

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: North Greenwood-Bitter Lake / 5

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 625

Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$159,100	\$217,100	\$376,200			
2009 Value	\$134,800	\$168,000	\$302,800	\$359,600	84.2%	10.56%
Change	-\$24,300	-\$49,100	-\$73,400			
% Change	-15.3%	-22.6%	-19.5%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

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. Sales along with values were market adjusted to 1/1/09. 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 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 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 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

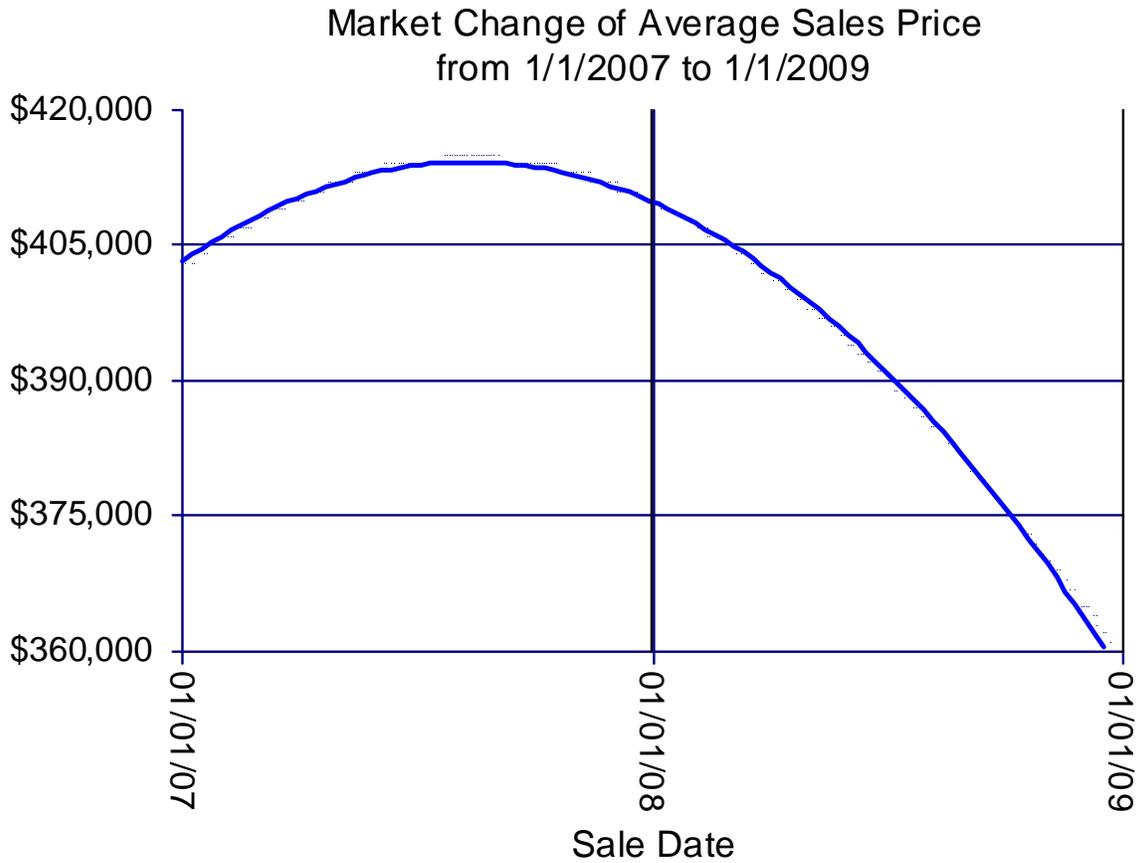
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$189,800	\$199,600	\$389,400
2009 Value	\$160,800	\$159,000	\$319,800
Percent Change	-15.3%	-20.3%	-17.9%

Number of one to three unit residences in the Population: 6,593

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for townhomes. The assessment ratio for townhomes was higher than others and their values were adjusted downward more.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

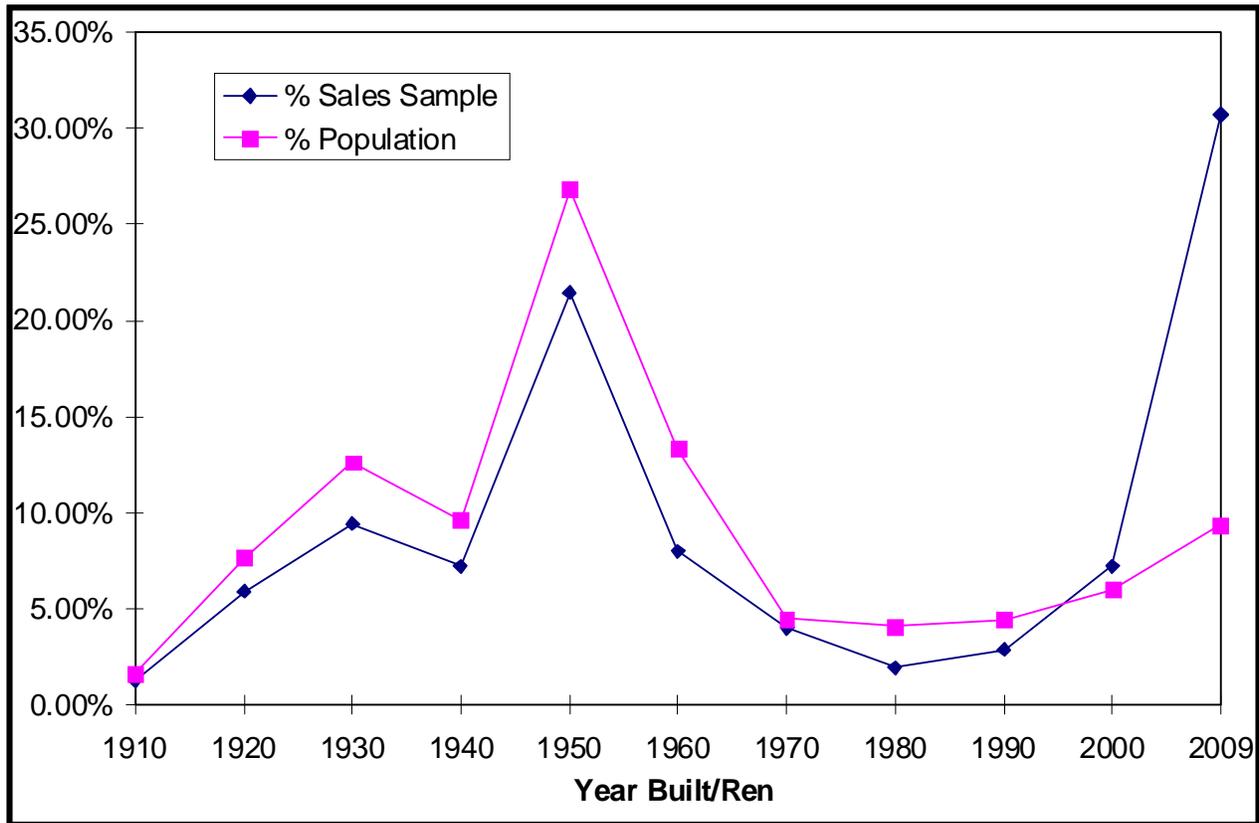
**Market Change of Average Sale Price in Area 5
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	1.28%
1920	37	5.92%
1930	59	9.44%
1940	45	7.20%
1950	134	21.44%
1960	50	8.00%
1970	25	4.00%
1980	12	1.92%
1990	18	2.88%
2000	45	7.20%
2009	192	30.72%
	625	

Population		
Year Built/Ren	Frequency	% Population
1910	108	1.64%
1920	504	7.64%
1930	832	12.62%
1940	635	9.63%
1950	1767	26.80%
1960	878	13.32%
1970	295	4.47%
1980	268	4.06%
1990	294	4.46%
2000	394	5.98%
2009	618	9.37%
	6593	

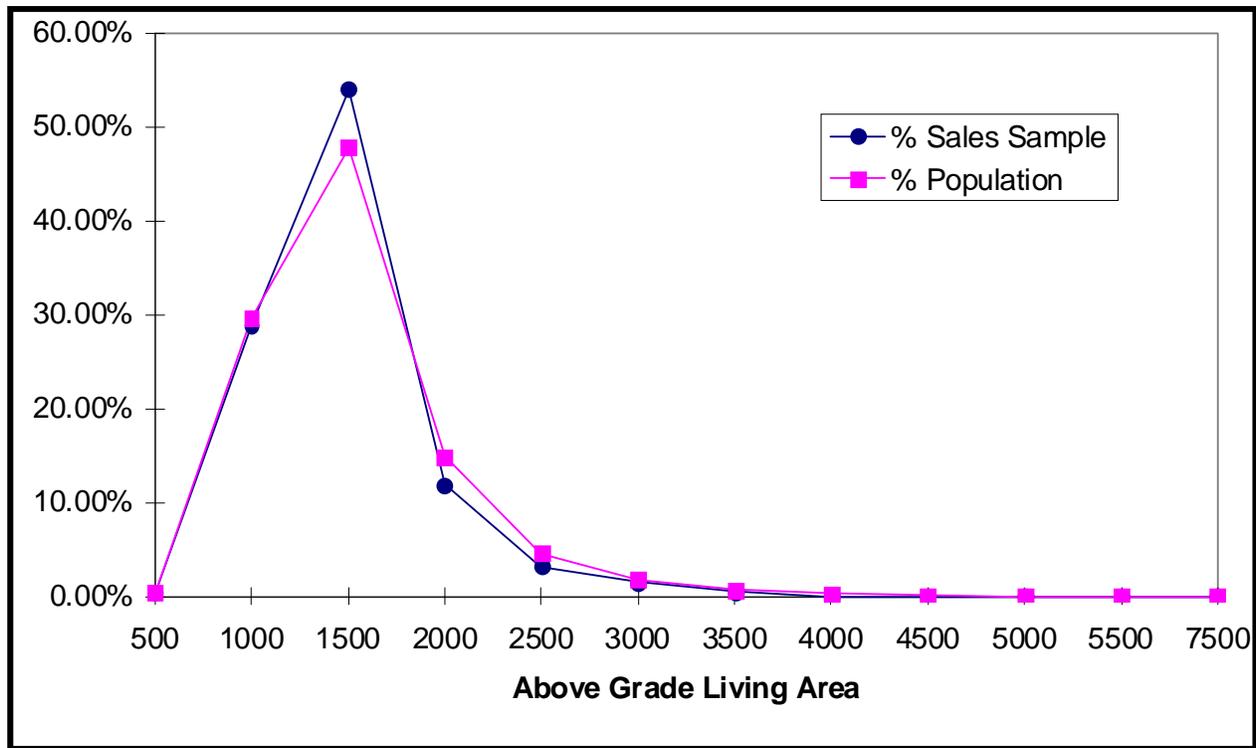


Sales of new homes built in the last nine years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.32%
1000	180	28.80%
1500	337	53.92%
2000	74	11.84%
2500	20	3.20%
3000	9	1.44%
3500	3	0.48%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	625	

Population		
AGLA	Frequency	% Population
500	24	0.36%
1000	1953	29.62%
1500	3151	47.79%
2000	981	14.88%
2500	304	4.61%
3000	115	1.74%
3500	45	0.68%
4000	15	0.23%
4500	4	0.06%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
	6593	

