

Residential Revalue

2012 Assessment Roll

North & South Kirkland/Houghton

Area 74

**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 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

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 2012 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. Assessment Standards information is available on the Assessor's website at:

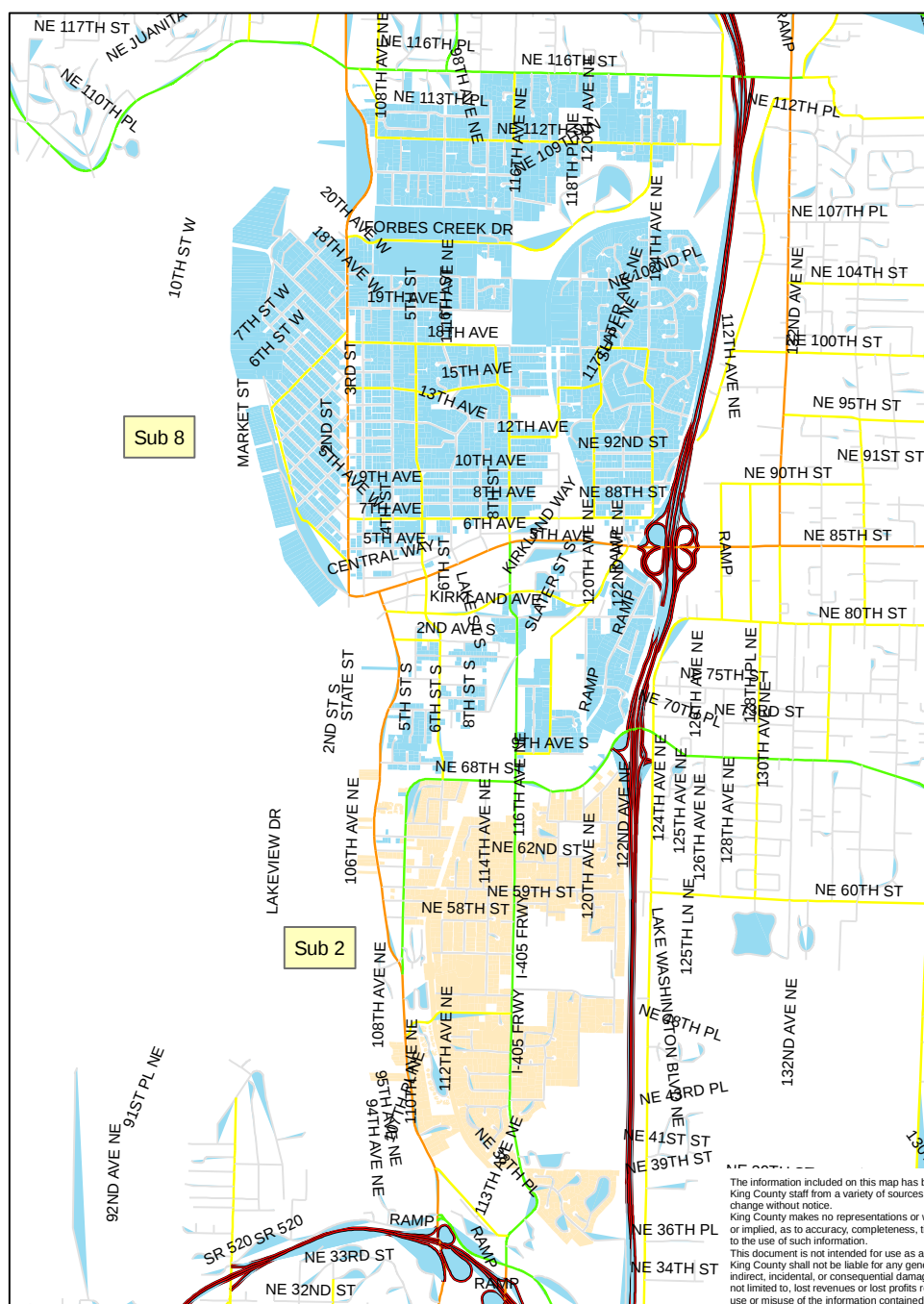
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Area 74



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North & South Kirkland/Houghton

Housing



Grade 7/ Year Built 1964/ Total Living Area 2400



Grade 8/ Year Built 1987/ Total Living Area 3030



Grade 9/ Year Built 1990/ Total Living Area 3660



Grade 10/ Year Built 2009/Total Living Area 4020



Grade11/Year Built 2008/Total Living Area 4950



Grade12/Year Built 2006/Total Living Area5760

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.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: North & South Kirkland & Houghton

Number of Improved Sales: 667

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$416,000	\$233,000	\$649,000			
2012 Value	\$416,000	\$233,000	\$649,000	\$715,700	90.7%	12.30%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$432,200	\$146,000	\$578,200
2012 Value	\$432,200	\$146,000	\$578,200
Percent Change	0.0%	0.0%	0.0%

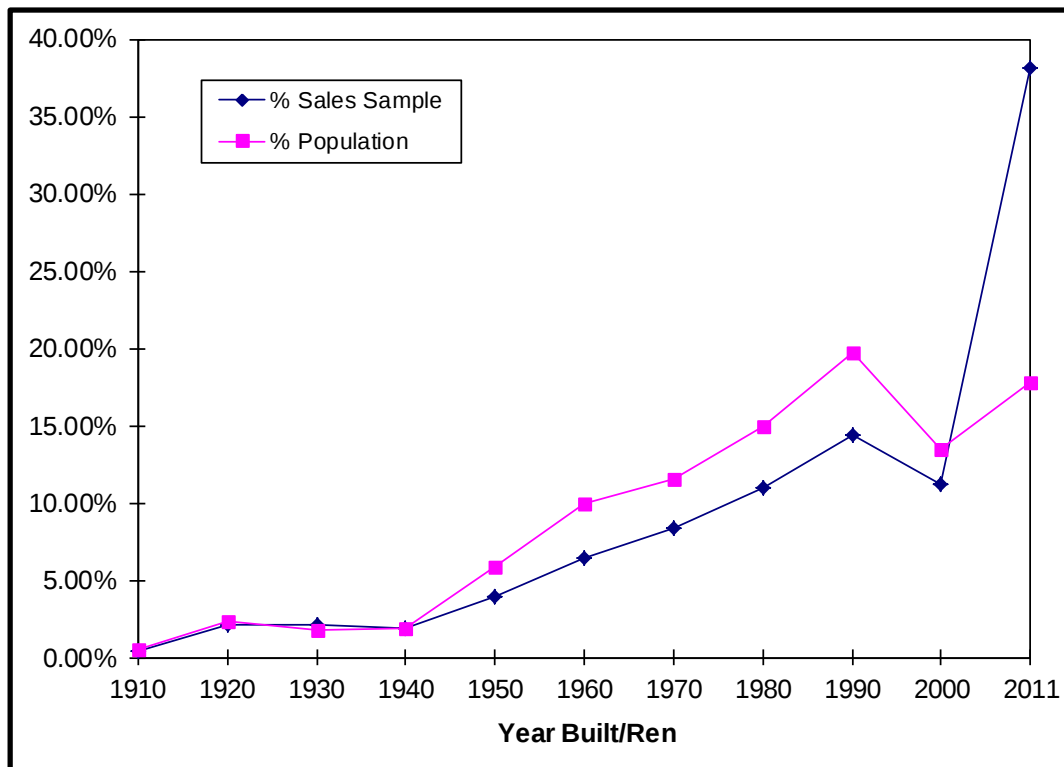
Number of one to three unit residences in the population: 5609

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 no adjustment was needed.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.45%
1920	14	2.10%
1930	14	2.10%
1940	13	1.95%
1950	26	3.90%
1960	43	6.45%
1970	56	8.40%
1980	73	10.94%
1990	96	14.39%
2000	75	11.24%
2011	254	38.08%
	667	

Population		
Year Built/Ren	Frequency	% Population
1910	29	0.52%
1920	130	2.32%
1930	103	1.84%
1940	110	1.96%
1950	328	5.85%
1960	561	10.00%
1970	649	11.57%
1980	838	14.94%
1990	1108	19.75%
2000	756	13.48%
2011	997	17.78%
	5609	



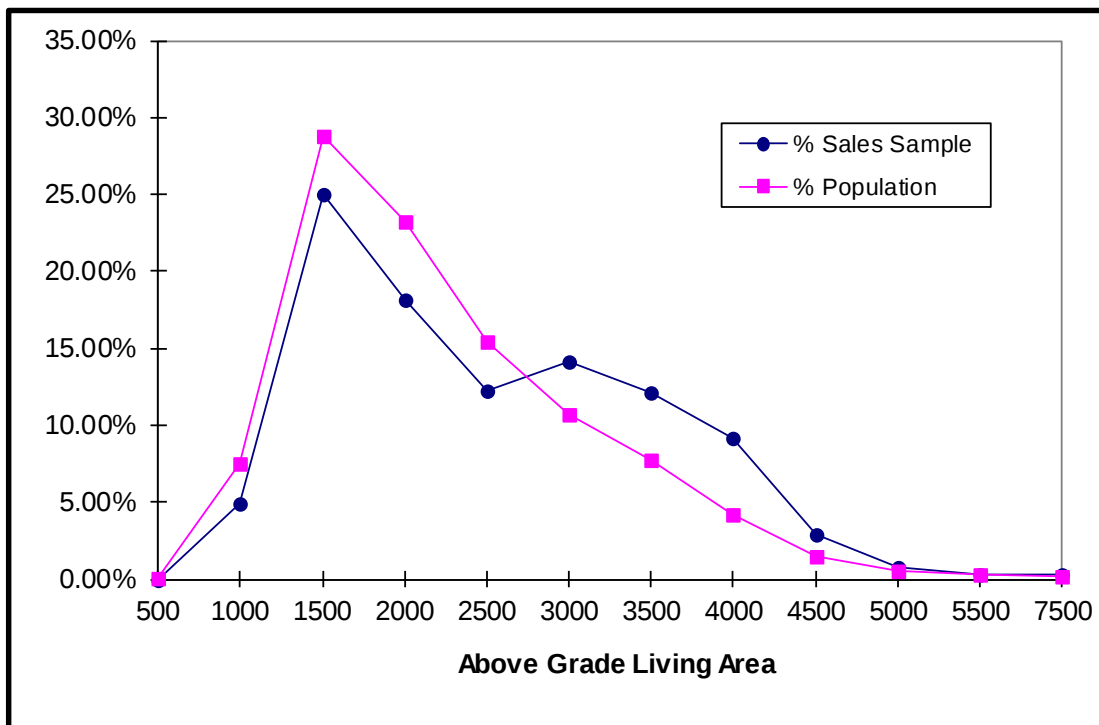
The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

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	0	0.00%
1000	33	4.95%
1500	167	25.04%
2000	121	18.14%
2500	82	12.29%
3000	94	14.09%
3500	81	12.14%
4000	61	9.15%
4500	19	2.85%
5000	5	0.75%
5500	2	0.30%
7500	2	0.30%
	667	

Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	423	7.54%
1500	1615	28.79%
2000	1303	23.23%
2500	863	15.39%
3000	600	10.70%
3500	433	7.72%
4000	235	4.19%
4500	85	1.52%
5000	27	0.48%
5500	15	0.27%
7500	7	0.12%
	5609	

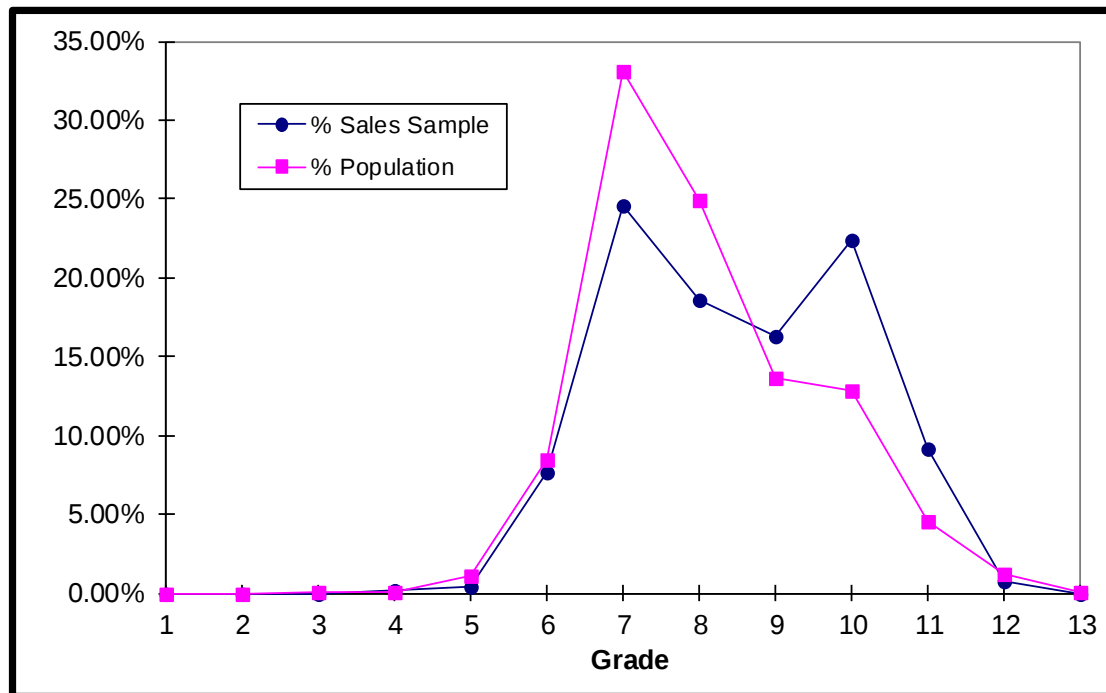


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	0.15%
5	3	0.45%
6	51	7.65%
7	164	24.59%
8	124	18.59%
9	109	16.34%
10	149	22.34%
11	61	9.15%
12	5	0.75%
13	0	0.00%
667		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	4	0.07%
5	60	1.07%
6	472	8.42%
7	1855	33.07%
8	1401	24.98%
9	767	13.67%
10	719	12.82%
11	257	4.58%
12	66	1.18%
13	6	0.11%
5609		



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no 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 removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

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 no adjustment was needed.

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 667 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 90.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in no change from the 2011 assessments. This no change 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.

Area 74 Adjustments

2012 Total Value = 2011 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

0.000

Comments :
No Market Adjustment applied.

