

Residential Revalue

2010 Assessment Roll

**North Greenwood/
Bitter Lake**

AREA 5

**King County Department of Assessments
Seattle, Washington**

AREA 5 VALUE SUMMARY AND RECOMMENDATIONS

The attached report for Area 5 – North Greenwood/Bitter Lake has been reviewed. This report is hereby accepted and the values described in the attached documentation for Area 5 should be posted to the 2010 assessment roll.

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Executive Summary Report

Appraisal Date 1/1/2010 - 2010 Assessment Roll

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

Previous Physical Inspection: 2005

Sales - Improved Summary:

Number of Sales: 585

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$123,900	\$170,800	\$294,700			
2010 Value	\$138,400	\$180,200	\$318,600	\$344,000	92.6%	14.60%
Change	+\$14,500	+\$9,400	+\$23,900			
% Change	+11.7%	+5.5%	+8.1%			

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

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. 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 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 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 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2009 Value	\$157,700	\$160,500	\$318,200
2010 Value	\$171,700	\$171,400	\$343,100
Percent Change	+8.9%	+6.8%	+7.8%

Number of improved Parcels in the Population: 6716

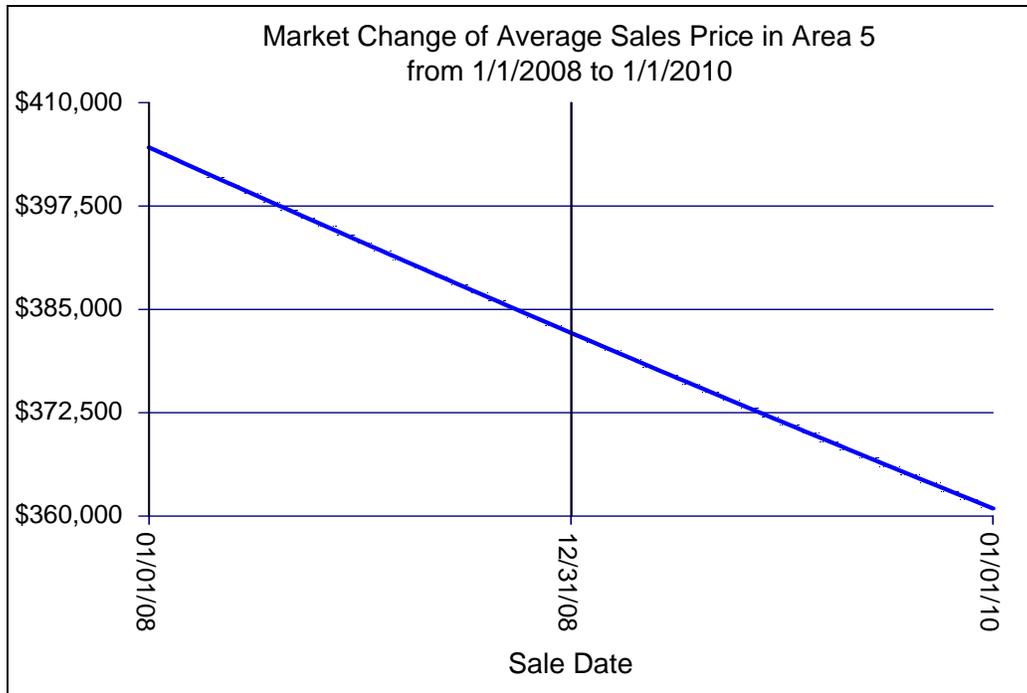
The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling. In addition, parcels with 2009 or 2010 Assessment Roll improvement values of \$25,000 or less were also excluded. These parcels do not reflect accurate percent change results for the overall population. Exceptions may be found in the Improved Parcel Total Value Model Calibration section of this report.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity and assessment level, we recommend posting them for the 2010 Assessment Roll.

Market Change of Average Sale Price in Area 5

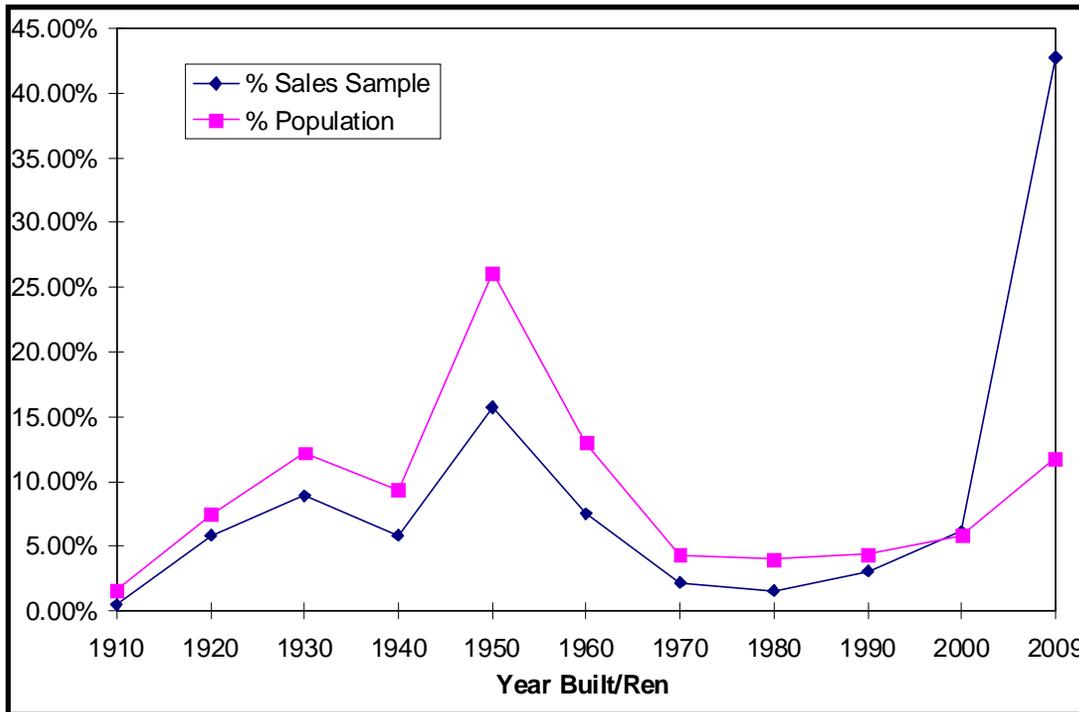
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.51%
1920	34	5.81%
1930	52	8.89%
1940	34	5.81%
1950	92	15.73%
1960	44	7.52%
1970	13	2.22%
1980	9	1.54%
1990	18	3.08%
2000	36	6.15%
2009	250	42.74%
	585	

Population		
Year Built/Ren	Frequency	% Population
1910	108	1.61%
1920	500	7.45%
1930	818	12.19%
1940	626	9.33%
1950	1751	26.10%
1960	871	12.98%
1970	290	4.32%
1980	269	4.01%
1990	294	4.38%
2000	392	5.84%
2009	790	11.78%
	6709	

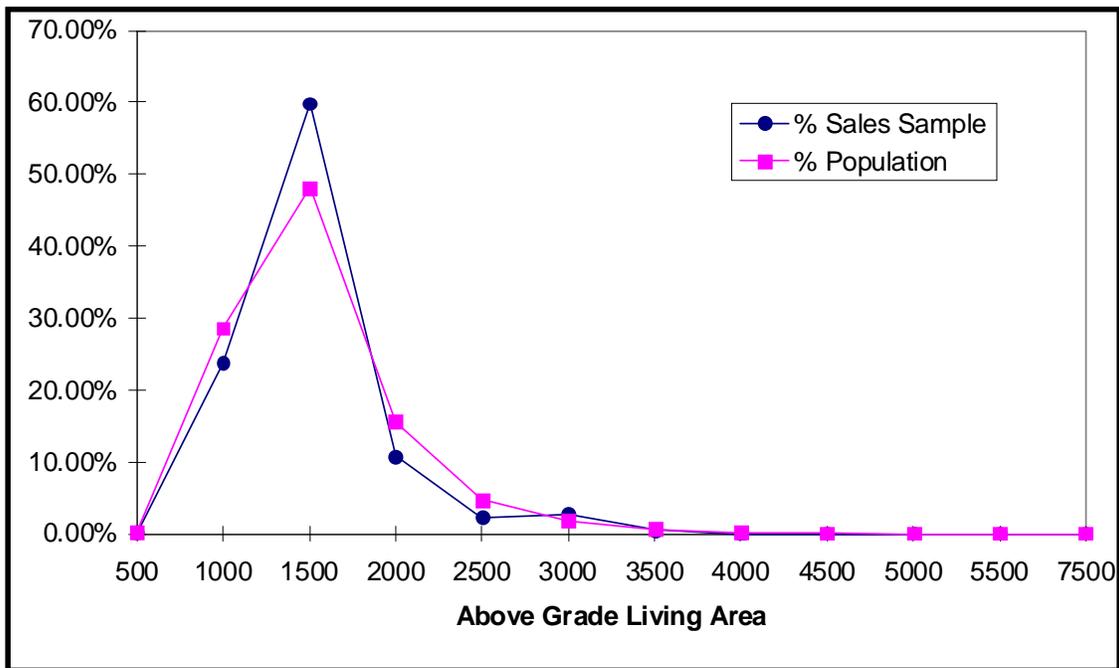


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to have statistical significance and results are reflected in the model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.17%
1000	139	23.76%
1500	350	59.83%
2000	63	10.77%
2500	13	2.22%
3000	16	2.74%
3500	3	0.51%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	585	

Population		
AGLA	Frequency	% Population
500	18	0.27%
1000	1918	28.56%
1500	3232	48.12%
2000	1047	15.59%
2500	317	4.72%
3000	120	1.79%
3500	43	0.64%
4000	16	0.24%
4500	4	0.06%
5000	0	0.00%
5500	1	0.01%
7500	0	0.00%
	6716	

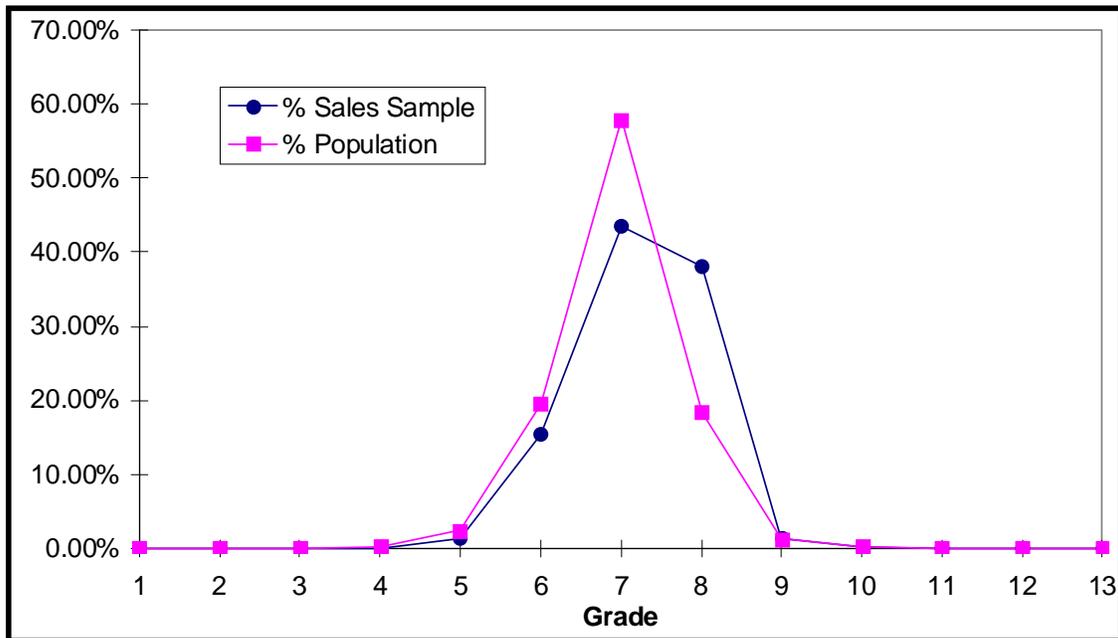


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

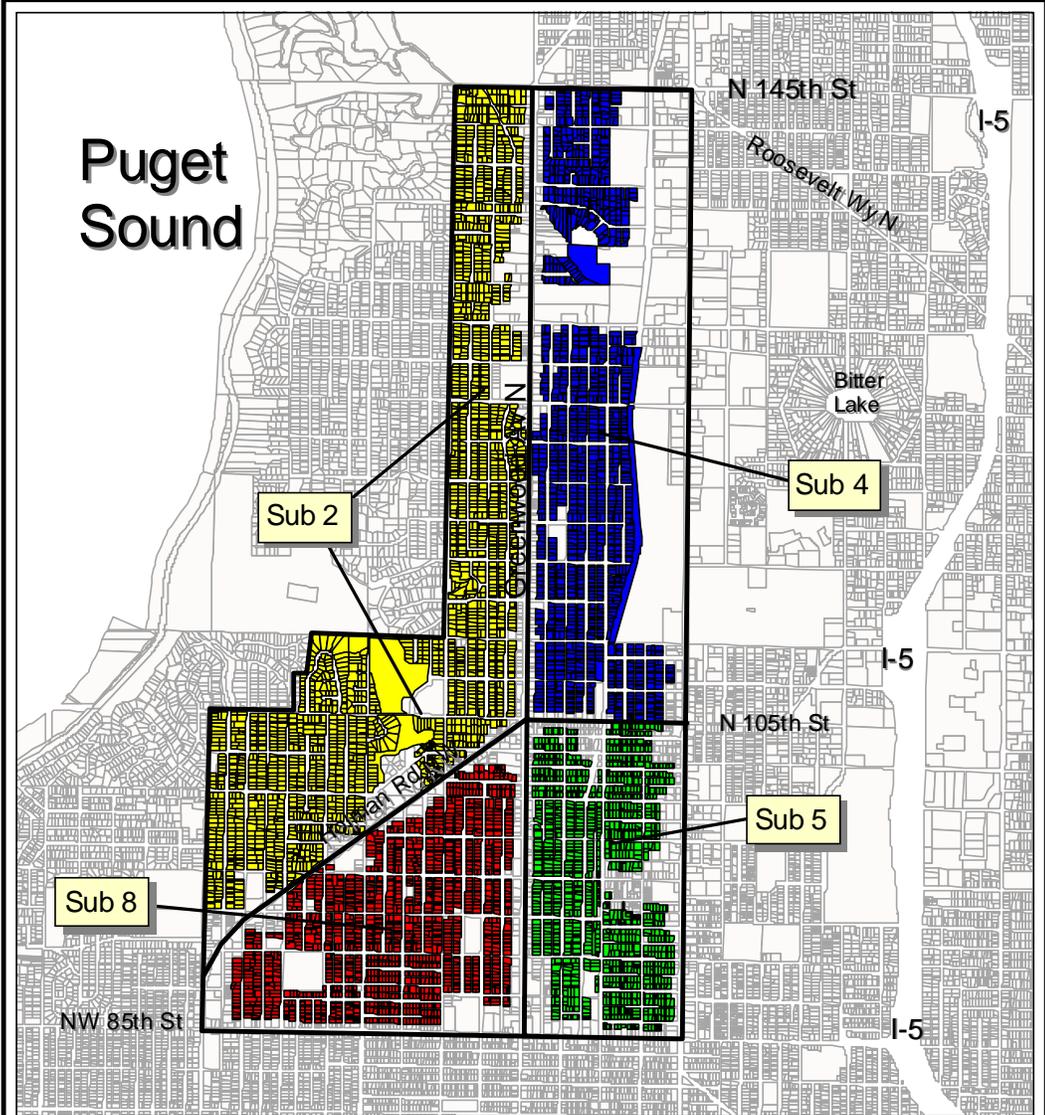
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.37%
6	90	15.38%
7	255	43.59%
8	223	38.12%
9	8	1.37%
10	1	0.17%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	585	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	16	0.24%
5	161	2.40%
6	1309	19.49%
7	3891	57.94%
8	1234	18.37%
9	84	1.25%
10	19	0.28%
11	1	0.01%
12	0	0.00%
13	0	0.00%
	6716	



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



Area 5 Subareas

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0 0.1 0.2 0.3 0.4 Miles

Department of Assessments



King County

Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 21, 2010

Highest and Best Use Analysis

As if Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 1/2010 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/10.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 5---North Greenwood/Bitter Lake

Boundaries:

This area is generally bounded by N.W. 85th Street on the south, Aurora Avenue North on the east, North 145th Street on the north and from 3rd Avenue N.W. to 15th Avenue N.W. on the west.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 5 is located in the northwestern part of Seattle. It contains the neighborhoods of North Greenwood, South Greenwood, Crown Hill and East Broadview. This is a homogeneous area containing mostly modest sized homes, some townhomes and some commercially zoned properties. The typical house was built between 1936 and 1959 and is average (grade 7) in quality. Approximately 73% of the properties are zoned for single family dwellings with a minimum lot size of 5,000 square feet and 7,200 square feet. The townhomes were typically built from 2000 to 2009 and are above-average (grade 8) in quality. Townhomes make up approximately 11% of the population. Shopping facilities and varied services are located along Greenwood Avenue North in Area 5. Numerous parks including Carkeek Park, Bitter Lake Park and Green Lake are located within or in close proximity to Area 5. Approximately 99% of the parcels are improved in this area. Area 5 has easy access to Highway 99 (Aurora Avenue North) and Interstate-5 which provide good access to the local work centers and the downtown corridor.

