



NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our area over the last month. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home will command. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

Address	Bed	Bath	Style	Year	Price
4622 S 166th St	1	1	1 1/2 Story	1941	\$72,000
4038 S 158th Lane	2	2.25	Townhouse	1987	\$143,000
24306 117th Ave SE	4	2.5	2 Story	1998	\$309,950
11833 SE 164th Place	4	1.75	1 Story	1966	\$191,250
600 NW 3rd Ct	5	3.25	2 Stories w/Bsmnt	2004	\$344,000
5239 39th Ave S #B	3	3.25	Multi Level	2011	\$405,000
13622 SE 5th St	5	3.5	2 Story	2005	\$950,000
17105 16th Ave SE	4	2.5	2 Story	2001	\$425,000
713 B N 94th St	3	1.5	Townhouse	2008	\$225,000
1211 NW 100th St	2	1	1 Story	1953	\$230,000
741 N 94th St #B	2	1.5	Townhouse	2006	\$246,500
831 NW 63rd St #A	3	2.5	Townhouse	2001	\$382,000
7342 9th Ave NW	3	2	2 Stories w/Bsmnt	1929	\$510,000
9024 20th Ave NE	3	2.75	Split Entry	1977	\$175,000
1425 NE 86th St #Lot 4	2	1	Townhouse	2011	\$285,000
842 NE 86th St	7	1.75	1 1/2 Story w/Bsmnt	1918	\$390,000
5008 238th Place SW	2	1	1 Story	1950	\$165,000
22704 56th Ave W	3	2	1 Story	1955	\$180,000
610 Elm Place	3	2.5	Tri-Level	1987	\$344,410
22026 94th Place W	3	2.5	2 Story	1998	\$440,000
15825 27th Dr SE #9	4	2.75	2 Story	2011	\$535,000
14906 19th Ave SE	3	2.5	1 Story	1988	\$560,000

BUILDING PERMITS

Permit #: 6293900

- 818 NE 103RD ST
- New
- Single Family/Duplex
- Open: Application Accepted
- Applied for Thu Sep 08, 2011

<http://web1.seattle.gov/DPD/permitstatus/Project.aspx?id=6293900>

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This Newsletter is brought to you by:



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**WHETHER SELLING OR BUYING
- I CAN HELP!**

**I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.**

CALL ME!


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SEATTLE EVENTS CALENDAR

PNB'S NUTCRACKER NOV 25TH - DEC 27TH

Pacific Northwest Ballet can proudly lay claim to the world's most recognized and celebrated production of Nutcracker, now in its 28th season. The brilliant result of close collaboration between PNB Founding Artistic Director and choreographer Kent Stowell and renowned children's book author and illustrator Maurice Sendak, PNB's Nutcracker premiered to national acclaim in December 1983. The following year saw the publication of "Nutcracker," a new edition of the original E.T.A. Hoffman story with illustrations by Sendak that remained on the New York Times Best Seller List for eight weeks. In 1986, a feature-length film of the Stowell-Sendak Nutcracker, directed by Carroll Ballard, was premiered in Seattle, released nationwide and, subsequently, on video. In addition to annual Seattle performances, PNB has performed Nutcracker in Vancouver, Portland and Minneapolis. For more information, visit us online: <http://www.pnb.org>

COMMUNITY HANUKKAH CELEBRATION - DEC 18, STROUM JEWISH COMMUNITY CENTER, 3801 MERCER WAY

Come celebrate the Festival of Lights during one of the largest community Hanukkah Celebrations in Seattle. Everyone is invited to join in the fun... which includes Arts and Crafts... you can even 'make' Holiday Decorations. Festive Food and Music add to the cheer of this really fun Holiday Celebration. Hours are Sunday, Noon - 3 p.m..

DESIGN ZONE PACIFIC SCIENCE CENTER OCT 1- JAN 2

Design is everywhere we look and in everything we do, and math is behind it all. Behind every dance mix, there's a beat. Behind every thrill ride, there's velocity. Behind every half-pipe, there's a vert ramp. Design Zone uses hands-on activities to show how design concepts become real world experiences in the arts, entertainment, and extreme sports. Get behind the scenes and create your own dance beat, rollercoaster, skate park, video game and more.


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MCGINN'S PROPOSED 2012 BUDGET PRE- SERVES DIRECT SERVICES INVESTS IN INFRASTRUCTURE, TRANSFORMS HOW THE CITY DOES BUSINESS TO SUPPORT CORE MISSIONS OF GOVERNMENT

SEATTLE - Mayor Mike McGinn today presented his Proposed 2012 budget, which preserves direct services, transforms how the city does business and invests in infrastructure and the future. The mayor's proposed budget is grounded on the principles of shared prosperity, race and social justice, effective and open government, and public safety and health. The total proposed budget is \$4.2 billion, including the city's \$910 million General Fund.

