

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Phinney Ridge/Fremont / 42

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 458

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$226,100	\$295,000	\$521,100			
2009 Value	\$191,700	\$230,000	\$421,700	\$499,700	84.4%	8.59%
Change	-\$34,400	-\$65,000	-\$99,400			
% Change	-15.2%	-22.0%	-19.1%			

*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.

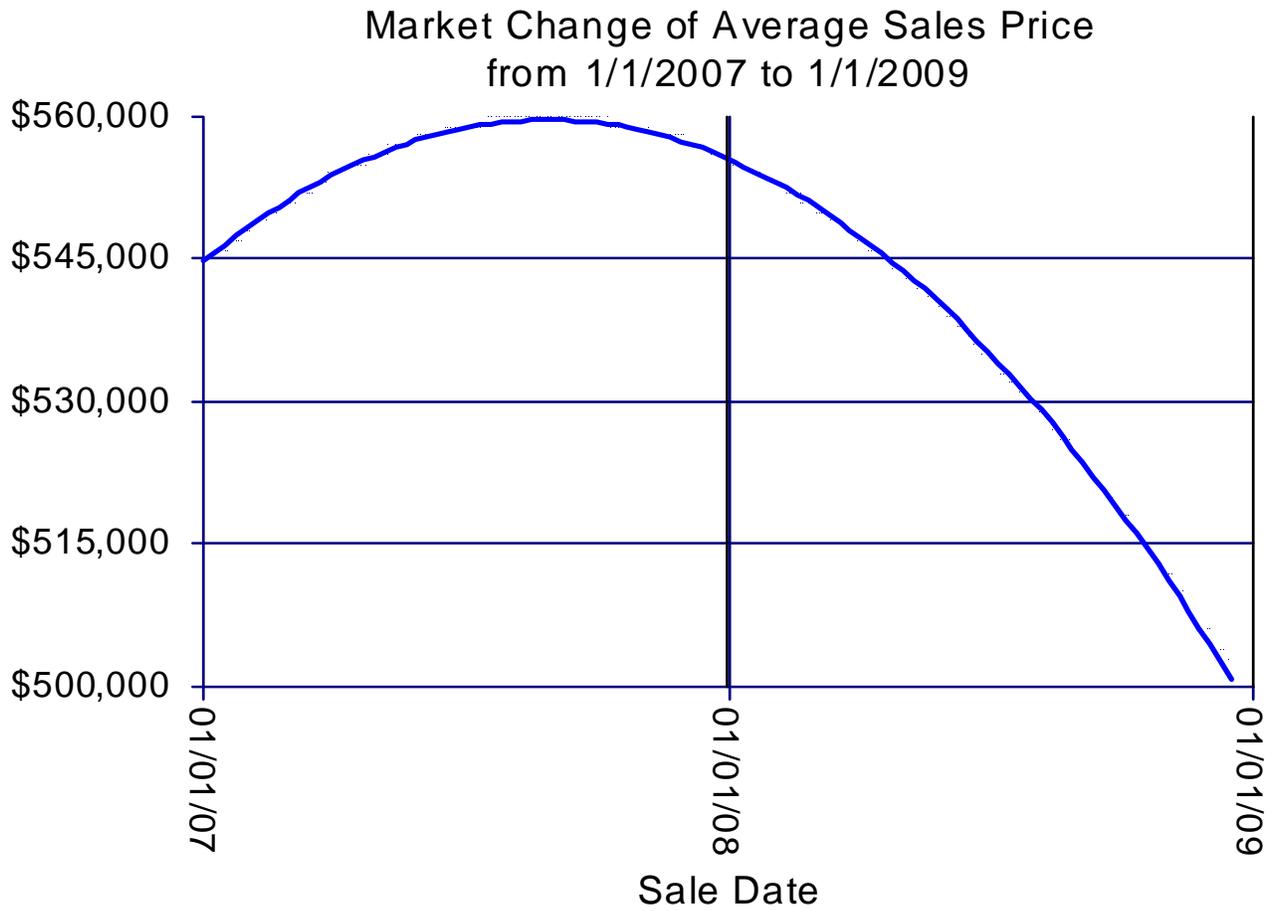
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$271,300	\$245,900	\$517,200
2009 Value	\$230,200	\$195,400	\$425,600
Percent Change	-15.1%	-20.5%	-17.7%

Number of one to three unit residences in the Population: 4,957

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.

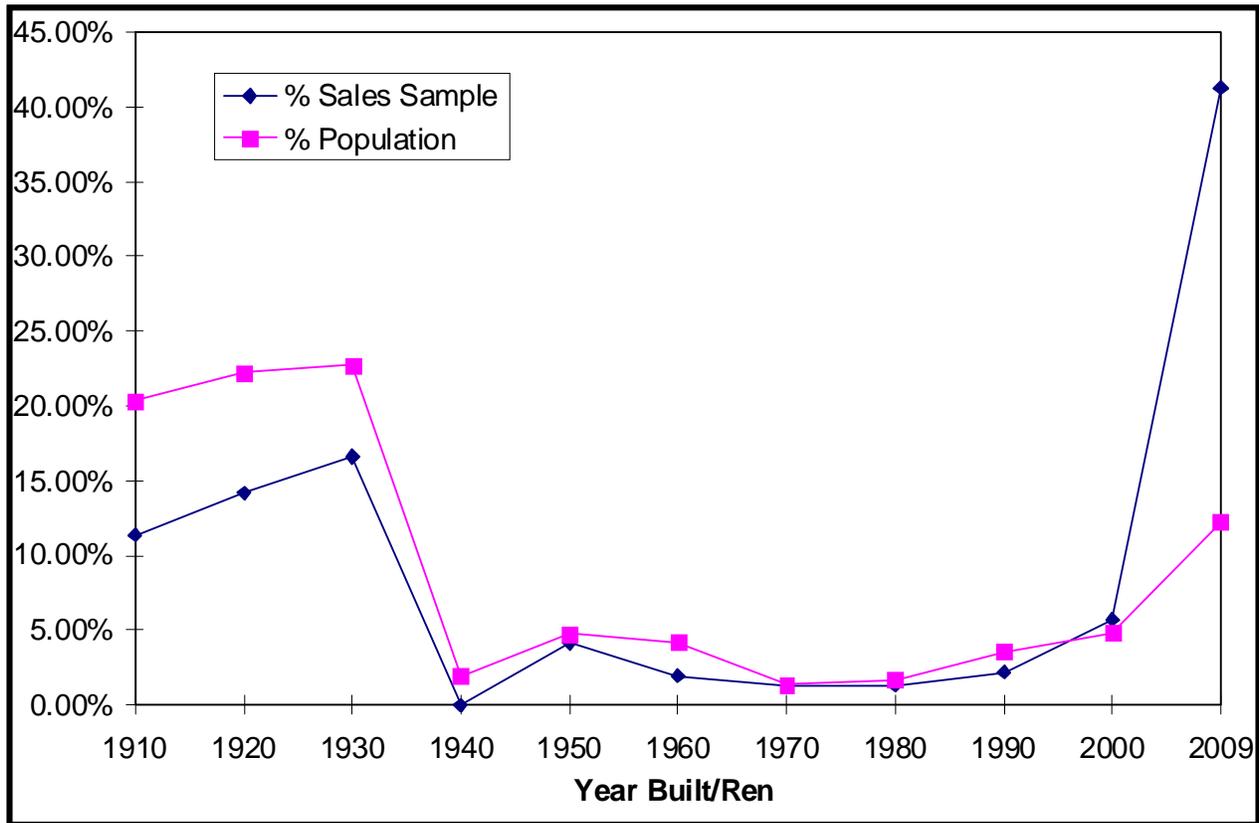
**Market Change of Average Sale Price in Area 42
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	52	11.35%
1920	65	14.19%
1930	76	16.59%
1940	0	0.00%
1950	19	4.15%
1960	9	1.97%
1970	6	1.31%
1980	6	1.31%
1990	10	2.18%
2000	26	5.68%
2009	189	41.27%
	458	

Population		
Year Built/Ren	Frequency	% Population
1910	1009	20.36%
1920	1103	22.25%
1930	1127	22.74%
1940	97	1.96%
1950	236	4.76%
1960	208	4.20%
1970	68	1.37%
1980	82	1.65%
1990	178	3.59%
2000	241	4.86%
2009	608	12.27%
	4957	

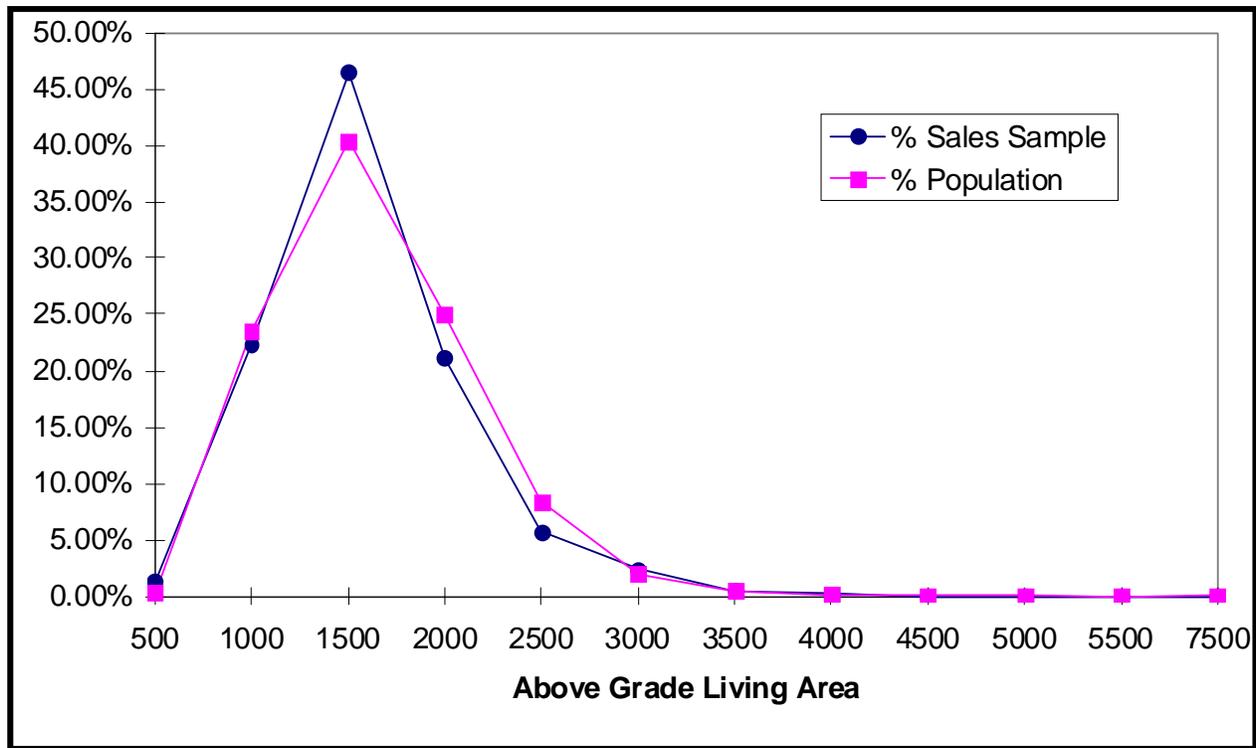


Sales of new homes built since 2000 are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built or renovated before 1930 are slightly under-represented.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	6	1.31%
1000	102	22.27%
1500	213	46.51%
2000	97	21.18%
2500	26	5.68%
3000	11	2.40%
3500	2	0.44%
4000	1	0.22%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	458	

Population		
AGLA	Frequency	% Population
500	15	0.30%
1000	1163	23.46%
1500	2000	40.35%
2000	1238	24.97%
2500	414	8.35%
3000	96	1.94%
3500	22	0.44%
4000	5	0.10%
4500	2	0.04%
5000	1	0.02%
5500	0	0.00%
7500	1	0.02%
	4957	