Area 5 is comprised of four sub-areas: 2, 4, 5 and 8 that are divided into 6 neighborhoods. Sub-area 2 (East Broadview) extends from Crown Hill to the south and The Highlands to the north. Sub-area 4 is located in the northeastern portion of Area 5 known as North Greenwood bordered on the north by Northwest 145th Street, Greenwood Avenue North to the west and Aurora Avenue North to the east. Sub-area 5 is located in the area called South Greenwood located south of North 105th Street down to North 85th Street with the western boundary of Greenwood Avenue North. This area is built up with a large number of grade 7 homes that were built from the turn of the century to the 1950's. Additionally, this sub-area has the majority of newer townhomes in it. Sub-area 8 is known as the Crown Hill area bordered on the north by Holman Road Northwest and the south by Northwest 85th Street.

Historically, the sub-area boundaries have been based on geographical locations that are naturally separated by major arterials, as well as, by population size to facilitate the workloads for appraisal teams.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to current adjusted sale prices (1/1/10). The study was also repeated after the application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 15.63% to 14.60%.

Scope of Data

Land Value Data:

Vacant sales from 1/2008 to 1/2010 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2010.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used" and "Improved Sales Removed" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Approximately 99% of the parcels are improved in Area 5. There were eight vacant sales in the area during the past two years. We reviewed and analyzed sales back to 1/1/2008. We also analyzed sales in similar neighborhoods that included Broadview, Ballard, Sunset Hill, North Seattle, North Beach, Haller Lake, Licton Springs, Phinney Ridge, Fremont and Green Lake. Included are ten land sales in similar neighborhoods. The last time the land was inspected and sales analyzed by a field appraiser was in 2005. Since the 2005 assessment year, the land values have been annually adjusted.

The predominant factors influencing land value in this area were location, lot size, view amenity and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant, external nuisance and known easements were checked for accuracy and considered in the land valuation.

All land adjustments were determined based on paired sales analyses including adjustments for neighborhood, sub-areas, views, traffic, topography, power lines, size/shape, access to site, and other nuisances. Additionally, the land adjustments for townhome sites were determined using paired sales analyses.

The Bitter Lake Waterfront model is based on sales from Haller Lake, a similar lake in close proximity.

The 'L' zoned properties are valued based on sales in each of the different zonings and reflect some large adjustments considering the potential for additional building sites.

Commercially zoned properties with residences were valued based on the Commercial Division's Land Schedule for those zonings.

Sub-Area Descriptions

Area 5 is divided into 4 sub-areas: 2, 4, 5 and 8. Sub-areas 2 and 4 are divided into six neighborhoods as noted below and sub-area 5 and 8 have no additional neighborhoods

Sub-Area 2 is located on the west side of Greenwood Avenue North bordered by Northwest 145th Street to the north, south to Northwest 105th Street and 3rd Avenue Northwest, 11th Avenue Northwest and 15th Avenue to the west. The 4 neighborhoods in sub-area 2 are described in the neighborhood descriptions noted as Neighborhoods 10, 20, 22 and 24.

Sub-Area 4 is located on the east side of Greenwood Avenue Northwest bordered by North 145th Street to the north, south to North 105th Street and Linden Avenue and Whitman Avenue North to the east. The 2 neighborhoods in sub-area 4 are described in the neighborhood descriptions as Neighborhoods 12 and 14.

Sub-Area 5 runs from North 105th Street, along the east side of Greenwood Avenue North, down to North 85th Street. The western border runs along Greenwood Avenue North where there are existing commercial properties. The eastern border is Aurora Avenue North. This area is improved with more homes built prior to the 1950's, as well as, a considerable number of newer townhomes developed primarily in one area. There are 1,524 improved parcels including 297 townhomes in this neighborhood. A portion of this area is considered to be in transition from older homes to the development of new townhomes. Along Greenwood Avenue, the western boundary of this neighborhood, there is local shopping and small businesses.

Sub-Area 8 runs southwest along Holman Road Northwest, along the west side of Greenwood Avenue North, south to Northwest 85th Street. The western boundary is 15th Avenue Northwest. A portion of Crown Hill is in this area with typical houses built prior to the 1930's through the 1950's. A large portion of this neighborhood does not have any curbs and sidewalks. There are 1,617 improved parcels including 121 townhomes in this neighborhood. This neighborhood is surrounded along its boundaries by local shopping and small businesses.

Neighborhood Descriptions

Neighborhood 10 contains the area of East Broadview. This neighborhood runs south from Northwest 145th Street to Northwest 105th Street. The eastern border is built up with primarily commercially zoned properties and condominiums along Greenwood Avenue North. The western border runs along 3rd Avenue Northwest. Most of these parcels are zoned for single family residences. Some have Puget Sound, Olympic Mountain or territorial views. Overall, Neighborhood 10 is characterized by being a very homogeneous neighborhood with a majority of the homes built in the late 1930's through the 1950's. There are 1,180 improved parcels including 99 townhomes in this neighborhood. Along Greenwood Avenue North, the eastern boundary of Neighborhood 10, there is local shopping and small businesses.

Neighborhood 12 is known as the Bitter Lake neighborhood that runs from North 145th Street down to North 130th Street; the western boundary is Greenwood Avenue North that is built up with some commercial properties. The eastern boundary is Linden Avenue North. There are thirty five waterfront parcels on Bitter Lake, as well as, Bitter Lake Park that provides the lake's public access and the Bitter Lake Community Center. Bitter Lake does not allow motorized watercraft on the lake and is used for fishing. The lake is 19 acres in size and the average depth of the lake is 16 feet with a maximum depth of 31 feet. There are 353 improved parcels including 28 townhomes and some condominiums in this neighborhood. There is minimal commercial impact to this neighborhood.

Neighborhood 14, East Greenwood area, runs from North 130th Street, along the east side of Greenwood Avenue North, down to North 105th Street with the eastern boundary being North Park Avenue North. The area is built up with primarily older homes and newer townhomes bordered by some commercial properties along Greenwood Avenue North. There are 1,154 improved parcels including 108 townhomes in this neighborhood. This neighborhood is very similar to Neighborhood 10 except Greenwood Avenue North runs between them. There is local shopping and small businesses along Greenwood..

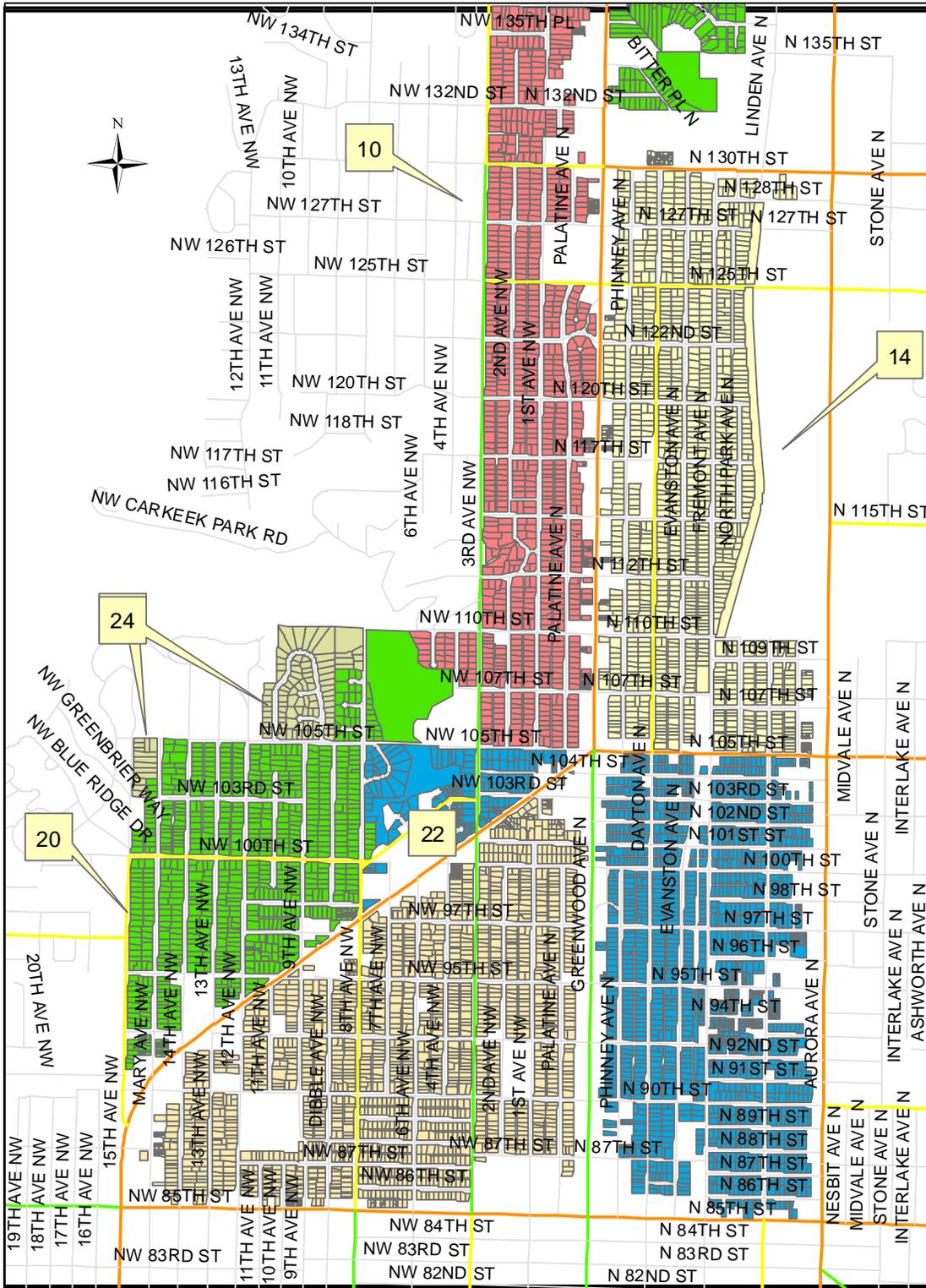
Neighborhood 20 is the neighborhood located north of Holman Road Northwest up to Northwest 105th Street and a portion up to Northwest 110th Street. The eastern boundary is 8th Avenue Northwest and the western boundary is 15th Avenue Northwest. This neighborhood is also part of the Crown Hill area. Most of the homes were built during the 1940's and 1950's except for some newer townhomes. Many of the older homes were built of cinder block construction. There are 759 improved parcels in this neighborhood including 59 townhomes. This neighborhood is slightly more desirable than most of the other neighborhoods. There is some commercial impact along Holman Road Northwest, mostly local shopping and small businesses.

Neighborhood 22 is small area of sub-area 2 that is on the north side of Holman Road Northwest, bordered by 8th Avenue Northwest on the west side, bordered on the north by Northwest 105th Avenue , the east by Greenwood Avenue. This area is a transition area between commercially zoned land and residentially zoned land. There are 201 improved parcels including 80 townhomes in this neighborhood. This neighborhood is influenced by local shopping and small businesses on Greenwood Avenue North and along Holman Road Northwest.

Neighborhood 24 is a split neighborhood with a total of 105 improved residential parcels of larger homes with 17 parcels with larger lots bordered on the west by 15th Avenue Northwest, the south by Northwest 103rd Street and east by Mary Avenue Northwest. These homes face the highly desirable Blue Ridge area and tend to reflect some of the Blue Ridge qualities. Of the 105 parcels there are 88 parcels with larger homes that are bordered to the north by Carkeek Park, 11th Avenue Northwest on the west, Northwest 105th Street to the south and Dibble Avenue Northwest to the east. Most of the homes in this combined neighborhood were built as grade 8's situated on larger lots during the 1940's and 1950's and have been well maintained. This neighborhood is considered to be the most desirable in Area 5.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 5 Neighborhood Map



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Land Value Model Calibration

Schedule by Neighborhood Base Lot					
Zoning	SF 5000/7200	LDT	L-1	L-2	L-3
Lot Size					
1-599	\$500	\$500	\$500	\$500	\$500
600-999	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
1000-1499	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
1500-1999	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
2000-2499	\$121,000	\$121,000	\$121,000	\$121,000	\$121,000
2500-2999	\$133,000	\$138,000	\$144,000	\$189,000	\$189,000
3000-3499	\$142,000	\$142,000	\$144,000	\$189,000	\$210,000
3500-3999	\$148,000	\$168,000	\$189,000	\$205,000	\$252,000
4000-4499	\$157,000	\$186,000	\$216,000	\$252,000	\$358,000
4500-4999	\$163,000	\$193,000	\$225,000	\$284,000	\$370,000
5000-5499	\$170,000	\$210,000	\$252,000	\$315,000	\$376,000
5500-5999	\$172,000	\$223,000	\$275,000	\$347,000	\$440,000
6000-6499	\$175,000	\$233,000	\$292,000	\$378,000	\$486,000
6500-6999	\$177,000	\$245,000	\$315,000	\$390,000	\$535,000
7000-7499	\$180,000	\$251,000	\$324,000	\$405,000	\$548,000
7500-7999	\$183,000	\$266,000	\$351,000	\$424,000	\$612,000
8000-8499	\$186,000	\$283,000	\$382,000	\$440,000	\$720,000
8500-8999	\$189,000	\$296,000	\$405,000	\$452,000	\$765,000
9000-9499	\$193,000	\$303,000	\$415,000	\$504,000	\$792,000
9500-9999	\$197,000	\$318,000	\$440,000	\$522,000	\$799,000
10000-11999	\$205,000	\$345,000	\$486,000	\$540,000	\$806,000
12000-14999	\$210,000	\$356,000	\$504,000	\$575,000	\$846,000
15000-17999	\$225,000	\$395,000	\$567,000	\$702,000	\$910,000
18000-20999	\$240,000			\$737,000	\$932,000
21000-23999	\$294,000			\$810,000	\$955,000
24000-26999	\$305,000			\$850,000	\$978,000
27000-29999	\$310,000				
30000-32999	\$320,000				
33000-35999	\$335,000				

Land Value Model Calibration

Neighborhood	Adjustment
10	0
12	0.94
14	1.00
20	1.07
22	1.04
24	1.09
Sub-Areas	
5	1.05
8	0.98
Puget Sound View	Adjustment
Fair	1.15
Average	1.30
Good	1.50
Excellent	1.70
Territorial/Mountain s	Adjustment
Average	1.10
Good	1.15
Excellent	1.25
Traffic Noise	Adjustment
Moderate	0.90
High	0.85
Extreme	0.80
Topography	Adjustment
Yes	0.90
Power Lines	Adjustment
Yes	0.95

Size/Shape	Adjustment
Yes	0.90
Access	Adjustment
None	0.50
Restricted	0.70
Legal/undeveloped	0.80
Private	0
Public	0
Other Nuisance/Commercial	Adjustment
Yes	0.90

Improved Townhouse Lots	BLV
600-2999 SqFt	\$90,000
TownHouse Adjustments	
All Traffic	0.95
Other Nuisance/Cmrl	0
Views - Puget Sound	
Fair	1.07
Average	1.15

Land adjustments were based on paired sales analyses.

Commercial Zoning	AV per Sq.Ft.
C1-40	\$70 to \$80 (except \$45 for Major 760870)
C1-65	\$45
NC1-30	\$55 to \$65
NC1-40	\$85
NC2-40	\$80 to \$90
NC2-65	\$80
NC3P-40	\$80 to \$90

Land Value Model Calibration

The commercial values are based on the land schedule determined by the commercial division except for the townhouse plats. Ranges of the commercial values are determined primarily by the lot sizes.

Bitter Lake Waterfront Model

There are a total of 35 waterfront parcels surrounding Bitter Lake. There are no negative impacts that affect the values.

Waterfront Adjustments	Adjustment	Views
Base Land Value per land schedule	Plus \$2,800 per waterfront foot	
View Adjustment		
	Adjusted Value x 1.25	Excellent
	Adjusted Value x 1.20	Good
	Adjusted Value x 1.15	Average

Example:

7400 square foot lot with 50 feet of waterfront footage and an 'excellent' view..