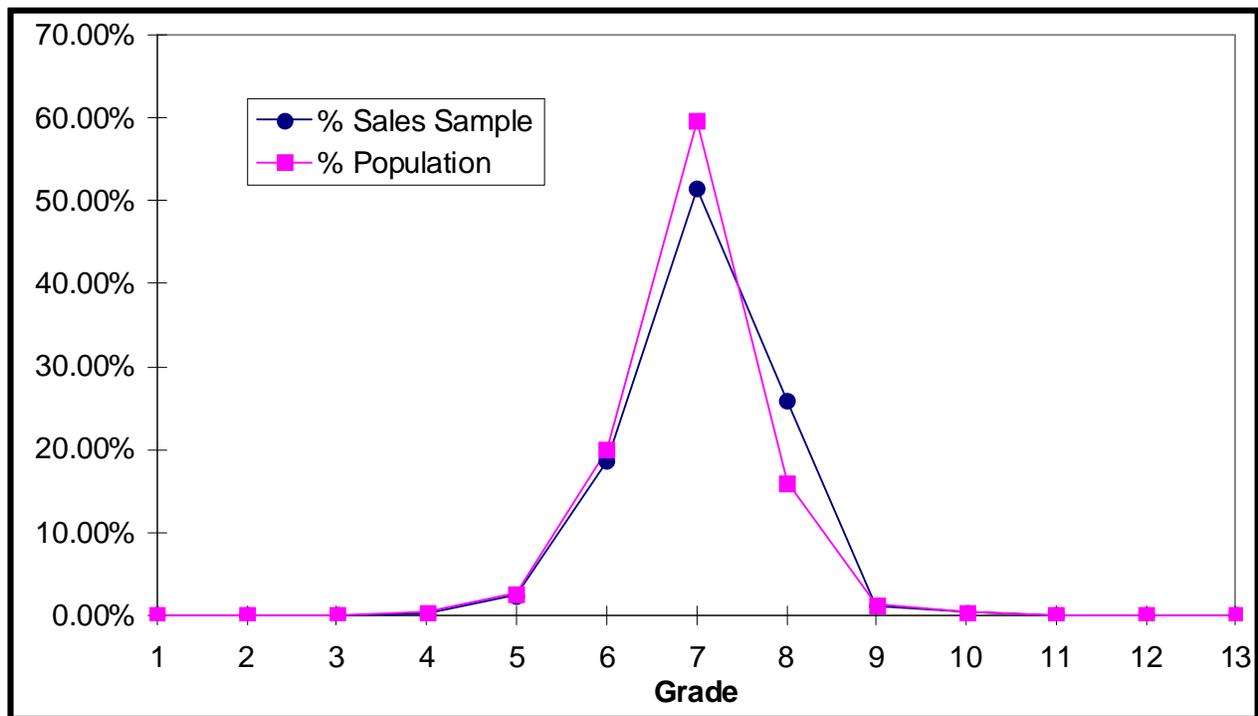


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

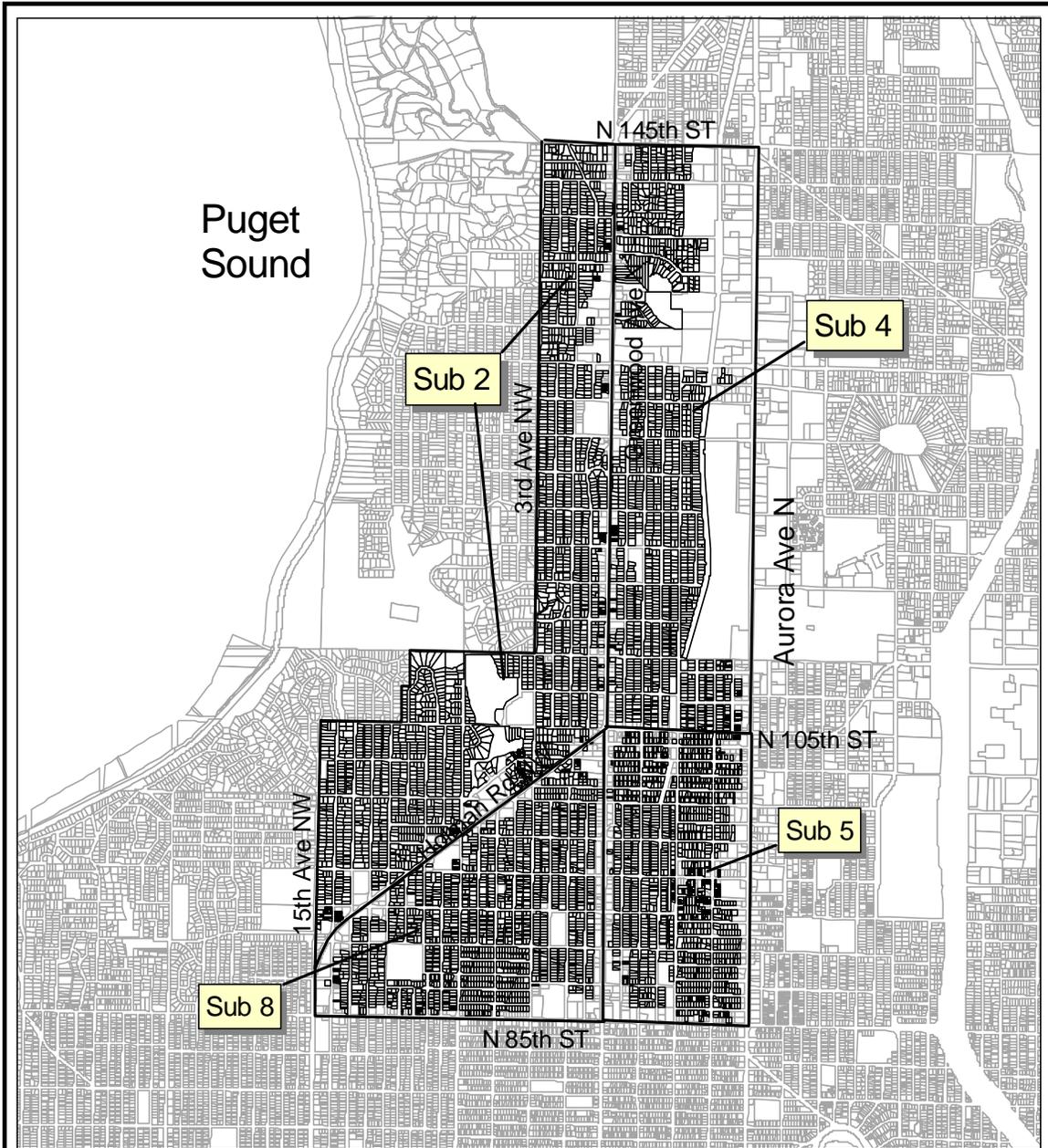
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.16%
5	15	2.40%
6	116	18.56%
7	322	51.52%
8	162	25.92%
9	7	1.12%
10	2	0.32%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	625	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	19	0.29%
5	169	2.56%
6	1319	20.01%
7	3930	59.61%
8	1054	15.99%
9	80	1.21%
10	19	0.29%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	6593	



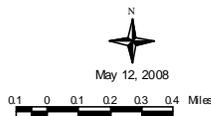
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Area Map



Area 5 Sub Area Map

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Department of Assessments

File Name: SEL_c:\data\annual update 2008\assmt\y1\area 5\area 5 map for report 4-24-08.apr

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: July 15, 2009

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 1/1/2007 through 12/31/08 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 2008
5. Existing residences where the data for 2008 is significantly different than the data for 2009 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 7 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 15% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.85, 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. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 625 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

$$\mathbf{2009\ Total\ Value = 2008\ Total\ Value / (1.025798 + 0.1038022 * If\ a\ Townhome)}$$

Then total value is factored by .85.

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

$$2009\ Improvements\ Value = 2009\ Total\ Value\ minus\ 2009\ Land\ Value$$

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 0.80 – 2009 Land Value=2009 Improvement Value).
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 0.80 – 2009 Land Value=2009 Improvement Value).
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 84.2%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -17.9%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 5 Annual Update Model Adjustments

2009 Total Value = 2008 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, which include an additional adjustment of 0.85.

Standard Area Adjustment

-17.14%

Townhouse	Yes
% Adjustment	-24.75%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a townhouse parcel would *approximately* receive a -24.75% downward adjustment. 586 parcels in the improved population would receive this adjustment. There were 195 sales.

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

Generally townhouse parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

91% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 5 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.893	-10.7%
2/1/2007	0.887	-11.3%
3/1/2007	0.882	-11.8%
4/1/2007	0.877	-12.3%
5/1/2007	0.873	-12.7%
6/1/2007	0.870	-13.0%
7/1/2007	0.868	-13.2%
8/1/2007	0.867	-13.3%
9/1/2007	0.868	-13.2%
10/1/2007	0.869	-13.1%
11/1/2007	0.871	-12.9%
12/1/2007	0.874	-12.6%
1/1/2008	0.878	-12.2%
2/1/2008	0.883	-11.7%
3/1/2008	0.888	-11.2%
4/1/2008	0.895	-10.5%
5/1/2008	0.903	-9.7%
6/1/2008	0.912	-8.8%
7/1/2008	0.921	-7.9%
8/1/2008	0.932	-6.8%
9/1/2008	0.944	-5.6%
10/1/2008	0.956	-4.4%
11/1/2008	0.970	-3.0%
12/1/2008	0.984	-1.6%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.877	\$460,000
Sale 2	\$475,000	10/1/2008	0.956	\$454,000
Sale 3	\$515,000	7/1/2008	0.921	\$474,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 5 is $(1.025798 + 0.0005538805 * \text{SaleDay} + 0.0000005466227 * \text{SaleDaySq} + 0.1038022 * 0.312) / (1.025798 + 0.1038022 * 0.312)$

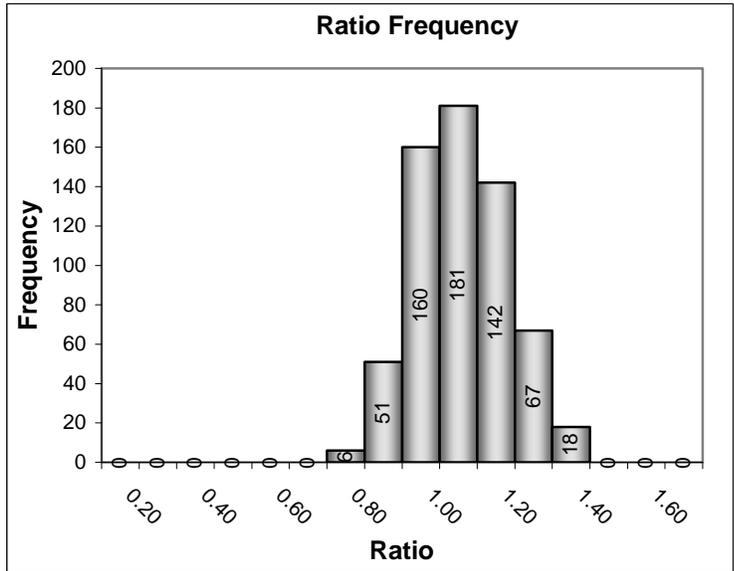
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NW / Team - 4	Appr. Date: 01/01/2008	Date of Report: 7/15/2009	Sales Dates: 1/2007 - 12/2008
Area North Greenwood/Bitter Lake / 5	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	625		
Mean Assessed Value	376,200		
Mean Adj. Sales Price	359,600		
Standard Deviation AV	79,504		
Standard Deviation SP	84,913		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.058		
Median Ratio	1.052		
Weighted Mean Ratio	1.046		
UNIFORMITY			
Lowest ratio	0.764		
Highest ratio:	1.382		
Coefficient of Dispersion	9.62%		
Standard Deviation	0.124		
Coefficient of Variation	11.70%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.037		
Upper limit	1.064		
95% Confidence: Mean			
Lower limit	1.049		
Upper limit	1.068		
SAMPLE SIZE EVALUATION			
N (population size)	6593		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.124		
Recommended minimum:	25		
Actual sample size:	625		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	323		
# ratios above mean:	302		
z:	0.840		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

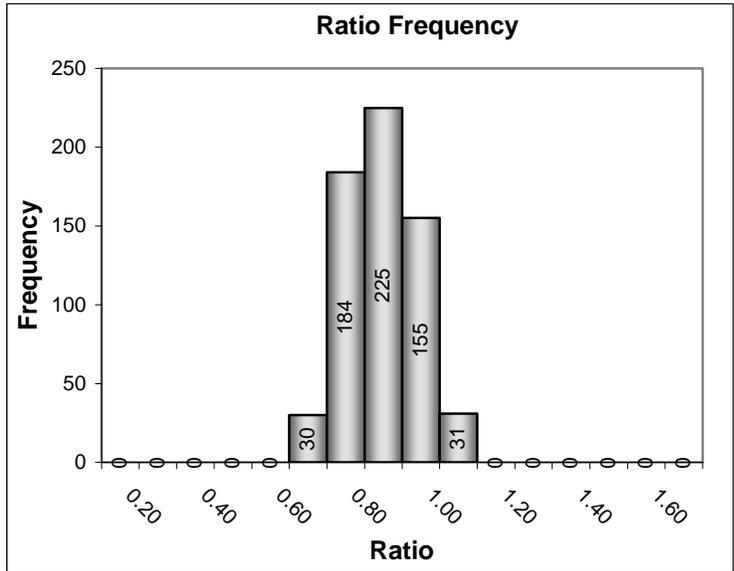
1 to 3 Unit Residences throughout area 5

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NW / Team - 4	Appr. Date: 01/01/2009	Date of Report: 7/15/2009	Sales Dates: 1/2007 - 12/2008
Area North Greenwood/Bitter Lake / 5	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	625		
Mean Assessed Value	302,800		
Mean Adj. Sales Price	359,600		
Standard Deviation AV	68,830		
Standard Deviation SP	84,913		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.848		
Weighted Mean Ratio	0.842		
UNIFORMITY			
Lowest ratio	0.631		
Highest ratio:	1.089		
Coefficient of Dispersion	8.74%		
Standard Deviation	0.090		
Coefficient of Variation	10.56%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.836		
Upper limit	0.856		
95% Confidence: Mean			
Lower limit	0.841		
Upper limit	0.855		
SAMPLE SIZE EVALUATION			
N (population size)	6593		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.090		
Recommended minimum:	13		
Actual sample size:	625		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	313		
# ratios above mean:	312		
z:	0.040		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 5

