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Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

Area Name / Number: E Shoreline / W Lk Forest Park / 3
Previous Physical Inspection: 2000

Sales - Improved Summary:
Number of Sales: 836
Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2005 Value	$121,400	$170,800	$292,200	$319,800	91.4%	13.73%
2006 Value	$152,800	$162,700	$315,500	$319,800	98.7%	11.93%
Change	+$31,400	- $8,100	+$23,300		+7.3%	-1.80%
% Change	+25.9%	- 4.7%	+8.0%		+8.0%	-13.11%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –1.80% and –13.11% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of $25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2005 Value	$127,800	$168,900	$296,700
2006 Value	$160,600	$156,400	$317,000
Percent Change	+25.7%	- 7.4%	+6.8%

Number of improved Parcels in the Population: 5835

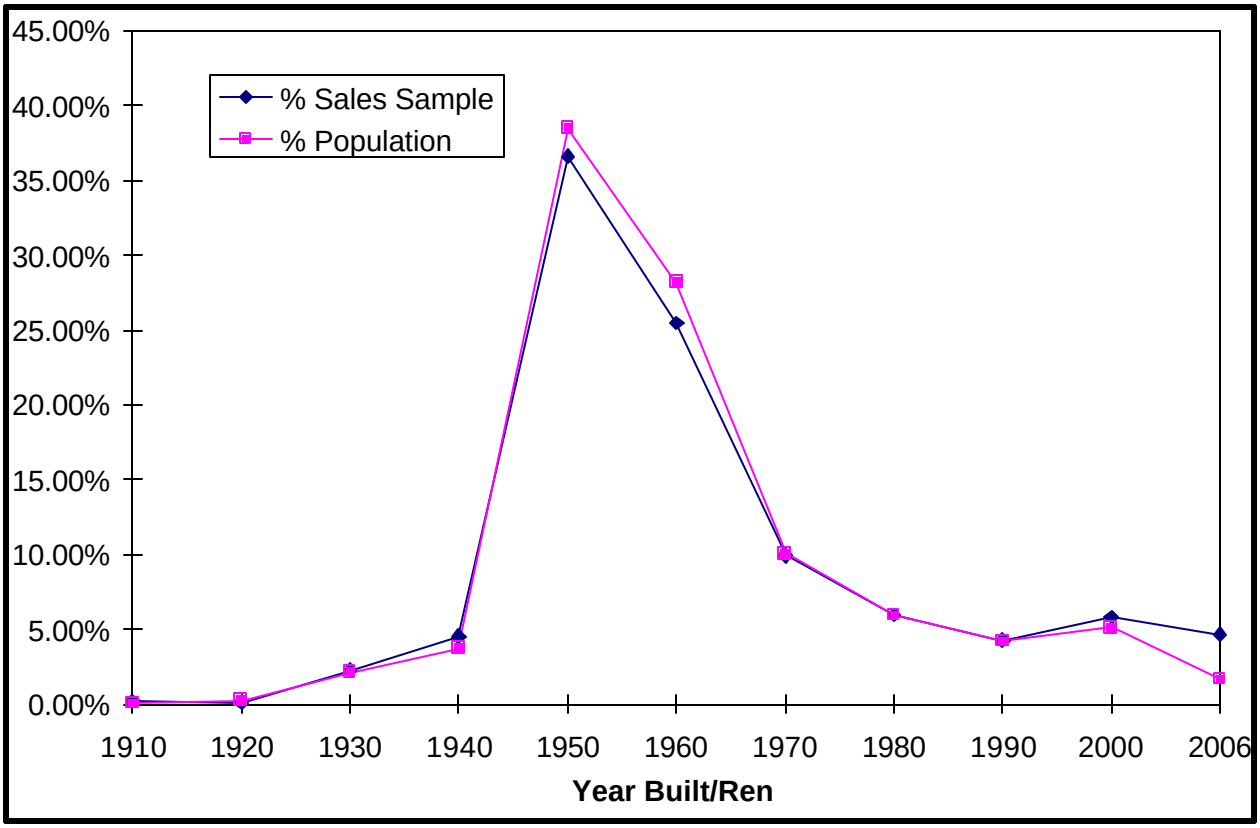
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of $25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:
Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.24%
1920	1	0.12%
1930	19	2.27%
1940	38	4.55%
1950	306	36.60%
1960	213	25.48%
1970	83	9.93%
1980	50	5.98%
1990	36	4.31%
2000	49	5.86%
2006	39	4.67%
	836	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.09%
1920	17	0.29%
1930	126	2.16%
1940	219	3.75%
1950	2244	38.46%
1960	1644	28.17%
1970	587	10.06%
1980	349	5.98%
1990	247	4.23%
2000	299	5.12%
2006	98	1.68%
	5835	



Sales of new homes built in the last several 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.

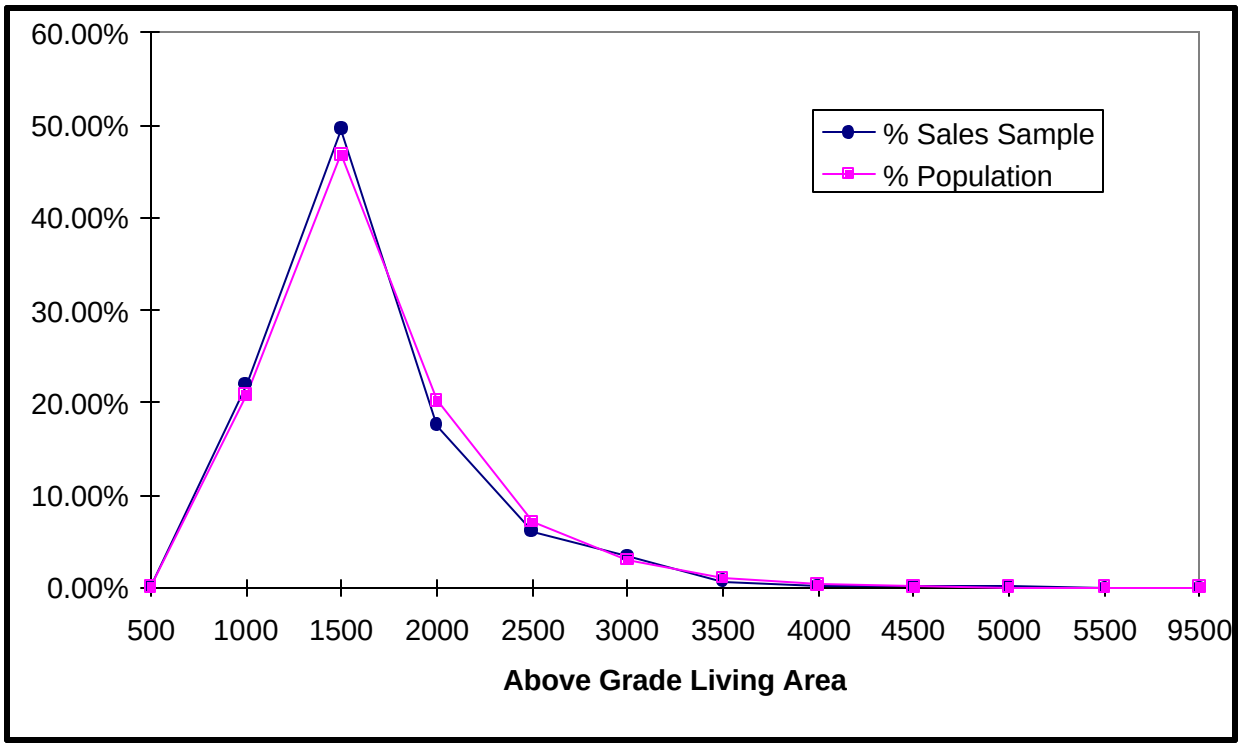
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.12%
1000	184	22.01%
1500	414	49.52%
2000	147	17.58%
2500	51	6.10%
3000	29	3.47%
3500	6	0.72%
4000	2	0.24%
4500	1	0.12%
5000	1	0.12%
5500	0	0.00%
9500	0	0.00%
	836	

Population

AGLA	Frequency	% Population
500	7	0.12%
1000	1220	20.91%
1500	2730	46.79%
2000	1181	20.24%
2500	415	7.11%
3000	177	3.03%
3500	62	1.06%
4000	22	0.38%
4500	7	0.12%
5000	5	0.09%
5500	6	0.10%
9500	3	0.05%
	5835	



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

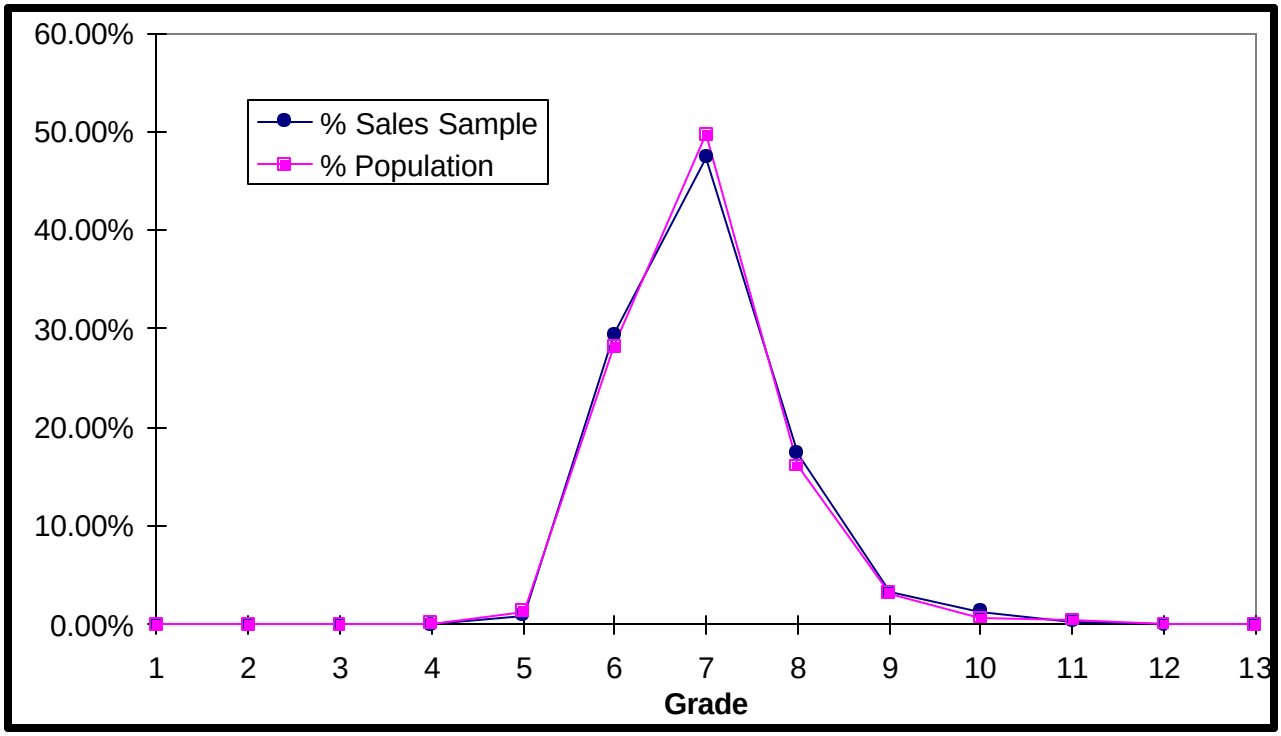
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	0.96%
6	246	29.43%
7	396	47.37%
8	145	17.34%
9	27	3.23%
10	11	1.32%
11	3	0.36%
12	0	0.00%
13	0	0.00%
	836	

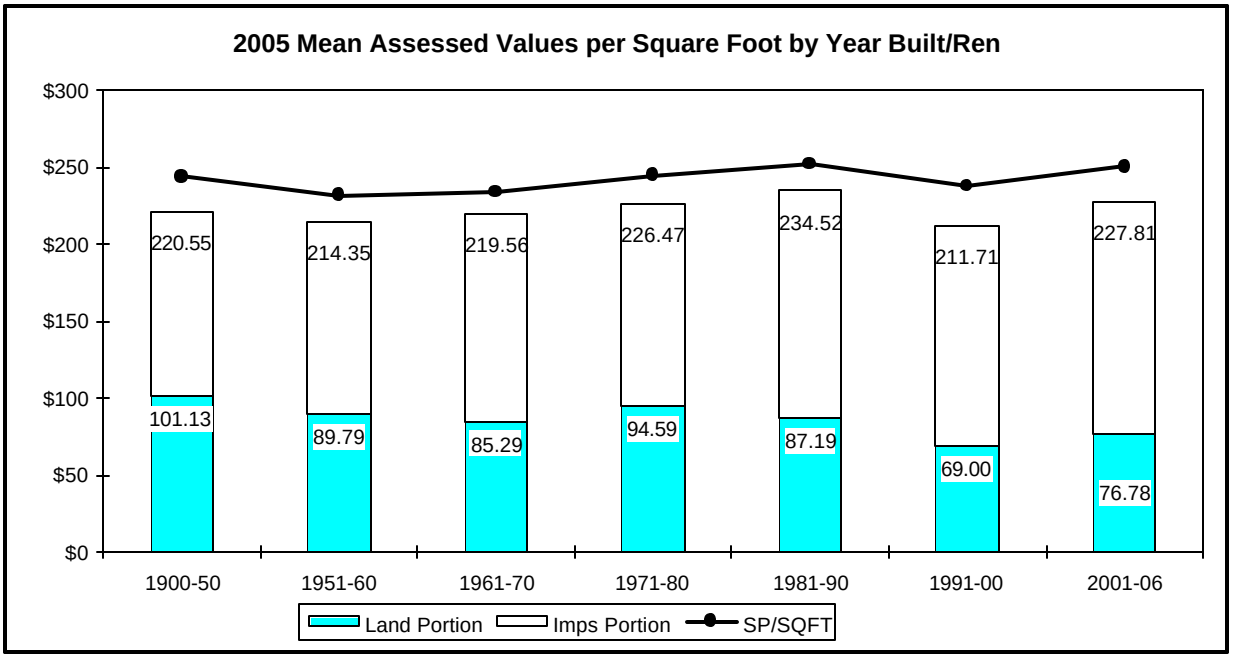
Population

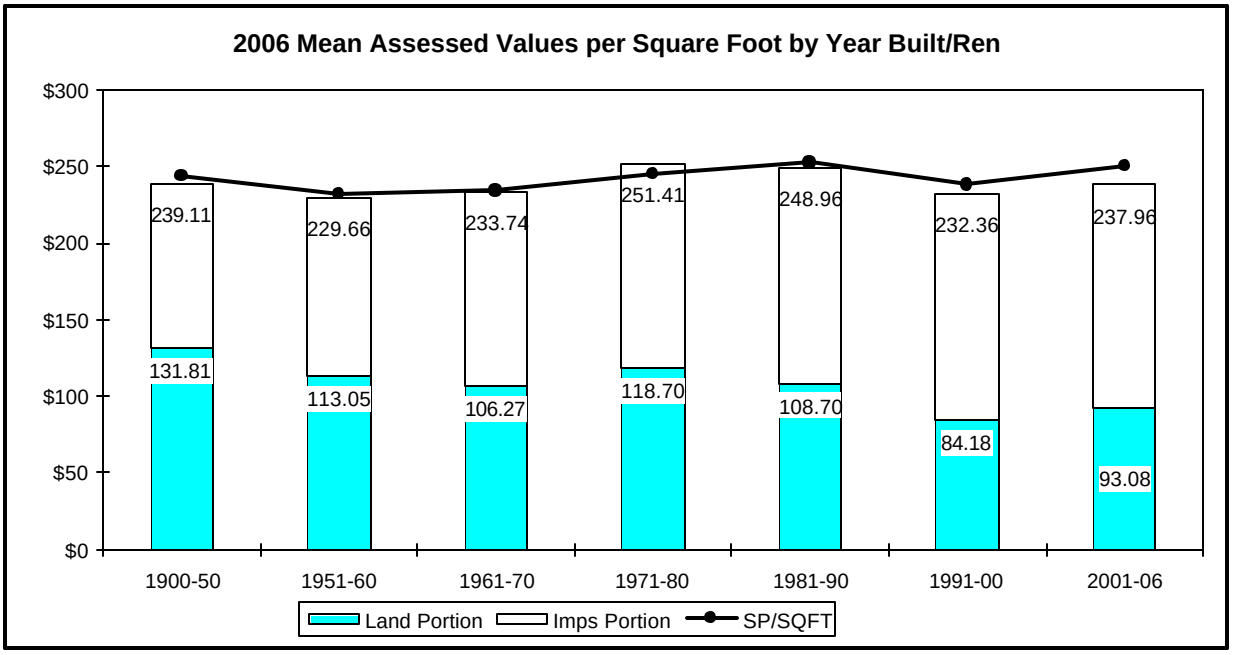
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.17%
5	79	1.35%
6	1645	28.19%
7	2900	49.70%
8	939	16.09%
9	187	3.20%
10	41	0.70%
11	28	0.48%
12	4	0.07%
13	2	0.03%
	5835	



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.

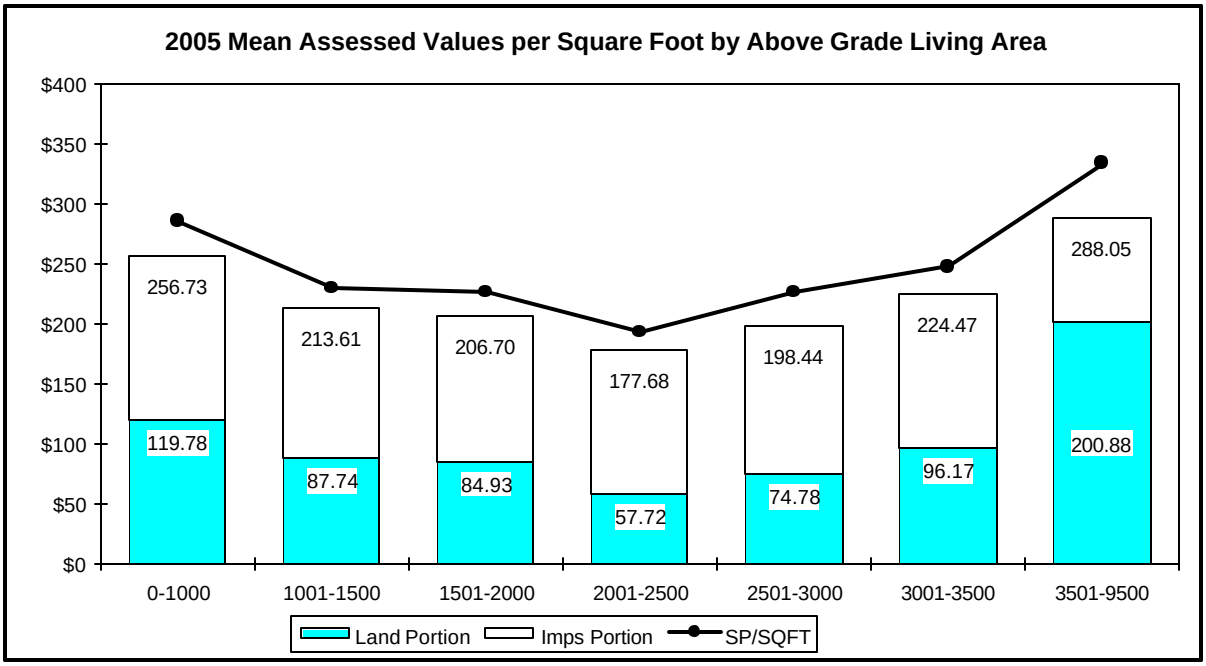
Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated

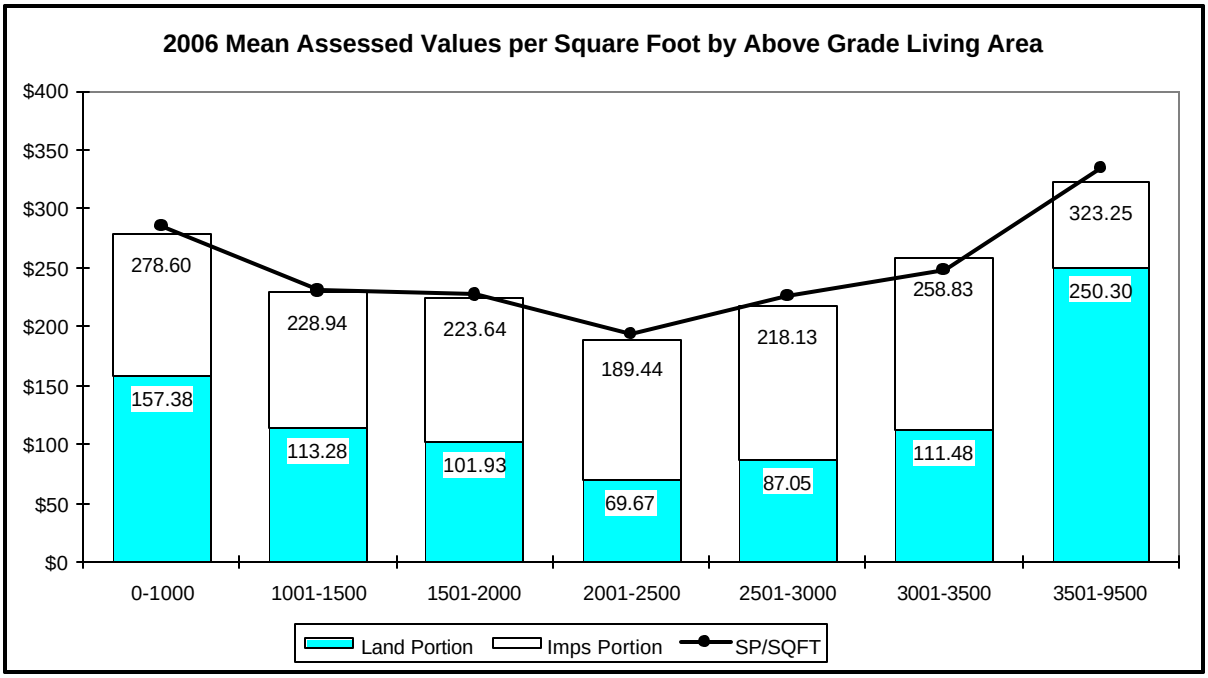




These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

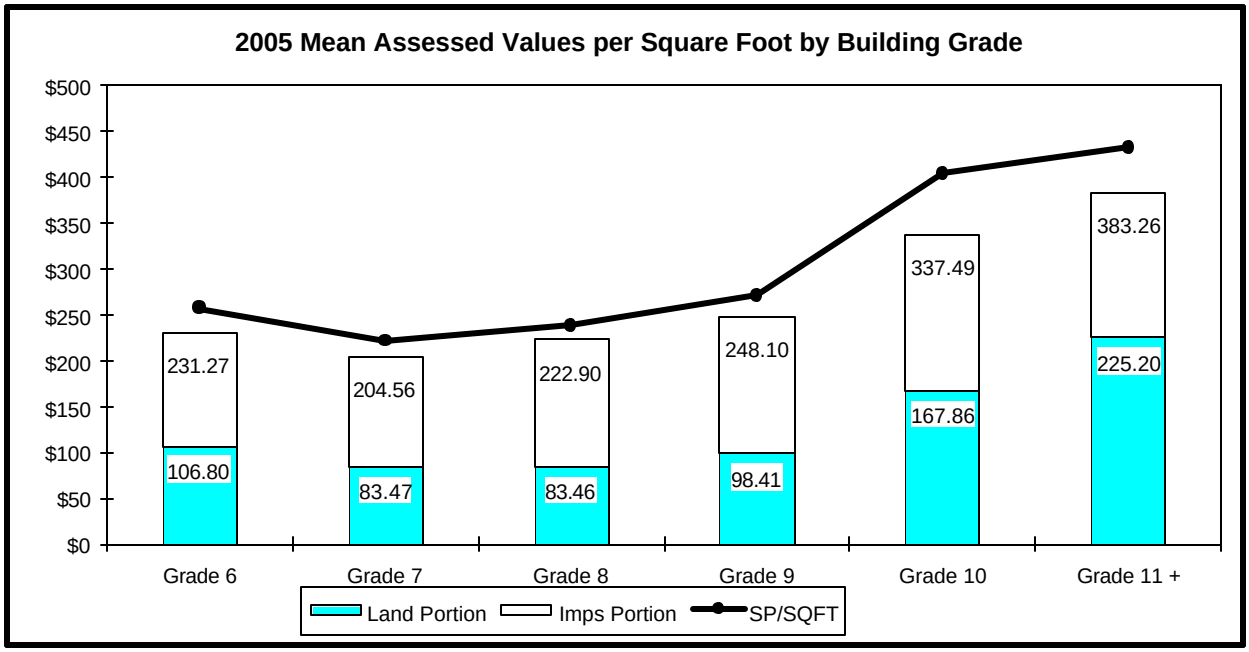
Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area