Adjustments:

Base land value for 7400 square foot residential lot =	\$180,000
Waterfront footage of 50 feet x \$2,800 per foot	+ 140,000
Sub total	\$320,000
View adjustment	<u>x 1.25</u>
Total Land Value	\$400,000

**Vacant Sales Used In This Physical Inspection Analysis
Area 5**

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5-2	113900	0065	09/26/2008	\$599,950	6,656	N	N
5-2	616690	0060	01/23/2009	\$225,000	9,715	N	N
5-2	758620	0005	07/14/2008	\$675,000	7,895	N	N
5-2	914410	0278	12/14/2009	\$180,000	7,215	N	N
5-4	017300	0010	02/06/2008	\$798,448	8,686	N	N
5-5	312604	9254	05/14/2008	\$705,000	7,965	N	N
5-8	094600	0290	11/04/2008	\$360,000	4,700	N	N
5-8	926820	0296	04/09/2008	\$225,000	5,042	N	N
Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6-5	303420	0072	03/05/2008	\$1,050,000	29,522	N	N
6-5	303420	0735	09/11/2009	\$624,000	26,020	Y	Y
6-7	312604	9458	03/12/2008	\$201,000	6,611	N	N
19-1	276760	3319	07/21/2008	\$85,000	1,945	N	N
19-10	444280	0165	01/07/2008	\$1,000,000	10,027	N	N
42-11	193030	0650	07/15/2008	\$235,000	4,800	N	N
42-11	197220	0255	03/12/2008	\$750,000	5,500	N	N
43-9	062504	9015	07/15/2009	\$230,000	4,000	N	N
43-9	288620	0200	06/24/2009	\$510,000	4,210	N	N
44-6	674670	1900	03/31/2009	\$262,000	3,000	N	N

**Vacant Sales Removed From This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5-2	515120	0005	06/26/2009	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5-4	291620	0155	12/17/2008	\$152,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5-4	192604	9388	01/14/2009	\$575,000	RELATED, PARTY, FRIEND OR NEIGHBOR
5-5	614560	2295	01/14/2008	\$300,000	MULTI-PARCEL SALE
5-8	053400	0212	12/07/2009	\$343,800	MULTI-PARCEL SALE
5-8	186240	0176	05/01/2008	\$478,000	MULTI-PARCEL SALE
5-8	250800	0220	12/17/2009	\$245,000	MULTI-PARCEL SALE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/10.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values such as zoning, location, land impacts and characteristics and improvement characteristics. Characteristics that indicated possible adjustments were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports, and statistical diagnostics were analyzed to determine which specific variables would be included in the final valuation model.

A multiplicative model was developed for Area 5 using market sales adjusted to 1/1/10. All the sales were verified and characteristics confirmed at the time of sale. During this time, all the land characteristics such as zoning, neighborhoods, views, topography, traffic and other nuisances were reviewed in order to determine and accurate value for each sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The uniformity of assessments also improved with the COV being reduced from 15.63% to 14.60%.

The regression model included the following variables: base-land value, age, Total Replacement Cost New (RCN), sub-area, condition and townhomes. It was applicable to houses with grades 5 and above, all ages and conditions with the exception of "fair" and "poor". It was not applicable to houses less than grade 5, multiple building sites, parcels with more than one house, waterfront parcels, percent completes and obsolescence. Exceptions were valued based on replacement costs less depreciation (RCNLD) and paired sales analyses.

There were no verified good sales on Bitter Lake, therefore, the four sales from Haller Lake, which is nearby, were analyzed. Data from those sales and matched pair analysis in the Bitter Lake neighborhood were used to determine waterfront land values.

There were several "L" zoned sales from both the subject area and nearby similar areas that were purchased for development. These were utilized to determine the property values, as well as paired sales analyses.

A list of improved sales used and those considered not reflective of the market are included in the following sections.

There are forty five commercially zoned properties in Area 5 with present use being residential except for two parcels that are vacant. Values were based on highest and best use as if vacant ranging from \$45 to \$90 per square foot. All the commercially zoned properties were assessed using commercial values of similar properties.

Improved Parcel Total Value Model Calibration

Variable	Transformation	Coefficient
Intercept		2.262149
SaleDay	SaleDate-40179	-1.56E-04
Sub2YN	(SubNumeric=2)*((LN(10)))	1.78E-02
Sub4YN	(SubNumeric=4)*(PresentUse<>29)*((LN(10)))	-0.0331373
Sub8YN	(SubNumeric=8)*((LN(10)))	2.31E-02
BaseLandC	LN(BaseLand/1000)	0.2769544
TotalRcnC	LN(TotalRCN/1000)	0.4107836
AgeC	LN(Age+1)	-2.92E-02
ConditionC	LN(Cond)	0.2418873
TWNHMS	(PresentUse=29)*(LN(10))	-2.91E-02

EMV=

EXP(2.262149-1.56399E-04*SaleDay+ 1.782166E-02*Sub2YN-.0331373*Sub4YN+ 2.310619E-02*Sub8YN+ .2769544*BaseLandC+ .4107836*TotalRcnC-2.919667E-02*AgeC+ .2418873*ConditionC-2.911309E-02*TWNHMS)*1000*.925 **

Truncate to nearest \$1,000

<p>EMV = TOTAL VALUE LAND VALUE = EMV – LAND VALUE IMPROVEMENT VALUE = EMV – LAND VALUE</p>

EMV values were not generated for

- Buildings with grade less than 5
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Percent completes
- Obsolescence
- Fair and Poor condition

Valuation adjustments for exceptions:

- Buildings < grade 5: BLV + RCNLD for Improvement
- More than one improvement: BLV + EMV (Building 1) + RCNLD (Building 2+)
- Percent complete: BLV + improvement value @ 100% x % complete
- Obsolescence: BLV + improvement value @ 100% x % good
- Fair & Poor condition: BLV + RCNLD
- Waterfront model: BLV + \$2,800 per waterfront foot x view adjustment

**See Assessor's letter page 63

Improved Parcel Total Value Model Calibration

Of the improved parcels in the population (see Executive Summary Report on page 4), 5,777 parcels increased in value. They were comprised of 43 single family residences on commercially zoned land and 5,734 single family residences or other parcels.

Of the 37 vacant land parcels greater than \$1000, 26 parcels increased in value. (Tax exempt parcels were excluded from the number of parcels increased)

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.

Area 5 Sales price changes (relative to 1/1/2010 valuation date)

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

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.892	-10.8%
2/1/2008	0.896	-10.4%
3/1/2008	0.900	-10.0%
4/1/2008	0.905	-9.5%
5/1/2008	0.909	-9.1%
6/1/2008	0.913	-8.7%
7/1/2008	0.918	-8.2%
8/1/2008	0.922	-7.8%
9/1/2008	0.927	-7.3%
10/1/2008	0.931	-6.9%
11/1/2008	0.936	-6.4%
12/1/2008	0.940	-6.0%
1/1/2009	0.945	-5.5%
2/1/2009	0.949	-5.1%
3/1/2009	0.953	-4.7%
4/1/2009	0.958	-4.2%
5/1/2009	0.962	-3.8%
6/1/2009	0.967	-3.3%
7/1/2009	0.972	-2.8%
8/1/2009	0.976	-2.4%
9/1/2009	0.981	-1.9%
10/1/2009	0.986	-1.4%
11/1/2009	0.991	-0.9%
12/1/2009	0.995	-0.5%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	1.105	\$580,000
Sale 2	\$475,000	10/1/2009	1.014	\$482,000
Sale 3	\$515,000	7/1/2009	1.029	\$530,000

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

The time adjustment formula for Area 5 is $1/\text{EXP}(-0.000156399 * \text{SaleDay})$
 $\text{SaleDay} = \text{SaleDate} - 40179$

