

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: West Ballard / 19

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 484

Range of Sale Dates: 1/1/2008 - 1/1/10

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$166,500	\$213,900	\$380,400			
2010 Value	\$166,500	\$220,500	\$387,000	\$422,400	91.6%	9.99%
Change	\$0	+\$6,600	+\$6,600			
% Change	0.0%	+3.1%	+1.7%			

*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.

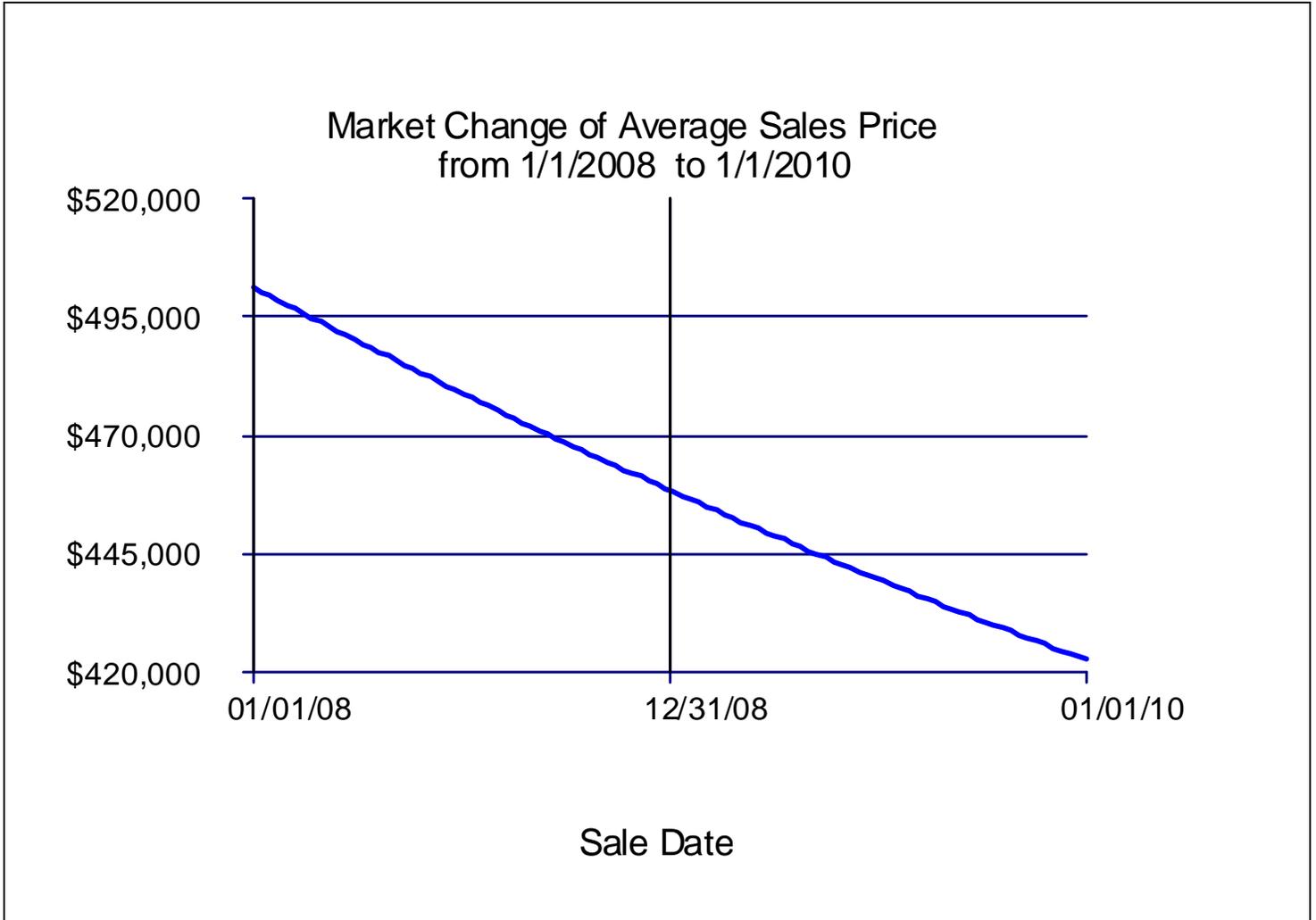
Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$191,500	\$192,200	\$383,700
2010 Value	\$191,500	\$198,400	\$389,900
Percent Change	0.0%	+3.2%	+1.6%

Number of one to three unit residences in the Population: 5656

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. The area required an adjustment for parcels with high traffic noise. The assessment ratio for high traffic noise parcels was higher than others and their values were adjusted downward. Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

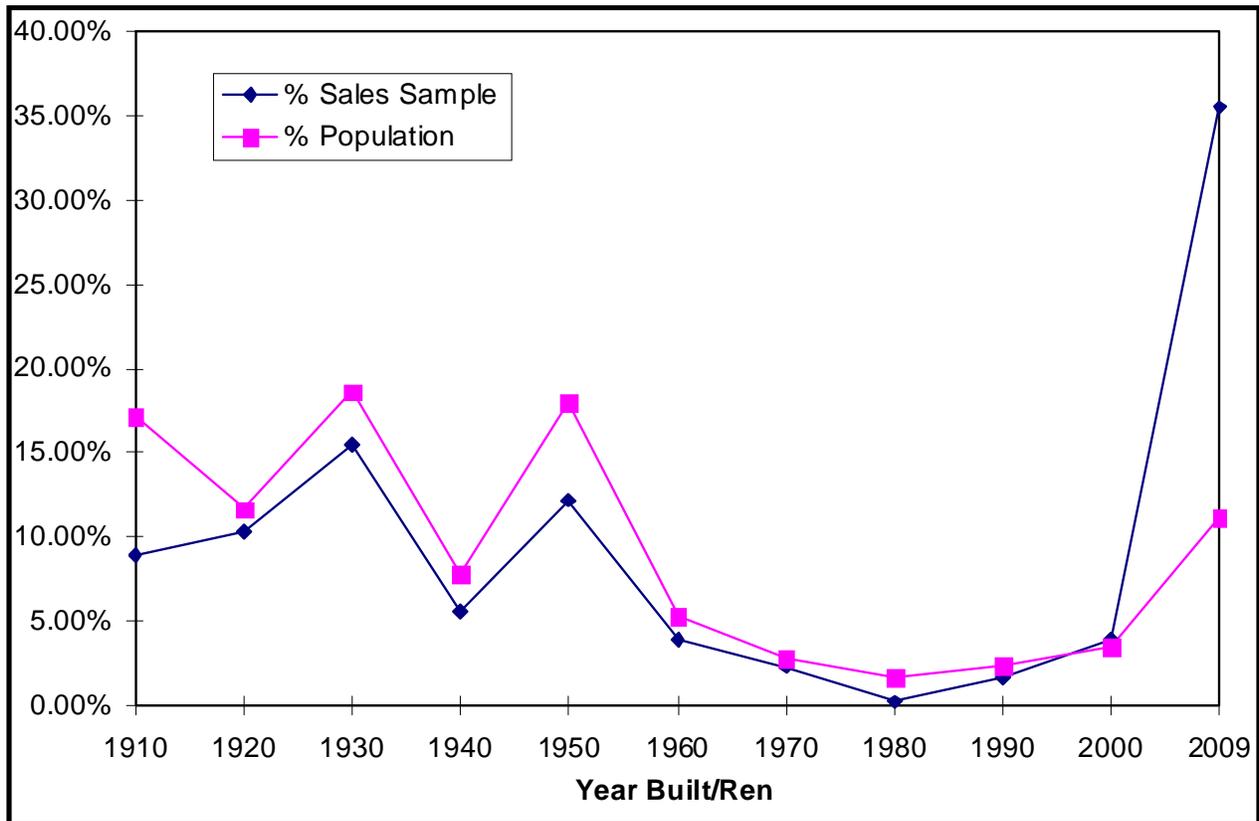
**Market Change of Average Sale Price in Area 19
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	43	8.88%
1920	50	10.33%
1930	75	15.50%
1940	27	5.58%
1950	59	12.19%
1960	19	3.93%
1970	11	2.27%
1980	1	0.21%
1990	8	1.65%
2000	19	3.93%
2009	172	35.54%
	484	

Population		
Year Built/Ren	Frequency	% Population
1910	971	17.17%
1920	659	11.65%
1930	1054	18.64%
1940	443	7.83%
1950	1017	17.98%
1960	298	5.27%
1970	157	2.78%
1980	95	1.68%
1990	133	2.35%
2000	198	3.50%
2009	631	11.16%
	5656	

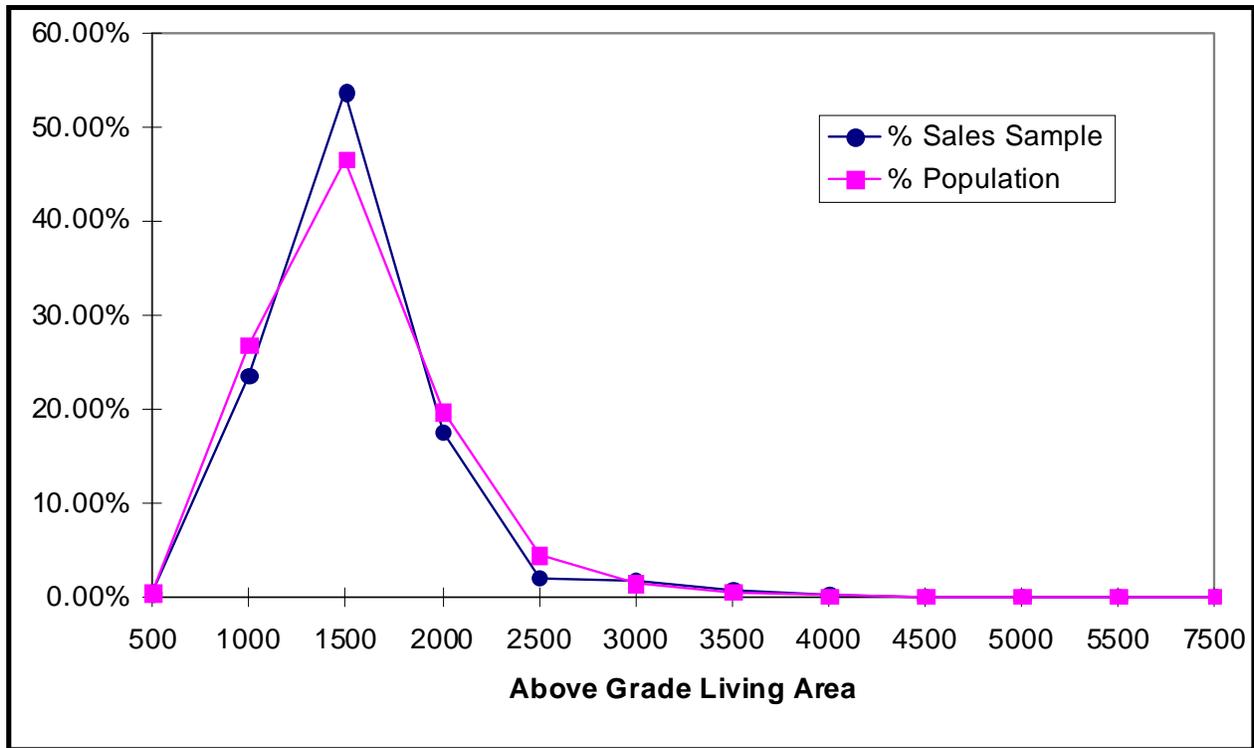


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.41%
1000	114	23.55%
1500	260	53.72%
2000	85	17.56%
2500	10	2.07%
3000	8	1.65%
3500	4	0.83%
4000	1	0.21%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	484	

Population		
AGLA	Frequency	% Population
500	26	0.46%
1000	1514	26.77%
1500	2631	46.52%
2000	1113	19.68%
2500	251	4.44%
3000	80	1.41%
3500	32	0.57%
4000	6	0.11%
4500	3	0.05%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	5656	

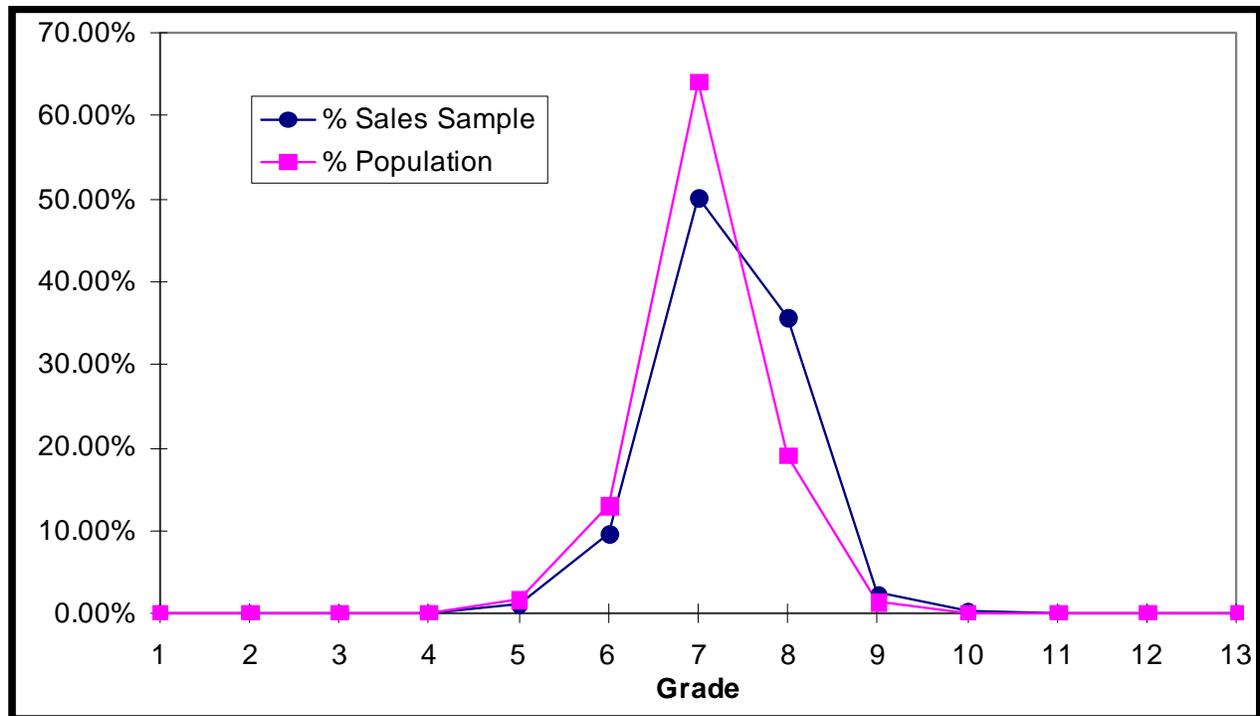


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

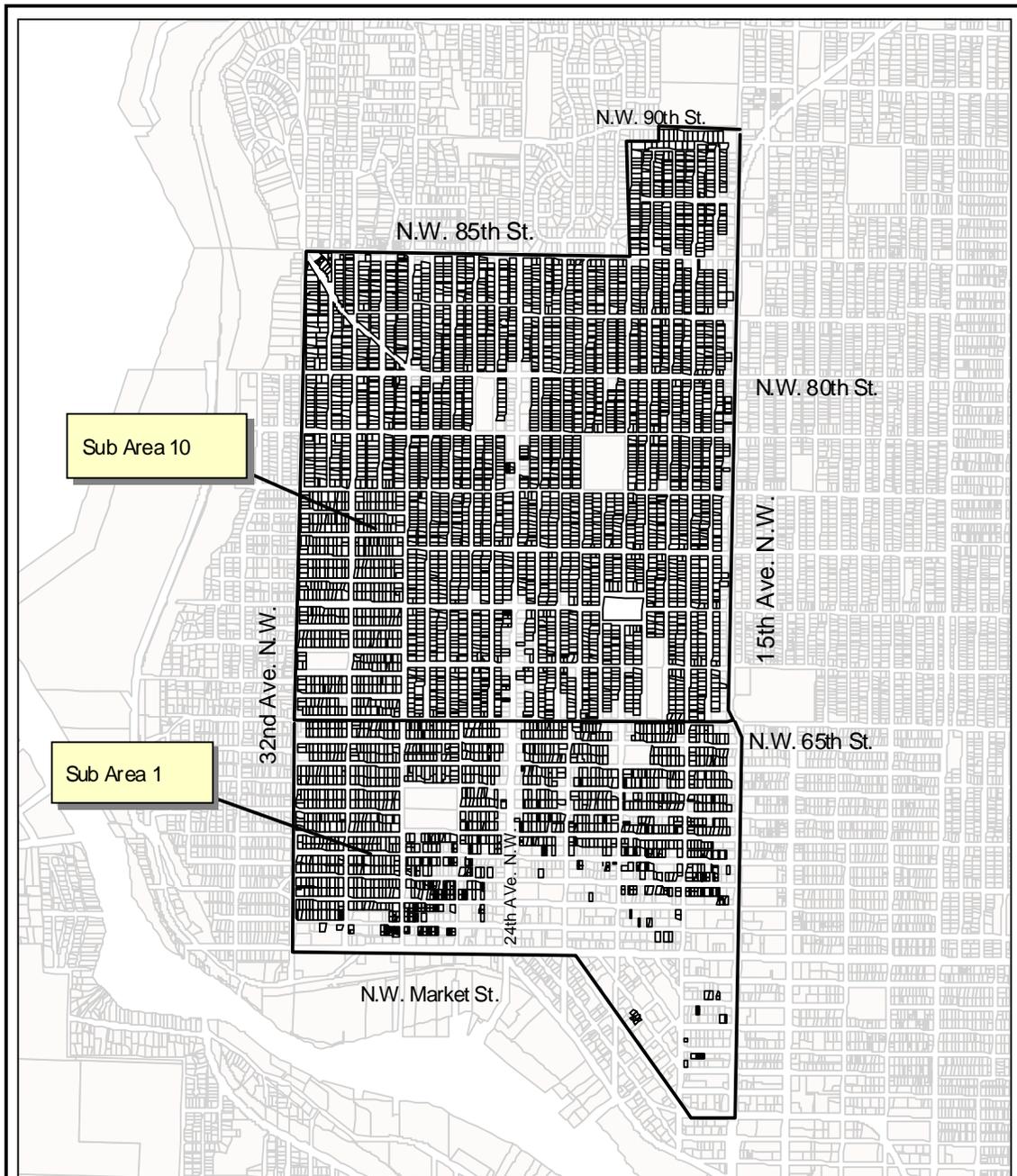
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.21%
5	6	1.24%
6	47	9.71%
7	243	50.21%
8	173	35.74%
9	12	2.48%
10	2	0.41%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	484	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.09%
5	95	1.68%
6	745	13.17%
7	3634	64.25%
8	1084	19.17%
9	83	1.47%
10	10	0.18%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5656	



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

Area 19 Map



Area 19 Sub Area Map

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February 4, 2008

0 0.08 0.16 0.24 0.32 Miles

Department of Assessments

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 20, 2010

King County Revaluation Cycle

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

Data Utilized

Available sales closed from 1/1/2008 through 1/1/10 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

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

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. The area required an adjustment for parcels with high traffic noise. The assessment ratio for high traffic noise parcels was higher than others and their values were adjusted downward. Exceptions may be found in the Improved Parcel Update section.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 484 usable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = (2009 Total Value / (0.9068434 + 0.04114052 if High Traffic Noise) x 0.925 *

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 39

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the + 1.7 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * 1.017.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the + 1.7 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * 1.017.
- *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 previous value is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 91.6%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update 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 + 1.6%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

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

Area 19 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall or Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

2.00%

High Traffic Noise

Yes

% Adjustment

-2.78%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a High Traffic Noise parcel would *approximately* receive a -2.78% downward adjustment. 364 parcels in the improved population would receive this adjustment. There were 19 sales with heavy traffic.

Generally, High Traffic Noise parcels were at a higher assessment level than the rest of the population. This model corrects for this strata difference.

94% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 19 Sale 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	0.843	-15.7%
2/1/2008	0.849	-15.1%
3/1/2008	0.855	-14.5%
4/1/2008	0.862	-13.8%
5/1/2008	0.869	-13.1%
6/1/2008	0.875	-12.5%
7/1/2008	0.882	-11.8%
8/1/2008	0.888	-11.2%
9/1/2008	0.895	-10.5%
10/1/2008	0.902	-9.8%
11/1/2008	0.908	-9.2%
12/1/2008	0.915	-8.5%
1/1/2009	0.921	-7.9%
2/1/2009	0.928	-7.2%
3/1/2009	0.934	-6.6%
4/1/2009	0.941	-5.9%
5/1/2009	0.947	-5.3%
6/1/2009	0.954	-4.6%
7/1/2009	0.960	-4.0%
8/1/2009	0.967	-3.3%
9/1/2009	0.974	-2.6%
10/1/2009	0.980	-2.0%
11/1/2009	0.987	-1.3%
12/1/2009	0.993	-0.7%
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	0.862	\$453,000
Sale 2	\$475,000	10/1/2009	0.980	\$466,000
Sale 3	\$515,000	7/1/2009	0.960	\$495,000

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

The time adjustment formula for Area 19 is $(0.9068434 + 0.0001956475 * \text{SaleDay} + 0.04114052 * 0.0392562) / (0.9068434 + 0.04114052 * 0.0392562)$

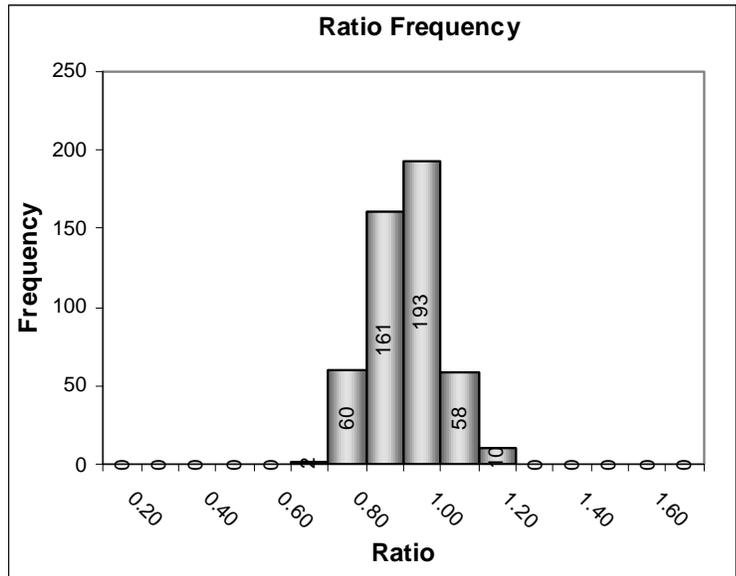
SaleDay = SaleDate – 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NW / Team 4	Appr. Date: 1/1/2009	Date of Report: 4/20/2010	Sales Dates: 1/2008 - 12/2009
Area West Ballard / 19	Appr ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	484
Mean Assessed Value	380,400
Mean Adj. Sales Price	422,400
Standard Deviation AV	82,641
Standard Deviation SP	99,864
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.908
Median Ratio	0.912
Weighted Mean Ratio	0.901
UNIFORMITY	
Lowest ratio	0.694
Highest ratio:	1.136
Coefficient of Dispersion	8.11%
Standard Deviation	0.091
Coefficient of Variation	10.02%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.899
Upper limit	0.922
95% Confidence: Mean	
Lower limit	0.900
Upper limit	0.917
SAMPLE SIZE EVALUATION	
N (population size)	5656
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	484
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	234
# ratios above mean:	250
z:	0.727
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 19

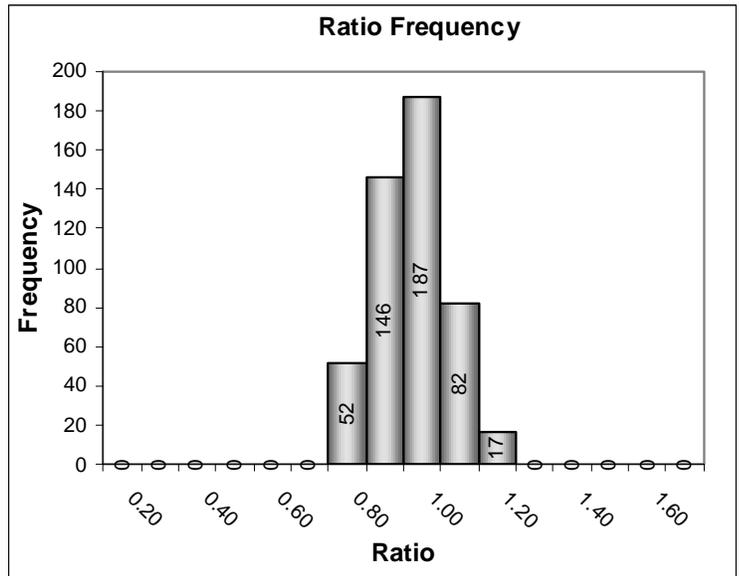
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NW / Team 4	Appr. Date: 1/1/2010	Date of Report: 4/20/2010	Sales Dates: 1/2008 - 12/2009
Area West Ballard / 19	Appr ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	484
Mean Assessed Value	387,000
Mean Sales Price	422,400
Standard Deviation AV	84,552
Standard Deviation SP	99,864
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.928
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.708
Highest ratio:	1.159
Coefficient of Dispersion	8.10%
Standard Deviation	0.092
Coefficient of Variation	9.99%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.915
Upper limit	0.938
95% Confidence: Mean	
Lower limit	0.915
Upper limit	0.932
SAMPLE SIZE EVALUATION	
N (population size)	5656
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	14
Actual sample size:	484
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	234
# ratios above mean:	250
z:	0.727
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 19

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	276760	0171	11/24/09	\$210,000	\$208,000	880	5	1906	3	1618	N	N	6411 22ND AVE NW
001	276760	2340	6/15/09	\$280,000	\$268,000	650	6	1903	4	2487	N	N	1710 NW 61ST ST
001	276760	1680	7/28/09	\$300,000	\$290,000	1160	6	1900	4	4147	N	N	2227 NW 63RD ST
001	276760	4580	12/23/08	\$350,000	\$322,000	1340	6	1900	5	3900	N	N	1552 NW 58TH ST
001	424290	0120	9/29/09	\$360,000	\$353,000	800	7	1994	3	2216	N	N	2640 NW 64TH ST
001	276760	3385	9/27/08	\$365,000	\$329,000	810	7	1943	3	3680	N	N	1527 NW 60TH ST
001	276760	2315	11/17/09	\$410,000	\$406,000	820	7	1918	4	4650	N	N	1711 NW 62ND ST
001	276760	2290	9/19/08	\$430,000	\$387,000	880	7	1916	4	4650	N	N	1737 NW 62ND ST
001	117500	0180	9/12/08	\$456,000	\$409,000	890	7	1918	4	4850	N	N	3049 NW 59TH ST
001	755080	0415	4/7/09	\$350,000	\$330,000	940	7	1900	4	5000	N	N	2845 NW 64TH ST
001	276760	2420	11/16/09	\$395,000	\$391,000	990	7	1919	4	5000	N	N	2039 NW 62ND ST
001	276760	0035	12/31/09	\$380,000	\$380,000	1000	7	1910	3	3696	N	N	2423 NW 65TH ST
001	047600	0337	5/22/09	\$369,000	\$351,000	1020	7	2000	3	1306	N	N	5707 26TH AVE NW
001	276760	3190	11/5/09	\$395,000	\$390,000	1020	7	1900	5	4750	N	N	1716 NW 60TH ST
001	755080	0185	3/6/08	\$370,000	\$317,000	1040	7	1951	3	5000	N	N	2811 NW 62ND ST
001	276760	1925	3/17/08	\$494,000	\$424,000	1040	7	1924	4	4400	N	N	1731 NW 63RD ST
001	276760	3960	2/27/08	\$399,000	\$341,000	1070	7	2006	3	1395	N	N	2444 NW 59TH ST
001	276760	3961	2/26/08	\$399,000	\$341,000	1070	7	2006	3	1052	N	N	2446 NW 59TH ST
001	276760	3962	4/17/08	\$400,000	\$346,000	1070	7	2006	3	1276	N	N	2442 NW 59TH ST
001	276760	1025	11/9/09	\$435,000	\$430,000	1080	7	1945	3	5000	N	N	1546 NW 63RD ST
001	867340	0026	7/28/08	\$409,950	\$364,000	1090	7	1998	3	1180	N	N	2625 NW 57TH ST
001	867340	0027	8/8/08	\$419,000	\$373,000	1090	7	1998	3	1180	N	N	2623 NW 57TH ST
001	276760	5192	1/25/08	\$401,250	\$340,000	1100	7	1999	3	1141	N	N	2450 NW 57TH ST
001	276760	4576	5/28/08	\$329,000	\$288,000	1110	7	1999	3	1301	N	N	1546 B NW 58TH ST
001	047600	0315	10/8/09	\$375,000	\$368,000	1120	7	2003	3	1339	N	N	2628 A NW 57TH ST
001	047600	0313	6/15/09	\$385,000	\$368,000	1120	7	2003	3	1134	N	N	2626 A NW 57TH ST
001	117500	0695	9/11/09	\$378,000	\$369,000	1130	7	1946	2	4850	N	N	3025 NW 57TH ST
001	755080	1095	4/27/09	\$510,000	\$483,000	1130	7	1945	4	5000	N	N	3012 NW 61ST ST
001	276760	4750	1/19/09	\$364,000	\$337,000	1140	7	2003	3	1225	N	N	1717 A NW 58TH ST
001	276760	4752	9/9/08	\$385,000	\$345,000	1140	7	2003	3	1272	N	N	1719 B NW 58TH ST
001	276760	4751	9/24/08	\$390,000	\$351,000	1140	7	2003	3	1225	N	N	1719 A NW 58TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	276760	5193	9/4/08	\$425,000	\$381,000	1140	7	1999	3	1141	N	N	2452 NW 57TH ST
001	755080	0565	11/12/08	\$419,950	\$382,000	1140	7	1945	3	5000	N	N	2826 NW 64TH ST
001	276770	1720	7/1/08	\$366,500	\$323,000	1150	7	2001	3	1473	N	N	1533 NW 51ST ST
001	276770	1715	6/3/08	\$375,000	\$328,000	1150	7	2001	3	1469	N	N	1543 NW 51ST ST
001	755080	0160	9/24/09	\$413,000	\$404,000	1150	7	1907	4	5000	N	N	2839 NW 62ND ST
001	755080	0790	9/19/08	\$405,000	\$364,000	1160	7	1945	3	5000	N	N	3013 NW 64TH ST
001	276760	2355	4/8/08	\$415,000	\$358,000	1170	7	1903	5	2369	N	N	1728 NW 61ST ST
001	276760	3355	2/15/08	\$495,000	\$422,000	1170	7	1945	4	3510	N	N	6006 17TH AVE NW
001	117500	1190	1/14/09	\$375,000	\$347,000	1180	7	1941	3	4267	N	N	2810 NW 59TH ST
001	755080	0215	1/18/08	\$455,000	\$385,000	1180	7	1945	3	5000	N	N	2816 NW 61ST ST
001	755080	0040	12/15/08	\$418,500	\$384,000	1200	7	1905	4	2500	N	N	2827 NW 61ST ST
001	276760	0435	11/13/08	\$369,950	\$337,000	1210	7	1902	4	4999	N	N	1710 NW 64TH ST
001	276770	0023	10/28/09	\$379,000	\$374,000	1250	7	2000	3	1300	N	N	2427 B NW 57TH ST
001	117500	0130	6/23/08	\$586,000	\$516,000	1260	7	1922	4	3741	Y	N	2844 NW 59TH ST
001	117500	0130	10/20/08	\$586,000	\$531,000	1260	7	1922	4	3741	Y	N	2844 NW 59TH ST
001	047600	0117	4/10/09	\$369,950	\$349,000	1280	7	2008	3	1288	N	N	2649 A NW 59TH ST
001	047600	0116	4/10/09	\$374,950	\$353,000	1280	7	2008	3	1085	N	N	2647 A NW 59TH ST
001	276760	0380	8/5/09	\$364,500	\$353,000	1300	7	1925	4	4700	N	N	1817 NW 65TH ST
001	276760	3535	6/23/08	\$440,000	\$387,000	1310	7	1901	4	5000	N	N	1713 NW 60TH ST
001	276760	3515	8/3/09	\$611,990	\$592,000	1310	7	1910	4	5000	N	N	1733 NW 60TH ST
001	047600	0118	3/20/09	\$369,950	\$347,000	1360	7	2008	3	1336	N	N	2649 B NW 59TH ST
001	047600	0115	3/17/09	\$374,956	\$352,000	1360	7	2008	3	1289	N	N	2647 B NW 59TH ST
001	117500	0780	6/12/09	\$392,000	\$375,000	1400	7	1918	5	3783	N	N	3056 NW 56TH ST
001	665800	0005	1/29/08	\$460,000	\$390,000	1400	7	1963	3	3754	N	N	2602 NW 62ND ST
001	276760	3275	6/17/09	\$570,000	\$546,000	1430	7	2006	3	3325	N	N	1527 NW 61ST ST
001	755080	0275	6/16/08	\$595,000	\$523,000	1450	7	1948	5	5000	N	N	2843 NW 63RD ST
001	117500	0510	4/14/08	\$659,800	\$571,000	1450	7	1913	4	4850	N	N	2846 NW 57TH ST
001	117500	0485	4/14/08	\$480,000	\$415,000	1470	7	1928	3	4850	N	N	2824 NW 57TH ST
001	276760	2965	7/1/08	\$600,000	\$529,000	1490	7	2007	3	4750	N	N	2242 NW 60TH ST
001	276760	2950	4/13/09	\$415,000	\$391,000	1570	7	1900	4	4750	N	N	2226 NW 60TH ST
001	755080	1115	8/22/08	\$580,000	\$518,000	1620	7	1989	3	5000	N	N	3032 NW 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	755130	0005	5/18/09	\$500,000	\$475,000	1740	7	1922	4	3919	N	N	2821 NW 65TH ST
001	276760	0325	2/25/08	\$689,600	\$589,000	1740	7	1920	5	5000	N	N	2034 NW 64TH ST
001	276760	3045	9/28/09	\$580,500	\$569,000	1800	7	1900	5	7800	N	N	2002 NW 60TH ST
001	276760	0575	2/3/09	\$515,000	\$478,000	1900	7	1926	4	5000	N	N	1522 NW 64TH ST
001	276760	2095	6/26/08	\$525,000	\$462,000	2280	7	1946	3	5000	N	N	1506 NW 62ND ST
001	276760	3800	2/20/09	\$410,000	\$382,000	950	8	2008	3	1259	N	N	2205 NW 60TH ST
001	276760	3799	7/7/09	\$399,000	\$384,000	950	8	2008	3	1331	N	N	2207 NW 60TH ST
001	276760	3790	2/5/09	\$408,000	\$379,000	960	8	2008	3	2598	N	N	2213 NW 60TH ST
001	047600	0236	5/19/08	\$390,000	\$340,000	1030	8	2005	3	1217	N	N	2639 A NW 58TH ST
001	047600	0066	5/14/08	\$405,000	\$353,000	1060	8	1999	3	1187	N	N	2600 B NW 59TH ST
001	047600	0235	7/23/09	\$399,950	\$386,000	1080	8	2005	3	1158	N	N	2639 B NW 58TH ST
001	867340	0045	2/13/08	\$410,000	\$349,000	1090	8	2001	3	1188	N	N	2643 B NW 57TH ST
001	047600	0329	6/22/09	\$373,100	\$358,000	1100	8	2005	3	1313	N	N	2614 A NW 57TH ST
001	047600	0331	5/22/08	\$439,000	\$383,000	1100	8	2005	3	1187	N	N	2612 A NW 57TH ST
001	867340	0049	4/16/09	\$389,000	\$367,000	1120	8	2001	3	1163	N	N	2639 A NW 57TH ST
001	047600	0328	12/2/08	\$407,000	\$372,000	1120	8	2005	3	1313	N	N	2614 B NW 57TH ST
001	867340	0032	7/23/09	\$406,000	\$392,000	1120	8	2006	3	1131	N	N	2629 NW 57TH ST
001	867340	0038	8/18/08	\$440,000	\$393,000	1120	8	2006	3	1131	N	N	2633 A NW 57TH ST
001	867340	0051	8/10/09	\$429,950	\$417,000	1120	8	2001	3	1163	N	N	2639 B NW 57TH ST
001	867340	0165	1/21/09	\$357,500	\$331,000	1140	8	2001	3	1196	N	N	2633 B NW 56TH ST
001	867340	0168	7/21/08	\$380,000	\$337,000	1140	8	2001	3	1185	N	N	2631 A NW 56TH ST
001	276760	3930	10/8/08	\$400,000	\$361,000	1140	8	2004	3	1194	N	N	2412 B NW 59TH ST
001	047600	0324	5/1/08	\$415,800	\$361,000	1140	8	2005	3	1194	N	N	2618 A NW 57TH ST
001	867340	0139	5/7/09	\$385,000	\$365,000	1140	8	2005	3	1220	N	N	2609 B NW 56TH ST
001	867340	0140	1/14/08	\$435,000	\$368,000	1140	8	2005	3	1221	N	N	2609 A NW 56TH ST
001	276760	1650	11/17/08	\$375,000	\$342,000	1150	8	2008	3	1076	N	N	2263 NW 63RD ST
001	276760	1649	10/29/08	\$392,000	\$356,000	1150	8	2008	3	1054	N	N	2265 NW 63RD ST
001	276760	1648	8/27/08	\$429,000	\$384,000	1150	8	2008	3	1239	N	N	2267 NW 63RD ST
001	112503	9116	4/1/08	\$400,000	\$345,000	1160	8	2007	3	882	N	N	5511 B 28TH AVE NW
001	117500	0949	8/1/08	\$399,950	\$355,000	1160	8	2007	3	859	N	N	5519 28TH AVE NW
001	117500	0592	8/4/08	\$394,000	\$350,000	1170	8	1998	3	1299	N	N	2806 NW 56TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	112503	9115	5/23/08	\$410,000	\$358,000	1170	8	2007	3	1276	N	N	5511 C 28TH AVE NW
001	117500	0944	3/10/08	\$440,000	\$377,000	1170	8	2007	3	1431	N	N	5521 28TH AVE NW
001	112503	9117	5/2/08	\$409,500	\$356,000	1190	8	2007	3	1333	N	N	5511 A 28TH AVE NW
001	117500	0950	4/17/08	\$412,500	\$357,000	1190	8	2007	3	1259	N	N	5517 28TH AVE NW
001	276760	4653	2/11/09	\$325,000	\$302,000	1200	8	2002	3	1263	N	N	1512 C NW 57TH ST
001	276760	4068	3/20/08	\$440,000	\$378,000	1200	8	2006	3	1126	N	N	2442 A NW 58TH ST
001	276760	4074	4/17/08	\$379,000	\$328,000	1210	8	2007	3	1232	N	N	2444 B NW 58TH ST
001	047600	0233	4/28/08	\$392,500	\$341,000	1210	8	2007	3	1281	N	N	2633 A NW 58TH ST
001	276760	4075	1/30/08	\$425,000	\$361,000	1210	8	2007	3	1141	N	N	2444 A NW 58TH ST
001	047600	0295	11/26/08	\$380,000	\$347,000	1220	8	2007	3	1236	N	N	2646 B NW 57TH ST
001	047600	0074	4/20/09	\$340,000	\$321,000	1230	8	2007	3	1235	N	N	2613 B NW 59TH ST
001	047600	0230	3/3/08	\$394,990	\$338,000	1230	8	2007	3	1341	N	N	2631 B NW 58TH ST
001	047600	0231	3/24/08	\$407,085	\$350,000	1230	8	2007	3	1098	N	N	2631 A NW 58TH ST
001	276760	5111	3/13/08	\$442,000	\$379,000	1240	8	2006	3	1179	N	N	2427 A NW 58TH ST
001	276760	5112	6/4/09	\$414,600	\$396,000	1240	8	2006	3	1223	N	N	2429 A NW 58TH ST
001	276760	4410	11/19/08	\$381,000	\$348,000	1250	8	2008	3	1235	N	N	1712 A NW 58TH ST
001	867340	0022	10/13/08	\$397,500	\$359,000	1250	8	2007	3	1170	N	N	2617 A NW 57TH ST
001	276760	1312	6/3/08	\$410,000	\$359,000	1260	8	2007	3	1102	N	N	2253 A NW 64TH ST
001	276760	1311	8/29/08	\$407,950	\$365,000	1260	8	2007	3	1102	N	N	2253 B NW 64TH ST
001	047600	0298	12/12/08	\$400,000	\$367,000	1270	8	2007	3	1312	N	N	2648 B NE 57TH ST
001	047600	0296	12/31/08	\$400,000	\$368,000	1270	8	2007	3	1141	N	N	2646 A NW 57TH ST
001	276760	4077	1/30/08	\$444,500	\$377,000	1270	8	2007	3	1112	N	N	2446 A NW 58TH ST
001	276760	4409	12/9/08	\$374,000	\$343,000	1280	8	2008	3	1287	N	N	1712 B NE 58TH ST
001	047600	0079	6/25/08	\$439,000	\$387,000	1290	8	2007	3	1140	N	N	2613 A NW 59TH ST
001	276760	4412	12/9/08	\$365,000	\$335,000	1310	8	2008	3	1237	N	N	1710 A NW 58TH ST
001	867340	0024	9/25/08	\$449,500	\$405,000	1350	8	2007	3	1205	N	N	2617 B NW 57TH ST
001	117500	0597	1/4/08	\$399,950	\$337,000	1360	8	2007	3	1150	N	N	2810 B NW 56TH ST
001	117500	0595	2/4/08	\$409,000	\$348,000	1360	8	2007	3	1275	N	N	2808 B NW 56TH ST
001	047600	0297	3/2/09	\$380,000	\$355,000	1370	8	2007	3	1312	N	N	2648 A NW 57TH ST
001	047600	0081	1/9/09	\$363,000	\$335,000	1380	8	2007	3	1311	N	N	2615 NW 59TH ST
001	047600	0080	2/6/09	\$369,500	\$343,000	1380	8	2007	3	1311	N	N	2615 A NW 59TH ST

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	867340	0021	9/2/08	\$445,000	\$398,000	1390	8	2007	3	1225	N	N	2619 A NW 57TH ST
001	276760	4431	4/15/09	\$405,000	\$382,000	1430	8	2007	3	1229	N	N	1730 A NW 58TH ST
001	276760	4425	3/18/09	\$409,000	\$384,000	1430	8	2007	3	1276	N	N	1728 A NW 58TH ST
001	276760	4430	5/12/09	\$406,000	\$386,000	1430	8	2007	3	1281	N	N	1730 B NW 58TH ST
001	276760	4432	4/16/09	\$409,500	\$387,000	1430	8	2007	3	1228	N	N	1728 B NW 58TH ST
001	276760	4426	3/9/09	\$430,500	\$403,000	1450	8	2007	3	1238	N	N	1732 B NW 58TH ST
001	276760	4428	3/9/09	\$430,500	\$403,000	1450	8	2007	3	1242	N	N	1726 B NW 58TH ST
001	276760	4427	10/20/08	\$448,500	\$406,000	1450	8	2007	3	1240	N	N	1732 A NW 58TH ST
001	276760	4429	9/25/08	\$454,950	\$410,000	1450	8	2007	3	1243	N	N	1726 A NE 58TH ST
001	276760	1310	6/9/08	\$457,000	\$401,000	1460	8	2007	3	1592	N	N	2251 NW 64TH ST
001	276760	1657	9/16/08	\$432,000	\$388,000	1470	8	2008	3	1255	N	N	2255 B NW 63RD ST
001	276760	1658	8/27/08	\$435,000	\$389,000	1470	8	2008	3	1256	N	N	2255 A NW 63RD ST
001	755080	1000	6/25/08	\$585,000	\$515,000	1490	8	1911	5	3250	N	N	6202 32ND AVE NW
001	112503	9118	4/1/08	\$434,950	\$375,000	1537	8	2007	3	1307	N	N	5515 B 28TH AVE NW
001	117500	0953	2/1/08	\$473,000	\$402,000	1540	8	2007	3	1307	N	N	2805 NW 56TH ST
001	276760	3252	4/2/08	\$450,000	\$388,000	1550	8	2003	3	1780	N	N	1553 NW 61ST ST
001	276760	3252	9/12/09	\$450,000	\$439,000	1550	8	2003	3	1780	N	N	1553 NW 61ST ST
001	276760	1656	9/11/08	\$435,000	\$390,000	1560	8	2008	3	1243	N	N	2253 A NW 63RD ST
001	276760	1655	10/16/08	\$439,000	\$397,000	1560	8	2008	3	1244	N	N	2253 B NW 63RD ST
001	276760	2854	1/10/08	\$650,000	\$549,000	1610	8	2007	3	2323	N	N	2446 NW 60TH ST
001	276760	2855	1/29/08	\$650,000	\$552,000	1610	8	2007	3	2323	N	N	2444 NW 60TH ST
001	867340	0191	8/18/08	\$434,000	\$387,000	1630	8	2004	3	1574	N	N	5516 28TH AVE NW
001	755080	1235	2/26/08	\$735,000	\$628,000	1640	8	1948	4	7900	N	N	3020 NW 60TH ST
001	276760	1289	5/29/08	\$539,000	\$471,000	1660	8	2007	3	1900	N	N	2046 NW 63RD ST
001	276760	1285	8/20/08	\$530,000	\$473,000	1660	8	2007	3	1897	N	N	2038 NW 63RD ST
001	276760	1290	7/9/08	\$539,000	\$476,000	1660	8	2007	3	1959	N	N	2044 NW 63RD ST
001	276770	3430	8/5/09	\$378,000	\$366,000	1690	8	2007	3	1342	N	N	5235 A RUSSELL AVE NW
001	276770	3435	1/8/08	\$489,950	\$414,000	1690	8	2007	3	1175	N	N	5227 B RUSSELL AVE NW
001	276770	3436	2/7/08	\$493,000	\$419,000	1690	8	2007	3	1343	N	N	5227 A RUSSELL AVE NW
001	276770	3432	3/7/08	\$492,450	\$422,000	1690	8	2007	3	1174	N	N	5235 A RUSSELL AVE NW
001	755080	0470	2/8/08	\$776,000	\$660,000	1690	8	1912	5	5000	N	N	2814 NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	276760	0514	8/25/08	\$442,000	\$395,000	1720	8	2006	3	2175	N	N	1539 NW 65TH ST
001	867340	0020	7/16/08	\$469,950	\$416,000	1740	8	2007	3	1100	N	N	2619 B NW 57TH ST
001	276760	1287	5/7/09	\$469,000	\$445,000	1740	8	2007	3	1668	N	N	2040 A NW 63RD ST
001	276760	1292	12/15/08	\$489,000	\$449,000	1740	8	2007	3	1703	N	N	2042 A NW 63RD ST
001	276760	1286	2/5/09	\$485,000	\$451,000	1740	8	2007	3	1694	N	N	2040 B NW 63RD ST
001	276760	1287	3/26/08	\$539,000	\$464,000	1740	8	2007	3	1668	N	N	2040 A NW 63RD ST
001	276760	1291	9/17/08	\$519,000	\$466,000	1740	8	2007	3	1657	N	N	2042 B NW 63RD ST
001	867340	0069	11/16/09	\$401,000	\$397,000	1750	8	2002	3	1583	N	N	2654 NW 56TH ST
001	276760	2506	12/3/08	\$474,950	\$435,000	1770	8	2007	3	2474	N	N	2038 B NW 61ST ST
001	276760	2160	4/25/09	\$575,000	\$544,000	1780	8	1962	3	4750	N	N	1537 NW 62ND ST
001	276760	3210	7/11/08	\$615,000	\$544,000	1790	8	2007	3	2375	N	N	1736 NW 60TH ST
001	276760	3906	5/8/09	\$432,500	\$410,000	1800	8	2007	3	2476	N	N	2413 NW 60TH ST
001	276760	3080	6/12/08	\$615,000	\$540,000	1830	8	1915	5	5000	N	N	2040 NW 60TH ST
001	276760	2040	5/1/08	\$835,000	\$725,000	1840	8	1959	3	5000	N	N	1547 NW 63RD ST
001	276760	3905	8/10/09	\$424,500	\$411,000	1880	8	2007	3	2524	N	N	2411 NW 60TH ST
001	276770	3439	5/15/08	\$472,500	\$412,000	1930	8	2007	3	1110	N	N	5233 A RUSSELL AVE NW
001	276770	3438	6/27/08	\$469,000	\$413,000	1930	8	2007	3	1236	N	N	5231 B RUSSELL AVE NW
001	276770	3437	4/10/08	\$482,000	\$416,000	1930	8	2007	3	1307	N	N	5231 A RUSSELL AVE NW
001	276770	3441	5/7/08	\$478,000	\$416,000	1930	8	2007	3	1308	N	N	5233 B RUSSELL AVE NW
001	276760	1568	4/29/08	\$611,000	\$530,000	1930	8	2003	3	2499	N	N	2423 NW 63RD ST
001	276760	2505	3/11/08	\$452,800	\$388,000	1940	8	2008	3	2516	N	N	2038 A NW 61ST ST
001	276760	2505	10/28/08	\$490,000	\$445,000	1940	8	2008	3	2516	N	N	2038 A NW 61ST ST
001	424290	0206	3/4/08	\$575,000	\$492,000	1950	8	2007	3	2361	N	N	2613 NW 64TH ST
001	276760	3475	6/22/09	\$467,500	\$448,000	2120	8	2006	3	2176	N	N	5916 20TH AVE NW
001	276760	2341	5/22/09	\$492,500	\$469,000	2130	8	2009	3	2162	N	N	1712 NW 61ST ST
001	276760	2341	9/2/09	\$493,000	\$480,000	2130	8	2009	3	2162	N	N	1712 NW 61ST ST
001	755080	0326	3/10/08	\$900,000	\$772,000	3020	9	2007	3	6000	N	N	2810 NW 62ND ST
010	287210	2391	6/20/08	\$277,000	\$244,000	410	4	1928	4	875	N	N	2806 NW 70TH ST
010	751850	1760	10/12/09	\$283,950	\$279,000	480	5	1924	4	2550	N	N	6531 16TH AVE NW
010	330070	1260	8/25/08	\$399,640	\$357,000	700	5	1918	4	4000	N	N	8517 17TH AVE NW
010	330070	1327	7/28/08	\$369,000	\$328,000	760	5	1926	4	4000	N	N	8548 19TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	751850	8400	5/8/09	\$257,042	\$244,000	860	5	1902	4	3600	N	N	7302 24TH AVE NW
010	285610	0456	7/1/09	\$339,950	\$326,000	940	5	1900	4	5610	N	N	6518 26TH AVE NW
010	444380	1190	7/21/08	\$365,000	\$323,000	590	6	1919	3	3880	N	N	7753 26TH AVE NW
010	444380	0970	6/1/09	\$335,000	\$320,000	650	6	1920	3	3880	N	N	8018 27TH AVE NW
010	444380	0945	8/13/08	\$265,000	\$236,000	660	6	1918	2	3880	N	N	8001 27TH AVE NW
010	285610	0735	10/16/08	\$319,000	\$289,000	690	6	1998	3	2550	N	N	6506 27TH AVE NW
010	751850	5360	4/6/09	\$385,000	\$363,000	700	6	1922	3	4080	N	N	6529 21ST AVE NW
010	751850	6885	6/24/08	\$400,000	\$352,000	730	6	1923	4	2550	N	N	2207 NW 70TH ST
010	751850	7647	7/29/09	\$415,000	\$401,000	730	6	1909	4	3075	N	N	2311 NW 70TH ST
010	330070	1440	2/11/09	\$383,500	\$357,000	740	6	1925	3	4000	N	N	8533 18TH AVE NW
010	444380	0980	8/12/09	\$376,000	\$365,000	740	6	1922	4	3880	N	N	8024 27TH AVE NW
010	916510	0070	9/3/09	\$419,000	\$408,000	740	6	1928	4	4360	N	N	7352 27TH AVE NW
010	444980	0275	3/26/09	\$404,000	\$380,000	770	6	1925	4	3960	N	N	8341 27TH AVE NW
010	751850	5755	8/21/09	\$326,000	\$317,000	780	6	1900	4	2550	N	N	6743 21ST AVE NW
010	444380	0885	2/4/08	\$425,000	\$361,000	780	6	1913	3	3880	N	N	8049 27TH AVE NW
010	444980	0380	7/22/08	\$430,000	\$381,000	780	6	1925	4	3960	N	N	8315 26TH AVE NW
010	602150	3390	9/22/09	\$312,400	\$306,000	790	6	1944	3	3900	N	N	2419 NW 80TH ST
010	751850	5835	9/18/09	\$410,000	\$401,000	790	6	1919	4	6120	N	N	7029 21ST AVE NW
010	444380	0265	12/18/08	\$350,000	\$321,000	820	6	1921	3	2070	N	N	7753 EARL AVE NW
010	444380	1250	2/13/08	\$388,621	\$331,000	830	6	1918	3	3880	N	N	7711 26TH AVE NW
010	123200	0445	5/29/09	\$369,950	\$353,000	830	6	1924	3	4800	N	N	7719 18TH AVE NW
010	285610	1090	1/10/08	\$417,500	\$353,000	840	6	1910	4	5100	N	N	6626 28TH AVE NW
010	369390	0405	2/27/08	\$595,000	\$509,000	870	6	1910	4	5000	N	N	2840 NW 69TH ST
010	285610	2030	1/30/09	\$368,000	\$341,000	880	6	1936	4	5100	N	N	6731 27TH AVE NW
010	330070	0510	5/14/08	\$360,000	\$314,000	900	6	1930	3	4000	N	N	8745 17TH AVE NW
010	330070	0400	2/9/09	\$384,000	\$357,000	900	6	1942	4	4000	N	N	8742 18TH AVE NW
010	285610	0365	2/4/08	\$400,000	\$340,000	920	6	1988	3	3060	N	N	6533 25TH AVE NW
010	285610	1990	10/27/08	\$408,000	\$370,000	930	6	1913	3	5100	N	N	6753 27TH AVE NW
010	444380	0370	6/9/09	\$399,950	\$382,000	940	6	1916	4	4080	N	N	7526 28TH AVE NW
010	330070	0295	9/24/08	\$340,000	\$306,000	980	6	1947	3	4000	N	N	8706 19TH AVE NW
010	287210	1015	3/18/08	\$493,500	\$424,000	1020	6	1924	4	5000	N	N	3042 NW 72ND ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	444380	0105	9/22/09	\$371,650	\$364,000	1050	6	1951	3	3880	N	N	8041 EARL AVE NW
010	330070	0445	12/10/08	\$455,000	\$417,000	1050	6	1926	3	4000	N	N	8706 18TH AVE NW
010	330070	0580	8/5/08	\$383,000	\$341,000	1060	6	1926	3	4000	N	N	8716 17TH AVE NW
010	285610	0475	11/12/09	\$375,000	\$371,000	1060	6	1901	4	5100	N	N	6510 26TH AVE NW
010	369390	0485	7/15/08	\$419,500	\$371,000	1080	6	1915	4	5000	N	N	2822 NW 69TH ST
010	751850	5570	5/19/08	\$439,000	\$383,000	1080	6	1917	3	5100	N	N	6711 21ST AVE NW
010	751850	5760	1/15/08	\$463,500	\$392,000	1100	6	1921	4	5100	N	N	6747 21ST AVE NW
010	751850	5760	4/6/09	\$515,000	\$485,000	1100	6	1921	4	5100	N	N	6747 21ST AVE NW
010	444380	0900	7/21/08	\$540,000	\$478,000	1220	6	1914	4	3880	N	N	8039 27TH AVE NW
010	285610	0395	2/21/08	\$390,000	\$333,000	1240	6	1900	4	5100	N	N	6548 26TH AVE NW
010	285610	0415	7/17/09	\$395,000	\$381,000	1240	6	1912	4	5100	N	N	6540 26TH AVE NW
010	285610	1440	9/2/09	\$365,000	\$355,000	1280	6	1901	3	5100	N	N	6723 25TH AVE NW
010	916410	0095	5/14/08	\$590,000	\$514,000	1320	6	1905	4	3800	N	N	7309 25TH AVE NW
010	330070	1640	2/8/08	\$420,000	\$357,000	1340	6	1918	5	4000	N	N	8553 19TH AVE NW
010	751850	3955	7/14/08	\$570,000	\$504,000	1380	6	1900	4	5100	N	N	6702 20TH AVE NW
010	285610	1279	4/24/09	\$335,000	\$317,000	600	7	2007	3	1163	N	N	6743 B 24TH AVE NW
010	285610	1281	2/4/08	\$413,000	\$351,000	600	7	2007	3	1387	N	N	6741 B 24TH AVE NW
010	285610	1282	3/12/08	\$417,000	\$358,000	600	7	2007	3	1386	N	N	6745 A 24TH AVE NW
010	444380	0535	8/5/09	\$405,000	\$392,000	710	7	1920	4	3880	N	N	7532 EARL AVE NW
010	751850	6240	6/18/08	\$350,000	\$308,000	750	7	1909	4	3060	N	N	7341 21ST AVE NW
010	444730	0170	10/13/09	\$425,000	\$418,000	760	7	1944	3	4000	N	N	8333 30TH AVE NW
010	330070	0665	5/12/09	\$379,500	\$360,000	770	7	1928	4	5000	N	N	8743 16TH AVE NW
010	444380	0305	11/6/09	\$467,800	\$462,000	770	7	1940	4	3880	N	N	7721 EARL AVE NW
010	751850	6145	2/4/08	\$425,000	\$361,000	790	7	1908	4	5100	N	N	7326 22ND AVE NW
010	444380	1505	3/20/09	\$452,000	\$424,000	790	7	2008	3	3880	N	N	7549 25TH AVE NW
010	372780	0050	5/12/08	\$545,000	\$475,000	800	7	1941	5	6279	N	N	7515 29TH AVE NW
010	238910	0005	2/19/08	\$471,950	\$403,000	810	7	1941	3	4400	N	N	8018 17TH AVE NW
010	022503	9121	7/10/08	\$380,000	\$336,000	820	7	1940	3	5500	N	N	7321 24TH AVE NW
010	054600	0515	1/26/09	\$382,500	\$354,000	820	7	1925	4	4005	N	N	8317 17TH AVE NW
010	751850	5851	7/10/09	\$410,000	\$395,000	820	7	1912	4	2300	N	N	2112 NW 70TH ST
010	123200	1405	5/6/09	\$370,000	\$351,000	830	7	1939	3	3840	N	N	7526 17TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	444330	0050	10/27/09	\$370,000	\$365,000	840	7	1915	4	5360	N	N	8304 32ND AVE NW
010	123200	1585	6/3/09	\$385,000	\$367,000	840	7	1942	4	3840	N	N	7522 18TH AVE NW
010	125420	0185	10/6/08	\$445,000	\$402,000	840	7	1916	3	5100	N	N	7032 25TH AVE NW
010	751850	4880	6/18/08	\$510,000	\$448,000	840	7	1925	4	5750	N	N	2012 NW CANOE PL
010	751850	6465	7/28/09	\$370,000	\$357,000	850	7	1907	3	4080	N	N	7329 22ND AVE NW
010	285610	2336	10/27/09	\$457,000	\$451,000	850	7	1941	3	4080	N	N	6810 28TH AVE NW
010	751850	3340	11/12/09	\$435,000	\$430,000	860	7	1929	4	3825	N	N	7012 19TH AVE NW
010	758870	0134	7/23/08	\$323,000	\$286,000	870	7	1942	3	3520	N	N	8053 16TH AVE NW
010	123200	0454	4/1/09	\$355,670	\$335,000	870	7	1965	3	2400	N	N	7723 18TH AVE NW
010	022503	9142	11/6/09	\$370,000	\$366,000	870	7	1945	3	5625	N	N	7339 24TH AVE NW
010	813270	0010	4/24/08	\$447,000	\$388,000	870	7	1944	3	5000	N	N	8057 28TH AVE NW
010	758870	0242	4/21/08	\$455,000	\$394,000	880	7	1942	4	4479	N	N	8326 17TH AVE NW
010	444980	0505	8/12/08	\$435,500	\$388,000	890	7	1928	3	3750	N	N	8307 25TH AVE NW
010	813270	0090	5/1/08	\$450,000	\$391,000	890	7	1950	3	5023	N	N	8046 29TH AVE NW
010	285610	0906	10/30/09	\$415,000	\$409,000	890	7	1927	3	4488	N	N	6530 EARL AVE NW
010	867540	0020	4/28/08	\$575,000	\$499,000	890	7	1941	5	4640	N	N	8051 30TH AVE NW
010	813270	0020	10/20/09	\$540,000	\$532,000	890	7	1944	5	5000	N	N	8049 28TH AVE NW
010	123200	1105	7/28/08	\$420,000	\$373,000	900	7	1920	3	5700	N	N	7706 16TH AVE NW
010	751850	2825	5/5/09	\$463,000	\$439,000	900	7	1950	3	3825	N	N	7331 17TH AVE NW
010	444380	0955	9/17/09	\$417,500	\$408,000	910	7	1949	3	3880	N	N	8004 27TH AVE NW
010	751850	6820	9/3/09	\$385,500	\$376,000	920	7	1901	5	3825	N	N	6754 23RD AVE NW
010	916510	0120	7/7/08	\$525,000	\$464,000	920	7	1940	3	4080	N	N	7333 27TH AVE NW
010	123200	1485	7/20/09	\$319,900	\$309,000	930	7	1916	3	3840	N	N	7531 16TH AVE NW
010	751850	0995	4/24/09	\$330,000	\$312,000	940	7	1911	3	5100	N	N	7344 17TH AVE NW
010	330070	0485	12/26/08	\$390,000	\$359,000	940	7	1937	3	4000	N	N	8721 17TH AVE NW
010	751850	3150	9/23/09	\$417,000	\$408,000	940	7	1927	4	5100	N	N	7036 19TH AVE NW
010	602150	4015	12/15/09	\$440,000	\$438,000	940	7	1926	4	4000	N	N	7516 23RD AVE NW
010	330070	0456	9/3/08	\$340,000	\$304,000	950	7	1971	3	4000	N	N	8701 17TH AVE NW
010	751850	6230	7/7/09	\$415,000	\$399,000	950	7	1910	3	5100	N	N	7339 21ST AVE NW
010	602150	2985	7/23/08	\$515,000	\$457,000	950	7	1928	4	4100	N	N	7710 JONES AVE NW
010	123200	0705	12/15/09	\$485,000	\$483,000	950	7	1924	4	4800	N	N	7727 17TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	285610	1950	5/27/09	\$350,000	\$333,000	960	7	1925	3	5100	N	N	6711 27TH AVE NW
010	444280	0100	9/8/08	\$418,000	\$375,000	960	7	1951	4	5000	N	N	8312 29TH AVE NW
010	287210	0705	8/26/09	\$549,000	\$534,000	970	7	1940	4	5000	N	N	7300 30TH AVE NW
010	751850	3850	10/7/09	\$385,000	\$378,000	980	7	1903	4	5100	N	N	6543 19TH AVE NW
010	444280	0030	9/23/09	\$403,000	\$394,000	980	7	1915	3	5000	N	N	8341 28TH AVE NW
010	602150	0305	7/15/08	\$463,000	\$410,000	990	7	1940	3	4000	N	N	8308 22ND AVE NW
010	751850	1945	11/2/09	\$417,000	\$412,000	990	7	1906	4	5100	N	N	6515 17TH AVE NW
010	369390	1095	5/27/09	\$448,000	\$427,000	990	7	1941	3	5000	N	N	3050 NW 67TH ST
010	602150	0925	6/1/09	\$360,000	\$343,000	1000	7	1940	3	4000	N	N	8350 JONES AVE NW
010	444380	0768	2/15/08	\$449,500	\$383,000	1000	7	1913	3	3880	N	N	7731 27TH AVE NW
010	444280	0015	12/8/09	\$395,000	\$393,000	1000	7	1948	4	5000	N	N	8351 28TH AVE NW
010	602150	0630	1/14/08	\$475,000	\$402,000	1000	7	1940	3	4700	N	N	8342 23RD AVE NW
010	602150	2220	5/21/09	\$454,000	\$432,000	1010	7	1942	3	4000	N	N	8016 21ST AVE NW
010	751850	2285	11/18/08	\$530,000	\$483,000	1010	7	1910	4	4845	N	N	6734 18TH AVE NW
010	287210	1035	5/2/08	\$569,950	\$495,000	1010	7	1923	4	5000	N	N	3037 NW 73RD ST
010	330070	1251	9/9/08	\$309,900	\$278,000	1020	7	2008	3	1010	N	N	8505 A 17TH AVE NW
010	285610	1580	2/27/08	\$466,000	\$398,000	1020	7	1951	4	5100	N	N	6740 26TH AVE NW
010	123200	0750	12/15/08	\$370,900	\$340,000	1030	7	1915	3	3840	N	N	7755 17TH AVE NW
010	125420	0745	7/17/09	\$353,000	\$340,000	1030	7	1925	3	5100	N	N	7053 27TH AVE NW
010	751850	1340	5/5/08	\$410,000	\$356,000	1030	7	1912	4	2550	N	N	7003 16TH AVE NW
010	444380	1510	4/2/08	\$450,500	\$389,000	1030	7	1941	3	3880	N	N	7545 25TH AVE NW
010	054600	0440	12/12/08	\$470,000	\$431,000	1030	7	1931	4	4005	N	N	8326 18TH AVE NW
010	285610	0019	3/9/09	\$307,000	\$287,000	1050	7	1997	3	1276	N	N	6523 A 24TH AVE NW
010	287210	0085	9/11/09	\$350,000	\$342,000	1050	7	1941	3	5000	N	N	3107 NW 75TH ST
010	444380	0350	6/16/08	\$400,000	\$351,000	1050	7	1918	3	4284	N	N	7514 28TH AVE NW
010	444380	0390	11/19/08	\$387,000	\$353,000	1050	7	1950	3	4080	N	N	7540 28TH AVE NW
010	444380	0165	11/23/09	\$415,000	\$412,000	1050	7	1947	3	3880	N	N	8003 EARL AVE NW
010	602150	2865	9/26/08	\$525,000	\$473,000	1050	7	1941	3	4500	N	N	7748 23RD AVE NW
010	125420	0075	9/26/08	\$542,500	\$489,000	1050	7	1926	5	5500	N	N	7021 24TH AVE NW
010	054600	0015	12/18/09	\$437,500	\$436,000	1060	7	1939	4	4046	N	N	8352 20TH AVE NW
010	602150	3010	7/17/09	\$401,500	\$387,000	1070	7	1945	3	4100	N	N	7726 JONES AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	123200	0325	11/17/09	\$365,000	\$361,000	1080	7	1927	3	4800	N	N	7722 19TH AVE NW
010	602150	1275	1/14/08	\$548,000	\$463,000	1080	7	1940	3	4000	N	N	8009 JONES AVE NW
010	285610	1120	12/30/08	\$415,000	\$382,000	1090	7	1940	3	5100	N	N	6608 28TH AVE NW
010	054600	0815	9/17/09	\$401,000	\$392,000	1090	7	1940	3	4005	N	N	8010 19TH AVE NW
010	054600	0135	6/3/08	\$465,000	\$407,000	1090	7	1939	3	4046	N	N	8337 19TH AVE NW
010	602150	0995	8/28/08	\$499,950	\$447,000	1090	7	1940	4	4521	N	N	8331 JONES AVE NW
010	285610	1264	7/8/08	\$338,000	\$299,000	1100	7	2000	3	1337	N	N	6749 H 24TH AVE NW
010	444980	0245	8/8/08	\$498,000	\$443,000	1100	7	1952	3	3960	N	N	8317 27TH AVE NW
010	751850	5910	5/13/08	\$388,000	\$338,000	1120	7	1925	3	5100	N	N	7032 22ND AVE NW
010	123200	1995	1/26/09	\$415,000	\$385,000	1120	7	1947	3	3840	N	N	7533 19TH AVE NW
010	751850	4650	11/10/09	\$445,600	\$441,000	1140	7	1923	4	5100	N	N	7323 20TH AVE NW
010	758870	0138	2/12/09	\$392,000	\$365,000	1150	7	1942	3	3700	N	N	8060 17TH AVE NW
010	123200	1845	1/31/08	\$507,000	\$430,000	1150	7	1962	3	3840	N	N	7547 18TH AVE NW
010	022503	9052	4/25/08	\$575,000	\$499,000	1150	7	1920	3	7392	N	N	7733 30TH AVE NW
010	792760	0130	10/22/08	\$587,500	\$532,000	1150	7	1924	5	5875	N	N	7720 32ND AVE NW
010	054600	0865	3/4/09	\$430,000	\$402,000	1160	7	1929	4	4005	N	N	8023 18TH AVE NW
010	125420	0965	2/27/08	\$524,950	\$449,000	1160	7	1938	4	5100	N	N	7052 EARL AVE NW
010	602150	3070	5/13/09	\$520,000	\$494,000	1170	7	1941	3	4500	N	N	7749 JONES AVE NW
010	813270	0170	10/22/09	\$378,000	\$372,000	1180	7	1946	3	6625	N	N	8074 LOYAL WAY NW
010	444380	0815	1/31/08	\$460,000	\$391,000	1180	7	1918	3	7275	N	N	8006 EARL AVE NW
010	602150	0430	7/8/09	\$507,500	\$488,000	1180	7	1940	3	4500	N	N	8347 22ND AVE NW
010	751850	1821	4/10/08	\$365,000	\$315,000	1190	7	2008	3	1017	N	N	1608 B NW 65TH ST
010	751850	1820	4/22/08	\$379,000	\$328,000	1190	7	2008	3	1360	N	N	1608 C NW 65TH ST
010	751850	1822	4/15/08	\$399,000	\$345,000	1190	7	2008	3	1290	N	N	1608 A NW 65TH ST
010	444980	0410	3/4/08	\$469,950	\$402,000	1190	7	1958	3	3960	N	N	8337 26TH AVE NW
010	022503	9172	8/8/08	\$475,000	\$423,000	1200	7	1957	3	3920	N	N	8056 28TH AVE NW
010	602150	0850	10/29/09	\$482,500	\$476,000	1200	7	1995	3	5200	N	N	8318 JONES AVE NW
010	125420	0615	7/31/09	\$520,000	\$503,000	1210	7	1997	3	2978	N	N	2612 NW 70TH ST
010	287210	1976	3/21/08	\$607,000	\$522,000	1210	7	1922	4	5000	N	N	3045 NW 71ST ST
010	444380	0110	12/17/09	\$340,000	\$339,000	1220	7	1919	3	3880	N	N	8039 EARL AVE NW
010	751850	3125	2/18/09	\$370,000	\$345,000	1220	7	1946	3	5100	N	N	7324 19TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	285610	0285	9/23/09	\$359,000	\$351,000	1220	7	1926	3	2520	N	N	2508 NW 65TH ST
010	813270	0040	8/22/08	\$473,600	\$423,000	1220	7	1943	4	7500	N	N	8031 28TH AVE NW
010	369390	1375	9/21/09	\$449,950	\$440,000	1220	7	1945	3	5900	N	N	2803 NW 67TH ST
010	369390	1045	4/25/08	\$498,500	\$432,000	1230	7	1950	3	5000	N	N	3051 NW 69TH ST
010	285610	0526	9/5/08	\$549,000	\$492,000	1230	7	1928	3	5100	N	N	6517 26TH AVE NW
010	751850	0410	8/20/08	\$530,000	\$473,000	1240	7	1913	4	5100	N	N	6756 16TH AVE NW
010	751850	0985	3/24/09	\$525,000	\$493,000	1240	7	1912	4	4080	N	N	7340 17TH AVE NW
010	444380	0625	6/9/08	\$620,000	\$544,000	1240	7	1928	5	3880	N	N	7515 27TH AVE NW
010	751850	0830	9/14/09	\$397,950	\$389,000	1250	7	1908	3	5100	N	N	7326 16TH AVE NW
010	602150	4030	6/24/09	\$387,000	\$371,000	1260	7	1941	3	4000	N	N	7522 23RD AVE NW
010	054600	0405	3/27/08	\$465,000	\$400,000	1260	7	1930	3	4005	N	N	8352 18TH AVE NW
010	125420	0875	6/9/09	\$433,000	\$414,000	1260	7	1925	3	5100	N	N	7012 EARL AVE NW
010	751850	7590	8/20/08	\$621,990	\$555,000	1260	7	1909	5	4080	N	N	6728 JONES AVE NW
010	330070	0870	7/7/08	\$463,750	\$410,000	1270	7	1910	3	4000	N	N	8550 16TH AVE NW
010	602150	4000	11/18/08	\$440,000	\$401,000	1280	7	1939	3	4520	N	N	7502 23RD AVE NW
010	444380	0960	10/21/09	\$410,950	\$405,000	1280	7	1916	4	3880	N	N	8008 27TH AVE NW
010	330070	0415	4/14/08	\$510,000	\$441,000	1280	7	1961	3	4000	N	N	8728 18TH AVE NW
010	444730	0130	11/23/09	\$466,000	\$462,000	1290	7	1965	3	4000	N	N	8301 30TH AVE NW
010	054600	0130	5/12/08	\$503,450	\$439,000	1300	7	1937	4	4046	N	N	8335 19TH AVE NW
010	751850	4705	8/22/08	\$560,000	\$500,000	1300	7	1931	5	4590	N	N	7318 21ST AVE NW
010	276760	4245	4/6/08	\$394,990	\$341,000	1310	7	2007	3	1446	N	N	2015 B NW 59TH ST
010	276760	4246	4/18/08	\$399,990	\$346,000	1310	7	2007	3	1183	N	N	2015 A NW 59TH ST
010	751850	4970	11/5/08	\$410,000	\$373,000	1330	7	1954	3	5100	N	N	6717 20TH AVE NW
010	602150	2980	9/28/09	\$404,000	\$396,000	1330	7	1945	3	4100	N	N	7706 JONES AVE NW
010	123200	0480	5/6/08	\$470,000	\$409,000	1340	7	1910	5	3696	N	N	7739 18TH AVE NW
010	444980	0086	4/3/09	\$463,000	\$436,000	1340	7	1985	3	4455	N	N	8311 EARL AVE NW
010	330070	0174	4/24/08	\$525,000	\$455,000	1350	7	1970	3	6800	N	N	8725 19TH AVE NW
010	751850	8095	8/27/08	\$666,762	\$596,000	1350	7	1961	5	5100	N	N	7340 JONES AVE NW
010	369390	1340	9/24/09	\$470,000	\$460,000	1360	7	1945	3	5000	N	N	2801 NW 68TH ST
010	751850	0845	12/19/08	\$465,000	\$427,000	1370	7	1945	4	4690	N	N	7336 16TH AVE NW
010	238910	0050	4/14/08	\$525,000	\$454,000	1370	7	1942	3	4224	N	N	8020 16TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	285610	0800	2/7/08	\$576,200	\$490,000	1370	7	1945	4	5100	N	N	6555 27TH AVE NW
010	285610	2060	2/8/08	\$518,000	\$441,000	1390	7	1909	5	4080	N	N	6748 EARL AVE NW
010	602150	2950	1/30/08	\$528,000	\$448,000	1390	7	1926	3	4100	N	N	7717 23RD AVE NW
010	369390	0205	10/9/08	\$562,000	\$508,000	1390	7	1937	4	5000	N	N	3007 NW 70TH ST
010	285610	0445	2/12/08	\$417,000	\$355,000	1400	7	1989	3	2550	N	N	6524 26TH AVE NW
010	369390	1200	6/8/09	\$460,000	\$439,000	1400	7	1985	3	5000	N	N	2846 NW 67TH ST
010	751850	0855	8/21/09	\$470,000	\$457,000	1400	7	1945	4	4690	N	N	7340 16TH AVE NW
010	125420	1175	12/17/08	\$475,000	\$436,000	1410	7	1911	4	5250	N	N	7112 28TH AVE NW
010	123200	1990	8/13/09	\$525,000	\$509,000	1410	7	1929	5	3840	N	N	7529 19TH AVE NW
010	602150	0295	4/29/09	\$505,000	\$478,000	1430	7	1940	5	4000	N	N	8300 22ND AVE NW
010	751850	5030	10/29/08	\$558,000	\$506,000	1430	7	1929	4	5100	N	N	6714 21ST AVE NW
010	602150	4020	9/24/08	\$597,950	\$538,000	1430	7	1941	5	4000	N	N	7518 23RD AVE NW
010	369390	1230	7/29/09	\$633,500	\$612,000	1430	7	1927	4	5000	N	N	2832 NW 67TH ST
010	444380	0685	4/21/09	\$525,000	\$496,000	1440	7	1920	4	4656	N	N	7724 EARL AVE NW
010	444280	0040	10/27/08	\$566,500	\$514,000	1440	7	1926	3	5000	N	N	8335 28TH AVE NW
010	751850	2430	9/9/08	\$516,500	\$463,000	1460	7	1911	3	5100	N	N	7017 17TH AVE NW
010	285610	1370	4/13/09	\$461,000	\$435,000	1470	7	1900	3	5100	N	N	6728 25TH AVE NW
010	444980	0075	3/2/09	\$545,000	\$509,000	1480	7	1966	3	4653	N	N	2752 NW 83RD ST
010	287210	0485	7/18/08	\$585,000	\$518,000	1480	7	1946	4	7500	N	N	7317 28TH AVE NW
010	369390	1840	8/11/08	\$490,000	\$436,000	1490	7	1923	4	5000	N	N	6516 32ND AVE NW
010	751850	1460	10/6/08	\$480,000	\$433,000	1510	7	1946	5	5100	N	N	6734 17TH AVE NW
010	285610	1280	2/11/08	\$407,500	\$347,000	1520	7	2007	3	1162	N	N	6743 A 24TH AVE NW
010	330070	1371	2/23/09	\$460,000	\$429,000	1530	7	1954	4	4000	N	N	8518 19TH AVE NW
010	602150	0175	6/23/08	\$465,000	\$409,000	1650	7	1928	4	4000	N	N	8342 21ST AVE NW
010	285610	1325	3/4/09	\$425,000	\$397,000	1670	7	1985	3	3060	N	N	6748 25TH AVE NW
010	285610	2225	8/28/09	\$510,000	\$496,000	1680	7	1909	3	4488	N	N	6759 EARL AVE NW
010	287210	1025	5/30/09	\$610,000	\$582,000	1690	7	1924	4	5000	N	N	3046 NW 72ND ST
010	751850	3760	6/29/09	\$425,000	\$408,000	1700	7	1915	3	5100	N	N	6526 20TH AVE NW
010	330070	0185	6/8/09	\$410,500	\$392,000	1710	7	1928	3	4000	N	N	8735 19TH AVE NW
010	125420	0685	2/12/09	\$442,000	\$411,000	1720	7	1925	3	5100	N	N	7036 27TH AVE NW
010	751850	4200	6/12/08	\$585,000	\$513,000	1720	7	1930	5	3774	N	N	7031 19TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	602150	2260	4/17/09	\$598,500	\$565,000	1730	7	1929	4	4000	N	N	8048 21ST AVE NW
010	602150	2965	7/13/09	\$391,500	\$377,000	1780	7	1928	3	4100	N	N	7705 23RD AVE NW
010	330070	1252	6/19/08	\$450,000	\$396,000	1788	7	2008	3	1977	N	N	8507 17TH AVE NW
010	751850	2000	5/20/08	\$630,000	\$550,000	1800	7	2002	3	5100	N	N	6512 18TH AVE NW
010	751850	1240	1/15/08	\$602,000	\$509,000	1840	7	1912	4	5100	N	N	7044 17TH AVE NW
010	123200	1160	6/26/08	\$336,430	\$296,000	1870	7	1924	3	3330	N	N	7725 15TH AVE NW
010	916410	0025	6/11/09	\$580,000	\$555,000	1880	7	1905	5	5356	N	N	7314 25TH AVE NW
010	369390	0855	12/21/09	\$481,500	\$480,000	1930	7	1909	3	5000	N	N	3002 NW 68TH ST
010	602150	0010	6/26/08	\$278,000	\$245,000	1970	7	1928	2	4128	N	N	2003 NW 85TH ST
010	813270	0121	3/5/08	\$377,500	\$323,000	800	8	2005	3	2880	N	N	2818 NW 80TH ST
010	125420	1106	2/26/08	\$479,000	\$409,000	900	8	1946	5	3172	N	N	7002 28TH AVE NW
010	276760	3795	6/12/09	\$370,000	\$354,000	910	8	2008	3	2924	N	N	5917 22ND AVE NW
010	276760	3796	12/5/08	\$435,000	\$398,000	910	8	2008	3	1499	N	N	5919 22ND AVE NW
010	602150	1590	12/17/09	\$417,500	\$416,000	920	8	1930	3	3500	N	N	8028 JONES AVE NW
010	276760	3801	3/2/09	\$416,000	\$389,000	950	8	2008	3	1259	N	N	2203 NW 60TH ST
010	276760	3802	8/11/09	\$402,700	\$390,000	950	8	2008	3	1236	N	N	2201 NW 60TH ST
010	276760	3797	4/30/09	\$375,000	\$355,000	960	8	2008	3	1495	N	N	2209 NW 60TH ST
010	276760	3798	6/12/09	\$390,000	\$373,000	960	8	2008	3	1390	N	N	2211 NW 60TH ST
010	751850	2685	8/10/09	\$510,000	\$494,000	960	8	1930	4	3825	N	N	7323 17TH AVE NW
010	330070	1250	9/18/08	\$305,000	\$274,000	1018	8	2008	3	1013	N	N	8505 B 17TH AVE NW
010	751850	4735	10/23/08	\$485,000	\$440,000	1030	8	1929	4	4080	N	N	7016 21ST AVE NW
010	751850	4850	6/19/09	\$472,500	\$453,000	1070	8	1951	4	4080	N	N	7041 20TH AVE NW
010	444380	0335	9/24/08	\$568,500	\$512,000	1090	8	1952	3	4182	N	N	7502 28TH AVE NW
010	867540	0037	11/2/09	\$409,950	\$405,000	1110	8	1952	3	4720	N	N	8046 31ST AVE NW
010	444380	0480	5/14/08	\$625,000	\$545,000	1120	8	1953	3	3880	N	N	7509 EARL AVE NW
010	792760	0005	9/15/08	\$500,000	\$449,000	1150	8	1948	4	5984	N	N	3103 NW 80TH ST
010	444380	0445	2/1/08	\$519,950	\$442,000	1220	8	1953	3	3880	N	N	7539 EARL AVE NW
010	125420	1015	9/22/08	\$514,000	\$462,000	1220	8	1953	3	5100	N	N	7043 EARL AVE NW
010	285610	0106	9/9/09	\$319,000	\$311,000	1231	8	2000	3	1325	N	N	6537 B 24TH AVE NW
010	022503	9169	4/18/08	\$675,000	\$584,000	1250	8	1955	5	5010	N	N	7541 28TH AVE NW
010	369390	0715	7/29/08	\$584,000	\$518,000	1270	8	2002	3	2500	N	N	2839 NW 69TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	444280	0095	5/5/08	\$685,000	\$596,000	1290	8	1912	5	5000	N	N	8310 29TH AVE NW
010	054600	0235	8/13/08	\$587,750	\$524,000	1320	8	1953	3	4005	N	N	1818 NW 83RD ST
010	285610	1290	1/16/09	\$360,000	\$333,000	1340	8	2008	3	1263	N	N	6737 B 24TH AVE NW
010	125420	1190	9/28/09	\$516,000	\$505,000	1360	8	1959	3	5250	N	N	7120 28TH AVE NW
010	444730	0023	2/7/08	\$410,450	\$349,000	1450	8	2007	3	794	N	N	8374 B LOYAL WAY NW
010	285610	1291	7/8/08	\$419,000	\$370,000	1470	8	2008	3	1087	N	N	6737 A 24TH AVE NW
010	285610	1292	4/29/08	\$430,000	\$373,000	1470	8	2008	3	1374	N	N	6735 A 24TH AVE NW
010	285610	1293	5/7/08	\$439,950	\$383,000	1470	8	2008	3	1375	N	N	6735 B 24TH AVE NW
010	287210	0225	2/14/08	\$629,000	\$536,000	1480	8	1950	3	5000	N	N	7403 30TH AVE NW
010	369390	1770	7/15/09	\$495,000	\$477,000	1490	8	1930	3	5000	N	N	3041 NW 67TH ST
010	444730	0025	1/15/08	\$456,000	\$386,000	1500	8	2007	3	1567	N	N	8372 LOYAL WAY NW
010	444730	0026	1/4/08	\$467,500	\$394,000	1500	8	2007	3	1569	N	N	8376 LOYAL WAY NW
010	758870	0129	4/14/09	\$505,000	\$477,000	1500	8	2008	3	2564	N	N	1617 NW 83RD ST
010	369390	1570	5/28/08	\$550,000	\$481,000	1510	8	1965	3	5000	N	N	2851 NW 67TH ST
010	444380	0500	9/4/08	\$515,000	\$461,000	1520	8	2002	3	3880	N	N	7506 EARL AVE NW
010	120500	0200	7/20/09	\$625,000	\$603,000	1520	8	1931	5	6750	N	N	7533 31ST AVE NW
010	751850	7480	7/14/08	\$587,500	\$520,000	1540	8	1911	5	4220	N	N	2308 NW 67TH ST
010	751850	8470	10/22/09	\$590,000	\$581,000	1540	8	2008	3	5100	N	N	7036 24TH AVE NW
010	123200	1680	10/20/09	\$459,950	\$453,000	1590	8	1940	5	3840	N	N	7547 17TH AVE NW
010	285610	2160	4/25/08	\$689,000	\$598,000	1590	8	1929	3	5100	N	N	6729 EARL AVE NW
010	751850	5140	7/7/08	\$615,000	\$543,000	1610	8	2003	3	5100	N	N	6537 20TH AVE NW
010	916510	0340	9/18/08	\$705,000	\$634,000	1640	8	1914	5	4040	N	N	7406 28TH AVE NW
010	602150	1055	1/21/09	\$495,000	\$458,000	1760	8	1931	3	4000	N	N	8305 JONES AVE NW
010	444980	0340	7/24/09	\$503,000	\$486,000	1790	8	1992	3	3926	N	N	8308 27TH AVE NW
010	751850	8615	9/5/08	\$557,000	\$499,000	1830	8	1990	3	5100	N	N	7019 JONES AVE NW
010	444980	0185	5/6/08	\$570,000	\$496,000	1840	8	1983	3	3960	N	N	8326 EARL AVE NW
010	751850	6016	3/20/08	\$755,000	\$649,000	1850	8	1930	4	3480	N	N	7055 21ST AVE NW
010	751850	5240	8/6/09	\$680,000	\$658,000	1870	8	2008	3	5100	N	N	6525 20TH AVE NW
010	287210	1931	4/18/08	\$690,000	\$597,000	1900	8	1929	4	3400	N	N	7018 32ND AVE NW
010	792760	0110	8/21/08	\$635,000	\$567,000	1920	8	1927	3	5875	N	N	7738 32ND AVE NW
010	330070	1615	8/18/09	\$529,900	\$514,000	2010	8	2002	3	4000	N	N	8531 19TH AVE NW

**Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
010	916510	0220	9/24/09	\$570,000	\$558,000	2040	8	1928	4	4080	N	N	7304 EARL AVE NW
010	751850	2020	2/17/09	\$522,500	\$487,000	2150	8	1999	3	5100	N	N	6522 18TH AVE NW
010	123200	0085	6/30/09	\$495,000	\$475,000	2160	8	2004	3	2400	N	N	7718 20TH AVE NW
010	444380	1465	12/1/09	\$507,000	\$504,000	2340	8	2001	3	3880	N	N	7536 26TH AVE NW
010	444330	0079	1/7/08	\$740,000	\$624,000	2560	8	2006	3	5163	N	N	8328 32ND AVE NW
010	330070	0615	5/28/08	\$589,000	\$515,000	2790	8	1969	3	8000	N	N	8701 16TH AVE NW
010	287210	0065	9/8/09	\$665,000	\$649,000	1500	9	1929	5	5000	N	N	3042 NW 74TH ST
010	444980	0195	2/25/08	\$685,000	\$585,000	2000	9	2000	3	5940	N	N	8318 EARL AVE NW
010	752250	0106	6/4/09	\$700,000	\$668,000	2410	9	2007	3	4367	N	N	8016 31ST AVE NW
010	630940	0065	12/12/08	\$835,000	\$766,000	2560	9	2008	3	5000	N	N	7722 29TH AVE NW
010	054600	0040	12/4/08	\$754,000	\$690,000	2610	9	2007	3	4046	Y	N	8332 20TH AVE NW
010	330070	1495	3/11/09	\$900,000	\$843,000	2750	9	2008	3	5200	Y	N	8546 20TH AVE NW
010	752250	0105	10/6/08	\$845,000	\$763,000	2800	9	2007	3	4721	N	N	8018 31ST AVE NW
010	022503	9097	9/3/09	\$735,000	\$716,000	2960	9	2007	3	6476	N	N	7526 32ND AVE NW
010	916510	0390	8/27/08	\$927,000	\$829,000	3100	9	2005	3	4000	N	N	7304 28TH AVE NW
010	123200	0095	4/2/09	\$970,316	\$913,000	3110	9	2008	3	4800	N	N	7712 20TH AVE NW
010	022503	9057	1/28/09	\$645,000	\$598,000	3440	9	2005	3	4169	N	N	8071 EARL AVE NW
010	444980	0625	3/21/08	\$785,000	\$675,000	2630	10	2002	3	6600	N	N	8322 25TH AVE NW
010	751850	2915	12/3/08	\$1,295,000	\$1,185,000	3510	10	2008	3	5296	N	N	7344 19TH AVE NW

**Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	047600	0125	5/19/09	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	117500	0430	6/9/09	\$708,500	DIAGNOSTIC OUTLIER
001	117500	0500	11/24/09	\$395,000	DIAGNOSTIC OUTLIER
001	276760	0190	3/4/08	\$590,000	DIAGNOSTIC OUTLIER
001	276760	0500	1/26/09	\$134,767	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	276760	0500	10/6/08	\$404,300	EXEMPT FROM EXCISE TAX
001	276760	0945	2/21/08	\$760,000	OBSOLESCENCE > 0
001	276760	1287	4/22/09	\$469,000	RELOCATION - SALE TO SERVICE
001	276760	1550	7/25/08	\$400,000	OBSOLESCENCE > 0
001	276760	1625	8/6/08	\$533,000	OBSOLESCENCE > 0
001	276760	1690	11/20/09	\$438,850	DIAGNOSTIC OUTLIER
001	276760	2045	8/20/09	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	276760	2105	1/2/09	\$125,000	QUIT CLAIM DEED
001	276760	2105	6/13/08	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	276760	2270	9/24/09	\$405,000	ACTIVE PERMIT BEFORE SALE>25K
001	276760	2270	1/5/09	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	276760	2340	1/24/08	\$370,000	SEGREGATION AND/OR MERGER
001	276760	2370	9/21/09	\$665,000	DATA DOES NOT MATCH SALE
001	276760	2395	3/18/09	\$235,000	DIAGNOSTIC OUTLIER
001	276760	2475	2/14/08	\$240,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	276760	2506	1/8/08	\$250,000	DIAGNOSTIC OUTLIER
001	276760	2620	3/27/09	\$775,000	DIAGNOSTIC OUTLIER
001	276760	2755	8/5/08	\$470,000	OBSOLESCENCE > 0
001	276760	2775	8/25/09	\$545,000	OBSOLESCENCE > 0
001	276760	2790	1/21/09	\$600,000	OBSOLESCENCE > 0
001	276760	2830	12/10/08	\$475,000	OBSOLESCENCE > 0
001	276760	2885	5/27/09	\$127,696	QUIT CLAIM DEED
001	276760	2910	7/11/08	\$495,000	PREVIOUS IMP VALUE <= \$25,000
001	276760	3320	7/14/08	\$325,000	DIAGNOSTIC OUTLIER
001	276760	3436	7/20/09	\$340,000	DIAGNOSTIC OUTLIER
001	276760	3450	4/13/09	\$365,000	DIAGNOSTIC OUTLIER
001	276760	3451	3/19/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	276760	3550	9/11/08	\$555,000	CHANGE OF USE
001	276760	3750	4/13/09	\$400,000	DIAGNOSTIC OUTLIER
001	276760	3926	4/8/08	\$187,873	RELATED PARTY, FRIEND, OR NEIGHBOR
001	276760	4068	1/18/08	\$440,000	RELOCATION - SALE TO SERVICE
001	276760	4345	2/4/08	\$389,000	DIAGNOSTIC OUTLIER
001	276760	4411	12/30/08	\$368,000	DIAGNOSTIC OUTLIER
001	276760	4480	6/23/09	\$75,268	QUIT CLAIM DEED
001	276760	4480	6/25/09	\$1,500	QUIT CLAIM DEED
001	276760	4570	12/3/09	\$400,000	PREVIOUS IMP VALUE <= \$25,000
001	276760	4602	9/24/09	\$355,000	EXEMPT FROM EXCISE TAX
001	276760	4705	1/2/09	\$204,448	RELATED PARTY, FRIEND, OR NEIGHBOR
001	276760	5100	3/2/09	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	276760	5112	6/3/09	\$414,600	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	276770	0466	1/15/09	\$84,892	QUIT CLAIM DEED
001	424290	0075	3/6/09	\$327,000	OBSOLESCENCE > 0
001	424290	0270	1/7/08	\$570,500	OBSOLESCENCE > 0
001	424290	0270	10/26/09	\$520,000	OBSOLESCENCE > 0
001	424290	0285	6/5/09	\$350,000	OBSOLESCENCE > 0
001	755080	1160	9/29/08	\$250,000	DIAGNOSTIC OUTLIER
001	867340	0156	10/9/08	\$165,152	RELATED PARTY, FRIEND, OR NEIGHBOR
010	022503	9057	9/28/08	\$735,000	RELOCATION - SALE TO SERVICE
010	022503	9090	2/18/09	\$201,500	QUIT CLAIM DEED
010	022503	9140	5/12/09	\$300,000	DIAGNOSTIC OUTLIER
010	054600	0865	3/4/09	\$430,000	RELOCATION - SALE TO SERVICE
010	120500	0200	5/6/09	\$625,000	RELOCATION - SALE TO SERVICE
010	123200	0034	6/23/08	\$348,000	NO MARKET EXPOSURE
010	123200	0235	12/1/09	\$359,400	DIAGNOSTIC OUTLIER
010	123200	0678	12/21/09	\$280,000	NON-REPRESENTATIVE SALE
010	123200	0850	7/23/09	\$285,000	DIAGNOSTIC OUTLIER
010	123200	1000	7/15/08	\$400,000	NO MARKET EXPOSURE
010	123200	1970	12/15/09	\$245,000	NON-REPRESENTATIVE SALE
010	276760	4254	2/22/08	\$434,936	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	276760	4254	2/22/08	\$434,936	CHANGE OF USE
010	285610	0260	2/2/09	\$140,000	DOR RATIO
010	285610	0956	5/2/08	\$492,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	285610	1050	11/21/08	\$303,500	NON-REPRESENTATIVE SALE
010	285610	1110	5/23/08	\$425,000	MORE THAN 1 HOUSE
010	285610	1270	2/28/08	\$419,950	MORE THAN 1 HOUSE
010	285610	1440	10/16/08	\$266,500	NON-REPRESENTATIVE SALE
010	287210	0746	1/28/08	\$439,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	287210	1976	3/21/08	\$607,000	RELOCATION - SALE TO SERVICE
010	287210	2270	9/5/08	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	330070	0877	8/5/09	\$570,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	330070	0880	6/2/09	\$590,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	330070	1080	1/14/08	\$815,000	1031 TRADE
010	330070	1635	12/28/09	\$470,000	FINANCIAL INSTITUTION RESALE
010	369390	0695	4/8/08	\$1,085,000	PERCENT COMPLETE CODED
010	369390	1280	9/1/09	\$162,400	DOR RATIO
010	369390	1375	8/6/09	\$449,950	RELOCATION - SALE TO SERVICE
010	372780	0090	2/26/08	\$579,000	DATA DOES NOT MATCH SALE
010	372780	0090	10/21/09	\$497,000	DATA DOES NOT MATCH SALE
010	444280	0005	8/11/08	\$369,950	DIAGNOSTIC OUTLIER
010	444280	0035	6/22/09	\$204,250	RELATED PARTY, FRIEND, OR NEIGHBOR
010	444280	0145	6/30/09	\$155,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
010	444280	0162	11/10/09	\$385,000	PERCENT COMPLETE CODED
010	444280	0163	11/24/09	\$385,000	PERCENT COMPLETE CODED
010	444280	0165	1/7/08	\$1,000,000	PERCENT COMPLETE CODED
010	444280	0167	12/9/09	\$370,000	PERCENT COMPLETE CODED

**Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	444380	0015	6/5/09	\$68,500	QUIT CLAIM DEED
010	444380	0266	7/14/09	\$170,000	DIAGNOSTIC OUTLIER
010	444380	0575	10/21/09	\$340,000	DIAGNOSTIC OUTLIER
010	444380	0665	1/3/08	\$332,000	DIAGNOSTIC OUTLIER
010	444380	0665	4/7/09	\$300,000	ACTIVE PERMIT BEFORE SALE>25K
010	444380	0730	3/24/09	\$104,381	QUIT CLAIM DEED
010	444380	0945	10/5/09	\$370,000	DATA DOES NOT MATCH SALE
010	444380	1080	10/22/09	\$165,000	DOR RATIO
010	444380	1080	7/28/09	\$97,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	444380	1110	2/11/08	\$103,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	444380	1110	2/11/08	\$222,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	444380	1725	6/26/08	\$646,000	DIAGNOSTIC OUTLIER
010	444980	0320	11/20/08	\$262,000	DIAGNOSTIC OUTLIER
010	602150	1515	8/12/09	\$150,023	QUIT CLAIM DEED
010	602150	2225	7/23/08	\$134,696	RELATED PARTY, FRIEND, OR NEIGHBOR
010	602150	2380	9/3/09	\$449,950	ACTIVE PERMIT BEFORE SALE>25K
010	602150	2445	5/29/09	\$415,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	602150	3350	12/23/08	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	602150	3640	4/18/08	\$90,000	QUIT CLAIM DEED
010	602150	3740	7/31/09	\$277,000	DIAGNOSTIC OUTLIER
010	602150	4020	1/28/08	\$423,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	638250	0010	10/12/09	\$250,000	OBSOLESCENCE > 0
010	751850	2020	2/17/09	\$522,500	RELOCATION - SALE TO SERVICE
010	751850	2120	3/21/08	\$325,000	DIAGNOSTIC OUTLIER
010	751850	2135	1/3/08	\$405,000	DIAGNOSTIC OUTLIER
010	751850	2490	3/10/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	751850	2510	8/12/08	\$291,300	NO MARKET EXPOSURE
010	751850	2675	8/12/09	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	751850	2790	10/19/09	\$264,000	DIAGNOSTIC OUTLIER
010	751850	3450	6/13/08	\$162,410	QUIT CLAIM DEED
010	751850	5360	11/18/08	\$260,756	NON-REPRESENTATIVE SALE
010	751850	6220	3/10/09	\$280,000	PREVIOUS IMP VALUE <= \$25,000
010	751850	8927	10/6/08	\$299,950	DIAGNOSTIC OUTLIER
010	752250	0065	8/17/09	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	758870	0212	8/18/09	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	813270	0150	10/21/08	\$330,000	DIAGNOSTIC OUTLIER
010	916510	0135	9/14/09	\$225,000	DOR RATIO
010	916510	0330	10/27/08	\$163,638	PARTIAL INTEREST (1/3, 1/2, Etc.)

***Vacant Sales Used in this Annual Update Analysis
Area 19***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	276760	2911	12/18/2009	\$90,000	1774	N	N
001	276760	3319	7/21/2008	\$85,000	1945	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 19***

No vacant sales were removed.

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

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

Scope of Work Performed:

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



King County

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Lloyd Hara
Assessor

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

To further those standards, all appraisers are directed to:

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

Lloyd Hara
King County Assessor