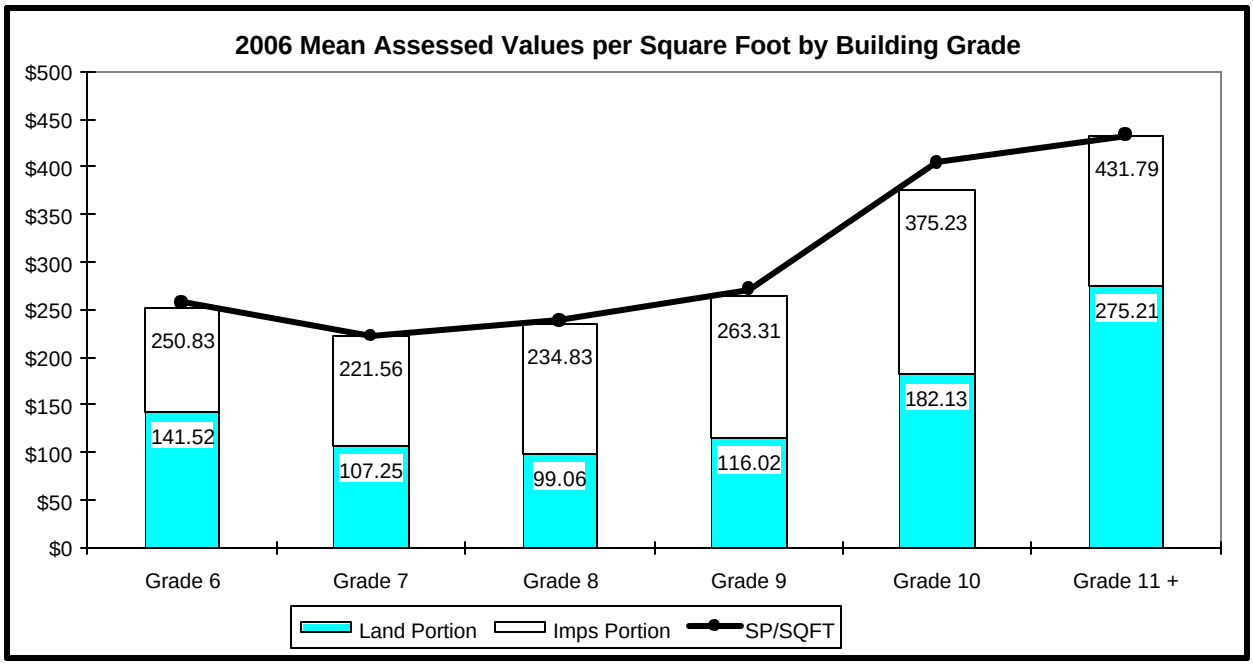




These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

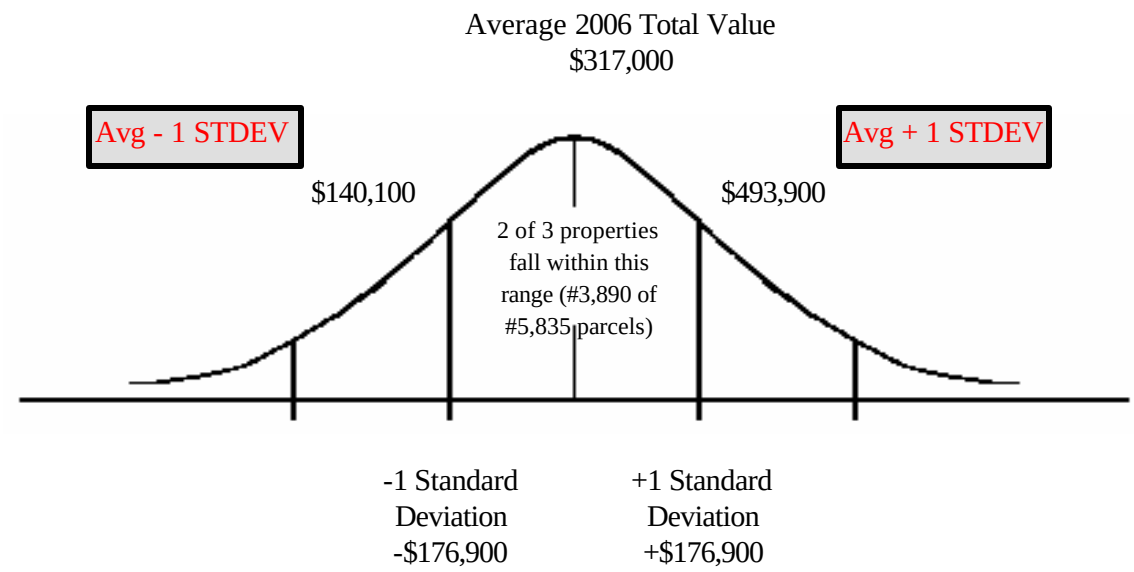
Comparison of 2005 and 2006 Per Square Foot Values by Grade





These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. Of the 11 grade 10 sales, 4 are on waterfront which overemphasizes the total value per square foot. The values shown in the improvements portion of the chart represent the value for land and improvements.

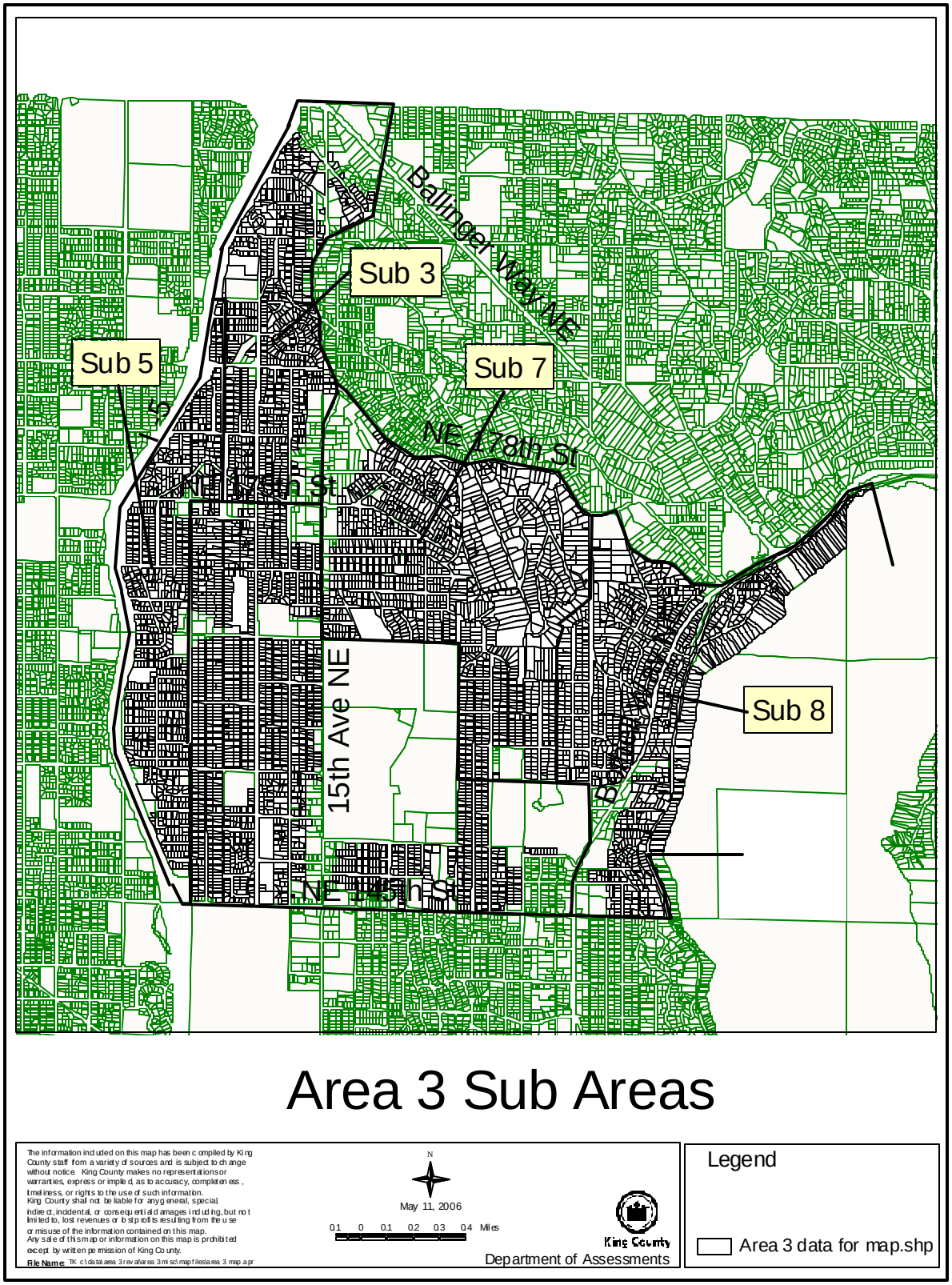
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of $25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map


Sub 3
Sub 5
Sub 7
Sub 8
Ballinger Way NE
NE 178th St
NE 175th St
15th Ave NE
NE 145th St
Area 3 Sub Areas
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
File Name: TK c:\data\area 3 reval\area 3 misc\mapfiles\area 3 map.apr
N
May 11, 2006
0 1 0 0.1 0.2 0.3 0.4 Miles
King County
Department of Assessments
Legend
Area 3 data for map.shp

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: E Shoreline / W Lk Forest Park

Boundaries:

The southern boundary of this area is the City Limits of Seattle at North 145th Street. The western boundary is the freeway Interstate 5. The northern boundary is the Snohomish County line and along Ballinger Way NE easterly to 19th Avenue NE, southerly along 24th Avenue NE, NE 178th St, and Hamlin Road NE, to Bothell Way NE.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 3 is located in the eastern portion of Shoreline and also within the southwestern portion of Lake Forest Park. This area has an overall population that is heterogeneous and urban in nature. The area includes waterfront parcels located east of Bothell Way NE that comprise less than 2% of the total population. It includes a range of grades from 4 to 13 with a predominance of grade 7's and 8's. Homes were built from 1900 to the present with the predominance from 1940 to 1960. Homes built in the last 5 to 10 years have been primarily on segregated lots from larger parcels. Two major landmarks in this area include Fircrest School/Hospital and Acacia Cemetery. There are no major retail centers within the area, however neighborhood shopping exists near the some of the area's outer boundaries.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.73% to 11.93%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. All land sales were verified by field review and additionally, buyer or seller contacted when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed"

sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make furthers adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 6184 parcels in Area 3, of which 280 (4.5%) are vacant. Land sales of 16 properties and 3 waterfront properties (1 WF sale is for an easement) from 2003 through 2005 were adequate in order to develop a model. One of the sales included a waterfront sale from the neighboring area 46-2. The sales indicate a benchmark value of $140,000 for a lot of 8500 square feet which is a typical size. Properties in Subarea 8 are more desirable because of the proximity to Lake Washington. An addition of $10,000 was applied to the land model to account for the greater desirability. Properties in Subarea 3 are less desirable than the others because of their greater distance from the central city. The adjustment for Subarea 3 is a negative $6,000.

Two neighborhoods have been identified in the area, which have differences than others in their respective subareas. Properties located in neighborhood 1 in Subarea 8 are negatively influenced by commercial establishments near Bothell Way NE and NE 145th Street. Properties in neighborhood 3 in Subarea 7 are within the City of Lake Forest Park and have market desirability more similar to properties in Subarea 8.

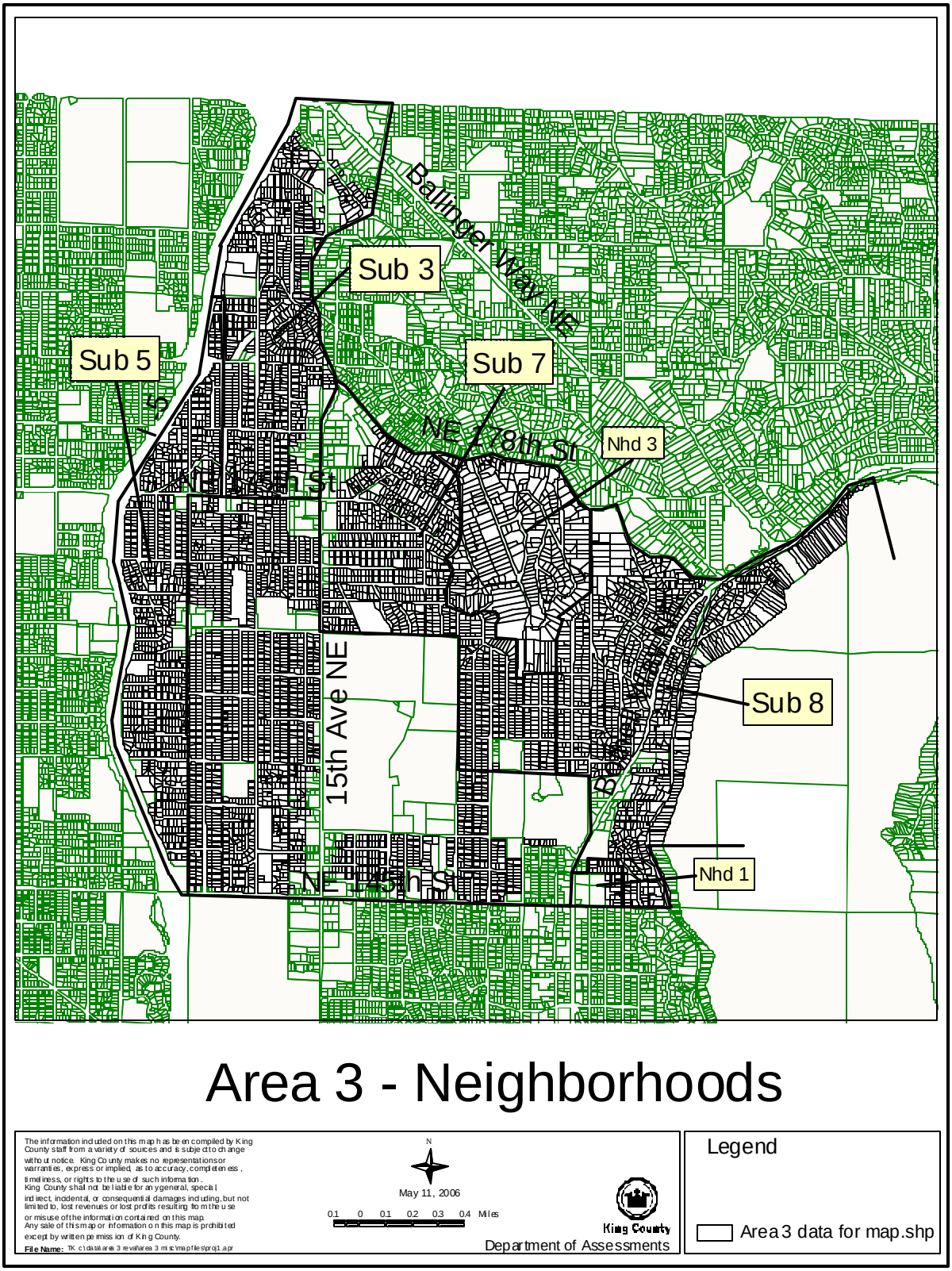
An analysis of sales indicated upward adjustments for views and downward adjustments for traffic noise. A few properties are adversely affected by commercial influences and adjustments were applied. It was found that views of Lake Washington had a much greater impact on market desirability than territorial or mountain views. Most of the view properties are located in Subarea 8 and also some in Subarea 7. There are a significant number of properties affected by topography, particularly in Subarea 7. Values were adjusted to account for the unusable land area of properties coded with topography. Additional adjustments took into consideration development potential, unusual lot shape, and environmental liabilities.

Waterfront properties were analyzed separate from the others in the population. A land model was developed taking into account the waterfront feet, the depth of the lots, access from public streets, boat access to shoreline, and differences in the impact of the Burke-Gilman trail on the desirability of the lots so affected.

There is clear market evidence that lots with an additional site(s) are in high demand by builders. Such lots that have not yet been developed have been valued at the highest and best use, which is as additional sites less development costs. Where an existing residence is of average or better quality and located in such a way as to make additional site(s) unfeasible, the land was valued as one site. Because topography is a major issue among some of the larger lots in the area, when a property that has potential for more than one site based on the zoning is substantially impacted by significant slopes, the parcels were in most cases valued as one site.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Neighborhood Map



Land Value Model Calibration

Lot Size	Subs 5, 6, 7	Sub 3	Sub 8
< 3000	$1,000	$1,000	$1,000
3000-5000	$110,000	$104,000	$120,000
5001-7000	$120,000	$114,000	$130,000
7001-8000	$130,000	$124,000	$140,000
8001-9000	$140,000	$134,000	$150,000
9001-11000	$145,000	$139,000	$155,000
11001-13000	$150,000	$144,000	$160,000
13001-16000	$160,000	$154,000	$170,000
16001-20000	$180,000	$174,000	$190,000
20001-30000	$200,000	$194,000	$210,000
> 30000	$220,000	$214,000	$230,000

Neighborhood Adjustments		Topography Adjustments
Nhd 1	-$15,000	-5% to -50%
Nhd 2	-$10,000	

Lake Washington View Adjustments (non WF)	
Fair	$35,000
Average	$65,000
Good	$110,000
Excellent	$160,000
Mountain or Territorial Views (only if no lake views, non WF)	
Fair	na
Average	$10,000
Good	$15,000
Excellent	$15,000
Traffic Adjustments	
Moderate	-$7,000
High	-$15,000
Extreme	-$40,000

Waterfront Values

WF Value x depth factor Multiplier = Tot WF Value

WFF	WFF Value
40	$866,265
45	$931,395
50	$991,994
55	$1,048,514
60	$1,101,329
65	$1,150,748
70	$1,197,032
75	$1,240,405
80	$1,281,063
85	$1,319,175
90	$1,354,891
95	$1,388,345
100	$1,419,655
110	$1,476,263
120	$1,525,459
140	$1,603,997
160	$1,659,194
200	$1,710,644

Depth Factors	Multiplier
10-19	0.4
20-29	0.5
30-39	0.6
40-49	0.75
50-59	0.8
60-69	0.85
70-79	0.9
80-89	0.95
90-99	1
100-119	1
120-149	1.05
150-189	1.1
190-239	1.15
240-299	1.2

Example	
80 WFF	Depth Factor = 75
$1,281,063 x .9 = $1,152,956	
then Truncate to nearest $1,000 = $1,152,000	

Waterfront Adjustments
Shallow lake frontage (Boat access restricted) -$25,000 to -$50,000
Access limitation due to Burke-Gilman Trail -5% to -20%
Walk in to site only -30%

Vacant Sales Used In This Physical Inspection Analysis
Area 3

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	3	741710	0021	10/26/04	110000	8332	N	N
3	3	741710	0023	4/25/03	120000	5701	N	N
3	6	040810	0035	9/3/03	135500	7800	N	N
3	6	343250	0040	4/26/04	144000	6900	N	N
3	6	092710	0355	12/29/05	159950	6750	N	N
3	7	402410	0799	8/14/03	98000	9172	N	N
3	8	774050	0110	6/15/05	150000	12660	N	N
3	8	774050	0105	6/15/05	150000	8810	N	N
3	8	797990	0065	6/27/05	150000	19695	N	N
3	8	115410	0541	7/15/05	160000	13132	N	N
3	8	115410	0542	7/18/05	160000	14564	N	N
3	8	674470	0263	4/27/04	221762	8398	Y	N
3	8	674470	1330	2/17/04	100000	7184	Y	Y
3	8	773850	0235	2/3/05	1350000	9050	Y	Y
3	8	102604	9091	10/19/05	605000	7893	N	N
3	8	102604	9044	10/19/05	605000	7272	N	N
3	8	102604	9085	10/19/05	605000	16004	N	N
3	6	350010	0066	3/25/05	280000	16864	Y	N
46	2	145510	0305	10/29/03	705,000	4465	Y	Y

Vacant Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	397170	1370	4/18/05	2180000	Plottage; Multi-Parcel Sale
6	616390	1203	12/12/03	66500	Related Party, Friend, Or Neighbor
6	663290	0542	9/9/03	25000	No Market Exposure; Statement To Dor
6	663290	0570	10/14/04	96000	Government Agency
6	663290	0591	10/3/05	45000	No Market Exposure
7	402350	1295	12/21/05	150000	No Market Exposure
7	402410	0035	4/15/03	30000	Related Party, Friend, Or Neighbor
7	402410	0360	12/20/04	70000	Contract Or Cash Sale; No Market Exposure
7	402410	0365	12/20/04	70000	Contract Or Cash Sale; No Market Exposure
7	402410	0497	8/10/04	35000	Quit Claim Deed
7	553830	0185	12/1/03	118000	Builder Or Developer Sale; No Market Exposure
7	558930	0425	3/8/04	351000	Tear Down; No Market Exposure
7	797990	0135	4/29/03	78000	No Market Exposure; Government Agency
8	674470	1201	7/20/05	25000	Covenant Restriction; Undivided Interest
8	674470	1587	6/23/04	2075000	Multi-Parcel Sale; Commercial Properties Involved
8	774450	0030	11/22/04	13500	Quit Claim Deed

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative model was chosen, primarily a cost based model but including several location and improvement characteristics. Continuous variables include baseland value, total replacement cost new (RCN), improvement age (year 2007 minus year built or renovated), view quality of Lake Washington. Discrete variables (yes/no) include homes built before 1932, grade 9, grade higher than 9, fair, good, or very good condition, 2 story homes, large lots, acreage lots, lots smaller than 20,001 sq ft with topography coding, waterfront lots. There are a small number of grade 12 and 13 homes but with no sales. They will be given the adjustment developed for the higher grades based on the sales of grade 10 and 11 properties as well as the usual cost adjustment.