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
002	074800	0090	09/23/2009	\$276,000	\$271,000	640	6	1939	3	7812	N	N	14048 PALATINE AVE N
002	113900	0350	08/27/2009	\$220,000	\$215,000	640	6	1928	3	7560	Y	N	10740 3RD AVE NW
002	515120	0490	06/24/2009	\$220,000	\$213,000	820	6	1939	4	6750	N	N	13750 3RD AVE NW
002	010600	0335	03/18/2008	\$316,000	\$285,000	840	6	1948	3	8407	N	N	10008 DIBBLE AVE NW
002	515120	0120	03/27/2008	\$265,000	\$239,000	840	6	1942	3	5950	N	N	13742 PALATINE AVE N
002	515120	0110	02/23/2009	\$225,000	\$214,000	870	6	1946	3	5950	N	N	13732 PALATINE AVE N
002	344200	0125	12/19/2008	\$270,000	\$254,000	970	6	1948	3	5100	N	N	148 NW 103RD ST
002	291820	0050	07/13/2009	\$297,000	\$289,000	1,120	6	1945	3	8134	N	N	135 N 136TH ST
002	010600	0355	05/21/2009	\$400,000	\$386,000	1,180	6	1948	5	8395	N	N	10032 DIBBLE AVE NW
002	010600	0180	11/14/2008	\$324,500	\$304,000	1,200	6	1949	3	8134	N	N	10003 DIBBLE AVE NW
002	010600	0290	06/25/2009	\$347,000	\$336,000	1,370	6	1948	3	8100	N	N	10063 8TH AVE NW
002	344200	0130	07/08/2009	\$320,000	\$311,000	780	7	1926	4	5100	N	N	142 NW 103RD ST
002	322320	0090	09/22/2009	\$382,500	\$376,000	800	7	1944	3	6250	N	N	11528 1ST AVE NW
002	186240	0041	11/13/2008	\$380,000	\$356,000	840	7	1947	4	6750	N	N	9211 MARY AVE NW
002	186240	0035	05/16/2008	\$387,000	\$352,000	850	7	1947	3	6750	N	N	9221 MARY AVE NW
002	092400	0080	08/28/2008	\$451,000	\$417,000	890	7	1941	5	8370	N	N	13241 2ND AVE NW
002	198020	0290	10/16/2009	\$302,000	\$298,000	890	7	1941	4	6148	N	N	14310 1ST AVE NW
002	682410	0040	03/31/2009	\$299,000	\$286,000	890	7	1951	3	6400	N	N	843 NW 97TH ST
002	076700	0138	07/09/2008	\$294,000	\$270,000	900	7	1997	4	1240	N	N	334 NW 103RD ST
002	074800	0245	05/28/2008	\$310,000	\$282,000	910	7	1954	3	6100	N	N	14007 1ST AVE NW
002	010600	0260	06/18/2008	\$510,000	\$467,000	940	7	1950	3	8129	N	N	10324 9TH AVE NW
002	092400	0060	12/23/2008	\$347,000	\$327,000	940	7	1941	4	8370	N	N	13215 2ND AVE NW
002	949820	0065	02/19/2008	\$460,000	\$413,000	960	7	1949	3	6930	N	N	10328 13TH AVE NW
002	730890	0640	07/29/2009	\$420,000	\$409,000	970	7	1946	4	7908	N	N	12002 1ST AVE NW
002	949820	0060	04/16/2008	\$399,950	\$362,000	980	7	1949	3	6930	N	N	10344 13TH AVE NW
002	186240	0133	05/19/2008	\$335,000	\$305,000	990	7	1947	3	5400	N	N	9230 13TH AVE NW
002	186240	0061	03/25/2008	\$335,000	\$302,000	1,020	7	1947	3	6120	N	N	9243 14TH AVE NW
002	515300	0055	09/22/2009	\$351,000	\$345,000	1,030	7	1946	3	7680	N	N	12544 2ND AVE NW
002	113900	0064	09/26/2008	\$274,950	\$255,000	1,040	7	2007	3	690	N	N	10711 1A GREENWOOD AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
002	074800	0270	02/26/2008	\$399,900	\$359,000	1,050	7	1953	4	8100	N	N	14024 2ND AVE NW
002	552260	0140	04/22/2009	\$429,000	\$412,000	1,050	7	1950	3	6700	Y	N	9733 11TH AVE NW
002	914410	0345	05/07/2008	\$520,000	\$473,000	1,050	7	1920	3	7204	N	N	9701 12TH AVE NW
002	362603	9256	10/27/2009	\$335,000	\$331,000	1,060	7	1940	3	11363	Y	N	10337 9TH AVE NW
002	440320	0245	09/30/2009	\$425,000	\$418,000	1,060	7	2006	3	4960	N	N	10015 14TH AVE NW
002	949820	0085	09/15/2008	\$427,000	\$396,000	1,070	7	1947	3	6930	N	N	10319 12TH AVE NW
002	113900	0130	06/27/2008	\$461,000	\$422,000	1,080	7	1951	3	7560	N	N	10740 1ST AVE NW
002	186240	0517	11/13/2008	\$349,900	\$327,000	1,080	7	1995	3	1298	N	N	1455 NW 92ND ST
002	242603	9162	09/17/2009	\$399,000	\$392,000	1,080	7	1949	3	8160	N	N	12749 2ND AVE NW
002	442760	0135	04/02/2008	\$404,950	\$366,000	1,080	7	1953	4	6400	N	N	10702 4TH AVE NW
002	504980	0005	03/13/2008	\$350,000	\$315,000	1,080	7	1953	3	8380	N	N	10356 DIBBLE AVE NW
002	092400	0053	02/21/2008	\$389,950	\$350,000	1,100	7	1940	4	9520	N	N	13203 2ND AVE NW
002	362603	9155	09/19/2008	\$430,000	\$399,000	1,100	7	1976	3	7359	N	N	941 NW 96TH ST
002	552260	0110	07/20/2009	\$460,000	\$448,000	1,100	7	1950	3	7228	Y	N	10019 9TH AVE NW
002	944130	0040	08/28/2008	\$250,000	\$231,000	1,110	7	1949	3	8160	N	N	13017 1ST AVE NW
002	226900	0050	12/17/2008	\$440,000	\$414,000	1,130	7	1952	4	7540	N	N	11505 2ND AVE NW
002	113900	0063	11/03/2008	\$279,950	\$261,000	1,140	7	2007	3	611	N	N	10711 1B GREENWOOD AVE N
002	914410	0087	09/02/2009	\$540,000	\$529,000	1,140	7	1941	5	6650	N	N	9734 15TH AVE NW
002	113900	0062	12/01/2008	\$279,950	\$263,000	1,150	7	2007	3	887	N	N	10711 1C GREENWOOD AVE N
002	201630	0015	08/01/2009	\$429,000	\$418,000	1,160	7	1957	3	6335	N	N	10028 14TH AVE NW
002	113900	0061	10/23/2008	\$279,950	\$261,000	1,170	7	2007	3	877	N	N	10711 1D GREENWOOD AVE N
002	362603	9232	08/01/2008	\$391,500	\$361,000	1,170	7	1906	4	5071	N	N	9715 8TH AVE NW
002	113900	0054	06/12/2008	\$335,000	\$306,000	1,180	7	2008	3	1240	Y	N	10703 D GREENWOOD AVE N
002	113900	0056	05/01/2008	\$309,950	\$281,000	1,180	7	2008	3	736	N	N	10701 C GREENWOOD AVE N
002	113900	0058	05/29/2008	\$315,950	\$288,000	1,180	7	2008	3	915	N	N	10701 A GREENWOOD AVE N
002	615490	0060	09/19/2008	\$475,000	\$441,000	1,180	7	1947	4	6030	Y	N	1104 NW 103RD ST
002	914410	0375	02/07/2008	\$400,000	\$358,000	1,200	7	1955	3	5880	N	N	9546 13TH AVE NW
002	914410	0266	09/24/2009	\$371,000	\$365,000	1,210	7	1955	3	7920	N	N	9615 13TH AVE NW
002	914410	0335	02/18/2009	\$330,000	\$314,000	1,220	7	1955	3	7920	N	N	9710 13TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
002	113900	0053	07/09/2008	\$325,000	\$298,000	1,230	7	2008	3	906	Y	N	10703 C GREENWOOD AVE N
002	113900	0059	06/19/2008	\$339,950	\$311,000	1,230	7	2008	3	1377	Y	N	10703 A GREENWOOD AVE N
002	113900	0066	10/23/2008	\$289,950	\$270,000	1,230	7	2007	3	1247	Y	N	10711 2B GREENWOOD AVE N
002	113900	0067	10/23/2008	\$289,950	\$270,000	1,230	7	2007	3	1239	Y	N	10711 2B GREENWOOD AVE N
002	442760	0060	10/02/2008	\$410,000	\$381,000	1,230	7	1953	3	7360	N	N	10722 5TH AVE NW
002	362603	9352	03/10/2008	\$429,000	\$386,000	1,240	7	1963	3	7140	N	N	102 NW 104TH ST
002	270560	0002	01/08/2008	\$385,000	\$343,000	1,250	7	2007	3	1568	N	N	9752 B 8TH AVE NW
002	344200	0116	10/26/2009	\$299,000	\$295,000	1,250	7	1955	3	4606	N	N	10318 3RD AVE NW
002	682510	0025	03/12/2008	\$478,000	\$431,000	1,250	7	1942	4	6800	N	N	936 NW 97TH ST
002	291820	0006	12/05/2008	\$330,000	\$310,000	1,290	7	1948	4	6939	N	N	13544 3RD AVE NW
002	515120	0305	06/13/2008	\$385,000	\$352,000	1,290	7	1942	3	6750	N	N	13713 1ST AVE NW
002	914410	0386	07/21/2008	\$536,000	\$493,000	1,290	7	1950	3	11400	N	N	9534 13TH AVE NW
002	915810	0123	06/17/2008	\$354,000	\$324,000	1,290	7	2001	3	1543	N	N	12719 C GREENWOOD AVE N
002	515120	0465	08/04/2008	\$385,000	\$355,000	1,310	7	1940	4	6750	N	N	13728 3RD AVE NW
002	076700	0130	06/20/2008	\$359,500	\$329,000	1,330	7	1997	3	3227	N	N	346 NW 103RD ST
002	944130	0030	12/18/2008	\$510,000	\$480,000	1,330	7	1948	4	8280	N	N	102 NW 130TH ST
002	949820	0026	05/27/2008	\$468,400	\$427,000	1,330	7	1950	3	6930	N	N	10306 14TH AVE NW
002	186240	0015	04/07/2008	\$430,000	\$389,000	1,360	7	1937	3	8100	Y	N	9246 15TH AVE NW
002	730890	0270	10/22/2008	\$385,000	\$359,000	1,360	7	1947	3	7723	N	N	12256 3RD AVE NW
002	730890	0275	05/07/2009	\$400,000	\$385,000	1,360	7	1949	4	7720	N	N	12252 3RD AVE NW
002	113900	0870	04/01/2008	\$425,000	\$384,000	1,370	7	1923	4	7500	N	N	10507 PALATINE AVE N
002	198020	0235	07/13/2009	\$337,500	\$328,000	1,380	7	1953	3	6602	N	N	141 N 144TH ST
002	198020	0235	04/01/2009	\$354,000	\$339,000	1,380	7	1953	3	6602	N	N	141 N 144TH ST
002	076700	0197	06/26/2008	\$355,000	\$325,000	1,420	7	1995	3	1359	N	N	324 NW 103RD ST
002	949820	0076	05/06/2008	\$489,000	\$444,000	1,440	7	1949	3	6930	N	N	10306 13TH AVE NW
002	076700	0156	10/09/2009	\$309,500	\$305,000	1,500	7	1999	3	1353	Y	N	323 NW 103RD ST
002	076700	0160	04/18/2008	\$367,500	\$333,000	1,500	7	1999	3	3247	N	N	317 NW 103RD ST
002	891050	0601	02/14/2008	\$392,500	\$352,000	1,500	7	1952	3	7560	N	N	101 NW 112TH ST
002	362603	9312	06/25/2008	\$487,475	\$446,000	1,510	7	1958	3	6712	N	N	10331 14TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
002	730890	0535	05/29/2008	\$527,000	\$481,000	1,540	7	1937	4	7674	N	N	12010 2ND AVE NW
002	747490	0020	03/25/2008	\$622,500	\$562,000	1,740	7	1954	4	6180	N	N	10616 8TH AVE NW
002	949820	0032	04/15/2008	\$520,000	\$471,000	1,770	7	1949	3	6804	N	N	10313 13TH AVE NW
002	504980	0040	04/09/2009	\$459,000	\$440,000	2,240	7	2008	3	6615	N	N	10349 8TH AVE NW
002	113900	0240	09/15/2008	\$687,500	\$638,000	2,250	7	1924	4	7560	Y	N	10742 2ND AVE NW
002	891050	0736	05/29/2009	\$600,000	\$579,000	2,260	7	1958	3	6684	N	N	11041 GREENWOOD AVE N
002	730890	0195	03/18/2009	\$382,500	\$365,000	2,440	7	1939	3	7710	N	N	12228 2ND AVE NW
002	362603	9423	07/14/2008	\$313,500	\$288,000	940	8	2005	3	1048	N	N	116 B N 104TH ST
002	186240	0529	07/21/2009	\$347,000	\$338,000	1,100	8	1999	3	1200	N	N	9041 B MARY AVE NW
002	515120	0053	05/18/2009	\$279,888	\$270,000	1,140	8	2008	3	1291	N	N	13723 B GREENWOOD AVE N
002	552260	0157	02/28/2008	\$424,500	\$382,000	1,180	8	1950	3	6200	Y	N	923 NW 100TH ST
002	730890	0150	02/08/2008	\$487,500	\$437,000	1,190	8	1952	3	5997	N	N	12239 PALATINE AVE N
002	362603	9241	07/09/2009	\$591,000	\$574,000	1,260	8	1949	5	7380	N	N	10306 MARY AVE NW
002	391840	0152	08/04/2009	\$499,000	\$487,000	1,260	8	1948	3	8156	Y	N	205 N 117TH ST
002	010800	0116	02/09/2009	\$316,000	\$300,000	1,290	8	2005	3	1187	N	N	407 B NW 101ST ST
002	010800	0117	05/04/2009	\$310,000	\$298,000	1,290	8	2005	3	2290	N	N	405 B NW 101ST ST
002	638050	0145	11/23/2009	\$490,000	\$487,000	1,320	8	1929	4	7695	N	N	11732 3RD AVE NW
002	010800	0132	01/09/2008	\$389,950	\$348,000	1,330	8	2007	3	1635	N	N	10106 A 4TH AVE NW
002	515120	0051	04/28/2009	\$299,000	\$287,000	1,380	8	2008	3	998	N	N	13717 B GREENWOOD AVE N
002	891050	0630	09/22/2008	\$675,000	\$627,000	1,380	8	1947	4	7649	N	N	11020 1ST AVE NW
002	010800	0138	08/12/2009	\$343,000	\$335,000	1,410	8	2007	3	1422	N	N	10112 A 4TH AVE NW
002	682410	0016	06/19/2008	\$425,000	\$389,000	1,440	8	2008	3	1850	N	N	823 NW 97TH ST
002	682410	0019	12/17/2009	\$325,000	\$324,000	1,440	8	2008	3	1195	N	N	821 NW 97TH ST
002	682410	0022	07/24/2009	\$335,000	\$326,000	1,440	8	2008	3	1195	N	N	819 A NW 97TH ST
002	682410	0023	08/13/2009	\$345,000	\$337,000	1,440	8	2008	3	1209	N	N	817 B NW 97TH ST
002	730890	0585	11/24/2009	\$495,000	\$492,000	1,440	8	1947	4	7692	N	N	12051 1ST AVE NW
002	515120	0050	12/03/2008	\$309,888	\$291,000	1,460	8	2008	3	1580	N	N	13717 C GREENWOOD AVE N
002	682410	0010	12/18/2009	\$320,000	\$319,000	1,460	8	2006	3	1245	N	N	805 A NW 97TH ST
002	682410	0011	08/19/2009	\$345,000	\$337,000	1,460	8	2006	3	2395	N	N	805 B NW 97TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
002	682410	0018	08/07/2009	\$361,500	\$353,000	1,460	8	2006	3	2372	N	N	811 B NW 97TH ST
002	891050	0732	04/02/2009	\$365,000	\$349,000	1,460	8	2002	3	1973	N	N	11033 C GREENWOOD AVE N
002	287460	0046	05/12/2009	\$515,000	\$496,000	1,470	8	1957	3	9280	Y	N	10703 11TH AVE NW
002	287460	0230	05/19/2008	\$656,000	\$597,000	1,520	8	1954	3	6513	Y	N	10704 11TH AVE NW
002	515120	0485	07/10/2009	\$344,995	\$335,000	1,580	8	1952	3	6750	N	N	13748 3RD AVE NW
002	287460	0225	04/16/2008	\$466,000	\$422,000	1,590	8	1954	3	7310	Y	N	10550 11TH AVE NW
002	515120	0052	03/02/2009	\$309,888	\$295,000	1,670	8	2008	3	1825	N	N	13717 A GREENWOOD AVE N
002	201630	0071	04/24/2008	\$600,000	\$544,000	1,690	8	1961	3	10081	N	N	10033 12TH AVE NW
002	730890	0615	09/12/2008	\$550,000	\$510,000	1,700	8	1928	4	6752	N	N	12032 1ST AVE NW
002	730890	0555	09/24/2009	\$469,000	\$461,000	1,820	8	1949	3	7676	N	N	12015 1ST AVE NW
002	287460	0045	08/11/2009	\$564,500	\$552,000	1,880	8	1957	3	7950	Y	N	10551 11TH AVE NW
002	730890	0665	07/16/2008	\$775,950	\$713,000	2,530	8	1945	4	6984	N	N	12025 PALATINE AVE N
002	113900	0010	04/27/2009	\$639,950	\$615,000	2,880	8	2008	3	7560	N	N	10750 PALATINE AVE N
002	362603	9048	04/29/2008	\$810,000	\$736,000	2,980	8	2007	3	5500	N	N	9514 12TH AVE NW
002	891050	0631	09/23/2009	\$775,000	\$762,000	3,210	8	2009	3	6211	N	N	11018 1ST AVE NW
002	730890	0387	06/09/2009	\$542,500	\$525,000	2,410	9	2001	3	7584	N	N	12036 3RD AVE NW
002	242603	9236	09/01/2009	\$740,000	\$726,000	2,740	9	2008	3	8944	N	N	13008 3RD AVE NW
002	198020	0085	05/27/2008	\$665,000	\$606,000	2,810	9	1961	4	11970	N	N	14420 1ST AVE NW
002	198020	0371	09/28/2009	\$620,000	\$610,000	3,070	9	2007	3	4122	N	N	138 B NW 143RD ST
002	198020	0372	06/12/2008	\$675,000	\$617,000	3,070	9	2007	3	4122	N	N	138 NW 143RD ST
002	252603	9213	12/02/2009	\$681,500	\$678,000	2,860	10	1998	3	7765	N	N	10849 8TH AVE NW
004	016400	0386	07/15/2009	\$225,000	\$219,000	500	5	1915	3	3704	N	N	5518 A N 137TH ST
004	192604	9034	04/25/2008	\$270,000	\$245,000	670	6	1951	4	7258	N	N	734 N 127TH ST
004	192604	9034	10/12/2009	\$241,000	\$237,000	670	6	1951	4	7258	N	N	734 N 127TH ST
004	083200	0110	02/08/2008	\$340,500	\$305,000	720	6	1943	4	8100	N	N	339 N 133RD ST
004	192604	9159	07/23/2009	\$305,000	\$297,000	790	6	1923	4	5640	N	N	349 N 137TH ST
004	174770	0045	08/11/2009	\$335,900	\$328,000	800	6	1945	3	7375	N	N	10715 DAYTON AVE N
004	291620	0041	10/16/2009	\$315,000	\$311,000	840	6	1947	4	7650	N	N	12744 PHINNEY AVE N