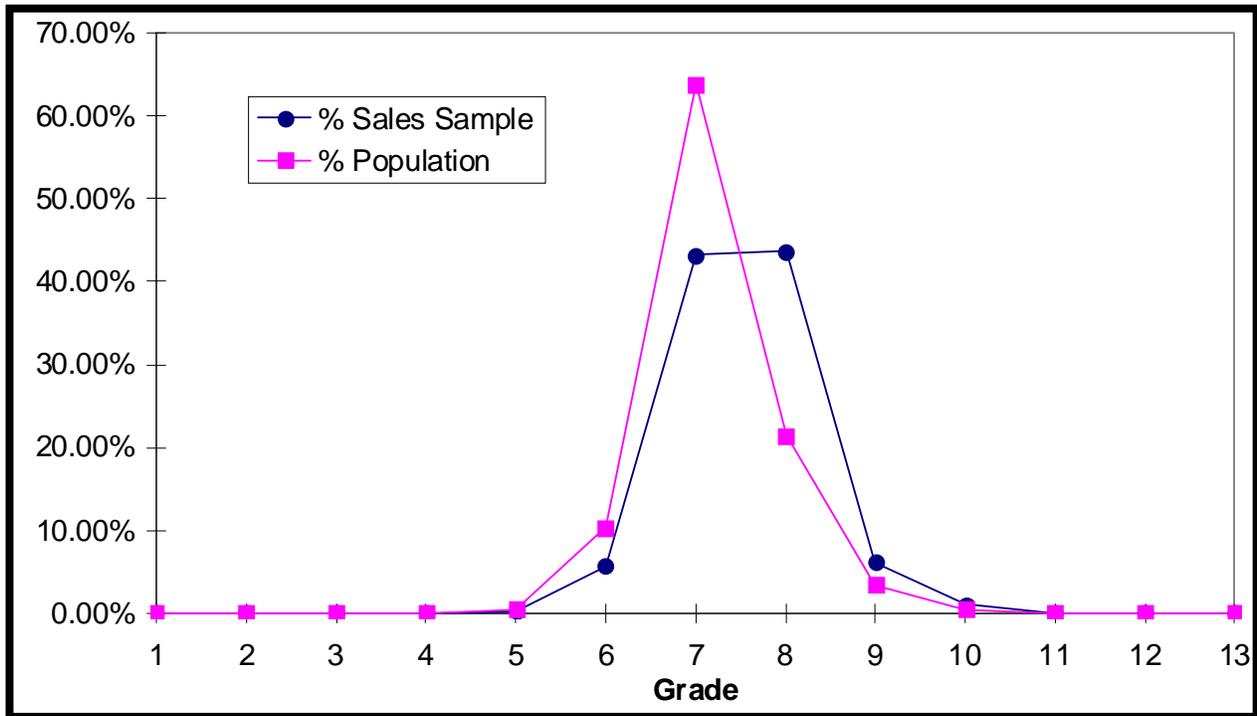


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

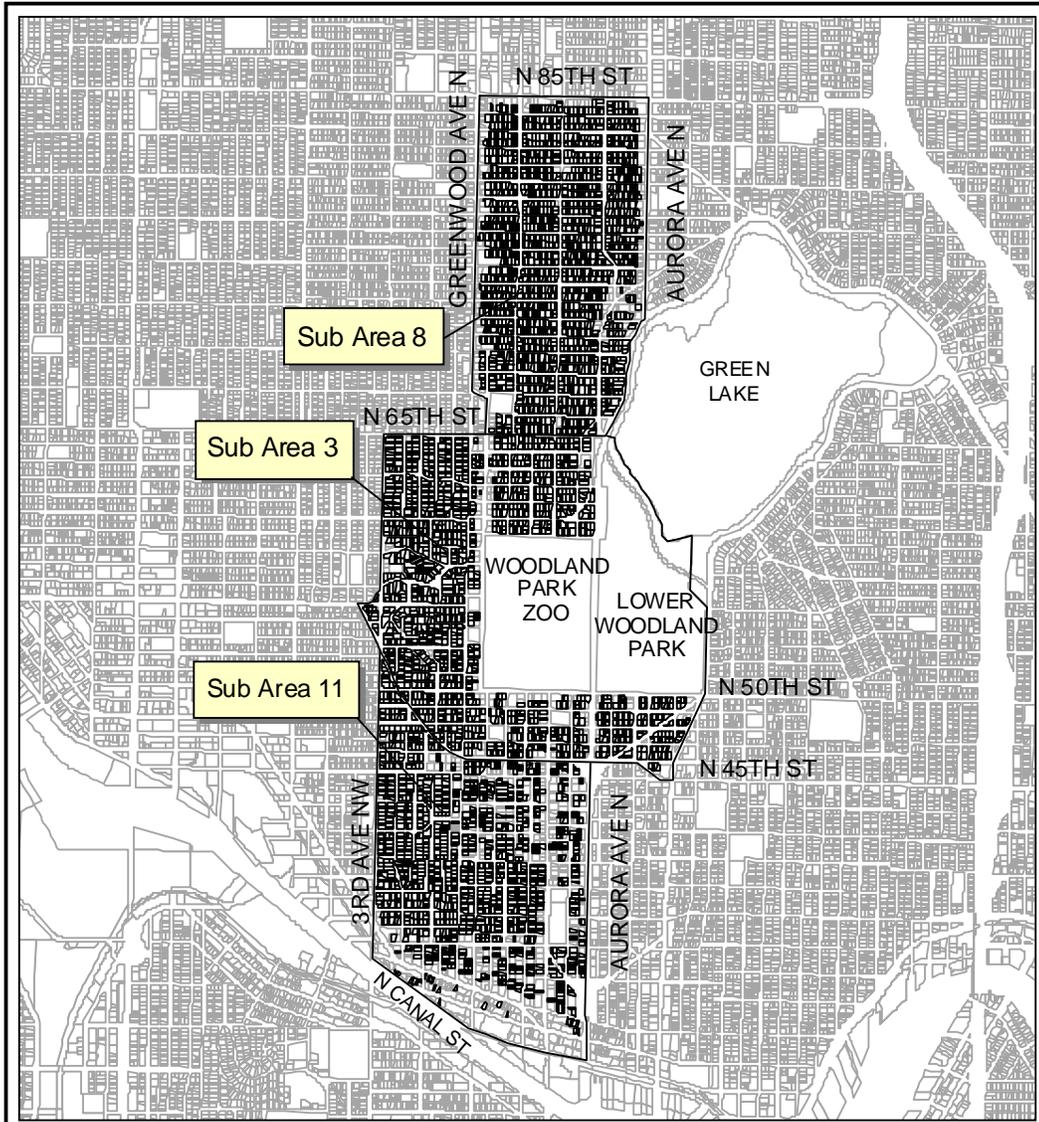
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.22%
6	26	5.68%
7	198	43.23%
8	200	43.67%
9	28	6.11%
10	5	1.09%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	458	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	23	0.46%
6	510	10.29%
7	3163	63.81%
8	1061	21.40%
9	171	3.45%
10	25	0.50%
11	2	0.04%
12	0	0.00%
13	0	0.00%
	4957	



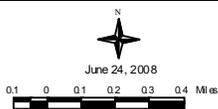
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals. Grade 7 homes are slightly under-represented and grade 8 homes slightly over-represented.

Area Map



Area 42 Sub Area Map

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Department of Assessments

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 11, 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 2 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 458 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:

2009 Total Value = 2008 Total Value / (1.025315+ 0.07172903 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 * 0.81 – 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 * 0.81 – 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 84.4%. 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 value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -17.7%. 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 42 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

-17.10%

Townhouse	Yes
% Adjustment	-22.52%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a townhouse parcel would *approximately* receive a -22.52% downward adjustment. 510 parcels in the improved population would receive this adjustment. There were 174 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.

90% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 42 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	0.918	-8.2%
2/1/2007	0.912	-8.8%
3/1/2007	0.907	-9.3%
4/1/2007	0.902	-9.8%
5/1/2007	0.899	-10.1%
6/1/2007	0.896	-10.4%
7/1/2007	0.894	-10.6%
8/1/2007	0.893	-10.7%
9/1/2007	0.892	-10.8%
10/1/2007	0.893	-10.7%
11/1/2007	0.894	-10.6%
12/1/2007	0.896	-10.4%
1/1/2008	0.899	-10.1%
2/1/2008	0.903	-9.7%
3/1/2008	0.908	-9.2%
4/1/2008	0.913	-8.7%
5/1/2008	0.919	-8.1%
6/1/2008	0.927	-7.3%
7/1/2008	0.934	-6.6%
8/1/2008	0.943	-5.7%
9/1/2008	0.953	-4.7%
10/1/2008	0.963	-3.7%
11/1/2008	0.975	-2.5%
12/1/2008	0.987	-1.3%
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	0.902	\$474,000
Sale 2	\$475,000	10/1/2008	0.963	\$457,000
Sale 3	\$515,000	7/1/2008	0.934	\$481,000

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

The time adjustment formula for Area 42 is $(1.025315 + 0.0004612354 * \text{SaleDay} + 0.0000004692852 * \text{SaleDaySq} + 0.07172903 * 0.3799127) / (1.025315 + 0.07172903 * 0.3799127)$

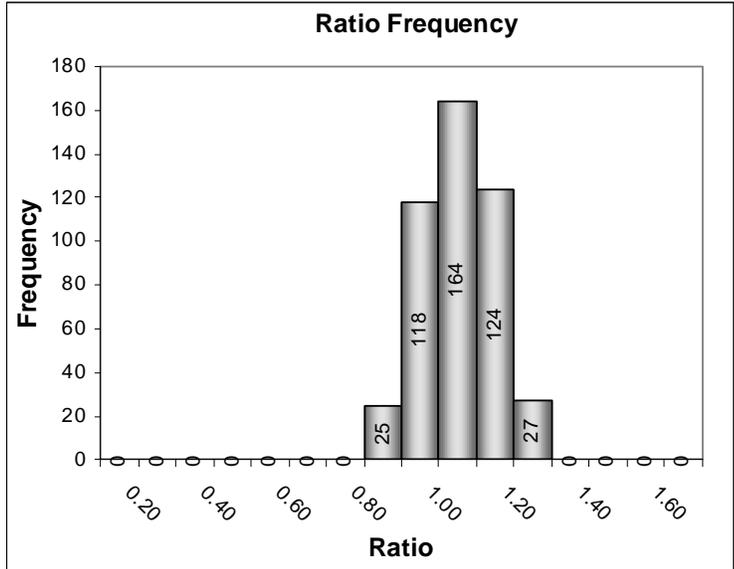
SaleDay = SaleDate - 39814

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: 5/11/2009	Sales Dates: 1/2007 - 12/2008
Area Phinney Ridge/Fremont / 42	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	458		
Mean Assessed Value	521,100		
Mean Adj. Sales Price	499,700		
Standard Deviation AV	130,096		
Standard Deviation SP	135,484		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.052		
Median Ratio	1.055		
Weighted Mean Ratio	1.043		
UNIFORMITY			
Lowest ratio	0.813		
Highest ratio:	1.293		
Coefficient of Dispersion	7.54%		
Standard Deviation	0.097		
Coefficient of Variation	9.22%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.045		
Upper limit	1.065		
95% Confidence: Mean			
Lower limit	1.043		
Upper limit	1.061		
SAMPLE SIZE EVALUATION			
N (population size)	4957		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.097		
Recommended minimum:	15		
Actual sample size:	458		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	223		
# ratios above mean:	235		
z:	0.561		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

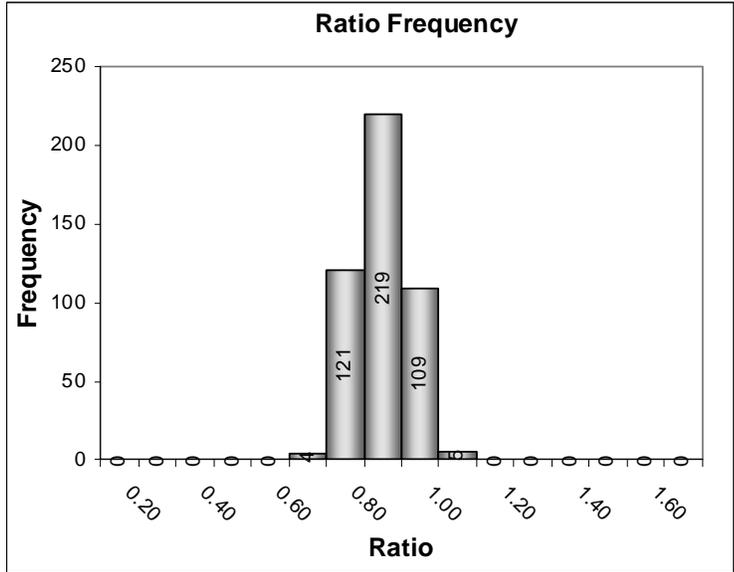
1 to 3 Unit Residences throughout area 42