Two location variables prove to be significant, neighborhood 3 which is located in Subarea 7 in the Lake Forest Park jurisdiction and properties in Subarea 8 all of which are located in Lake Forest Park.

There are 18 parcels in Area 4 with a mobile home as the primary residence. Only 4 sales were insufficient to develop a model. Therefore the mobile homes were valued at cost.

Subsequent to development of the model, it was found that several adjustments to the total value were necessary to achieve uniformity for various segments of the population based upon the sales representing those strata. Supplementary models to EMV include waterfront properties with lower grade homes, which generally were valued at cost. The lowest grade homes on waterfront (grade 7's) are considered to be of little value. Grade 8 and 9 properties are not necessarily tear downs but substantial remodeling is usually the norm when located on waterfront lots. It was also found that properties located East of Bothell Way, not including waterfront lots, needed an upward adjustment to EMV.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

ESTIMATED MARKET VALUE EQUATION
MULTIPLICATIVE MODEL
AREA 4

$R^2 = .880$

BASE EMV MODEL

VARIABLES	DEFINITIONS
RCN	Replacement cost new
IMP AGE	# of years between 2007 and year built or year renovated
GRADE	Building grade (construction quality)
CONDITION = 2	Fair condition
CONDITION = 4	Good condition
CONDITION = 5	Very Good condition

FORMULA

CONSTANT			3.52571
+ YEAR 2006 BASE LAND VALUE	*	0.1494875	
+ IF IN NEIGHBORHOOD 2, then	1 *	0.03624758	
+ IF IN SUBAREA 8, then	1 *	0.07092476	
+ TOTAL RCN		*	0.3355625
- IMP AGE		*	0.08267594
+ LAKE WASHINGTON VIEW		*	0.03023189
- IF AGE > 78, then		1 *	0.0755287
+ IF GRADE > 9, then		1 *	0.06566371
+ IF GRADE = 9, then		1 *	0.03548151
- IF CONDITION = 2, then	1 *	0.06858861	
+ IF CONDITION = 4, then	1 *	0.03054945	
+ IF CONDITION = 5, then	1 *	0.08000601	
+ IF STORIES = 2, then		1 *	0.01783653
+ IF WATERFRONT > 0, then		1 *	0.08533201
+ IF SQFTLOT > 16,000 and < 43,560, then		1 *	0.02494685

+ IF SQFTLOT > 43,559 1 * 0.0732916

- IF TOPOGRAPHY = 1
  and SQFTLOT < 20,001 then 1 * 0.030753

SUPPLEMENTAL MODELS	
Properties East of Bothell Way, North of NE 151st St, except properties fronting Bothell Way or with waterfront footage.	
	EMV x 1.048
Selected Waterfront properties, generally with waterfront feet or lot depth factors greater than 100, or grades less than 10.	
	2006 Base Land Value + Rcnld
Grade 9	2006 Base Land Value + Rcnld x .75
Grade 8	2006 Base Land Value + Rcnld x .50
Grade 7	2006 Base Land Value + Rcnld x .01

THEN = EXP(Sum of Above)*1000 = EMV
THEN, Truncate to nearest 1000 = TRUNC(EMV,-3)

EMV = TOTAL VALUE
LAND VALUE = BASE LAND VALUE
IMPROVEMENT VALUE = EMV – BASE LAND VALUE

EXCEPTION PARCELS, EMV = 0 if

- Buildings with grade less than 5
- Parcels with more than one building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 9
- Buildings with % net condition greater than 0
- Buildings with condition = 1 (poor)
- Buildings < 100% complete
- Lot size less than 1,000 square feet

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	397170	1455	4/24/03	$179,950	590	290	5	1945	4	7750	N	N	19218 12TH AV NE
003	398530	0264	7/13/05	$250,000	640	630	5	1938	3	10544	N	N	20019 12TH AV NE
003	092710	0475	8/29/05	$235,000	680	0	5	1942	4	6144	N	N	809 NE 180TH ST
003	397170	1480	5/20/05	$270,000	620	620	6	2000	3	9724	N	N	19244 12TH AV NE
003	616390	0270	5/9/05	$230,000	730	0	6	1950	5	6000	N	N	18310 10TH AV NE
003	616390	0191	12/15/05	$264,900	740	0	6	1947	5	5462	N	N	18016 9TH AV NE
003	616390	0190	9/19/05	$247,400	760	0	6	1947	4	5462	N	N	18022 9TH AV NE
003	616390	0202	7/28/04	$227,500	760	0	6	1947	5	5462	N	N	18004 9TH AV NE
003	255530	0091	8/1/05	$259,500	770	0	6	1951	4	7585	N	N	1005 NE 188TH ST
003	323510	0080	10/12/05	$247,500	770	0	6	1948	4	7906	N	N	828 NE 189TH ST
003	323510	0080	3/2/05	$234,950	770	0	6	1948	4	7906	N	N	828 NE 189TH ST
003	397230	0085	4/19/05	$224,000	770	0	6	1939	3	8805	N	N	19241 11TH AV NE
003	397230	0060	2/12/04	$180,000	780	0	6	1939	3	8430	N	N	1040 NE PERKINS WY
003	616390	0121	6/26/03	$206,150	790	0	6	1947	3	7600	N	N	18342 9TH AV NE
003	255590	0320	10/7/05	$230,000	830	270	6	1959	3	6440	N	N	1237 NE PERKINS WY
003	397230	0195	8/30/04	$199,000	830	0	6	1949	3	6424	N	N	1007 NE PERKINS WY
003	616390	0360	11/25/05	$256,000	830	0	6	1947	4	14232	N	N	18121 12TH AV NE
003	397170	1415	12/22/04	$277,000	840	840	6	1926	5	7750	N	N	19040 12TH AV NE
003	616390	0260	1/28/03	$187,000	840	0	6	1951	3	7051	N	N	18214 10TH AV NE
003	398530	0356	7/15/05	$268,000	850	0	6	1949	4	6000	N	N	19243 12TH AV NE
003	741770	0191	4/27/05	$254,950	860	0	6	1949	4	7225	N	N	19609 19TH AV NE
003	616390	0900	12/23/05	$359,950	880	580	6	1951	5	14514	N	N	17743 12TH AV NE
003	741710	0022	3/25/03	$215,000	910	0	6	1938	3	9241	N	N	19921 FOREST PARK DR NE
003	397230	0261	11/10/03	$210,000	920	0	6	1949	3	6717	N	N	1139 NE PERKINS WY
003	255530	0090	10/14/03	$199,500	940	0	6	1950	3	5996	N	N	1011 NE 188TH ST
003	323510	0110	6/30/04	$224,000	940	0	6	1948	3	7913	N	N	811 NE 189TH ST
003	323510	0120	10/13/04	$214,000	940	0	6	1948	3	7908	N	N	823 NE 189TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	323510	0125	3/17/04	$208,000	940	0	6	1948	3	7906	N	N	829 NE 189TH ST
003	323510	0155	9/20/05	$264,900	940	0	6	1948	4	7873	N	N	18809 10TH AV NE
003	323510	0175	4/11/05	$220,000	940	0	6	1948	4	7903	N	N	834 NE 188TH ST
003	323510	0195	3/25/05	$252,500	940	0	6	1948	4	7913	N	N	810 NE 188TH ST
003	616390	0950	9/20/04	$200,000	980	0	6	1938	3	8320	N	N	17549 12TH AV NE
003	397230	0235	7/7/05	$272,500	990	280	6	1939	4	9330	N	N	1115 NE PERKINS WY
003	397230	0256	11/11/05	$290,000	990	0	6	1952	5	9000	N	N	1030 NE 190TH ST
003	616390	0811	11/8/04	$277,350	1000	460	6	1952	5	7536	N	N	1010 NE SERPENTINE PL
003	616390	0053	6/7/04	$219,000	1010	0	6	1947	3	9352	N	N	18060 8TH AV NE
003	616390	0141	6/21/03	$215,250	1010	0	6	1947	3	9509	N	N	18317 10TH AV NE
003	616390	0162	11/15/04	$207,400	1010	0	6	1947	3	9490	N	N	18201 10TH AV NE
003	616390	0201	2/14/04	$236,000	1010	0	6	1947	5	5462	N	N	18010 9TH AV NE
003	616390	0970	6/24/03	$195,800	1040	0	6	1943	4	8000	N	N	1102 NE SERPENTINE PL
003	616390	0062	10/20/04	$222,550	1050	0	6	1947	4	7462	N	N	18303 9TH AV NE
003	616390	0022	7/18/05	$253,000	1060	0	6	1947	4	9307	N	N	18024 8TH AV NE
003	616390	0030	5/14/03	$195,000	1060	0	6	1947	4	9334	N	N	18030 8TH AV NE
003	616390	0172	5/17/05	$260,000	1060	0	6	1947	4	7554	N	N	18042 9TH AV NE
003	397290	0735	12/8/03	$181,000	1070	0	6	1956	3	9331	N	N	18503 15TH AV NE
003	616390	0072	8/19/04	$190,000	1080	0	6	1947	2	7471	N	N	18319 9TH AV NE
003	616390	0181	8/5/04	$226,500	1080	0	6	1947	3	7545	N	N	18028 9TH AV NE
003	092710	0480	9/23/05	$269,000	1090	0	6	1942	4	6144	N	N	17916 8TH AV NE
003	616390	0152	10/17/05	$239,500	1100	0	6	1947	3	7672	N	N	18302 9TH AV NE
003	397170	1375	5/26/05	$242,763	1110	0	6	1978	3	15026	N	N	1430 NE 190TH ST
003	092710	0318	8/20/03	$203,500	1120	0	6	1947	3	6600	N	N	17503 10TH AV NE
003	397230	0075	6/29/05	$306,000	1140	0	6	1988	4	8978	N	N	19229 11TH AV NE
003	397230	0110	5/28/04	$247,000	1140	0	6	1948	5	8977	N	N	19216 11TH AV NE
003	397170	1105	11/20/03	$211,000	1150	0	6	1928	4	7200	N	N	19513 14TH AV NE
003	616390	0122	1/26/05	$247,000	1230	0	6	1947	3	7600	N	N	18336 9TH AV NE
003	616390	0193	9/9/03	$219,950	1320	0	6	1949	3	7424	N	N	18023 10TH AV NE
003	616390	0920	6/24/05	$230,000	1440	0	6	1948	4	9379	N	N	17725 12TH AV NE
003	323510	0270	3/3/05	$295,000	1700	0	6	2004	3	7198	N	N	18504 8TH AV NE
003	616390	0071	2/6/04	$245,000	1840	0	6	1947	5	9369	N	N	18300 8TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	397170	1380	4/15/04	$227,000	770	770	7	1984	3	12070	N	N	19004 12TH AV NE
003	398530	0145	2/2/05	$255,000	860	450	7	1982	3	9127	N	N	20141 FOREST PARK DR NE
003	398530	0145	11/1/04	$240,819	860	450	7	1982	3	9127	N	N	20141 FOREST PARK DR NE
003	255590	0330	9/30/04	$275,000	920	910	7	1951	4	10281	N	N	1244 NE 188TH ST
003	255590	0255	7/18/05	$240,000	940	0	7	1951	4	21220	N	N	1022 NE 188TH ST
003	255590	0140	4/22/04	$247,000	950	0	7	1951	3	9605	N	N	1241 NE 188TH ST
003	255590	0145	5/4/05	$265,000	980	0	7	1951	3	7200	N	N	1255 NE 188TH ST
003	613690	0005	12/7/04	$320,000	990	790	7	1952	4	8027	N	N	17749 11TH AV NE
003	402470	0095	11/1/05	$335,000	1000	440	7	1988	3	9395	N	N	18447 15TH AV NE
003	549070	0025	8/20/03	$215,000	1000	0	7	1956	4	6552	N	N	833 NE 195TH ST
003	092710	0402	10/20/05	$335,000	1010	1010	7	1948	3	13664	N	N	17907 10TH AV NE
003	398530	0352	6/17/04	$264,898	1030	840	7	1980	3	10122	N	N	19243 11TH AV NE
003	549070	0095	6/14/04	$217,500	1030	0	7	1956	3	6645	N	N	831 NE 194TH ST
003	616390	0942	9/15/05	$282,000	1030	0	7	1952	4	8400	N	N	17558 11TH AV NE
003	613690	0010	4/22/04	$274,500	1040	910	7	1952	3	7750	N	N	17745 11TH AV NE
003	397170	0642	4/17/05	$300,000	1050	440	7	1986	3	7980	N	N	1216 NE 198TH ST
003	397230	0140	2/26/03	$235,950	1050	0	7	1984	3	8972	N	N	19211 12TH AV NE
003	397170	1035	2/19/04	$204,000	1060	0	7	1970	3	7500	N	N	19706 12TH AV NE
003	549070	0075	2/23/05	$299,845	1060	430	7	1998	3	5080	N	N	814 NE 194TH ST
003	616390	0020	10/12/05	$259,500	1060	0	7	1947	3	9325	N	N	18018 8TH AV NE
003	616390	0023	2/24/03	$207,500	1060	0	7	1947	4	7411	N	N	18025 9TH AV NE
003	616390	0430	7/9/04	$245,500	1060	0	7	1950	3	6900	N	N	18032 12TH AV NE
003	397170	0655	6/8/05	$296,000	1080	700	7	1958	3	14412	N	N	1202 NE 198TH ST
003	397170	0660	5/22/03	$229,950	1090	0	7	1942	3	8700	N	N	1126 NE 198TH ST
003	030800	0060	12/22/05	$287,625	1100	510	7	1977	4	6635	N	N	20105 12TH AV NE
003	255590	0390	11/22/04	$252,000	1100	480	7	1978	3	13260	N	N	1425 NE 190TH ST
003	398530	0347	11/18/05	$360,000	1100	1050	7	1960	5	7324	N	N	19265 11TH AV NE
003	616390	0892	7/27/04	$265,000	1100	0	7	1954	3	8320	N	N	1109 NE 180TH ST
003	616390	0893	11/15/05	$328,000	1100	0	7	1954	4	8320	N	N	1105 NE 180TH ST
003	398530	0355	8/18/05	$348,500	1110	520	7	1969	5	7259	N	N	1123 NE 195TH ST
003	616390	0910	3/28/05	$234,000	1120	0	7	1947	3	7468	N	N	17736 11TH AV NE
003	397170	1001	8/9/04	$267,000	1140	530	7	1979	3	10174	N	N	1116 NE 195TH CT

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	255590	0240	6/23/03	$223,000	1150	0	7	1951	3	7200	N	N	18709 12TH AV NE
003	616390	0293	2/26/04	$255,000	1210	420	7	1955	3	8551	N	N	18340 10TH AV NE
003	858330	0025	9/8/03	$262,500	1220	670	7	1956	3	7800	N	N	1132 NE 185TH ST
003	092710	0442	6/21/05	$354,950	1230	1090	7	1962	4	11750	N	N	816 NE SERPENTINE PL
003	397170	0220	11/21/03	$267,000	1230	500	7	1979	3	11013	N	N	1114 NE 200TH ST
003	092710	0476	8/13/04	$235,000	1250	0	7	1962	3	7680	N	N	819 NE 180TH ST
003	255590	0115	3/16/05	$312,300	1260	480	7	1957	4	6120	N	N	1209 NE 188TH ST
003	616390	0315	8/27/03	$298,699	1280	660	7	1978	3	7703	N	N	18429 12TH AV NE
003	616390	0861	10/23/03	$227,000	1280	0	7	1953	3	8704	N	N	17810 10TH AV NE
003	255590	0120	5/6/04	$249,950	1290	0	7	1954	3	7590	N	N	1215 NE 188TH ST
003	616390	0821	8/4/04	$235,000	1310	0	7	1953	3	8454	N	N	17548 10TH AV NE
003	255590	0315	11/5/04	$210,000	1320	0	7	1954	3	5833	N	N	1229 NE PERKINS WY
003	397170	1115	10/15/03	$285,000	1330	400	7	1991	3	8750	N	N	19517 14TH AV NE
003	255590	0220	10/10/03	$229,000	1340	0	7	1951	3	9270	N	N	18747 12TH AV NE
003	616390	0042	3/7/05	$345,000	1340	0	7	2005	3	7442	N	N	18049 9TH AV NE
003	616390	0414	8/20/04	$277,000	1340	0	7	1952	4	7651	N	N	1228 NE 180TH ST
003	092710	0447	7/29/03	$280,000	1350	0	7	1949	3	16400	N	N	802 NE SERPENTINE PL
003	397170	1103	4/22/04	$324,000	1350	820	7	1997	3	10257	N	N	19509 14TH AV NE
003	397170	1315	6/8/05	$324,900	1370	0	7	1935	5	7543	N	N	19203 15TH AV NE
003	566510	0015	11/14/03	$255,000	1370	0	7	1954	4	6263	N	N	1248 NE 184TH PL
003	255590	0045	5/28/03	$284,000	1380	1340	7	1957	4	10360	N	N	1045 NE 187TH ST
003	397170	0685	3/13/03	$249,950	1390	760	7	1959	3	14379	N	N	1102 NE 198TH ST
003	616390	0850	4/15/03	$235,500	1410	0	7	1955	4	9042	N	N	17714 10TH AV NE
003	616390	0011	10/21/05	$296,500	1450	0	7	1950	4	9277	N	N	820 NE 180TH ST
003	397170	1475	11/17/03	$310,500	1480	840	7	1987	3	9724	N	N	19238 12TH AV NE
003	616390	0370	12/17/03	$238,950	1540	250	7	1940	3	8895	N	N	18115 12TH AV NE
003	323510	0085	9/15/05	$329,000	1580	0	7	1948	5	7908	N	N	822 NE 189TH ST
003	030800	0070	3/31/04	$250,000	1590	0	7	1949	3	5765	N	N	20101 12TH AV NE
003	397170	0981	3/18/05	$300,000	1590	1060	7	1962	4	7500	N	N	19703 12TH AV NE
003	566510	0050	1/28/03	$237,000	1650	0	7	1954	4	7958	N	N	1233 NE 184TH PL
003	741770	0180	6/3/03	$245,000	1650	0	7	1979	4	5050	N	N	19604 FOREST PARK DR NE
003	398530	0365	9/4/03	$295,000	1660	700	7	1955	3	7786	N	N	1103 NE 195TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	397230	0253	9/26/05	$315,000	1750	0	7	1968	4	6645	N	N	1133 NE PERKINS WY
003	549070	0035	8/21/03	$254,950	1870	0	7	1956	3	7220	N	N	849 NE 195TH ST
003	092710	0410	4/28/05	$305,000	1890	0	7	1979	3	7216	N	N	916 NE 178TH PL
003	397230	0090	5/19/04	$360,000	1910	250	7	1939	5	13540	N	N	1114 NE PERKINS WY
003	397170	0631	4/1/04	$265,000	2220	0	7	1979	3	7571	N	N	1230 NE 198TH ST
003	616390	0421	8/19/03	$274,000	2240	0	7	1988	3	9611	N	N	18026 12TH AV NE
003	255590	0393	12/23/03	$292,468	1190	810	8	2003	3	6426	N	N	1423 NE 190TH ST
003	255430	0040	10/15/03	$303,333	1310	1310	8	1965	3	7870	N	N	18907 11TH AV NE
003	255590	0385	9/20/04	$243,400	1350	0	8	1979	3	6430	N	N	1416 NE PERKINS WY
003	398530	0197	8/20/03	$334,950	1430	0	8	1979	3	13624	N	N	20040 12TH AV NE
003	397170	0597	1/14/03	$250,000	1600	0	8	1983	3	13100	N	N	1201 NE BALLINGER PL
003	092710	0339	4/29/05	$358,850	1810	500	8	1976	3	10739	N	N	17526 8TH AV NE
003	780530	0020	1/27/04	$285,000	1840	0	8	1954	4	15600	N	N	19605 10TH AV NE
003	092710	0470	5/11/04	$279,950	1970	0	8	1969	3	8424	N	N	824 NE 179TH ST
003	397170	1065	6/27/05	$428,000	2290	1780	8	1994	3	9717	N	N	19522 12TH AV NE
003	398530	0261	6/18/03	$476,000	2420	1090	9	1999	3	21897	N	N	20035 12TH AV NE
005	092710	0011	7/13/04	$235,000	740	0	5	2003	3	6130	N	N	721 NE 185TH ST
005	263450	0095	10/5/04	$236,000	740	0	6	1949	5	7975	N	N	356 NE 152ND ST
005	730530	0095	8/31/05	$238,550	740	0	6	1948	3	8152	N	N	223 NE 175TH ST
005	504730	0035	9/19/03	$189,950	770	0	6	1951	3	7800	N	N	318 NE 157TH ST
005	730530	0710	5/13/03	$186,500	770	0	6	1948	3	8408	N	N	17210 4TH AV NE
005	730530	0235	1/18/05	$220,950	790	0	6	1948	5	8409	N	N	17040 1ST AV NE
005	730590	0080	10/24/03	$195,000	800	0	6	1949	3	11115	N	N	343 NE 170TH ST
005	730530	0790	4/27/05	$261,000	860	0	6	1948	4	8407	N	N	17217 5TH AV NE
005	923590	0015	12/12/05	$275,500	860	0	6	2003	3	6860	N	N	111 NE 167TH ST
005	572750	0178	4/7/04	$221,000	880	0	6	1954	4	7089	N	N	16756 3RD AV NE
005	730530	0045	10/18/04	$269,500	910	650	6	1948	5	7552	N	N	222 NE 174TH ST
005	730530	0465	10/24/05	$305,000	910	430	6	1948	4	8409	N	N	17047 3RD AV NE
005	730590	0020	4/25/03	$216,000	920	0	6	1949	3	8343	N	N	16739 5TH AV NE
005	261070	0015	10/13/05	$312,000	960	0	6	1948	5	8150	N	N	346 NE 158TH ST
005	261070	0045	3/4/05	$303,000	960	960	6	1948	4	8154	N	N	310 NE 158TH ST
005	261070	0055	4/16/04	$244,000	960	0	6	1948	4	7750	N	N	359 NE 158TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	730530	0325	10/21/03	$234,900	960	960	6	1948	3	8408	N	N	17059 2ND AV NE
005	730530	0730	12/6/05	$310,000	960	0	6	1948	4	8748	N	N	17005 5TH AV NE
005	504730	0010	5/13/05	$324,130	990	770	6	1951	5	9100	N	N	348 NE 157TH ST
005	730530	0320	1/28/05	$230,000	1010	500	6	1948	2	8408	N	N	17053 2ND AV NE
005	730530	0395	9/15/05	$255,000	1030	0	6	1948	4	8409	N	N	17052 2ND AV NE
005	572750	0191	8/9/04	$231,000	1040	560	6	1941	3	9000	N	N	324 NE 167TH ST
005	041110	0010	12/22/05	$289,000	1060	0	6	1950	4	6505	N	N	15420 2ND AV NE
005	730530	0315	7/18/05	$248,500	1060	0	6	1948	4	8409	N	N	17047 2ND AV NE
005	730530	0340	12/23/04	$224,888	1060	0	6	1948	4	8407	N	N	17217 2ND AV NE
005	261010	0070	5/16/03	$209,950	1130	0	6	1947	3	7200	N	N	416 NE 155TH ST
005	730530	0700	10/2/03	$205,000	1140	0	6	1948	3	8408	N	N	17058 4TH AV NE
005	730530	0580	9/6/05	$272,500	1200	0	6	1948	4	8751	N	N	310 NE 170TH ST
005	730530	0155	11/16/05	$254,950	1210	0	6	1948	4	8677	N	N	305 NE 175TH ST
005	041110	0040	11/15/05	$280,000	1280	0	6	1950	3	6070	N	N	15419 2ND AV NE
005	730530	0460	8/27/04	$286,389	1330	970	6	1948	3	8409	N	N	17041 3RD AV NE
005	288170	0300	4/9/04	$217,000	1340	0	6	1917	4	21780	N	N	15240 3RD AV NE
005	572750	0110	4/22/05	$235,000	1340	0	6	1952	4	8076	N	N	16735 2ND AV NE
005	052604	9024	9/20/04	$200,000	1360	0	6	1949	3	8684	N	N	18553 8TH AV NE
005	730530	0410	9/20/04	$224,950	1390	0	6	1948	3	8408	N	N	17210 2ND AV NE
005	730530	0515	2/5/03	$203,000	1480	0	6	1948	3	9224	N	N	17020 3RD AV NE
005	730530	0775	11/23/05	$309,000	1510	0	6	1948	4	8408	N	N	17059 5TH AV NE
005	572750	0148	6/1/05	$240,000	860	0	7	1953	4	7245	N	N	16728 2ND AV NE
005	572750	0157	6/12/03	$234,950	890	210	7	1950	3	7352	N	N	136 NE 167TH ST
005	730070	0095	2/13/03	$239,950	920	300	7	1950	3	6600	N	N	311 NE 162ND ST
005	730070	0100	7/9/03	$249,950	920	300	7	1950	3	6600	N	N	305 NE 162ND ST
005	183450	0030	11/1/04	$239,950	940	0	7	1951	3	6000	N	N	16620 3RD PL NE
005	566210	0090	12/5/03	$195,000	940	0	7	1954	3	6943	N	N	18308 7TH AV NE
005	566210	0040	5/25/05	$282,500	970	150	7	1954	3	7107	N	N	18045 7TH AV NE
005	111510	0281	1/27/05	$290,000	1010	800	7	1998	3	3854	N	N	303 NE SERPENTINE PL
005	572750	0147	9/16/05	$334,950	1010	950	7	1951	5	7650	N	N	16725 3RD AV NE
005	730130	0275	2/9/05	$274,500	1030	1030	7	1955	4	6137	N	N	327 NE 163RD ST
005	052604	9044	12/8/05	$275,000	1050	0	7	1953	4	8763	N	N	18528 7TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	092710	0151	12/1/05	$290,000	1050	0	7	1953	4	8145	N	N	17911 8TH AV NE
005	572750	0179	9/27/04	$254,000	1050	400	7	1956	3	8462	N	N	16758 3RD AV NE
005	572750	0202	10/27/04	$305,000	1050	1050	7	1957	3	12000	N	N	16900 4TH AV NE
005	608410	0086	3/21/03	$247,500	1060	440	7	1997	3	3799	N	N	18041 5TH AV NE
005	092710	0066	11/8/04	$266,650	1090	490	7	1956	3	7882	N	N	514 NE 180TH ST
005	504730	0015	12/19/03	$275,000	1100	510	7	1951	4	9100	N	N	342 NE 157TH ST
005	092710	0188	3/24/05	$285,000	1110	400	7	1965	3	8700	N	N	515 5TH AV NE
005	183450	0015	6/9/03	$248,500	1110	0	7	1951	4	6000	N	N	16619 3RD PL NE
005	572750	0155	6/24/05	$251,150	1110	240	7	1949	4	9750	N	N	126 NE 167TH ST
005	923590	0020	6/26/03	$239,950	1110	0	7	1995	3	6120	N	N	117 NE 167TH ST
005	224170	0005	8/17/04	$218,500	1120	0	7	1955	3	8475	N	N	156 NE 156TH ST
005	730070	0030	5/20/05	$309,000	1120	330	7	1950	4	6960	N	N	328 NE 162ND ST
005	111510	0155	8/27/03	$222,000	1130	580	7	1976	3	6250	N	N	360 NE SERPENTINE PL
005	730130	0260	11/7/03	$236,000	1130	400	7	1956	3	9821	N	N	345 NE 163RD ST
005	261070	0085	7/1/05	$325,000	1150	730	7	1948	4	8160	N	N	323 NE 158TH ST
005	572750	0223	5/20/03	$224,950	1150	0	7	1956	3	7193	N	N	366 NE 167TH ST
005	200410	0010	6/16/03	$235,000	1160	500	7	1954	3	8138	N	N	350 NE 149TH ST
005	615940	0030	10/20/05	$309,950	1170	600	7	1960	4	9396	N	N	124 NE 159TH ST
005	730130	0105	6/22/05	$339,950	1190	600	7	1961	4	6180	N	N	157 NE 164TH ST
005	092710	0206	1/7/04	$225,000	1200	0	7	1954	3	10240	N	N	523 NE 180TH ST
005	182970	0035	11/16/05	$349,000	1200	1010	7	1951	3	8628	N	N	302 NE 159TH ST
005	730130	0130	10/11/05	$297,500	1200	0	7	1955	4	6180	N	N	304 NE 163RD ST
005	052604	9056	10/27/03	$252,500	1210	0	7	1992	3	7250	N	N	18540 7TH AV NE
005	200410	0040	11/26/04	$236,377	1210	0	7	1955	3	8434	N	N	314 NE 149TH ST
005	566210	0140	7/15/04	$244,950	1210	0	7	1954	3	6807	N	N	18022 7TH AV NE
005	111510	0164	6/13/05	$321,500	1220	1010	7	1987	3	8398	N	N	336 NE SERPENTINE PL
005	288170	0273	8/6/04	$295,000	1220	600	7	1950	3	7102	N	N	15905 5TH AV NE
005	868030	0015	6/24/04	$235,000	1220	0	7	1952	3	8435	N	N	348 NE 148TH ST
005	868030	0020	11/17/03	$212,000	1220	0	7	1952	3	8437	N	N	342 NE 148TH ST
005	269720	0040	8/29/04	$303,000	1240	330	7	1962	3	6327	N	N	314 NE 165TH ST
005	269720	0060	5/3/05	$349,950	1240	550	7	1963	5	6599	N	N	16532 4TH AV NE
005	269720	0070	10/20/05	$325,500	1240	600	7	1963	4	6108	N	N	16536 4TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	288170	0311	5/12/04	$265,000	1240	500	7	1970	3	7502	N	N	15121 3RD AV NE
005	566210	0055	5/3/05	$298,600	1240	100	7	1954	3	7136	N	N	18063 7TH AV NE
005	052604	9025	7/21/05	$320,000	1250	0	7	1976	4	7936	N	N	18547 8TH AV NE
005	730130	0150	3/25/05	$275,750	1250	0	7	1955	4	6180	N	N	328 NE 163RD ST
005	261010	0060	5/19/05	$260,000	1260	0	7	1947	4	7200	N	N	428 NE 155TH ST
005	730140	0110	9/15/03	$268,000	1290	600	7	1962	4	6145	N	N	129 NE 163RD ST
005	814200	0060	6/30/04	$317,000	1290	650	7	1960	5	9389	N	N	122 NE 158TH ST
005	814200	0080	11/21/05	$357,000	1290	400	7	1960	4	9391	N	N	110 NE 158TH ST
005	211160	0100	11/22/05	$249,000	1300	0	7	1966	4	8117	N	N	15918 1ST AV NE
005	730140	0200	8/15/05	$330,000	1300	680	7	1962	5	6483	N	N	127 NE 164TH ST
005	730070	0025	9/22/03	$221,000	1310	0	7	1950	3	6960	N	N	334 NE 162ND ST
005	111510	0120	7/16/04	$293,000	1330	990	7	1962	3	7803	N	N	336 NE 178TH ST
005	572750	0175	1/21/05	$279,000	1350	880	7	1961	3	6965	N	N	16760 3RD AV NE
005	052604	9027	7/1/05	$400,000	1360	930	7	1998	3	8822	N	N	18520 7TH AV NE
005	111510	0182	7/2/04	$233,950	1360	0	7	1980	3	10113	N	N	310 NE SERPENTINE PL
005	730150	0030	12/31/03	$263,000	1360	580	7	1962	3	6523	N	N	146 NE 165TH ST
005	111510	0158	4/7/05	$267,000	1370	0	7	1950	3	13329	N	N	348 NE SERPENTINE PL
005	111510	0158	4/17/03	$215,000	1370	0	7	1950	3	13329	N	N	348 NE SERPENTINE PL
005	280760	0030	12/16/05	$352,000	1370	700	7	1970	3	9192	N	N	15451 4TH AV NE
005	397170	2295	10/21/05	$280,000	1390	410	7	1930	4	12045	N	N	718 NE 189TH ST
005	814200	0021	8/26/04	$277,000	1410	630	7	1960	3	8025	N	N	15805 3RD AV NE
005	615940	0025	2/4/03	$216,600	1430	0	7	1958	3	9394	N	N	130 NE 159TH ST
005	730130	0090	10/18/05	$349,950	1430	770	7	1962	3	11163	N	N	16400 4TH AV NE
005	397170	2325	11/22/03	$234,000	1470	0	7	1991	3	8058	N	N	703 NE 189TH ST
005	730130	0095	2/16/05	$334,950	1480	450	7	1963	3	8625	N	N	169 NE 164TH ST
005	730130	0280	1/25/05	$289,950	1570	0	7	1955	4	6138	N	N	321 NE 163RD ST
005	730530	0230	1/17/03	$219,500	1570	0	7	1948	4	8409	N	N	17034 1ST AV NE
005	397170	2321	9/28/04	$250,000	1650	0	7	1991	3	8880	N	N	707 NE 189TH ST
005	730130	0080	12/1/03	$305,000	1720	320	7	1962	3	13127	N	N	16412 4TH AV NE
005	730590	0100	12/7/05	$357,000	1970	0	7	1949	4	8485	N	N	319 NE 170TH ST
005	504730	0055	10/11/04	$294,950	2190	0	7	1952	5	7445	N	N	333 NE 157TH ST
005	730530	0360	10/17/05	$340,000	2430	0	7	1990	3	8411	N	N	17010 2ND AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	211160	0040	9/16/04	$250,000	1310	500	8	1961	3	8167	N	N	114 NE 161ST ST
005	502780	0020	6/21/04	$299,000	1400	400	8	1976	3	11429	N	N	440 NE 153RD ST
005	502780	0180	10/23/03	$270,000	1400	400	8	1976	3	7210	N	N	441 NE 153RD ST
005	802290	0040	8/13/03	$295,000	1470	500	8	1957	3	8505	N	N	321 NE 151ST ST
005	397170	2316	2/28/03	$300,000	1500	930	8	1999	3	7191	N	N	719 NE 189TH ST
005	777240	0190	11/12/04	$316,000	1510	570	8	1966	3	7833	N	N	17753 2ND PL NE
005	777240	0180	10/28/04	$279,000	1560	430	8	1967	3	7277	N	N	17747 2ND PL NE
005	777240	0140	5/13/03	$245,000	1590	0	8	1966	3	9076	N	N	17734 2ND PL NE
005	211160	0005	8/19/04	$270,950	1680	0	8	1957	3	8164	N	N	16111 3RD AV NE
005	092710	0198	5/2/03	$324,900	1800	0	8	1999	3	7179	N	N	513 NE 179TH ST
006	343250	1210	9/25/03	$179,900	790	0	5	1928	4	8100	N	N	16231 12TH AV NE
006	367050	0565	8/26/05	$242,000	870	0	5	1942	3	8100	N	N	1739 NE 147TH ST
006	343250	0275	12/9/03	$230,000	1110	0	5	1945	3	6900	N	N	15846 14TH AV NE
006	350010	0116	3/28/03	$242,000	1260	0	5	1947	4	8160	N	N	14532 27TH AV NE
006	343250	0290	3/14/05	$219,950	640	0	6	1941	4	6900	N	N	15828 14TH AV NE
006	663290	0283	10/7/03	$198,200	670	0	6	1941	3	5850	N	N	1216 NE 148TH ST
006	367050	0305	2/21/03	$181,900	680	0	6	1928	3	8100	N	N	1539 NE 147TH ST
006	343250	0645	5/24/04	$243,900	720	720	6	1941	4	8280	N	N	15827 14TH AV NE
006	343250	1065	9/2/04	$229,950	740	0	6	1934	3	8100	N	N	15825 12TH AV NE
006	343250	1530	12/6/04	$234,950	740	0	6	1947	4	8100	N	N	16031 11TH AV NE
006	663290	0590	5/25/04	$195,000	750	0	6	1950	3	7508	N	N	14829 12TH AV NE
006	663290	0282	6/1/05	$255,400	760	0	6	1941	3	5850	N	N	1208 NE 148TH ST
006	756870	0050	3/17/04	$259,922	760	200	6	1941	4	10140	N	N	15225 8TH AV NE
006	343250	0435	8/25/03	$201,500	770	0	6	1954	3	6486	N	N	16246 14TH AV NE
006	399570	0520	5/27/03	$179,000	770	0	6	1948	3	8160	N	N	15040 26TH AV NE
006	730430	0515	7/8/04	$229,950	770	0	6	1947	3	8184	N	N	15803 9TH AV NE
006	730430	0595	8/1/05	$220,000	770	0	6	1947	3	8184	N	N	15522 9TH AV NE
006	730430	0060	12/3/04	$232,450	780	120	6	1947	3	8184	N	N	15810 5TH AV NE
006	730430	1336	10/14/05	$300,000	780	350	6	1947	3	8184	N	N	16016 5TH AV NE
006	350010	0176	1/10/03	$234,080	790	0	6	1947	4	8160	N	N	14520 26TH AV NE
006	367050	0055	6/30/03	$224,000	790	0	6	1940	4	8100	N	N	1540 NE 148TH ST
006	343250	0200	12/23/03	$207,000	800	350	6	1952	3	6900	N	N	15839 15TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	367050	0150	6/26/03	$170,000	800	0	6	1954	3	8100	N	N	1520 NE 147TH ST
006	367050	0655	6/25/04	$239,950	800	0	6	1947	3	8100	N	N	1727 NE 148TH ST
006	730430	0090	3/2/04	$241,950	800	0	6	1947	4	8432	N	N	15845 6TH AV NE
006	730430	0100	2/26/03	$225,000	800	200	6	1947	4	8184	N	N	15825 6TH AV NE
006	730430	0046	9/24/04	$249,950	810	0	6	1947	3	8184	N	N	15720 5TH AV NE
006	730430	0145	11/4/03	$225,000	810	0	6	1947	4	8184	N	N	15537 6TH AV NE
006	730430	0445	12/2/03	$201,000	810	0	6	1947	3	11154	N	N	15576 8TH AV NE
006	730430	0666	11/10/04	$235,000	810	300	6	1948	3	9768	N	N	15840 9TH AV NE
006	350010	0160	12/20/05	$277,250	820	0	6	1939	3	8160	N	N	14533 27TH AV NE
006	343250	0130	8/28/05	$271,000	830	0	6	1952	3	6900	N	N	15532 14TH AV NE
006	399570	0480	9/23/03	$230,000	830	0	6	1948	4	8160	N	N	15035 26TH AV NE
006	373890	0003	7/25/05	$228,000	840	0	6	1948	3	8160	N	N	14505 22ND AV NE
006	756870	0490	8/17/04	$248,000	840	840	6	1942	3	7262	N	N	14801 8TH AV NE
006	343250	1241	4/8/03	$188,950	860	0	6	1947	3	8910	N	N	16277 12TH AV NE
006	373890	0035	4/25/05	$254,600	860	0	6	1948	3	8160	N	N	14541 22ND AV NE
006	756870	0675	10/21/03	$219,000	860	140	6	1939	3	7440	N	N	14548 6TH AV NE
006	343250	0570	6/23/05	$359,000	870	690	6	1929	4	8280	N	N	16260 12TH AV NE
006	730430	0390	3/1/04	$235,000	870	300	6	1947	3	8619	N	N	15502 8TH AV NE
006	343250	0795	10/11/04	$225,000	880	0	6	1949	3	8280	N	N	15541 14TH AV NE
006	343250	1310	9/10/04	$227,000	880	0	6	1952	3	8100	N	N	16214 11TH AV NE
006	144050	0010	12/2/04	$280,000	890	600	6	1949	4	6283	N	N	17004 5TH AV NE
006	756870	0160	3/24/03	$220,000	890	0	6	1947	3	7440	N	N	15261 6TH AV NE
006	040810	0110	10/20/05	$314,000	900	900	6	1950	3	6000	N	N	1115 NE 168TH ST
006	399570	0555	9/28/04	$252,500	900	0	6	1947	3	8160	N	N	15005 27TH AV NE
006	399570	0570	4/14/04	$234,000	900	0	6	1947	3	8160	N	N	15021 27TH AV NE
006	730430	1000	9/29/04	$239,000	900	0	6	1947	4	11220	N	N	16214 8TH AV NE
006	756870	0295	10/29/03	$215,000	900	340	6	1940	3	7440	N	N	14869 6TH AV NE
006	350010	0214	6/7/05	$303,000	910	0	6	1947	5	8160	N	N	14527 26TH AV NE
006	373950	0065	9/17/03	$225,000	910	0	6	1950	3	8160	N	N	14716 20TH AV NE
006	399570	0595	6/10/03	$214,500	920	0	6	1947	3	8160	N	N	15051 27TH AV NE
006	343250	0855	6/20/05	$228,000	930	0	6	1942	5	8280	N	N	15556 12TH AV NE
006	756870	0255	8/2/05	$234,500	940	0	6	1954	3	7440	N	N	15320 5TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	756870	0745	12/23/05	$307,000	940	940	6	1939	4	11160	N	N	14525 6TH AV NE
006	343250	0815	5/12/04	$237,500	960	0	6	1950	3	8280	N	N	15559 14TH AV NE
006	663290	0350	5/17/04	$225,000	960	0	6	1941	4	5869	N	N	1415 NE 155TH ST
006	040810	0075	6/23/05	$272,000	970	0	6	1950	4	6825	N	N	16807 11TH AV NE
006	343250	1710	7/7/04	$266,500	970	380	6	1950	4	8100	N	N	15544 10TH AV NE
006	367050	0795	2/17/04	$221,000	970	0	6	1942	4	8100	N	N	1740 NE 148TH ST
006	730430	0415	10/14/04	$251,500	970	0	6	1947	4	11323	N	N	15536 8TH AV NE
006	756870	0495	10/21/05	$280,000	970	0	6	1940	4	5332	N	N	14800 6TH AV NE
006	343250	1070	4/23/03	$175,500	980	0	6	1940	4	8100	N	N	15831 12TH AV NE
006	343250	1295	11/23/04	$225,000	990	160	6	1932	3	8100	N	N	16232 11TH AV NE
006	343250	1450	7/14/03	$224,267	990	0	6	1927	4	8100	N	N	16220 10TH AV NE
006	367050	0045	6/30/04	$211,500	990	0	6	1948	3	8100	N	N	1522 NE 148TH ST
006	730430	0521	5/26/05	$311,600	990	0	6	1947	5	8308	N	N	15571 9TH AV NE
006	730430	0721	8/9/04	$234,950	990	0	6	1947	3	8184	N	N	15557 10TH AV NE
006	343250	0515	11/13/03	$278,000	1000	600	6	1949	5	8280	N	N	16239 14TH AV NE
006	399570	0525	11/22/04	$240,000	1000	0	6	1948	4	8160	N	N	15034 26TH AV NE
006	730430	0340	5/20/03	$226,500	1000	0	6	1947	4	10985	N	N	15565 8TH AV NE
006	730430	0760	11/9/05	$289,000	1010	0	6	1947	4	8184	N	N	15511 10TH AV NE
006	730430	1205	7/24/03	$243,500	1010	0	6	1947	4	8060	N	N	16238 6TH AV NE
006	730430	1350	9/17/04	$236,900	1010	0	6	1947	3	8184	N	N	16030 5TH AV NE
006	730430	1435	9/26/05	$309,000	1010	0	6	1947	4	9300	N	N	16261 6TH AV NE
006	730430	1435	5/28/03	$220,000	1010	0	6	1947	4	9300	N	N	16261 6TH AV NE
006	730430	1475	5/7/03	$227,000	1010	0	6	1947	3	8060	N	N	16203 6TH AV NE
006	730430	0030	5/26/04	$217,500	1030	0	6	1947	4	8184	N	N	15642 5TH AV NE
006	756870	0250	8/18/04	$252,000	1030	0	6	1940	3	7440	N	N	15314 5TH AV NE
006	343250	0270	9/11/03	$208,000	1050	0	6	1940	3	6900	N	N	15852 14TH AV NE
006	343250	1410	6/17/04	$271,000	1050	0	6	1932	4	8100	N	N	16268 10TH AV NE
006	040810	0135	9/28/04	$225,000	1060	0	6	1949	3	6000	N	N	16808 11TH PL NE
006	040810	0135	11/19/03	$205,000	1060	0	6	1949	3	6000	N	N	16808 11TH PL NE
006	343250	1075	1/28/05	$240,000	1060	0	6	1942	4	8100	N	N	15839 12TH AV NE
006	730430	1160	3/8/04	$222,950	1060	0	6	1947	4	8680	N	N	16016 6TH AV NE
006	730430	1305	3/20/05	$252,000	1060	0	6	1947	3	6390	N	N	16033 8TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	399570	0290	3/26/04	$265,000	1070	0	6	1948	3	8100	N	N	15335 27TH AV NE
006	399570	0290	10/8/03	$231,000	1070	0	6	1948	3	8100	N	N	15335 27TH AV NE
006	756870	0520	6/25/04	$268,000	1070	0	6	1939	3	7440	N	N	14830 6TH AV NE
006	756870	0810	4/15/05	$217,500	1070	0	6	1948	3	7440	N	N	14544 5TH AV NE
006	730430	0946	6/13/05	$264,950	1080	0	6	1947	4	8308	N	N	16011 10TH AV NE
006	730430	0681	5/1/03	$229,000	1100	0	6	1948	3	8060	N	N	15827 10TH AV NE
006	756870	0225	2/18/05	$259,500	1120	0	6	1947	4	6820	N	N	15214 5TH AV NE
006	343250	0205	10/21/04	$231,500	1130	0	6	1946	3	6900	N	N	15843 15TH AV NE
006	343250	0210	11/11/05	$258,950	1130	0	6	1945	3	6900	N	N	15847 15TH AV NE
006	730430	1085	9/29/04	$289,950	1130	0	6	1947	3	8184	N	N	16241 9TH AV NE
006	367050	0800	3/11/04	$239,839	1140	0	6	1950	3	8100	N	N	1732 NE 148TH ST
006	399570	0360	4/18/05	$305,000	1170	0	6	1948	5	8100	N	N	15304 25TH AV NE
006	730430	0866	1/7/05	$234,950	1170	0	6	1947	4	8184	N	N	16277 10TH AV NE
006	343250	0530	5/22/03	$260,000	1180	0	6	1999	3	8280	N	N	16257 14TH AV NE
006	373890	0020	12/3/05	$250,000	1180	0	6	1948	3	8160	N	N	14523 22ND AV NE
006	373890	0175	6/18/03	$207,000	1180	0	6	1948	3	8160	N	N	14735 23RD AV NE
006	616390	0981	7/6/04	$245,000	1180	0	6	1946	3	5002	N	N	17022 5TH AV NE
006	730430	0230	12/9/04	$270,000	1190	0	6	1947	3	8184	N	N	15542 6TH AV NE
006	343250	1205	10/10/05	$312,000	1200	0	6	1951	4	8100	N	N	16227 12TH AV NE
006	367050	0165	3/10/04	$244,500	1200	0	6	1927	4	8775	N	N	1546 NE 147TH ST
006	730430	0935	8/24/04	$260,000	1200	0	6	1947	3	8308	N	N	16033 10TH AV NE
006	092710	0380	10/27/03	$260,000	1250	0	6	1941	3	10625	N	N	17427 10TH AV NE
006	343250	1035	7/30/04	$195,000	1250	0	6	1948	3	8100	N	N	15510 11TH AV NE
006	350010	0133	6/14/05	$245,000	1250	0	6	1950	4	9180	N	N	14508 27TH AV NE
006	350010	0133	11/22/04	$229,000	1250	0	6	1950	4	9180	N	N	14508 27TH AV NE
006	343250	0565	5/30/03	$235,000	1260	0	6	1950	3	8280	N	N	16270 12TH AV NE
006	399570	0390	7/12/04	$265,000	1270	0	6	1948	4	8100	N	N	15335 26TH AV NE
006	616390	1032	11/22/05	$305,000	1290	0	6	1955	3	10988	N	N	527 NE 174TH ST
006	040810	0085	6/14/04	$215,500	1310	0	6	1949	4	5900	N	N	16718 10TH AV NE
006	730430	1175	6/16/05	$279,000	1320	0	6	1947	4	8680	N	N	16036 6TH AV NE
006	367050	0705	9/12/05	$352,000	1340	0	6	1931	4	8100	N	N	1722 NE 147TH ST
006	373890	0015	12/30/04	$289,000	1340	0	6	1948	4	8160	N	N	14517 22ND AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	373890	0015	3/31/04	$249,950	1340	0	6	1948	4	8160	N	N	14517 22ND AV NE
006	040810	0055	5/13/04	$244,950	1350	0	6	1950	3	6960	N	N	16817 11TH AV NE
006	350010	0125	8/26/03	$189,950	1380	0	6	1922	3	8160	N	N	14520 27TH AV NE
006	730430	0330	4/4/03	$236,000	1430	0	6	1947	4	10985	N	N	15577 8TH AV NE
006	343250	1085	4/29/04	$238,500	1510	0	6	1948	4	8100	N	N	16001 12TH AV NE
006	399570	0305	3/24/04	$235,000	1600	0	6	1948	3	8100	N	N	15353 26TH AV NE
006	367050	0615	2/3/05	$264,000	810	0	7	1949	4	8100	N	N	1726 NE 146TH ST
006	350010	0047	3/14/05	$260,000	890	0	7	1947	3	8160	N	N	14745 27TH AV NE
006	670250	0040	5/15/03	$220,000	910	0	7	1952	4	6600	N	N	14720 8TH AV NE
006	670310	0010	8/23/05	$250,000	910	0	7	1952	4	6758	N	N	910 NE 150TH ST
006	343250	0215	8/25/05	$275,061	920	620	7	1955	4	6900	N	N	15853 15TH AV NE
006	616390	1135	6/16/05	$369,950	950	890	7	1987	3	10385	N	N	17028 8TH AV NE
006	350010	0041	9/15/03	$249,950	960	0	7	1947	3	8160	N	N	14757 27TH AV NE
006	663290	0273	2/18/03	$222,000	960	0	7	1975	3	6670	N	N	14814 12TH AV NE
006	663290	0361	12/21/04	$225,000	960	960	7	1944	4	6458	N	N	1219 NE 155TH ST
006	756870	0325	9/2/05	$255,000	970	0	7	1949	3	7440	N	N	14833 6TH AV NE
006	616390	1855	8/28/03	$282,000	1010	1010	7	1968	3	7182	N	N	16741 6TH AV NE
006	730430	1040	5/24/05	$285,000	1010	0	7	1947	4	11050	N	N	16266 8TH AV NE
006	730430	1056	5/26/04	$270,000	1010	800	7	1947	4	8060	N	N	16273 9TH AV NE
006	343250	0167	10/18/05	$266,500	1020	0	7	1951	4	8000	N	N	1422 NE 158TH ST
006	254810	0040	3/23/04	$259,950	1030	230	7	1952	3	7133	N	N	1256 NE 169TH ST
006	254810	0040	3/23/03	$210,000	1030	230	7	1952	3	7133	N	N	1256 NE 169TH ST
006	670430	0015	7/10/03	$221,950	1030	0	7	1959	3	7213	N	N	14640 9TH PL NE
006	343250	0557	9/22/03	$224,350	1040	0	7	1958	3	7107	N	N	1211 NE 165TH ST
006	663290	0389	2/21/03	$233,000	1040	0	7	1967	4	7394	N	N	15240 12TH AV NE
006	663290	0413	8/29/05	$299,200	1040	0	7	1967	3	5647	N	N	15214 12TH AV NE
006	663290	0413	4/18/03	$207,750	1040	0	7	1967	3	5647	N	N	15214 12TH AV NE
006	730430	0605	10/1/04	$251,400	1060	0	7	1947	4	8184	N	N	15536 9TH AV NE
006	756870	0340	6/14/05	$301,500	1060	0	7	1948	3	7440	N	N	14815 6TH AV NE
006	616390	1271	11/9/05	$290,000	1070	0	7	1947	3	9750	N	N	17108 10TH AV NE
006	616390	1421	2/5/03	$213,500	1070	110	7	1959	3	8515	N	N	17041 12TH AV NE
006	670430	0110	2/15/05	$270,000	1080	0	7	1952	3	8346	N	N	14610 9TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	670430	0120	10/22/04	$256,500	1080	0	7	1952	4	8370	N	N	14624 9TH AV NE
006	756870	0410	3/14/05	$299,300	1090	770	7	1972	3	7812	N	N	15108 5TH AV NE
006	616390	1161	7/23/04	$243,000	1100	0	7	1954	3	8760	N	N	17212 8TH AV NE
006	663290	0405	11/16/05	$321,000	1100	320	7	1967	3	6289	N	N	15236 12TH AV NE
006	714870	0065	11/16/05	$283,862	1100	0	7	1952	3	8024	N	N	17030 13TH AV NE
006	367050	0560	3/8/04	$233,000	1110	0	7	1943	4	8100	N	N	1735 NE 147TH ST
006	663290	0230	10/29/04	$252,000	1110	0	7	1963	3	9016	N	N	15028 12TH AV NE
006	156810	0069	9/21/04	$255,000	1120	440	7	1977	3	7560	N	N	3126 NE 149TH ST
006	714870	0095	8/12/03	$233,500	1120	0	7	1952	3	8024	N	N	17037 14TH AV NE
006	756870	0260	7/2/04	$274,000	1120	0	7	1939	4	7440	N	N	15404 5TH AV NE
006	616390	1833	3/8/05	$249,200	1130	0	7	1946	3	9450	N	N	16706 5TH AV NE
006	663290	0551	12/12/05	$358,000	1130	1150	7	1976	3	11851	N	N	15217 11TH AV NE
006	224150	0070	5/27/03	$227,500	1140	300	7	1954	3	7230	N	N	819 NE 151ST ST
006	343250	0990	7/26/05	$280,000	1140	780	7	1958	3	8100	N	N	15564 11TH AV NE
006	343250	1114	8/23/04	$275,000	1140	0	7	1961	4	8250	N	N	16034 11TH AV NE
006	350010	0202	9/1/05	$299,950	1140	0	7	1952	4	8160	N	N	14540 25TH AV NE
006	343250	0410	3/22/04	$235,000	1150	0	7	1946	4	13800	N	N	16270 14TH AV NE
006	343250	1380	10/15/04	$317,000	1150	590	7	1977	3	8100	N	N	16261 11TH AV NE
006	343250	0405	9/2/03	$324,950	1160	790	7	1984	3	10152	N	N	16278 14TH AV NE
006	616390	1410	10/20/04	$295,000	1160	460	7	1959	3	7540	N	N	17054 11TH AV NE
006	343250	1150	4/2/03	$210,000	1170	0	7	1959	3	8100	N	N	15838 11TH AV NE
006	350010	0078	9/16/03	$250,000	1170	0	7	1962	3	8182	N	N	14737 28TH AV NE
006	350010	0082	4/25/03	$265,000	1170	550	7	1962	3	8184	N	N	14729 28TH AV NE
006	156810	0060	5/14/03	$235,000	1180	0	7	1977	4	7560	N	N	3120 NE 149TH ST
006	343250	1601	12/11/03	$271,000	1190	0	7	1941	3	8775	N	N	15806 10TH AV NE
006	343250	0370	4/16/03	$220,000	1200	420	7	1955	3	6900	N	N	16247 15TH AV NE
006	663290	0132	9/24/03	$290,000	1200	800	7	2003	3	3397	N	N	14510 12TH AV NE
006	663290	0363	10/4/05	$329,500	1200	0	7	1965	4	7215	N	N	1211 NE 155TH ST
006	663290	0631	6/3/05	$359,000	1200	0	7	1955	3	8892	N	N	1105 NE 152ND ST
006	664930	0060	3/28/03	$286,000	1200	600	7	1961	4	8760	N	N	14550 28TH AV NE
006	670310	0140	6/3/05	$295,000	1200	0	7	1952	4	6628	N	N	14810 9TH AV NE
006	670370	0060	8/22/05	$300,000	1200	0	7	1952	3	6600	N	N	14609 9TH AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	714870	0140	3/25/04	$242,750	1200	0	7	1952	3	7378	N	N	17024 14TH AV NE
006	255830	0035	8/22/03	$234,000	1210	0	7	1952	4	8200	N	N	14721 25TH AV NE
006	663290	0540	8/18/03	$340,000	1210	830	7	2003	3	8340	N	N	15227 11TH AV NE
006	756870	0175	2/3/05	$254,950	1210	0	7	1949	3	7440	N	N	15243 6TH AV NE
006	254810	0230	6/4/04	$247,900	1220	0	7	1950	4	8400	N	N	16815 12TH PL NE
006	664930	0210	3/16/04	$290,000	1220	1100	7	1962	3	8220	N	N	14537 30TH AV NE
006	730430	0220	8/3/04	$300,000	1220	0	7	1947	4	8184	N	N	15530 6TH AV NE
006	343250	0380	12/15/05	$340,000	1230	800	7	1950	3	9240	N	N	16261 15TH AV NE
006	343250	0545	5/26/04	$299,950	1240	570	7	1988	3	7200	N	N	1227 NE 165TH ST
006	756870	0355	10/23/03	$229,950	1260	0	7	1939	5	6324	N	N	14802 5TH AV NE
006	756870	0795	2/26/04	$235,500	1260	0	7	1939	5	7440	N	N	14526 5TH AV NE
006	254810	0110	11/3/04	$255,000	1270	0	7	1952	5	6994	N	N	16817 15TH AV NE
006	616390	1930	7/12/04	$265,000	1270	0	7	1949	3	9450	N	N	16567 8TH AV NE
006	417950	0070	6/3/04	$273,330	1280	0	7	1955	3	7200	N	N	839 NE 152ND ST
006	367050	0720	8/9/04	$272,500	1300	0	7	1958	3	8910	N	N	1702 NE 147TH ST
006	730430	0805	3/27/03	$229,950	1300	0	7	1947	3	8184	N	N	16208 9TH AV NE
006	224150	0025	12/17/04	$317,000	1310	0	7	1955	3	7200	N	N	824 NE 151ST ST
006	399570	0505	12/7/05	$341,000	1310	0	7	1948	5	8024	N	N	15058 26TH AV NE
006	616390	1889	7/16/03	$229,500	1310	0	7	1949	4	8757	N	N	16747 8TH AV NE
006	663290	0284	6/18/04	$365,000	1310	860	7	1997	3	5850	N	N	1220 NE 148TH ST
006	663290	0710	7/18/05	$321,000	1310	920	7	1959	3	7830	N	N	14503 12TH AV NE
006	730430	0439	8/16/05	$410,000	1310	950	7	1998	3	5125	N	N	15564 8TH AV NE
006	255830	0005	8/26/03	$220,000	1330	0	7	1952	3	8210	N	N	14757 25TH AV NE
006	616390	1912	12/15/03	$349,000	1330	930	7	2003	3	5809	N	N	16717 8TH AV NE
006	616390	1913	10/9/03	$360,000	1330	930	7	2003	3	6508	N	N	16719 8TH AV NE
006	663290	0712	12/4/03	$247,000	1330	0	7	1932	3	7830	N	N	14507 12TH AV NE
006	730430	0560	5/12/04	$283,500	1330	0	7	1947	4	8308	N	N	15525 9TH AV NE
006	350010	0017	6/15/05	$285,000	1340	0	7	1950	4	8160	N	N	14737 26TH AV NE
006	663290	0751	5/13/05	$336,000	1350	0	7	1961	3	9700	N	N	1124 NE 147TH ST
006	670430	0025	6/30/04	$275,000	1350	0	7	1959	4	7200	N	N	14612 9TH PL NE
006	663150	0010	5/19/05	$275,000	1360	0	7	1960	3	7758	N	N	1054 NE 154TH ST
006	350010	0072	2/27/03	$192,300	1370	0	7	1947	3	8045	N	N	14750 27TH AV NE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	254810	0155	6/7/04	$375,000	1400	960	7	1950	3	20350	N	N	1207 NE 168TH ST
006	373890	0101	11/6/03	$278,000	1410	560	7	1959	3	6440	N	N	2015 NE 150TH ST
006	616390	1263	10/6/03	$267,000	1410	0	7	1991	3	8775	N	N	17021 11TH AV NE
006	616390	1861	4/12/04	$260,000	1420	0	7	1949	4	9450	N	N	16744 5TH AV NE
006	663290	0539	3/2/04	$309,950	1420	840	7	1978	3	15760	N	N	15233 11TH AV NE
006	343250	0245	3/26/03	$263,000	1430	0	7	1975	3	8814	N	N	15874 14TH AV NE
006	670310	0015	7/26/04	$225,000	1430	0	7	1952	3	6758	N	N	916 NE 150TH ST
006	616390	1412	4/26/04	$326,000	1440	1080	7	1935	4	9509	N	N	17055 12TH AV NE
006	663290	0440	4/14/04	$273,900	1450	0	7	1968	3	13455	N	N	15218 11TH AV NE
006	343250	1510	5/20/05	$282,000	1470	0	7	1951	3	8100	N	N	16007 11TH AV NE
006	343250	1340	9/20/05	$324,950	1480	0	7	1967	3	8100	N	N	16219 11TH AV NE
006	616390	1353	6/22/04	$228,000	1480	0	7	1954	3	8400	N	N	1014 NE 175TH ST
006	663150	0050	9/9/03	$315,000	1480	370	7	1960	4	9215	N	N	1039 NE 154TH ST
006	156810	0027	7/17/03	$244,250	1500	0	7	1964	3	7560	N	N	3026 NE 149TH ST
006	616390	1222	8/12/03	$379,990	1500	990	7	2003	3	7642	N	N	17037 10TH AV NE
006	616390	1761	7/9/04	$242,500	1500	0	7	1946	3	9387	N	N	16521 10TH AV NE
006	714870	0005	11/21/05	$335,000	1600	0	7	1952	3	7616	N	N	17003 13TH AV NE
006	714870	0100	3/31/03	$227,000	1600	0	7	1952	4	7080	N	N	17031 14TH AV NE
006	616390	1431	7/1/05	$315,000	1620	500	7	1959	4	8384	N	N	17035 12TH AV NE
006	756870	0285	1/15/04	$275,000	1630	0	7	1947	4	7440	N	N	14879 6TH AV NE
006	756870	0730	12/8/04	$332,000	1640	440	7	1994	3	7440	N	N	14549 6TH AV NE
006	343250	1525	7/29/03	$270,000	1650	0	7	1986	3	8100	N	N	16025 11TH AV NE
006	350010	0126	6/2/04	$315,500	1650	550	7	1962	4	8580	N	N	14513 28TH AV NE
006	756870	0215	12/24/03	$231,900	1660	0	7	1947	4	6572	N	N	502 NE 152ND ST
006	616390	1682	3/7/03	$220,000	1670	0	7	1952	3	10206	N	N	833 NE 170TH ST
006	670430	0045	7/18/05	$375,000	1690	0	7	1959	5	7678	N	N	927 NE 146TH ST
006	664930	0170	4/11/05	$347,000	1730	530	7	1962	4	8220	N	N	14565 30TH AV NE
006	664930	0170	1/16/03	$275,000	1730	530	7	1962	4	8220	N	N	14565 30TH AV NE
006	343250	1335	6/26/03	$239,950	1740	0	7	1953	4	8100	N	N	16215 11TH AV NE
006	373950	0070	11/17/04	$380,000	1760	410	7	1951	4	12311	N	N	14722 20TH AV NE
006	343250	0015	7/1/04	$249,950	1810	0	7	1963	3	6900	N	N	15511 15TH AV NE
006	350010	0111	10/22/04	$280,000	1810	0	7	1961	4	8160	N	N	14539 28TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	756870	0830	9/2/05	$339,200	1820	0	7	1937	4	7440	N	N	14570 5TH AV NE
006	616390	1091	3/8/05	$315,000	1850	0	7	1950	5	19668	N	N	17015 8TH AV NE
006	756870	0100	3/15/04	$262,000	1880	0	7	1992	3	7440	N	N	15230 6TH AV NE
006	714870	0125	6/9/05	$259,000	1890	0	7	1952	4	7616	N	N	17002 14TH AV NE
006	670370	0005	5/16/05	$349,950	2010	0	7	1952	3	7150	N	N	900 NE 147TH ST
006	343250	1390	7/15/05	$322,500	2060	0	7	1953	4	8100	N	N	16267 11TH AV NE
006	040810	0035	2/6/04	$325,000	2080	0	7	2003	3	7800	N	N	16829 11TH AV NE
006	343250	0740	6/22/04	$325,000	2300	150	7	1955	3	8280	N	N	15826 12TH AV NE
006	367050	0685	1/21/05	$349,500	2310	0	7	1995	3	8100	N	N	1742 NE 147TH ST
006	664930	0070	9/10/03	$337,000	2350	0	7	1961	5	8760	N	N	14556 28TH AV NE
006	663290	0607	9/2/04	$335,000	1190	690	8	1986	3	4963	N	N	1116 NE 150TH CT
006	663290	0131	5/5/03	$299,000	1200	800	8	2003	3	3397	N	N	14514 12TH AV NE
006	663290	0462	9/6/05	$332,000	1210	620	8	1977	3	7372	N	N	1109 NE 153RD PL
006	664930	0130	9/11/03	$300,000	1290	740	8	1961	3	8580	N	N	14719 30TH AV NE
006	162604	9091	9/8/04	$316,500	1320	690	8	1979	3	11245	N	N	14714 23RD AV NE
006	162604	9097	7/9/03	$329,950	1440	1080	8	1979	3	15846	N	N	14624 23RD AV NE
006	616390	1301	7/29/05	$300,000	1530	0	8	1956	3	12160	N	N	17203 11TH AV NE
006	064210	0005	8/20/04	$369,000	1630	980	8	1956	3	12328	N	N	1121 NE 146TH ST
006	343250	1660	11/20/03	$300,000	1640	930	8	1961	4	8100	N	N	15563 11TH AV NE
006	350010	0079	8/19/04	$340,000	1640	0	8	1982	3	8920	N	N	14745 28TH AV NE
006	254810	0170	3/31/04	$315,000	1770	0	8	1950	4	19600	N	N	1233 NE 168TH ST
006	343250	1213	8/13/04	$313,250	1910	0	8	2003	3	9855	N	N	16239 12TH AV NE
006	633294	0050	9/18/03	$440,000	2240	860	8	2003	3	7474	N	N	1015 NE 153RD CT
006	633294	0060	8/20/03	$440,000	2240	860	8	2003	3	8008	N	N	1032 NE 153RD CT
006	633294	0030	9/19/03	$392,000	2310	0	8	2003	3	5028	N	N	1005 NE 153RD CT
006	633294	0090	10/8/03	$439,000	2310	780	8	2003	3	5587	N	N	1020 NE 153RD CT
006	633294	0080	7/7/03	$399,950	2320	940	8	2003	3	5522	N	N	1024 NE 153RD CT
006	633294	0070	4/16/03	$378,000	2450	1040	8	2003	3	5203	N	N	1028 NE 153RD CT
006	633294	0040	6/5/03	$397,500	2480	0	8	2003	3	5134	N	N	1009 NE 153RD CT
006	616390	1831	12/30/05	$434,000	2620	0	8	1992	3	9450	N	N	16710 5TH AV NE
007	399690	0040	12/20/04	$201,000	480	0	6	1948	4	9268	N	N	16046 28TH AV NE
007	666890	0005	7/27/05	$273,000	700	0	6	1949	5	5559	N	N	1557 NE 166TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	666890	0125	9/29/03	$198,000	700	0	6	1947	3	8321	N	N	1529 NE 168TH ST
007	558990	0060	11/24/04	$213,000	720	0	6	1927	4	9519	N	N	1618 NE 169TH ST
007	558990	0060	5/5/03	$160,000	720	0	6	1927	4	9519	N	N	1618 NE 169TH ST
007	399690	0420	6/8/05	$240,000	730	0	6	1948	4	7674	N	N	16335 27TH AV NE
007	399570	0115	11/12/03	$210,000	770	0	6	1948	4	8666	N	N	15504 26TH AV NE
007	399570	0195	6/22/04	$236,000	770	0	6	1948	5	8146	N	N	15523 27TH AV NE
007	399630	0115	4/1/05	$258,000	770	0	6	1948	4	8147	N	N	15846 28TH AV NE
007	399690	0005	12/19/05	$284,950	770	0	6	1948	4	9477	N	N	16004 28TH AV NE
007	399690	0005	11/20/03	$227,900	770	0	6	1948	4	9477	N	N	16004 28TH AV NE
007	399690	0195	2/23/04	$202,500	770	0	6	1948	4	8149	N	N	16323 28TH AV NE
007	399690	0255	10/28/03	$228,660	770	0	6	1948	4	8149	N	N	16046 27TH AV NE
007	399690	0356	4/21/04	$210,000	770	0	6	1948	3	8149	N	N	16046 26TH AV NE
007	399690	0410	8/9/04	$235,000	770	0	6	1948	4	8149	N	N	16323 27TH AV NE
007	399750	0030	1/11/05	$269,950	770	0	6	1948	5	8149	N	N	15835 27TH AV NE
007	399750	0060	10/21/04	$228,000	770	0	6	1948	3	8149	N	N	15852 26TH AV NE
007	399750	0120	5/8/03	$217,500	770	0	6	1948	4	8149	N	N	15823 26TH AV NE
007	399630	0055	6/8/05	$265,000	790	0	6	1950	4	8793	N	N	15805 28TH AV NE
007	399690	0340	1/7/03	$211,000	800	0	6	1948	4	8340	N	N	16059 27TH AV NE
007	399690	0380	7/13/04	$255,000	800	0	6	1948	4	8149	N	N	16016 26TH AV NE
007	399570	0015	2/20/04	$163,242	810	0	6	1948	2	8577	N	N	15504 25TH AV NE
007	558990	0221	7/12/05	$268,000	840	0	6	1946	4	9519	N	N	16901 22ND AV NE
007	558990	0125	11/18/05	$254,960	860	0	6	1948	3	9515	N	N	1545 NE 170TH ST
007	558990	0125	8/19/03	$195,000	860	0	6	1948	3	9515	N	N	1545 NE 170TH ST
007	399690	0165	3/23/05	$250,000	880	0	6	1948	3	8149	N	N	16047 28TH AV NE
007	558930	0525	4/20/05	$250,000	890	0	6	1942	4	9112	N	N	1875 NE 172ND ST
007	399750	0185	7/13/04	$245,000	980	0	6	1948	4	8149	N	N	15822 25TH AV NE
007	399570	0045	11/10/04	$239,950	1060	0	6	1948	4	8146	N	N	15540 25TH AV NE
007	399570	0120	12/10/04	$264,000	1120	0	6	1948	4	8145	N	N	15510 26TH AV NE
007	399570	0105	8/26/04	$257,000	1150	0	6	1948	4	8145	N	N	15511 27TH AV NE
007	399690	0630	5/10/05	$312,000	1160	0	6	1948	4	6900	N	N	2529 NE 165TH ST
007	558930	0220	4/24/03	$200,000	1190	0	6	1933	3	9608	N	N	1560 NE 170TH ST
007	399750	0035	4/22/04	$280,561	1360	0	6	1948	3	8149	N	N	15841 27TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	399690	0365	4/7/03	$204,500	1540	0	6	1948	4	8149	N	N	16034 26TH AV NE
007	402530	0175	3/26/03	$215,000	820	0	7	1948	4	10828	N	N	16540 21ST AV NE
007	666890	0065	3/30/04	$217,000	880	0	7	1949	3	5924	N	N	16504 15TH AV NE
007	402410	0121	12/7/05	$260,000	900	0	7	1937	3	6615	N	N	17853 24TH AV NE
007	402530	0252	7/1/03	$229,000	900	0	7	1950	4	4952	N	N	16556 22ND AV NE
007	797990	0180	3/20/03	$220,000	910	0	7	1950	3	11402	N	N	16016 30TH AV NE
007	402410	0021	2/6/03	$232,000	1000	420	7	1987	3	8623	N	N	17757 25TH AV NE
007	402410	0850	2/21/03	$224,950	1000	0	7	1981	3	6000	N	N	2203 NE 177TH ST
007	399690	0045	10/25/04	$231,000	1010	0	7	1948	4	9269	N	N	16052 28TH AV NE
007	666890	0120	3/31/05	$295,000	1020	0	7	1951	4	8323	N	N	1535 NE 168TH ST
007	666890	0120	2/12/03	$212,950	1020	0	7	1951	4	8323	N	N	1535 NE 168TH ST
007	399690	0315	4/5/04	$243,500	1030	0	7	1948	4	8149	N	N	16029 27TH AV NE
007	558930	0400	8/20/03	$283,000	1030	660	7	1948	4	11192	N	N	1884 NE 170TH ST
007	399690	0280	3/26/03	$207,700	1040	0	7	1948	3	8149	N	N	16016 27TH AV NE
007	402410	0305	7/24/03	$272,500	1040	640	7	1948	4	5110	N	N	17717 22ND PL NE
007	402410	0080	5/24/04	$309,000	1050	480	7	1987	3	18890	N	N	2409 NE 178TH ST
007	402410	1191	2/28/03	$223,500	1050	0	7	1953	3	11250	N	N	1568 NE 172ND ST
007	797990	0810	9/6/05	$305,000	1060	0	7	1952	3	7860	N	N	15514 32ND AV NE
007	402530	0291	9/2/03	$246,000	1080	0	7	1946	4	8738	N	N	16507 25TH AV NE
007	797990	0815	6/25/04	$263,500	1080	0	7	1952	4	7860	N	N	15520 32ND AV NE
007	797990	0815	2/19/03	$231,450	1080	0	7	1952	4	7860	N	N	15520 32ND AV NE
007	402410	1066	4/27/05	$283,500	1090	1000	7	1929	4	5571	N	N	1849 NE 175TH ST
007	553830	0225	8/30/04	$320,000	1090	1090	7	1956	3	13529	N	N	16722 32ND PL NE
007	402410	0551	8/10/05	$320,000	1100	0	7	1958	4	13500	N	N	17074 26TH AV NE
007	402530	0340	3/28/03	$223,500	1100	0	7	1947	4	12782	N	N	2515 NE 168TH ST
007	402530	0025	5/8/03	$227,000	1110	0	7	1948	3	10774	N	N	16533 21ST AV NE
007	558990	0055	5/20/04	$279,950	1110	0	7	1939	4	9519	N	N	1612 NE 169TH ST
007	402410	0236	2/11/05	$285,000	1120	1120	7	1960	3	8306	N	N	1810 NE 177TH ST
007	402410	0935	11/1/05	$268,800	1120	0	7	1952	4	11019	N	N	1834 NE 175TH ST
007	402410	0900	11/17/03	$244,950	1130	0	7	1950	4	11884	N	N	1800 NE 175TH ST
007	514600	0055	8/30/04	$315,000	1150	420	7	1962	4	11833	N	N	16907 26TH AV NE
007	514600	0070	11/9/04	$335,400	1150	600	7	1962	4	12408	N	N	16901 26TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	402410	0817	5/27/04	$309,850	1160	820	7	1986	3	8416	N	N	2255 NE 177TH ST
007	558990	0392	9/27/04	$321,950	1170	800	7	1958	4	8408	N	N	16810 25TH AV NE
007	558990	0291	11/18/03	$205,000	1180	0	7	1930	4	11179	N	N	2203 NE 170TH ST
007	399690	0305	12/8/03	$233,500	1190	0	7	1948	3	8149	N	N	16017 27TH AV NE
007	558990	0145	6/1/04	$340,000	1190	0	7	1948	4	9519	N	N	1517 NE 170TH ST
007	797990	0730	7/24/03	$220,000	1190	0	7	1952	3	10728	N	N	3020 NE 155TH ST
007	092604	9011	4/11/05	$269,950	1200	0	7	1948	4	12078	N	N	16563 18TH AV NE
007	402530	0050	8/31/04	$261,000	1200	0	7	1948	4	10955	N	N	1800 NE 165TH ST
007	812340	0020	2/8/05	$297,000	1200	1100	7	1963	3	7200	N	N	2032 NE 177TH ST
007	399630	0100	4/19/04	$245,000	1220	0	7	1948	3	8148	N	N	15859 28TH AV NE
007	558990	0570	11/18/03	$280,000	1230	390	7	1949	3	9519	N	N	16823 22ND AV NE
007	399630	0198	10/27/04	$278,900	1240	0	7	1954	4	7500	N	N	15857 30TH AV NE
007	399690	0085	11/10/04	$284,000	1250	0	7	1986	3	23294	N	N	16340 28TH PL NE
007	402410	0390	9/19/05	$329,950	1250	0	7	1947	4	19110	N	N	17715 28TH AV NE
007	402410	1180	9/10/03	$256,000	1270	0	7	1959	3	15300	N	N	1558 NE 172ND ST
007	558990	0580	3/8/05	$269,000	1300	0	7	1951	3	9519	N	N	2132 NE 168TH ST
007	402410	1215	10/10/05	$220,000	1340	0	7	1929	4	8849	N	N	1802 NE 172ND ST
007	399690	0080	12/9/05	$310,000	1350	0	7	1948	4	14777	N	N	16334 28TH AV NE
007	666890	0115	11/16/04	$289,000	1350	0	7	1947	4	13354	N	N	1541 NE 168TH ST
007	797990	0600	10/17/05	$253,000	1350	0	7	1951	2	7273	N	N	3210 NE 158TH ST
007	558990	0700	5/10/04	$256,000	1370	0	7	1931	4	9046	N	N	1628 NE 168TH ST
007	399690	0185	11/8/04	$240,000	1390	0	7	1948	4	8149	N	N	16311 28TH AV NE
007	402410	1275	8/15/03	$239,950	1400	0	7	1951	4	7263	N	N	1580 NE SERPENTINE PL
007	402410	0580	12/13/04	$329,000	1430	700	7	1965	3	15602	N	N	17700 25TH AV NE
007	399690	0030	7/28/04	$298,000	1440	0	7	1948	4	9265	N	N	16034 28TH AV NE
007	558930	0285	3/29/04	$247,500	1450	0	7	1962	3	9458	N	N	1547 NE 171ST ST
007	399690	0035	9/28/04	$335,000	1460	0	7	1948	4	9266	N	N	16040 28TH AV NE
007	399570	0125	4/22/04	$275,000	1470	0	7	1948	4	8146	N	N	15516 26TH AV NE
007	402410	1015	8/17/04	$250,000	1470	0	7	1953	4	5100	N	N	2222 NE 175TH ST
007	402410	0820	3/24/03	$287,000	1480	0	7	1929	4	12959	N	N	2245 NE 177TH ST
007	558990	0361	3/26/04	$255,000	1490	0	7	1953	4	7755	N	N	16910 25TH AV NE
007	797990	0745	7/13/04	$282,000	1500	0	7	1953	4	10733	N	N	15520 30TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	399750	0010	8/19/03	$249,000	1520	0	7	1948	4	8149	N	N	15811 27TH AV NE
007	553830	0180	1/16/03	$299,950	1540	0	7	1942	3	13566	N	N	17122 32ND AV NE
007	558990	0210	1/8/04	$255,100	1550	0	7	1951	4	9518	N	N	16921 22ND AV NE
007	402410	1078	7/11/03	$250,000	1560	0	7	1954	3	10350	N	N	1821 NE 175TH ST
007	402530	0425	11/19/04	$245,000	1570	0	7	1947	3	17600	N	N	16500 27TH AV NE
007	797990	0615	9/9/03	$299,950	1600	0	7	1951	4	11407	N	N	15828 32ND AV NE
007	402530	0376	12/22/03	$260,000	1610	0	7	1957	3	6750	N	N	2514 NE 165TH ST
007	797990	0565	8/6/04	$345,000	1610	0	7	1953	5	8515	N	N	15849 33RD AV NE
007	797990	0565	9/26/03	$295,000	1610	0	7	1953	5	8515	N	N	15849 33RD AV NE
007	402410	0995	12/17/04	$307,344	1660	0	7	1942	3	8201	N	N	2200 NE 175TH ST
007	402410	0220	5/13/05	$365,500	1670	300	7	1949	5	8720	N	N	1706 NE 177TH ST
007	092604	9025	8/19/05	$409,950	1720	0	7	1980	4	12000	N	N	2651 NE 169TH ST
007	402530	0130	7/9/04	$330,000	1720	0	7	1949	4	10688	N	N	16527 22ND AV NE
007	558930	0640	8/21/03	$239,900	1830	0	7	1950	3	8800	N	N	2237 NE 175TH ST
007	558990	0305	3/31/04	$272,570	1850	0	7	1939	4	9519	N	N	2223 NE 170TH ST
007	558930	0495	12/30/03	$264,950	1900	250	7	1926	4	6576	N	N	1835 NE 172ND ST
007	797990	0765	8/30/05	$371,500	1910	0	7	1952	4	10981	N	N	15554 30TH AV NE
007	797990	0625	2/15/05	$364,950	1920	0	7	1953	5	11407	N	N	15848 32ND AV NE
007	402410	1203	5/11/05	$288,000	2010	0	7	1948	3	13500	N	N	1584 NE 172ND ST
007	402530	0190	4/1/04	$265,000	2130	0	7	1946	4	10125	N	N	16543 23RD AV NE
007	402410	1186	4/7/04	$260,000	2200	0	7	1953	3	7200	N	N	1562 NE 172ND ST
007	402530	0300	2/14/05	$322,100	2220	0	7	1988	4	8100	N	N	16516 23RD AV NE
007	558990	0660	4/7/03	$289,500	2340	0	7	1974	4	9046	N	N	1639 NE 169TH ST
007	558990	0510	8/28/03	$240,500	930	0	8	1948	4	10836	N	N	16826 18TH AV NE
007	553830	0339	10/10/05	$500,000	1230	1230	8	1966	4	45302	N	N	3227 NE 167TH ST
007	553830	0045	7/15/03	$284,000	1250	250	8	1959	3	15648	N	N	16763 32ND AV NE
007	092604	9022	7/17/03	$350,000	1270	1270	8	1963	4	14299	N	N	2621 NE 169TH ST
007	553830	0280	5/12/05	$370,000	1280	950	8	1973	3	18077	N	N	17023 33RD AV NE
007	558990	0140	5/23/05	$307,950	1290	700	8	1960	3	9519	N	N	1523 NE 170TH ST
007	225000	0060	9/20/03	$290,500	1300	550	8	1962	3	7237	N	N	17734 22ND AV NE
007	225000	0050	9/25/03	$290,000	1310	800	8	1961	3	7206	N	N	17728 22ND PL NE
007	402410	0721	2/19/04	$378,950	1320	510	8	1959	4	15739	N	N	17521 32ND AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	402350	1256	1/18/05	$435,000	1330	950	8	1998	3	51400	N	N	17113 35TH AV NE
007	402410	0303	10/22/04	$390,000	1460	1020	8	1999	3	5606	N	N	17707 22ND PL NE
007	402410	0690	12/1/03	$395,000	1630	1630	8	1968	4	22059	N	N	17200 30TH AV NE
007	797990	0635	10/10/03	$364,000	1650	1650	8	1960	3	11010	N	N	15857 32ND AV NE
007	402350	0965	5/20/05	$519,000	1690	1240	8	1979	4	51836	N	N	3065 NE 178TH ST
007	402410	1031	8/23/05	$418,000	1800	1270	8	1947	3	14113	N	N	2240 NE 175TH ST
007	558990	0430	12/7/05	$455,000	1870	0	8	1951	4	23393	N	N	2558 NE 168TH ST
007	402350	1228	6/13/03	$436,277	1940	980	8	1942	3	53578	N	N	17414 33RD AV NE
007	402410	1073	7/1/05	$369,000	1940	0	8	1997	3	5765	N	N	17410 18TH CT NE
007	402410	1073	2/20/03	$306,000	1940	0	8	1997	3	5765	N	N	17410 18TH CT NE
007	402410	1073	2/10/03	$306,000	1940	0	8	1997	3	5765	N	N	17410 18TH CT NE
007	558930	0695	7/19/05	$399,000	1960	0	8	1947	3	13091	N	N	2233 NE 171ST ST
007	402410	0880	1/18/05	$435,950	2000	0	8	2004	3	7200	N	N	2021 NE 177TH ST
007	402410	0882	11/29/04	$446,000	2000	0	8	2004	3	7200	N	N	2019 NE 177TH ST
007	081750	0010	10/27/04	$424,000	2060	650	8	2000	3	10233	Y	N	2802 NE 177TH PL
007	402410	1284	4/22/03	$329,950	2070	0	8	1998	3	6441	N	N	1568 NE SERPENTINE PL
007	402410	0887	11/29/04	$430,000	2240	0	8	2004	3	14625	N	N	2017 NE 177TH ST
007	402410	0002	9/14/05	$356,950	2330	0	8	1976	3	7244	N	N	17721 25TH AV NE
007	402410	1070	9/9/05	$385,000	2330	0	8	1995	3	9748	N	N	1827 NE 175TH ST
007	402410	1012	8/24/05	$409,950	2410	0	8	1998	3	5005	N	N	2224 NE 175TH ST
007	402410	1012	5/16/05	$399,500	2410	0	8	1998	3	5005	N	N	2224 NE 175TH ST
007	402410	0885	11/5/03	$279,000	2550	0	8	1969	3	13875	N	N	2015 NE 177TH ST
007	402410	0685	6/16/03	$510,000	2560	0	8	1974	3	23211	Y	N	17164 30TH AV NE
007	402410	1277	7/16/03	$389,000	2620	0	8	2003	3	7200	N	N	1584 NE SERPENTINE PL
007	402410	1276	7/16/03	$393,000	2760	0	8	2003	3	7207	N	N	1582 NE SERPENTINE PL
007	402410	0345	6/23/03	$359,000	2890	0	8	2002	3	9431	N	N	2543 NE 178TH ST
007	402410	0495	11/12/03	$365,000	2120	730	9	1973	3	10685	N	N	16906 26TH AV NE
007	109610	0050	7/14/04	$625,000	2380	880	9	1998	3	108028	N	N	16053 30TH AV NE
007	402410	0746	8/5/05	$708,500	2530	700	9	1990	3	14835	N	N	17305 32ND AV NE
007	402410	0799	9/10/04	$559,000	2540	810	9	2004	3	9172	N	N	17639 24TH PL NE
007	402410	0809	10/21/05	$479,000	2690	700	9	2003	3	6197	N	N	2425 NE 177TH ST
007	402410	0809	9/30/03	$425,000	2690	700	9	2003	3	6197	N	N	2425 NE 177TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	402350	1250	10/15/03	$520,000	2740	0	9	1998	3	36679	N	N	17133 35TH AV NE
007	553830	0185	7/20/04	$639,000	3360	0	9	2004	3	14331	Y	N	17130 32ND AV NE
007	402350	1176	8/7/03	$587,500	2620	1050	10	2003	3	16422	N	N	17412 32ND AV NE
008	674470	1585	5/1/03	$225,000	580	440	6	1926	3	8690	Y	N	3747 NE 153RD ST
008	106210	0020	10/19/05	$292,500	670	0	6	1948	5	5000	N	N	17102 47TH AV NE
008	102604	9092	10/6/05	$260,000	770	0	6	1938	4	8021	N	N	4323 NE 170TH ST
008	773850	0185	12/21/05	$245,000	820	0	6	1952	3	6180	N	N	16530 BOTHELL WY NE
008	156810	0730	3/26/04	$242,500	1040	0	6	1921	3	5750	Y	N	3533 NE 148TH ST
008	773850	0100	10/9/03	$235,000	1200	0	6	1950	3	5940	N	N	16727 41ST AV NE
008	674470	0400	8/1/03	$314,000	1010	200	7	1947	3	7905	Y	N	3804 NE 155TH ST
008	674470	0343	12/5/03	$353,000	1030	850	7	1952	4	15435	Y	N	15612 38TH AV NE
008	766370	0182	6/8/05	$170,000	1030	0	7	1928	2	7797	N	N	14525 37TH AV NE
008	674470	0423	3/4/05	$380,000	1070	400	7	1939	3	6250	Y	N	3711 NE 153RD ST
008	674470	1526	7/8/05	$510,000	1140	720	7	1958	3	16288	Y	N	3784 NE 153RD ST
008	774250	0025	5/24/04	$300,000	1140	1110	7	1954	3	8820	N	N	3544 NE 166TH ST
008	553830	0408	8/13/04	$299,500	1150	550	7	1987	3	14327	N	N	16529 34TH AV NE
008	797990	0930	11/16/05	$349,950	1170	920	7	1956	3	14450	N	N	15510 33RD AV NE
008	774010	0230	4/1/05	$275,000	1230	0	7	1950	3	6600	N	N	16236 37TH AV NE
008	403010	0017	1/25/05	$325,000	1240	0	7	1947	3	5850	N	N	17230 BEACH DR NE
008	156810	0876	6/23/04	$390,000	1250	220	7	1932	3	13446	Y	N	14707 40TH AV NE
008	773850	0465	8/9/04	$395,000	1270	1000	7	1958	3	6840	Y	N	16248 BOTHELL WY NE
008	774250	0015	5/15/03	$322,000	1400	900	7	1954	3	9100	N	N	3558 NE 166TH ST
008	774250	0005	7/7/04	$330,000	1440	300	7	1954	3	10877	N	N	3570 NE 166TH ST
008	156810	0720	12/13/05	$363,000	1460	990	7	1962	3	5800	N	N	3521 NE 148TH ST
008	156810	0745	8/30/04	$388,000	1480	340	7	1976	3	5750	Y	N	3547 NE 148TH ST
008	156810	0825	12/7/04	$522,000	1480	400	7	1994	3	6160	Y	N	14705 38TH AV NE
008	674470	0421	9/7/05	$570,000	1550	1300	7	1961	3	7360	Y	N	15124 38TH AV NE
008	774550	0025	10/4/05	$317,000	1620	0	7	1951	3	6840	N	N	16729 39TH PL NE
008	115410	0546	7/27/04	$365,000	1640	500	7	1954	3	12740	N	N	17015 HAMLIN RD NE
008	797990	0890	5/24/05	$336,000	1640	0	7	1948	3	7633	N	N	15614 34TH AV NE
008	797990	0900	6/23/05	$357,000	1690	0	7	1953	3	7650	N	N	3417 NE 156TH ST
008	115410	0547	7/22/05	$378,000	1780	0	7	1941	4	24829	N	N	17005 HAMLIN RD NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	102604	9063	12/9/03	$309,900	1950	0	7	1948	4	15000	N	N	3548 NE 165TH ST
008	115410	0521	12/20/04	$383,000	1970	0	7	1946	4	18630	N	N	17050 37TH AV NE
008	674470	1586	11/9/05	$450,000	1980	900	7	1930	3	15375	Y	N	3728 NE 153RD ST
008	773910	0010	7/16/04	$301,000	2010	0	7	1950	3	7020	N	N	16835 BEACH DR NE
008	797990	0105	9/25/03	$335,000	2050	0	7	1981	3	11794	N	N	3304 NE 163RD ST
008	797990	0440	9/15/03	$382,000	2080	0	7	1951	3	13050	Y	N	15823 35TH AV NE
008	156810	0885	11/17/03	$475,000	1180	800	8	1953	4	12750	Y	N	14716 39TH AV NE
008	774010	0100	5/15/03	$464,000	1250	1000	8	1950	4	8588	Y	N	16232 38TH AV NE
008	774150	0015	6/3/03	$340,000	1260	1200	8	1953	4	11952	N	N	16730 37TH AV NE
008	774550	0075	2/12/04	$408,000	1290	1100	8	1950	4	7869	N	N	16720 39TH PL NE
008	115410	0560	7/22/03	$300,000	1320	800	8	1955	3	7700	N	N	17071 HAMLIN RD NE
008	773850	0550	8/18/03	$400,000	1330	500	8	1951	3	6360	Y	N	16260 41ST AV NE
008	097360	0020	9/19/03	$344,000	1370	760	8	1976	3	8800	N	N	16051 36TH AV NE
008	553830	0515	9/17/04	$366,000	1390	1190	8	1966	3	9000	N	N	16509 35TH AV NE
008	797990	0920	5/17/04	$395,000	1410	1170	8	1968	4	15555	N	N	3329 NE 156TH ST
008	674470	1590	5/27/05	$497,000	1440	890	8	1976	4	10800	Y	N	3841 NE 155TH ST
008	674470	0302	9/5/03	$415,000	1450	600	8	1974	3	10920	Y	N	3906 NE 157TH PL
008	774010	0223	7/16/03	$385,000	1460	0	8	1957	3	6300	N	N	16226 37TH AV NE
008	116500	0040	11/12/03	$650,000	1500	1050	8	1989	3	6404	Y	N	4013 NE 160TH ST
008	674470	0320	12/7/04	$557,000	1510	790	8	1976	4	11125	Y	N	3910 NE 157TH PL
008	674470	0900	7/20/04	$655,000	1510	1060	8	1948	3	15180	Y	N	3938 NE 157TH PL
008	797990	0415	11/12/03	$357,000	1510	600	8	1950	3	12750	N	N	16056 34TH AV NE
008	774010	0211	10/20/04	$390,000	1530	940	8	1959	3	6400	Y	N	3729 NE 165TH ST
008	775270	0100	7/28/04	$389,950	1530	1000	8	1962	4	9916	Y	N	15866 36TH AV NE
008	802670	0080	6/22/04	$465,000	1530	760	8	1955	3	7700	Y	N	15610 36TH AV NE
008	797990	0025	3/30/04	$384,000	1540	600	8	1952	3	12000	Y	N	16329 35TH AV NE
008	773850	0510	1/8/03	$455,000	1550	640	8	1955	4	13500	Y	N	4007 NE 161ST ST
008	774050	0040	6/18/04	$379,000	1560	0	8	1953	3	9600	Y	N	16502 39TH AV NE
008	773850	0565	8/20/04	$560,000	1590	160	8	1954	3	6660	Y	N	16160 41ST AV NE
008	797990	0045	8/9/04	$580,000	1600	0	8	2001	3	6000	Y	N	3404 NE 163RD ST
008	156810	0715	11/1/04	$344,000	1620	1300	8	1963	3	5800	Y	N	3517 NE 148TH ST
008	403640	0480	6/25/04	$417,500	1620	1280	8	1976	3	7276	Y	N	14833 39TH AV NE

