

Residential Revalue

2011 Assessment Roll

Green Lake

AREA 43

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



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2011 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2011 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Characteristics-Based Market Adjustment for 2011 Assessment Roll

Area Name / Number: Green Lake / 43

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 415

Range of Sale Dates: 1/1/2008 - 1/1/2011

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2010 Value	\$233,600	\$230,900	\$464,500			
2011 Value	\$230,400	\$228,700	\$459,100	\$503,000	91.3%	12.00%
Change	-\$3,200	-\$2,200	-\$5,400			
% Change	-1.4%	-1.0%	-1.2%			

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

** Sales time adjusted to 1/1/2011.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/2011. 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 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 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 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2010 Value	\$253,300	\$210,400	\$463,700
2011 Value	\$249,700	\$209,800	\$459,500
Percent Change	-1.4%	-0.3%	-0.9%

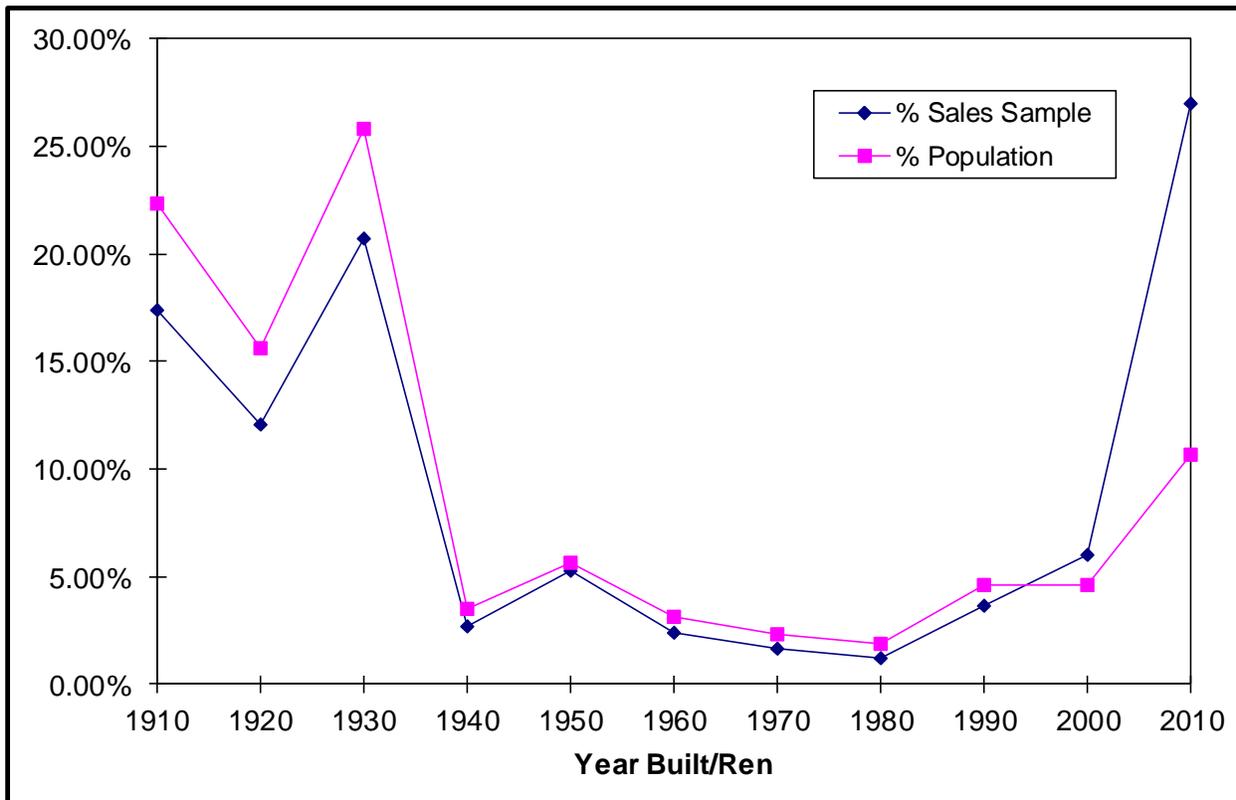
Number of one to three unit residences in the Population: 3,992

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 sub area 9 had a higher assessment ratio than others and their values were adjusted downward. The remaining parcels required a single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	72	17.35%
1920	50	12.05%
1930	86	20.72%
1940	11	2.65%
1950	22	5.30%
1960	10	2.41%
1970	7	1.69%
1980	5	1.20%
1990	15	3.61%
2000	25	6.02%
2010	112	26.99%
	415	

Population		
Year Built/Ren	Frequency	% Population
1910	891	22.32%
1920	624	15.63%
1930	1029	25.78%
1940	139	3.48%
1950	224	5.61%
1960	124	3.11%
1970	92	2.30%
1980	74	1.85%
1990	183	4.58%
2000	185	4.63%
2010	427	10.70%
	3992	

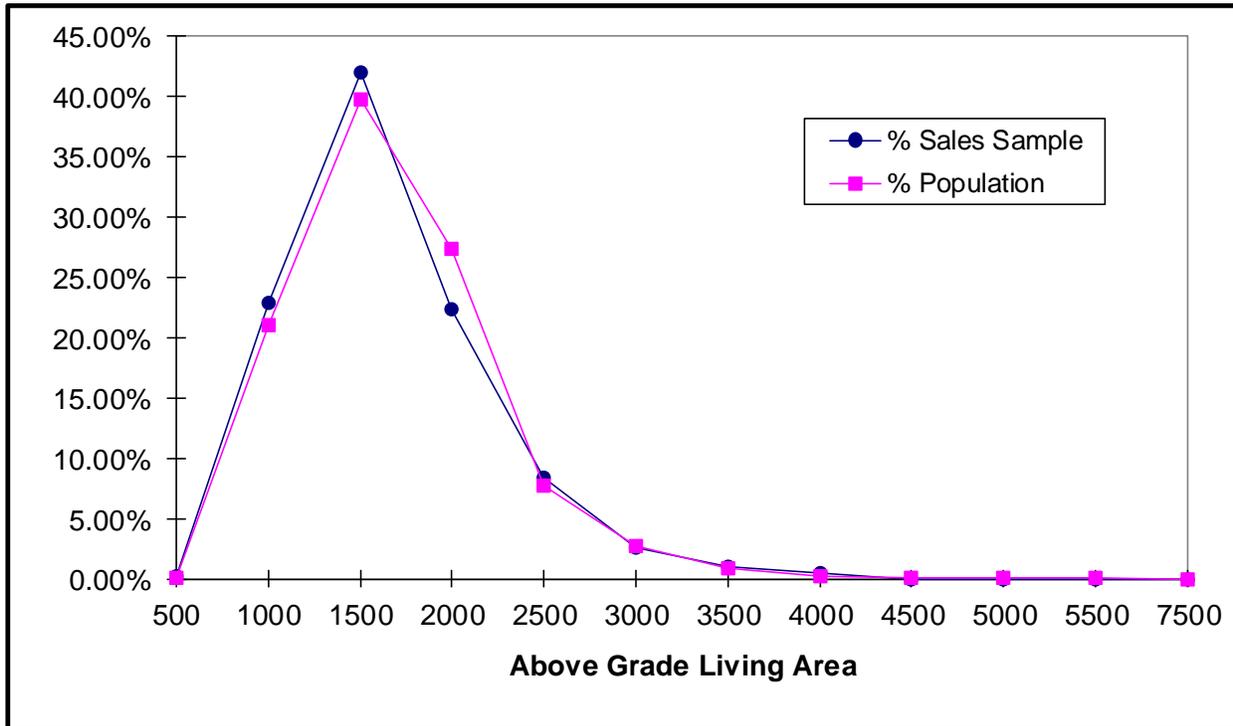


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.24%
1000	95	22.89%
1500	174	41.93%
2000	93	22.41%
2500	35	8.43%
3000	11	2.65%
3500	4	0.96%
4000	2	0.48%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	415	

Population		
AGLA	Frequency	% Population
500	4	0.10%
1000	839	21.02%
1500	1588	39.78%
2000	1094	27.40%
2500	309	7.74%
3000	111	2.78%
3500	35	0.88%
4000	6	0.15%
4500	4	0.10%
5000	1	0.03%
5500	1	0.03%
7500	0	0.00%
	3992	