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

Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

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 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	682410	0035	2/28/07	\$371,000	\$327,000	860	5	1944	4	6400	N	N	837 NW 97TH ST
2	440320	0140	7/5/07	\$450,000	\$391,000	770	6	1954	3	4960	N	N	10051 MARY AVE NW
2	891050	0095	2/14/07	\$447,500	\$396,000	790	6	1917	3	7812	N	N	11256 1ST AVE NW
2	186240	0105	8/10/07	\$375,000	\$325,000	800	6	1940	3	5360	N	N	1215 NW 95TH ST
2	010600	0335	3/18/08	\$316,000	\$282,000	840	6	1948	3	8407	N	N	10008 DIBBLE AVE NW
2	515120	0120	3/27/08	\$265,000	\$237,000	840	6	1942	4	5950	N	N	13742 PALATINE AVE N
2	010600	0135	8/14/07	\$351,000	\$304,000	860	6	1948	3	8168	N	N	10057 DIBBLE AVE NW
2	891050	0135	12/20/07	\$325,000	\$285,000	900	6	1920	4	6300	N	N	11202 1ST AVE NW
2	242603	9106	7/23/07	\$435,250	\$378,000	960	6	1926	4	8160	N	N	12732 3RD AVE NW
2	344200	0125	12/19/08	\$270,000	\$268,000	970	6	1948	3	5100	N	N	148 NW 103RD ST
2	113900	0275	5/1/07	\$369,000	\$322,000	1110	6	1921	3	7500	N	N	10702 2ND AVE NW
2	010600	0180	11/14/08	\$324,500	\$317,000	1200	6	1949	3	8134	N	N	10003 DIBBLE AVE NW
2	010600	0325	6/21/07	\$375,000	\$326,000	1440	6	1948	3	10091	N	N	10003 8TH AVE NW
2	344200	0085	6/11/07	\$397,000	\$345,000	810	7	1949	3	5610	N	N	103 NW 104TH ST
2	362603	9262	5/23/07	\$428,500	\$373,000	820	7	1949	3	7200	Y	N	915 NW 105TH ST
2	440320	0220	5/4/07	\$435,750	\$380,000	820	7	1942	3	5360	N	N	10004 MARY AVE NW
2	682410	0185	5/12/07	\$441,000	\$385,000	820	7	1947	3	6400	N	N	938 NW 96TH ST
2	186240	0041	11/13/08	\$380,000	\$371,000	840	7	1947	4	6750	N	N	9211 MARY AVE NW
2	186240	0035	5/16/08	\$387,000	\$351,000	850	7	1947	3	6750	N	N	9221 MARY AVE NW
2	891050	0255	7/9/07	\$399,900	\$347,000	850	7	1939	4	6071	N	N	102 NW 112TH ST
2	092400	0015	4/12/07	\$335,000	\$293,000	880	7	1941	3	8370	N	N	13248 3RD AVE NW
2	010600	0375	6/20/07	\$320,000	\$278,000	890	7	1950	2	8085	N	N	10056 DIBBLE AVE NW
2	092400	0080	8/28/08	\$451,000	\$425,000	890	7	1941	5	8370	N	N	13241 2ND AVE NW
2	076700	0137	10/19/07	\$324,950	\$283,000	900	7	1997	3	1013	N	N	332 NW 103RD ST
2	076700	0138	7/9/08	\$294,000	\$272,000	900	7	1997	3	1240	N	N	334 NW 103RD ST
2	010600	0260	6/18/08	\$510,000	\$468,000	940	7	1950	3	8129	Y	N	10324 9TH AVE NW
2	092400	0060	12/23/08	\$347,000	\$345,000	940	7	1941	4	8370	N	N	13215 2ND AVE NW
2	891050	0153	10/31/07	\$445,000	\$387,000	940	7	1926	4	5040	N	N	11223 PALATINE AVE N
2	949820	0065	2/19/08	\$460,000	\$408,000	960	7	1949	3	6930	N	N	10328 13TH AVE NW
2	915810	0124	8/2/07	\$289,000	\$251,000	970	7	2001	3	1400	N	N	12723 A GREENWOOD AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	076700	0030	12/18/07	\$320,000	\$280,000	980	7	1951	3	8220	N	N	10022 8TH AVE NW
2	949820	0060	4/16/08	\$399,950	\$359,000	980	7	1949	2	6930	N	N	10344 13TH AVE NW
2	010600	0230	12/4/07	\$519,000	\$454,000	990	7	1948	3	8106	Y	N	10054 9TH AVE NW
2	186240	0133	5/19/08	\$335,000	\$304,000	990	7	1947	3	5400	N	N	9230 13TH AVE NW
2	113900	0368	9/20/07	\$380,000	\$330,000	1000	7	1949	3	6930	N	N	10728 3RD AVE NW
2	113900	0585	2/25/08	\$518,000	\$460,000	1000	7	1928	4	8400	Y	N	202 NW 105TH ST
2	242603	9312	6/11/07	\$325,200	\$283,000	1000	7	2005	3	1238	N	N	13435 C GREENWOOD AVE N
2	682510	0030	3/16/07	\$395,000	\$347,000	1000	7	1942	4	6800	N	N	928 NW 97TH ST
2	186240	0061	3/25/08	\$335,000	\$299,000	1020	7	1947	4	6120	N	N	9243 14TH AVE NW
2	074800	0180	5/16/07	\$400,000	\$349,000	1050	7	1937	4	8235	N	N	106 N 140TH ST
2	074800	0270	2/26/08	\$399,900	\$355,000	1050	7	1953	4	8100	N	N	14024 2ND AVE NW
2	914410	0345	5/7/08	\$520,000	\$470,000	1050	7	1920	4	7204	N	N	9701 12TH AVE NW
2	914410	0199	2/22/07	\$351,000	\$310,000	1060	7	1940	3	5632	N	N	9517 14TH AVE NW
2	530320	0021	8/30/07	\$427,450	\$371,000	1070	7	1946	3	6606	N	N	11639 1ST AVE NW
2	949820	0085	9/15/08	\$427,000	\$405,000	1070	7	1947	3	6930	N	N	10319 12TH AVE NW
2	915810	0117	10/17/07	\$355,000	\$309,000	1074	7	2001	3	1438	N	N	12713 C GREENWOOD AVE N
2	113900	0130	6/27/08	\$461,000	\$424,000	1080	7	1951	3	7560	N	N	10740 1ST AVE NW
2	442760	0135	4/2/08	\$404,950	\$363,000	1080	7	1953	4	6400	N	N	10702 4TH AVE NW
2	504980	0005	3/13/08	\$350,000	\$312,000	1080	7	1953	3	8380	N	N	10356 DIBBLE AVE NW
2	010600	0020	4/23/07	\$389,000	\$340,000	1090	7	1948	5	8068	N	N	9723 DIBBLE AVE NW
2	362603	9143	9/13/07	\$442,600	\$384,000	1090	7	1941	3	7223	N	N	9742 12TH AVE NW
2	092400	0053	2/21/08	\$389,950	\$346,000	1100	7	1940	4	9520	N	N	13203 2ND AVE NW
2	362603	9155	9/19/08	\$430,000	\$409,000	1100	7	1976	3	7359	N	N	941 NW 96TH ST
2	226900	0050	12/17/08	\$440,000	\$437,000	1130	7	1952	5	7540	N	N	11505 2ND AVE NW
2	113900	0063	11/3/08	\$279,950	\$272,000	1140	7	2007	3	611	N	N	10711 1B GREENWOOD AVE N
2	682510	0010	9/24/07	\$444,000	\$386,000	1140	7	1942	3	6664	N	N	9702 12TH AVE NW
2	113900	0062	12/1/08	\$279,950	\$276,000	1150	7	2007	3	887	N	N	10711 1C GREENWOOD AVE N
2	515120	0280	12/3/07	\$405,500	\$354,000	1150	7	1950	4	6750	N	N	13739 1ST AVE NW
2	010600	0195	6/6/07	\$450,000	\$391,000	1160	7	1949	3	8120	Y	N	10012 9TH AVE NW
2	730890	0530	1/2/07	\$468,500	\$418,000	1160	7	1937	4	7676	N	N	12016 2ND AVE NW
2	113900	0061	10/23/08	\$279,950	\$270,000	1170	7	2007	3	877	N	N	10711 1D GREENWOOD AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	242603	9034	1/9/07	\$373,000	\$333,000	1170	7	1945	4	8160	N	N	215 NW 130TH ST
2	362603	9232	8/1/08	\$391,500	\$365,000	1170	7	1906	4	5071	N	N	9715 8TH AVE NW
2	113900	0054	6/12/08	\$335,000	\$307,000	1180	7	2008	3	1240	N	N	10703 D GREENWOOD AVE N
2	113900	0056	5/1/08	\$309,950	\$280,000	1180	7	2008	3	736	N	N	10701 C GREENWOOD AVE N
2	113900	0058	5/29/08	\$315,950	\$288,000	1180	7	2008	3	915	N	N	10701 A GREENWOOD AVE N
2	615490	0060	9/19/08	\$475,000	\$452,000	1180	7	1947	4	6030	Y	N	1104 NW 103RD ST
2	113900	0150	3/12/07	\$420,000	\$369,000	1190	7	1919	4	6300	N	N	10712 1ST AVE NW
2	291820	0076	8/23/07	\$445,000	\$386,000	1200	7	1947	3	6224	N	N	13536 1ST AVE NW
2	362603	9366	5/3/07	\$465,000	\$406,000	1200	7	1963	3	7646	N	N	9526 12TH AVE NW
2	914410	0375	2/7/08	\$400,000	\$353,000	1200	7	1955	3	5880	N	N	9546 13TH AVE NW
2	914410	0356	4/19/07	\$425,000	\$372,000	1220	7	1950	3	8910	N	N	9615 12TH AVE NW
2	113900	0053	7/9/08	\$325,000	\$300,000	1230	7	2008	3	906	N	N	10703 C GREENWOOD AVE N
2	113900	0059	6/19/08	\$339,950	\$312,000	1230	7	2008	3	1377	N	N	10703 A GREENWOOD AVE N
2	242603	9247	11/16/07	\$299,950	\$262,000	1230	7	2005	3	1756	N	N	13435 H GREENWOOD AVE N
2	442760	0060	10/2/08	\$410,000	\$392,000	1230	7	1953	3	7360	N	N	10722 5TH AVE NW
2	442760	0085	11/14/07	\$487,000	\$425,000	1230	7	1953	3	6800	N	N	10727 4TH AVE NW
2	362603	9352	3/10/08	\$429,000	\$382,000	1240	7	1963	3	7140	N	N	102 NW 104TH ST
2	270560	0001	10/11/07	\$384,950	\$335,000	1250	7	2007	3	1667	N	N	9750 A 8TH AVE NW
2	270560	0002	1/8/08	\$385,000	\$338,000	1250	7	2007	3	1568	N	N	9752 B 8TH AVE NW
2	682510	0025	3/12/08	\$478,000	\$426,000	1250	7	1942	4	6800	N	N	936 NW 97TH ST
2	914410	0347	2/14/07	\$495,000	\$438,000	1260	7	1957	3	6930	N	N	9702 13TH AVE NW
2	515120	0425	6/18/07	\$486,000	\$422,000	1270	7	1942	4	10125	N	N	13715 2ND AVE NW
2	891050	0506	3/21/07	\$445,000	\$391,000	1270	7	1961	3	5993	N	N	11041 2ND AVE NW
2	792260	0020	3/29/07	\$575,000	\$504,000	1280	7	1948	3	7200	N	N	10338 12TH AVE NW
2	291820	0006	12/5/08	\$330,000	\$325,000	1290	7	1948	3	6939	N	N	13544 3RD AVE NW
2	515120	0305	6/13/08	\$385,000	\$352,000	1290	7	1942	3	6750	N	N	13713 1ST AVE NW
2	915810	0123	6/17/08	\$354,000	\$324,000	1290	7	2001	3	1543	N	N	12719 C GREENWOOD AVE N
2	515120	0465	8/4/08	\$385,000	\$359,000	1310	7	1940	4	6750	N	N	13728 3RD AVE NW
2	291820	0005	3/9/07	\$420,000	\$370,000	1320	7	1948	3	6952	N	N	13536 3RD AVE NW
2	914410	0137	7/13/07	\$450,000	\$391,000	1320	7	1948	3	8910	N	N	9717 14TH AVE NW
2	915810	0070	3/1/07	\$370,000	\$326,000	1320	7	1950	3	8220	N	N	12742 1ST AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	076700	0130	6/20/08	\$359,500	\$330,000	1330	7	1997	3	3227	N	N	346 NW 103RD ST
2	076700	0134	9/24/07	\$374,000	\$325,000	1330	7	1997	3	2055	N	N	338 NW 103RD ST
2	944130	0030	12/18/08	\$510,000	\$506,000	1330	7	1948	3	8280	N	N	102 NW 130TH ST
2	949820	0026	5/27/08	\$468,400	\$426,000	1330	7	1950	3	6930	N	N	10306 14TH AVE NW
2	186240	0015	4/7/08	\$430,000	\$386,000	1360	7	1937	4	8100	Y	N	9246 15TH AVE NW
2	730890	0270	10/22/08	\$385,000	\$372,000	1360	7	1947	3	7723	N	N	12256 3RD AVE NW
2	113900	0870	4/1/08	\$425,000	\$380,000	1370	7	1923	4	7500	N	N	10507 PALATINE AVE N
2	747490	0030	10/12/07	\$441,000	\$383,000	1380	7	1954	3	9300	N	N	10604 8TH AVE NW
2	391840	0027	3/2/07	\$384,950	\$339,000	1400	7	2006	3	1320	N	N	11711 C GREENWOOD AVE N
2	914410	0175	11/26/07	\$481,000	\$420,000	1410	7	1950	3	9720	N	N	9545 14TH AVE NW
2	076700	0197	6/26/08	\$355,000	\$326,000	1420	7	1995	3	1359	N	N	324 NW 103RD ST
2	076700	0201	10/4/07	\$326,000	\$283,000	1420	7	1995	3	1537	N	N	314 NW 103RD ST
2	949820	0076	5/6/08	\$489,000	\$442,000	1440	7	1949	3	6930	N	N	10306 13TH AVE NW
2	615490	0140	4/17/07	\$620,000	\$542,000	1460	7	1948	3	6030	N	N	916 NW 103RD ST
2	730890	0765	3/30/07	\$484,000	\$424,000	1460	7	1951	3	9229	N	N	12035 GREENWOOD AVE N
2	391840	0017	2/2/07	\$369,950	\$328,000	1462	7	2006	3	979	N	N	11707 B GREENWOOD AVE N
2	391840	0026	2/22/07	\$389,950	\$344,000	1472	7	2006	3	2008	N	N	11710 D GREENWOOD AVE N
2	391840	0013	2/22/07	\$344,950	\$305,000	1482	7	2006	3	941	N	N	11705 B GREENWOOD AVE N
2	391840	0010	3/2/07	\$363,500	\$320,000	1494	7	2006	3	1399	Y	N	11705 A GREENWOOD AVE N
2	076700	0160	4/18/08	\$367,500	\$331,000	1500	7	1999	3	3247	N	N	317 NW 103RD ST
2	891050	0601	2/14/08	\$392,500	\$347,000	1500	7	1952	3	7560	N	N	101 NW 112TH ST
2	242603	9269	4/3/07	\$396,000	\$347,000	1510	7	1944	3	7250	N	N	13254 1ST AVE NW
2	362603	9312	6/25/08	\$487,475	\$448,000	1510	7	1958	3	6712	N	N	10331 14TH AVE NW
2	442760	0040	8/2/07	\$387,750	\$336,000	1520	7	1953	3	7000	N	N	10752 5TH AVE NW
2	730890	0535	5/29/08	\$527,000	\$480,000	1540	7	1937	4	7674	N	N	12010 2ND AVE NW
2	076700	0133	3/1/07	\$390,000	\$344,000	1550	7	1997	3	2500	N	N	340 NW 103RD ST
2	682410	0130	5/22/07	\$516,500	\$450,000	1600	7	1942	4	6400	N	N	923 NW 97TH ST
2	730890	0305	3/15/07	\$568,000	\$499,000	1600	7	1947	4	7707	N	N	12220 3RD AVE NW
2	391840	0025	2/12/07	\$364,950	\$323,000	1612	7	2006	3	1691	N	N	11713 A GREENWOOD AVE N
2	362603	9253	2/27/07	\$465,000	\$410,000	1660	7	1949	4	8345	N	N	9710 DIBBLE AVE NW
2	322320	0050	2/28/07	\$525,000	\$463,000	1670	7	1944	3	6250	Y	N	11513 PALATINE AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	891050	0684	5/10/07	\$515,000	\$449,000	1700	7	1926	5	7560	Y	N	11038 PALATINE AVE N
2	747490	0020	3/25/08	\$622,500	\$556,000	1740	7	1954	3	6180	N	N	10616 8TH AVE NW
2	747490	0020	10/19/07	\$440,000	\$383,000	1740	7	1954	3	6180	N	N	10616 8TH AVE NW
2	949820	0032	4/15/08	\$520,000	\$467,000	1770	7	1949	3	6804	N	N	10313 13TH AVE NW
2	730890	0100	10/30/07	\$371,750	\$324,000	1940	7	1947	3	5753	N	N	12234 1ST AVE NW
2	914410	0286	11/26/07	\$670,000	\$585,000	2190	7	1945	4	8910	N	N	9716 14TH AVE NW
2	362603	9423	7/14/08	\$313,500	\$290,000	940	8	2005	3	1048	N	N	116 B N 104TH ST
2	891050	0236	9/17/07	\$339,000	\$294,000	1000	8	2002	3	1262	N	N	11227 A GREENWOOD AVE N
2	891050	0238	4/16/07	\$367,500	\$321,000	1000	8	2002	3	1173	N	N	11227 C GREENWOOD AVE N
2	552260	0157	2/28/08	\$424,500	\$377,000	1180	8	1950	3	6200	Y	N	923 NW 100TH ST
2	730890	0150	2/8/08	\$487,500	\$431,000	1190	8	1952	3	5997	N	N	12239 PALATINE AVE N
2	891050	0045	4/2/07	\$430,500	\$377,000	1210	8	1948	3	7575	N	N	11257 1ST AVE NW
2	186240	0468	3/20/07	\$399,922	\$351,000	1280	8	1998	3	1393	N	N	9042 A MARY AVE NW
2	344200	0152	3/23/07	\$329,500	\$289,000	1294	8	2006	3	1020	N	N	10303 A HOLMAN RD N
2	344200	0153	1/29/07	\$327,500	\$291,000	1294	8	2006	3	865	N	N	10303 B HOLMAN RD N
2	010800	0132	1/9/08	\$389,950	\$343,000	1330	8	2007	3	1635	N	N	10106 A 4TH AVE NW
2	010800	0133	8/24/07	\$393,000	\$341,000	1330	8	2007	3	1430	N	N	10106 B 4TH AVE NW
2	010800	0137	8/24/07	\$389,950	\$338,000	1330	8	2007	3	1214	N	N	10104 B 4TH AVE NW
2	010800	0123	1/9/07	\$334,950	\$299,000	1340	8	2006	3	1325	N	N	401 E NW 101ST ST
2	287460	0395	5/25/07	\$560,000	\$488,000	1360	8	1954	3	6300	N	N	914 NW 105TH ST
2	344200	0154	3/2/07	\$336,500	\$297,000	1402	8	2006	3	1015	N	N	10303 C HOLMAN RD N
2	010800	0135	9/20/07	\$415,000	\$360,000	1410	8	2007	3	1372	N	N	10110 B 4TH AVE NW
2	010800	0136	10/11/07	\$409,950	\$356,000	1410	8	2007	3	1395	N	N	10110 A 4TH AVE NW
2	010800	0139	11/2/07	\$399,950	\$348,000	1410	8	2007	3	1427	N	N	10112 B 4TH AVE NW
2	891050	0223	6/20/07	\$429,950	\$374,000	1420	8	2002	3	1741	N	N	11215 B GREENWOOD AVE N
2	682410	0016	6/19/08	\$425,000	\$390,000	1440	8	2008	3	1850	N	N	823 NW 97TH ST
2	344200	0151	2/19/07	\$359,950	\$318,000	1447	8	2006	3	2161	N	N	10301 HOLMAN RD NW
2	682410	0006	4/11/07	\$419,950	\$368,000	1460	8	2006	3	1811	N	N	809 A NW 97TH ST
2	682410	0007	5/14/07	\$414,950	\$362,000	1460	8	2006	3	1200	N	N	809 B NW 97TH ST
2	682410	0008	5/21/07	\$414,950	\$361,000	1460	8	2006	3	1245	N	N	807 A NW 97TH ST
2	682410	0009	6/12/07	\$414,950	\$361,000	1460	8	2006	3	1200	N	N	807 B NW 97TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	682410	0012	5/14/07	\$414,950	\$362,000	1460	8	2006	3	1180	N	N	815 B NW 97TH ST
2	682410	0013	5/14/07	\$414,950	\$362,000	1460	8	2006	3	1224	N	N	813 A NW 97TH ST
2	682410	0014	7/2/07	\$414,950	\$360,000	1460	8	2006	3	1180	N	N	813 B NW 97TH ST
2	682410	0015	5/18/07	\$425,000	\$370,000	1460	8	2006	3	1820	N	N	815 A NW 97TH ST
2	682410	0005	10/22/07	\$359,888	\$313,000	1470	8	2006	3	1204	N	N	9621 8TH AVE NW
2	010800	0134	9/20/07	\$425,000	\$369,000	1480	8	2007	3	1500	N	N	10104 A 4TH AVE NW
2	074800	0305	12/14/07	\$435,000	\$381,000	1520	8	1969	4	8792	N	N	211 NW 143RD ST
2	287460	0230	5/19/08	\$656,000	\$596,000	1520	8	1954	3	6513	Y	N	10704 11TH AVE NW
2	730890	0655	11/15/07	\$628,000	\$548,000	1540	8	1936	4	7440	Y	N	12013 PALATINE AVE N
2	287460	0225	4/16/08	\$466,000	\$419,000	1590	8	1954	3	7310	Y	N	10550 11TH AVE NW
2	730890	0330	5/7/07	\$507,000	\$442,000	1620	8	1937	4	7702	N	N	12211 2ND AVE NW
2	287460	0030	6/26/07	\$530,000	\$460,000	1630	8	1954	3	6300	Y	N	10533 11TH AVE NW
2	201630	0071	4/24/08	\$600,000	\$541,000	1690	8	1961	3	10081	N	N	10033 12TH AVE NW
2	682410	0001	9/25/07	\$387,500	\$336,000	1700	8	2006	3	1660	N	N	801 NW 97TH ST
2	682410	0002	8/22/07	\$395,000	\$343,000	1700	8	2006	3	1646	N	N	803 NW 97TH ST
2	730890	0615	9/12/08	\$550,000	\$522,000	1700	8	1928	4	6752	N	N	12032 1ST AVE NW
2	914410	0016	8/20/07	\$557,750	\$484,000	1710	8	1990	3	8778	N	N	9515 MARY AVE NW
2	682410	0003	8/15/07	\$374,900	\$325,000	1750	8	2006	3	1854	N	N	9625 8TH AVE NW
2	682410	0004	8/21/07	\$380,000	\$330,000	1750	8	2006	3	1189	N	N	9623 8TH AVE NW
2	730890	0235	2/9/07	\$565,000	\$500,000	1780	8	1958	3	7707	Y	N	12221 1ST AVE NW
2	242603	9125	11/8/07	\$612,500	\$534,000	1800	8	1949	3	8160	N	N	12730 3RD AVE NW
2	515300	0145	3/26/07	\$420,000	\$369,000	1810	8	1957	3	7680	N	N	102 NW 125TH ST
2	730890	0490	7/11/07	\$690,000	\$599,000	1880	8	1937	4	8073	N	N	12057 2ND AVE NW
2	515300	0010	5/11/07	\$755,000	\$658,000	1890	8	1948	4	7680	N	N	12508 2ND AVE NW
2	010800	0130	11/2/07	\$475,000	\$414,000	1970	8	2007	3	3130	N	N	10100 4TH AVE NW
2	730890	0260	11/19/07	\$562,500	\$491,000	2080	8	1976	3	7720	N	N	12253 1ST AVE NW
2	391840	0045	9/14/07	\$650,000	\$564,000	2140	8	1950	4	14070	Y	N	11704 PALATINE AVE N
2	914410	0326	7/30/07	\$645,000	\$560,000	2490	8	1951	5	8910	Y	N	9734 13TH AVE NW
2	914410	0056	12/10/07	\$650,000	\$569,000	2500	8	1942	3	9306	N	N	9624 15TH AVE NW
2	730890	0665	7/16/08	\$775,950	\$719,000	2530	8	1945	4	6984	Y	N	12025 PALATINE AVE N
2	362603	9048	4/29/08	\$810,000	\$731,000	2980	8	2007	3	5500	N	N	9514 12TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	242603	9305	3/22/07	\$652,000	\$573,000	2200	9	2001	3	6656	N	N	13005 2ND AVE NW
2	616690	0045	6/14/07	\$720,000	\$626,000	2310	9	1936	5	10585	N	N	118 NW 132ND ST
2	198020	0085	5/27/08	\$665,000	\$605,000	2810	9	1961	4	11970	N	N	14420 1ST AVE NW
2	198020	0372	6/12/08	\$675,000	\$618,000	3070	9	2007	3	4122	N	N	138 NW 143RD ST
2	914410	0007	8/1/07	\$770,000	\$668,000	2370	10	2006	3	7599	N	N	1464 NW 95TH ST
4	614060	0330	10/15/07	\$411,950	\$358,000	700	6	1927	4	4745	N	N	11702 N PARK AVE N
4	614060	0330	2/16/07	\$399,950	\$353,000	700	6	1927	4	4745	N	N	11702 N PARK AVE N
4	083200	0110	2/8/08	\$340,500	\$301,000	720	6	1943	4	8100	N	N	339 N 133RD ST
4	178550	0061	3/21/07	\$380,000	\$334,000	750	6	1940	3	7650	N	N	12526 PHINNEY AVE N
4	637850	0360	9/24/07	\$372,500	\$323,000	770	6	1940	3	6283	N	N	11201 FREMONT AVE N
4	637850	0360	5/11/07	\$300,000	\$262,000	770	6	1940	3	6283	N	N	11201 FREMONT AVE N
4	614060	0145	8/1/07	\$360,000	\$312,000	840	6	1908	3	7200	N	N	11544 FREMONT AVE N
4	229140	0840	1/19/07	\$416,000	\$370,000	850	6	1920	2	7440	N	N	10909 LINDEN AVE N
4	891100	0420	4/26/07	\$420,000	\$367,000	860	6	1937	3	8085	N	N	10541 PHINNEY AVE N
4	364510	0160	10/12/07	\$419,950	\$365,000	1040	6	1922	4	6930	N	N	10528 EVANSTON AVE N