004	229140	0195	10/13/2009	\$278,000	\$274,000	850	6	1926	4	2908	N	N	10710 C WHITMAN AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
004	434380	0080	07/17/2009	\$280,000	\$272,000	860	6	1949	3	7250	N	N	12541 N PARK AVE N
004	434380	0055	06/20/2008	\$280,000	\$256,000	880	6	1948	3	6228	N	N	12504 N PARK AVE N
004	229140	1445	07/24/2008	\$315,000	\$290,000	1,090	6	1958	3	7440	N	N	10721 N PARK AVE
004	016400	0192	04/09/2008	\$330,000	\$298,000	1,120	6	1921	4	8190	N	N	514 N 138TH ST
004	178550	0130	03/17/2008	\$325,000	\$293,000	1,150	6	1944	3	7650	N	N	12509 EVANSTON AVE N
004	891100	0310	08/04/2009	\$336,000	\$328,000	1,160	6	1986	3	8023	N	N	10737 PHINNEY AVE N
004	130630	0155	11/19/2008	\$300,000	\$281,000	1,220	6	1984	3	8694	N	N	10721 EVANSTON AVE N
004	229140	1265	11/19/2008	\$279,000	\$261,000	1,220	6	1949	3	7440	N	N	10527 N PARK AVE
004	364510	0215	04/22/2009	\$360,000	\$345,000	1,410	6	1920	4	5040	N	N	10509 EVANSTON AVE N
004	364510	0220	04/10/2009	\$340,000	\$326,000	760	7	1951	4	5418	N	N	10523 EVANSTON AVE N
004	130630	0240	08/05/2008	\$310,000	\$286,000	840	7	1941	3	6856	N	N	10732 DAYTON AVE N
004	291620	0119	07/30/2008	\$297,000	\$273,000	840	7	1947	3	7650	N	N	12708 DAYTON AVE N
004	614110	0404	10/06/2009	\$349,950	\$345,000	840	7	1944	3	7592	N	N	12249 DAYTON AVE N
004	614110	0470	03/14/2008	\$309,000	\$278,000	880	7	1947	3	6561	N	N	12212 DAYTON AVE N
004	637850	0275	03/24/2009	\$350,000	\$334,000	880	7	1947	3	6271	N	N	11232 EVANSTON AVE N
004	016400	0416	10/10/2008	\$309,000	\$288,000	890	7	1929	3	9594	N	N	511 N 137TH ST
004	614110	0215	08/27/2008	\$280,000	\$259,000	910	7	1928	3	6593	N	N	12006 PHINNEY AVE N
004	614110	0420	10/01/2008	\$315,000	\$293,000	910	7	1926	4	6741	N	N	421 N 125TH ST
004	192604	9282	03/14/2008	\$347,000	\$313,000	920	7	1953	3	7200	N	N	706 N 143RD ST
004	614110	0200	08/18/2008	\$365,500	\$337,000	930	7	1928	4	6591	N	N	12010 PHINNEY AVE N
004	614010	0173	07/07/2009	\$347,500	\$337,000	960	7	1949	3	7574	N	N	11501 PHINNEY AVE N
004	178550	0151	03/25/2009	\$330,000	\$315,000	1,000	7	1947	3	6240	N	N	12540 EVANSTON AVE N
004	614110	0038	07/28/2008	\$370,000	\$340,000	1,000	7	1947	4	6800	N	N	12219 PHINNEY AVE N
004	718980	0120	04/24/2009	\$275,000	\$264,000	1,090	7	1941	3	5040	N	N	11025 FREMONT AVE N
004	675970	0025	10/30/2009	\$300,000	\$297,000	1,100	7	1954	3	7200	N	N	408 N 143RD ST
004	614010	0895	04/04/2008	\$375,000	\$339,000	1,110	7	1918	4	7943	N	N	11715 FREMONT AVE N
004	017300	0031	12/18/2009	\$342,500	\$341,000	1,140	7	1983	3	7243	N	N	326 A N 138TH ST
004	614110	0476	09/24/2009	\$329,500	\$324,000	1,150	7	1964	3	5800	N	N	510 N 122ND ST
004	891100	0515	09/22/2009	\$365,000	\$359,000	1,170	7	1928	3	5399	N	N	10535 DAYTON AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
004	675970	0010	06/17/2008	\$400,000	\$366,000	1,220	7	1959	4	8160	N	N	14320 PHINNEY AVE N
004	614060	0049	03/13/2008	\$403,000	\$363,000	1,230	7	2004	3	4800	N	N	11712 FREMONT AVE N
004	016400	0196	10/20/2008	\$415,000	\$387,000	1,240	7	1936	4	10500	N	N	502 N 138TH ST
004	016400	0302	06/30/2008	\$485,000	\$445,000	1,250	7	1990	3	7350	N	N	722 N 137TH ST
004	614060	0060	09/08/2009	\$425,000	\$417,000	1,250	7	1926	4	7200	N	N	712 N 117TH ST
004	614010	0045	06/25/2008	\$300,000	\$275,000	1,258	7	2007	3	1215	N	N	11709 A GREENWOOD AVE N
004	614010	0046	06/16/2008	\$300,000	\$274,000	1,258	7	2007	3	1357	N	N	11708 GREENWOOD AVE N
004	614010	0049	03/06/2008	\$364,888	\$328,000	1,258	7	2007	3	1477	N	N	11710 A GREENWOOD AVE N
004	891100	0545	11/17/2009	\$475,000	\$471,000	1,270	7	1929	4	6719	N	N	10557 DAYTON AVE N
004	614010	0115	05/20/2009	\$287,500	\$277,000	1,290	7	1925	3	7748	N	N	11749 PHINNEY AVE N
004	614110	0235	05/20/2008	\$440,000	\$401,000	1,300	7	1959	3	6591	N	N	12011 DAYTON AVE N
004	614010	0044	04/14/2008	\$344,888	\$312,000	1,308	7	2007	3	1022	N	N	11708 B GREENWOOD AVE N
004	229140	0635	02/27/2008	\$380,000	\$341,000	1,310	7	1993	3	7440	N	N	10723 WHITMAN AVE N
004	701720	0067	11/04/2008	\$404,000	\$378,000	1,350	7	2001	3	7768	N	N	11214 FREMONT AVE N
004	229140	0341	12/14/2009	\$273,500	\$272,000	1,358	7	2007	3	1196	N	N	10500 A WHITMAN AVE N
004	229140	0346	07/22/2008	\$370,000	\$340,000	1,358	7	2007	3	1200	N	N	10504 A WHITMAN AVE N
004	614110	0284	11/04/2009	\$275,000	\$272,000	1,370	7	1950	3	7108	N	N	405 N 125TH ST
004	229140	1595	12/29/2009	\$277,000	\$276,000	1,380	7	1918	3	7440	N	N	10903 N PARK AVE
004	614110	0033	08/27/2008	\$373,000	\$345,000	1,390	7	1938	4	9266	N	N	12229 PHINNEY AVE N
004	863060	0005	10/27/2009	\$382,500	\$378,000	1,400	7	1939	4	7825	N	N	11056 DAYTON AVE N
004	364510	0350	12/09/2008	\$385,000	\$362,000	1,410	7	1926	4	5144	N	N	10510 DAYTON AVE N
004	229140	0625	11/11/2008	\$392,500	\$367,000	1,420	7	1925	4	7440	N	N	10735 WHITMAN AVE N
004	364510	0150	06/05/2009	\$415,000	\$401,000	1,470	7	1989	3	6930	N	N	10532 EVANSTON AVE N
004	614110	0744	03/09/2009	\$427,000	\$407,000	1,500	7	1946	4	6589	N	N	12017 FREMONT AVE N
004	614010	0915	02/27/2009	\$290,000	\$276,000	1,510	7	1919	3	7930	N	N	11739 FREMONT AVE N
004	291620	0072	07/16/2009	\$389,000	\$378,000	1,520	7	1947	4	7650	N	N	12739 EVANSTON AVE N
004	614010	0090	06/11/2009	\$390,000	\$377,000	1,560	7	1919	4	7781	N	N	11719 PHINNEY AVE N
004	425830	0020	01/24/2008	\$345,000	\$308,000	1,580	7	1991	3	7986	N	N	524 N 143RD ST
004	614010	0470	08/18/2008	\$407,500	\$376,000	1,630	7	1965	4	7934	N	N	11732 DAYTON AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
004	017300	0140	12/11/2008	\$430,000	\$404,000	1,770	7	1978	3	10125	N	N	352 N 137TH ST
004	192604	9417	02/25/2008	\$450,000	\$404,000	2,170	7	1996	3	7250	N	N	639 N 143RD ST
004	614110	0027	03/05/2009	\$289,950	\$276,000	1,000	8	2008	3	1275	N	N	12222 A GREENWOOD AVE N
004	614110	0029	08/10/2009	\$289,500	\$283,000	1,000	8	2008	3	1271	N	N	12222 C GREENWOOD AVE N
004	016400	0247	09/23/2008	\$530,000	\$492,000	1,060	8	1979	4	10176	N	N	623 N 138TH ST
004	083270	0120	05/05/2009	\$275,000	\$264,000	1,070	8	2009	3	1286	N	N	466 N 130TH ST
004	083270	0190	09/26/2008	\$304,950	\$283,000	1,070	8	2009	3	1116	N	N	480 N 130TH ST
004	083270	0210	09/26/2008	\$315,000	\$293,000	1,070	8	2009	3	1538	N	N	484 N 130TH ST
004	083270	0250	11/06/2008	\$289,950	\$271,000	1,070	8	2008	3	1121	N	N	472 N 130TH ST
004	083270	0260	03/24/2009	\$277,001	\$265,000	1,070	8	2009	3	980	N	N	456 N 130TH ST
004	083270	0290	02/26/2009	\$300,000	\$285,000	1,070	8	2009	3	988	N	N	450 N 130TH ST
004	083270	0300	07/10/2009	\$290,000	\$282,000	1,070	8	2009	3	1156	N	N	434 N 130TH ST
004	083270	0180	12/19/2008	\$295,000	\$278,000	1,080	8	2009	3	1118	N	N	490 N 130TH ST
004	083270	0170	01/16/2009	\$294,950	\$279,000	1,090	8	2009	3	847	N	N	492 N 130TH ST
004	083270	0200	10/28/2008	\$294,950	\$275,000	1,090	8	2008	3	862	N	N	482 N 130TH ST
004	614110	0025	04/15/2009	\$294,000	\$282,000	1,190	8	2008	3	1142	N	N	12224 A GREENWOOD AVE N
004	614110	0026	05/01/2009	\$303,950	\$292,000	1,190	8	2008	3	1450	N	N	12224 B GREENWOOD AVE N
004	083270	0090	08/20/2009	\$309,950	\$303,000	1,200	8	2009	3	1330	N	N	460 N 130TH ST
004	083270	0110	12/23/2008	\$309,950	\$292,000	1,200	8	2009	3	870	N	N	464 N 130TH ST
004	614110	0028	07/12/2009	\$280,000	\$272,000	1,220	8	2008	3	1040	N	N	12222 B GREENWOOD AVE N
004	083270	0230	10/01/2008	\$309,000	\$287,000	1,240	8	2009	3	1192	N	N	468 N 130TH ST
004	083270	0270	07/31/2009	\$299,990	\$292,000	1,240	8	2009	3	983	N	N	454 N 130TH ST
004	083270	0280	07/22/2009	\$300,000	\$292,000	1,240	8	2009	3	1246	N	N	452 N 130TH ST
004	891100	0075	10/14/2009	\$405,000	\$400,000	1,240	8	1975	4	7924	N	N	11215 PHINNEY AVE N
004	083200	0072	07/01/2008	\$399,000	\$366,000	1,265	8	2004	3	1389	N	N	306 N 133RD ST
004	083270	0220	10/06/2008	\$319,000	\$297,000	1,270	8	2009	3	1662	N	N	470 N 130TH ST
004	083270	0240	09/26/2008	\$317,950	\$295,000	1,270	8	2009	3	1067	N	N	474 N 130TH ST
004	083270	0310	05/12/2009	\$312,000	\$300,000	1,270	8	2009	3	1228	N	N	432 N 130TH ST
004	891100	0142	01/30/2009	\$290,000	\$275,000	1,270	8	2008	3	1294	N	N	11030 A GREENWOOD AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
004	891100	0152	04/23/2008	\$325,000	\$295,000	1,270	8	2008	3	1294	N	N	11014 A GREENWOOD AVE N
004	016400	0269	12/04/2008	\$405,000	\$380,000	1,280	8	1962	3	8050	N	N	530 N 137TH ST
004	291870	0090	08/26/2009	\$401,500	\$393,000	1,300	8	1963	4	7200	N	N	14115 PHINNEY AVE N
004	891100	0139	03/25/2008	\$360,000	\$325,000	1,320	8	2008	3	1295	N	N	11032 A GREENWOOD AVE N
004	891100	0140	08/04/2008	\$342,500	\$315,000	1,320	8	2008	3	1218	N	N	11030 C GREENWOOD AVE N
004	891100	0143	11/05/2008	\$310,000	\$290,000	1,320	8	2008	3	1287	N	N	11032 C GREENWOOD AVE N
004	891100	0157	04/24/2008	\$349,000	\$316,000	1,320	8	2008	3	1296	N	N	11012 A GREENWOOD AVE N
004	083270	0050	12/01/2009	\$323,450	\$321,000	1,340	8	2009	3	1328	N	N	N 130TH ST
004	083270	0080	11/30/2009	\$323,450	\$321,000	1,340	8	2009	3	1026	N	N	430 N 130TH ST
004	083270	0130	10/06/2008	\$334,000	\$311,000	1,340	8	2009	3	1026	N	N	466 N 130TH ST
004	083270	0160	10/02/2008	\$324,000	\$301,000	1,340	8	2009	3	1364	N	N	488 N 130TH ST
004	229140	0235	07/02/2009	\$349,950	\$340,000	1,340	8	2008	3	1843	N	N	10740 WHITMAN AVE N
004	229140	0237	07/29/2009	\$320,000	\$312,000	1,340	8	2008	3	1845	N	N	10736 WHITMAN AVE N
004	229140	0238	05/05/2009	\$315,000	\$303,000	1,340	8	2008	3	1866	N	N	10738 WHITMAN AVE N
004	229140	0236	04/15/2009	\$349,950	\$335,000	1,341	8	2008	3	1779	N	N	10734 WHITMAN AVE N
004	017300	0033	09/21/2009	\$309,950	\$305,000	1,370	8	2009	3	1368	N	N	13812 A GREENWOOD AVE N
004	017300	0034	12/18/2009	\$288,000	\$287,000	1,370	8	2009	3	1002	N	N	13812 B GREENWOOD AVE N
004	017300	0037	11/16/2009	\$290,000	\$287,000	1,370	8	2009	3	1363	N	N	13816 A GREENWOOD AVE N
004	083270	0140	10/10/2008	\$324,950	\$302,000	1,390	8	2009	3	1463	N	N	478 N 130TH ST
004	891100	0050	07/11/2008	\$309,950	\$284,000	1,429	8	2007	3	1169	N	N	11214 GREENWOOD AVE N
004	891100	0051	07/11/2008	\$295,000	\$271,000	1,429	8	2007	3	875	N	N	11212 B GREENWOOD AVE N
004	083270	0070	06/24/2009	\$324,950	\$315,000	1,440	8	2009	3	1540	N	N	428 N 130TH ST
004	083270	0150	09/26/2008	\$319,950	\$297,000	1,440	8	2009	3	1059	N	N	486 N 130TH ST
004	891100	0052	06/30/2008	\$306,000	\$280,000	1,455	8	2007	3	1454	N	N	11212 C GREENWOOD AVE N
004	891100	0141	05/12/2008	\$340,000	\$309,000	1,460	8	2008	3	999	N	N	11030 B GREENWOOD AVE N
004	891100	0144	05/13/2008	\$353,000	\$321,000	1,460	8	2008	3	1107	N	N	11032 B GREENWOOD AVE N
004	891100	0151	10/08/2008	\$319,000	\$297,000	1,460	8	2008	3	1009	N	N	11014 B GREENWOOD AVE N
004	891100	0151	05/16/2008	\$331,000	\$301,000	1,460	8	2008	3	1009	N	N	11014 B GREENWOOD AVE N
004	891100	0154	06/11/2008	\$335,000	\$306,000	1,460	8	2008	3	1108	N	N	11012 B GREENWOOD AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
004	017300	0010	11/19/2009	\$290,000	\$288,000	1,480	8	2009	3	1277	N	N	13820 C GREENWOOD AVE N
004	017300	0011	12/01/2009	\$282,000	\$280,000	1,480	8	2009	3	958	N	N	13820 B GREENWOOD AVE
004	017300	0032	12/15/2009	\$293,000	\$292,000	1,480	8	2009	3	1716	N	N	13820 A GREENWOOD AVE N
004	083270	0320	05/20/2009	\$325,350	\$314,000	1,490	8	2009	3	2478	N	N	440 N 130TH ST
004	083270	0330	05/04/2009	\$315,950	\$304,000	1,490	8	2009	3	1079	N	N	442 N 130TH ST
004	083270	0340	06/12/2009	\$315,950	\$306,000	1,490	8	2009	3	995	N	N	444 N 130TH ST
004	083270	0350	05/19/2009	\$320,950	\$309,000	1,490	8	2009	3	995	N	N	446 N 130TH ST
004	083270	0360	06/04/2009	\$324,950	\$314,000	1,490	8	2009	3	1208	N	N	448 N 130TH ST
004	891100	0055	03/18/2008	\$337,000	\$304,000	1,535	8	2007	3	1342	N	N	11254 C GREENWOOD AVE N
004	614160	0075	03/16/2009	\$320,000	\$305,000	1,570	8	1960	3	8000	N	N	12045 N PARK AVE
004	891100	0054	03/24/2008	\$342,000	\$309,000	1,583	8	2007	3	1029	N	N	11214 B GREENWOOD AVE N
004	614110	0105	01/30/2008	\$417,000	\$373,000	1,740	8	1965	3	9308	N	N	12041 PHINNEY AVE N
004	229140	0475	10/07/2008	\$445,000	\$414,000	1,840	8	2007	3	4340	N	N	10509 WHITMAN AVE N
004	178550	0012	06/10/2009	\$380,000	\$368,000	1,870	8	1937	4	7400	N	N	12545 PHINNEY AVE N
004	701720	0047	10/22/2008	\$469,000	\$438,000	2,010	8	1979	3	9918	N	N	11230 FREMONT AVE N
004	614110	0199	10/02/2009	\$514,000	\$506,000	2,090	8	2009	3	3295	N	N	12014 PHINNEY AVE N
004	130630	0130	06/02/2008	\$650,000	\$593,000	2,650	8	2005	3	6577	N	N	10702 EVANSTON AVE N
004	229140	1200	02/05/2009	\$489,000	\$464,000	2,860	8	2008	3	5580	N	N	10534 PARK AVE N
004	083200	0127	02/27/2009	\$530,000	\$505,000	2,580	9	2001	3	6977	N	N	13205 BITTER PL N
005	604640	0105	07/29/2008	\$337,000	\$310,000	530	6	1944	3	5100	N	N	916 N 87TH ST
005	614560	1495	12/14/2009	\$269,000	\$268,000	670	6	1921	4	3844	N	N	740 N 102ND ST
005	554080	0140	05/07/2009	\$241,000	\$232,000	690	6	1912	4	5100	N	N	935 N 91ST ST
005	312604	9262	08/18/2008	\$320,000	\$295,000	700	6	1947	4	5904	N	N	9525 FREMONT AVE N
005	926670	0795	10/21/2009	\$314,400	\$310,000	710	6	1942	4	5100	N	N	906 N 88TH ST
005	030600	0125	09/10/2009	\$300,000	\$294,000	770	6	1928	4	5085	N	N	9815 LINDEN AVE N
005	312604	9258	05/05/2008	\$280,000	\$254,000	840	6	1947	4	5904	N	N	9535 FREMONT AVE N
