

Residential Revalue

2010 Assessment Roll

**Maple Leaf/
Northgate
AREA 7**

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

Table of Contents

| | |
|--|----|
| <i>Table of Contents</i> | 2 |
| <i>Executive Summary Report</i> | 3 |
| <i>Analysis Process</i> | 9 |
| <i>Land Model</i> | 12 |
| <i>Vacant Sales Used</i> | 15 |
| <i>Vacant Sales Removed</i> | 16 |
| <i>Improved Parcel Total Value Model</i> | 17 |
| <i>Improved Sales Used</i> | 22 |
| <i>Improved Sales Removed</i> | 35 |
| <i>Model Validation</i> | 37 |
| <i>USPAP Compliance</i> | 42 |

Executive Summary Report

Appraisal Date 1/1/2010 - 2010 Assessment Roll

Area Name / Number: Maple Leaf/Northgate/ 7

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 360

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

| Sales – Average Improved Valuation Change Summary | | | | | | |
|--|-------------|-------------|--------------|---------------------|--------------|-------------|
| | Land | Imps | Total | Sale Price** | Ratio | COV* |
| 2009 Value | \$177,400 | \$177,300 | \$354,700 | | | |
| 2010 Value | \$169,100 | \$199,900 | \$369,000 | \$403,300 | 91.5% | 10.30% |
| Change | -\$8,300 | +\$22,600 | +\$14,300 | | | |
| % Change | -4.7% | +12.7% | +4.0% | | | |

*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 | \$194,700 | \$165,200 | \$359,900 |
| 2010 Value | \$182,500 | \$182,400 | \$364,900 |
| Percent Change | -6.3% | +10.4% | +1.4% |

Number of improved Parcels in the Population: 4979

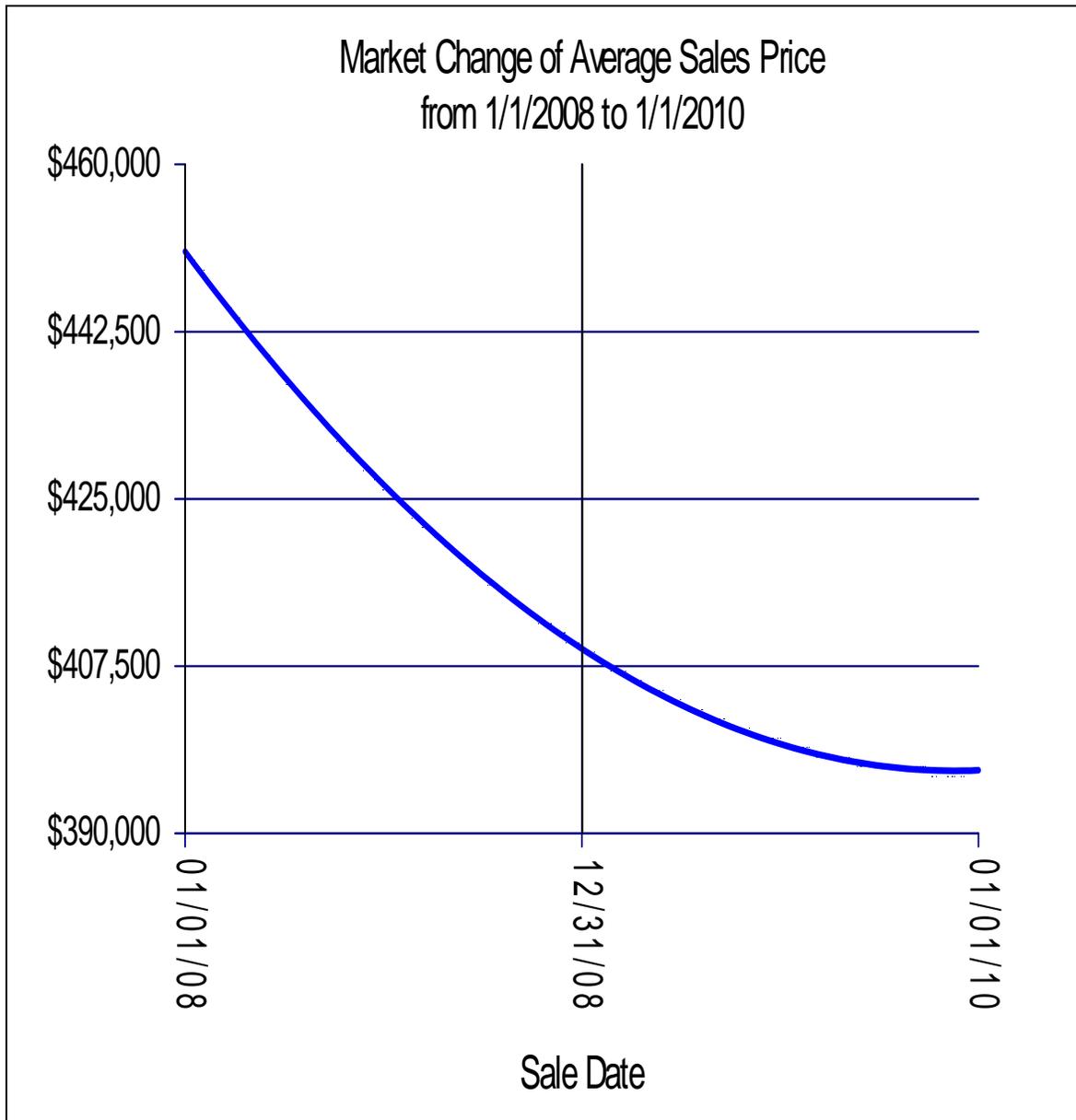
The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling. In addition, parcels with 2009 or 2010 Assessment Roll improvement values of \$25,000 or less, were also excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population. Homes & town houses built since 2000 are over represented in the sales sample above vs. the population. Since they were at a lower assessment level this resulted in a higher percent change for the sales than the general 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 7

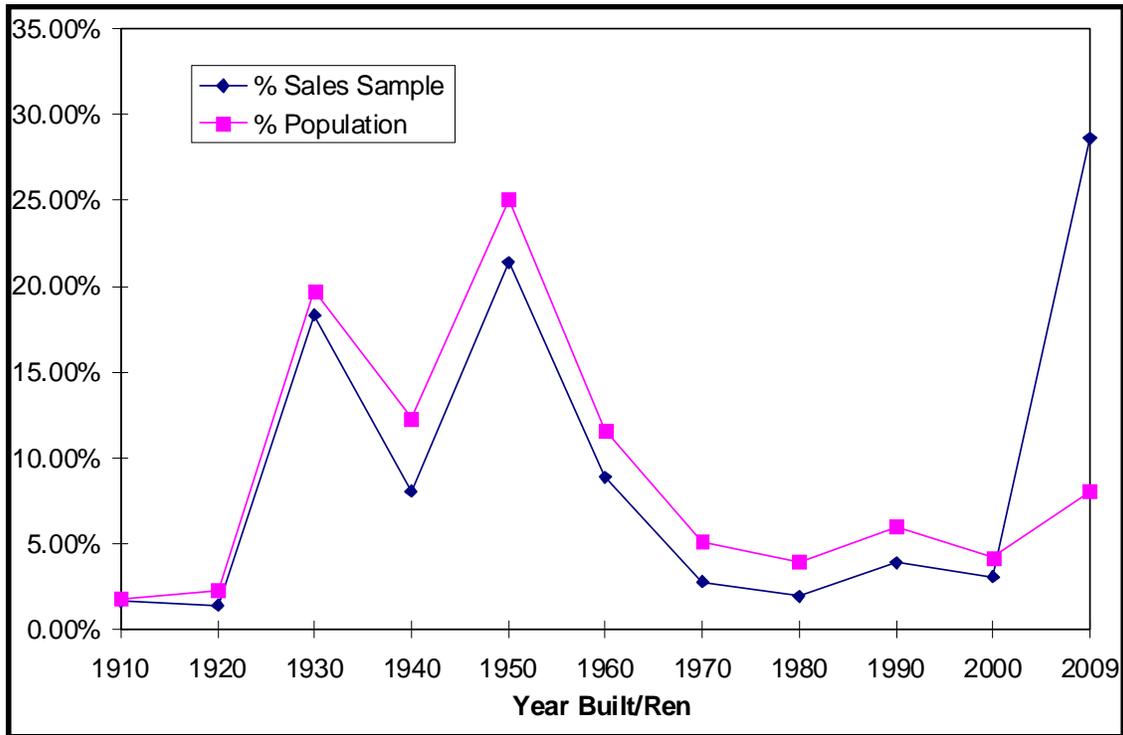
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Year Renovated

| Sales Sample | | |
|---------------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 6 | 1.67% |
| 1920 | 5 | 1.39% |
| 1930 | 66 | 18.33% |
| 1940 | 29 | 8.06% |
| 1950 | 77 | 21.39% |
| 1960 | 32 | 8.89% |
| 1970 | 10 | 2.78% |
| 1980 | 7 | 1.94% |
| 1990 | 14 | 3.89% |
| 2000 | 11 | 3.06% |
| 2009 | 103 | 28.61% |
| | 360 | |

| Population | | |
|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 89 | 1.79% |
| 1920 | 114 | 2.29% |
| 1930 | 982 | 19.72% |
| 1940 | 613 | 12.31% |
| 1950 | 1246 | 25.03% |
| 1960 | 578 | 11.61% |
| 1970 | 255 | 5.12% |
| 1980 | 195 | 3.92% |
| 1990 | 298 | 5.99% |
| 2000 | 208 | 4.18% |
| 2009 | 401 | 8.05% |
| | 4979 | |

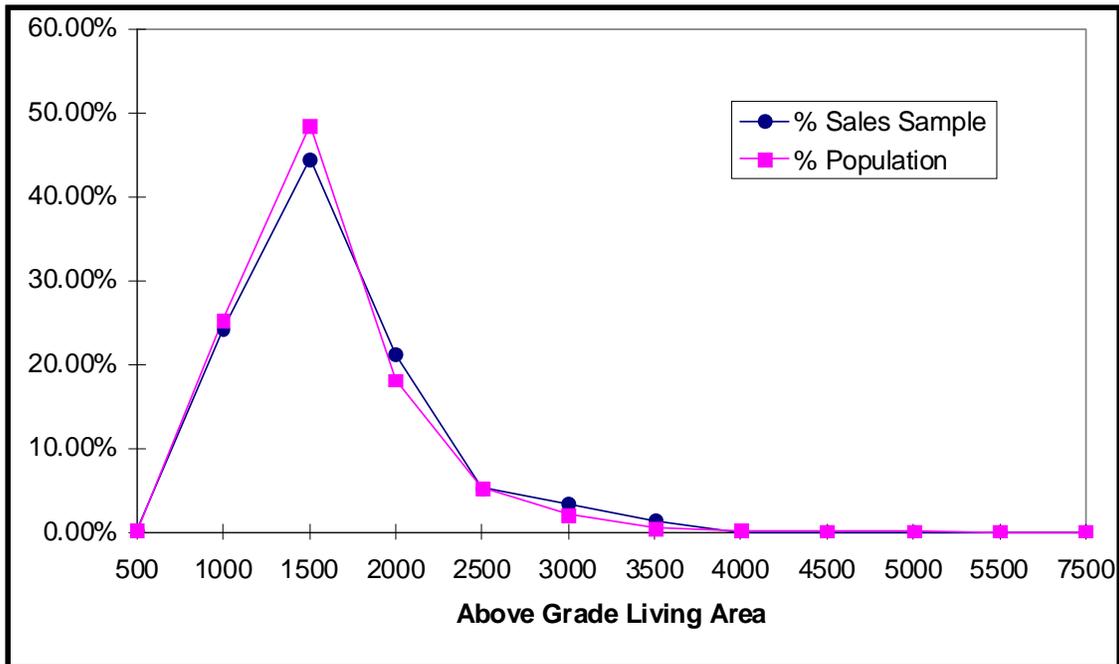


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was accounted for in the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|--------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 1 | 0.28% |
| 1000 | 87 | 24.17% |
| 1500 | 160 | 44.44% |
| 2000 | 76 | 21.11% |
| 2500 | 19 | 5.28% |
| 3000 | 12 | 3.33% |
| 3500 | 5 | 1.39% |
| 4000 | 0 | 0.00% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 360 | |

| Population | | |
|------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 10 | 0.20% |
| 1000 | 1259 | 25.29% |
| 1500 | 2413 | 48.46% |
| 2000 | 901 | 18.10% |
| 2500 | 260 | 5.22% |
| 3000 | 103 | 2.07% |
| 3500 | 23 | 0.46% |
| 4000 | 5 | 0.10% |
| 4500 | 2 | 0.04% |
| 5000 | 3 | 0.06% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 4979 | |