4	229140	1445	7/24/08	\$315,000	\$293,000	1090	6	1958	3	7440	N	N	10721 N PARK AVE
4	016400	0192	4/9/08	\$330,000	\$296,000	1120	6	1921	5	8190	N	N	514 N 138TH ST
4	178550	0130	3/17/08	\$325,000	\$290,000	1150	6	1944	3	7650	N	N	12509 EVANSTON AVE N
4	192604	9058	5/24/07	\$378,750	\$330,000	1150	6	1938	3	11452	N	N	14106 EVANSTON AVE N
4	130630	0155	11/19/08	\$300,000	\$294,000	1220	6	1984	3	8694	N	N	10721 EVANSTON AVE N
4	229140	1115	6/7/07	\$325,000	\$283,000	1230	6	1918	4	9300	N	N	10515 LINDEN AVE N
4	614110	0111	10/9/07	\$425,000	\$369,000	1280	6	1947	4	9309	N	N	12034 GREENWOOD AVE N
4	364510	0215	7/27/07	\$440,000	\$382,000	1410	6	1920	4	5040	N	N	10509 EVANSTON AVE N
4	364510	0230	5/23/07	\$310,000	\$270,000	760	7	1951	3	5418	N	N	15027 EVANSTON AVE N
4	614010	0032	8/27/07	\$289,000	\$251,000	820	7	2001	3	758	N	N	11720 A GREENWOOD AVE N
4	130630	0240	8/5/08	\$310,000	\$289,000	840	7	1941	3	6856	N	N	10732 DAYTON AVE N
4	291620	0119	7/30/08	\$297,000	\$277,000	840	7	1947	3	7650	N	N	12708 DAYTON AVE N
4	434380	0050	7/26/07	\$349,950	\$304,000	850	7	1948	3	6607	N	N	12508 N PARK AVE N
4	192604	9267	10/3/07	\$345,000	\$300,000	860	7	1950	3	7964	N	N	14343 FREMONT AVE N
4	614110	0470	3/14/08	\$309,000	\$275,000	880	7	1947	3	6561	N	N	12212 DAYTON AVE N
4	016400	0416	10/10/08	\$309,000	\$297,000	890	7	1929	3	9594	N	N	511 N 137TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	718980	0145	2/7/07	\$427,000	\$378,000	900	7	1929	4	5040	N	N	11045 FREMONT AVE N
4	614160	0035	3/20/07	\$383,000	\$336,000	910	7	1921	3	8000	N	N	12226 FREMONT AVE N
4	637850	0330	8/14/07	\$478,800	\$415,000	910	7	1948	4	6271	N	N	11231 FREMONT AVE N
4	637850	0330	2/15/07	\$400,000	\$354,000	910	7	1948	4	6271	N	N	11231 FREMONT AVE N
4	192604	9282	3/14/08	\$347,000	\$309,000	920	7	1953	3	7200	N	N	706 N 143RD ST
4	614110	0200	8/18/08	\$365,500	\$343,000	930	7	1928	4	6591	N	N	12010 PHINNEY AVE N
4	614110	0800	10/23/07	\$365,000	\$318,000	930	7	1945	4	9816	Y	N	12249 FREMONT AVE N
4	614010	0875	5/29/07	\$410,000	\$357,000	940	7	1923	4	8097	N	N	618 N 117TH ST
4	291620	0057	2/12/07	\$440,500	\$390,000	950	7	1950	3	7650	N	N	12703 DAYTON AVE N
4	614110	0038	7/28/08	\$370,000	\$344,000	1000	7	1947	4	6800	N	N	12219 PHINNEY AVE N
4	614160	0005	2/24/08	\$365,000	\$324,000	1020	7	1946	3	8227	Y	N	12258 FREMONT AVE N
4	229140	1395	4/19/07	\$399,000	\$349,000	1030	7	1975	3	3720	N	N	10546 FREMONT AVE N
4	637850	0340	6/12/07	\$394,000	\$343,000	1040	7	1933	3	6274	N	N	11219 FREMONT AVE N
4	229140	1130	10/25/07	\$329,950	\$287,000	1070	7	1969	3	3720	N	N	10511 LINDEN AVE N
4	229140	0375	7/26/07	\$298,700	\$259,000	1072	7	2006	3	1456	N	N	10520 E WHITMAN AVE N
4	229140	0341	4/17/07	\$329,888	\$289,000	1092	7	2007	3	1196	N	N	10500 A WHITMAN AVE N
4	229140	0342	7/25/07	\$315,000	\$273,000	1092	7	2007	3	1141	N	N	10502 B WHITMAN AVE N
4	229140	0345	5/2/07	\$324,888	\$284,000	1092	7	2007	3	1196	N	N	10504 B WHITMAN AVE N
4	229140	0346	7/22/08	\$370,000	\$344,000	1092	7	2007	3	1200	N	N	10504 A WHITMAN AVE N
4	229140	0346	5/1/07	\$317,888	\$278,000	1092	7	2007	3	1200	N	N	10504 A WHITMAN AVE N
4	229140	0347	5/30/07	\$324,888	\$283,000	1092	7	2007	3	1142	N	N	10506 B WHITMAN AVE N
4	229140	0352	6/11/07	\$324,888	\$282,000	1092	7	2007	3	1145	N	N	10508 D WHITMAN AVE N
4	229140	0353	6/7/07	\$328,888	\$286,000	1092	7	2007	3	1157	N	N	10508 C WHITMAN AVE N
4	614010	0895	4/4/08	\$375,000	\$336,000	1110	7	1918	4	7943	N	N	11715 FREMONT AVE N
4	614110	0075	5/31/07	\$431,000	\$375,000	1110	7	1937	3	6970	N	N	312 N 122ND ST
4	614110	0180	1/24/07	\$460,000	\$409,000	1160	7	1942	4	6579	N	N	12036 PHINNEY AVE N
4	017300	0130	8/8/07	\$456,500	\$396,000	1180	7	1951	4	9825	N	N	338 N 137TH ST
4	675970	0010	6/17/08	\$400,000	\$367,000	1220	7	1959	4	8160	N	N	14320 PHINNEY AVE N
4	614060	0049	3/13/08	\$403,000	\$359,000	1230	7	2004	3	4800	N	N	11712 FREMONT AVE N
4	016400	0196	10/20/08	\$415,000	\$400,000	1240	7	1936	4	10500	N	N	502 N 138TH ST
4	016400	0302	6/30/08	\$485,000	\$447,000	1250	7	1990	3	7350	N	N	722 N 137TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	614010	0046	6/16/08	\$300,000	\$275,000	1258	7	2007	3	1357	N	N	11708 GREENWOOD AVE N
4	614010	0047	10/10/07	\$369,888	\$321,000	1258	7	2007	3	1473	N	N	11710 C GREENWOOD AVE N
4	614010	0049	3/6/08	\$364,888	\$324,000	1258	7	2007	3	1477	N	N	11710 A GREENWOOD AVE N
4	614110	0240	7/19/07	\$479,950	\$416,000	1260	7	1952	3	6589	N	N	12015 DAYTON AVE N
4	701720	0010	9/26/07	\$340,000	\$295,000	1270	7	1949	4	7500	N	N	729 N 115TH ST
4	614110	0235	5/20/08	\$440,000	\$400,000	1300	7	1959	3	6591	N	N	12011 DAYTON AVE N
4	614010	0044	4/14/08	\$344,888	\$310,000	1308	7	2007	3	1022	N	N	11708 B GREENWOOD AVE N
4	614010	0048	11/9/07	\$374,988	\$327,000	1308	7	2007	3	1263	N	N	11710 B GREENWOOD AVE N
4	614010	0630	5/17/07	\$493,500	\$430,000	1350	7	1922	3	7983	N	N	11508 DAYTON AVE N
4	701720	0067	11/4/08	\$404,000	\$392,000	1350	7	2001	3	7768	N	N	11214 FREMONT AVE N
4	130630	0210	7/5/07	\$354,950	\$308,000	1360	7	1948	4	6380	N	N	10742 DAYTON AVE N
4	614110	0033	8/27/08	\$373,000	\$351,000	1390	7	1938	4	9266	N	N	12229 PHINNEY AVE N
4	178550	0123	12/10/07	\$333,900	\$292,000	1410	7	1953	3	7650	N	N	12515 EVANSTON AVE N
4	364510	0350	12/9/08	\$385,000	\$380,000	1410	7	1926	4	5144	N	N	10510 DAYTON AVE N
4	229140	0625	11/11/08	\$392,500	\$383,000	1420	7	1925	4	7440	N	N	10735 WHITMAN AVE N
4	016400	0295	8/6/07	\$449,000	\$389,000	1440	7	1979	3	7980	N	N	720 B N 137TH ST
4	425830	0020	1/24/08	\$345,000	\$304,000	1580	7	1991	3	7986	N	N	524 N 143RD ST
4	016400	0297	1/23/07	\$389,000	\$346,000	1590	7	1944	2	7875	N	N	714 N 137TH ST
4	614010	0470	8/18/08	\$407,500	\$382,000	1630	7	1965	4	7934	N	N	11732 DAYTON AVE N
4	614010	0670	4/18/07	\$375,000	\$328,000	1660	7	1949	3	7967	N	N	11539 EVANSTON AVE N
4	229140	1205	1/19/07	\$408,000	\$363,000	1670	7	1965	4	5580	N	N	10536 N PARK AVE
4	891100	0640	6/14/07	\$465,000	\$404,000	1670	7	1939	4	8032	N	N	11039 DAYTON AVE N
4	083200	0020	5/18/07	\$425,000	\$370,000	1690	7	1940	4	8100	N	N	317 N 134TH ST
4	614110	0106	7/25/07	\$499,000	\$433,000	1710	7	1923	4	9300	N	N	12040 GREENWOOD AVE N
4	614010	0275	8/17/07	\$527,000	\$457,000	1730	7	1926	3	9318	N	N	11502 PHINNEY AVE N
4	017300	0140	12/11/08	\$430,000	\$425,000	1770	7	1978	3	10125	N	N	352 N 137TH ST
4	130630	0255	1/12/07	\$425,000	\$379,000	1920	7	1967	3	6356	N	N	10716 DAYTON AVE N
4	614060	0100	6/26/07	\$425,000	\$369,000	2150	7	1928	4	7200	N	N	11727 N PARK AVE
4	016400	0247	9/23/08	\$530,000	\$505,000	1060	8	1979	4	10176	N	N	623 N 138TH ST
4	017300	0020	4/4/07	\$343,450	\$301,000	1060	8	2007	3	1126	N	N	13806 GREENWOOD AVE N
4	017300	0021	5/9/07	\$339,500	\$296,000	1060	8	2007	3	896	N	N	13804 GREENWOOD AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	017300	0022	9/5/07	\$339,950	\$295,000	1060	8	2007	3	896	N	N	13802 GREENWOOD AVE N
4	017300	0023	1/19/07	\$351,950	\$313,000	1060	8	2007	3	1485	N	N	13800 GREENWOOD AVE N
4	017300	0024	5/10/07	\$351,000	\$306,000	1060	8	2007	3	1281	N	N	310 N 138TH ST
4	017300	0050	7/2/07	\$349,950	\$304,000	1060	8	2007	3	1048	N	N	308 N 138TH ST
4	017300	0051	6/11/07	\$351,000	\$305,000	1060	8	2007	3	1049	N	N	306 N 138TH ST
4	017300	0052	1/19/07	\$351,950	\$313,000	1060	8	2007	3	1899	N	N	304 N 138TH ST
4	291870	0130	12/4/07	\$440,000	\$385,000	1180	8	1963	4	7954	N	N	416 N 141ST CT
4	614010	0028	6/8/07	\$397,900	\$346,000	1248	8	2006	3	1423	N	N	11726 C GREENWOOD AVE N
4	614010	0027	12/3/07	\$380,000	\$332,000	1264	8	2006	3	1564	N	N	11724 GREENWOOD AVE N
4	083200	0072	7/1/08	\$399,000	\$368,000	1265	8	2004	3	1389	N	N	306 N 133RD ST
4	891100	0152	4/23/08	\$325,000	\$293,000	1270	8	2008	3	1294	N	N	11014 A GREENWOOD AVE N
4	016400	0269	12/4/08	\$405,000	\$399,000	1280	8	1962	3	8050	N	N	530 N 137TH ST
4	891100	0139	3/25/08	\$360,000	\$322,000	1320	8	2008	3	1295	N	N	11032 A GREENWOOD AVE N
4	891100	0140	8/4/08	\$342,500	\$320,000	1320	8	2008	3	1218	N	N	11030 C GREENWOOD AVE N
4	891100	0143	11/5/08	\$310,000	\$301,000	1320	8	2008	3	1287	N	N	11032 C GREENWOOD AVE N
4	891100	0157	4/24/08	\$349,000	\$314,000	1320	8	2008	3	1296	N	N	11012 A GREENWOOD AVE N
4	614110	0680	6/13/07	\$469,000	\$408,000	1340	8	1941	3	8772	N	N	523 N 122ND ST
4	614010	0020	10/19/07	\$379,950	\$330,000	1360	8	2000	3	1527	N	N	11734 GREENWOOD AVE N
4	017300	0014	4/6/07	\$349,000	\$306,000	1399	8	2007	3	1439	N	N	13808 A GREENWOOD AVE N
4	017300	0015	10/2/07	\$329,950	\$287,000	1399	8	2007	3	1151	N	N	13810 D GREENWOOD AVE N
4	017300	0018	5/4/07	\$339,950	\$297,000	1399	8	2007	3	1185	N	N	13810 A GREENWOOD AVE N
4	017300	0019	1/12/07	\$350,000	\$312,000	1399	8	2007	3	1358	N	N	13808 D N 38TH ST
4	891100	0141	5/12/08	\$340,000	\$308,000	1460	8	2008	3	999	N	N	11030 B GREENWOOD AVE N
4	891100	0144	5/13/08	\$353,000	\$320,000	1460	8	2008	3	1107	N	N	11032 B GREENWOOD AVE N
4	891100	0151	5/16/08	\$331,000	\$300,000	1460	8	2008	3	1009	N	N	11014 B GREENWOOD AVE N
4	891100	0151	10/8/08	\$319,000	\$306,000	1460	8	2008	3	1009	N	N	11014 B GREENWOOD AVE N
4	891100	0154	6/11/08	\$335,000	\$306,000	1460	8	2008	3	1108	N	N	11012 B GREENWOOD AVE N
4	017300	0016	7/11/07	\$342,000	\$297,000	1521	8	2007	3	889	N	N	13810 C GREENWOOD AVE N
4	930200	0040	10/25/08	\$337,372	\$326,000	1530	8	1961	3	9196	N	N	13820 DAYTON AVE N
4	614110	0105	1/30/08	\$417,000	\$368,000	1740	8	1965	3	9308	N	N	12041 PHINNEY AVE N
4	229140	0475	10/7/08	\$445,000	\$427,000	1840	8	2007	3	4340	N	N	10509 WHITMAN AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4	178550	0012	2/28/07	\$542,500	\$478,000	1870	8	1937	4	7400	N	N	12545 PHINNEY AVE N
4	178550	0012	11/27/07	\$525,578	\$459,000	1870	8	1937	4	7400	N	N	12545 PHINNEY AVE N
4	229140	0197	9/24/07	\$357,000	\$310,000	1890	8	2005	3	1337	N	N	10708 A WHITMAN AVE N
4	614110	0115	3/13/07	\$545,950	\$480,000	1940	8	1959	3	9315	N	N	12024 GREENWOOD AVE N
4	701720	0047	10/22/08	\$469,000	\$453,000	2010	8	1979	3	9918	N	N	11230 FREMONT AVE N
4	083200	0045	8/13/07	\$682,500	\$592,000	2130	8	2001	3	8472	N	N	13307 BITTER PL N
4	192604	9417	2/25/08	\$450,000	\$399,000	2170	8	1996	3	7250	N	N	639 N 143RD ST
4	016400	0299	2/13/07	\$559,950	\$495,000	2370	8	1999	3	8703	N	N	702 N 137TH ST
4	192604	9331	6/21/07	\$480,000	\$417,000	2400	8	1958	4	12474	N	N	351 N 142ND ST
4	130630	0130	6/2/08	\$650,000	\$593,000	2650	8	2005	3	6577	N	N	10702 EVANSTON AVE N
4	016400	0261	8/3/07	\$759,000	\$658,000	2780	9	2006	3	7875	N	N	543 N 138TH ST
4	178550	0013	10/3/07	\$660,000	\$573,000	2790	9	2006	3	9400	N	N	12539 PHINNEY AVE N
4	891100	0180	11/6/07	\$775,000	\$675,000	2980	9	2006	3	7987	N	N	11011 PHINNEY AVE N
5	152930	0161	2/9/07	\$229,000	\$203,000	340	5	1926	5	2000	N	N	9534 PHINNEY AVE N
5	614560	1225	2/5/07	\$236,000	\$209,000	620	5	1916	4	3844	N	N	344 N 102ND ST
5	026300	0310	1/31/07	\$333,000	\$295,000	860	5	1919	5	8100	N	N	715 N 96TH ST
5	604640	0105	7/29/08	\$337,000	\$314,000	530	6	1944	3	5100	N	N	916 N 87TH ST
5	926670	0590	7/31/07	\$306,000	\$265,000	630	6	1915	4	5100	N	N	729 N 89TH ST
5	614560	2345	11/12/07	\$335,000	\$292,000	670	6	1910	4	3844	N	N	416 N 100TH ST
5	614560	1126	1/14/08	\$420,000	\$369,000	680	6	1942	4	4024	N	N	307 N 103RD ST
5	030600	0465	4/18/07	\$326,000	\$285,000	700	6	1943	3	5339	N	N	710 N 97TH ST
5	312604	9262	8/18/08	\$320,000	\$300,000	700	6	1947	3	5904	N	N	9525 FREMONT AVE N
5	643150	0293	6/22/07	\$400,000	\$348,000	750	6	1906	4	4120	N	N	506 N 86TH ST
5	312604	9280	8/6/07	\$317,000	\$275,000	770	6	1949	3	7150	N	N	9808 LINDEN AVE N
5	614560	1530	10/9/07	\$325,000	\$282,000	820	6	1928	4	3844	N	N	710 N 102ND ST
5	312604	9267	6/27/07	\$365,000	\$317,000	830	6	1947	4	6120	N	N	756 N 91ST ST
5	312604	9258	5/5/08	\$280,000	\$253,000	840	6	1947	4	5904	N	N	9535 FREMONT AVE N
5	926670	0785	10/22/08	\$335,000	\$323,000	860	6	1932	4	5100	Y	N	902 N 88TH ST
5	926670	0305	5/18/07	\$441,125	\$384,000	870	6	1917	4	5100	N	N	743 N 90TH ST
5	291720	0695	5/7/08	\$350,000	\$317,000	880	6	1975	3	4004	N	N	9721 FREMONT AVE N
5	554080	0080	6/6/07	\$368,000	\$320,000	880	6	1920	5	5100	N	N	924 N 90TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	643150	0123	10/5/07	\$380,000	\$330,000	880	6	1911	4	8841	N	N	8718 DAYTON AVE N
5	614560	1015	4/11/07	\$349,000	\$306,000	930	6	1906	4	6248	N	N	327 N 104TH ST
5	604640	0325	6/5/08	\$385,000	\$351,000	965	6	1916	5	5100	N	N	715 N 87TH ST
5	614560	0080	5/9/07	\$363,750	\$317,000	1000	6	1920	4	3844	N	N	336 N 104TH ST
5	614560	1289	5/20/08	\$351,000	\$319,000	1020	6	1916	4	4133	N	N	515 N 103RD ST
5	643150	0283	4/21/08	\$336,500	\$303,000	1040	6	1921	3	4120	N	N	517 N 86TH ST
5	078900	0015	5/21/07	\$450,000	\$392,000	1090	6	1916	4	8245	N	N	9244 DAYTON AVE N
5	946520	0305	2/21/07	\$400,000	\$353,000	1170	6	1940	3	6288	N	N	9000 PHINNEY AVE N
5	614560	1645	12/19/07	\$359,000	\$314,000	1190	6	1925	4	3844	N	N	942 N 102ND ST
5	614560	1715	12/27/07	\$415,000	\$364,000	1200	6	1974	2	3844	N	N	915 N 102ND ST
5	643150	0295	5/29/08	\$440,000	\$401,000	1330	6	1961	4	4120	N	N	504 N 86TH ST
5	554130	0120	3/5/07	\$400,500	\$353,000	1480	6	1920	4	5101	N	N	936 N 91ST ST
5	030600	0070	2/2/07	\$400,000	\$355,000	720	7	1928	4	4000	N	N	727 N 100TH ST
5	614560	2035	10/30/07	\$380,000	\$331,000	750	7	1938	4	3844	N	N	525 N 102ND ST
5	030600	0390	11/15/07	\$407,950	\$356,000	770	7	1999	3	6356	N	N	9707 LINDEN AVE N
5	604640	1305	7/10/07	\$399,000	\$346,000	780	7	1986	3	2550	N	N	701 N 86TH ST
5	030600	0725	4/23/07	\$400,000	\$350,000	800	7	1928	4	6356	N	N	9702 LINDEN AVE N
5	434061	0120	12/7/07	\$286,000	\$250,000	800	7	1999	3	1200	N	N	9406 D LINDEN AVE N
5	946520	0390	7/23/07	\$432,000	\$375,000	800	7	1930	4	6281	N	N	9236 PHINNEY AVE N
5	030600	0730	5/15/08	\$450,000	\$408,000	810	7	1928	4	7156	N	N	9708 LINDEN AVE N
5	614560	0755	3/12/08	\$369,950	\$329,000	810	7	1926	3	3844	N	N	745 N 104TH ST
5	926670	0435	10/8/07	\$460,000	\$400,000	810	7	1916	4	5100	N	N	716 N 89TH ST
5	291720	0165	1/10/07	\$399,000	\$356,000	820	7	1930	5	5166	N	N	9756 PHINNEY AVE N
5	030600	0015	4/10/08	\$363,100	\$326,000	850	7	1926	4	5594	N	N	705 N 100TH ST
5	614560	0435	10/3/07	\$288,950	\$251,000	860	7	2000	3	5643	N	N	933 D N 105TH ST
5	614560	2195	4/16/07	\$329,922	\$289,000	860	7	1970	3	3844	N	N	352 N 101ST ST
5	643150	0111	11/14/07	\$395,000	\$344,000	860	7	1929	4	5412	N	N	518 N 87TH ST
5	946520	0340	8/28/08	\$474,900	\$447,000	880	7	1928	4	6286	N	N	9027 DAYTON AVE N
5	152930	0200	12/4/07	\$395,000	\$345,000	910	7	1941	3	6378	N	N	9507 DAYTON AVE N
5	291720	0230	10/15/07	\$380,000	\$330,000	910	7	1949	3	6374	N	N	9708 PHINNEY AVE N
5	946520	0280	8/26/08	\$424,990	\$400,000	920	7	1939	4	6286	N	N	9024 PHINNEY AVE N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	0026	2/26/08	\$274,900	\$244,000	940	7	2004	3	1066	N	N	335 B N 105TH ST
5	614560	0770	5/25/07	\$354,900	\$309,000	940	7	1922	5	4114	N	N	10317 LINDEN AVE N
5	614560	2049	11/11/08	\$451,000	\$440,000	950	7	1984	3	3756	N	N	10101 EVANSTON AVE N
5	926670	1115	9/11/07	\$320,000	\$278,000	1000	7	1968	3	5125	N	N	911 N 88TH ST
5	674970	0060	8/31/07	\$359,950	\$312,000	1008	7	2007	3	1235	N	N	759 B N 95TH ST
5	674970	0061	11/30/07	\$339,950	\$297,000	1008	7	2007	3	985	N	N	759 A N 95TH ST
5	674970	0063	8/24/07	\$359,000	\$311,000	1008	7	2007	3	989	N	N	9421 A LINDEN AVE N
5	946520	0085	6/20/08	\$415,000	\$381,000	1010	7	1942	3	5907	Y	N	9223 PHINNEY AVE N
5	026300	0205	2/2/07	\$423,000	\$375,000	1020	7	1925	4	8100	N	N	716 N 96TH ST
5	153230	0015	11/28/07	\$416,950	\$364,000	1020	7	1960	4	4805	N	N	906 N 93RD ST
5	674970	0066	10/24/07	\$349,950	\$304,000	1022	7	2007	3	1223	N	N	757 A N 95TH ST
5	674970	0067	9/25/07	\$359,950	\$313,000	1022	7	2007	3	1223	N	N	755 B N 95TH ST
5	674970	0068	8/15/07	\$359,950	\$312,000	1022	7	2007	3	1537	N	N	755 A N 95TH ST
5	614560	0320	3/2/07	\$305,000	\$269,000	1030	7	1955	3	4132	N	N	756 N 104TH ST
5	312604	9412	8/18/08	\$299,950	\$281,000	1040	7	1997	3	1760	N	N	710 B N 94TH ST
5	384610	0040	9/28/07	\$350,000	\$304,000	1040	7	1981	3	6079	N	N	918 N 98TH ST
5	554130	0095	1/16/08	\$380,500	\$335,000	1040	7	1935	3	5712	N	N	915 N 92ND ST
5	312604	9410	2/12/07	\$340,000	\$301,000	1050	7	1997	3	1170	N	N	708 B N 94TH ST
5	604640	0720	12/6/07	\$354,000	\$309,000	1050	7	1947	3	5100	N	N	938 N 86TH ST
5	078900	0220	1/29/07	\$295,000	\$262,000	1080	7	1954	3	8074	N	N	9027 EVANSTON AVE N
5	312604	9422	9/28/07	\$350,000	\$304,000	1080	7	1999	3	1387	N	N	9424 LINDEN AVE N
5	434061	0030	5/24/07	\$335,250	\$292,000	1080	7	1999	3	1200	N	N	9410 A LINDEN AVE N
5	674970	0046	9/5/08	\$335,000	\$317,000	1090	7	1999	3	1467	N	N	731 C N 95TH ST
5	674970	0043	9/9/08	\$305,000	\$289,000	1090	7	1999	3	1214	N	N	731 C N 95TH ST
5	291720	0495	6/25/07	\$445,000	\$387,000	1100	7	1946	4	7145	N	N	9743 EVANSTON AVE N
5	614560	1570	7/7/08	\$327,000	\$302,000	1100	7	1990	3	3844	N	N	923 N 103RD ST
5	614560	0922	10/19/07	\$329,950	\$287,000	1110	7	2003	3	1192	N	N	10307 EVANSTON AVE N
5	030600	0445	6/4/08	\$350,000	\$319,000	1130	7	1943	4	5339	N	N	726 N 97TH ST
5	604640	0670	4/23/07	\$395,000	\$345,000	1130	7	1985	3	2550	N	N	924 N 86TH ST
5	614560	1312	5/1/08	\$335,000	\$302,000	1130	7	2000	3	1225	N	N	533 A N 103RD ST
5	614560	1313	1/1/07	\$369,950	\$331,000	1130	7	2000	3	1225	N	N	533 B N 103RD ST