005	926670	0785	10/22/2008	\$335,000	\$312,000	860	6	1932	4	5100	N	N	902 N 88TH ST
005	291720	0695	05/07/2008	\$350,000	\$318,000	880	6	1975	3	4004	N	N	9721 FREMONT AVE N
005	926670	1165	08/10/2009	\$365,000	\$356,000	940	6	1936	4	5125	N	N	747 N 88TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
005	604640	0325	06/05/2008	\$385,000	\$351,000	965	6	1916	5	5100	N	N	715 N 87TH ST
005	926670	0665	06/17/2009	\$369,000	\$357,000	980	6	1925	5	5100	N	N	747 N 89TH ST
005	614560	0365	08/04/2009	\$312,500	\$305,000	1,010	6	1986	3	3844	N	N	722 N 104TH ST
005	614560	1289	05/20/2008	\$351,000	\$320,000	1,020	6	1916	4	4133	N	N	515 N 103RD ST
005	614560	1225	09/26/2008	\$226,000	\$210,000	1,100	6	1916	4	3844	N	N	344 N 102ND ST
005	926670	0870	08/24/2009	\$376,500	\$368,000	1,200	6	1928	4	5100	N	N	926 N 88TH ST
005	152930	0316	02/14/2008	\$505,000	\$453,000	680	7	2007	3	4505	N	N	9504 DAYTON AVE N
005	604640	0455	05/28/2009	\$360,000	\$347,000	770	7	1986	3	2550	N	N	743 N 87TH ST
005	946520	0250	04/15/2009	\$321,000	\$308,000	770	7	1937	4	6284	N	N	403 N 92ND ST
005	946520	0250	05/28/2008	\$330,000	\$301,000	770	7	1937	4	6284	N	N	403 N 92ND ST
005	078900	0115	04/27/2009	\$335,000	\$322,000	780	7	1928	4	5502	N	N	9237 EVANSTON AVE N
005	030600	0730	05/15/2008	\$450,000	\$409,000	810	7	1928	4	7156	N	N	9708 LINDEN AVE N
005	614560	0755	03/12/2008	\$369,950	\$333,000	810	7	1926	4	3844	N	N	745 N 104TH ST
005	926670	0915	06/23/2009	\$286,500	\$278,000	810	7	1941	4	5100	N	N	938 N 88TH ST
005	554080	0030	10/29/2009	\$300,000	\$297,000	830	7	1930	4	5100	N	N	946 N 90TH ST
005	030600	0015	04/10/2008	\$363,100	\$328,000	850	7	1926	4	5594	N	N	705 N 100TH ST
005	614560	0027	04/29/2009	\$214,000	\$205,000	870	7	2004	3	1784	N	N	335 A N 105TH ST
005	946520	0340	08/28/2008	\$474,900	\$439,000	880	7	1928	4	6286	N	N	9027 DAYTON AVE N
005	153230	0055	12/22/2009	\$372,000	\$371,000	890	7	1921	4	4805	N	N	922 N 93RD ST
005	614560	2760	09/09/2009	\$350,000	\$343,000	900	7	1926	4	3922	N	N	906 N 100TH ST
005	604640	1295	07/22/2009	\$344,375	\$335,000	920	7	1916	4	5100	N	N	711 N 86TH ST
005	946520	0280	08/26/2008	\$424,990	\$393,000	920	7	1939	4	6286	N	N	9024 PHINNEY AVE N
005	291720	0235	02/24/2009	\$280,000	\$266,000	940	7	1940	3	5099	N	N	9702 PHINNEY AVE N
005	614560	0026	02/26/2008	\$274,900	\$247,000	940	7	2004	3	1066	N	N	335 B N 105TH ST
005	554080	0070	06/15/2009	\$399,000	\$386,000	950	7	1924	4	5100	N	N	928 N 90TH ST
005	614560	2049	11/11/2008	\$451,000	\$422,000	950	7	1984	3	3756	N	N	10101 EVANSTON AVE N
005	614560	0830	10/07/2009	\$345,000	\$340,000	1,010	7	1920	4	3844	N	N	720 N 103RD ST
005	926670	0595	07/17/2009	\$419,000	\$408,000	1,010	7	1916	4	5100	N	N	725 N 89TH ST
005	946520	0085	06/20/2008	\$415,000	\$380,000	1,010	7	1942	4	5907	N	N	9223 PHINNEY AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
005	946520	0075	07/06/2009	\$436,000	\$423,000	1,020	7	1938	5	5908	N	N	9211 PHINNEY AVE N
005	554130	0095	01/16/2008	\$380,500	\$340,000	1,040	7	1935	3	5712	N	N	915 N 92ND ST
005	643150	0283	04/21/2008	\$336,500	\$305,000	1,040	7	1921	4	4120	N	N	517 N 86TH ST
005	614560	0060	02/13/2009	\$344,950	\$328,000	1,060	7	1949	3	3844	N	N	352 N 104TH ST
005	674970	0054	02/11/2008	\$325,000	\$291,000	1,070	7	2007	3	1342	N	N	745 A N 95TH ST
005	674970	0055	01/10/2008	\$333,900	\$298,000	1,070	7	2007	3	1808	N	N	745 N 95TH ST
005	674970	0056	04/17/2008	\$319,998	\$290,000	1,070	7	2007	3	905	N	N	745 B N 95TH ST
005	674970	0057	07/22/2008	\$318,000	\$292,000	1,070	7	2007	3	894	N	N	747 A N 95TH ST
005	674970	0058	04/01/2008	\$315,000	\$284,000	1,070	7	2007	3	895	N	N	747 B N 95TH ST
005	674970	0059	07/24/2008	\$300,000	\$276,000	1,070	7	2007	3	905	N	N	749 A N 95TH ST
005	312604	9412	08/18/2008	\$299,950	\$277,000	1,100	7	1997	3	1760	N	N	710 B N 94TH ST
005	614560	1570	07/07/2008	\$327,000	\$300,000	1,100	7	1990	3	3844	N	N	923 N 103RD ST
005	614560	2870	05/18/2009	\$362,000	\$349,000	1,100	7	1938	4	3953	N	N	600 N 100TH ST
005	030600	0305	10/27/2008	\$365,000	\$341,000	1,110	7	1939	4	7628	N	N	725 N 98TH ST
005	614560	0945	09/30/2009	\$400,000	\$394,000	1,110	7	1925	4	3844	N	N	518 N 103RD ST
005	030600	0445	06/04/2008	\$350,000	\$319,000	1,130	7	1943	4	5339	N	N	726 N 97TH ST
005	312604	9447	08/03/2009	\$309,937	\$302,000	1,130	7	2005	3	1460	N	N	9313 LINDEN AVE N
005	604640	1130	07/27/2009	\$420,500	\$410,000	1,130	7	1920	4	5100	N	N	747 N 86TH ST
005	152930	0275	07/14/2009	\$330,000	\$321,000	1,150	7	1974	3	7005	N	N	9542 DAYTON AVE N
005	153230	0170	02/11/2008	\$347,500	\$311,000	1,150	7	1905	5	5080	N	N	927 N 93RD ST
005	291720	0700	07/16/2008	\$465,000	\$427,000	1,190	7	1988	3	3850	N	N	9715 FREMONT AVE N
005	643150	0065	06/17/2009	\$305,000	\$295,000	1,210	7	2000	3	1311	N	N	8712 B PHINNEY AVE N
005	643150	0145	08/06/2008	\$459,950	\$424,000	1,220	7	1955	3	7995	N	N	8739 EVANSTON AVE N
005	152930	0065	07/08/2009	\$420,000	\$408,000	1,260	7	1926	5	6004	Y	N	9501 PHINNEY AVE N
005	384610	0080	03/18/2009	\$240,000	\$229,000	1,270	7	1981	3	6079	N	N	923 N 100TH ST
005	604640	1030	11/24/2009	\$380,000	\$377,000	1,270	7	1965	3	5100	N	N	8516 LINDEN AVE N
005	604640	0685	10/02/2008	\$370,000	\$344,000	1,290	7	1911	5	5100	N	N	937 N 87TH ST
005	926670	0355	11/20/2008	\$330,000	\$309,000	1,300	7	1985	3	2550	N	N	730 N 89TH ST
005	078900	0610	06/24/2009	\$285,000	\$276,000	1,330	7	1998	3	2180	N	N	9249 FREMONT AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
005	078900	0640	11/13/2009	\$287,000	\$284,000	1,330	7	1998	3	2170	N	N	9261 FREMONT AVE N
005	614560	0923	04/20/2009	\$267,000	\$256,000	1,330	7	2003	3	1440	N	N	10305 EVANSTON AVE N
005	643150	0295	05/29/2008	\$440,000	\$401,000	1,330	7	1961	3	4120	N	N	504 N 86TH ST
005	078900	0030	06/05/2009	\$429,000	\$415,000	1,350	7	1911	4	8213	N	N	9226 DAYTON AVE N
005	312604	9287	01/14/2009	\$319,000	\$301,000	1,350	7	1950	3	6133	N	N	745 N 92ND ST
005	078900	0540	03/24/2008	\$369,500	\$333,000	1,360	7	1995	3	2204	N	N	9225 FREMONT AVE N
005	291720	0335	08/22/2008	\$381,000	\$352,000	1,360	7	1947	3	6964	N	N	9756 DAYTON AVE N
005	614560	1312	05/01/2008	\$335,000	\$304,000	1,380	7	2000	3	1225	N	N	533 A N 103RD ST
005	614560	0300	09/23/2009	\$395,500	\$389,000	1,400	7	1918	5	5766	N	N	749 N 105TH ST
005	554130	0035	12/07/2009	\$322,000	\$320,000	1,410	7	1962	3	5075	N	N	924 N 92ND ST
005	926670	0426	05/09/2008	\$439,000	\$399,000	1,420	7	1995	3	2550	N	N	712 N 89TH ST
005	078900	0295	08/21/2009	\$429,000	\$420,000	1,450	7	1937	5	9705	N	N	9014 EVANSTON AVE N
005	614560	2593	03/27/2008	\$379,000	\$342,000	1,460	7	1993	3	3762	N	N	718 N 100TH ST
005	614560	2661	10/13/2008	\$307,000	\$286,000	1,460	7	1967	3	3844	N	N	933 N 101ST ST
005	026300	0170	05/08/2008	\$300,000	\$273,000	1,480	7	1920	3	5334	N	N	9623 LINDEN AVE N
005	614560	0120	03/27/2009	\$390,000	\$373,000	1,520	7	1911	4	3844	N	N	507 N 105TH ST
005	312604	9116	06/11/2009	\$369,950	\$358,000	1,560	7	1946	4	6682	N	N	9626 FREMONT AVE N
005	152930	0290	12/15/2009	\$310,000	\$309,000	1,630	7	1922	4	6973	N	N	9528 DAYTON AVE N
005	614560	0715	03/02/2009	\$400,000	\$381,000	1,840	7	2003	3	5766	N	N	717 N 104TH ST
005	614560	1115	02/26/2008	\$400,000	\$359,000	1,880	7	1991	3	3396	N	N	314 N 103RD ST
005	614560	1075	06/09/2009	\$413,150	\$400,000	2,300	7	2000	3	3844	N	N	344 N 103RD ST
005	312604	9464	08/28/2008	\$310,000	\$287,000	780	8	2007	4	1367	N	N	737 A N 94TH ST
005	312604	9466	04/21/2008	\$104,000	\$94,000	780	8	2007	3	1103	N	N	737 C N 94TH ST
005	674970	0004	04/07/2009	\$245,500	\$235,000	840	8	2008	3	863	N	N	9414 B FREMONT AVE N
005	030600	0562	07/01/2009	\$284,950	\$276,000	920	8	2008	3	843	N	N	931 C N 98TH ST
005	030600	0563	05/21/2009	\$279,950	\$270,000	920	8	2008	3	1032	N	N	933 C N 98TH ST
005	030600	0564	11/18/2008	\$269,950	\$253,000	920	8	2008	3	892	N	N	933 B N 98TH ST
005	030600	0560	04/14/2009	\$279,950	\$268,000	960	8	2008	3	915	N	N	931 A N 98TH ST
005	312604	9455	10/01/2009	\$298,500	\$294,000	980	8	2006	3	1079	N	N	741 C N 94TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
005	030600	0565	11/05/2009	\$280,000	\$277,000	1,020	8	2008	3	1275	N	N	933 A N 98TH ST
005	674970	0029	07/23/2008	\$310,000	\$285,000	1,050	8	1997	3	1171	N	N	721 B N 95TH ST
005	614560	0901	07/28/2008	\$319,950	\$294,000	1,080	8	2008	3	1407	N	N	539 A N 104TH ST
005	312604	9475	09/12/2008	\$282,000	\$261,000	1,090	8	2008	3	1703	N	N	713 B N 94TH ST
005	674970	0003	11/06/2008	\$299,000	\$279,000	1,090	8	2008	3	1190	N	N	9414 A FREMONT AVE N
005	674970	0006	02/26/2009	\$275,000	\$262,000	1,090	8	2008	3	1183	N	N	9414 C FREMONT AVE N
005	674970	0105	04/17/2008	\$313,000	\$283,000	1,110	8	1998	3	1254	N	N	718 A N 94TH ST
005	674970	0046	09/05/2008	\$335,000	\$310,000	1,170	8	1999	3	1467	N	N	731 C N 95TH ST
005	030600	0566	01/14/2009	\$292,500	\$276,000	1,190	8	2008	3	1415	N	N	935 A N 98TH ST
005	674970	0043	09/09/2008	\$305,000	\$282,000	1,190	8	1999	3	1214	N	N	727 C N 95TH ST
005	674970	0120	06/30/2008	\$319,000	\$292,000	1,200	8	1998	3	1376	N	N	718 I N 94TH ST
005	614560	0041	07/01/2008	\$308,975	\$283,000	1,220	8	2007	3	1086	N	N	345 N 105TH ST
005	614560	0042	07/08/2008	\$295,500	\$271,000	1,220	8	2007	3	1075	N	N	345 B N 105TH ST
005	674970	0040	05/22/2008	\$309,000	\$281,000	1,240	8	1999	3	1480	N	N	727 A N 95TH ST
005	026300	0008	12/17/2009	\$299,950	\$299,000	1,250	8	2009	3	1396	N	N	931 C N 97TH ST
005	312604	9469	02/13/2008	\$385,000	\$345,000	1,250	8	2007	3	1354	N	N	746 N 92ND ST
005	674970	0044	07/07/2009	\$264,000	\$256,000	1,250	8	1999	3	1407	N	N	731 A N 95TH ST
005	026300	0014	06/06/2009	\$314,000	\$303,000	1,260	8	2009	3	1396	N	N	925 C N 97TH ST
005	674970	0110	12/04/2009	\$320,000	\$318,000	1,260	8	1998	3	1634	N	N	718 D N 94TH ST
005	026300	0013	10/20/2009	\$309,950	\$306,000	1,280	8	2009	3	1434	N	N	933 A N 97TH ST
005	026300	0020	11/17/2009	\$309,950	\$307,000	1,280	8	2009	3	1434	N	N	927 A N 97TH ST
005	026300	0356	05/15/2008	\$325,000	\$296,000	1,300	8	2005	3	1075	N	N	908 B N 95TH ST
005	026300	0358	06/09/2008	\$350,000	\$320,000	1,300	8	2005	3	1402	N	N	908 A N 95TH ST
005	030600	0567	11/03/2008	\$305,000	\$285,000	1,310	8	2008	3	1135	N	N	935 B N 198TH ST
005	026300	0345	01/28/2008	\$329,950	\$295,000	1,330	8	2007	3	1441	N	N	734 A N 95TH ST
005	312604	9333	03/04/2008	\$381,500	\$343,000	1,330	8	2007	3	1550	N	N	739 A N 94TH ST
005	643150	0154	07/24/2008	\$420,000	\$386,000	1,340	8	1950	3	8390	N	N	8753 EVANSTON AVE N
005	674970	0002	02/20/2009	\$319,950	\$304,000	1,340	8	2008	3	1384	N	N	9412 FREMONT AVE N
005	674970	0008	03/04/2009	\$319,950	\$305,000	1,340	8	2008	3	1384	N	N	9416 FREMONT AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
005	026300	0338	05/15/2008	\$335,000	\$305,000	1,350	8	1998	3	1698	N	N	730 N 95TH ST
005	312604	9058	10/12/2009	\$314,950	\$310,000	1,360	8	2008	3	4037	N	N	711 A N 94TH ST
005	312604	9343	10/13/2009	\$314,950	\$311,000	1,360	8	2008	3	2712	N	N	709 A N 94TH ST
005	312604	9344	04/27/2009	\$319,950	\$307,000	1,360	8	2008	3	2710	N	N	707 A N 94TH ST
005	312604	9345	05/08/2009	\$319,950	\$308,000	1,360	8	2008	3	4079	N	N	705 A N 94TH ST
005	312604	9347	05/21/2009	\$319,950	\$308,000	1,360	8	2008	3	1167	N	N	705 N 94TH ST
005	312604	9480	10/12/2009	\$314,950	\$310,000	1,360	8	2008	3	1167	N	N	711 C N 94TH ST
005	312604	9483	05/18/2009	\$319,950	\$308,000	1,360	8	2008	3	2045	N	N	711 F N 94TH ST
005	312604	9494	12/02/2009	\$314,950	\$313,000	1,360	8	2008	3	1167	N	N	709 D N 94TH ST
005	312604	9494	10/27/2009	\$314,950	\$311,000	1,360	8	2008	3	1167	N	N	709 D N 94TH ST
005	312604	9499	10/27/2009	\$314,950	\$311,000	1,360	8	2008	3	1167	N	N	707 D N 94TH ST
005	312604	9501	05/18/2009	\$319,950	\$308,000	1,360	8	2008	3	2030	N	N	707 F N 94TH ST
005	312604	9502	06/08/2009	\$319,950	\$309,000	1,360	8	2008	3	1150	N	N	705 D N 94TH ST
005	312604	9503	10/19/2009	\$314,950	\$311,000	1,360	8	2008	3	854	N	N	705 E N 94TH ST
005	312604	9504	04/27/2009	\$319,950	\$307,000	1,360	8	2008	3	1963	N	N	705 F N 94TH ST
005	674970	0001	04/07/2009	\$299,950	\$287,000	1,360	8	2008	3	1492	N	N	9410 FREMONT AVE N
005	674970	0005	04/24/2009	\$295,950	\$284,000	1,360	8	2008	3	1499	N	N	9418 FREMONT AVE N
005	026300	0323	05/22/2009	\$325,000	\$313,000	1,430	8	2002	3	1530	N	N	718 A N 95TH ST
005	026300	0009	10/13/2009	\$309,950	\$306,000	1,440	8	2009	3	1102	N	N	931 B N 97TH ST
005	312604	9470	01/28/2008	\$409,950	\$367,000	1,450	8	2007	3	1593	N	N	748 A N 92ND ST
005	926670	0630	10/31/2008	\$400,000	\$374,000	1,450	8	2002	3	2550	N	N	737 N 89TH ST
005	604640	0155	09/23/2008	\$425,000	\$395,000	1,460	8	1959	3	5102	N	N	750 N 87TH ST
005	312604	9334	06/16/2009	\$360,000	\$348,000	1,520	8	2008	3	1498	N	N	9238 FREMONT AVE N
005	312604	9484	06/16/2009	\$359,000	\$347,000	1,520	8	2008	3	1762	N	N	701 N 94TH ST
005	312604	9485	06/10/2009	\$360,000	\$348,000	1,520	8	2008	3	1913	N	N	703 N 94TH ST
005	312604	9486	06/23/2009	\$360,000	\$349,000	1,520	8	2008	3	1652	N	N	9240 FREMONT AVE N
005	026300	0003	07/22/2009	\$314,000	\$306,000	1,530	8	2009	3	1509	N	N	935 A N 97TH ST
005	026300	0010	07/17/2009	\$312,000	\$303,000	1,530	8	2009	3	1509	N	N	931 A N 97TH ST