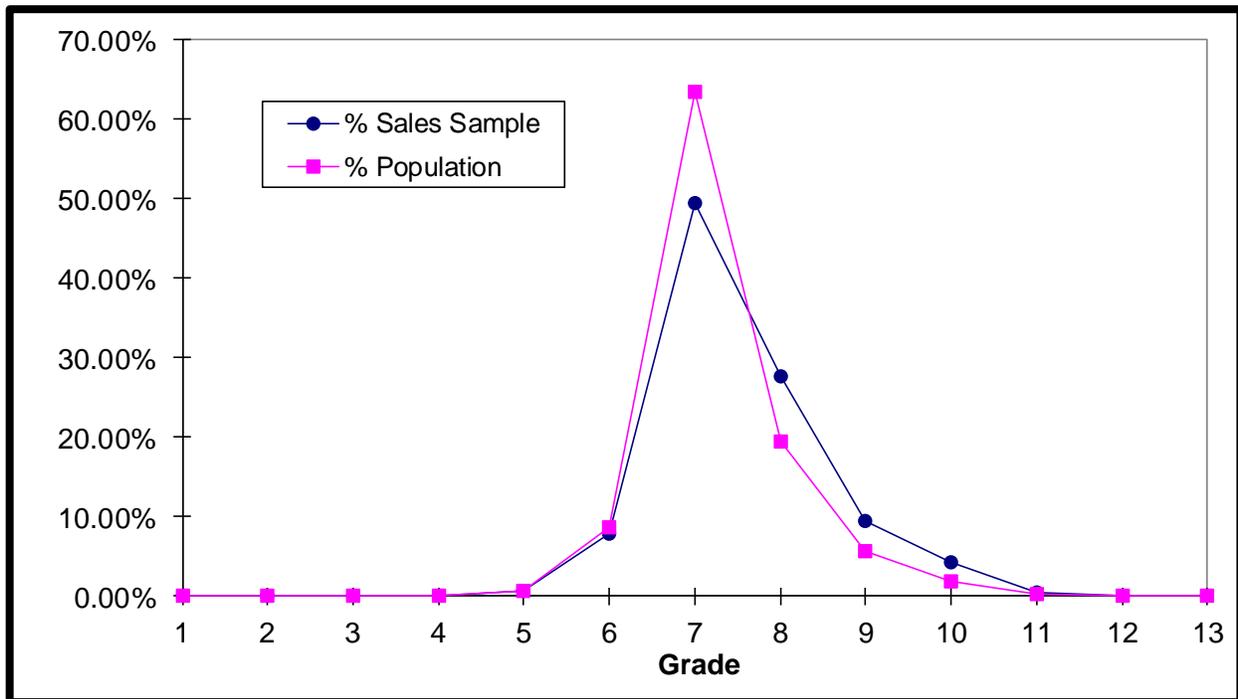


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

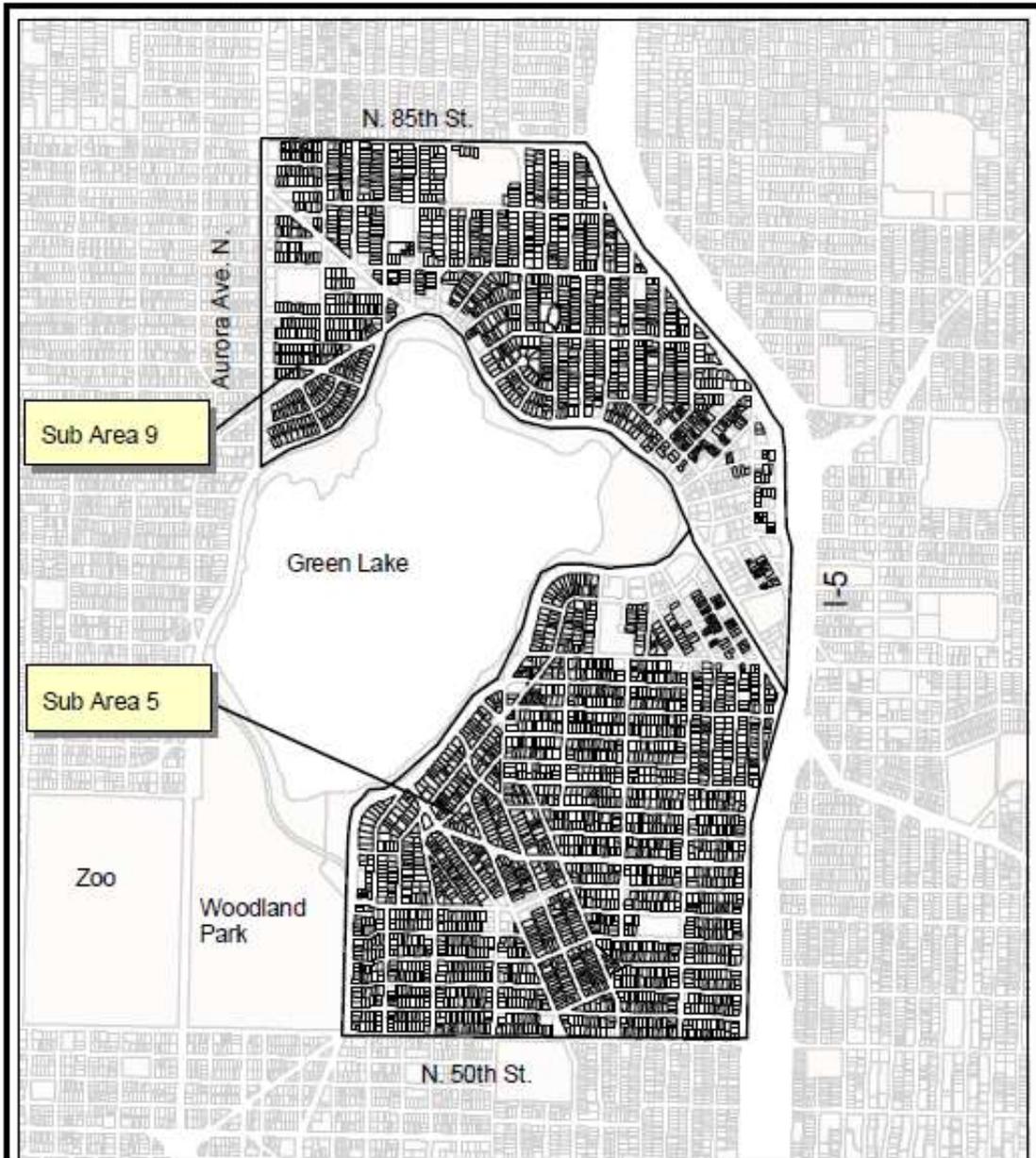
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.72%
6	33	7.95%
7	205	49.40%
8	115	27.71%
9	39	9.40%
10	18	4.34%
11	2	0.48%
12	0	0.00%
13	0	0.00%
	415	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	25	0.63%
6	344	8.62%
7	2529	63.35%
8	780	19.54%
9	227	5.69%
10	78	1.95%
11	9	0.23%
12	0	0.00%
13	0	0.00%
	3992	



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 43 Map



Area 43 Sub Area Map

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January 22, 2008



Department of Assessments

Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: June 27, 2011

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.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2011 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 2010
5. Existing residences where the data for 2010 is significantly different than the data for 2011 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Sales 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on two usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 1.2% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year. The formula is:

2011 Land Value = 2010 Land Value x 0.988, 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 sub area 9 had a higher assessment ratio than others and their values were adjusted downward. The remaining parcels required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 415 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2011. The chosen adjustment model was developed using multiple regression. The 2010 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

An explanatory adjustment table is included in this report.

Model Validation

The resulting assessment level is 91.3%. 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 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of -0.9%. This decrease 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.

2011 Total Value = 2010 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Standard Area Adjustment

0.78%

Sub Area 9

Yes

% Adjustment

-3.30%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in sub area 9 would *approximately* receive a -3.30% downward adjustment. 1,540 parcels in the improved population would receive this adjustment. There were 190 sales.

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

Generally parcels located in sub area 9 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

61% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 43 Sale Price changes (Relative to 1/1/2011 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 1/1/2011		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.821	-17.9%
2/1/2008	0.826	-17.4%
3/1/2008	0.831	-16.9%
4/1/2008	0.836	-16.4%
5/1/2008	0.841	-15.9%
6/1/2008	0.846	-15.4%
7/1/2008	0.851	-14.9%
8/1/2008	0.856	-14.4%
9/1/2008	0.861	-13.9%
10/1/2008	0.866	-13.4%
11/1/2008	0.871	-12.9%
12/1/2008	0.876	-12.4%
1/1/2009	0.881	-11.9%
2/1/2009	0.886	-11.4%
3/1/2009	0.890	-11.0%
4/1/2009	0.896	-10.4%
5/1/2009	0.900	-10.0%
6/1/2009	0.905	-9.5%
7/1/2009	0.910	-9.0%
8/1/2009	0.915	-8.5%
9/1/2009	0.920	-8.0%
10/1/2009	0.925	-7.5%
11/1/2009	0.930	-7.0%
12/1/2009	0.935	-6.5%
1/1/2010	0.940	-6.0%
2/1/2010	0.945	-5.5%
3/1/2010	0.950	-5.0%
4/1/2010	0.955	-4.5%
5/1/2010	0.960	-4.0%
6/1/2010	0.965	-3.5%
7/1/2010	0.970	-3.0%
8/1/2010	0.975	-2.5%
9/1/2010	0.980	-2.0%
10/1/2010	0.985	-1.5%
11/1/2010	0.990	-1.0%
12/1/2010	0.995	-0.5%
1/1/2011	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.836	\$439,000
Sale 2	\$475,000	10/1/2009	0.925	\$440,000
Sale 3	\$515,000	7/1/2010	0.970	\$500,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team: NW / Team 4	Appr. Date: 1/1/2010	Date of Report: 6/27/2011	Sales Dates: 1/2008 - 12/2010
Area Green Lake / Area 43	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	415
Mean Assessed Value	464,500
Mean Adj. Sales Price	503,000
Standard Deviation AV	148,148
Standard Deviation SP	172,134

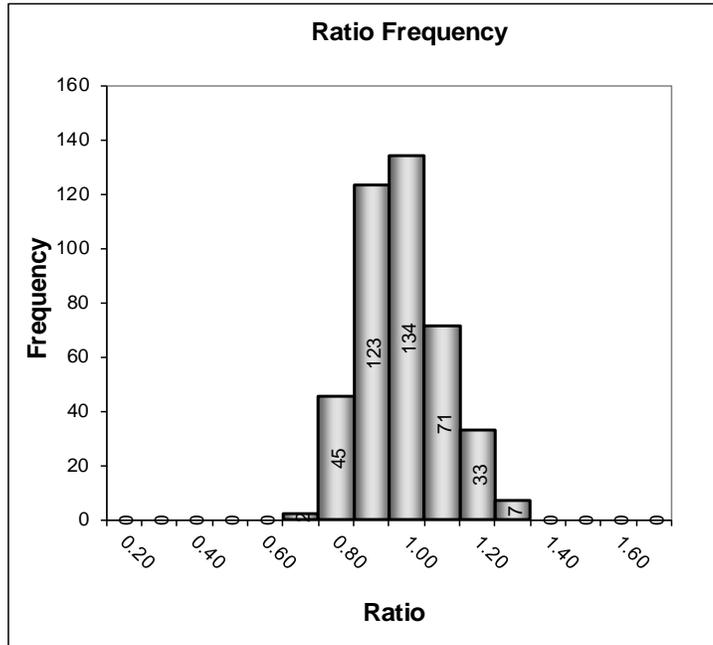
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.936
Median Ratio	0.925
Weighted Mean Ratio	0.923

UNIFORMITY	
Lowest ratio	0.678
Highest ratio:	1.241
Coefficient of Dispersion	9.82%
Standard Deviation	0.114
Coefficient of Variation	12.21%
Price Related Differential (PRD)	1.013

RELIABILITY	
95% Confidence: Median	
Lower limit	0.911
Upper limit	0.937
95% Confidence: Mean	
Lower limit	0.925
Upper limit	0.947

SAMPLE SIZE EVALUATION	
N (population size)	3992
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.114
Recommended minimum:	21
Actual sample size:	415
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	226
# ratios above mean:	189
z:	1.816
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 43

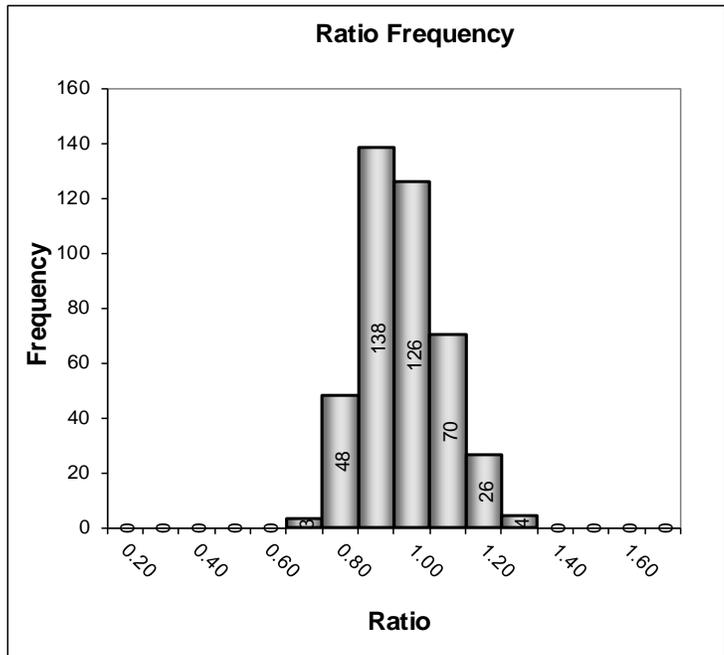
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team: NW / Team 4	Appr. Date: 1/1/2011	Date of Report: 6/27/2011	Sales Dates: 1/2008 - 12/2010
Area Green Lake / Area 43	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	415
Mean Assessed Value	459,100
Mean Sales Price	503,000
Standard Deviation AV	148,307
Standard Deviation SP	172,134
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.909
Weighted Mean Ratio	0.913
UNIFORMITY	
Lowest ratio	0.678
Highest ratio:	1.229
Coefficient of Dispersion	9.67%
Standard Deviation	0.111
Coefficient of Variation	12.00%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.900
Upper limit	0.923
95% Confidence: Mean	
Lower limit	0.913
Upper limit	0.935
SAMPLE SIZE EVALUATION	
N (population size)	3992
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.111
Recommended minimum:	20
Actual sample size:	415
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	228
# ratios above mean:	187
z:	2.013
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 43
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

