

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: Wedgwood/Bryant / 45

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 925

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$244,900	\$198,800	\$443,700	\$492,200	90.1%	12.78%
2008 Value	\$267,300	\$218,000	\$485,300	\$492,200	98.6%	12.78%
Change	+\$22,400	+\$19,200	+\$41,600		+8.5%	0.00%
% Change	+9.1%	+9.7%	+9.4%		+9.4%	0.00%

*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	\$261,400	\$174,900	\$436,300
2008 Value	\$285,300	\$191,900	\$477,200
Percent Change	+9.1%	+9.7%	+9.4%

Number of one to three unit residences in the Population: 6,469

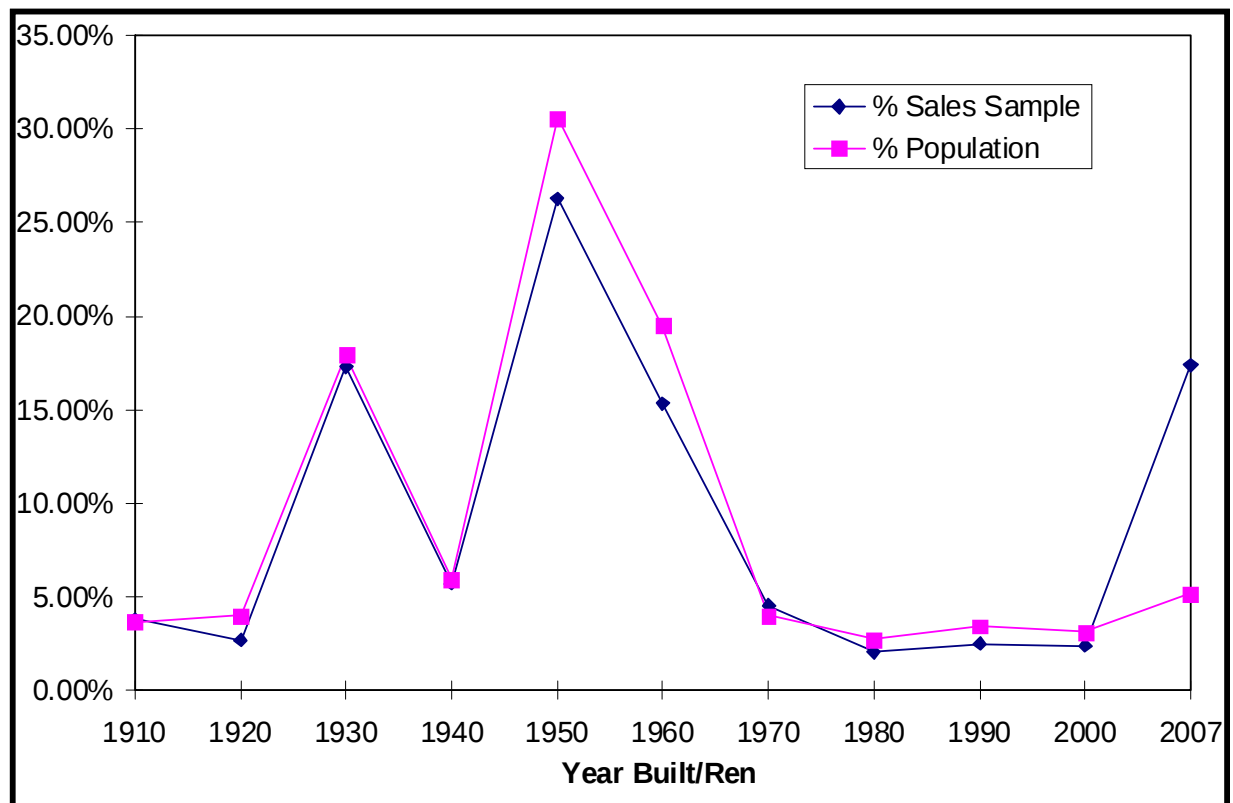
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving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

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

Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	35	3.78%
1920	25	2.70%
1930	160	17.30%
1940	53	5.73%
1950	243	26.27%
1960	142	15.35%
1970	42	4.54%
1980	19	2.05%
1990	23	2.49%
2000	22	2.38%
2007	161	17.41%
	925	

Year Built/Ren	Frequency	% Population
1910	237	3.66%
1920	259	4.00%
1930	1161	17.95%
1940	384	5.94%
1950	1978	30.58%
1960	1259	19.46%
1970	259	4.00%
1980	177	2.74%
1990	222	3.43%
2000	200	3.09%
2007	333	5.15%
	6469	

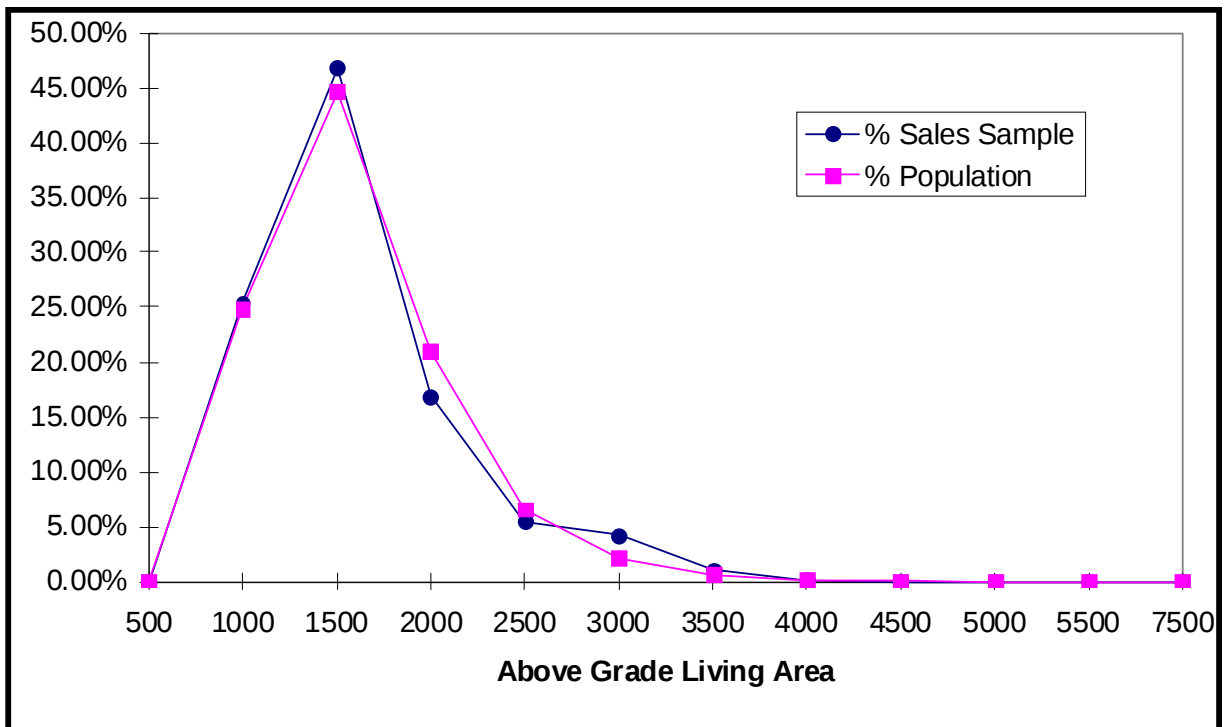


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	235	25.41%
1500	433	46.81%
2000	156	16.86%
2500	51	5.51%
3000	39	4.22%
3500	10	1.08%
4000	1	0.11%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	925	

Population		
AGLA	Frequency	% Population
500	4	0.06%
1000	1611	24.90%
1500	2885	44.60%
2000	1354	20.93%
2500	425	6.57%
3000	136	2.10%
3500	40	0.62%
4000	11	0.17%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	6469	

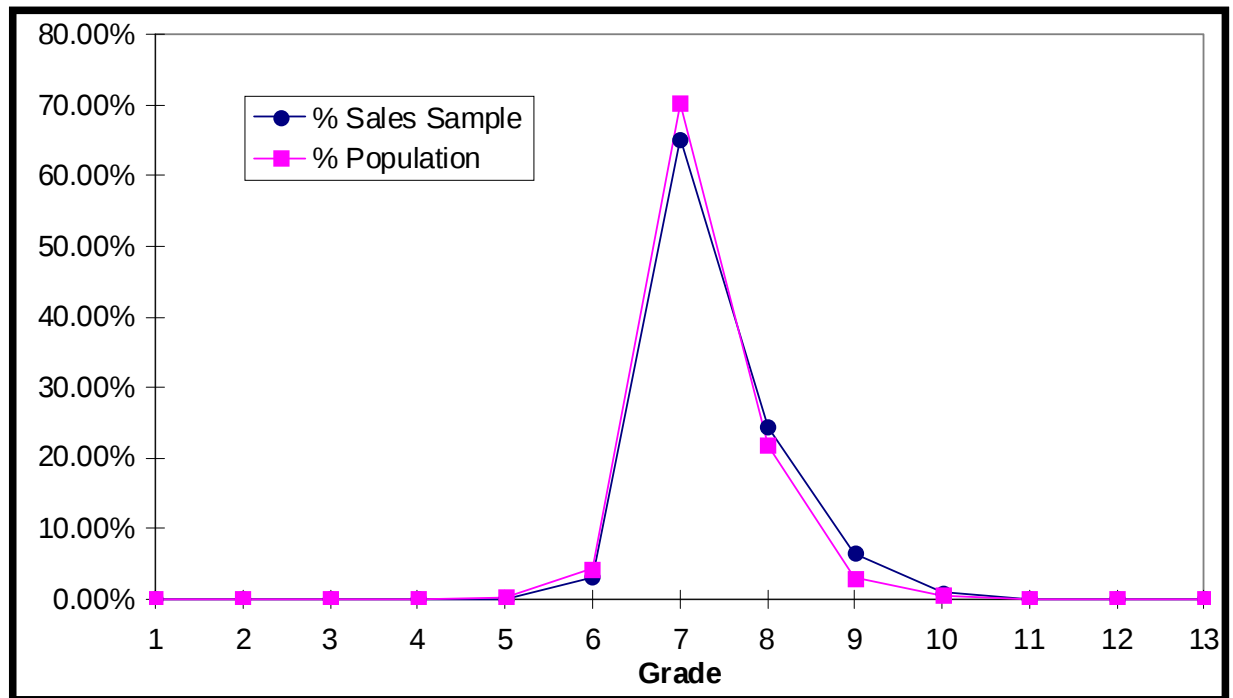


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

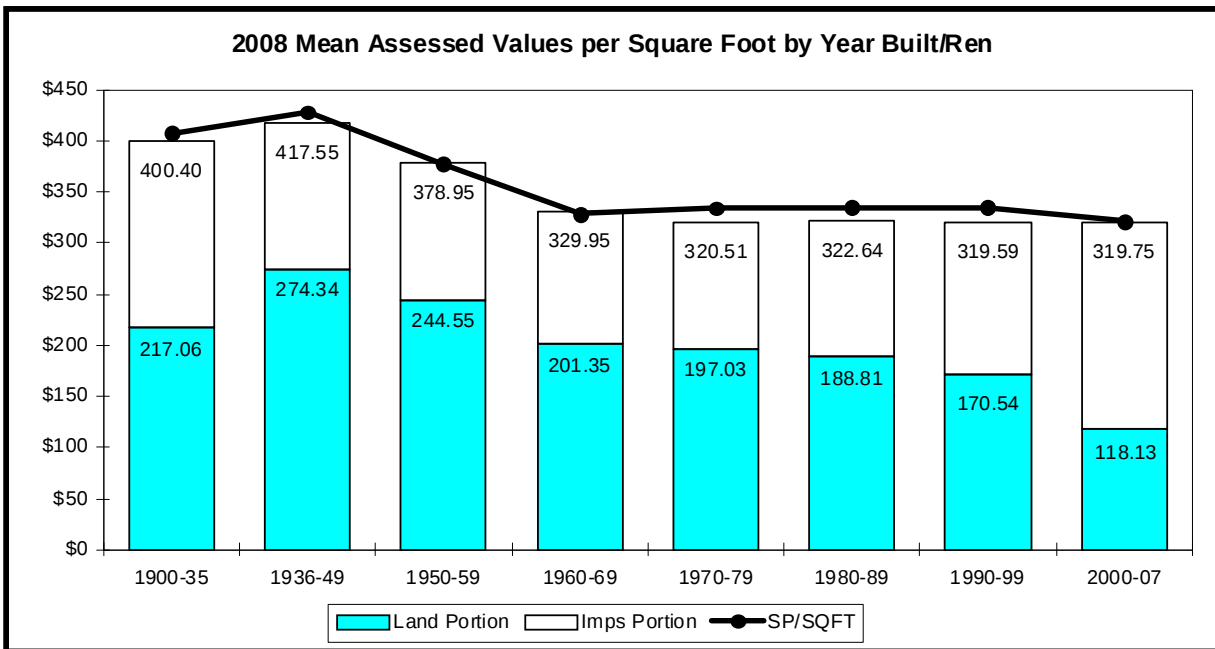
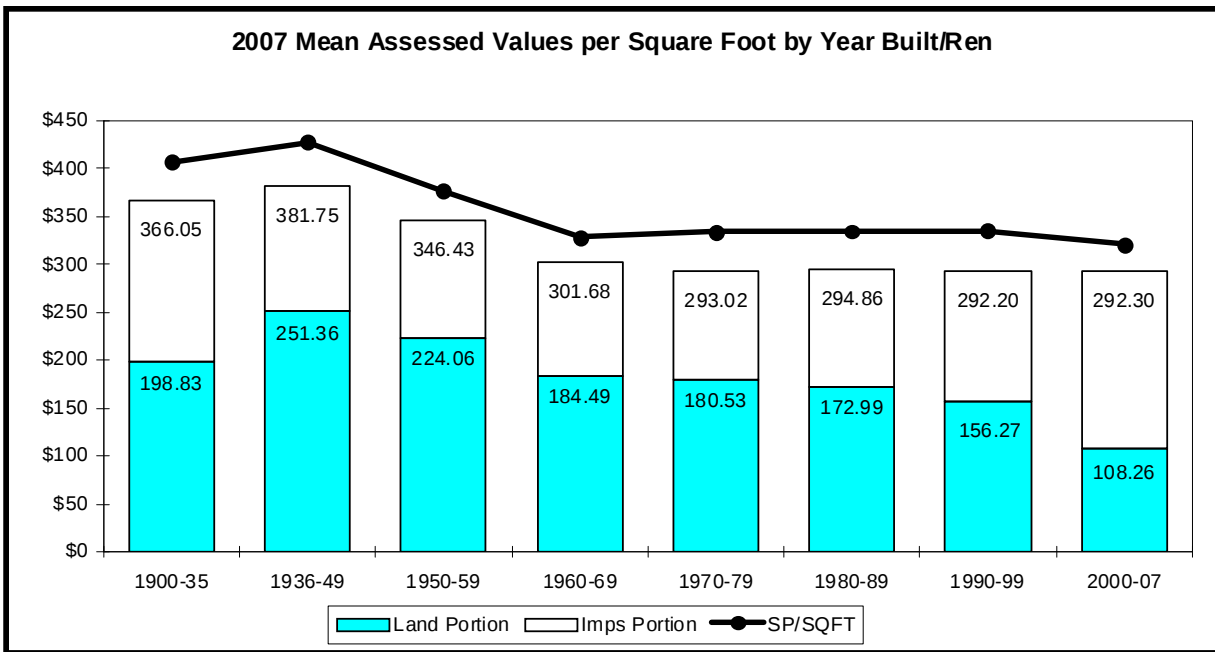
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	29	3.14%
7	603	65.19%
8	225	24.32%
9	60	6.49%
10	8	0.86%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	925	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	19	0.29%
6	279	4.31%
7	4542	70.21%
8	1406	21.73%
9	192	2.97%
10	30	0.46%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	6469	



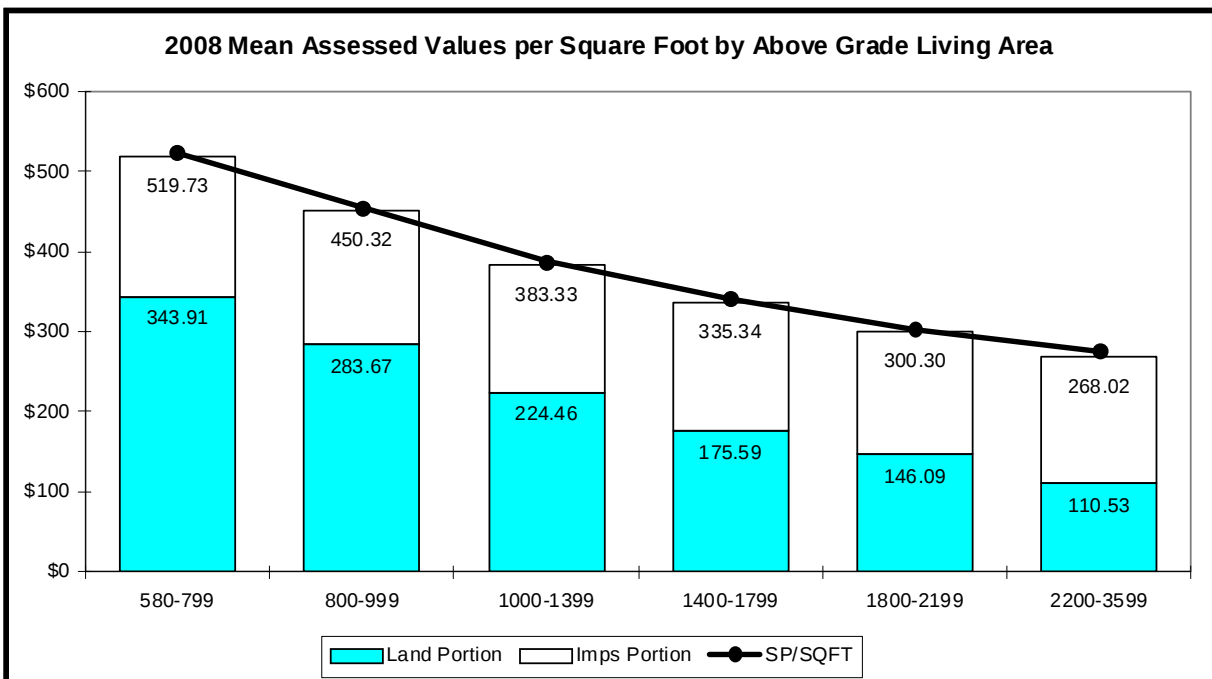
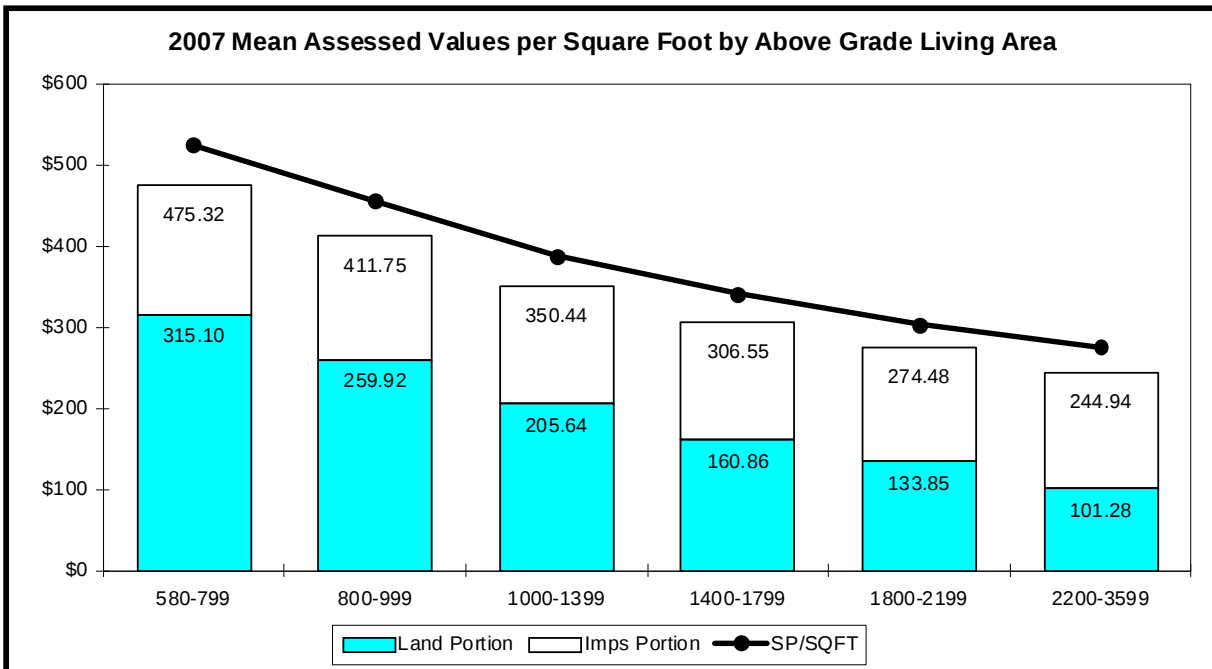
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



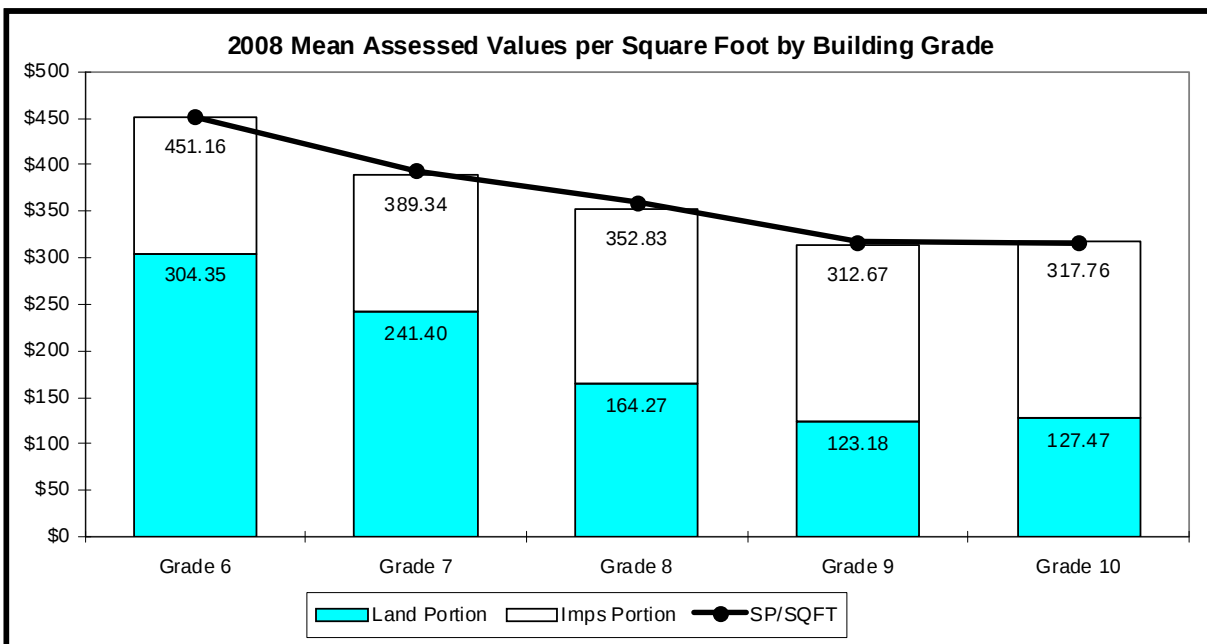
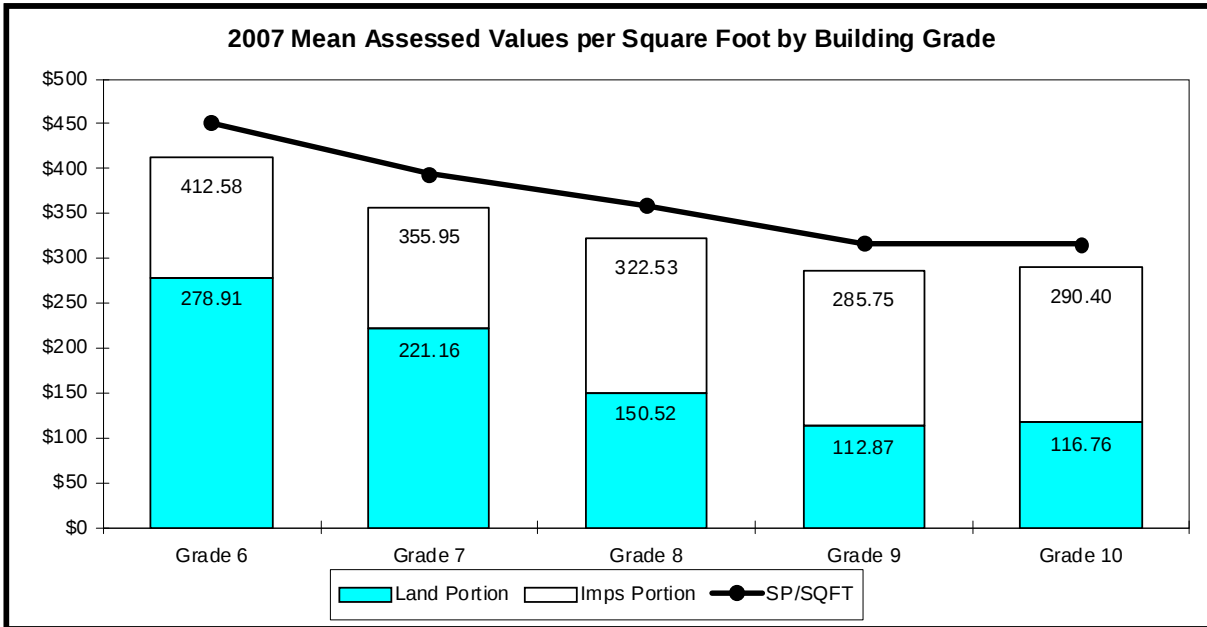
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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

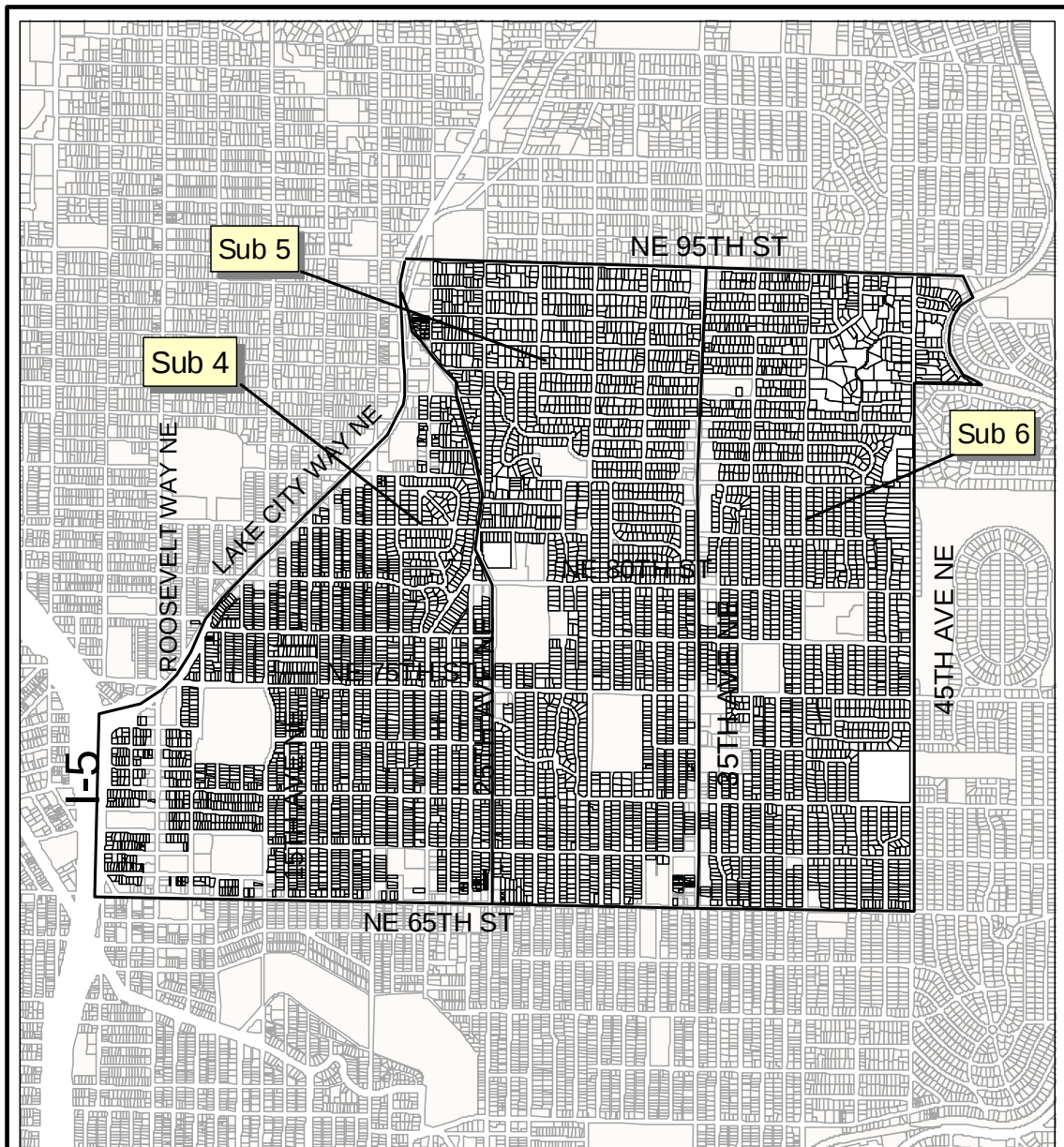


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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



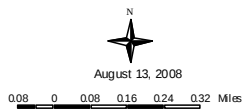
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 45 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or mis use of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: SE.L. c:\data\annualupdate 2008\assess\yfiles\area 45\arc 3.3 map\sub area map for area 45 au - 09 tax roll.apr



August 13, 2008

Department of Assessments



Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: August 18, 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

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\text{2008 Land Value} = \text{2007 Land Value} \times 1.094, \text{ with the result rounded down to the next } \$1,000.$$

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 925 useable 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 results showed that an overall market adjustment applied to the population would improve assessment levels.

The derived adjustment formula is:

$$\text{2008 Total Value} = \text{2007 Total Value} \times 1.095$$

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

$$\text{2008 Improvements Value} = \text{2008 Total Value} \text{ minus } \text{2008 Land Value}$$

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 (Previous Total Value * 1.094 – 2008 Land Value=2008 Improvement Value).

*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value (Previous Total Value * 1.094 – 2008 Land Value=2008 Improvement Value).

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

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

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

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

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

* Any properties excluded from the annual up-date process are noted in RealProperty.

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 45 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)

9.50%

Comments

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

Area 45 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 0.986 .

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.
6	29	0.922	1.008	9.3%	0.949	1.066
7	603	0.905	0.990	9.4%	0.980	1.001
8	225	0.894	0.978	9.4%	0.961	0.994
9	60	0.891	0.975	9.4%	0.941	1.008
10	8	0.917	1.003	9.4%	0.910	1.096
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1935	236	0.901	0.985	9.4%	0.969	1.002
1936-1949	221	0.896	0.980	9.4%	0.963	0.996
1950-1959	196	0.916	1.002	9.4%	0.984	1.020
1960-1969	44	0.912	0.997	9.4%	0.955	1.039
1970-1979	22	0.876	0.958	9.4%	0.896	1.021
1980-1989	22	0.879	0.962	9.4%	0.891	1.033
1990-1999	17	0.864	0.946	9.4%	0.891	1.000
2000-2007	167	0.901	0.985	9.4%	0.966	1.005
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	1	1.196	1.307	9.3%	NA	NA
Average	488	0.898	0.983	9.4%	0.971	0.994
Good	347	0.904	0.989	9.4%	0.975	1.002
Very Good	89	0.905	0.990	9.4%	0.964	1.016
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	501	0.895	0.979	9.4%	0.968	0.990
1.5	191	0.916	1.002	9.4%	0.985	1.019
2	212	0.903	0.988	9.4%	0.970	1.006
2.5	1	0.736	0.805	9.4%	NA	NA
3	20	0.896	0.980	9.3%	0.915	1.044

Area 45 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 0.986 .

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

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

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
580-799	33	0.908	0.993	9.3%	0.942	1.044
800-999	195	0.905	0.990	9.4%	0.973	1.007
1000-1399	358	0.905	0.990	9.4%	0.977	1.003
1400-1799	197	0.897	0.982	9.4%	0.964	1.000
1800-2199	69	0.906	0.991	9.4%	0.957	1.025
2200-3599	73	0.888	0.972	9.4%	0.939	1.004
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	900	0.901	0.986	9.4%	0.977	0.994
Yes	25	0.910	0.996	9.4%	0.933	1.058
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	925	0.901	0.986	9.4%	0.978	0.994
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
4	390	0.912	0.998	9.4%	0.986	1.010
5	289	0.884	0.967	9.4%	0.952	0.983
6	246	0.905	0.990	9.4%	0.974	1.006
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
765-2299	90	0.945	1.034	9.4%	1.011	1.056
2300-2999	33	0.929	1.017	9.4%	0.980	1.053
3000-3999	110	0.901	0.985	9.4%	0.963	1.007
4000-5999	386	0.903	0.987	9.4%	0.974	1.000
6000-7999	253	0.885	0.968	9.4%	0.951	0.984
8000-25999	53	0.904	0.989	9.4%	0.949	1.029

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2007	Date of Report: 8/18/2008	Sales Dates: 1/2005 - 12/2007																				
Area Wedgwood / Bryant	Appr ID: SELL	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</th><th>Frequency</th></tr></thead><tbody><tr><td>0.52</td><td>0</td></tr><tr><td>0.62</td><td>18</td></tr><tr><td>0.72</td><td>132</td></tr><tr><td>0.82</td><td>262</td></tr><tr><td>0.92</td><td>292</td></tr><tr><td>1.02</td><td>157</td></tr><tr><td>1.12</td><td>53</td></tr><tr><td>1.22</td><td>1</td></tr><tr><td>1.37</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.52	0	0.62	18	0.72	132	0.82	262	0.92	292	1.02	157	1.12	53	1.22	1	1.37	0
Ratio	Frequency																						
0.52	0																						
0.62	18																						
0.72	132																						
0.82	262																						
0.92	292																						
1.02	157																						
1.12	53																						
1.22	1																						
1.37	0																						
Sample size (n)	925																						
Mean Assessed Value	443,700																						
Mean Sales Price	492,200																						
Standard Deviation AV	100,518																						
Standard Deviation SP	132,760																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	0.918																						
Median Ratio	0.916																						
Weighted Mean Ratio	0.901																						
UNIFORMITY																							
Lowest ratio	0.605																						
Highest ratio:	1.269																						
Coefficient of Dispersion	10.31%																						
Standard Deviation	0.117																						
Coefficient of Variation	12.78%																						
Price Related Differential (PRD)	1.018																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.907																						
Upper limit	0.929																						
95% Confidence: Mean																							
Lower limit	0.911																						
Upper limit	0.926																						
SAMPLE SIZE EVALUATION																							
N (population size)	6469																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.117																						
Recommended minimum:	22																						
Actual sample size:	925																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	470																						
# ratios above mean:	455																						
z:	0.493																						
Conclusion:	Normal*																						
*i.e. no evidence of non-normality																							

COMMENTS:

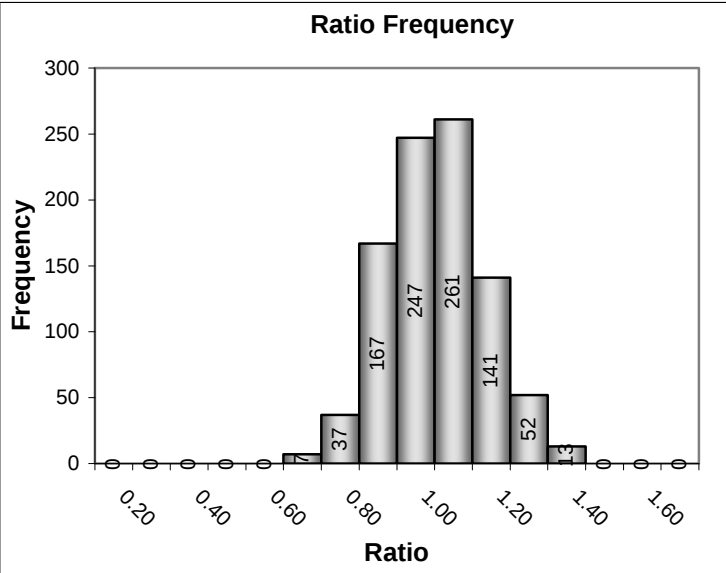
1 to 3 Unit Residences throughout area 45

COMMENTS:

1 to 3 Unit Residences throughout area 45

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2008	Date of Report: 8/21/2008	Sales Dates: 1/2005 - 12/2007																		
Area Wedgwood / Bryant	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																		
SAMPLE STATISTICS		Ratio Frequency  A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 300 with increments of 50. The bars represent the following frequencies: 37 for ratio 0.70, 167 for ratio 0.80, 247 for ratio 0.90, 261 for ratio 1.00, 141 for ratio 1.10, 52 for ratio 1.20, and 13 for ratio 1.30. All other ratios have a frequency of 0. <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70</td><td>37</td></tr><tr><td>0.80</td><td>167</td></tr><tr><td>0.90</td><td>247</td></tr><tr><td>1.00</td><td>261</td></tr><tr><td>1.10</td><td>141</td></tr><tr><td>1.20</td><td>52</td></tr><tr><td>1.30</td><td>13</td></tr><tr><td>Other Ratios</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.70	37	0.80	167	0.90	247	1.00	261	1.10	141	1.20	52	1.30	13	Other Ratios	0
Ratio	Frequency																				
0.70	37																				
0.80	167																				
0.90	247																				
1.00	261																				
1.10	141																				
1.20	52																				
1.30	13																				
Other Ratios	0																				
Sample size (n)	925																				
Mean Assessed Value	485,300																				
Mean Sales Price	492,200																				
Standard Deviation AV	110,052																				
Standard Deviation SP	132,760																				
ASSESSMENT LEVEL																					
Arithmetic Mean Ratio	1.004																				
Median Ratio	1.002																				
Weighted Mean Ratio	0.986																				
UNIFORMITY																					
Lowest ratio	0.662																				
Highest ratio:	1.387																				
Coefficient of Dispersion	10.30%																				
Standard Deviation	0.128																				
Coefficient of Variation	12.78%																				
Price Related Differential (PRD)	1.019																				
RELIABILITY																					
95% Confidence: Median																					
Lower limit	0.992																				
Upper limit	1.015																				
95% Confidence: Mean																					
Lower limit	0.996																				
Upper limit	1.013																				
SAMPLE SIZE EVALUATION																					
N (population size)	6469																				
B (acceptable error - in decimal)	0.05																				
S (estimated from this sample)	0.128																				
Recommended minimum:	26																				
Actual sample size:	925																				
Conclusion:	OK																				
NORMALITY																					
Binomial Test																					
# ratios below mean:	469																				
# ratios above mean:	456																				
z:	0.427																				
Conclusion:	Normal*																				
*i.e. no evidence of non-normality																					

COMMENTS:

1 to 3 Unit Residences throughout area 45

The assessment level has been improved while maintaining uniformity by application of the recommended values.

COMMENTS:

1 to 3 Unit Residences throughout area 45

The assessment level has been improved while maintaining uniformity 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 45
(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
4	288770	0875	8/28/07	\$329,752	580	0	6	1932	4	3325	N	N	8237 20TH AVE NE
4	681460	0335	1/5/07	\$415,000	660	660	6	1924	4	3360	N	N	7008 12TH AVE NE
4	510140	0665	2/15/05	\$255,000	700	0	6	1946	4	6380	N	N	2312 NE 86TH ST
4	314260	0075	3/5/07	\$416,000	730	210	6	1946	5	2850	N	N	7558 18TH AVE NE
4	000900	0210	3/14/06	\$455,000	750	750	6	1919	4	5253	N	N	7001 24TH AVE NE
4	510140	0580	6/28/05	\$300,000	750	0	6	1939	3	6732	N	N	2337 NE 86TH ST
4	913810	0220	8/2/06	\$412,000	810	180	6	1911	5	3000	N	N	913 NE 73RD ST
4	681460	0300	3/29/07	\$402,500	950	0	6	1927	5	3360	N	N	7013 BROOKLYN AVE NE
4	681460	0300	3/15/05	\$384,000	950	0	6	1927	5	3360	N	N	7013 BROOKLYN AVE NE
4	952810	3095	2/22/05	\$360,000	1170	0	6	1916	4	4120	N	N	839 NE 66TH ST
4	275470	0135	12/8/05	\$400,000	1250	510	6	1920	4	3900	N	N	2014 NE 70TH ST
4	717730	0105	7/25/05	\$345,000	640	300	7	1925	4	3825	N	N	2212 NE 75TH ST
4	717730	0106	10/12/05	\$327,500	640	200	7	1925	4	4930	N	N	2216 NE 75TH ST
4	288770	3510	5/24/06	\$318,000	650	0	7	1925	3	2850	N	N	7745 20TH AVE NE
4	717370	0509	12/12/05	\$450,000	720	720	7	1939	4	5376	N	N	7527 21ST AVE NE
4	297980	1075	8/27/07	\$399,000	730	730	7	1926	4	2392	N	N	7527 12TH AVE NE
4	297980	1075	8/19/05	\$355,000	730	730	7	1926	4	2392	N	N	7527 12TH AVE NE
4	288770	1251	4/14/05	\$360,000	740	0	7	1924	4	4275	N	N	8045 19TH AVE NE
4	792010	0025	5/10/05	\$305,000	740	0	7	1947	4	5100	N	N	6837 25TH AVE NE
4	318660	0030	2/2/06	\$485,000	760	600	7	1942	4	5487	N	N	8037 RAVENNA AVE NE
4	288770	1595	7/23/07	\$460,000	770	770	7	1925	4	2850	N	N	8007 17TH AVE NE
4	954720	3645	2/17/06	\$435,100	770	230	7	1929	4	3468	N	N	7026 18TH AVE NE
4	717780	0060	8/29/05	\$389,000	770	770	7	1950	3	3840	N	N	7307 23RD AVE NE
4	318660	0005	11/9/05	\$358,000	780	560	7	1950	3	3130	N	N	8020 RAVENNA AVE NE
4	723760	0045	4/19/07	\$415,500	780	120	7	1929	4	5700	N	N	7727 20TH AVE NE
4	913710	1966	3/25/06	\$450,000	810	810	7	1915	4	4000	N	N	809 NE 71ST ST
4	000900	0230	7/18/05	\$400,000	830	560	7	1971	3	2575	N	N	7011 24TH AVE NE
4	681460	0216	12/20/06	\$280,100	830	0	7	1927	2	2850	N	N	1310 NE 70TH ST
4	365870	0585	7/11/06	\$400,000	830	0	7	1924	3	3060	N	N	1018 NE 69TH ST
4	954720	4840	5/9/06	\$438,000	830	820	7	1918	4	4080	N	N	7348 17TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	671670	0800	8/9/06	\$335,800	830	0	7	1906	4	5000	N	N	7320 11TH AVE NE
4	318810	0410	4/21/05	\$326,000	830	0	7	1942	3	6043	N	N	2208 NE 83RD ST
4	318810	0420	7/25/06	\$379,000	830	0	7	1942	4	6046	N	N	2218 NE 83RD ST
4	717730	0690	9/21/05	\$306,000	840	0	7	1952	3	4156	N	N	2406 NE 75TH ST
4	288770	1290	9/22/05	\$334,000	840	0	7	1909	4	4301	N	N	8054 17TH AVE NE
4	318810	0165	5/16/06	\$525,000	840	840	7	1942	4	6438	N	N	8168 21ST AVE NE
4	318810	0200	3/7/05	\$355,000	840	0	7	1942	3	6490	N	N	2134 NE 81ST PL
4	753730	0060	11/23/05	\$411,000	850	120	7	1921	4	3800	N	N	7526 BROOKLYN AVE NE
4	297980	0185	1/19/05	\$294,950	850	850	7	1925	4	4000	N	N	7834 LAKE CITY WAY NE
4	528220	0055	7/25/07	\$439,000	860	480	7	1940	3	3800	N	N	7621 15TH AVE NE
4	052504	9085	11/28/05	\$332,000	860	600	7	1906	4	4050	N	N	1310 NE 68TH ST
4	717730	0445	1/5/06	\$380,990	860	200	7	1950	3	6196	N	N	7532 23RD AVE NE
4	000900	0145	3/5/07	\$575,000	870	870	7	1924	5	4017	N	N	7026 23RD AVE NE
4	000900	0145	3/24/05	\$529,000	870	870	7	1924	5	4017	N	N	7026 23RD AVE NE
4	717530	0045	9/8/06	\$479,950	870	610	7	1926	3	4050	N	N	7051 RAVENNA AVE NE
4	716920	0280	11/23/05	\$350,000	870	0	7	1966	3	4320	N	N	6534 24TH AVE NE
4	297980	0015	5/17/07	\$400,000	880	140	7	1925	4	3998	N	N	7848 14TH AVE NE
4	717220	0080	6/12/06	\$460,000	880	280	7	1930	3	5969	N	N	7547 21ST AVE NE
4	318810	0185	5/25/06	\$530,100	880	880	7	1942	5	6490	N	N	2116 NE 81ST PL
4	954720	1845	8/22/06	\$412,000	890	0	7	1908	4	3468	N	N	6841 19TH AVE NE
4	288770	1310	7/19/05	\$400,000	890	680	7	1927	4	3800	N	N	8038 17TH AVE NE
4	288770	0696	12/23/05	\$425,000	900	900	7	1938	4	4275	N	N	8205 19TH AVE NE
4	717370	0596	5/25/07	\$410,000	900	450	7	1948	3	4950	N	N	7038 20TH PL NE
4	723760	0110	10/4/06	\$462,000	910	300	7	1926	4	3588	N	N	7705 19TH AVE NE
4	723760	0110	6/30/05	\$410,000	910	300	7	1926	4	3588	N	N	7705 19TH AVE NE
4	052504	9047	9/2/05	\$456,000	910	390	7	1910	4	4080	N	N	1250 NE 69TH ST
4	109300	0080	1/10/06	\$455,000	910	910	7	1947	4	4480	N	N	2217 NE 70TH ST
4	052504	9167	10/11/05	\$390,000	910	120	7	1942	3	4488	N	N	1413 NE 70TH ST
4	109300	0210	8/23/05	\$375,000	910	0	7	1948	3	4532	N	N	6842 24TH AVE NE
4	721440	0055	8/10/06	\$491,500	910	910	7	1947	4	4841	N	N	6821 23RD AVE NE
4	717730	0205	5/5/06	\$425,000	910	600	7	1941	4	6120	N	N	2205 NE 75TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	717370	0511	6/1/07	\$515,000	910	170	7	1946	3	7920	N	N	7523 RAVENNA AVE NE
4	288770	1120	5/9/07	\$450,000	920	0	7	1927	3	2850	N	N	8034 18TH AVE NE
4	288770	1425	7/12/05	\$385,000	920	0	7	1927	3	2850	N	N	8027 18TH AVE NE
4	954720	3620	6/13/07	\$492,500	920	200	7	1928	3	3060	N	N	7012 18TH AVE NE
4	365870	0790	6/13/06	\$446,500	920	710	7	1924	5	3570	N	N	1212 NE 68TH ST
4	954720	2990	12/13/06	\$595,000	920	720	7	1926	4	4080	N	N	7017 16TH AVE NE
4	717530	0105	7/25/07	\$307,500	920	390	7	1954	3	4119	N	N	7038 21ST AVE NE
4	052504	9166	2/8/06	\$420,000	920	0	7	1942	4	4488	N	N	1409 NE 70TH ST
4	052504	9043	8/26/05	\$355,000	930	0	7	1915	4	3060	N	N	1316 NE 65TH ST
4	318710	0090	1/31/07	\$510,000	930	300	7	1941	4	4800	N	N	2133 NE 81ST ST
4	288770	0935	10/18/05	\$471,000	940	760	7	1927	4	2850	N	N	8024 19TH AVE NE
4	288770	1525	3/28/06	\$379,950	940	500	7	1900	4	2867	N	N	8032 16TH AVE NE
4	952810	2135	1/7/05	\$398,000	940	410	7	1908	4	4635	N	N	828 NE 69TH ST
4	717730	0310	5/10/05	\$352,000	940	0	7	1950	4	4841	N	N	7350 23RD AVE NE
4	717730	0320	2/15/05	\$343,500	940	0	7	1950	4	5150	N	N	7346 23RD AVE NE
4	318660	0635	10/11/05	\$385,000	940	290	7	1949	3	6480	N	N	7715 24TH AVE NE
4	288770	1925	11/21/07	\$359,950	950	0	7	1928	3	2700	N	N	7734 15TH AVE NE
4	288770	1335	9/10/07	\$425,000	950	0	7	1925	3	5735	N	N	8022 17TH AVE NE
4	288770	3475	4/6/06	\$459,950	960	720	7	1928	5	2850	N	N	7732 19TH AVE NE
4	510140	2094	6/12/06	\$345,000	960	960	7	1965	4	4253	N	N	2312 NE 88TH ST
4	681460	0305	2/27/06	\$455,000	960	960	7	1909	4	4320	N	N	1214 NE 70TH ST
4	318810	0610	9/7/06	\$403,500	960	0	7	1942	3	6507	N	N	2216 NE 82ND ST
4	717220	0195	9/1/05	\$341,500	970	0	7	1952	4	4020	N	N	7557 RAVENNA AVE NE
4	365870	0645	8/3/06	\$510,000	970	300	7	1924	4	4590	N	N	1207 NE 70TH ST
4	716820	0140	8/16/05	\$392,500	970	180	7	1940	3	5504	N	N	2122 NE 73RD ST
4	343550	0095	6/21/05	\$389,500	970	0	7	1942	3	6528	N	N	7331 RAVENNA AVE NE
4	954720	5225	2/12/07	\$448,600	980	0	7	1918	4	6120	N	N	7331 17TH AVE NE
4	042504	9113	7/5/07	\$599,950	980	980	7	1948	5	6179	N	N	6549 25TH AVE NE
4	042504	9152	3/28/05	\$350,000	990	790	7	1953	3	3902	N	N	6543 25TH AVE NE
4	717730	0270	1/23/07	\$494,580	990	120	7	1953	4	4635	N	N	7343 23RD AVE NE
4	723760	0210	2/23/06	\$450,000	990	120	7	1926	4	4750	N	N	7707 18TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	717370	0524	2/22/07	\$440,000	1000	240	7	1950	3	4000	N	N	7505 RAVENNA AVE NE
4	717370	0524	9/15/05	\$331,000	1000	240	7	1950	3	4000	N	N	7505 RAVENNA AVE NE
4	954720	1280	10/7/07	\$545,000	1010	760	7	1925	3	4080	N	N	6523 20TH AVE NE
4	682010	0050	12/18/06	\$435,000	1010	0	7	1923	4	5040	N	N	1606 NE 75TH ST
4	275520	0090	10/26/05	\$419,000	1010	130	7	1909	4	5395	N	N	6815 21ST AVE NE
4	318710	0075	6/19/06	\$560,000	1010	810	7	1941	5	6794	N	N	2141 NE 81ST ST
4	721440	0105	8/4/05	\$411,000	1020	400	7	1948	3	4841	N	N	6811 24TH AVE NE
4	721440	0095	8/22/05	\$475,000	1020	1020	7	1949	4	4841	N	N	6803 24TH AVE NE
4	954720	4110	5/26/06	\$350,000	1020	0	7	1950	3	4845	N	N	7015 20TH AVE NE
4	721440	0120	7/12/05	\$418,000	1020	700	7	1948	3	5341	N	N	6825 24TH AVE NE
4	318810	0395	3/4/05	\$329,000	1020	0	7	1942	4	6040	N	N	2124 NE 83RD ST
4	275470	0103	7/5/06	\$475,000	1020	510	7	1949	4	6400	N	N	7029 21ST AVE NE
4	314260	0130	5/24/06	\$606,000	1030	850	7	1927	5	3800	N	N	7534 18TH AVE NE
4	318660	0430	11/29/07	\$470,450	1030	220	7	1938	4	3808	N	N	2003 NE 80TH ST
4	716920	0155	1/17/06	\$474,800	1030	1030	7	1930	5	4080	N	N	6526 23RD AVE NE
4	671670	0165	11/21/06	\$425,000	1030	1030	7	1907	3	4500	N	N	1019 NE 72ND ST
4	318660	0395	9/14/05	\$380,000	1030	400	7	1937	3	5116	N	N	7744 20TH AVE NE
4	954720	2690	7/11/05	\$485,000	1040	1040	7	1922	3	4590	N	N	6841 16TH AVE NE
4	288770	1241	8/16/07	\$569,000	1040	920	7	1926	5	5700	N	N	8041 19TH AVE NE
4	288770	1241	8/2/05	\$525,000	1040	920	7	1926	5	5700	N	N	8041 19TH AVE NE
4	954720	0310	8/29/05	\$529,000	1050	1050	7	1907	5	3774	N	N	6516 16TH AVE NE
4	052504	9162	3/11/05	\$389,000	1050	0	7	1941	3	3956	N	N	1273 NE 69TH ST
4	288770	3395	8/23/05	\$522,000	1050	1050	7	1928	4	4305	N	N	7737 19TH AVE NE
4	203850	0215	9/15/05	\$422,500	1050	270	7	1928	4	5600	N	N	6552 20TH AVE NE
4	717370	0871	8/3/05	\$520,000	1060	730	7	1948	4	5150	N	N	7031 24TH AVE NE
4	717370	0874	7/26/07	\$509,000	1060	0	7	1952	3	5150	N	N	7036 23RD AVE NE
4	717370	0874	5/8/06	\$449,000	1060	0	7	1952	3	5150	N	N	7036 23RD AVE NE
4	717780	0070	10/15/07	\$470,000	1060	0	7	1953	3	5700	N	N	7311 23RD AVE NE
4	510140	0575	12/5/06	\$570,000	1060	1060	7	1960	5	6380	N	N	2334 NE 85TH ST
4	318810	0455	11/2/06	\$433,125	1070	0	7	1942	5	6125	N	N	8232 23RD AVE NE
4	109300	0095	1/23/07	\$528,500	1070	400	7	1943	4	6180	N	N	6848 23RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	318660	0385	9/20/05	\$429,950	1080	350	7	1938	3	5116	N	N	7740 20TH AVE NE
4	365870	0965	5/30/07	\$600,000	1080	0	7	1906	4	6120	N	N	1219 NE 66TH ST
4	717370	0515	1/25/07	\$425,000	1090	300	7	1922	4	3156	N	N	2102 NE 75TH ST
4	723760	0085	10/31/06	\$529,000	1090	0	7	1928	4	3588	N	N	7708 19TH AVE NE
4	318660	0355	10/9/07	\$560,000	1100	1270	7	1937	4	5116	N	N	7724 20TH AVE NE
4	318660	0700	2/15/05	\$398,000	1100	530	7	1973	3	6180	N	N	7714 24TH AVE NE
4	954720	2620	7/17/07	\$461,000	1110	0	7	1930	4	3060	N	N	6906 15TH AVE NE
4	954720	4290	6/5/06	\$487,500	1110	1110	7	1941	4	4386	N	N	1905 NE 75TH ST
4	682010	0340	9/29/05	\$375,000	1110	80	7	1923	4	5235	N	N	7616 15TH AVE NE
4	717730	0370	2/8/07	\$448,000	1110	0	7	1950	4	5356	N	N	7341 24TH AVE NE
4	717730	0565	3/22/07	\$543,000	1110	0	7	1957	3	6180	N	N	7539 24TH AVE NE
4	717730	0360	6/18/07	\$459,000	1120	0	7	1950	4	5356	N	N	7337 24TH AVE NE
4	717730	0735	7/18/07	\$430,000	1120	0	7	1939	4	6180	N	N	7338 24TH AVE NE
4	318660	0575	12/14/06	\$474,122	1130	0	7	1938	4	8750	N	N	7742 RAVENNA AVE NE
4	717370	0878	9/18/06	\$495,000	1140	850	7	1947	4	5150	N	N	7050 24TH AVE NE
4	717730	0435	6/16/06	\$435,000	1140	190	7	1951	4	6200	N	N	7538 23RD AVE NE
4	954720	5660	9/8/05	\$507,500	1150	550	7	1926	5	2800	N	N	7323 16TH AVE NE
4	954720	5170	6/27/05	\$335,950	1150	0	7	1925	3	3230	N	N	1615 NE 75TH ST
4	510140	2105	8/24/05	\$465,000	1150	810	7	1927	4	3721	N	N	8827 RAVENNA AVE NE
4	000900	0015	4/16/05	\$365,000	1150	0	7	1954	3	5150	N	N	7022 RAVENNA AVE NE
4	288770	3145	11/7/07	\$560,000	1160	640	7	1929	5	2850	N	N	7737 17TH AVE NE
4	288770	3145	2/1/05	\$450,000	1160	640	7	1929	5	2850	N	N	7737 17TH AVE NE
4	275470	0015	1/11/05	\$329,000	1160	0	7	1921	4	3888	N	N	7023 RAVENNA AVE NE
4	343550	0115	5/1/07	\$620,000	1160	930	7	1942	4	6400	N	N	7351 RAVENNA AVE NE
4	318810	0090	2/9/05	\$325,000	1160	0	7	1942	3	6490	N	N	8305 21ST AVE NE
4	510140	0589	7/29/05	\$515,000	1160	840	7	1906	4	9082	N	N	8501 RAVENNA AVE NE
4	723760	0175	6/1/05	\$479,950	1180	0	7	1929	4	3800	N	N	7712 18TH AVE NE
4	052504	9160	7/23/07	\$501,000	1180	400	7	1941	4	4278	N	N	1281 NE 69TH ST
4	717530	0025	8/9/05	\$426,000	1180	190	7	1946	4	4500	N	N	7047 RAVENNA AVE NE
4	510140	0480	6/23/05	\$300,000	1180	0	7	1960	3	5123	N	N	8513 23RD AVE NE
4	288770	1005	6/8/07	\$549,950	1180	400	7	1939	4	5700	N	N	8017 20TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	297980	0240	12/11/07	\$368,000	1190	100	7	1926	3	1890	N	N	7700 12TH AVE NE
4	297980	0240	5/22/06	\$345,000	1190	100	7	1926	3	1890	N	N	7700 12TH AVE NE
4	318660	0315	10/18/06	\$435,000	1190	0	7	1937	4	5116	N	N	7701 21ST AVE NE
4	318810	0505	1/23/07	\$383,500	1190	0	7	1942	4	6050	N	N	8225 RAVENNA AVE NE
4	318810	0505	1/25/05	\$322,000	1190	0	7	1942	4	6050	N	N	8225 RAVENNA AVE NE
4	954720	2340	9/9/05	\$455,000	1210	0	7	1919	4	4590	N	N	6848 16TH AVE NE
4	297980	0265	11/30/07	\$540,000	1210	810	7	1925	4	5500	N	N	1226 NE 77TH ST
4	954720	4400	5/23/07	\$415,000	1220	0	7	1927	4	3060	N	N	7323 20TH AVE NE
4	952810	2140	10/5/05	\$405,000	1220	0	7	1913	4	4120	N	N	824 NE 69TH ST
4	288770	1571	4/26/07	\$485,000	1220	720	7	1988	3	4560	N	N	8000 16TH AVE NE
4	109300	0140	4/25/07	\$619,990	1220	620	7	1910	5	5073	N	N	6831 24TH AVE NE
4	109300	0140	1/25/06	\$549,000	1220	620	7	1910	5	5073	N	N	6831 24TH AVE NE
4	318810	0020	3/7/05	\$393,000	1220	1000	7	1942	4	6490	N	N	8232 20TH AVE NE
4	318710	0065	9/26/07	\$401,250	1230	270	7	1942	3	6560	N	N	2138 NE 81ST ST
4	726620	0050	2/17/06	\$453,000	1240	450	7	1906	4	3800	N	N	7520 18TH AVE NE
4	052504	9109	7/7/06	\$471,000	1240	0	7	1924	4	4080	N	N	1276 NE 69TH ST
4	525730	0075	8/29/06	\$523,000	1240	1190	7	1924	4	4974	N	N	7711 15TH AVE NE
4	954720	5380	11/22/05	\$595,513	1250	990	7	2005	3	4025	Y	N	7318 15TH AVE NE
4	921540	0105	1/4/06	\$374,000	1250	0	7	1953	4	5963	N	N	7001 25TH AVE NE
4	318810	0400	8/30/05	\$400,000	1250	0	7	1942	4	6041	N	N	2130 NE 83RD ST
4	508140	0025	6/28/05	\$346,000	1260	0	7	1966	3	4080	N	N	7719 25TH AVE NE
4	952810	2996	1/9/06	\$425,000	1260	820	7	1919	4	4500	N	N	6520 WEEDIN PL NE
4	954720	4275	4/3/06	\$603,000	1260	660	7	1941	4	5100	Y	N	7350 19TH AVE NE
4	954720	2635	1/24/07	\$505,000	1270	780	7	1928	4	4320	N	N	6916 15TH AVE NE
4	508140	0363	7/13/05	\$350,000	1280	0	7	1986	3	2350	N	N	7515 25TH AVE NE
4	525730	0050	4/13/06	\$480,000	1280	650	7	1938	5	4971	N	N	7729 15TH AVE NE
4	717780	0105	9/1/05	\$450,000	1290	0	7	1927	4	4416	N	N	7330 23RD AVE NE
4	682010	0055	12/2/05	\$380,000	1290	0	7	1926	3	4536	N	N	1612 NE 75TH ST
4	318710	0165	6/9/06	\$462,000	1290	200	7	1938	4	4582	N	N	2112 NE 80TH ST
4	717780	0030	9/4/07	\$425,000	1300	0	7	1964	3	2850	N	N	7312 RAVENNA AVE NE
4	052504	9112	3/22/05	\$481,000	1300	730	7	1925	4	4080	N	N	1401 NE 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	726620	0015	4/19/05	\$600,000	1300	170	7	1927	5	4117	N	N	7519 18TH AVE NE
4	717730	0615	6/8/07	\$310,000	1310	0	7	1983	3	3090	N	N	7546 24TH AVE NE
4	723760	0120	7/24/06	\$565,000	1310	910	7	1927	4	3588	N	N	7711 19TH AVE NE
4	723760	0080	7/17/06	\$480,000	1320	0	7	1928	3	3588	N	N	7712 19TH AVE NE
4	954720	0210	4/10/06	\$640,000	1320	1290	7	1909	5	4080	N	N	6529 16TH AVE NE
4	717730	0091	9/6/07	\$465,000	1330	0	7	1927	4	4271	N	N	7504 RAVENNA AVE NE
4	288770	1671	4/5/07	\$550,000	1330	0	7	1908	5	4443	N	N	1619 NE 82ND ST
4	510140	0643	1/9/06	\$329,950	1340	0	7	2005	3	1337	N	N	8614B 23RD AVE NE
4	510140	0644	4/4/07	\$370,000	1340	0	7	2005	3	1339	N	N	8614A 23RD AVE NE
4	510140	0644	11/29/05	\$329,950	1340	0	7	2005	3	1339	N	N	8614A 23RD AVE NE
4	717730	0625	7/27/07	\$490,000	1350	430	7	1987	3	3090	N	N	7540 24TH AVE NE
4	681460	0320	6/7/05	\$470,000	1360	150	7	1924	4	3040	N	N	7003 BROOKLYN AVE NE
4	288770	3250	8/15/05	\$610,000	1360	860	7	1926	5	3587	N	N	7716 17TH AVE NE
4	952810	2891	2/14/05	\$359,900	1380	0	7	2004	3	1258	N	N	830 A NE 66TH ST
4	288770	1661	4/27/06	\$482,500	1380	720	7	1927	4	4301	N	N	8049 17TH AVE NE
4	288770	1380	6/20/06	\$499,000	1390	730	7	1926	4	2914	N	N	1712 NE 80TH ST
4	726620	0060	8/11/05	\$527,000	1390	710	7	1926	4	3800	N	N	7512 18TH AVE NE
4	954720	4385	10/20/06	\$474,000	1390	0	7	1927	3	4590	N	N	7329 20TH AVE NE
4	510140	0761	9/6/07	\$399,000	1410	0	7	2007	3	1428	N	N	8607 23RD AVE NE
4	365870	0750	11/15/05	\$525,000	1410	0	7	1902	5	3570	N	N	1201 NE 69TH ST
4	723760	0070	11/3/06	\$619,950	1410	400	7	1928	5	3588	N	N	7716 19TH AVE NE
4	952810	2640	12/26/06	\$377,500	1410	300	7	1904	3	4634	N	N	6704 8TH AVE NE
4	671670	0160	7/28/05	\$450,000	1420	0	7	1907	4	3000	N	N	1021 NE 72ND ST
4	682010	0039	7/5/07	\$475,000	1420	0	7	1996	3	3801	N	N	1524 NE 75TH ST
4	000900	0025	4/22/05	\$395,000	1420	0	7	1973	4	4635	N	N	7016 RAVENNA AVE NE
4	954720	5110	7/11/07	\$688,500	1430	870	7	1927	4	4080	N	N	7340 16TH AVE NE
4	954720	1155	4/12/06	\$481,000	1440	0	7	1910	4	3060	N	N	6534 19TH AVE NE
4	726620	0125	5/10/06	\$560,000	1450	740	7	1927	4	3800	N	N	7516 19TH AVE NE
4	954720	1900	2/8/06	\$506,000	1450	910	7	1927	4	4080	N	N	6813 19TH AVE NE
4	288770	1785	8/17/05	\$415,000	1450	200	7	1927	4	4662	N	N	8003 16TH AVE NE
4	365870	0635	4/17/06	\$610,000	1460	310	7	1924	5	4590	N	N	1211 NE 70TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	954720	5610	3/20/06	\$676,050	1470	740	7	1926	5	3400	N	N	7349 16TH AVE NE
4	682010	0176	5/11/05	\$369,950	1470	0	7	1923	4	3654	N	N	7516 15TH AVE NE
4	913710	1200	4/7/06	\$550,000	1470	300	7	1924	5	4500	Y	N	812 NE 72ND ST
4	726620	0025	4/5/05	\$525,000	1470	600	7	1927	5	4723	N	N	7511 18TH AVE NE
4	318810	0690	6/28/06	\$464,950	1470	0	7	1942	5	6600	N	N	8225 22ND AVE NE
4	297980	1035	9/14/07	\$427,900	1480	750	7	1923	3	4000	N	N	1126 NE 75TH ST
4	052504	9100	1/23/06	\$462,000	1490	0	7	1923	4	2975	N	N	1348 NE 68TH ST
4	052504	9110	1/22/07	\$660,000	1490	400	7	1925	5	3978	N	N	1272 NE 69TH ST
4	954720	2810	9/6/05	\$449,000	1490	1050	7	1925	4	4080	N	N	7016 15TH AVE NE
4	913710	0661	4/3/07	\$385,000	1500	0	7	1923	4	4500	Y	N	906 NE 73RD ST
4	365870	0705	1/9/06	\$414,000	1530	0	7	1908	3	3060	N	N	1218 NE 69TH ST
4	314260	0245	8/6/07	\$649,000	1540	0	7	1927	4	3325	N	N	7548 19TH AVE NE
4	716920	0185	7/21/06	\$445,000	1540	0	7	1954	3	6732	N	N	6543 24TH AVE NE
4	314260	0175	5/3/05	\$490,000	1560	200	7	1928	3	3515	N	N	7541 19TH AVE NE
4	913710	2055	7/31/06	\$502,500	1560	0	7	1902	4	6000	N	N	819 NE 71ST ST
4	288770	3326	10/18/06	\$575,000	1600	590	7	1928	4	2946	N	N	1715 NE 80TH ST
4	954720	2245	4/13/07	\$410,000	1600	0	7	1916	3	3672	N	N	6808 16TH AVE NE
4	954720	1960	8/22/05	\$612,500	1600	400	7	1926	4	4080	N	N	6816 17TH AVE NE
4	324750	0005	2/9/05	\$366,000	1600	120	7	1919	3	7038	N	N	6858 20TH AVE NE
4	318810	0007	4/21/05	\$365,000	1610	0	7	2002	3	1178	N	N	2009 NE 85TH ST
4	318810	0008	12/6/05	\$393,500	1610	0	7	2002	3	1335	N	N	2007 NE 85TH ST
4	288770	1381	6/29/06	\$437,000	1610	160	7	1926	4	2914	N	N	1716 NE 80TH ST
4	913710	0675	5/31/07	\$590,000	1610	1060	7	1923	4	6000	N	N	912 NE 73RD ST
4	528220	0035	4/8/05	\$449,500	1620	360	7	1927	4	3800	N	N	7607 15TH AVE NE
4	288770	1195	6/18/07	\$511,000	1640	180	7	1925	5	2850	N	N	8011 19TH AVE NE
4	508140	0355	11/21/06	\$410,000	1640	0	7	1970	3	3751	N	N	7531 25TH AVE NE
4	913710	1296	8/22/05	\$475,000	1640	0	7	1913	3	4500	N	N	818 NE 71ST ST
4	297980	0040	2/16/07	\$529,950	1660	0	7	1927	5	3798	N	N	7738 14TH AVE NE
4	052504	9058	11/15/05	\$428,500	1660	260	7	1910	3	5390	N	N	1229 NE 69TH ST
4	314260	0165	11/3/05	\$585,000	1700	0	7	1928	5	3515	N	N	7539 19TH AVE NE
4	954720	4650	6/9/05	\$500,000	1710	0	7	1994	3	3060	N	N	7343 19TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	717530	0050	8/12/05	\$472,000	1710	0	7	1926	4	4950	N	N	2111 NE 73RD ST
4	297980	0245	4/12/07	\$660,000	1750	1100	7	1926	4	5000	N	N	7806 LAKE CITY WAY NE
4	314260	0355	8/1/06	\$468,000	1780	0	7	1928	4	3830	N	N	7549 20TH AVE NE
4	671670	0720	7/22/05	\$545,000	1780	1200	7	1925	4	4500	N	N	7315 12TH AVE NE
4	297980	0070	3/15/06	\$675,000	1790	1180	7	2001	3	3798	N	N	7724 14TH AVE NE
4	954720	3050	2/14/07	\$825,000	1790	0	7	1920	5	4590	Y	N	7012 16TH AVE NE
4	954720	3050	8/19/05	\$690,000	1790	0	7	1920	5	4590	Y	N	7012 16TH AVE NE
4	052504	9079	8/1/06	\$370,000	1800	0	7	1915	4	4375	N	N	1324 NE 68TH ST
4	954720	0190	8/15/07	\$601,000	1800	0	7	1989	3	4590	N	N	6537 16TH AVE NE
4	716920	0225	8/15/06	\$535,000	1810	0	7	1950	4	4172	N	N	6509 24TH AVE NE
4	203850	0190	1/26/06	\$584,000	1830	980	7	1929	3	5600	N	N	6528 20TH AVE NE
4	000900	0125	6/8/07	\$612,000	1910	0	7	1909	5	3811	N	N	7025 23RD AVE NE
4	952810	2865	3/6/07	\$600,000	1930	1100	7	1913	4	4120	N	N	829 NE 67TH ST
4	717730	0335	12/13/05	\$471,500	1990	600	7	1963	3	4799	N	N	7334 23RD AVE NE
4	510140	0543	3/21/06	\$460,000	2003	0	7	1946	5	6380	N	N	2319 NE 86TH ST
4	717530	0100	1/24/06	\$505,000	2110	0	7	1992	3	3750	N	N	7040 21ST AVE NE
4	954720	2120	9/2/05	\$480,000	2110	400	7	1914	5	4080	N	N	6831 18TH AVE NE
4	753730	0110	7/28/05	\$535,000	2130	760	7	1906	4	3800	N	N	7515 14TH AVE NE
4	913710	1325	1/18/07	\$455,000	2140	0	7	1910	3	3600	N	N	803 NE 72ND ST
4	721440	0065	6/8/05	\$539,000	2360	200	7	1981	3	5562	N	N	6824 23RD AVE NE
4	510140	2072	4/13/05	\$345,000	2370	0	7	1968	3	5413	N	N	8806 23RD AVE NE
4	510140	0740	3/14/07	\$535,000	3160	0	7	1967	4	4930	N	N	8625 23RD AVE NE
4	510140	0740	2/7/05	\$438,000	3160	0	7	1967	4	4930	N	N	8625 23RD AVE NE
4	510140	2002	2/6/06	\$435,000	3570	0	7	1972	3	6720	N	N	8821 23RD AVE NE
4	954720	3125	7/23/07	\$525,000	920	700	8	1951	3	4590	N	N	7046 16TH AVE NE
4	954720	5255	11/14/07	\$435,000	930	220	8	1922	3	3060	N	N	7313 17TH AVE NE
4	954720	5260	8/23/07	\$400,000	950	150	8	1930	3	3060	N	N	7311 17TH AVE NE
4	716950	0250	7/10/07	\$440,000	980	120	8	2005	3	1016	N	N	6520 B 24TH AVE NE
4	716950	0260	7/7/05	\$352,500	980	120	8	2005	3	1016	N	N	6520 A 24TH AVE NE
4	716950	0250	6/24/05	\$339,371	980	120	8	2005	3	1016	N	N	6520 B 24TH AVE NE
4	716950	0270	7/8/05	\$305,500	980	120	8	2005	3	1016	N	N	6518 B 24TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	716950	0240	6/23/05	\$305,420	980	120	8	2005	3	1016	N	N	6522 A 24TH AVE NE
4	716950	0260	6/28/05	\$302,976	980	120	8	2005	3	1016	N	N	6520 A 24TH AVE NE
4	716950	0230	6/20/05	\$320,240	980	120	8	2005	3	1160	N	N	6522 B 24TH AVE NE
4	716950	0280	7/1/05	\$328,105	980	120	8	2005	3	1561	N	N	6518 A 24TH AVE NE
4	954720	1600	5/3/05	\$537,350	1010	500	8	1932	4	3060	N	N	6835 20TH AVE NE
4	682010	0270	8/6/05	\$434,950	1030	700	8	1950	3	5068	N	N	1627 NE 77TH ST
4	716950	0300	8/26/05	\$317,010	1040	170	8	2005	3	790	N	N	6512 C 24TH AVE NE
4	716950	0310	9/9/05	\$350,000	1040	170	8	2005	3	962	N	N	6512 B 24TH AVE NE
4	716950	0310	9/6/05	\$318,200	1040	170	8	2005	3	962	N	N	6512 B 24TH AVE NE
4	716950	0290	8/26/05	\$326,632	1050	170	8	2005	3	765	N	N	6512 D 24TH AVE NE
4	716950	0320	8/30/05	\$317,735	1050	170	8	2005	3	962	N	N	6512 A 24TH AVE NE
4	954720	2040	6/20/06	\$600,000	1080	880	8	1928	4	4080	N	N	6850 17TH AVE NE
4	954720	4155	7/7/05	\$449,000	1120	840	8	1957	3	4000	N	N	1906 NE 73RD ST
4	682010	0265	7/9/07	\$490,000	1130	250	8	1951	3	5955	N	N	1705 NE 77TH ST
4	288770	1270	7/18/05	\$461,687	1180	600	8	1946	3	5795	N	N	1815 NE 82ND ST
4	288770	3465	10/20/06	\$560,000	1190	560	8	1929	4	2850	N	N	7738 19TH AVE NE
4	365870	0010	4/26/06	\$384,950	1240	0	8	2002	3	1477	N	N	1029 B NE 66TH ST
4	717730	0240	4/4/05	\$380,000	1250	0	8	1976	3	3162	N	N	7332 1/2 RAVENNA AVE NE
4	716950	0050	2/28/05	\$396,090	1260	200	8	2005	3	1582	N	N	6529 A 25TH AVE NE
4	716950	0090	3/4/05	\$391,500	1260	200	8	2005	3	1582	N	N	6521 A 25TH AVE NE
4	716950	0130	2/28/05	\$372,510	1260	200	8	2005	3	1623	N	N	6517 A 25TH AVE NE
4	952810	2772	2/7/06	\$402,001	1270	0	8	2000	3	1372	N	N	846 NE 67TH ST
4	716950	0190	6/14/05	\$372,300	1340	90	8	2005	3	1008	N	N	6516 B 24TH AVE NE
4	716950	0180	6/7/05	\$367,840	1340	90	8	2005	3	1008	N	N	6516 C 24TH AVE NE
4	716950	0100	2/24/05	\$391,170	1340	130	8	2005	3	1099	N	N	6521 B 25TH AVE NE
4	716950	0070	3/3/05	\$390,525	1340	130	8	2005	3	1099	N	N	6529 C 25TH AVE NE
4	716950	0110	2/28/05	\$385,440	1340	130	8	2005	3	1099	N	N	6521 C 25TH AVE NE
4	716950	0020	3/15/05	\$430,000	1340	130	8	2005	3	1101	N	N	6533 B 25TH AVE NE
4	716950	0140	2/28/05	\$360,395	1340	130	8	2005	3	1133	N	N	6517 B 25TH AVE NE
4	716950	0150	4/13/07	\$497,221	1340	130	8	2005	3	1137	N	N	6517 C 25TH AVE NE
4	716950	0150	2/28/05	\$363,220	1340	130	8	2005	3	1137	N	N	6517 C 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	716950	0210	6/6/05	\$390,573	1340	90	8	2005	3	1210	N	N	6514 B 24TH AVE NE
4	716950	0200	6/23/05	\$388,440	1340	90	8	2005	3	1210	N	N	6516 A 24TH AVE NE
4	716950	0170	6/14/05	\$404,838	1340	90	8	2005	3	1347	N	N	6516 D 24TH AVE NE
4	716950	0220	8/24/05	\$430,000	1340	90	8	2005	3	1716	N	N	6514 A 24TH AVE NE
4	716950	0220	6/6/05	\$378,578	1340	90	8	2005	3	1716	N	N	6514 A 24TH AVE NE
4	954720	4690	6/16/05	\$542,500	1340	0	8	1931	4	4080	Y	N	7317 19TH AVE NE
4	954720	4700	6/15/06	\$639,950	1430	0	8	1929	4	4080	Y	N	7315 19TH AVE NE
4	288770	1000	5/25/06	\$600,000	1440	720	8	1931	5	2850	N	N	8013 20TH AVE NE
4	288770	1000	8/11/05	\$594,000	1440	720	8	1931	5	2850	N	N	8013 20TH AVE NE
4	954720	4905	8/31/05	\$499,000	1440	410	8	1929	4	4080	N	N	7345 18TH AVE NE
4	716920	0217	11/13/06	\$429,950	1448	0	8	2000	3	1245	N	N	6513 B 24TH AVE NE
4	716920	0221	4/4/05	\$378,000	1448	0	8	2000	3	1387	N	N	6519 B 24TH AVE NE
4	716920	0222	12/1/05	\$409,000	1448	0	8	2000	3	1417	N	N	6519 A 24TH AVE NE
4	716920	0220	2/13/06	\$412,000	1448	0	8	2000	3	1429	N	N	6513 A 24TH AVE NE
4	052504	9136	3/2/05	\$420,000	1460	160	8	1929	4	3800	N	N	7550 BROOKLYN AVE NE
4	716950	0160	2/17/05	\$426,575	1480	400	8	2005	3	1644	N	N	6517 D 25TH AVE NE
4	716950	0040	2/18/05	\$465,990	1480	330	8	2005	3	1741	N	N	6533 D 25TH AVE NE
4	716950	0080	1/27/05	\$464,650	1480	330	8	2005	3	1750	N	N	6529 D 25TH AVE NE
4	954720	0720	4/13/06	\$460,000	1480	0	8	1909	4	3060	N	N	6531 18TH AVE NE
4	318660	0160	10/20/05	\$495,000	1480	990	8	1931	3	3900	N	N	2010 NE 80TH ST
4	726620	0020	5/2/05	\$526,000	1480	120	8	1927	3	4720	N	N	7515 18TH AVE NE
4	297980	0280	7/18/06	\$515,000	1480	310	8	1928	4	6674	N	N	7717 14TH AVE NE
4	954720	5180	6/29/07	\$643,000	1510	790	8	2002	3	3060	N	N	7349 17TH AVE NE
4	954720	5180	5/19/06	\$631,000	1510	790	8	2002	3	3060	N	N	7349 17TH AVE NE
4	954720	2010	7/14/06	\$725,000	1540	0	8	1927	5	4080	N	N	6836 17TH AVE NE
4	288770	3185	1/3/06	\$528,000	1550	0	8	1932	4	2946	N	N	1707 NE 80TH ST
4	681460	0355	7/14/06	\$539,000	1550	0	8	1931	4	3360	N	N	7018 12TH AVE NE
4	318660	0105	6/19/06	\$614,000	1550	360	8	1930	5	4604	N	N	8019 21ST AVE NE
4	954720	1930	3/25/05	\$585,000	1560	300	8	1936	4	4590	N	N	1712 NE 68TH ST
4	954720	1635	1/30/07	\$683,000	1560	300	8	1929	4	5100	N	N	6815 20TH AVE NE
4	288770	1470	5/24/06	\$439,000	1570	0	8	1954	3	5890	N	N	1715 NE 82ND ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	717220	0096	8/10/07	\$580,000	1600	950	8	1931	3	3600	N	N	2017 NE 77TH ST
4	954720	4230	6/6/05	\$625,000	1600	710	8	1941	4	5100	N	N	7330 19TH AVE NE
4	954720	0875	8/22/05	\$660,000	1620	310	8	1910	5	4080	N	N	6538 18TH AVE NE
4	288770	3186	7/25/07	\$635,500	1630	0	8	1932	4	2946	N	N	1701 NE 80TH ST
4	314260	0090	12/13/06	\$625,000	1660	1000	8	1930	4	3800	N	N	7550 18TH AVE NE
4	954720	4890	3/25/05	\$585,000	1700	200	8	1929	4	3774	N	N	7351 18TH AVE NE
4	954720	2515	9/26/05	\$680,000	1750	550	8	2002	3	3060	N	N	1518 NE 68TH ST
4	528220	0005	9/24/07	\$620,000	1750	100	8	1927	4	3886	N	N	7558 14TH AVE NE
4	671670	0040	2/7/07	\$625,000	1790	330	8	1930	4	4400	N	N	1011 NE 71ST ST
4	952810	3050	6/19/06	\$650,000	1790	590	8	1910	4	4636	N	N	831 NE 66TH ST
4	275470	0020	4/13/05	\$549,950	1810	0	8	2004	3	3271	N	N	7019 RAVENNA AVE NE
4	288770	1161	5/25/06	\$607,000	1810	100	8	1927	4	4275	N	N	8008 18TH AVE NE
4	954720	4265	7/5/05	\$645,000	1810	250	8	1941	4	5100	N	N	7346 19TH AVE NE
4	954720	0620	3/7/05	\$699,950	1850	0	8	1914	5	6120	N	N	6534 17TH AVE NE
4	954720	4610	6/12/07	\$642,000	1880	800	8	1929	5	3210	N	N	7355 19TH AVE NE
4	318660	0525	5/23/06	\$570,000	1880	620	8	1931	4	4200	N	N	7710 21ST AVE NE
4	717730	0065	1/3/07	\$835,000	1980	1070	8	1995	3	6120	N	N	7520 RAVENNA AVE NE
4	954720	0815	8/5/05	\$745,000	2000	0	8	1922	4	4080	N	N	6514 18TH AVE NE
4	052504	9145	10/29/07	\$748,000	2040	990	8	1930	3	4080	N	N	1305 NE 70TH ST
4	288770	0580	7/3/06	\$540,000	2070	0	8	2001	3	3287	N	N	8217 18TH AVE NE
4	726620	0070	11/17/06	\$755,756	2160	1240	8	1931	5	5825	N	N	1800 NE 75TH ST
4	288770	3040	2/2/06	\$664,500	2380	0	8	1995	3	5700	N	N	7722 16TH AVE NE
4	954720	3425	6/20/07	\$950,000	2380	700	8	1925	4	6120	N	N	7044 17TH AVE NE
4	324750	0180	9/13/07	\$772,500	2510	0	8	2007	3	3840	N	N	6842 21ST AVE NE
4	671670	0296	8/7/06	\$560,000	2570	0	8	2000	3	3000	N	N	1025 NE 73RD ST
4	913710	1111	10/10/05	\$550,000	2570	0	8	2002	3	4900	Y	N	7208 8TH AVE NE
4	318660	0320	6/8/05	\$647,500	2620	800	8	1941	4	6350	N	N	7700 20TH AVE NE
4	952810	2585	11/9/06	\$580,000	2640	760	8	2006	3	4295	N	N	6718 8TH AVE NE
4	954720	4095	10/23/06	\$510,000	2820	1550	8	1946	5	7140	N	N	7021 20TH AVE NE
4	716920	0105	7/1/05	\$650,000	2980	1060	8	1979	3	4080	N	N	6515 23RD AVE NE
4	952810	2840	8/29/05	\$339,900	850	120	9	2005	3	984	N	N	844 A NE 66TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
4	952810	2841	8/26/05	\$340,000	850	120	9	2005	3	1231	N	N	844 B NE 66TH ST
4	952810	2843	4/7/06	\$378,800	900	130	9	2005	3	1206	N	N	846 A NE 66TH ST
4	952810	2843	6/21/05	\$344,950	900	130	9	2005	3	1206	N	N	846 A NE 66TH ST
4	952810	2842	8/12/05	\$343,000	900	130	9	2005	3	1208	N	N	846 B NE 66TH ST
4	954720	5500	5/22/07	\$640,000	1860	920	9	1929	4	5000	Y	N	7346 15TH AVE NE
4	288770	1203	2/1/06	\$652,000	1970	0	9	2003	3	2869	N	N	8017 19TH AVE NE
4	288770	1203	1/24/05	\$589,000	1970	0	9	2003	3	2869	N	N	8017 19TH AVE NE
4	954720	1300	6/1/05	\$621,950	2020	1050	9	1930	4	4590	N	N	6515 20TH AVE NE
4	954720	4735	5/23/07	\$910,000	2090	540	9	2007	3	3060	N	N	1708 NE 73RD ST
4	682010	0335	7/13/05	\$625,000	2280	0	9	2001	3	5040	N	N	1513 NE 77TH ST
4	318810	0250	3/23/06	\$767,500	2530	0	9	2002	3	6044	N	N	2209 NE 82ND ST
4	109300	0023	3/1/07	\$949,950	2660	980	9	2006	3	4504	N	N	6842 RAVENNA AVE NE
4	109300	0025	3/12/07	\$935,000	2660	980	9	2006	3	4505	N	N	6840 RAVENNA AVE NE
4	717730	0406	7/5/07	\$925,000	2760	960	9	2007	3	6600	N	N	2309 NE 77TH ST
4	324750	0065	5/3/07	\$998,000	3210	470	9	2007	3	5120	N	N	6831 21ST AVE NE
4	275520	0080	5/14/07	\$972,550	3210	470	9	2007	3	5376	N	N	6819 21ST AVE NE
4	954720	4185	1/4/06	\$942,390	2760	1000	10	2005	3	6120	N	N	7312 19TH AVE NE
4	717370	0838	2/28/06	\$775,000	2950	0	10	2005	3	6180	N	N	6824 24TH AVE NE
4	954720	3805	6/7/06	\$925,000	3040	0	10	2006	3	6120	N	N	7031 19TH AVE NE
5	565310	0100	8/4/05	\$362,000	750	530	6	1944	5	5016	N	N	9008 30TH AVE NE
5	510140	2462	7/19/05	\$269,950	750	0	6	1952	4	5413	N	N	9021 25TH AVE NE
5	815660	0240	5/2/07	\$565,000	850	850	6	1928	5	5100	N	N	6800 26TH AVE NE
5	536320	0266	8/2/05	\$389,900	880	500	6	1937	5	5029	N	N	3039 NE 90TH ST
5	369290	0010	6/19/06	\$407,500	930	0	6	1918	5	3150	N	N	6822 27TH AVE NE
5	536320	0111	5/12/06	\$337,000	960	0	6	1943	3	5100	N	N	3248 NE 86TH ST
5	510140	4278	12/17/07	\$415,000	970	0	6	1928	4	5413	N	N	9215 25TH AVE NE
5	797720	1305	4/21/06	\$468,000	1000	0	6	1928	4	6120	N	N	7540 33RD AVE NE
5	792010	0084	7/19/05	\$265,000	1010	0	6	1904	4	1938	N	N	6856 25TH AVE NE
5	797720	0280	3/15/05	\$412,000	1060	730	6	2005	3	5610	N	N	7533 31ST AVE NE
5	549920	0085	8/25/06	\$394,085	1130	580	6	1909	4	3800	N	N	7051 34TH AVE NE
5	565260	0947	10/25/06	\$450,000	1200	1200	6	1959	4	7056	N	N	2735 NE 94TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	549920	0045	5/9/06	\$410,000	1550	1050	6	1928	4	2851	N	N	7035 35TH AVE NE
5	717020	0110	10/8/07	\$457,000	750	140	7	1926	3	3800	N	N	7028 34TH AVE NE
5	864150	0206	4/28/06	\$286,850	751	0	7	2005	3	2060	N	N	9131 A 23RD AVE NE
5	864150	0205	5/24/06	\$279,950	751	0	7	2005	3	2293	N	N	9131 B 23RD AVE NE
5	740970	0550	8/28/07	\$504,500	770	770	7	1924	5	4000	N	N	6524 30TH AVE NE
5	510140	2435	10/10/06	\$310,000	770	770	7	1954	3	4766	N	N	9004 RAVENNA AVE NE
5	921290	0785	2/14/07	\$412,250	800	290	7	1942	3	6000	N	N	3153 NE 81ST ST
5	042504	9077	3/23/07	\$445,000	810	400	7	1939	3	6901	N	N	3315 NE 75TH ST
5	864150	0263	7/12/05	\$271,400	830	0	7	2005	3	861	N	N	9151 23RD AVE NE
5	864150	0260	7/13/05	\$281,400	830	0	7	2005	3	866	N	N	9121 23RD AVE NE
5	864150	0267	7/13/05	\$271,950	830	0	7	2005	3	1305	N	N	9125 23RD AVE NE
5	864150	0262	9/20/07	\$304,000	830	0	7	2005	3	1400	N	N	9149 23RD AVE NE
5	864150	0262	7/12/05	\$269,950	830	0	7	2005	3	1400	N	N	9149 23RD AVE NE
5	864150	0266	5/8/07	\$319,950	830	0	7	2005	3	2116	N	N	9127 23RD AVE NE
5	921290	0400	8/19/05	\$419,000	830	170	7	1942	4	6000	N	N	3159 NE 84TH ST
5	864150	0283	7/10/05	\$269,950	840	0	7	2005	3	861	N	N	9169 23RD AVE NE
5	864150	0280	12/16/05	\$279,950	840	0	7	2005	3	866	N	N	9163 23RD AVE NE
5	864150	0287	6/20/05	\$269,950	840	0	7	2005	3	1303	N	N	9155 23RD AVE NE
5	864150	0286	7/11/05	\$271,350	840	0	7	2005	3	1322	N	N	9157 23RD AVE NE
5	797720	0085	11/15/07	\$505,000	850	190	7	1947	4	6120	N	N	7737 31ST AVE NE
5	921290	0335	4/17/07	\$450,000	850	490	7	1942	3	6433	N	N	3170 NE 84TH ST
5	921290	0160	2/22/07	\$545,876	860	400	7	1942	4	6000	N	N	8205 31ST AVE NE
5	921290	0240	6/10/07	\$502,500	860	500	7	1942	3	6000	N	N	3141 NE 85TH ST
5	921290	0950	5/15/06	\$462,000	860	200	7	1941	5	6900	N	N	8110 34TH AVE NE
5	921290	0925	6/7/05	\$405,000	860	600	7	1942	4	6900	N	N	8226 34TH AVE NE
5	741020	0020	3/26/07	\$375,700	870	0	7	1945	4	5632	N	N	6845 35TH AVE NE
5	921290	0860	8/10/05	\$434,000	870	400	7	1941	4	6000	N	N	3220 NE 80TH ST
5	921290	0940	12/15/05	\$349,950	880	0	7	1941	4	6900	N	N	8204 34TH AVE NE
5	332750	0070	5/18/06	\$523,000	880	850	7	1947	4	8280	Y	N	2571 NE 83RD ST
5	921440	0010	3/1/06	\$400,000	890	0	7	1947	4	5184	N	N	7269 27TH AVE NE
5	797720	1685	7/29/05	\$330,000	900	0	7	1952	4	4080	N	N	7737 35TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	042504	9079	7/15/05	\$325,000	900	0	7	1939	3	7004	N	N	3301 NE 75TH ST
5	536320	0179	9/21/06	\$359,950	900	0	7	1947	3	7798	N	N	3011 NE 87TH ST
5	717020	0125	8/1/06	\$478,000	910	420	7	1947	4	3800	N	N	7016 34TH AVE NE
5	717020	0125	7/22/05	\$428,000	910	420	7	1947	4	3800	N	N	7016 34TH AVE NE
5	369290	0145	6/26/07	\$435,000	910	0	7	1925	3	5000	N	N	6818 28TH AVE NE
5	043900	0335	12/10/07	\$502,500	910	240	7	1951	3	6000	N	N	8914 26TH AVE NE
5	536320	0257	5/17/06	\$435,000	920	0	7	1947	5	4981	N	N	3033 NE 90TH ST
5	921440	0020	6/16/06	\$424,950	920	600	7	1947	3	5184	N	N	7257 27TH AVE NE
5	741020	0356	9/26/06	\$365,000	930	450	7	1996	3	1210	N	N	6525 A 35TH AVE NE
5	741020	0358	7/27/06	\$375,000	930	450	7	1996	3	1561	N	N	6527 C 35TH AVE NE
5	921440	0240	6/20/07	\$578,000	930	360	7	1947	3	5586	N	N	7211 28TH AVE NE
5	797720	0806	6/28/07	\$500,500	930	0	7	1944	3	5600	N	N	3203 NE 80TH ST
5	536320	0126	3/10/05	\$365,000	950	100	7	1928	4	5100	N	N	3227 NE 86TH ST
5	797720	0430	4/28/06	\$447,000	950	500	7	1953	4	5100	N	N	7503 32ND AVE NE
5	565260	1096	3/22/07	\$330,000	950	200	7	1936	3	7057	N	N	2704 NE 94TH ST
5	565260	1431	9/6/07	\$459,000	950	380	7	1928	3	7930	N	N	2507 NE 91ST ST
5	253830	0035	6/8/06	\$531,000	960	960	7	1949	4	5304	N	N	6529 27TH AVE NE
5	921290	0800	3/7/07	\$535,000	960	820	7	1941	4	6000	N	N	3171 NE 81ST ST
5	510140	2486	7/25/05	\$439,900	960	640	7	1950	4	6235	N	N	2318 NE 91ST ST
5	604940	0010	6/6/05	\$367,000	960	0	7	1962	3	7680	N	N	8253 30TH AVE NE
5	921440	0350	5/25/06	\$485,000	970	0	7	1947	4	5742	N	N	7036 27TH AVE NE
5	921290	0865	3/17/05	\$360,000	970	600	7	1941	4	6000	N	N	3300 NE 80TH ST
5	329080	0190	8/4/06	\$435,000	990	750	7	1961	4	4120	N	N	7328 34TH AVE NE
5	042504	9049	12/4/06	\$594,000	990	990	7	2006	3	6342	N	N	2610 NE 65TH ST
5	042504	9114	1/7/05	\$415,000	1010	1010	7	1947	4	6386	N	N	2515 NE 68TH ST
5	797720	0805	11/6/07	\$425,000	1010	0	7	1944	3	6800	N	N	3209 NE 80TH ST
5	797720	1395	7/12/05	\$439,950	1020	190	7	1950	4	5100	N	N	7559 34TH AVE NE
5	769710	0030	10/30/06	\$433,000	1020	500	7	1946	4	5910	N	N	3026 NE 85TH ST
5	043900	0400	11/10/06	\$435,000	1020	0	7	1951	4	6000	N	N	2710 NE 87TH ST
5	043900	0400	2/21/05	\$374,000	1020	0	7	1951	4	6000	N	N	2710 NE 87TH ST
5	565260	0559	11/28/05	\$395,000	1020	0	7	1949	4	6120	N	N	9205 32ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	740970	0540	5/20/05	\$567,500	1020	460	7	1920	5	6800	N	N	6528 30TH AVE NE
5	549920	0030	8/24/05	\$396,000	1030	360	7	1916	4	3800	N	N	7036 34TH AVE NE
5	797720	0505	9/9/05	\$365,500	1030	0	7	1939	4	6120	N	N	7542 31ST AVE NE
5	921440	0130	11/30/07	\$585,000	1030	860	7	1947	4	6254	N	N	7260 27TH AVE NE
5	921540	0195	5/26/05	\$373,500	1040	650	7	1954	3	5100	N	N	7012 25TH AVE NE
5	042504	9128	3/7/06	\$430,000	1040	800	7	1947	4	6324	N	N	2505 NE 68TH ST
5	510140	4254	10/12/05	\$360,000	1050	440	7	1986	3	5491	N	N	2335 NE 94TH ST
5	921440	0115	6/27/06	\$450,000	1050	760	7	1947	4	6106	N	N	7276 27TH AVE NE
5	254570	0160	7/31/06	\$490,000	1050	1050	7	1940	3	6392	N	N	2760 NE 88TH ST
5	127930	0025	12/18/06	\$599,950	1060	820	7	1945	5	5000	N	N	6506 27TH AVE NE
5	741020	0035	6/26/06	\$425,000	1070	240	7	1942	3	5376	N	N	6837 35TH AVE NE
5	043900	0045	10/21/06	\$476,000	1070	680	7	1957	3	6002	N	N	8706 25TH AVE NE
5	043900	0050	8/24/05	\$365,000	1070	730	7	1957	3	6235	N	N	8700 25TH AVE NE
5	254570	0135	4/17/07	\$500,000	1070	400	7	1941	4	6343	N	N	2733 NE 89TH ST
5	797720	0640	8/28/05	\$344,400	1080	780	7	1967	3	3060	N	N	7707 32ND AVE NE
5	740970	0725	5/12/06	\$461,000	1080	560	7	1924	4	5000	N	N	6520 31ST AVE NE
5	508140	0700	7/13/06	\$580,000	1080	1080	7	1939	4	5550	Y	N	7537 30TH AVE NE
5	510140	4238	6/6/05	\$372,000	1080	770	7	1961	4	8120	N	N	2309 NE 94TH ST
5	536320	0155	7/16/07	\$595,000	1090	1090	7	1929	4	7107	N	N	8512 30TH AVE NE
5	565260	1195	2/7/05	\$319,500	1090	0	7	1961	5	8588	N	N	2519 NE 95TH ST
5	741020	0040	9/19/05	\$389,000	1100	0	7	1942	4	5376	N	N	6831 35TH AVE NE
5	510140	4236	7/15/05	\$378,000	1100	500	7	1940	4	8120	N	N	2301 NE 94TH ST
5	254570	0080	8/27/07	\$489,500	1110	1110	7	1941	4	6783	N	N	2734 NE 89TH ST
5	565260	0810	1/16/07	\$493,000	1110	560	7	1974	3	7253	N	N	2739 NE 91ST ST
5	508140	0420	7/13/05	\$399,950	1120	500	7	1942	4	5100	N	N	7501 26TH AVE NE
5	565260	0945	2/16/07	\$551,500	1120	520	7	1973	3	7055	N	N	2743 NE 94TH ST
5	565260	1185	8/29/05	\$429,000	1120	870	7	1985	3	9366	N	N	2545 NE 95TH ST
5	369290	0305	11/8/06	\$495,000	1130	200	7	1949	4	5700	Y	N	6812 29TH AVE NE
5	043900	0510	2/21/06	\$406,000	1140	0	7	1951	3	6000	N	N	2705 NE 87TH ST
5	042504	9117	8/22/07	\$620,000	1140	850	7	1950	3	8511	N	N	7519 28TH AVE NE
5	043900	0075	5/23/06	\$430,000	1150	580	7	1958	3	6250	N	N	8604 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	254570	0145	4/28/05	\$399,950	1150	1150	7	1941	4	6343	N	N	2745 NE 89TH ST
5	565260	0010	1/25/05	\$364,000	1170	770	7	1956	3	5390	N	N	3249 NE 91ST ST
5	510140	2480	5/16/06	\$439,500	1175	755	7	1955	4	7179	N	N	2311 NE 92ND ST
5	797720	0595	7/25/07	\$485,000	1180	0	7	1951	4	4590	N	N	7557 32ND AVE NE
5	042504	9134	10/12/05	\$389,000	1180	0	7	1950	4	5050	N	N	6533 26TH AVE NE
5	510140	2418	5/4/05	\$361,001	1180	0	7	1950	3	5381	N	N	2309 NE 91ST ST
5	043800	0070	7/10/06	\$570,000	1180	850	7	1954	4	5720	N	N	8033 28TH AVE NE
5	536320	0150	5/30/07	\$470,000	1180	0	7	1949	3	6120	N	N	3011 NE 86TH ST
5	815660	0200	4/24/07	\$600,000	1190	660	7	1953	4	5100	N	N	6820 26TH AVE NE
5	921290	0685	1/27/07	\$529,000	1190	0	7	1942	5	6000	N	N	3110 NE 81ST ST
5	797720	1555	5/7/07	\$553,000	1190	500	7	1950	4	6120	N	N	3303 NE 80TH ST
5	565260	0946	4/25/05	\$380,000	1190	740	7	1978	3	7056	N	N	2733 NE 94TH ST
5	864150	0251	3/11/05	\$319,950	1200	200	7	2005	3	1331	N	N	9109 B 23RD AVE NE
5	864150	0252	3/10/05	\$325,000	1200	290	7	2005	3	1400	N	N	9111 B 23RD AVE NE
5	864150	0250	2/28/05	\$309,950	1200	290	7	2005	3	1468	N	N	9109 A 23RD AVE NE
5	864150	0253	2/23/05	\$309,950	1200	290	7	2005	3	1479	N	N	9111 A 23RD AVE NE
5	921540	0157	2/14/05	\$325,000	1200	0	7	1970	3	5100	N	N	7058 25TH AVE NE
5	043900	0460	10/3/06	\$425,000	1200	0	7	1951	4	5532	N	N	8617 30TH AVE NE
5	792010	0075	6/14/07	\$475,000	1220	980	7	1959	4	5100	N	N	6842 25TH AVE NE
5	740970	0025	10/10/05	\$445,000	1230	1050	7	1960	3	4000	N	N	6841 32ND AVE NE
5	740970	0430	3/7/06	\$600,000	1230	600	7	1926	5	5850	Y	N	6515 30TH AVE NE
5	043800	0115	10/5/05	\$550,000	1240	900	7	1958	5	5850	Y	N	8053 30TH AVE NE
5	565260	1198	8/14/06	\$565,000	1240	920	7	1950	4	8142	N	N	2501 NE 94TH ST
5	329080	0205	2/21/06	\$447,000	1250	650	7	1985	3	4120	N	N	7312 34TH AVE NE
5	565260	0185	4/21/05	\$562,500	1250	670	7	1923	4	10578	N	N	3225 NE 92ND ST
5	510140	2140	10/19/05	\$425,000	1260	1040	7	1957	3	4968	N	N	8711 25TH AVE NE
5	510140	2477	4/10/07	\$420,000	1260	0	7	1953	3	5247	N	N	2308 NE 91ST ST
5	536320	0009	12/9/05	\$369,000	1260	0	7	1953	4	5500	N	N	8916 32ND AVE NE
5	151380	0040	8/11/05	\$457,500	1260	1260	7	1933	5	6717	N	N	2547 NE 85TH ST
5	797720	1510	10/12/06	\$567,000	1270	450	7	1945	4	5100	N	N	7736 33RD AVE NE
5	510140	2153	9/26/06	\$420,000	1270	500	7	1955	3	8063	N	N	8917 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	740970	0235	8/16/06	\$542,000	1280	450	7	1926	4	6000	N	N	6850 30TH AVE NE
5	921540	0140	5/1/06	\$415,000	1300	260	7	1974	3	8239	N	N	2507 NE 74TH ST
5	510140	2154	5/17/07	\$574,900	1310	950	7	1955	3	8063	N	N	8911 25TH AVE NE
5	740970	0290	7/6/07	\$795,000	1320	730	7	1926	5	4000	N	N	6810 30TH AVE NE
5	921290	0560	2/10/05	\$450,000	1320	0	7	1942	5	6386	N	N	3122 NE 82ND ST
5	797720	0470	5/18/07	\$449,800	1330	0	7	1985	3	3060	N	N	7516 31ST AVE NE
5	510140	0717	8/23/07	\$592,000	1330	1730	7	1992	3	5012	N	N	8625 25TH AVE NE
5	921440	0185	2/2/06	\$489,000	1350	540	7	1947	4	6059	N	N	2725 NE 75TH ST
5	369290	0285	4/3/06	\$598,450	1360	940	7	1939	5	5700	N	N	6822 29TH AVE NE
5	921290	0095	8/29/07	\$480,000	1360	860	7	1942	3	6000	N	N	8020 30TH AVE NE
5	921290	0670	10/9/07	\$605,000	1360	170	7	1942	3	6100	N	N	3171 NE 82ND ST
5	151380	0095	3/22/05	\$387,500	1360	0	7	1948	4	8960	N	N	2612 NE 82ND ST
5	921440	0005	8/4/06	\$462,473	1370	680	7	1947	4	5184	N	N	2615 NE 75TH ST
5	510140	4349	11/26/07	\$439,000	1380	0	7	1986	3	5000	N	N	9427 25TH AVE NE
5	510140	2184	9/9/05	\$428,000	1380	960	7	1985	3	5127	N	N	8922 RAVENNA AVE NE
5	797720	0305	1/24/06	\$459,950	1380	0	7	1949	4	6120	Y	N	7526 30TH AVE NE
5	043800	0135	5/24/07	\$576,950	1380	730	7	1958	4	6526	N	N	8028 28TH AVE NE
5	565260	0670	11/17/06	\$465,000	1380	950	7	1928	5	7460	N	N	3040 NE 91ST ST
5	565260	0382	3/9/05	\$366,000	1380	670	7	1965	3	7933	N	N	3233 NE 95TH ST
5	510140	4245	5/2/07	\$490,000	1390	940	7	1994	3	5011	N	N	9210 23RD AVE NE
5	797720	0140	7/14/05	\$453,000	1410	500	7	1951	3	5100	N	N	7725 31ST AVE NE
5	043800	0130	2/18/05	\$414,600	1410	780	7	1958	3	6860	N	N	8032 28TH AVE NE
5	565260	0375	10/10/05	\$376,950	1410	0	7	1927	4	10578	N	N	3219 NE 95TH ST
5	042504	9155	8/8/05	\$343,000	1430	0	7	1954	3	5580	N	N	6546 25TH AVE NE
5	921290	0710	3/20/07	\$330,000	1430	0	7	1942	3	6000	N	N	3140 NE 81ST ST
5	740970	0555	2/23/06	\$482,000	1440	0	7	1924	4	4500	N	N	6522 30TH AVE NE
5	127930	0075	10/31/07	\$458,000	1440	120	7	1947	3	5000	N	N	6516 28TH AVE NE
5	565260	1475	6/22/05	\$385,000	1440	330	7	1912	4	10822	N	N	2535 NE 91ST ST
5	565260	0380	12/4/06	\$490,000	1450	500	7	1965	4	7934	N	N	3227 NE 95TH ST
5	797720	0955	7/29/05	\$500,000	1460	300	7	1939	4	6120	N	N	7710 32ND AVE NE
5	893810	0105	5/19/05	\$601,500	1490	1250	7	1950	4	6000	N	N	6843 28TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	797720	1645	6/26/07	\$557,000	1490	170	7	1927	5	6120	N	N	7757 35TH AVE NE
5	510140	2130	9/5/06	\$410,550	1510	350	7	1945	4	6150	N	N	8804 RAVENNA AVE NE
5	921290	0070	10/18/07	\$500,000	1540	190	7	1942	3	6000	N	N	8050 30TH AVE NE
5	536320	0183	5/30/07	\$552,500	1550	0	7	1954	4	8583	N	N	3025 NE 87TH ST
5	815660	0165	9/5/06	\$509,000	1560	0	7	1910	4	5100	N	N	6819 26TH AVE NE
5	042504	9109	11/13/07	\$605,000	1570	1500	7	1949	4	8511	N	N	7515 28TH AVE NE
5	254570	0045	2/16/06	\$400,000	1580	0	7	1950	3	6818	N	N	2747 NE 90TH ST
5	769710	0035	5/25/05	\$430,000	1590	550	7	1946	3	5910	N	N	3020 NE 85TH ST
5	043900	0265	9/2/05	\$449,950	1590	0	7	1953	4	6080	N	N	8756 25TH PL NE
5	536320	0013	1/11/06	\$395,000	1590	600	7	1948	3	7766	N	N	8903 35TH AVE NE
5	741020	0070	4/26/07	\$599,950	1600	460	7	1942	3	6016	N	N	6828 34TH AVE NE
5	921440	0345	12/19/06	\$599,000	1600	700	7	2006	3	6048	N	N	7286 29TH AVE NE
5	565260	0250	3/9/06	\$590,000	1600	1000	7	1923	4	10578	N	N	3226 NE 92ND ST
5	043900	0225	5/18/06	\$441,233	1630	0	7	1953	4	7500	N	N	8907 26TH AVE NE
5	508140	0710	7/18/07	\$815,000	1660	790	7	1985	4	4257	Y	N	7531 30TH AVE NE
5	921540	0170	9/18/07	\$445,000	1670	0	7	1970	3	5100	N	N	7044 25TH AVE NE
5	508140	0540	11/15/05	\$325,000	1700	0	7	1990	3	2627	N	N	7501 27TH AVE NE
5	740970	0565	5/26/06	\$538,250	1700	450	7	1925	5	5000	N	N	6508 30TH AVE NE
5	921290	0595	5/17/07	\$589,000	1780	300	7	1963	3	6868	N	N	3164 NE 82ND ST
5	797720	0105	10/4/06	\$695,000	1780	1600	7	1940	4	9180	Y	N	7726 30TH AVE NE
5	769710	0045	11/8/05	\$459,000	1820	0	7	1946	4	5910	N	N	3027 NE 86TH ST
5	565260	1250	11/6/07	\$500,000	1830	1300	7	1947	4	10720	N	N	2558 NE 92ND ST
5	043900	0450	5/18/05	\$525,000	1880	0	7	1999	3	6403	N	N	8605 30TH AVE NE
5	127930	0070	4/11/06	\$519,950	1980	860	7	1947	5	5000	N	N	6522 28TH AVE NE
5	043900	0250	7/30/07	\$610,000	2100	470	7	1952	3	6000	N	N	8803 26TH AVE NE
5	921290	0180	6/5/07	\$590,000	2230	150	7	1942	3	6000	N	N	8107 31ST AVE NE
5	042504	9046	6/23/05	\$469,000	2430	0	7	1946	4	5214	N	N	6543 26TH AVE NE
5	043900	0505	1/26/07	\$525,000	2530	0	7	1951	3	6000	N	N	2711 NE 87TH ST
5	741020	0411	11/22/06	\$329,000	830	0	8	2003	3	1315	N	N	6516 B 34TH AVE NE
5	042504	9179	10/29/07	\$360,000	1000	70	8	2003	3	937	N	N	2512 D NE 65TH ST
5	042504	9181	4/16/07	\$360,000	1000	70	8	2003	3	937	N	N	2512 B NE 65TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	864150	0276	2/7/07	\$413,000	1080	760	8	2002	3	1661	N	N	9103 B 23RD AVE NE
5	741020	0429	8/20/07	\$500,000	1080	520	8	2001	3	1700	N	N	6532 A 34TH AVE NE
5	741020	0351	12/28/05	\$415,000	1090	470	8	2005	3	1117	N	N	6531 A 35TH AVE NE
5	741020	0350	12/28/05	\$410,000	1090	470	8	2005	3	1120	N	N	6531 B 35TH AVE NE
5	741020	0352	1/24/06	\$399,950	1090	470	8	2005	3	1525	N	N	6533 A 35TH AVE NE
5	741020	0353	2/10/06	\$410,000	1090	470	8	2005	3	1548	N	N	6533 B 35TH AVE NE
5	741020	0427	5/5/05	\$400,000	1090	530	8	2001	3	1743	N	N	6532 C 34TH AVE NE
5	921540	0295	11/27/07	\$525,000	1100	450	8	1977	3	6160	N	N	7424 26TH AVE NE
5	741020	0255	6/5/06	\$465,000	1120	300	8	1939	3	5230	N	N	3211 NE 70TH ST
5	864150	0272	11/22/05	\$325,000	1140	240	8	2002	3	1260	N	N	9101 23RD AVE NE
5	740970	0010	2/2/06	\$525,000	1150	100	8	1929	4	4000	N	N	6853 32ND AVE NE
5	042504	9121	5/9/06	\$510,000	1150	270	8	1950	4	6270	N	N	6532 29TH AVE NE
5	864150	0180	3/10/06	\$349,950	1154	358	8	2005	3	2055	N	N	2203 NE 92ND ST
5	864150	0175	3/10/06	\$349,950	1154	358	8	2005	3	2158	N	N	2201 NE 92ND ST
5	792010	0125	5/19/06	\$695,000	1160	990	8	1921	4	5202	N	N	6830 26TH AVE NE
5	864150	0200	2/15/06	\$449,500	1168	391	8	2005	3	2552	N	N	9135 A 23RD AVE NE
5	741020	0420	6/21/07	\$535,000	1270	0	8	2006	3	1449	N	N	6526 A 34TH AVE NE
5	043800	0041	10/31/07	\$532,500	1270	500	8	1958	3	5820	N	N	8010 27TH AVE NE
5	741020	0423	7/11/07	\$525,000	1280	0	8	2006	3	1479	N	N	6528 C 34TH AVE NE
5	797720	0135	3/20/07	\$695,000	1288	860	8	2005	3	5100	N	N	7721 31ST AVE NE
5	797720	0135	5/2/06	\$610,000	1288	860	8	2005	3	5100	N	N	7721 31ST AVE NE
5	042504	9084	11/14/07	\$515,000	1310	650	8	1947	3	8044	N	N	2806 NE 75TH ST
5	565260	0636	10/14/05	\$419,000	1350	930	8	1957	3	4015	N	N	9115 32ND AVE NE
5	740970	0050	7/21/05	\$480,000	1350	770	8	1929	4	5500	N	N	6817 32ND AVE NE
5	740970	0055	10/17/05	\$480,000	1370	140	8	1951	3	5000	N	N	6815 32ND AVE NE
5	797720	1540	5/18/06	\$585,000	1370	720	8	1959	3	7650	N	N	7741 34TH AVE NE
5	536320	0258	7/19/06	\$465,000	1390	300	8	1948	3	6789	N	N	3001 NE 90TH ST
5	151380	0035	10/23/06	\$580,000	1420	1090	8	1950	4	10000	Y	N	2534 NE 83RD ST
5	741020	0421	12/11/07	\$460,000	1430	0	8	2006	3	1047	N	N	6526 B 34TH AVE NE
5	042504	9139	5/1/07	\$655,950	1430	420	8	1949	3	6700	Y	N	6555 29TH AVE NE
5	741020	0422	12/18/07	\$449,950	1440	0	8	2006	3	1388	N	N	6526 C 34TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	508140	0675	8/28/07	\$795,000	1450	1040	8	1988	3	5034	Y	N	7555 30TH AVE NE
5	604940	0014	2/22/05	\$515,000	1450	840	8	1966	4	7680	N	N	8245 30TH AVE NE
5	864150	0210	3/6/07	\$417,000	1470	0	8	2006	3	3538	N	N	9119 23RD AVE NE
5	227900	0020	5/7/07	\$756,000	1470	1170	8	1950	4	8512	N	N	7001 31ST AVE NE
5	043800	0030	8/18/06	\$569,000	1480	1040	8	1958	4	6000	N	N	8022 27TH AVE NE
5	740970	0746	3/6/07	\$560,000	1500	0	8	1927	3	3773	N	N	3112 NE 65TH ST
5	740970	0715	10/4/05	\$685,000	1500	820	8	1927	5	5000	N	N	6526 31ST AVE NE
5	921540	0270	9/14/06	\$453,501	1520	0	8	1959	3	6000	N	N	7009 26TH AVE NE
5	565260	0367	7/18/05	\$407,000	1530	0	8	1986	3	4495	N	N	9416 32ND AVE NE
5	741020	0430	11/30/07	\$453,500	1550	0	8	2006	3	1079	N	N	6528 B 34TH AVE NE
5	921540	0220	12/18/07	\$607,700	1580	1000	8	1960	3	6000	N	N	7215 26TH AVE NE
5	740970	0040	2/11/05	\$599,000	1620	720	8	1995	3	5000	N	N	6827 32ND AVE NE
5	740970	0005	5/22/07	\$799,000	1650	640	8	2007	3	4100	N	N	6857 32ND AVE NE
5	740970	0095	7/9/07	\$793,200	1680	810	8	1932	5	4000	N	N	6844 31ST AVE NE
5	740970	0095	8/5/05	\$675,000	1680	810	8	1932	5	4000	N	N	6844 31ST AVE NE
5	921540	0230	2/21/07	\$570,000	1720	960	8	1962	4	6000	N	N	7201 26TH AVE NE
5	510140	2428	3/17/06	\$757,000	1760	800	8	1949	4	12760	N	N	2323 NE 91ST ST
5	043900	0175	11/28/07	\$653,824	1810	900	8	1957	3	14755	N	N	8601 26TH AVE NE
5	227900	0060	7/27/06	\$700,000	1840	0	8	1947	5	7811	N	N	7027 32ND AVE NE
5	042504	9184	4/2/07	\$705,000	2060	780	8	2006	3	5000	N	N	2722 NE 75TH ST
5	510140	4249	3/6/07	\$630,000	2150	0	8	2003	3	5171	N	N	2323 NE 94TH ST
5	510140	4248	1/24/05	\$499,995	2150	0	8	2003	3	5171	N	N	2319 NE 94TH ST
5	921540	0340	11/29/06	\$506,000	2160	0	8	1959	3	8470	N	N	2604 NE 72ND ST
5	151380	0185	6/14/05	\$550,000	2180	0	8	1972	3	9000	N	N	2520 NE 82ND ST
5	797720	1618	9/13/07	\$665,000	2330	720	8	2007	3	3100	N	N	7755 35TH AVE NE
5	921540	0361	9/22/06	\$592,000	2420	0	8	1964	4	7280	N	N	7020 26TH AVE NE
5	797720	1621	11/7/07	\$695,000	2450	780	8	2007	3	3927	N	N	7747 35TH AVE NE
5	043900	0135	5/24/06	\$480,000	2470	0	8	1963	3	10607	N	N	8705 25TH PL NE
5	815660	0290	6/8/07	\$885,000	2670	1270	8	2001	3	5310	N	N	6829 27TH AVE NE
5	549920	0075	8/20/07	\$920,000	3180	530	8	1972	3	5818	N	N	7057 35TH AVE NE
5	510140	0603	6/8/06	\$496,500	1430	0	9	1978	3	6838	N	N	8519 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
5	740970	0635	5/1/07	\$908,000	2100	740	9	2007	3	4000	N	N	6529 32ND AVE NE
5	042504	9183	7/12/05	\$660,000	2150	680	9	2005	3	5000	N	N	6537 26TH AVE NE
5	510140	4246	9/4/07	\$755,000	2190	800	9	2004	3	6328	N	N	2316 NE 92ND ST
5	042504	9182	5/31/05	\$775,000	2230	650	9	2005	3	5247	N	N	6547 26TH AVE NE
5	151380	0036	8/11/05	\$680,000	2370	750	9	2005	3	5000	N	N	2549 NE 85TH ST
5	536320	0020	12/20/05	\$715,000	2430	960	9	2005	3	5199	N	N	3207 NE 90TH ST
5	565260	0090	3/16/07	\$612,000	2490	0	9	2001	3	6605	N	N	9115 35TH AVE NE
5	151380	0037	8/8/05	\$664,950	2500	870	9	2005	3	5000	N	N	2541 NE 85TH ST
5	151380	0039	2/25/05	\$670,000	2530	870	9	2004	3	5000	N	N	2545 NE 85TH ST
5	151380	0140	6/12/06	\$785,000	2530	0	9	2006	3	5700	N	N	2502 NE 82ND ST
5	536320	0197	3/28/07	\$805,000	2540	0	9	2006	3	5503	N	N	3035 NE 88TH ST
5	797720	1770	12/27/05	\$750,000	2590	780	9	2005	3	3060	N	N	7700 34TH AVE NE
5	797720	1240	3/22/05	\$710,000	2590	910	9	2004	3	4080	Y	N	7507 34TH AVE NE
5	536320	0052	3/9/06	\$729,950	2590	0	9	2001	3	7778	N	N	3249 NE 89TH ST
5	797720	0965	10/11/06	\$769,000	2680	0	9	2006	3	4590	N	N	7706 32ND AVE NE
5	510140	2516	7/17/06	\$818,000	2680	900	9	2006	3	4735	N	N	9109 25TH AVE NE
5	510140	2515	2/22/06	\$779,000	2680	900	9	2006	3	4735	N	N	9113 25TH AVE NE
5	565260	1465	4/4/07	\$835,000	2700	0	9	2006	3	7295	N	N	2549 NE 91ST ST
5	510140	2185	2/21/07	\$817,500	2710	860	9	2006	3	5250	N	N	8935 25TH AVE NE
5	565260	0894	11/14/07	\$930,000	2770	840	9	2007	3	7056	N	N	2738 NE 91ST ST
5	565310	0031	3/22/05	\$705,000	2770	0	9	2004	3	7909	N	N	3220 NE 90TH ST
5	549920	0090	5/18/07	\$750,000	2800	0	9	2001	3	3800	N	N	7049 34TH AVE NE
5	510140	2481	7/26/06	\$759,950	2800	300	9	2006	3	5495	N	N	2313 NE 92ND ST
5	536320	0043	10/21/05	\$729,500	2900	0	9	2005	3	4967	N	N	3215 NE 89TH ST
5	510140	2445	7/11/07	\$850,000	3120	0	9	2007	3	7582	N	N	2339 NE 91ST ST
5	510140	2446	9/6/07	\$900,000	3280	0	9	2007	3	8309	N	N	2335 NE 91ST ST
5	510140	4266	8/2/05	\$799,950	3320	590	9	2005	3	6380	N	N	2347 NE 94TH ST
5	510140	4281	8/15/05	\$747,500	2780	725	10	2005	3	5370	N	N	2352 NE 92ND ST
5	510140	4282	3/30/05	\$765,868	3170	0	10	2005	3	5370	N	N	9209 25TH AVE
6	797420	0930	7/30/07	\$494,000	670	670	6	1937	4	4788	N	N	6501 36TH AVE NE
6	717630	0025	3/11/07	\$420,000	720	0	6	1950	4	7200	N	N	7334 40TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
6	684470	0235	2/14/05	\$382,000	750	350	6	1995	3	8160	N	N	3517 NE 94TH ST
6	639200	0735	9/12/05	\$348,000	820	0	6	1925	4	4000	N	N	7751 37TH AVE NE
6	717630	0065	6/27/07	\$402,000	860	0	6	1947	4	6050	N	N	4025 NE 75TH ST
6	684470	0355	7/1/05	\$322,700	790	500	7	1943	4	5916	N	N	9302 35TH AVE NE
6	684470	0345	7/22/05	\$388,000	790	0	7	1943	3	6120	N	N	3548 NE 93RD ST
6	742070	0095	5/30/07	\$602,000	790	790	7	1943	5	7695	N	N	6821 43RD AVE NE
6	921340	0040	11/18/05	\$445,000	800	510	7	1946	3	6048	N	N	8209 36TH AVE NE
6	858540	0051	1/4/07	\$434,900	820	700	7	1929	3	4080	N	N	6841 36TH AVE NE
6	639200	0500	2/23/06	\$305,000	840	0	7	1953	3	4500	N	N	7507 37TH AVE NE
6	271060	0105	7/26/05	\$326,000	840	0	7	1949	3	5328	N	N	6503 38TH AVE NE
6	639200	0855	4/19/05	\$307,000	850	0	7	1951	3	4500	N	N	7740 37TH AVE NE
6	271060	0070	8/28/06	\$411,000	850	0	7	1949	3	5671	N	N	6529 39TH AVE NE
6	639200	1844	11/17/05	\$343,500	850	0	7	1951	3	6000	N	N	7538 39TH AVE NE
6	684470	3550	7/27/05	\$422,920	860	780	7	1951	4	6120	N	N	3809 NE 93RD ST
6	044400	0310	4/15/05	\$345,000	860	0	7	1950	3	6545	N	N	4210 NE 85TH ST
6	044600	0155	3/8/06	\$449,000	870	650	7	1950	3	5394	N	N	8050 43RD AVE NE
6	342604	9130	7/6/05	\$360,000	870	870	7	1954	3	5511	N	N	4506 NE 94TH ST
6	044200	0185	5/8/07	\$525,000	870	0	7	1948	3	5664	N	N	8221 42ND AVE NE
6	342604	9152	1/26/06	\$350,500	870	0	7	1954	3	5799	N	N	4516 NE 94TH ST
6	568350	0085	6/12/06	\$364,500	880	0	7	1951	4	4558	N	N	7030 38TH AVE NE
6	271060	0120	9/9/05	\$388,000	880	0	7	1949	4	5883	N	N	6517 38TH AVE NE
6	271060	0125	4/17/06	\$390,500	880	0	7	1949	4	5883	N	N	6523 38TH AVE NE
6	885300	0050	11/14/06	\$425,000	880	640	7	1950	3	6660	N	N	8018 44TH AVE NE
6	543030	0085	8/21/07	\$400,000	880	0	7	1926	3	7620	N	N	7338 39TH AVE NE
6	639200	3680	8/10/06	\$416,000	890	0	7	1950	3	7150	N	N	7503 45TH AVE NE
6	639200	3410	12/12/05	\$415,500	900	530	7	1940	4	5000	N	N	7540 43RD AVE NE
6	639200	0127	3/28/05	\$375,000	900	900	7	1946	3	5000	N	N	7706 35TH AVE NE
6	044100	0100	1/19/07	\$489,950	900	0	7	1947	3	5141	N	N	8050 36TH AVE NE
6	044100	0145	9/6/05	\$416,000	900	600	7	1947	4	5141	N	N	8051 37TH AVE NE
6	044100	0110	6/23/06	\$470,000	900	610	7	1947	4	5406	N	N	8038 36TH AVE NE
6	044200	0065	1/12/06	\$451,000	900	370	7	1947	3	5664	N	N	8245 41ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
6	044200	0045	8/4/05	\$425,000	900	900	7	1947	3	5664	N	N	8208 40TH AVE NE
6	044200	0055	5/4/07	\$515,000	900	250	7	1947	3	5856	N	N	8257 41ST AVE NE
6	044100	0220	3/7/07	\$519,950	900	600	7	1947	4	6148	N	N	8018 37TH AVE NE
6	568300	0059	4/1/05	\$435,000	910	670	7	1950	5	5628	N	N	6529 44TH AVE NE
6	044100	0180	7/26/06	\$499,000	910	750	7	1947	3	5880	N	N	8013 37TH AVE NE
6	507140	0405	4/11/06	\$380,000	910	0	7	1951	3	6000	N	N	8716 40TH AVE NE
6	044200	0060	1/16/06	\$487,200	920	610	7	1947	3	5664	N	N	8251 41ST AVE NE
6	684470	2750	5/16/07	\$439,950	930	0	7	1943	5	6120	N	N	3809 NE 89TH ST
6	568300	0098	12/27/05	\$395,000	940	700	7	1949	4	4620	N	N	4422 NE 65TH ST
6	568300	0024	9/17/07	\$520,000	940	620	7	1949	3	4725	N	N	4306 NE 65TH ST
6	568300	0044	1/14/05	\$360,000	940	430	7	1950	3	5628	N	N	6517 44TH AVE NE
6	568300	0069	6/20/07	\$472,500	940	700	7	1950	3	5670	N	N	6520 44TH AVE NE
6	684470	2965	3/8/05	\$365,500	940	380	7	1945	3	6120	N	N	3819 NE 90TH ST
6	043500	0040	5/13/05	\$450,000	940	640	7	1950	3	6615	N	N	6553 44TH AVE NE
6	436120	0125	12/9/05	\$411,000	950	210	7	1947	4	4944	N	N	6812 37TH AVE NE
6	044200	0075	10/24/07	\$426,000	950	500	7	1947	3	5664	N	N	8233 41ST AVE NE
6	436120	0050	11/1/05	\$503,000	960	270	7	1947	4	3948	N	N	6821 36TH AVE NE
6	684470	1645	9/6/05	\$377,000	960	0	7	1940	3	5100	N	N	3535 NE 87TH ST
6	543030	0036	7/2/07	\$535,000	960	280	7	1951	3	6350	N	N	7311 40TH AVE NE
6	639200	3319	5/11/06	\$518,000	960	300	7	1947	4	7000	N	N	4316 NE 77TH ST
6	684470	1670	6/6/06	\$368,000	970	0	7	1941	4	5061	N	N	3551 NE 87TH ST
6	797420	0962	12/5/05	\$430,000	970	260	7	1952	4	5406	N	N	6528 39TH AVE NE
6	639200	1670	5/4/07	\$535,000	980	340	7	1950	3	5000	N	N	7734 39TH AVE NE
6	543030	0196	1/7/05	\$359,500	990	900	7	1959	3	4920	N	N	3811 NE 75TH ST
6	521020	0184	12/7/06	\$400,000	990	250	7	1946	3	5400	N	N	9411 44TH PL NE
6	521020	0175	11/20/06	\$540,000	990	990	7	1947	4	5400	N	N	9416 44TH PL NE
6	044400	0125	9/15/06	\$405,000	990	0	7	1951	3	6120	N	N	4045 NE 87TH ST
6	639200	0524	6/20/05	\$354,000	1000	0	7	1951	3	5000	N	N	7541 37TH AVE NE
6	639200	0290	8/17/05	\$435,000	1000	1000	7	1948	4	6000	N	N	7535 36TH AVE NE
6	518510	0050	6/3/05	\$376,500	1030	0	7	1949	4	5900	N	N	8232 38TH AVE NE
6	543030	0106	4/20/06	\$439,000	1030	0	7	1928	4	5934	N	N	3823 NE 75TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
6	044400	0135	8/24/07	\$453,000	1030	0	7	1951	4	6496	N	N	4059 NE 87TH ST
6	639200	3470	3/8/07	\$459,950	1040	0	7	1950	4	4275	N	N	7535 44TH AVE NE
6	639200	3470	10/26/05	\$381,000	1040	0	7	1950	4	4275	N	N	7535 44TH AVE NE
6	684470	2630	9/22/05	\$421,000	1040	120	7	1941	3	6120	N	N	3826 NE 88TH ST
6	221550	0215	8/28/07	\$504,000	1040	170	7	1945	3	6360	N	N	8027 40TH AVE NE
6	221550	0205	4/12/07	\$615,000	1040	840	7	1945	5	6360	N	N	8039 40TH AVE NE
6	044100	0065	2/16/07	\$601,000	1050	240	7	1947	4	5141	N	N	8039 36TH AVE NE
6	684470	1270	8/8/06	\$450,000	1060	710	7	1950	4	6120	N	N	3551 NE 89TH ST
6	601550	0080	6/29/05	\$462,500	1060	1060	7	1947	4	7000	N	N	8208 38TH AVE NE
6	543030	0070	10/27/05	\$392,000	1060	0	7	1918	5	7620	N	N	7324 39TH AVE NE
6	684470	0105	5/8/06	\$474,000	1070	580	7	1951	3	6120	N	N	3530 NE 94TH ST
6	044300	0050	8/9/06	\$455,000	1080	0	7	1949	4	5664	N	N	4214 NE 82ND ST
6	885300	0005	8/22/05	\$350,000	1090	0	7	1951	3	4900	N	N	8008 42ND AVE NE
6	684470	0090	12/15/05	\$400,000	1090	1090	7	1956	4	5100	N	N	3555 NE 95TH ST
6	684470	0906	8/21/07	\$465,000	1090	580	7	1955	3	5304	N	N	3530 NE 90TH ST
6	639200	3350	3/9/06	\$415,000	1100	150	7	1937	4	6000	N	N	7718 43RD AVE NE
6	044500	0030	10/10/05	\$511,000	1110	920	7	1948	4	5800	N	N	8256 39TH AVE NE
6	684470	3290	12/8/05	\$408,000	1110	550	7	1952	3	6120	N	N	3831 NE 92ND ST
6	684470	0685	4/18/05	\$460,000	1130	550	7	1954	3	5100	N	N	3551 NE 92ND ST
6	684470	3160	2/14/05	\$370,000	1130	270	7	1955	3	5100	N	N	3817 NE 91ST ST
6	684470	3370	1/21/05	\$331,000	1130	550	7	1952	3	6120	N	N	3825 NE 92ND ST
6	044400	0215	10/21/05	\$397,000	1130	0	7	1949	3	6970	N	N	4072 NE 86TH ST
6	521020	0205	10/20/05	\$411,000	1140	660	7	1963	3	5760	N	N	4043 NE 95TH ST
6	797420	0519	4/22/05	\$339,950	1140	0	7	1941	3	5985	N	N	7011 37TH AVE NE
6	921340	0045	8/29/07	\$519,950	1140	320	7	1946	4	5985	N	N	8205 36TH AVE NE
6	921340	0015	9/8/06	\$480,000	1140	120	7	1946	3	7739	N	N	8405 36TH AVE NE
6	639200	2635	12/29/05	\$444,000	1150	670	7	1937	4	5200	N	N	7539 42ND AVE NE
6	044200	0205	3/9/07	\$599,950	1150	810	7	1948	4	5856	N	N	8256 42ND AVE NE
6	044200	0205	7/10/06	\$556,200	1150	810	7	1948	4	5856	N	N	8256 42ND AVE NE
6	684470	2400	11/27/06	\$395,000	1150	330	7	1948	4	6120	N	N	3808 NE 87TH ST
6	684470	0415	2/9/05	\$379,950	1150	600	7	1962	3	6120	N	N	3507 NE 93RD ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
6	797420	0527	10/16/06	\$410,000	1160	280	7	1947	3	9180	N	N	7026 37TH AVE NE
6	511640	0052	8/23/05	\$349,950	1170	0	7	1951	3	7200	N	N	4223 NE 94TH ST
6	044300	0100	7/26/06	\$506,000	1170	310	7	1949	3	13230	N	N	8212 43RD AVE NE
6	797420	0932	4/11/05	\$529,000	1180	1180	7	1949	4	5080	N	N	6520 36TH AVE NE
6	639200	1460	10/23/06	\$472,000	1180	550	7	1950	4	6000	N	N	7714 38TH AVE NE
6	639200	1650	10/25/05	\$370,900	1180	0	7	1950	4	7000	N	N	7748 39TH AVE NE
6	924490	0160	12/18/07	\$550,000	1200	490	7	1964	3	5376	N	N	8018 42ND AVE NE
6	684470	0945	8/14/06	\$530,000	1200	830	7	1949	5	6120	N	N	3554 NE 90TH ST
6	684470	2910	3/21/06	\$404,000	1200	0	7	1954	4	6120	N	N	3843 NE 90TH ST
6	568350	0055	6/6/05	\$420,000	1220	0	7	1951	4	5029	N	N	7002 38TH AVE NE
6	568350	0116	7/14/06	\$440,000	1220	0	7	1951	4	5457	N	N	7060 38TH AVE NE
6	684470	0914	10/23/07	\$375,000	1230	0	7	1955	3	5100	N	N	3534 NE 90TH ST
6	684470	3035	5/22/06	\$375,000	1240	0	7	1986	3	3060	N	N	3828 NE 90TH ST
6	684470	3030	7/3/07	\$303,283	1240	0	7	1986	3	3060	N	N	3824 NE 90TH ST
6	684470	3570	10/2/06	\$569,950	1240	750	7	1951	4	6120	N	N	3821 NE 93RD ST
6	639200	0990	7/23/07	\$445,000	1250	0	7	1989	3	3000	N	N	7724 37TH AVE NE
6	568350	0075	11/8/06	\$502,000	1260	820	7	1951	4	4770	N	N	7020 38TH AVE NE
6	382070	0110	11/15/06	\$471,500	1260	0	7	1954	4	5439	N	N	6539 38TH AVE NE
6	797420	0937	11/23/05	\$373,000	1270	0	7	1950	4	5112	N	N	3610 NE 65TH ST
6	639200	2045	10/12/07	\$480,000	1270	430	7	1955	3	7000	N	N	4014 NE 75TH ST
6	639200	2045	9/13/05	\$399,000	1270	430	7	1955	3	7000	N	N	4014 NE 75TH ST
6	684470	0025	10/3/05	\$424,000	1280	750	7	1987	3	4590	N	N	3519 NE 95TH ST
6	521020	0266	7/21/06	\$409,500	1280	0	7	1931	3	8736	N	N	4010 NE 92ND ST
6	684470	0495	10/14/05	\$550,000	1280	970	7	1951	5	9180	N	N	3555 NE 93RD ST
6	221550	0175	3/19/07	\$588,000	1290	100	7	1945	3	6000	N	N	8026 39TH AVE NE
6	684470	0975	11/21/07	\$397,500	1290	0	7	1941	4	6528	N	N	3514 NE 90TH ST
6	684470	0145	11/5/07	\$555,000	1300	530	7	1955	4	5100	N	N	3554 NE 94TH ST
6	684470	3135	9/20/06	\$530,000	1320	460	7	1953	3	5100	N	N	3803 NE 91ST ST
6	639200	1854	8/2/05	\$379,000	1320	0	7	1953	3	6000	N	N	7545 40TH AVE NE
6	521020	0236	8/1/06	\$568,000	1320	260	7	1941	5	7074	N	N	4001 NE 95TH ST
6	797420	0503	6/14/06	\$475,000	1330	0	7	1939	3	4085	N	N	7006 36TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
6	797420	0774	10/18/07	\$479,500	1330	710	7	1951	3	4400	N	N	6838 38TH AVE NE
6	044300	0110	6/8/05	\$384,500	1330	0	7	1949	3	6370	N	N	4304 NE 82ND ST
6	639200	1620	9/20/05	\$339,950	1360	0	7	1950	3	4700	N	N	7736 38TH AVE NE
6	684470	3900	9/26/06	\$426,000	1360	300	7	1941	3	6120	N	N	3837 NE 95TH ST
6	044400	0165	11/9/07	\$470,000	1380	0	7	1951	3	6120	N	N	4008 NE 86TH ST
6	044400	0165	6/23/05	\$372,000	1380	0	7	1951	3	6120	N	N	4008 NE 86TH ST
6	044600	0095	12/3/07	\$456,950	1390	0	7	1950	3	5400	N	N	8050 42ND AVE NE
6	639200	0475	10/26/05	\$353,500	1390	0	7	1950	3	6000	N	N	7521 37TH AVE NE
6	568350	0010	4/24/07	\$555,000	1410	0	7	1951	3	5240	N	N	7021 38TH AVE NE
6	885300	0045	8/10/05	\$399,977	1420	0	7	1950	4	5916	N	N	8003 44TH AVE NE
6	797420	0941	10/15/07	\$365,000	1440	250	7	1906	3	4788	N	N	3616 NE 65TH ST
6	797420	0928	1/16/07	\$520,000	1450	0	7	1940	3	5080	N	N	6509 36TH AVE NE
6	797420	0928	5/22/06	\$395,000	1450	0	7	1940	3	5080	N	N	6509 36TH AVE NE
6	044400	0095	8/6/07	\$525,000	1460	0	7	1950	3	6120	N	N	4009 NE 87TH ST
6	601550	0060	6/6/05	\$495,000	1470	0	7	1947	4	6000	N	N	8222 38TH AVE NE
6	684470	2260	2/8/06	\$370,000	1480	0	7	1950	4	6120	N	N	3844 NE 86TH ST
6	639200	0830	7/25/06	\$369,000	1520	0	7	1951	3	6000	N	N	7756 37TH AVE NE
6	221550	0005	9/20/06	\$555,000	1530	1020	7	1945	4	6800	N	N	8055 38TH AVE NE
6	507140	0365	6/9/05	\$381,000	1540	950	7	1952	4	7500	N	N	4010 NE 88TH ST
6	684470	3320	5/24/06	\$453,000	1570	0	7	1951	3	6120	N	N	3843 NE 92ND ST
6	924490	0246	5/16/06	\$420,000	1590	0	7	1951	4	5300	N	N	8032 41ST AVE NE
6	044400	0100	6/12/07	\$525,000	1600	0	7	1950	3	6120	N	N	4015 NE 87TH ST
6	390810	0010	2/23/06	\$405,000	1650	0	7	1951	4	6000	N	N	3720 NE 74TH PL
6	684470	2840	5/4/05	\$404,000	1660	0	7	1949	3	6120	N	N	3832 NE 89TH ST
6	684470	0765	8/24/05	\$410,000	1680	640	7	1986	3	3137	N	N	3510 NE 91ST ST
6	447090	0025	8/27/07	\$510,000	1680	0	7	1950	4	6435	N	N	4205 NE 82ND ST
6	044600	0140	3/18/05	\$460,000	1740	0	7	1950	3	5400	N	N	8033 43RD AVE NE
6	044400	0105	4/5/05	\$439,000	1750	0	7	1950	3	6120	N	N	4021 NE 87TH ST
6	684470	2100	5/12/05	\$535,000	1760	0	7	1942	4	6120	N	N	3835 NE 86TH ST
6	684470	2975	10/19/06	\$525,000	1760	680	7	1950	4	9180	N	N	3827 NE 90TH ST
6	684470	3750	10/11/07	\$606,500	1800	0	7	1950	4	6120	N	N	3809 NE 94TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
6	044600	0010	4/25/06	\$405,000	1800	0	7	1950	4	6750	N	N	8002 40TH AVE NE
6	221550	0230	6/30/05	\$537,000	1840	300	7	1945	4	6360	N	N	8009 40TH AVE NE
6	342604	9077	10/24/07	\$435,000	1840	0	7	1939	4	8340	N	N	4542 NE 94TH ST
6	044600	0036	10/19/06	\$531,500	1890	0	7	1950	5	5900	N	N	8021 41ST AVE NE
6	521020	0217	5/18/07	\$489,000	1900	0	7	1991	3	7200	N	N	4027 NE 95TH ST
6	742070	0015	5/26/05	\$520,000	1910	1000	7	1925	5	8100	N	N	6810 40TH AVE NE
6	639200	0840	3/13/06	\$473,000	1980	0	7	1951	4	6000	N	N	7750 37TH AVE NE
6	271060	0015	8/3/05	\$525,000	2000	0	7	1947	4	5304	N	N	6513 40TH AVE NE
6	684470	1615	2/24/06	\$432,000	2040	0	7	1961	3	5100	N	N	3517 NE 87TH ST
6	797420	0935	7/21/06	\$442,500	1040	780	8	1954	3	5080	N	N	6517 37TH AVE NE
6	043000	0275	10/4/05	\$455,000	1070	540	8	1954	3	5618	N	N	7039 43RD AVE NE
6	568300	0079	8/18/05	\$500,000	1100	810	8	1950	3	5670	N	N	6512 44TH AVE NE
6	043000	0200	8/15/07	\$479,000	1170	0	8	1953	3	5618	N	N	7038 42ND AVE NE
6	038100	0160	6/19/07	\$624,000	1180	290	8	1951	3	5841	N	N	6814 43RD AVE NE
6	043150	0165	10/6/06	\$495,000	1220	0	8	1956	3	6200	N	N	4204 NE 73RD ST
6	043000	0100	6/19/06	\$647,000	1240	310	8	1952	3	5618	N	N	4304 NE 70TH ST
6	043100	0090	4/4/05	\$460,000	1270	400	8	1955	3	5040	N	N	6535 37TH AVE NE
6	043000	0180	7/1/05	\$599,000	1280	520	8	1954	4	5618	N	N	7023 42ND AVE NE
6	043100	0055	3/28/06	\$526,000	1290	790	8	1954	3	4998	N	N	6553 36TH AVE NE
6	038100	0200	4/13/06	\$630,000	1330	1050	8	1953	3	5841	N	N	6827 44TH AVE NE
6	038100	0250	12/14/06	\$525,000	1330	600	8	1953	3	5940	N	N	6834 44TH AVE NE
6	043400	0065	4/18/05	\$522,000	1330	1330	8	1950	4	6035	N	N	4201 NE 68TH ST
6	511640	0032	8/10/06	\$600,000	1330	1170	8	1987	3	7584	N	N	4218 NE 92ND ST
6	684470	2900	9/7/07	\$560,000	1360	420	8	1961	3	6120	N	N	3839 NE 90TH ST
6	639200	2804	5/3/07	\$696,000	1400	1080	8	1979	3	6000	N	N	7511 43RD AVE NE
6	043150	0075	10/4/05	\$501,000	1400	320	8	1955	3	7245	N	N	7417 45TH AVE NE
6	447090	0015	12/16/05	\$400,000	1410	0	8	1950	4	6580	N	N	4117 NE 82ND ST
6	521020	0131	7/11/06	\$561,000	1440	650	8	1958	3	13260	N	N	4401 NE 95TH ST
6	568300	0043	4/30/07	\$587,000	1460	620	8	1950	4	5628	N	N	6513 44TH AVE NE
6	568300	0003	5/23/06	\$575,000	1460	260	8	1949	4	5712	N	N	6528 43RD AVE NE
6	639200	2903	1/25/07	\$629,950	1460	1000	8	1978	3	6000	N	N	7542 42ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 45
(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
6	020850	0160	6/19/06	\$600,000	1470	960	8	1965	3	6099	N	N	3804 NE 68TH ST
6	521020	0445	5/14/07	\$705,000	1480	1210	8	1943	4	8916	Y	N	9005 45TH AVE NE
6	043150	0290	3/26/07	\$628,000	1500	1410	8	1956	3	7215	N	N	4207 NE 73RD ST
6	521020	0225	8/3/07	\$616,500	1500	800	8	1962	3	9460	N	N	9233 41ST AVE NE
6	521020	0246	6/29/05	\$489,990	1510	1250	8	1962	3	9060	N	N	9231 41ST AVE NE
6	043000	0040	4/13/07	\$692,000	1520	1280	8	1953	4	5700	N	N	4216 NE 72ND ST
6	278040	0020	7/31/07	\$633,000	1520	1520	8	1963	3	5900	N	N	7039 39TH AVE NE
6	043150	0140	9/18/07	\$720,000	1550	0	8	1958	3	6405	N	N	4216 NE 74TH ST
6	038100	0020	9/19/05	\$572,000	1580	1540	8	1953	4	6080	N	N	6855 42ND AVE NE
6	043150	0295	2/11/05	\$646,000	1580	1200	8	1956	3	8240	N	N	4215 NE 73RD ST
6	521020	0390	6/1/05	\$575,000	1590	920	8	1977	3	8470	Y	N	9041 45TH AVE NE
6	521020	0209	11/15/05	\$515,000	1610	900	8	1968	3	12000	N	N	9236 41ST AVE NE
6	038100	0100	5/11/05	\$495,500	1640	0	8	1953	4	7645	N	N	6830 42ND AVE NE
6	020850	0110	10/19/05	\$528,000	1650	1050	8	1964	3	6099	N	N	6827 39TH AVE NE
6	043150	0365	10/10/05	\$615,000	1650	290	8	1955	4	7076	N	N	7151 45TH AVE NE
6	543030	0055	9/29/06	\$685,000	1650	1500	8	1964	5	7874	N	N	3904 NE 73RD ST
6	885300	0075	7/19/05	\$450,000	1660	0	8	1950	4	9280	N	N	8015 45TH AVE NE
6	639200	0200	8/21/06	\$537,500	1670	0	8	2006	3	3000	N	N	7558 35TH AVE NE
6	639200	2010	6/29/05	\$425,000	1700	0	8	1967	3	6500	N	N	7525 41ST AVE NE
6	020850	0090	6/29/06	\$635,000	1710	1070	8	1965	3	6099	N	N	6815 39TH AVE NE
6	382070	0035	9/27/05	\$483,999	1730	510	8	1959	4	5243	N	N	6553 39TH AVE NE
6	020850	0030	5/6/05	\$535,000	1740	870	8	1964	4	5814	N	N	6803 40TH AVE NE
6	717630	0042	6/28/06	\$555,000	1750	0	8	1956	3	6440	N	N	7403 42ND AVE NE
6	924490	0013	5/16/07	\$869,950	1760	1010	8	1953	4	14187	N	N	8061 45TH AVE NE
6	924490	0013	4/5/06	\$721,000	1760	1010	8	1953	4	14187	N	N	8061 45TH AVE NE
6	271060	0095	7/21/05	\$559,950	1790	400	8	1998	3	5992	N	N	6506 38TH AVE NE
6	639200	2920	5/20/05	\$445,000	1820	0	8	1978	3	6000	N	N	7554 42ND AVE NE
6	684470	3870	8/21/07	\$625,000	1840	1080	8	1960	3	6120	N	N	3846 NE 94TH ST
6	717630	0050	4/25/06	\$835,000	1840	820	8	1962	4	7350	N	N	7407 42ND AVE NE
6	639200	1740	2/16/07	\$595,000	1860	0	8	1979	3	5000	N	N	7729 40TH AVE NE
6	684470	2240	2/23/06	\$466,000	1920	610	8	1987	3	3060	N	N	3830 NE 86TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(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
6	684470	0510	4/5/05	\$552,000	2020	652	8	2005	3	4297	N	N	3536 NE 92ND ST
6	684470	0515	5/2/05	\$550,000	2020	650	8	2005	3	4297	N	N	3538 NE 92ND ST
6	639200	0765	7/13/06	\$650,000	2030	730	8	2001	3	3000	N	N	7731 37TH AVE NE
6	684470	1715	3/9/07	\$639,950	2030	0	8	2003	3	3999	N	N	3548 NE 86TH ST
6	038100	0335	9/8/05	\$635,000	2150	1190	8	1953	4	5985	N	N	6810 44TH PL NE
6	020850	0100	6/20/05	\$587,000	2180	0	8	1965	4	6099	N	N	6821 39TH AVE NE
6	684470	2890	12/12/07	\$665,000	2250	300	8	1961	3	6120	N	N	3831 NE 90TH ST
6	390810	0031	2/10/05	\$530,000	2420	0	8	1994	3	6329	N	N	3703 NE 74TH PL
6	684470	2490	10/2/06	\$700,000	2735	875	8	2005	3	5001	N	N	3835 NE 88TH ST
6	038100	0365	7/10/06	\$550,000	1620	0	9	1953	3	7134	N	N	4422 NE 68TH ST
6	043150	0335	9/9/05	\$630,000	1620	0	9	1956	4	7665	N	N	7308 44TH AVE NE
6	038100	0295	1/26/06	\$487,000	1940	0	9	1954	4	6405	N	N	6852 44TH PL NE
6	038100	0221	7/23/07	\$585,000	1970	0	9	1954	3	6600	N	N	6809 44TH AVE NE
6	924490	0020	2/26/07	\$699,950	2060	0	9	1954	3	16920	N	N	8241 45TH AVE NE
6	521020	0407	8/22/07	\$840,000	2120	830	9	1992	3	9140	N	N	4231 NE 92ND ST
6	521020	0237	1/25/07	\$775,000	2270	820	9	2003	3	6785	N	N	9408 40TH AVE NE
6	521020	0140	3/18/05	\$640,000	2350	980	9	1956	3	9750	N	N	9305 45TH AVE NE
6	639200	3330	4/27/05	\$789,950	2395	1170	9	2005	3	6000	N	N	7726 43RD AVE NE
6	142400	0030	5/26/05	\$812,000	2410	1800	9	1964	3	9440	Y	N	4218 NE 89TH ST
6	342604	9121	11/20/06	\$789,000	2430	900	9	2006	3	5687	N	N	4502 NE 94TH ST
6	684470	0575	6/20/07	\$971,190	2550	0	9	2006	3	4794	N	N	3512 NE 92ND ST
6	684470	0630	3/31/05	\$675,000	2660	570	9	2005	3	5100	N	N	3517 NE 92ND ST
6	684470	0620	1/4/05	\$550,000	2680	0	9	2004	3	5100	N	N	3511 NE 92ND ST
6	684470	3501	8/8/07	\$945,000	2700	700	9	2006	3	5000	N	N	3843 NE 93RD ST
6	521020	0130	1/26/05	\$850,000	1940	600	10	1928	4	25740	N	N	9429 45TH AVE NE
6	742070	0075	12/20/06	\$999,000	2680	1400	10	2006	3	6270	N	N	6800 42ND AVE NE
6	521020	0203	9/5/06	\$875,000	2960	0	10	2005	3	6600	N	N	9407 42ND AVE NE

Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	000900	0190	8/5/05	\$119,841	QUIT CLAIM DEED
4	042504	9113	7/26/05	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	052504	9062	2/1/05	\$345,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	052504	9065	10/9/06	\$538,000	SEGREGATION AND/OR MERGER
4	052504	9086	6/13/06	\$370,000	NO MARKET EXPOSURE
4	052504	9091	6/8/06	\$450,000	SEGREGATION AND/OR MERGER
4	109300	0025	5/5/05	\$530,000	TEARDOWN SALE
4	109300	0140	6/28/05	\$330,000	NO MARKET EXPOSURE
4	275470	0035	5/16/07	\$600,000	TEARDOWN SALE
4	275520	0080	3/10/05	\$290,000	TEARDOWN SALE
4	275520	0115	11/28/06	\$340,000	PREVIOUS IMP VALUE<=25,000
4	275520	0125	11/20/06	\$411,000	NO MARKET EXPOSURE
4	288770	1050	6/20/06	\$310,000	NO MARKET EXPOSURE
4	288770	1905	4/10/06	\$49,650	RELATED PARTY, FRIEND, OR NEIGHBOR
4	288770	1965	7/25/05	\$345,000	NO MARKET EXPOSURE
4	288770	1975	10/26/05	\$530,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	288770	2060	7/25/05	\$385,680	NO MARKET EXPOSURE
4	288770	3165	2/27/07	\$275,000	DIAGNOSTIC OUTLIER
4	288770	3470	10/19/06	\$600,000	NO MARKET EXPOSURE
4	297980	0135	3/14/05	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	314260	0055	12/19/05	\$290,000	NO MARKET EXPOSURE
4	314260	0200	8/23/06	\$580,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	318660	0030	8/19/05	\$341,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	318660	0365	6/30/06	\$150,000	NO MARKET EXPOSURE
4	318660	0440	8/25/06	\$657,000	UNFINISHED AREA>0
4	318710	0165	2/14/07	\$600,000	NO MARKET EXPOSURE
4	318760	0185	3/28/05	\$208,347	RELATED PARTY, FRIEND, OR NEIGHBOR
4	318810	0050	2/3/05	\$320,000	NO MARKET EXPOSURE
4	318810	0140	3/7/05	\$339,900	NO MARKET EXPOSURE
4	318810	0245	7/28/05	\$332,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	324750	0065	3/11/05	\$292,000	DOR RATIO
4	324750	0180	10/17/06	\$319,950	TEARDOWN SALE
4	343550	0020	7/19/05	\$530,000	NO MARKET EXPOSURE
4	343550	0120	4/26/05	\$355,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	365870	0365	1/4/06	\$515,000	NO MARKET EXPOSURE
4	365870	0710	2/13/06	\$520,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	365870	1000	7/27/05	\$506,250	PREVIOUS IMP VALUE<=25,000
4	510140	0575	7/13/06	\$385,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	510140	0575	6/29/05	\$359,950	IMP CHARACTERISTICS CHANGED SINCE SALE
4	510140	0641	12/2/05	\$370,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	510140	0646	7/9/07	\$350,000	EXEMPT FROM EXCISE TAX
4	510140	0745	8/10/06	\$315,000	SEGREGATION AND/OR MERGER
4	510140	0760	2/27/07	\$410,000	TEARDOWN SALE
4	510140	2070	3/22/05	\$335,000	GOVERNMENT AGENCY
4	510140	2075	7/16/07	\$586,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	510140	2095	9/8/06	\$489,950	MORE THAN 1 IMP
4	525730	0025	4/27/05	\$429,250	PERSONAL PROPERTY INCLUDED
4	525730	0050	12/22/05	\$380,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	528220	0020	12/1/05	\$240,000	PARTIAL INTEREST
4	528220	0020	12/27/05	\$240,000	QUIT CLAIM DEED
4	671670	0270	4/6/06	\$675,000	NO MARKET EXPOSURE
4	681460	0040	12/17/07	\$375,000	PREVIOUS IMP VALUE<=25,000
4	681460	0040	12/16/05	\$284,500	PREVIOUS IMP VALUE<=25,000
4	682010	0050	4/19/06	\$328,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	716920	0155	3/4/05	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	716950	0060	2/11/05	\$390,515	1031 TRADE
4	716950	0120	2/14/05	\$459,515	MULTI-PARCEL SALE
4	716950	0120	12/22/06	\$549,500	QUESTIONABLE PER APPRAISAL
4	717220	0155	5/21/05	\$304,560	NO MARKET EXPOSURE
4	717370	0839	4/17/07	\$410,000	TEARDOWN SALE
4	717530	0050	8/12/05	\$3,000	DOR RATIO
4	717730	0215	8/1/06	\$198,000	QUIT CLAIM DEED
4	717730	0295	2/22/07	\$229,412	QUIT CLAIM DEED
4	717730	0295	2/18/05	\$141,994	RELATED PARTY, FRIEND, OR NEIGHBOR
4	717730	0406	6/28/05	\$300,000	TEARDOWN SALE
4	717780	0170	7/7/05	\$400,000	NO MARKET EXPOSURE
4	717780	0200	8/18/05	\$337,000	NO MARKET EXPOSURE
4	723760	0240	6/30/05	\$300,000	NO MARKET EXPOSURE
4	726620	0146	6/2/06	\$629,000	NO MARKET EXPOSURE
4	726620	0146	2/28/06	\$410,000	NO MARKET EXPOSURE
4	753730	0065	2/8/07	\$57,132	RELATED PARTY, FRIEND, OR NEIGHBOR
4	753730	0135	12/27/05	\$410,000	NO MARKET EXPOSURE
4	792010	0020	11/1/05	\$188,000	NO MARKET EXPOSURE
4	913710	0675	11/15/06	\$390,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	913710	1353	8/30/05	\$370,000	NO MARKET EXPOSURE
4	913710	2036	7/12/06	\$625,000	NO MARKET EXPOSURE
4	913810	0310	8/4/06	\$248,000	QUIT CLAIM DEED
4	952810	2685	1/24/05	\$239,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	952810	2855	6/15/06	\$535,000	TEARDOWN SALE
4	952810	3045	9/15/06	\$435,000	TEARDOWN SALE
4	954720	0600	2/11/05	\$300,000	NO MARKET EXPOSURE
4	954720	1100	8/16/05	\$450,000	NO MARKET EXPOSURE
4	954720	1655	11/26/05	\$445,000	NO MARKET EXPOSURE
4	954720	2040	8/17/05	\$345,000	NO MARKET EXPOSURE
4	954720	2420	7/11/06	\$565,000	SEGREGATION AND/OR MERGER
4	954720	2740	7/6/05	\$565,000	NO MARKET EXPOSURE
4	954720	3230	3/1/07	\$430,000	TEARDOWN SALE
4	954720	4025	8/30/06	\$505,000	UNFINISHED AREA>0
4	954720	4095	12/29/06	\$530,000	NO MARKET EXPOSURE
4	954720	4700	2/22/06	\$400,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	954720	4735	5/27/05	\$370,000	DOR RATIO
4	954720	5030	8/15/05	\$500,000	NO MARKET EXPOSURE
4	954720	5110	4/20/07	\$688,500	RELOCATION - SALE TO SERVICE
4	954720	5420	9/30/05	\$146,006	QUIT CLAIM DEED
5	042504	9049	4/18/06	\$332,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	042504	9057	6/20/05	\$350,000	NO MARKET EXPOSURE
5	042504	9086	5/18/06	\$392,500	NO MARKET EXPOSURE
5	042504	9184	11/23/05	\$125,000	NO MARKET EXPOSURE
5	043800	0095	10/21/05	\$415,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	043800	0130	4/25/06	\$540,000	NO MARKET EXPOSURE
5	043900	0140	5/6/05	\$600,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	043900	0270	4/2/07	\$475,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	043900	0460	1/16/07	\$170,000	DOR RATIO
5	127930	0025	7/10/06	\$440,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	151380	0124	10/29/07	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	254570	0185	7/26/06	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	329080	0100	11/23/05	\$325,000	NO MARKET EXPOSURE
5	329080	0125	7/24/06	\$700,000	TEARDOWN SALE
5	329080	0180	4/27/05	\$250,000	NO MARKET EXPOSURE
5	369290	0030	9/25/07	\$500,000	TEARDOWN SALE
5	369290	0185	11/12/07	\$1,489,000	DATA DOES NOT MATCH SALE
5	369290	0185	10/14/05	\$451,050	TEARDOWN SALE
5	369290	0285	6/16/05	\$399,500	IMP CHARACTERISTICS CHANGED SINCE SALE
5	508140	0700	3/2/05	\$486,700	IMP CHARACTERISTICS CHANGED SINCE SALE
5	508140	0720	5/18/06	\$368,000	TEARDOWN SALE
5	510140	0712	7/31/06	\$408,000	NO MARKET EXPOSURE
5	510140	0712	4/25/05	\$290,000	NO MARKET EXPOSURE
5	510140	2184	9/9/05	\$428,000	RELOCATION - SALE TO SERVICE
5	510140	2185	4/25/05	\$425,000	SEGREGATION AND/OR MERGER
5	510140	2452	12/12/06	\$270,000	MORE THAN 1 IMP
5	510140	2458	4/18/07	\$315,000	PREVIOUS IMP VALUE<=25,000
5	510140	2464	11/6/06	\$357,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	510140	2466	9/20/05	\$290,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	510140	2482	12/13/07	\$150,000	DOR RATIO
5	510140	2494	1/10/06	\$342,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	510140	4250	12/26/06	\$299,950	NON-REPRESENTATIVE SALE
5	510140	4289	12/7/05	\$232,000	OBSOLESCENCE>0
5	510140	4300	3/14/06	\$104,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	510140	4322	10/25/05	\$309,950	IMP CHARACTERISTICS CHANGED SINCE SALE
5	510140	4349	11/19/07	\$439,000	RELOCATION - SALE TO SERVICE
5	536320	0004	2/12/07	\$280,000	TEARDOWN SALE
5	536320	0005	2/12/07	\$280,000	TEARDOWN SALE
5	536320	0013	7/11/05	\$285,000	NO MARKET EXPOSURE
5	536320	0079	7/30/07	\$360,000	PREVIOUS IMP VALUE<=25,000
5	536320	0150	5/30/07	\$470,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	536320	0155	8/4/06	\$325,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	536320	0197	12/22/05	\$10,000	QUIT CLAIM DEED
5	536320	0227	5/19/06	\$678,000	OBSOLESCENCE>0
5	536320	0228	2/10/05	\$145,577	DOR RATIO
5	536320	0257	1/20/07	\$341,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	536320	0263	2/3/06	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	549970	0058	12/5/06	\$495,000	SEGREGATION AND/OR MERGER
5	565260	0060	8/2/06	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	565260	0340	1/31/05	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	565260	0360	11/14/05	\$238,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	565260	0525	8/1/06	\$590,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	565260	0580	9/20/05	\$380,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	565260	0708	2/23/07	\$355,000	TEARDOWN SALE
5	565260	0855	8/18/05	\$373,450	MORE THAN 1 IMP
5	565260	0870	7/10/07	\$408,000	TEARDOWN SALE
5	565260	0894	2/24/06	\$300,000	TEARDOWN SALE
5	565260	0896	10/16/07	\$325,000	TEARDOWN SALE
5	565260	0947	4/17/06	\$336,001	IMP CHARACTERISTICS CHANGED SINCE SALE
5	565260	1030	9/13/07	\$55,750	PARTIAL INTEREST
5	565260	1195	2/7/05	\$319,500	RELOCATION - SALE TO SERVICE
5	565260	1460	3/23/06	\$530,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	565260	1470	6/8/06	\$400,000	TEARDOWN SALE
5	717020	0095	6/16/05	\$290,000	NO MARKET EXPOSURE
5	740970	0005	8/26/05	\$435,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	740970	0005	11/12/06	\$565,000	NO MARKET EXPOSURE
5	740970	0215	6/26/05	\$414,000	NO MARKET EXPOSURE
5	740970	0290	10/10/06	\$330,000	NO MARKET EXPOSURE
5	740970	0355	10/26/06	\$340,000	NO MARKET EXPOSURE
5	740970	0385	1/20/05	\$785,000	NO MARKET EXPOSURE
5	740970	0705	8/5/05	\$705,000	NON-REPRESENTATIVE SALE
5	741020	0150	9/22/06	\$220,080	OBSOLESCENCE>0
5	741020	0150	7/14/05	\$490,000	OBSOLESCENCE>0
5	741020	0220	7/10/07	\$250,000	NON-REPRESENTATIVE SALE
5	741020	0353	3/14/07	\$163,210	QUIT CLAIM DEED
5	741020	0420	11/27/05	\$870,500	TEARDOWN SALE
5	769710	0035	12/19/05	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	792010	0065	4/21/06	\$320,000	PREVIOUS IMP VALUE<=25,000
5	797720	0690	12/18/06	\$365,000	NO MARKET EXPOSURE
5	797720	0860	2/22/07	\$365,000	PREVIOUS IMP VALUE<=25,000
5	797720	0965	12/6/05	\$335,000	TEARDOWN SALE
5	797720	0970	5/18/06	\$405,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	797720	1210	8/17/05	\$499,990	IMP CHARACTERISTICS CHANGED SINCE SALE
5	797720	1245	5/10/07	\$455,100	TEARDOWN SALE
5	797720	1445	3/11/05	\$335,000	NO MARKET EXPOSURE
5	797720	1756	10/1/07	\$155,916	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	815660	0200	11/16/07	\$303,490	QUIT CLAIM DEED
5	864150	0190	2/21/06	\$349,950	MORE THAN 1 IMP
5	864150	0205	3/17/06	\$434,500	TEARDOWN SALE
5	864150	0250	1/18/07	\$157,360	RELATED PARTY, FRIEND, OR NEIGHBOR
5	864150	0250	12/20/07	\$2,987	RELATED PARTY, FRIEND, OR NEIGHBOR
5	893810	0135	8/19/05	\$162,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	921290	0005	4/24/06	\$110,524	NO MARKET EXPOSURE
5	921290	0485	10/26/06	\$466,000	TEARDOWN SALE
5	921290	0490	3/27/07	\$525,000	OBSOLESCENCE>0
5	921290	0515	5/11/05	\$540,000	OBSOLESCENCE>0
5	921290	0610	6/15/06	\$467,500	NO MARKET EXPOSURE
5	921290	0685	4/17/06	\$469,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	921440	0050	7/18/05	\$153,987	QUIT CLAIM DEED
5	921440	0190	12/20/05	\$525,000	NO MARKET EXPOSURE
5	921540	0275	6/2/05	\$362,950	IMP CHARACTERISTICS CHANGED SINCE SALE
5	921540	0280	9/22/05	\$185,333	DOR RATIO
6	038100	0250	9/1/06	\$35,003	QUIT CLAIM DEED
6	038100	0270	3/23/07	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	038100	0360	10/12/05	\$523,000	NO MARKET EXPOSURE
6	043000	0090	12/5/06	\$246,278	NON-REPRESENTATIVE SALE
6	043500	0095	12/23/05	\$408,500	NO MARKET EXPOSURE
6	044200	0110	7/24/07	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	044200	0185	10/2/06	\$152,000	QUIT CLAIM DEED
6	044600	0075	5/12/06	\$291,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	044600	0201	9/12/05	\$101,140	RELATED PARTY, FRIEND, OR NEIGHBOR
6	221550	0065	3/22/05	\$300,000	QUIT CLAIM DEED
6	271060	0050	2/9/06	\$320,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	271060	0055	4/30/06	\$188,800	PARTIAL INTEREST
6	342604	9115	6/24/05	\$360,000	NO MARKET EXPOSURE
6	342604	9121	9/30/05	\$240,000	TEARDOWN SALE
6	382070	0110	4/6/06	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	507140	0340	9/12/05	\$475,000	PREVIOUS IMP VALUE<=25,000
6	507140	0485	1/26/05	\$185,467	QUIT CLAIM DEED
6	507140	0866	11/15/06	\$675,000	PREVIOUS IMP VALUE<=25,000
6	521020	0200	4/20/05	\$320,000	TEARDOWN SALE
6	521020	0297	4/14/05	\$777,000	OPEN SPACE
6	521020	0298	2/28/06	\$470,000	OPEN SPACE
6	521020	0405	5/8/07	\$260,000	DOR RATIO
6	521020	0486	2/6/07	\$475,000	OPEN SPACE
6	543030	0006	4/26/05	\$400,000	NO MARKET EXPOSURE
6	601550	0110	11/15/06	\$180,158	RELATED PARTY, FRIEND, OR NEIGHBOR
6	601550	0180	9/15/05	\$495,000	NO MARKET EXPOSURE
6	639200	0185	10/11/05	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	639200	0200	5/26/05	\$170,000	DOR RATIO
6	639200	0205	5/26/05	\$379,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	639200	0810	6/20/07	\$91,308	DOR RATIO
6	639200	3304	9/22/05	\$224,070	QUIT CLAIM DEED
6	639200	3425	4/3/07	\$117,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	639200	3430	7/1/05	\$385,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	639200	3470	2/5/07	\$459,950	RELOCATION - SALE TO SERVICE
6	639200	3525	4/5/07	\$86,759	QUIT CLAIM DEED
6	639200	3854	12/14/05	\$6,920	DOR RATIO
6	639200	3905	1/18/06	\$26,837	QUIT CLAIM DEED
6	639200	3905	11/14/06	\$420,000	TEARDOWN SALE
6	639200	3940	10/24/06	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	684470	0495	6/13/05	\$370,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	684470	0575	12/21/05	\$275,000	TEARDOWN SALE
6	684470	0635	7/7/05	\$300,000	PREVIOUS IMP VALUE<=25,000
6	684470	0760	3/23/06	\$178,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	0855	10/15/07	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	1341	7/18/07	\$302,766	EXEMPT FROM EXCISE TAX
6	684470	1470	12/6/06	\$409,000	TEARDOWN SALE
6	684470	2155	5/25/06	\$467,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	684470	2650	9/20/06	\$6,977	QUIT CLAIM DEED
6	684470	3195	6/12/06	\$420,950	OBSOLESCENCE>0
6	684470	3590	6/13/06	\$198,225	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	3630	12/4/07	\$930,000	PERCENT COMPLETE<100
6	684470	3720	5/30/07	\$663,000	TEARDOWN SALE
6	717630	0042	12/3/07	\$829,000	DATA DOES NOT MATCH SALE
6	742070	0040	4/13/05	\$350,000	NO MARKET EXPOSURE
6	742070	0075	7/20/05	\$330,000	TEARDOWN SALE
6	742070	0095	5/18/05	\$395,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	797420	0929	6/30/05	\$345,000	PREVIOUS IMP VALUE<=25,000
6	797420	0940	2/14/06	\$668,000	SEGREGATION AND/OR MERGER
6	858540	0035	7/5/07	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	858540	0035	6/21/07	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	858540	0035	10/2/06	\$400,864	FORCED SALE
6	858540	0035	12/21/05	\$462,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	885300	0045	8/10/05	\$399,977	RELOCATION - SALE TO SERVICE
6	893510	0080	2/6/06	\$487,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	921340	0055	4/27/05	\$339,000	NO MARKET EXPOSURE
6	921340	0100	7/21/06	\$410,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	924490	0161	7/21/05	\$420,000	NO MARKET EXPOSURE

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

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

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

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

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*



King County

Department of Assessments

King County Administration Bldg.
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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