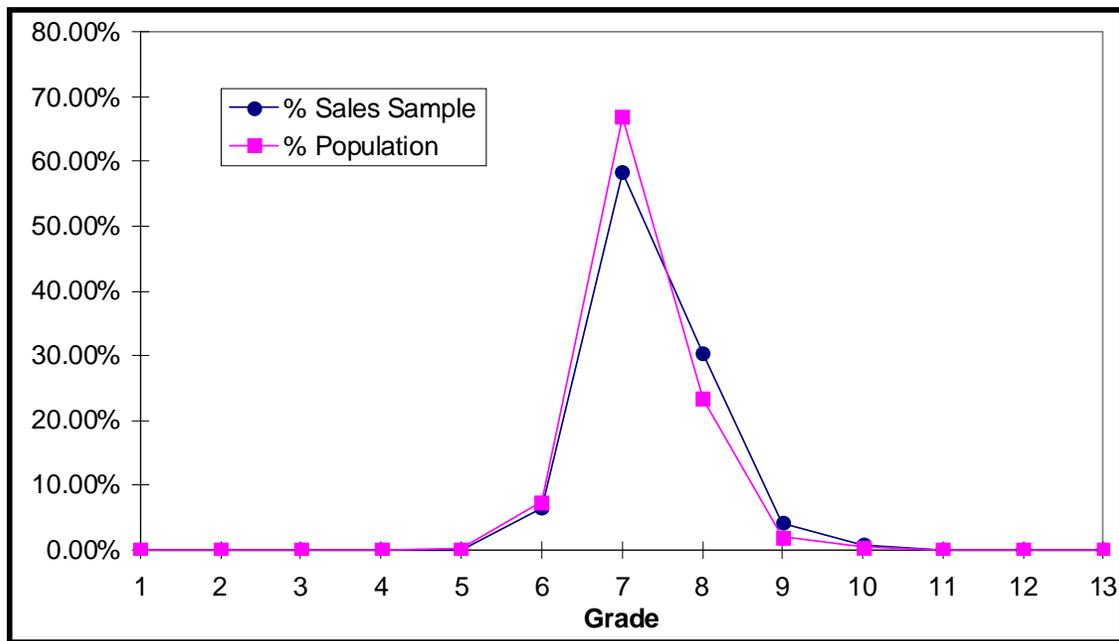


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

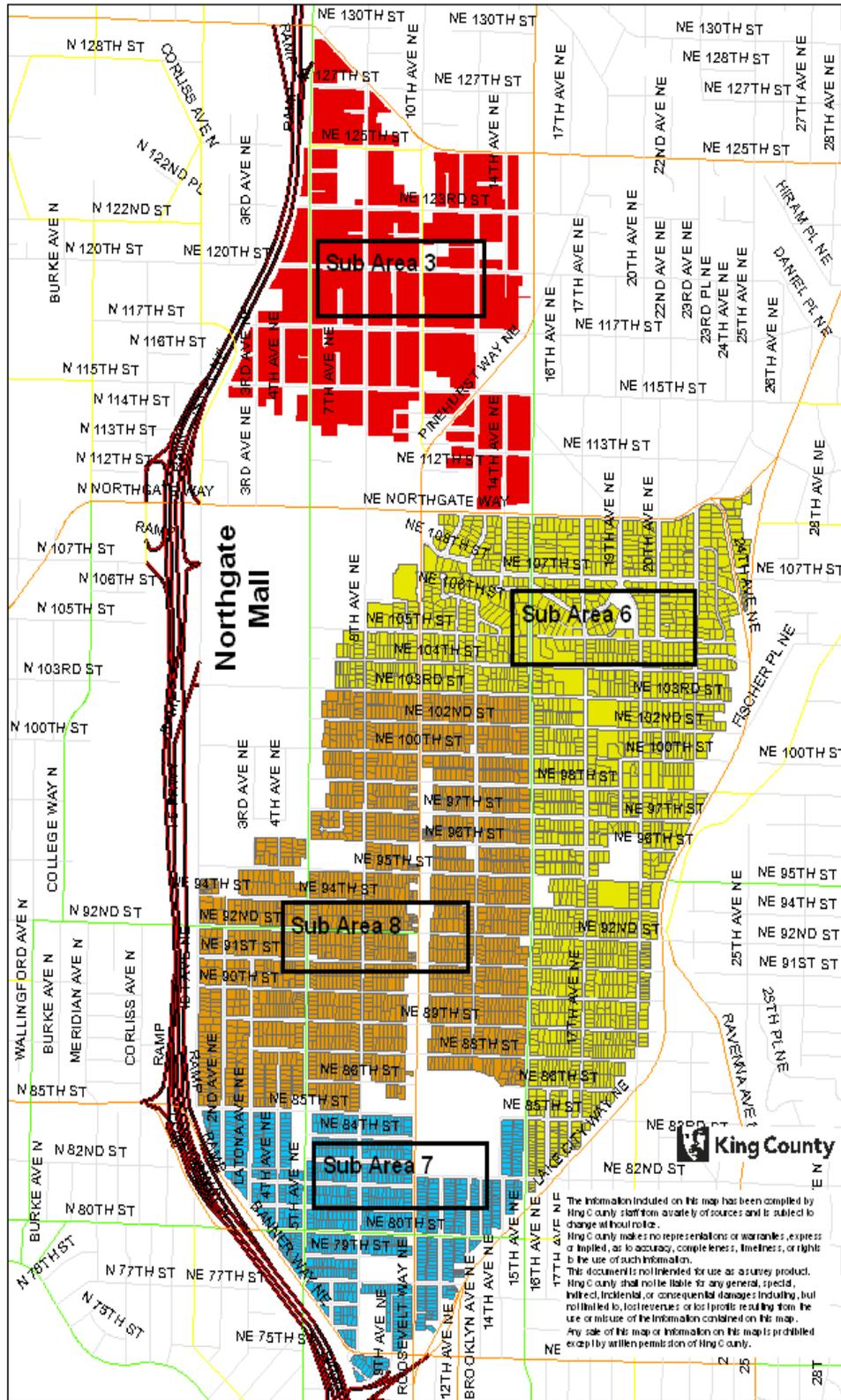
| Sales Sample | | |
|--------------|-----------|----------------|
| Grade | Frequency | % Sales Sample |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 0 | 0.00% |
| 6 | 23 | 6.39% |
| 7 | 210 | 58.33% |
| 8 | 109 | 30.28% |
| 9 | 15 | 4.17% |
| 10 | 3 | 0.83% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| | 360 | |

| Population | | |
|------------|-----------|--------------|
| Grade | Frequency | % Population |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 1 | 0.02% |
| 5 | 6 | 0.12% |
| 6 | 367 | 7.37% |
| 7 | 3326 | 66.80% |
| 8 | 1164 | 23.38% |
| 9 | 98 | 1.97% |
| 10 | 17 | 0.34% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| | 4979 | |



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

Area 7 Sub Areas



Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 7, 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:

Area7---Maple Leaf/Northgate

Boundaries: Interstate 5 on the west. Lake City Way NE on the east from I-5 to NE Northgate Way. West on Northgate Way to 15th AV NE. North on 15th AV NE to NE 125th ST. West on NE 125th ST to Roosevelt Way NE. NW on Roosevelt Way NE to I-5.

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 7 is located in NE Seattle, north, south and east of the Northgate Shopping Mall. The southerly portion of area 7 is known as the Maple Leaf neighborhood. The southerly portion of the Maple Leaf neighborhood is improved with sidewalks and curbs (lacking in the rest of area 7) and is coded as neighborhood 1 (see map on page 14). The population of area 7 is homogeneous and urban in nature. Homes were built between 1900 and 2009 with the predominant age between 1925 and 1965. 90% of improved parcels are improved with grade 7 or 8 homes. Views, traffic noise and topography affect some of the parcels and valuation variances have been considered in the land model.

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 12.78% to 10.3%.

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. This is an urban area with a very limited number of vacant properties. Appraisers verified the vacant land sales along with tear down sales that occurred from 1/1/2008 thru 12/31/2009.

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

Area 7, being an older urban neighborhood, has few vacant land sales. This is primarily because 98% of all parcels are improved. Of the remaining 113 vacant parcels, 39 are owned by governmental entities for parks, trails or open space and not available for development. There were 4 land sales in area 7, including 1 improved sale where the intention at the time of purchase was to tear down the improvement, which were used to develop the land model. In addition, land sales in adjoining areas were analyzed in order to develop the land model for area 7. Finally sales of new and newer single family homes and town homes were used to determine land values by the land abstraction method. Generally, the portion of the sale price of a new or newer home or town home is approximately 30% while the building accounts for 70%. This land to building ratio is determined by analyzing sales of new homes where there is an underlying land or tear-down sale.

Analysis of the area showed that location, zoning, views and lot size had the most significant positive impact on land values. Views with minor impact include mountain and territorial views. Views with greater impact, which are referred to below as primary views include views of Green Lake and views of the downtown Seattle skyline. Traffic noise, topography and proximity to commercial properties had the most negative impact on land values in this area. Neighborhood 1 identifies that portion of the Maple Leaf neighborhood that is improved with sidewalks and curbs. The remaining parcels in Area 7 are identified as neighborhood "0".

Base land value was determined by zoning and lot square footage.

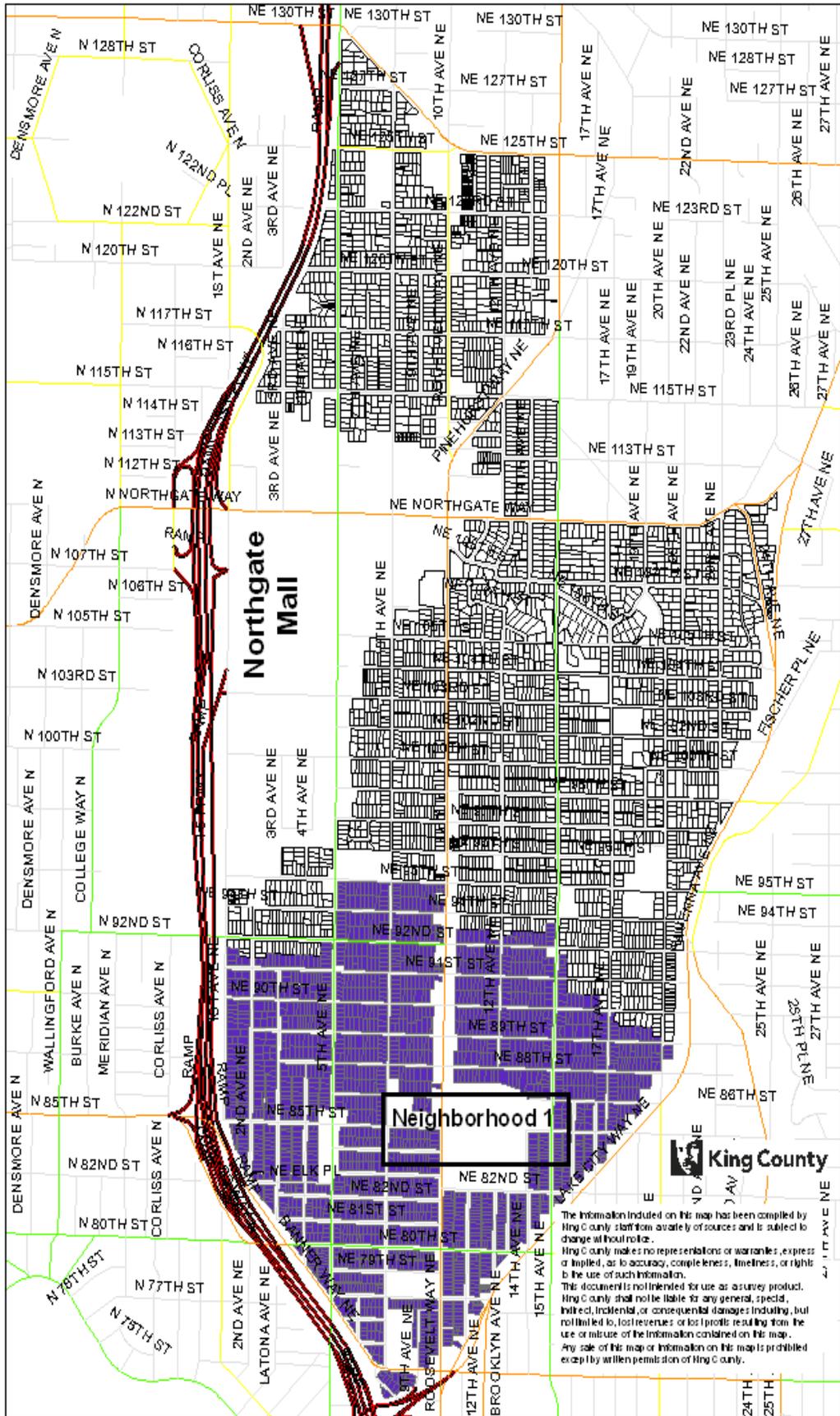
Where town house zoning exists, the square footage of the lot was divided by unit lot square footage of the zone. The number of units is then rounded up if over a half unit and then the number of units allowed is multiplied by the price per unit to determine the base land value. The base land value for town homes is \$105,000 per unit. For example L-2 zoning requires 1,200 square feet per unit. A Lot with 4201 square feet would allow 3.5008 units. This is rounded up to 4 units and the base land value is \$420,000 as can be seen on the land value chart on page 15.

For each property with at least one primary view, the positive adjustment was applied based only on the primary view or views where more than one exists since the adjustment for multiple primary views are added together. In area 7, as noted above, there are two primary views and these primary views take precedence over other views such as territorial or mountain views. Where no primary view exists the highest minor view adjustment is used. For example a parcel with an average Seattle skyline view, a good Green Lake view and a good mountain view would get a 15% positive adjustment for average Seattle skyline view plus a 25% positive adjustment for the Green Lake view and no adjustment for the good mountain view.

A neighborhood adjustment was then applied where applicable. Then all negative adjustments were taken together and applied. Finally all positive adjustments were taken together and applied.

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

Area 7 Neighborhood 1



Land Value Model Calibration

| BASE LAND VALUE CHART AREA 7 | | | | |
|------------------------------|--------|--------|--------|----------------|
| Lot size | L-1 | L-2 | L-3 | SF 5000 & 7200 |
| 1-699 | 1000 | 1000 | 1000 | 1000 |
| 700-999 | 105000 | 105000 | 105000 | 105000 |
| 1000-1800 | 105000 | 105000 | 105000 | 105000 |
| 1801-1999 | 105000 | 210000 | 210000 | 105000 |
| 2000-2400 | 105000 | 210000 | 210000 | 145000 |
| 2401-3000 | 210000 | 210000 | 210000 | 145000 |
| 3001-4000 | 210000 | 315000 | 315000 | 175000 |
| 4001-4200 | 315000 | 315000 | 420000 | 185000 |
| 4201-5000 | 315000 | 420000 | 420000 | 185000 |
| 5001-5400 | 315000 | 420000 | 525000 | 185000 |
| 5401-5600 | 315000 | 525000 | 525000 | 185000 |
| 5601-6000 | 420000 | 525000 | 525000 | 185000 |
| 6001-6600 | 420000 | 525000 | 630000 | 185000 |
| 6601-7000 | 420000 | 630000 | 630000 | 185000 |
| 7001-7200 | 420000 | 630000 | 735000 | 185000 |
| 7201-7800 | 525000 | 630000 | 735000 | 185000 |
| 7801-8000 | 525000 | 735000 | 735000 | 190000 |
| 8001-8800 | 525000 | 735000 | 840000 | 190000 |
| 8801-9000 | 630000 | 735000 | 840000 | 195000 |
| 9001-9999 | 630000 | 840000 | 945000 | 200000 |
| 10000-10999 | | 840000 | | 205000 |
| 11000-11999 | | 945000 | | 210000 |
| 12000-12999 | | | | 215000 |
| 13000-13999 | | | | 220000 |
| 14000+ | | | | 225000 |

| Negative Adjust | |
|-----------------|------|
| Traffic noise: | |
| Moderate | -10% |
| High | -20% |
| Extreme | -30% |
| Access: | |
| Restricted | -5% |
| Undeveloped | -25% |
| Private | -0% |
| Public | -0% |
| Water problem | -10% |
| Size/Shape | -10% |
| Topography | -10% |
| Nuisance | -10% |
| Power Lines | -5% |

| Positive Adjust | |
|-----------------|------|
| Views | |
| Green Lake | |
| Average | +15% |
| Good | +25% |
| Seattle Sky | |
| Average | +15% |
| Good | +25% |
| Territorial | |
| Average | +5% |
| Good | +10% |
| Excellent | +20% |
| Mountain | |
| Average | +5% |
| Good | +10% |
| Excellent | +20% |

Neighborhood 1 adjustment: +10% to Base Land Value

Calculation examples:

A 6000 square foot lot, zoned SF 5000, located in neighborhood 1 that is impacted by moderate traffic and has a average Green Lake view and a good Seattle skyline view:

Base land = \$185,000.

Adjustment for neighborhood 1 is +10%: $\$185,000 \times 1.1 = \$203,000$.

Negative adjustment for moderate traffic is 10%: $\$203,000 \times 90\% = \$182,000$.

Positive adjustment for average Green Lake view and good Seattle skyline view is 40% (15% +25% respectively): $\$182,000 \times 1.40 = \$254,000$

Note: Each calculation result is truncated down to nearest 1,000.

Exceptions:

- *If land value \leq \$1,000 no adjustment is applied.
- *If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.

***Vacant Sales Used In This Physical Inspection Analysis
Area 7***

| Area | Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-------------|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 007 | 006 | 510140 | 8889 | 5/8/2008 | 225,000 | 4,637 | N | N |
| 007 | 006 | 890100 | 0876 | 1/8/2008 | 250,000 | 7,754 | N | N |
| 007 | 008 | 322604 | 9112 | 4/8/2009 | 155,000 | 3,786 | N | N |
| 007 | 008 | 510040 | 3473 | 11/5/2008 | 225,000 | 4,568 | N | N |
| 008 | 001 | 393590 | 0335 | 2/25/2008 | 250,000 | 8,100 | N | N |

***Vacant Sales Removed From This Physical Inspection Analysis
Area 7***

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--------------------|
| 003 | 204450 | 0217 | 4/29/2008 | 270,000 | MULTI-PARCEL SALE; |
| 003 | 204450 | 0222 | 4/29/2008 | 270,000 | 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. Additionally, all sales from 1/2008 to 12/31/2009 were given equal consideration and weight in the model after adjustment to 1/1/10.