005	026300	0016	06/11/2009	\$314,950	\$305,000	1,530	8	2009	3	1509	N	N	925 A N 97TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
005	026300	0018	10/26/2009	\$309,950	\$306,000	1,530	8	2009	3	1131	N	N	927 B N 97TH ST
005	312604	9505	11/06/2009	\$332,000	\$329,000	1,540	8	2009	3	1006	N	N	723 B N 94TH ST
005	312604	9506	09/17/2009	\$335,000	\$329,000	1,540	8	2009	3	1334	N	N	723 C N 94TH ST
005	312604	9508	12/10/2009	\$335,000	\$333,000	1,540	8	2009	3	1157	N	N	725 B N 94TH ST
005	312604	9509	10/21/2009	\$339,000	\$335,000	1,540	8	2009	3	1556	N	N	725 C N 94TH ST
005	674970	0035	11/10/2008	\$350,000	\$327,000	1,540	8	2008	3	1591	N	N	725 D N 95TH ST
005	312604	9254	09/18/2009	\$339,000	\$333,000	1,550	8	2009	3	1353	N	N	723 A N 94TH ST
005	312604	9507	08/22/2009	\$339,000	\$332,000	1,550	8	2009	3	1548	N	N	725 A N 94TH ST
005	026300	0004	07/21/2009	\$310,000	\$302,000	1,560	8	2009	3	1547	N	N	937 C N 97TH ST
005	026300	0011	06/08/2009	\$315,000	\$304,000	1,560	8	2009	3	1547	N	N	933 C N 97TH ST
005	026300	0017	06/03/2009	\$314,950	\$304,000	1,560	8	2009	3	1548	N	N	927 C N 97TH ST
005	674970	0103	09/15/2009	\$302,000	\$296,000	1,570	8	1994	3	1090	N	N	726 B N 94TH ST
005	614560	0040	03/04/2008	\$396,500	\$357,000	1,630	8	2007	3	1677	N	N	347 N 105TH ST
005	312604	9510	10/12/2009	\$339,000	\$334,000	1,680	8	2008	3	1175	N	N	717 B N 94TH ST
005	312604	9511	07/23/2009	\$359,000	\$350,000	1,680	8	2008	3	1255	N	N	717 C N 94TH ST
005	312604	9512	09/18/2009	\$349,000	\$343,000	1,680	8	2008	3	1485	N	N	717 D N 94TH ST
005	312604	9513	05/22/2009	\$352,756	\$340,000	1,680	8	2008	3	2309	N	N	721 N 94TH ST
005	312604	9227	06/15/2009	\$360,000	\$348,000	1,700	8	2008	3	2309	N	N	717 A N 94TH ST
005	926670	0475	08/21/2009	\$440,000	\$430,000	1,930	8	1990	3	6006	N	N	700 N 89TH ST
005	078900	0290	05/01/2008	\$695,000	\$631,000	1,980	8	2008	3	6051	N	N	9018 EVANSTON AVE N
005	026300	0171	05/28/2009	\$497,500	\$480,000	2,520	8	2008	3	5460	N	N	9619 LINDEN AVE N
005	026300	0172	09/08/2009	\$499,950	\$491,000	2,520	8	2008	3	5459	N	N	9615 LINDEN AVE N
008	926820	0345	07/03/2008	\$339,950	\$312,000	550	5	1923	3	5040	N	N	9222 8TH AVE NW
008	617090	0215	10/05/2009	\$349,900	\$345,000	600	5	1928	4	7268	N	N	108 NW 100TH ST
008	277660	0090	10/21/2009	\$310,000	\$306,000	670	5	1945	4	7100	N	N	8529 14TH AVE NW
008	663890	0080	08/13/2009	\$249,990	\$244,000	680	5	1936	3	2500	N	N	8533 11TH AVE NW
008	617090	0090	06/19/2008	\$319,000	\$292,000	700	5	1928	3	5450	N	N	200 N 100TH ST
008	618470	0040	12/09/2009	\$285,000	\$283,000	730	5	1948	3	7620	N	N	9714 PALATINE AVE N
008	291520	0090	03/04/2008	\$434,950	\$391,000	750	5	1922	5	5461	N	N	9749 PALATINE AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
008	101400	0070	06/19/2008	\$302,500	\$277,000	570	6	1953	3	6223	N	N	9227 PALATINE AVE N
008	117200	0070	06/08/2009	\$375,000	\$363,000	670	6	1940	4	6350	N	N	9008 PALATINE AVE N
008	926820	0291	05/19/2009	\$330,000	\$318,000	680	6	1932	3	5000	N	N	9245 7TH AVE NW
008	291520	0050	07/20/2009	\$360,000	\$350,000	700	6	1925	4	5461	N	N	9736 PALATINE AVE N
008	759570	0060	05/20/2009	\$324,000	\$312,000	700	6	1940	5	4960	N	N	8808 9TH AVE NW
008	053400	0060	12/02/2009	\$312,700	\$311,000	720	6	1942	4	6896	N	N	310 NW 97TH ST
008	158860	0065	09/22/2009	\$345,000	\$339,000	720	6	1941	3	4500	N	N	9007 8TH AVE NW
008	094600	0255	12/10/2008	\$275,000	\$258,000	730	6	1942	3	4650	N	N	653 NW 86TH ST
008	277660	0036	04/20/2009	\$387,500	\$372,000	730	6	1923	4	4920	N	N	8529 13TH AVE NW
008	291470	0120	05/01/2008	\$339,500	\$308,000	740	6	1941	4	6350	N	N	9552 PALATINE AVE N
008	094600	0025	07/10/2009	\$350,000	\$340,000	770	6	1938	3	4950	N	N	620 NW 87TH ST
008	158860	0080	11/24/2008	\$367,000	\$344,000	770	6	1929	3	4023	N	N	816 NW 90TH ST
008	362603	9289	05/08/2009	\$330,000	\$317,000	800	6	1927	4	6430	N	N	9527 PALATINE AVE N
008	094600	0110	07/14/2009	\$400,000	\$389,000	830	6	1920	4	4002	N	N	631 NW 87TH ST
008	053400	0165	09/25/2009	\$375,000	\$369,000	840	6	1947	3	8040	N	N	9525 3RD AVE NW
008	094600	0165	06/04/2009	\$417,500	\$403,000	870	6	1929	4	4600	N	N	636 NW 86TH ST
008	158860	0205	06/24/2008	\$410,000	\$375,000	870	6	1938	3	6405	N	N	9018 9TH AVE NW
008	186240	0441	08/05/2008	\$325,700	\$300,000	870	6	1940	3	6826	N	N	9017 13TH AVE NW
008	618470	0080	03/26/2009	\$260,000	\$248,000	870	6	1948	3	7620	N	N	9702 1ST AVE NW
008	751500	0078	06/11/2008	\$355,000	\$324,000	870	6	1941	4	6179	N	N	8727 13TH AVE NW
008	235680	0020	05/29/2008	\$431,800	\$394,000	880	6	1918	5	6650	N	N	8526 13TH AVE NW
008	350160	0045	06/17/2009	\$318,700	\$308,000	880	6	1911	4	4800	N	N	337 NW 90TH ST
008	926820	0625	08/18/2008	\$370,000	\$342,000	880	6	1952	4	7560	N	N	9045 4TH AVE NW
008	923290	0100	05/22/2009	\$318,000	\$307,000	890	6	1945	4	6350	N	N	9232 1ST AVE NW
008	394190	0091	02/29/2008	\$299,950	\$270,000	910	6	1921	3	4685	N	N	9517 4TH AVE NW
008	618470	0085	01/24/2008	\$400,000	\$358,000	910	6	1947	3	6350	N	N	9708 1ST AVE NW
008	781870	0500	05/08/2008	\$438,000	\$398,000	930	6	1916	4	3000	N	N	8528 DIBBLE AVE NW
008	053400	0007	07/22/2009	\$427,000	\$416,000	960	6	1943	5	7370	N	N	9757 3RD AVE NW
008	101400	0175	03/14/2008	\$300,000	\$270,000	970	6	1918	4	6350	N	N	9210 2ND AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
008	926820	0316	06/12/2009	\$274,000	\$265,000	980	6	1916	3	6174	N	N	9201 7TH AVE NW
008	350110	0015	09/25/2008	\$375,000	\$348,000	990	6	1912	4	4800	N	N	609 NW 90TH ST
008	350110	0175	04/22/2009	\$452,000	\$434,000	1,000	6	1985	3	4800	N	N	651 NW 89TH ST
008	926820	0210	08/20/2009	\$269,233	\$263,000	1,010	6	1951	3	7560	N	N	9233 6TH AVE NW
008	926820	0670	06/19/2008	\$385,000	\$352,000	1,010	6	1910	4	5040	N	N	9008 6TH AVE NW
008	759570	0295	03/10/2009	\$310,000	\$295,000	1,030	6	1920	3	3960	N	N	859 NW 88TH ST
008	101400	0090	10/13/2009	\$380,000	\$375,000	1,070	6	1923	4	6350	N	N	9209 PALATINE AVE N
008	250800	0065	01/28/2008	\$346,000	\$309,000	1,110	6	1937	4	3175	N	N	8734 1ST AVE NW
008	923290	0078	05/23/2008	\$392,000	\$357,000	1,120	6	1943	4	6350	N	N	9247 PALATINE AVE N
008	094500	0300	12/10/2008	\$350,000	\$329,000	1,130	6	1918	3	4600	N	N	337 NW 87TH ST
008	394190	0057	06/10/2008	\$370,000	\$338,000	1,130	6	1940	4	5400	N	N	9556 6TH AVE NW
008	362603	9028	06/01/2009	\$320,000	\$309,000	1,160	6	1917	4	7491	N	N	110 NW 101ST ST
008	291520	0115	07/02/2008	\$395,000	\$362,000	1,330	6	1920	4	5461	N	N	9736 1ST AVE NW
008	759570	0075	04/21/2008	\$550,000	\$499,000	1,450	6	1927	3	4963	N	N	8805 DIBBLE AVE NW
008	759570	0075	08/04/2008	\$376,000	\$346,000	1,450	6	1927	3	4963	N	N	8805 DIBBLE AVE NW
008	362603	9263	07/03/2008	\$460,000	\$422,000	1,460	6	1920	3	12705	N	N	100 N 101ST ST
008	781870	0325	08/26/2008	\$280,000	\$259,000	1,470	6	1973	3	5000	N	N	8524 9TH AVE NW
008	291470	0070	09/19/2008	\$268,500	\$249,000	1,540	6	1930	3	6350	N	N	9534 PALATINE AVE N
008	186540	0071	03/12/2008	\$309,950	\$279,000	798	7	2007	3	1052	N	N	9523 B 8TH AVE NW
008	186540	0072	04/25/2008	\$330,850	\$300,000	798	7	2007	3	904	N	N	9523 A 8TH AVE NW
008	186540	0073	03/19/2008	\$319,950	\$288,000	798	7	2007	3	904	N	N	9521 B 8TH AVE NW
008	186540	0075	02/22/2008	\$311,000	\$279,000	798	7	2007	3	844	N	N	9519 B 8TH AVE NW
008	186540	0076	03/05/2008	\$329,000	\$296,000	798	7	2007	3	904	N	N	9519 A 8TH AVE NW
008	186540	0077	09/20/2009	\$279,950	\$275,000	798	7	2007	3	904	N	N	9517 B 8TH AVE NW
008	186540	0079	08/22/2009	\$280,000	\$274,000	798	7	2007	3	1053	N	N	9517 A 8TH AVE NW
008	268810	0070	02/20/2008	\$355,000	\$319,000	860	7	1943	3	5670	N	N	9016 12TH AVE NW
008	362603	9317	05/07/2008	\$338,000	\$307,000	900	7	1955	3	6350	N	N	9512 PALATINE AVE N
008	291520	0163	11/17/2009	\$385,000	\$382,000	940	7	1995	3	3302	N	N	9747 1ST AVE NW
008	926820	0520	11/19/2008	\$295,000	\$276,000	980	7	1950	3	7434	N	N	9009 6TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
008	250800	0155	03/10/2008	\$358,500	\$323,000	1,000	7	1932	4	6350	N	N	8752 2ND AVE NW
008	094600	0287	11/24/2009	\$175,000	\$173,000	1,040	7	1997	3	1150	N	N	638 NW 85TH ST
008	362603	9403	07/27/2009	\$316,500	\$308,000	1,040	7	1999	3	1110	N	N	9503 8TH AVE NW
008	926820	0672	12/02/2008	\$392,750	\$369,000	1,050	7	1979	3	5060	N	N	9004 6TH AVE NW
008	291470	0240	06/20/2008	\$420,000	\$384,000	1,060	7	1926	3	6700	N	N	103 NW 97TH ST
008	394190	0072	07/30/2008	\$385,000	\$354,000	1,070	7	1947	3	8820	N	N	9532 6TH AVE NW
008	158860	0140	03/13/2008	\$425,000	\$383,000	1,110	7	1962	3	6788	N	N	9043 DIBBLE AVE NW
008	158860	0225	10/23/2009	\$392,300	\$388,000	1,120	7	1952	4	6397	N	N	9036 9TH AVE NW
008	362603	9215	01/22/2009	\$349,950	\$331,000	1,140	7	1960	4	5000	N	N	208 NW 95TH ST
008	362603	9392	06/10/2008	\$445,000	\$407,000	1,200	7	1982	3	5050	N	N	9709 6TH AVE NW
008	186240	0305	03/24/2008	\$505,000	\$456,000	1,210	7	1991	3	5414	N	N	9202 9TH AVE NW
008	341370	0150	11/20/2009	\$288,985	\$287,000	1,240	7	2010	3	1255	N	N	10130 D HOLMAN RD NW
008	618470	0140	09/09/2009	\$325,000	\$319,000	1,250	7	1960	3	7620	N	N	9714 2ND AVE NW
008	277660	0067	06/24/2008	\$408,000	\$374,000	1,260	7	1938	3	7526	N	N	8553 14TH AVE NW
008	053400	0111	06/08/2009	\$298,950	\$289,000	1,270	7	2008	3	875	N	N	9744 B 4TH AVE NW
008	053400	0112	08/25/2008	\$349,950	\$323,000	1,270	7	2008	3	1242	N	N	9744 A 4TH AVE NW
008	053400	0117	06/29/2009	\$304,450	\$295,000	1,270	7	2008	3	875	N	N	9750 B 4TH AVE NW
008	053400	0118	02/10/2009	\$319,950	\$304,000	1,270	7	2008	3	1241	N	N	9750 A 4TH AVE NW
008	053400	0109	06/12/2009	\$319,950	\$309,000	1,280	7	2008	3	1373	N	N	9748 C 4TH AVE NW
008	053400	0113	12/12/2008	\$319,950	\$301,000	1,280	7	2008	3	1452	N	N	9746 A 4TH AVE NW
008	053400	0115	03/02/2009	\$319,950	\$305,000	1,280	7	2008	3	1189	N	N	9750 C 4TH AVE NW
008	053400	0116	11/03/2009	\$310,000	\$307,000	1,280	7	2008	3	1373	N	N	9746 C 4TH AVE NW
008	053400	0119	05/07/2009	\$315,000	\$303,000	1,280	7	2008	3	1452	N	N	9748 A 4TH AVE NW
008	053400	0124	06/08/2009	\$315,000	\$304,000	1,280	7	2008	3	1406	N	N	9752 4TH AVE NW
008	053400	0128	07/10/2009	\$325,000	\$316,000	1,280	7	2008	3	1597	N	N	319 NW 100TH ST
008	094600	0005	03/19/2008	\$410,000	\$370,000	1,290	7	1927	4	4800	N	N	602 NW 87TH ST
008	053400	0114	08/05/2009	\$309,950	\$302,000	1,310	7	2008	3	1017	N	N	9746 B 4TH AVE NW
008	053400	0126	09/18/2009	\$304,950	\$299,000	1,310	7	2008	3	1018	N	N	9754 4TH AVE NW
008	053400	0127	07/28/2009	\$309,950	\$302,000	1,310	7	2008	3	1016	N	N	9756 4TH AVE NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
008	053400	0129	07/13/2009	\$306,850	\$298,000	1,310	7	2008	3	1017	N	N	9748 B 4TH AVE NW
008	759570	0190	10/21/2008	\$355,000	\$331,000	1,380	7	1983	3	4746	N	N	822 NW 88TH ST
008	277660	0106	10/16/2009	\$443,850	\$438,000	1,470	7	1995	3	5913	N	N	8515 14TH AVE NW
008	781870	0521	09/10/2009	\$275,000	\$270,000	1,470	7	1983	3	5040	N	N	8534 DIBBLE AVE NW
008	117200	0475	09/17/2008	\$329,400	\$306,000	1,480	7	1953	3	5950	N	N	9026 3RD AVE NW
008	350160	0150	04/28/2009	\$470,000	\$452,000	1,490	7	1988	3	4800	N	N	317 NW 89TH ST
008	268810	0120	06/22/2009	\$429,000	\$416,000	1,520	7	1920	5	5100	N	N	9030 11TH AVE NW
008	268810	0046	06/11/2008	\$560,000	\$512,000	1,720	7	1915	5	8169	N	N	9039 11TH AVE NW
008	186240	0355	10/20/2008	\$529,000	\$493,000	1,920	7	2003	3	5404	N	N	9202 DIBBLE AVE NW
008	341370	0100	12/21/2009	\$380,600	\$379,000	2,320	7	2010	3	1983	N	N	10136 B HOLMAN RD NW
008	341370	0120	11/19/2009	\$402,000	\$399,000	2,320	7	2010	3	2204	N	N	10134 B HOLMAN RD NW
008	365420	0023	02/12/2008	\$333,500	\$299,000	1,200	8	2007	3	1195	N	N	10203 A 1ST AVE NW
008	781870	0171	03/06/2009	\$347,000	\$331,000	1,280	8	2008	3	1290	N	N	8509 9TH AVE NW
008	365420	0022	08/26/2008	\$319,950	\$296,000	1,320	8	2007	3	1010	N	N	10203 B 1ST AVE NW
008	365420	0020	02/20/2008	\$350,000	\$314,000	1,330	8	2007	3	1816	N	N	10201 A 1ST AVE NW
008	365420	0021	02/20/2008	\$364,000	\$327,000	1,330	8	2007	3	1228	N	N	10201 B 1ST AVE NW
008	365420	0024	07/22/2008	\$334,000	\$307,000	1,330	8	2007	3	1360	N	N	10205 B 1ST AVE NW
008	365420	0026	04/17/2008	\$345,000	\$312,000	1,330	8	2007	3	1521	N	N	10205 A 1ST AVE NW
008	781870	0170	04/03/2009	\$330,000	\$316,000	1,340	8	2008	3	1603	N	N	902 NW 85TH ST
008	781870	0174	03/11/2009	\$340,000	\$324,000	1,460	8	2008	3	1099	N	N	8503 9TH AVE NW
008	781870	0172	05/26/2009	\$339,950	\$328,000	1,480	8	2008	3	1097	N	N	8507 9TH AVE NW
008	781870	0173	03/11/2009	\$342,000	\$326,000	1,480	8	2008	3	1098	N	N	8505 9TH AVE NW
008	751500	0130	07/30/2008	\$368,000	\$339,000	1,490	8	2008	3	1281	N	N	8714 C MARY AVE NW
008	751500	0132	07/10/2008	\$368,000	\$338,000	1,490	8	2008	3	1666	N	N	8714 A MARY AVE NW
008	751500	0131	12/04/2008	\$358,900	\$337,000	1,500	8	2008	3	958	N	N	8714 B MARY AVE NW
008	751500	0133	07/10/2008	\$379,800	\$349,000	1,670	8	2008	3	1604	N	N	8712 A MARY AVE NW
008	751500	0135	08/07/2008	\$375,000	\$346,000	1,670	8	2008	3	1591	N	N	8712 C MARY AVE NW
008	751500	0134	10/03/2008	\$374,000	\$348,000	1,690	8	2008	3	1244	N	N	8712 B MARY AVE NW
008	341370	0130	12/28/2009	\$395,000	\$394,000	2,320	8	2009	3	2267	N	N	10134 A HOLMAN RD NW

**Improved Sales Used In This Physical Inspection Analysis
Area 5**

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
008	663890	0430	10/12/2009	\$555,000	\$548,000	2,350	8	2005	3	6450	N	N	8532 10TH AVE NW
008	094500	0125	05/19/2009	\$580,000	\$559,000	2,500	8	2005	3	5000	N	N	312 NW 87TH ST
008	268810	0085	04/17/2009	\$550,000	\$528,000	2,500	8	2008	3	7049	N	N	1116 NW 90TH ST
008	268810	0084	03/24/2009	\$550,000	\$526,000	2,590	8	2008	3	5783	N	N	9004 12TH AVE NW
008	926820	0296	07/14/2009	\$560,000	\$545,000	2,700	8	2008	3	5042	N	N	9243 7TH AVE NW
008	926820	0296	04/09/2008	\$225,000	\$203,000	2,700	8	2008	3	5042	N	N	9243 7TH AVE NW
008	268810	0083	04/27/2009	\$575,000	\$553,000	2,970	8	2008	3	5604	N	N	9000 12TH AVE NW
008	094500	0570	03/26/2008	\$860,000	\$777,000	2,210	9	2006	3	4650	N	N	349 NW 86TH ST
008	923290	0145	11/04/2008	\$650,000	\$608,000	2,750	9	2008	3	6350	N	N	9239 2ND AVE NW
Area Sub													
6-5	303420	0166	02/10/2009	\$850,000	\$791,000	2,360	8	1966	4	10,985	Y	Y	2135 N 128TH ST
6-5	303420	0645	12/03/2008	\$910,000	\$836,000	1,580	7	1935	3	38,704	Y	Y	1700 N 22 ND ST
6-5	303420	0611	07/01/2008	\$895,000	\$793,000	1,420	8	1951	4	20,411	Y	Y	12212 DENSMORE AVE N

**Improved Sales Removed From This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	076700	0230	07/29/2009	\$350,000	NO MARKET EXPOSURE
002	113900	0585	02/25/2008	\$518,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	113900	0900	09/08/2008	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	287460	0285	04/21/2009	\$362,000	FORCED SALE
002	362603	9078	01/15/2009	\$182,540	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	362603	9078	01/15/2009	\$109,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	362603	9174	06/30/2009	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	391840	0147	12/01/2009	\$375,000	EXEMPT FROM EXCISE TAX
002	391840	0152	07/28/2009	\$499,000	FORCED SALE; RELOCATION - SALE TO SERVICE
002	440320	0155	08/08/2009	\$82,622	QUIT CLAIM DEED
002	515120	0390	10/20/2009	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	682410	0120	02/06/2009	\$94,099	QUIT CLAIM DEED
002	682510	0050	12/18/2009	\$235,000	NO MARKET EXPOSURE
002	730890	0120	10/26/2009	\$531,765	BANKRUPTCY - RECEIVER OR TRUSTEE
002	914410	0315	05/05/2009	\$200,000	QUIT CLAIM DEED
004	178550	0012	12/23/2008	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	192604	9199	05/08/2009	\$282,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	192604	9277	03/17/2009	\$319,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	192604	9377	07/27/2009	\$233,922	QUIT CLAIM DEED
004	192604	9388	01/14/2009	\$575,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	229140	0341	12/14/2009	\$273,500	RELOCATION - SALE TO SERVICE
004	229140	0745	06/07/2008	\$60,950	QUIT CLAIM DEED
004	229140	0755	06/19/2008	\$500,000	MULTI-PARCEL SALE
004	229140	1525	01/17/2008	\$228,000	QUIT CLAIM DEED
004	291620	0037	08/21/2008	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	291620	0052	03/31/2009	\$244,377	NON-REPRESENTATIVE SALE
004	364510	0310	06/26/2009	\$220,500	QUIT CLAIM DEED
004	614060	0060	06/18/2009	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	614110	0199	07/14/2008	\$405,000	MULTI-PARCEL SALE
004	614110	0200	07/14/2008	\$405,000	MULTI-PARCEL SALE
004	614160	0005	02/24/2008	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	614160	0015	04/23/2009	\$265,000	NON-REPRESENTATIVE SALE
004	614160	0085	12/23/2008	\$57,525	QUIT CLAIM DEED
004	701720	0087	05/06/2008	\$552,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	863060	0020	06/09/2009	\$230,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	891100	0220	07/23/2009	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	891100	0646	05/31/2008	\$16,996	RELATED PARTY, FRIEND, OR NEIGHBOR
004	930200	0040	10/25/2008	\$337,372	QUIT CLAIM DEED
005	026300	0171	01/25/2008	\$350,000	MULTI-PARCEL SALE
005	026300	0172	01/25/2008	\$350,000	MULTI-PARCEL SALE
005	026300	0360	06/17/2008	\$114,680	QUIT CLAIM DEED

**Improved Sales Removed From This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	030600	0030	02/06/2009	\$163,500	QUIT CLAIM DEED
005	030600	0695	06/01/2009	\$78,000	QUIT CLAIM DEED
005	312604	9194	03/14/2008	\$200,000	QUIT CLAIM DEED
005	312604	9466	04/21/2008	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	312604	9476	09/10/2008	\$169,200	BUILDER OR DEVELOPER SALES
005	554130	0045	05/23/2008	\$158,954	RELATED PARTY, FRIEND, OR NEIGHBOR
005	554130	0050	02/05/2008	\$195,000	QUIT CLAIM DEED
005	614560	0145	08/28/2008	\$243,000	EXEMPT FROM EXCISE TAX
005	614560	0437	12/23/2009	\$263,500	RELOCATION - SALE BY SERVICE
005	614560	0437	12/11/2009	\$263,500	RELOCATION - SALE TO SERVICE
005	614560	0900	05/28/2009	\$274,950	STATEMENT TO DOR
005	614560	0902	03/08/2009	\$265,000	STATEMENT TO DOR
005	614560	1126	01/14/2008	\$420,000	CHANGE OF USE
005	614560	1320	06/26/2009	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	614560	1819	03/12/2009	\$120,000	NON-REPRESENTATIVE SALE
005	614560	2305	01/14/2008	\$300,000	MULTI-PARCEL SALE
005	926670	0880	04/02/2009	\$150,000	STATEMENT TO DOR
005	926670	1055	10/26/2009	\$110,472	QUIT CLAIM DEED
008	053400	0007	02/13/2008	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	053400	0060	07/29/2009	\$191,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	053400	0195	09/03/2008	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	053400	0211	12/07/2009	\$343,800	MULTI-PARCEL SALE
008	094600	0130	10/21/2009	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	094600	0140	05/06/2009	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	094600	0210	09/10/2009	\$412,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	094600	0260	05/13/2009	\$180,370	QUIT CLAIM DEED
008	094600	0290	11/04/2008	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	158860	0005	06/03/2008	\$325,000	SHORT SALE
008	158860	0060	02/12/2008	\$437,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	158860	0155	01/18/2008	\$87,166	QUIT CLAIM DEED
008	186240	0175	05/01/2008	\$478,000	MULTI-PARCEL SALE
008	186240	0210	07/22/2008	\$381,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	186240	0342	05/11/2009	\$350,500	NO MARKET EXPOSURE
008	186240	0423	01/23/2008	\$550,000	PLOTTAGE
008	186240	0445	11/21/2008	\$385,000	SHORT SALE
008	211770	0050	12/08/2009	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	235680	0015	05/28/2008	\$399,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	250800	0225	12/17/2009	\$245,000	MULTI-PARCEL SALE
008	291470	0391	01/29/2008	\$187,659	QUIT CLAIM DEED
008	291470	0435	06/01/2009	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	292070	0060	10/08/2009	\$310,200	SHORT SALE
008	292070	0120	09/10/2008	\$327,500	NO MARKET EXPOSURE
008	362603	9060	08/18/2009	\$349,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	362603	9112	10/22/2009	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	362603	9325	04/21/2009	\$529,900	STATEMENT TO DOR
008	362603	9368	10/13/2009	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	362603	9408	01/16/2008	\$247,530	QUIT CLAIM DEED

**Improved Sales Removed From This Physical Inspection Analysis
Area 5**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	617090	0060	11/10/2009	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	617090	0185	10/28/2008	\$159,555	QUIT CLAIM DEED
008	617090	0215	10/05/2009	\$349,900	RELOCATION - SALE TO SERVICE
008	618470	0115	07/22/2008	\$125,000	QUIT CLAIM DEED
008	663890	0085	01/11/2008	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	663890	0420	02/06/2008	\$479,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	663890	0535	08/08/2008	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	751500	0016	10/26/2009	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	751500	0128	08/28/2008	\$515,000	STATEMENT TO DOR
008	759570	0185	11/09/2009	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	926820	0030	03/27/2009	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	926820	0050	10/22/2008	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	926820	0151	06/10/2008	\$369,777	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	926820	0190	10/07/2008	\$77,700	QUIT CLAIM DEED
008	926820	0193	02/08/2008	\$106,486	QUIT CLAIM DEED
008	926820	0235	07/16/2008	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	926820	0400	08/26/2008	\$106,667	QUIT CLAIM DEED
008	926820	0755	03/19/2009	\$274,500	GOVERNMENT AGENCY
008	926820	0777	05/05/2009	\$299,000	GOVERNMENT AGENCY

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 92.6%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of +7.8%. This increase is due partly to market changes over time and the previous assessment levels.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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 physical inspection are included later in this report

Area 5 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 92.6% in Area 5 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
All	585	93%	91%	94%
Bldg Grade	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
5	8	88%	84%	93%
6	90	95%	92%	99%
7	255	93%	92%	95%
8	223	92%	89%	94%
9	8	81%	71%	92%
10	1	Instuff data		
Year Built or Year Renovated	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
<1930	87	93%	89%	97%
1930-1949	118	94%	92%	97%
1950-1969	67	95%	92%	98%
1970-1989	24	94%	85%	102%
1990-1999	36	91%	86%	96%
2000+	253	91%	89%	93%
Condition	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
Average	443	93%	91%	94%
Good	124	93%	91%	96%
Very Good	18	92%	85%	98%

Area 5 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 92.6% in Area 5 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Stories	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1	248	94%	93%	96%
1.5	47	92%	88%	96%
2	75	89%	83%	95%
2.5	1	Insuff data		
3	214	92%	90%	94%
Above Grade Living Area	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
<1000	134	94%	91%	97%
1000-1299	201	93%	91%	95%
1300-1499	150	94%	92%	96%
1500-1699	52	94%	90%	97%
1700-1999	16	88%	81%	95%
2000-2599	18	86%	78%	94%
2600+	14	86%	57%	115%
View Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
Y	20	91%	83%	98%
N	565	93%	91%	94%
Wft Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	585	93%	91%	94%

Area 5 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of 92.6% in Area 5 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

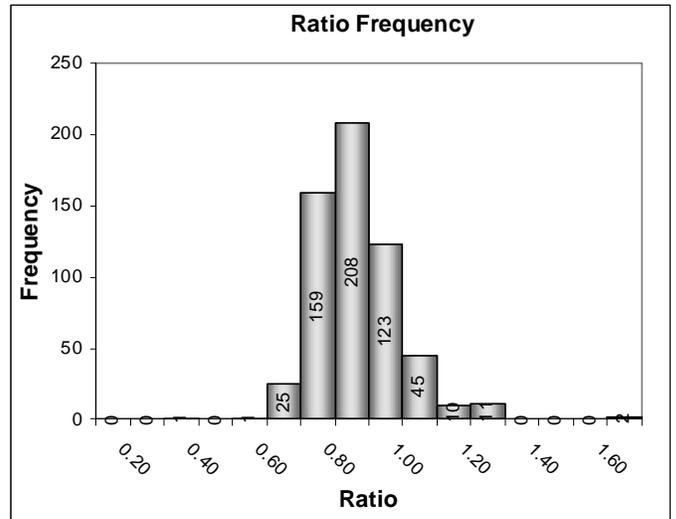
Sub	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
2	137	92%	89%	94%
4	143	93%	92%	95%
5	177	93%	90%	95%
8	128	93%	90%	97%
Lot Size	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
<1300	133	94%	91%	97%
1300-1999	93	91%	90%	93%
2000-3399	26	90%	87%	93%
3400-4499	29	91%	85%	98%
4500-5499	75	93%	88%	99%
5500-6999	107	92%	89%	95%
7000-8999	107	94%	91%	97%
9000+	15	92%	84%	99%
Townhomes	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	343	93%	91%	95%
Y	242	93%	91%	94%

Physical Inspection Ratio Study Report (Before)

2009 Assessment

District/Team: NW/Team 1	Appr. Date: 01/01/2009	Date of Report: 06/10/2010	Sales Dates: 01/2008 - 12/2009
Area 5	Appr ID: BSIM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	585
<i>Mean Assessed Value</i>	294,700
<i>Mean Adj. Sales Price</i>	344,000
<i>Standard Deviation AV</i>	67,932
<i>Standard Deviation SP</i>	84,687
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.868
<i>Median Ratio</i>	0.859
<i>Weighted Mean Ratio</i>	0.857
UNIFORMITY	
<i>Lowest ratio</i>	0.321
<i>Highest ratio:</i>	2.266
<i>Coefficient of Dispersion</i>	10.66%
<i>Standard Deviation</i>	0.136
<i>Coefficient of Variation</i>	15.63%
<i>Price Related Differential (PRD)</i>	1.013
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.846
<i>Upper limit</i>	0.870
95% Confidence: Mean	
<i>Lower limit</i>	0.857
<i>Upper limit</i>	0.879
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6716
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.136
Recommended minimum:	29
<i>Actual sample size:</i>	585
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	312
<i># ratios above mean:</i>	273
<i>z:</i>	1.612
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 5

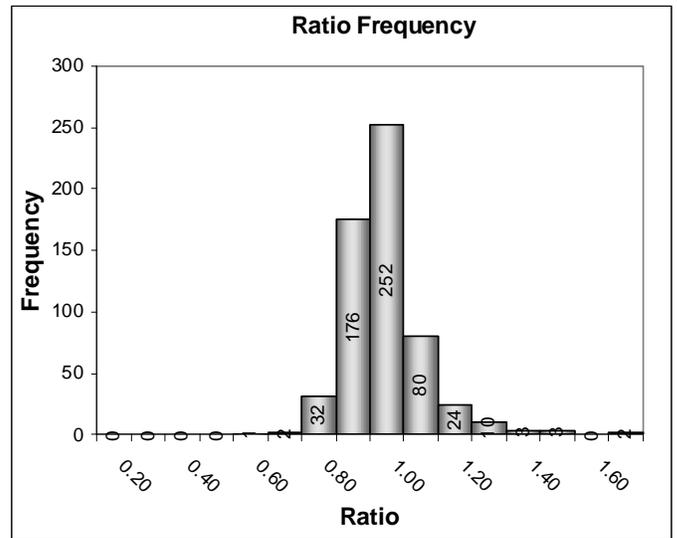
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Physical Inspection Ratio Study Report (After)

2010 Assessment

District/Team: NW/Team 1	Lien Date: 01/01/2010	Date of Report: 06/10/2010	Sales Dates: 01/2008-12/2009
Area 5	Appr ID: BSIM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	585
<i>Mean Assessed Value</i>	318,600
<i>Mean Adj. Sales Price</i>	344,000
<i>Standard Deviation AV</i>	60,292
<i>Standard Deviation SP</i>	84,687
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.943
<i>Median Ratio</i>	0.926
<i>Weighted Mean Ratio</i>	0.926
UNIFORMITY	
<i>Lowest ratio</i>	0.600
<i>Highest ratio:</i>	2.399
<i>Coefficient of Dispersion</i>	8.74%
<i>Standard Deviation</i>	0.138
<i>Coefficient of Variation</i>	14.60%
<i>Price Related Differential (PRD)</i>	1.018
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.919
<i>Upper limit</i>	0.933
95% Confidence: Mean	
<i>Lower limit</i>	0.932
<i>Upper limit</i>	0.954
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6716
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.138
Recommended minimum:	30
<i>Actual sample size:</i>	585
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	349
<i># ratios above mean:</i>	236
<i>z:</i>	4.672
Conclusion:	Non-normal



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 1/1/2010

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)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

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.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*



King County

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- 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 in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor