/26/06	\$542,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	1025	1/18/06	\$248,000	PREVIMP<=25K
009	701120	1086	11/21/05	\$695,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	1315	6/3/05	\$460,000	SEGREGATION AND/OR MERGER
009	701120	1410	5/31/05	\$549,950	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	1470	7/15/05	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	1475	2/24/05	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
009	701120	1560	9/23/05	\$665,000	SEGREGATION AND/OR MERGER
009	701420	0041	9/25/06	\$915,000	RELOCATION - SALE TO SERVICE
009	701420	0042	10/19/06	\$730,000	RELOCATION - SALE TO SERVICE
009	949470	0050	4/26/05	\$815,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis
Area 12***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	192504	9013	11/1/2005	\$225,000	11058	N	N
2	524480	1235	2/11/2005	\$265,500	4000	N	N
2	681910	0445	1/7/2005	\$820,000	9103	Y	N
2	701520	0040	5/6/2005	\$325,000	5005	Y	N
9	168940	1303	2/21/2006	\$795,000	5500	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 12***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	192930	0345	1/11/2005	\$37,183	DOR RATIO;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
2	197220	5161	3/3/2007	\$62,298	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
2	197220	5172	7/24/2007	\$587,000	DOR RATIO;PREVIMP<=25K
2	213870	0445	4/27/2006	\$625,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	701320	0166	9/8/2005	\$355,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	168940	1520	1/4/2005	\$600,000	PREVIMP<=25K
5	168940	1520	9/22/2005	\$632,500	PREVIMP<=25K
5	168940	1525	9/22/2005	\$932,500	DOR RATIO;PREVIMP<=25K
5	168940	1550	1/18/2006	\$1,249,465	PREVIMP<=25K;TEAR DOWN; SEGREGATION AND/OR MERGER
5	545830	0695	2/28/2006	\$570,000	PREVIMP<=25K
5	880790	0280	5/20/2005	\$594,000	PREVIMP<=25K
9	080900	3275	8/14/2006	\$1,150,000	PREVIMP<=25K
9	080900	3353	3/7/2006	\$902,000	PREVIMP<=25K
9	168940	0075	8/24/2006	\$1,200,000	PREVIMP<=25K
9	423290	0005	5/24/2005	\$1,200,000	PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE
9	701120	0270	7/25/2007	\$850,000	PREVIMP<=25K
9	701120	1430	3/29/2006	\$195,000	PREVIMP<=25K

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.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



King County

Department of Assessments

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(206) 296-5195 FAX (206) 296-0595

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<http://www.kingcounty.gov/assessor/>

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