Area 74 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.967, resulting in an adjusted value of \$507,000 (\$525,000 X .967=\$508,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.931	-6.9%
2/1/2009	0.933	-6.7%
3/1/2009	0.935	-6.5%
4/1/2009	0.937	-6.3%
5/1/2009	0.938	-6.2%
6/1/2009	0.940	-6.0%
7/1/2009	0.942	-5.8%
8/1/2009	0.944	-5.6%
9/1/2009	0.946	-5.4%
10/1/2009	0.948	-5.2%
11/1/2009	0.950	-5.0%
12/1/2009	0.952	-4.8%
1/1/2010	0.954	-4.6%
2/1/2010	0.956	-4.4%
3/1/2010	0.958	-4.2%
4/1/2010	0.960	-4.0%
5/1/2010	0.962	-3.8%
6/1/2010	0.963	-3.7%
7/1/2010	0.965	-3.5%
8/1/2010	0.967	-3.3%
9/1/2010	0.969	-3.1%
10/1/2010	0.971	-2.9%
11/1/2010	0.973	-2.7%
12/1/2010	0.975	-2.5%
1/1/2011	0.977	-2.3%
2/1/2011	0.979	-2.1%
3/1/2011	0.981	-1.9%
4/1/2011	0.983	-1.7%
5/1/2011	0.985	-1.5%
6/1/2011	0.986	-1.4%
7/1/2011	0.988	-1.2%
8/1/2011	0.990	-1.0%
9/1/2011	0.992	-0.8%
10/1/2011	0.994	-0.6%
11/1/2011	0.996	-0.4%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 74
(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
002	123400	0055	12/2/11	\$392,500	\$392,000	790	4	1948	Fair	8500	N	N	10524 NE 58TH ST
002	347180	0076	10/26/10	\$459,000	\$446,000	780	5	1949	Avg	6000	Y	N	10115 NE 60TH ST
002	935390	0173	11/5/10	\$400,000	\$389,000	890	5	1920	Good	7500	N	N	10904 NE 59TH ST
002	415180	0300	11/15/11	\$335,000	\$334,000	720	6	1942	Good	6555	N	N	6529 NE 102ND PL
002	169240	0040	6/20/11	\$385,000	\$380,000	1090	6	1950	Good	11500	N	N	6535 111TH AVE NE
002	415180	0325	4/21/09	\$400,000	\$375,000	1300	6	1993	Avg	6026	N	N	10232 NE 67TH ST
002	304170	0105	12/14/11	\$330,000	\$330,000	1020	7	1958	Good	11337	Y	N	5826 114TH AVE NE
002	206240	0020	3/11/09	\$350,000	\$327,000	1230	7	1977	Good	11250	N	N	5005 114TH AVE NE
002	172505	9179	6/22/09	\$400,000	\$377,000	1270	7	1958	Good	14470	N	N	5045 114TH AVE NE
002	410450	0190	7/12/11	\$528,000	\$522,000	1370	7	1995	Avg	11538	Y	N	4502 LAKE WASHINGTON BLVD NE
002	941360	0480	4/6/10	\$495,000	\$475,000	1370	7	1962	Good	8755	N	N	10932 NE 48TH ST
002	206240	0015	9/24/10	\$368,500	\$358,000	1420	7	1978	Good	11697	N	N	4904 114TH AVE NE
002	936720	0185	11/3/11	\$360,000	\$359,000	1420	7	1970	Good	9200	N	N	6105 111TH PL NE
002	082505	9123	8/10/10	\$449,950	\$435,000	1480	7	1971	Good	9147	N	N	10928 NE 60TH ST
002	172505	9242	4/30/10	\$400,000	\$385,000	1590	7	1967	Good	10506	N	N	5020 114TH AVE NE
002	941390	0100	12/15/09	\$496,000	\$473,000	1685	7	1961	Good	8628	N	N	10623 NE 47TH PL
002	415180	0435	5/4/10	\$515,000	\$495,000	1800	7	1987	Avg	5978	N	N	10218 NE 65TH ST
002	941360	0470	4/8/11	\$631,000	\$620,000	1900	7	1965	Good	9240	N	N	10940 NE 48TH ST
002	264950	0160	9/10/10	\$560,000	\$543,000	2070	7	1996	Avg	7500	N	N	10253 NE 64TH ST
002	954420	0445	4/1/11	\$610,000	\$599,000	2710	7	1967	VGood	10395	N	N	4647 110TH AVE NE
002	954420	0445	5/11/10	\$641,500	\$617,000	2710	7	1967	VGood	10395	N	N	4647 110TH AVE NE
002	755521	0050	10/22/10	\$565,000	\$549,000	1200	8	1974	Good	7834	N	N	10630 NE 44TH ST
002	755521	0310	5/11/11	\$548,000	\$540,000	1200	8	1975	Good	9337	N	N	4308 106TH PL NE
002	755522	0010	5/12/11	\$400,000	\$394,000	1270	8	1976	Avg	8700	N	N	10809 NE 45TH ST

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Area 74
(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
002	755522	0010	8/5/11	\$550,000	\$545,000	1270	8	1976	Avg	8700	N	N	10809 NE 45TH ST
002	410141	0210	2/24/09	\$550,000	\$514,000	1380	8	1975	Good	8000	N	N	10608 NE 58TH ST
002	120150	0050	9/1/11	\$620,000	\$615,000	1390	8	1973	Good	9284	Y	N	6203 113TH AVE NE
002	330076	0360	12/20/11	\$406,000	\$406,000	1400	8	1984	Good	7500	N	N	6205 111TH AVE NE
002	268070	0090	12/16/11	\$422,000	\$422,000	1410	8	1976	Good	8662	Y	N	5807 112TH PL NE
002	268070	0160	9/12/11	\$485,000	\$482,000	1410	8	1976	Good	8662	N	N	11233 NE 58TH PL
002	268070	0240	5/13/11	\$425,000	\$419,000	1440	8	1977	Good	7665	N	N	5838 112TH PL NE
002	667890	0070	3/30/09	\$575,000	\$538,000	1440	8	1975	Good	8689	N	N	11219 NE 61ST PL
002	254050	0030	10/30/09	\$675,000	\$641,000	1560	8	1977	Good	7700	Y	N	10502 NE 58TH ST
002	410101	0230	7/23/09	\$610,000	\$576,000	1600	8	1977	Good	8888	Y	N	6206 104TH AVE NE
002	254050	0140	3/17/10	\$585,000	\$561,000	1620	8	1977	Avg	7128	N	N	5902 105TH AVE NE
002	254050	0010	10/31/09	\$525,000	\$499,000	1650	8	1976	Good	7980	Y	N	10516 NE 58TH ST
002	941360	0280	6/2/09	\$590,000	\$555,000	1680	8	1968	Good	9504	N	N	4913 111TH AVE NE
002	755521	0110	2/2/11	\$645,000	\$631,000	1690	8	1974	Good	8762	Y	N	10504 NE 44TH ST
002	755521	0250	2/10/10	\$545,000	\$521,000	1690	8	1975	Good	8873	N	N	4304 105TH AVE NE
002	254050	0060	3/8/10	\$596,000	\$571,000	1700	8	1977	Good	8470	Y	N	10425 NE 60TH ST
002	082505	9327	7/18/11	\$460,000	\$455,000	1740	8	1990	Avg	8355	N	N	11335 NE 67TH ST
002	330076	0480	9/4/09	\$588,888	\$557,000	1750	8	1985	Avg	7234	N	N	6215 110TH AVE NE
002	172505	9306	8/18/10	\$502,000	\$486,000	1760	8	1988	Good	8632	N	N	11246 NE 58TH ST
002	941360	0040	3/18/10	\$728,000	\$698,000	1770	8	1965	Good	11717	N	N	5210 111TH AVE NE
002	169240	0090	6/22/11	\$540,000	\$533,000	1780	8	1987	Avg	9430	N	N	11119 NE 68TH ST
002	410101	0340	2/25/10	\$800,000	\$766,000	1840	8	1977	VGood	11175	Y	N	6013 104TH AVE NE
002	410101	0180	10/16/09	\$675,000	\$641,000	1920	8	1977	Good	9039	Y	N	10408 NE 60TH ST
002	936670	0160	8/17/09	\$810,000	\$766,000	1940	8	2004	Avg	8700	N	N	6025 112TH AVE NE
002	330076	0300	3/15/11	\$522,500	\$513,000	1970	8	1985	Avg	7200	N	N	11015 NE 64TH ST
002	941360	0230	6/23/09	\$800,000	\$753,000	2070	8	1972	Good	10135	N	N	5223 111TH AVE NE

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Area 74
(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
002	172505	9045	1/31/11	\$536,000	\$525,000	2130	8	1988	Good	15385	N	N	4114 LAKE WASHINGTON BLVD NE
002	410140	0030	11/20/09	\$460,000	\$438,000	2220	8	1974	VGood	8750	N	N	6004 106TH AVE NE
002	169290	0060	6/21/11	\$700,000	\$691,000	2320	8	2001	Avg	3612	N	N	11228 NE 67TH ST
002	169290	0060	2/9/09	\$658,000	\$614,000	2320	8	2001	Avg	3612	N	N	11228 NE 67TH ST
002	172505	9285	5/17/11	\$676,000	\$666,000	3180	8	1980	Avg	8560	Y	N	5819 114TH AVE NE
002	980862	0150	9/14/10	\$695,000	\$674,000	3180	8	1977	Good	8480	N	N	5124 107TH AVE NE
002	246540	0180	3/29/11	\$625,000	\$614,000	1300	9	1995	Avg	6955	Y	N	5802 LAKEVIEW DR
002	172505	9299	3/22/11	\$675,500	\$663,000	1650	9	1988	Avg	8800	Y	N	10411 NE 52ND ST
002	330076	0320	10/7/11	\$728,000	\$724,000	2040	9	1987	Avg	7200	N	N	6237 111TH AVE NE
002	980861	0230	7/17/09	\$650,000	\$613,000	2070	9	1980	Avg	11906	N	N	11111 NE 38TH PL
002	980863	0220	3/30/11	\$515,000	\$506,000	2090	9	1979	Good	1821	Y	N	5004 102ND LN NE
002	980863	0260	1/4/11	\$675,000	\$660,000	2090	9	1979	VGood	2216	Y	N	4908 102ND LN NE
002	980864	0280	9/14/09	\$990,000	\$938,000	2130	9	1981	VGood	2000	Y	N	4521 102ND LN NE
002	172505	9304	6/18/09	\$745,000	\$701,000	2150	9	1988	Good	10800	N	N	5020 112TH AVE NE
002	120150	0060	10/19/10	\$559,975	\$544,000	2180	9	1979	Avg	8196	N	N	11208 NE 62ND ST
002	082505	9322	7/29/11	\$616,500	\$610,000	2240	9	1989	Good	8501	N	N	10819 NE 62ND ST
002	082505	9047	8/26/11	\$660,000	\$655,000	2280	9	1982	Good	9016	Y	N	6206 114TH AVE NE
002	667890	0110	4/16/10	\$750,000	\$720,000	2280	9	2005	Avg	9670	Y	N	11313 NE 61ST PL
002	980863	0280	9/22/11	\$574,000	\$570,000	2370	9	1979	Good	1936	N	N	4824 102ND LN NE
002	980864	0060	9/15/10	\$680,000	\$660,000	2415	9	1981	Good	2186	Y	N	4527 102ND LN NE
002	788260	0300	8/19/09	\$1,031,000	\$975,000	2450	9	1989	Avg	20489	Y	N	6410 106TH AVE NE
002	935190	0351	8/26/10	\$583,500	\$565,000	2570	9	1987	Avg	10013	N	N	6310 108TH AVE NE
002	638001	0010	7/19/11	\$722,000	\$714,000	2700	9	1996	Avg	10383	N	N	10613 NE 53RD ST
002	304170	0020	1/5/10	\$540,000	\$515,000	3060	9	1994	Avg	10212	N	N	5920 114TH AVE NE
002	415180	0225	11/12/09	\$965,000	\$918,000	3070	9	2005	Avg	6385	N	N	6578 102ND AVE NE
002	243200	0080	8/24/09	\$955,000	\$903,000	4120	9	2007	Avg	9100	N	N	10620 NE 45TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
002	124620	0050	10/28/10	\$785,000	\$764,000	1830	10	1999	Avg	4250	Y	N	10207 NE 62ND ST
002	980859	0220	2/14/11	\$682,000	\$668,000	2010	10	1985	Avg	10851	N	N	3865 112TH AVE NE
002	172505	9297	12/29/11	\$875,000	\$875,000	2070	10	1989	Avg	8827	Y	N	10439 NE 52ND ST
002	788260	0312	11/11/10	\$1,237,500	\$1,205,000	2110	10	1986	Good	13073	Y	N	6219 108TH AVE NE
002	415180	0175	12/20/10	\$795,000	\$776,000	2310	10	2007	Avg	4600	Y	N	6525 102ND AVE NE
002	410450	0185	9/27/11	\$580,500	\$577,000	2360	10	1987	Good	12500	Y	N	4524 LAKE WASHINGTON BLVD
002	980861	0310	4/19/11	\$575,000	\$566,000	2370	10	1983	Avg	22054	N	N	3703 111TH AVE NE
002	980859	0400	6/15/11	\$555,000	\$548,000	2390	10	1983	Avg	10432	N	N	3839 113TH AVE NE
002	980859	0320	6/20/11	\$875,000	\$864,000	2490	10	1982	Avg	15602	N	N	11245 NE 37TH PL
002	172505	9278	3/10/10	\$1,385,000	\$1,327,000	2510	10	1975	VGood	19252	Y	N	10430 NE 52ND ST
002	082505	9316	9/22/09	\$610,000	\$578,000	2540	10	1984	VGood	8439	Y	N	6104 114TH AVE NE
002	980859	0460	7/12/11	\$610,000	\$603,000	2860	10	1982	Avg	10702	N	N	3858 112TH AVE NE
002	980861	0100	3/25/10	\$650,000	\$623,000	2910	10	1980	Good	10596	N	N	10906 NE 39TH PL
002	415180	0456	9/15/11	\$1,081,826	\$1,074,000	2910	10	2004	Avg	5920	N	N	10202 NE 65TH ST
002	980859	0540	6/3/11	\$649,000	\$640,000	2960	10	1981	Avg	10331	N	N	11027 NE 37TH CT
002	415180	0310	2/20/09	\$940,000	\$878,000	3040	10	2006	Avg	6925	Y	N	6627 102ND PL NE
002	980861	0460	5/2/11	\$690,000	\$679,000	3090	10	1980	Good	11551	N	N	3809 110TH PL NE
002	980861	0060	8/19/11	\$720,000	\$714,000	3140	10	1980	Good	10453	N	N	10805 NE 39TH PL
002	172505	9182	6/10/11	\$706,000	\$697,000	3340	10	1996	Avg	10422	N	N	10640 NE 46TH ST
002	172505	9182	4/5/10	\$685,000	\$658,000	3340	10	1996	Avg	10422	N	N	10640 NE 46TH ST
002	980859	0380	8/12/10	\$725,000	\$702,000	3350	10	1981	Avg	10258	N	N	3755 113TH AVE NE
002	415180	0270	1/18/10	\$980,000	\$936,000	3380	10	2006	Avg	6245	N	N	6504 102ND AVE NE
002	954420	0370	4/14/11	\$725,000	\$713,000	3385	10	2008	Avg	8503	N	N	4540 108TH AVE NE
002	268070	0320	10/27/10	\$683,023	\$664,000	3390	10	1996	Avg	9567	N	N	5908 111TH PL NE
002	415180	0145	3/29/11	\$1,366,000	\$1,342,000	3430	10	2006	Avg	6139	Y	N	6577 102ND AVE NE
002	954420	0384	6/16/10	\$815,950	\$787,000	3450	10	2008	Avg	7708	N	N	4556 108TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
002	954420	0380	8/31/09	\$989,000	\$936,000	3590	10	2009	Avg	8510	N	N	4544 108TH AVE NE
002	172505	9329	10/19/11	\$1,065,000	\$1,060,000	3610	10	2004	Avg	11698	N	N	5904 110TH AVE SE
002	954420	0382	5/20/10	\$870,000	\$838,000	3630	10	2008	Avg	8513	N	N	4548 108TH AVE NE
002	123400	0330	8/18/09	\$1,635,000	\$1,546,000	3650	10	1984	Good	16833	Y	N	5606 105TH AVE NE
002	954420	0383	5/24/10	\$845,500	\$814,000	3650	10	2008	Avg	8555	N	N	4548 108TH AVE NE
002	638001	0030	2/23/10	\$1,125,000	\$1,077,000	3680	10	1989	Avg	11484	N	N	10535 NE 53RD ST
002	123400	0396	7/17/09	\$898,000	\$847,000	3730	10	2000	Avg	10311	N	N	5537 106TH AVE NE
002	935390	0525	11/29/11	\$950,000	\$948,000	3770	10	2007	Avg	8111	N	N	5827 110TH AVE NE
002	954420	0454	6/15/10	\$815,000	\$786,000	3770	10	2006	Avg	5985	N	N	4655 110TH AVE NE
002	082505	9350	8/22/11	\$1,099,000	\$1,090,000	3780	10	2008	Avg	10378	N	N	10812 NE 60TH ST
002	123400	0552	12/28/11	\$1,095,000	\$1,095,000	3820	10	2001	Avg	8000	N	N	10603 NE 55TH ST
002	123400	0552	5/10/10	\$1,163,500	\$1,119,000	3820	10	2001	Avg	8000	N	N	10603 NE 55TH ST
002	980861	0360	11/16/10	\$890,000	\$867,000	3870	10	1980	Avg	23892	N	N	3808 110TH PL NE
002	243200	0010	12/23/11	\$878,000	\$878,000	3930	10	2006	Avg	9490	N	N	10709 NE 46TH ST
002	721590	0020	8/12/11	\$1,080,000	\$1,070,000	4060	10	2005	Avg	9486	N	N	6303 105TH AVE NE
002	172505	9194	7/21/09	\$1,250,000	\$1,179,000	4070	10	2007	Avg	11250	N	N	5014 112TH AVE NE
002	123400	0570	6/17/09	\$960,000	\$904,000	4250	10	2008	Avg	9323	N	N	5422 106TH AVE NE
002	954420	0150	6/22/10	\$800,000	\$772,000	1840	11	1997	Avg	10284	N	N	4626 110TH AVE NE
002	788260	0313	2/11/11	\$1,150,000	\$1,126,000	2100	11	1986	Good	13165	Y	N	6223 108TH AVE NE
002	788260	0336	11/1/10	\$1,333,000	\$1,297,000	2160	11	2005	Avg	11012	Y	N	6005 108TH AVE NE
002	124620	0093	11/23/11	\$1,650,000	\$1,646,000	2210	11	1999	Avg	8533	Y	N	10259 NE 62ND ST
002	516700	0150	10/28/09	\$1,150,000	\$1,092,000	2280	11	1998	Avg	2017	N	N	10135 NE 66TH LN
002	415180	0525	12/14/11	\$1,380,000	\$1,378,000	2440	11	2011	Avg	7665	Y	N	10324 NE 67TH ST
002	264950	0250	5/13/10	\$1,180,000	\$1,135,000	2720	11	2007	Avg	6237	N	N	10314 NE 64TH ST
002	264950	0135	2/8/10	\$1,803,500	\$1,725,000	2810	11	2008	Avg	12375	Y	N	10217 NE 64TH ST
002	516700	0160	3/3/09	\$1,135,000	\$1,061,000	2830	11	1998	Avg	1825	Y	N	10133 NE 66TH LN