Sales Prices are adjusted for time to the Assesment 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: 5/13/2009	Sales Dates: 1/2007 - 12/2008
Area Phinney Ridge/Fremont / 42	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	458		
Mean Assessed Value	421,700		
Mean Sales Price	499,700		
Standard Deviation AV	110,802		
Standard Deviation SP	135,484		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.849		
Median Ratio	0.843		
Weighted Mean Ratio	0.844		
UNIFORMITY			
Lowest ratio	0.673		
Highest ratio:	1.026		
Coefficient of Dispersion	7.07%		
Standard Deviation	0.073		
Coefficient of Variation	8.59%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.833		
Upper limit	0.854		
95% Confidence: Mean			
Lower limit	0.842		
Upper limit	0.855		
SAMPLE SIZE EVALUATION			
N (population size)	4957		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.073		
Recommended minimum:	8		
Actual sample size:	458		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	240		
# ratios above mean:	218		
z:	1.028		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 42

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 42
(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
3	686520	0575	4/20/07	\$361,000	\$325,000	640	6	1920	4	2390	N	N	4708 MIDVALE AVE N
3	798640	1150	4/2/07	\$431,200	\$389,000	820	6	1917	4	5000	N	N	123 N 48TH ST
3	045500	0485	10/24/07	\$500,000	\$447,000	770	7	1919	5	5000	N	N	209 NW 60TH ST
3	953010	1105	6/22/07	\$539,000	\$482,000	780	7	1911	4	3000	Y	N	5041 BAKER AVE NW
3	952310	1955	11/14/08	\$425,000	\$416,000	890	7	1953	4	5000	N	N	757 N 65TH ST
3	953010	0885	6/13/08	\$525,000	\$488,000	940	7	1927	4	2434	N	N	5207 2ND AVE NW
3	686520	0345	3/6/07	\$475,000	\$430,000	960	7	1918	4	3450	N	N	4803 STONE WAY N
3	798640	0180	5/7/08	\$595,000	\$548,000	960	7	1924	5	4500	N	N	4903 1ST AVE NW
3	952310	4405	11/19/07	\$499,950	\$448,000	970	7	1917	4	3750	N	N	710 N 59TH ST
3	928780	1455	4/20/07	\$499,000	\$449,000	1000	7	1916	4	4956	Y	N	6234 3RD AVE NW
3	953010	1100	2/27/08	\$530,000	\$481,000	1000	7	1916	4	3000	Y	N	5037 BAKER AVE NW
3	952310	4790	4/22/08	\$405,000	\$372,000	1010	7	1922	4	3000	N	N	426 N 59TH ST
3	952310	2170	2/9/07	\$457,000	\$416,000	1030	7	1907	4	2500	N	N	706 N 63RD ST
3	798640	0215	6/2/08	\$436,900	\$405,000	1050	7	1969	3	4500	N	N	114 NW 49TH ST
3	952310	4605	5/8/08	\$627,000	\$577,000	1050	7	1918	5	3500	N	N	509 N 60TH ST
3	953010	0761	2/18/08	\$540,000	\$489,000	1060	7	1924	4	2379	Y	N	5301 1ST AVE NW
3	045500	0420	12/15/08	\$527,500	\$524,000	1100	7	1927	4	3063	Y	N	126 NW 58TH ST
3	928780	1305	7/19/07	\$600,500	\$536,000	1100	7	1924	4	4197	N	N	202 NW 62ND ST
3	953010	1684	1/4/08	\$455,000	\$409,000	1110	7	1965	4	3000	N	N	107 N 51ST ST
3	952310	4610	7/25/08	\$410,000	\$386,000	1120	7	1918	4	3250	N	N	5910 DAYTON AVE N
3	953010	0150	9/25/08	\$530,000	\$510,000	1150	7	1911	3	7150	N	N	122 NW 54TH ST
3	953010	0135	7/12/07	\$585,000	\$523,000	1190	7	1982	4	5850	N	N	131 NW 55TH ST
3	045500	0145	10/23/07	\$600,000	\$536,000	1200	7	1910	5	5000	N	N	112 N 58TH ST
3	798640	0895	6/3/08	\$568,000	\$527,000	1200	7	1913	3	3600	N	N	4810 1ST AVE NW
3	928780	0365	10/9/07	\$515,000	\$460,000	1200	7	1926	3	5000	Y	N	6251 PALATINE AVE N
3	928780	1405	4/25/08	\$569,950	\$523,000	1210	7	1926	5	3985	Y	N	6214 3RD AVE NW
3	928780	2075	3/5/07	\$675,000	\$612,000	1220	7	1905	4	5000	Y	N	6044 2ND AVE NW
3	952310	4051	4/15/08	\$550,000	\$504,000	1220	7	1916	5	2886	Y	N	719 N 61ST ST
3	045500	0120	9/12/08	\$625,000	\$598,000	1240	7	1977	4	5000	N	N	119 N 59TH ST
3	952510	0070	10/23/07	\$606,000	\$542,000	1260	7	1914	4	5786	N	N	5723 PALATINE AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	952310	4700	2/9/07	\$584,950	\$532,000	1270	7	1920	4	3750	N	N	419 N 60TH ST
3	928780	2000	10/21/08	\$565,000	\$548,000	1280	7	1909	3	6000	N	N	6055 SYCAMORE AVE NW
3	952210	0186	11/26/07	\$640,000	\$573,000	1290	7	1920	5	3250	N	N	4803 PHINNEY AVE N
3	952310	2470	5/27/08	\$500,000	\$463,000	1290	7	1910	4	5000	N	N	423 N 64TH ST
3	952210	0345	8/14/08	\$505,950	\$479,000	1300	7	1915	3	5000	N	N	308 N 47TH ST
3	952110	0132	9/24/07	\$508,000	\$453,000	1310	7	1918	4	3300	N	N	417 N 47TH ST
3	952110	0389	9/12/08	\$399,996	\$383,000	1340	7	2000	3	1188	N	N	4809 B FREMONT AVE N
3	045500	0687	1/8/07	\$630,500	\$578,000	1380	7	1928	4	12653	N	N	130 NW 56TH ST
3	928780	0675	6/11/08	\$539,500	\$501,000	1390	7	1987	3	2500	Y	N	6249 1ST AVE NW
3	953010	0175	1/12/07	\$650,000	\$595,000	1430	7	1911	4	3900	N	N	108 NW 54TH ST
3	953010	1200	4/15/08	\$697,000	\$638,000	1430	7	1929	4	4000	Y	N	5020 BAKER AVE NW
3	928780	0960	7/11/07	\$648,000	\$579,000	1440	7	1911	5	5000	Y	N	6247 SYCAMORE AVE NW
3	952110	0775	10/4/07	\$650,000	\$580,000	1440	7	1919	5	3500	N	N	707 N 48TH ST
3	952110	0011	4/18/08	\$432,000	\$396,000	1450	7	1995	3	2003	N	N	408 A N 49TH ST
3	952310	3285	8/18/08	\$685,000	\$650,000	1470	7	2002	3	5000	Y	N	712 N 61ST ST
3	928780	2050	5/16/08	\$810,000	\$747,000	1480	7	1919	4	5300	Y	N	6054 2ND AVE NW
3	953010	0225	6/13/07	\$695,000	\$622,000	1490	7	1993	3	4500	N	N	123 N 55TH ST
3	952310	3825	3/15/07	\$676,000	\$612,000	1500	7	1906	4	3500	N	N	519 N 61ST ST
3	928780	2615	9/4/08	\$620,000	\$592,000	1570	7	1921	4	3768	Y	N	6053 PALATINE AVE N
3	798640	0300	8/28/07	\$625,000	\$558,000	1590	7	1945	5	4500	Y	N	129 NW 50TH ST
3	928780	1785	8/2/07	\$637,500	\$569,000	1600	7	1991	3	5891	Y	N	6024 3RD AVE NW
3	952310	0910	6/6/08	\$535,000	\$496,000	1620	7	1919	5	3325	N	N	5616 GREENWOOD AVE N
3	045500	0285	10/10/07	\$626,500	\$560,000	1640	7	1924	4	3206	N	N	102 N 59TH ST
3	045500	0085	11/28/07	\$574,000	\$514,000	1680	7	1907	4	5700	N	N	5612 PALATINE PL N
3	953010	1280	8/25/08	\$780,000	\$742,000	1680	7	1927	5	6000	Y	N	5023 2ND AVE NW
3	686520	0687	5/22/07	\$575,000	\$516,000	1710	7	1906	4	5000	N	N	1208 N 46TH ST
3	928780	2850	6/19/07	\$575,000	\$514,000	1720	7	1912	3	5000	N	N	6111 GREENWOOD AVE N
3	686520	0641	3/21/07	\$653,500	\$591,000	1770	7	1924	5	4000	N	N	1106 N 46TH ST
3	953010	1810	9/27/07	\$716,000	\$639,000	1780	7	1906	4	6000	Y	N	123 NW 51ST ST
3	928780	1700	7/23/07	\$665,000	\$594,000	1790	7	1906	4	5319	Y	N	6056 3RD AVE NW
3	952310	3990	8/10/07	\$580,000	\$518,000	1850	7	1922	3	5000	N	N	6000 EVANSTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	952310	0560	11/13/07	\$725,000	\$649,000	1880	7	1918	5	3740	Y	N	5218 GREENWOOD AVE N
3	952510	0045	11/4/08	\$470,000	\$459,000	1880	7	1916	3	4820	N	N	5702 PALATINE AVE N
3	952310	2190	7/23/07	\$600,000	\$536,000	1920	7	1905	4	5000	Y	N	716 N 63RD ST
3	952310	2900	8/22/07	\$790,000	\$705,000	1940	7	1994	3	3500	Y	N	610 N 62ND ST
3	952110	1486	5/24/07	\$779,950	\$699,000	2070	7	1916	4	4140	N	N	1001 N 49TH ST
3	045500	0583	4/10/07	\$600,000	\$541,000	1110	8	1947	4	5500	Y	N	138 NW 59TH ST
3	686520	0150	9/7/07	\$499,000	\$445,000	1200	8	1916	3	4000	N	N	1211 N 50TH ST
3	952310	0947	12/11/08	\$410,000	\$406,000	1200	8	2008	3	1117	N	N	5611 A PHINNEY AVE N
3	686520	0347	4/9/08	\$445,500	\$408,000	1230	8	2008	3	1200	N	N	4809 B STONE WAY N
3	952310	1419	11/3/08	\$417,200	\$407,000	1230	8	2008	3	1165	N	N	315 N 64TH ST
3	686520	0348	3/28/08	\$455,000	\$415,000	1240	8	2008	3	1205	N	N	4809 A STONE WAY N
3	952310	1431	12/1/08	\$413,000	\$408,000	1240	8	2008	3	1169	N	N	6315 PHINNEY AVE N
3	952310	1421	6/20/08	\$474,950	\$442,000	1250	8	2008	3	1419	N	N	319 N 64TH ST
3	952310	1430	7/28/08	\$460,000	\$433,000	1280	8	2008	3	917	N	N	6317 PHINNEY AVE N
3	952310	1441	4/15/08	\$470,000	\$431,000	1280	8	2008	3	1362	N	N	6307 B PHINNEY AVE N
3	952310	1422	12/15/08	\$415,000	\$412,000	1300	8	2008	3	1414	N	N	6319 PHINNEY AVE N
3	952310	1420	11/3/08	\$440,000	\$429,000	1330	8	2008	3	917	N	N	317 N 64TH ST
3	952110	1417	4/17/07	\$477,000	\$429,000	1360	8	2004	3	1312	N	N	1017 B N 50TH ST
3	953010	0780	4/25/08	\$729,000	\$669,000	1370	8	2008	3	2345	Y	N	233 NW 53RD ST
3	952110	0209	2/5/07	\$399,500	\$364,000	1380	8	2006	3	1156	N	N	508 A N 46TH ST
3	952110	0210	2/5/07	\$399,500	\$364,000	1380	8	2006	3	1204	N	N	508 B N 46TH ST
3	952110	0211	1/24/07	\$412,000	\$376,000	1380	8	2006	3	1184	N	N	510 A N 46TH ST
3	952110	0212	2/5/07	\$399,500	\$364,000	1380	8	2006	3	1196	N	N	510 B N 46TH ST
3	952310	0458	10/2/08	\$537,500	\$518,000	1380	8	2006	3	953	N	N	5011 B PHINNEY AVE N
3	952310	0460	2/6/08	\$605,000	\$547,000	1380	8	2006	3	961	N	N	5011 C PHINNEY AVE N
3	952310	0460	1/6/07	\$549,950	\$504,000	1380	8	2006	3	961	N	N	5011 C PHINNEY AVE N
3	952310	0461	5/28/08	\$595,000	\$551,000	1380	8	2006	3	959	N	N	5011 D PHINNEY AVE N
3	952310	0461	1/24/07	\$549,950	\$502,000	1380	8	2006	3	959	N	N	5011 D PHINNEY AVE N
3	952510	0061	2/9/07	\$640,250	\$583,000	1380	8	1989	3	3250	N	N	5712 1ST AVE NW
3	952310	0711	7/1/08	\$555,900	\$519,000	1410	8	2008	3	1107	Y	N	5421 PHINNEY AVE N
3	952110	0216	1/25/07	\$399,500	\$365,000	1420	8	2006	3	1191	N	N	512 A N 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
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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
3	952310	1443	4/3/08	\$500,000	\$457,000	1430	8	2008	3	1218	N	N	6309 A PHINNEY AVE N
3	952310	1444	5/7/08	\$470,000	\$433,000	1430	8	2008	3	1215	N	N	6309 B PHINNEY AVE N
3	953010	0017	7/2/08	\$569,000	\$532,000	1430	8	2008	3	1669	Y	N	5415 A BAKER AVE NW
3	953010	0019	7/1/08	\$609,000	\$569,000	1430	8	2008	3	1674	Y	N	5415 C BAKER AVE NW
3	952110	1418	8/20/08	\$440,000	\$418,000	1460	8	2006	3	1112	N	N	1011 A N 50TH ST
3	952110	0996	1/23/07	\$549,950	\$502,000	1470	8	2005	3	1426	N	N	805 N 49TH ST
3	122503	9050	10/11/07	\$449,950	\$402,000	1490	8	2001	3	1447	N	N	319 B NW 55TH ST
3	686520	0640	2/22/08	\$617,700	\$560,000	1530	8	2007	3	5250	N	N	1108 N 46TH ST
3	122503	9057	1/25/07	\$419,000	\$383,000	1540	8	2006	3	1774	Y	N	354 NW MARKET ST
3	952110	0317	7/29/08	\$511,500	\$482,000	1580	8	2007	3	1467	N	N	612 N 49TH ST
3	953010	1565	4/7/08	\$762,000	\$697,000	1590	8	1908	4	3979	N	N	5131 PALATINE AVE N
3	952310	4675	5/23/07	\$824,900	\$740,000	1630	8	1926	5	3150	N	N	526 N 59TH ST
3	686520	0346	6/20/08	\$549,500	\$512,000	1650	8	2008	3	2137	N	N	4807 STONE WAY N
3	952110	0904	1/30/07	\$499,950	\$456,000	1650	8	2006	3	1378	N	N	4900 LINDEN AVE N
3	952110	0905	2/26/07	\$499,950	\$454,000	1650	8	2006	3	1376	N	N	4902 LINDEN AVE N
3	952110	0906	3/8/07	\$499,950	\$453,000	1650	8	2006	3	1624	N	N	4904 LINDEN AVE N
3	952110	0907	1/30/07	\$499,950	\$456,000	1650	8	2006	3	1622	N	N	4906 LINDEN AVE N
3	953010	1550	10/16/07	\$683,000	\$610,000	1670	8	1930	4	4500	N	N	5123 PALATINE AVE N
3	686520	0145	2/7/07	\$675,000	\$615,000	1720	8	1916	5	4300	N	N	1215 N 50TH ST
3	952210	0375	9/24/08	\$665,000	\$639,000	1720	8	1915	3	5000	N	N	309 N 47TH ST
3	953010	0016	7/15/08	\$599,000	\$562,000	1740	8	2008	3	1839	N	N	5413 BAKER AVE NW
3	045500	0760	6/27/08	\$560,000	\$523,000	1770	8	1979	3	6733	Y	N	5510 3RD AVE NW
3	952110	0315	11/12/07	\$664,745	\$595,000	1810	8	2007	3	2066	N	N	610 N 49TH ST
3	813770	0045	5/9/07	\$749,950	\$673,000	1860	8	1929	4	3503	N	N	5502 1ST AVE NW
3	953010	0595	4/2/07	\$687,000	\$620,000	1890	8	1993	3	3000	Y	N	5209 1ST AVE NW
3	953010	0320	5/15/07	\$812,500	\$729,000	1910	8	1997	3	3000	N	N	108 N 54TH ST
3	686520	0550	7/5/07	\$810,000	\$724,000	2000	8	1965	4	5604	N	N	1219 N 48TH ST
3	122503	9044	3/19/07	\$480,000	\$434,000	2050	8	2006	3	2046	Y	N	350 NW MARKET ST
3	045500	0182	1/10/08	\$920,000	\$828,000	2230	8	1909	5	4000	N	N	127 N 59TH ST
3	953010	0505	3/9/07	\$900,000	\$815,000	2700	8	1909	4	6000	N	N	5205 PALATINE AVE N
3	952310	4081	7/23/07	\$840,000	\$750,000	1450	9	2006	3	3000	Y	N	701 N 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
3	953010	0670	3/19/07	\$1,040,000	\$940,000	1720	9	2003	3	7555	Y	N	137 NW 54TH ST
3	928780	0135	6/5/07	\$928,000	\$831,000	2050	9	2006	3	5000	N	N	6209 GREENWOOD AVE N
3	953010	0293	5/25/07	\$815,000	\$731,000	2160	9	1998	3	3000	N	N	124 N 54TH ST
3	045500	0636	6/17/08	\$769,990	\$717,000	2220	9	2001	3	3106	Y	N	5634 2ND AVE NW
3	952310	4280	8/5/08	\$1,200,000	\$1,134,000	2520	9	2007	3	4000	Y	N	802 N 59TH ST
3	952310	4465	2/6/07	\$1,120,000	\$1,020,000	2640	9	2001	3	3634	Y	N	615 N 60TH ST
3	045500	0769	3/29/07	\$1,100,000	\$993,000	2820	9	1998	3	6312	Y	N	5505 2ND AVE NW
3	953010	0615	2/14/08	\$925,000	\$837,000	2990	9	2006	3	4479	N	N	5315 1ST AVE NW
3	952310	2101	4/7/08	\$918,800	\$840,000	3140	9	2004	3	4000	N	N	6311 LINDEN AVE N
8	336290	0981	8/21/07	\$375,000	\$335,000	890	5	1908	5	4635	N	N	338 N 75TH ST
8	336290	0260	10/25/07	\$435,000	\$389,000	620	6	1920	5	3090	Y	N	335 N 77TH ST
8	336240	0511	6/24/08	\$374,000	\$349,000	640	6	1905	4	3328	N	N	719 N 74TH ST
8	336340	0450	2/6/07	\$375,000	\$342,000	760	6	1916	4	2767	N	N	543 N 73RD ST
8	643000	0890	7/10/08	\$350,000	\$328,000	760	6	1928	4	3060	N	N	910 N 82ND ST
8	643000	0170	2/21/08	\$372,500	\$338,000	790	6	1916	5	3060	N	N	941 N 81ST ST
8	336240	1930	6/6/07	\$420,000	\$376,000	810	6	1923	4	3060	N	N	730 N 70TH ST
8	379700	1890	8/28/08	\$394,950	\$376,000	820	6	1921	4	3000	N	N	949 N 77TH ST
8	643100	0806	11/29/07	\$390,000	\$349,000	820	6	1926	4	2820	N	N	8407 LINDEN AVE N
8	643050	0102	10/8/08	\$391,800	\$378,000	840	6	1909	4	3060	N	N	530 N 81ST ST
8	336290	1021	3/1/07	\$412,000	\$374,000	860	6	1908	5	2340	N	N	7509 DAYTON AVE N
8	379700	1785	8/2/07	\$523,000	\$467,000	860	6	1961	4	3000	N	N	724 N 76TH ST
8	379700	0600	3/22/07	\$411,000	\$371,000	880	6	1900	5	3000	N	N	717 N 79TH ST
8	643100	0440	4/8/08	\$402,400	\$368,000	920	6	1910	5	4080	N	N	934 N 83RD ST
8	336240	1435	2/19/08	\$392,250	\$355,000	940	6	1906	4	6000	N	N	736 N 71ST ST
8	643050	0218	9/17/07	\$529,500	\$473,000	950	6	1922	5	3774	N	N	327 N 83RD ST
8	379700	0940	8/8/07	\$460,000	\$411,000	1020	6	1900	4	6000	N	N	924 N 78TH ST
8	379700	0025	4/13/07	\$340,000	\$306,000	1030	6	1910	5	3000	N	N	945 N 80TH ST
8	643100	0260	4/26/07	\$385,000	\$346,000	1100	6	1910	5	6120	N	N	724 N 83RD ST
8	336240	0951	12/21/07	\$390,000	\$350,000	1210	6	1949	3	2280	N	N	902 N 72ND ST
8	643050	0234	7/13/07	\$414,990	\$371,000	660	7	1928	3	3774	N	N	545 N 84TH ST
8	192330	0025	11/6/07	\$407,000	\$364,000	700	7	1926	5	4500	N	N	547 N 80TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
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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	379700	0570	4/13/07	\$525,000	\$473,000	740	7	1921	5	4500	N	N	731 N 79TH ST
8	379700	0410	5/23/07	\$459,000	\$412,000	770	7	1906	5	3000	N	N	724 N 79TH ST
8	946820	0055	1/17/07	\$485,000	\$444,000	770	7	1925	5	3654	N	N	410 N 67TH ST
8	336290	0365	1/24/08	\$482,500	\$435,000	780	7	1920	4	4120	N	N	326 N 76TH ST
8	379700	1135	7/25/07	\$485,000	\$433,000	780	7	1926	5	3000	N	N	921 N 78TH ST
8	336290	0180	6/13/07	\$410,000	\$367,000	790	7	1914	5	3328	N	N	318 N 77TH ST
8	643100	0380	3/27/07	\$391,000	\$353,000	800	7	1970	3	3060	N	N	745 N 84TH ST
8	062504	9166	2/2/07	\$493,000	\$449,000	820	7	1925	5	2240	N	N	7015 FREMONT AVE N
8	192380	0165	9/26/07	\$512,000	\$457,000	820	7	1925	4	3000	N	N	531 N 78TH ST
8	643050	0208	9/26/07	\$536,000	\$478,000	820	7	1921	5	3774	N	N	334 N 82ND ST
8	669050	0250	8/2/07	\$500,000	\$446,000	830	7	1911	4	3000	N	N	318 N 79TH ST
8	336340	0580	6/19/08	\$410,000	\$382,000	880	7	1947	4	3672	N	N	532 N 72ND ST
8	379700	0300	3/6/07	\$445,000	\$403,000	880	7	1927	5	3000	N	N	729 N 80TH ST
8	181480	0315	11/14/07	\$518,500	\$464,000	900	7	1926	4	3608	N	N	6820 FREMONT AVE N
8	379700	2035	10/1/07	\$475,000	\$424,000	920	7	1906	4	4500	N	N	920 N 76TH ST
8	643050	0233	7/19/07	\$561,000	\$501,000	920	7	1928	5	3075	N	N	8305 FREMONT AVE N
8	643000	0340	12/10/08	\$395,000	\$391,000	930	7	1942	4	4080	N	N	723 N 81ST ST
8	643050	0030	8/30/07	\$440,000	\$393,000	930	7	1924	4	3774	N	N	514 N 80TH ST
8	233130	0060	9/24/08	\$536,500	\$516,000	940	7	1916	4	4356	Y	N	523 N 68TH ST
8	946820	0161	7/8/08	\$542,000	\$508,000	940	7	1924	4	5720	N	N	531 N 70TH ST
8	643050	0296	12/3/07	\$410,000	\$368,000	950	7	1918	5	3060	N	N	321 N 84TH ST
8	181480	1055	6/5/07	\$485,000	\$434,000	960	7	1916	5	3782	N	N	6608 LINDEN AVE N
8	336240	0365	7/9/07	\$580,000	\$518,000	960	7	1925	5	4000	N	N	752 N 74TH ST
8	336290	0820	11/27/07	\$455,000	\$408,000	960	7	1916	4	3090	Y	N	355 N 76TH ST
8	379700	0445	10/25/07	\$430,000	\$384,000	960	7	1925	4	4500	N	N	740 N 79TH ST
8	379700	2505	3/26/07	\$475,000	\$429,000	960	7	1975	3	3000	N	N	724 N 75TH ST
8	643050	0018	5/23/08	\$497,000	\$459,000	960	7	1922	4	4080	N	N	542 N 80TH ST
8	643050	0264	7/23/08	\$374,000	\$352,000	960	7	1908	4	2170	N	N	8310 DAYTON AVE N
8	669050	0365	5/21/07	\$460,000	\$413,000	960	7	1923	5	3000	N	N	341 N 79TH ST
8	181480	0160	7/21/08	\$475,000	\$447,000	970	7	1924	5	2400	N	N	6810 LINDEN AVE N
8	379700	0980	8/8/07	\$469,000	\$419,000	980	7	1912	4	3300	N	N	946 N 78TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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	379700	2370	6/29/07	\$590,000	\$527,000	980	7	1945	4	6000	N	N	751 N 76TH ST
8	643100	0635	9/8/08	\$390,000	\$373,000	980	7	1909	4	4590	N	N	938 N 84TH ST
8	643050	0055	10/29/08	\$398,000	\$388,000	1000	7	1916	4	3060	N	N	343 N 81ST ST
8	643050	0241	4/4/07	\$468,000	\$422,000	1000	7	1918	5	5610	N	N	530 N 83RD ST
8	379700	2239	3/16/07	\$400,000	\$362,000	1010	7	1948	4	4700	Y	N	7506 LINDEN AVE N
8	643050	0089	5/7/07	\$558,000	\$501,000	1010	7	1902	5	3675	N	N	8115 FREMONT AVE N
8	643050	0197	4/23/08	\$549,950	\$505,000	1020	7	1924	5	3774	N	N	345 N 83RD ST
8	270810	0540	6/7/07	\$602,500	\$539,000	1040	7	1918	5	2850	N	N	7402 DAYTON AVE N
8	336290	0050	7/11/07	\$420,000	\$375,000	1040	7	1955	3	3090	N	N	526 N 77TH ST
8	336240	0124	7/9/07	\$379,950	\$339,000	1060	7	2007	3	1019	N	N	916A N 74TH ST
8	336240	0125	6/6/07	\$359,950	\$322,000	1060	7	2007	3	651	N	N	916B N 74TH ST
8	336240	0126	7/6/07	\$359,950	\$322,000	1060	7	2007	3	1481	N	N	916C N 74TH ST
8	379700	2250	8/18/08	\$529,950	\$503,000	1060	7	1924	5	4000	N	N	906 N 75TH ST
8	181480	1480	5/12/08	\$415,000	\$383,000	1080	7	1908	3	3720	N	N	737 N 66TH ST
8	233130	0486	4/16/07	\$607,000	\$547,000	1080	7	1926	4	3520	Y	N	6508 DAYTON AVE N
8	379700	1645	8/6/07	\$485,000	\$433,000	1100	7	1922	4	4000	N	N	743 N 77TH ST
8	336240	0200	8/16/07	\$507,000	\$452,000	1120	7	1910	4	3060	N	N	749 N 75TH ST
8	643000	0755	8/28/08	\$433,000	\$412,000	1120	7	1912	5	4590	N	N	929 N 82ND ST
8	181480	0845	1/30/08	\$448,000	\$405,000	1150	7	1912	3	9000	Y	N	6717 AURORA AVE N
8	379700	1125	7/28/08	\$419,000	\$395,000	1150	7	1911	4	3000	N	N	927 N 78TH ST
8	336290	0120	6/10/08	\$530,000	\$492,000	1180	7	1906	5	3110	N	N	354 N 77TH ST
8	336340	0280	12/4/07	\$675,000	\$605,000	1230	7	1926	5	3060	N	N	321 N 73RD ST
8	181480	1540	7/20/07	\$590,000	\$527,000	1240	7	1924	5	3720	N	N	711 N 66TH ST
8	336240	1156	11/19/07	\$384,500	\$344,000	1250	7	1953	4	4590	N	N	712 N 72ND ST
8	009100	0325	6/3/08	\$530,000	\$491,000	1280	7	1925	5	4761	N	N	7814 DAYTON AVE N
8	336340	0800	1/24/08	\$515,000	\$465,000	1300	7	1980	3	4000	N	N	325 N 72ND ST
8	379700	2490	9/26/07	\$493,000	\$440,000	1300	7	1906	4	6000	N	N	714 N 75TH ST
8	675870	0145	5/16/07	\$595,000	\$534,000	1330	7	1923	5	2584	Y	N	6503 DAYTON AVE N
8	336340	0190	4/20/07	\$474,950	\$427,000	1350	7	1911	5	3090	N	N	312 N 73RD ST
8	643000	0845	2/8/07	\$395,000	\$360,000	1350	7	1957	4	3060	N	N	932 N 82ND ST
8	946820	0010	4/3/07	\$586,000	\$529,000	1410	7	1926	4	2765	N	N	6819 PHINNEY AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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	181480	0890	6/26/07	\$545,000	\$487,000	1430	7	1926	4	4800	Y	N	915 N 68TH ST
8	270810	0375	8/1/08	\$510,000	\$481,000	1450	7	1928	4	4080	N	N	543 N 75TH ST
8	336240	0590	3/5/07	\$710,000	\$643,000	1510	7	1908	5	4635	N	N	726 N 73RD ST
8	336240	0640	12/3/08	\$546,000	\$539,000	1510	7	1926	5	3090	N	N	756 N 73RD ST
8	643050	0015	8/2/07	\$542,000	\$484,000	1520	7	1926	5	4080	N	N	534 N 80TH ST
8	233130	0020	6/4/08	\$590,000	\$547,000	1560	7	1917	5	4356	N	N	549 N 68TH ST
8	643100	0675	12/13/07	\$412,000	\$370,000	1560	7	1911	4	6120	N	N	912 N 84TH ST
8	643100	0240	3/7/08	\$639,000	\$581,000	1580	7	1906	5	3060	N	N	734 N 83RD ST
8	643100	0005	1/18/07	\$500,000	\$457,000	1620	7	1928	5	3000	Y	N	8214 LINDEN AVE N
8	062504	9202	7/10/08	\$625,000	\$586,000	1630	7	1928	5	3300	N	N	532 N 71ST ST
8	643100	0987	10/13/08	\$379,000	\$367,000	1630	7	2008	3	1598	N	N	8417 LINDEN AVE N
8	336340	0730	1/17/08	\$625,000	\$563,000	1660	7	1916	4	3000	Y	N	505 N 72ND ST
8	192330	0210	3/27/08	\$696,500	\$635,000	1680	7	1925	4	4000	N	N	534 N 79TH ST
8	379700	2545	8/11/08	\$464,000	\$439,000	1690	7	1950	4	6000	N	N	744 N 75TH ST
8	643100	0365	11/17/07	\$455,000	\$407,000	1750	7	1926	4	6120	N	N	737 N 84TH ST
8	643050	0314	12/4/07	\$549,950	\$493,000	1770	7	1926	5	3675	N	N	554 N 84TH ST
8	643100	0206	3/9/07	\$550,000	\$498,000	2050	7	1941	5	6960	N	N	754 N 83RD ST
8	336240	1761	4/21/08	\$407,000	\$373,000	1020	8	2008	3	1049	N	N	751 N 71ST ST
8	336240	1762	6/30/08	\$389,950	\$364,000	1020	8	2008	3	1054	N	N	753 N 71ST ST
8	336240	1763	4/23/08	\$385,000	\$353,000	1020	8	2008	3	1060	N	N	761 N 71ST ST
8	336240	1764	5/12/08	\$399,950	\$369,000	1020	8	2008	3	1289	N	N	763 N 71ST ST
8	181480	1175	7/31/07	\$615,000	\$549,000	1040	8	1941	5	5580	N	N	719 N 67TH ST
8	181480	1040	3/22/07	\$637,000	\$576,000	1050	8	1923	5	3000	N	N	6616 LINDEN AVE N
8	009100	0170	2/11/08	\$625,000	\$565,000	1210	8	1947	5	5200	N	N	7805 DAYTON AVE N
8	270810	0290	11/20/07	\$535,600	\$480,000	1260	8	1911	5	4080	N	N	507 N 75TH ST
8	062504	9176	2/22/08	\$750,000	\$680,000	1290	8	2004	3	3224	N	N	549 N 71ST ST
8	336240	1756	6/27/08	\$505,000	\$471,000	1340	8	2008	3	1395	N	N	7019 LINDEN AVE N
8	336340	0285	2/12/07	\$615,000	\$559,000	1350	8	1987	3	3060	N	N	315 N 73RD ST
8	336240	1335	5/1/08	\$620,000	\$570,000	1410	8	1906	5	3000	N	N	725 N 72ND ST
8	336240	1758	8/21/08	\$479,950	\$456,000	1420	8	2008	3	990	N	N	7015 LINDEN AVE N
8	336240	1760	4/22/08	\$499,950	\$459,000	1430	8	2008	3	1415	N	N	7011 LINDEN AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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	643000	0780	5/23/07	\$424,250	\$380,000	1430	8	1929	4	3060	N	N	943 N 82ND ST
8	643000	0945	9/20/07	\$561,000	\$501,000	1440	8	1906	5	4590	N	N	734 N 82ND ST
8	062504	9082	9/18/08	\$639,400	\$613,000	1450	8	1926	4	4040	N	N	518 N 70TH ST
8	336290	0140	5/6/08	\$662,527	\$610,000	1590	8	1911	5	3114	Y	N	340 N 77TH ST
8	379700	1390	10/1/07	\$590,000	\$527,000	1600	8	1987	3	3000	N	N	737 N 78TH ST
8	946820	0131	5/25/07	\$650,000	\$583,000	1700	8	1916	5	4080	Y	N	6727 DAYTON AVE N
8	336390	0310	10/16/07	\$799,000	\$714,000	1810	8	1909	5	2700	Y	N	7009 DAYTON AVE N
8	643000	0505	1/24/07	\$760,000	\$694,000	1900	8	1912	5	7140	N	N	8112 FREMONT AVE N
8	336390	0035	3/21/07	\$650,000	\$587,000	1920	8	1987	3	3000	N	N	336 N 71ST ST
8	336290	0486	6/5/07	\$705,000	\$631,000	1990	8	1989	3	4635	N	N	519 N 77TH ST
8	336290	0815	9/4/08	\$580,000	\$553,000	1990	8	1987	3	3090	Y	N	359 N 76TH ST
8	181480	1180	7/9/08	\$629,000	\$589,000	2080	8	1941	5	5580	N	N	715 N 67TH ST
8	379700	0145	7/30/07	\$672,200	\$600,000	2100	8	1909	5	4500	Y	N	912 N 79TH ST
8	643050	0095	6/17/08	\$599,500	\$558,000	2150	8	1997	3	3060	N	N	533 N 82ND ST
8	379700	2460	7/16/08	\$567,950	\$533,000	2170	8	1997	3	3000	N	N	707 N 76TH ST
8	379700	0867	7/23/07	\$693,000	\$619,000	2190	8	1990	3	3000	N	N	909 N 79TH ST
8	336290	0425	2/5/08	\$710,000	\$642,000	2220	8	1993	3	3090	Y	N	360 N 76TH ST
8	379700	0125	8/28/07	\$869,950	\$776,000	2300	8	1916	5	6500	N	N	902 N 79TH ST
8	379700	2385	4/14/08	\$704,000	\$645,000	2560	8	2001	3	3000	N	N	743 N 76TH ST
8	336240	0121	6/25/07	\$467,000	\$418,000	1100	9	2000	3	1501	N	N	914 N 74TH ST
8	062504	9192	6/29/07	\$794,000	\$710,000	1710	9	2006	3	3300	N	N	538 N 71ST ST
8	336340	0732	7/10/07	\$793,000	\$708,000	1780	9	2004	3	3000	Y	N	501 N 72ND ST
8	181480	1465	12/21/07	\$732,000	\$657,000	2060	9	2006	3	3720	N	N	743 N 66TH ST
8	336390	0025	8/15/07	\$750,000	\$669,000	2090	9	1910	5	4000	N	N	346 N 71ST ST
8	233130	0415	2/20/07	\$895,000	\$813,000	2140	9	2006	3	3000	N	N	539 N 66TH ST
8	192380	0010	7/11/07	\$800,000	\$715,000	2350	9	1908	5	5400	N	N	7805 FREMONT AVE N
8	379700	0255	4/26/07	\$792,000	\$712,000	2360	9	2006	3	4455	N	N	753 N 80TH ST
8	336390	0020	2/22/08	\$1,220,000	\$1,106,000	2480	10	2007	3	4000	Y	N	348 N 71ST ST
8	009100	0045	8/26/08	\$1,020,000	\$970,000	2510	10	2008	3	4000	Y	N	333 N 78TH ST
8	336240	0175	3/19/08	\$1,050,000	\$956,000	3260	10	2006	3	6120	N	N	761 N 75TH ST
11	661000	0971	5/8/07	\$437,000	\$392,000	500	6	1953	3	3060	N	N	4320 PALATINE AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	193030	1418	6/14/07	\$346,500	\$310,000	530	6	1946	4	1700	N	N	311 N 42ND ST
11	181980	0286	3/15/07	\$410,000	\$371,000	760	6	1919	4	2100	N	N	4013 2ND AVE NW
11	132430	0091	9/12/08	\$370,000	\$354,000	800	6	1908	4	2296	N	N	3915 GREENWOOD AVE N
11	132430	0020	6/17/08	\$380,000	\$354,000	1300	6	1914	3	1267	N	N	204 NW 39TH ST
11	661000	0913	5/7/08	\$329,000	\$303,000	400	7	2008	3	1329	Y	N	4253 PALATINE AVE N
11	661000	0915	2/28/08	\$345,000	\$313,000	400	7	2008	3	2009	Y	N	4249 PALATINE AVE N
11	661000	0916	2/12/08	\$349,950	\$317,000	400	7	2008	3	1926	Y	N	4247 PALATINE AVE N
11	661000	0918	12/1/08	\$300,000	\$296,000	400	7	2008	3	1329	Y	N	4243 PALATINE AVE N
11	661000	0920	1/31/08	\$345,000	\$312,000	400	7	2008	3	2023	Y	N	4241 PALATINE AVE N
11	990600	0035	1/9/07	\$465,000	\$426,000	790	7	1928	3	4400	Y	N	109 N 41ST ST
11	193030	1215	11/5/08	\$474,000	\$463,000	800	7	1928	4	2280	N	N	401 N BOWDOIN PL
11	193030	0040	9/20/07	\$540,000	\$482,000	810	7	2005	3	1824	N	N	4107 FREMONT AVE N
11	193030	1565	8/13/07	\$669,950	\$598,000	820	7	1926	4	4500	Y	N	4019 FRANCIS AVE N
11	193030	0465	4/21/08	\$529,000	\$485,000	830	7	2001	3	5600	N	N	4021 EVANSTON AVE N
11	193030	0410	5/29/08	\$517,000	\$479,000	850	7	1911	5	4320	N	N	3960 DAYTON AVE N
11	661000	0870	9/13/07	\$565,000	\$504,000	870	7	1950	3	6270	Y	N	4214 1ST AVE NW
11	193030	1220	3/29/07	\$470,000	\$424,000	890	7	1928	4	2400	N	N	400 N 39TH ST
11	569350	0080	4/16/08	\$445,000	\$408,000	890	7	1994	4	3300	N	N	4223 DAYTON AVE N
11	085000	0223	7/10/08	\$336,000	\$315,000	910	7	2008	3	939	N	N	417 N 46TH ST
11	085000	0224	7/8/08	\$336,000	\$315,000	910	7	2008	3	937	N	N	417 N 46TH ST
11	085000	0225	7/8/08	\$346,000	\$324,000	910	7	2008	3	976	N	N	415 N 46TH ST
11	085000	0226	7/22/08	\$329,000	\$309,000	910	7	2008	3	900	N	N	415 N 46TH ST
11	132430	0022	7/9/08	\$384,000	\$360,000	920	7	2008	3	1432	N	N	200 A N 39TH ST
11	132430	0023	7/29/08	\$384,950	\$363,000	920	7	2008	3	1089	N	N	200 B N 39TH ST
11	751750	0465	10/23/07	\$609,000	\$544,000	920	7	1920	4	4800	Y	N	111 NW 46TH ST
11	193030	0930	8/8/08	\$512,500	\$485,000	940	7	1926	4	4800	N	N	4017 DAYTON AVE N
11	193030	1320	9/6/07	\$605,000	\$540,000	940	7	1954	4	4000	Y	N	303 N 40TH ST
11	798640	0345	2/20/07	\$479,950	\$436,000	980	7	1947	4	4250	Y	N	212 NW 49TH ST
11	132430	0655	8/22/07	\$525,000	\$468,000	990	7	1917	5	2000	Y	N	4008 2ND AVE NW
11	193030	1065	3/13/07	\$625,000	\$566,000	990	7	1907	5	4800	N	N	406 N BOWDOIN PL
11	132430	0021	6/17/08	\$386,000	\$359,000	1000	7	2008	3	1216	N	N	202 N 39TH ST