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008	774010	0150	4/7/03	$365,000	1640	0	8	1951	4	10000	Y	N	16277 39TH AV NE
008	674470	0285	12/3/05	$629,000	1660	1610	8	1997	3	15160	Y	N	15836 38TH AV NE
008	802670	0150	8/25/03	$378,000	1660	1450	8	1958	3	8399	Y	N	3603 NE 156TH ST
008	097360	0030	9/8/03	$473,000	1680	640	8	1977	4	8800	Y	N	16045 36TH AV NE
008	774150	0050	9/1/05	$545,000	1700	960	8	1953	3	19906	Y	N	16534 37TH AV NE
008	797990	0450	12/2/03	$390,000	1700	1360	8	1964	4	13050	N	N	15805 35TH AV NE
008	774010	0030	3/1/05	$450,000	1750	1300	8	1952	3	8520	Y	N	16218 39TH AV NE
008	774010	0205	5/20/04	$456,500	1750	1200	8	1947	4	7200	Y	N	16440 38TH AV NE
008	774010	0485	4/17/05	$439,900	1750	0	8	1951	4	9900	N	N	16289 37TH AV NE
008	774010	0485	11/3/03	$325,000	1750	0	8	1951	4	9900	N	N	16289 37TH AV NE
008	102604	9067	1/31/05	$312,000	1770	0	8	1953	3	9202	N	N	16521 37TH AV NE
008	370100	0090	3/1/04	$412,000	1770	1170	8	1974	3	7263	N	N	15727 37TH AV NE
008	403640	0030	5/22/03	$419,000	1770	0	8	1971	3	9792	Y	N	3807 NE 151ST ST
008	102604	9082	6/2/05	$519,500	1800	960	8	1978	4	27631	N	N	16504 35TH AV NE
008	097310	0025	3/8/04	$525,000	1810	1240	8	1957	3	8800	Y	N	16030 35TH AV NE
008	403640	0150	11/18/04	$565,000	1840	1420	8	1963	4	11250	Y	N	3712 NE 150TH ST
008	802670	0185	12/16/03	$435,000	1840	0	8	1953	4	12569	Y	N	15610 37TH AV NE
008	102604	9060	3/24/04	$349,850	1860	0	8	1952	3	7500	N	N	16513 37TH AV NE
008	797990	0055	3/8/05	$556,250	1870	1250	8	1956	3	12000	Y	N	16320 34TH AV NE
008	774010	0050	11/3/03	$431,950	1890	0	8	1954	3	8160	Y	N	16252 39TH AV NE
008	674470	0260	6/9/05	$710,000	1910	1620	8	1953	5	17360	Y	N	15848 38TH AV NE
008	802670	0135	6/23/04	$419,950	1910	1430	8	1966	4	8399	Y	N	3515 NE 156TH ST
008	370100	0030	8/30/04	$521,900	1930	1400	8	1965	4	7224	Y	N	15812 35TH AV NE
008	773910	0215	9/9/03	$485,000	1940	1200	8	1948	4	10000	N	N	16742 45TH AV NE
008	774050	0045	10/19/05	$441,500	1960	0	8	1955	3	10126	Y	N	16510 39TH AV NE
008	106210	0055	7/14/04	$443,000	2000	0	8	1982	4	5000	N	N	4540 NE 170TH ST
008	115410	0630	2/6/04	$480,000	2040	0	8	1970	3	42550	N	N	17022 35TH AV NE
008	797990	0050	5/12/04	$595,000	2060	1630	8	2002	3	12000	Y	N	16310 34TH AV NE
008	106210	0100	9/10/04	$394,600	2100	0	8	1984	3	4563	N	N	4500 NE 171ST ST
008	774050	0050	9/2/04	$525,000	2180	1490	8	2003	3	10292	N	N	16518 39TH AV NE
008	774150	0030	8/19/05	$550,000	2180	1200	8	1953	4	10220	Y	N	16712 37TH AV NE
008	797990	0400	9/13/05	$480,000	2240	0	8	1950	5	13050	N	N	16030 34TH AV NE

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008	774500	0080	11/11/03	$402,500	2580	0	8	1984	3	7117	N	N	4205 NE 169TH CT
008	106210	0066	11/21/05	$531,000	2690	0	8	1958	3	7500	N	N	4532 NE 170TH ST
008	802670	0090	9/1/05	$562,000	3260	0	8	1953	4	9800	Y	N	3614 NE 156TH ST
008	403010	0011	9/17/04	$1,205,000	3650	0	8	1949	4	16541	Y	Y	17226 BEACH DR NE
008	773910	0040	8/10/04	$510,000	3690	0	8	1964	4	9120	N	N	16801 BEACH DR NE
008	403640	0320	6/1/04	$505,000	1560	810	9	1967	3	7770	Y	N	14813 37TH AV NE
008	403640	0270	6/24/04	$670,000	1810	300	9	1976	3	9072	Y	N	14820 39TH AV NE
008	370100	0070	10/25/04	$560,000	1870	1020	9	1968	3	9400	Y	N	15800 36TH AV NE
008	674470	1200	10/16/03	$902,450	1910	0	9	1958	3	6300	Y	Y	15550 LAKE SHORE BL
008	403010	0320	9/7/04	$1,200,000	1930	1420	9	1979	4	3248	Y	Y	17755 BEACH DR NE
008	403640	0330	11/18/04	$470,000	1950	700	9	1966	4	8710	Y	N	14817 37TH AV NE
008	403640	0180	6/3/05	$565,000	2080	1660	9	1970	4	9916	Y	N	3734 NE 150TH ST
008	773850	0380	5/13/04	$549,000	2340	1250	9	2005	3	7200	Y	N	16131 41ST AV NE
008	152604	9020	11/7/05	$580,000	2400	0	9	1989	3	11700	Y	N	16328 35TH AV NE
008	674470	0660	12/8/03	$475,000	2410	0	9	1977	3	12040	Y	N	15212 38TH PL NE
008	102604	9101	9/2/04	$499,950	2440	0	9	1999	3	7388	N	N	16531 37TH AV NE
008	773850	0165	8/26/05	$745,000	2440	980	9	1988	3	10200	Y	N	4004 NE 165TH ST
008	674470	1125	11/18/03	$962,000	2640	0	9	1966	4	7310	Y	Y	15730 BEACH DR NE
008	766370	0113	1/21/03	$595,000	2660	240	9	2002	3	7238	Y	N	3705 NE 147TH ST
008	797990	0895	7/15/05	$693,000	2660	0	9	2005	3	7414	N	N	3411 NE 158TH ST
008	797990	0897	4/1/05	$585,000	2660	0	9	2005	3	7402	N	N	3405 NE 158TH ST
008	773850	0425	3/11/04	$815,000	2700	1130	9	1994	3	7560	Y	N	16118 BOTHELL WY NE
008	156810	0860	10/16/03	$550,000	2890	0	9	1967	3	10733	Y	N	14711 39TH AV NE
008	674470	0741	5/17/05	$765,000	2950	1490	9	1994	3	6510	Y	N	3856 NE 155TH ST
008	116500	0030	9/11/03	$560,000	1630	800	10	1989	3	7201	Y	N	4009 NE 160TH ST
008	925790	0030	10/1/03	$835,000	2240	2160	10	2000	3	12397	Y	N	3416 NE 166TH PL
008	925790	0030	7/9/04	$825,000	2240	2160	10	2000	3	12397	Y	N	3416 NE 166TH PL
008	774010	0160	9/27/05	$1,100,000	2550	1200	10	2000	3	10000	Y	N	16261 39TH AV NE
008	116500	0020	7/11/05	$695,000	2930	0	10	1990	3	7482	Y	N	4005 NE 160TH ST
008	116500	0010	4/21/05	$790,000	3070	0	10	1990	3	7505	Y	N	4001 NE 160TH ST
008	674470	1221	12/1/03	$1,130,000	3170	0	10	1977	3	8359	Y	Y	15532 BEACH DR NE
008	116500	0050	4/2/03	$581,000	3500	0	10	1991	3	6404	Y	N	15935 41ST AV NE