The sales sample represents the population for the vast majority of characteristics. Most of the homes in Area 7 were built between 1925 and 1965 with a spurt in new home and town house construction in the last 10 years. 80% of the parcels zoned for town homes have been developed with town homes. Most of the older homes built before 1940 are located in the Maple Leaf neighborhood which is located in the southerly half of area 7. As noted previously, that portion of the Maple Leaf neighborhood that is improved with sidewalks & curbs is identified as neighborhood 1. The remainder of area 7, which includes the Victory Heights & Northgate neighborhoods, doesn't have sidewalks & curbs and is identified as neighborhood 0.

A single multiplicative model was developed for area 7 using market sales from 1/1/2008 thru 12/31/2009 and adjusted to 1/1/2010.

This model was applied to the majority of the improved parcels. All sales were verified by our team and building and land characteristics were confirmed and corrected as necessary.

The regression model included the following variables: land value, improvement cost, age, condition, location, traffic noise and present use. It was applicable to grade 5-10 improvements, including town houses and all conditions except poor. In addition it was not applicable to homes with obsolescence, incomplete new homes and multi-building properties.

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

Improved Parcel Total Value Model Calibration

| Variable | Transformation | Coefficient |
|-------------|-------------------------------------|-------------|
| Intercept | | 3.381495 |
| Sub3YN | (SubNumeric=3)*(LN(10)) | -.04890195 |
| TownHouseYN | PresentUse=29 | -.1782325 |
| Nghb1YN | (Nghb=1)*(LN(10)) | .02085064 |
| BaseLandC | LN(BaseLand/1000) | .13919890 |
| CombCost | LN((BldgRCN+AccyRCNLD)/1000) | .40515470 |
| AgeC | LN(Age+1) | -.07007831 |
| OldAgeYN | ((YrBuilt<1940)*(YrRen=0))*(LN(10)) | .01707585 |
| FairYN | (Cond=2)*(LN(10)) | -0.1240167 |
| GoodYN | (Cond=4)*(LN(10)) | .03054265 |
| VGoodYN | (Cond=5)*(LN(10)) | .06707261 |
| HvyTrafYN | (HvyTraf>0)*(LN(10)) | -.01453294 |

$EMV = (EXP(3.381495 - .04890195 * Sub3YN - .1782325 * TownHouseYN + .02085064 * Nghb1YN + .1391989 * BaseLandC + .4051547 * CombCost - .07007831 * AgeC + .01707585 * OldAgeYN - .1240167 * FairYN + .03054265 * GoodYN + .06707261 * VGoodYN - .01453294 * HvyTrafYN) * 1000) * .925 **$

Truncate to nearest \$1,000

**See Assessor's letter page 49

EMV = TOTAL VALUE
LAND VALUE = BASE LAND VALUE
IMPROVEMENT VALUE = EMV – LAND VALUE

EMV values were not generated for:

- Buildings with grade less than 3
- 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

Exceptions:

- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- *If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- *If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded "non-perc" (sewer system=3), the land adjustment is applied.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.

*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.

Of the improved parcels in the population (see Executive Summary Report on page 4), 2819 parcels increased in value. They were comprised of 211 single family residences on commercially zoned land and 2608 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 32 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 7 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 | 0.878 | -12.2% |
| 2/1/2008 | 0.888 | -11.2% |
| 3/1/2008 | 0.896 | -10.4% |
| 4/1/2008 | 0.905 | -9.5% |
| 5/1/2008 | 0.914 | -8.6% |
| 6/1/2008 | 0.922 | -7.8% |
| 7/1/2008 | 0.929 | -7.1% |
| 8/1/2008 | 0.937 | -6.3% |
| 9/1/2008 | 0.944 | -5.6% |
| 10/1/2008 | 0.951 | -4.9% |
| 11/1/2008 | 0.957 | -4.3% |
| 12/1/2008 | 0.963 | -3.7% |
| 1/1/2009 | 0.968 | -3.2% |
| 2/1/2009 | 0.973 | -2.7% |
| 3/1/2009 | 0.978 | -2.2% |
| 4/1/2009 | 0.982 | -1.8% |
| 5/1/2009 | 0.986 | -1.4% |
| 6/1/2009 | 0.989 | -1.1% |
| 7/1/2009 | 0.992 | -0.8% |
| 8/1/2009 | 0.994 | -0.6% |
| 9/1/2009 | 0.996 | -0.4% |
| 10/1/2009 | 0.998 | -0.2% |
| 11/1/2009 | 0.999 | -0.1% |
| 12/1/2009 | 1.000 | 0.0% |
| 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 | 0.905 | \$475,000 |
| Sale 2 | \$475,000 | 10/1/2009 | 0.998 | \$474,000 |
| Sale 3 | \$515,000 | 7/1/2009 | 0.992 | \$511,000 |

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

The time adjustment formula for Area 7 is $1/\text{EXP}(0.0000002429905 * \text{SaleDaySq})$
 $\text{SaleDaySq} = (\text{SaleDate} - 40179)^2$

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 003 | 641160 | 0183 | 11/4/2009 | 295,500 | 295,000 | 720 | 6 | 1948 | 3 | 7,139 | N | N | 325 NE 117TH ST |
| 003 | 204450 | 0212 | 7/7/2009 | 285,000 | 283,000 | 730 | 6 | 1945 | 4 | 6,217 | N | N | 11745 14TH AVE NE |
| 003 | 156010 | 0095 | 6/16/2009 | 310,000 | 307,000 | 770 | 6 | 1943 | 4 | 6,900 | N | N | 11332 14TH AVE NE |
| 003 | 156010 | 0090 | 7/14/2009 | 292,000 | 290,000 | 800 | 6 | 1943 | 3 | 6,900 | N | N | 11326 14TH AVE NE |
| 003 | 641310 | 0130 | 2/10/2009 | 300,000 | 292,000 | 810 | 6 | 1950 | 5 | 9,422 | N | N | 11521 9TH AVE NE |
| 003 | 082000 | 0090 | 4/27/2009 | 248,000 | 244,000 | 880 | 6 | 1937 | 3 | 7,800 | N | N | 1430 NE 120TH ST |
| 003 | 641160 | 0412 | 12/3/2009 | 340,000 | 340,000 | 1,250 | 6 | 1948 | 5 | 7,200 | N | N | 316 NE 117TH ST |
| 003 | 292604 | 9077 | 8/5/2008 | 327,500 | 307,000 | 730 | 7 | 1928 | 3 | 5,836 | N | N | 319 NE 115TH ST |
| 003 | 271110 | 0060 | 10/13/2008 | 269,500 | 257,000 | 850 | 7 | 1947 | 3 | 6,004 | N | N | 905 NE 114TH ST |
| 003 | 641360 | 0188 | 5/2/2008 | 310,000 | 283,000 | 890 | 7 | 1950 | 4 | 7,200 | N | N | 839 NE 123RD ST |
| 003 | 543330 | 0125 | 8/18/2008 | 345,000 | 325,000 | 950 | 7 | 1947 | 3 | 8,580 | N | N | 11035 14TH AVE NE |
| 003 | 204450 | 0152 | 10/4/2009 | 399,950 | 399,000 | 960 | 7 | 1954 | 4 | 6,000 | N | N | 11549 12TH AVE NE |
| 003 | 527220 | 0040 | 9/2/2008 | 330,000 | 312,000 | 1,000 | 7 | 1947 | 4 | 6,947 | N | N | 904 NE 117TH ST |
| 003 | 572450 | 0006 | 2/24/2009 | 288,000 | 281,000 | 1,040 | 7 | 1947 | 3 | 6,750 | N | N | 11410 ROOSEVELT WAY NE |
| 003 | 271160 | 0005 | 3/23/2009 | 319,999 | 314,000 | 1,050 | 7 | 1951 | 3 | 6,710 | N | N | 1036 NE 114TH ST |
| 003 | 223800 | 0040 | 7/15/2008 | 332,500 | 310,000 | 1,120 | 7 | 1949 | 3 | 7,200 | N | N | 343 NE 120TH ST |
| 003 | 204450 | 0241 | 10/2/2008 | 308,000 | 293,000 | 1,130 | 7 | 1952 | 3 | 7,920 | N | N | 11716 12TH AVE NE |
| 003 | 204450 | 0254 | 6/10/2008 | 327,000 | 302,000 | 1,130 | 7 | 1941 | 3 | 6,907 | N | N | 1218 NE 117TH ST |
| 003 | 641410 | 0055 | 9/25/2009 | 457,500 | 456,000 | 1,150 | 7 | 2002 | 3 | 7,228 | N | N | 536 NE 125TH ST |
| 003 | 292604 | 9292 | 3/13/2009 | 282,000 | 276,000 | 1,150 | 7 | 1950 | 3 | 6,300 | N | N | 1200 NE 123RD ST |
| 003 | 641160 | 0463 | 4/1/2009 | 336,300 | 330,000 | 1,200 | 7 | 1958 | 4 | 12,115 | N | N | 11721 5TH AVE NE |
| 003 | 292604 | 9286 | 6/16/2008 | 395,000 | 366,000 | 1,200 | 7 | 1950 | 4 | 6,300 | N | N | 1206 NE 123RD ST |
| 003 | 641160 | 0452 | 7/8/2008 | 316,932 | 295,000 | 1,240 | 7 | 1958 | 4 | 9,077 | N | N | 11727 5TH AVE NE |
| 003 | 641410 | 0724 | 9/18/2009 | 285,000 | 284,000 | 1,250 | 7 | 1991 | 3 | 7,288 | N | N | 12731 ROOSEVELT WAY NE |
| 003 | 204450 | 0131 | 8/21/2009 | 385,000 | 383,000 | 1,270 | 7 | 1988 | 3 | 7,466 | N | N | 11529 B 12TH AVE NE |
| 003 | 641160 | 0428 | 5/4/2009 | 275,000 | 271,000 | 1,270 | 7 | 1989 | 3 | 10,228 | N | N | 327 NE 120TH ST |
| 003 | 204450 | 0253 | 5/14/2008 | 393,950 | 361,000 | 1,270 | 7 | 1941 | 4 | 6,907 | N | N | 1214 NE 117TH ST |
| 003 | 543330 | 0190 | 7/2/2008 | 387,000 | 360,000 | 1,310 | 7 | 1950 | 3 | 8,520 | N | N | 11046 12TH AVE NE |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------------|
| 003 | 641360 | 0191 | 6/25/2008 | 304,000 | 282,000 | 1,366 | 7 | 2001 | 3 | 1,811 | N | N | 12307 B ROOSEVELT WAY NE |
| 003 | 292604 | 9605 | 8/7/2008 | 320,000 | 300,000 | 1,406 | 7 | 2008 | 3 | 911 | N | N | 1015 B NE 123RD ST |
| 003 | 292604 | 9608 | 6/16/2008 | 340,000 | 315,000 | 1,406 | 7 | 2008 | 3 | 1,071 | N | N | 1017 B NE 123RD ST |
| 003 | 292604 | 9132 | 6/13/2008 | 330,000 | 305,000 | 1,406 | 7 | 2008 | 3 | 1,230 | N | N | 1015 A NE 123RD ST |
| 003 | 292604 | 9606 | 5/30/2008 | 334,888 | 309,000 | 1,406 | 7 | 2008 | 3 | 1,174 | N | N | 1015 C NE 123RD ST |
| 003 | 292604 | 9607 | 4/9/2008 | 344,888 | 313,000 | 1,406 | 7 | 2008 | 3 | 1,419 | N | N | 1017 A NE 123RD ST |
| 003 | 292604 | 9609 | 2/1/2008 | 344,888 | 306,000 | 1,406 | 7 | 2008 | 3 | 1,408 | N | N | 1017 C NE 123RD ST |
| 003 | 232530 | 0065 | 6/30/2008 | 325,000 | 302,000 | 1,416 | 7 | 2007 | 3 | 1,030 | N | N | 12333 C 10TH PL NE |
| 003 | 232530 | 0063 | 3/10/2008 | 348,888 | 314,000 | 1,416 | 7 | 2007 | 3 | 1,443 | N | N | 12333 A 10TH PL NE |
| 003 | 641410 | 0072 | 7/9/2008 | 377,500 | 352,000 | 1,430 | 7 | 1954 | 3 | 8,850 | N | N | 533 NE 126TH ST |
| 003 | 543330 | 0080 | 7/2/2008 | 490,000 | 456,000 | 1,480 | 7 | 1948 | 5 | 8,251 | N | N | 11032 14TH AVE NE |
| 003 | 292604 | 9557 | 10/15/2008 | 369,000 | 352,000 | 1,598 | 7 | 2003 | 3 | 1,873 | N | N | 1225 NE 124TH ST |
| 003 | 641310 | 0372 | 6/9/2008 | 425,900 | 393,000 | 1,610 | 7 | 1952 | 3 | 8,307 | N | N | 11736 9TH AVE NE |
| 003 | 082000 | 0012 | 8/27/2008 | 360,000 | 339,000 | 1,770 | 7 | 2001 | 3 | 1,977 | N | N | 12330 A 14TH AVE NE |
| 003 | 232530 | 0072 | 4/17/2008 | 368,888 | 336,000 | 1,770 | 7 | 2008 | 3 | 1,152 | N | N | 12337 B 10TH PL NE |
| 003 | 232530 | 0073 | 3/7/2008 | 370,888 | 333,000 | 1,770 | 7 | 2008 | 3 | 1,473 | N | N | 12337 C 10TH PL NE |
| 003 | 232530 | 0071 | 2/19/2008 | 366,000 | 327,000 | 1,770 | 7 | 2008 | 3 | 1,548 | N | N | 12337 A 10TH PL NE |
| 003 | 925990 | 0020 | 7/28/2008 | 399,950 | 374,000 | 1,840 | 7 | 1956 | 4 | 8,610 | N | N | 1100 NE 123RD ST |
| 003 | 082000 | 0016 | 1/8/2008 | 350,000 | 308,000 | 1,860 | 7 | 2001 | 3 | 2,055 | N | N | 12332 B 14TH AVE NE |
| 003 | 573050 | 0005 | 5/22/2008 | 439,950 | 404,000 | 1,870 | 7 | 1950 | 3 | 6,327 | N | N | 12357 14TH AVE NE |
| 003 | 204450 | 0175 | 10/1/2009 | 385,000 | 384,000 | 1,910 | 7 | 1995 | 3 | 13,091 | N | N | 11735 12TH AVE NE |
| 003 | 232530 | 0070 | 3/13/2008 | 389,000 | 350,000 | 2,015 | 7 | 2008 | 3 | 2,373 | N | N | 12335 10TH PL NE |
| 003 | 641410 | 0091 | 3/19/2008 | 352,000 | 317,000 | 2,040 | 7 | 1953 | 3 | 6,000 | N | N | 12619 8TH AVE NE |
| 003 | 292604 | 9048 | 7/2/2008 | 490,000 | 456,000 | 2,130 | 7 | 1926 | 4 | 6,850 | N | N | 12003 14TH AVE NE |
| 003 | 204450 | 0130 | 9/23/2009 | 380,000 | 379,000 | 3,420 | 7 | 1988 | 3 | 9,489 | N | N | 11529 A 12TH AVE NE |
| 003 | 292604 | 9587 | 4/28/2008 | 254,950 | 233,000 | 718 | 8 | 2007 | 3 | 713 | N | N | 1019 C NE 125TH ST |
| 003 | 292604 | 9584 | 4/15/2008 | 252,500 | 230,000 | 718 | 8 | 2007 | 3 | 712 | N | N | 1017 C NE 125TH ST |
| 003 | 292604 | 9583 | 3/31/2008 | 252,500 | 229,000 | 718 | 8 | 2007 | 3 | 719 | N | N | 1017 B NE 125TH ST |
| 003 | 292604 | 9588 | 3/26/2008 | 259,099 | 234,000 | 718 | 8 | 2007 | 3 | 707 | N | N | 1019 B NE 125TH ST |
| 003 | 292604 | 9590 | 2/15/2008 | 260,000 | 232,000 | 810 | 8 | 2007 | 3 | 779 | N | N | 1025 B NE 125TH ST |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------------|
| 003 | 292604 | 9585 | 11/7/2008 | 260,000 | 249,000 | 846 | 8 | 2007 | 3 | 952 | N | N | 1017 D NE 125TH ST |
| 003 | 292604 | 9487 | 9/10/2008 | 270,000 | 255,000 | 846 | 8 | 2007 | 3 | 1,031 | N | N | 1017 A NE 125TH ST |
| 003 | 292604 | 9589 | 4/22/2008 | 287,500 | 262,000 | 846 | 8 | 2007 | 3 | 922 | N | N | 1019 A NE 125TH ST |
| 003 | 292604 | 9301 | 5/29/2008 | 300,000 | 276,000 | 930 | 8 | 2007 | 3 | 1,084 | N | N | 1025 A NE 125TH ST |
| 003 | 292604 | 9047 | 8/21/2009 | 400,000 | 398,000 | 1,310 | 8 | 1950 | 3 | 21,402 | N | N | 11316 5TH AVE NE |
| 003 | 292604 | 9614 | 9/1/2009 | 342,500 | 341,000 | 1,314 | 8 | 2009 | 3 | 1,036 | N | N | 12036 B ROOSEVELT WAY NE |
| 003 | 292604 | 9615 | 6/16/2009 | 344,955 | 342,000 | 1,334 | 8 | 2009 | 3 | 1,437 | N | N | 12036 A ROOSEVELT WAY NE |
| 003 | 292604 | 9613 | 6/4/2009 | 349,888 | 346,000 | 1,334 | 8 | 2009 | 3 | 1,412 | N | N | 12036 C ROOSEVELT WAY NE |
| 003 | 292604 | 9599 | 8/22/2008 | 373,900 | 352,000 | 1,459 | 8 | 2008 | 3 | 1,497 | N | N | 1027 A NE 123RD ST |
| 003 | 292604 | 9597 | 7/14/2008 | 374,000 | 349,000 | 1,459 | 8 | 2008 | 3 | 1,528 | N | N | 1027 C NE 123RD ST |
| 003 | 292604 | 9602 | 2/13/2008 | 383,900 | 342,000 | 1,459 | 8 | 2008 | 3 | 1,528 | N | N | 1023 C NE 123RD ST |
| 003 | 292604 | 9604 | 1/18/2008 | 383,900 | 339,000 | 1,459 | 8 | 2008 | 3 | 1,492 | N | N | 1023 A NE 125TH ST |
| 003 | 641310 | 0191 | 6/18/2008 | 375,000 | 347,000 | 1,470 | 8 | 1954 | 3 | 7,200 | N | N | 11535 ROOSEVELT WAY NE |
| 003 | 292604 | 9611 | 10/22/2009 | 315,000 | 315,000 | 1,520 | 8 | 2009 | 3 | 889 | N | N | 13038 B ROOSEVELT WAY NE |
| 003 | 292604 | 9150 | 7/23/2008 | 625,000 | 584,000 | 1,520 | 8 | 2008 | 3 | 6,731 | N | N | 11345 5TH AVE NE |
| 003 | 292604 | 9429 | 6/25/2009 | 330,000 | 327,000 | 1,584 | 8 | 2009 | 3 | 1,167 | N | N | 12038 C ROOSEVELT WAY NE |
| 003 | 641360 | 0055 | 9/17/2008 | 545,000 | 516,000 | 1,610 | 8 | 1962 | 3 | 7,602 | N | N | 12005 8TH AVE NE |
| 003 | 641360 | 0166 | 8/18/2008 | 375,000 | 353,000 | 1,610 | 8 | 1956 | 3 | 6,000 | N | N | 901 NE 122ND ST |
| 003 | 573050 | 0015 | 5/28/2009 | 365,000 | 361,000 | 1,674 | 8 | 2009 | 3 | 1,633 | N | N | 12347 14TH AVE NE |
| 003 | 573050 | 0016 | 5/4/2009 | 358,490 | 353,000 | 1,674 | 8 | 2009 | 3 | 1,662 | N | N | 12343 14TH AVE NE |
| 003 | 292604 | 9595 | 7/11/2008 | 355,000 | 331,000 | 1,689 | 8 | 2008 | 3 | 1,058 | N | N | 1029 B NE 123RD ST |
| 003 | 292604 | 9601 | 4/29/2008 | 383,900 | 351,000 | 1,689 | 8 | 2008 | 3 | 1,356 | N | N | 1021 C NE 123RD ST |
| 003 | 292604 | 9600 | 4/14/2008 | 365,000 | 332,000 | 1,689 | 8 | 2008 | 3 | 1,058 | N | N | 1021 B NE 123RD ST |
| 003 | 292604 | 9596 | 4/7/2008 | 383,900 | 348,000 | 1,689 | 8 | 2008 | 3 | 1,356 | N | N | 1029 C NE 123RD ST |
| 003 | 292604 | 9449 | 3/31/2008 | 383,900 | 347,000 | 1,689 | 8 | 2008 | 3 | 1,388 | N | N | 1029 A NE 123RD ST |
| 003 | 292604 | 9354 | 3/18/2008 | 379,000 | 342,000 | 1,689 | 8 | 2008 | 3 | 1,384 | N | N | 1021 A NE 123RD ST |
| 003 | 573050 | 0017 | 7/15/2009 | 352,500 | 350,000 | 1,704 | 8 | 2009 | 3 | 1,637 | N | N | 12345 A 14TH AVE NE |
| 003 | 573050 | 0018 | 7/27/2009 | 346,500 | 344,000 | 1,754 | 8 | 2009 | 3 | 1,665 | N | N | 12345 B 14TH AVE NE |
| 003 | 232530 | 0075 | 6/17/2009 | 350,000 | 347,000 | 1,770 | 8 | 2008 | 3 | 1,353 | N | N | 12339 B 10TH PL NE |
| 003 | 641360 | 0101 | 1/18/2008 | 415,000 | 367,000 | 1,780 | 8 | 1954 | 3 | 11,211 | N | N | 12020 8TH AVE NE |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 003 | 082000 | 0019 | 4/22/2008 | 385,000 | 351,000 | 1,860 | 8 | 2001 | 3 | 2,113 | N | N | 12326 B 14TH AVE NE |
| 003 | 641310 | 0352 | 1/6/2009 | 332,500 | 322,000 | 1,880 | 8 | 1955 | 4 | 6,000 | N | N | 11751 9TH AVE NE |
| 003 | 292604 | 9534 | 11/3/2008 | 499,950 | 479,000 | 2,450 | 8 | 1988 | 3 | 7,318 | N | N | 12027 12TH AVE NE |
| 006 | 510140 | 5815 | 8/5/2009 | 226,000 | 225,000 | 650 | 6 | 1926 | 3 | 6,090 | N | N | 2148 NE 100TH ST |
| 006 | 802420 | 2371 | 11/20/2009 | 256,500 | 256,000 | 700 | 6 | 1944 | 3 | 5,200 | N | N | 1729 NE 97TH ST |
| 006 | 802420 | 2370 | 7/21/2009 | 232,000 | 230,000 | 700 | 6 | 1944 | 2 | 4,957 | N | N | 1802 NE 96TH ST |
| 006 | 288770 | 0480 | 10/10/2008 | 278,126 | 265,000 | 700 | 6 | 1907 | 3 | 5,100 | N | N | 8246 17TH AVE NE |
| 006 | 743450 | 0040 | 11/14/2008 | 365,000 | 350,000 | 750 | 6 | 1946 | 3 | 6,216 | N | N | 10303 15TH AVE NE |
| 006 | 890200 | 0295 | 6/30/2009 | 210,000 | 208,000 | 810 | 6 | 1937 | 2 | 11,000 | Y | N | 2429 NE NORTHGATE WAY |
| 006 | 510140 | 2257 | 5/20/2008 | 295,000 | 271,000 | 810 | 6 | 1940 | 2 | 6,380 | N | N | 1744 NE 89TH ST |
| 006 | 510140 | 7780 | 3/26/2008 | 331,500 | 300,000 | 960 | 6 | 1946 | 3 | 6,380 | N | N | 1745 NE 105TH ST |
| 006 | 890100 | 0140 | 2/13/2009 | 318,000 | 310,000 | 720 | 7 | 1938 | 3 | 9,000 | N | N | 1535 NE 107TH ST |
| 006 | 510140 | 7300 | 8/24/2009 | 300,000 | 299,000 | 750 | 7 | 1948 | 3 | 6,380 | N | N | 1748 NE 103RD ST |
| 006 | 890100 | 0095 | 8/13/2009 | 270,000 | 269,000 | 750 | 7 | 1941 | 3 | 14,500 | N | N | 1509 NE 106TH ST |
| 006 | 326530 | 0320 | 9/21/2009 | 385,950 | 385,000 | 780 | 7 | 1941 | 3 | 5,460 | N | N | 9719 20TH AVE NE |
| 006 | 510140 | 2392 | 9/17/2009 | 425,000 | 424,000 | 800 | 7 | 1943 | 4 | 9,570 | N | N | 1743 NE 91ST ST |
| 006 | 116000 | 0275 | 5/15/2008 | 310,000 | 284,000 | 810 | 7 | 1948 | 3 | 6,272 | N | N | 10708 12TH AVE NE |
| 006 | 890200 | 0085 | 2/11/2008 | 351,000 | 313,000 | 810 | 7 | 1937 | 3 | 7,191 | Y | N | 10548 VICTORY LN NE |
| 006 | 116000 | 0190 | 8/14/2009 | 400,000 | 398,000 | 830 | 7 | 1947 | 4 | 7,714 | N | N | 10829 12TH AVE NE |
| 006 | 116000 | 0180 | 5/18/2009 | 370,950 | 366,000 | 830 | 7 | 1947 | 3 | 7,200 | N | N | 10819 12TH AVE NE |
| 006 | 802420 | 2175 | 2/20/2009 | 347,500 | 339,000 | 830 | 7 | 1941 | 3 | 5,080 | N | N | 1536 NE 95TH ST |
| 006 | 741120 | 0026 | 7/8/2008 | 453,000 | 422,000 | 830 | 7 | 1930 | 5 | 2,520 | N | N | 1651 NE 86TH ST |
| 006 | 510140 | 1816 | 6/9/2009 | 455,000 | 450,000 | 880 | 7 | 1928 | 4 | 5,410 | N | N | 8807 17TH AVE NE |
| 006 | 510140 | 7760 | 6/3/2008 | 412,500 | 380,000 | 900 | 7 | 1947 | 3 | 6,380 | N | N | 1731 NE 105TH ST |
| 006 | 890100 | 0190 | 3/14/2008 | 325,000 | 293,000 | 910 | 7 | 1938 | 3 | 13,750 | N | N | 10726 15TH AVE NE |
| 006 | 510140 | 8641 | 1/16/2008 | 417,000 | 368,000 | 910 | 7 | 1946 | 3 | 6,000 | N | N | 1248 NE 104TH ST |
| 006 | 510140 | 7430 | 11/17/2008 | 425,000 | 408,000 | 940 | 7 | 1941 | 3 | 6,496 | N | N | 10315 23RD AVE NE |
| 006 | 510140 | 2649 | 12/7/2009 | 310,000 | 310,000 | 950 | 7 | 1950 | 3 | 8,064 | Y | N | 9119 17TH AVE NE |
| 006 | 510140 | 2234 | 9/17/2009 | 424,000 | 423,000 | 950 | 7 | 1941 | 4 | 6,380 | N | N | 1716 NE 89TH ST |
| 006 | 510140 | 1736 | 4/7/2009 | 370,000 | 364,000 | 950 | 7 | 1950 | 3 | 5,945 | N | N | 8814 15TH AVE NE |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 006 | 510140 | 1736 | 8/27/2008 | 370,000 | 349,000 | 950 | 7 | 1950 | 3 | 5,945 | N | N | 8814 15TH AVE NE |
| 006 | 510140 | 0997 | 8/6/2009 | 463,000 | 461,000 | 960 | 7 | 1941 | 3 | 6,380 | N | N | 1652 NE 86TH ST |
| 006 | 510140 | 8035 | 10/24/2008 | 350,000 | 334,000 | 960 | 7 | 1949 | 3 | 7,233 | N | N | 10401 17TH AVE NE |
| 006 | 510140 | 8599 | 5/2/2008 | 430,000 | 393,000 | 980 | 7 | 1955 | 3 | 5,350 | N | N | 10425 12TH AVE NE |
| 006 | 288770 | 0290 | 9/18/2008 | 400,000 | 379,000 | 1,000 | 7 | 1944 | 3 | 5,700 | N | N | 8236 16TH AVE NE |
| 006 | 510140 | 2372 | 2/13/2008 | 510,000 | 455,000 | 1,010 | 7 | 1946 | 3 | 8,700 | N | N | 1724 NE 90TH ST |
| 006 | 890200 | 0155 | 1/7/2008 | 380,000 | 334,000 | 1,040 | 7 | 1939 | 3 | 8,385 | N | N | 2305 NE 110TH ST |
| 006 | 510140 | 5945 | 6/26/2009 | 389,000 | 386,000 | 1,050 | 7 | 1947 | 4 | 6,930 | N | N | 2316 NE 102ND ST |
| 006 | 890200 | 0063 | 9/14/2009 | 307,000 | 306,000 | 1,080 | 7 | 1953 | 4 | 7,643 | Y | N | 10508 VICTORY LN NE |
| 006 | 510140 | 1785 | 6/9/2008 | 437,000 | 404,000 | 1,080 | 7 | 1951 | 3 | 6,380 | N | N | 1547 NE 89TH ST |
| 006 | 510140 | 7350 | 10/5/2009 | 356,000 | 355,000 | 1,120 | 7 | 1946 | 3 | 8,661 | N | N | 10314 20TH AVE NE |
| 006 | 743450 | 0065 | 10/27/2008 | 400,000 | 382,000 | 1,120 | 7 | 1984 | 3 | 6,700 | N | N | 1236 NE 103RD ST |
| 006 | 288770 | 0070 | 6/6/2008 | 410,000 | 378,000 | 1,120 | 7 | 1941 | 3 | 5,432 | Y | N | 8216 15TH AVE NE |
| 006 | 116000 | 0235 | 4/8/2008 | 425,000 | 386,000 | 1,120 | 7 | 1942 | 4 | 6,832 | N | N | 10828 12TH AVE NE |
| 006 | 510140 | 1767 | 6/10/2009 | 447,000 | 442,000 | 1,130 | 7 | 1941 | 3 | 7,250 | N | N | 1528 NE 88TH ST |
| 006 | 510140 | 8638 | 11/3/2008 | 450,000 | 431,000 | 1,130 | 7 | 1946 | 3 | 6,000 | N | N | 1246 NE 104TH ST |
| 006 | 326530 | 0455 | 9/10/2008 | 375,000 | 355,000 | 1,130 | 7 | 1985 | 3 | 5,942 | N | N | 9721 19TH AVE NE |
| 006 | 116000 | 0050 | 4/30/2008 | 405,000 | 370,000 | 1,160 | 7 | 1976 | 3 | 6,900 | N | N | 1029 NE NORTHGATE WAY |
| 006 | 510140 | 4425 | 6/23/2009 | 379,000 | 376,000 | 1,170 | 7 | 1957 | 3 | 7,280 | N | N | 9411 20TH AVE NE |
| 006 | 743450 | 0225 | 10/16/2008 | 428,000 | 408,000 | 1,170 | 7 | 1948 | 4 | 6,650 | N | N | 1241 NE 104TH ST |
| 006 | 326530 | 0105 | 6/25/2008 | 410,000 | 380,000 | 1,170 | 7 | 1952 | 3 | 5,200 | N | N | 9820 17TH AVE NE |
| 006 | 510140 | 7315 | 3/13/2008 | 330,000 | 297,000 | 1,200 | 7 | 1947 | 3 | 6,496 | N | N | 10317 20TH AVE NE |
| 006 | 116000 | 0135 | 12/8/2009 | 350,000 | 350,000 | 1,220 | 7 | 1949 | 3 | 6,700 | N | N | 10838 11TH AVE NE |
| 006 | 510140 | 5328 | 3/25/2008 | 392,500 | 355,000 | 1,250 | 7 | 1987 | 3 | 6,361 | N | N | 2109 NE 100TH ST |
| 006 | 116000 | 0185 | 10/30/2009 | 415,000 | 415,000 | 1,270 | 7 | 1947 | 3 | 7,800 | N | N | 10823 12TH AVE NE |
| 006 | 510140 | 2629 | 9/4/2009 | 389,000 | 388,000 | 1,280 | 7 | 1947 | 3 | 7,105 | Y | N | 1529 NE 92ND ST |
| 006 | 890200 | 0211 | 8/20/2009 | 330,000 | 329,000 | 1,317 | 7 | 2009 | 3 | 1,647 | Y | N | 10536 24TH AVE NE |
| 006 | 510140 | 4935 | 10/6/2008 | 388,500 | 370,000 | 1,320 | 7 | 1977 | 3 | 10,920 | N | N | 9512 20TH AVE NE |
| 006 | 890200 | 0210 | 11/11/2009 | 309,000 | 309,000 | 1,341 | 7 | 2009 | 3 | 1,043 | Y | N | 10534 24TH AVE NE |
| 006 | 890200 | 0208 | 7/7/2009 | 324,000 | 322,000 | 1,341 | 7 | 2009 | 3 | 1,220 | Y | N | 10532 24TH AVE NE |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 006 | 510140 | 8480 | 9/11/2009 | 350,000 | 349,000 | 1,380 | 7 | 1961 | 3 | 5,413 | N | N | 556 NE 104TH ST |
| 006 | 890150 | 0135 | 7/17/2008 | 460,000 | 429,000 | 1,380 | 7 | 1940 | 3 | 7,400 | N | N | 1900 NE 105TH ST |
| 006 | 292604 | 9125 | 11/6/2008 | 399,900 | 383,000 | 1,420 | 7 | 1983 | 3 | 7,520 | N | N | 816 NE 105TH ST |
| 006 | 510140 | 7650 | 9/23/2008 | 476,000 | 452,000 | 1,420 | 7 | 1942 | 4 | 9,570 | N | N | 2014 NE 104TH ST |
| 006 | 510140 | 5930 | 6/15/2009 | 428,000 | 424,000 | 1,430 | 7 | 1998 | 3 | 5,940 | N | N | 2319 NE 103RD ST |
| 006 | 510140 | 5553 | 3/4/2008 | 500,000 | 449,000 | 1,440 | 7 | 1946 | 4 | 5,376 | N | N | 10012 15TH AVE NE |
| 006 | 890100 | 0875 | 2/29/2008 | 470,000 | 421,000 | 1,490 | 7 | 1941 | 5 | 7,241 | N | N | 10716 19TH AVE NE |
| 006 | 288770 | 0451 | 6/20/2008 | 635,000 | 588,000 | 1,510 | 7 | 1928 | 5 | 5,035 | N | N | 8257 17TH AVE NE |
| 006 | 510140 | 8736 | 4/16/2008 | 430,000 | 391,000 | 1,560 | 7 | 1979 | 4 | 5,220 | N | N | 817 NE 104TH ST |
| 006 | 802420 | 2550 | 1/16/2008 | 460,000 | 406,000 | 1,620 | 7 | 1924 | 3 | 7,750 | N | N | 1720 NE 97TH ST |
| 006 | 510040 | 0300 | 1/22/2009 | 375,000 | 364,000 | 1,690 | 7 | 1974 | 3 | 6,160 | N | N | 8502 17TH AVE NE |
| 006 | 890100 | 0972 | 10/20/2009 | 425,000 | 424,000 | 1,710 | 7 | 1985 | 3 | 7,477 | N | N | 10713 20TH AVE NE |
| 006 | 510140 | 2238 | 7/10/2009 | 413,000 | 410,000 | 1,740 | 7 | 1990 | 3 | 5,006 | Y | N | 1721 NE 90TH ST |
| 006 | 890100 | 0745 | 8/11/2008 | 542,000 | 509,000 | 2,070 | 7 | 1938 | 4 | 7,211 | N | N | 10726 17TH AVE NE |
| 006 | 510140 | 5802 | 8/17/2009 | 580,000 | 577,000 | 2,830 | 7 | 1966 | 4 | 8,924 | N | N | 10024 20TH AVE NE |
| 006 | 510140 | 8774 | 2/15/2008 | 561,000 | 500,000 | 1,010 | 8 | 1958 | 3 | 8,120 | N | N | 842 NE 103RD ST |
| 006 | 802420 | 1565 | 1/2/2008 | 359,900 | 316,000 | 1,240 | 8 | 1950 | 5 | 5,111 | N | N | 1511 NE 100TH ST |
| 006 | 802420 | 2080 | 1/14/2008 | 510,000 | 450,000 | 1,250 | 8 | 2007 | 3 | 6,388 | Y | N | 1516 NE 96TH ST |
| 006 | 116000 | 0365 | 7/20/2009 | 415,000 | 412,000 | 1,310 | 8 | 1951 | 3 | 8,704 | N | N | 10702 14TH AVE NE |
| 006 | 510140 | 5713 | 8/19/2009 | 360,000 | 358,000 | 1,320 | 8 | 1952 | 3 | 8,800 | N | N | 10025 20TH AVE NE |
| 006 | 147220 | 0045 | 1/15/2008 | 390,000 | 344,000 | 1,330 | 8 | 1956 | 3 | 6,039 | N | N | 10511 12TH AVE NE |
| 006 | 802420 | 2180 | 5/11/2009 | 425,000 | 419,000 | 1,440 | 8 | 1986 | 3 | 5,080 | N | N | 1540 NE 95TH ST |
| 006 | 288770 | 0501 | 2/12/2008 | 377,450 | 336,000 | 1,532 | 8 | 2007 | 3 | 1,003 | N | N | 8230 A 17TH AVE NE |
| 006 | 802420 | 1857 | 7/15/2008 | 520,000 | 485,000 | 1,570 | 8 | 1993 | 3 | 5,045 | N | N | 1540 NE 97TH ST |
| 006 | 288770 | 0306 | 6/11/2009 | 357,000 | 353,000 | 1,740 | 8 | 1928 | 2 | 4,275 | N | N | 8228 16TH AVE NE |
| 006 | 557720 | 0300 | 7/27/2009 | 465,000 | 462,000 | 1,770 | 8 | 1983 | 3 | 8,594 | N | N | 1535 NE 103RD ST |
| 006 | 510140 | 2324 | 9/23/2009 | 510,000 | 509,000 | 1,780 | 8 | 1938 | 3 | 14,500 | Y | N | 1540 NE 90TH ST |
| 006 | 890200 | 0008 | 2/12/2009 | 440,000 | 429,000 | 1,790 | 8 | 1950 | 3 | 7,182 | N | N | 2318 NE 105TH ST |
| 006 | 510140 | 7665 | 3/19/2009 | 482,500 | 473,000 | 1,850 | 8 | 1947 | 3 | 9,570 | N | N | 2028 NE 104TH ST |
| 006 | 510140 | 2212 | 4/15/2008 | 570,000 | 518,000 | 1,870 | 8 | 1992 | 3 | 6,510 | N | N | 1709 NE 90TH ST |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 006 | 802420 | 1850 | 4/1/2008 | 567,450 | 514,000 | 1,910 | 8 | 1970 | 3 | 6,587 | N | N | 9701 17TH AVE NE |