Improved Sales Used in this Annual Update Analysis
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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
11	661000	0245	6/9/08	\$558,000	\$518,000	1000	7	1924	4	4400	N	N	4432 3RD AVE NW
11	661000	0280	9/10/07	\$584,000	\$521,000	1020	7	1950	4	4400	Y	N	4417 BAKER AVE NW
11	193030	0425	3/20/07	\$650,000	\$588,000	1060	7	1911	5	4320	N	N	3970 DAYTON AVE N
11	193030	0042	11/12/07	\$395,000	\$353,000	1100	7	2005	3	1086	N	N	4105B FREMONT AVE N
11	193030	1470	2/27/08	\$551,000	\$500,000	1100	7	1909	3	4800	N	N	4108 GREENWOOD AVE N
11	193130	0981	6/16/07	\$402,500	\$360,000	1100	7	2006	3	1127	Y	N	4018 B LINDEN AVE N
11	193130	0982	7/17/07	\$407,500	\$364,000	1100	7	2006	3	1126	Y	N	4018 A LINDEN AVE N
11	132430	0385	5/17/07	\$474,000	\$425,000	1110	7	1947	4	5000	N	N	110 NW BOWDOIN PL
11	132430	0398	2/20/08	\$451,000	\$409,000	1110	7	1947	3	5000	N	N	3952 2ND AVE NW
11	661000	1015	6/21/07	\$570,000	\$510,000	1140	7	1923	4	3000	N	N	202 N 42ND ST
11	812970	0321	7/21/08	\$459,950	\$432,000	1200	7	2002	3	1735	N	N	4426 B FRANCIS AVE N
11	661000	0410	10/16/07	\$480,000	\$429,000	1230	7	1913	3	5500	Y	N	4328 BAKER AVE NW
11	132430	0150	5/29/07	\$589,000	\$528,000	1270	7	1946	3	5000	N	N	137 NW BOWDOIN PL
11	193030	0870	7/16/08	\$575,000	\$540,000	1290	7	1952	4	4800	N	N	4120 PHINNEY AVE N
11	193030	1165	6/6/08	\$615,000	\$571,000	1330	7	1926	5	2494	N	N	417 N BOWDOIN PL
11	812970	0985	1/2/08	\$583,000	\$524,000	1350	7	1925	4	4000	N	N	4209 FRANCIS AVE N
11	858440	0165	3/4/08	\$615,000	\$559,000	1380	7	1924	3	4889	Y	N	4139 GREENWOOD AVE N
11	569350	0760	10/7/08	\$525,000	\$507,000	1390	7	1901	4	3330	N	N	4324 DAYTON AVE N
11	193030	1480	2/28/07	\$587,500	\$533,000	1400	7	1906	4	2400	Y	N	300 N 41ST ST
11	812970	0875	2/19/08	\$545,000	\$494,000	1460	7	1909	5	3750	N	N	4212 GREENWOOD AVE N
11	812970	0540	9/28/07	\$550,000	\$491,000	1530	7	1926	3	2500	N	N	408 N 43RD ST
11	812970	0990	10/7/08	\$635,950	\$614,000	1530	7	1925	4	4000	N	N	4205 FRANCIS AVE N
11	193030	0945	9/6/07	\$650,000	\$580,000	1610	7	1910	4	4800	N	N	4007 DAYTON AVE N
11	132430	0600	3/3/08	\$840,000	\$763,000	2010	7	1911	5	3600	Y	N	4009 1ST AVE NW
11	812970	0526	6/6/07	\$634,500	\$568,000	2020	7	1954	4	2500	N	N	416 N 43RD ST
11	193030	0560	6/15/07	\$524,950	\$470,000	2090	7	1908	3	4800	N	N	4038 DAYTON AVE N
11	132430	0465	7/23/07	\$549,950	\$491,000	760	8	1928	4	5500	N	N	3955 GREENWOOD AVE N
11	952110	0294	2/13/07	\$330,000	\$300,000	790	8	2006	3	1231	N	N	4526 DAYTON AVE N
11	952110	0295	1/23/07	\$309,950	\$283,000	790	8	2006	3	820	N	N	4524 DAYTON AVE N
11	952110	0297	2/9/07	\$312,450	\$284,000	790	8	2006	3	820	N	N	4522 DAYTON AVE N
11	952110	0298	2/12/07	\$323,500	\$294,000	790	8	2006	3	1209	N	N	4520 DAYTON AVE N

Improved Sales Used in this Annual Update Analysis
Area 42
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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
11	952110	0299	1/26/07	\$327,400	\$299,000	810	8	2006	3	1045	N	N	4518 DAYTON AVE N
11	952110	0302	1/16/07	\$324,950	\$297,000	810	8	2006	3	1021	N	N	4512 DAYTON AVE N
11	952110	0296	1/9/07	\$299,950	\$275,000	820	8	2006	3	681	N	N	4514 DAYTON AVE N
11	952110	0301	1/3/07	\$299,950	\$275,000	820	8	2006	3	681	N	N	4516 DAYTON AVE N
11	197220	0334	4/21/08	\$405,000	\$371,000	960	8	2008	3	1180	N	N	3653 GREENWOOD AVE N
11	197220	0335	5/20/08	\$385,000	\$356,000	960	8	2008	3	1180	N	N	3651 GREENWOOD AVE N
11	197220	0332	5/6/08	\$375,000	\$345,000	990	8	2008	3	885	N	N	3657 GREENWOOD AVE N
11	197220	0260	7/8/08	\$422,500	\$396,000	1020	8	2008	3	1111	N	N	3626 B PALATINE AVE N
11	197220	0330	5/23/08	\$399,950	\$370,000	1070	8	2008	3	1470	N	N	3659 GREENWOOD AVE N
11	132430	0018	10/15/07	\$430,000	\$384,000	1080	8	1999	3	1332	N	N	206 A N 39TH ST
11	569500	0142	10/23/08	\$434,999	\$423,000	1110	8	2008	3	1107	N	N	4222 A FREMONT AVE N
11	197220	0663	6/4/07	\$442,000	\$396,000	1120	8	1999	3	1202	N	N	3623 B DAYTON AVE N
11	197220	0261	6/5/08	\$415,000	\$385,000	1140	8	2008	3	1181	N	N	3624B PALATINE AVE N
11	197220	0262	6/10/08	\$415,000	\$385,000	1140	8	2008	3	1181	N	N	3624A PALATINE AVE N
11	569350	0358	12/20/07	\$514,973	\$462,000	1140	8	2007	3	1316	N	N	4218 B EVANSTON AVE N
11	569350	0361	2/7/08	\$530,541	\$480,000	1140	8	2007	3	1312	N	N	4216 A EVANSTON AVE N
11	197220	0178	7/2/08	\$462,500	\$432,000	1150	8	2008	3	1082	N	N	3618A 1ST ST NW
11	197220	0259	7/1/08	\$427,500	\$399,000	1150	8	2008	3	1027	N	N	3626A PALATINE AVE N
11	132430	0126	4/11/07	\$425,000	\$383,000	1160	8	2007	3	1219	N	N	116a NW 39TH ST
11	952110	0290	1/10/07	\$369,950	\$339,000	1193	8	2006	3	1188	N	N	513 A N 46TH ST
11	952110	0291	1/26/07	\$374,950	\$342,000	1193	8	2006	3	1189	N	N	513 B N 46TH ST
11	197220	0177	6/24/08	\$480,000	\$448,000	1220	8	2008	3	1292	N	N	3618B 1ST ST NW
11	197220	0322	3/27/08	\$465,000	\$424,000	1260	8	2007	3	1188	N	N	3643 GREENWOOD AVE N
11	197220	0324	4/1/08	\$455,000	\$416,000	1260	8	2007	3	1312	N	N	3645 GREENWOOD AVE N
11	197220	0325	5/11/08	\$466,000	\$429,000	1260	8	2007	3	1312	N	N	3647 GREENWOOD AVE N
11	197220	0244	4/17/08	\$500,000	\$458,000	1270	8	2008	3	1159	N	N	3636B PALATINE AVE N
11	197220	0245	11/20/07	\$534,950	\$479,000	1270	8	2008	3	1216	N	N	3636A PALATINE AVE N
11	197220	0246	3/12/08	\$490,000	\$446,000	1270	8	2008	3	1313	N	N	3638B PALATINE AVE N
11	197220	0247	3/19/08	\$499,950	\$455,000	1270	8	2008	3	1313	N	N	3638A PALATINE AVE N
11	132430	0125	4/20/07	\$441,000	\$397,000	1280	8	2007	3	1161	N	N	118 NW 39TH ST
11	798640	0510	5/7/08	\$645,000	\$594,000	1280	8	2007	3	3750	Y	N	226 NW 48TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	952110	0273	10/4/08	\$355,000	\$342,000	1280	8	2005	3	1126	N	N	4511 B EVANSTON AVE N
11	132430	0127	3/21/07	\$459,950	\$416,000	1290	8	2007	3	1290	N	N	118a NW 39TH ST
11	132430	0128	3/23/07	\$467,500	\$422,000	1290	8	2007	3	1338	N	N	118b NW 39TH ST
11	197220	0661	6/22/07	\$464,950	\$416,000	1290	8	1999	3	1298	N	N	3621 DAYTON AVE N
11	197220	0662	4/18/07	\$448,500	\$404,000	1290	8	1999	3	1298	N	N	3623 A DAYTON AVE N
11	569350	1028	7/14/08	\$446,000	\$418,000	1300	8	2007	3	1331	N	N	4415 DAYTON AVE N
11	197220	0416	7/23/07	\$507,000	\$453,000	1310	8	2003	3	1084	N	N	3631 B PHINNEY AVE N
11	197220	0425	4/19/07	\$499,950	\$450,000	1310	8	2007	3	1114	N	N	3643 PHINNEY AVE N
11	197220	0426	4/12/07	\$489,950	\$441,000	1310	8	2007	3	1268	N	N	3643 PHINNEY AVE N
11	197220	0750	6/13/07	\$500,000	\$447,000	1310	8	2004	3	1256	N	N	3648 B DAYTON AVE N
11	952110	0865	7/10/08	\$444,500	\$416,000	1310	8	2008	3	1757	N	N	4509 LINDEN AVE N
11	569350	1030	7/14/08	\$450,000	\$422,000	1320	8	2007	3	1332	N	N	4415 DAYTON AVE N
11	798640	1291	11/3/08	\$582,500	\$568,000	1320	8	1979	3	5206	Y	N	131 NW 48TH ST
11	197220	0252	5/5/08	\$505,000	\$465,000	1350	8	2008	3	1312	N	N	3632 A PALATINE AVE N
11	197220	0253	4/4/08	\$500,000	\$457,000	1350	8	2008	3	1312	N	N	3632 B PALATINE AVE N
11	197220	0413	2/20/08	\$460,000	\$417,000	1350	8	2002	3	1319	N	N	3623 B PHINNEY AVE N
11	197220	0250	6/23/08	\$513,000	\$478,000	1360	8	2008	3	1223	N	N	3634 B PALATINE AVE N
11	197220	0251	4/29/08	\$515,000	\$473,000	1360	8	2008	3	1152	N	N	3634 A PALATINE AVE N
11	197220	0587	1/24/08	\$480,000	\$433,000	1360	8	2003	3	1335	N	N	3656 A FRANCIS AVE N
11	197220	0405	6/24/08	\$448,500	\$418,000	1370	8	2002	3	1183	N	N	3619 B PHINNEY AVE N
11	197220	0408	4/13/07	\$485,000	\$437,000	1370	8	2002	3	1319	N	N	3617 B PHINNEY AVE N
11	569350	0846	1/23/08	\$575,000	\$519,000	1370	8	2007	3	1921	N	N	4317 EVANSTON AVE N
11	661000	0984	3/24/08	\$570,000	\$520,000	1370	8	2007	3	2099	Y	N	4407 GREENWOOD AVE N
11	197220	0331	5/11/08	\$479,950	\$442,000	1380	8	2008	3	888	N	N	213 B N 39TH ST
11	569400	1065	9/19/07	\$480,000	\$428,000	1380	8	1999	3	1665	N	N	711 N 43RD ST
11	952110	0866	7/17/08	\$423,000	\$397,000	1380	8	2008	3	1120	N	N	4507 LINDEN AVE N
11	952110	0867	8/21/08	\$424,000	\$403,000	1380	8	2008	3	1121	N	N	4507 A LINDEN AVE N
11	197220	0427	6/25/07	\$520,000	\$465,000	1400	8	2007	3	1312	N	N	3639 PHINNEY AVE N
11	197220	0428	7/24/07	\$533,000	\$476,000	1400	8	2007	3	1312	N	N	3637 PHINNEY AVE N
11	197220	0329	3/20/08	\$470,000	\$428,000	1420	8	2008	3	1500	N	N	213A N 39TH ST
11	197220	0336	3/27/08	\$499,950	\$456,000	1420	8	2008	3	1708	N	N	213A N 39TH ST

Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	132430	0485	4/11/07	\$695,000	\$626,000	1430	8	1921	4	5000	N	N	118 N BOWDOIN PL
11	197220	0179	4/17/08	\$510,000	\$467,000	1430	8	2008	3	1313	N	N	3620A 1ST AVE NW
11	197220	0180	4/8/08	\$501,000	\$458,000	1430	8	2008	3	1313	N	N	3620 B 1ST AVE NW
11	569350	0345	12/1/07	\$586,751	\$526,000	1430	8	2007	3	1190	N	N	4214 A EVANSTON AVE N
11	569350	0355	12/28/07	\$575,632	\$517,000	1430	8	2007	3	1187	N	N	4220 B EVANSTON AVE N
11	569350	0356	4/24/08	\$542,500	\$498,000	1430	8	2007	3	1187	N	N	4220 A EVANSTON AVE N
11	569350	0357	4/24/08	\$542,500	\$498,000	1430	8	2007	3	1188	N	N	4214 B EVANSTON AVE N
11	661000	0135	5/28/08	\$550,000	\$509,000	1430	8	1954	3	4400	N	N	4324 3RD AVE NW
11	197220	0617	3/14/07	\$500,000	\$452,000	1460	8	2005	3	1227	N	N	3630 A FRANCIS AVE N
11	197220	0696	6/20/08	\$482,000	\$449,000	1460	8	2000	3	1254	N	N	3655 A DAYTON AVE N
11	569400	0942	6/13/08	\$515,000	\$479,000	1470	8	1999	3	1343	N	N	721 N 43RD ST
11	197220	0850	3/16/07	\$525,000	\$475,000	1500	8	2004	3	1169	N	N	3813 A EVANSTON AVE N
11	661000	0985	2/7/08	\$615,000	\$556,000	1520	8	2007	3	1799	Y	N	4409 GREENWOOD AVE N
11	569350	1101	4/23/07	\$574,000	\$516,000	1560	8	2006	3	1439	N	N	506 N 44TH ST
11	569350	1102	4/20/07	\$593,000	\$534,000	1560	8	2006	3	2091	N	N	508 N 44TH ST
11	193130	0980	5/3/07	\$560,000	\$503,000	1600	8	1901	5	2549	N	N	4016 LINDEN AVE N
11	569350	0221	2/2/07	\$475,000	\$433,000	1600	8	2006	3	1452	N	N	509 A N 43RD ST
11	569350	0222	7/8/08	\$489,645	\$459,000	1600	8	2006	3	1451	N	N	509 B N 43RD ST
11	569350	0222	3/15/07	\$482,000	\$436,000	1600	8	2006	3	1451	N	N	509 B N 43RD ST
11	197220	0725	1/3/07	\$542,000	\$497,000	1604	8	2006	3	1248	N	N	3670 B DAYTON AVE N
11	952110	0842	5/28/08	\$599,950	\$555,000	1640	8	2008	3	1236	N	N	4506 FREMONT AVE N
11	952110	0844	8/18/08	\$569,000	\$540,000	1640	8	2008	3	1356	N	N	4500 FREMONT AVE N
11	197220	0723	1/3/07	\$540,000	\$495,000	1650	8	2006	3	1219	N	N	507 N 39TH ST
11	569350	1025	5/21/08	\$549,950	\$508,000	1670	8	2007	3	2338	N	N	4413 DAYTON AVE N
11	798640	0450	6/9/08	\$645,000	\$599,000	1680	8	1961	4	6000	Y	N	238 NW 49TH ST
11	197220	0875	2/12/07	\$540,000	\$491,000	1690	8	2006	3	1170	Y	N	3839 EVANSTON AVE N
11	197220	0876	2/1/07	\$515,000	\$470,000	1690	8	2006	3	1123	N	N	513 N 39TH ST
11	197220	0877	1/18/07	\$525,000	\$480,000	1690	8	2006	3	1123	N	N	517 N 39TH ST
11	197220	0878	8/27/08	\$530,000	\$504,000	1690	8	2006	3	1363	N	N	519 N 39TH ST
11	569350	0220	2/27/07	\$550,000	\$499,000	1750	8	2006	3	2098	N	N	507 N 43RD ST
11	812970	0410	7/30/07	\$570,000	\$509,000	1750	8	2006	3	1821	N	N	4322 B FRANCIS AVE N

**Improved Sales Used in this Annual Update Analysis
Area 42
(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
11	952110	0845	8/18/08	\$585,000	\$555,000	1770	8	2008	3	1427	N	N	4504 A FREMONT AVE N
11	193030	0475	6/18/07	\$812,000	\$726,000	1800	8	1906	5	5600	N	N	4017 EVANSTON AVE N
11	812970	0411	6/22/07	\$599,000	\$536,000	1830	8	2006	3	1824	N	N	4322 A FRANCIS AVE N
11	569350	0845	1/23/08	\$567,500	\$512,000	1850	8	2007	3	1830	N	N	4319 EVANSTON AVE N
11	812970	0730	7/11/08	\$675,000	\$633,000	1890	8	2008	3	1918	N	N	4318 A GREENWOOD AVE N
11	812970	0746	7/16/08	\$657,000	\$617,000	1890	8	2008	3	1824	N	N	4324 A GREENWOOD AVE N
11	798640	0730	11/7/07	\$775,000	\$693,000	1930	8	1911	5	6885	Y	N	130 NW 48TH ST
11	193030	0655	6/7/07	\$718,000	\$643,000	1970	8	1999	3	6400	N	N	4114 DAYTON AVE N
11	812970	0412	5/31/07	\$594,950	\$533,000	1970	8	2006	3	1694	N	N	4324 A FRANCIS AVE N
11	812970	0413	5/24/07	\$594,950	\$533,000	1980	8	2006	3	1698	N	N	4324 B FRANCIS AVE N
11	812970	0647	11/6/08	\$561,000	\$548,000	2130	8	1997	3	2250	Y	N	4321 PHINNEY AVE N
11	751750	0440	1/18/07	\$775,000	\$709,000	2660	8	2004	3	3600	Y	N	4501 2ND AVE NW
11	751750	0361	1/22/07	\$797,500	\$729,000	3530	8	1977	3	5884	N	N	4506 3RD AVE NW
11	812970	0027	9/11/08	\$575,000	\$550,000	1320	9	1999	3	1397	N	N	4423 PHINNEY AVE N
11	812970	0024	5/15/08	\$669,000	\$617,000	1400	9	1999	3	1643	N	N	4423 PHINNEY AVE N
11	661000	0989	6/19/08	\$683,500	\$637,000	1410	9	2008	3	2126	Y	N	4419 GREENWOOD AVE N
11	661000	0986	9/13/07	\$675,000	\$602,000	1490	9	2007	3	2099	Y	N	4411 GREENWOOD AVE N
11	197220	0745	7/25/07	\$700,000	\$625,000	1660	9	2001	3	2499	N	N	3654 DAYTON AVE N
11	812970	0033	8/14/08	\$652,500	\$618,000	1740	9	1999	3	1714	N	N	4423 PHINNEY AVE N
11	181980	0230	8/16/07	\$860,000	\$767,000	1900	9	1905	3	6200	Y	N	4102 2ND AVE NW
11	798640	0645	11/21/07	\$878,000	\$786,000	2270	9	2001	3	6000	Y	N	202 NW 48TH ST
11	661000	0861	9/10/07	\$875,000	\$781,000	2580	9	1988	3	3300	Y	N	102 N 42ND ST
11	193030	0750	3/27/08	\$960,000	\$876,000	2690	9	2007	3	4800	N	N	4101 DAYTON AVE N
11	751750	0473	6/21/07	\$1,280,000	\$1,145,000	2280	10	2005	3	6000	Y	N	121 NW 46TH ST
11	751750	0170	10/13/08	\$929,000	\$899,000	2530	10	2001	3	5083	Y	N	101 NW 47TH ST

**Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	045500	0615	6/12/07	\$766,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	045500	0652	9/19/08	\$910,000	DATA DOES NOT MATCH SALE
3	047500	0615	10/8/08	\$800,000	OBSOLESCENCE>0
3	085000	0150	3/11/08	\$695,000	OBSOLESCENCE>0
3	085000	0160	10/16/07	\$695,000	OBSOLESCENCE>0
3	138380	0005	4/2/07	\$435,000	TEARDOWN
3	138380	0010	4/2/07	\$435,000	TEARDOWN
3	138380	0015	4/2/07	\$470,000	TEARDOWN
3	686520	0145	2/6/07	\$675,000	RELOCATION - SALE TO SERVICE
3	686520	0160	11/19/07	\$415,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	686520	0335	5/1/07	\$506,000	OBSOLESCENCE>0
3	686520	0511	4/13/07	\$645,000	OBSOLESCENCE>0
3	751750	0035	1/26/07	\$625,000	UNFINISHED AREA>0
3	798640	0080	9/6/07	\$256,116	PARTIAL INTEREST
3	798640	0180	12/28/07	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	928780	0685	11/28/07	\$592,000	NO MARKET EXPOSURE
3	928780	0685	10/4/07	\$575,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	928780	0845	3/7/08	\$440,000	NO MARKET EXPOSURE
3	928780	0885	1/6/08	\$803,000	NON-REPRESENTATIVE SALE
3	928780	0940	1/10/08	\$412,000	DIAGNOSTIC OUTLIER
3	928780	0970	5/30/07	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	928780	1405	10/11/07	\$404,650	FORCED SALE
3	928780	1460	6/18/08	\$485,000	DIAGNOSTIC OUTLIER
3	928780	1795	3/19/07	\$453,000	DIAGNOSTIC OUTLIER
3	928780	2670	8/27/07	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952110	0011	4/18/08	\$432,000	RELOCATION - SALE TO SERVICE
3	952110	0220	2/13/07	\$575,000	PREVIOUS IMP VALUE <=25,000
3	952110	0436	11/14/08	\$630,000	OBSOLESCENCE>0
3	952110	0445	5/16/08	\$625,000	DIAGNOSTIC OUTLIER
3	952110	1065	7/21/08	\$504,500	RELOCATION - SALE BY SERVICE
3	952110	1065	6/9/08	\$504,500	RELOCATION - SALE BY SERVICE
3	952110	1160	10/6/08	\$366,500	OBSOLESCENCE>0
3	952110	1183	11/2/07	\$337,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	952110	1465	1/9/07	\$80,369	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952110	1566	12/11/08	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	952310	0432	6/25/08	\$273,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952310	0525	10/5/07	\$441,350	OBSOLESCENCE>0
3	952310	0945	5/30/07	\$660,000	TEARDOWN
3	952310	1375	4/24/08	\$1,186,000	OBSOLESCENCE>0
3	952310	1930	4/19/07	\$515,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	2506	2/15/07	\$602,000	OBSOLESCENCE>0
3	952310	2581	2/12/07	\$510,546	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	3206	8/30/07	\$70,000	NON-REPRESENTATIVE SALE
3	952310	3550	2/7/07	\$735,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	952310	3660	10/20/08	\$530,000	MORE THAN 1 IMP

**Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	952310	4052	12/17/07	\$338,000	OBSOLESCENCE>0
3	952310	4605	5/8/08	\$627,000	RELOCATION - SALE TO SERVICE
3	952510	0070	7/25/08	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	952560	0010	4/2/07	\$317,400	QUIT CLAIM DEED
3	953010	0025	6/6/08	\$650,000	PREVIOUS IMP VALUE <=25,000
3	953010	1145	5/14/07	\$580,000	DIAGNOSTIC OUTLIER
3	953010	1420	12/9/08	\$1,100,000	DIAGNOSTIC OUTLIER
3	953010	1430	6/26/07	\$435,000	PREVIOUS IMP VALUE <=25,000
3	953010	1600	7/25/08	\$425,000	DIAGNOSTIC OUTLIER
3	953010	1600	12/20/07	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	009100	0025	6/26/07	\$590,000	MORE THAN 1 IMP
8	062504	9148	6/6/07	\$467,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	062504	9153	11/18/08	\$615,000	DIAGNOSTIC OUTLIER
8	062504	9185	5/29/07	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	181480	0225	2/22/08	\$97,034	PARTIAL INTEREST
8	192380	0175	7/20/07	\$37,557	RELATED PARTY, FRIEND, OR NEIGHBOR
8	233130	0395	5/22/07	\$576,066	IMP CHARACTERISTICS CHANGED SINCE SALE
8	233130	0571	7/16/07	\$411,353	IMP CHARACTERISTICS CHANGED SINCE SALE
8	270810	0394	9/10/07	\$128,742	PARTIAL INTEREST
8	270810	0515	5/16/07	\$675,000	OBSOLESCENCE>0
8	336240	0095	4/24/07	\$890,000	TEARDOWN
8	336240	0450	6/6/07	\$36,308	RELATED PARTY, FRIEND, OR NEIGHBOR
8	336240	0535	12/18/08	\$637,000	MORE THAN 1 IMP
8	336240	0705	10/20/08	\$289,900	MORE THAN 1 IMP
8	336240	0830	1/4/07	\$550,000	TEARDOWN
8	336240	0841	2/16/07	\$515,000	PREVIOUS IMP VALUE <=25,000
8	336240	1565	6/22/07	\$649,000	OBSOLESCENCE>0
8	336290	0280	8/1/07	\$435,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	336290	0401	2/2/07	\$1,175,000	DIAGNOSTIC OUTLIER
8	336290	0466	5/24/07	\$874,000	RELOCATION - SALE BY SERVICE
8	336290	0466	3/1/07	\$874,000	RELOCATION - SALE TO SERVICE
8	336340	0490	2/27/07	\$725,000	SEGREGATION AND/OR MERGER SINCE SALE
8	379700	0400	3/19/07	\$505,000	DIAGNOSTIC OUTLIER
8	379700	1150	8/22/08	\$370,000	DIAGNOSTIC OUTLIER
8	379700	1520	3/5/08	\$229,851	RELATED PARTY, FRIEND, OR NEIGHBOR
8	379700	1820	2/26/07	\$350,000	DIAGNOSTIC OUTLIER
8	379700	2045	9/3/08	\$538,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	379700	2220	9/7/07	\$290,000	QUESTIONABLE PER APPRAISAL
8	379700	2460	1/26/07	\$750,000	ASSUMPTION OF MORTGAGE WITH NO ADDITIONAL CONSIDERATION PAID
8	643000	0265	4/29/08	\$150,000	PARTIAL INTEREST
8	643000	0755	8/13/07	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643050	0059	4/18/08	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	643050	0131	2/26/08	\$306,000	DIAGNOSTIC OUTLIER
8	643050	0209	1/19/07	\$310,000	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	643100	0375	11/1/07	\$335,000	DIAGNOSTIC OUTLIER
8	643100	0740	7/16/07	\$400,000	TEARDOWN
8	643100	0750	1/29/07	\$399,000	PERCENT COMPLETE<100
11	132430	0465	9/11/07	\$150,001	QUIT CLAIM DEED
11	132430	0545	3/16/07	\$236,027	RELATED PARTY, FRIEND, OR NEIGHBOR
11	181980	0165	9/24/07	\$535,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	181980	0321	5/28/08	\$385,000	FORCED SALE
11	181980	0321	2/5/07	\$460,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	193030	0025	9/12/07	\$669,000	OBSOLESCENCE>0
11	193030	0120	3/26/07	\$560,000	OBSOLESCENCE>0
11	193030	1165	6/6/08	\$615,000	RELOCATION - SALE TO SERVICE
11	193030	1595	12/12/08	\$328,000	DIAGNOSTIC OUTLIER
11	193130	0940	12/5/08	\$420,000	DIAGNOSTIC OUTLIER
11	193130	1120	4/4/08	\$232,102	MORE THAN 1 IMP
11	193130	1205	11/20/07	\$975,000	PERCENT COMPLETE<100
11	193130	1205	9/8/08	\$505,000	PERCENT COMPLETE<100
11	197220	0190	10/25/07	\$796,000	OBSOLESCENCE>0
11	197220	0226	10/27/08	\$530,000	PERCENT COMPLETE<100
11	197220	0226	2/14/07	\$499,000	MORE THAN 1 IMP
11	197220	0245	1/2/07	\$765,000	TEARDOWN
11	197220	0255	3/12/08	\$750,000	PREVIOUS IMP VALUE <=25,000
11	197220	0320	8/7/07	\$800,000	MORE THAN 1 IMP
11	197220	0323	12/6/07	\$499,000	SEGREGATION AND/OR MERGER SINCE SALE
11	197220	0333	5/7/08	\$380,000	DIAGNOSTIC OUTLIER
11	197220	1595	5/14/07	\$700,000	PREVIOUS IMP VALUE <=25,000
11	197220	3785	10/31/07	\$5,750,000	MULTIPLE PARCEL SALE
11	197220	4230	2/7/07	\$670,000	CHANGE OF USE
11	569350	0222	6/30/08	\$489,645	RELOCATION - SALE TO SERVICE
11	569350	0505	4/1/08	\$660,000	OBSOLESCENCE>0
11	569350	0541	11/19/07	\$729,000	DIAGNOSTIC OUTLIER
11	569350	0855	11/16/07	\$449,000	OBSOLESCENCE>0
11	569350	1235	9/27/07	\$805,000	PREVIOUS IMP VALUE <=25,000
11	569350	1235	7/19/07	\$805,000	PREVIOUS IMP VALUE <=25,000
11	569350	1340	4/4/08	\$275,000	PARTIAL INTEREST
11	569400	1195	12/4/07	\$549,950	OBSOLESCENCE>0
11	661000	0885	6/23/07	\$6,000	QUIT CLAIM DEED
11	661000	0925	8/29/08	\$1,500,000	OBSOLESCENCE>0
11	661000	0940	4/17/07	\$591,090	IMP CHARACTERISTICS CHANGED SINCE SALE
11	661000	1010	11/7/08	\$620,000	OBSOLESCENCE>0
11	751750	0246	4/1/08	\$454,500	QUIT CLAIM DEED
11	751750	0410	2/14/07	\$575,000	MULTIPLE PARCEL SALE
11	751750	0511	6/4/07	\$567,000	DIAGNOSTIC OUTLIER
11	812970	0130	8/7/08	\$499,000	OBSOLESCENCE>0
11	812970	0515	9/26/08	\$389,428	RELATED PARTY, FRIEND, OR NEIGHBOR
11	812970	0680	9/28/07	\$699,850	OBSOLESCENCE>0

**Improved Sales Removed from this Annual Update Analysis
Area 42
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	858440	0035	8/20/08	\$550,000	DIAGNOSTIC OUTLIER
11	952110	0273	10/4/08	\$355,000	RELOCATION - SALE TO SERVICE
11	953010	1015	6/29/07	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE

***Vacant Sales Used in this Annual Update Analysis
Area 42***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	798640	0290	4/3/08	\$345,000	4500	Y	N
11	193030	0650	7/15/08	\$235,000	4800	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 42***

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