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 43
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	125720	0910	3/30/10	\$375,000	\$358,000	850	5	1904	4	3060	N	N	2331 N 64TH ST
5	385690	2395	3/25/08	\$350,000	\$292,000	660	6	1912	3	3000	N	N	5807 5TH AVE NE
5	955020	3695	8/25/10	\$322,000	\$315,000	680	6	1912	3	3060	N	N	124 NE 52ND ST
5	336490	0285	8/5/09	\$432,000	\$396,000	720	6	1918	4	4080	N	N	138 NE 62ND ST
5	385690	2390	3/15/10	\$290,000	\$276,000	720	6	1916	4	3000	N	N	348 NE 58TH ST
5	955020	1055	3/17/10	\$330,000	\$314,000	730	6	1904	4	3200	N	N	5011 1ST AVE NE
5	955020	2710	6/24/08	\$370,000	\$314,000	750	6	1915	3	4160	N	N	330 NE 54TH ST
5	385690	4980	5/19/10	\$428,888	\$413,000	770	6	1926	3	4284	N	N	330 NE 55TH ST
5	385690	2505	4/20/10	\$432,999	\$415,000	800	6	1920	5	3000	N	N	345 NE 58TH ST
5	385690	5205	11/16/09	\$400,000	\$373,000	820	6	1950	3	3060	N	N	143 NE 56TH ST
5	913610	0735	5/11/08	\$393,000	\$331,000	820	6	1913	3	3210	N	N	1613 N 54TH ST
5	922240	0080	5/29/08	\$359,500	\$304,000	820	6	1923	3	3000	N	N	6331 6TH AVE NE
5	955020	3650	6/3/08	\$459,950	\$389,000	840	6	1921	3	3060	N	N	119 NE 53RD ST
5	955020	4200	10/20/09	\$397,000	\$369,000	840	6	1922	4	4080	N	N	331 NE 52ND ST
5	955120	0750	2/12/10	\$410,000	\$388,000	840	6	1926	4	3000	Y	N	5835 WOODLAWN AVE N
5	125720	1270	10/2/09	\$564,000	\$522,000	860	6	1908	4	3825	N	N	6011 1ST AVE NE
5	385690	3245	12/1/10	\$322,000	\$320,000	860	6	1908	4	3000	N	N	2324 N 57TH ST
5	955020	2740	10/3/08	\$320,000	\$277,000	860	6	1917	3	3960	N	N	5411 5TH AVE NE
5	922240	0510	7/31/09	\$273,500	\$250,000	880	6	1924	3	3000	N	N	6317 6TH AVE NE
5	955020	2250	7/23/08	\$560,000	\$478,000	880	6	1907	4	3120	N	N	2321 N 55TH ST
5	955020	2850	8/12/09	\$350,000	\$321,000	880	6	1919	3	3570	Y	N	348 NE 53RD ST
5	125720	1985	1/27/10	\$357,000	\$337,000	900	6	1902	4	4182	N	N	2309 N 65TH ST
5	922240	0781	4/1/10	\$305,000	\$291,000	900	6	1908	3	3000	N	N	6027 6TH AVE NE
5	125720	0070	12/14/09	\$450,000	\$422,000	920	6	1924	4	4080	N	N	118 NE 64TH ST
5	125720	0795	2/5/09	\$411,000	\$364,000	950	6	1941	4	4230	N	N	6407 1ST AVE NE
5	385690	5310	4/14/10	\$520,000	\$498,000	980	6	1906	4	4080	N	N	117 NE 56TH ST
5	955020	5240	7/2/09	\$300,000	\$273,000	1040	6	1922	4	3600	N	N	5011 5TH AVE NE
5	952810	4795	3/9/10	\$397,500	\$378,000	1180	6	1944	4	5850	N	N	200 NE 65TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955120	2210	6/5/08	\$500,000	\$423,000	750	7	1923	4	2963	N	N	6103 MERIDIAN AVE N
5	952810	4900	6/19/09	\$378,000	\$343,000	790	7	2009	3	3000	N	N	6509 2ND AVE NE
5	385690	2510	7/14/09	\$420,000	\$383,000	800	7	1923	5	3000	N	N	343 NE 58TH ST
5	952810	4990	12/2/09	\$472,500	\$442,000	800	7	1942	3	3900	N	N	6534 1ST AVE NE
5	913610	3136	10/10/08	\$460,000	\$399,000	860	7	1925	3	4013	N	N	1620 N 50TH ST
5	125720	0295	4/16/10	\$510,000	\$488,000	880	7	1909	5	2520	N	N	134 NE 60TH ST
5	125720	0295	7/12/10	\$430,000	\$418,000	880	7	1909	5	2520	N	N	134 NE 60TH ST
5	955120	1165	6/30/10	\$460,000	\$446,000	880	7	1907	4	4500	N	N	5540 ASHWORTH AVE N
5	913610	1076	6/27/08	\$520,000	\$442,000	890	7	1910	4	3150	N	N	5308 WALLINGFORD AVE N
5	913610	1536	7/1/10	\$350,000	\$339,000	900	7	1915	4	2580	N	N	5219 WALLINGFORD AVE N
5	955120	1265	8/19/08	\$601,000	\$516,000	900	7	1914	4	3481	N	N	5517 WOODLAWN AVE N
5	125720	2760	6/16/08	\$575,000	\$488,000	910	7	1971	3	3060	N	N	2128 N 61ST ST
5	336490	0220	11/3/09	\$310,000	\$289,000	910	7	1907	3	3060	N	N	149 NE 63RD ST
5	336490	0280	11/29/10	\$410,000	\$408,000	910	7	1918	4	4080	N	N	142 NE 62ND ST
5	913610	2680	6/29/10	\$528,000	\$512,000	910	7	1928	4	3210	N	N	1821 N 51ST ST
5	952310	0390	4/21/10	\$519,700	\$498,000	920	7	1921	3	4102	N	N	1416 N 54TH ST
5	955020	3190	11/5/09	\$510,000	\$475,000	930	7	1909	4	3774	N	N	141 NE 54TH ST
5	125720	1245	9/22/08	\$515,000	\$445,000	940	7	1952	4	3814	N	N	6007 1ST AVE NE
5	913610	3026	5/3/10	\$426,000	\$409,000	940	7	1915	4	3225	N	N	5000 WOODLAWN AVE N
5	955020	2650	11/4/09	\$405,000	\$377,000	940	7	1919	4	4160	N	N	335 NE 55TH ST
5	913610	2870	5/18/09	\$434,000	\$392,000	950	7	1908	4	3745	N	N	1916 N 50TH ST
5	335950	0830	4/14/09	\$481,500	\$432,000	960	7	1989	3	3000	N	N	6057 4TH AVE NE
5	955020	5040	3/15/10	\$375,000	\$357,000	960	7	1908	3	3919	N	N	308 NE 50TH ST
5	955020	2070	6/24/09	\$486,800	\$443,000	980	7	1916	4	4731	N	N	5436 KIRKWOOD PL N
5	913610	0235	2/16/10	\$549,999	\$521,000	990	7	1917	4	4815	N	N	1834 N 54TH ST
5	913610	0235	9/9/08	\$504,000	\$435,000	990	7	1917	4	4815	N	N	1834 N 54TH ST
5	125720	0805	6/11/08	\$465,000	\$394,000	1000	7	1951	3	4950	N	N	2354 N 64TH ST
5	385690	1755	3/27/09	\$433,750	\$388,000	1000	7	1920	3	3400	N	N	5815 1ST AVE NE
5	913610	1075	4/14/08	\$525,000	\$440,000	1010	7	1911	4	3150	N	N	5304 WALLINGFORD AVE N

**Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	0400	3/18/08	\$475,000	\$396,000	1010	7	1942	4	3876	N	N	2144 N 51ST ST
5	955020	0890	1/4/10	\$494,900	\$466,000	1010	7	1922	4	3432	N	N	5016 KEYSTONE PL N
5	955120	2305	1/4/10	\$549,950	\$517,000	1010	7	1927	5	3678	N	N	5508 WALLINGFORD AVE N
5	955020	4660	11/3/08	\$388,000	\$338,000	1020	7	1902	5	3060	N	N	119 NE 52ND ST
5	336490	0085	9/28/09	\$389,950	\$361,000	1030	7	1910	3	4080	N	N	146 NE 64TH ST
5	955020	2620	10/13/10	\$409,000	\$404,000	1030	7	1916	4	4160	N	N	320 NE 54TH ST
5	125720	1640	10/6/10	\$455,250	\$449,000	1040	7	1907	4	3060	N	N	2318 N 62ND ST
5	125720	1810	3/21/08	\$420,000	\$350,000	1050	7	1918	5	3060	N	N	6302 CORLISS AVE N
5	385690	0340	5/27/09	\$480,000	\$434,000	1050	7	1910	4	3000	N	N	135 NE 60TH ST
5	913610	0390	6/25/08	\$606,000	\$515,000	1050	7	1905	5	6420	N	N	1603 N 55TH ST
5	385690	2991	9/25/08	\$507,000	\$438,000	1060	7	1910	3	2450	N	N	5710 1ST AVE NE
5	385690	0595	4/3/08	\$600,000	\$502,000	1070	7	1982	4	3000	N	N	2331 N 60TH ST
5	955020	0730	6/19/09	\$477,000	\$433,000	1080	7	1929	4	3919	N	N	2118 N 50TH ST
5	955020	3110	2/26/08	\$406,000	\$337,000	1080	7	1919	3	2788	N	N	5315 LATONA AVE NE
5	385690	3415	1/14/08	\$569,500	\$469,000	1090	7	1925	4	4300	N	N	2105 N 57TH ST
5	913610	2306	1/22/08	\$400,000	\$330,000	1110	7	1907	3	4013	N	N	1837 N 52ND ST
5	955020	1830	8/26/09	\$510,000	\$469,000	1140	7	1913	4	5000	N	N	5403 KENSINGTON PL N
5	955020	1650	8/19/09	\$520,000	\$478,000	1170	7	1918	4	5625	N	N	5236 KIRKWOOD PL N
5	125720	0985	7/2/08	\$590,000	\$502,000	1180	7	1925	4	4080	N	N	2355 N 63RD ST
5	385690	2260	7/21/10	\$408,250	\$397,000	1180	7	1978	3	6000	N	N	333 NE 59TH ST
5	913610	2340	10/19/09	\$534,700	\$496,000	1180	7	1909	4	3210	N	N	1829 N 52ND ST
5	336490	0110	5/19/08	\$683,000	\$576,000	1200	7	1906	4	3519	N	N	6319 LATONA AVE NE
5	922290	0010	5/14/09	\$413,000	\$373,000	1220	7	1918	5	3935	N	N	603 NE 63RD ST
5	955020	4730	12/29/08	\$378,000	\$333,000	1240	7	1912	4	3919	N	N	112 NE 50TH ST
5	955020	3625	2/5/08	\$435,000	\$360,000	1250	7	1985	3	3060	N	N	118 NE 52ND ST
5	125720	0625	8/20/10	\$399,950	\$391,000	1270	7	1926	3	2760	N	N	6314 1ST AVE NE
5	125720	1970	3/18/08	\$435,000	\$363,000	1280	7	1971	3	3060	N	N	2319 N 65TH ST
5	125720	2590	10/28/08	\$439,000	\$382,000	1280	7	1911	4	3476	N	N	2145 N 61ST ST
5	336490	0415	8/15/08	\$552,500	\$474,000	1280	7	1900	5	4500	N	N	145 NE 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	913610	0056	4/1/10	\$435,000	\$415,000	1280	7	1917	3	4280	N	N	1831 N 55TH ST
5	335950	0895	8/5/10	\$345,000	\$337,000	1290	7	1909	3	6000	N	N	6118 LATONA AVE NE
5	125720	1865	2/3/10	\$498,000	\$471,000	1310	7	1905	3	4590	N	N	2309 N 64TH ST
5	955020	4500	11/19/09	\$499,950	\$467,000	1330	7	1910	4	4080	N	N	143 NE 52ND ST
5	955020	2800	10/22/10	\$452,950	\$448,000	1340	7	1924	4	4080	N	N	349 NE 54TH ST
5	952810	5250	3/30/09	\$515,500	\$461,000	1350	7	1925	5	2728	N	N	6549 SUNNYSIDE AVE N
5	335950	0905	6/4/08	\$546,000	\$462,000	1360	7	1909	5	6000	N	N	6126 LATONA AVE NE
5	955120	3145	8/3/10	\$449,000	\$438,000	1360	7	1903	3	5061	N	N	5812 MCKINLEY PL N
5	955020	4250	11/4/09	\$399,950	\$372,000	1400	7	1916	3	3570	N	N	338 NE 51ST ST
5	955120	2545	6/6/08	\$595,000	\$504,000	1400	7	1905	4	4500	N	N	5546 CANFIELD PL N
5	125720	2595	10/30/08	\$684,000	\$595,000	1430	7	1922	5	2370	N	N	2216 N 60TH ST
5	385690	2675	6/10/08	\$520,000	\$441,000	1430	7	1905	5	3960	N	N	5716 LATONA AVE NE
5	955020	1120	11/3/10	\$557,500	\$552,000	1430	7	1912	4	3570	N	N	2336 N 51ST ST
5	955020	1120	7/1/09	\$598,000	\$544,000	1430	7	1912	4	3570	N	N	2336 N 51ST ST
5	955020	2810	3/24/08	\$428,000	\$357,000	1430	7	1924	3	4465	N	N	5311 5TH AVE NE
5	952810	5005	2/25/10	\$574,000	\$545,000	1440	7	1924	4	4500	N	N	6537 2ND AVE NE
5	955120	1250	8/4/10	\$528,000	\$515,000	1440	7	1935	4	6516	N	N	5518 ASHWORTH AVE N
5	385690	4925	5/28/08	\$475,000	\$401,000	1460	7	1926	4	3060	N	N	340 NE 55TH ST
5	385690	3870	4/24/09	\$599,000	\$539,000	1480	7	1921	5	3500	N	N	2227 N 57TH ST
5	385690	4950	9/22/09	\$482,000	\$445,000	1480	7	1940	3	4080	N	N	325 NE 56TH ST
5	913610	2435	7/9/09	\$448,000	\$408,000	1480	7	1951	3	5130	N	N	5100 WALLINGFORD AVE N
5	952810	5405	7/23/09	\$615,000	\$562,000	1480	7	1920	4	4000	N	N	6508 WOODLAWN AVE N
5	955020	0580	6/30/09	\$500,000	\$455,000	1480	7	1910	4	4590	N	N	5108 MERIDIAN AVE N
5	385690	0470	10/1/08	\$578,000	\$500,000	1500	7	1912	4	4000	N	N	110 NE 59TH ST
5	335950	0135	3/7/08	\$635,000	\$528,000	1510	7	1925	4	4000	N	N	6040 5TH AVE NE
5	952810	4835	4/26/10	\$542,500	\$520,000	1510	7	1909	4	4000	N	N	6517 LATONA AVE NE
5	955120	0710	12/23/10	\$506,000	\$505,000	1520	7	1968	4	4000	Y	N	5830 E GREEN LAKE WAY N
5	125720	0300	10/10/09	\$520,000	\$482,000	1570	7	1911	5	3600	N	N	133 NE 61ST ST
5	955020	3655	12/20/10	\$550,000	\$549,000	1570	7	1929	4	3060	N	N	121 NE 53RD ST

**Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	125720	0715	7/27/10	\$460,000	\$448,000	1580	7	1913	4	4080	N	N	109 NE 65TH ST
5	913610	1946	1/15/08	\$675,000	\$556,000	1600	7	1910	4	3420	N	N	5103 WOODLAWN AVE N
5	955020	5210	7/16/08	\$375,000	\$320,000	1620	7	1914	2	6240	N	N	349 NE 51ST ST
5	952310	0225	10/16/08	\$610,000	\$530,000	1630	7	1927	5	4328	N	N	1518 N 52ND ST
5	955020	3660	10/20/09	\$570,000	\$529,000	1630	7	1924	4	6120	N	N	125 NE 53RD ST
5	922240	0130	5/27/09	\$390,000	\$353,000	1640	7	1923	3	3658	N	N	611 NE RAVENNA BLVD
5	955120	2475	4/17/08	\$580,000	\$486,000	1650	7	1913	5	3000	N	N	5564 CANFIELD PL N
5	913610	1815	7/23/09	\$462,300	\$423,000	1660	7	1986	3	3210	N	N	1636 N 52ND ST
5	955020	4725	11/24/09	\$653,000	\$610,000	1670	7	2004	3	3120	N	N	115 NE 51ST ST
5	955020	4600	12/2/08	\$600,000	\$526,000	1690	7	1925	4	3825	N	N	124 NE 51ST ST
5	955020	4520	9/12/08	\$770,000	\$664,000	1700	7	1927	4	4590	N	N	142 NE 51ST ST
5	955020	0700	7/15/08	\$550,000	\$469,000	1710	7	1909	4	3919	N	N	2129 N 51ST ST
5	385690	1475	10/10/08	\$620,000	\$538,000	1720	7	1906	5	3000	N	N	2310 N 58TH ST
5	385690	5440	2/9/09	\$565,000	\$501,000	1720	7	1920	4	5100	N	N	2326 N 55TH ST
5	385690	2175	4/6/09	\$380,000	\$341,000	1730	7	1914	3	6000	N	N	5806 LATONA AVE NE
5	955120	1910	12/23/08	\$689,000	\$606,000	1730	7	1910	5	3000	N	N	5827 MCKINLEY PL N
5	955120	1565	2/12/09	\$725,000	\$644,000	1740	7	1902	4	7200	N	N	5520 WOODLAWN AVE N
5	336490	0450	4/28/10	\$595,000	\$571,000	1760	7	1907	4	3375	N	N	142 NE 60TH ST
5	385690	1435	5/10/10	\$600,000	\$577,000	1760	7	1906	4	4500	N	N	2300 N 58TH ST
5	955120	1410	11/2/09	\$665,000	\$619,000	1760	7	1919	4	4200	N	N	5516 WOODLAWN AVE N
5	955020	2590	4/7/10	\$405,000	\$387,000	1780	7	1919	4	4160	N	N	327 NE 55TH ST
5	385690	2795	7/1/09	\$643,500	\$586,000	1800	7	1923	4	3920	N	N	5707 LATONA AVE NE
5	385690	4030	11/10/10	\$590,000	\$585,000	1810	7	1911	4	4182	N	N	2325 N 57TH ST
5	955020	4590	6/18/09	\$670,000	\$609,000	1820	7	1926	4	3825	N	N	128 NE 51ST ST
5	955020	0330	6/24/09	\$775,000	\$705,000	1910	7	1914	4	4794	N	N	2138 N 52ND ST
5	913610	1725	6/13/08	\$825,000	\$699,000	1950	7	1911	5	3150	N	N	1610 N 52ND ST
5	385690	1075	10/21/09	\$625,000	\$580,000	2040	7	1905	4	4381	N	N	5707 KIRKWOOD PL N
5	955120	2290	10/27/10	\$575,000	\$569,000	2060	7	1908	2	3832	N	N	5516 WALLINGFORD AVE N
5	952810	4750	11/13/08	\$625,000	\$546,000	2080	7	1904	3	6000	N	N	6529 LATONA AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	1370	5/20/10	\$725,000	\$698,000	2080	7	1924	5	4375	N	N	5209 KENSINGTON PL N
5	913610	0196	11/17/10	\$575,000	\$571,000	2130	7	1922	4	4013	N	N	1820 N 54TH ST
5	125720	0115	4/18/08	\$825,000	\$692,000	2170	7	1926	5	6120	N	N	134 NE 63RD ST
5	952810	4368	9/21/10	\$349,000	\$343,000	920	8	2004	3	1159	N	N	6526 C 4TH AVE NE
5	952810	4371	1/9/08	\$425,000	\$350,000	920	8	2004	3	1014	N	N	6530 A 4TH AVE NE
5	952810	4341	5/26/09	\$390,000	\$353,000	960	8	1999	3	1012	N	N	6547 B 5TH AVE NE
5	952810	4345	9/19/08	\$427,500	\$369,000	960	8	1999	3	1137	N	N	6551 A 5TH AVE NE
5	955120	0870	3/3/09	\$640,000	\$570,000	960	8	1949	4	2795	Y	N	5784 E GREEN LAKE WAY N
5	952810	4481	4/28/10	\$382,500	\$367,000	1000	8	2009	3	971	N	N	6519 B 5TH AVE NE
5	385690	0944	10/15/10	\$625,000	\$617,000	1230	8	1999	3	3525	N	N	2110 N 59TH ST
5	952810	4482	3/9/10	\$405,000	\$385,000	1240	8	2009	3	1102	N	N	6521 A 5TH AVE NE
5	952810	4483	5/12/10	\$395,000	\$380,000	1250	8	2009	3	999	N	N	6519 A 5TH AVE NE
5	952810	4484	4/13/10	\$390,000	\$373,000	1250	8	2009	3	924	N	N	6519 B 5TH AVE NE
5	385690	2625	9/21/09	\$581,000	\$537,000	1270	8	1908	4	4000	N	N	315 NE 58TH ST
5	385690	3225	1/28/08	\$750,000	\$619,000	1270	8	1924	5	4000	N	N	2325 N 58TH ST
5	952810	4107	1/24/08	\$495,000	\$408,000	1315	8	2003	3	825	N	N	6562 B 5TH AVE NE
5	955020	4220	10/22/10	\$430,000	\$425,000	1330	8	1929	5	3570	N	N	341 NE 52ND ST
5	913610	0762	8/15/08	\$680,000	\$584,000	1370	8	1909	5	5120	N	N	5308 WOODLAWN AVE N
5	955120	1885	11/25/08	\$610,000	\$534,000	1370	8	1900	4	3000	N	N	5818 WOODLAWN AVE N
5	913610	3190	7/28/10	\$592,500	\$577,000	1420	8	1924	4	2520	N	N	5007 WALLINGFORD AVE N
5	955120	0780	4/27/10	\$665,000	\$638,000	1420	8	1930	4	3000	Y	N	5818 E GREEN LAKE WAY N
5	952810	5205	7/16/10	\$747,500	\$727,000	1430	8	2006	3	6000	N	N	6509 SUNNYSIDE AVE N
5	955120	1680	7/6/10	\$615,000	\$597,000	1440	8	1984	3	6100	N	N	5710 WOODLAWN AVE N
5	913610	2685	6/27/08	\$525,000	\$446,000	1450	8	1984	3	3210	N	N	1819 N 51ST ST
5	125720	2500	12/30/09	\$615,000	\$578,000	1480	8	1992	3	6120	Y	N	2148 N 61ST ST
5	955020	4170	4/20/09	\$365,000	\$328,000	1480	8	1930	3	3500	N	N	5103 5TH AVE NE
5	955020	4650	11/20/08	\$625,000	\$546,000	1580	8	2004	3	3060	N	N	109 NE 52ND ST
5	955120	0965	9/8/08	\$687,000	\$592,000	1640	8	1909	4	7200	N	N	5741 WOODLAWN AVE N
5	125720	1230	4/4/08	\$850,000	\$711,000	1670	8	2007	3	3825	N	N	6003 1ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	125720	1680	10/26/09	\$655,000	\$609,000	1670	8	1903	5	5406	N	N	2302 N 62ND ST
5	955120	0120	2/10/10	\$499,950	\$473,000	1670	8	2007	3	2012	N	N	1410 N 55TH ST
5	125720	2360	5/26/09	\$650,000	\$588,000	1680	8	1902	5	3060	Y	N	2139 N 63RD ST
5	336490	0230	10/22/10	\$515,000	\$509,000	1680	8	1986	3	3060	N	N	141 NE 63RD ST
5	125720	2225	5/28/08	\$670,000	\$566,000	1720	8	1905	4	4080	Y	N	2149 N 64TH ST
5	955120	2130	11/17/08	\$674,000	\$589,000	1750	8	1994	3	6000	N	N	6019 MCKINLEY PL N
5	955120	3025	8/20/08	\$750,000	\$644,000	1760	8	2000	3	2690	N	N	5574 KENWOOD PL N
5	955120	1795	9/6/09	\$675,000	\$622,000	1780	8	1985	3	3000	Y	N	5808 WOODLAWN AVE N
5	955120	1795	9/6/09	\$675,000	\$622,000	1780	8	1985	3	3000	Y	N	5808 WOODLAWN AVE N
5	335950	0915	9/25/08	\$499,900	\$432,000	1810	8	1986	4	3000	N	N	6033 4TH AVE NE
5	952810	5215	9/30/10	\$492,500	\$485,000	1930	8	1965	4	5298	N	N	2354 N 65TH ST
5	385690	4260	8/25/10	\$697,000	\$682,000	1950	8	2002	3	3060	N	N	117 NE 57TH ST
5	952310	0125	12/30/09	\$737,500	\$693,000	1950	8	1995	3	4000	N	N	1411 N 52ND ST
5	385690	0845	6/22/10	\$745,000	\$722,000	1970	8	1997	3	4058	N	N	2122 N 59TH ST
5	913610	0255	9/17/09	\$647,000	\$597,000	1990	8	2003	3	3210	N	N	1846 N 54TH ST
5	955120	3235	11/10/10	\$963,000	\$955,000	1990	8	1928	5	4804	N	N	5700 KEYSTONE PL N
5	955120	1065	6/25/09	\$785,000	\$714,000	2000	8	1986	4	3600	Y	N	1508 N 57TH ST
5	125720	3200	2/26/08	\$1,150,000	\$955,000	2030	8	1926	5	4481	Y	N	6424 E GREEN LAKE WAY N
5	385690	4580	7/24/08	\$790,000	\$675,000	2050	8	1991	3	4080	Y	N	315 NE 57TH ST
5	385690	0025	7/27/10	\$624,500	\$608,000	2170	8	1997	3	6000	N	N	348 NE 59TH ST
5	955120	1805	11/24/10	\$710,000	\$706,000	2250	8	1913	3	6800	Y	N	5802 WOODLAWN AVE N
5	385690	3190	5/4/09	\$900,000	\$811,000	2270	8	2008	3	3000	N	N	2334 N 57TH ST
5	125720	2995	5/1/09	\$640,000	\$576,000	2380	8	1990	3	3640	Y	N	2107 N 63RD ST
5	955120	3050	3/30/10	\$715,000	\$683,000	2480	8	1907	5	4711	N	N	1816 N 57TH ST
5	955120	0205	12/24/09	\$900,000	\$845,000	2560	8	1969	4	8600	Y	N	5744 E GREEN LAKE WAY N
5	335950	0425	8/26/08	\$617,000	\$531,000	2760	8	1900	5	6000	N	N	6065 5TH AVE NE
5	922240	0792	5/28/08	\$515,000	\$435,000	2890	8	1996	3	3000	N	N	6021 6TH AVE NE
5	952810	4090	1/18/08	\$390,000	\$321,000	820	9	2001	3	938	N	N	6524 5TH AVE NE
5	385690	5550	7/6/10	\$599,000	\$581,000	1160	9	1918	5	4590	N	N	2308 N 55TH ST