| 006 | 890200 | 0047 | 7/24/2009 | 435,000 | 432,000 | 1,990 | 8 | 1973 | 4 | 7,600 | N | N | 10540 23RD AVE NE |
| 006 | 741120 | 0053 | 10/8/2008 | 586,750 | 559,000 | 1,990 | 8 | 1996 | 3 | 3,792 | Y | N | 8508 16TH AVE NE |
| 006 | 510140 | 0940 | 12/10/2009 | 500,000 | 500,000 | 2,010 | 8 | 1952 | 4 | 7,056 | N | N | 8600 15TH AVE NE |
| 006 | 802420 | 2450 | 4/17/2009 | 419,000 | 412,000 | 2,090 | 8 | 1957 | 3 | 12,127 | N | N | 1718 NE 96TH ST |
| 006 | 890100 | 0786 | 11/13/2009 | 645,000 | 645,000 | 2,530 | 8 | 2007 | 3 | 7,494 | N | N | 10741 19TH AVE NE |
| 006 | 890100 | 0785 | 6/16/2009 | 645,000 | 639,000 | 2,700 | 8 | 2007 | 3 | 7,494 | N | N | 10745 19TH AVE NE |
| 006 | 890200 | 0140 | 9/16/2009 | 419,000 | 418,000 | 2,830 | 8 | 1939 | 3 | 12,600 | N | N | 10814 23RD AVE NE |
| 006 | 510140 | 8889 | 8/19/2009 | 612,000 | 609,000 | 2,840 | 8 | 2008 | 3 | 4,637 | N | N | 550 NE 103RD ST |
| 006 | 510140 | 2334 | 11/10/2009 | 624,580 | 624,000 | 1,620 | 9 | 2009 | 3 | 7,250 | Y | N | 1517 NE 91ST ST |
| 006 | 510140 | 7286 | 8/14/2009 | 562,000 | 559,000 | 2,280 | 9 | 2005 | 3 | 5,926 | N | N | 1733 NE 104TH ST |
| 006 | 326530 | 0415 | 6/11/2009 | 599,500 | 593,000 | 2,330 | 9 | 2008 | 3 | 2,756 | N | N | 9709 19TH AVE NE |
| 006 | 510140 | 8751 | 5/14/2009 | 670,000 | 661,000 | 3,040 | 9 | 2008 | 3 | 5,001 | N | N | 837 NE 104TH ST |
| 006 | 510140 | 8750 | 7/7/2009 | 685,000 | 680,000 | 3,050 | 9 | 2008 | 3 | 5,001 | N | N | 835 NE 104TH ST |
| 006 | 743450 | 0215 | 9/23/2009 | 570,000 | 569,000 | 2,190 | 10 | 2008 | 3 | 3,393 | N | N | 1231 NE 104TH ST |
| 006 | 510140 | 2618 | 4/24/2009 | 840,000 | 827,000 | 2,890 | 10 | 2008 | 3 | 7,105 | Y | N | 1513 NE 92ND ST |
| 007 | 354440 | 0295 | 9/15/2009 | 340,000 | 339,000 | 820 | 7 | 2002 | 3 | 5,100 | N | N | 411 NE 82ND ST |
| 007 | 860490 | 0216 | 4/23/2009 | 299,000 | 294,000 | 890 | 7 | 1926 | 3 | 3,600 | N | N | 1118 NE 80TH ST |
| 007 | 297980 | 0320 | 4/24/2008 | 484,000 | 441,000 | 950 | 7 | 1915 | 5 | 5,580 | N | N | 7841 12TH AVE NE |
| 007 | 688480 | 0425 | 7/15/2009 | 449,000 | 446,000 | 1,030 | 7 | 1923 | 4 | 3,840 | N | N | 8045 BROOKLYN AVE NE |
| 007 | 287860 | 0540 | 9/25/2009 | 395,000 | 394,000 | 1,050 | 7 | 1905 | 5 | 5,400 | N | N | 8208 5TH AVE NE |
| 007 | 688480 | 0330 | 6/16/2009 | 375,000 | 371,000 | 1,090 | 7 | 1925 | 3 | 4,275 | N | N | 8018 BROOKLYN AVE NE |
| 007 | 246440 | 0830 | 12/2/2009 | 380,000 | 380,000 | 1,130 | 7 | 1938 | 3 | 3,762 | Y | N | 833 NE 78TH ST |
| 007 | 246440 | 0300 | 2/29/2008 | 512,500 | 459,000 | 1,150 | 7 | 1925 | 5 | 3,880 | N | N | 608 NE 78TH ST |
| 007 | 688480 | 0415 | 9/10/2008 | 480,000 | 454,000 | 1,210 | 7 | 1925 | 4 | 3,760 | N | N | 8053 BROOKLYN AVE NE |
| 007 | 287860 | 1335 | 12/31/2008 | 437,000 | 423,000 | 1,250 | 7 | 1926 | 3 | 3,737 | N | N | 514 NE 80TH ST |
| 007 | 373590 | 1590 | 4/8/2008 | 445,000 | 404,000 | 1,260 | 7 | 1926 | 3 | 4,080 | N | N | 810 NE 80TH ST |
| 007 | 354440 | 0305 | 12/17/2008 | 438,000 | 423,000 | 1,270 | 7 | 1927 | 3 | 5,100 | N | N | 408 NE 81ST ST |
| 007 | 373590 | 1520 | 7/3/2008 | 445,000 | 414,000 | 1,380 | 7 | 1941 | 3 | 4,590 | N | N | 834 NE 80TH ST |
| 007 | 206110 | 0255 | 5/19/2009 | 415,000 | 410,000 | 1,390 | 7 | 1987 | 3 | 7,440 | N | N | 8237 4TH AVE NE |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 007 | 354440 | 0136 | 1/21/2009 | 475,000 | 461,000 | 1,410 | 7 | 1926 | 3 | 3,536 | Y | N | 8112 LATONA AVE NE |
| 007 | 287860 | 0315 | 7/7/2008 | 475,000 | 442,000 | 1,420 | 7 | 1948 | 3 | 6,120 | N | N | 551 NE 84TH ST |
| 007 | 287860 | 0275 | 8/12/2008 | 350,000 | 329,000 | 1,430 | 7 | 1926 | 3 | 3,366 | N | N | 535 NE 84TH ST |
| 007 | 373590 | 0025 | 4/13/2009 | 529,000 | 520,000 | 1,440 | 7 | 1928 | 4 | 4,080 | N | N | 807 NE 85TH ST |
| 007 | 246440 | 0095 | 2/28/2008 | 503,000 | 451,000 | 1,480 | 7 | 1908 | 5 | 4,559 | N | N | 502 NE 79TH ST |
| 007 | 297980 | 0762 | 11/23/2009 | 320,000 | 320,000 | 1,484 | 7 | 2003 | 3 | 1,761 | N | N | 7543 A 11TH AVE NE |
| 007 | 373590 | 1345 | 7/1/2008 | 540,000 | 502,000 | 1,550 | 7 | 1927 | 4 | 4,590 | N | N | 822 NE 81ST ST |
| 007 | 373590 | 0425 | 4/22/2009 | 413,834 | 407,000 | 1,590 | 7 | 1928 | 3 | 4,080 | N | N | 815 NE 84TH ST |
| 007 | 373590 | 1335 | 9/8/2008 | 635,000 | 600,000 | 1,640 | 7 | 1927 | 5 | 3,060 | N | N | 816 NE 81ST ST |
| 007 | 297980 | 0770 | 3/27/2008 | 436,600 | 395,000 | 1,650 | 7 | 1923 | 3 | 2,980 | N | N | 7537 11TH AVE NE |
| 007 | 297980 | 0520 | 7/17/2009 | 510,000 | 507,000 | 1,670 | 7 | 1925 | 5 | 5,616 | N | N | 7916 ROOSEVELT WAY NE |
| 007 | 297980 | 0785 | 1/3/2008 | 500,000 | 439,000 | 1,680 | 7 | 1923 | 3 | 4,800 | N | N | 7527 LAKE CITY WAY NE |
| 007 | 287860 | 0855 | 5/5/2009 | 540,000 | 532,000 | 1,760 | 7 | 1929 | 5 | 3,060 | N | N | 534 NE 82ND ST |
| 007 | 688480 | 0180 | 4/4/2008 | 625,000 | 566,000 | 1,790 | 7 | 1927 | 5 | 3,610 | N | N | 8044 14TH AVE NE |
| 007 | 287860 | 1460 | 8/14/2008 | 445,000 | 418,000 | 1,850 | 7 | 1908 | 3 | 5,100 | N | N | 558 NE 80TH ST |
| 007 | 246440 | 0355 | 6/23/2008 | 553,000 | 513,000 | 1,010 | 8 | 1930 | 5 | 4,365 | N | N | 523 NE 79TH ST |
| 007 | 206110 | 0336 | 10/1/2009 | 443,000 | 442,000 | 1,260 | 8 | 1940 | 3 | 7,440 | N | N | 8224 LATONA AVE NE |
| 007 | 297980 | 0902 | 8/28/2009 | 357,000 | 356,000 | 1,338 | 8 | 2008 | 3 | 1,053 | N | N | 1115 NE 78TH ST |
| 007 | 297980 | 0900 | 9/22/2009 | 362,000 | 361,000 | 1,431 | 8 | 2008 | 3 | 1,415 | N | N | 7577 LAKE CITY WAY NE |
| 007 | 373590 | 0590 | 9/29/2009 | 439,000 | 438,000 | 1,460 | 8 | 1951 | 3 | 5,742 | N | N | 852 NE 83RD ST |
| 007 | 297980 | 0903 | 3/16/2009 | 371,000 | 363,000 | 1,470 | 8 | 2008 | 3 | 1,236 | N | N | 1111 NE 78TH ST |
| 007 | 206110 | 0410 | 9/29/2008 | 489,500 | 465,000 | 1,470 | 8 | 1966 | 4 | 5,040 | N | N | 223 NE 85TH ST |
| 007 | 206110 | 0750 | 4/29/2008 | 599,000 | 547,000 | 1,500 | 8 | 1973 | 3 | 8,320 | Y | N | 105 NE 85TH ST |
| 007 | 681360 | 1380 | 4/3/2008 | 555,000 | 503,000 | 1,540 | 8 | 1928 | 3 | 5,129 | Y | N | 209 NE 82ND ST |
| 007 | 287860 | 0180 | 1/10/2008 | 625,000 | 551,000 | 1,560 | 8 | 1929 | 5 | 3,600 | N | N | 8403 8TH AVE NE |
| 007 | 287860 | 1120 | 7/24/2008 | 690,000 | 645,000 | 1,620 | 8 | 1926 | 5 | 4,080 | N | N | 521 NE 82ND ST |
| 007 | 297980 | 0904 | 4/22/2009 | 375,000 | 369,000 | 1,624 | 8 | 2008 | 3 | 1,162 | N | N | 1113 NE 78TH ST |
| 007 | 354490 | 0116 | 11/9/2009 | 519,950 | 520,000 | 1,650 | 8 | 1931 | 4 | 3,900 | N | N | 8012 4TH AVE NE |
| 007 | 860490 | 0375 | 12/9/2008 | 561,500 | 541,000 | 1,800 | 8 | 1908 | 5 | 7,500 | N | N | 8024 11TH AVE NE |
| 007 | 373590 | 0890 | 3/3/2009 | 630,600 | 617,000 | 2,130 | 8 | 1926 | 5 | 5,406 | N | N | 840 NE 82ND ST |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 |
|----------|--------|-------|------------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 007 | 287860 | 0100 | 4/14/2009 | 600,000 | 590,000 | 1,820 | 9 | 1925 | 5 | 6,120 | N | N | 508 NE 84TH ST |
| 007 | 354390 | 0055 | 12/2/2008 | 730,000 | 703,000 | 2,590 | 9 | 1925 | 5 | 5,000 | Y | N | 600 NE 77TH ST |
| 007 | 373590 | 0005 | 8/25/2009 | 640,000 | 637,000 | 2,978 | 10 | 2008 | 3 | 2,550 | N | N | 8410 8TH AVE NE |
| 008 | 802420 | 1415 | 9/23/2008 | 300,000 | 285,000 | 630 | 6 | 1926 | 2 | 5,110 | N | N | 1207 NE 100TH ST |
| 008 | 802420 | 1245 | 8/6/2008 | 355,000 | 333,000 | 690 | 6 | 1929 | 4 | 5,110 | N | N | 1206 NE 96TH ST |
| 008 | 322604 | 9124 | 4/24/2009 | 332,000 | 327,000 | 700 | 6 | 1928 | 3 | 3,990 | N | N | 349 NE 91ST ST |
| 008 | 510240 | 0071 | 7/8/2009 | 257,200 | 255,000 | 720 | 6 | 1920 | 3 | 2,939 | N | N | 545 NE 91ST ST |
| 008 | 802420 | 1430 | 3/20/2009 | 335,000 | 328,000 | 730 | 6 | 1926 | 3 | 5,110 | N | N | 1219 NE 100TH ST |
| 008 | 802420 | 1240 | 1/2/2008 | 390,000 | 343,000 | 770 | 6 | 1927 | 5 | 5,110 | N | N | 1210 NE 96TH ST |
| 008 | 510140 | 6339 | 7/29/2009 | 320,000 | 318,000 | 820 | 6 | 1926 | 4 | 6,380 | N | N | 1221 NE 102ND ST |
| 008 | 691470 | 0170 | 12/16/2008 | 210,000 | 203,000 | 1,220 | 6 | 1926 | 2 | 1,720 | N | N | 810 NE 97TH ST |
| 008 | 510140 | 6279 | 2/12/2009 | 412,000 | 402,000 | 130 | 7 | 2003 | 3 | 6,380 | N | N | 1240 NE 102ND ST |
| 008 | 322604 | 9562 | 2/12/2008 | 264,000 | 235,000 | 755 | 7 | 2005 | 3 | 1,519 | N | N | 9408 B 1ST AVE NE |
| 008 | 510240 | 0125 | 7/6/2009 | 448,000 | 445,000 | 780 | 7 | 1930 | 3 | 7,022 | N | N | 532 NE 90TH ST |
| 008 | 510240 | 0055 | 4/24/2008 | 485,000 | 442,000 | 780 | 7 | 1931 | 5 | 7,022 | N | N | 525 NE 91ST ST |
| 008 | 510040 | 3283 | 5/8/2009 | 352,000 | 347,000 | 800 | 7 | 1927 | 4 | 6,380 | N | N | 1016 NE 91ST ST |
| 008 | 322604 | 9100 | 6/19/2009 | 362,500 | 359,000 | 810 | 7 | 1927 | 3 | 3,929 | N | N | 351 NE 90TH ST |
| 008 | 510040 | 3546 | 7/6/2009 | 347,000 | 344,000 | 850 | 7 | 1941 | 3 | 4,930 | N | N | 505 NE 94TH ST |
| 008 | 510040 | 2230 | 11/9/2009 | 375,000 | 375,000 | 860 | 7 | 1938 | 4 | 5,413 | N | N | 8914 12TH AVE NE |
| 008 | 510040 | 2368 | 10/15/2008 | 475,000 | 453,000 | 860 | 7 | 1926 | 5 | 6,380 | N | N | 1033 NE 90TH ST |
| 008 | 510140 | 6543 | 4/17/2008 | 420,000 | 382,000 | 860 | 7 | 1942 | 3 | 6,380 | N | N | 819 NE 102ND ST |
| 008 | 510040 | 4725 | 11/19/2009 | 340,000 | 340,000 | 880 | 7 | 1940 | 3 | 4,828 | N | N | 9420 5TH AVE NE |
| 008 | 510040 | 3474 | 6/16/2009 | 342,500 | 339,000 | 890 | 7 | 1924 | 4 | 5,002 | N | N | 518 A NE 91ST ST |
| 008 | 510040 | 1714 | 7/26/2008 | 350,000 | 327,000 | 890 | 7 | 1951 | 3 | 4,080 | N | N | 8821 15TH AVE NE |
| 008 | 510140 | 6174 | 7/24/2008 | 430,000 | 402,000 | 930 | 7 | 1940 | 4 | 6,380 | N | N | 1036 NE 102ND ST |
| 008 | 510040 | 3624 | 2/18/2008 | 425,000 | 379,000 | 930 | 7 | 1940 | 3 | 5,413 | N | N | 9225 8TH AVE NE |
| 008 | 510040 | 0060 | 10/14/2009 | 380,000 | 379,000 | 940 | 7 | 1951 | 3 | 6,380 | N | N | 533 NE 86TH ST |
| 008 | 510040 | 3151 | 10/29/2008 | 334,000 | 319,000 | 950 | 7 | 1926 | 4 | 5,413 | N | N | 9118 12TH AVE NE |
| 008 | 510040 | 1690 | 12/15/2008 | 365,700 | 353,000 | 960 | 7 | 1928 | 3 | 6,380 | N | N | 1224 NE 88TH ST |
| 008 | 802420 | 0060 | 8/25/2009 | 445,000 | 443,000 | 980 | 7 | 1939 | 4 | 5,108 | N | N | 1035 NE 100TH ST |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 | 802420 | 0765 | 5/9/2008 | 350,000 | 320,000 | 980 | 7 | 1941 | 3 | 6,897 | N | N | 1051 NE 96TH ST |
| 008 | 802420 | 0795 | 11/5/2009 | 445,000 | 445,000 | 990 | 7 | 1941 | 5 | 6,131 | N | N | 1052 NE 95TH ST |
| 008 | 510040 | 1348 | 8/25/2009 | 380,000 | 378,000 | 990 | 7 | 1912 | 3 | 5,413 | N | N | 8619 8TH AVE NE |
| 008 | 510040 | 1374 | 4/10/2009 | 490,000 | 482,000 | 990 | 7 | 2009 | 3 | 4,930 | N | N | 8804 5TH AVE NE |
| 008 | 510040 | 3561 | 10/16/2008 | 399,000 | 381,000 | 990 | 7 | 1941 | 3 | 4,930 | N | N | 9200 5TH AVE NE |
| 008 | 510040 | 2848 | 6/15/2009 | 365,000 | 361,000 | 1,020 | 7 | 1917 | 3 | 6,525 | N | N | 1230 NE 90TH ST |
| 008 | 510140 | 4900 | 2/3/2009 | 325,000 | 316,000 | 1,030 | 7 | 1940 | 3 | 4,136 | N | N | 9510 8TH AVE NE |
| 008 | 802420 | 0272 | 7/2/2009 | 450,000 | 446,000 | 1,070 | 7 | 1966 | 3 | 5,108 | N | N | 1039 NE 98TH ST |
| 008 | 510140 | 5088 | 1/29/2008 | 460,000 | 408,000 | 1,080 | 7 | 1926 | 5 | 6,380 | N | N | 810 NE 96TH ST |
| 008 | 510040 | 3204 | 7/15/2009 | 395,000 | 392,000 | 1,100 | 7 | 1951 | 4 | 5,800 | N | N | 1245 NE 92ND ST |
| 008 | 394690 | 0040 | 12/1/2008 | 518,000 | 499,000 | 1,100 | 7 | 1945 | 5 | 7,387 | N | N | 334 NE 88TH ST |
| 008 | 510040 | 3818 | 8/27/2009 | 313,000 | 312,000 | 1,108 | 7 | 2009 | 3 | 1,128 | N | N | 9207 ROOSEVELT WAY NE |
| 008 | 510040 | 2581 | 2/12/2009 | 359,000 | 350,000 | 1,110 | 7 | 1936 | 3 | 6,380 | N | N | 557 NE 90TH ST |
| 008 | 510040 | 3321 | 5/12/2009 | 388,600 | 383,000 | 1,120 | 7 | 1994 | 4 | 6,380 | N | N | 1042 NE 91ST ST |
| 008 | 802420 | 0970 | 6/3/2008 | 440,500 | 406,000 | 1,130 | 7 | 1952 | 3 | 5,040 | N | N | 9515 15TH AVE NE |
| 008 | 437070 | 0095 | 2/20/2008 | 530,000 | 474,000 | 1,130 | 7 | 1927 | 5 | 4,246 | N | N | 114 NE 85TH ST |
| 008 | 199520 | 0105 | 11/19/2009 | 399,000 | 399,000 | 1,140 | 7 | 1939 | 5 | 8,568 | N | N | 220 NE 92ND ST |
| 008 | 510040 | 2569 | 10/9/2009 | 521,725 | 521,000 | 1,150 | 7 | 1926 | 4 | 6,380 | N | N | 530 NE 89TH ST |
| 008 | 802420 | 1450 | 10/7/2009 | 400,000 | 399,000 | 1,170 | 7 | 1926 | 4 | 5,111 | N | N | 1235 NE 100TH ST |
| 008 | 510040 | 3351 | 9/5/2008 | 415,000 | 392,000 | 1,170 | 7 | 1930 | 3 | 3,920 | N | N | 9116 8TH AVE NE |
| 008 | 394690 | 0005 | 4/8/2009 | 389,000 | 382,000 | 1,190 | 7 | 1940 | 3 | 6,061 | N | N | 8825 5TH AVE NE |
| 008 | 510140 | 5136 | 4/28/2008 | 470,000 | 429,000 | 1,200 | 7 | 1928 | 3 | 4,930 | N | N | 9615 ROOSEVELT WAY NE |
| 008 | 510040 | 2359 | 5/11/2009 | 410,000 | 405,000 | 1,220 | 7 | 1915 | 4 | 6,380 | N | N | 1010 NE 89TH ST |
| 008 | 610840 | 0020 | 10/22/2008 | 465,000 | 444,000 | 1,240 | 7 | 1942 | 4 | 7,006 | N | N | 8532 4TH AVE NE |
| 008 | 437070 | 0090 | 8/18/2008 | 380,000 | 358,000 | 1,270 | 7 | 1927 | 3 | 4,246 | N | N | 118 NE 85TH ST |
| 008 | 510040 | 4755 | 8/25/2009 | 369,950 | 368,000 | 1,280 | 7 | 1939 | 3 | 6,380 | N | N | 519 NE 95TH ST |
| 008 | 510040 | 1363 | 8/25/2009 | 359,000 | 358,000 | 1,290 | 7 | 1938 | 3 | 4,930 | N | N | 8826 5TH AVE NE |
| 008 | 510040 | 2535 | 11/21/2008 | 418,000 | 402,000 | 1,300 | 7 | 1949 | 3 | 6,856 | N | N | 519 NE 90TH ST |
| 008 | 510040 | 3991 | 11/4/2008 | 549,950 | 527,000 | 1,300 | 7 | 1964 | 4 | 5,800 | N | N | 1230 NE 92ND ST |
| 008 | 510040 | 2584 | 6/26/2008 | 550,000 | 510,000 | 1,310 | 7 | 1970 | 3 | 6,380 | N | N | 546 NE 89TH ST |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 | 510040 | 1582 | 8/4/2009 | 473,000 | 470,000 | 1,320 | 7 | 1926 | 5 | 6,380 | N | N | 1014 NE 88TH ST |
| 008 | 510140 | 4019 | 4/8/2009 | 315,000 | 310,000 | 1,330 | 7 | 1946 | 3 | 4,896 | N | N | 9219 15TH AVE NE |
| 008 | 510040 | 3420 | 6/18/2009 | 388,000 | 384,000 | 1,340 | 7 | 1928 | 3 | 6,380 | N | N | 844 NE 91ST ST |
| 008 | 802420 | 0485 | 12/3/2008 | 450,000 | 433,000 | 1,340 | 7 | 1929 | 5 | 5,108 | N | N | 1021 NE 97TH ST |
| 008 | 322604 | 9545 | 10/6/2008 | 497,000 | 473,000 | 1,340 | 7 | 1993 | 3 | 5,000 | N | N | 317 NE 91ST ST |
| 008 | 322604 | 9180 | 8/12/2009 | 460,000 | 458,000 | 1,370 | 7 | 1977 | 3 | 6,089 | N | N | 9017 LATONA AVE NE |
| 008 | 227400 | 0050 | 1/27/2009 | 533,750 | 519,000 | 1,370 | 7 | 1927 | 5 | 5,718 | N | N | 843 NE 96TH ST |
| 008 | 394690 | 0045 | 12/10/2008 | 515,000 | 497,000 | 1,370 | 7 | 1945 | 5 | 7,387 | N | N | 328 NE 88TH ST |
| 008 | 510140 | 4656 | 10/24/2008 | 375,000 | 358,000 | 1,380 | 7 | 1928 | 3 | 6,090 | N | N | 829 NE 95TH ST |
| 008 | 510140 | 4687 | 10/14/2009 | 349,950 | 349,000 | 1,385 | 7 | 2009 | 3 | 1,299 | N | N | 850 B NE 94TH ST |
| 008 | 510040 | 1085 | 12/29/2008 | 406,000 | 393,000 | 1,400 | 7 | 1926 | 4 | 7,088 | N | N | 8607 15TH AVE NE |
| 008 | 510040 | 2758 | 6/19/2008 | 471,000 | 436,000 | 1,400 | 7 | 1928 | 3 | 6,380 | N | N | 1035 NE 91ST ST |
| 008 | 510140 | 4686 | 11/5/2009 | 379,950 | 380,000 | 1,405 | 7 | 2009 | 3 | 1,295 | N | N | 850 A NE 94TH ST |
| 008 | 802420 | 1166 | 2/4/2009 | 380,000 | 370,000 | 1,430 | 7 | 1995 | 3 | 5,040 | N | N | 9607 15TH AVE NE |
| 008 | 510040 | 1150 | 7/28/2008 | 480,000 | 449,000 | 1,460 | 7 | 1932 | 3 | 5,189 | N | N | 8622 8TH AVE NE |
| 008 | 802420 | 0945 | 9/22/2008 | 412,766 | 392,000 | 1,530 | 7 | 1930 | 5 | 4,727 | N | N | 1249 NE 96TH ST |
| 008 | 510140 | 4688 | 10/20/2009 | 369,950 | 369,000 | 1,537 | 7 | 2009 | 3 | 1,480 | N | N | 852 B NE 94TH ST |
| 008 | 510140 | 4690 | 10/14/2009 | 369,950 | 369,000 | 1,537 | 7 | 2009 | 3 | 1,426 | N | N | 852 A NE 94TH ST |
| 008 | 322604 | 9136 | 7/13/2009 | 435,000 | 432,000 | 1,580 | 7 | 1941 | 3 | 5,234 | N | N | 9025 5TH AVE NE |
| 008 | 510040 | 1226 | 9/25/2008 | 425,000 | 403,000 | 1,770 | 7 | 1961 | 4 | 6,380 | N | N | 838 NE 86TH ST |
| 008 | 510040 | 4803 | 7/8/2008 | 425,000 | 396,000 | 1,830 | 7 | 1938 | 3 | 6,380 | N | N | 548 NE 94TH ST |
| 008 | 510140 | 6119 | 5/30/2008 | 520,000 | 479,000 | 2,030 | 7 | 1992 | 3 | 4,930 | N | N | 10200 ROOSEVELT WAY NE |
| 008 | 510240 | 0045 | 11/6/2008 | 435,000 | 417,000 | 870 | 8 | 1931 | 5 | 7,023 | N | N | 515 NE 91ST ST |
| 008 | 322604 | 9395 | 1/17/2008 | 415,000 | 367,000 | 1,050 | 8 | 1953 | 4 | 6,769 | N | N | 8854 1ST AVE NE |
| 008 | 510040 | 3130 | 3/26/2008 | 448,000 | 405,000 | 1,110 | 8 | 1948 | 3 | 7,378 | N | N | 1256 NE 90TH ST |
| 008 | 437070 | 0040 | 3/3/2008 | 399,999 | 359,000 | 1,110 | 8 | 1947 | 3 | 8,698 | N | N | 8520 2ND AVE NE |
| 008 | 510040 | 3465 | 7/6/2009 | 445,000 | 442,000 | 1,220 | 8 | 1955 | 3 | 6,380 | N | N | 515 NE 92ND ST |
| 008 | 510040 | 0155 | 9/18/2009 | 510,000 | 509,000 | 1,260 | 8 | 2009 | 3 | 6,380 | N | N | 831 NE 86TH ST |
| 008 | 802420 | 0683 | 2/4/2009 | 372,000 | 362,000 | 1,270 | 8 | 2007 | 3 | 1,413 | N | N | 9608 A ROOSEVELT WAY NE |
| 008 | 510040 | 3809 | 6/11/2008 | 350,000 | 324,000 | 1,285 | 8 | 2008 | 3 | 975 | N | N | 9215 C ROOSEVELT WAY NE |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 | 510040 | 3808 | 5/2/2008 | 359,999 | 329,000 | 1,285 | 8 | 2008 | 3 | 1,255 | N | N | 9215 D ROOSEVELT WAY NE |
| 008 | 510040 | 3811 | 4/17/2008 | 365,000 | 332,000 | 1,285 | 8 | 2008 | 3 | 1,253 | N | N | 9215 A ROOSEVELT WAY NE |
| 008 | 802420 | 1350 | 11/9/2009 | 495,000 | 495,000 | 1,420 | 8 | 1947 | 4 | 10,222 | N | N | 1240 NE 97TH ST |
| 008 | 510040 | 3806 | 5/9/2008 | 377,499 | 346,000 | 1,425 | 8 | 2008 | 3 | 1,179 | N | N | 9217 A ROOSEVELT WAY NE |
| 008 | 510040 | 3807 | 4/29/2008 | 380,000 | 347,000 | 1,425 | 8 | 2008 | 3 | 1,164 | N | N | 9217 B ROOSEVELT WAY NE |
| 008 | 510040 | 3447 | 3/8/2009 | 492,000 | 481,000 | 1,430 | 8 | 1930 | 4 | 4,930 | N | N | 9122 5TH AVE NE |
| 008 | 510140 | 5140 | 1/21/2009 | 380,000 | 369,000 | 1,433 | 8 | 2008 | 3 | 1,189 | N | N | 9611 A ROOSEVELT WAY NE |
| 008 | 510040 | 3438 | 12/4/2009 | 402,000 | 402,000 | 1,440 | 8 | 2005 | 3 | 1,328 | N | N | 858 A NE 91ST ST |
| 008 | 510140 | 5143 | 4/21/2009 | 390,000 | 384,000 | 1,440 | 8 | 2008 | 3 | 1,338 | N | N | 9613 B ROOSEVELT WAY NE |
| 008 | 510140 | 5141 | 4/13/2009 | 390,000 | 383,000 | 1,440 | 8 | 2008 | 3 | 1,322 | N | N | 9613 A ROOSEVELT WAY NE |
| 008 | 510040 | 3443 | 5/28/2009 | 362,700 | 359,000 | 1,450 | 8 | 2005 | 3 | 1,098 | N | N | 9101 B ROOSEVELT WAY NE |
| 008 | 510040 | 3437 | 1/12/2009 | 410,000 | 398,000 | 1,450 | 8 | 2005 | 3 | 1,320 | N | N | 858 B 91ST AVE NE |
| 008 | 691470 | 0077 | 6/4/2008 | 420,000 | 387,000 | 1,584 | 8 | 2006 | 3 | 1,218 | N | N | 9723 ROOSEVELT WAY NE |
| 008 | 510040 | 2347 | 6/10/2008 | 540,000 | 499,000 | 1,600 | 8 | 1930 | 4 | 6,380 | N | N | 1019 NE 90TH ST |
| 008 | 510040 | 3642 | 6/26/2008 | 600,000 | 557,000 | 1,660 | 8 | 1960 | 3 | 8,119 | N | N | 9201 8TH AVE NE |
| 008 | 510140 | 5134 | 5/1/2008 | 417,500 | 381,000 | 1,730 | 8 | 2008 | 3 | 1,785 | N | N | 9619 ROOSEVELT WAY NE |
| 008 | 691470 | 0115 | 8/4/2008 | 675,000 | 633,000 | 1,750 | 8 | 2005 | 3 | 4,612 | N | N | 846 NE 97TH ST |
| 008 | 510040 | 1525 | 6/18/2008 | 715,000 | 662,000 | 1,940 | 8 | 1907 | 5 | 6,380 | N | N | 842 NE 88TH ST |
| 008 | 691470 | 0180 | 5/19/2009 | 559,500 | 553,000 | 2,000 | 8 | 1927 | 4 | 7,694 | N | N | 9710 8TH AVE NE |
| 008 | 510040 | 1194 | 3/14/2008 | 605,300 | 545,000 | 2,010 | 8 | 1967 | 4 | 7,250 | N | N | 827 NE 88TH ST |
| 008 | 510140 | 5135 | 4/9/2008 | 410,000 | 372,000 | 2,060 | 8 | 2008 | 3 | 2,410 | N | N | 9617 ROOSEVELT WAY NE |
| 008 | 322604 | 9552 | 8/4/2009 | 589,000 | 586,000 | 2,350 | 8 | 1997 | 3 | 7,683 | Y | N | 8801 LATONA AVE NE |
| 008 | 668750 | 0015 | 9/29/2008 | 487,500 | 463,000 | 2,530 | 8 | 1942 | 4 | 6,818 | N | N | 419 NE 88TH ST |
| 008 | 802420 | 0912 | 8/18/2009 | 495,000 | 493,000 | 2,580 | 8 | 2001 | 3 | 5,014 | N | N | 1215 NE 96TH ST |
| 008 | 510040 | 1357 | 3/13/2008 | 685,000 | 616,000 | 2,260 | 9 | 1990 | 3 | 5,666 | N | N | 8603 8TH AVE NE |
| 008 | 510140 | 6125 | 3/16/2009 | 680,000 | 666,000 | 2,350 | 9 | 2008 | 3 | 6,380 | N | N | 1021 NE 103RD ST |
| 008 | 510140 | 6120 | 5/15/2008 | 810,000 | 743,000 | 2,350 | 9 | 2007 | 3 | 6,380 | N | N | 1017 NE 103RD ST |
| 008 | 510140 | 6231 | 7/15/2008 | 830,000 | 774,000 | 2,490 | 9 | 2005 | 3 | 6,380 | N | N | 1221 NE 103RD ST |
| 008 | 199520 | 0150 | 9/30/2009 | 699,995 | 699,000 | 2,640 | 9 | 2008 | 3 | 5,712 | N | N | 221 NE 94TH ST |
| 008 | 510040 | 2857 | 5/28/2009 | 899,000 | 889,000 | 2,700 | 9 | 2008 | 3 | 6,380 | N | N | 1239 NE 91ST ST |

**Improved Sales Used In This Physical Inspection Analysis
Area 7**

| 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 | 510040 | 2250 | 4/28/2009 | 933,000 | 919,000 | 3,020 | 9 | 2008 | 3 | 6,380 | N | N | 1217 NE 90TH ST |
| 008 | 510040 | 2255 | 8/1/2008 | 995,000 | 932,000 | 3,020 | 9 | 2008 | 3 | 6,380 | N | N | 1221 NE 90TH ST |

**Improved Sales Removed From This Physical Inspection Analysis
Area 7**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 003 | 082000 | 0016 | 1/8/2008 | 315,950 | FORCED SALE; |
| 003 | 156010 | 0035 | 5/26/2008 | 139,166 | QUIT CLAIM DEED; & OTHER WARNINGS |
| 003 | 156010 | 0105 | 2/20/2008 | 320,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 003 | 204450 | 0111 | 9/24/2009 | 394,000 | NO MARKET EXPOSURE; |
| 003 | 232530 | 0064 | 5/27/2008 | 339,950 | NO MARKET EXPOSURE; |
| 003 | 292604 | 9545 | 8/19/2008 | 18,942 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 003 | 292604 | 9550 | 7/21/2008 | 320,000 | NO MARKET EXPOSURE; |
| 003 | 292604 | 9603 | 5/16/2008 | 350,000 | NO MARKET EXPOSURE; |
| 003 | 527220 | 0055 | 6/2/2008 | 335,000 | NO MARKET EXPOSURE; & OTHER WARNINGS |
| 003 | 572450 | 0341 | 11/10/2008 | 109,591 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 003 | 641310 | 0240 | 12/21/2009 | 170,050 | RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN |
| 003 | 641310 | 0323 | 9/5/2008 | 119,000 | PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 003 | 641310 | 0323 | 9/5/2008 | 183,000 | PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 003 | 641360 | 0070 | 7/10/2008 | 150,000 | QUIT CLAIM DEED; |
| 003 | 641360 | 0081 | 8/13/2009 | 320,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN |
| 003 | 641410 | 0013 | 6/2/2009 | 141,675 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 003 | 641410 | 0030 | 2/19/2008 | 365,000 | SEGREGATION AND/OR MERGER; |
| 003 | 925990 | 0045 | 7/28/2009 | 308,000 | NO MARKET EXPOSURE; |
| 006 | 116000 | 0050 | 6/30/2008 | 184,085 | QUIT CLAIM DEED; |
| 006 | 288770 | 0451 | 2/19/2008 | 635,000 | RELOCATION - SALE TO SERVICE; |
| 006 | 326530 | 0420 | 12/9/2008 | 729,500 | MULTI-PARCEL SALE; |
| 006 | 326530 | 0425 | 12/9/2008 | 729,500 | MULTI-PARCEL SALE; |
| 006 | 510040 | 0300 | 3/15/2008 | 173,392 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 006 | 510040 | 0355 | 9/28/2009 | 285,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; & |
| 006 | 510140 | 0880 | 1/22/2009 | 200,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN |
| 006 | 510140 | 1780 | 11/4/2009 | 375,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 006 | 510140 | 2334 | 3/29/2008 | 320,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; & OTHER |
| 006 | 510140 | 2556 | 6/12/2009 | 89,576 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 006 | 510140 | 4059 | 9/29/2008 | 285,906 | QUESTIONABLE PER APPRAISAL; |
| 006 | 510140 | 4923 | 4/24/2009 | 450,000 | NEW CONSTRUCTION DOLLARS > 0 |
| 006 | 510140 | 5006 | 7/18/2008 | 145,569 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 006 | 510140 | 5915 | 7/23/2008 | 167,500 | QUIT CLAIM DEED; & OTHER WARNINGS |
| 006 | 741120 | 0046 | 9/18/2009 | 55,108 | PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS; |
| 006 | 741120 | 0060 | 7/10/2008 | 551,000 | NEW CONSTRUCTION DOLLARS > 0 |
| 006 | 802420 | 1965 | 1/24/2008 | 470,000 | MULTIPLE IMPS |
| 006 | 890100 | 0165 | 4/8/2009 | 250,000 | NON-REPRESENTATIVE SALE; |
| 006 | 890100 | 1409 | 8/17/2009 | 410,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 006 | 890150 | 0105 | 3/12/2008 | 465,000 | NO MARKET EXPOSURE; & OTHER WARNINGS |
| 006 | 890200 | 0045 | 8/4/2008 | 265,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 006 | 890200 | 0200 | 10/9/2008 | 1,600,000 | MULTI-PARCEL SALE; |
| 006 | 890200 | 0204 | 10/9/2008 | 1,600,000 | MULTI-PARCEL SALE; |

**Improved Sales Removed From This Physical Inspection Analysis
Area 7**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 006 | 890200 | 0205 | 10/9/2008 | 1,600,000 | MULTI-PARCEL SALE; |
| 006 | 890200 | 0206 | 10/9/2008 | 1,600,000 | MULTI-PARCEL SALE; |
| 006 | 890200 | 0207 | 10/9/2008 | 1,600,000 | MULTI-PARCEL SALE; |
| 006 | 890200 | 0270 | 11/6/2009 | 100,000 | NO MARKET EXPOSURE; & OTHER WARNINGS |
| 006 | 890200 | 0270 | 7/27/2009 | 20,000 | NO MARKET EXPOSURE; & OTHER WARNINGS |
| 007 | 206110 | 0480 | 9/29/2009 | 242,924 | QUIT CLAIM DEED; & OTHER WARNINGS |
| 007 | 246440 | 0525 | 5/12/2008 | 300,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 007 | 297980 | 0407 | 5/20/2008 | 350,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 007 | 297980 | 0435 | 11/11/2009 | 429,444 | NEW CONSTRUCTION DOLLARS > 0 |
| 007 | 297980 | 0785 | 8/20/2009 | 504,300 | PREVIOUS IMP VALUE < \$25,001 |
| 007 | 297980 | 1200 | 6/17/2008 | 235,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN |
| 007 | 614870 | 0140 | 6/16/2009 | 365,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 007 | 688480 | 0485 | 2/28/2008 | 481,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 008 | 199520 | 0260 | 8/28/2008 | 745,000 | NEW CONSTRUCTION DOLLARS > 0 |
| 008 | 199520 | 0390 | 6/25/2008 | 350,000 | NO MARKET EXPOSURE; |
| 008 | 322604 | 9091 | 4/8/2008 | 202,500 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 008 | 322604 | 9112 | 12/18/2009 | 630,000 | NEW CONSTRUCTION DOLLARS > 0 |
| 008 | 322604 | 9112 | 4/8/2009 | 155,000 | TEAR DOWN; & OTHER WARNINGS |
| 008 | 322604 | 9170 | 4/21/2009 | 194,000 | NON-REPRESENTATIVE SALE; & OTHER WARNINGS |
| 008 | 322604 | 9560 | 6/8/2009 | 124,275 | QUIT CLAIM DEED; & OTHER WARNINGS |
| 008 | 510040 | 0010 | 9/10/2009 | 400,000 | NO MARKET EXPOSURE; |
| 008 | 510040 | 1330 | 10/16/2009 | 319,000 | NO MARKET EXPOSURE; |
| 008 | 510040 | 2296 | 3/17/2008 | 144,574 | QUIT CLAIM DEED; & OTHER WARNINGS |
| 008 | 510040 | 2532 | 12/10/2008 | 200,000 | NO MARKET EXPOSURE; |
| 008 | 510040 | 3543 | 5/9/2008 | 200,000 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 008 | 510040 | 3805 | 4/22/2008 | 389,999 | BUILDER OR DEVELOPER SALES; |
| 008 | 510040 | 3810 | 5/19/2008 | 359,999 | BUILDER OR DEVELOPER SALES; |
| 008 | 510040 | 3817 | 7/7/2009 | 312,000 | BUILDER OR DEVELOPER SALES; |
| 008 | 510040 | 3926 | 4/24/2009 | 16,000 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 008 | 510040 | 3945 | 8/12/2009 | 399,000 | NO MARKET EXPOSURE; |
| 008 | 510040 | 3990 | 12/16/2008 | 445,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 008 | 510140 | 4468 | 12/9/2009 | 357,100 | NO MARKET EXPOSURE; |
| 008 | 510140 | 4468 | 9/3/2008 | 213,000 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 008 | 510140 | 4650 | 3/12/2009 | 345,000 | RELATED PARTY, FRIEND, ETC; & OTHER WARNINGS |
| 008 | 510140 | 4674 | 12/16/2009 | 478,000 | NEW CONSTRUCTION DOLLARS > 0 |
| 008 | 510140 | 6171 | 9/26/2008 | 170,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN |
| 008 | 510140 | 6522 | 6/15/2009 | 333,300 | NO MARKET EXPOSURE; |
| 008 | 610840 | 0050 | 11/23/2009 | 191,200 | RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN |
| 008 | 638600 | 0130 | 3/9/2009 | 552,000 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 008 | 668750 | 0010 | 12/4/2009 | 338,651 | RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHER WARN |
| 008 | 691470 | 0004 | 3/20/2008 | 517,000 | NO MARKET EXPOSURE; & OTHER WARNINGS |
| 008 | 802420 | 0415 | 5/12/2009 | 482,767 | NEW CONSTRUCTION DOLLARS > 0 |
| 008 | 802420 | 1015 | 8/6/2009 | 356,000 | NEW CONSTRUCTION DOLLARS > 0 |
| 008 | 802420 | 1210 | 1/13/2009 | 320,000 | NO MARKET EXPOSURE; & OTHER WARNINGS |
| 008 | 802420 | 1350 | 4/9/2009 | 217,395 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; |

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 91.5%. 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 +1.4%. 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 7 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 91.5% in Area 7 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 | 360 | 91% | 90% | 93% |
| Bldg Grade | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| 6 | 23 | 95% | 89% | 101% |
| 7 | 210 | 92% | 91% | 94% |
| 8 | 109 | 92% | 89% | 94% |
| 9+ | 18 | 84% | 79% | 90% |
| Year Built or Year Renovated | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| 1900-1939 | 98 | 92% | 90% | 94% |
| 1940-1959 | 116 | 92% | 90% | 95% |
| 1960-1989 | 30 | 93% | 89% | 98% |
| 1990-2009 | 116 | 89% | 88% | 91% |
| Condition | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| Fair | 6 | 93% | 82% | 104% |
| Average | 260 | 91% | 90% | 93% |
| Good | 57 | 93% | 89% | 96% |
| Very Good | 37 | 91% | 87% | 95% |
| Stories | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| 1 | 171 | 93% | 91% | 95% |
| 1.5 | 69 | 90% | 87% | 92% |
| 2 | 43 | 88% | 84% | 93% |
| 3+ | 77 | 92% | 90% | 93% |
| Above Grade Living Area | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| Less than 1000 | 86 | 93% | 90% | 95% |
| 1000-1500 | 162 | 93% | 91% | 95% |
| 1501-2000 | 76 | 90% | 88% | 92% |
| 2001-2500 | 19 | 89% | 83% | 94% |
| Greater than 2500 | 17 | 87% | 79% | 96% |

Area 7 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 91.5% in Area 7 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.

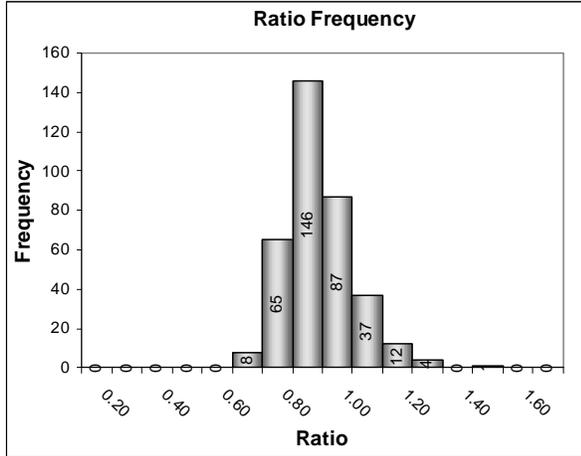
When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

| View Y/N | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
|--------------------|-------|--------------------|---------------------|---------------------|
| N | 339 | 92% | 90% | 93% |
| Y | 21 | 90% | 85% | 95% |
| Wft Y/N | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| N | 360 | 91% | 90% | 93% |
| Y | 0 | Insuff data | | |
| Sub | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| 3 | 91 | 92% | 90% | 94% |
| 6 | 103 | 93% | 90% | 95% |
| 7 | 47 | 90% | 88% | 93% |
| 8 | 119 | 91% | 89% | 93% |
| Lot Size | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| <3001 | 82 | 92% | 91% | 94% |
| 3001-4000 | 18 | 90% | 84% | 96% |
| 4001-7800 | 220 | 91% | 89% | 93% |
| 7801-10000 | 27 | 91% | 86% | 96% |
| 10001+ | 13 | 101% | 95% | 107% |
| Neighborhood 1 Y/N | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| N | 215 | 92% | 90% | 93% |
| Y | 145 | 91% | 89% | 93% |
| Traffic Noise Y/N | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| N | 245 | 91% | 90% | 93% |
| Y | 115 | 92% | 90% | 94% |
| Town House Y/N | Count | 2010 Weighted Mean | 2010 Lower 95% C.L. | 2010 Upper 95% C.L. |
| N | 284 | 91% | 90% | 93% |
| Y | 76 | 91% | 90% | 93% |

Physical Inspection Ratio Study Report (Before)

2009 Assessment

| | | | |
|--|----------------------------------|---|--|
| District/Team: NW/3 | Appr. Date: 01/01/2009 | Date of Report: 5/27/2010 | Sales Dates: 01/2008 - 12/2009 |
| Area Northgate/Maple Leaf | Appr ID: FLIP | Property Type: 1 to 3 Unit Residences | Adjusted for time?: YES |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> | 360 | | |
| <i>Mean Assessed Value</i> | 354,700 | | |
| <i>Mean Adj. Sales Price</i> | 403,300 | | |
| <i>Standard Deviation AV</i> | 88,442 | | |
| <i>Standard Deviation SP</i> | 110,553 | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> | 0.890 | | |
| <i>Median Ratio</i> | 0.877 | | |
| <i>Weighted Mean Ratio</i> | 0.879 | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> | 0.641 | | |
| <i>Highest ratio:</i> | 1.429 | | |
| <i>Coefficient of Dispersion</i> | 9.86% | | |
| <i>Standard Deviation</i> | 0.114 | | |
| <i>Coefficient of Variation</i> | 12.78% | | |
| <i>Price Related Differential (PRD)</i> | 1.012 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| <i>Lower limit</i> | 0.865 | | |
| <i>Upper limit</i> | 0.888 | | |
| 95% Confidence: Mean | | | |
| <i>Lower limit</i> | 0.879 | | |
| <i>Upper limit</i> | 0.902 | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> | 4979 | | |
| <i>B (acceptable error - in decimal)</i> | 0.05 | | |
| <i>S (estimated from this sample)</i> | 0.114 | | |
| Recommended minimum: | 21 | | |
| <i>Actual sample size:</i> | 360 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| <i># ratios below mean:</i> | 203 | | |
| <i># ratios above mean:</i> | 157 | | |
| <i>z:</i> | 2.424 | | |
| Conclusion: | Non-normal | | |



COMMENTS:

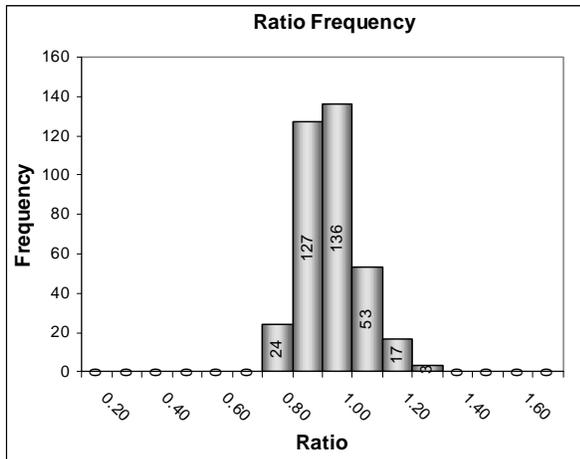
1 to 3 Unit Residences throughout area 7
 Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Physical Inspection Ratio Study Report (After)

2010 Assessment

| | | | |
|-------------------------------------|----------------------------------|---|--|
| District/Team: NW/3 | Appr. Date: 01/01/2010 | Date of Report: 5/27/2010 | Sales Dates: 01/2008-12/2009 |
| Area Northgate/Maple Leaf | Appr ID: FLIP | Property Type: 1 to 3 Unit Residences | Adjusted for time?: YES |

| | |
|---|---------|
| SAMPLE STATISTICS | |
| Sample size (n) | 360 |
| Mean Assessed Value | 369,000 |
| Mean Adj. Sales Price | 403,300 |
| Standard Deviation AV | 85,118 |
| Standard Deviation SP | 110,553 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.927 |
| Median Ratio | 0.915 |
| Weighted Mean Ratio | 0.915 |
| UNIFORMITY | |
| Lowest ratio | 0.717 |
| Highest ratio: | 1.242 |
| Coefficient of Dispersion | 8.07% |
| Standard Deviation | 0.095 |
| Coefficient of Variation | 10.30% |
| Price Related Differential (PRD) | 1.013 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.905 |
| Upper limit | 0.929 |
| 95% Confidence: Mean | |
| Lower limit | 0.917 |
| Upper limit | 0.937 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 4979 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.095 |
| Recommended minimum: | 15 |
| Actual sample size: | 360 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 195 |
| # ratios above mean: | 165 |
| z: | 1.581 |
| Conclusion: | Normal* |
| <i>*i.e. no evidence of non-normality</i> | |



COMMENTS:

1 to 3 Unit Residences throughout area 7

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

USPAP Compliance

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

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

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