"We are working to not just balance the budget, but to take concrete action on priorities: education, jobs, transit, public safety and protecting the most vulnerable," said McGinn. The mayor's proposed budget preserves direct services by reforming and reorganizing how the city provides services. "Our focus is on outcomes for the community, which leads us to come up with new models that reduce costs, and refocus our tax dollars where they are most effective," said McGinn.

THE MAYOR'S 2012 PROPOSED BUDGET:

- Maintains the current firefighting strength and preserves companies assigned to neighborhood fire stations.
- Supports funding to allow the Seattle Police Department to continue meeting and exceeding the goals of the Neighborhood Policing Plan, and preserves funding for victim advocates and crime prevention coordinators.
- Maintains 2011 funding levels for Human Services contracts.
- Makes modest increases in the City's community granting programs and the low-income rental assistance program by consolidation administration.
- Preserves funding and 2011 hours of operation for the Seattle Central Library and all 26 branches, and preserves the Library's collection budget at the 2012 endorsed budget level.
- Retains lifeguards on city beaches, keeps all swimming pools open and maintains 2011 service levels for wading pools.
- Preserves investments in youth and job training programs.

The 2012 budget is the second year of the 2011-2012 biennium. Today's proposed budget is 1.3 percent (\$12 million) smaller than the 2012 budget endorsed by the City Council during last year's budget review. With a projected \$18 million General Fund shortfall in 2012, McGinn's budget captures savings by reforming how the city does business and proposes new ways to deliver services, including:

- Merging the Office of Housing and the Office of Economic Development - the merger aligns and integrates two functions critical to developing healthy communities, for a savings in management and administration of \$338,000 - of which \$210,000 will support direct housing programs for low-income renters.
- Changing the way community centers are staffed - the city's 26 community centers will be managed in five geographic regions, offering varying levels of service in each area resulting in streamlined management and staffing, for a savings of \$784,000. Parks expects an additional \$446,000 in revenues based on new revenue-sharing agreements with the Associated Recreation Council, the nonprofit responsible for program-

ming at the community centers. The savings and additional revenue bring the total to \$1.23 million in relief to the General Fund.

- Consolidating the city's granting programs - five city programs provide community grants through five different departments; four of them will be consolidated in the Department of Neighborhoods, and the fifth will collaborate with DON, saving \$400,000 in administrative costs. A portion of the savings will be reinvested into the community grants.
- New long-term jail contract - instead of facing the possibility of having to build its own jail, the city negotiated a long-term contract with the county to house misdemeanor inmates through 2030, for a savings of \$5.3 million in the 2012 budget. Lower jail population trends save an additional \$700,000.
- Working with Labor to reduce overtime costs - In 2008, SDOT spent approximately \$155,000 on overtime for lane lines and crosswalk markings. For 2011, SDOT projections indicate it will spend approximately \$7,000, a 95 percent reduction in overtime use. SPU developed a 2011 budget for Water Utility overtime that is roughly 28 percent, or \$428,000, lower than 2010 actual expenses. Drainage and Wastewater overtime is expected to be reduced by about \$330,000, or 21 percent, in 2011 as compared to 2010. Further reductions are anticipated in 2012.
- Consolidating Civil Service Commission and Public Safety Civil Service Commission Offices - The two commissions are each overseen by a three-person panel and supported by an administrative office, composed of an executive director and support staff. This budget proposes supporting both commissions with a single administrative office for a savings of more than \$50,000.

The proposed budget reduces the number of fulltime equivalent (FTE) positions by 155, and adds 43 new FTE positions, for a net reduction of 112 FTE positions. Of these, 19 FTEs, or 17 percent, are senior level positions (executives, managers and strategic advisors). Eighty-two FTE positions are currently filled and will result in layoffs, effective Jan. 3, 2012. Reduced hours will impact an additional 13 filled FTE positions. Mayor Mike McGinn has eliminated 110 management positions since he took office in January 2010.

With an eye to preserving the city's physical assets, this budget leverages future rent from tenants to fund renovations to Magnuson Park's Building 30, which houses Parks offices and a number of nonprofit tenants, including the very popular Friends of the Library semi-annual book sale. The budget also proposes taking advantage of a 2010 insurance settlement to fund \$1.9 million for new roofs at six city-owned buildings which house nonprofit service agencies in various neighborhoods around Seattle.

The mayor recognizes the importance of stabilizing the city's financial footing, even if it means making difficult short-term decisions. The city has a reputation for strong financial management, as reflected in its AAA bond rating. This top rating keeps the city's borrowing costs low, but the rating agencies have been taking a close look at the health of the city's reserves.

To better protect city services in the event of another unexpected downturn in revenues, this budget proposes enhancing and updating the policies governing the city's rainy day fund to reflect the new economic reality. Assuming the Council adopts these policies, the mayor proposes adding \$1.95 million to the rainy day fund in 2012 and approximately \$4 million in 2013.

This budget also looks at outcomes and lays a foundation for systematically assessing whether the city's investments are achieving the intended outcomes. Such outcome-based measures are already used with the

Families and Education Levy programs, the Police Department's Neighborhood Policing Plan and the city's On-Street Paid Parking Program. Metrics from these programs were instrumental in setting priorities and aligning budget dollars for 2012.

The mayor's 2012 Proposed Budget will be available online this afternoon at www.seattle.gov/financedepartment.

The City Council will spend October and most of November reviewing the mayor's Proposed 2012 budget and capital improvement program (CIP). The budget and CIP must be adopted no later than Dec. 2. State law requires Seattle to adopt a balanced budget.

WASHINGTON HOMES ARE MORE AFFORDABLE

Washington homes are more affordable than they have been since the Washington Center for Real Estate Research started tracking the numbers in 1994, and they're likely to get even cheaper, the center said Wednesday.

The median price of an existing home was \$226,900 in Washington and \$348,300 in King County, down 7.6 percent and 7.2 percent, respectively, from a year earlier. The price fell 0.6 percent statewide and rose 1 percent in the county from the first quarter, without adjusting for seasonal variations.

Factoring in prices and interest rates, the typical household made a record 154.7 percent of the income needed to buy the median-price home statewide and a near-record 124 percent of the income needed in King County, the center reported. The typical first-time buyer household made a record 85 percent of the income needed for a starter home in Washington and near-record 66.4 percent in King County.

SEATTLE SPORTS SCHEDULE

SEAHAWKS NFL HOME GAMES

<http://www.seahawks.com/>

11/27	1:05PM	V.S. REDSKINS
12/01	5:20PM	V.S. EAGLES
12/12	5:20PM	V.S. RAMS
12/24	1:15PM	V.S. 49ERS

HUSKIES UW HOME GAMES

<http://www.gohuskies.com/>

11/05	TBA	V.S. OREGON
11/26	TBA	V.S. WASHINGTON STATE

ROGER J TURNER IS YOUR NEIGHBORHOOD REALTOR

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TESTIMONIAL

Dear Roger,

I just wanted to thank you for all the help you gave me through the years. You have probably handled at least four or five real estate transactions for me. I believe all of these have been quite profitable. It has always been a pleasurable experience and I have been very impressed with your expertise. Please do not hesitate to call if you ever need a recommendation.

Sincerely,
John S. Harrison
Harrison Construction & Restoration LLC

NEIGHBORHOOD MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have neighborhood home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in the neighborhood for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any junk e-mail, and your e-mail address will NOT be given to anybody else. To sign up for this free service just send an e-mail to Roger Turner stating that you want to get neighborhood home sales e-mailed to you. Roger's e-mail address is : rjturner@windermere.com

This service has been very popular and received numerous compliments from a number of residents.

HOME FOR SALE

This is a list of some of the homes currently for sale in our neighborhood.
For more info visit: www.rogerjturner.com.

Address	Bed	Bath	Style	Year	Price
9416 S 248th St	3	1.75	1 Story	1958	\$139,950
16617 123rd Ave SE	3	1	1 Story	1967	\$174,500
22807 59th Ave W	4	1.75	1 Story	1962	\$199,500
9209 17th Ave NE	3	1	1 Story	1948	\$245,000
23434 39TH Ave W	6	2.5	1 1/2 Story	1987	\$259,980
11816 SE 176th Ct	4	2.5	2 Story	2007	\$277,000
24402 110th (Lot #1) Ave SE	4	2.5	2 Story	2010	\$304,990
22037 34th Ave W	4	2.5	Split Entry	1984	\$349,950
5200 A Ravenna Ave NE	2	1	1 Story w/Bsmnt.	1918	\$350,000
2556 S Eddy St	5	2	2 Story	2011	\$498,000
7740 Corliss Ave N	4	2	2 Stories w/Bsmnt	1947	\$514,950
8020 16th Ave NE	4	1.75	1 1/2 Story	1931	\$549,950
15816 27th Dr SE #4			2 Story	2011	\$584,950
822 Laurel Wy	4	2.5	1 Story w/Bsmnt.	1974	\$599,900
7257 W Green Lake Wy N	4	1.75	1 1/2 Story w/Bsmnt	1926	\$599,950
1227 NE 104th St	4	2.5	2 Stories w/Bsmnt	2010	\$692,000
7525 Bagley Ave N	5	2.75	1 1/2 Story w/Bsmnt	1940	\$774,500
12954 NE 9th St	4	3.5	2 Stories w/Bsmnt	2006	\$985,000
868 137th Place SE	4	2.75	2 Story	2010	\$1,089,000
8470 Inverness Dr NE	5	5	2 Stories w/Bsmnt	1955	\$1,265,000
727 Bell St	4	3.75	2 Story	2011	\$1,650,000
11233 Whitcomb Place	4	4.25	1 Story w/Bsmnt.	1997	\$2,099,000


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