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	1518	7/25/07	\$379,356	\$329,000	1130	7	1949	3	5766	N	N	714 N 102ND ST
5	153230	0170	2/11/08	\$347,500	\$307,000	1150	7	1905	5	5080	N	N	927 N 93RD ST
5	614560	2555	5/18/07	\$400,000	\$349,000	1150	7	1983	3	3844	N	N	762 N 100TH ST
5	312604	9407	6/28/07	\$379,950	\$330,000	1160	7	1996	3	1568	N	N	9208 FREMONT AVE N
5	674970	0040	5/22/08	\$309,000	\$281,000	1160	7	1999	3	1480	N	N	731 A N 95TH ST
5	291720	0700	7/16/08	\$465,000	\$431,000	1190	7	1988	3	3850	N	N	9715 FREMONT AVE N
5	614560	1115	2/26/08	\$400,000	\$355,000	1190	7	1991	3	3396	N	N	314 N 103RD ST
5	026300	0285	7/3/07	\$424,500	\$369,000	1200	7	1962	3	4200	N	N	9515 LINDEN AVE N
5	643150	0145	8/6/08	\$459,950	\$430,000	1220	7	1955	3	7995	N	N	8739 EVANSTON AVE N
5	604640	0685	10/2/08	\$370,000	\$354,000	1290	7	1911	5	5100	N	N	937 N 87TH ST
5	926670	0355	11/20/08	\$330,000	\$323,000	1300	7	1985	3	2550	N	N	730 N 89TH ST
5	078900	0540	3/24/08	\$369,500	\$330,000	1360	7	1995	3	2204	N	N	9225 FREMONT AVE N
5	291720	0335	8/22/08	\$381,000	\$358,000	1360	7	1947	3	6964	N	N	9756 DAYTON AVE N
5	312604	9424	12/17/07	\$348,750	\$305,000	1420	7	2000	3	1800	N	N	9505 FREMONT AVE N
5	926670	0426	5/9/08	\$439,000	\$397,000	1420	7	1995	3	2550	N	N	712 N 89TH ST
5	614560	2593	3/27/08	\$379,000	\$339,000	1460	7	1993	3	3762	N	N	718 N 100TH ST
5	614560	2661	10/13/08	\$307,000	\$295,000	1460	7	1967	3	3844	N	N	933 N 101ST ST
5	078900	0520	5/16/07	\$385,000	\$336,000	1480	7	1995	3	2211	N	N	9221 FREMONT AVE N
5	674970	0091	12/11/07	\$355,000	\$311,000	1480	7	1991	3	2071	N	N	736 N 94TH ST
5	643150	0132	10/24/07	\$474,750	\$413,000	1550	7	1948	3	8226	N	N	8729 EVANSTON AVE N
5	030600	0345	8/7/07	\$527,950	\$458,000	1770	7	1937	4	7627	N	N	749 N 98TH ST
5	614560	1599	3/20/07	\$278,500	\$245,000	806	8	2006	3	846	N	N	949 N 103RD ST
5	614560	1598	3/8/07	\$275,000	\$242,000	818	8	2006	3	1073	N	N	947 N 103RD ST
5	926670	0630	10/31/08	\$400,000	\$388,000	840	8	2002	3	2550	N	N	737 N 89TH ST
5	312604	9457	5/2/07	\$344,500	\$301,000	848	8	2006	3	1070	N	N	741 A N 94TH ST
5	674970	0105	4/17/08	\$313,000	\$281,000	920	8	1998	3	1254	N	N	718 A N 94TH ST
5	674970	0029	7/23/08	\$310,000	\$288,000	960	8	1997	3	1171	N	N	721 B N 95TH ST
5	674970	0117	5/23/07	\$346,000	\$301,000	980	8	1998	3	1022	N	N	718 N 94TH ST
5	674970	0120	6/30/08	\$319,000	\$294,000	980	8	1998	3	1376	N	N	718 N 94TH ST
5	312604	9456	4/2/07	\$354,950	\$311,000	982	8	2006	3	967	N	N	741 B N 94TH ST
5	674970	0119	3/21/07	\$337,950	\$297,000	1000	8	1998	3	1020	N	N	718 N 94TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	312604	9251	3/30/07	\$369,950	\$324,000	1032	8	2006	3	1565	N	N	743 A N 94TH ST
5	026300	0356	5/15/08	\$325,000	\$295,000	1040	8	2005	3	1075	N	N	908 B N 95TH ST
5	026300	0358	6/9/08	\$350,000	\$320,000	1040	8	2005	3	1402	N	N	908 A N 95TH ST
5	026300	0338	5/15/08	\$335,000	\$304,000	1071	8	1998	3	1698	N	N	730 N 95TH ST
5	614560	0901	7/28/08	\$319,950	\$298,000	1080	8	2008	3	1407	N	N	539 A N 104TH ST
5	674970	0003	11/6/08	\$299,000	\$291,000	1090	8	2008	3	1190	N	N	9414 A FREMONT AVE N
5	026300	0348	12/18/07	\$340,000	\$298,000	1160	8	2007	3	1375	N	N	734 B N 95TH ST
5	026300	0347	7/20/07	\$365,950	\$318,000	1164	8	2007	3	1370	N	N	734 B N 95TH ST
5	614560	0041	7/1/08	\$308,975	\$285,000	1220	8	2007	3	1086	N	N	345 N 105TH ST
5	614560	0042	7/8/08	\$295,500	\$273,000	1220	8	2007	3	1075	N	N	345 B N 105TH ST
5	078900	0333	2/16/07	\$338,000	\$299,000	1230	8	2006	3	905	N	N	9005 A FREMONT AVE N
5	078900	0334	1/10/07	\$342,950	\$306,000	1240	8	2006	3	1681	N	N	9005 B FREMONT AVE N
5	312604	9285	11/16/07	\$380,000	\$331,000	1250	8	2007	3	1364	N	N	750 N 92ND ST
5	312604	9469	2/13/08	\$385,000	\$341,000	1250	8	2007	3	1354	N	N	746 N 92ND ST
5	026300	0345	1/28/08	\$329,950	\$291,000	1330	8	2007	3	1441	N	N	734 A&B N 95TH ST
5	026300	0346	9/18/07	\$354,950	\$308,000	1330	8	2007	3	1223	N	N	736 B N 95TH ST
5	643150	0154	7/24/08	\$420,000	\$390,000	1340	8	1950	3	8390	N	N	8753 EVANSTON AVE N
5	312604	9294	5/9/07	\$386,950	\$337,000	1380	8	2005	3	1782	N	N	732 B N 92ND ST
5	312604	9470	1/28/08	\$409,950	\$362,000	1450	8	2007	3	1593	N	N	748 A N 92ND ST
5	312604	9471	9/13/07	\$425,000	\$369,000	1450	8	2008	3	1593	N	N	748 B N 92ND ST
5	604640	0155	9/23/08	\$425,000	\$405,000	1460	8	1959	3	5102	N	N	750 N 87TH ST
5	614560	0040	3/4/08	\$396,500	\$352,000	1630	8	2007	3	1677	N	N	347 N 105TH ST
5	312604	9296	6/25/07	\$420,000	\$365,000	1650	8	2006	3	1545	N	N	9218 FREMONT AVE N
5	312604	9461	6/25/07	\$434,950	\$378,000	1670	8	2006	3	1556	N	N	9220 FREMONT AVE N
5	312604	9462	6/8/07	\$438,000	\$381,000	1710	8	2006	3	1594	N	N	9216 B FREMONT AVE N
5	312604	9463	5/29/07	\$434,950	\$379,000	1770	8	2006	3	1605	N	N	9216 A FREMONT AVE N
5	026300	0195	9/4/07	\$585,000	\$508,000	1950	8	2001	3	8100	N	N	706 N 96TH ST
5	078900	0290	5/1/08	\$695,000	\$627,000	1980	8	2008	3	6051	N	N	9018 EVANSTON AVE N
5	026300	0045	1/24/07	\$530,000	\$471,000	2190	8	1938	5	9712	N	N	728 N 96TH ST
5	614560	1915	5/24/07	\$550,000	\$479,000	2360	8	2004	3	3844	N	N	10117 LINDEN AVE N
5	554130	0135	5/2/07	\$699,000	\$610,000	2610	8	2006	3	5140	N	N	918 N 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2395	6/12/07	\$600,000	\$522,000	2680	8	2008	3	3844	N	N	501 N 101ST ST
8	781870	0365	6/26/07	\$175,000	\$152,000	490	4	1926	3	6600	N	N	8543 8TH AVE NW
8	926820	0345	7/3/08	\$339,950	\$313,000	550	5	1923	3	5040	N	N	9224 8TH AVE NW
8	781870	0195	5/4/07	\$349,950	\$305,000	650	5	1920	4	5000	N	N	8535 DIBBLE AVE NW
8	617090	0090	6/19/08	\$319,000	\$293,000	700	5	1928	3	5450	N	N	200 N 100TH ST
8	094500	0420	7/31/07	\$332,500	\$288,000	710	5	1942	3	4600	N	N	320 NW 86TH ST
8	211770	0065	6/13/07	\$295,000	\$256,000	730	5	1945	3	5005	N	N	9546 7TH AVE NW
8	101400	0225	2/6/07	\$292,500	\$259,000	750	5	1945	3	5850	N	N	9202 3RD AVE NW
8	291520	0090	3/4/08	\$434,950	\$387,000	750	5	1922	3	5461	N	N	9749 PALATINE AVE N
8	291470	0165	6/26/07	\$334,000	\$290,000	780	5	1938	3	6350	N	N	9547 PALATINE AVE N
8	292070	0260	11/21/07	\$250,000	\$218,000	790	5	1948	2	6050	N	N	8714 3RD AVE NW
8	250800	0095	8/15/07	\$280,000	\$243,000	1090	5	1923	3	5334	N	N	8749 1ST AVE NW
8	101400	0045	9/6/07	\$334,950	\$291,000	1210	5	1917	3	5080	N	N	9210 PALATINE AVE N
8	101400	0070	6/19/08	\$302,500	\$277,000	570	6	1953	3	6223	N	N	9227 PALATINE AVE N
8	618470	0045	12/5/07	\$377,450	\$330,000	700	6	1947	3	7620	N	N	9720 PALATINE AVE N
8	759570	0060	1/30/07	\$335,000	\$297,000	700	6	1940	5	4960	N	N	8808 9TH AVE NW
8	094600	0255	12/10/08	\$275,000	\$272,000	730	6	1942	3	4650	N	N	653 NW 86TH ST
8	291470	0120	5/1/08	\$339,500	\$306,000	740	6	1941	4	6350	N	N	9552 PALATINE AVE N
8	186240	0386	7/19/07	\$308,250	\$267,000	750	6	1943	3	5440	N	N	9026 13TH AVE NW
8	663890	0230	6/13/07	\$399,950	\$348,000	750	6	1940	4	4000	N	N	8517 10TH AVE NW
8	158860	0080	11/24/08	\$367,000	\$360,000	770	6	1929	4	4023	N	N	816 NW 90TH ST
8	618470	0050	8/27/07	\$415,000	\$360,000	770	6	1922	5	7678	N	N	9728 PALATINE AVE N
8	291470	0080	4/3/07	\$311,500	\$273,000	790	6	1941	3	5080	N	N	9538 PALATINE AVE N
8	094600	0125	2/13/07	\$445,000	\$394,000	800	6	1938	4	4600	N	N	643 NW 87TH ST
8	350210	0010	4/23/07	\$361,000	\$315,000	800	6	1920	3	4800	N	N	337 NW 89TH ST
8	759570	0090	12/20/07	\$435,000	\$381,000	800	6	1927	3	4960	N	N	8811 DIBBLE AVE NW
8	291520	0055	2/27/07	\$403,004	\$355,000	810	6	1926	3	5461	N	N	9740 PALATINE AVE N
8	094600	0110	9/14/07	\$445,000	\$386,000	830	6	1920	3	4002	N	N	631 NW 87TH ST
8	923290	0035	2/12/07	\$380,000	\$336,000	830	6	1942	3	6350	N	N	9238 PALATINE AVE N
8	617090	0055	8/27/07	\$405,000	\$351,000	840	6	1940	3	5534	N	N	101 N 101ST ST
8	926820	0031	6/6/07	\$395,900	\$344,000	840	6	1909	3	5040	N	N	9217 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	923290	0115	1/8/07	\$352,200	\$314,000	850	6	1940	3	6350	N	N	9252 1ST AVE NW
8	094600	0065	6/29/07	\$420,000	\$365,000	860	6	1924	3	4416	N	N	603 NW 87TH ST
8	101400	0240	6/25/07	\$425,000	\$369,000	860	6	1912	4	5864	N	N	9216 3RD AVE NW
8	394190	0091	2/29/08	\$299,950	\$266,000	860	6	1921	3	4685	N	N	9517 4TH AVE NW
8	158860	0205	6/24/08	\$410,000	\$377,000	870	6	1938	3	6405	N	N	9018 9TH AVE NW
8	186240	0441	8/5/08	\$325,700	\$304,000	870	6	1940	3	6826	N	N	9017 13TH AVE NW
8	751500	0078	6/11/08	\$355,000	\$325,000	870	6	1941	4	6179	N	N	8727 13TH AVE NW
8	186240	0312	3/27/07	\$375,000	\$329,000	880	6	1946	3	6564	N	N	9253 8TH AVE NW
8	235680	0020	5/29/08	\$431,800	\$393,000	880	6	1918	5	6650	N	N	8526 13TH AVE NW
8	926820	0625	8/18/08	\$370,000	\$347,000	880	6	1952	4	7560	N	N	9045 4TH AVE NW
8	751500	0056	7/2/07	\$390,000	\$339,000	890	6	1941	3	7529	N	N	8703 13TH AVE NW
8	618470	0085	1/24/08	\$400,000	\$352,000	910	6	1947	4	6350	N	N	9708 1ST AVE NW
8	781870	0500	5/8/08	\$438,000	\$396,000	930	6	1916	4	3000	N	N	8528 DIBBLE AVE NW
8	117200	0130	6/28/07	\$325,000	\$282,000	960	6	1947	3	6350	N	N	9021 PALATINE AVE N
8	268810	0115	4/20/07	\$441,000	\$386,000	960	6	1947	3	5400	N	N	9045 9TH AVE NW
8	101400	0175	3/14/08	\$300,000	\$267,000	970	6	1918	4	6350	N	N	9210 2ND AVE NW
8	186240	0190	2/20/07	\$318,000	\$281,000	980	6	1922	3	8218	N	N	9214 12TH AVE NW
8	350110	0015	9/25/08	\$375,000	\$358,000	990	6	1912	4	4800	N	N	609 NW 90TH ST
8	926820	0395	4/30/07	\$369,500	\$323,000	1000	6	1992	3	5040	N	N	9037 7TH AVE NW
8	292070	0120	9/10/08	\$327,500	\$310,000	1010	6	1968	3	6350	N	N	8712 1ST AVE NW
8	394190	0055	3/27/07	\$360,000	\$316,000	1010	6	1947	4	6649	N	N	415 NW 97TH ST
8	926820	0670	6/19/08	\$385,000	\$353,000	1010	6	1910	3	5040	N	N	9008 6TH AVE NW
8	268810	0122	3/15/07	\$377,000	\$331,000	1080	6	1948	4	5900	N	N	9027 9TH AVE NW
8	926820	0701	7/5/07	\$330,000	\$287,000	1080	6	1950	3	8580	N	N	417 NW 92ND ST
8	211770	0085	1/17/07	\$437,000	\$389,000	1100	6	1985	3	7560	N	N	9520 7TH AVE NW
8	759570	0180	3/19/07	\$469,000	\$412,000	1100	6	1918	4	4960	N	N	8808 DIBBLE AVE NW
8	250800	0065	1/28/08	\$346,000	\$305,000	1110	6	1937	4	3175	N	N	8734 1ST AVE NW
8	923290	0078	5/23/08	\$392,000	\$356,000	1120	6	1943	4	6350	N	N	9247 PALATINE AVE N
8	094500	0300	12/10/08	\$350,000	\$346,000	1130	6	1918	3	4600	N	N	337 NW 87TH ST
8	394190	0057	6/10/08	\$370,000	\$338,000	1130	6	1940	4	5400	N	N	9556 6TH AVE NW
8	394190	0082	1/26/07	\$291,000	\$258,000	1150	6	1949	4	5005	N	N	9521 4TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	094500	0225	9/13/07	\$420,000	\$365,000	1220	6	1919	3	5428	N	N	8617 3RD AVE NW
8	291520	0115	7/2/08	\$395,000	\$364,000	1330	6	1920	3	5461	N	N	9736 1ST AVE NW
8	268810	0129	6/4/07	\$440,000	\$383,000	1390	6	1948	3	6586	N	N	9021 9TH AVE NW
8	291520	0160	7/19/07	\$558,000	\$484,000	1430	6	1915	4	5461	N	N	9751 1ST AVE NW
8	759570	0075	8/4/08	\$376,000	\$351,000	1450	6	1927	3	4963	N	N	8805 DIBBLE AVE NW
8	781870	0325	8/26/08	\$280,000	\$264,000	1470	6	1973	3	5000	N	N	8524 9TH AVE NW
8	350160	0235	2/13/07	\$452,000	\$400,000	1520	6	1949	3	8640	N	N	347 NW 88TH ST
8	362603	9315	6/4/07	\$327,000	\$284,000	1530	6	1955	3	6350	N	N	9516 PALATINE AVE N
8	292070	0060	2/15/07	\$410,000	\$362,000	1710	6	1922	4	6350	N	N	8722 PALATINE AVE N
8	268810	0046	6/11/08	\$560,000	\$512,000	1720	6	1915	4	8169	N	N	9039 11TH AVE NW
8	617090	0180	10/24/07	\$368,000	\$320,000	780	7	1947	4	5536	N	N	212 NW 100TH ST
8	365420	0038	7/16/07	\$305,950	\$266,000	796	7	2007	3	853	N	N	10222 B 1ST AVE NW
8	186540	0071	3/12/08	\$309,950	\$276,000	798	7	2007	3	1052	N	N	9523 B 8TH AVE NW
8	186540	0072	4/25/08	\$330,850	\$298,000	798	7	2007	3	904	N	N	9523 A 8TH AVE NW
8	186540	0073	3/19/08	\$319,950	\$285,000	798	7	2007	3	904	N	N	9521 B 8TH AVE NW
8	186540	0074	11/13/07	\$320,000	\$279,000	798	7	2007	3	1383	N	N	9521 A 8TH AVE NW
8	186540	0075	2/22/08	\$311,000	\$276,000	798	7	2007	3	844	N	N	9519 B 8TH AVE NW
8	186540	0076	3/5/08	\$329,000	\$292,000	798	7	2007	3	904	N	N	9519 A 8TH AVE NW
8	268810	0070	2/20/08	\$355,000	\$315,000	860	7	1943	3	5670	N	N	9016 12TH AVE NW
8	663890	0410	5/24/07	\$435,000	\$379,000	860	7	1985	3	3734	N	N	8522 10TH AVE NW
8	362603	9317	5/7/08	\$338,000	\$306,000	900	7	1955	3	6350	N	N	9512 PALATINE AVE N
8	663890	0160	2/22/07	\$405,000	\$358,000	950	7	1994	3	2727	N	N	8518 12TH AVE NW
8	926820	0520	11/19/08	\$295,000	\$289,000	980	7	1950	3	7434	N	N	9009 6TH AVE NW
8	250800	0155	3/10/08	\$358,500	\$319,000	1000	7	1932	4	6350	N	N	8752 2ND AVE NW
8	663890	0377	3/7/07	\$349,950	\$308,000	1024	7	2007	3	1147	N	N	910 C NW 85TH ST
8	186240	0210	7/22/08	\$381,000	\$354,000	1030	7	1942	3	7806	N	N	9252 11TH AVE NW
8	926820	0151	6/10/08	\$369,777	\$338,000	1030	7	1960	3	7906	N	N	9202 6TH AVE NW
8	094600	0067	6/4/07	\$515,000	\$448,000	1040	7	1977	3	4600	N	N	607 NW 87TH ST
8	094600	0280	7/18/07	\$265,000	\$230,000	1040	7	1997	3	1199	N	N	642 NW 85TH ST
8	663890	0375	4/17/07	\$355,000	\$310,000	1042	7	2007	3	1354	N	N	908 NW 85TH ST
8	663890	0376	2/22/07	\$360,000	\$318,000	1042	7	2007	3	1352	N	N	908 NW 85TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	362603	9402	11/19/07	\$330,000	\$288,000	1050	7	1999	3	1228	N	N	9501 8TH AVE NW
8	926820	0672	12/2/08	\$392,750	\$387,000	1050	7	1979	3	5060	N	N	9004 6TH AVE NW
8	158860	0005	4/20/07	\$428,000	\$374,000	1060	7	1949	3	6005	N	N	9057 8TH AVE NW
8	158860	0005	6/3/08	\$325,000	\$296,000	1060	7	1949	3	6005	N	N	9057 8TH AVE NW
8	291470	0240	6/20/08	\$420,000	\$385,000	1060	7	1926	4	6700	N	N	103 NW 97TH ST
8	394190	0072	7/30/08	\$385,000	\$359,000	1070	7	1947	3	8820	N	N	9532 6TH AVE NW
8	365420	0035	5/29/07	\$360,000	\$313,000	1096	7	2007	3	1427	N	N	10224 1ST AVE NW
8	365420	0036	5/31/07	\$364,950	\$318,000	1096	7	2007	3	1427	N	N	10220 1ST AVE NW
8	235680	0015	5/28/08	\$399,950	\$364,000	1100	7	1922	4	6650	N	N	8520 13TH AVE NW
8	158860	0140	3/13/08	\$425,000	\$379,000	1110	7	1962	3	6788	N	N	9043 DIBBLE AVE NW
8	094600	0305	3/14/07	\$360,950	\$317,000	1112	7	2007	3	1213	N	N	614 A NW 85TH ST
8	094600	0306	4/25/07	\$362,000	\$316,000	1112	7	2007	3	1213	N	N	614 A NW 85TH ST
8	094600	0308	6/12/07	\$339,950	\$296,000	1112	7	2007	3	1051	N	N	616 A NW 85TH ST
8	365420	0037	3/21/07	\$350,000	\$307,000	1116	7	2007	3	1305	N	N	10222 C 1ST AVE NW
8	365420	0039	3/28/07	\$360,000	\$316,000	1116	7	2007	3	1279	N	N	10224 A 1ST AVE NW
8	094600	0307	5/30/07	\$339,950	\$296,000	1124	7	2007	3	1224	N	N	616 A NW 85TH ST
8	362603	9268	3/16/07	\$470,000	\$413,000	1140	7	1920	3	6700	N	N	9055 PALATINE AVE N
8	926820	0051	2/12/07	\$527,000	\$466,000	1150	7	1986	3	7590	N	N	9214 4TH AVE NW
8	094600	0290	11/4/08	\$360,000	\$350,000	1180	7	1925	3	4700	N	N	632 NW 85TH ST
8	094600	0210	6/21/07	\$429,000	\$373,000	1200	7	1926	3	4650	N	N	611 NW 86TH ST
8	362603	9392	6/10/08	\$445,000	\$407,000	1200	7	1982	3	5050	N	N	9709 6TH AVE NW
8	186240	0305	3/24/08	\$505,000	\$451,000	1210	7	1991	3	5414	N	N	9202 9TH AVE NW
8	158860	0015	3/16/07	\$412,000	\$362,000	1220	7	1960	3	5514	N	N	9047 8TH AVE NW
8	663890	0420	2/6/08	\$479,000	\$423,000	1220	7	1942	3	6450	N	N	8526 10TH AVE NW
8	926820	0585	7/16/07	\$519,000	\$450,000	1220	7	1961	3	5040	N	N	9048 7TH AVE NW
8	277660	0067	6/24/08	\$408,000	\$375,000	1260	7	1938	3	7526	N	N	8553 14TH AVE NW
8	053400	0112	8/25/08	\$349,950	\$329,000	1270	7	2008	3	1242	N	N	9744 A 4TH AVE NW
8	053400	0113	12/12/08	\$319,950	\$317,000	1280	7	2008	3	1452	N	N	9746 A 4TH AVE NW
8	926820	0370	6/7/07	\$499,950	\$435,000	1320	7	1928	5	5016	N	N	9246 8TH AVE NW
8	094500	0440	5/24/07	\$500,000	\$435,000	1330	7	1995	3	4600	N	N	312 NW 86TH ST
8	926820	0341	9/4/07	\$525,000	\$456,000	1350	7	2002	3	5040	N	N	9218 8TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	362603	9353	11/16/07	\$445,000	\$388,000	1360	7	1930	3	7425	N	N	9042 DIBBLE AVE NW
8	350160	0160	4/5/07	\$441,000	\$386,000	1380	7	1954	3	4800	N	N	327 NW 89TH ST
8	362603	9228	11/27/07	\$380,000	\$332,000	1380	7	1925	4	7015	N	N	9526 3RD AVE NW
8	759570	0190	10/21/08	\$355,000	\$343,000	1380	7	1983	3	4746	N	N	822 NW 88TH ST
8	617090	0230	8/9/07	\$575,000	\$499,000	1410	7	1990	3	6141	N	N	102 NW 100TH ST
8	362603	9412	6/27/07	\$419,950	\$365,000	1420	7	2004	3	2052	N	N	124 N 101ST ST
8	663890	0535	8/8/08	\$432,000	\$404,000	1440	7	1962	3	7725	N	N	1004 NW 87TH ST
8	158860	0060	2/12/08	\$437,500	\$387,000	1460	7	1928	4	6788	N	N	9011 8TH AVE NW
8	926820	0050	10/22/08	\$370,000	\$357,000	1470	7	1988	3	7590	N	N	9208 4TH AVE NW
8	117200	0475	9/17/08	\$329,400	\$313,000	1480	7	1953	3	5950	N	N	9026 3RD AVE NW
8	394190	0080	12/19/07	\$376,500	\$330,000	1590	7	1950	4	6000	N	N	9526 6TH AVE NW
8	926820	0166	12/13/07	\$379,950	\$332,000	1630	7	1962	3	5715	N	N	9222 6TH AVE NW
8	117200	0470	4/2/07	\$423,000	\$371,000	1850	7	1953	4	5950	N	N	9022 3RD AVE NW
8	186240	0355	10/20/08	\$529,000	\$510,000	1920	7	2003	3	5404	N	N	9202 DIBBLE AVE NW
8	926820	0373	4/26/07	\$729,900	\$638,000	2090	7	2002	3	5070	N	N	9248 8TH AVE NW
8	751500	0128	8/28/08	\$515,000	\$485,000	2500	7	1962	3	8753	N	N	8730 MARY AVE NW
8	751500	0147	1/23/07	\$346,950	\$308,000	936	8	2006	3	1113	N	N	8702 C MARY AVE NW
8	751500	0140	2/1/07	\$352,500	\$313,000	1054	8	2006	3	855	N	N	8702 B MARY AVE NW
8	365420	0023	2/12/08	\$333,500	\$295,000	1200	8	2007	3	1195	N	N	10203 A 1ST AVE NW
8	365420	0022	8/26/08	\$319,950	\$301,000	1320	8	2007	3	1010	N	N	10203 B 1ST AVE NW
8	365420	0020	2/20/08	\$350,000	\$310,000	1330	8	2007	3	1816	N	N	10201 A 1ST AVE NW
8	365420	0021	2/20/08	\$364,000	\$323,000	1330	8	2007	3	1228	N	N	10201 B 1ST AVE NW
8	365420	0024	7/22/08	\$334,000	\$310,000	1330	8	2007	3	1360	N	N	10205 B 1ST AVE NW
8	365420	0026	4/17/08	\$345,000	\$310,000	1330	8	2007	3	1521	N	N	10205 A 1ST AVE NW
8	751500	0130	7/30/08	\$368,000	\$343,000	1490	8	2008	3	1281	N	N	8714 C MARY AVE NW
8	751500	0132	7/10/08	\$368,000	\$340,000	1490	8	2008	3	1666	N	N	8714 A MARY AVE NW
8	186240	0324	8/28/07	\$601,400	\$522,000	1500	8	2006	3	5422	N	N	9236 DIBBLE AVE NW
8	186240	0325	7/18/07	\$650,000	\$564,000	1500	8	2006	3	5370	N	N	9240 DIBBLE AVE NW
8	751500	0131	12/4/08	\$358,900	\$354,000	1500	8	2008	3	958	N	N	8714 B MARY AVE NW
8	751500	0133	7/10/08	\$379,800	\$351,000	1670	8	2008	3	1604	N	N	8712 A MARY AVE NW
8	751500	0135	8/7/08	\$375,000	\$350,000	1670	8	2008	3	1591	N	N	8712 C MARY AVE NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	751500	0134	10/3/08	\$374,000	\$358,000	1690	8	2008	3	1244	N	N	8712 B MARY AVE NW
8	186240	0298	5/2/07	\$510,000	\$445,000	1770	8	2003	3	5000	N	N	9210 9TH AVE NW
8	781870	0360	9/21/07	\$525,000	\$456,000	2170	8	2005	3	3000	N	N	8544 9TH AVE NW
8	094500	0570	3/26/08	\$860,000	\$769,000	2210	8	2006	3	4650	N	N	349 NW 86TH ST
8	291520	0105	4/16/07	\$615,500	\$538,000	3080	8	2006	3	5461	N	N	9737 PALATINE AVE N
8	292070	0140	10/5/07	\$1,149,000	\$998,000	3260	10	2006	3	5715	N	N	8725 1ST AVE NW

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	010700	0030	7/17/07	\$400,000	TEARDOWN
2	074800	0245	5/28/08	\$310,000	EXEMPT FROM EXCISE TAX
2	076700	0137	10/16/07	\$324,950	RELOCATION - SALE TO SERVICE
2	076700	0250	1/22/07	\$441,100	OBSOLESCENCE>0
2	113900	0010	8/17/07	\$260,000	TEARDOWN
2	113900	0055	1/23/07	\$810,000	TEARDOWN
2	113900	0064	9/26/08	\$274,950	DIAGNOSTIC OUTLIER
2	113900	0065	9/26/08	\$599,950	ACTIVE PERMIT BEFORE SALE>25,000
2	113900	0065	7/9/07	\$750,000	TEARDOWN
2	113900	0066	10/23/08	\$289,950	MORE THAN 1 IMP
2	113900	0067	10/23/08	\$289,950	MORE THAN 1 IMP
2	113900	0240	9/15/08	\$687,500	DIAGNOSTIC OUTLIER
2	113900	0735	11/27/07	\$675,000	OBSOLESCENCE>0
2	113900	0900	9/8/08	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	186240	0057	10/31/07	\$116,769	RELATED PARTY, FRIEND, OR NEIGHBOR
2	186240	0517	11/13/08	\$349,900	DIAGNOSTIC OUTLIER
2	206710	0035	2/23/07	\$495,000	DIAGNOSTIC OUTLIER
2	242603	9089	5/17/07	\$379,500	TEARDOWN
2	362603	9111	4/26/07	\$574,525	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	362603	9406	2/8/07	\$910,000	DIAGNOSTIC OUTLIER
2	391840	0012	3/21/07	\$344,950	CHANGE OF USE
2	391840	0014	3/2/07	\$365,450	PERCENT COMPLETE<100
2	391840	0015	2/2/07	\$374,950	PERCENT COMPLETE<100
2	391840	0016	2/22/07	\$388,650	PERCENT COMPLETE<100
2	391840	0018	2/2/07	\$379,950	PERCENT COMPLETE<100
2	391840	0021	2/22/07	\$369,950	PERCENT COMPLETE<100
2	391840	0022	3/2/07	\$354,950	PERCENT COMPLETE<100
2	391840	0024	3/2/07	\$354,950	PERCENT COMPLETE<100
2	391840	0028	3/2/07	\$384,950	PERCENT COMPLETE<100
2	391840	0029	2/22/07	\$402,922	PERCENT COMPLETE<100
2	504980	0040	10/26/07	\$199,000	DOR RATIO
2	515120	0050	12/3/08	\$309,888	DATA DOES NOT MATCH SALE
2	515120	0335	6/7/07	\$340,000	PREVIOUS IMP VALUE<=25,000
2	682410	0021	4/24/07	\$720,000	TEARDOWN
2	682410	0140	2/13/07	\$438,000	MORE THAN 1 IMP
2	758620	0005	7/14/08	\$675,000	ACTIVE PERMIT BEFORE SALE>25,000
2	758620	0005	7/5/07	\$720,000	TEARDOWN
2	891050	0042	3/9/07	\$415,500	PERCENT COMPLETE<100
2	891050	0630	9/22/08	\$675,000	ACTIVE PERMIT BEFORE SALE>25,000
2	891050	0630	8/24/07	\$595,000	SEGREGATION AND/OR MERGER
2	914410	0006	3/13/07	\$879,950	DIAGNOSTIC OUTLIER
2	914410	0386	7/21/08	\$536,000	DIAGNOSTIC OUTLIER
2	944130	0040	8/28/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	949820	0006	9/17/07	\$530,000	DIAGNOSTIC OUTLIER
4	017300	0012	5/9/07	\$350,000	MORE THAN 1 IMP

