

# Executive Summary Report

## Characteristics Based Market Adjustment for 2002 Assessment Roll

**Area Name:** Area 13 – Capitol Hill  
**Previous Physical Inspection:** 1998

### Sales - Improved Summary:

Number of Sales: 259  
 Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$197,100	\$373,800	\$570,900	\$644,700	88.6%	15.82%
<b>2002 Value</b>	\$208,700	\$420,100	\$628,800	\$644,700	97.5%	14.98%
<b>Change</b>	+\$11,600	+\$46,300	+\$57,900		+8.9%	-0.84%
<b>% Change</b>	+5.9%	+12.4%	+10.1%		+10.0%	-5.31%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.84% and -5.31% 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:

	Land	Imps	Total
<b>2001 Value</b>	\$209,600	\$382,700	\$592,300
<b>2002 Value</b>	\$222,000	\$432,900	\$654,900
<b>Percent Change</b>	+5.9%	+13.1 %	+10.6 %

Number of improved Parcels in the Population: 3247

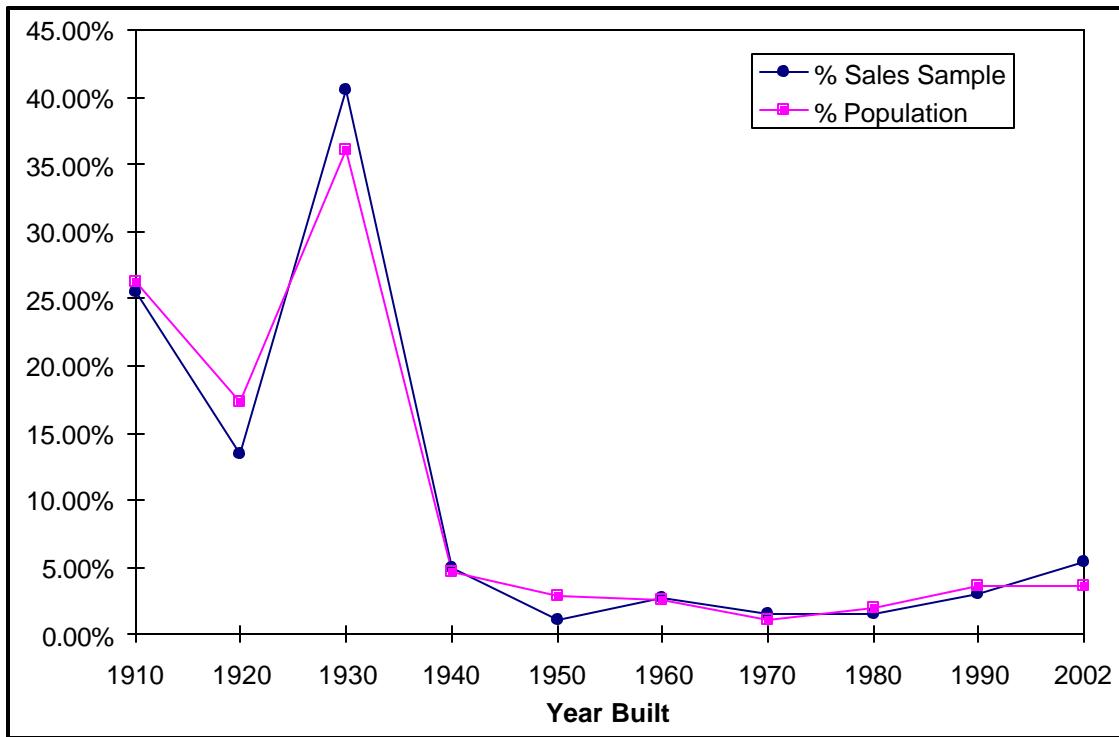
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements which are in very good condition and year built or renovation during 1900-1910 had higher average ratio than other improvements and formula adjusts value upward less than others, similarly, improvements located in subarea 3 and building grade greater than 6 and less than 10, improvements with building condition good or very good and above grade living area more than 2400 sqft. had lower average ratio than other improvements and formula adjusts value upward more than others thus improving equalization.

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	66	25.48%
1920	35	13.51%
1930	105	40.54%
1940	13	5.02%
1950	3	1.16%
1960	7	2.70%
1970	4	1.54%
1980	4	1.54%
1990	8	3.09%
2002	14	5.41%
	259	

<b>Population</b>		
Year Built	Frequency	% Population
1910	852	26.24%
1920	561	17.28%
1930	1172	36.09%
1940	153	4.71%
1950	92	2.83%
1960	82	2.53%
1970	33	1.02%
1980	65	2.00%
1990	118	3.63%
2002	119	3.66%
	3247	

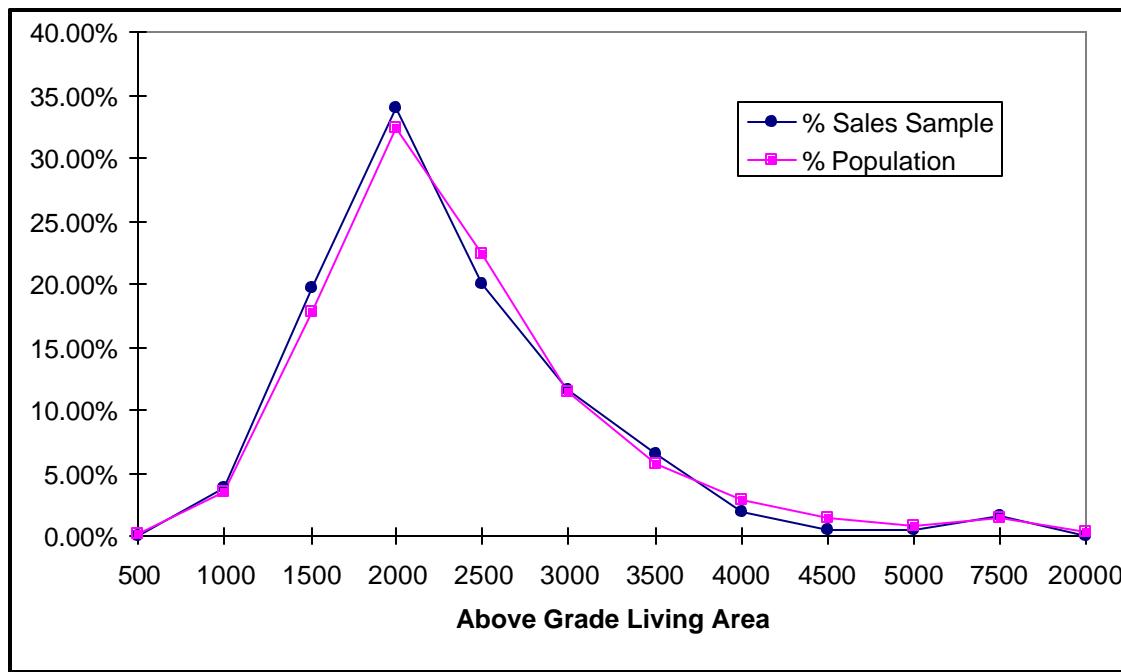


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

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

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	3.86%
1500	51	19.69%
2000	88	33.98%
2500	52	20.08%
3000	30	11.58%
3500	17	6.56%
4000	5	1.93%
4500	1	0.39%
5000	1	0.39%
7500	4	1.54%
20000	0	0.00%
	259	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.06%
1000	115	3.54%
1500	575	17.71%
2000	1051	32.37%
2500	726	22.36%
3000	373	11.49%
3500	188	5.79%
4000	92	2.83%
4500	46	1.42%
5000	26	0.80%
7500	45	1.39%
20000	8	0.25%
	3247	

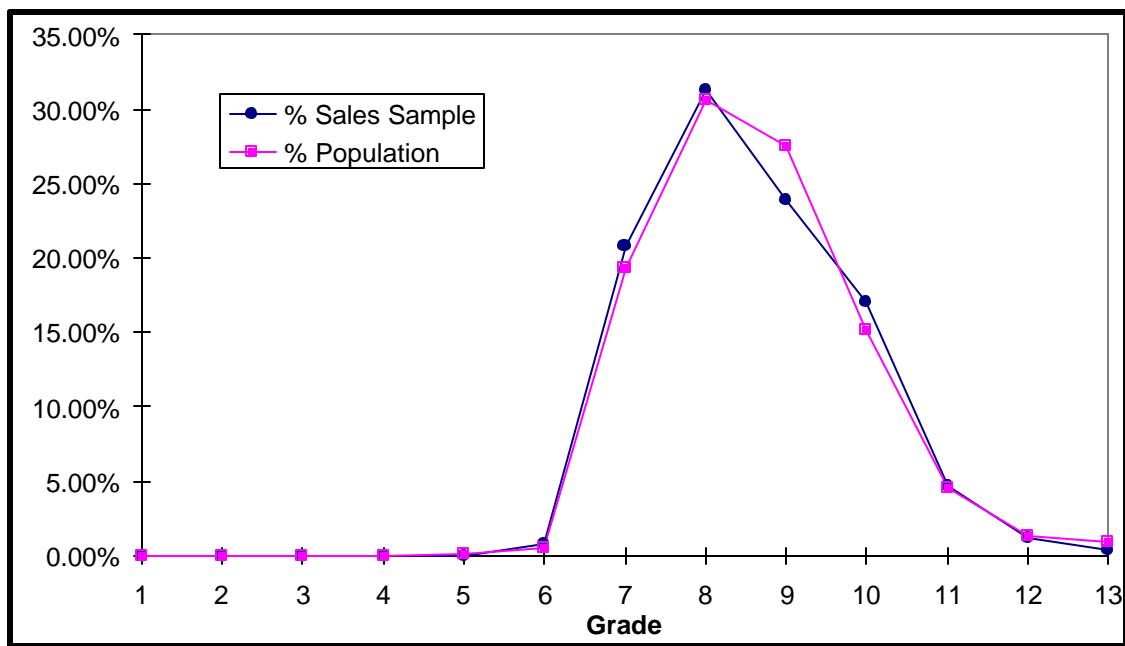


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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

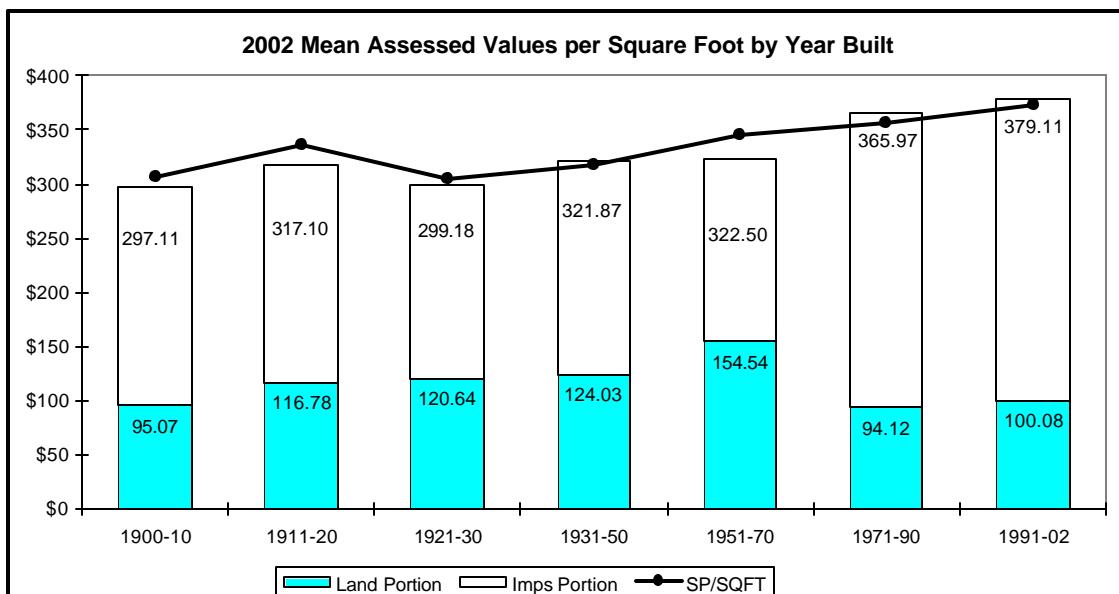
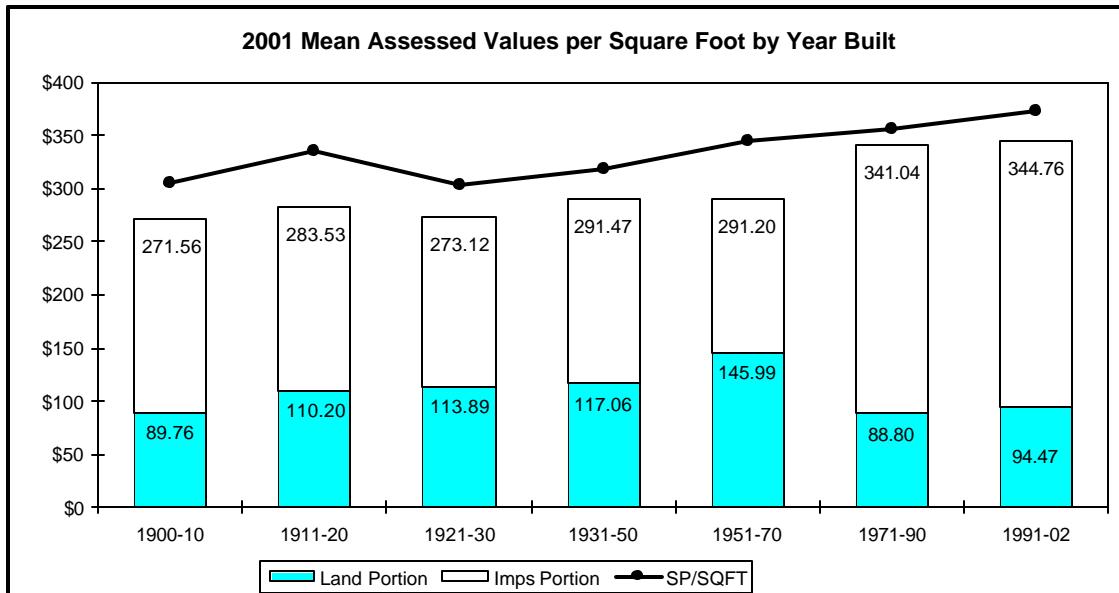
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	2	0.77%
7	54	20.85%
8	81	31.27%
9	62	23.94%
10	44	16.99%
11	12	4.63%
12	3	1.16%
13	1	0.39%
		259

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.06%
6	16	0.49%
7	627	19.31%
8	996	30.67%
9	895	27.56%
10	492	15.15%
11	149	4.59%
12	42	1.29%
13	28	0.86%
		3247



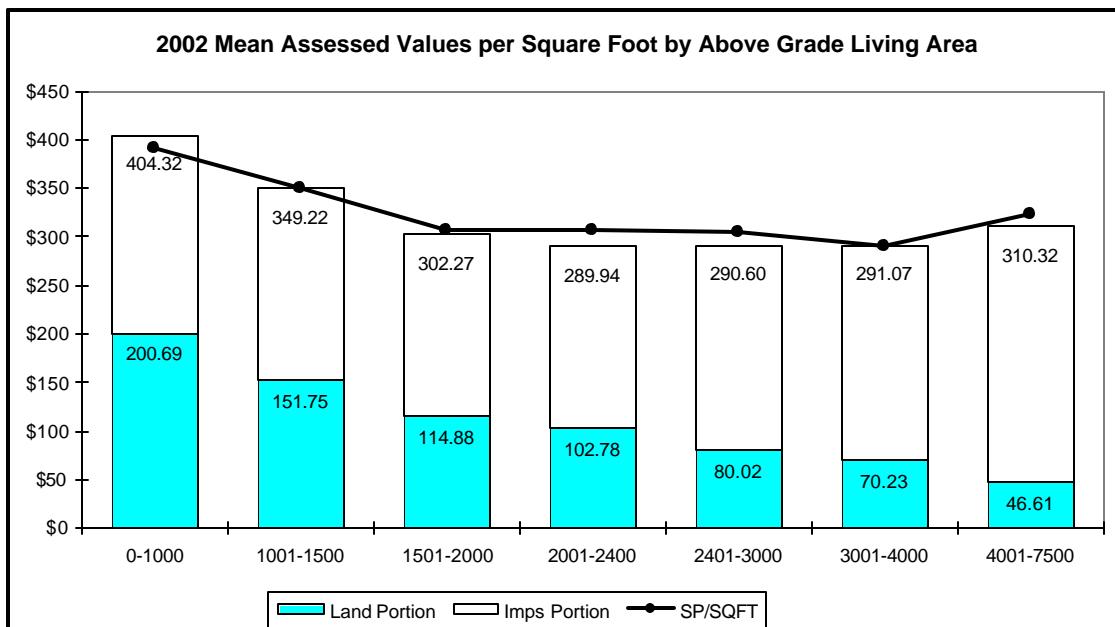
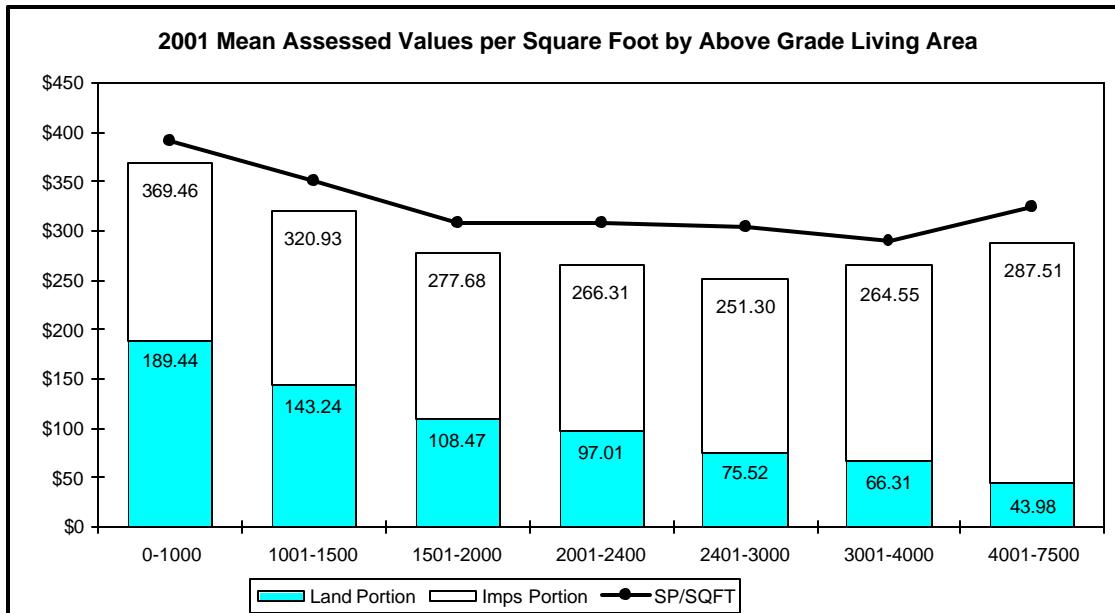
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



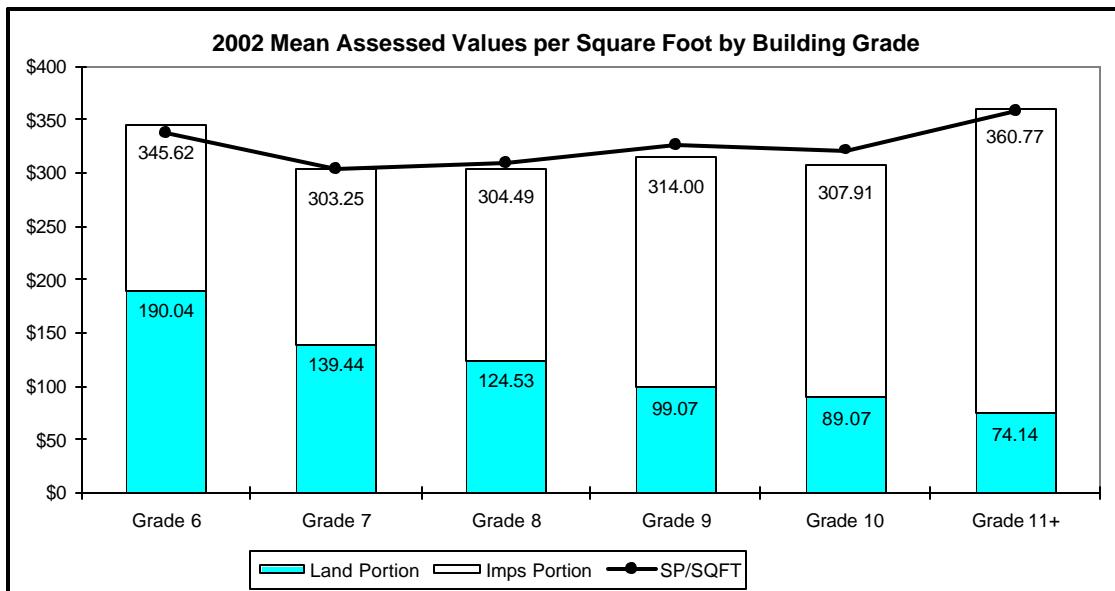
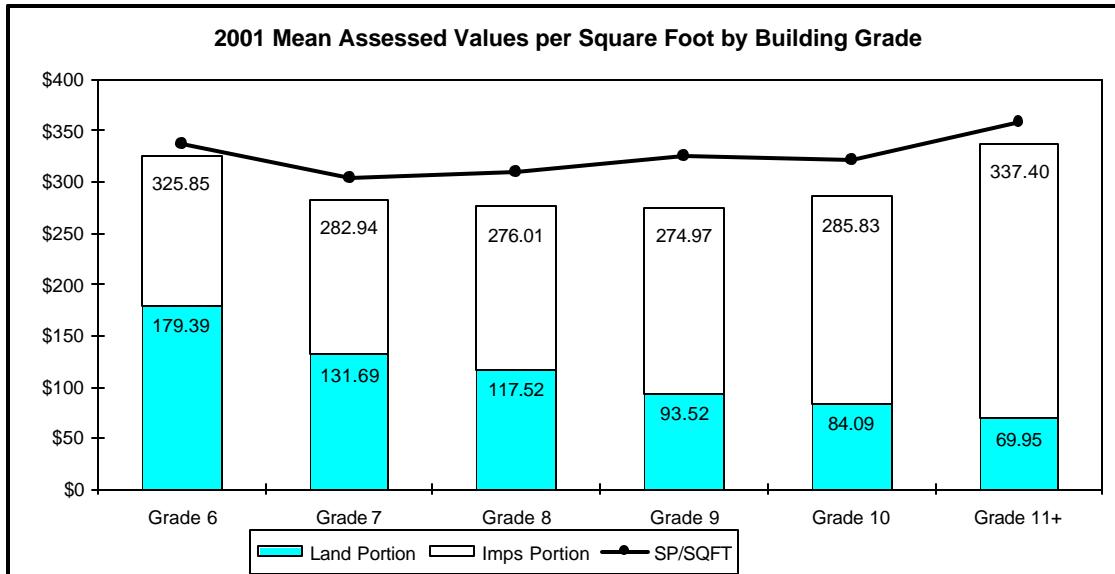
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There was minimum number of sales representation of houses built or renovated between 1951-1970.

## 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***

A scarcity of vacant land sales ( 1 usable land sales) in area 13 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9412965$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.062$$

*Note: Land Value less than or equal to \$10,000 will be factored by 1.00.*

### **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 259 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.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic -based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. . For instance, improvements which are in very good condition and year built or renovation during 1900-1910 had higher average ratio than other improvements and formula adjusts value upward less than others, similarly, improvements located in subarea 3 and building grade greater than 6 and less than 10, improvements with building condition good or very good and above grade living area more than 2400 sqft. had lower average ratio than other improvements and formula adjusts value upward more than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9412965 + (0.09442044\* if building condition = 5 and year built or renovation 1900-1910) – (0.07535322 if residential subarea =3 and building grade greater than 6 and less than 10) – (0.07247321 if building condition good or very good and above grade living area greater than 2400 sqft.))

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

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

## **Improved parcel Update (Continued)**

*Other:* \*If multiple houses exist on a parcel, the formula derived from the primary building is used.

\*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only \*”, then:

“2002 Total Value = (2001 Land Value \*1.062) + (2001 Imps Value \* 1.124)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

If improvements on “exception parcels” (poor condition or % net condition), then

“2002 Total Value = (2001 Land Value\*1.062) +( 2001 Imps Value \*1.00)

\*These may include parcels with houses that have no characteristics data in the Assessor’s database.

If vacant parcels ( no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less will be:

Previous land Value \*1.0   Or Previous Improvement Value \* 1.0.

If “No Perc” (Sewer System = 3), then

“2002 Total Value = (2001 Land Value \*1.0) +( 2001 Imp Value \* 1.124)

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 this area.

## **Model Validation**

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

## Area 13 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)**

6.2%

<b>Year Built or renovation under 1911 and Condition Very Good.</b>	<b>Yes</b>
% Adjustment	-9.7%
<b>SubArea 3 and Building Grade greater than 6 and less than 10</b>	<b>Yes</b>
% Adjustment	9.3%
<b>Condition Good or Very Good and Above Grade Living Area more than 2400 sqft.</b>	<b>Yes</b>
% Adjustment	8.9%

### **Comments and Examples:**

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

For instance, a home built or renovated during 1900-1910 and in very good condition would receive approximately a net 3.5% downward adjustment in the absence of any other adjustments (6.2% overall - 9.7% Condition very good and year built/ renovated 1900-1910). 33 properties out of 3247 single family homes would get this adjustment.

Homes located in subarea 3 and building grade under 10 would receive approximately 15.5% upward adjustment. About 30% of population would get this adjustment.

Homes in Good or Very Good condition and above grade living area greater than 2400 sqft. would receive approximately 15.1% upward adjustment. 9.6% of the population would get this adjustment.

Approximately, 43% of the population in the area 13 are adjusted by the overall alone. There are 3247 parcels with one improvement that has 1-3 living units.

This area was last physically inspected in 1998.

## Area 13 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 97.5.

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.
6	2	0.966	1.024	6.1%	0.928	1.121
7	54	0.921	0.989	7.3%	0.954	1.024
8	81	0.890	0.982	10.3%	0.949	1.014
9	62	0.840	0.964	14.8%	0.925	1.003
10	44	0.882	0.954	8.1%	0.901	1.007
12	3	0.905	0.983	8.6%	0.711	1.255
13	1	1.025	1.089	6.2%	N/A	N/A
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1910	66	0.886	0.973	9.8%	0.935	1.011
1911-1920	35	0.814	0.921	13.0%	0.863	0.978
1921-1930	105	0.890	0.980	10.1%	0.953	1.008
1931-1950	16	0.910	1.014	11.4%	0.938	1.089
1971-1990	12	0.983	1.050	6.9%	0.958	1.143
1991- +	14	0.915	1.000	9.2%	0.937	1.063
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	52	0.914	0.984	7.6%	0.941	1.026
Good	123	0.860	0.966	12.4%	0.940	0.993
Very Good	84	0.901	0.982	9.0%	0.949	1.014
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	40	0.913	0.997	9.2%	0.954	1.040
1.5	78	0.895	0.969	8.3%	0.936	1.003
2	107	0.874	0.972	11.1%	0.943	1.000
2.5	26	0.882	0.975	10.6%	0.909	1.041
3	8	0.908	1.003	10.5%	0.823	1.183
Year Built or renovation under 1911 and condition Very Good	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	228	0.876	0.975	11.2%	0.955	0.994
Y	31	0.939	0.981	4.4%	0.924	1.037

## Area 13 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 97.5.

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

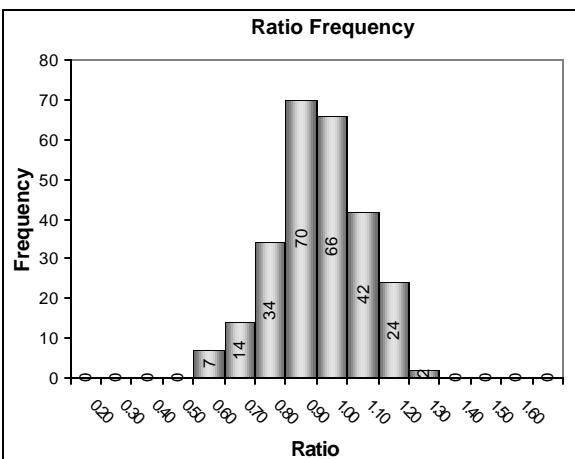
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1000		10	0.941	1.032	9.7%	0.950	1.114
1001-1500		51	0.919	0.999	8.8%	0.966	1.032
1501-2000		88	0.901	0.981	8.9%	0.953	1.009
2001-2400		44	0.865	0.942	8.9%	0.888	0.997
3001-4000		22	0.913	1.004	10.0%	0.920	1.088
2401-3000		38	0.824	0.952	15.5%	0.899	1.005
4001- +		6	0.907	0.983	8.4%	0.778	1.188
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		221	0.885	0.974	10.0%	0.954	0.993
Y		38	0.888	0.984	10.9%	0.932	1.037
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3		156	0.871	0.975	11.9%	0.950	1.000
5		103	0.918	0.977	6.4%	0.950	1.004
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-3000		7	0.839	0.914	8.9%	0.775	1.054
3001-4000		64	0.927	1.007	8.7%	0.977	1.038
4001-5000		83	0.907	1.005	10.8%	0.975	1.035
5001-8000		87	0.862	0.950	10.2%	0.915	0.984
8001-12000		12	0.746	0.825	10.6%	0.689	0.962
12001 - +		6	1.000	1.116	11.6%	1.062	1.169

# 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> 6/19/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 13	<b>Analyst ID:</b> RPAN	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 259 Mean Assessed Value 570,900 Mean Sales Price 644,700 Standard Deviation AV 286,123 Standard Deviation SP 323,157			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.909 Median Ratio 0.909 Weighted Mean Ratio 0.886			
<b>UNIFORMITY</b>			
Lowest ratio 0.546 Highest ratio: 1.228 Coefficient of Dispersion 12.79% Standard Deviation 0.144 Coefficient of Variation 15.82%			
<b>PRICE RELATED DIFFERENTIAL (PRD)</b>			
1.026			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.881 Upper limit 0.938			
<b>95% Confidence: Mean</b> Lower limit 0.891 Upper limit 0.926			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 3247 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.144 <b>Recommended minimum:</b> 33 Actual sample size: 259 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 130 # ratios above mean: 129 Z: 0.062 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



**COMMENTS:**

Single Family Residences throughout area 13.

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> WC/ Team 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 6/19/2002	<b>Sales Dates:</b> 1/2000 - 12/2001								
<b>Area</b> 13	<b>Analyst ID:</b> RPAN	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>											
<p><b>Sample size (n)</b> 259</p> <p><b>Mean Assessed Value</b> 628,800</p> <p><b>Mean Sales Price</b> 644,700</p> <p><b>Standard Deviation AV</b> 310,528</p> <p><b>Standard Deviation SP</b> 323,157</p>											
<b>ASSESSMENT LEVEL</b>											
<p><b>Arithmetic Mean Ratio</b> 0.999</p> <p><b>Median Ratio</b> 1.000</p> <p><b>Weighted Mean Ratio</b> 0.975</p>											
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.612</p> <p><b>Highest ratio:</b> 1.376</p> <p><b>Coefficient of Dispersion</b> 11.77%</p> <p><b>Standard Deviation</b> 0.150</p> <p><b>Coefficient of Variation</b> 14.98%</p> <p><b>Price Related Differential (PRD)</b> 1.024</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.976</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.019</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.981</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.017</td> </tr> </table>				<i>Lower limit</i>	0.976	<i>Upper limit</i>	1.019	<i>Lower limit</i>	0.981	<i>Upper limit</i>	1.017
<i>Lower limit</i>	0.976										
<i>Upper limit</i>	1.019										
<i>Lower limit</i>	0.981										
<i>Upper limit</i>	1.017										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>N (population size)</b> 3247</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.150</p> <p><b>Recommended minimum:</b> 36</p> <p><b>Actual sample size:</b> 259</p> <p><b>Conclusion:</b> OK</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td># ratios below mean:</td> <td>129</td> </tr> <tr> <td># ratios above mean:</td> <td>130</td> </tr> <tr> <td><i>Z:</i></td> <td>0.062</td> </tr> </table> <p><b>Conclusion:</b> Normal*</p>				# ratios below mean:	129	# ratios above mean:	130	<i>Z:</i>	0.062		
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<i>Z:</i>	0.062										
<p>*i.e. no evidence of non-normality</p>											
<b>COMMENTS:</b>											
Single Family Residences throughout area 13											
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 13**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	133830	0650	08/27/01	419000	1110	500	7	1906	4	4320	N	N	1142 19TH AV E
3	133780	1275	05/23/01	390000	1190	0	7	1906	4	4800	N	N	1211 19TH AV E
3	948870	0091	11/06/01	405000	1220	0	7	1924	4	4000	N	N	1817 FEDERAL AV E
3	133880	0675	06/05/01	459000	1280	900	7	1957	3	3612	N	N	2009 E ALOHA ST
3	359250	0565	07/28/00	450000	1530	0	7	1923	5	6350	Y	N	2206 E GALER ST
3	212504	9075	09/01/00	343000	2130	0	7	1922	3	6768	N	N	1542 17TH AV E
3	212504	9057	05/19/00	305000	2500	110	7	1908	3	2432	N	N	1706 E GALER ST
3	220750	0900	02/07/00	343000	960	970	8	1993	3	4000	N	N	1905 FEDERAL AV E
3	372080	0051	04/18/00	375000	960	670	8	1909	4	2900	Y	N	1108 E EDGAR ST
3	220750	0425	09/21/01	370000	970	420	8	1925	4	4000	N	N	2032 10TH AV E
3	116900	0235	05/09/00	385000	990	0	8	1952	3	4200	N	N	1908 14TH AV E
3	195970	2300	07/13/00	408000	1120	0	8	1922	5	5000	N	N	844 E GWINN PL
3	196220	0550	02/06/01	350000	1170	0	8	1922	5	5100	N	N	817 E GWINN PL
3	116900	0400	12/05/00	420000	1200	0	8	1911	4	3196	N	N	1911 14TH AV E
3	134230	0365	12/21/00	778000	1230	1020	8	1964	5	6560	Y	N	1554 E GARFIELD ST
3	220750	0555	10/18/00	475000	1270	0	8	1906	5	4000	N	N	2006 FEDERAL AV E
3	133680	1030	03/20/01	500000	1270	120	8	1923	5	4365	N	N	1823 E PROSPECT ST
3	116900	0220	10/24/00	470000	1320	0	8	1926	4	4200	N	N	1922 14TH AV E
3	676270	0740	02/01/01	325000	1320	0	8	1953	3	5000	N	N	1226 10TH AV E
3	442310	0080	07/23/01	485000	1320	80	8	1917	5	4500	N	N	2332 12TH AV E
3	196220	0445	07/14/00	385000	1440	0	8	1923	4	4800	N	N	881 E GWINN PL
3	133880	0125	12/07/01	409500	1480	0	8	1906	4	4320	N	N	931 20TH AV E
3	674270	0185	08/10/01	515000	1510	720	8	1902	4	4000	Y	N	2219 BROADWAY
3	983120	0595	08/03/01	655000	1520	0	8	1994	3	5000	N	N	920 BROADWAY
3	133780	1230	12/04/01	580000	1560	300	8	1905	4	4800	N	N	1230 17TH AV E
3	133780	1185	09/27/00	685000	1590	890	8	1906	5	3200	N	N	1200 17TH AV E
3	133880	0115	05/31/01	415000	1620	620	8	1920	3	4320	N	N	923 20TH AV E
3	359250	0390	08/09/01	495000	1620	240	8	1939	4	4385	N	N	2603 E GARFIELD ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built	Con d	Lot Size	View	Water-front	Situs Address
3	133780	0445	07/25/01	700000	1680	910	8	1908	5	3600	N	N	1137 17TH AV E
3	195970	2285	05/21/01	470000	1690	0	8	1922	5	5000	N	N	838 E GWINN PL
3	266300	0170	10/17/01	595000	1700	0	8	1924	4	4000	N	N	905 FEDERAL AV E
3	133880	0715	01/23/01	390000	1790	250	8	1913	4	4600	N	N	720 20TH AV E
3	674270	0275	11/27/00	525000	1840	0	8	1905	4	3600	Y	N	2034 BROADWAY
3	359250	0975	06/02/00	625000	1870	570	8	1925	5	3900	N	N	1635 21ST AV E
3	220750	0210	02/08/01	604000	1880	120	8	1909	4	2440	N	N	1067 E LYNN ST
3	133880	0175	03/26/01	457500	1880	0	8	1927	4	4600	N	N	950 20TH AV E
3	133780	1095	09/07/00	625000	1920	250	8	1909	4	4800	N	N	1251 18TH AV E
3	133880	0700	06/29/00	570000	1950	310	8	1926	4	4600	N	N	734 20TH AV E
3	359250	0780	03/08/01	899000	1990	350	8	1924	4	7018	N	N	1641 INTERLAKEN PL E
3	133880	0845	01/19/00	401000	2000	0	8	1906	4	4320	N	N	742 19TH AV E
3	359250	0496	05/24/01	842000	2100	250	8	1929	4	10850	N	N	2423 E INTERLAKEN BL
3	133880	0050	07/21/00	399950	2160	0	8	1906	5	4320	N	N	920 19TH AV E
3	133830	0450	11/01/00	760000	2180	0	8	1918	4	5175	N	N	1124 20TH AV E
3	220750	0540	08/07/00	535000	2290	400	8	1912	5	4000	N	N	2018 FEDERAL AV E
3	133680	0660	08/29/00	490000	2290	0	8	1905	4	6000	N	N	947 18TH AV E
3	359250	0485	03/29/00	650000	2410	240	8	1925	4	12948	N	N	2433 E INTERLAKEN BL
3	133780	0555	06/08/01	595000	2830	780	8	1906	4	4800	N	N	1124 16TH AV E
3	983120	0060	03/20/00	699000	1150	0	9	1940	5	5750	N	N	1016 BOYLSTON AV E
3	133730	0155	06/14/01	549000	1380	0	9	1984	3	5610	N	N	1413 E ALOHA ST
3	948870	0046	08/15/00	613000	1430	0	9	1905	5	5400	N	N	1063 E HOWE ST
3	133830	0430	08/22/01	730000	1590	0	9	1993	3	4600	N	N	1114 20TH AV E
3	116900	0390	08/24/00	549000	1630	0	9	1913	5	4798	N	N	1913 14TH AV E
3	195970	0865	03/05/01	285000	1690	0	9	1921	4	5500	N	N	2716 HARVARD AV E
3	133780	1220	04/13/00	700000	1730	0	9	1905	5	4800	N	N	1222 17TH AV E
3	220750	0575	11/15/00	725000	1730	240	9	1992	3	4000	N	N	2011 11TH AV E
3	133780	0570	05/10/00	625000	1760	0	9	1901	5	4800	N	N	1138 16TH AV E
3	674270	0261	05/10/00	539000	1800	0	9	1924	5	3564	N	N	906 E BOSTON ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built	Con d	Lot Size	View	Water-front	Situs Address
3	220750	0935	08/28/01	650000	1810	0	9	1905	4	6000	N	N	1933 FEDERAL AV E
3	196220	0435	03/22/01	498000	1820	0	9	1923	5	5400	N	N	887 E GWINN PL
3	133880	0345	07/20/00	800000	1840	370	9	1925	4	6480	N	N	926 21ST AV E
3	220750	0125	05/01/00	740000	1850	0	9	1920	5	4000	N	N	2228 FEDERAL AV E
3	196220	0115	12/07/01	552000	1860	0	9	1922	5	5500	N	N	3127 BROADWAY E
3	220750	0055	04/10/00	555000	1880	0	9	1919	4	3180	N	N	2220 11TH AV E
3	220750	0510	05/25/01	691550	1880	900	9	1913	5	4000	N	N	2031 FEDERAL AV E
3	359250	0981	10/04/01	535000	1880	120	9	1924	4	3312	N	N	1630 PEACH CT E
3	867090	0015	05/23/00	850000	1920	0	9	1917	4	4200	N	N	1211 E NEWTON ST
3	359250	0725	04/09/01	585000	1940	280	9	1965	4	6300	N	N	2230 E CRESCENT DR
3	442310	0155	12/11/01	607500	1960	0	9	1931	5	4500	N	N	2322 11TH AV E
3	948870	0005	07/27/00	630000	2010	0	9	1925	5	5000	Y	N	1824 FEDERAL AV E
3	116900	0026	03/14/00	700000	2020	870	9	1939	5	8280	Y	N	1364 E BOSTON ST
3	133880	0775	03/13/00	700000	2080	220	9	1907	5	5750	N	N	715 21ST AV E
3	196220	0265	12/11/00	840000	2080	320	9	1923	5	5500	Y	N	3123 FUHRMAN AV E
3	674270	0260	05/21/01	517000	2080	100	9	1923	4	3564	Y	N	902 E BOSTON ST
3	359250	0735	01/24/01	550000	2110	0	9	1982	4	6600	N	N	1525 24TH AV E
3	196220	0305	07/17/00	515000	2160	1080	9	1909	5	6000	Y	N	812 E SHELBY ST
3	948870	0060	01/23/01	543000	2200	1050	9	1925	5	4500	N	N	1816 10TH AV E
3	191210	0005	12/06/01	695000	2240	0	9	1924	5	3600	Y	N	2357 11TH AV E
3	133780	0740	06/05/01	625000	2250	0	9	1903	4	4640	N	N	1134 15TH AV E
3	133830	0580	06/20/00	850000	2260	0	9	1906	4	4428	N	N	1107 20TH AV E
3	676270	0510	08/22/00	650000	2260	0	9	1914	4	5000	N	N	1123 FEDERAL AV E
3	133830	0035	04/27/01	575500	2260	0	9	1906	5	4320	N	N	1231 20TH AV E
3	266300	0270	10/25/00	815000	2380	0	9	1923	4	3880	N	N	942 FEDERAL AV E
3	442310	0160	10/19/01	623000	2390	200	9	1929	5	4500	N	N	2326 11TH AV E
3	359250	1025	04/14/00	805000	2410	0	9	1921	4	5670	N	N	1615 PEACH CT E
3	133780	0995	03/27/00	725000	2450	400	9	1904	5	4800	N	N	1207 17TH AV E
3	372080	0075	10/08/01	665000	2480	1460	9	1926	5	5500	Y	N	2711 BOYER AV E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built	Con d	Lot Size	View	Water-front	Situs Address
3	133880	0765	09/21/00	800000	2490	0	9	1908	5	5750	N	N	711 21ST AV E
3	196220	0180	08/17/01	803500	2500	970	9	1998	3	5318	N	N	3114 BROADWAY E
3	116900	0115	08/04/00	929000	2580	680	9	1910	5	7020	Y	N	1932 15TH AV E
3	133830	0565	08/03/01	927100	2590	120	9	1908	4	4320	N	N	1119 20TH AV E
3	196220	0120	10/23/01	560000	2600	0	9	1921	4	5500	N	N	3131 BROADWAY E
3	191210	0775	04/10/00	685000	2620	200	9	1912	5	5000	N	N	2333 FEDERAL AV E
3	133680	0055	04/24/00	652000	2650	0	9	1906	4	5800	N	N	918 15TH AV E
3	867090	0140	11/08/00	860000	2650	550	9	1914	5	3800	N	N	1211 E BOSTON ST
3	133780	1280	05/01/00	839000	2680	150	9	1901	4	6400	N	N	1207 19TH AV E
3	133830	0025	03/17/00	1150000	2700	400	9	1909	5	4320	N	N	1239 20TH AV E
3	133830	0060	08/16/00	690000	2850	0	9	1909	5	4320	N	N	1211 20TH AV E
3	133630	0515	08/10/00	980000	2900	0	9	1903	4	5000	N	N	926 12TH AV E
3	133730	0225	01/22/01	661000	2940	0	9	1925	4	5610	N	N	1428 E ALOHA ST
3	359250	0651	10/06/00	1250000	3080	0	9	1919	4	8539	N	N	2101 E CRESCENT DR
3	195970	0860	09/22/00	419000	3300	190	9	1906	5	5500	N	N	2722 HARVARD AV E
3	220750	0855	01/26/00	919000	1380	890	10	1999	3	4000	N	N	1928 10TH AV E
3	894410	0006	03/15/00	587700	1740	240	10	1905	5	3997	N	N	1005 SUMMIT AV E
3	196220	0240	06/09/00	525000	1770	0	10	1993	3	4000	N	N	924 E ALLISON ST
3	674270	0335	03/21/01	670000	1800	830	10	1910	5	4000	Y	N	2025 BROADWAY
3	116900	0250	04/20/01	636000	1940	100	10	1926	5	4223	Y	N	1901 15TH AV E
3	359250	0901	02/03/00	620000	2150	0	10	1928	4	7200	N	N	2111 E INTERLAKEN BL
3	195970	0580	02/16/00	588500	2150	0	10	1925	5	3500	Y	N	2636 11TH AV E
3	133630	0635	02/09/01	725000	2180	380	10	1990	3	5813	N	N	702 13TH AV E
3	220750	0655	10/31/00	860000	2220	0	10	1912	4	5950	N	N	2009 12TH AV E
3	133680	0670	05/18/01	650000	2240	1100	10	1905	4	6240	N	N	957 18TH AV E
3	133780	1155	04/23/01	900000	2270	780	10	2000	3	4800	N	N	1211 18TH AV E
3	216390	1695	03/27/00	1125000	2360	260	10	1960	3	7200	N	N	1005 BOYLSTON AV E
3	133730	0275	11/28/01	930000	2510	400	10	1907	4	5664	N	N	1007 15TH AV E
3	266300	0305	02/07/00	825000	2620	0	10	1916	4	5250	N	N	914 FEDERAL AV E

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3	116900	0175	02/09/01	580000	2630	0	10	1980	3	4200	N	N	2012 14TH AV E
3	133680	0500	06/21/01	1200000	2663	470	10	1924	5	6000	N	N	937 17TH AV E
3	195970	0820	04/14/00	653000	2760	0	10	1907	4	5500	N	N	2717 10TH AV E
3	195970	0710	07/20/01	970000	2770	0	10	1991	4	4518	Y	N	2730 10TH AV E
3	686170	0085	04/03/00	1200000	2780	0	10	1911	4	5300	Y	N	1215 E LYNN ST
3	266300	0210	11/28/00	950000	2790	0	10	1998	3	4000	N	N	935 FEDERAL AV E
3	195970	0745	05/24/00	1250000	2800	0	10	1909	4	5500	Y	N	2712 10TH AV E
3	195970	1755	05/09/01	900000	2830	0	10	1910	5	4400	N	N	2809 10TH AV E
3	133680	0125	07/13/01	1000000	2830	0	10	1906	5	6000	N	N	943 16TH AV E
3	133630	0435	10/23/01	600000	2970	0	10	1906	5	2636	N	N	933 13TH AV E
3	359250	0945	10/05/00	1320000	3000	570	10	1936	5	8400	N	N	1721 21ST AV E
3	133680	0560	06/14/00	817000	3010	0	10	1984	3	6000	N	N	928 17TH AV E
3	196220	0345	04/20/01	950000	3090	450	10	1910	5	6000	Y	N	920 E SHELBY ST
3	133630	0475	04/28/00	960000	3120	770	10	1994	3	4650	N	N	908 12TH AV E
3	195970	1810	09/26/01	975000	3130	480	10	1912	5	5500	Y	N	2816 10TH AV E
3	983120	0565	08/10/01	595000	3140	0	10	1940	5	5000	N	N	812 E ALOHA ST
3	133730	0025	06/08/01	1200000	3280	0	10	1991	3	5397	N	N	1429 E VALLEY ST
3	133680	0240	07/17/01	905000	3280	0	10	1906	4	5760	N	N	737 16TH AV E
3	133680	0655	08/22/00	1000000	3400	0	10	1996	3	6000	N	N	943 18TH AV E
3	195970	1680	11/27/01	555000	3450	0	10	1907	4	5500	N	N	2817 BROADWAY E
3	133780	1310	04/24/00	755000	3480	300	10	1998	3	6000	N	N	1210 18TH AV E
3	676270	0776	11/01/01	1000000	3490	0	10	1910	5	5700	N	N	1227 FEDERAL AV E
3	133880	0505	08/24/01	627000	3650	0	10	1910	4	5400	N	N	923 23RD AV E
3	134230	0360	02/28/00	1010000	3870	0	10	1909	5	6720	Y	N	1558 E GARFIELD ST
3	133730	0065	07/24/01	1100000	4290	790	10	1906	5	6084	N	N	1426 E ROY ST
3	133780	0375	12/27/00	900000	1860	0	11	1904	5	4800	N	N	1138 17TH AV E
3	133680	0080	07/02/01	792500	2110	0	11	1905	5	6200	N	N	903 16TH AV E
3	674270	0130	10/18/01	995000	2180	810	11	1988	3	3598	Y	N	2226 HARVARD AV E
3	133630	0638	09/25/00	875000	2850	430	11	1978	3	8139	N	N	720 13TH AV E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built	Con d	Lot Size	View	Water-front	Situs Address
3	196220	0320	01/20/00	785000	3160	1200	11	1922	5	12000	Y	N	900 E SHELBY ST
3	133730	0325	07/25/00	995000	3270	600	11	1904	5	5610	N	N	1429 E PROSPECT ST
3	195970	0830	10/25/01	875000	3360	0	11	1909	4	4730	Y	N	2731 10TH AV E
3	339880	0125	10/08/01	1765000	3580	0	11	1920	5	10545	N	N	1515 FEDERAL AV E
3	133330	0145	05/09/00	1330000	3600	600	11	1933	4	30120	Y	N	1630 E BOSTON TER
3	195970	0765	01/22/01	1100000	3630	230	11	1900	5	9592	N	N	2736 BROADWAY E
3	133830	0295	01/02/01	1685000	4590	0	11	1908	3	8640	N	N	1121 22ND AV E
3	216390	1710	09/26/00	1622500	6610	0	11	1905	4	12360	Y	N	1025 BOYLSTON AV E
3	220750	0995	08/21/00	1400000	3110	180	12	1978	3	5120	N	N	1915 10TH AV E
3	133630	0070	05/17/00	1540000	5730	1780	12	1906	5	9048	N	N	905 12TH AV E
3	133680	0455	08/28/00	1530000	6760	0	12	1906	4	12200	N	N	904 16TH AV E
3	339880	0095	02/26/01	3600000	6220	1410	13	1990	3	25438	N	N	1625 FEDERAL AV E
5	280410	0135	09/05/00	343000	890	100	6	1927	3	4506	N	N	2610 GLENWILDE PL E
5	678820	0045	08/24/00	355000	1230	0	6	1923	3	6270	N	N	2521 E MILLER ST
5	678820	0061	11/19/01	336500	780	250	7	1923	4	2750	N	N	2458 25TH AV E
5	678820	1015	10/24/01	365000	850	0	7	1918	5	4000	N	N	2509 E CALHOUN ST
5	678820	0035	06/08/01	325000	870	0	7	1927	4	4180	N	N	2517 E MILLER ST
5	212504	9122	02/07/00	259900	880	0	7	1951	4	4057	N	N	1901 E LYNN ST
5	678820	1050	09/17/01	425000	890	0	7	1919	4	4000	N	N	2510 E MCGRAW ST
5	678820	0062	06/19/00	437500	1010	170	7	1924	3	5000	N	N	2506 E CALHOUN ST
5	871210	0680	06/26/00	421000	1050	100	7	1919	5	4178	N	N	1941 26TH AV E
5	872210	0935	03/27/01	315000	1060	0	7	1925	5	3230	N	N	2014 BOYER AV E
5	678820	0745	05/17/00	419000	1090	0	7	1922	3	4000	N	N	2211 E CALHOUN ST
5	881440	0080	02/09/01	324950	1140	400	7	1945	3	5020	N	N	2530 E MILLER ST
5	678820	0620	11/29/01	410000	1140	400	7	1924	4	3800	N	N	1923 E CALHOUN ST
5	678820	0760	02/16/01	402000	1170	200	7	1922	4	4000	N	N	2215 E CALHOUN ST
5	678820	0746	03/09/00	410000	1190	0	7	1916	4	4000	N	N	2207 E CALHOUN ST
5	280410	0090	07/23/01	438000	1260	0	7	1928	4	3392	N	N	2611 24TH AV E
5	872210	0965	03/15/00	489000	1270	120	7	1914	5	6642	N	N	1958 BOYER AV E

**Sales Available for Annual Update Analysis**  
**Area 13**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built	Con d	Lot Size	View	Water-front	Situs Address
5	871210	0050	04/14/00	380000	1270	0	7	1924	4	4635	N	N	2414 E BOSTON ST
5	872210	1030	05/22/01	385000	1280	150	7	1913	5	3600	N	N	1918 BOYER AV E
5	195220	0200	01/30/01	369950	1310	610	7	1927	4	3177	Y	N	2423 EVERETT AV E
5	102800	0030	10/18/00	429000	1330	0	7	1921	4	4800	N	N	2123 BOYER AV E
5	871210	0495	08/02/01	469000	1370	160	7	1910	4	4402	N	N	1912 26TH AV E
5	872210	1000	08/16/01	385000	1400	120	7	1925	3	6324	N	N	1934 BOYER AV E
5	880590	0125	06/08/00	399000	1410	310	7	1937	4	4000	N	N	2421 E ROANOKE ST
5	678820	1405	08/03/00	497000	1470	0	7	1929	3	3000	N	N	2428 E LYNN ST
5	678820	2231	09/13/01	467475	1470	0	7	1927	5	4000	N	N	1612 E MCGRAW ST
5	678820	0360	03/06/00	326500	1520	320	7	1939	4	4200	N	N	2455 24TH AV E
5	880590	0695	06/04/01	390000	1530	0	7	1924	4	4000	N	N	2002 E MILLER ST
5	678820	0280	07/18/01	439000	1580	0	7	1924	4	5000	N	N	2211 E MILLER ST
5	678820	0220	02/14/00	520000	1590	0	7	1923	5	4500	N	N	2428 E CALHOUN ST
5	872210	0860	12/03/01	430000	1600	0	7	1928	4	3180	N	N	1957 E BLAINE ST
5	871210	0585	04/13/00	382500	1630	0	7	1912	3	4857	N	N	1910 25TH AV E
5	871210	0060	11/10/00	435000	1640	0	7	1922	3	3280	N	N	2201 25TH AV E
5	871210	0435	01/04/00	500000	1700	0	7	1921	5	4407	N	N	1956 26TH AV E
5	359250	0090	05/14/01	525000	1700	0	7	1909	5	4099	N	N	1719 26TH AV E
5	871210	0705	02/23/00	512500	1740	0	7	1923	4	4178	N	N	1961 26TH AV E
5	678820	1760	04/16/01	595000	1740	0	7	1924	5	4075	N	N	1914 E LYNN ST
5	872210	0805	11/17/00	525000	1750	100	7	1928	4	3458	N	N	1915 E BLAINE ST
5	871210	0725	11/27/01	337000	1750	840	7	1912	4	4250	N	N	1882 24TH AV E
5	872210	1005	12/23/00	465000	1760	750	7	1924	4	6273	N	N	1930 BOYER AV E
5	678820	1680	10/18/00	450000	1820	0	7	1922	4	4000	N	N	2318 19TH AV E
5	678820	1395	09/11/01	500000	1820	0	7	1924	4	6000	N	N	2414 E LYNN ST
5	560500	0170	07/19/00	565000	1860	150	7	1921	4	5450	N	N	1873 E SHELBY ST
5	678820	1440	06/11/01	430000	1930	0	7	1929	4	4500	N	N	2215 E MCGRAW ST
5	872210	0445	05/17/00	620000	2050	0	7	1912	4	7247	N	N	1931 E LYNN ST
5	560500	0455	01/11/00	340000	2140	120	7	1922	3	4230	N	N	2812 MONTLAKE BL NE

**Sales Available for Annual Update Analysis**  
**Area 13**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built	Con d	Lot Size	View	Water-front	Situs Address
5	359250	0045	10/29/01	505000	2390	0	7	1910	3	4800	N	N	1748 26TH AV E
5	678820	1446	09/04/01	587500	2520	0	7	1922	4	4500	N	N	2223 E MCGRAW ST
5	678820	1651	04/05/01	750000	2550	0	7	1912	4	6000	N	N	2303 22ND AV E
5	188000	0020	12/20/00	370000	1050	0	8	1947	3	5697	N	N	1619 E LYNN ST
5	872210	0910	09/08/00	445000	1210	100	8	1925	4	3357	N	N	2032 BOYER AV E
5	359250	0350	06/01/00	272000	1250	0	8	1951	4	6000	N	N	2402 E INTERLAKEN BL
5	872210	0915	06/07/01	419000	1290	0	8	1925	4	3332	N	N	2028 BOYER AV E
5	872210	1100	11/07/00	500000	1300	750	8	1926	4	5160	N	N	2219 E HOWE ST
5	678820	2357	11/14/00	418000	1390	550	8	1962	4	5040	N	N	1529 E CALHOUN ST
5	880590	0570	10/31/00	492000	1410	320	8	1928	4	4987	N	N	1918 E MILLER ST
5	880590	0455	09/22/00	465000	1420	300	8	1938	3	8452	Y	N	2571 W MONTLAKE PLE
5	280460	0005	07/24/00	440000	1450	290	8	1931	4	4141	N	N	2502 E ROANOKE ST
5	872210	1360	12/19/01	430000	1460	200	8	1911	5	4400	N	N	1818 23RD AV E
5	212504	9107	08/22/01	405000	1470	0	8	1929	4	3700	N	N	2163 BOYER AV E
5	215890	0100	09/13/00	432000	1490	0	8	1927	4	3200	N	N	1905 22ND AV E
5	872210	0270	02/16/01	560000	1620	420	8	1926	4	2760	N	N	2041 23RD AV E
5	871210	0220	02/08/00	372000	1640	0	8	1913	4	4886	N	N	2222 25TH AV E
5	880590	0035	11/09/00	440000	1660	0	8	1929	4	4000	N	N	2219 LAKE WASHINGTON BL E
5	212504	9114	06/11/01	526785	1680	280	8	1929	5	3700	N	N	2171 BOYER AV E
5	026000	0020	06/20/00	370000	1690	400	8	1947	3	5748	N	N	2508 E MILLER ST
5	195220	0430	11/07/00	435000	1700	410	8	1928	5	4299	Y	N	2344 DELMAR DR E
5	872210	0735	02/06/01	439000	1710	0	8	1926	3	7023	N	N	1946 E BLAINE ST
5	871210	0630	03/06/00	495000	1750	0	8	1929	5	3880	N	N	1911 26TH AV E
5	280410	0125	09/25/01	495000	1750	420	8	1926	4	4000	N	N	2432 E ROANOKE ST
5	871210	0605	10/10/01	580000	1750	350	8	1929	4	3671	N	N	1901 26TH AV E
5	359250	0091	06/21/01	495000	1770	0	8	1925	4	4406	N	N	1726 BOYER AV E
5	359250	0181	09/20/01	395000	1770	330	8	1931	4	3743	N	N	1736 BOYER AV E
5	280460	0035	03/24/01	539000	1800	150	8	1930	4	4331	Y	N	2603 E ROANOKE ST
5	678820	0520	02/23/01	596000	1820	0	8	1927	3	4000	N	N	1908 E CALHOUN ST

**Sales Available for Annual Update Analysis**  
**Area 13**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finishe d Bsmt	Bld Grade	Year Built	Con d	Lot Size	View	Water-front	Situs Address
5	280460	0155	02/26/01	629000	1820	180	8	1926	5	3728	N	N	2555 E ROANOKE ST
5	880590	0100	10/05/00	581782	1840	0	8	1926	5	3700	N	N	2411 E ROANOKE ST
5	359250	0330	08/16/00	428000	1880	430	8	1924	3	6000	N	N	2414 E INTERLAKEN BL
5	215890	0075	07/02/01	514000	1900	0	8	1930	5	4000	N	N	2009 BOYER AV E
5	872210	0115	06/20/00	359000	1920	0	8	1912	4	4400	N	N	2011 24TH AV E
5	880590	0545	07/30/01	439000	1920	800	8	1929	4	3200	N	N	2509 20TH AV E
5	195220	0210	10/26/01	659000	1930	200	8	1953	4	5443	Y	N	2402 DELMAR DR E
5	195970	2115	07/28/00	584000	2020	0	8	1926	4	4500	Y	N	3018 FUHRMAN AV E
5	872210	0425	06/08/01	594000	2020	0	8	1922	5	6272	N	N	1917 E LYNN ST
5	678820	1681	11/06/00	457355	2080	0	8	1930	4	4000	N	N	2312 19TH AV E
5	678820	0141	09/19/00	589000	2100	0	8	1925	4	5000	N	N	2409 E MILLER ST
5	560500	0595	08/10/00	440000	2120	650	8	1921	3	5854	N	N	2904 MONTLAKE BL NE
5	872210	1160	09/06/00	825000	2190	200	8	1912	4	6071	N	N	2205 E NEWTON ST
5	560500	0525	11/16/00	1020000	2270	0	8	1920	5	6052	Y	N	2160 E HAMLIN ST
5	280460	0170	03/03/00	470000	2890	0	8	1926	3	7440	N	N	2531 26TH AV E
5	195220	0500	05/12/00	689000	1690	400	9	1983	3	3874	N	N	2355 BOYER AV E
5	871210	0855	05/23/00	529000	1750	100	9	1930	5	4250	N	N	1957 25TH AV E
5	880590	0820	06/13/00	502000	1780	400	9	1926	4	6000	N	N	2208 E MILLER ST
5	195220	0295	11/29/00	450000	1850	350	9	1970	3	5657	Y	N	1340 E INTERLAKEN BL
5	678820	1971	07/12/01	535000	1850	0	9	1930	4	4400	Y	N	1806 E LYNN ST
5	195220	0480	09/14/00	641000	1860	0	9	1929	4	6370	N	N	2330 14TH AV E
5	560500	0105	02/16/00	801000	2180	310	9	1926	4	5310	Y	N	2814 W PARK DR E
5	359250	0360	04/06/01	1050000	2320	290	9	1928	4	8605	N	N	2610 E INTERLAKEN BL
5	880590	1015	06/11/01	609500	1940	460	10	1931	4	6143	N	N	2425 E LAKE WASHINGTON BL
5	212504	9137	02/27/01	605000	2060	1080	10	1975	3	17160	Y	N	1501 E LYNN ST
5	871210	0790	08/16/00	620000	2210	0	10	1910	4	5055	N	N	1824 24TH AV E
5	880590	1025	10/10/01	717000	2450	690	10	1987	3	6143	N	N	2441 LAKE WASHINGTON BL E
5	678820	0810	06/04/01	960000	2700	0	10	1909	4	7500	N	N	2208 E MCGRAW ST

**Vacant Sales Available to Develop the Valuation Model  
Area 13**

There are an insufficient number of vacant sales to develop a valuation model.