Improved Sales Used in this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	3620	12/16/10	\$549,000	\$548,000	1390	9	2004	3	3060	N	N	120 NE 52ND ST
5	385690	5200	12/23/10	\$589,950	\$589,000	1400	9	2006	3	3060	N	N	147 NE 56TH ST
5	125720	3185	11/5/08	\$780,000	\$680,000	1550	9	2001	3	2970	Y	N	6400 E GREEN LAKE WAY N
5	125720	2115	12/10/09	\$799,500	\$749,000	1700	9	1924	5	2754	N	N	6403 CORLISS AVE N
5	955120	2905	4/28/09	\$760,000	\$684,000	1850	9	2000	3	6000	N	N	5544 KENWOOD PL N
5	125720	2430	10/20/10	\$750,000	\$741,000	2060	9	2001	3	3060	Y	N	2129 N 62ND ST
5	125720	2430	8/7/10	\$750,000	\$732,000	2060	9	2001	3	3060	Y	N	2129 N 62ND ST
5	952810	4905	12/28/09	\$745,000	\$700,000	2180	9	2009	3	3000	N	N	6511 2ND AVE NE
5	952810	4660	10/27/10	\$749,950	\$742,000	2340	9	2008	3	3000	N	N	6532 LATONA AVE NE
5	125720	2245	4/17/08	\$1,175,000	\$985,000	2360	9	1905	4	6120	Y	N	2139 N 64TH ST
5	125720	3170	1/24/08	\$1,065,000	\$878,000	2420	9	1997	3	3000	Y	N	2112 N 64TH ST
5	955120	0140	12/1/09	\$844,500	\$790,000	2440	9	2003	3	3600	Y	N	5537 ASHWORTH AVE N
5	385690	1515	7/28/09	\$1,090,000	\$997,000	2640	9	2007	3	4220	N	N	2316 N 58TH ST
5	952810	5306	8/10/09	\$915,000	\$839,000	2750	9	2003	3	4500	N	N	6541 CHAPIN PL N
5	385690	1606	2/11/08	\$1,050,000	\$869,000	3000	9	2007	3	4798	N	N	2329 N 59TH ST
5	385690	3565	3/23/10	\$1,280,000	\$1,221,000	2310	10	2009	3	3791	N	N	5629 KIRKWOOD PL N
5	955020	1820	1/21/10	\$1,250,000	\$1,180,000	2370	10	2005	3	5000	N	N	5407 KENSINGTON PL N
5	955120	1185	12/1/08	\$1,150,000	\$1,007,000	2720	10	2007	3	4500	N	N	5530 ASHWORTH AVE N
5	385690	1225	12/23/08	\$1,234,375	\$1,085,000	3050	10	2005	3	5618	N	N	5720 KIRKWOOD PL N
5	125720	0280	12/7/10	\$1,210,000	\$1,205,000	3310	10	2008	3	6120	N	N	124 NE 61ST ST
5	913610	2355	7/23/08	\$1,475,000	\$1,260,000	3320	10	2007	3	6420	N	N	1817 N 52ND ST
5	955120	0625	6/30/08	\$1,675,000	\$1,425,000	2980	11	2007	3	6000	Y	N	5844 E GREEN LAKE WAY N
5	385690	0780	7/8/10	\$1,185,000	\$1,151,000	3510	11	2007	3	6000	N	N	2207 N 60TH ST
9	091700	0320	2/10/10	\$290,000	\$275,000	430	5	1927	3	3800	N	N	1128 N 80TH ST
9	288320	0820	12/1/08	\$310,000	\$271,000	580	5	1903	3	3360	N	N	2021 N 77TH ST
9	288320	0620	5/28/08	\$300,000	\$254,000	760	6	1906	2	3600	N	N	2015 N 80TH ST
9	952810	1290	5/19/10	\$426,000	\$410,000	840	6	1923	5	3300	N	N	7468 4TH AVE NE
9	339290	0130	10/20/08	\$345,000	\$300,000	860	6	1928	5	3060	N	N	1112 N 83RD ST
9	339290	0205	3/19/08	\$450,000	\$375,000	930	6	1908	3	4080	N	N	1150 N 83RD ST