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	017300	0013	6/12/07	\$349,950	MORE THAN 1 IMP
4	017300	0017	10/17/07	\$331,000	MORE THAN 1 IMP
4	178550	0012	12/23/08	\$355,000	EXEMPT FROM EXCISE TAX
4	192604	9034	4/25/08	\$270,000	PREVIOUS IMP VALUE<=25,000
4	229140	0343	7/3/07	\$322,388	MORE THAN 1 IMP
4	229140	0348	7/11/07	\$320,000	MORE THAN 1 IMP
4	229140	0351	4/29/07	\$214,888	DIAGNOSTIC OUTLIER
4	229140	0635	2/27/08	\$380,000	DIAGNOSTIC OUTLIER
4	229140	0745	6/7/08	\$60,950	RELATED PARTY, FRIEND, OR NEIGHBOR
4	229140	0755	6/19/08	\$500,000	MULTI-PARCEL SALE
4	229140	1265	11/19/08	\$279,000	DIAGNOSTIC OUTLIER
4	229140	1525	1/17/08	\$228,000	QUIT CLAIM DEED
4	291620	0037	8/21/08	\$180,000	DIAGNOSTIC OUTLIER
4	291620	0155	12/17/08	\$152,000	DOR RATIO
4	434380	0055	6/20/08	\$280,000	DIAGNOSTIC OUTLIER
4	614010	0045	6/25/08	\$300,000	DIAGNOSTIC OUTLIER
4	614060	0045	7/13/07	\$339,950	GOVERNMENT AGENCY
4	614060	0050	11/13/07	\$127,002	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614060	0163	3/13/07	\$305,000	DIAGNOSTIC OUTLIER
4	614110	0025	1/5/07	\$500,000	TEARDOWN
4	614110	0038	2/15/07	\$158,874	DOR RATIO
4	614110	0215	8/27/08	\$280,000	DIAGNOSTIC OUTLIER
4	614110	0420	10/1/08	\$315,000	DIAGNOSTIC OUTLIER
4	614110	0734	4/17/07	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614160	0095	3/26/07	\$533,000	DIAGNOSTIC OUTLIER
4	614160	0210	8/15/07	\$357,000	DIAGNOSTIC OUTLIER
4	701720	0087	5/6/08	\$552,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	701720	0120	3/29/07	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	891100	0050	7/11/08	\$309,950	MORE THAN 1 IMP
4	891100	0250	8/27/07	\$550,000	TEARDOWN
4	891100	0646	5/31/08	\$16,996	RELATED PARTY, FRIEND, OR NEIGHBOR
4	930200	0050	3/26/07	\$118,700	RELATED PARTY, FRIEND, OR NEIGHBOR
5	026300	0005	10/24/07	\$3,000,000	MORE THAN 1 IMP
5	026300	0170	5/8/08	\$300,000	SEGREGATION AND/OR MERGER
5	026300	0360	6/17/08	\$114,680	RELATED PARTY, FRIEND, OR NEIGHBOR
5	030600	0305	10/27/08	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	078900	0415	7/31/07	\$139,618	PARTIAL INTEREST
5	152930	0316	2/14/08	\$505,000	DATA DOES NOT MATCH SALE
5	291720	0565	5/7/07	\$167,129	RELATED PARTY, FRIEND, OR NEIGHBOR
5	312604	9194	3/14/08	\$200,000	PREVIOUS IMP VALUE<=25,000
5	312604	9252	7/20/07	\$1,000	DOR RATIO
5	312604	9254	5/14/08	\$705,000	TEARDOWN
5	312604	9282	5/8/07	\$550,000	TEARDOWN
5	312604	9334	6/26/07	\$550,000	TEARDOWN
5	312604	9342	11/20/07	\$399,950	MORE THAN 1 IMP

