

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name / Number:** North Greenwood / 5

**Previous Physical Inspection:** 1999

### **Sales - Improved Summary:**

Number of Sales: 548

Range of Sale Dates: 1/2000 - 12/2001

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV</b>
<b>2001 Value</b>	\$90,800	\$125,700	\$216,500	\$236,800	91.4%	11.06%
<b>2002 Value</b>	\$97,500	\$136,300	\$233,800	\$236,800	98.7%	10.62%
<b>Change</b>	+\$6,700	+\$10,600	+\$17,300		+7.3%	-0.44%
<b>% Change</b>	+7.4%	+8.4%	+8.0%		+8.0%	-3.98%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.44% and -3.98% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, 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 fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2001 Value</b>	\$92,800	\$130,100	\$222,900
<b>2002 Value</b>	\$99,600	\$141,200	\$240,800
<b>PercentChange</b>	+7.3%	+8.5%	+8.0%

Number of improved Parcels in the Population: 5,765

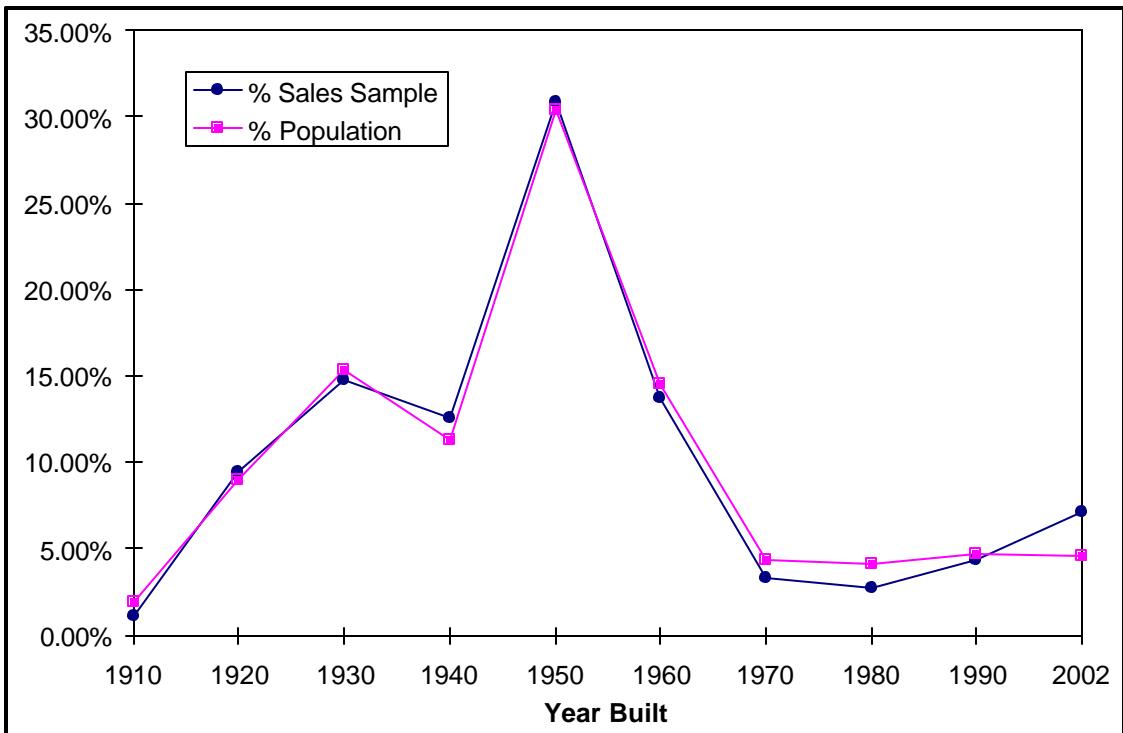
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that including variables for sub-area, lot size, year built, above grade living area, and number of stories improved uniformity of assessments throughout the area. For instance, houses built or renovated after 1984 with lot sizes less than 2,501 square feet were at a higher assessment level and need a downward adjustment. One story homes in sub-area 4 as well as houses built or renovated between 1950 – 1959 had higher assessment ratios and need a smaller upward adjustment. Conversely, houses with less than 801 square feet of above grade living area or having one and one-half, two, or two and one-half stories had lower assessment ratios and need a greater upward adjustment. This model corrects for these strata differences.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	6	1.09%
1920	52	9.49%
1930	81	14.78%
1940	69	12.59%
1950	169	30.84%
1960	75	13.69%
1970	18	3.28%
1980	15	2.74%
1990	24	4.38%
2002	39	7.12%
	548	

<b>Population</b>		
Year Built	Frequency	% Population
1910	111	1.93%
1920	517	8.97%
1930	882	15.30%
1940	649	11.26%
1950	1751	30.37%
1960	836	14.50%
1970	248	4.30%
1980	237	4.11%
1990	269	4.67%
2002	265	4.60%
	5765	

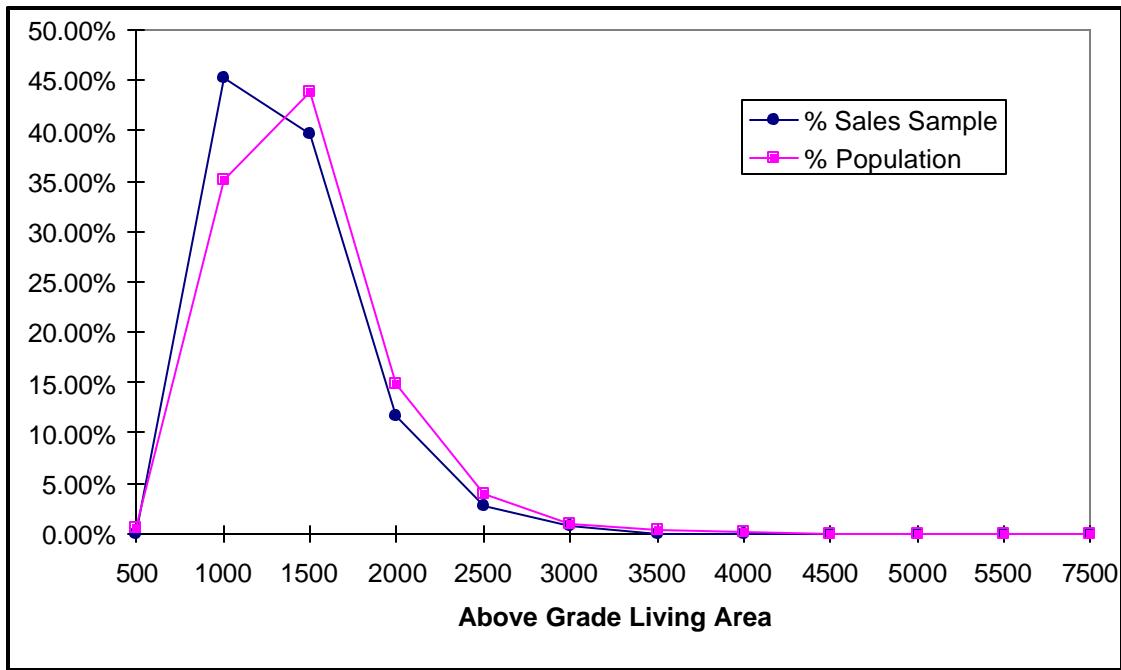


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built. Sales of new homes built in the last twelve years are slightly over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	248	45.26%
1500	217	39.60%
2000	64	11.68%
2500	15	2.74%
3000	4	0.73%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	548	

<b>Population</b>		
AGLA	Frequency	% Population
500	30	0.52%
1000	2027	35.16%
1500	2532	43.92%
2000	859	14.90%
2500	229	3.97%
3000	54	0.94%
3500	23	0.40%
4000	7	0.12%
4500	3	0.05%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
	5765	

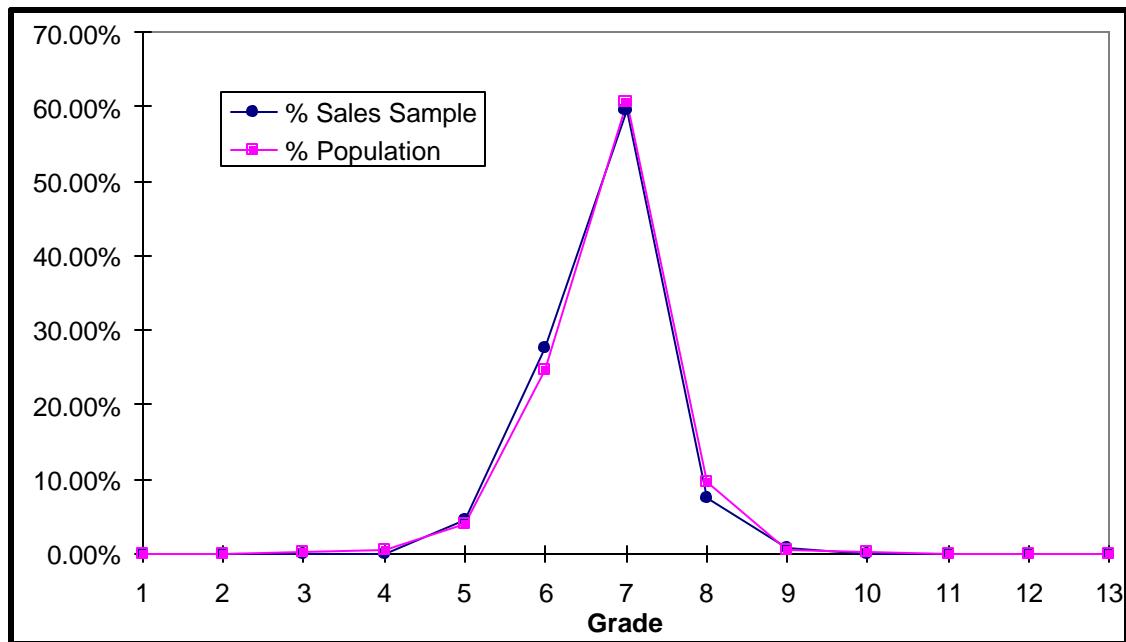


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Grade**

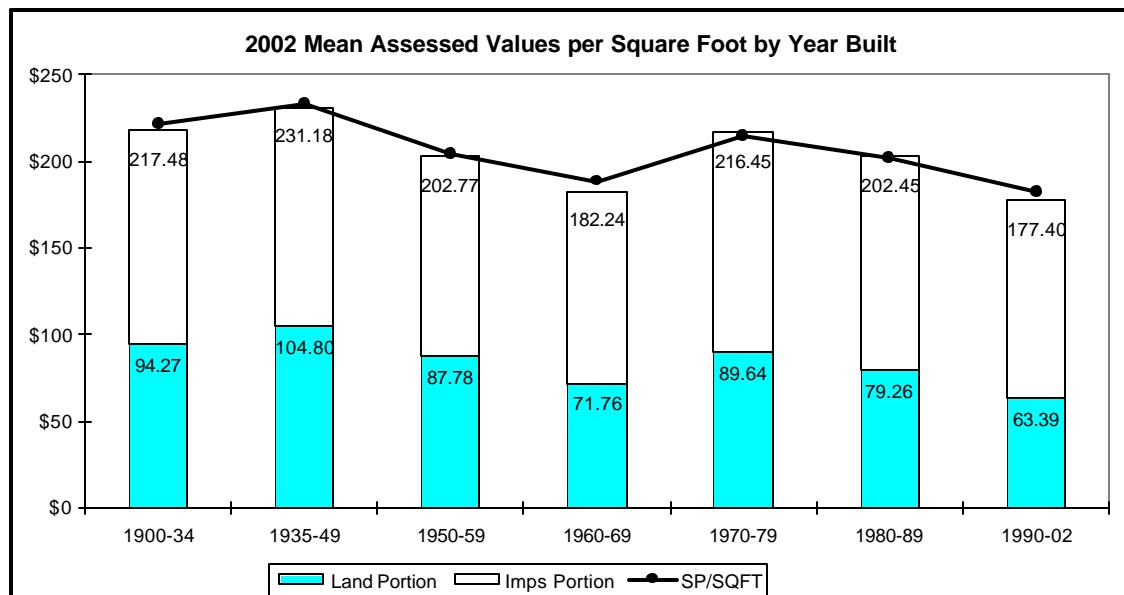
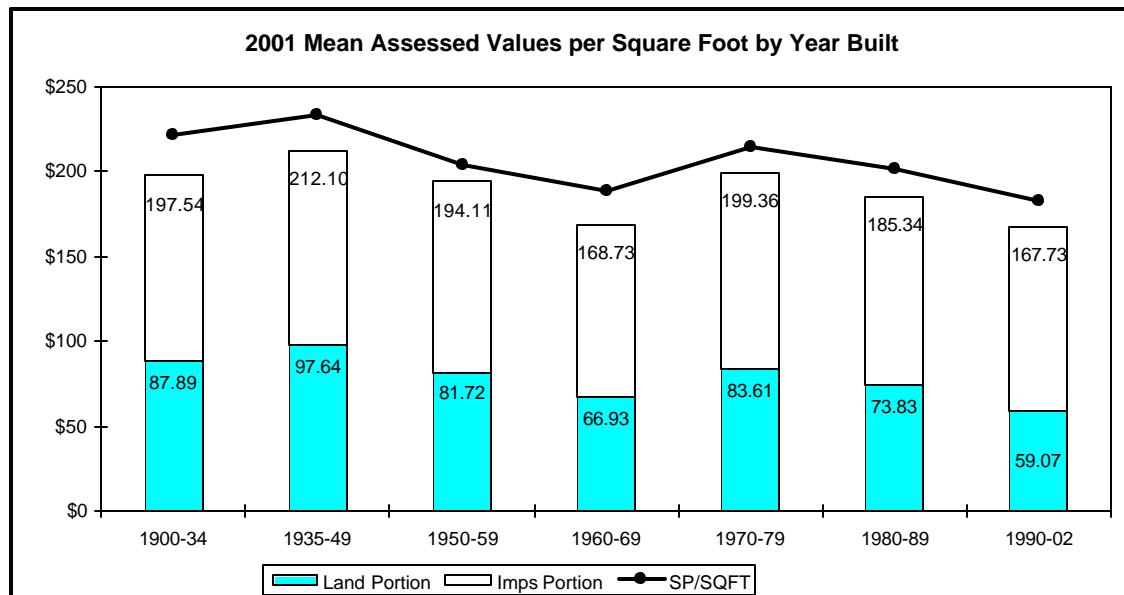
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	25	4.56%
6	152	27.74%
7	326	59.49%
8	41	7.48%
9	4	0.73%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	548	

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	5	0.09%
4	27	0.47%
5	229	3.97%
6	1419	24.61%
7	3493	60.59%
8	555	9.63%
9	28	0.49%
10	9	0.16%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	5765	



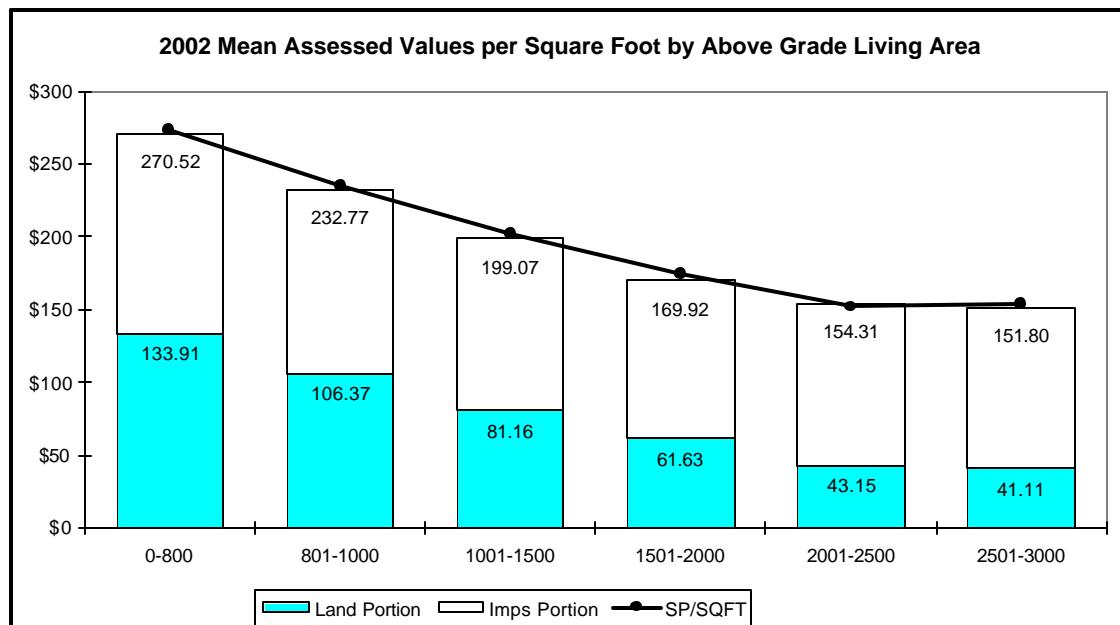
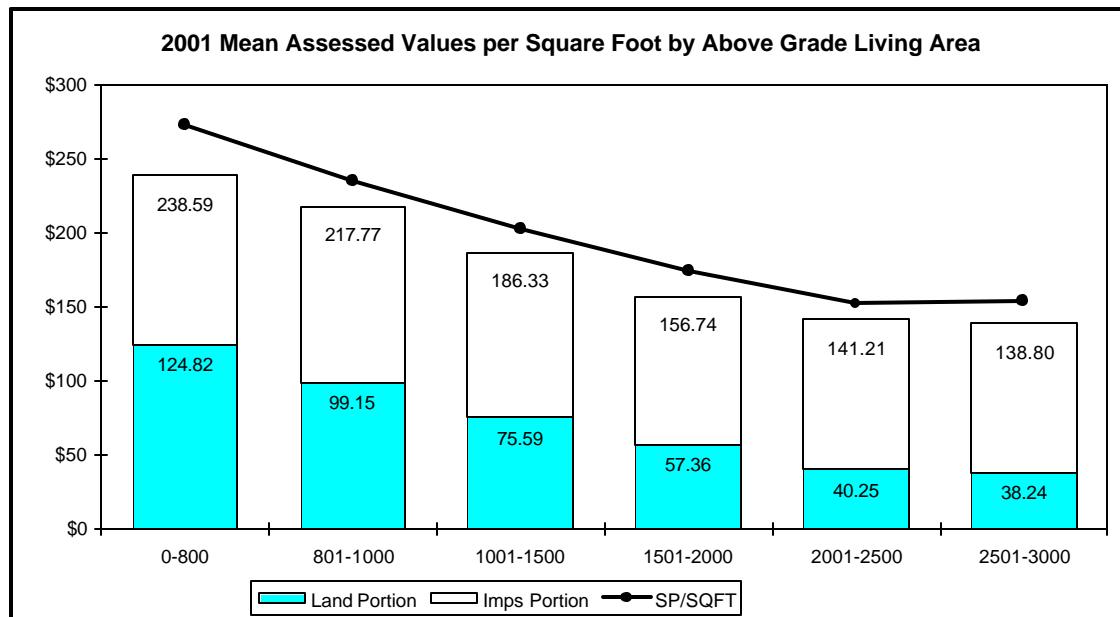
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



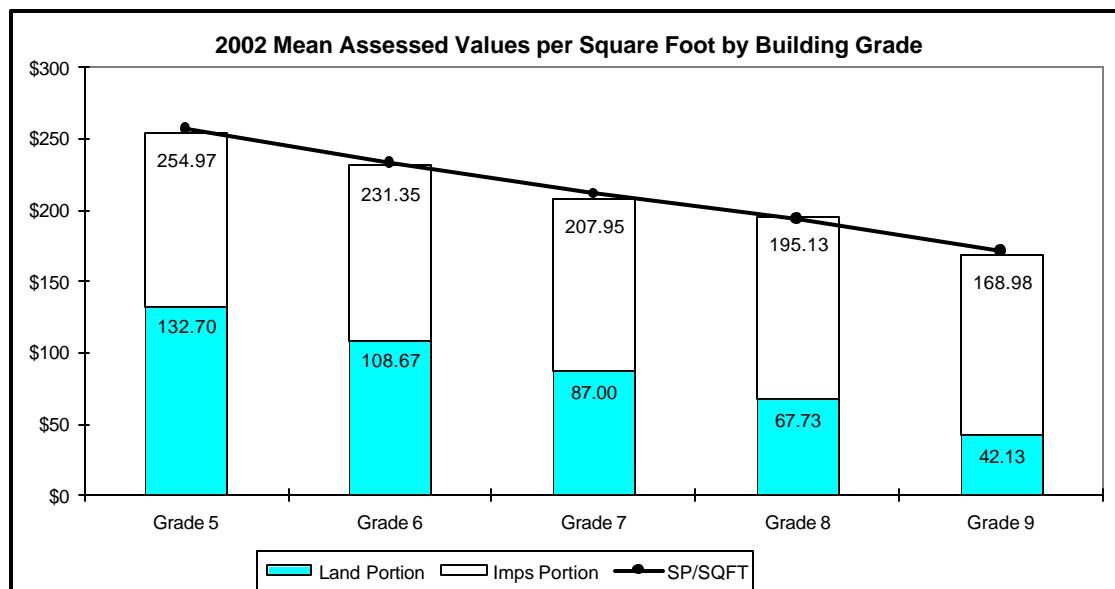
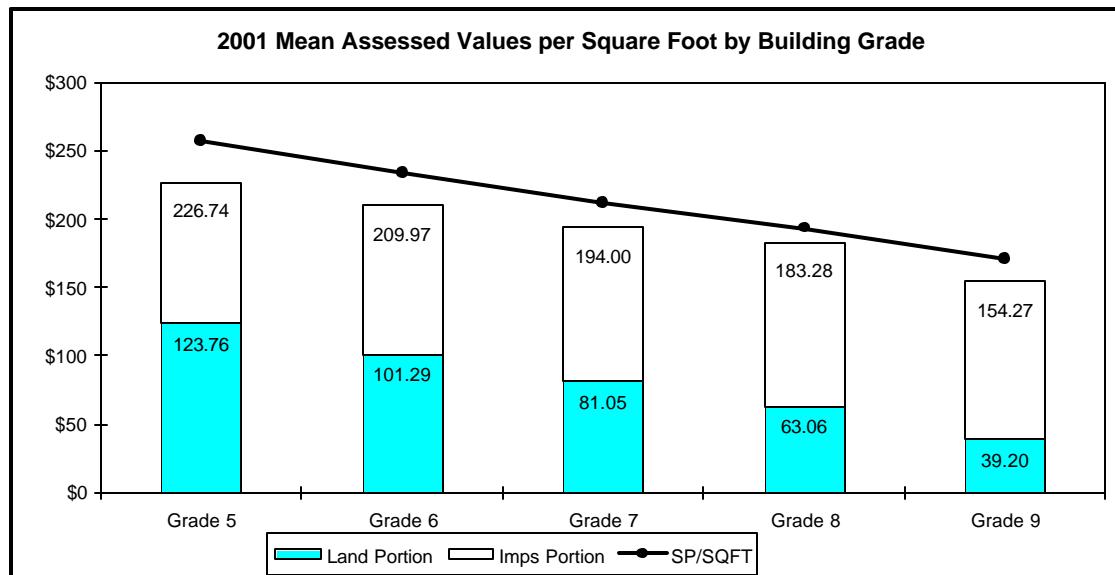
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 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. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

Based on the 8 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 7.3% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

$$\textbf{2002 Land Value} = \textbf{2001 Land Value} \times \textbf{1.08}$$

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 areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements,* the total assessed values on all improved parcels were based on the analysis of the 548 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated after 1984 with lot sizes less than 2,501 square feet were at a higher assessment level and need a downward adjustment. One story homes in sub-area 4 as well as houses built or renovated between 1950 – 1959 had higher assessment ratios and need a smaller upward adjustment. Conversely, houses with less than 801 square feet of above grade living area or having one and one-half, two, or two and one-half stories had lower assessment ratios and need a greater upward adjustment. This model corrects for these strata differences.

The derived adjustment formula is:

$$\begin{aligned} \text{2002 Total Value} = & \text{ 2001 Total Value / } (0.9267014 + 0.0839839 \text{ (if YrBltRen}>1984, \text{ Lot} \\ & \text{Size}<2,501) + 0.3470554 \text{ (if One Stry in Sub-Area 4) -} \\ & 0.04991048 \text{ (if AGLA}<801\text{) - } 0.02634044 \text{ (if } 1<\#\text{ of Stories}<3\text{)} \\ & + 0.02784691 \text{ (if } 1949<\text{YrBltRen}<1960\text{))} \end{aligned}$$

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

$$\text{2002 Improvements Value} = \text{2002 Total Value minus 2002 Land Value}$$

An explanatory adjustment table is included in this report.

*Other:* \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value \* 1.084). If “accessory improvements only”, then : 2002 Total Value = (2002 Land Value + Previous Improvement Value ) If the parcel is vacant (no improvement value) then only the land adjustment applies. Land Values or Improvement Values of \$10,000 or less are not changed from 2001. Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There are no mobile homes in area 5.

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 5 Annual Update Model Adjustments

2002 Total Value = 2001 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.

### Overall (if no other adjustments apply)

7.9%

<b>Year Built Renovated&gt;1984 &amp; Lot Size&lt;2,501</b>	<b>Yes</b>
% Adjustment	-9.0%
<b>1 Story in Sub-Area 4</b>	<b>Yes</b>
% Adjustment	-3.9%
<b>Above Grade Living Area &lt; 801 sf</b>	<b>Yes</b>
% Adjustment	6.1%
<b>1.5 - 2.5 Story Houses</b>	<b>Yes</b>
% Adjustment	3.2%
<b>Year Built Renovated from 1950-1959</b>	<b>Yes</b>
% Adjustment	-3.1%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, houses built between 1950 and 1959 would approximately receive a 4.8% upward adjustment (7.9% upward for the overall, mitigated by a 3.1% downward for being built in the 1950's).

Houses built after 1984 with lot sizes less than 2,501 square feet would approximately receive a 1.1% downward adjustment ( 7.9% upward for the overall and a 9.0% downward adjustment for being built after 1984 and located on a small lot).

41% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.7%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	25	0.880	0.987	12.2%	0.941	1.032
6	152	0.902	0.992	9.9%	0.974	1.009
7	326	0.917	0.983	7.2%	0.972	0.995
8	41	0.937	1.001	6.8%	0.969	1.034
9	4	0.908	0.992	9.3%	0.918	1.066
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1934	158	0.895	0.983	9.9%	0.965	1.001
1935-1949	217	0.910	0.989	8.7%	0.974	1.004
1950-1959	90	0.951	0.994	4.4%	0.974	1.013
1960-1969	17	0.907	0.977	7.7%	0.931	1.023
1970-1979	12	0.915	0.992	8.5%	0.948	1.037
1980-1989	13	0.916	1.001	9.3%	0.947	1.056
1990-2002	41	0.922	0.978	6.0%	0.952	1.004
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	4	0.901	1.003	11.3%	0.814	1.191
Average	401	0.914	0.985	7.8%	0.975	0.994
Good	125	0.919	0.997	8.5%	0.976	1.018
Very Good	18	0.895	0.977	9.2%	0.916	1.039

## Area 5 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
1	430	0.918	0.988	7.6%	0.978	0.998		
1.5	68	0.896	0.992	10.7%	0.961	1.022		
2 or more	50	0.910	0.978	7.6%	0.953	1.004		
Above Grade Living Area	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
<801	87	0.873	0.990	13.4%	0.970	1.010		
801-1000	161	0.928	0.992	6.9%	0.975	1.009		
1001-1500	217	0.923	0.985	6.8%	0.971	1.000		
1501-2000	64	0.898	0.974	8.5%	0.943	1.005		
2001-2500	15	0.929	1.015	9.2%	0.978	1.052		
2501-3000	4	0.902	0.986	9.3%	0.895	1.077		
View Y/N	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
N	538	0.914	0.987	8.0%	0.978	0.996		
Y	10	0.936	1.011	8.0%	0.960	1.062		
Wft Y/N	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
N	548	0.914	0.987	8.0%	0.978	0.996		
Y	0							
Sub	Count	2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean	Weighted Mean	Weighted Mean			
2	177	0.917	0.983	7.2%	0.968	0.999		
4	54	0.945	0.993	5.1%	0.972	1.014		
5	164	0.912	0.990	8.6%	0.972	1.008		
8	153	0.901	0.987	9.5%	0.971	1.004		

## Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.7%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

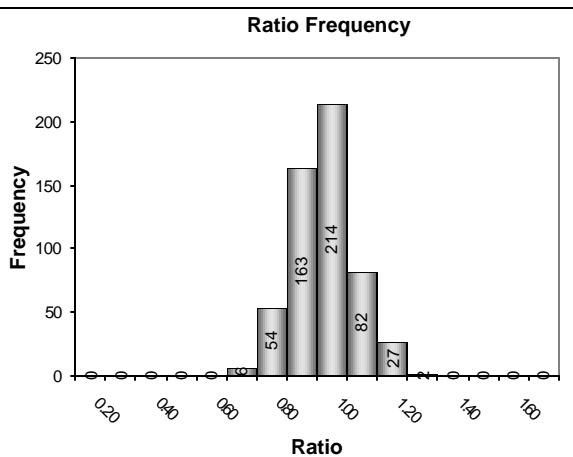
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
<2501	17	0.989	0.989	0.0%	0.951	1.027
2501-4999	113	0.900	0.986	9.6%	0.965	1.007
5000-7999	345	0.911	0.984	8.0%	0.973	0.995
8000-19999	72	0.928	0.999	7.6%	0.975	1.023
20000-29999	1	1.056	1.107	4.7%	N/A	N/A
YearBltRen > 1984 and Lot Size < 2,501 square feet	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	532	0.912	0.987	8.3%	0.978	0.996
Y	16	0.996	0.992	-0.4%	0.952	1.032
One Story in sub-area 4	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	504	0.910	0.987	8.4%	0.977	0.996
Y	44	0.961	0.995	3.5%	0.972	1.018
1.5 to 2.5 story	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	444	0.920	0.988	7.4%	0.979	0.998
Y	104	0.892	0.983	10.3%	0.961	1.006

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> WC / Team - 1	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 8/15/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 5 - North Greenwood	<b>ApprID:</b> SELL	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 548			
<i>Mean Assessed Value</i>	216,500		
<i>Mean Sales Price</i>	236,800		
<i>Standard Deviation AV</i>	44,974		
<i>Standard Deviation SP</i>	55,000		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.924		
<i>Median Ratio</i>	0.920		
<i>Weighted Mean Ratio</i>	0.914		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.631		
<i>Highest ratio:</i>	1.211		
<i>Coefficient of Dispersion</i>	8.81%		
<i>Standard Deviation</i>	0.102		
<i>Coefficient of Variation</i>	11.06%		
<i>Price Related Differential (PRD)</i>	1.010		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.910		
<i>Upper limit</i>	0.933		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.915		
<i>Upper limit</i>	0.932		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	5765		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.102		
<i>Recommended minimum:</i>	17		
<i>Actual sample size:</i>	548		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	281		
<i># ratios above mean:</i>	267		
<i>Z:</i>	0.598		
<i>Conclusion:</i>	Normal*		
*i.e. no evidence of non-normality			



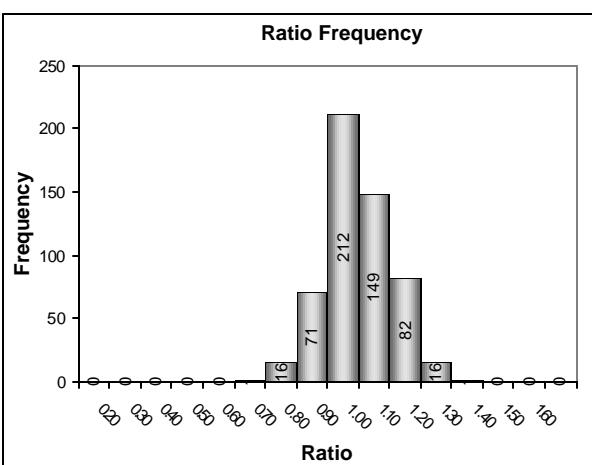
**COMMENTS:**

Single Family Residences throughout area 5 .

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> NW / Team - 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 8/15/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> <b>5 - North Greenwood</b>	<b>Appr ID:</b> <b>SELL</b>	<b>Property Type:</b> <b>Single Family Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
Sample size ( <i>n</i> )      548 Mean Assessed Value      233,800 Mean Sales Price      236,800 Standard Deviation AV      48,264 Standard Deviation SP      55,000			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio      0.998 Median Ratio      0.991 Weighted Mean Ratio      0.987			
<b>UNIFORMITY</b>			
Lowest ratio      0.699 Highest ratio:      1.303 Coefficient of Dispersion      8.41% Standard Deviation      0.106 Coefficient of Variation      10.62% Price Related Differential (PRD)      1.011			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit      0.983 Upper limit      1.000 <b>95% Confidence: Mean</b> Lower limit      0.989 Upper limit      1.007			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N</i> (population size)      5765 <i>B</i> (acceptable error - in decimal)      0.05 <i>S</i> (estimated from this sample)      0.106 <b>Recommended minimum:</b> 18 Actual sample size:      548 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean:      288 # ratios above mean:      260 <i>Z</i> :      1.196 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

Single Family Residences throughout area 5.

Both assessment level and uniformity have been improved by application of the recommended values.

## **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.

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	440320	0255	7/17/01	153000	600	0	5	1940	4	4960	N	N	10025 14TH AV NW
2	440320	0290	10/26/01	195000	830	0	5	1942	3	4960	N	N	10051 14TH AV NW
2	682410	0035	6/30/00	210000	860	0	5	1944	4	6400	N	N	837 NW 97TH ST
2	074800	0090	4/7/00	169950	640	0	6	1939	3	7812	N	N	14048 PALATINE AV N
2	682410	0120	12/14/01	217500	680	370	6	1942	3	6400	N	N	913 NW 97TH ST
2	515120	0125	4/12/01	180000	780	0	6	1942	3	8330	N	N	13748 PALATINE AV N
2	186240	0109	11/12/01	187000	790	0	6	1940	3	4750	N	N	9253 12TH AV NW
2	730890	0115	7/12/00	260000	830	830	6	1939	3	5185	N	N	12215 PALATINE AV N
2	010600	0315	2/28/00	171500	840	0	6	1948	3	7830	N	N	10025 8TH AV NW
2	074800	0375	12/8/00	150000	840	0	6	1942	3	8100	N	N	14028 3RD AV NW
2	113900	0050	7/25/01	202500	860	0	6	1985	3	7500	N	N	210 N 107TH ST
2	198020	0291	7/25/01	216000	890	140	6	1940	3	7128	N	N	102 N 143RD ST
2	440320	0270	3/21/00	233000	1100	0	6	1942	3	7478	N	N	10035 14TH AV NW
2	891050	0585	11/27/01	299950	1480	0	6	1941	3	7560	N	N	11021 1ST AV NW
2	242603	9156	10/1/01	175000	710	0	7	1944	3	7950	N	N	13250 1ST AV NW
2	440320	0215	9/7/00	231950	720	500	7	1947	3	4960	N	N	10010 MARY AV NW
2	322320	0120	10/4/01	281000	800	0	7	1944	3	6375	N	N	11556 1ST AV NW
2	914410	0287	4/16/01	278500	800	800	7	1950	4	8910	N	N	9721 13TH AV NW
2	074800	0150	1/25/01	240000	810	330	7	1948	3	7200	N	N	14034 1ST AV NW
2	362603	9262	7/28/00	223000	820	0	7	1949	3	7200	N	N	915 NW 105TH ST
2	440320	0220	3/15/01	233000	820	800	7	1942	3	5360	N	N	10004 MARY AV NW
2	949820	0021	3/21/01	225000	840	0	7	1950	3	6678	N	N	10316 14TH AV NW
2	228400	0055	10/19/00	248000	860	110	7	1948	3	6450	N	N	13107 PALATINE AV N
2	113900	0634	1/18/00	224950	860	300	7	1952	3	7500	N	N	10533 2ND AV NW
2	552260	0060	12/14/00	217000	860	0	7	1950	3	7102	N	N	10029 11TH AV NW
2	344200	0090	9/25/01	240000	870	0	7	1940	3	5100	N	N	109 NW 104TH ST
2	914410	0245	4/12/01	230000	870	0	7	1954	3	8910	N	N	9540 14TH AV NW
2	676620	0050	5/22/01	250000	880	0	7	1947	3	6210	N	N	9521 12TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	915810	0055	8/16/00	218000	890	0	7	1951	3	8220	N	N	12756 1ST AV NW
2	616690	0006	2/20/01	185000	900	0	7	1952	3	6470	N	N	13258 2ND AV NW
2	076700	0137	10/23/00	192000	920	240	7	1997	3	1013	N	N	332 NW 103RD ST
2	076700	0138	3/5/01	187000	920	240	7	1997	3	1240	N	N	334 NW 103RD ST
2	949820	0045	8/20/01	239950	930	0	7	1949	3	6930	N	N	10339 13TH AV NW
2	949820	0051	11/8/01	240510	930	0	7	1949	4	7049	N	N	10351 13TH AV NW
2	228400	0045	1/4/01	216900	930	0	7	1946	3	6450	N	N	13119 PALATINE AV N
2	730890	0085	7/31/00	210000	930	90	7	1944	3	6540	N	N	12250 1ST AV NW
2	092400	0090	6/21/00	244000	940	430	7	1942	3	8370	N	N	13253 2ND AV NW
2	242603	9158	6/1/00	202000	940	0	7	1950	3	9003	N	N	13236 1ST AV NW
2	515120	0300	10/18/00	215000	950	0	7	1942	3	6750	N	N	13717 1ST AV NW
2	891050	0689	7/18/00	240000	960	410	7	1949	3	7560	N	N	11014 PALATINE AV N
2	638050	0021	3/5/01	235000	960	770	7	1948	3	7674	N	N	11715 PALATINE AV N
2	616690	0049	4/17/01	240000	960	360	7	1936	4	10585	N	N	110 NW 132ND ST
2	682510	0005	9/1/00	190000	960	0	7	1942	3	6664	N	N	9706 12TH AV NW
2	515120	0095	3/12/01	167950	970	0	7	1942	3	5950	N	N	13718 PALATINE AV N
2	914410	0077	4/24/00	207000	980	0	7	1941	3	8246	N	N	9715 MARY AV NW
2	113900	0510	5/19/00	197000	980	240	7	1920	3	10000	N	N	10544 3RD AV NW
2	337490	0070	10/16/00	249900	990	360	7	1948	3	8123	N	N	137 NW 135TH PL
2	362603	9071	6/22/01	217000	1000	0	7	1918	3	7935	N	N	221 NW 105TH ST
2	362603	9230	9/26/01	263000	1000	500	7	1946	3	7200	N	N	10309 14TH AV NW
2	362603	9230	5/2/01	260000	1000	500	7	1946	3	7200	N	N	10309 14TH AV NW
2	010600	0190	5/29/01	265000	1010	840	7	1949	3	8122	N	N	10006 9TH AV NW
2	242603	9193	8/7/00	200000	1020	0	7	1950	3	8160	N	N	12740 3RD AV NW
2	687780	0045	12/20/01	250000	1020	1020	7	1949	3	8160	N	N	12509 2ND AV NW
2	442760	0135	2/23/01	230000	1030	0	7	1953	3	6400	N	N	10702 4TH AV NW
2	074800	0125	10/3/00	185000	1030	430	7	1935	3	5985	N	N	103 N 143RD ST
2	914410	0198	3/22/01	262500	1060	0	7	1941	3	5632	N	N	9521 14TH AV NW
2	442760	0155	2/23/00	272000	1060	680	7	1953	3	6500	N	N	10737 3RD AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	638050	0040	4/10/01	279990	1060	520	7	1948	3	7683	N	N	11734 1ST AV NW
2	915810	0095	1/24/01	232000	1070	760	7	1951	3	8280	N	N	12708 1ST AV NW
2	949820	0085	3/26/00	239950	1070	310	7	1947	3	6930	N	N	10319 12TH AV NW
2	113900	0265	3/29/00	260000	1080	0	7	1951	3	7560	N	N	10714 2ND AV NW
2	344200	0105	5/12/00	200000	1080	0	7	1959	3	5610	N	N	139 NW 104TH ST
2	891050	0280	5/18/00	365000	1090	240	7	1937	3	7400	N	N	11209 2ND AV NW
2	076700	0202	1/5/01	219950	1090	330	7	1995	3	1350	N	N	316 NW 103RD ST
2	074800	0065	2/15/01	251000	1100	760	7	1923	3	7200	N	N	14014 PALATINE AV N
2	552260	0110	12/14/00	265000	1100	320	7	1950	3	7228	N	N	10019 9TH AV NW
2	074800	0340	7/24/00	200000	1100	0	7	1937	3	8100	N	N	14017 2ND AV NW
2	615490	0030	6/30/00	260000	1100	840	7	1947	3	7102	N	N	10317 11TH AV NW
2	322320	0015	8/21/00	285000	1110	0	7	1944	3	6250	N	N	11549 PALATINE AV N
2	076700	0131	6/27/00	240000	1110	200	7	1997	3	2225	N	N	344 NW 103RD ST
2	074800	0100	11/21/01	212000	1110	0	7	1940	4	6000	N	N	217 N 143RD ST
2	337490	0040	6/26/00	224500	1120	0	7	1948	3	8125	N	N	114 NW 135TH PL
2	186240	0120	9/28/01	280000	1130	1130	7	1948	3	5400	N	N	9244 13TH AV NW
2	322320	0100	3/3/00	287500	1150	790	7	1944	3	6250	N	N	11538 1ST AV NW
2	113900	0800	11/14/01	312000	1160	170	7	1942	3	7500	N	N	10550 1ST AV NW
2	730890	0530	5/16/01	250000	1160	640	7	1937	3	7676	N	N	12016 2ND AV NW
2	440320	0110	9/19/00	230000	1160	0	7	1942	3	4960	N	N	10025 MARY AV NW
2	206710	0030	2/14/01	264500	1170	940	7	1952	3	8710	N	N	13118 3RD AV NW
2	362603	9365	2/8/01	259000	1180	500	7	1963	3	9020	N	N	9524 1/2 12TH AV NW
2	113900	0770	3/9/00	285000	1190	910	7	1930	3	7500	N	N	10531 1ST AV NW
2	198020	0350	7/18/00	209950	1190	0	7	1988	3	7280	N	N	14315 1ST AV NW
2	113900	0730	5/8/00	218000	1200	0	7	1950	3	7500	N	N	10514 2ND AV NW
2	113900	0190	3/28/00	280000	1220	710	7	1942	3	7560	N	N	10715 PALATINE AV N
2	344200	0131	9/18/01	224000	1220	0	7	1960	3	5100	N	N	130 NW 103RD ST
2	615490	0025	10/23/01	289000	1230	490	7	1947	3	7102	N	N	10313 11TH AV NW
2	915810	0160	2/13/01	241500	1230	840	7	1953	3	6350	N	N	12742 PALATINE AV N

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	074800	0075	1/24/01	174950	1230	0	7	1952	4	8174	N	N	14026 PALATINE AV N
2	337490	0010	5/26/00	266000	1240	0	7	1948	3	8121	N	N	150 NW 135TH PL
2	515120	0140	8/27/01	234000	1250	0	7	1950	3	6900	N	N	13759 PALATINE AV N
2	891050	0560	8/3/00	250000	1250	290	7	1925	4	7560	N	N	11020 2ND AV NW
2	362603	9233	6/19/01	265000	1250	890	7	1947	4	7950	Y	N	926 NW 95TH ST
2	228400	0025	2/3/00	192950	1260	0	7	1948	3	6450	N	N	13110 PALATINE AV N
2	914410	0348	7/26/01	315000	1270	700	7	1989	3	7236	N	N	9629 12TH AV NW
2	638050	0030	10/18/00	310000	1280	940	7	1948	3	7646	N	N	11708 1ST AV NW
2	113900	0752	3/10/01	250000	1280	0	7	1950	3	7500	N	N	10515 1ST AV NW
2	914410	0386	8/23/00	268000	1290	0	7	1950	3	11400	N	N	9534 13TH AV NW
2	552260	0145	2/8/01	260000	1300	300	7	1951	3	6250	N	N	9727 11TH AV NW
2	362603	9144	3/9/01	238000	1300	950	7	1956	3	7425	N	N	9722 12TH AV NW
2	186240	0008	10/24/01	299750	1310	500	7	1941	3	6360	N	N	9254 15TH AV NW
2	362603	9235	7/10/01	311900	1320	1000	7	1948	3	10126	N	N	140 NW 104TH ST
2	891050	0034	6/6/00	275000	1320	650	7	1984	3	9823	N	N	11314 3RD AV NW
2	730890	0360	7/20/01	301000	1330	0	7	1941	4	7718	N	N	12245 2ND AV NW
2	442760	0120	5/16/00	230000	1330	0	7	1953	3	6500	N	N	10722 4TH AV NW
2	914410	0368	4/20/00	230000	1330	0	7	1953	3	6000	N	N	9603 12TH AV NW
2	515300	0050	7/20/01	329950	1340	1120	7	1948	3	7680	N	N	12538 2ND AV NW
2	186240	0125	5/26/00	258500	1340	700	7	1959	3	5400	N	N	9236 13TH AV NW
2	515300	0050	4/25/00	275000	1340	1120	7	1948	3	7680	N	N	12538 2ND AV NW
2	440320	0180	2/20/01	335000	1350	400	7	1947	3	7440	N	N	10034 MARY AV NW
2	638050	0106	7/27/00	242000	1350	0	7	1940	3	7568	N	N	11750 2ND AV NW
2	113900	0760	12/6/00	273000	1350	920	7	1951	3	7500	N	N	10521 1ST AV NW
2	442760	0020	12/19/00	292500	1350	840	7	1992	3	9261	Y	N	10735 5TH AV NW
2	074800	0185	7/3/01	219500	1360	0	7	1934	4	8100	N	N	14006 1ST AV NW
2	362603	9194	8/29/01	393000	1370	0	7	1940	3	8225	N	N	1445 NW 105TH ST
2	730890	0590	11/14/00	349950	1380	350	7	1941	3	8019	N	N	12055 1ST AV NW
2	344200	0103	6/13/01	247950	1380	0	7	1927	3	5610	N	N	133 NW 104TH ST

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	074800	0370	12/5/00	199000	1380	0	7	1951	3	8100	N	N	14014 3RD AV NW
2	198020	0380	10/24/00	300000	1420	0	7	1936	4	6502	N	N	142 NW 143RD ST
2	638050	0076	12/31/01	294000	1430	0	7	1940	4	7678	N	N	11715 1ST AV NW
2	914410	0027	9/8/00	429950	1440	0	7	1930	4	9576	N	N	9530 15TH AV NW
2	247450	0055	3/19/01	299950	1490	730	7	1953	3	13770	N	N	823 NW 107TH ST
2	615490	0080	1/25/01	309000	1490	630	7	1949	3	7140	N	N	10045 11TH AV NW
2	076700	0158	12/20/01	245000	1500	0	7	1999	3	1619	N	N	319 NW 103RD ST
2	076700	0175	4/24/00	230000	1500	0	7	2000	3	2949	N	N	10116 4TH AV NW
2	076700	0177	5/2/00	224950	1500	0	7	2000	3	1456	N	N	10118 4TH AV NW
2	076700	0179	6/19/00	219950	1500	0	7	2000	3	1774	N	N	10122 4TH AV NW
2	076700	0176	7/13/00	215000	1500	0	7	2000	3	1334	N	N	10124 4TH AV NW
2	076700	0178	7/11/00	212500	1500	0	7	2000	3	1445	N	N	10120 4TH AV NW
2	076700	0157	1/4/00	199950	1500	0	7	1999	3	1314	N	N	321 NW 103RD ST
2	362603	9312	8/8/01	322000	1510	0	7	1958	3	6712	N	N	10331 14TH AV NW
2	914410	0149	3/2/01	246000	1540	0	7	1951	3	7260	N	N	9702 MARY AV NW
2	198020	0385	1/29/01	300000	1550	0	7	1940	5	6499	N	N	210 NW 143RD ST
2	914410	0325	2/21/01	372500	1580	0	7	1927	3	11070	N	N	9725 12TH AV NW
2	442760	0095	4/27/00	248000	1610	0	7	1953	3	7400	N	N	10758 4TH AV NW
2	010700	0025	1/5/00	219950	1650	0	7	1950	3	7100	N	N	10427 ALDERBROOK PL NW
2	010800	0100	8/31/00	210000	1650	0	7	1953	3	8500	N	N	421 NW 101ST ST
2	113900	0385	11/7/01	362000	1660	0	7	1922	3	10074	N	N	10710 3RD AV NW
2	638050	0065	6/21/01	304000	1660	420	7	1927	4	7692	N	N	11745 1ST AV NW
2	291820	0080	3/6/00	259950	1680	0	7	1947	5	5985	N	N	111 N 136TH ST
2	915760	0020	1/19/01	253950	1690	0	7	1950	4	8160	N	N	12723 1ST AV NW
2	891050	0678	10/17/00	410000	1710	480	7	1926	4	6240	N	N	11056 PALATINE AV N
2	730890	0505	6/30/00	306000	1710	200	7	1937	3	7680	N	N	12044 2ND AV NW
2	891050	0195	7/23/01	287500	1750	250	7	1917	3	7373	N	N	11238 PALATINE AV N
2	552260	0015	5/11/01	245000	1760	0	7	1948	4	6750	N	N	10016 12TH AV NW
2	891050	0125	11/21/00	195000	1790	0	7	1921	4	6300	N	N	11212 1ST AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	362603	9055	11/1/00	284000	1840	0	7	1924	5	8466	N	N	103 NW 105TH ST
2	730890	0175	9/15/00	294500	1850	0	7	1937	3	7720	N	N	12252 2ND AV NW
2	186240	0006	7/9/01	269950	1860	0	7	1942	3	6600	N	N	1441 15TH AV NW
2	515300	0010	4/4/01	427500	1890	1820	7	1948	3	7680	N	N	12508 2ND AV NW
2	891050	0120	8/16/00	303000	1940	0	7	1918	4	8820	N	N	11222 1ST AV NW
2	242603	9204	6/1/01	260000	2070	0	7	1954	3	9360	N	N	121 NW 132ND ST
2	242603	9250	7/10/00	387000	2240	0	7	1986	3	13700	N	N	13014 3RD AV NW
2	730940	0020	4/27/00	234950	1110	870	8	1950	3	5700	N	N	12211 GREENWOOD AV N
2	391840	0154	9/13/00	245000	1150	450	8	1950	3	6098	N	N	210 N 115TH ST
2	362603	9301	10/24/00	300000	1220	1220	8	1953	3	9669	N	N	10357 14TH AV NW
2	268060	0005	11/22/00	265000	1270	830	8	1954	3	8160	N	N	12556 3RD AV NW
2	113900	0790	10/17/01	295000	1300	530	8	1949	3	7500	N	N	10559 1ST AV NW
2	287460	0280	10/16/01	309950	1320	0	8	1953	3	7242	N	N	10717 9TH AV NW
2	287460	0150	6/20/00	275000	1340	0	8	1954	3	7430	N	N	10612 9TH AV NW
2	287460	0115	5/16/00	299500	1360	0	8	1953	3	14701	N	N	10720 9TH AV NW
2	287460	0295	7/12/01	284500	1400	0	8	1954	3	8211	N	N	912 NW 107TH ST
2	730890	0005	4/3/00	246500	1400	640	8	1952	3	8791	N	N	12250 PALATINE AV N
2	362603	9086	5/3/01	286500	1430	910	8	1962	3	6160	N	N	115 NW 105TH ST
2	287460	0055	1/13/00	284500	1430	0	8	1953	3	7993	N	N	10715 11TH AV NW
2	287460	0360	7/24/00	300000	1440	810	8	1958	3	12689	N	N	925 NW 106TH ST
2	391840	0171	4/3/00	320000	1450	950	8	1952	4	8001	N	N	11516 PALATINE AV N
2	362603	9026	8/1/01	255000	1480	780	8	1984	3	9223	N	N	9515 HOLMAN RD NW
2	287460	0255	6/9/00	318000	1490	400	8	1954	3	6135	N	N	10734 11TH AV NW
2	891050	0100	3/5/01	325000	1550	0	8	1950	3	10080	N	N	11240 1ST AV NW
2	391840	0149	12/11/01	240000	1580	500	8	1962	3	7229	N	N	11506 3RD AV NW
2	201630	0010	8/4/00	359950	1620	1320	8	1965	3	6473	N	N	10044 14TH AV NW
2	242603	9090	1/22/01	260000	1660	0	8	1951	4	6657	N	N	204 NW 130TH ST
2	247450	0020	6/11/01	319000	1700	0	8	1953	3	22574	N	N	815 NW 108TH ST
2	362603	9168	10/17/00	600000	1710	600	8	1940	4	16242	N	N	10322 15TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	287460	0385	2/16/00	299950	1890	0	8	1952	3	7176	N	N	10505 9TH AV NW
2	730890	0045	1/11/01	483000	1950	450	8	1950	3	7241	N	N	12217 RIDGEMONT WY N
2	391840	0020	7/13/00	389950	2500	610	8	1967	3	10710	N	N	11714 PALATINE AV N
2	730890	0665	9/15/00	435000	2530	920	8	1945	4	6984	Y	N	12025 PALATINE AV N
2	113900	0910	12/26/01	415000	2850	0	8	1990	3	7550	N	N	123 N 107TH ST
2	242603	9305	6/7/01	399000	2200	0	9	2001	3	6656	N	N	13005 2ND AV NW
2	113900	0920	8/8/01	458000	2250	0	9	1930	3	7500	N	N	10550 PALATINE AV N
2	198020	0085	6/15/01	420000	2810	0	9	1961	3	11970	N	N	14420 1ST AV NW
2	198020	0010	2/2/01	447500	3000	0	9	2000	3	7200	N	N	129 NW 145TH ST
2	198020	0005	11/3/00	399950	2540	0	10	1988	3	7506	N	N	127 NW 145TH ST
2	515120	0445	11/29/00	500000	2940	0	10	2000	3	6750	N	N	13708 3RD AV NW
4	614060	0049	3/19/01	165000	650	0	6	1952	3	4800	N	N	11712 FREMONT AV N
4	614060	0175	8/21/01	200400	660	0	6	1942	4	7200	N	N	11504 FREMONT AV N
4	614160	0150	12/20/01	189000	670	0	6	1925	3	8017	Y	N	12036 N PARK AV
4	614060	0320	6/21/00	185000	720	0	6	1942	3	7011	N	N	11712 N PARK AV N
4	614060	0140	8/9/00	205000	730	360	6	1927	3	7200	N	N	11550 FREMONT AV N
4	178550	0062	1/25/00	180000	750	0	6	1940	3	7650	N	N	12533 DAYTON AV N
4	614060	0255	6/18/01	218000	810	0	6	1928	3	8898	N	N	11524 N PARK AV N
4	614060	0270	8/15/01	200000	830	0	6	1925	4	7572	N	N	11514 N PARK AV
4	291620	0140	5/15/01	183000	840	0	6	1927	3	7915	N	N	12727 FREMONT AV N
4	434380	0090	10/23/00	214950	950	150	6	1952	3	7250	Y	N	12526 FREMONT AV N
4	614010	0195	10/10/01	115000	1100	0	6	1923	4	7847	N	N	11527 PHINNEY AV N
4	178550	0150	6/26/00	215750	1120	360	6	1931	3	8724	N	N	12541 FREMONT AV N
4	291620	0073	4/17/01	199000	840	0	7	1947	3	7650	N	N	12745 EVANSTON AV N
4	291620	0078	8/7/00	190000	840	0	7	1947	3	7650	N	N	12733 EVANSTON AV N
4	291620	0076	6/27/00	179500	840	0	7	1947	3	7650	N	N	12726 DAYTON AV N
4	701720	0065	4/11/00	189900	850	0	7	1940	3	5000	N	N	11216 FREMONT AV N
4	434380	0080	3/10/01	195000	860	0	7	1949	3	7250	N	N	12541 N PARK AV N
4	434380	0035	9/10/01	200500	880	220	7	1949	3	7645	N	N	12522 N PARK AV N

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**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	718980	0140	10/24/00	204000	890	0	7	1941	4	5040	N	N	11041 FREMONT AV N
4	637850	0145	5/24/01	240000	930	0	7	1937	3	7528	N	N	11226 DAYTON AV N
4	614010	0875	12/21/00	205000	940	120	7	1923	4	8097	N	N	618 N 117TH ST
4	614160	0029	6/15/00	224900	950	950	7	1938	3	4000	Y	N	12232 FREMONT AV N
4	637850	0100	4/13/00	225000	990	140	7	1939	3	7531	N	N	11219 DAYTON AV N
4	637850	0085	11/8/01	201500	990	0	7	1948	3	6269	N	N	11237 DAYTON AV N
4	178550	0141	11/21/01	230000	1000	0	7	1950	3	6927	N	N	12551 FREMONT AV N
4	178550	0151	12/4/00	220500	1000	0	7	1947	3	6240	N	N	12540 EVANSTON AV N
4	863060	0065	9/21/00	192000	1010	0	7	1939	4	7563	N	N	11015 EVANSTON AV N
4	614110	0018	1/18/00	220000	1020	0	7	1949	4	9259	N	N	12245 PHINNEY AV N
4	637850	0235	10/22/01	230000	1040	0	7	1937	3	6910	N	N	11203 EVANSTON AV N
4	614010	0605	9/11/00	202500	1050	0	7	1952	4	7967	N	N	11536 DAYTON AV N
4	614110	0460	9/28/00	195000	1050	0	7	1954	3	6556	N	N	12222 DAYTON AV N
4	614060	0235	9/25/00	274500	1090	200	7	1927	3	8283	N	N	11558 N PARK AV
4	291620	0054	7/12/00	224500	1100	0	7	1952	3	7650	N	N	12716 PHINNEY AV N
4	291620	0145	4/18/00	118000	1130	0	7	1947	4	7621	N	N	12733 FREMONT AV N
4	291620	0053	8/18/00	235000	1140	780	7	1952	3	7650	N	N	12721 DAYTON AV N
4	891100	0190	11/20/00	209500	1140	0	7	1941	3	7975	N	N	11027 PHINNEY AV N
4	637850	0266	7/12/00	260000	1150	380	7	1930	4	6270	N	N	11228 EVANSTON AV N
4	614110	0805	3/8/00	240000	1180	0	7	1939	4	9822	N	N	12242 EVANSTON AV N
4	614110	0175	12/4/00	220000	1200	0	7	1937	4	6577	N	N	12042 PHINNEY AV N
4	291620	0006	4/3/00	232000	1240	600	7	1958	3	7968	N	N	12755 PHINNEY AV N
4	614060	0060	10/3/00	196000	1250	300	7	1926	3	7200	N	N	712 N 117TH ST
4	291620	0115	9/24/01	189000	1260	0	7	1962	3	7650	N	N	12711 EVANSTON AV N
4	291620	0026	12/5/00	205000	1280	0	7	1953	3	7800	N	N	12723 PHINNEY AV N
4	614010	0730	10/30/01	308000	1410	200	7	1929	4	7973	N	N	11530 EVANSTON AV N
4	614160	0179	2/20/01	256444	1470	0	7	1982	3	9140	Y	N	12006 N PARK AV
4	891100	0085	4/5/01	325000	1500	510	7	1929	3	7907	N	N	11233 PHINNEY AV N
4	614110	0744	6/21/01	142500	1500	400	7	1946	3	6589	N	N	12017 FREMONT AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	614110	0450	12/7/01	230000	1540	0	7	1980	3	6547	N	N	12242 DAYTON AV N
4	614010	0880	11/8/00	229950	1560	0	7	1951	4	7800	N	N	11707 FREMONT AV N
4	637850	0300	9/22/01	220000	1580	0	7	1948	4	6593	N	N	11256 EVANSTON AV N
4	614060	0030	7/20/01	282450	1630	0	7	1930	4	7200	N	N	11738 FREMONT AV N
4	701720	0110	6/27/00	220000	1690	0	7	1982	3	6658	N	N	11038 FREMONT AV N
4	614010	0614	9/28/00	304000	1740	800	7	1920	4	7977	N	N	11520 DAYTON AV N
4	614110	0315	4/19/01	345000	1750	0	7	1992	4	6421	N	N	12232 PHINNEY AV N
4	614160	0130	3/6/01	250000	1410	720	8	1960	3	7469	Y	N	803 N 122ND ST
4	178550	0049	1/12/00	245000	1470	0	8	1955	4	6000	N	N	12551 DAYTON AV N
4	637850	0065	7/25/00	222000	1540	0	8	1952	3	6408	N	N	11253 DAYTON AV N
4	891100	0591	1/9/01	288000	1580	540	8	1954	3	7200	N	N	410 N 110TH ST
4	637850	0263	7/24/01	320000	1940	0	8	2001	3	3139	N	N	11224 EVANSTON AV N
5	604640	0705	8/10/00	121000	540	0	5	1921	3	5100	N	N	930 N 86TH ST
5	614560	1225	11/7/01	152000	620	0	5	1916	3	3844	N	N	344 N 102ND ST
5	291720	0655	11/30/00	226000	670	340	5	1939	4	3080	N	N	9817 FREMONT AV N
5	891100	0415	3/19/01	175000	680	0	5	1924	3	5394	N	N	10533 PHINNEY AV N
5	891100	0475	10/20/00	170000	700	0	5	1926	3	8105	N	N	10522 PHINNEY AV N
5	614560	1030	3/22/01	183000	750	0	5	1923	3	3844	N	N	335 N 104TH ST
5	364510	0330	1/20/00	165000	790	0	5	1926	3	5134	N	N	10526 DAYTON AV N
5	312604	9267	8/21/01	234950	830	0	5	1947	3	6120	N	N	756 N 91ST ST
5	026300	0310	10/24/01	179950	860	0	5	1919	5	8100	N	N	715 N 96TH ST
5	614560	0695	5/24/01	163500	890	0	5	1970	3	4066	N	N	701 N 104TH ST
5	229140	1200	5/22/01	175000	540	0	6	1921	3	5580	N	N	10534 N PARK AV
5	891100	0440	9/19/00	199000	580	0	6	1941	3	5739	N	N	10550 PHINNEY AV N
5	614560	0400	9/15/00	200000	590	450	6	1929	3	5766	N	N	911 N 105TH ST
5	364510	0335	3/19/01	198000	610	0	6	1916	4	5142	N	N	10514 DAYTON AV N
5	614560	1540	8/24/01	165000	650	0	6	1940	5	4077	N	N	702 N 102ND ST
5	614560	2140	3/26/01	178000	660	0	6	1920	3	3845	N	N	321 N 102ND ST
5	614560	2345	5/15/00	175000	670	0	6	1910	4	3844	N	N	416 N 100TH ST

**Sales Available for Annual Update Analysis**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	643150	0285	9/20/01	212000	700	0	6	1924	3	4635	N	N	535 N 86TH ST
5	312604	9262	1/29/01	183500	700	0	6	1947	4	5904	N	N	9525 FREMONT AV N
5	643150	0304	8/14/00	215000	710	0	6	1946	3	5700	N	N	8554 DAYTON AV N
5	614560	1700	7/3/00	220000	730	400	6	1984	3	7688	N	N	903 N 102ND ST
5	291720	0444	11/16/00	199990	760	0	6	1946	4	7060	N	N	9703 EVANSTON AV N
5	229140	0785	6/14/00	205500	770	550	6	1946	3	5580	N	N	910 N 109TH ST
5	229140	0185	5/18/00	209950	790	0	6	1925	3	5580	N	N	10708 WHITMAN AV N
5	291720	0325	4/7/01	224000	810	0	6	1939	4	5096	N	N	9753 DAYTON AV N
5	614560	0290	1/6/00	145000	810	380	6	1918	3	3844	N	N	739 N 105TH ST
5	614560	0285	6/28/01	179950	820	0	6	1916	3	3844	N	N	733 N 105TH ST
5	229140	1000	7/18/01	180000	820	450	6	1973	3	7440	N	N	10712 N PARK AV
5	614560	1670	8/29/00	159000	820	200	6	1928	3	3844	N	N	922 N 102ND ST
5	614560	2435	8/27/01	225000	840	0	6	1924	4	4342	N	N	527 N 101ST ST
5	614560	1663	11/16/00	210000	840	0	6	1928	5	3649	N	N	926 N 102ND ST
5	364510	0295	3/8/00	214950	840	500	6	1921	3	5121	N	N	10546 DAYTON AV N
5	614560	0410	1/17/01	175000	840	0	6	1919	4	3844	N	N	919 N 105TH ST
5	614560	0350	6/19/00	184950	840	0	6	1911	5	3844	N	N	734 N 104TH ST
5	229140	0595	2/16/01	179950	850	200	6	1958	3	4860	N	N	915 N 109TH ST
5	891100	0420	6/21/01	244000	860	0	6	1937	3	8085	N	N	10541 PHINNEY AV N
5	926670	1185	2/25/00	200000	860	0	6	1959	4	5125	N	N	733 N 88TH ST
5	926670	1065	6/9/00	168000	880	0	6	1916	3	5125	N	N	937 N 88TH ST
5	614560	1015	9/5/01	212000	930	0	6	1906	4	6248	N	N	327 N 104TH ST
5	229140	0980	11/26/01	193000	930	0	6	1926	3	7440	N	N	808 N 107TH ST
5	926670	1165	7/24/01	250000	940	0	6	1936	3	5125	N	N	747 N 88TH ST
5	312604	9261	2/16/00	172500	940	0	6	1947	3	5904	N	N	9609 FREMONT AV N
5	926670	0100	6/11/01	200000	980	0	6	1947	4	5100	N	N	931 N 90TH ST
5	926670	0595	10/29/01	185000	1010	0	6	1916	4	5100	N	N	725 N 89TH ST
5	229140	0451	4/25/01	201300	1030	0	6	1985	3	3968	N	N	10527 WHITMAN AV N
5	229140	0920	5/12/00	245000	1040	240	6	1941	4	5580	N	N	10727 LINDEN AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	312604	9263	5/17/00	179000	1040	0	6	1947	3	6630	N	N	727 N 91ST ST
5	614560	2050	5/23/00	169950	1090	0	6	1926	2	4901	N	N	526 N 101ST ST
5	604640	0645	7/23/01	224000	1100	0	6	1916	4	5100	N	N	927 N 87TH ST
5	926670	0635	8/29/01	236000	1140	920	6	1940	3	5100	N	N	731 N 89TH ST
5	614560	1460	9/29/00	186500	1170	0	6	1916	3	3844	N	N	757 N 103RD ST
5	229140	1080	7/24/01	195000	1190	0	6	1938	4	5580	N	N	10533 LINDEN AV N
5	926670	0870	6/21/00	217500	1200	0	6	1928	4	5100	N	N	926 N 88TH ST
5	312604	9265	7/24/01	205000	1210	0	6	1949	5	7744	N	N	9802 LINDEN AV N
5	946520	0375	9/26/00	165500	1270	0	6	1954	3	6280	N	N	9250 PHINNEY AV N
5	926670	0523	5/15/00	219950	1320	0	6	1949	4	4590	N	N	8800 FREMONT AV N
5	614560	2405	6/5/01	255000	1340	0	6	1910	3	5767	N	N	509 N 101ST ST
5	614560	1905	7/18/00	179950	1360	0	6	1928	3	3844	N	N	745 N 102ND ST
5	926670	0273	2/22/01	258000	1590	320	6	1916	3	3750	N	N	752 N 89TH ST
5	229140	1135	7/23/01	262500	1860	0	6	1951	4	9635	N	N	814 N 105TH ST
5	030600	0255	6/20/01	240545	700	0	7	1928	3	5594	N	N	708 N 98TH ST
5	312604	9231	1/26/01	120000	720	200	7	1944	3	8300	N	N	9202 LINDEN AV N
5	030600	0185	7/14/00	229000	730	190	7	1928	3	6356	N	N	740 N 98TH ST
5	614560	2035	9/25/01	225000	750	380	7	1938	4	3844	N	N	525 N 102ND ST
5	604640	1300	7/17/00	239000	780	530	7	1986	3	2550	N	N	703 N 86TH ST
5	030600	0725	1/19/01	236500	800	0	7	1928	3	6356	N	N	9702 LINDEN AV N
5	174770	0045	6/12/01	211600	800	0	7	1945	3	7375	N	N	10715 DAYTON AV N
5	312604	9272	3/2/01	208000	800	200	7	1928	3	6630	N	N	720 N 91ST ST
5	926670	0915	7/25/01	180000	810	0	7	1941	3	5100	N	N	938 N 88TH ST
5	030600	0115	8/29/01	257000	830	70	7	1928	3	6356	N	N	753 N 100TH ST
5	614560	1345	8/21/01	225000	830	200	7	1955	3	3844	N	N	530 N 102ND ST
5	643150	0353	11/22/00	246000	830	150	7	1924	4	5100	N	N	8557 DAYTON AV N
5	891100	0441	11/14/00	170000	830	0	7	1920	3	6081	N	N	415 N 107TH ST
5	604640	1265	10/25/01	185000	840	0	7	1926	3	5445	N	N	715 N 86TH ST
5	614560	2645	3/30/01	160000	840	0	7	1941	4	3844	N	N	923 N 101ST ST

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	643150	0111	10/4/01	249950	860	0	7	1929	4	5412	N	N	518 N 87TH ST
5	614560	2478	8/24/00	187900	860	0	7	1940	4	5286	N	N	711 N 101ST ST
5	152930	0305	7/21/00	213000	860	550	7	1940	4	6941	N	N	9512 DAYTON AV N
5	152930	0410	2/21/01	159950	870	0	7	1948	3	5689	N	N	9532 EVANSTON AV N
5	946520	0365	4/7/00	219950	880	0	7	1941	4	6284	N	N	423 N 92ND ST
5	946520	0420	4/12/00	230000	880	0	7	1940	3	6283	N	N	9206 PHINNEY AV N
5	946520	0255	11/15/00	220000	880	0	7	1935	3	6285	N	N	9050 PHINNEY AV N
5	926670	0175	10/18/01	180000	880	0	7	1941	3	5100	N	N	917 N 90TH ST
5	153230	0055	8/20/01	193500	890	250	7	1921	3	4805	N	N	922 N 93RD ST
5	152930	0200	3/5/01	246500	910	0	7	1941	3	6378	N	N	9507 DAYTON AV N
5	926670	0805	1/12/00	185000	910	110	7	1940	4	5100	N	N	917 N 89TH ST
5	946520	0280	4/15/00	279000	920	0	7	1939	4	6286	N	N	9024 PHINNEY AV N
5	946520	0280	7/17/01	278500	920	0	7	1939	4	6286	N	N	9024 PHINNEY AV N
5	614560	2660	4/24/01	199950	920	400	7	1919	3	3844	N	N	931 N 101ST ST
5	229140	1060	10/18/00	197000	920	0	7	1950	4	7440	N	N	10545 LINDEN AV N
5	614560	2130	5/22/01	221450	930	0	7	1916	4	3845	N	N	317 N 102ND ST
5	078900	0045	3/27/00	195000	930	400	7	1953	3	5400	N	N	9208 DAYTON AV N
5	130630	0205	10/31/00	190950	940	0	7	1948	4	5279	N	N	10748 DAYTON AV N
5	614560	2226	7/21/00	204000	940	860	7	1978	3	3844	N	N	328 N 101ST ST
5	614560	0770	2/2/00	159000	940	0	7	1922	4	4114	N	N	10317 LINDEN AV N
5	291720	0175	2/7/01	207000	950	0	7	1946	3	7645	N	N	9748 PHINNEY AV N
5	926670	0945	7/26/01	165000	950	0	7	1942	4	5100	N	N	940 N 88TH ST
5	291720	0385	6/2/00	259950	960	240	7	1941	3	7114	N	N	9728 DAYTON AV N
5	229140	0615	6/26/01	220000	960	0	7	1952	3	5580	N	N	10733 WHITMAN AV N
5	614560	2225	3/20/01	225000	960	0	7	1916	4	3844	N	N	324 N 101ST ST
5	614560	2170	8/17/00	184000	960	0	7	1929	4	3844	N	N	345 N 102ND ST
5	614560	2275	8/3/00	190000	960	0	7	1926	3	3844	N	N	317 N 101ST ST
5	614560	0775	8/8/01	191500	960	570	7	1982	3	3574	N	N	10313 LINDEN AV N
5	152930	0210	6/11/01	226000	990	0	7	1952	3	6378	N	N	9519 DAYTON AV N

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	614560	2580	8/14/00	187000	990	0	7	1949	3	3844	N	N	734 N 100TH ST
5	078900	0170	9/1/00	251000	1000	120	7	1925	3	8082	N	N	9028 DAYTON AV N
5	614560	1985	4/21/01	224500	1010	0	7	1941	4	4997	N	N	710 N 101ST ST
5	174770	0065	4/19/00	225000	1010	0	7	1941	3	7377	N	N	10706 PHINNEY AV N
5	174770	0095	11/10/00	235000	1020	200	7	1942	3	7366	N	N	10738 PHINNEY AV N
5	229140	0468	5/10/00	229950	1020	560	7	1990	3	3720	N	N	10513 WHITMAN AV N
5	229140	0915	6/18/01	252500	1020	900	7	1930	4	5580	N	N	10731 LINDEN AV N
5	946520	0395	8/20/01	220000	1020	660	7	1946	4	6281	N	N	9230 PHINNEY AV N
5	291720	0275	5/19/00	268000	1030	200	7	1941	4	6756	N	N	9725 DAYTON AV N
5	643150	0103	4/4/01	170000	1040	0	7	1925	2	6150	N	N	435 N 90TH ST
5	312604	9411	1/19/00	186000	1040	60	7	1997	3	1760	N	N	710 A N 94TH ST
5	078900	0260	4/26/00	232500	1050	700	7	1961	3	5395	N	N	9050 EVANSTON AV N
5	229140	1130	9/19/01	187000	1070	0	7	1969	3	3720	N	N	10511 LINDEN AV N
5	312604	9151	2/9/01	233000	1080	500	7	1938	3	4521	N	N	756 N 90TH ST
5	291720	0095	12/4/00	200000	1080	900	7	1940	4	5395	N	N	9731 PHINNEY AV N
5	643150	0083	11/27/00	251200	1110	280	7	1921	4	8841	N	N	8729 DAYTON AV N
5	364510	0305	4/19/01	260000	1120	660	7	1994	3	4486	N	N	10538 DAYTON AV N
5	229140	0800	6/2/01	331500	1130	220	7	1998	4	5940	N	N	10916 LINDEN AV N
5	891100	0305	2/25/00	198000	1140	0	7	1916	3	8030	N	N	10733 PHINNEY AV N
5	614560	0808	6/7/00	225000	1160	0	7	1918	5	6726	N	N	726 N 103RD ST
5	026300	0315	6/20/00	220000	1180	0	7	1949	5	8100	N	N	709 N 96TH ST
5	946520	0210	4/11/00	254000	1180	500	7	1947	4	5912	Y	N	9021 PHINNEY AV N
5	926670	0256	2/14/00	290100	1190	0	7	1912	5	5200	N	N	8911 LINDEN AV N
5	026300	0285	7/13/00	187000	1200	0	7	1962	3	4200	N	N	9515 LINDEN AV N
5	030600	0325	4/13/00	233000	1210	0	7	1939	3	7119	N	N	735 N 98TH ST
5	926670	0655	4/24/01	237762	1220	0	7	1960	3	5100	N	N	736 N 88TH ST
5	614560	1925	2/10/01	220000	1220	0	7	1916	3	5765	N	N	758 N 101ST ST
5	946520	0470	6/19/01	250000	1230	0	7	1947	3	6281	N	N	9245 DAYTON AV N
5	614560	2175	3/6/01	233350	1240	0	7	1924	4	3844	N	N	349 N 102ND ST

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	604640	0530	6/8/01	205000	1240	780	7	1925	4	5100	N	N	8609 LINDEN AV N
5	891100	0545	3/29/00	219950	1270	0	7	1929	3	6719	N	N	10557 DAYTON AV N
5	604640	0525	12/20/01	246900	1290	0	7	1952	4	5100	N	N	754 N 86TH ST
5	604640	0685	12/1/00	230000	1290	0	7	1911	5	5100	N	N	937 N 87TH ST
5	614560	2240	9/11/00	217950	1300	0	7	1985	3	3844	N	N	316 N 101ST ST
5	926670	0645	4/24/00	233000	1320	0	7	1985	3	2550	N	N	732 N 88TH ST
5	926670	0645	1/20/00	162000	1320	0	7	1985	3	2550	N	N	732 N 88TH ST
5	643150	0243	9/14/01	254000	1330	0	7	1916	3	9964	N	N	8550 EVANSTON AV N
5	614560	0740	8/21/00	279922	1350	0	7	1990	3	3844	N	N	733 N 104TH ST
5	312604	9415	1/20/00	198000	1350	0	7	1999	3	2325	N	N	9230 B FREMONT AV N
5	078900	0540	12/22/00	225000	1360	0	7	1995	3	2204	N	N	9225 FREMONT AV N
5	078900	0245	5/8/01	255000	1360	1120	7	1953	4	8137	N	N	9055 EVANSTON AV N
5	030600	0355	4/26/00	205000	1380	240	7	1928	3	6356	N	N	9721 LINDEN AV N
5	312604	9425	3/2/00	229990	1420	0	7	2000	3	1800	N	N	9507 FREMONT AV N
5	312604	9424	3/7/00	229600	1420	0	7	2000	3	1800	N	N	9505 FREMONT AV N
5	026300	0303	10/11/01	293000	1520	0	7	1999	3	5036	N	N	725 N 96TH ST
5	229140	0665	11/8/01	224000	1530	0	7	1919	4	7440	N	N	10703 WHITMAN AV N
5	229140	0715	4/25/01	255000	1550	400	7	1926	3	7440	N	N	10728 LINDEN AV N
5	926670	0325	5/17/01	261300	1550	0	7	1912	5	5100	N	N	746 N 89TH ST
5	229140	0725	12/21/01	267500	1570	1500	7	1952	3	7440	N	N	10734 LINDEN AV N
5	946520	0260	2/13/01	254000	1590	0	7	1931	3	6285	N	N	9046 PHINNEY AV N
5	604640	0085	12/26/01	295000	1600	0	7	1929	4	5100	N	N	924 N 87TH ST
5	078900	0250	1/2/01	258000	1660	0	7	1932	4	5382	N	N	9052 EVANSTON AV N
5	130630	0255	7/25/01	290000	1920	0	7	1967	3	6356	N	N	10716 DAYTON AV N
5	364510	0115	6/26/00	199000	1930	0	7	1993	3	5040	N	N	613 N 107TH ST
5	614560	1075	7/20/00	337500	1960	0	7	1910	3	3844	N	N	346 N 103RD ST
5	614560	0415	11/27/00	315000	2160	0	7	2000	3	3844	N	N	921 N 105TH ST
5	614560	0405	10/17/00	319950	2170	0	7	2000	3	3844	N	N	915 N 105TH ST
5	312604	9409	6/14/00	331000	2340	0	7	1997	3	2571	N	N	708 N 92ND ST

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	312604	9402	3/9/00	287500	2350	0	7	1994	3	1784	N	N	726 N 92ND ST
5	614560	0355	11/13/00	299950	2384	0	7	2000	3	3844	N	N	730 N 104TH ST
5	312604	9404	12/17/01	295000	2410	0	7	1995	3	3230	N	N	9999 LINDEN AV N
5	229140	0910	8/7/00	269500	1600	610	8	1983	3	5084	N	N	10735 LINDEN AV N
5	926670	0274	10/29/01	396500	1710	390	8	1990	3	3750	N	N	756 N 89TH ST
5	364510	0260	12/12/00	350000	2060	0	8	2000	3	5040	N	N	10547 EVANSTON AV N
5	291720	0155	1/26/00	344000	2060	300	8	1946	5	9438	N	N	322 N 97TH ST
5	130630	0125	3/22/01	359950	2350	0	8	1999	3	6300	N	N	10708 EVANSTON AV N
5	614560	1117	5/17/00	265000	2640	0	8	1993	3	3844	N	N	316 N 103RD ST
8	330070	0760	6/27/00	130000	500	0	5	1940	3	4000	N	N	8708 16TH AV NW
8	117200	0150	3/26/01	130000	530	0	5	1941	3	6350	N	N	9013 PALATINE AV N
8	926820	0345	5/24/01	180400	550	230	5	1923	3	5040	N	N	9224 8TH AV NW
8	663890	0550	12/5/01	230600	550	0	5	1954	3	5150	N	N	1000 NW 87TH ST
8	186240	0280	12/20/01	199950	580	180	5	1938	3	8122	N	N	9228 9TH AV NW
8	617090	0215	5/23/00	206000	600	350	5	1928	4	7268	N	N	108 NW 100TH ST
8	923240	0055	7/25/00	163000	640	0	5	1939	3	6350	N	N	9250 2ND AV NW
8	277660	0090	3/13/01	199990	670	0	5	1945	4	7100	N	N	8529 14TH AV NW
8	330070	0735	10/26/01	188000	700	0	5	1949	3	4000	N	N	8728 16TH AV NW
8	926820	0400	5/30/01	160000	710	0	5	1918	4	5040	N	N	9031 7TH AV NW
8	292070	0185	10/10/00	185000	730	0	5	1919	3	6350	N	N	8720 2ND AV NW
8	291520	0105	1/12/00	130000	730	0	5	1924	3	5461	N	N	9737 PALATINE AV N
8	618470	0050	12/8/00	154500	770	0	5	1922	2	7678	N	N	9728 PALATINE AV N
8	350160	0100	12/27/01	209000	780	140	5	1926	3	4800	N	N	330 NW 89TH ST
8	350110	0305	8/1/00	160000	780	0	5	1911	3	2928	N	N	8720 8TH AV NW
8	618470	0160	4/20/01	205000	840	0	5	1942	4	7620	N	N	9721 2ND AV NW
8	330070	0333	12/11/01	195000	520	0	6	1941	3	6000	N	N	8731 18TH AV NW
8	101400	0075	3/8/00	158000	570	0	6	1953	3	6350	N	N	9223 PALATINE AV N
8	330070	0450	5/30/00	156500	600	0	6	1946	3	4000	N	N	8702 18TH AV NW
8	250800	0175	5/17/01	185000	670	0	6	1976	3	6350	N	N	8741 2ND AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	362603	9156	11/15/00	176000	680	0	6	1922	3	5013	N	N	206 NW 101ST ST
8	394190	0057	6/22/01	184950	690	0	6	1940	3	5400	N	N	9556 6TH AV NW
8	053400	0080	7/16/01	190700	720	0	6	1942	3	6686	N	N	9716 4TH AV NW
8	053400	0250	1/26/01	184950	720	0	6	1942	3	6690	N	N	9552 4TH AV NW
8	330070	1030	3/3/00	163500	720	0	6	1916	3	4000	N	N	8536 17TH AV NW
8	330070	1255	12/14/00	168000	720	0	6	1943	3	4000	N	N	8511 17TH AV NW
8	186240	0331	7/17/00	225000	730	0	6	1942	4	5400	N	N	9230 DIBBLE AV NW
8	277660	0036	10/31/00	210000	730	0	6	1923	3	4920	N	N	8529 13TH AV NW
8	617090	0025	6/14/01	174000	730	0	6	1926	3	5449	N	N	201 N 101ST ST
8	291470	0120	11/29/01	201500	740	0	6	1941	3	6350	N	N	9552 PALATINE AV N
8	663890	0155	1/19/01	197000	740	0	6	1920	3	3099	N	N	8520 12TH AV NW
8	617090	0185	4/2/00	204950	750	300	6	1947	4	5535	N	N	206 NW 100TH ST
8	330070	1410	7/10/01	210000	760	0	6	1942	3	4000	N	N	8509 18TH AV NW
8	101400	0230	7/12/01	195000	760	0	6	1940	3	5850	N	N	9208 3RD AV NW
8	101400	0065	9/19/01	222000	770	0	6	1914	3	6350	N	N	9224 PALATINE AV N
8	268810	0010	4/16/01	125000	770	0	6	1940	2	3600	N	N	9048 12TH AV NW
8	158860	0050	1/22/01	237000	780	0	6	1929	4	4887	N	N	9019 8TH AV NW
8	292070	0195	6/23/00	182500	780	0	6	1915	3	6350	N	N	8724 2ND AV NW
8	186240	0315	4/27/00	201400	780	0	6	1947	3	5148	N	N	9250 DIBBLE AV NW
8	330070	0355	9/12/00	165000	780	0	6	1940	3	4000	N	N	8741 18TH AV NW
8	291520	0276	5/14/01	194000	790	0	6	1940	3	4011	N	N	9756 3RD AV NW
8	330070	1125	8/13/01	210000	790	0	6	1948	3	4000	N	N	8535 16TH AV NW
8	759570	0085	4/12/00	235000	800	310	6	1928	3	4960	N	N	8809 DIBBLE AV NW
8	663890	0405	10/1/01	199950	800	0	6	1942	3	6016	N	N	8520 10TH AV NW
8	926820	0641	3/26/01	186950	800	0	6	1960	3	5040	N	N	9033 4TH AV NW
8	277660	0018	5/17/01	215000	800	0	6	1941	3	6045	N	N	8515 13TH AV NW
8	053400	0240	8/6/01	191000	800	0	6	1942	3	6692	N	N	9544 4TH AV NW
8	250800	0110	7/2/01	179950	800	0	6	1914	4	6350	N	N	8743 1ST AV NW
8	330070	0320	12/12/00	181800	810	0	6	1912	3	4000	N	N	8715 18TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	781870	0540	2/6/01	275000	830	0	6	1916	3	3600	N	N	8544 DIBBLE AV NW
8	053400	0165	11/17/00	209900	840	250	6	1947	3	8040	N	N	9525 3RD AV NW
8	250800	0010	6/12/00	165000	840	0	6	1948	3	6350	N	N	8738 PALATINE AV N
8	781870	0205	7/15/01	262000	850	240	6	1913	4	5000	N	N	8531 DIBBLE AV NW
8	781870	0205	8/21/00	235000	850	240	6	1913	4	5000	N	N	8531 DIBBLE AV NW
8	094600	0185	10/12/00	203000	850	0	6	1937	3	4600	N	N	618 NW 86TH ST
8	330070	1115	9/22/01	237488	860	0	6	1942	3	4000	N	N	8527 16TH AV NW
8	250800	0210	6/19/00	209950	860	0	6	1920	4	6050	N	N	8746 3RD AV NW
8	926820	0711	11/2/00	172000	860	0	6	1951	3	6520	N	N	9059 3RD AV NW
8	158860	0205	7/24/01	250000	870	730	6	1938	3	6405	N	N	9018 9TH AV NW
8	617090	0050	2/26/01	229950	880	0	6	1940	4	5455	N	N	109 N 101ST ST
8	186240	0312	10/2/00	183000	880	0	6	1946	4	6564	N	N	9253 8TH AV NW
8	186240	0326	4/3/00	157500	880	0	6	1946	3	6564	N	N	9239 8TH AV NW
8	330070	0430	3/23/01	237000	890	0	6	1921	3	4000	N	N	8716 18TH AV NW
8	292070	0165	5/11/01	207000	890	100	6	1932	3	2324	N	N	108 NW 87TH ST
8	751500	0057	2/7/00	182360	890	0	6	1941	3	6179	N	N	8711 13TH AV NW
8	186240	0296	11/14/00	232950	890	170	6	1942	4	5829	N	N	9216 9TH AV NW
8	618470	0085	8/23/01	227000	910	0	6	1947	4	6350	N	N	9708 1ST AV NW
8	053400	0125	4/24/01	235000	920	0	6	1942	3	6700	N	N	311 NW 97TH ST
8	751500	0067	3/22/01	199950	920	0	6	1941	3	6179	N	N	8723 13TH AV NW
8	330070	0420	4/23/01	193500	930	0	6	1942	3	4000	N	N	8724 18TH AV NW
8	330070	1250	3/20/00	150000	930	0	6	1942	3	4000	N	N	8507 17TH AV NW
8	158860	0176	7/11/00	224900	950	360	6	1939	4	4144	N	N	860 NW 90TH ST
8	330070	1155	4/13/00	199700	950	200	6	1940	4	4000	N	N	8559 16TH AV NW
8	277660	0047	7/2/01	201000	960	0	6	1948	3	4659	N	N	8549 13TH AV NW
8	350110	0085	11/7/00	205000	970	0	6	1920	3	4800	N	N	636 NW 89TH ST
8	158860	0085	7/10/01	265000	980	590	6	1929	5	4215	N	N	820 NW 90TH ST
8	101400	0235	5/25/01	230000	1000	0	6	1916	3	5850	N	N	9212 3RD AV NW
8	923290	0150	9/17/01	170000	1000	0	6	1940	3	6223	N	N	9231 2ND AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	926820	0220	9/5/01	203000	1010	0	6	1951	3	7620	N	N	9215 6TH AV NW
8	330070	1415	8/25/00	184950	1040	0	6	1928	3	4000	N	N	8511 18TH AV NW
8	926820	0315	12/18/00	206000	1060	0	6	1927	3	8442	N	N	9209 7TH AV NW
8	350110	0240	5/16/00	155504	1090	0	6	1947	3	4800	N	N	8801 6TH AV NW
8	211770	0085	6/8/01	260000	1100	380	6	1985	3	7560	N	N	9520 7TH AV NW
8	781870	0060	6/18/01	282200	1110	810	6	1905	5	5000	N	N	860 NW 87TH ST
8	250800	0065	6/26/01	189500	1110	0	6	1937	4	3175	N	N	8734 1ST AV NW
8	053400	0105	9/13/01	260000	1120	370	6	1942	4	6681	N	N	9740 4TH AV NW
8	362603	9268	11/11/00	219950	1140	0	6	1920	3	6700	N	N	9055 PALATINE AV N
8	394190	0082	5/29/01	193000	1150	0	6	1949	4	5005	N	N	9521 4TH AV NW
8	362603	9028	7/26/00	214000	1160	0	6	1917	4	7491	N	N	110 NW 101ST ST
8	781870	0030	7/28/00	115000	1200	0	6	1911	3	4950	N	N	814 NW 87TH ST
8	781870	0100	11/13/01	269950	1220	0	6	1912	5	3355	N	N	8541 9TH AV NW
8	350110	0125	8/29/01	276000	1240	0	6	1913	3	4800	N	N	603 NW 89TH ST
8	330070	0360	4/16/01	206000	1280	0	6	1940	4	4000	N	N	1807 NW 89TH ST
8	618470	0075	10/11/00	220000	1310	0	6	1947	3	7620	N	N	9703 PALATINE AV N
8	330070	1640	7/19/01	290000	1340	0	6	1918	5	4000	N	N	8553 19TH AV NW
8	330070	1435	6/20/00	250000	1440	0	6	1928	3	4000	N	N	8529 18TH AV NW
8	926820	0507	6/22/00	264200	1460	0	6	1918	4	5080	N	N	9027 6TH AV NW
8	158860	0060	4/10/01	255000	1460	340	6	1928	3	6788	N	N	9011 8TH AV NW
8	250800	0205	4/21/00	183000	1510	0	6	1976	3	6050	N	N	8742 3RD AV NW
8	292070	0060	5/9/00	200000	1710	0	6	1922	4	6350	N	N	8722 PALATINE AV N
8	926820	0004	5/3/01	209950	750	300	7	1979	3	5152	N	N	9253 3RD AV NW
8	291520	0285	6/13/01	239950	820	740	7	1977	3	3268	N	N	221 NW 100TH ST
8	362603	9202	12/11/01	231000	830	340	7	1942	3	6900	N	N	9510 3RD AV NW
8	617090	0120	1/24/00	218000	830	140	7	1940	4	5528	N	N	105 NW 101ST ST
8	663890	0410	8/7/00	229950	860	610	7	1985	3	3734	N	N	8522 10TH AV NW
8	268810	0081	5/23/00	186500	860	0	7	1943	3	5455	N	N	9012 12TH AV NW
8	330070	0390	1/17/01	242000	870	360	7	1948	3	4000	N	N	8748 18TH AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	186240	0231	1/10/00	221000	880	0	7	1941	3	8132	N	N	9228 11TH AV NW
8	292070	0200	6/27/00	220000	930	550	7	1976	3	5588	N	N	8729 2ND AV NW
8	618470	0110	6/5/00	219500	930	0	7	1951	3	7620	N	N	9721 1ST AV NW
8	186240	0166	8/28/00	169000	930	0	7	1952	3	7653	N	N	9239 11TH AV NW
8	923240	0040	4/20/00	194950	960	0	7	1969	3	6350	N	N	9236 2ND AV NW
8	350110	0255	9/25/00	222500	970	430	7	1980	3	4700	N	N	607 NW 88TH ST
8	926820	0655	2/8/00	215000	970	550	7	1976	3	5192	N	N	408 NW 90TH ST
8	186240	0275	9/26/01	257000	990	840	7	1956	3	8121	N	N	9234 9TH AV NW
8	759570	0245	2/24/00	250450	1020	1020	7	1970	4	4815	N	N	807 NW 90TH ST
8	158860	0005	8/27/01	220850	1060	0	7	1949	3	6005	N	N	9057 8TH AV NW
8	330070	1373	2/27/01	212000	1070	120	7	1931	3	6000	N	N	8512 19TH AV NW
8	350210	0055	12/4/00	220000	1080	0	7	1958	3	4800	N	N	336 NW 88TH ST
8	350110	0110	1/29/01	140000	1090	980	7	1976	3	4800	N	N	612 NW 89TH ST
8	158860	0140	9/21/00	267000	1110	540	7	1962	3	6788	N	N	9043 DIBBLE AV NW
8	158860	0225	5/10/00	216500	1120	400	7	1952	3	6397	N	N	9036 9TH AV NW
8	926820	0190	6/5/01	298000	1140	680	7	2001	3	5054	N	N	9258 6TH AV NW
8	186240	0267	4/5/00	240000	1140	980	7	1950	4	5993	N	N	9246 9TH AV NW
8	277660	0075	11/22/00	240000	1150	0	7	1952	3	6390	N	N	8549 14TH AV NW
8	101400	0135	9/11/00	230000	1170	0	7	1900	5	6321	N	N	9227 1ST AV NW
8	094500	0280	8/8/01	249950	1190	360	7	1962	3	4600	N	N	331 NW 87TH ST
8	663890	0335	3/9/00	215000	1210	0	7	1975	3	5000	N	N	8522 11TH AV NW
8	186240	0302	3/8/00	261490	1210	700	7	1991	3	5425	N	N	9206 9TH AV NW
8	330070	0345	3/2/01	225000	1210	420	7	1981	3	4000	N	N	8733 18TH AV NW
8	926820	0690	2/13/01	310000	1220	1000	7	1958	3	5125	N	N	9030 6TH AV NW
8	759570	0155	7/18/01	260000	1230	1200	7	1976	3	4960	N	N	8828 DIBBLE AV NW
8	211770	0025	5/18/00	295000	1260	850	7	1990	3	5667	N	N	9533 6TH AV NW
8	759570	0165	7/18/00	269000	1260	660	7	1929	4	4960	N	N	8818 DIBBLE AV NW
8	094500	0340	12/18/00	300000	1300	940	7	1916	4	4508	N	N	357 NW 87TH ST
8	291520	0240	5/23/01	259950	1300	700	7	1963	4	5461	N	N	9741 2ND AV NW

**Sales Available for Annual Update Analysis**  
**Area 5**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	094500	0440	4/9/01	297000	1330	810	7	1995	3	4600	N	N	312 NW 86TH ST
8	186240	0443	5/24/00	275000	1330	960	7	1998	3	5168	N	N	9020 14TH AV NW
8	926820	0126	8/10/00	237000	1340	0	7	1975	4	5040	N	N	9229 4TH AV NW
8	330070	0174	2/20/01	280000	1350	0	7	1970	3	6800	N	N	8725 19TH AV NW
8	926820	0606	11/17/00	250000	1370	0	7	1928	4	6300	N	N	405 NW 92ND ST
8	053400	0200	11/10/00	222000	1430	0	7	1942	3	6699	N	N	9512 4TH AV NW
8	291520	0110	4/11/00	271000	1430	840	7	2000	3	5461	N	N	9732 1ST AV NW
8	926820	0193	5/7/01	334950	1490	850	7	2000	3	5056	N	N	9254 6TH AV NW
8	923190	0045	6/29/01	250000	1560	0	7	1930	3	6350	N	N	8620 PALATINE AV N
8	292070	0065	11/27/01	335000	1570	0	7	2001	3	6350	N	N	8728 PALATINE AV N
8	330070	1630	1/4/00	280000	1580	0	7	1930	3	4000	N	N	8543 19TH AV NW
8	394190	0080	9/24/01	251000	1590	0	7	1950	3	6000	N	N	9526 6TH AV NW
8	094600	0095	9/26/00	299500	1590	0	7	1920	4	4184	N	N	627 NW 87TH ST
8	330070	1320	8/16/01	306000	1710	1050	7	1939	3	4000	N	N	8558 19TH AV NW
8	362603	9382	10/8/01	242300	1750	0	7	1969	4	6350	N	N	9516 2ND AV NW
8	330070	1554	3/7/00	415000	1900	1200	7	1926	3	8037	Y	N	8502 20TH AV NW
8	663890	0040	3/20/01	330000	2050	600	7	1977	3	6000	N	N	8509 11TH AV NW
8	759570	0065	2/26/01	280000	2150	0	7	1987	4	4960	N	N	8804 9TH AV NW
8	330070	0425	4/17/01	199000	1200	0	8	1945	4	4000	N	N	8720 18TH AV NW
8	663890	0275	4/18/00	255000	1270	980	8	1979	3	5000	N	N	8537 10TH AV NW
8	751500	0008	5/18/00	324950	1810	0	8	1991	3	5009	N	N	8756 13TH AV NW
8	663890	0101	4/13/01	365000	1890	800	8	1930	4	3500	N	N	8547 11TH AV NW
8	638410	0030	10/31/00	409400	2000	1470	8	1959	3	5606	N	N	1816 NW 89TH ST

**Vacant Sales Available to Develop the Valuation Model**  
**Area 5**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	730890	0387	3/21/01	120,000	7,584	N	N
4	701720	0067	6/28/01	115,000	8,868	N	N
5	364510	0260	3/23/00	70,000	5,040	N	N
5	614560	1075	2/1/00	110,000	3,844	N	N
5	614560	1361	9/27/01	97,000	3,844	N	N
5	926670	0625	7/5/01	218,500	10,200	N	N
8	923190	0050	9/7/00	145,000	6,350	N	N
8	923290	0030	7/5/01	80,000	6,349	N	N