**Improved Sales Used in this Annual Update Analysis
Area 43
(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
9	240210	0175	7/16/09	\$379,000	\$346,000	980	6	1907	3	3000	N	N	8246 BAGLEY AVE N
9	288320	0515	1/2/08	\$397,000	\$326,000	1020	6	1909	4	2400	N	N	1901 N 80TH ST
9	803170	0255	11/23/09	\$380,000	\$355,000	700	7	1905	4	4750	N	N	401 NE 76TH ST
9	199420	0330	7/22/09	\$448,000	\$409,000	740	7	1916	4	4070	N	N	8010 BURKE AVE N
9	567600	0175	7/13/10	\$375,000	\$364,000	770	7	1908	3	4040	N	N	1135 N 84TH ST
9	393190	0005	7/15/08	\$620,000	\$529,000	780	7	1928	5	3600	N	N	115 NE 77TH ST
9	681360	0625	7/9/09	\$442,000	\$403,000	790	7	1940	4	4387	N	N	2316 N 80TH ST
9	393190	0275	7/2/10	\$525,000	\$509,000	800	7	1926	4	2400	N	N	111 NE 77TH ST
9	240210	0495	11/11/08	\$500,000	\$436,000	810	7	1944	3	5400	N	N	8201 MERIDIAN AVE N
9	199420	0070	3/8/10	\$360,000	\$342,000	830	7	1926	3	4536	N	N	8033 BURKE AVE N
9	681510	0120	5/15/09	\$437,000	\$394,000	860	7	1930	3	4000	N	N	7730 SUNNYSIDE AVE N
9	803170	0246	5/20/10	\$358,000	\$345,000	860	7	1908	4	2550	N	N	7503 5TH AVE NE
9	803170	0246	6/30/08	\$305,000	\$259,000	860	7	1908	4	2550	N	N	7503 5TH AVE NE
9	091700	0245	5/4/09	\$412,500	\$372,000	880	7	1930	3	3800	N	N	1129 N 81ST ST
9	199320	0130	9/25/08	\$457,500	\$396,000	880	7	1941	4	5000	N	N	8247 DENSMORE AVE N
9	091700	0040	2/18/10	\$319,000	\$302,000	900	7	1951	3	3720	N	N	1130 N 82ND ST
9	288320	1260	2/24/09	\$510,000	\$454,000	920	7	1941	3	3773	N	N	7471 CORLISS AVE N
9	681360	0405	7/27/09	\$500,000	\$457,000	940	7	2007	3	5580	N	N	8226 CORLISS AVE N
9	062504	9299	4/12/10	\$383,000	\$366,000	950	7	1941	4	3960	N	N	1717 N 82ND ST
9	288620	0275	9/2/09	\$490,000	\$451,000	960	7	1922	5	4200	N	N	7934 DENSMORE AVE N
9	681360	0685	9/2/08	\$430,000	\$370,000	960	7	1948	3	5580	N	N	8020 CORLISS AVE N
9	414680	0070	1/2/08	\$385,000	\$316,000	970	7	1940	3	5535	N	N	8106 STONE AVE N
9	681410	0140	11/13/09	\$403,000	\$376,000	970	7	1940	3	4960	N	N	7718 2ND AVE NE
9	779790	0006	4/2/09	\$375,000	\$336,000	970	7	1941	4	5000	N	N	8408 STONE AVE N
9	062504	9335	9/10/09	\$334,500	\$308,000	980	7	1947	3	5100	N	N	1829 N 85TH ST
9	681360	0690	5/20/10	\$455,000	\$438,000	980	7	1948	3	5580	N	N	8024 CORLISS AVE N
9	091700	0100	7/19/10	\$385,000	\$375,000	990	7	1965	4	4324	N	N	1121 N 82ND ST
9	062504	9240	11/11/08	\$490,000	\$428,000	1010	7	1930	3	5805	N	N	8035 WALLINGFORD AVE N
9	681510	0256	7/7/09	\$565,000	\$515,000	1040	7	1954	4	4000	N	N	7708 CORLISS AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(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
9	948270	0190	10/18/10	\$573,000	\$566,000	1040	7	1925	4	4416	N	N	7418 KEEN WAY N
9	288320	0495	1/10/08	\$582,000	\$479,000	1050	7	1907	4	5600	N	N	7837 STROUD AVE N
9	062504	9315	7/9/08	\$580,000	\$494,000	1060	7	1949	4	5600	N	N	8226 DENSMORE AVE N
9	393190	0550	9/29/08	\$680,000	\$589,000	1070	7	1953	4	5785	N	N	7542 2ND AVE NE
9	551160	0065	9/9/08	\$435,000	\$375,000	1090	7	1926	4	4080	N	N	1132 N 77TH ST
9	062504	9145	12/2/09	\$520,000	\$486,000	1100	7	1925	3	9408	N	N	8211 WALLINGFORD AVE N
9	681360	1115	5/24/10	\$392,355	\$378,000	1120	7	1939	3	4400	N	N	8010 1ST AVE NE
9	681360	0360	3/31/08	\$562,000	\$470,000	1130	7	1945	4	7440	N	N	8203 SUNNYSIDE AVE N
9	288320	1425	8/7/08	\$460,000	\$394,000	1140	7	1911	3	4000	N	N	7527 SUNNYSIDE AVE N
9	551160	0115	9/16/09	\$413,600	\$382,000	1150	7	1926	4	4590	N	N	1154 N 77TH ST
9	681360	0380	4/26/10	\$380,300	\$365,000	1150	7	1922	3	7440	N	N	8212 CORLISS AVE N
9	948270	0360	4/5/10	\$430,000	\$411,000	1170	7	1928	3	4370	N	N	7350 KEEN WAY N
9	199320	0020	11/5/10	\$430,000	\$426,000	1180	7	1910	4	5000	N	N	8246 ASHWORTH AVE N
9	240210	0540	8/10/09	\$535,000	\$491,000	1190	7	1980	3	4905	N	N	8031 MERIDIAN AVE N
9	199320	0100	3/22/10	\$400,000	\$381,000	1200	7	1928	3	5000	N	N	8223 DENSMORE AVE N
9	240210	0465	4/13/10	\$434,000	\$415,000	1200	7	1916	3	4320	N	N	8223 MERIDIAN AVE N
9	948270	0455	7/9/08	\$600,000	\$511,000	1220	7	1925	4	4400	N	N	7438 WINONA AVE N
9	681360	0901	5/19/09	\$420,000	\$379,000	1230	7	1950	3	6336	N	N	8006 SUNNYSIDE AVE N
9	681510	0110	9/29/09	\$500,000	\$463,000	1250	7	1930	3	4000	N	N	7722 SUNNYSIDE AVE N
9	062504	9312	11/18/09	\$460,000	\$429,000	1270	7	1950	3	6060	N	N	7914 STONE AVE N
9	393190	0453	7/10/09	\$500,000	\$456,000	1270	7	1968	3	5850	N	N	7511 LATONA AVE NE
9	199420	0200	10/1/08	\$646,000	\$559,000	1280	7	1925	4	3850	N	N	8029 STROUD AVE N
9	240210	0330	8/19/08	\$565,000	\$485,000	1300	7	1918	4	5000	N	N	8218 MERIDIAN AVE N
9	567600	0006	1/8/09	\$350,000	\$309,000	1310	7	2007	3	1586	N	N	8455 STONE AVE N
9	567600	0010	10/7/08	\$335,000	\$290,000	1310	7	2007	3	1628	N	N	1155 N 85TH ST
9	681510	0155	10/2/09	\$375,000	\$347,000	1310	7	1953	3	3800	N	N	7754 SUNNYSIDE AVE N
9	551160	0525	10/21/09	\$530,000	\$492,000	1320	7	1927	3	3920	N	N	1135 N 76TH ST
9	288320	1005	12/6/10	\$600,000	\$597,000	1330	7	1939	4	7200	N	N	7551 BAGLEY AVE N
9	288320	1005	10/7/10	\$580,000	\$572,000	1330	7	1939	4	7200	N	N	7551 BAGLEY AVE N

**Improved Sales Used in this Annual Update Analysis
Area 43
(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
9	551160	0440	3/11/08	\$539,000	\$449,000	1340	7	1926	3	3880	N	N	1113 N 77TH ST
9	948270	0100	11/9/09	\$400,000	\$373,000	1340	7	1926	3	4350	N	N	7638 WINONA AVE N
9	681410	0150	10/1/08	\$379,000	\$328,000	1350	7	1930	3	4960	N	N	7724 2ND AVE NE
9	920300	0105	2/24/09	\$525,000	\$467,000	1350	7	1957	3	4400	N	N	2111 N 80TH ST
9	062504	9307	1/28/10	\$399,500	\$377,000	1370	7	1942	3	4455	N	N	8247 WALLINGFORD AVE N
9	062504	9284	5/28/08	\$580,000	\$490,000	1400	7	1939	4	5150	N	N	1312 N 78TH ST
9	567600	0008	4/14/08	\$371,400	\$311,000	1420	7	2007	3	1269	N	N	1153 A N 85TH ST
9	567600	0004	8/25/08	\$375,000	\$322,000	1430	7	2007	3	1250	N	N	8475 STONE AVE N
9	567600	0005	8/19/08	\$373,000	\$320,000	1430	7	2007	3	910	N	N	8465 STONE AVE N
9	288620	0148	3/29/10	\$402,500	\$384,000	1446	7	1998	3	1353	N	N	1501 N 80TH ST
9	952810	0785	8/4/08	\$649,000	\$556,000	1460	7	1927	5	3250	Y	N	7314 LATONA AVE NE
9	948270	0085	10/13/10	\$375,000	\$370,000	1480	7	1926	3	4320	N	N	7624 WINONA AVE N
9	199420	0295	2/2/09	\$534,000	\$473,000	1490	7	1987	4	4400	N	N	8028 BURKE AVE N
9	567600	0024	3/18/10	\$333,000	\$317,000	1500	7	2006	3	1110	N	N	1143 A N 85TH ST
9	199420	0300	9/27/09	\$508,000	\$470,000	1520	7	1905	3	4950	N	N	8026 BURKE AVE N
9	199420	0400	9/14/09	\$530,000	\$489,000	1520	7	1908	4	5120	N	N	8024 STROUD AVE N
9	551160	0290	7/8/08	\$760,000	\$647,000	1550	7	1927	4	3920	N	N	1148 N 76TH ST
9	288320	1100	11/24/08	\$665,000	\$582,000	1620	7	1926	4	4680	N	N	7502 BAGLEY AVE N
9	947320	0030	5/15/09	\$605,000	\$546,000	1620	7	1929	3	4920	N	N	8038 INTERLAKE AVE N
9	288320	0645	5/18/10	\$732,100	\$705,000	1670	7	1946	4	6700	N	N	2048 N 78TH ST
9	567600	0180	6/3/09	\$450,000	\$408,000	1740	7	2000	3	4040	N	N	1133 N 84TH ST
9	948270	0475	6/25/09	\$660,000	\$600,000	1750	7	1926	3	4416	N	N	7425 KEEN WAY N
9	948270	0490	3/19/10	\$676,000	\$644,000	1750	7	1926	4	4942	N	N	7411 KEEN WAY N
9	240210	0285	8/6/10	\$533,000	\$520,000	1820	7	1986	3	3000	N	N	8207 BAGLEY AVE N
9	750000	0035	11/10/09	\$549,950	\$513,000	1850	7	1908	4	5925	N	N	318 NE LONGWOOD PL
9	288320	1615	7/11/08	\$679,000	\$579,000	1920	7	1907	4	6000	N	N	7525 1ST AVE NE
9	952810	1420	11/5/10	\$519,000	\$514,000	1930	7	1965	5	2940	N	N	424 NE 73RD ST
9	948270	0155	6/27/08	\$742,000	\$631,000	1960	7	1926	5	4032	N	N	7311 W GREEN LAKE DR N
9	062504	9010	6/26/09	\$500,000	\$455,000	2320	7	1900	3	6000	N	N	2010 N 82ND ST