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	312604	9475	9/12/08	\$282,000	PERCENT COMPLETE<100
5	434061	0080	9/12/07	\$300,000	DIAGNOSTIC OUTLIER
5	554130	0045	5/23/08	\$158,954	RELATED PARTY, FRIEND, OR NEIGHBOR
5	554130	0050	2/5/08	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	604640	0525	7/3/07	\$527,500	DIAGNOSTIC OUTLIER
5	614560	0035	8/30/07	\$325,000	TEARDOWN
5	614560	0145	8/28/08	\$243,000	GOVERNMENT AGENCY
5	614560	0665	10/29/07	\$245,000	QUESTIONABLE PER SALES IDENTIFICATION
5	614560	0665	11/15/07	\$415,000	TEARDOWN
5	614560	1225	9/26/08	\$226,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	614560	1445	8/7/07	\$359,000	UNFINISHED AREA>0
5	674970	0035	11/10/08	\$350,000	PERCENT COMPLETE<100
5	674970	0055	1/10/08	\$333,900	MORE THAN 1 IMP
5	674970	0065	5/29/07	\$1,071,000	TEARDOWN
5	926670	0235	4/1/07	\$115,850	RELATED PARTY, FRIEND, OR NEIGHBOR
5	946520	0250	5/28/08	\$330,000	MORE THAN 1 IMP
8	053400	0007	2/13/08	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	053400	0195	9/3/08	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	094600	0005	3/19/08	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	094600	0125	2/9/07	\$445,000	RELOCATION - SALE TO SERVICE
8	101500	0055	8/9/07	\$340,000	MORE THAN 1 IMP
8	158860	0155	1/18/08	\$87,166	RELATED PARTY, FRIEND, OR NEIGHBOR
8	186240	0298	5/2/07	\$510,000	RELOCATION - SALE TO SERVICE
8	186240	0320	7/25/07	\$339,900	ACTIVE PERMIT BEFORE SALE>25,000
8	186240	0423	1/23/08	\$550,000	TEARDOWN
8	186240	0425	4/12/07	\$438,000	TEARDOWN
8	186240	0430	9/6/07	\$525,000	TEARDOWN
8	186240	0445	11/21/08	\$385,000	DIAGNOSTIC OUTLIER
8	270560	0036	2/6/07	\$375,000	DIAGNOSTIC OUTLIER
8	277660	0052	12/12/07	\$666,800	PERCENT COMPLETE<100
8	277660	0113	5/3/07	\$136,624	DOR RATIO
8	291470	0070	9/19/08	\$268,500	DIAGNOSTIC OUTLIER
8	291470	0391	1/29/08	\$187,659	DOR RATIO
8	292070	0215	1/24/07	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	350160	0075	7/25/07	\$341,250	GOVERNMENT AGENCY
8	350160	0114	8/22/07	\$450,000	TEARDOWN
8	350160	0125	4/4/07	\$336,000	NON-REPRESENTATIVE SALE
8	362603	9263	7/3/08	\$460,000	OBSOLESCENCE>0
8	362603	9408	1/16/08	\$247,530	QUIT CLAIM DEED
8	365420	0040	7/15/07	\$369,000	MORE THAN 1 IMP
8	394190	0070	10/15/07	\$159,157	PARTIAL INTEREST
8	617090	0185	10/28/08	\$159,555	DOR RATIO
8	617090	0200	5/3/07	\$137,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	618470	0115	7/22/08	\$125,000	PARTIAL INTEREST
8	663890	0085	1/11/08	\$290,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	663890	0379	2/8/07	\$349,950	MORE THAN 1 IMP
8	759570	0075	4/21/08	\$550,000	SEGREGATION AND/OR MERGER
8	759570	0160	5/21/07	\$498,000	MORE THAN 1 IMP
8	781870	0170	4/12/07	\$660,000	TEARDOWN
8	781870	0335	1/9/07	\$386,030	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	923190	0310	8/6/07	\$1,250,000	TEARDOWN
8	923290	0095	11/7/07	\$300,000	PERCENT COMPLETE<100
8	923290	0145	11/4/08	\$650,000	PERCENT COMPLETE<100
8	923290	0145	10/31/07	\$250,000	TEARDOWN
8	923290	0170	9/27/07	\$70,868	RELATED PARTY, FRIEND, OR NEIGHBOR
8	926820	0190	10/7/08	\$77,700	RELATED PARTY, FRIEND, OR NEIGHBOR
8	926820	0193	2/8/08	\$106,486	RELATED PARTY, FRIEND, OR NEIGHBOR
8	926820	0235	7/16/08	\$330,000	DIAGNOSTIC OUTLIER
8	926820	0345	4/1/07	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	926820	0400	8/26/08	\$106,667	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis
Area 5***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	504980	0040	10/26/07	\$199,000	6,615	N	N
5	312604	9311	1/25/07	\$263,000	6,120	N	N
5	614560	1750	1/23/07	\$123,000	3,844	N	N
8	101500	0045	5/2/07	\$175,000	5,900	N	N
8	101500	0060	5/7/07	\$160,000	2,950	N	N
8	923290	0095	11/7/07	\$300,000	6,331	N	N
8	926820	0296	4/9/08	\$225,000	5,042	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 5***

No vacant sales were removed.

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

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Scott Noble
Assessor

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:

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.

You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007). You are to follow all other standards as published by the IAAO.

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.

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 federal, state or local laws or regulations

Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

All sales of land and improved properties should be validated as correct and verified with participants as necessary.

Continue to review dollar per square foot as a check and balance to assessment value.

The intended use of the appraisal and report is the administration of ad valorem property taxation.

The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

Scott Noble
Assessor