Improved Sales Used in this Annual Update Analysis
Area 74
(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
002	264950	0251	4/14/09	\$1,225,000	\$1,148,000	3180	11	2007	Avg	5362	Y	N	10318 NE 64TH ST
002	415180	0460	9/21/10	\$1,300,000	\$1,262,000	3450	11	2006	Avg	6067	N	N	10305 NE 67TH ST
002	415180	0480	4/22/10	\$1,375,000	\$1,321,000	3680	11	2004	Avg	5940	N	N	6514 103RD AVE NE
002	264950	0070	7/6/11	\$1,350,000	\$1,335,000	3890	11	2007	Avg	5125	Y	N	10121 NE 64TH ST
002	169240	0115	8/4/10	\$1,174,000	\$1,136,000	3920	11	2000	Avg	14426	N	N	6515 112TH AVE NE
002	169290	0090	6/25/09	\$1,199,000	\$1,129,000	3980	11	2005	Avg	13450	N	N	6524 112TH AVE NE
002	123400	0031	7/20/09	\$1,150,000	\$1,085,000	4080	11	2005	Avg	9004	N	N	5817 106TH AVE NE
002	123400	0032	5/23/11	\$1,195,000	\$1,178,000	4140	11	2005	Avg	9004	N	N	5901 106TH AVE NE
002	788260	0289	12/7/09	\$1,175,000	\$1,119,000	4250	11	2006	Avg	8079	Y	N	6417 108TH AVE NE
002	243200	0020	4/18/11	\$1,400,000	\$1,377,000	4440	11	2006	Avg	9490	N	N	10619 NE 46TH ST
002	788260	0290	6/8/09	\$1,550,000	\$1,458,000	4790	11	2007	Avg	10457	Y	N	6421 108TH AVE NE
002	410450	0047	12/17/10	\$1,300,000	\$1,269,000	1480	12	1983	Avg	4179	Y	Y	4627 LAKE WASHINGTON BLVD NE
008	388580	2460	4/13/11	\$455,000	\$447,000	850	5	1949	Avg	9600	N	N	601 14TH AVE W
008	388580	6905	11/2/09	\$365,000	\$347,000	770	6	1918	Good	5500	N	N	237 8TH AVE
008	390231	0130	9/7/10	\$279,020	\$271,000	820	6	1947	Good	9280	N	N	10028 116TH AVE NE
008	390231	0130	3/23/11	\$294,900	\$290,000	820	6	1947	Good	9280	N	N	10028 116TH AVE NE
008	388580	7195	6/24/11	\$420,000	\$415,000	830	6	1945	Avg	5500	N	N	444 7TH AVE
008	388580	0235	9/2/11	\$410,000	\$407,000	840	6	1952	Avg	3570	N	N	133 5TH AVE W
008	388580	0235	5/31/11	\$320,000	\$316,000	840	6	1952	Avg	3570	N	N	133 5TH AVE W
008	375890	0100	7/30/09	\$310,000	\$293,000	850	6	1989	Avg	11901	N	N	10230 NE 110TH ST
008	388580	1305	7/25/11	\$675,000	\$668,000	850	6	1914	Good	9600	Y	N	403 10TH AVE W
008	388580	6875	2/9/10	\$527,500	\$504,000	850	6	1940	Good	5100	Y	N	120 7TH AVE
008	388580	7020	11/6/10	\$409,000	\$398,000	850	6	1950	Good	5500	N	N	331 8TH AVE
008	124710	0090	5/12/10	\$373,000	\$359,000	860	6	1957	Good	8640	N	N	11420 NE 88TH ST
008	388580	7030	3/30/09	\$415,000	\$389,000	860	6	1950	Good	5500	N	N	319 8TH AVE
008	085600	1120	8/13/09	\$695,000	\$657,000	870	6	1942	Avg	5760	N	N	708 16TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	2255	8/9/10	\$750,000	\$726,000	890	6	1915	Good	56476	N	N	310 13TH AVE
008	388580	7035	9/6/11	\$489,000	\$485,000	890	6	1996	Avg	5500	N	N	311 8TH AVE
008	124500	3690	7/24/09	\$500,000	\$472,000	900	6	1919	Good	9600	N	N	221 10TH AVE
008	407070	0075	8/26/11	\$409,500	\$406,000	910	6	1940	Good	8000	N	N	203 3RD AVE S
008	388580	2190	12/31/09	\$265,000	\$253,000	920	6	1922	Avg	3600	N	N	407 13TH AVE W
008	388580	7300	12/3/09	\$370,000	\$352,000	930	6	1978	Good	5500	N	N	705 6TH ST
008	388580	6085	6/24/11	\$455,000	\$450,000	940	6	1949	VGood	7200	N	N	420 8TH AVE
008	124500	2430	6/14/10	\$360,000	\$347,000	970	6	1915	Avg	9000	N	N	135 15TH AVE
008	085600	0681	6/1/09	\$595,000	\$560,000	1000	6	1938	Good	7000	N	N	691 16TH AVE W
008	430820	0180	6/15/10	\$483,000	\$466,000	1010	6	1942	Avg	7680	N	N	642 17TH AVE W
008	172080	0265	9/19/11	\$600,000	\$596,000	1080	6	1920	Good	7500	N	N	723 3RD ST S
008	124500	3520	1/6/11	\$440,000	\$430,000	1100	6	1962	Good	7200	N	N	523 10TH AVE
008	388580	2900	7/29/10	\$410,000	\$397,000	1120	6	1924	Good	7312	N	N	428 14TH AVE W
008	388690	3210	1/5/11	\$451,000	\$441,000	1140	6	1912	VGood	9600	N	N	637 11TH AVE
008	123940	0250	12/21/09	\$349,372	\$333,000	1150	6	1957	Avg	29036	N	N	345 SLATER ST S
008	124500	0424	4/6/09	\$355,000	\$333,000	1160	6	1928	Good	8025	N	N	1900 3RD ST
008	388580	0270	4/29/11	\$725,000	\$714,000	1170	6	1930	Avg	5100	Y	N	152 WAVERLY WAY
008	085600	0780	12/1/09	\$450,000	\$428,000	1180	6	1938	Good	7200	N	N	727 16TH AVE W
008	388690	3035	9/21/09	\$300,000	\$284,000	1190	6	1958	Avg	7200	N	N	11232 NE 91ST ST
008	388580	7885	5/20/11	\$590,500	\$582,000	1200	6	1922	Good	5500	N	N	233 7TH AVE
008	124550	0230	5/24/11	\$485,000	\$478,000	1230	6	1969	Good	9157	N	N	720 20TH AVE W
008	388580	1170	9/12/11	\$480,000	\$477,000	1250	6	1946	Avg	5400	N	N	311 10TH AVE W
008	388580	6645	5/3/10	\$412,000	\$396,000	1270	6	1942	Avg	5222	Y	N	807 1ST ST
008	148930	0065	2/11/10	\$500,000	\$478,000	1290	6	1942	Good	6000	Y	N	119 12TH AVE
008	388580	8180	3/26/10	\$465,000	\$446,000	1290	6	1923	Good	5610	N	N	507 1ST ST
008	407070	0365	12/28/11	\$440,000	\$440,000	1300	6	1958	Good	5151	N	N	330 3RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	1510	4/15/10	\$560,320	\$538,000	1310	6	1951	Good	13000	N	N	1530 2ND ST
008	148930	0290	8/24/10	\$534,950	\$518,000	1390	6	1945	Good	6000	N	N	148 10TH AVE
008	388580	5430	7/13/10	\$475,000	\$459,000	1390	6	1913	Good	7200	N	N	622 9TH AVE
008	388580	4225	3/23/10	\$705,000	\$676,000	1460	6	1900	VGood	9052	Y	N	1302 1ST ST
008	388580	4225	1/29/10	\$652,000	\$623,000	1460	6	1900	VGood	9052	Y	N	1302 1ST ST
008	388580	7990	11/24/10	\$485,000	\$473,000	1480	6	1900	Good	5188	N	N	127 7TH AVE
008	388580	5215	6/3/09	\$462,500	\$435,000	1600	6	1924	Good	7800	N	N	909 6TH ST
008	388690	3670	5/23/11	\$425,000	\$419,000	1970	6	1918	Good	10200	N	N	648 11TH AVE
008	123570	0080	6/22/10	\$495,000	\$478,000	2870	6	1939	Good	54885	N	N	10841 NE 108TH ST
008	388690	3615	4/19/10	\$365,950	\$352,000	860	7	1953	Good	7200	N	N	618 11TH AVE
008	124550	0250	1/21/11	\$419,000	\$410,000	920	7	1981	Good	10000	N	N	2019 MARKET ST
008	388690	2840	11/15/11	\$309,000	\$308,000	940	7	1963	Good	7680	N	N	11416 NE 91ST ST
008	085600	0535	5/25/11	\$485,000	\$478,000	980	7	1953	Avg	7200	N	N	619 14TH AVE W
008	124500	0895	12/27/11	\$378,000	\$378,000	1000	7	1960	Avg	10804	N	N	1807 3RD ST
008	124500	3051	3/25/10	\$540,000	\$518,000	1000	7	1959	Avg	5300	N	N	313 11TH PL
008	111250	0050	5/12/10	\$515,000	\$496,000	1010	7	1965	Good	8468	N	N	1308 5TH ST
008	124500	2012	8/3/11	\$392,500	\$389,000	1010	7	1967	Avg	10150	N	N	443 15TH AVE
008	388580	5091	7/13/09	\$515,000	\$486,000	1010	7	1961	Good	7560	N	N	416 9TH AVE
008	389310	0801	6/10/10	\$279,000	\$269,000	1010	7	1969	Avg	7865	N	N	11033 116TH AVE NE
008	375630	0040	1/26/11	\$290,000	\$284,000	1020	7	1958	Good	10400	N	N	10904 104TH AVE NE
008	388850	0030	5/6/09	\$439,000	\$412,000	1030	7	1967	Good	7000	N	N	1314 4TH ST
008	227360	0650	10/5/09	\$295,000	\$280,000	1040	7	1984	Avg	7837	N	N	9908 117TH PL NE
008	124550	0925	3/2/11	\$1,390,000	\$1,363,000	1060	7	1955	Avg	12470	Y	Y	1609 10TH ST W
008	390100	0150	5/15/09	\$355,000	\$333,000	1060	7	1986	Avg	11556	Y	N	11003 112TH AVE NE
008	123630	0116	1/29/09	\$440,000	\$410,000	1070	7	1983	Avg	8501	Y	N	11245 NE 100TH ST
008	388690	2905	3/3/11	\$305,000	\$299,000	1070	7	1915	VGood	12800	N	N	11395 NE 92ND ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	3475	10/26/11	\$529,950	\$528,000	1080	7	1962	VGood	7800	N	N	613 12TH AVE
008	175020	0110	10/24/11	\$389,950	\$388,000	1080	7	1982	Avg	11020	N	N	11412 113TH PL NE
008	080200	0140	5/26/11	\$325,000	\$320,000	1090	7	1962	Avg	9500	N	N	11220 115TH PL NE
008	124500	0760	2/2/10	\$492,000	\$470,000	1090	7	1977	Good	9700	N	N	1828 3RD ST
008	227360	0600	1/21/10	\$359,950	\$344,000	1090	7	1986	Avg	10355	N	N	9810 117TH PL NE
008	388580	6220	8/10/10	\$555,000	\$537,000	1090	7	1937	VGood	7800	N	N	310 8TH AVE
008	388580	7015	9/17/10	\$403,000	\$391,000	1090	7	1955	Good	5160	N	N	333 8TH AVE
008	395550	0090	10/26/10	\$270,000	\$263,000	1090	7	1960	Avg	10530	N	N	11405 109TH AVE NE
008	123510	0206	6/6/11	\$390,000	\$385,000	1100	7	1958	Good	7476	N	N	11446 OHDE AVE
008	123630	0297	4/22/11	\$300,000	\$295,000	1100	7	1967	Good	9450	N	N	11234 NE 94TH ST
008	388580	1855	12/3/10	\$660,000	\$644,000	1100	7	1950	Good	7200	Y	N	416 10TH AVE W
008	375630	0050	6/14/10	\$498,000	\$480,000	1110	7	1968	VGood	10400	N	N	10816 104TH AVE NE
008	388580	5400	5/12/11	\$382,000	\$376,000	1110	7	1963	Avg	7200	N	N	912 6TH ST
008	124500	1295	12/26/11	\$450,001	\$450,000	1130	7	1947	Good	7005	Y	N	141 18TH AVE
008	124500	3256	11/4/11	\$419,500	\$418,000	1140	7	1963	Avg	10000	N	N	1041 5TH ST
008	388690	3340	6/24/10	\$565,000	\$545,000	1140	7	1962	VGood	10240	N	N	648 10TH AVE
008	085600	1265	12/22/09	\$465,000	\$443,000	1150	7	1957	Avg	7680	N	N	637 18TH AVE W
008	227360	0250	11/3/09	\$375,000	\$356,000	1150	7	1983	Avg	8530	N	N	9703 117TH PL NE
008	227360	0360	12/29/11	\$356,100	\$356,000	1150	7	1983	Avg	8605	N	N	9603 117TH PL NE
008	227360	0410	4/15/10	\$345,000	\$331,000	1150	7	1983	Avg	9999	N	N	9509 117TH PL NE
008	227360	0460	2/22/11	\$352,500	\$346,000	1150	7	1983	Good	8503	N	N	9516 117TH PL NE
008	388690	2585	5/10/10	\$338,500	\$326,000	1150	7	2008	Avg	6800	N	N	9007 116TH AVE NE
008	419170	0100	11/4/10	\$355,000	\$346,000	1150	7	1965	Avg	8794	N	N	11018 111TH AVE NE
008	278480	0050	4/25/11	\$338,900	\$334,000	1180	7	1974	Avg	9800	N	N	11412 109TH AVE NE
008	375630	0020	8/1/09	\$270,000	\$255,000	1180	7	1955	Avg	8113	N	N	10427 NE 110TH ST
008	388580	0210	3/3/11	\$624,000	\$612,000	1180	7	1955	Good	5100	N	N	115 5TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	1715	6/14/10	\$440,000	\$424,000	1200	7	1968	Good	9103	N	N	1639 4TH ST
008	124550	0097	8/11/10	\$369,000	\$357,000	1200	7	1978	Avg	9811	N	N	9831 FORBES CREEK DR
008	388580	1845	8/8/11	\$640,000	\$634,000	1200	7	1942	Good	7200	Y	N	420 10TH AVE W
008	388580	1845	12/10/09	\$675,000	\$643,000	1200	7	1942	Good	7200	Y	N	420 10TH AVE W
008	085600	1375	8/25/10	\$545,000	\$528,000	1210	7	1953	Good	11520	N	N	724 17TH AVE W
008	388580	5130	9/26/11	\$835,000	\$830,000	1210	7	1957	VGood	7200	N	N	432 9TH AVE
008	175020	0090	7/13/11	\$293,000	\$290,000	1220	7	1982	Avg	10258	N	N	11407 113TH PL NE
008	227360	0400	8/6/10	\$290,000	\$281,000	1220	7	1983	Avg	8797	N	N	9511 117TH PL NE
008	322605	9118	9/8/09	\$380,000	\$360,000	1220	7	1961	Good	23086	N	N	11238 NE 112TH ST
008	388580	4211	6/22/11	\$530,000	\$524,000	1220	7	1976	Avg	6820	Y	N	1312 1ST ST
008	124500	1829	7/18/11	\$550,000	\$544,000	1240	7	1979	Avg	7707	N	N	1535 5TH PL
008	124500	1833	6/20/11	\$529,950	\$523,000	1240	7	1979	Good	10000	N	N	512 15TH AVE
008	388580	1345	10/14/09	\$598,000	\$567,000	1240	7	1925	Good	7200	Y	N	429 10TH AVE W
008	369910	0010	2/20/09	\$270,000	\$252,000	1250	7	1960	Avg	10665	N	N	10439 NE 112TH ST
008	398270	0797	10/4/10	\$516,600	\$502,000	1250	7	1987	Good	9677	N	N	9712 110TH AVE NE
008	123630	0320	8/27/09	\$460,000	\$435,000	1260	7	1975	Good	8500	N	N	11201 NE 94TH ST
008	375890	0001	7/15/10	\$385,000	\$372,000	1260	7	1978	VGood	10678	N	N	11004 100TH AVE NE
008	085600	0255	10/26/10	\$503,000	\$489,000	1270	7	1956	Fair	6500	N	N	1250 6TH ST W
008	124500	3375	10/11/11	\$482,500	\$480,000	1290	7	1966	Good	12005	N	N	1012 5TH ST
008	124500	3375	5/5/09	\$395,000	\$371,000	1290	7	1966	Good	12005	N	N	1012 5TH ST
008	123630	0146	3/29/10	\$410,000	\$393,000	1300	7	1965	Good	7287	N	N	11440 NE 97TH ST
008	250550	0065	12/9/09	\$575,000	\$548,000	1300	7	1942	VGood	8498	Y	N	515 8TH ST S
008	414930	0035	2/25/11	\$500,000	\$490,000	1300	7	1956	Good	7080	Y	N	944 1ST AVE S
008	388580	5065	12/16/11	\$422,000	\$422,000	1310	7	1958	Good	8400	N	N	907 4TH ST
008	542170	0060	4/23/09	\$325,000	\$305,000	1310	7	1955	Good	8976	N	N	11051 108TH PL NE
008	609500	0020	2/1/11	\$366,000	\$358,000	1310	7	1964	Avg	10748	N	N	10609 NE 109TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	085600	0840	12/4/09	\$575,000	\$547,000	1320	7	1955	Good	10040	N	N	740 14TH AVE W
008	124500	1365	6/1/10	\$570,000	\$549,000	1320	7	1956	Good	8320	Y	N	123 16TH AVE
008	124500	3120	9/27/10	\$410,000	\$398,000	1320	7	1953	Good	7693	N	N	350 10TH AVE
008	259101	0280	2/2/10	\$260,000	\$249,000	1320	7	1982	Avg	3865	N	N	11704 NE 105TH CT
008	123630	0125	10/24/11	\$420,000	\$418,000	1330	7	1967	Good	9600	N	N	11420 NE 97TH ST
008	085600	1525	3/18/11	\$437,500	\$430,000	1340	7	1962	Good	8722	N	N	17 19TH AVE
008	388580	2150	7/24/09	\$650,000	\$613,000	1340	7	1930	Good	11893	Y	N	340 11TH AVE W
008	521200	0090	5/19/11	\$449,950	\$444,000	1340	7	1976	Good	11475	N	N	11026 106TH AVE NE
008	542170	0005	10/14/11	\$274,000	\$273,000	1340	7	1955	VGood	9567	N	N	11042 108TH PL NE
008	259101	0150	1/21/11	\$259,000	\$253,000	1350	7	1986	Avg	2653	N	N	11817 NE 105TH LN
008	180790	0055	8/29/11	\$480,000	\$476,000	1360	7	1945	Good	7800	Y	N	250 7TH AVE S
008	375890	0258	1/22/10	\$560,000	\$535,000	1360	7	1958	Avg	18590	N	N	10205 NE 110TH ST
008	259101	0110	5/15/09	\$339,900	\$319,000	1370	7	1986	Good	4115	N	N	11805 NE 105TH LN
008	741950	0010	10/3/11	\$464,920	\$462,000	1370	7	1977	Avg	9296	N	N	10124 111TH AVE NE
008	741950	0010	5/6/09	\$319,000	\$299,000	1370	7	1977	Avg	9296	N	N	10124 111TH AVE NE
008	124500	2297	9/2/11	\$550,000	\$546,000	1390	7	1988	Avg	11110	N	N	335 15TH AVE
008	124500	3470	7/21/10	\$390,000	\$377,000	1390	7	1914	Good	10560	N	N	1243 6TH ST
008	542100	0030	6/8/09	\$335,000	\$315,000	1390	7	1961	Avg	7500	N	N	10805 NE 111TH PL
008	123570	0050	8/24/11	\$295,000	\$293,000	1400	7	1961	Good	10800	N	N	10852 NE 108TH ST
008	085600	0695	4/20/11	\$682,000	\$671,000	1420	7	1942	Good	8400	Y	N	698 14TH AVE W
008	124810	0040	10/5/11	\$1,500,000	\$1,492,000	1420	7	1938	Avg	13920	Y	Y	515 5TH AVE W
008	388580	1125	12/27/11	\$572,500	\$572,000	1420	7	1960	VGood	5603	N	N	234 8TH AVE W
008	388580	4610	4/2/10	\$580,000	\$557,000	1420	7	1931	Good	5222	Y	N	1013 1ST ST
008	388580	4610	6/23/09	\$555,000	\$523,000	1420	7	1931	Good	5222	Y	N	1013 1ST ST
008	123940	0470	8/2/11	\$370,000	\$366,000	1440	7	1931	VGood	6015	Y	N	7716 115TH PL NE
008	123940	0470	8/19/09	\$340,000	\$321,000	1440	7	1931	VGood	6015	Y	N	7716 115TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	388580	6525	11/29/10	\$670,000	\$653,000	1450	7	1915	Good	9600	Y	N	128 8TH AVE
008	395550	0010	12/8/11	\$263,000	\$263,000	1460	7	1960	Avg	10530	N	N	11458 108TH AVE NE
008	124500	2950	10/19/09	\$589,000	\$559,000	1470	7	1965	VGood	7408	N	N	1031 3RD ST
008	386380	0020	10/11/11	\$505,000	\$502,000	1470	7	1968	Good	6825	N	N	1910 4TH PL
008	388580	6435	7/28/10	\$653,000	\$631,000	1470	7	1979	Good	10800	N	N	242 8TH AVE
008	124500	3383	10/1/10	\$350,000	\$340,000	1480	7	1966	Avg	8000	N	N	516 10TH AVE
008	374000	0080	1/3/11	\$425,000	\$415,000	1480	7	1968	Good	6754	N	N	1517 3RD PL
008	123650	0011	7/26/11	\$305,500	\$302,000	1490	7	1965	Good	7500	N	N	9501 116TH AVE NE
008	376440	0160	11/14/11	\$511,000	\$509,000	1490	7	1996	Avg	8500	Y	N	10330 113TH CT NE
008	375610	0120	2/18/09	\$520,000	\$486,000	1500	7	1976	Good	10000	N	N	10129 NE 113TH PL
008	123850	1185	6/3/10	\$480,000	\$463,000	1510	7	1961	VGood	14700	N	N	9021 SLATER AVE NE
008	375610	0215	4/9/10	\$348,000	\$334,000	1510	7	1959	Avg	10140	N	N	11212 103RD AVE NE
008	124550	0585	7/13/09	\$650,000	\$613,000	1530	7	1925	VGood	9870	N	N	740 18TH AVE W
008	388580	4970	12/6/11	\$650,000	\$649,000	1540	7	1970	Good	7200	N	N	232 9TH AVE
008	388690	1670	8/19/09	\$395,000	\$373,000	1540	7	1968	Good	7700	Y	N	8734 112TH AVE NE
008	388580	5011	5/27/09	\$612,500	\$576,000	1580	7	1978	Good	7200	N	N	320 9TH AVE
008	398270	1060	6/23/11	\$524,950	\$519,000	1590	7	1984	Avg	7680	N	N	1504 7TH ST
008	374000	0100	4/3/09	\$469,000	\$439,000	1600	7	1968	Avg	8711	N	N	1509 3RD PL
008	542100	0020	2/11/09	\$415,800	\$388,000	1600	7	1961	Avg	10400	N	N	10803 NE 111TH PL
008	663390	0180	8/2/10	\$351,000	\$340,000	1600	7	1991	Avg	3601	N	N	10627 107TH PL NE
008	741950	0160	1/22/10	\$429,000	\$410,000	1600	7	1967	Good	9000	N	N	10108 112TH AVE NE
008	124550	1065	6/24/10	\$1,800,000	\$1,737,000	1610	7	1951	Good	15526	Y	Y	1433 10TH ST W
008	388580	2635	6/10/09	\$520,000	\$489,000	1620	7	1951	Avg	6000	N	N	510 13TH AVE W
008	124500	2850	5/25/10	\$625,000	\$602,000	1630	7	1962	Good	10010	N	N	1208 2ND ST
008	124500	1260	12/22/10	\$469,900	\$459,000	1640	7	1951	Avg	9000	N	N	126 16TH AVE
008	375610	0160	10/9/10	\$527,000	\$512,000	1640	7	1962	Good	10000	Y	N	10132 NE 112TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	082505	9036	1/2/09	\$599,675	\$558,000	1660	7	1980	Avg	10890	Y	N	11224 NE 68TH ST
008	663390	0140	12/28/11	\$440,000	\$440,000	1670	7	2007	Avg	3484	N	N	10611 107TH PL NE
008	124500	0010	8/20/09	\$423,000	\$400,000	1680	7	1986	Avg	7365	N	N	17 20TH AVE
008	663390	0010	1/27/09	\$385,000	\$359,000	1680	7	1991	Avg	4583	N	N	10710 107TH PL NE
008	664200	0190	12/17/10	\$330,000	\$322,000	1680	7	1963	Avg	6325	N	N	10208 114TH PL NE
008	175020	0030	3/29/10	\$348,000	\$334,000	1690	7	1981	Avg	8859	N	N	11515 113TH PL NE
008	322605	9069	9/22/11	\$707,000	\$702,000	1690	7	1996	Avg	17500	N	N	100 20TH AVE
008	123510	0381	5/26/10	\$319,900	\$308,000	1710	7	1983	Avg	9265	N	N	8027 116TH AVE NE
008	322605	9153	3/25/10	\$279,950	\$269,000	1750	7	1932	Good	10890	N	N	11416 NE 112TH ST
008	663390	0050	1/3/11	\$358,500	\$350,000	1750	7	1991	Avg	4797	N	N	10702 107TH PL NE
008	124500	1410	11/22/10	\$360,000	\$351,000	1770	7	1959	Avg	7680	N	N	126 15TH AVE
008	741950	0110	11/12/10	\$474,500	\$462,000	1790	7	1963	Avg	9520	N	N	10205 112TH AVE NE
008	389610	0155	8/22/11	\$650,000	\$645,000	1820	7	1930	Good	8550	Y	N	1931 10TH PL W
008	124500	0452	5/18/09	\$520,000	\$489,000	1860	7	1989	Good	12732	N	N	1931 4TH ST
008	187500	0300	12/7/11	\$925,000	\$924,000	1860	7	1922	VGood	18160	N	N	461 2ND AVE S
008	375400	0050	7/22/10	\$535,000	\$517,000	1860	7	1963	Good	20147	N	N	11430 101ST PL NE
008	124500	2655	9/24/10	\$594,000	\$577,000	1870	7	1988	Avg	6000	Y	N	130 13TH AVE
008	388580	0835	9/9/09	\$660,000	\$625,000	1870	7	1949	Good	5725	Y	N	332 7TH AVE W
008	123650	0015	3/22/10	\$661,000	\$634,000	1930	7	1980	Avg	8888	N	N	9495 116TH AVE NE
008	321154	0080	2/4/10	\$430,000	\$411,000	1960	7	1983	Avg	9025	N	N	11422 112TH PL NE
008	124500	0418	3/17/11	\$495,800	\$487,000	1990	7	1968	Good	8025	N	N	1906 3RD ST
008	889100	0015	7/7/11	\$738,500	\$730,000	2070	7	2003	Avg	10500	N	N	312 11TH PL
008	889100	0015	8/11/09	\$727,500	\$687,000	2070	7	2003	Avg	10500	N	N	312 11TH PL
008	332605	9170	11/19/09	\$630,000	\$599,000	2380	7	1993	Good	10602	N	N	10024 116TH AVE NE
008	124500	3770	8/10/09	\$550,000	\$520,000	2410	7	1921	VGood	6000	N	N	127 10TH AVE
008	430820	0090	6/11/10	\$645,000	\$622,000	2460	7	1938	VGood	10560	N	N	605 18TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	866343	0070	4/4/11	\$515,000	\$506,000	2510	7	1980	VGood	8731	N	N	11330 116TH PL NE
008	388580	1355	12/21/09	\$650,000	\$620,000	2940	7	1978	Avg	7200	Y	N	433 10TH AVE W
008	259102	0140	5/28/10	\$384,000	\$370,000	1150	8	1988	Avg	4961	N	N	10640 118TH PL NE
008	388850	0020	9/29/11	\$939,000	\$933,000	1230	8	2009	Good	7384	N	N	401 13TH AVE
008	085600	1545	8/26/09	\$640,000	\$605,000	1240	8	1958	VGood	5222	N	N	1853 1ST ST
008	390231	0110	7/26/11	\$520,000	\$515,000	1250	8	1980	Good	8050	N	N	11629 NE 100TH PL
008	390230	0130	7/11/10	\$390,000	\$377,000	1270	8	1980	Good	10800	N	N	11819 NE 103RD PL
008	124550	0555	5/25/11	\$690,000	\$680,000	1310	8	1978	Good	15271	N	N	823 19TH LN W
008	375401	0010	10/23/09	\$495,000	\$470,000	1320	8	1979	Good	7125	N	N	207 19TH PL
008	375401	0020	10/23/09	\$479,900	\$456,000	1340	8	1979	Good	7200	N	N	211 19TH PL
008	521200	0050	1/20/10	\$460,000	\$439,000	1340	8	1976	Good	11357	N	N	11107 106TH AVE NE
008	388580	7895	3/24/10	\$715,000	\$686,000	1370	8	1986	Avg	5500	N	N	229 7TH AVE
008	124500	0215	10/18/10	\$490,000	\$476,000	1390	8	1986	Avg	12600	N	N	1929 2ND ST
008	124500	1920	2/18/10	\$530,000	\$507,000	1400	8	1978	Good	11200	N	N	1618 5TH PL
008	124500	1930	7/25/11	\$584,000	\$578,000	1400	8	1978	Avg	10944	N	N	1534 5TH PL
008	390230	0230	9/30/11	\$392,000	\$390,000	1400	8	1982	VGood	9720	N	N	10222 119TH AVE NE
008	085600	1640	12/13/10	\$660,000	\$644,000	1410	8	2004	Avg	6111	N	N	1839 1ST ST
008	388580	0665	8/4/11	\$970,000	\$961,000	1470	8	1968	VGood	4786	Y	N	500 WAVERLY WAY
008	390230	0500	3/2/11	\$597,000	\$586,000	1470	8	2007	Avg	8500	N	N	11628 NE 102ND PL
008	681630	0120	8/14/09	\$327,450	\$309,000	1480	8	1987	Avg	1848	N	N	11417 115TH LN NE
008	376450	0270	9/20/10	\$392,750	\$381,000	1500	8	1995	Avg	10223	N	N	10504 111TH AVE NE
008	388580	7360	3/17/10	\$535,000	\$513,000	1520	8	1989	Avg	5500	N	N	639 8TH AVE
008	327579	0030	5/17/10	\$530,000	\$510,000	1530	8	1979	Avg	8632	N	N	10422 115TH PL NE
008	259102	0560	7/29/09	\$395,000	\$373,000	1550	8	1987	Avg	5511	N	N	11717 NE 106TH LN
008	681630	0130	8/11/09	\$335,500	\$317,000	1550	8	1987	Avg	2657	N	N	11415 115TH LN NE
008	721650	0160	10/13/10	\$489,000	\$475,000	1570	8	1989	Avg	7396	N	N	822 6TH PL S

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	375610	0260	4/1/09	\$690,000	\$646,000	1580	8	2007	Avg	10328	N	N	10135 NE 112TH PL
008	327579	0100	9/21/09	\$540,000	\$512,000	1590	8	1979	Avg	13600	N	N	10425 115TH PL NE
008	259102	0520	5/12/11	\$450,000	\$443,000	1600	8	1987	Avg	7969	N	N	11730 NE 106TH LN
008	123630	0088	4/4/11	\$451,000	\$443,000	1640	8	1982	Avg	11851	N	N	9720 112TH AVE NE
008	172080	0390	5/26/09	\$900,000	\$846,000	1660	8	1995	Avg	6000	Y	N	709 2ND ST S
008	259102	0060	5/25/11	\$425,000	\$419,000	1660	8	1988	Avg	6788	N	N	11700 NE 107TH PL
008	123510	0200	12/4/09	\$587,000	\$559,000	1670	8	2008	Avg	16150	N	N	307 SLATER ST
008	124500	2212	7/1/11	\$588,000	\$581,000	1670	8	2010	Avg	9240	N	N	321 15TH AVE
008	155460	0020	9/11/09	\$390,000	\$369,000	1670	8	1988	Avg	8502	N	N	11214 117TH PL NE
008	376450	0100	6/23/11	\$496,000	\$490,000	1670	8	1994	Avg	21307	Y	N	11124 NE 106TH PL
008	681630	0110	3/26/10	\$350,000	\$336,000	1670	8	1987	Avg	2227	N	N	11419 115TH LN NE
008	681630	0190	11/30/11	\$299,000	\$298,000	1670	8	1988	Avg	2227	N	N	11404 115TH LN NE
008	259102	0450	3/3/10	\$475,000	\$455,000	1680	8	1987	Avg	5512	N	N	11715 NE 107TH PL
008	388690	2555	9/2/10	\$605,000	\$586,000	1680	8	2002	Avg	13711	N	N	11348 NE 90TH ST
008	390231	0160	7/18/11	\$532,000	\$526,000	1700	8	1980	Good	8624	N	N	11704 NE 100TH PL
008	742170	0040	8/28/09	\$610,000	\$577,000	1700	8	1953	Good	8619	N	N	926 20TH PL W
008	374000	0010	4/5/10	\$440,000	\$422,000	1720	8	1981	Avg	5986	N	N	1502 3RD PL
008	124500	0861	11/29/11	\$575,000	\$574,000	1740	8	1988	Avg	7211	N	N	226 18TH AVE
008	124500	1676	10/19/11	\$460,000	\$458,000	1740	8	1989	Avg	9375	N	N	1510 3RD ST
008	259102	0120	7/20/10	\$375,000	\$362,000	1740	8	1987	Avg	5932	N	N	11730 NE 107TH PL
008	721650	0070	9/15/10	\$540,000	\$524,000	1770	8	1988	Avg	5088	N	N	933 6TH PL S
008	184265	0010	8/10/11	\$675,000	\$669,000	1800	8	1991	Good	8680	N	N	1914 5TH ST
008	375610	0095	6/29/09	\$465,000	\$438,000	1800	8	1967	Good	10763	N	N	10171 NE 113TH PL
008	376450	0260	4/20/10	\$480,000	\$461,000	1800	8	1994	Avg	4526	N	N	11229 NE 106TH PL
008	184265	0080	9/21/10	\$885,000	\$859,000	1810	8	2005	Avg	13114	N	N	1921 5TH PL
008	124550	0606	6/30/10	\$814,000	\$786,000	1830	8	2002	Avg	9600	N	N	707 19TH LN W

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	388580	7359	7/12/11	\$528,000	\$522,000	1830	8	1989	Avg	5500	N	N	645 8TH AVE
008	327578	0030	1/12/11	\$492,000	\$481,000	1840	8	1977	Good	8636	N	N	11411 NE 103RD ST
008	388580	0895	6/2/11	\$580,000	\$572,000	1850	8	1959	Good	5725	N	N	221 8TH AVE W
008	388580	7215	8/24/11	\$577,685	\$573,000	1850	8	2003	Avg	7700	N	N	517 8TH AVE
008	259102	0180	8/24/11	\$384,000	\$381,000	1890	8	1988	Avg	5500	N	N	10602 118TH PL NE
008	388580	7225	8/18/11	\$607,000	\$602,000	1890	8	2003	Avg	7700	N	N	513 8TH AVE
008	124710	0045	5/18/11	\$499,000	\$492,000	1910	8	1987	Avg	8625	N	N	11320 NE 88TH ST
008	376450	0200	4/20/10	\$474,000	\$455,000	1920	8	1994	Avg	4532	N	N	11215 NE 106TH PL
008	259102	0090	8/23/11	\$440,000	\$436,000	1960	8	1988	Good	5000	N	N	11712 NE 107TH PL
008	376450	0030	11/11/10	\$470,000	\$458,000	1990	8	1993	Good	14017	N	N	11222 NE 106TH PL
008	124500	3510	1/27/11	\$596,000	\$583,000	2020	8	1991	Avg	4800	N	N	507 10TH AVE
008	124500	3065	8/14/09	\$515,000	\$487,000	2030	8	1916	VGood	7842	N	N	1016 3RD ST
008	124500	0460	11/15/11	\$654,250	\$652,000	2040	8	1985	Good	10930	N	N	1949 4TH ST
008	327579	0150	6/22/11	\$460,000	\$454,000	2080	8	1976	Avg	10000	N	N	11507 NE 104TH ST
008	123570	0046	8/25/10	\$490,000	\$475,000	2110	8	1989	Avg	11550	N	N	11010 NE 108TH ST
008	721650	0060	2/19/10	\$493,277	\$472,000	2110	8	1989	Avg	7083	N	N	929 6TH PL S
008	327578	0010	9/13/11	\$447,000	\$444,000	2200	8	1972	Avg	8240	N	N	11505 NE 103RD ST
008	388580	7790	9/22/11	\$598,500	\$595,000	2210	8	1988	Avg	5500	N	N	339 7TH AVE
008	124500	2284	6/2/11	\$700,000	\$691,000	2220	8	1989	Good	7355	N	N	1321 4TH ST
008	144300	0090	6/25/10	\$350,000	\$338,000	2220	8	1963	Avg	11475	N	N	11216 110TH AVE NE
008	259100	0040	8/10/11	\$450,000	\$446,000	2230	8	1982	Good	15445	N	N	10640 116TH AVE NE
008	124550	0638	1/28/09	\$940,000	\$877,000	2310	8	2008	Avg	7819	N	N	718 19TH LN W
008	124500	1940	2/20/09	\$550,000	\$514,000	2350	8	1979	Good	12994	N	N	1510 5TH PL
008	376450	0110	6/12/09	\$700,000	\$659,000	2370	8	1996	Avg	16606	Y	N	11120 NE 106TH PL
008	398270	0740	1/7/11	\$810,000	\$792,000	2400	8	2004	Avg	7680	N	N	11124 NE 97TH ST
008	148930	0030	8/10/09	\$875,000	\$827,000	2410	8	1994	Avg	6000	N	N	133 12TH AVE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	250550	0036	3/18/11	\$645,000	\$633,000	2430	8	1992	Avg	8264	Y	N	606 7TH ST S
008	123570	0062	3/24/10	\$533,000	\$511,000	2440	8	1996	Avg	14978	Y	N	10820 NE 108TH ST
008	322605	9138	6/29/09	\$617,000	\$581,000	2450	8	2008	Avg	10890	N	N	10908 NE 112TH ST
008	388580	7125	7/27/10	\$835,000	\$807,000	2460	8	2008	Avg	5500	N	N	429 8TH AVE
008	721650	0020	3/24/11	\$645,000	\$633,000	2550	8	1989	Good	10085	N	N	927 6TH PL S
008	322605	9058	12/14/09	\$560,000	\$534,000	2700	8	2003	Avg	11880	N	N	11025 NE 116TH ST
008	388580	3441	7/29/10	\$915,000	\$885,000	2740	8	2005	Avg	6000	N	N	544 16TH AVE W
008	124500	1520	5/25/11	\$921,000	\$908,000	2770	8	2004	Avg	8083	N	N	1500 2ND ST
008	388580	7855	7/25/11	\$715,000	\$708,000	2780	8	1992	Avg	5500	N	N	332 6TH AVE
008	388580	0100	7/13/10	\$1,250,000	\$1,208,000	2790	8	1946	VGood	6100	Y	N	232 WAVERLY WAY
008	398270	3070	12/1/11	\$815,000	\$813,000	2840	8	2000	Avg	13440	N	N	642 12TH AVE
008	124500	0817	5/24/11	\$847,500	\$836,000	2970	8	2004	Avg	7260	N	N	1869 4TH ST
008	172080	0335	3/7/11	\$783,000	\$768,000	3010	8	1968	Good	6000	Y	N	714 1ST ST S
008	788260	0045	3/17/10	\$690,000	\$661,000	1260	9	2004	Avg	7220	N	N	519 KIRKLAND AVE
008	389610	0010	4/28/11	\$750,000	\$738,000	1420	9	2001	Avg	12028	Y	N	1817 10TH PL W
008	398270	0250	7/8/09	\$560,000	\$528,000	1580	9	1991	Avg	7800	N	N	713 17TH AVE
008	123510	0350	12/1/10	\$540,000	\$527,000	1640	9	1992	Avg	9401	N	N	1219 2ND AVE
008	389310	0161	9/12/11	\$795,000	\$789,000	1650	9	2005	Avg	10638	N	N	11001 NE 100TH PL
008	327578	0080	5/24/11	\$479,000	\$472,000	1720	9	1973	Good	10196	N	N	11312 NE 103RD ST
008	358480	0020	12/22/10	\$698,000	\$681,000	1880	9	1999	Avg	6390	N	N	1218 5TH ST
008	358480	0020	6/17/09	\$680,000	\$640,000	1880	9	1999	Avg	6390	N	N	1218 5TH ST
008	180790	0375	6/23/09	\$599,900	\$565,000	1900	9	1930	Avg	5000	N	N	332 6TH AVE S
008	388690	2545	9/9/09	\$664,000	\$629,000	1900	9	1980	Avg	9000	Y	N	11340 NE 90TH ST
008	388580	6840	11/8/11	\$655,000	\$653,000	1950	9	1995	Avg	5002	N	N	139 8TH AVE
008	788260	0099	7/26/11	\$664,500	\$658,000	1950	9	1996	Avg	4931	N	N	517 3RD AVE S
008	124500	1659	2/16/11	\$480,000	\$470,000	1980	9	1989	Avg	7807	N	N	1538 3RD ST

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Area 74
(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
008	180790	0195	3/24/11	\$787,500	\$773,000	1980	9	1989	Avg	5000	Y	N	442 7TH AVE S
008	389310	0659	2/26/10	\$460,000	\$440,000	1980	9	1975	Avg	14375	N	N	11325 NE 103RD ST
008	398270	3060	10/12/09	\$715,000	\$678,000	2010	9	1998	Avg	7680	N	N	640 12TH AVE
008	935490	0345	5/5/10	\$750,000	\$721,000	2030	9	1994	Avg	3708	Y	N	217 10TH AVE S
008	388580	4590	8/8/11	\$755,000	\$748,000	2060	9	2005	Avg	5222	Y	N	1021 1ST ST
008	124550	0025	9/21/09	\$632,500	\$599,000	2070	9	2000	Avg	9000	N	N	2076 MARKET ST
008	407070	0270	5/26/10	\$620,000	\$597,000	2080	9	1996	Avg	3734	N	N	415 3RD AVE S
008	388580	4895	9/14/11	\$730,000	\$725,000	2130	9	2005	Avg	6000	N	N	912 2ND ST
008	388580	7955	8/29/11	\$665,000	\$660,000	2140	9	1990	Avg	5500	N	N	228 6TH AVE
008	123510	0357	5/5/11	\$610,000	\$601,000	2270	9	1992	Avg	8648	N	N	117 SLATER ST
008	124500	1105	4/26/11	\$673,000	\$662,000	2390	9	2003	Avg	5226	N	N	1831 1ST ST
008	388580	6902	4/7/09	\$850,000	\$796,000	2500	9	2003	Avg	5500	N	N	245 8TH AVE
008	124550	0681	7/1/10	\$899,000	\$868,000	2520	9	2002	Avg	14300	N	N	820 19TH LN W
008	388580	7875	7/12/10	\$750,000	\$725,000	2520	9	2000	Avg	5500	N	N	239 7TH AVE
008	419170	0070	12/14/11	\$527,500	\$527,000	2610	9	2011	Avg	13296	N	N	11009 111TH AVE NE
008	124500	0955	10/4/10	\$560,000	\$544,000	2660	9	2001	Avg	7200	N	N	1806 1ST ST
008	124500	3270	4/22/11	\$845,000	\$831,000	2660	9	1999	Avg	7326	N	N	1203 5TH ST
008	124500	3275	5/12/10	\$788,000	\$758,000	2680	9	1999	Avg	6953	N	N	1205 5TH ST
008	375890	0023	7/23/10	\$955,000	\$923,000	2680	9	2007	Avg	8519	Y	N	10022 NE 110TH ST
008	184237	0090	11/30/11	\$575,000	\$574,000	2680	9	2007	Avg	5928	N	N	10619 106TH PL NE
008	398270	1625	12/29/09	\$634,500	\$605,000	2690	9	1994	Avg	10698	N	N	11023 NE 96TH ST
008	948580	0020	11/20/09	\$1,070,000	\$1,018,000	2700	9	2003	Avg	8136	Y	N	8825 113TH PL NE
008	184237	0020	3/3/09	\$715,000	\$668,000	2740	9	2007	Avg	5100	N	N	10622 106TH PL NE
008	184237	0040	11/22/11	\$590,000	\$589,000	2740	9	2007	Avg	5100	N	N	10612 106TH PL NE
008	184237	0040	1/9/09	\$755,000	\$703,000	2740	9	2007	Avg	5100	N	N	10612 106TH PL NE
008	184237	0070	5/20/10	\$758,000	\$730,000	2740	9	2007	Avg	5381	N	N	10611 106TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	180790	0385	12/13/10	\$765,000	\$746,000	2750	9	2005	Avg	5490	N	N	505 4TH ST S
008	124500	0796	11/11/09	\$720,000	\$685,000	2760	9	2007	Avg	6200	N	N	306 18TH AVE
008	180790	0386	6/4/11	\$742,500	\$733,000	2760	9	2004	Avg	4493	N	N	509 4TH ST S
008	184237	0050	7/29/09	\$749,950	\$708,000	2770	9	2007	Avg	5100	N	N	10608 106TH PL NE
008	062505	9050	4/5/11	\$900,000	\$885,000	2780	9	1995	Good	15498	Y	N	711 14TH PL W
008	375890	0282	9/15/10	\$615,000	\$597,000	2790	9	2003	Avg	8560	N	N	10930 103RD AVE NE
008	123940	0286	11/3/10	\$675,000	\$657,000	2800	9	1993	Avg	10834	N	N	249 SLATER ST S
008	124500	1611	6/22/09	\$835,000	\$786,000	2800	9	2001	Avg	7800	N	N	1730 3RD ST
008	124500	1210	6/20/11	\$930,000	\$919,000	2820	9	2006	Avg	8580	Y	N	103 18TH AVE
008	148930	0125	5/20/09	\$910,000	\$855,000	2840	9	2008	Avg	6000	N	N	1113 2ND ST
008	388580	3940	7/7/10	\$820,000	\$792,000	2840	9	2002	Avg	6350	N	N	109 15TH AVE
008	123940	0064	7/25/11	\$750,000	\$742,000	2850	9	1998	Avg	8526	N	N	29 10TH PL S
008	398270	0135	11/6/09	\$720,000	\$684,000	2870	9	1991	Avg	7200	N	N	626 17TH AVE
008	123650	0035	8/11/11	\$735,000	\$728,000	2880	9	2001	Avg	8000	N	N	9429 116TH AVE NE
008	124500	3220	5/20/09	\$900,000	\$846,000	2900	9	2008	Avg	8000	N	N	434 10TH AVE
008	124500	3020	9/12/11	\$825,000	\$819,000	2920	9	1999	Avg	8000	N	N	1104 3RD ST
008	124500	3615	3/14/11	\$899,000	\$882,000	2930	9	2003	Avg	6000	N	N	447 10TH AVE
008	180790	0145	2/5/09	\$899,950	\$840,000	2940	9	2002	Avg	5500	N	N	325 6TH AVE S
008	124500	3030	1/15/10	\$820,000	\$783,000	2950	9	2000	Avg	9210	N	N	1108 3RD ST
008	124500	0580	11/10/11	\$728,300	\$726,000	2960	9	2006	Avg	7900	N	N	512 19TH AVE
008	124550	0665	5/11/10	\$820,000	\$789,000	2960	9	2007	Avg	6930	N	N	737 20TH AVE W
008	124500	1287	4/19/10	\$782,000	\$751,000	2970	9	2003	Avg	7150	N	N	121 18TH AVE
008	184237	0080	6/8/11	\$790,000	\$780,000	2990	9	2007	Avg	7043	N	N	10615 106TH PL NE
008	012000	0262	8/29/11	\$870,000	\$863,000	3000	9	2010	Avg	8107	N	N	712 5TH AVE S
008	085600	0190	10/27/10	\$1,019,000	\$991,000	3010	9	1983	VGood	7200	Y	N	1010 6TH ST W
008	124500	3359	6/16/11	\$900,000	\$889,000	3040	9	2005	Avg	6840	N	N	1036 5TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	330510	0030	7/28/11	\$655,000	\$649,000	3070	9	2011	Avg	8478	N	N	17730 NE 95TH ST
008	330510	0050	7/20/11	\$619,000	\$613,000	3070	9	2011	Avg	8851	N	N	9507 117TH AVE NE
008	327579	0180	2/15/10	\$625,000	\$598,000	3120	9	1987	Avg	11279	N	N	11515 NE 103RD PL
008	330510	0230	12/29/10	\$575,000	\$562,000	3170	9	2008	Avg	8523	N	N	9410 117TH AVE NE
008	322605	9178	7/20/11	\$725,000	\$717,000	3200	9	2007	Avg	7656	N	N	11501 111TH PL NE
008	330510	0040	11/15/11	\$639,000	\$637,000	3230	9	2011	Avg	9286	N	N	11734 NE 95TH ST
008	330510	0150	12/29/10	\$595,000	\$581,000	3250	9	2007	Avg	9369	N	N	9506 117TH AVE NE
008	388580	3245	12/4/09	\$850,000	\$809,000	3310	9	2000	Avg	8400	N	N	1611 8TH ST W
008	330510	0060	3/17/09	\$902,000	\$844,000	3330	9	2008	Avg	8993	N	N	9511 117TH AVE NE
008	375950	0024	11/17/11	\$675,000	\$673,000	3370	9	2004	Avg	9449	N	N	10447 NE 110TH ST
008	330510	0140	11/29/10	\$600,000	\$585,000	3370	9	2007	Avg	8459	N	N	9510 117TH AVE SE
008	322605	9175	2/5/09	\$760,000	\$709,000	3390	9	2006	Avg	8179	N	N	11322 106TH AVE NE
008	124500	2995	9/17/09	\$1,050,000	\$995,000	3450	9	2007	Avg	10726	N	N	249 13TH AVE
008	123630	0305	3/8/09	\$870,000	\$814,000	3460	9	2007	Avg	8880	N	N	9423 114TH AVE NE
008	123510	0361	9/21/11	\$600,000	\$596,000	3480	9	2007	Avg	8780	N	N	8207 116TH AVE NE
008	388580	0815	12/20/10	\$1,015,000	\$991,000	3510	9	1981	VGood	11450	Y	N	722 4TH ST W
008	330510	0240	12/17/10	\$585,000	\$571,000	3510	9	2007	Avg	8479	N	N	9418 117TH AVE NE
008	330510	0080	4/3/09	\$804,950	\$754,000	3540	9	2007	Avg	8549	N	N	9519 117TH AVE NE
008	330510	0130	12/17/10	\$570,000	\$556,000	3560	9	2007	Avg	8705	N	N	9514 117TH AVE NE
008	330510	0180	11/19/10	\$635,000	\$619,000	3590	9	2007	Avg	8515	N	N	9423 117TH AVE NE
008	322605	9181	3/11/09	\$1,101,995	\$1,031,000	3590	9	2009	Avg	8090	N	N	11326 106TH AVE NE
008	330510	0220	1/13/11	\$580,000	\$567,000	3610	9	2008	Avg	8712	N	N	9404 117TH AVE NE
008	330510	0100	5/29/09	\$814,000	\$765,000	3700	9	2008	Avg	8469	N	N	9526 117TH AVE NE
008	664200	0280	3/1/10	\$899,000	\$861,000	3910	9	2006	Avg	12500	N	N	10209 114TH PL NE
008	388580	3000	3/30/11	\$850,000	\$835,000	1380	10	2001	Avg	6000	N	N	554 14TH AVE W
008	123890	0127	5/26/11	\$585,000	\$577,000	1522	10	1999	Avg	3173	N	N	123 6TH CT

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Area 74
(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
008	062505	9059	12/1/11	\$750,000	\$749,000	1600	10	1984	Avg	13776	Y	N	1023 14TH PL W
008	123890	0217	4/19/10	\$630,000	\$605,000	1877	10	2007	Avg	3952	N	N	825 KIRKLAND WAY
008	123890	0214	11/23/09	\$674,900	\$642,000	2057	10	2007	Avg	3818	N	N	815 KIRKLAND WAY
008	124500	2540	10/27/11	\$1,570,000	\$1,563,000	2160	10	2008	Avg	9000	N	N	144 14TH AVE
008	184250	0100	9/3/09	\$895,000	\$847,000	2200	10	2006	Avg	28397	N	N	11008 NE 104TH ST
008	388580	2995	7/23/09	\$1,150,000	\$1,085,000	2220	10	2001	Avg	6000	N	N	1414 6TH ST W
008	389210	0022	12/18/09	\$842,000	\$802,000	2220	10	2007	Avg	4002	Y	N	727 STATE ST S
008	388580	6055	12/22/10	\$820,000	\$801,000	2330	10	2006	Avg	7800	N	N	402 8TH AVE
008	389210	0023	3/3/10	\$838,900	\$803,000	2340	10	2006	Avg	4007	Y	N	731 STATE ST
008	388580	8310	3/20/09	\$850,000	\$795,000	2400	10	1993	Good	9515	Y	N	119 6TH AVE
008	172080	0154	8/10/10	\$860,000	\$832,000	2405	10	2006	Avg	4271	N	N	717 STATE AVE S
008	123890	0161	12/27/11	\$850,000	\$850,000	2450	10	2005	Avg	3765	N	N	714 KIRKLAND AVE
008	148930	0100	4/14/11	\$915,000	\$900,000	2510	10	1998	Avg	6000	Y	N	126 11TH AVE
008	085600	0085	12/14/10	\$1,175,000	\$1,147,000	2520	10	2007	Avg	4880	Y	N	1008 WAVERLY WAY
008	388580	6655	9/14/09	\$1,000,000	\$947,000	2600	10	2007	Avg	5222	Y	N	26 8TH AVE N
008	388580	0675	6/16/09	\$1,250,000	\$1,177,000	2610	10	2007	Avg	5725	Y	N	403 8TH AVE W
008	123890	0164	4/16/09	\$880,000	\$825,000	2640	10	2005	Avg	4539	N	N	702 KIRKLAND AVE
008	123890	0216	11/6/09	\$719,000	\$683,000	2648	10	2007	Avg	3602	N	N	819 KIRKLAND WAY
008	123940	0580	5/24/11	\$885,000	\$873,000	2660	10	2007	Avg	14857	Y	N	7704 115TH PL NE
008	124500	3500	5/12/10	\$1,299,900	\$1,251,000	2670	10	2003	Avg	10800	N	N	910 5TH ST
008	124500	0786	8/20/10	\$845,000	\$818,000	2730	10	2005	Avg	6500	N	N	304 18TH AVE
008	123890	0226	9/18/09	\$830,000	\$786,000	2770	10	2007	Avg	3599	N	N	823 KIRKLAND WAY
008	388580	7915	12/23/11	\$935,000	\$934,000	2780	10	2006	Avg	5500	N	N	207 7TH AVE
008	124500	0269	5/12/10	\$875,000	\$842,000	2790	10	2006	Avg	9426	Y	N	212 19TH AVE
008	388580	5175	12/17/10	\$1,260,000	\$1,230,000	2810	10	2006	Avg	7200	N	N	516 9TH AVE
008	375400	0065	5/10/10	\$925,000	\$890,000	2840	10	2006	Avg	8076	N	N	11514 101ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	1761	5/3/11	\$816,000	\$803,000	2860	10	2005	Avg	7367	N	N	427 18TH AVE
008	124500	3332	2/3/11	\$900,000	\$881,000	2860	10	2008	Avg	7876	N	N	1108 5TH ST
008	124500	3330	5/4/10	\$927,000	\$891,000	2880	10	2008	Avg	9003	N	N	1102 5TH ST
008	124500	1760	7/9/09	\$895,000	\$844,000	2900	10	2005	Avg	7367	N	N	423 18TH AVE
008	124500	1692	5/15/09	\$902,000	\$847,000	2900	10	2001	Avg	7213	N	N	316 15TH AVE
008	398270	1255	6/23/11	\$720,000	\$711,000	2900	10	2001	Avg	7200	N	N	610 14TH PL
008	388690	2952	2/16/11	\$950,000	\$931,000	2910	10	2006	Avg	8096	N	N	11211 NE 92ND ST
008	388580	1200	5/2/11	\$1,000,000	\$985,000	2920	10	1995	Avg	7200	Y	N	335 10TH AVE W
008	124500	1758	1/25/11	\$965,000	\$944,000	2930	10	2005	Avg	7479	N	N	431 18TH AVE
008	124550	0636	7/8/11	\$915,000	\$905,000	2990	10	2005	Avg	9666	N	N	711 20TH AVE W
008	085600	1095	6/11/09	\$904,900	\$852,000	3030	10	2006	Avg	6000	N	N	722 16TH AVE W
008	124500	2970	11/9/09	\$1,225,000	\$1,164,000	3030	10	2005	Avg	10000	N	N	1063 3RD ST
008	124550	0637	2/18/09	\$950,000	\$887,000	3030	10	2005	Avg	6917	N	N	712 19TH LN W
008	124500	2965	3/18/11	\$1,100,000	\$1,080,000	3030	10	2005	Avg	10000	N	N	1059 3RD ST
008	238760	0010	2/14/11	\$975,000	\$955,000	3040	10	2008	Avg	12495	N	N	10107 NE 110TH ST
008	124710	0035	8/3/10	\$988,000	\$956,000	3070	10	1995	Avg	9143	Y	N	8926 112TH AVE NE
008	124500	2296	8/18/11	\$792,000	\$785,000	3080	10	2001	Avg	7208	N	N	327 15TH AVE
008	388580	5815	9/7/11	\$845,000	\$839,000	3090	10	2005	Avg	7800	N	N	537 9TH AVE
008	250550	0041	12/23/09	\$875,000	\$834,000	3130	10	2005	Avg	8281	N	N	524 7TH ST S
008	085600	1390	7/2/10	\$1,195,000	\$1,154,000	3140	10	2005	Avg	8324	N	N	704 17TH AVE W
008	375890	0220	10/25/10	\$865,000	\$841,000	3160	10	2003	Avg	17621	N	N	10815 101ST PL NE
008	388580	5745	6/20/11	\$820,000	\$810,000	3160	10	2008	Avg	7199	N	N	638 8TH AVE
008	085600	0750	7/7/09	\$1,400,000	\$1,320,000	3180	10	2008	Avg	7200	N	N	713 16TH AVE W
008	124500	1835	7/7/09	\$859,500	\$810,000	3190	10	2003	Avg	6865	N	N	1521 5TH PL
008	172080	0115	7/29/10	\$1,650,000	\$1,596,000	3210	10	2006	Avg	7500	Y	N	710 3RD ST S
008	388580	7690	8/19/11	\$695,000	\$689,000	3224	10	2003	Avg	5500	N	N	433 7TH AVE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	2590	6/4/10	\$1,275,000	\$1,229,000	3230	10	2008	Avg	6000	N	N	129 14TH AVE
008	358480	0100	11/30/11	\$975,000	\$973,000	3250	10	2007	Avg	8868	N	N	1208 5TH PL
008	398270	3015	2/19/09	\$1,018,000	\$951,000	3250	10	2008	Avg	6997	N	N	1210 6TH ST
008	388690	1741	1/19/11	\$875,000	\$856,000	3270	10	2008	Avg	3484	N	N	11234 NE 87TH ST
008	124500	3267	8/11/10	\$799,000	\$773,000	3280	10	2007	Avg	8753	N	N	1103 5TH ST
008	085600	0870	8/26/11	\$1,162,500	\$1,153,000	3300	10	2005	Avg	7454	N	N	720 14TH AVE W
008	398270	3035	4/13/10	\$1,050,000	\$1,008,000	3300	10	2006	Avg	9664	N	N	636 12TH AVE
008	085600	0880	4/20/10	\$1,249,000	\$1,200,000	3300	10	2005	Avg	7200	N	N	710 14TH AVE W
008	085600	0830	4/29/11	\$900,000	\$886,000	3370	10	2005	Avg	7200	N	N	744 14TH AVE W
008	123570	0059	11/29/10	\$803,500	\$783,000	3430	10	2007	Avg	8676	N	N	10907 110TH AVE NE
008	085600	0715	6/27/11	\$1,059,000	\$1,046,000	3440	10	2001	Avg	7200	N	N	650 14TH AVE W
008	322605	9171	8/25/10	\$735,000	\$712,000	3440	10	2006	Avg	10783	N	N	10512 NE 114TH LN
008	124550	0652	9/28/11	\$905,000	\$900,000	3450	10	1992	Avg	10950	N	N	731 20TH AVE W
008	124500	2958	11/23/09	\$1,250,000	\$1,189,000	3450	10	2003	Avg	10000	N	N	1045 3RD ST
008	250550	0060	9/28/09	\$1,135,000	\$1,076,000	3460	10	2008	Avg	8800	Y	N	509 8TH ST S
008	123570	0053	12/29/09	\$825,000	\$787,000	3480	10	2008	Avg	8633	N	N	10827 110TH AVE NE
008	085600	1400	8/26/11	\$1,150,000	\$1,141,000	3490	10	2007	Avg	8323	N	N	700 17TH AVE W
008	085600	1400	8/6/09	\$935,000	\$883,000	3490	10	2007	Avg	8323	N	N	700 17TH AVE W
008	321150	0040	11/21/11	\$928,600	\$926,000	3500	10	2000	Avg	7308	Y	N	115 17TH PL
008	388580	3575	3/9/11	\$890,000	\$873,000	3510	10	2005	Avg	7645	N	N	713 18TH AVE W
008	375550	0091	5/11/11	\$740,000	\$729,000	3510	10	2006	Avg	9000	N	N	11310 106TH AVE NE
008	388580	8000	4/28/10	\$854,000	\$821,000	3520	10	2007	Avg	5500	N	N	123 7TH AVE
008	388580	7940	8/25/11	\$1,265,000	\$1,255,000	3530	10	2001	Avg	5500	N	N	218 6TH AVE
008	124550	0235	11/15/10	\$975,000	\$950,000	3540	10	2008	Avg	10000	N	N	2007 MARKET ST
008	388580	6285	10/26/09	\$1,150,000	\$1,092,000	3540	10	2008	Avg	8400	N	N	805 4TH ST
008	388580	6285	4/27/09	\$1,199,000	\$1,125,000	3540	10	2008	Avg	8400	N	N	805 4TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	388580	5185	6/29/10	\$1,065,000	\$1,028,000	3550	10	2006	Avg	7200	N	N	520 9TH AVE
008	085600	1130	5/4/10	\$1,075,000	\$1,034,000	3560	10	2001	Avg	8960	N	N	704 16TH AVE W
008	124500	3266	6/26/09	\$875,000	\$824,000	3560	10	2007	Avg	8753	N	N	1049 5TH ST
008	322605	9077	12/14/11	\$700,000	\$699,000	3560	10	2006	Avg	8434	N	N	11012 NE 112TH ST
008	388580	1995	11/11/11	\$1,243,000	\$1,239,000	3590	10	2004	Avg	7200	N	N	328 10TH AVE W
008	123570	0058	4/29/09	\$958,000	\$899,000	3615	10	2008	Avg	8633	N	N	10901 110TH AVE NE
008	375890	0022	8/9/11	\$835,000	\$827,000	3640	10	2007	Avg	8003	N	N	10026 NE 110TH ST
008	388580	5010	11/30/10	\$900,000	\$877,000	3690	10	2004	Avg	8400	N	N	314 9TH AVE
008	388580	1755	2/24/10	\$1,450,000	\$1,388,000	3760	10	2004	Avg	7200	Y	N	421 11TH AVE W
008	184250	0040	10/17/10	\$852,500	\$829,000	3760	10	2003	Avg	9958	N	N	11019 NE 104TH ST
008	124550	0668	1/16/09	\$1,100,000	\$1,025,000	3790	10	2007	Avg	8052	N	N	802 19TH LN W
008	124500	0380	2/11/09	\$1,550,000	\$1,447,000	3800	10	2009	Avg	7099	N	N	1950 3RD ST
008	124500	3055	11/4/11	\$936,800	\$933,000	3800	10	2003	Avg	9250	N	N	1026 3RD ST
008	398270	0590	8/12/11	\$973,900	\$965,000	3820	10	1997	Avg	15484	N	N	9829 111TH AVE NE
008	398270	0590	3/1/10	\$845,000	\$809,000	3820	10	1997	Avg	15484	N	N	9829 111TH AVE NE
008	180790	0310	9/24/10	\$995,000	\$966,000	3875	10	1998	Avg	5000	N	N	427 5TH AVE S
008	375890	0259	8/24/10	\$775,000	\$751,000	3900	10	2006	Avg	8391	N	N	10908 101ST PL NE
008	124550	0777	5/23/11	\$1,300,000	\$1,282,000	3910	10	2001	Avg	9731	Y	N	1622 10TH ST W
008	388580	2370	12/15/11	\$1,385,000	\$1,384,000	3940	10	2004	Avg	8400	N	N	523 13TH AVE W
008	388690	3220	3/15/11	\$1,100,000	\$1,080,000	3970	10	2007	Avg	8400	N	N	629 11TH AVE
008	388580	5665	4/13/11	\$1,125,000	\$1,106,000	4030	10	2006	Avg	10800	N	N	615 9TH AVE
008	375890	0033	7/8/11	\$1,075,000	\$1,063,000	4050	10	1994	Good	10631	Y	N	11017 101ST PL NE
008	124500	1610	10/29/09	\$969,200	\$921,000	4070	10	2008	Avg	9035	N	N	311 18TH AVE
008	124500	3381	2/23/09	\$1,200,000	\$1,121,000	4170	10	2007	Avg	9664	N	N	1006 5TH ST
008	124550	0240	8/25/10	\$1,000,000	\$969,000	4310	10	2008	Avg	10000	N	N	2009 MARKET ST
008	124500	1754	8/5/09	\$1,150,000	\$1,086,000	4580	10	2007	Avg	9780	N	N	1704 4TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	388580	4860	12/22/10	\$1,008,000	\$984,000	1750	11	2002	Avg	6600	N	N	132 9TH AVE
008	398270	3250	11/4/11	\$790,000	\$787,000	2170	11	1991	Good	9238	N	N	9424 110TH PL NE
008	388690	3721	3/11/10	\$1,160,000	\$1,112,000	2270	11	2004	Avg	8559	Y	N	11119 NE 92ND LN
008	788260	0509	8/16/11	\$880,000	\$872,000	2320	11	2006	Avg	3601	Y	N	1002 STATE ST S
008	788260	0509	2/12/09	\$975,000	\$910,000	2320	11	2006	Avg	3601	Y	N	1002 STATE ST S
008	388580	0825	3/29/11	\$1,445,000	\$1,420,000	2490	11	2005	Avg	5725	Y	N	338 7TH AVE W
008	123940	0608	12/26/11	\$1,145,000	\$1,145,000	2520	11	2003	Avg	8825	Y	N	7615 115TH PL NE
008	388580	0520	5/2/11	\$1,450,000	\$1,428,000	2770	11	2004	Avg	6870	Y	N	222 5TH AVE W
008	123940	0604	10/13/10	\$1,150,000	\$1,118,000	2810	11	2004	Avg	8935	Y	N	7629 115TH AVE NE
008	312605	9043	10/22/09	\$1,400,000	\$1,329,000	2850	11	2007	Avg	17728	Y	N	727 14TH AVE W
008	388580	7995	2/2/10	\$1,475,000	\$1,410,000	2900	11	2004	Avg	4988	N	N	131 7TH AVE
008	388580	0115	3/3/10	\$1,770,000	\$1,695,000	2980	11	2007	Avg	6050	Y	N	220 WAVERLY WAY
008	388580	0115	9/10/09	\$1,857,000	\$1,758,000	2980	11	2007	Avg	6050	Y	N	220 WAVERLY WAY
008	388580	6600	10/6/11	\$1,600,000	\$1,591,000	2980	11	2003	Avg	9523	Y	N	802 1ST ST
008	180790	0245	11/12/09	\$1,250,000	\$1,188,000	3130	11	2008	Avg	5000	N	N	411 6TH AVE S
008	124550	0745	5/17/11	\$2,100,000	\$2,070,000	3270	11	2002	Avg	15306	Y	N	1688 10TH ST W
008	375890	0071	2/10/11	\$798,000	\$782,000	3380	11	2006	Avg	8075	Y	N	11026 101ST PL NE
008	375890	0074	11/29/11	\$1,180,000	\$1,178,000	3380	11	2007	Avg	8076	N	N	11014 101ST PL NE
008	388580	3615	7/29/09	\$1,380,000	\$1,303,000	3420	11	2005	Avg	8960	N	N	1701 8TH ST W
008	375890	0070	1/24/11	\$1,235,000	\$1,208,000	3440	11	2006	Avg	9461	Y	N	10125 NE 111TH PL
008	085600	0610	8/16/10	\$1,440,000	\$1,394,000	3470	11	2004	Avg	7200	Y	N	620 13TH AVE
008	388580	1440	11/16/09	\$1,775,000	\$1,688,000	3470	11	2007	Avg	7200	Y	N	410 8TH AVE W
008	124500	2625	3/17/09	\$1,575,000	\$1,474,000	3500	11	2005	Avg	12000	Y	N	120 13TH AVE
008	430820	0150	8/23/10	\$1,250,000	\$1,211,000	3500	11	2008	Avg	8975	N	N	658 17TH AVE W
008	430820	0150	8/28/09	\$1,420,000	\$1,343,000	3500	11	2008	Avg	8975	N	N	658 17TH AVE W
008	124500	2350	9/13/10	\$1,305,000	\$1,266,000	3570	11	2007	Avg	7255	Y	N	204 13TH AVE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	388580	4935	9/14/10	\$1,200,000	\$1,164,000	3610	11	2003	Avg	9780	N	N	214 9TH AVE
008	124710	0007	7/16/10	\$1,265,000	\$1,222,000	3680	11	2005	Avg	33241	Y	N	9302 110TH PL NE
008	124500	2230	9/29/09	\$1,200,000	\$1,138,000	3730	11	2005	Avg	8504	N	N	1328 3RD ST
008	388580	1775	6/10/10	\$2,385,000	\$2,299,000	3760	11	2007	Avg	7200	Y	N	429 11TH AVE W
008	124500	2676	7/13/10	\$1,385,000	\$1,338,000	3830	11	2006	Avg	10800	N	N	140 13TH AVE
008	388580	5081	6/25/09	\$1,200,000	\$1,130,000	3980	11	2007	Avg	8064	N	N	410 9TH AVE
008	388580	2600	1/28/10	\$1,720,000	\$1,644,000	4020	11	2005	Avg	10800	N	N	540 13TH AVE W
008	388580	3605	12/13/10	\$1,275,000	\$1,244,000	4050	11	2007	Avg	8960	N	N	1717 8TH ST W
008	388580	0940	9/14/09	\$1,600,000	\$1,515,000	4150	11	2004	Avg	11450	N	N	236 7TH AVE W
008	388580	0625	11/30/10	\$1,470,000	\$1,433,000	4210	11	1997	Avg	11450	Y	N	324 5TH AVE W
008	124500	2565	11/5/09	\$1,200,000	\$1,140,000	4460	11	2007	Avg	9000	N	N	133 14TH AVE
008	388580	0865	6/21/10	\$2,350,000	\$2,267,000	4790	11	2003	Avg	11450	Y	N	304 7TH AVE W
008	388580	3090	6/1/09	\$1,150,000	\$1,081,000	4820	11	2000	Avg	10800	N	N	611 16TH AVE W
008	123570	0075	5/19/10	\$1,180,000	\$1,136,000	5250	11	2008	Avg	28841	N	N	10823 NE 108TH ST
008	123630	0153	1/27/11	\$1,040,000	\$1,018,000	5570	11	1999	Avg	20487	N	N	9618 OBSERVATION DR
008	388580	3060	5/20/09	\$1,580,000	\$1,485,000	4170	12	2006	Avg	8400	N	N	506 14TH AVE W
008	388580	2325	3/22/10	\$1,825,000	\$1,750,000	4840	12	2007	Avg	12000	Y	N	404 11TH AVE W
008	388580	0705	9/15/10	\$2,825,000	\$2,741,000	5430	12	2007	Avg	11450	Y	N	435 8TH AVE W
008	312605	9019	6/10/11	\$3,075,000	\$3,035,000	6180	12	1999	Avg	17360	Y	Y	2033 ROSE POINT LN

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082505	9188	7/28/11	\$1,050,000	DIAGNOSTIC OUTLIER
002	123400	0552	12/22/11	\$1,095,000	RELOCATION - SALE TO SERVICE;
002	123400	0561	9/27/11	\$821,000	ACTIVE PERMIT BEFORE SALE>25K
002	123400	0610	2/25/09	\$8,437	DOR RATIO
002	123400	0960	8/11/09	\$800,000	OBSOLESCENCE
002	169290	0067	9/27/10	\$309,900	DOR RATIO;OBSOL;FINANCIAL INSTITUTION RESALE
002	172505	9187	12/1/09	\$218,000	DOR RATIO;NON-REPRESENTATIVE SALE
002	172505	9187	8/1/11	\$225,000	DOR RATIO
002	172505	9292	12/15/10	\$1,010,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172505	9324	8/24/09	\$950,000	SHORT SALE
002	189540	0020	6/17/09	\$3,525,000	DIAGNOSTIC OUTLIER
002	189540	0060	10/5/09	\$2,100,000	DIAGNOSTIC OUTLIER
002	254050	0030	10/29/09	\$675,000	RELOCATION - SALE TO SERVICE
002	254050	0205	3/27/11	\$1,400,000	%COMPL
002	264950	0210	6/23/09	\$399,990	DOR RATIO
002	264950	0220	8/6/10	\$108,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
002	264950	0251	10/3/11	\$1,225,000	RELOCATION - SALE TO SERVICE;
002	268070	0190	11/1/11	\$420,000	DIAGNOSTIC OUTLIER
002	410101	0320	10/3/11	\$400,000	DIAGNOSTIC OUTLIER
002	410141	0180	8/6/09	\$490,123	OBSOLESCENCE
002	415180	0245	12/9/11	\$296,100	DIAGNOSTIC OUTLIER
002	415180	0460	9/21/10	\$1,300,000	RELOCATION - SALE TO SERVICE
002	415180	0525	12/2/10	\$400,000	DOR RATIO;NO MARKET EXPOSURE
002	638001	0010	7/19/11	\$722,000	RELOCATION - SALE TO SERVICE
002	788260	0290	5/29/09	\$1,364,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	788260	0320	9/22/10	\$1,600,000	%COMPL
002	941390	0120	4/13/11	\$375,000	GOVERNMENT AGENCY
002	980859	0090	2/3/09	\$495,500	NON-REPRESENTATIVE SALE
008	012000	0250	6/10/10	\$698,000	PREVIMP<=25K;UNFIN AREA
008	019240	0030	12/12/11	\$725,000	FINANCIAL INSTUTITUE RESALE
008	062505	9004	11/16/11	\$2,315,384	IMP COUNT
008	062505	9038	5/16/11	\$2,400,000	PREVIMP<=25K;UNFIN AREA
008	062505	9052	8/25/11	\$2,597,000	DIAGNOSTIC OUTLIER
008	082505	9166	7/25/11	\$270,000	DIAGNOSTIC OUTLIER
008	085600	0250	9/1/09	\$650,000	NON-REPRESENTATIVE SALE
008	085600	1275	5/19/11	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	085600	1600	3/16/10	\$320,000	DIAGNOSTIC OUTLIER
008	123570	0059	10/26/10	\$803,500	RELOCATION - SALE TO SERVICE
008	123630	0055	10/8/09	\$615,000	OBSOLESCENCE
008	123630	0298	11/23/09	\$170,652	DOR RATIO;PREVIMP<=25K
008	123850	1096	6/28/11	\$377,000	GOVERNMENT AGENCY
008	123850	1117	9/15/11	\$251,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	123850	1170	3/7/11	\$221,964	QUIT CLAIM DEED
008	123850	1175	10/11/10	\$130,359	DOR RATIO;CORRECTION DEED
008	123890	0218	1/6/10	\$794,000	%COMPL

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	123940	0285	1/27/11	\$216,500	DOR RATIO;PREVIMP<=25K
008	123940	0285	6/29/11	\$271,500	SHORT SALE
008	123940	0300	3/9/11	\$235,000	DOR RATIO
008	123940	0580	5/20/11	\$885,000	QUIT CLAIM DEED
008	123940	0635	2/6/09	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	123940	0870	6/23/09	\$175,000	DOR RATIO
008	124500	0266	11/10/09	\$600,000	UNFIN AREA
008	124500	0320	12/28/11	\$340,850	QUIT CLAIM DEED
008	124500	0457	12/7/11	\$320,000	DIAGNOSTIC OUTLIER
008	124500	0463	11/23/09	\$702,258	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	0463	4/1/10	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	0737	4/25/11	\$360,000	DIAGNOSTIC OUTLIER
008	124500	0796	8/18/09	\$878,980	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	1220	3/17/11	\$375,000	DIAGNOSTIC OUTLIER
008	124500	1435	1/5/10	\$420,000	DOR RATIO
008	124500	1566	12/4/09	\$4,100	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	124500	1828	5/30/11	\$548,000	SHORT SALE
008	124500	1930	7/21/11	\$584,000	RELOCATION - SALE TO SERVICE
008	124500	2171	9/9/09	\$366,433	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	2171	4/8/10	\$265,000	PREVIMP<=25K
008	124500	2212	4/19/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	2270	12/1/10	\$504,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124500	2361	3/11/10	\$675,000	DIAGNOSTIC OUTLIER
008	124500	2370	1/7/10	\$400,000	DOR RATIO
008	124500	2590	11/3/09	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	2838	5/8/10	\$742,000	IMP COUNT
008	124550	0065	3/29/11	\$274,950	DIAGNOSTIC OUTLIER
008	124550	0083	9/8/10	\$325,000	DIAGNOSTIC OUTLIER
008	124550	0286	2/20/09	\$241,500	DOR RATIO
008	124710	0010	8/17/10	\$850,000	NON-REPRESENTATIVE SALE
008	148930	0090	2/24/11	\$430,500	DIAGNOSTIC OUTLIER
008	170690	0070	12/3/10	\$2,000,000	UNFIN AREA
008	175020	0110	2/18/11	\$235,000	DIAGNOSTIC OUTLIER
008	179150	0143	9/27/11	\$696,000	DIAGNOSTIC OUTLIER
008	180790	0155	10/23/09	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	184237	0040	11/22/11	\$590,000	RELOCATION - SALE TO SERVICE
008	202060	0060	12/16/09	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	227360	0550	1/8/09	\$300,000	PREVIMP<=25K;UNFIN AREA
008	250550	0036	9/15/09	\$149,045	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	259101	0090	8/20/10	\$123,032	NO MARKET EXPOSURE
008	259101	0290	4/6/11	\$195,000	DIAGNOSTIC OUTLIER
008	259102	0450	3/1/10	\$475,000	RELOCATION - SALE TO SERVICE
008	312605	9025	2/23/09	\$4,000,000	SHERIFF / TAX SALE
008	322605	9102	10/19/10	\$585,000	IMP COUNT
008	322605	9159	10/20/11	\$501,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	327579	0180	12/29/09	\$695,000	RELOCATION - SALE TO SERVICE
008	327579	0190	9/16/09	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	329573	0180	7/26/11	\$417,505	DIAGNOSTIC OUTLIER
008	329573	0180	1/5/10	\$610,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	330510	0020	9/22/11	\$639,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	330510	0160	9/22/11	\$639,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	330510	0210	9/22/11	\$619,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	332605	9185	9/3/10	\$404,900	IMP COUNT
008	358480	0020	12/22/10	\$698,000	RELOCATION - SALE TO SERVICE
008	358480	0130	11/4/09	\$600,000	DIAGNOSTIC OUTLIER
008	375401	0020	10/2/09	\$520,000	RELOCATION - SALE TO SERVICE
008	375550	0015	5/21/10	\$390,000	IMP COUNT;PREVIMP<=25K
008	375610	0075	5/27/09	\$1,320	DOR RATIO;PREVIMP<=25K
008	375610	0095	6/23/09	\$465,000	RELOCATION - SALE TO SERVICE
008	375890	0074	1/10/11	\$1,180,000	RELOCATION - SALE TO SERVICE
008	375890	0223	8/4/11	\$1,175,000	DIAGNOSTIC OUTLIER
008	375890	0223	7/7/11	\$1,175,000	RELOCATION - SALE TO SERVICE
008	375950	0037	9/15/11	\$421,000	GOVERNMENT AGENCY
008	375950	0037	8/9/11	\$373,247	GOVERNMENT AGENCY
008	388580	0255	7/9/10	\$1,625,000	IMP COUNT
008	388580	0635	5/28/09	\$1,300,000	DIAGNOSTIC OUTLIER
008	388580	0720	12/22/09	\$4,200,000	OBSOLESCENCE
008	388580	1130	5/6/11	\$315,000	DIAGNOSTIC OUTLIER
008	388580	1735	8/3/09	\$652,500	DOR RATIO
008	388580	2550	11/14/11	\$650,000	OBSOL;PREVIMP<=25K;UNFIN AREA
008	388580	3055	9/24/09	\$1,100,000	DIAGNOSTIC OUTLIER
008	388580	3426	2/12/10	\$372,300	BANKRUPTCY - RECEIVER OR TRUSTEE
008	388580	4115	7/6/11	\$470,000	DIAGNOSTIC OUTLIER
008	388580	4690	9/22/11	\$250,000	DOR RATIO
008	388580	4865	12/15/10	\$500,000	IMP COUNT;PREVIMP<=25K
008	388580	5325	2/17/11	\$287,000	DIAGNOSTIC OUTLIER
008	388580	5735	10/13/09	\$860,000	NON-REPRESENTATIVE SALE
008	388580	5740	12/3/09	\$860,000	NON-REPRESENTATIVE SALE
008	388580	5975	3/25/10	\$800,000	IMP COUNT
008	388580	5980	10/22/09	\$380,000	%NETCOND
008	388580	6615	11/24/10	\$713,196	DOR RATIO
008	388580	6955	8/18/11	\$900,000	DIAGNOSTIC OUTLIER
008	388580	7195	2/8/11	\$308,000	RELOCATION - SALE TO SERVICE;
008	388580	7915	12/23/11	\$935,000	RELOCATION - SALE TO SERVICE
008	388580	7915	5/3/11	\$935,000	RELOCATION - SALE TO SERVICE;
008	388580	7925	9/14/11	\$750,000	DIAGNOSTIC OUTLIER
008	388690	1741	8/30/10	\$525,000	DIAGNOSTIC OUTLIER
008	388690	3325	4/5/11	\$347,000	DIAGNOSTIC OUTLIER
008	389210	0005	9/21/09	\$308,765	PREVIMP<=25K;NON-REPRESENTATIVE SALE
008	389210	0010	9/23/09	\$360,912	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	390010	1255	11/3/09	\$330,000	DIAGNOSTIC OUTLIER
008	390230	0170	1/10/11	\$80,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	390230	0230	1/25/11	\$163,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	395550	0140	8/31/11	\$206,000	DOR RATIO
008	398270	0710	5/15/09	\$25,000	DOR RATIO;NO MARKET EXPOSURE
008	398270	3445	5/6/10	\$310,000	DIAGNOSTIC OUTLIER
008	681630	0230	10/31/11	\$193,200	FINANCIAL INSTITUTION RESALE
008	788260	0515	9/2/11	\$710,000	DIAGNOSTIC OUTLIER
008	856120	0060	3/29/09	\$520,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	123400	0561	1/30/2011	\$300,000	10108	N	N
002	123400	0562	6/6/2011	\$300,000	8719	N	N
002	410450	0225	12/15/2010	\$750,000	14633	Y	N
002	415180	0450	3/17/2010	\$275,000	5400	N	N
008	012000	0262	7/6/2010	\$208,000	8107	N	N
008	085600	0420	10/5/2011	\$242,064	8750	N	N
008	085600	0920	4/9/2010	\$260,000	3840	N	N
008	123570	0076	6/23/2011	\$273,000	29837	N	N
008	123630	0392	4/15/2010	\$215,000	18953	N	N
008	124550	0828	8/22/2011	\$487,250	8500	N	N
008	124760	0010	1/29/2009	\$3,100,000	4740	Y	Y
008	124760	0050	2/24/2010	\$2,725,000	8055	Y	Y
008	180790	0060	8/29/2011	\$420,000	7200	Y	N
008	250550	0026	5/17/2011	\$360,000	8283	N	N
008	250550	0078	6/8/2011	\$312,000	8281	N	N
008	250550	0080	1/27/2011	\$312,000	8281	N	N
008	330510	0090	12/2/2011	\$609,000	8468	N	N
008	330510	0170	11/4/2011	\$629,000	8520	N	N
008	332605	9090	1/25/2011	\$400,000	8576	N	N
008	375890	0263	11/11/2009	\$200,000	12500	N	N
008	388580	2540	1/30/2009	\$675,000	7200	Y	N
008	388580	4160	6/14/2011	\$300,000	5222	N	N
008	388580	5360	11/3/2009	\$221,000	7680	N	N
008	388580	5870	8/4/2009	\$375,000	7200	N	Y
008	398270	3016	1/6/2010	\$214,000	6968	N	N
008	419170	0070	12/11/2010	\$150,000	13296	N	N
008	419170	0071	2/12/2010	\$159,000	11974	N	N
008	935490	0180	10/9/2009	\$405,000	8800	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	123400	0255	8/12/2010	\$60,000	NO MARKET EXPOSURE
002	954420	0269	10/12/2009	\$275,000	NO MARKET EXPOSURE
002	954420	0270	2/24/2010	\$275,000	NO MARKET EXPOSURE
008	123940	0240	3/30/2011	\$405,000	MULTI-PARCEL SALE
008	124500	0385	12/27/2011	\$530,000	MULTI-PARCEL SALE
008	312605	9025	5/13/2010	\$2,224,997	NO MARKET EXPOSURE
008	322605	9079	5/27/2010	\$249,950	NON-REPRESENTATIVE SALE
008	330510	0090	12/23/2010	\$2,240,000	MULTI-PARCEL SALE
008	388580	3635	2/9/2011	\$820,000	MULTI-PARCEL SALE
008	389010	0054	12/2/2009	\$273,000	BUILDER OR DEVELOPER SALES