Improved Sales Used In This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	773850	0665	6/17/05	$2,095,000	4940	0	10	1937	5	19174	Y	Y	16768 SHORE DR NE
008	674470	1161	8/21/03	$1,382,250	2710	2510	11	1966	4	9650	Y	Y	15714 BEACH DR NE
008	674470	0761	7/12/05	$1,190,000	3460	1040	11	1998	3	9886	Y	N	15517 LAKE SHORE BL
008	403010	0124	5/24/04	$1,785,000	4020	0	11	2003	3	12232	Y	Y	17423 BEACH DR NE

Improved Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	052604	9063	8/11/04	350000	Obsolescence
003	092710	0338	9/24/04	111405	Quit Claim Deed; Related Party, Friend, Or Neighbor
003	092710	0439	11/19/04	232950	Diagnostic Outlier
003	092710	0442	12/9/04	200000	Non-Representative Sale
003	255530	0040	6/18/04	192500	Bankruptcy - Receiver Or Trustee
003	255590	0020	6/21/04	269950	Imp. Characteristics Changed Since Sale
003	255590	0295	5/27/05	270000	Imp. Characteristics Changed Since Sale
003	255590	0295	4/24/03	245000	Imp. Characteristics Changed Since Sale
003	255590	0301	2/9/04	305000	Estate Administrator, Guardian, Or Executor
003	323510	0045	11/25/03	199000	Imp. Characteristics Changed Since Sale
003	323510	0105	12/9/05	469950	No Market Exposure
003	323510	0230	12/22/04	225000	Related Party, Friend, Or Neighbor
003	323510	0244	7/29/05	230000	Quit Claim Deed
003	323510	0295	7/1/03	226000	Imp. Characteristics Changed Since Sale
003	397170	0515	7/29/04	252850	Imp. Characteristics Changed Since Sale
003	397170	0968	4/8/03	183500	Related Party, Friend, Or Neighbor
003	397170	1450	10/17/05	289000	Imp. Characteristics Changed Since Sale
003	397230	0040	5/11/05	325000	Imp Count
003	397230	0080	1/21/04	173617	Government Agency
003	397230	0145	3/25/05	210000	Statement To Dor
003	397230	0175	3/23/05	191000	Only Poor Condition Imp
003	397230	0192	10/27/04	56577	Quit Claim Deed; Related Party, Friend, Or Neighbor
003	398530	0356	9/18/03	198950	Imp. Characteristics Changed Since Sale
003	613630	0005	8/19/05	75200	Partial Interest (103, 102, Etc.)
003	613630	0005	8/19/05	75200	Partial Interest (103, 102, Etc.)
003	616390	0042	11/11/04	211000	Imp. Characteristics Changed Since Sale
003	616390	0080	9/24/03	69253	Partial Interest (103, 102, Etc.)
003	616390	0121	8/9/05	98267	Quit Claim Deed; Related Party, Friend, Or Neighbor
003	616390	0190	3/25/03	178950	Imp. Characteristics Changed Since Sale
003	616390	0201	8/15/03	159000	Imp. Characteristics Changed Since Sale
003	616390	0210	2/24/05	56000	Quit Claim Deed; Partial Interest (103, 102, Etc.)
003	616390	0212	9/29/05	256000	Estate Administrator, Guardian, Or Executor
003	616390	0250	11/5/03	244500	Diagnostic Outlier
003	616390	0270	4/9/03	187000	Imp. Characteristics Changed Since Sale
003	616390	0323	8/19/03	215000	Imp. Characteristics Changed Since Sale
003	616390	0360	12/20/04	222500	Imp. Characteristics Changed Since Sale
003	616390	0361	3/13/03	216000	Imp. Characteristics Changed Since Sale
003	616390	0444	8/7/03	220000	Imp. Characteristics Changed Since Sale
003	616390	0444	2/11/03	210000	Imp. Characteristics Changed Since Sale
003	616390	0704	5/18/05	303500	Diagnostic Outlier
003	616390	0851	11/1/05	88049	Related Party, Friend, Or Neighbor
003	616390	0973	6/20/03	273999	Imp. Characteristics Changed Since Sale

Improved Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	741710	0020	5/25/05	25000	Quit Claim Deed; Statement To Dor
003	741710	0020	8/3/05	220000	Tear Down
003	741770	0172	7/28/05	169110	Imp. Characteristics Changed Since Sale
003	741770	0191	1/13/03	218400	Imp. Characteristics Changed Since Sale
005	041110	0020	1/28/03	141725	Estate Administrator, Guardian, Or Executor
005	052604	9050	12/9/05	250000	Related Party, Friend, Or Neighbor
005	092710	0011	3/14/03	128000	Imp. Characteristics Changed Since Sale
005	092710	0015	10/10/05	244500	Imp. Characteristics Changed Since Sale
005	092710	0085	6/11/03	81571	Related Party, Friend, Or Neighbor
005	092710	0186	1/27/03	37221	Quit Claim Deed; Statement To Dor
005	092710	0194	3/18/04	352000	Bankruptcy - Receiver Or Trustee
005	092710	0194	9/19/03	332522	Forced Sale
005	092710	0197	9/12/03	246500	Diagnostic Outlier
005	092710	0199	8/30/04	94799	Quit Claim Deed; Partial Interest (103, 102, Etc.)
005	092710	0199	9/1/04	92000	Quit Claim Deed; Related Party, Friend, Or Neighbor
005	092800	0070	9/7/05	135381	Quit Claim Deed; Partial Interest (103, 102, Etc.)
005	111510	0113	9/25/03	254000	Imp. Characteristics Changed Since Sale
005	111510	0121	3/15/04	55350	Quit Claim Deed; Related Party, Friend, Or Neighbor
005	111510	0135	2/18/04	252000	Imp. Characteristics Changed Since Sale
005	111510	0170	9/26/05	322000	Diagnostic Outlier
005	111510	0175	9/2/03	235000	Estate Administrator, Guardian, Or Executor
005	111510	0235	9/24/03	255000	Imp. Characteristics Changed Since Sale
005	211150	0080	7/13/05	353000	Imp. Characteristics Changed Since Sale
005	211160	0095	9/15/05	350000	Related Party, Friend, Or Neighbor
005	261070	0055	6/20/03	183500	Imp. Characteristics Changed Since Sale
005	263450	0050	9/15/04	165000	Related Party, Friend, Or Neighbor
005	269720	0060	3/14/05	297000	Imp. Characteristics Changed Since Sale
005	288170	0225	10/14/04	270000	Related Party, Friend, Or Neighbor
005	566210	0065	1/7/03	85412	Partial Interest (103, 102, Etc.)
005	566210	0135	4/15/04	224900	Imp. Characteristics Changed Since Sale
005	572750	0110	5/20/04	178300	No Market Exposure; Statement To Dor
005	572750	0110	11/21/04	165371	No Market Exposure; Statement To Dor
005	572750	0137	4/29/03	178800	Imp. Characteristics Changed Since Sale
005	572750	0147	6/7/04	275000	Imp. Characteristics Changed Since Sale
005	572750	0148	11/20/03	189500	Imp. Characteristics Changed Since Sale
005	572750	0166	7/7/05	539500	Segregation And/Or Merger
005	608410	0117	5/27/03	258950	Unfinished Area
005	615940	0085	8/6/04	95000	Quit Claim Deed
005	730130	0085	4/1/03	270000	Diagnostic Outlier
005	730130	0140	4/20/05	210000	Related Party, Friend, Or Neighbor
005	730130	0150	12/4/03	219950	Imp. Characteristics Changed Since Sale
005	730130	0165	6/6/05	239300	Imp. Characteristics Changed Since Sale
005	730130	0230	9/11/03	137500	Quit Claim Deed
005	730130	0290	5/2/05	260000	Imp. Characteristics Changed Since Sale
005	730530	0165	8/22/05	350000	Government Agency
005	730530	0170	8/5/05	350000	Government Agency
005	730530	0170	10/27/03	189900	Imp. Characteristics Changed Since Sale

Improved Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	730530	0175	4/14/05	312500	Government Agency
005	730530	0255	10/20/03	121273	Quit Claim Deed
005	730530	0275	3/16/05	4415	Quit Claim Deed; Related Party, Friend, Or Neighbor
005	730530	0300	6/10/04	250000	Related Party, Friend, Or Neighbor
005	730530	0380	5/17/04	194000	Government Agency
005	730530	0470	8/16/04	258000	Imp. Characteristics Changed Since Sale
005	730530	0580	4/5/04	70000	Related Party, Friend, Or Neighbor
005	730530	0640	11/21/05	245000	Imp. Characteristics Changed Since Sale
005	730530	0760	7/25/03	210000	Related Party, Friend, Or Neighbor
005	730590	0015	9/28/05	240600	Bankruptcy - Receiver Or Trustee
005	730590	0035	9/2/04	218000	Imp. Characteristics Changed Since Sale
005	777240	0110	10/5/05	380000	Imp. Characteristics Changed Since Sale
005	777240	0110	9/30/04	316000	Imp. Characteristics Changed Since Sale
005	802290	0030	7/30/04	280000	Imp. Characteristics Changed Since Sale
005	802290	0030	5/20/03	250000	Imp. Characteristics Changed Since Sale
005	814200	0100	4/11/03	223450	Imp. Characteristics Changed Since Sale
005	923590	0015	5/5/04	246000	Imp. Characteristics Changed Since Sale
005	923590	0015	11/21/03	111500	Non-Representative Sale
005	923590	0045	8/16/05	206000	Imp. Characteristics Changed Since Sale
006	040810	0045	4/2/04	216000	No Market Exposure
006	040810	0095	6/27/05	225000	Non-Representative Sale
006	040810	0150	2/3/04	135000	Statement To Dor
006	040810	0150	4/20/04	68232	Quit Claim Deed; Related Party, Friend, Or Neighbor
006	092710	0303	11/17/03	200000	Imp Count
006	092710	0380	6/9/05	142530	Quit Claim Deed
006	156810	0015	12/10/04	150000	Bankruptcy - Receiver Or Trustee
006	156810	0020	2/18/04	175000	Imp. Characteristics Changed Since Sale
006	224150	0030	9/14/04	246000	Estate Administrator, Guardian, Or Executor
006	224150	0040	10/26/04	245000	Non-Representative Sale
006	254810	0090	1/21/04	123145	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	254810	0110	6/30/04	167500	Non-Representative Sale
006	254810	0210	4/28/03	182000	Imp. Characteristics Changed Since Sale
006	254810	0210	3/15/04	98500	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	255830	0005	5/16/03	125000	Non-Representative Sale
006	343250	0030	9/25/03	34000	Statement To Dor
006	343250	0145	11/24/03	13248	Related Party, Friend, Or Neighbor
006	343250	0270	3/6/03	138000	Bankruptcy - Receiver Or Trustee
006	343250	0940	12/1/04	300000	Related Party, Friend, Or Neighbor
006	343250	0969	10/3/05	247000	Bankruptcy - Receiver Or Trustee
006	343250	1175	2/26/03	255000	Imp. Characteristics Changed Since Sale
006	343250	1290	4/14/05	165000	Imp. Characteristics Changed Since Sale
006	343250	1305	3/6/03	145000	Imp. Characteristics Changed Since Sale
006	343250	1340	1/28/03	205000	Non-Representative Sale
006	343250	1365	11/18/04	136300	Related Party, Friend, Or Neighbor
006	343250	1410	1/17/03	195000	Imp. Characteristics Changed Since Sale
006	343250	1475	4/13/04	285000	Related Party, Friend, Or Neighbor
006	343250	1495	7/29/03	300999	Diagnostic Outlier

Improved Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	343250	1595	1/31/03	170000	No Market Exposure
006	343250	1620	1/11/05	209211	Exempt From Excise Tax
006	343250	1671	9/23/03	205000	Unfinished Area
006	350010	0076	10/22/05	287000	No Market Exposure
006	350010	0102	4/21/05	200000	No Market Exposure
006	350010	0131	6/16/04	190000	Related Party, Friend, Or Neighbor
006	350010	0200	7/21/03	180000	Imp. Characteristics Changed Since Sale
006	367050	0155	12/26/05	85000	Quit Claim Deed
006	367050	0160	12/21/05	77496	Quit Claim Deed
006	367050	0305	10/26/04	225000	Bankruptcy - Receiver Or Trustee
006	367050	0625	12/6/05	325000	Imp Count
006	367050	0635	12/28/04	181000	Imp. Characteristics Changed Since Sale
006	367050	0650	3/4/03	215000	Imp Count
006	367050	0690	2/26/04	160000	Imp Count
006	367050	0715	1/5/05	158888	Only Grade 3 Sale
006	367050	0780	12/11/03	239000	Imp. Characteristics Changed Since Sale
006	373890	0015	2/10/05	289000	Relocation - Sale By Service;
006	373890	0125	8/10/03	59000	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	373890	0135	11/16/04	215000	No Market Exposure
006	373890	0135	10/5/04	180000	No Market Exposure
006	373890	0170	11/16/04	285000	Unfinished Area
006	373950	0045	4/10/03	198000	Imp. Characteristics Changed Since Sale
006	399570	0265	7/7/05	340000	Imp Count
006	399570	0540	10/27/03	195000	Non-Representative Sale
006	616390	0987	9/14/05	477500	Diagnostic Outlier
006	616390	1100	3/10/04	238500	Imp. Characteristics Changed Since Sale
006	616390	1100	10/28/05	300000	Related Party, Friend, Or Neighbor
006	616390	1163	8/24/04	310000	Imp. Characteristics Changed Since Sale
006	616390	1201	12/12/03	158700	Non-Representative Sale
006	616390	1211	9/2/05	237000	Government Agency
006	616390	1262	5/12/03	87654	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	616390	1310	1/28/04	297950	Imp. Characteristics Changed Since Sale
006	616390	1320	9/9/03	280000	Related Party, Friend, Or Neighbor
006	616390	1332	5/21/04	198500	Non-Representative Sale
006	616390	1340	12/6/04	188000	Non-Representative Sale
006	616390	1350	8/19/03	170000	Imp Count
006	616390	1351	10/5/04	273000	No Market Exposure; Tenant
006	616390	1352	6/17/04	126000	Diagnostic Outlier
006	616390	1380	3/5/04	20000	Quit Claim Deed; Related Party, Friend, Or Neighbor
006	616390	1641	12/9/03	226000	Imp. Characteristics Changed Since Sale
006	616390	1943	12/28/05	267500	Obsolescence
006	663150	0060	2/14/05	250000	Related Party, Friend, Or Neighbor
006	663290	0083	6/16/04	185400	No Market Exposure; Tenant
006	663290	0364	4/25/05	325000	Imp. Characteristics Changed Since Sale
006	663290	0380	7/25/03	193000	No Market Exposure
006	663290	0421	4/26/04	180000	No Market Exposure
006	663290	0450	2/4/05	340000	Related Party, Friend, Or Neighbor

Improved Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	663290	0461	10/3/05	235000	No Market Exposure
006	663290	0605	7/16/05	110557	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	663290	0751	5/31/05	336000	Relocation - Sale By Service;
006	663290	0752	8/5/03	235000	No Market Exposure
006	664930	0060	7/29/05	362000	Imp. Characteristics Changed Since Sale
006	670430	0045	9/4/03	212000	Imp. Characteristics Changed Since Sale
006	670430	0055	2/7/05	151413	Quit Claim Deed
006	670430	0070	3/15/04	232500	Tenant
006	670430	0070	3/15/04	232500	Tenant
006	714870	0070	7/11/03	43250	Quit Claim Deed; Related Party, Friend, Or Neighbor
006	730430	0010	3/13/03	165000	Imp. Characteristics Changed Since Sale
006	730430	0035	2/21/03	179000	Non-Representative Sale
006	730430	0080	5/21/03	224950	1031 Trade
006	730430	0131	2/12/04	40000	Quit Claim Deed
006	730430	0140	6/2/03	177500	Related Party, Friend, Or Neighbor
006	730430	0205	11/11/03	254000	Non-Representative Sale
006	730430	0215	10/25/05	345000	Diagnostic Outlier
006	730430	0220	6/10/04	237000	No Market Exposure
006	730430	0265	6/4/03	213950	Diagnostic Outlier
006	730430	0306	1/14/05	295000	Imp Count
006	730430	0483	9/29/04	95000	Quit Claim Deed; Related Party, Friend, Or Neighbor
006	730430	0580	6/21/04	94291	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	730430	0615	1/16/03	180000	Non-Representative Sale
006	730430	0755	4/25/03	222000	Imp. Characteristics Changed Since Sale
006	730430	0865	1/28/04	185000	Related Party, Friend, Or Neighbor
006	730430	0895	1/12/05	248000	Government Agency
006	730430	0920	12/23/03	199950	Imp. Characteristics Changed Since Sale
006	730430	0925	8/22/05	226400	No Market Exposure; Tenant
006	730430	0990	8/27/03	239360	Imp. Characteristics Changed Since Sale
006	730430	1030	8/30/05	94000	Non-Representative Sale
006	730430	1035	9/17/03	38008	Quit Claim Deed
006	730430	1035	9/17/03	38008	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	730430	1035	9/17/03	38008	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	730430	1271	3/21/03	229950	Non-Representative Sale
006	730430	1460	1/16/03	73098	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	756870	0040	10/1/03	165000	No Market Exposure
006	756870	0110	8/5/04	71044	Quit Claim Deed; Partial Interest (103, 102, Etc.)
006	756870	0355	1/24/03	179583	Imp. Characteristics Changed Since Sale
006	756870	0465	8/19/04	268000	Related Party, Friend, Or Neighbor
006	756870	0540	4/9/04	191000	No Market Exposure
006	756870	0555	3/22/04	205000	Related Party, Friend, Or Neighbor
006	756870	0620	9/8/05	207000	No Market Exposure
006	756870	0620	9/8/05	207000	Quit Claim Deed
006	756870	0820	5/13/03	180000	Imp. Characteristics Changed Since Sale
006	756870	0820	8/15/05	300000	Related Party, Friend, Or Neighbor
007	109610	0035	10/7/05	330000	Builder Or Developer Sales
007	162604	9045	7/13/03	182950	Diagnostic Outlier

Improved Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	162604	9064	10/3/05	470000	Related Party, Friend, Or Neighbor
007	225000	0100	12/28/04	285000	No Market Exposure
007	256990	0030	12/11/03	210000	Non-Representative Sale
007	399570	0045	1/27/03	162000	No Market Exposure
007	399570	0070	12/10/04	190000	Imp. Characteristics Changed Since Sale
007	399570	0110	9/17/03	190000	No Market Exposure
007	399630	0055	10/13/04	150000	Non-Representative Sale
007	399630	0198	4/6/04	173000	Imp. Characteristics Changed Since Sale
007	399690	0035	5/4/04	205000	Imp. Characteristics Changed Since Sale
007	399690	0155	3/25/05	178000	No Market Exposure
007	399690	0400	12/19/05	290000	Unfinished Area
007	399690	0500	8/19/04	92000	Non-Representative Sale
007	399750	0030	4/14/04	155000	Imp. Characteristics Changed Since Sale
007	399750	0045	6/3/05	297000	No Market Exposure
007	399750	0105	3/20/04	239000	No Market Exposure
007	399750	0120	6/15/05	265000	Lease Or Lease-Hold
007	399750	0200	3/10/05	275000	Related Party, Friend, Or Neighbor
007	402350	1210	3/19/03	240000	Diagnostic Outlier
007	402350	1250	6/14/05	676000	Diagnostic Outlier
007	402410	0004	2/24/04	98111	Related Party, Friend, Or Neighbor
007	402410	0095	7/15/05	210000	Obsolescence
007	402410	0220	5/20/03	239000	Imp. Characteristics Changed Since Sale
007	402410	0350	6/21/03	3500	Easement Or Right-Of-Way
007	402410	0775	1/4/05	127644	Quit Claim Deed
007	402410	0880	9/29/03	30000	Builder Or Developer Sales
007	402410	0935	3/26/03	200000	Non-Representative Sale
007	402410	0985	7/11/05	292150	Obsolescence
007	402410	1052	2/11/03	201000	No Market Exposure
007	402410	1067	10/27/05	307000	No Market Exposure
007	402410	1070	5/18/05	138798	Quit Claim Deed; Related Party, Friend, Or Neighbor
007	402410	1080	1/26/05	260000	No Market Exposure
007	402530	0190	2/4/04	274500	Relocation - Sale To Service
007	402530	0310	7/8/05	300000	No Market Exposure
007	402530	0395	1/16/04	374950	No Market Exposure
007	514600	0055	9/8/04	315000	Relocation - Sale By Service;
007	553830	0190	6/6/03	264950	Diagnostic Outlier
007	558930	0120	1/8/03	220000	Imp Count
007	558930	0121	2/18/05	200000	Related Party, Friend, Or Neighbor
007	558930	0460	11/14/04	230000	No Market Exposure
007	558930	0520	12/8/04	185000	Imp. Characteristics Changed Since Sale
007	558930	0595	4/21/04	207500	No Market Exposure
007	558930	0615	6/16/03	190000	Non-Representative Sale
007	558930	0660	6/15/05	183000	Imp. Characteristics Changed Since Sale
007	558930	0715	8/13/03	100000	Quit Claim Deed
007	558990	0285	2/9/04	210000	Related Party, Friend, Or Neighbor
007	558990	0310	11/28/05	350000	No Market Exposure
007	558990	0340	12/1/05	385000	Related Party, Friend, Or Neighbor

Improved Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	558990	0400	4/27/04	249000	Diagnostic Outlier
007	558990	0416	3/14/03	245000	No Market Exposure
007	558990	0540	8/9/05	165000	No Market Exposure
007	558990	0560	4/20/05	279950	No Market Exposure
007	558990	0655	12/8/03	210000	No Market Exposure
007	558990	0761	6/3/05	279500	Diagnostic Outlier
007	558990	0767	2/10/03	232000	Related Party, Friend, Or Neighbor
007	666890	0005	7/14/03	159500	Diagnostic Outlier
007	666890	0006	6/27/03	168000	Non-Profit Organization
007	666890	0111	8/22/05	424000	Diagnostic Outlier
007	666890	0155	3/16/05	229000	No Market Exposure
007	797990	0205	9/8/04	674950	Diagnostic Outlier
007	797990	0605	7/26/05	310000	Obsolescence
007	797990	0605	10/3/03	234500	Obsolescence
007	797990	0625	8/12/04	226000	Imp. Characteristics Changed Since Sale
007	797990	0680	10/13/05	326500	Unfinished Area
008	097310	0040	8/13/04	260985	Related Party, Friend, Or Neighbor
008	106510	0030	3/8/04	950000	Obsolescence
008	156810	0725	2/5/04	239000	Imp. Characteristics Changed Since Sale
008	156810	0745	7/16/03	260000	Diagnostic Outlier
008	403010	0060	8/11/05	525000	Related Party, Friend, Or Neighbor
008	674470	0466	5/22/03	240000	Obsolescence
008	674470	1280	3/4/05	1000000	Diagnostic Outlier
008	674470	1480	10/25/05	881000	Diagnostic Outlier
008	766370	0150	8/9/05	29946	Quit Claim Deed; Related Party, Friend, Or Neighbor
008	766370	0151	9/23/03	220000	Partial Interest (103, 102, Etc.)
008	766370	0151	9/23/03	180000	Partial Interest (103, 102, Etc.)
008	773850	0090	11/17/03	300000	Diagnostic Outlier
008	773850	0125	10/28/05	660000	Diagnostic Outlier
008	773850	0385	8/11/04	875000	Diagnostic Outlier
008	773850	0440	6/9/04	408000	No Market Exposure
008	773850	0451	9/28/05	655000	Diagnostic Outlier
008	773850	0451	8/18/04	250000	Related Party, Friend, Or Neighbor
008	773850	0470	6/17/03	323000	Unfinished Area
008	773850	0535	9/30/05	855000	Diagnostic Outlier
008	773850	0630	8/23/04	1340000	Unfinished Area
008	773850	0790	9/9/05	2000000	Diagnostic Outlier
008	773910	0080	8/10/04	580000	Diagnostic Outlier
008	773910	0210	2/21/03	286000	Imp. Characteristics Changed Since Sale
008	774010	0120	8/6/03	325000	Related Party, Friend, Or Neighbor
008	774010	0305	5/10/04	435000	Diagnostic Outlier
008	774010	0325	9/17/04	500000	Obsolescence
008	774010	0340	9/22/03	300000	Related Party, Friend, Or Neighbor
008	774010	0350	5/29/03	330000	Imp. Characteristics Changed Since Sale
008	774050	0050	2/10/03	357500	Bankruptcy - Receiver Or Trustee
008	774050	0090	6/17/04	294000	Estate Administrator, Guardian, Or Executor
008	774150	0015	11/5/04	158516	Quit Claim Deed; Partial Interest (103, 102, Etc.)

Improved Sales Removed From This Physical Inspection Analysis
Area 3

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	774250	0020	10/25/04	238000	Diagnostic Outlier
008	774550	0095	5/1/04	285000	Related Party, Friend, Or Neighbor
008	775270	0070	6/18/04	230000	Related Party, Friend, Or Neighbor
008	797990	0060	10/5/05	580000	Diagnostic Outlier
008	797990	0063	5/2/05	750000	Diagnostic Outlier
008	797990	0515	2/11/03	235000	Diagnostic Outlier
008	797990	0530	10/24/03	154539	Quit Claim Deed
008	797990	0895	5/15/03	265000	Tear Down
008	802670	0155	3/22/05	375600	Obsolescence
008	802670	0165	6/24/03	235000	Non-Representative Sale

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.7%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of + 6.8%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 3 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.987.

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	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	8	0.933	0.997	6.9%	0.888	1.107
6	246	0.899	0.976	8.6%	0.962	0.990
7	396	0.922	1.002	8.6%	0.990	1.013
8	145	0.926	0.978	5.7%	0.958	0.999
9	27	0.913	0.974	6.7%	0.917	1.030
10	11	0.857	0.951	11.0%	0.833	1.069
11	3	0.867	0.992	14.3%	0.858	1.126
Year Built or Year Renovated	**Count**	**2005 Weighted Mean**	**2006 Weighted Mean**	**Percent Change**	**2006 Lower 95% C.L.**	**2006 Upper 95% C.L.**
1900-1930	22	0.922	0.968	5.0%	0.922	1.015
1931-1940	38	0.874	0.946	8.3%	0.902	0.991
1941-1950	306	0.908	0.987	8.7%	0.975	1.000
1951-1960	213	0.923	0.986	6.8%	0.969	1.003
1961-1970	83	0.946	1.008	6.6%	0.983	1.034
1971-1980	50	0.926	1.030	11.3%	0.996	1.064
1981-1990	36	0.917	0.990	7.9%	0.948	1.032
1991-2000	49	0.879	0.970	10.3%	0.932	1.007
>2000	39	0.904	0.957	5.9%	0.922	0.991
Condition	**Count**	**2005 Weighted Mean**	**2006 Weighted Mean**	**Percent Change**	**2006 Lower 95% C.L.**	**2006 Upper 95% C.L.**
Fair	3	1.040	0.993	-4.6%	0.786	1.200
Average	496	0.933	0.987	5.8%	0.976	0.997
Good	292	0.895	0.989	10.5%	0.976	1.003
Very Good	45	0.820	0.967	18.0%	0.929	1.006
Stories	**Count**	**2005 Weighted Mean**	**2006 Weighted Mean**	**Percent Change**	**2006 Lower 95% C.L.**	**2006 Upper 95% C.L.**
1	644	0.923	0.988	7.0%	0.979	0.997
1.5	95	0.897	0.967	7.8%	0.942	0.992
2	95	0.883	0.989	12.0%	0.961	1.016
> 2	2	1.092	1.154	5.6%	-1.229	3.536

Area 3 Physical Inspection Ratio Confidence Intervals

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

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	67	0.921	0.993	7.8%	0.967	1.020
801-1000	118	0.883	0.963	9.0%	0.943	0.983
1001-1500	414	0.929	0.995	7.1%	0.984	1.006
1501-2000	147	0.909	0.985	8.3%	0.964	1.006
2001-2500	51	0.921	0.981	6.6%	0.947	1.015
2501-3000	29	0.879	0.967	10.0%	0.895	1.039
3001-5000	10	0.881	0.998	13.3%	0.916	1.080
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	751	0.918	0.991	7.9%	0.982	0.999
Y	85	0.897	0.971	8.2%	0.940	1.001
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	827	0.916	0.988	7.8%	0.980	0.996
Y	9	0.859	0.963	12.2%	0.847	1.079
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	137	0.928	1.006	8.5%	0.987	1.026
5	124	0.912	1.000	9.6%	0.979	1.020
6	277	0.914	0.975	6.7%	0.961	0.990
7	165	0.911	0.994	9.1%	0.977	1.011
8	133	0.909	0.977	7.4%	0.953	1.000
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3000-5000	10	0.880	0.985	12.0%	0.919	1.051
5001-8000	307	0.917	0.984	7.4%	0.971	0.998
8001-12000	418	0.918	0.988	7.7%	0.977	1.000
12001-16000	68	0.912	0.979	7.3%	0.947	1.010
16001-20000	15	0.897	1.003	11.8%	0.913	1.092
20001-43559	12	0.850	0.973	14.4%	0.900	1.045
1AC-3AC	6	0.849	1.015	19.6%	0.875	1.155

Area 3 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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

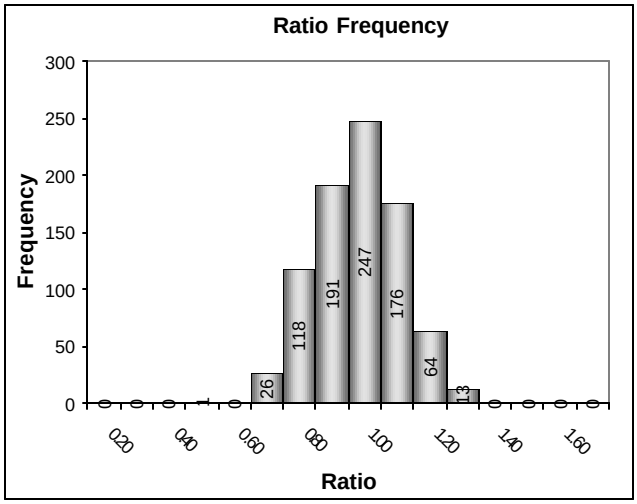
It is difficult to draw valid conclusions when the sales count is low.

Age > 78	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	820	0.913	0.987	8.1%	0.978	0.995
Y	16	0.960	0.971	1.2%	0.918	1.024
Grade > 9	**Count**	**2005 Weighted Mean**	**2006 Weighted Mean**	**Percent Change**	**2006 Lower 95% C.L.**	**2006 Upper 95% C.L.**
N	822	0.917	0.988	7.7%	0.980	0.996
Y	14	0.860	0.962	11.9%	0.872	1.052
Topo, SqFtLot < 20001	**Count**	**2005 Weighted Mean**	**2006 Weighted Mean**	**Percent Change**	**2006 Lower 95% C.L.**	**2006 Upper 95% C.L.**
N	820	0.912	0.986	8.2%	0.978	0.994
Y	16	1.004	1.004	0.0%	0.946	1.061

2005 Improved Parcel Ratio Analysis

District/Team:	Lien Date:	Date of Report:	Sales Dates:
NW/ Team - 2	01/01/2005	6/15/2006	1/2003 - 12/2005
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
E Shoreline/W Lk Forest Park	tkru	1 to 3 Unit Residences	No

SAMPLE STATISTICS	
Sample size (n)	836
Mean Assessed Value	292,200
Mean Sales Price	319,800
Standard Deviation AV	139,155
Standard Deviation SP	167,243
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.931
Median Ratio	0.940
Weighted Mean Ratio	0.914
UNIFORMITY	
Lowest ratio	0.466
Highest ratio:	1.288
Coefficient of Dispersion	11.00%
Standard Deviation	0.128
Coefficient of Variation	13.73%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.927
Upper limit	0.948
95% Confidence: Mean	
Lower limit	0.922
Upper limit	0.940
SAMPLE SIZE EVALUATION	
N (population size)	5835
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.128
Recommended minimum:	26
Actual sample size:	836
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	400
# ratios above mean:	436
z:	1.245
Conclusion:	***Normal****
i.e. no evidence of non-normality	



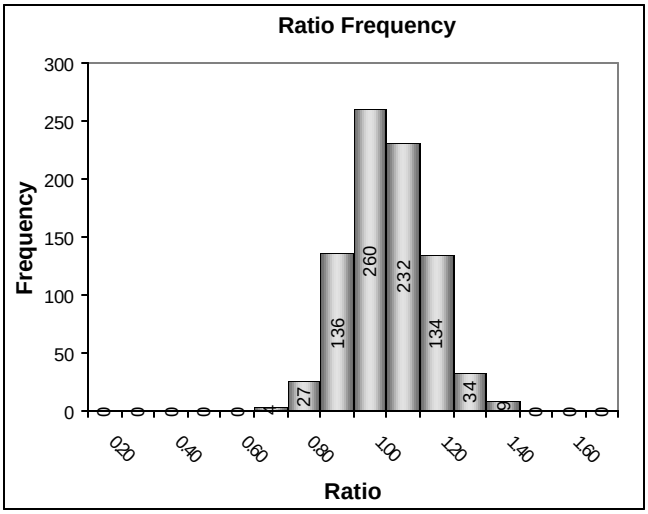
COMMENTS:

1 to 3 Unit Residences throughout area 3

2006 Improved Parcel Ratio Analysis

District/Team:	Lien Date:	Date of Report:	Sales Dates:
NW/ Team - 2	01/01/2006	6/15/2006	1/2003 - 12/2005
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
E Shoreline/W Lk Forest Park	tkru	1 to 3 Unit Residences	No

SAMPLE STATISTICS	
Sample size (n)	836
Mean Assessed Value	315,500
Mean Sales Price	319,800
Standard Deviation AV	152,434
Standard Deviation SP	167,243
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.003
Median Ratio	0.998
Weighted Mean Ratio	0.987
UNIFORMITY	
Lowest ratio	0.643
Highest ratio:	1.384
Coefficient of Dispersion	9.59%
Standard Deviation	0.120
Coefficient of Variation	11.93%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.988
Upper limit	1.008
95% Confidence: Mean	
Lower limit	0.995
Upper limit	1.011
SAMPLE SIZE EVALUATION	
N (population size)	5835
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.120
Recommended minimum:	23
Actual sample size:	836
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	428
# ratios above mean:	408
z:	0.692
Conclusion:	***Normal****
i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 3

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

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a ***mass appraisal report*** *as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

WAC 458-12-330 *REAL PROPERTY VALUATION—HIGHEST AND BEST USE.*

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

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

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*

King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.

2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.

3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and

4. Any and all other standards as published by the IAAO.

5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.

6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.

9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.

10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.

11. Continue to review dollar per square foot as a check and balance to assessment value.

12. The intended use of the appraisal and report is the administration of ad valorem property taxation.

13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr