

Executive Summary Report

Characteristics-Based Market Adjustment for 2008 Assessment Roll

Area Name / Number: View Ridge / Cedar Park / Sheridan Beach / 46
Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 466

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2007 Value	\$376,100	\$312,600	\$688,700	\$786,800	87.5%	16.59%
2008 Value	\$413,200	\$343,900	\$757,100	\$786,800	96.2%	16.59%
Change	+\$37,100	+\$31,300	+\$68,400		+8.7%	0.00%
% Change	+9.9%	+10.0%	+9.9%		+9.9%	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	\$416,100	\$300,400	\$716,500
2008 Value	\$457,300	\$330,400	\$787,700
Percent Change	+9.9%	+10.0%	+9.9%

Number of one to three unit residences in the Population: 3870

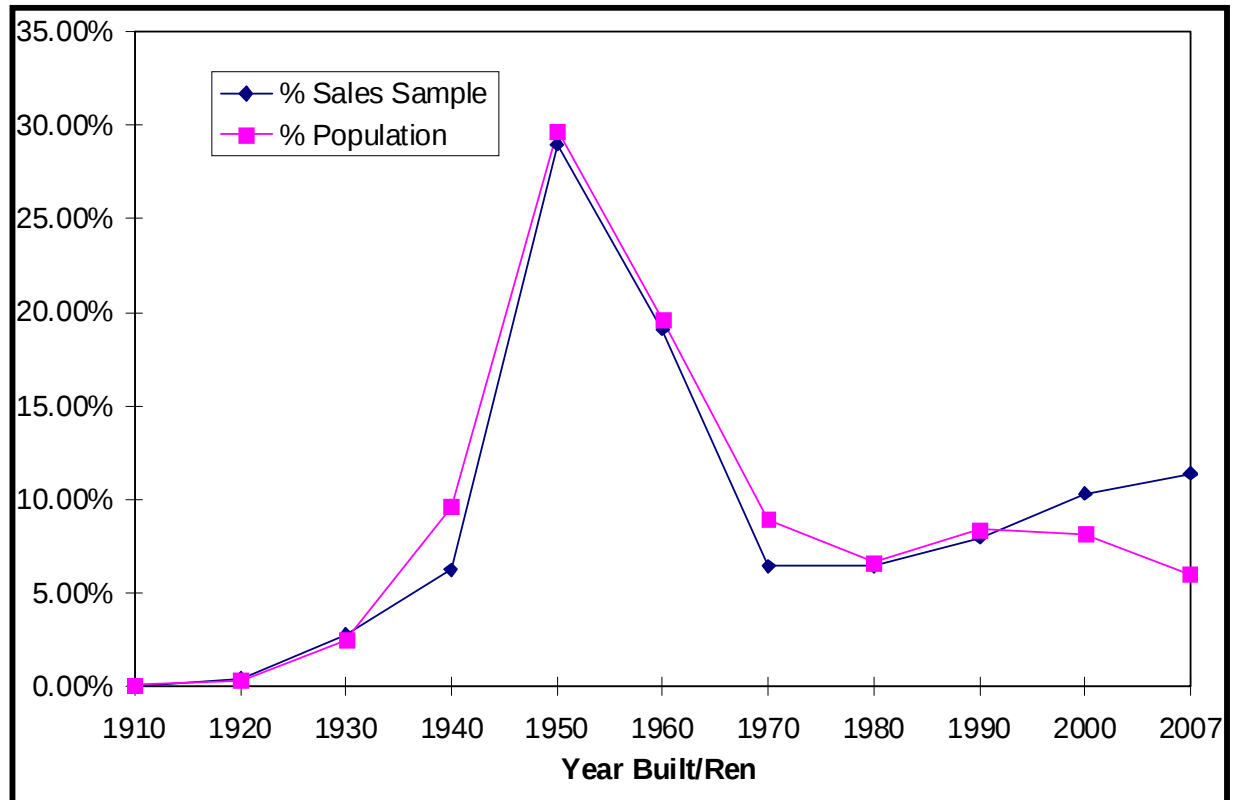
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. There weren't sufficient sales for a separate analysis of the waterfront. This area will be physically inspected for the 2009 assessment year. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

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

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.43%
1930	13	2.79%
1940	29	6.22%
1950	135	28.97%
1960	89	19.10%
1970	30	6.44%
1980	30	6.44%
1990	37	7.94%
2000	48	10.30%
2007	53	11.37%
	466	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.10%
1920	13	0.34%
1930	97	2.51%
1940	373	9.64%
1950	1149	29.69%
1960	760	19.64%
1970	346	8.94%
1980	257	6.64%
1990	324	8.37%
2000	315	8.14%
2007	232	5.99%
	3870	

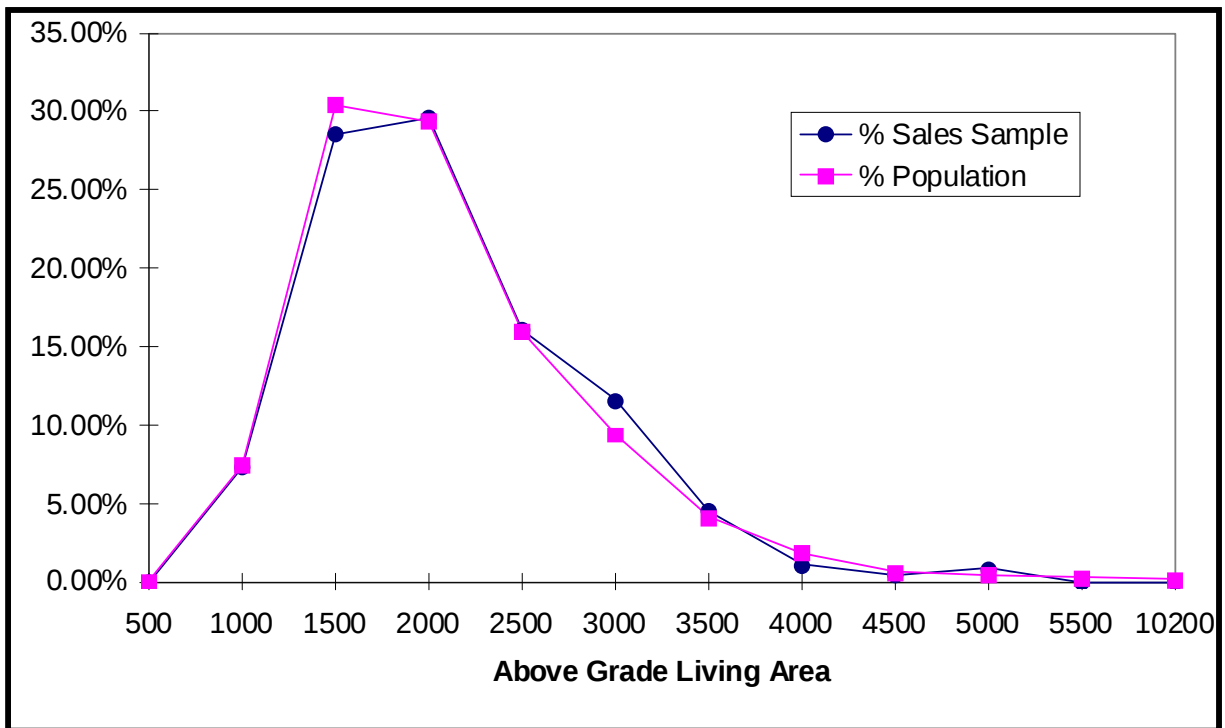


Sales of new homes built in the last several years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	34	7.30%
1500	133	28.54%
2000	138	29.61%
2500	75	16.09%
3000	54	11.59%
3500	21	4.51%
4000	5	1.07%
4500	2	0.43%
5000	4	0.86%
5500	0	0.00%
10200	0	0.00%
	466	

AGLA	Frequency	% Population
500	1	0.03%
1000	287	7.42%
1500	1178	30.44%
2000	1136	29.35%
2500	618	15.97%
3000	363	9.38%
3500	160	4.13%
4000	71	1.83%
4500	23	0.59%
5000	17	0.44%
5500	11	0.28%
10200	5	0.13%
	3870	

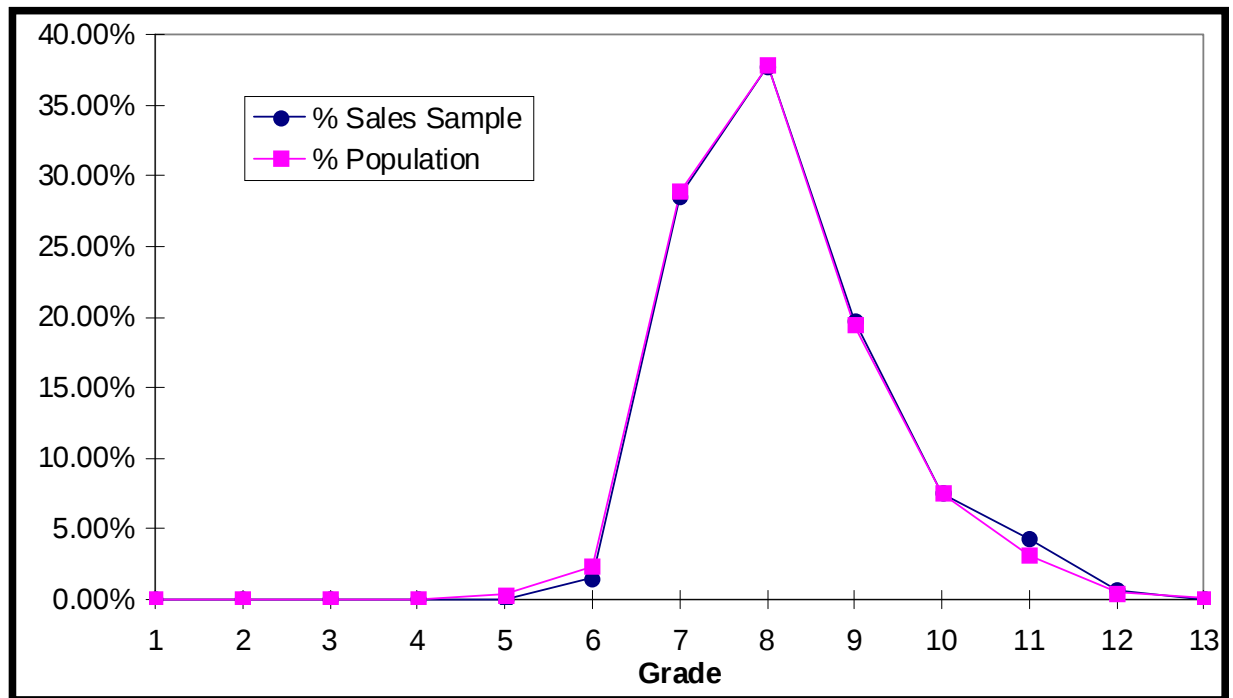


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

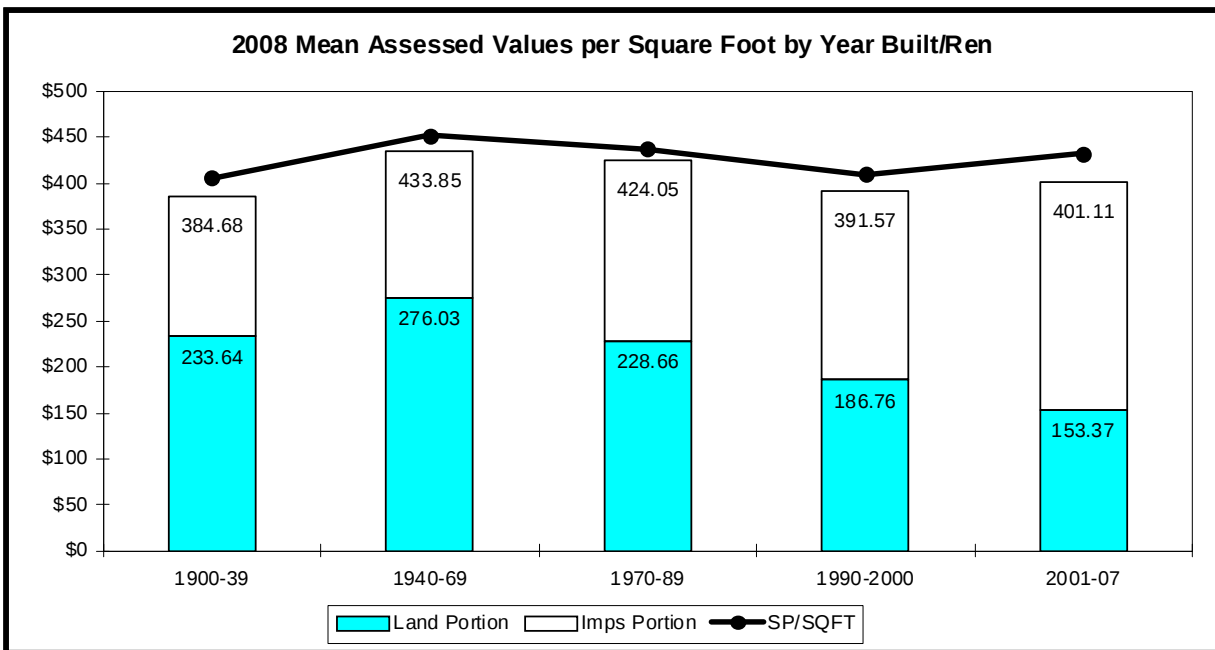
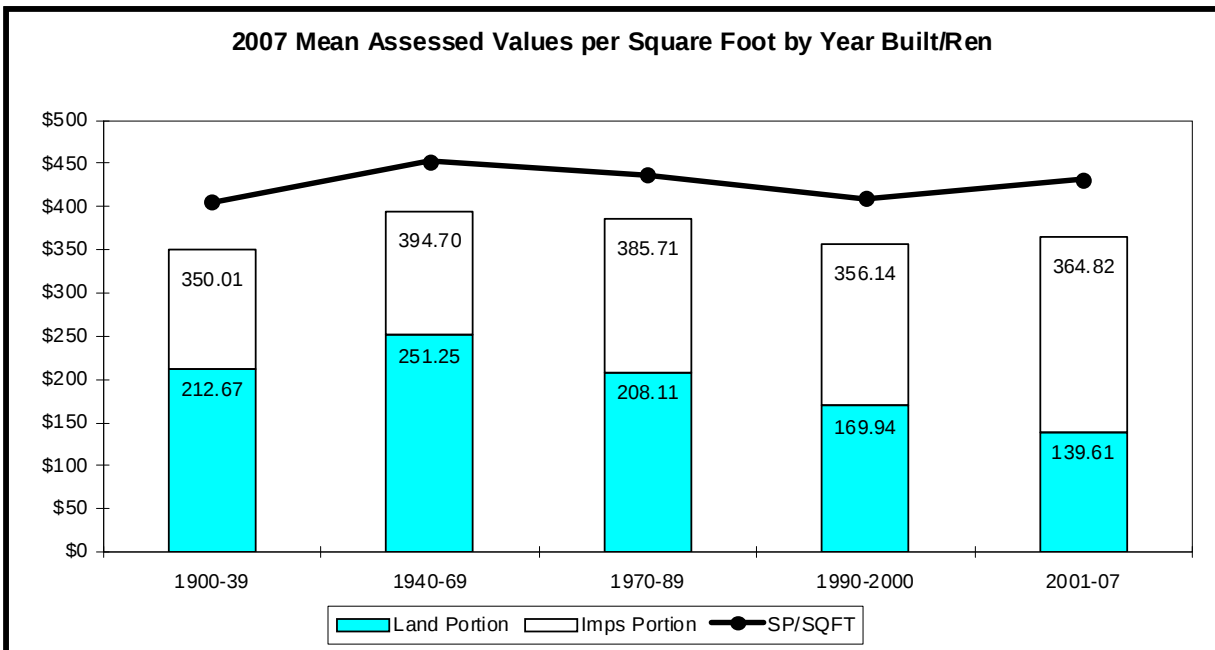
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	7	1.50%
7	133	28.54%
8	176	37.77%
9	92	19.74%
10	35	7.51%
11	20	4.29%
12	3	0.64%
13	0	0.00%
	466	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	13	0.34%
6	90	2.33%
7	1119	28.91%
8	1464	37.83%
9	752	19.43%
10	290	7.49%
11	120	3.10%
12	18	0.47%
13	3	0.08%
	3870	



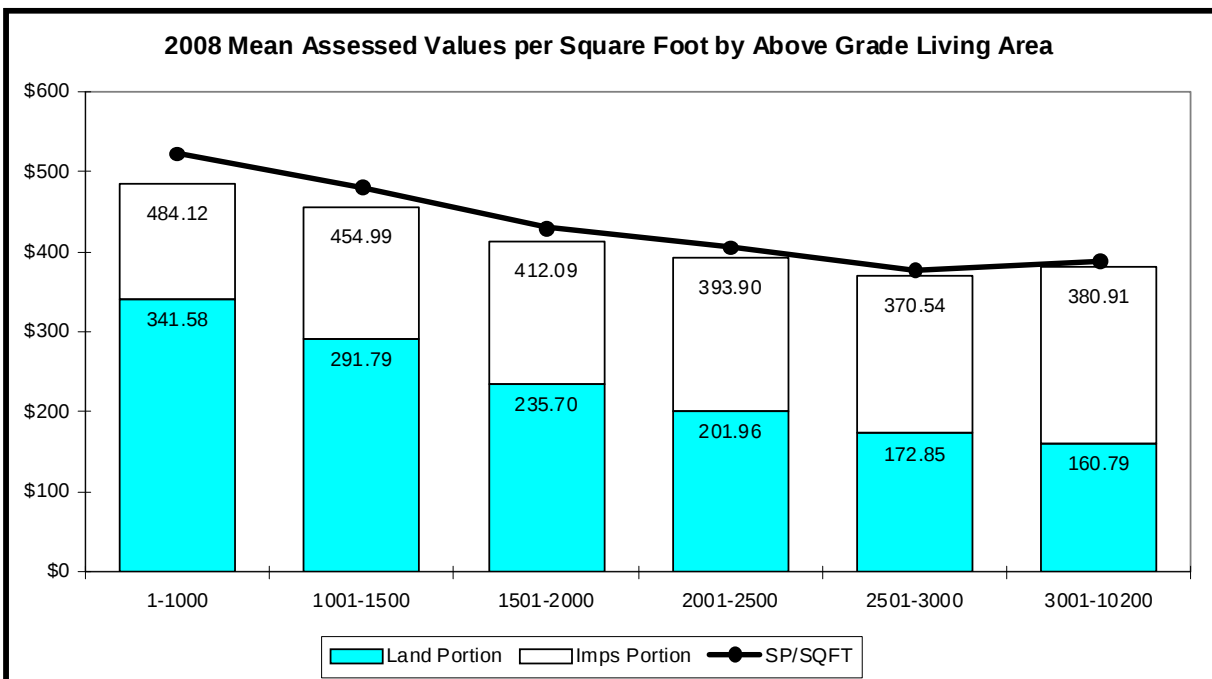
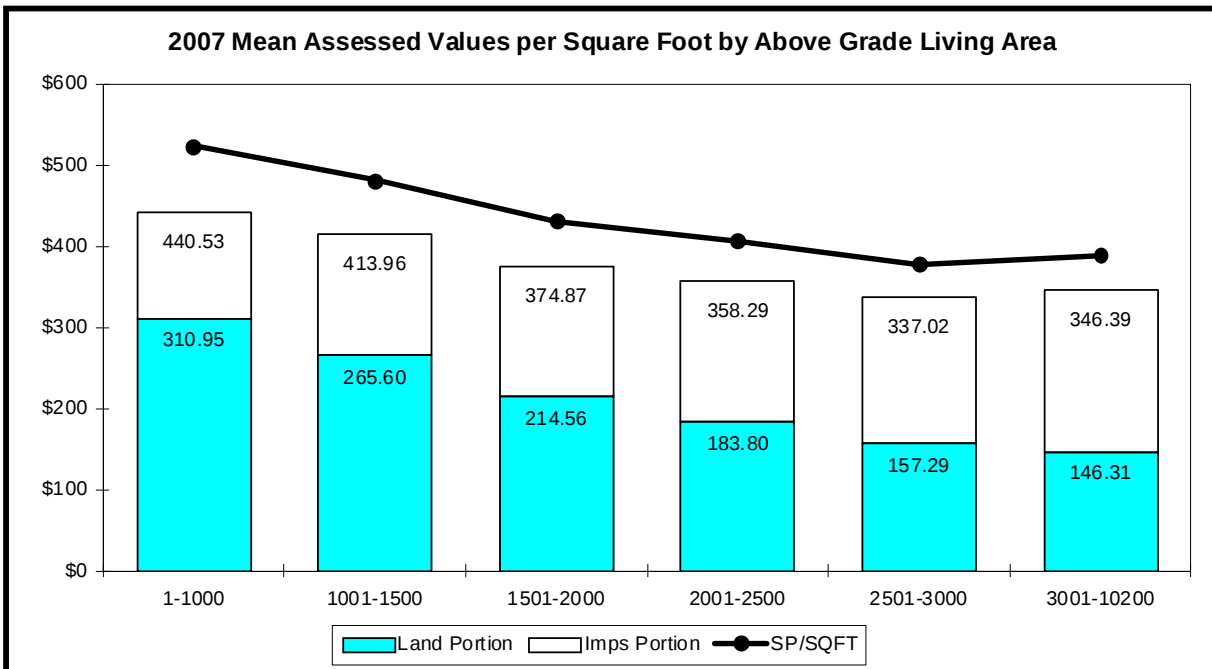
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



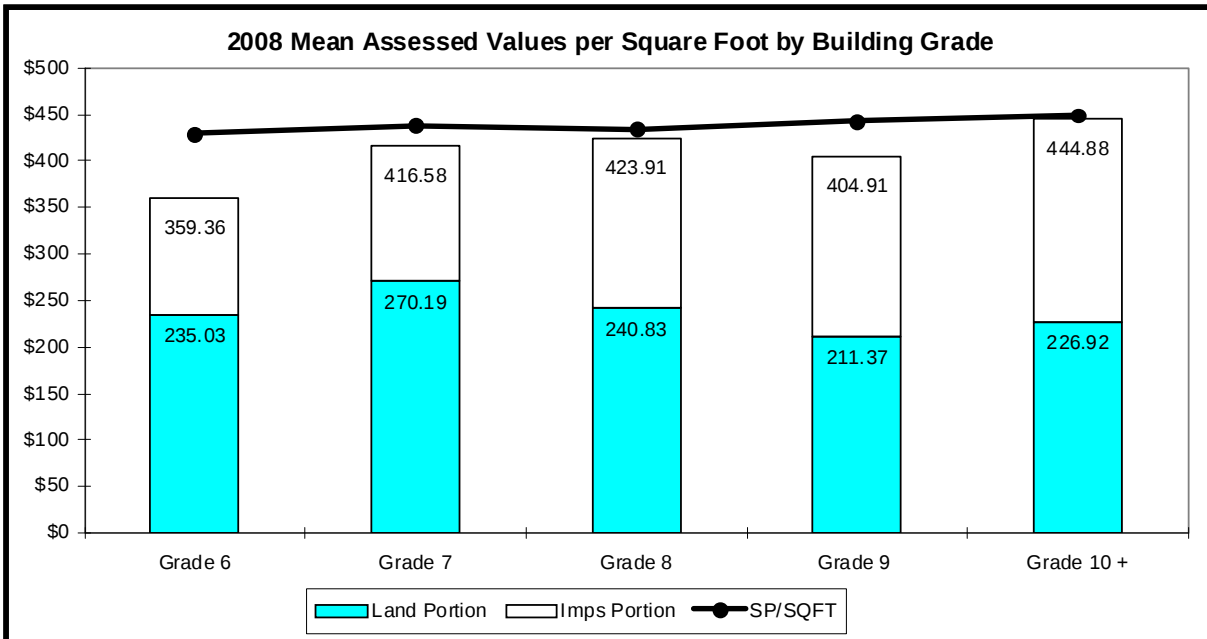
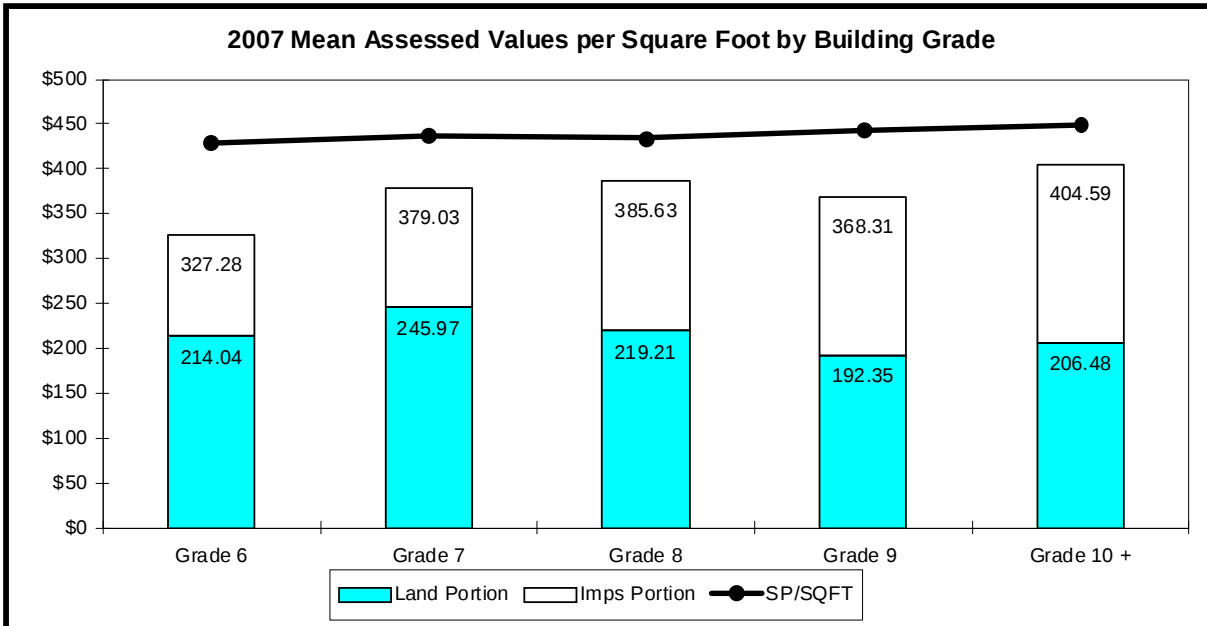
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

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 46



King County

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Annual Update Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: August 26, 2008

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 11 usable land sales available in the area, and their 2007 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10% increase in land assessments in the area for the 2008 Assessment Year. The formula is:

2008 Land Value = 2007 Land Value x 1.10, 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 area, views, waterfront, subareas and lot size. There weren't sufficient sales for a separate analysis of the waterfront. This area will be physically inspected for the 2009 assessment year. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels and maintaining equalization.

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 466 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 and maintain equalization.

The derived adjustment formula is:

2008 Total Value = 2007 Total Value * 1.10

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

2008 Improvements Value = 2008 Total Value minus 2008 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value * 1.10)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value * 1.10).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There are no mobile homes in area 46.

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 46 Annual Update Model Adjustments

$$2008 \text{ Total Value} = 2007 \text{ Total Value} + \text{Overall}$$

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 adjustment

10.00%

Comments

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

Area 46 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 0.962.

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	7	0.769	0.844	9.8%	0.617	1.072
7	133	0.872	0.958	9.9%	0.931	0.985
8	176	0.893	0.982	9.9%	0.959	1.006
9	92	0.837	0.920	9.9%	0.888	0.953
10 or Higher	58	0.899	0.989	10.0%	0.942	1.036
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1939	40	0.886	0.974	9.9%	0.914	1.034
1940-1969	254	0.875	0.962	9.9%	0.943	0.981
1970-1989	66	0.901	0.990	9.9%	0.943	1.037
1990-2000	53	0.869	0.955	9.9%	0.909	1.001
Greater than 2000	53	0.850	0.934	9.9%	0.893	0.976
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Average	313	0.875	0.962	9.9%	0.944	0.980
Good	115	0.894	0.983	9.9%	0.954	1.011
Very Good	38	0.830	0.913	9.9%	0.856	0.969
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	259	0.873	0.959	9.9%	0.939	0.980
1.5	39	0.883	0.970	9.9%	0.919	1.022
2	149	0.878	0.966	9.9%	0.939	0.992
Greater than 2	19	0.859	0.944	9.9%	0.870	1.018
Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Less than 1001	34	0.842	0.926	9.9%	0.871	0.980
1001-1500	133	0.863	0.948	9.9%	0.920	0.977
1501-2000	138	0.872	0.959	9.9%	0.933	0.985
2001-2500	75	0.881	0.968	9.9%	0.931	1.006
2501-3000	54	0.895	0.984	9.9%	0.933	1.034
Greater than 3000	32	0.884	0.972	10.0%	0.913	1.031

Area 46 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 0.962.

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

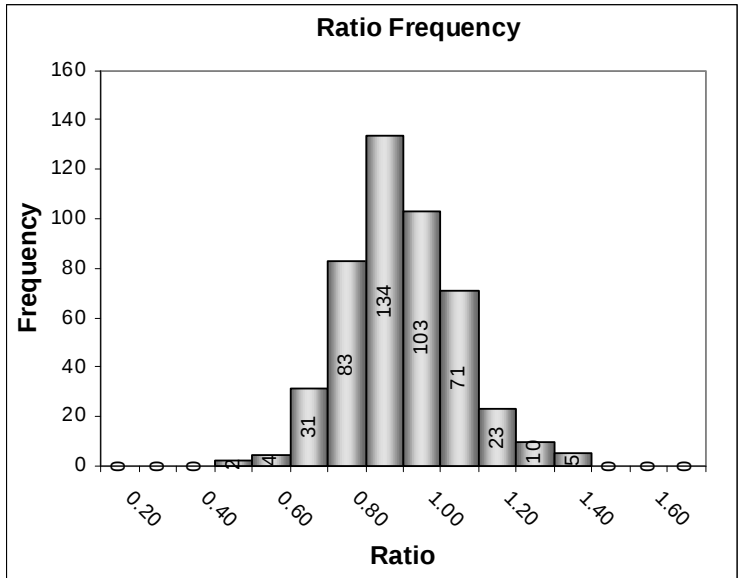
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	194	0.881	0.969	9.9%	0.947	0.990
Y	272	0.872	0.959	9.9%	0.939	0.980
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
N	438	0.887	0.975	9.9%	0.959	0.990
Y	28	0.795	0.874	10.0%	0.825	0.923
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	109	0.865	0.951	9.9%	0.919	0.982
3	105	0.864	0.950	9.9%	0.914	0.986
4	91	0.871	0.957	9.9%	0.924	0.990
5	161	0.890	0.979	9.9%	0.955	1.002
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Less than 3000	18	0.809	0.889	9.9%	0.839	0.939
03000-05000	32	0.833	0.916	9.9%	0.865	0.966
05001-08000	276	0.888	0.976	9.9%	0.958	0.995
08001-12000	111	0.886	0.974	9.9%	0.942	1.007
12001-16000	17	0.829	0.912	9.9%	0.804	1.019
16001-20000	5	0.726	0.798	10.0%	0.469	1.128
20001-30000	5	0.880	0.968	10.0%	0.751	1.186
30001-43559	2	0.769	0.845	9.9%	0.373	1.317

Annual Update Ratio Study Report (Before)

2007 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2007	Date of Report: 8/26/2008	Sales Dates: 1/2005 - 12/2007
Area View Ridge / Cedar Park / Sheridan Beach	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>	466		
<i>Mean Assessed Value</i>	688,700		
<i>Mean Sales Price</i>	786,800		
<i>Standard Deviation AV</i>	276,500		
<i>Standard Deviation SP</i>	349,573		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.897		
<i>Median Ratio</i>	0.889		
<i>Weighted Mean Ratio</i>	0.875		
UNIFORMITY			
<i>Lowest ratio</i>	0.491		
<i>Highest ratio:</i>	1.349		
<i>Coefficient of Dispersion</i>	13.20%		
<i>Standard Deviation</i>	0.149		
<i>Coefficient of Variation</i>	16.59%		
<i>Price Related Differential (PRD)</i>	1.024		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.875		
Upper limit	0.900		
95% Confidence: Mean			
Lower limit	0.883		
Upper limit	0.910		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	3870		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.149		
Recommended minimum:	35		
<i>Actual sample size:</i>	466		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	247		
# ratios above mean:	219		
z:	1.297		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



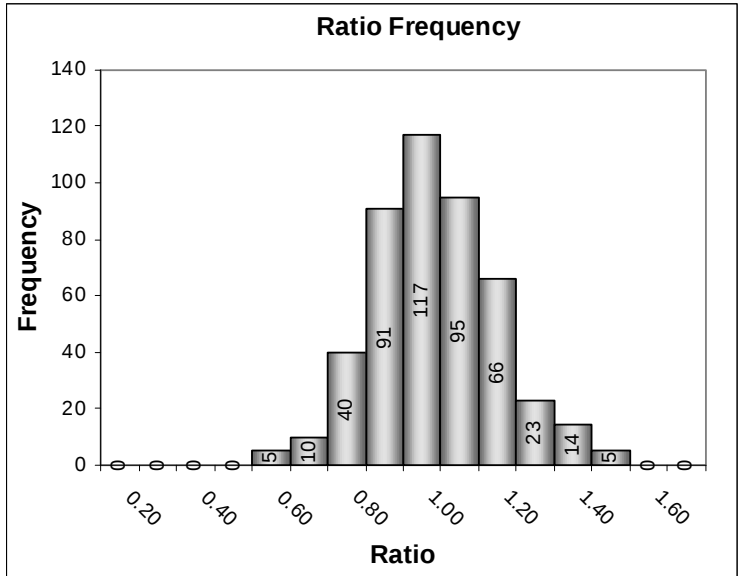
COMMENTS:

1 to 3 Unit Residences throughout area 46

Annual Update Ratio Study Report (After)

2008 Assessments

District/Team: NW / Team - 3	Lien Date: 01/01/2008	Date of Report: 8/26/2008	Sales Dates: 1/2005 - 12/2007
Area View Ridge / Cedar Park / Sheridan Beach	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	466		
Mean Assessed Value	757,100		
Mean Sales Price	786,800		
Standard Deviation AV	304,148		
Standard Deviation SP	349,573		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.986		
Median Ratio	0.977		
Weighted Mean Ratio	0.962		
UNIFORMITY			
Lowest ratio	0.538		
Highest ratio:	1.483		
Coefficient of Dispersion	13.19%		
Standard Deviation	0.164		
Coefficient of Variation	16.59%		
Price Related Differential (PRD)	1.024		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.961		
Upper limit	0.990		
95% Confidence: Mean			
Lower limit	0.971		
Upper limit	1.000		
SAMPLE SIZE EVALUATION			
N (population size)	3870		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.164		
Recommended minimum:	43		
Actual sample size:	466		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	247		
# ratios above mean:	219		
z:	1.297		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 46

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	081400	0030	7/6/07	\$333,000	780	0	6	1944	3	8040	N	N	11540 SAND POINT WAY NE
002	407530	0020	6/27/05	\$315,000	950	0	6	1926	4	7560	N	N	9550 SAND POINT WAY NE
002	393590	0110	12/6/05	\$375,000	810	300	7	1948	4	8192	N	N	11332 SAND POINT WAY NE
002	882090	0250	4/6/06	\$416,000	820	420	7	1932	5	3585	Y	N	12330 SAND POINT WAY NE
002	407780	0142	6/27/07	\$395,000	900	300	7	1942	4	7830	N	N	10720 SAND POINT WAY NE
002	407780	0171	9/13/06	\$540,000	900	700	7	1940	3	7200	Y	N	4508 NE 107TH ST
002	407320	0286	5/30/07	\$435,000	930	240	7	1952	3	7200	Y	N	10306 SAND POINT WAY NE
002	520720	0360	10/4/06	\$407,000	930	0	7	1953	3	5368	N	N	9215 49TH AVE NE
002	407780	0081	8/1/07	\$471,000	940	550	7	1948	3	7800	N	N	10612 SAND POINT WAY NE
002	882090	2590	2/24/06	\$325,000	970	0	7	1949	3	5800	N	N	11723 DURLAND AVE NE
002	520720	0240	8/9/06	\$409,000	990	990	7	1946	3	7200	N	N	9026 SAND POINT WAY NE
002	520720	0455	7/20/05	\$312,000	1010	0	7	1955	3	6890	N	N	9223 SAND POINT WAY NE
002	882090	0085	9/26/06	\$478,000	1010	780	7	1949	4	8800	Y	N	12400 42ND AVE NE
002	399270	0873	10/15/07	\$600,000	1020	1020	7	1956	4	12500	Y	N	11350 EXETER AVE NE
002	407530	0145	7/21/05	\$423,000	1020	900	7	1947	4	10800	N	N	9519 48TH AVE NE
002	407830	0100	8/28/06	\$669,000	1020	350	7	1949	3	6150	Y	N	10608 EXETER AVE NE
002	882090	1720	8/27/07	\$399,950	1100	0	7	1938	3	8400	N	N	4219 NE 124TH ST
002	520720	0410	3/14/05	\$375,500	1110	530	7	1977	3	6840	N	N	9244 SAND POINT WAY NE
002	520720	0465	9/27/06	\$500,000	1140	820	7	1979	3	7700	N	N	9105 SAND POINT WAY NE
002	882090	1710	3/11/05	\$542,000	1140	960	7	1947	4	8400	Y	N	4215 NE 124TH ST
002	735220	0005	6/8/07	\$1,249,980	1140	0	7	1936	3	3699	Y	Y	11504 RIVIERA PL NE
002	520720	0300	3/19/07	\$573,000	1150	790	7	1956	4	7200	N	N	9051 MATTHEWS AVE NE
002	407780	0099	1/21/05	\$390,000	1180	480	7	1952	3	7230	Y	N	10652 SAND POINT WAY NE
002	407780	0102	3/22/07	\$725,000	1190	300	7	1945	4	6525	Y	N	10606 DURLAND AVE NE
002	399270	0780	12/13/05	\$400,000	1200	0	7	1926	4	6000	N	N	11354 SAND POINT WAY NE
002	520720	0315	11/18/05	\$415,000	1200	700	7	1959	4	5612	N	N	9035 SAND POINT WAY NE
002	520720	0475	8/12/05	\$420,000	1200	0	7	1954	4	7560	N	N	9126 MATTHEWS AVE NE
002	407320	1315	5/31/05	\$977,000	1230	300	7	1945	4	6911	Y	Y	10324 RIVIERA PL NE
002	407480	0195	1/18/05	\$350,000	1320	1150	7	1941	4	7200	N	N	4715 NE 100TH ST
002	407780	0201	8/20/07	\$420,000	1320	0	7	1948	4	8643	N	N	11026 SAND POINT WAY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	882090	2690	4/7/05	\$275,000	1350	0	7	1942	4	7733	N	N	11734 SAND POINT WAY NE
002	882090	2365	5/24/06	\$585,000	1360	0	7	1947	4	10500	Y	N	11708 EXETER AVE NE
002	882090	2260	9/8/06	\$715,000	1370	410	7	1946	5	12474	Y	N	11734 LAKESIDE AVE NE
002	407320	0364	4/25/07	\$500,000	1380	0	7	1949	4	7200	N	N	4720 NE 100TH ST
002	882090	1800	7/24/07	\$565,000	1430	0	7	1930	4	15480	Y	N	4273 NE 125TH ST
002	407780	0055	10/5/06	\$575,000	1470	0	7	1946	5	7320	Y	N	10515 DURLAND AVE NE
002	882090	2295	2/17/05	\$535,000	1540	680	7	1939	4	14725	Y	N	11724 EXETER AVE NE
002	407780	0160	7/27/06	\$560,000	1550	0	7	1928	4	8100	N	N	10739 DURLAND AVE NE
002	407320	0648	5/23/06	\$625,000	1560	0	7	1918	3	11434	Y	N	10349 LAKE SHORE BLVD NE
002	407530	0105	10/20/06	\$345,000	1660	0	7	1986	3	3432	N	N	9500 SAND POINT WAY NE
002	882090	2475	10/12/06	\$494,000	1680	140	7	1980	3	4400	N	N	11947 EXETER AVE NE
002	407320	0301	3/10/06	\$610,000	1780	340	7	1943	4	7200	N	N	4707 NE 103RD ST
002	882090	2680	5/2/05	\$365,000	1780	0	7	1963	4	7733	N	N	11732 SAND POINT WAY NE
002	882090	2100	5/3/06	\$677,000	1790	560	7	1987	3	4122	Y	N	11923 LAKESIDE PL NE
002	407780	0070	6/9/06	\$735,000	1810	300	7	1971	4	5514	Y	N	10511 EXETER AVE NE
002	882090	1665	3/9/07	\$491,500	1820	370	7	1932	3	9880	N	N	4220 NE 123RD ST
002	407830	0086	3/13/07	\$795,000	1960	710	7	1951	3	7431	Y	N	10618 LAKESIDE AVE NE
002	407480	0175	7/10/07	\$600,000	2060	0	7	1997	5	7200	N	N	9741 48TH AVE NE
002	407480	0175	4/4/05	\$520,000	2060	0	7	1997	5	7200	N	N	9741 48TH AVE NE
002	399270	0790	4/16/07	\$755,000	2440	190	7	1938	5	6018	Y	N	11524 DURLAND AVE NE
002	407780	0118	6/2/06	\$568,998	1130	160	8	1951	4	7830	Y	N	10628 DURLAND AVE NE
002	407780	0136	4/5/05	\$405,000	1150	330	8	1949	3	7800	N	N	10726 SAND POINT WAY NE
002	735220	0540	11/27/06	\$1,325,000	1300	750	8	1991	3	3407	Y	Y	10764 RIVIERA PL NE
002	407320	0975	11/8/06	\$1,800,000	1310	1270	8	1982	3	8779	Y	Y	9546 LAKE SHORE BLVD NE
002	735170	0235	11/7/06	\$1,350,000	1330	980	8	1982	3	4436	Y	Y	11908 RIVIERA PL NE
002	393590	0093	2/8/06	\$510,000	1350	900	8	1957	3	13526	Y	N	4601 NE 113TH ST
002	407320	0470	10/3/07	\$759,000	1350	960	8	1928	5	8378	N	N	9733 49TH AVE NE
002	407780	0162	1/19/07	\$480,000	1420	1000	8	1931	3	7560	N	N	10740 SAND POINT WAY NE
002	399270	0660	12/1/06	\$490,000	1440	400	8	1936	4	7200	Y	N	11519 DURLAND AVE NE
002	882090	0185	6/26/05	\$599,950	1490	920	8	1973	3	7717	Y	N	12331 42ND AVE NE
002	407320	0576	2/22/07	\$585,000	1510	0	8	1953	3	6880	Y	N	10036 48TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	407320	0291	5/7/07	\$605,000	1530	1200	8	1952	3	7200	Y	N	4706 NE 103RD ST
002	407320	0291	10/2/06	\$509,000	1530	1200	8	1952	3	7200	Y	N	4706 NE 103RD ST
002	399270	0838	4/24/06	\$594,000	1540	450	8	1956	4	7067	Y	N	11323 EXETER AVE NE
002	871560	0069	9/25/07	\$1,995,000	1540	840	8	1952	4	16747	Y	Y	8702 SAND POINT WAY NE
002	407320	0554	8/17/06	\$676,495	1590	1190	8	1953	3	11040	Y	N	10045 49TH AVE NE
002	393590	0151	6/15/05	\$413,000	1630	500	8	1955	3	7883	Y	N	11303 DURLAND AVE NE
002	399270	0862	6/25/07	\$650,000	1630	0	8	1951	3	9142	Y	N	11515 LAKESIDE AVE NE
002	407320	0645	6/6/05	\$679,950	1670	670	8	1955	4	7100	Y	N	10352 48TH AVE NE
002	882090	1735	8/8/07	\$725,000	1690	1070	8	1976	3	8400	Y	N	4239 NE 124TH ST
002	882090	0195	9/22/06	\$790,000	1700	730	8	1946	4	14223	Y	N	12318 SAND POINT WAY NE
002	407320	0679	9/19/07	\$725,000	1750	0	8	1964	4	9266	Y	N	10317 LAKE SHORE BLVD NE
002	407530	0065	7/5/07	\$622,000	1790	480	8	1999	3	7200	N	N	9526 SAND POINT WAY NE
002	407320	0660	1/20/06	\$665,000	1820	1000	8	1962	3	7896	Y	N	10335 LAKE SHORE BLVD NE
002	407780	0017	4/11/05	\$527,500	1820	0	8	1947	3	6200	Y	N	10725 LAKESIDE AVE NE
002	735220	0705	8/9/07	\$1,200,000	1890	810	8	1976	3	2938	Y	Y	11310 RIVIERA PL NE
002	882090	2555	3/24/05	\$632,500	1900	550	8	1987	3	4003	Y	N	11745 DURLAND AVE NE
002	882090	2380	6/21/06	\$765,000	1920	960	8	2004	3	4240	Y	N	11737 EXETER AVE NE
002	882090	2651	10/24/05	\$500,000	1990	0	8	1922	4	7089	N	N	11718 SAND POINT WAY NE
002	399270	0864	3/15/06	\$980,000	2000	1040	8	1970	3	9720	Y	N	11501 LAKESIDE AVE NE
002	882090	0270	5/29/07	\$639,900	2040	0	8	1936	4	7681	Y	N	12352 SAND POINT WAY NE
002	882090	0270	5/18/05	\$517,000	2040	0	8	1936	4	7681	Y	N	12352 SAND POINT WAY NE
002	882090	2090	5/12/05	\$620,000	2090	0	8	1989	3	6024	Y	N	11933 LAKESIDE PL NE
002	407780	0119	9/10/06	\$761,500	2100	0	8	1949	4	11745	Y	N	10645 EXETER AVE NE
002	407780	0192	11/1/05	\$738,400	2110	0	8	1987	4	6975	Y	N	11015 EXETER AVE NE
002	882090	2325	2/6/06	\$760,000	2300	240	8	1968	3	7202	Y	N	11744 EXETER AVE NE
002	520720	0505	5/26/05	\$615,000	2370	0	8	1995	3	8416	N	N	9212 MATTHEWS AVE NE
002	882090	2185	9/6/06	\$878,000	2390	620	8	1931	4	8400	Y	N	12050 LAKESIDE AVE NE
002	882090	2549	8/8/06	\$630,000	2580	0	8	1991	3	3446	Y	N	11751 EXETER AVE NE
002	882090	2057	7/13/06	\$875,000	2600	750	8	1999	3	10432	Y	N	12045 LAKESIDE PL NE
002	407480	0135	5/25/05	\$721,000	2920	0	8	2001	3	7200	N	N	9721 48TH AVE NE
002	407320	0810	6/14/05	\$800,000	2960	0	8	1953	5	12000	Y	N	9712 49TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	407780	0106	2/8/07	\$910,000	3380	430	8	1939	4	8340	Y	N	4621 NE 107TH ST
002	735170	0080	9/24/07	\$1,350,000	1770	900	9	1988	3	3396	Y	Y	12342 RIVIERA PL NE
002	407780	0137	8/4/06	\$870,500	1860	1100	9	1947	4	15630	Y	N	10723 EXETER AVE NE
002	407320	0647	3/7/05	\$840,000	2010	900	9	1986	3	7751	Y	N	10353 LAKE SHORE BLVD NE
002	407320	0818	5/2/07	\$750,450	2510	0	9	1997	3	6000	N	N	4916 NE 97TH ST
002	393590	0088	12/26/07	\$890,000	2520	1330	9	2006	3	7227	Y	N	11050 DURLAND AVE NE
002	520720	0320	12/13/07	\$740,000	2880	0	9	2001	3	7136	Y	N	9021 SAND POINT WAY NE
002	882090	1740	4/30/07	\$980,000	3050	0	9	1989	3	8400	Y	N	4249 NE 124TH ST
002	407320	0355	12/1/05	\$635,000	3140	0	9	2001	3	7200	N	N	10014 SAND POINT WAY NE
002	393590	0007	9/20/06	\$1,225,000	3620	810	9	1991	5	7508	Y	N	11301 LAKESIDE AVE NE
002	342604	9034	8/23/05	\$2,490,000	4500	900	9	1995	3	13576	Y	Y	8750 SAND POINT WAY NE
002	342604	9049	7/29/05	\$1,645,000	2370	1270	10	1978	4	13345	Y	Y	9500 LAKE SHORE BLVD NE
002	882090	1775	1/27/06	\$701,500	2400	0	10	1983	3	7493	Y	N	12070 LAKESIDE PL NE
002	735220	0480	10/3/05	\$1,497,000	3060	0	10	1992	3	4925	Y	Y	10734 RIVIERA PL NE
002	882090	1670	12/7/05	\$1,150,000	3350	1040	10	2005	3	10140	N	N	4216 NE 123RD ST
002	871560	0062	9/26/05	\$2,186,000	3350	2000	10	2002	3	7974	Y	Y	8558 SAND POINT WAY NE
002	342604	9032	7/7/05	\$1,600,000	2630	1440	11	1981	3	13923	Y	Y	8746 SAND POINT WAY NE
003	106210	0020	10/19/05	\$292,500	670	0	6	1948	5	5000	N	N	17102 47TH AVE NE
003	766370	0120	4/12/07	\$423,500	770	0	6	1924	3	9228	N	N	14540 37TH AVE NE
003	766370	0120	12/1/06	\$380,000	770	0	6	1924	3	9228	N	N	14540 37TH AVE NE
003	674470	0445	10/10/06	\$347,000	830	0	6	1947	3	6237	N	N	15116 37TH AVE NE
003	383400	0006	9/25/06	\$493,000	1430	0	6	1944	5	6593	Y	N	13755 40TH AVE NE
003	145410	0480	10/14/05	\$343,000	880	0	7	1949	4	6171	N	N	4003 NE 135TH ST
003	156810	0815	12/14/06	\$440,000	1070	600	7	1950	4	8708	N	N	3518 NE 147TH ST
003	674470	0423	3/4/05	\$380,000	1070	400	7	1939	3	6250	Y	N	3711 NE 153RD ST
003	674470	1526	7/8/05	\$510,000	1140	720	7	1958	3	16288	Y	N	3784 NE 153RD ST
003	773850	0185	8/10/06	\$394,500	1150	0	7	2006	3	6249	N	N	16530 BOTHELL WAY NE
003	156810	0765	7/11/06	\$692,000	1180	1050	7	1954	3	11929	Y	N	3702 NE 147TH ST
003	932480	0460	10/24/05	\$400,000	1210	510	7	1951	3	8100	Y	N	14316 37TH AVE NE
003	106210	0090	7/27/07	\$400,000	1230	0	7	1950	3	4794	N	N	4514 NE 170TH ST
003	403010	0017	1/25/05	\$325,000	1240	0	7	1947	3	5850	N	N	17230 BEACH DR NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	773850	0465	3/20/07	\$511,250	1270	1000	7	1958	3	6850	Y	N	16248 BOTHELL WAY NE
003	145460	0175	4/12/06	\$985,000	1350	600	7	1930	4	40038	Y	N	13216 42ND AVE NE
003	145460	0211	5/7/07	\$800,000	1370	900	7	1962	4	9600	Y	N	13004 42ND AVE NE
003	773850	0475	5/15/07	\$375,000	1410	860	7	1958	3	6611	N	N	16260 BOTHELL WAY NE
003	674470	0304	10/16/06	\$783,000	1440	1000	7	1960	4	12615	Y	N	3920 NE 157TH PL
003	156810	0720	12/13/05	\$363,000	1460	990	7	1962	3	5804	N	N	3521 NE 148TH ST
003	674470	0446	11/27/07	\$750,000	1490	1270	7	1958	3	5650	Y	N	15120 38TH AVE NE
003	383400	0122	6/29/05	\$345,000	1540	0	7	1949	4	9480	N	N	13522 39TH AVE NE
003	674470	0421	9/7/05	\$570,000	1550	1300	7	1961	3	6953	Y	N	15124 38TH AVE NE
003	674470	0425	5/17/06	\$520,000	1610	470	7	1939	3	8125	Y	N	3715 NE 153RD ST
003	156810	0700	4/17/07	\$520,000	1620	1780	7	1919	4	11864	N	N	14712 35TH AVE NE
003	773910	0015	3/21/06	\$460,000	1710	0	7	1948	3	7320	N	N	16829 BEACH DR NE
003	735120	0295	9/13/06	\$940,000	1760	0	7	1960	4	2640	Y	Y	14368 EDGEWATER LN NE
003	766370	0030	3/12/07	\$1,300,000	1770	0	7	2004	3	3458	Y	Y	14528 EDGEWATER LN NE
003	156810	0725	10/26/06	\$579,950	1880	630	7	2006	3	5800	N	N	3527 NE 148TH ST
003	674470	1586	11/9/05	\$450,000	1980	900	7	1930	3	15375	Y	N	3728 NE 153RD ST
003	145510	0320	2/27/06	\$1,134,000	2030	480	7	1935	4	4558	Y	Y	13530 RIVIERA PL NE
003	145510	0075	12/28/06	\$695,000	2430	0	7	2005	3	8546	Y	N	13529 41ST AVE NE
003	812410	0104	5/11/07	\$795,000	2930	0	7	1991	3	10030	Y	N	4145 NE 142ND ST
003	145510	0076	10/18/05	\$495,000	1100	1100	8	1952	4	6921	Y	N	13533 41ST AVE NE
003	145460	0200	1/27/05	\$489,000	1240	1240	8	1999	3	7750	Y	N	13028 42ND AVE NE
003	145410	0720	10/25/05	\$435,000	1350	1050	8	1954	3	6660	N	N	12504 39TH AVE NE
003	145460	0236	5/15/06	\$690,000	1390	350	8	1976	3	9500	Y	N	12752 42ND AVE NE
003	735120	0205	11/29/05	\$945,000	1400	0	8	2005	3	592	Y	Y	14336 EDGEWATER LN NE
003	145560	0045	11/3/06	\$648,950	1540	910	8	1962	4	9377	Y	N	13747 42ND AVE NE
003	383400	0007	5/8/07	\$560,505	1550	800	8	1972	3	5999	Y	N	3923 NE 140TH ST
003	403640	0450	6/18/07	\$900,000	1550	930	8	1986	3	7869	Y	N	3721 NE 150TH ST
003	735120	0001	11/15/05	\$999,922	1570	0	8	1976	3	3400	Y	Y	13760 RIVIERA PL NE
003	145460	0281	6/23/05	\$792,000	1580	1580	8	1959	5	9600	Y	N	12532 42ND AVE NE
003	403640	0470	4/21/07	\$515,000	1580	320	8	1963	3	7776	Y	N	3733 NE 150TH ST
003	156810	0715	3/20/06	\$408,000	1620	1300	8	1963	3	5807	Y	N	3517 NE 148TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	773850	0451	9/28/05	\$655,000	1660	1590	8	1955	3	9747	Y	N	16154 BOTHELL WAY NE
003	812410	0015	4/30/07	\$1,000,000	1660	910	8	1955	4	16545	Y	N	14107 WESTWOOD PL NE
003	403640	0020	4/30/07	\$725,000	1680	990	8	1967	3	8342	Y	N	3817 NE 151ST ST
003	403640	0020	10/31/06	\$637,000	1680	990	8	1967	3	8342	Y	N	3817 NE 151ST ST
003	773910	0210	8/30/06	\$600,000	1680	1680	8	1948	3	10812	N	N	16750 45TH AVE NE
003	145510	0200	10/20/06	\$1,170,000	1690	970	8	1962	4	16116	Y	N	13538 42ND AVE NE
003	932480	0557	8/1/07	\$635,000	1700	520	8	1961	3	6726	Y	N	14355 38TH AVE NE
003	106210	0105	8/25/06	\$542,230	1800	0	8	1930	5	4784	N	N	4504 NE 171ST ST
003	403640	0150	9/13/07	\$800,000	1840	1420	8	1963	4	9311	Y	N	3712 NE 150TH ST
003	403640	0130	3/10/06	\$635,000	1930	1680	8	1963	4	8323	Y	N	15016 37TH AVE NE
003	403640	0520	11/1/06	\$660,000	2020	900	8	1975	3	10057	Y	N	14805 39TH AVE NE
003	932480	0475	1/14/05	\$565,000	2020	1050	8	1973	3	8100	Y	N	14220 37TH AVE NE
003	773850	0125	10/28/05	\$660,000	2090	0	8	1946	4	11215	Y	N	16555 41ST AVE NE
003	145460	0165	6/8/06	\$978,000	2160	530	8	1950	3	38851	Y	N	13226 42ND AVE NE
003	403010	0151	3/2/06	\$1,165,000	2200	0	8	1947	3	6345	Y	Y	17443 BEACH DR NE
003	145460	0091	6/27/06	\$662,800	2210	0	8	1947	4	16632	Y	N	12725 42ND AVE NE
003	145460	0191	9/20/06	\$915,000	2210	1490	8	1953	4	12000	Y	N	13048 42ND AVE NE
003	773850	0335	6/25/07	\$988,000	2260	840	8	1996	3	6288	Y	N	16167 41ST AVE NE
003	773850	0330	6/21/06	\$966,000	2290	390	8	1996	3	9414	Y	N	16433 41ST AVE NE
003	383400	0114	9/14/06	\$697,430	2370	660	8	1986	3	7213	Y	N	13524 39TH AVE NE
003	106210	0066	11/21/05	\$531,000	2690	0	8	1958	3	7500	N	N	4532 NE 170TH ST
003	773850	0535	9/30/05	\$855,000	2810	370	8	1936	5	6390	Y	N	16238 41ST AVE NE
003	145460	0026	12/12/07	\$789,000	2910	0	8	1980	4	12000	Y	N	13215 42ND AVE NE
003	145510	0270	8/13/07	\$2,000,000	3170	0	8	1978	3	7810	Y	Y	13710 RIVIERA PL NE
003	145510	0201	12/16/05	\$544,500	1410	1300	9	1959	4	9431	Y	N	13534 42ND AVE NE
003	403640	0260	6/8/07	\$1,000,000	1520	820	9	1976	3	9806	Y	N	14828 39TH AVE NE
003	156810	0826	7/27/07	\$837,000	1670	1560	9	1978	4	5918	Y	N	3812 NE 147TH ST
003	145410	0711	7/26/06	\$920,000	1740	920	9	1964	3	25063	Y	N	12512 39TH AVE NE
003	145460	0160	7/12/05	\$735,000	1850	540	9	1975	3	29789	Y	N	13240 42ND AVE NE
003	403640	0060	10/3/06	\$660,000	1900	1690	9	1965	3	11242	Y	N	3729 NE 151ST ST
003	674470	1480	10/25/05	\$881,000	1900	750	9	1987	3	11603	Y	N	3865 NE 155TH ST

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	145460	0104	3/9/05	\$762,500	2060	820	9	1989	3	9609	Y	N	12571 42ND AVE NE
003	403640	0180	6/3/05	\$565,000	2080	1660	9	1970	4	9542	Y	N	3734 NE 150TH ST
003	145560	0017	2/16/06	\$695,000	2160	0	9	1981	4	10202	Y	N	13723 42ND AVE NE
003	145950	0100	9/12/05	\$1,380,000	2180	960	9	1976	3	4800	Y	Y	12570 RIVIERA PL NE
003	773850	0345	5/11/07	\$835,000	2320	0	9	1956	3	6445	Y	N	16163 41ST AVE NE
003	674470	1500	8/28/06	\$871,000	2340	1030	9	1973	4	8675	Y	N	15333 BEACH DR NE
003	773850	0380	9/7/07	\$1,295,000	2340	1250	9	2005	3	7200	Y	N	16131 41ST AVE NE
003	674470	0660	10/17/06	\$755,000	2410	0	9	1977	3	8695	Y	N	15212 38TH PL NE
003	773850	0165	8/26/05	\$745,000	2440	980	9	1988	3	10200	Y	N	4004 NE 165TH ST
003	145560	0021	7/27/07	\$980,000	2560	520	9	1998	3	10829	Y	N	13727 42ND AVE NE
003	145460	0046	7/7/06	\$879,000	2640	0	9	1994	3	9600	Y	N	13035 D 42ND AVE NE
003	145510	0295	10/3/07	\$1,349,450	2670	0	9	1972	4	4557	Y	Y	13560 RIVIERA PL NE
003	674470	0462	3/16/06	\$1,075,000	2890	490	9	1947	5	13225	Y	N	3714 NE 151ST ST
003	674470	0741	5/17/05	\$765,000	2950	1490	9	1994	3	6510	Y	N	3856 NE 155TH ST
003	773910	0285	7/20/06	\$950,000	2960	0	9	2002	3	8550	N	N	16769 SHORE DR NE
003	773850	0790	9/9/05	\$2,000,000	1580	1400	10	2005	3	11100	Y	Y	16508 SHORE DR NE
003	145510	0095	10/10/05	\$835,000	2190	0	10	1970	4	22781	Y	N	13501 42ND AVE NE
003	145560	0031	10/17/06	\$1,150,000	2700	880	10	2006	3	7956	Y	N	13733 42ND AVE NE
003	116500	0020	7/11/05	\$695,000	2930	0	10	1990	3	7482	Y	N	4005 NE 160TH ST
003	116500	0010	4/21/05	\$790,000	3070	0	10	1990	3	7505	Y	N	4001 NE 160TH ST
003	145950	0115	3/2/05	\$1,725,000	3370	0	10	2002	3	5750	Y	Y	12532 RIVIERA PL NE
003	674470	1330	8/31/07	\$2,380,000	3990	0	10	1995	3	7184	Y	Y	15312 BEACH DR NE
003	674470	1320	6/21/06	\$1,900,000	2140	940	11	1996	3	7420	Y	Y	15314 BEACH DR NE
003	145460	0123	4/12/05	\$775,000	2350	1620	11	1991	3	8754	Y	N	12539 42ND AVE NE
003	145460	0275	5/23/06	\$965,250	2820	860	11	1989	3	24754	Y	N	12544 42ND AVE NE
003	674470	0761	7/12/05	\$1,190,000	3460	1040	11	1998	3	9886	Y	N	15517 LAKE SHORE BLVD
003	932480	0570	9/7/07	\$1,150,000	3540	1000	11	2001	3	8100	Y	N	14028 37TH AVE NE
003	106510	0025	6/11/07	\$2,080,000	2900	1260	12	1994	3	9147	Y	Y	4701 NE SHORE PL
003	773850	0266	3/15/07	\$2,660,000	4430	0	12	1999	3	8080	Y	Y	16042 BEACH DR NE
004	317910	0475	1/24/07	\$449,900	830	130	7	1948	3	5500	N	N	4514 NE 55TH ST
004	317910	2095	9/10/07	\$587,500	910	270	7	1942	3	5820	N	N	6257 VASSAR AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
004	317910	2095	7/14/05	\$511,000	910	270	7	1942	3	5820	N	N	6257 VASSAR AVE NE
004	317910	2160	3/12/05	\$409,000	930	240	7	1942	3	5400	N	N	6220 45TH AVE NE
004	317910	0685	9/13/07	\$630,000	980	700	7	1941	3	7006	Y	N	4559 STANFORD AVE NE
004	317910	2070	5/2/05	\$552,500	980	470	7	1942	5	6313	N	N	6227 VASSAR AVE NE
004	317910	0725	11/3/05	\$518,000	1000	850	7	1941	3	6398	N	N	4515 STANFORD AVE NE
004	317910	2180	10/5/06	\$639,000	1020	920	7	1949	3	6593	N	N	4504 NE 62ND ST
004	317910	0575	10/10/05	\$466,000	1030	900	7	1950	3	6469	N	N	4515 PURDUE AVE NE
004	317910	0750	5/30/07	\$561,000	1040	200	7	1945	4	6781	N	N	4502 PURDUE AVE NE
004	317910	0025	11/12/07	\$352,000	1080	240	7	1943	3	5929	N	N	4717 NE 55TH ST
004	317910	0490	2/28/06	\$459,000	1490	1110	7	1945	3	4758	N	N	5600 45TH AVE NE
004	317910	0535	4/27/05	\$649,000	1530	1000	7	1946	4	7497	N	N	4561 PURDUE AVE NE
004	317910	0482	6/27/06	\$427,500	1040	50	8	2003	3	1377	N	N	4502 A NE 55TH ST
004	317910	0483	6/19/06	\$445,000	1040	50	8	2003	3	1199	N	N	4508 B NE 55TH ST
004	317760	0070	9/12/07	\$590,000	1070	150	8	1950	3	6000	N	N	6238 53RD AVE NE
004	102504	9199	8/7/07	\$610,000	1080	0	8	1952	3	5100	N	N	6215 53RD AVE NE
004	317760	0065	12/14/05	\$559,950	1090	700	8	1950	4	6000	N	N	6242 53RD AVE NE
004	317910	0430	2/7/06	\$525,000	1090	660	8	1954	3	4276	N	N	5500 PRINCETON AVE NE
004	317760	0045	10/26/05	\$450,000	1100	1100	8	1950	3	5330	N	N	5307 NE 65TH ST
004	317910	0320	2/10/05	\$589,000	1140	640	8	1950	4	6000	Y	N	5220 PULLMAN AVE NE
004	317810	0011	4/11/05	\$450,000	1200	430	8	1954	3	5174	N	N	6245 54TH AVE NE
004	317810	0060	11/6/07	\$594,000	1210	680	8	1954	3	6003	N	N	6236 54TH AVE NE
004	317910	0180	6/19/07	\$755,000	1210	810	8	1953	3	6960	Y	N	5227 PULLMAN AVE NE
004	317710	0025	3/8/06	\$685,000	1220	1100	8	1950	4	6000	N	N	6032 52ND AVE NE
004	317810	0041	7/6/06	\$580,500	1220	1220	8	1955	3	6373	N	N	6312 54TH AVE NE
004	317910	0480	9/5/07	\$500,000	1260	0	8	2003	3	1536	N	N	4506 B NE 55TH ST
004	317810	0006	6/7/05	\$480,000	1270	1250	8	1954	3	6562	N	N	6253 54TH AVE NE
004	318010	0026	3/22/07	\$519,950	1270	0	8	2006	3	1270	N	N	4527 C NE 55TH ST
004	317760	0085	7/19/05	\$579,000	1330	1330	8	1950	4	6000	N	N	6226 53RD AVE NE
004	317760	0115	5/23/07	\$633,000	1330	240	8	1950	3	6000	N	N	6046 53RD AVE NE
004	317810	0015	7/23/07	\$665,000	1350	890	8	1955	3	5452	N	N	6233 54TH AVE NE
004	317660	0005	5/26/05	\$646,601	1430	800	8	1942	3	8095	Y	N	6234 51ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
004	317910	0780	12/21/05	\$585,000	1440	500	8	1950	3	6802	N	N	4544 PURDUE AVE NE
004	318010	0032	8/21/06	\$492,000	1450	0	8	2006	3	1273	N	N	4533 C NE 55TH ST
004	318010	0020	6/21/06	\$479,950	1460	0	8	1998	3	1892	N	N	4517 NE 55TH ST
004	318010	0021	6/27/06	\$470,000	1460	0	8	1998	3	1463	N	N	4521 NE 55TH ST
004	317660	0021	2/8/05	\$469,000	1490	1140	8	1941	3	6410	Y	N	5105 NE 65TH ST
004	317910	1925	6/9/06	\$733,000	1490	440	8	1948	3	6600	N	N	6055 WELLESLEY WAY NE
004	317810	0035	11/16/05	\$490,000	1590	0	8	1954	3	6487	N	N	6203 54TH AVE NE
004	317910	0795	8/9/07	\$640,000	1620	320	8	1948	4	6930	N	N	4562 PURDUE AVE NE
004	317910	0375	10/11/05	\$701,500	1640	120	8	1940	3	7843	Y	N	5510 ANN ARBOR AVE NE
004	317910	0800	4/13/07	\$650,000	1640	0	8	1948	4	6930	N	N	4568 PURDUE AVE NE
004	318010	0034	8/24/06	\$489,950	1650	0	8	2006	3	1428	N	N	4533 A NE 55TH ST
004	318010	0033	8/25/06	\$489,950	1680	0	8	2006	3	1158	N	N	4533 B NE 55TH ST
004	318010	0025	3/15/07	\$587,500	1700	0	8	2006	3	1758	N	N	4529 NE 55TH ST
004	318010	0030	10/19/06	\$549,950	1700	0	8	2006	3	1780	N	N	4531 NE 55TH ST
004	318010	0031	12/1/06	\$547,950	1700	0	8	2006	3	1969	N	N	4535 NE 55TH ST
004	318010	0024	4/3/07	\$599,950	1700	0	8	2006	3	1721	N	N	4525 NE 55TH ST
004	318010	0027	3/23/07	\$524,995	1740	0	8	2006	3	1196	N	N	4527 B NE 55TH ST
004	317910	0250	9/24/07	\$980,000	1770	640	8	1946	4	6540	Y	N	4941 PURDUE AVE NE
004	318010	0028	3/21/07	\$524,995	1810	0	8	2006	3	1513	N	N	4527 A NE 55TH ST
004	317910	2310	3/23/06	\$650,000	1880	700	8	1942	5	6720	N	N	4510 NE 60TH ST
004	317810	0026	9/1/07	\$648,000	1900	0	8	1955	4	6000	N	N	6215 54TH AVE NE
004	317910	1670	3/9/07	\$854,500	1940	430	8	1942	4	6367	Y	N	6046 ANN ARBOR AVE NE
004	317660	0075	8/1/06	\$749,500	1960	0	8	1943	4	7216	N	N	6201 52ND AVE NE
004	317910	2315	7/24/07	\$1,025,000	2090	480	8	2004	3	5000	N	N	4516 NE 60TH ST
004	317910	1960	9/7/07	\$903,000	2350	140	8	1944	5	7796	N	N	6262 VASSAR AVE NE
004	317710	0045	10/24/07	\$1,100,000	2390	950	8	1947	3	6000	N	N	6008 52ND AVE NE
004	317910	1900	4/13/05	\$823,500	2400	1120	8	1946	4	6600	Y	N	6027 WELLESLEY WAY NE
004	317910	0355	8/13/07	\$770,000	2950	0	8	1978	4	6000	Y	N	5038 PULLMAN AVE NE
004	317910	1835	6/29/07	\$870,000	1320	570	9	1950	5	6600	Y	N	6068 WELLESLEY WAY NE
004	317910	1195	7/17/07	\$700,000	1390	700	9	1961	3	5457	Y	N	5815 VASSAR AVE NE
004	317910	0450	6/20/07	\$760,000	1500	700	9	1941	4	6503	N	N	4824 PULLMAN AVE NE

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Area 46
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	317910	1840	4/16/07	\$803,000	1520	610	9	1950	3	6600	Y	N	6060 WELLESLEY WAY NE
004	317910	1790	4/24/07	\$1,060,000	1640	660	9	1947	5	6600	Y	N	6049 ANN ARBOR AVE NE
004	317910	0380	12/15/05	\$795,000	1700	860	9	1941	3	8376	Y	N	5008 PULLMAN AVE NE
004	317910	1225	11/17/05	\$650,000	1710	1100	9	1941	3	7335	Y	N	5849 VASSAR AVE NE
004	102504	9220	6/24/05	\$607,350	1720	860	9	1967	3	8511	N	N	6255 52ND AVE NE
004	317610	0036	8/2/05	\$760,000	1720	1170	9	1958	4	6600	Y	N	6227 51ST AVE NE
004	317910	2270	10/25/05	\$715,000	1720	600	9	1941	4	6324	Y	N	4700 NE 60TH ST
004	317910	0865	7/23/07	\$980,000	1800	1800	9	1951	3	7029	Y	N	5609 ANN ARBOR AVE NE
004	317760	0075	5/17/07	\$938,000	1890	1210	9	1998	3	6000	N	N	6232 53RD AVE NE
004	317910	0060	12/8/05	\$858,000	1890	910	9	2002	3	6750	N	N	4809 PULLMAN AVE NE
004	317910	1285	2/3/05	\$600,000	1890	1000	9	1958	4	5152	Y	N	5825 ANN ARBOR AVE NE
004	317910	1005	6/21/05	\$901,000	2000	600	9	1930	4	6966	Y	N	5700 ANN ARBOR AVE NE
004	317910	1280	11/13/07	\$1,265,000	2130	1090	9	1940	5	6399	Y	N	5815 ANN ARBOR AVE NE
004	317660	0112	10/27/07	\$890,000	2230	410	9	1973	5	5580	N	N	6214 52ND AVE NE
004	317910	1755	11/22/05	\$790,000	2330	0	9	1957	4	8242	N	N	6003 PRINCETON AVE NE
004	112504	9051	9/21/05	\$710,000	2520	570	9	2000	3	5108	N	N	5511 NE 65TH ST
004	317910	1580	4/5/05	\$975,000	2530	1120	9	2003	4	5819	Y	N	4911 NE 65TH ST
004	317910	0225	10/9/07	\$1,260,000	2560	1090	9	1993	3	6480	Y	N	4915 PURDUE AVE NE
004	112504	9202	6/7/07	\$911,000	2560	0	9	2000	3	5000	N	N	5513 NE 65TH ST
004	102504	9121	4/11/07	\$1,270,000	2700	1160	9	1940	4	10725	Y	N	6060 50TH AVE NE
004	317910	1680	11/1/07	\$1,279,000	2810	980	9	2007	3	5194	Y	N	6215 NE PRINCETON WAY
004	317910	1681	12/10/07	\$1,279,000	2820	960	9	2007	3	5348	Y	N	6052 ANN ARBOR AVE NE
004	112504	9206	3/28/05	\$741,000	2880	0	9	2003	3	5078	N	N	5506 NE 62ND ST
004	317910	0110	4/3/07	\$1,335,000	3100	920	9	2004	3	9203	Y	N	5025 PULLMAN AVE NE
004	317610	0155	6/17/05	\$970,000	3190	1200	9	1972	3	7216	Y	N	6208 51ST AVE NE
004	317910	1780	6/26/06	\$1,400,000	2420	1800	10	1953	5	13200	Y	N	6045 ANN ARBOR AVE NE
004	317910	1461	4/27/06	\$1,075,000	2870	0	10	1991	3	5000	Y	N	6227 50TH AVE NE
005	893460	0115	6/22/06	\$515,000	800	800	7	1944	4	6138	N	N	6845 46TH AVE NE
005	892760	0010	6/9/06	\$525,000	820	600	7	1944	3	6930	N	N	6819 46TH AVE NE
005	893410	0070	6/13/06	\$480,000	830	0	7	1944	4	6426	N	N	7309 49TH AVE NE
005	893410	0095	11/17/06	\$464,950	850	170	7	1944	4	6741	N	N	7308 49TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	892760	0100	9/27/05	\$426,000	860	150	7	1943	3	7000	N	N	6825 48TH AVE NE
005	893460	0065	10/28/05	\$525,000	860	0	7	1944	5	6138	N	N	6844 46TH AVE NE
005	892710	0105	8/21/06	\$560,000	880	200	7	1943	3	6435	Y	N	6503 48TH AVE NE
005	892810	0225	7/20/05	\$485,000	910	730	7	1945	3	8360	N	N	7415 55TH AVE NE
005	527320	0080	7/17/06	\$480,000	920	600	7	1951	3	5400	N	N	4508 NE 70TH ST
005	892760	0020	6/15/06	\$650,000	920	240	7	1944	3	7480	N	N	6803 46TH AVE NE
005	929430	0760	7/13/07	\$750,000	990	600	7	1947	4	6674	Y	N	7316 58TH AVE NE
005	892810	0085	7/24/06	\$599,950	1040	310	7	1944	3	6370	N	N	7322 53RD AVE NE
005	368990	0015	9/22/06	\$513,130	1050	200	7	1944	3	4753	N	N	6518 48TH AVE NE
005	892560	0060	12/1/06	\$709,500	1070	840	7	1943	4	6572	N	N	6818 49TH AVE NE
005	893460	0030	2/23/06	\$395,000	1170	290	7	1944	3	6200	N	N	6857 48TH AVE NE
005	892610	0135	5/3/06	\$741,000	1210	1040	7	1941	4	5974	N	N	6526 53RD AVE NE
005	892660	0055	6/19/06	\$486,000	1220	310	7	1943	3	6100	N	N	4823 NE 75TH ST
005	612760	0010	1/23/06	\$528,000	1280	350	7	1945	3	6820	N	N	6806 54TH AVE NE
005	892660	0065	8/3/05	\$415,000	1280	0	7	1947	4	6100	N	N	4835 NE 75TH ST
005	929430	0450	4/4/07	\$592,411	1290	620	7	1950	3	6200	Y	N	7311 58TH AVE NE
005	929430	0450	1/25/07	\$570,000	1290	620	7	1950	3	6200	Y	N	7311 58TH AVE NE
005	042900	0225	8/30/07	\$580,000	1310	0	7	1953	4	6408	N	N	7304 47TH AVE NE
005	892560	0065	5/1/06	\$570,000	1320	0	7	1941	4	7440	N	N	6810 49TH AVE NE
005	892810	0115	6/12/06	\$675,000	1320	690	7	2002	3	6120	N	N	7301 54TH AVE NE
005	893410	0055	10/11/06	\$535,000	1340	0	7	1944	3	6656	N	N	7325 49TH AVE NE
005	042900	0175	5/30/06	\$531,000	1350	0	7	1953	3	5820	N	N	7144 45TH AVE NE
005	612760	0215	7/9/07	\$699,000	1380	860	7	1945	4	6200	N	N	6837 54TH AVE NE
005	892810	0100	4/23/07	\$673,000	1410	250	7	1944	3	6120	N	N	7319 54TH AVE NE
005	892810	0155	5/26/05	\$434,000	1420	0	7	1944	3	5040	N	N	7408 52ND AVE NE
005	032800	0010	4/5/05	\$500,000	1430	0	7	1941	3	5980	Y	N	7704 57TH AVE NE
005	892410	0010	4/12/06	\$625,000	1450	200	7	1939	3	6700	Y	N	6915 56TH AVE NE
005	893460	0015	6/22/07	\$610,000	1500	0	7	1976	3	6138	N	N	6844 47TH AVE NE
005	042900	0075	4/19/06	\$625,000	1580	510	7	1952	4	5723	N	N	7309 46TH AVE NE
005	042900	0045	6/8/06	\$550,000	1600	0	7	1955	4	5917	N	N	7345 46TH AVE NE
005	612760	0225	3/21/06	\$735,000	1670	250	7	1945	5	6200	N	N	6827 54TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	527320	0075	5/6/05	\$560,000	1680	350	7	1988	3	5400	N	N	4514 NE 70TH ST
005	892360	0165	7/26/06	\$699,500	1720	250	7	1937	3	6200	Y	N	6514 51ST AVE NE
005	612760	0250	11/7/07	\$660,000	1730	250	7	1945	3	6448	N	N	6803 54TH AVE NE
005	042900	0215	8/18/06	\$729,922	1740	600	7	1953	4	6300	N	N	4625 NE 73RD ST
005	892610	0285	6/22/07	\$918,500	1760	1640	7	1955	4	6300	Y	N	7052 52ND AVE NE
005	929430	0095	9/23/05	\$649,950	1780	0	7	1945	5	5000	N	N	7332 55TH AVE NE
005	892810	0060	12/6/06	\$629,000	1890	300	7	1944	4	5775	N	N	7301 53RD AVE NE
005	892610	0391	10/28/05	\$612,000	2350	0	7	1987	3	6120	N	N	7051 54TH AVE NE
005	892410	0020	6/7/05	\$730,000	2450	450	7	1939	4	7085	N	N	6903 56TH AVE NE
005	032700	0115	9/1/05	\$650,000	1030	690	8	1950	3	9460	Y	N	7702 56TH PL NE
005	929430	0425	10/15/07	\$670,000	1040	300	8	1949	3	5500	Y	N	7337 58TH AVE NE
005	612760	0200	8/22/06	\$655,500	1070	890	8	1951	3	6200	N	N	6853 54TH AVE NE
005	929430	0165	6/7/06	\$815,000	1150	480	8	1950	3	5850	Y	N	7017 56TH AVE NE
005	893110	0080	10/18/06	\$600,000	1170	300	8	1948	3	7192	N	N	6836 49TH AVE NE
005	042900	0195	10/25/07	\$610,000	1190	900	8	1953	3	5626	Y	N	4601 NE 73RD ST
005	892410	0095	5/30/06	\$683,000	1220	500	8	1950	4	7942	N	N	6548 55TH AVE NE
005	753380	0645	12/21/06	\$819,000	1270	530	8	1948	3	6148	N	N	7700 FOREST DR NE
005	929430	0315	9/13/06	\$849,500	1290	610	8	1950	5	7840	Y	N	7317 57TH AVE NE
005	929430	0590	10/26/05	\$625,000	1330	600	8	1949	3	7500	Y	N	7014 56TH AVE NE
005	032900	0061	7/17/07	\$732,000	1350	630	8	1955	3	6045	Y	N	5700 NE 75TH ST
005	568400	0030	2/9/06	\$605,000	1360	1100	8	1951	3	4950	N	N	6532 47TH AVE NE
005	892560	0090	3/24/06	\$598,800	1360	0	8	1939	3	6200	Y	N	6811 50TH AVE NE
005	892510	0100	6/29/05	\$685,000	1370	540	8	1939	3	6076	Y	N	7043 51ST AVE NE
005	042900	0245	5/2/06	\$617,950	1380	580	8	1953	4	6534	N	N	7326 47TH AVE NE
005	753380	0675	11/1/07	\$835,000	1400	0	8	1948	3	7140	N	N	7748 FOREST DR NE
005	892410	0111	10/7/05	\$427,000	1400	0	8	1954	4	4050	N	N	6536 55TH AVE NE
005	032700	0100	7/9/07	\$1,150,000	1480	1480	8	1996	3	26742	Y	N	7604 56TH PL NE
005	892310	0191	9/21/07	\$1,000,000	1490	1020	8	1953	3	6765	Y	N	6509 51ST AVE NE
005	929430	0220	5/18/06	\$650,000	1490	640	8	1957	3	5400	N	N	7036 55TH AVE NE
005	753380	0315	9/19/06	\$805,000	1530	170	8	1950	3	7011	Y	N	7541 LAKEMONT DR NE
005	929430	0710	7/26/07	\$681,000	1530	900	8	1946	3	7700	Y	N	7002 58TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	032800	0135	4/25/05	\$629,500	1560	850	8	1961	3	6270	Y	N	7732 58TH AVE NE
005	753380	1015	6/15/05	\$685,000	1560	0	8	1950	3	7200	N	N	7719 RIDGE DR NE
005	042900	0240	3/23/05	\$726,000	1610	600	8	1954	4	6426	N	N	7320 47TH AVE NE
005	892360	0110	6/28/05	\$825,000	1640	800	8	1953	4	7316	Y	N	6851 52ND AVE NE
005	929430	0355	8/23/06	\$710,000	1650	700	8	1947	3	4900	Y	N	7316 56TH AVE NE
005	753380	1005	7/27/05	\$776,000	1700	420	8	1950	3	7200	N	N	7731 RIDGE DR NE
005	892610	0120	5/25/05	\$590,000	1730	900	8	1951	3	5916	N	N	5305 NE 67TH ST
005	893410	0110	1/24/07	\$622,000	1740	840	8	1951	3	6466	N	N	7319 50TH AVE NE
005	032800	0050	2/8/07	\$830,000	1760	1230	8	1982	3	7005	Y	N	7769 58TH AVE NE
005	892560	0100	9/27/06	\$792,500	1800	0	8	1950	4	7564	Y	N	6801 50TH AVE NE
005	892810	0145	1/15/07	\$740,000	1820	700	8	1945	5	6300	N	N	5405 NE 74TH ST
005	893110	0095	7/28/05	\$675,000	1830	300	8	1950	3	5920	N	N	4921 NE 70TH ST
005	892610	0350	9/10/07	\$750,000	1870	200	8	1941	3	9450	N	N	7035 53RD AVE NE
005	929430	0540	5/16/06	\$850,000	1930	800	8	1952	4	7680	Y	N	7117 58TH AVE NE
005	753380	0680	2/27/06	\$696,000	1960	0	8	1950	3	7020	N	N	7754 FOREST DR NE
005	032700	0195	3/24/05	\$660,000	1970	1330	8	1973	3	6726	Y	N	7717 57TH AVE NE
005	753380	1031	8/21/06	\$750,000	2120	0	8	1927	5	9100	N	N	4500 NE 75TH ST
005	892510	0475	3/16/05	\$780,000	2150	680	8	1950	3	6250	Y	N	7411 52ND AVE NE
005	032700	0155	9/13/07	\$654,000	2170	0	8	1960	3	9865	Y	N	5601 NE 77TH ST
005	929430	0770	10/25/07	\$1,065,000	2210	800	8	1992	3	6507	Y	N	7306 58TH AVE NE
005	892460	0100	6/16/06	\$885,000	2220	940	8	1943	5	7366	N	N	6538 48TH AVE NE
005	892410	0320	3/6/06	\$850,000	2230	450	8	1939	4	6250	Y	N	6608 57TH AVE NE
005	753380	0910	7/5/05	\$685,500	2380	0	8	1948	4	7200	N	N	8046 RIDGE DR NE
005	892360	0080	1/19/06	\$912,000	2420	780	8	1951	5	6820	Y	N	6819 52ND AVE NE
005	892610	0165	10/5/05	\$849,000	2470	800	8	2000	3	5974	N	N	6539 54TH AVE NE
005	892410	0150	6/20/06	\$1,311,000	2520	390	8	1994	3	12370	N	N	6605 57TH AVE NE
005	892510	0035	4/19/07	\$1,370,000	2980	340	8	1937	4	8680	Y	N	7034 50TH AVE NE
005	929430	0245	9/10/07	\$1,045,000	1160	1160	9	1952	5	4876	Y	N	7223 57TH AVE NE
005	342604	9186	3/22/07	\$940,000	1540	1000	9	1964	3	7200	Y	N	8636 45TH AVE NE
005	032900	0023	2/14/07	\$870,000	1630	750	9	1971	3	7084	Y	N	7530 58TH AVE NE
005	892360	0150	8/23/05	\$775,000	1720	730	9	1939	3	6150	Y	N	6530 51ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	753380	0275	5/16/06	\$1,285,000	1760	370	9	1950	3	8610	Y	N	7749 LAKEMONT DR NE
005	318910	0055	4/23/07	\$812,000	1810	0	9	1951	3	7380	N	N	8014 45TH AVE NE
005	753380	0530	6/4/06	\$973,000	1900	650	9	1948	3	8060	Y	N	8028 CREST DR NE
005	032800	0115	3/2/07	\$1,075,000	1910	1470	9	1960	5	7650	Y	N	7702 58TH AVE NE
005	318910	0065	11/16/05	\$819,500	2030	0	9	1953	5	7650	N	N	7758 45TH AVE NE
005	736360	0435	5/22/07	\$845,000	2030	0	9	1955	5	10400	Y	N	8507 INVERNESS DR NE
005	032700	0150	3/9/07	\$974,950	2050	890	9	1965	3	6600	Y	N	7858 56TH PL NE
005	753380	1025	6/12/07	\$1,470,000	2120	1410	9	2004	3	9120	N	N	7701 RIDGE DR NE
005	753380	0015	7/12/07	\$899,000	2190	0	9	1949	3	10554	N	N	7503 FAIRWAY DR NE
005	612760	0127	4/20/07	\$1,036,700	2260	890	9	1993	3	6200	Y	N	6806 52ND AVE NE
005	892360	0175	10/12/07	\$1,356,000	2340	680	9	2006	3	5358	Y	N	6504 51ST AVE NE
005	892360	0170	7/3/07	\$1,400,000	2370	720	9	2006	3	5359	Y	N	6508 51ST AVE NE
005	892360	0180	7/15/07	\$1,325,000	2370	720	9	2007	3	5141	Y	N	6500 51ST AVE NE
005	892510	0345	9/23/05	\$990,000	2440	400	9	1986	3	6250	Y	N	7345 51ST AVE NE
005	892510	0125	11/28/06	\$1,108,000	2470	0	9	1939	5	9300	Y	N	7050 51ST AVE NE
005	032800	0060	7/7/05	\$930,000	2500	810	9	1983	3	6848	Y	N	7745 58TH AVE NE
005	892460	0025	8/29/06	\$1,200,000	2500	1280	9	1951	3	10050	Y	N	6535 50TH AVE NE
005	032700	0075	8/31/07	\$1,295,000	2560	1430	9	1957	5	9690	Y	N	7707 56TH PL NE
005	892310	0010	2/10/06	\$1,001,000	2630	1090	9	1987	3	6200	Y	N	6844 50TH AVE NE
005	032800	0090	7/7/05	\$995,950	2680	0	9	1995	3	6402	Y	N	7719 58TH AVE NE
005	360750	0230	12/11/07	\$1,425,000	2820	720	9	2007	3	10761	Y	N	4555 NE 88TH PL
005	892810	0170	10/3/05	\$950,000	2850	0	9	2005	3	5752	N	N	5217 NE 75TH ST
005	892810	0172	11/14/05	\$950,000	2850	0	9	2005	3	5752	N	N	5223 NE 75TH ST
005	032700	0050	10/25/06	\$1,350,000	2870	990	9	2005	3	7199	Y	N	7833 56TH PL NE
005	892410	0370	4/9/07	\$1,295,000	3140	450	9	2006	3	5335	Y	N	6511 58TH AVE NE
005	892410	0375	4/5/07	\$1,265,000	3140	450	9	2006	3	5335	Y	N	6517 58TH AVE NE
005	892410	0372	4/8/07	\$1,275,000	3140	450	9	2006	3	5334	Y	N	6515 58TH AVE NE
005	893410	0106	1/26/06	\$870,000	3430	0	9	1952	3	7950	N	N	7327 50TH AVE NE
005	032900	0075	7/24/06	\$924,950	1530	1350	10	1985	3	7128	Y	N	7513 55TH PL NE
005	360510	0100	8/14/06	\$875,000	1600	1300	10	1963	3	5888	Y	N	4935 NE 87TH ST
005	736360	0470	3/31/05	\$854,000	1650	1650	10	1963	3	8863	Y	N	8631 INVERNESS DR NE

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	342604	9216	3/21/07	\$875,000	1760	1250	10	1982	3	8190	Y	N	8895 PAISLEY DR NE
005	360750	0220	5/9/06	\$905,000	1870	1050	10	1986	3	6457	Y	N	4554 NE 89TH ST
005	360510	0006	7/1/05	\$1,003,000	1890	1360	10	1957	5	7500	Y	N	8900 INVERNESS DR NE
005	360510	0105	10/26/07	\$850,000	1960	310	10	1976	3	7553	Y	N	4927 NE 87TH ST
005	055200	0015	8/4/05	\$840,000	2140	1180	10	1954	4	10400	Y	N	8612 45TH AVE NE
005	318910	0010	2/23/05	\$730,000	2190	310	10	1956	3	6613	N	N	8222 45TH AVE NE
005	736360	0291	10/25/07	\$1,200,000	2230	1820	10	1966	3	7000	Y	N	4950 NE 85TH ST
005	736360	0290	3/12/07	\$872,750	2340	0	10	1956	3	7000	Y	N	8507 53RD AVE NE
005	753380	0270	6/6/06	\$995,000	2520	0	10	1952	3	8610	Y	N	7755 LAKEMONT DR NE
005	736360	0255	8/29/05	\$811,000	2530	780	10	1979	3	6740	Y	N	8519 54TH AVE NE
005	342604	9227	8/28/07	\$949,500	2550	0	10	1990	3	11213	N	N	8835 PAISLEY PL NE
005	360750	0180	12/1/05	\$842,000	2560	0	10	1984	3	7000	N	N	4578 NE 89TH ST
005	736360	0330	9/7/05	\$872,030	2580	0	10	1954	3	13200	Y	N	8514 PAISLEY DR NE
005	318910	0045	2/20/07	\$1,265,000	2670	0	10	2000	3	7200	N	N	8028 45TH AVE NE
005	753380	0165	7/1/05	\$1,625,000	2810	1240	10	1995	3	6765	Y	N	8234 FAIRWAY DR NE
005	736360	0055	9/29/05	\$875,000	2980	540	10	1970	3	9750	Y	N	4915 NE 85TH ST
005	892360	0190	8/8/06	\$959,000	3240	0	10	1995	3	8364	Y	N	6507 52ND AVE NE
005	892360	0100	7/19/05	\$1,446,000	3840	0	10	1998	3	9300	Y	N	6839 52ND AVE NE
005	360750	0510	6/21/07	\$1,370,000	2610	1380	11	1985	3	10096	Y	N	8651 INVERNESS DR NE
005	360750	0520	6/1/07	\$1,300,000	2690	1170	11	1988	3	11531	Y	N	8716 PAISLEY DR NE
005	342604	9231	11/17/06	\$989,000	2930	0	11	1991	3	10782	N	N	8811 PAISLEY PL NE
005	342604	9231	6/21/05	\$885,000	2930	0	11	1991	3	10782	N	N	8811 PAISLEY PL NE
005	360750	0680	4/7/05	\$1,200,000	2970	1680	11	1990	3	7689	Y	N	8910 45TH AVE NE
005	892510	0235	12/19/06	\$1,420,000	3190	0	11	1997	3	9920	Y	N	5123 NE 73RD ST
005	033000	0010	3/7/06	\$1,200,000	3230	400	11	2000	3	4870	Y	N	7508 55TH AVE NE
005	360750	0350	5/10/07	\$1,130,000	3250	1150	11	1992	3	9001	N	N	4556 NE 88TH PL
005	360750	0530	12/2/05	\$1,180,000	3320	1700	11	1990	3	12600	Y	N	8726 PAISLEY DR NE
005	753380	0900	10/6/06	\$1,590,000	3600	0	11	2005	3	7200	N	N	8034 RIDGE DR NE
005	360750	0430	8/10/07	\$1,442,000	4520	0	11	1992	3	9800	Y	N	4643 NE 89TH ST
005	360750	0430	9/13/05	\$975,000	4520	0	11	1992	3	9800	Y	N	4643 NE 89TH ST
005	736360	0115	6/21/05	\$950,000	4550	0	11	1988	3	10934	Y	N	5425 NE 85TH ST

Improved Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	753330	0030	8/13/07	\$1,950,000	4630	0	11	2006	3	9956	N	N	4905 NE PARK PL
005	736360	0162	10/28/05	\$1,295,000	2220	1470	12	2001	3	8400	Y	N	5336 NE 86TH ST

Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	342604	9069	12/5/06	700200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	393590	0131	12/9/05	575000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	399270	0844	11/16/06	595000	OBSOL
2	407320	0301	8/12/05	358000	NO MARKET EXPOSURE
2	407320	0495	10/26/06	528000	NO MARKET EXPOSURE
2	407320	0495	5/12/06	341000	NO MARKET EXPOSURE
2	407320	0500	9/24/07	615000	UNFIN AREA
2	407320	0635	6/21/06	621500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	407320	0648	1/3/06	488000	NO MARKET EXPOSURE
2	407320	0690	1/19/06	372300	DOR RATIO;NO MARKET EXPOSURE
2	407320	0690	7/24/07	695000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	407320	0720	8/29/05	812000	NON-REPRESENTATIVE SALE
2	407320	0764	9/27/05	775000	NON-REPRESENTATIVE SALE
2	407320	0800	6/10/05	510000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	407320	0842	8/26/05	679000	NON-REPRESENTATIVE SALE
2	407320	1260	4/3/07	1160000	INCORRECT DATA
2	407480	0165	4/14/05	300000	DOR RATIO
2	407780	0027	8/21/06	649000	TEAR DOWN
2	407780	0046	12/10/07	152000	PARTIAL INTEREST (1/3, 1/2, Etc.);
2	407780	0141	1/2/07	225000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	407780	0157	7/21/05	390000	DOR RATIO;TEAR DOWN
2	407830	0035	4/22/05	1105000	NON-REPRESENTATIVE SALE
2	520720	0130	4/13/06	340000	OBSOL
2	520720	0185	5/17/05	286000	PREVIMP<=25K
2	520720	0375	10/3/05	605000	SEGREGATION AND/OR MERGER;
2	520720	0525	2/5/07	690000	INCORRECT DATA
2	735220	0025	8/12/05	1150000	NON-REPRESENTATIVE SALE
2	735220	0100	8/16/05	975000	QUESTIONABLE PER APPRAISAL
2	735220	0490	5/1/07	1425000	PREVIMP<=25K;ESTATE ADMINISTRATOR
2	735220	0550	8/17/06	1050000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	735220	0620	8/22/07	965000	PREVIMP<=25K
2	735270	0030	6/2/06	1300000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	882090	0161	3/23/06	485000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	882090	0161	4/26/07	694500	INCORRECT DATA
2	882090	1880	10/4/06	550000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	882090	2020	7/10/06	506000	DOR RATIO
2	882090	2200	11/12/07	400000	INSUFFICIENT REPRESENTATION
2	882090	2235	10/19/07	433250	1031 TRADE;
2	882090	2235	3/28/06	350000	NO MARKET EXPOSURE
2	882090	2605	4/18/06	465000	UNFIN AREA
2	882090	2605	11/8/05	350000	UNFIN AREA
2	882090	2700	9/28/06	330000	OBSOL
3	106210	0095	5/8/07	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	106210	0110	12/27/06	349000	INSUFFICIENT REPRESENTATION
3	106510	0015	7/26/07	2250000	CORPORATE AFFILIATES; QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	106510	0030	8/21/07	1400000	OBSOL
3	145410	0721	6/29/06	210000	INSUFFICIENT REPRESENTATION
3	145410	0722	6/29/06	538000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	145410	0723	6/29/06	190000	INSUFFICIENT REPRESENTATION
3	145460	0030	10/2/07	222500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	145460	0160	4/11/06	735000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	145460	0260	9/12/05	1250000	TEAR DOWN;
3	145460	0265	1/10/07	204958	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	145460	0296	11/2/07	240000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	145510	0052	10/21/05	1275000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	145510	0185	9/6/07	610000	PREVIMP<=25K
3	145510	0250	6/28/05	900000	IMP COUNT
3	145510	0295	6/9/05	1185000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	145510	0315	10/11/07	875000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	145560	0031	5/24/05	165000	DOR RATIO;NO MARKET EXPOSURE
3	145950	0056	6/27/07	1200000	INCORRECT DATA
3	145950	0095	10/12/05	800000	NO MARKET EXPOSURE
3	145950	0101	10/10/05	794000	NO MARKET EXPOSURE
3	145950	0107	9/18/06	1100000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	145950	0115	5/18/06	75000	DOR RATIO
3	156810	0700	4/10/06	425000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	156810	0710	2/9/07	699950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	383400	0085	3/2/05	1200000	SEGREGATION AND/OR MERGER; AND
3	383400	0085	4/7/05	25000	DOR RATIO;1031 TRADE; STATEMENT TO DOR
3	383400	0136	2/28/07	425000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	403010	0060	8/11/05	525000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	674470	1280	3/4/05	1000000	OBSOL
3	674470	1401	5/26/06	637500	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	674470	1590	5/27/05	497000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	735120	0015	9/15/05	30000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
3	735120	0080	7/18/05	1600000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	735120	0120	8/8/06	890000	TEAR DOWN;
3	735120	0200	4/22/05	1050000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	735120	0205	5/20/05	591000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	766370	0022	8/27/07	1350000	NO MARKET EXPOSURE
3	766370	0041	8/27/07	2277000	INCORRECT DATA
3	766370	0150	8/9/05	29946	RELATED PARTY, FRIEND, OR NEIGHBOR
3	766370	0153	9/27/07	512000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	766370	0182	6/8/05	170000	NO MARKET EXPOSURE
3	773850	0160	3/8/07	390000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	773850	0185	12/21/05	245000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	773850	0655	1/18/07	4670000	INSUFFICIENT REPRESENTATION
3	773850	0665	6/17/05	2095000	TEAR DOWN;
3	773850	0775	7/11/06	950000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	773850	0775	7/11/06	950000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	773850	0785	5/24/07	2250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	773910	0130	11/8/06	500000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	773910	0135	8/7/07	749950	INCORRECT DATA
3	773910	0245	8/24/07	835000	INCORRECT DATA
3	773910	0285	6/11/07	370000	NO MARKET EXPOSURE
3	773910	0290	2/8/07	186667	DOR RATIO;QUIT CLAIM DEED
3	773910	0290	2/8/07	186667	RELATED PARTY, FRIEND, OR NEIGHBOR
3	812410	0102	1/25/07	425000	PREVIMP<=25K
3	812410	0103	11/29/06	535000	PREVIMP<=25K;ESTATE ADMINISTRATOR
3	812410	0104	11/17/06	625000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	932480	0695	6/22/05	425000	OBSOL;PREVIMP<=25K
4	317610	0031	11/27/07	1150000	INCORRECT DATA
4	317610	0086	6/3/05	400000	DOR RATIO
4	317660	0112	3/20/07	640000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	317760	0065	8/12/05	480501	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	317910	0020	7/12/06	680000	UNFIN AREA
4	317910	0020	11/21/05	395000	UNFIN AREA
4	317910	0180	8/15/05	598000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	317910	0478	4/18/06	212415	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
4	317910	0800	4/14/05	450000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	317910	0960	8/3/05	75400	DOR RATIO
4	317910	1280	7/19/07	800000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	317910	1420	7/27/05	1425000	NON-REPRESENTATIVE SALE
4	317910	1680	11/21/05	825000	TEAR DOWN; ESTATE ADMINISTRATOR,
4	317910	2265	7/24/06	440000	TEAR DOWN; ESTATE ADMINISTRATOR,
4	317910	2320	1/27/05	435000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	318010	0020	6/21/06	479950	RELOCATION - SALE TO SERVICE
4	318010	0025	6/21/05	778000	TEAR DOWN; SEGREGATION AND/OR MERGER
4	318010	0030	1/11/05	515000	TEAR DOWN; SEGREGATION AND/OR MERGER; AND
5	032504	9214	12/18/07	790500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	032800	0115	2/16/06	650000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	032900	0036	3/15/05	928000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	032900	0116	10/11/06	400000	PREVIMP<=25K
5	033000	0030	8/2/05	630000	PREVIMP<=25K
5	318910	0055	12/29/06	675000	NO MARKET EXPOSURE
5	318910	0060	8/5/05	611100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	318910	0060	6/12/06	886000	INCORRECT DATA
5	318910	0065	6/21/05	655000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	360510	0085	6/28/07	900000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	360750	0230	3/15/06	300000	DOR RATIO
5	360750	0240	3/15/06	310000	PREVIMP<=25K
5	568400	0005	10/13/05	550000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	568400	0130	5/18/06	625000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	568400	0140	4/12/07	208330	DOR RATIO;QUIT CLAIM DEED
5	612760	0075	11/29/05	625000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	612760	0140	6/21/05	778000	NON-REPRESENTATIVE SALE
5	612760	0215	7/9/07	699000	RELOCATION - SALE TO SERVICE
5	736360	0145	10/19/05	1000000	OBSOL
5	753330	0030	6/21/06	695000	DOR RATIO
5	753330	0030	1/11/05	545000	DOR RATIO
5	753330	0035	6/30/05	660000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	753380	0120	6/1/05	750000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	753380	0420	5/30/06	875000	TEAR DOWN;
5	753380	0545	11/27/07	985000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	753380	0670	8/23/06	725000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	753380	0790	8/9/07	775000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	892310	0025	12/1/06	975000	ACTIVE PERMIT BEFORE SALE>25K
5	892310	0085	5/25/06	930000	OBSOL
5	892360	0075	11/2/06	380000	DOR RATIO;QUIT CLAIM DEED
5	892360	0115	10/15/07	302761	RELATED PARTY, FRIEND, OR NEIGHBOR
5	892410	0105	1/19/05	402000	TEAR DOWN; ESTATE ADMINISTRATOR,
5	892410	0115	9/27/05	757950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	892410	0260	12/11/06	1325000	SEGREGATION AND/OR MERGER
5	892410	0305	10/19/07	500000	NO MARKET EXPOSURE
5	892410	0370	1/18/05	474950	DOR RATIO
5	892410	0375	2/7/05	486000	DOR RATIO
5	892510	0040	5/19/07	1176000	ACTIVE PERMIT BEFORE SALE>25K
5	892510	0040	5/23/06	940000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	892510	0195	9/6/05	640000	TEAR DOWN; ESTATE ADMINISTRATOR,
5	892510	0350	7/17/07	925000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	892510	0370	8/3/05	945000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	892510	0425	3/25/05	850000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	892510	0445	10/5/05	803500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	892510	0480	2/23/06	630500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	892560	0040	8/28/07	413094	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARN
5	892610	0020	4/7/05	699999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	892610	0340	6/18/07	1575000	INCORRECT DATA
5	892610	0531	8/8/07	771000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	892660	0020	6/18/07	830000	INCORRECT DATA
5	892660	0030	7/2/07	539950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	892660	0110	2/17/05	395000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	892660	0220	3/31/05	222500	PARTIAL INTEREST (1/3, 1/2, Etc.);
5	892710	0005	3/6/07	475000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	892710	0105	6/29/05	395000	NO MARKET EXPOSURE
5	892810	0185	7/11/07	717000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	892810	0185	4/4/06	562500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	893110	0050	2/13/07	425000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	893110	0080	9/18/06	529000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	893110	0110	12/7/05	970000	NON-REPRESENTATIVE SALE
5	893410	0106	11/30/05	870000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	929430	0235	1/9/06	546500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	929430	0235	12/11/07	760000	INCORRECT DATA
5	929430	0245	3/25/07	720000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	929430	0350	4/19/05	460000	DOR RATIO
5	929430	0415	4/24/07	750000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	929430	0485	4/4/05	758000	OBSOL
5	929430	0561	9/21/07	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	929430	0590	12/20/05	750000	NON-REPRESENTATIVE SALE
5	929430	0645	11/14/05	1045000	NON-REPRESENTATIVE SALE
5	929430	0670	1/27/06	500000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis
Area 46***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
2	393590	0055	5/7/07	245000	6298	Y	N
2	882090	1855	8/3/07	249900	7075	Y	N
3	145560	0050	4/11/05	140000	9196	Y	N
3	145560	0050	3/25/06	310000	9196	Y	N
3	145950	0110	9/18/06	450000	3310	Y	Y
3	766370	0122	1/18/06	225000	9144	N	N
3	773850	0235	2/3/05	1350000	9050	Y	Y
3	932480	0741	3/7/05	480000	44866	Y	N
5	32700	0154	9/13/07	320000	9383	N	N
5	342604	9232	8/21/07	250000	15579	N	N
5	892610	0340	2/14/06	490000	6195	Y	N

***Vacant Sales Removed from this Annual Update Analysis
Area 46***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	882090	2227	4/6/05	85000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	032700	0050	10/19/05	90000	TEAR DOWN; SEGREGATION AND/OR MERGER;
5	032700	0050	10/19/05	160000	TEAR DOWN; SEGREGATION AND/OR MERGER;
5	032700	0050	3/11/05	602000	SEGREGATION AND/OR MERGER; TEAR DOWN;
5	892310	0055	7/19/06	1850000	SEGREGATION AND/OR MERGER;

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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<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