**Improved Sales Used in this Annual Update Analysis
Area 43
(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
9	240210	0685	5/7/10	\$600,000	\$577,000	2370	7	1950	5	9700	N	N	8003 BAGLEY AVE N
9	199420	0445	7/21/09	\$480,000	\$439,000	880	8	2006	3	3044	N	N	8054 STROUD AVE N
9	952810	3445	10/12/09	\$356,635	\$331,000	920	8	2001	3	1513	N	N	604 NE 68TH ST
9	445980	0159	9/15/10	\$486,500	\$478,000	1000	8	1951	4	3971	N	N	1408 N 82ND ST
9	288320	1590	7/27/09	\$654,950	\$599,000	1090	8	1931	4	4000	N	N	7545 1ST AVE NE
9	288620	0215	2/22/08	\$565,000	\$469,000	1100	8	2007	3	1156	N	N	1521 N 80TH ST
9	288620	0220	9/17/08	\$475,000	\$410,000	1100	8	2007	3	1237	N	N	7939 DENSMORE AVE N
9	288620	0137	4/28/09	\$409,950	\$369,000	1150	8	2008	3	1024	N	N	7916 ASHWORTH AVE N
9	288620	0138	4/28/09	\$426,000	\$383,000	1150	8	2008	3	1024	N	N	7914 ASHWORTH AVE N
9	681410	0305	9/18/08	\$615,000	\$531,000	1150	8	2007	3	5400	N	N	118 NE 77TH ST
9	445980	0005	6/16/08	\$650,000	\$551,000	1160	8	1930	3	4427	N	N	1410 N 82ND ST
9	288620	0199	4/16/10	\$400,000	\$383,000	1180	8	2010	3	1254	N	N	7929 A DENSMORE AVE N
9	288620	0200	4/27/10	\$399,000	\$383,000	1180	8	2010	3	1254	N	N	7929 B DENSMORE AVE N
9	952810	1225	6/6/08	\$550,000	\$466,000	1180	8	2003	3	1217	N	N	7450 B 4TH AVE NE
9	952810	1072	11/29/10	\$437,000	\$435,000	1220	8	1993	3	1200	N	N	7403 4TH AVE NE
9	952810	1073	6/8/10	\$435,000	\$420,000	1220	8	1993	3	1200	N	N	7405 4TH AVE NE
9	151730	0065	9/12/08	\$587,500	\$507,000	1240	8	1929	4	4386	N	N	1134 N 78TH ST
9	288320	0176	10/21/08	\$530,000	\$461,000	1250	8	2008	3	1059	N	N	2423 N 75TH ST
9	288620	0197	4/16/10	\$440,000	\$421,000	1260	8	2010	3	841	N	N	7931 B DENSMORE AVE N
9	288620	0198	3/15/10	\$440,000	\$419,000	1260	8	2010	3	860	N	N	7931 A DENSMORE AVE N
9	940280	0016	5/20/08	\$692,500	\$584,000	1280	8	1926	5	3610	N	N	1344 N 78TH ST
9	062504	9161	5/25/10	\$377,500	\$364,000	1300	8	2008	3	1174	N	N	1504 N 80TH ST
9	288620	0139	8/26/09	\$420,000	\$386,000	1350	8	2008	3	1002	N	N	7920 ASHWORTH AVE N
9	288320	0785	3/13/08	\$730,000	\$608,000	1380	8	1903	5	4916	N	N	2026 N 77TH ST
9	952810	3487	3/5/10	\$431,000	\$410,000	1380	8	2008	3	1189	N	N	6830 A OSWEGO PL NE
9	952810	3488	11/3/08	\$399,000	\$348,000	1380	8	2008	3	1189	N	N	6830 B OSWEGO PL NE
9	445980	0070	2/16/10	\$560,000	\$531,000	1420	8	1928	3	4923	N	N	8247 ASHWORTH AVE N
9	952810	1062	8/26/08	\$460,000	\$396,000	1430	8	2008	3	1299	N	N	7413 B 4TH AVE NE
9	952810	1063	12/18/08	\$400,000	\$351,000	1430	8	2008	3	1299	N	N	7413 A 4TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 43
(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
9	952810	3485	7/8/08	\$495,000	\$422,000	1430	8	2008	3	1366	N	N	6828 B OSWEGO PL NE
9	952810	3486	7/9/08	\$495,000	\$422,000	1430	8	2008	3	1260	N	N	6828 A OSWEGO PL NE
9	952810	1060	6/9/08	\$499,000	\$423,000	1460	8	2008	3	951	N	N	7411 A 4TH AVE NE
9	952810	1061	7/17/08	\$499,000	\$426,000	1460	8	2008	3	951	N	N	7411 B 4TH AVE NE
9	913710	1698	5/12/08	\$477,000	\$402,000	1470	8	2005	3	1296	N	N	509 D NE 71ST ST
9	948270	0535	3/25/10	\$515,000	\$491,000	1470	8	2007	3	4118	N	N	7522 WINONA AVE N
9	288320	0177	7/18/08	\$545,000	\$465,000	1500	8	2008	3	1165	N	N	2425 N 75TH ST
9	952810	1031	3/9/10	\$444,000	\$422,000	1520	8	2003	3	800	N	N	7406 B LATONA AVE NE
9	952810	1040	3/16/09	\$540,000	\$482,000	1520	8	2002	3	1215	N	N	7412 A LATONA AVE NE
9	952810	1266	9/17/08	\$555,500	\$480,000	1540	8	2008	3	825	N	N	438 B NE MAPLE LEAF PL
9	288620	0140	8/3/09	\$459,500	\$421,000	1560	8	2008	3	1158	N	N	7918 ASHWORTH AVE N
9	952810	1269	5/12/09	\$520,000	\$469,000	1570	8	2008	3	826	N	N	436 B NE MAPLE LEAF PL
9	952810	1268	5/4/09	\$499,950	\$450,000	1600	8	2008	3	1144	N	N	436 A NE MAPLE LEAF PL
9	952810	1270	12/3/09	\$480,000	\$449,000	1630	8	2008	3	1033	N	N	436 C NE MAPLE LEAF PL
9	151730	0035	8/24/09	\$572,191	\$526,000	1640	8	1929	4	4601	N	N	1127 N 78TH ST
9	952810	1265	11/20/09	\$495,000	\$462,000	1660	8	2008	3	1088	N	N	438 C NE MAPLE LEAF PL
9	952810	1267	10/22/08	\$540,500	\$470,000	1660	8	2008	3	1087	N	N	438 A NE MAPLE LEAF PL
9	952810	1042	8/5/08	\$590,000	\$505,000	1690	8	2002	3	2070	N	N	7410 LATONA AVE NE
9	393190	0245	7/17/08	\$725,000	\$619,000	1720	8	1953	4	6250	N	N	7546 1ST AVE NE
9	151730	0015	8/10/10	\$725,000	\$708,000	1750	8	1929	4	4644	N	N	1145 N 78TH ST
9	288320	0175	4/21/10	\$499,950	\$479,000	1750	8	1931	4	2665	N	N	2421 N 75TH ST
9	199420	0130	2/3/10	\$448,500	\$424,000	1840	8	1949	3	7600	N	N	8054 WALLINGFORD AVE N
9	240210	0170	11/9/10	\$477,000	\$473,000	1840	8	1996	3	3000	N	N	8242 BAGLEY AVE N
9	151730	0040	10/12/10	\$620,000	\$612,000	1860	8	1929	4	4400	N	N	1156 N 78TH ST
9	779790	0070	9/14/09	\$729,900	\$673,000	2080	8	2009	3	6213	N	N	1310 N 82ND ST
9	288320	1455	7/30/09	\$750,000	\$686,000	2130	8	1996	3	4000	N	N	7501 SUNNYSIDE AVE N
9	062504	9015	6/30/10	\$645,000	\$626,000	2180	8	2010	3	4000	N	N	8213 WALLINGFORD AVE N
9	062504	9272	4/28/08	\$920,000	\$773,000	2210	8	2005	3	4368	N	N	1326 N 79TH ST
9	681360	0975	11/23/10	\$379,000	\$377,000	2230	8	1999	3	3690	N	N	8048 SUNNYSIDE AVE N

Improved Sales Used in this Annual Update Analysis
Area 43
(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
9	681360	0980	1/18/08	\$495,000	\$408,000	2230	8	1998	3	3270	N	N	8050 SUNNYSIDE AVE N
9	288320	0260	1/6/10	\$943,000	\$888,000	2460	8	1924	4	6120	Y	N	7574 E GREEN LAKE DR N
9	567600	0170	1/10/08	\$825,000	\$679,000	2500	8	2007	3	4040	N	N	1141 N 84TH ST
9	288320	0250	5/20/08	\$1,175,000	\$992,000	2930	8	1966	3	5200	Y	N	7418 MERIDIAN AVE N
9	952810	1205	5/27/08	\$1,125,000	\$951,000	3930	8	1977	4	6500	N	N	7436 4TH AVE NE
9	952810	0955	8/7/09	\$406,500	\$373,000	1097	9	1998	3	1251	N	N	7441 A 4TH AVE NE
9	952810	1097	9/15/10	\$485,000	\$476,000	1250	9	2002	3	1415	N	N	7408 4TH AVE NE
9	952810	1082	5/1/09	\$551,000	\$496,000	1256	9	2002	3	1804	N	N	7312 WOODLAWN AVE NE
9	952810	1085	11/13/08	\$539,950	\$471,000	1284	9	2002	3	1689	N	N	7318 WOODLAWN AVE NE
9	952810	1194	9/28/10	\$439,950	\$433,000	1420	9	1997	3	966	N	N	420 A NE MAPLE LEAF PL
9	952810	1190	6/15/09	\$465,000	\$422,000	1431	9	1997	3	1492	N	N	420 B NE MAPLE LEAF PL
9	288320	0670	8/26/08	\$550,000	\$473,000	1440	9	2007	3	1283	N	N	2020 N 78TH ST
9	952810	1027	10/20/08	\$569,000	\$494,000	1470	9	2002	3	1562	N	N	7362 WOODLAWN AVE NE
9	288320	0669	7/15/08	\$665,000	\$567,000	1520	9	2007	3	1400	N	N	2020 N 78TH ST
9	952810	0906	8/18/10	\$510,000	\$499,000	1560	9	2004	3	1332	N	N	7448 LATONA AVE NE
9	952810	0903	6/5/09	\$680,000	\$616,000	1580	9	2004	3	1935	N	N	305 NE 75TH ST
9	288320	0410	5/23/08	\$650,000	\$549,000	1790	9	2007	3	1690	N	N	7815 B STROUD AVE N
9	288320	0411	2/11/10	\$580,000	\$549,000	1790	9	2007	3	1821	N	N	7815 A STROUD AVE N
9	288320	0412	11/22/10	\$510,000	\$507,000	1790	9	2007	3	1644	N	N	7813 B STROUD AVE N
9	952810	0962	1/22/08	\$610,000	\$503,000	1825	9	1998	3	1443	N	N	7437 4TH AVE NE
9	199420	0256	10/27/08	\$780,000	\$679,000	1880	9	2007	3	4400	N	N	1903 N 82ND ST
9	199420	0277	2/9/09	\$890,000	\$790,000	2150	9	2005	3	3753	N	N	8040 BURKE AVE N
9	199420	0277	4/28/08	\$915,000	\$769,000	2150	9	2005	3	3753	N	N	8040 BURKE AVE N
9	288320	1530	6/13/08	\$1,259,000	\$1,067,000	2300	9	2001	3	3814	N	N	7512 SUNNYSIDE AVE N
9	393190	0580	8/5/09	\$860,000	\$788,000	2550	9	2008	3	3900	N	N	203 NE 77TH ST
9	947320	0020	10/13/08	\$1,125,000	\$976,000	2600	9	2007	3	7380	N	N	8044 INTERLAKE AVE N
9	288320	0800	5/21/08	\$1,250,000	\$1,055,000	3090	9	1984	4	13664	N	N	2034 N 77TH ST
9	029367	0070	11/12/09	\$530,000	\$494,000	1060	10	2007	3	1186	N	N	8019 DENSMORE AVE N
9	062504	9351	6/2/09	\$590,000	\$534,000	1060	10	2007	3	1186	N	N	8021 DENSMORE AVE N

**Improved Sales Used in this Annual Update Analysis
Area 43
(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
9	029367	0110	11/2/09	\$590,000	\$549,000	1160	10	2007	3	1614	N	N	8010 ASHWORTH AVE N
9	029367	0120	2/8/10	\$535,000	\$506,000	1160	10	2007	3	1358	N	N	8020 ASHWORTH AVE N
9	029367	0020	11/11/09	\$427,490	\$398,000	1170	10	2007	3	787	N	N	8018 D ASHWORTH AVE N
9	029367	0030	1/6/10	\$415,000	\$391,000	1170	10	2007	3	785	N	N	8018 C ASHWORTH AVE N
9	029367	0040	11/11/09	\$419,990	\$391,000	1170	10	2007	3	809	N	N	8018 B ASHWORTH AVE N
9	062504	9355	11/11/09	\$435,000	\$405,000	1170	10	2007	3	761	N	N	8015 A DENSMORE AVE N
9	062504	9357	11/17/09	\$429,990	\$401,000	1170	10	2007	3	815	N	N	8015 C DENSMORE AVE N
9	062504	9358	11/11/09	\$440,000	\$410,000	1170	10	2007	3	761	N	N	8015 D DENSMORE AVE N
9	029367	0060	2/11/10	\$489,900	\$464,000	1180	10	2007	3	1121	N	N	8017 DENSMORE AVE N
9	029367	0080	11/11/09	\$474,990	\$443,000	1180	10	2007	3	1127	N	N	8016 ASHWORTH AVE N

**Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	125720	0050	7/16/10	\$330,000	DIAGNOSTIC OUTLIER
5	125720	0125	6/30/10	\$397,500	TEARDOWN SALE
5	125720	0125	10/6/10	\$275,000	TEARDOWN SALE
5	125720	0155	10/19/10	\$565,000	MORE THAN 1 IMP
5	125720	0205	7/14/10	\$865,000	DIAGNOSTIC OUTLIER
5	125720	0380	12/3/09	\$540,000	DATA DOES NOT MATCH SALE
5	125720	0395	9/23/10	\$737,000	DIAGNOSTIC OUTLIER
5	125720	1205	2/17/10	\$1,060,000	UNFINISHED AREA>0
5	125720	2745	4/10/08	\$515,000	TEARDOWN SALE
5	125720	2775	3/6/09	\$367,000	FINANCIAL INSTITUTION RESALE
5	125720	2975	6/17/08	\$575,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	125720	3205	2/5/09	\$660,000	DIAGNOSTIC OUTLIER
5	336490	0085	9/21/09	\$305,000	NON-REPRESENTATIVE SALE
5	385690	0360	6/12/10	\$425,000	TEARDOWN SALE
5	385690	0700	7/1/09	\$540,000	DOR RATIO
5	385690	0700	3/24/08	\$550,123	TEARDOWN SALE
5	385690	1870	6/25/08	\$875,000	OBSOLESCENCE>0
5	385690	2250	9/29/08	\$595,500	ACTIVE PERMIT BEFORE SALE>25K
5	385690	2605	7/1/09	\$389,950	ACTIVE PERMIT BEFORE SALE>25K
5	385690	3015	6/21/10	\$334,000	DIAGNOSTIC OUTLIER
5	385690	3195	3/17/10	\$281,200	QUIT CLAIM DEED
5	385690	4570	8/14/09	\$330,000	OBSOLESCENCE>0
5	385690	5060	7/11/08	\$390,000	PREV IMP<=25,000
5	385690	5060	4/28/10	\$365,000	PREV IMP<=25,000
5	385690	5355	6/11/09	\$775,000	DATA DOES NOT MATCH SALE
5	913610	0311	2/6/09	\$1,500,000	DIAGNOSTIC OUTLIER
5	913610	0515	2/23/10	\$1,100,000	FINANCIAL INSTITUTION RESALE
5	913610	1215	3/6/09	\$599,500	FINANCIAL INSTITUTION RESALE
5	913610	1565	8/25/10	\$850,000	MORE THAN 1 IMP
5	913610	3136	10/10/08	\$460,000	RELOCATION - SALE TO SERVICE
5	922240	0520	5/2/08	\$432,500	OBSOLESCENCE>0
5	922240	0565	3/30/09	\$320,000	FINANCIAL INSTITUTION RESALE
5	952310	0330	3/12/09	\$419,000	DATA DOES NOT MATCH SALE
5	952810	4025	5/12/09	\$355,000	DIAGNOSTIC OUTLIER
5	952810	4340	5/22/08	\$159,400	QUIT CLAIM DEED
5	952810	4510	10/13/08	\$400,000	OBSOLESCENCE>0
5	952810	4640	12/28/09	\$108,527	DOR RATIO
5	952810	4830	7/21/09	\$259,500	NON-REPRESENTATIVE SALE
5	952810	4900	2/11/09	\$380,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	952810	5250	3/30/09	\$606,250	RELOCATION - SALE TO SERVICE
5	955020	0560	6/2/10	\$850,000	DIAGNOSTIC OUTLIER
5	955020	0925	12/18/09	\$195,380	QUIT CLAIM DEED
5	955020	0925	4/24/09	\$214,250	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	955020	0976	8/10/09	\$350,000	FINANCIAL INSTITUTION RESALE
5	955020	1495	2/27/08	\$434,000	DIAGNOSTIC OUTLIER
5	955020	1860	6/26/08	\$640,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	2860	4/21/08	\$390,000	PREV IMP<=25,000
5	955020	3310	6/26/08	\$585,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	955020	3860	5/12/10	\$600,000	DATA DOES NOT MATCH SALE
5	955020	4550	3/6/08	\$620,000	UNFINISHED AREA>0
5	955020	5170	1/9/08	\$535,000	FINANCIAL INSTITUTION RESALE
5	955020	5180	12/5/08	\$555,000	FINANCIAL INSTITUTION RESALE
5	955020	5200	6/30/08	\$340,500	QUIT CLAIM DEED
5	955020	5210	7/21/08	\$187,500	QUIT CLAIM DEED
5	955120	1065	10/30/08	\$825,000	RELOCATION - SALE TO SERVICE
5	955120	1240	11/2/10	\$306,500	FINANCIAL INSTITUTION RESALE
5	955120	2305	2/2/09	\$178,543	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	955120	2545	6/6/08	\$595,000	RELOCATION - SALE TO SERVICE
5	955120	3215	9/20/10	\$440,000	PREV IMP<=25,000
9	029367	0010	2/12/10	\$525,000	FINANCIAL INSTITUTION RESALE
9	029367	0050	11/13/09	\$419,990	FINANCIAL INSTITUTION RESALE
9	029367	0090	11/6/09	\$490,000	FINANCIAL INSTITUTION RESALE
9	029367	0100	11/11/09	\$500,000	FINANCIAL INSTITUTION RESALE
9	062504	9015	7/15/09	\$230,000	DOR RATIO
9	062504	9022	5/7/10	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	062504	9272	4/28/08	\$920,000	RELOCATION - SALE TO SERVICE
9	062504	9354	12/9/09	\$542,500	FINANCIAL INSTITUTION RESALE
9	062504	9356	11/12/09	\$399,990	FINANCIAL INSTITUTION RESALE
9	091700	0300	4/29/09	\$282,000	FINANCIAL INSTITUTION RESALE
9	199420	0277	2/2/09	\$890,000	RELOCATION - SALE TO SERVICE
9	199420	0320	1/2/09	\$72,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
9	240210	0135	6/12/08	\$213,165	QUIT CLAIM DEED
9	240210	0220	7/22/10	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	240210	0570	11/10/10	\$649,000	ACTIVE PERMIT BEFORE SALE>25K
9	240210	0570	4/22/10	\$244,500	IMP CHARACTERISTICS CHANGED SINCE SALE
9	240210	0685	1/12/10	\$395,000	EXEMPT FROM EXCISE TAX
9	288320	0040	1/11/10	\$500,000	OBSOLESCENCE>0
9	288320	0125	1/27/10	\$635,000	PREV IMP<=25,000
9	288320	0155	8/12/09	\$645,000	CORPORATE AFFILIATES
9	288320	0180	9/23/09	\$937,500	OBSOLESCENCE>0
9	288320	0420	3/20/09	\$555,000	OBSOLESCENCE>0
9	288320	0620	5/4/09	\$119,661	QUIT CLAIM DEED
9	288320	0895	5/17/10	\$963,000	DATA DOES NOT MATCH SALE
9	288320	1105	6/7/10	\$770,000	DATA DOES NOT MATCH SALE
9	288320	1340	12/12/08	\$555,000	OBSOLESCENCE>0
9	288470	0035	4/28/08	\$1,178,000	DATA DOES NOT MATCH SALE

**Improved Sales Removed from this Annual Update Analysis
Area 43
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	288620	0200	6/24/09	\$510,000	SEGREGATION AND/OR MERGER SINCE SALE
9	393190	0355	9/16/10	\$630,500	ACTIVE PERMIT BEFORE SALE>25K
9	551160	0275	8/4/08	\$590,000	DATA DOES NOT MATCH SALE
9	551160	0530	5/23/08	\$671,000	DATA DOES NOT MATCH SALE
9	567600	0015	3/17/10	\$295,850	FINANCIAL INSTITUTION RESALE
9	567600	0020	7/14/10	\$339,750	FINANCIAL INSTITUTION RESALE
9	567600	0050	4/29/09	\$10,000	NO MARKET EXPOSURE
9	567600	0050	2/15/08	\$300,000	SEGREGATION AND/OR MERGER SINCE SALE
9	567600	0051	12/13/10	\$188,000	DIAGNOSTIC OUTLIER
9	567600	0052	11/26/10	\$188,000	DIAGNOSTIC OUTLIER
9	567600	0120	12/12/08	\$365,000	DIAGNOSTIC OUTLIER
9	677220	0110	3/1/10	\$1,232,500	MORE THAN 1 IMP
9	681360	0901	5/18/09	\$420,000	RELOCATION - SALE TO SERVICE
9	681410	0285	9/19/10	\$237,500	QUIT CLAIM DEED
9	750000	0066	11/11/09	\$300,000	DIAGNOSTIC OUTLIER
9	750000	0210	6/10/10	\$660,000	DATA DOES NOT MATCH SALE
9	920300	0005	11/29/10	\$247,071	ACTIVE PERMIT BEFORE SALE>25K
9	952810	0716	3/25/08	\$400,000	ACTIVE PERMIT BEFORE SALE>25K
9	952810	0903	6/5/09	\$680,000	RELOCATION - SALE TO SERVICE
9	952810	0906	3/27/10	\$592,500	RELOCATION - SALE TO SERVICE
9	952810	1145	6/10/10	\$417,500	DIAGNOSTIC OUTLIER
9	952810	1215	1/16/08	\$787,000	TEARDOWN SALE
9	952810	1324	1/7/10	\$455,000	FINANCIAL INSTITUTION RESALE
9	952810	1325	3/25/10	\$436,000	FINANCIAL INSTITUTION RESALE

***Vacant Sales Used in this Annual Update Analysis
Area 43***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	062504	9015	7/15/09	\$230,000	4000	N	N
9	677220	0108	5/14/10	\$425,000	6792	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 43***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	913610	2485	7/3/08	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	288620	0200	6/24/09	\$510,000	SEGREGATION AND/OR MERGER SINCE SALE

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 of 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

Department of Assessments

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Lloyd Hara
Assessor

As we start preparations for the 2011 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 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;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved 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 and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2011 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor