

# ROGER J. TURNER IS YOUR NEIGHBORHOOD REALTOR

## HOMES FOR SALE

This is a list of some of the homes currently for sale in our Maple Leaf neighborhood.

For more info visit: [www.rogerjturner.com](http://www.rogerjturner.com).

1534	NE 100th St	\$250,000	3	1.75	2,300	01/11/2012
1423	NE 86th St #Lot 5	\$265,000	1	1		06/18/2011
1727	NE 89th St	\$269,900	1	1	980	12/09/2011
1427	NE 86th St #Lot 3	\$299,950	2	1		09/15/2011
1210	NE 96th St	\$300,000	2	1.75	1,420	10/04/2011
403	NE 94th St	\$315,000	3	1	1,510	09/02/2011
1547	NE 95th St	\$325,000	3	2.5	2,040	07/13/2011
537	NE 103rd St	\$375,000	3	2	1,977	01/23/2012
7537	11th Ave NE	\$379,500			2,670	11/10/2011
835	NE 90th St	\$415,000	4	2.25	2,400	11/11/2011
518	NE 96th Place	\$439,950	3	1.75	1,940	12/07/2011
8111	5th Ave NE	\$440,000	3	2	2,360	12/12/2011
2011	NE 97th St	\$199,000	3	2	1,480	01/11/2012
1723	NE 92nd St	\$275,000	2	1	1,100	01/12/2012
1039	NE 97th St	\$259,000	3	1.75	2,060	01/25/2012
9019	20th Ave NE	\$310,000	3	1.75	2,360	01/10/2012
1719	NE 86th St	\$214,900	2	1		01/11/2012
1715	NE 97th St	\$219,900	3	1.75	1,760	01/23/2012
814	NE 103rd St	\$312,500	3	1.75	1,710	01/17/2012
1429	NE 86th St #Lot 2	\$339,000	2	2		01/11/2012
8915	Latona Ave NE	\$400,000	4	2.75	2,210	01/03/2012
8518	4th Ave NE	\$415,000	2	1.75	1,251	01/07/2012
1711	NE 90th St	\$450,000	4	3.5	2,290	12/21/2011
840	NE 104th St	\$349,950	2	1	1,540	12/28/2011
8209	16th Ave NE	\$385,000	3	1	1,930	01/01/2012

## ROGER J. TURNER

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WHETHER SELLING OR BUYING  
- I CAN HELP!

I AM DEDICATED TO GIVING YOU  
THE BEST POSSIBLE SERVICE.

CALL ME!

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



FEBRUARY 2012

## HOME SALES

The following is a list of homes that sold in our area over the last month. Do you wonder what your house is worth? The décor, the features and condition all have a bearing on the price a house will command. I have seen the interiors of most of the homes in this list. 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.

House #	Address	List/Sell \$	Beds	Baths	SF	Sold Date
6838	19th Ave NE	\$250,000	1	1	980	01/16/2012
7042	15th Ave NE	\$315,000	3	1.75	1,980	12/08/2011
6811	16th Ave NE	\$325,000	2	1		12/15/2011
6319	23rd Ave NE	\$338,000	3	1	1,710	12/18/2011
7352	15th Ave NE	\$360,000	3	1	2,020	12/12/2011
7715	15th Ave NE	\$440,000	3	2	2,600	12/20/2011
7714	14th Ave NE	\$445,000	3	2	2,570	12/15/2011
6845	23 Ave NE	\$459,000	4	2	1,820	12/21/2011
2202	NE 63 St	\$525,000	3	2	2,510	12/29/2011
1605	NE 63rd St	\$595,000	4	2.5	2,320	12/31/2011
6307	23rd Ave NE	\$695,000	3	2.5	2,140	12/09/2011
6849	19th Ave NE	\$762,500	3	3.25	2,740	01/12/2012
10816	12th Ave NE	\$295,000	2	1	880	12/29/2011
540	NE 104 St	\$327,000	5	1.75	2,110	12/23/2011
9615	Roosevelt Wy NE #D	\$339,950	2	2	1,425	01/04/2012
1550	NE 91st St	\$429,888	3	2.5	2,420	01/11/2012
344	NE 89th St	\$525,000	3	1.75	2,370	12/19/2011
8917	12th Ave NE	\$559,000	3	2.5	2,374	12/09/2011
9408	20th Ave NE	\$610,000	3	2.5	2,840	01/10/2012
9001	Meridian Ave N	\$219,000	3	2	1,600	01/16/2012
9243	Interlake Ave N #B	\$227,000	3	2.5	1,120	12/22/2011
9206	Interlake Ave N #B	\$267,000	3	3.25	1,570	12/27/2011
9732	Wallingford Ave N	\$225,000	3	1.75	1,540	01/16/2012

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## SEATTLE CALENDAR

### 2012 SEATTLE HOME SHOW FEBRUARY 18-26, 2012

CenturyLink Field and Event Center - Downtown Seattle

The 68th annual Seattle Home Show will feature over 500 displays of home and garden products, fully furnished and landscaped model homes open for tours; free seminars on home improvement topics; more than 50 model kitchens and bath vignettes. Plus, lots of arts & crafts and other great home decorating ideas.

Tickets to the show are \$10 for adults; \$3 for children 7-15; children under 7 are free.

### NORTHWEST WOMEN'S SHOW

March 2-4, 2012 -

CenturyLink Field and Event Center - Downtown Seattle

This 3-day Women's Show will feature seminars on health, wellness & finance; fashion shows; cooking demonstrations. Past celebrity appearances featured the world-famous Richard Simmons ... Anne Rule ... Susan Powter ... and Martin Yan.

Additional show activities include demos on faux painting, home repair and tools just for women.

### ROBOTICS COMPETITION

CenturyLink Field and Event Center

March 23, 2012

Welcome to the FIRST Robotics Competition "The varsity Sport for the Mind," FRC combines the excitement of sport with the rigors of science and technology. Under strict rules, limited resources, and time limits, teams of 25 students or more are challenged to raise funds, design a team "brand," hone teamwork skills, and build and program robots to perform prescribed tasks against a field of competitors. It's as close to "real-world engineering" as a student can get. Volunteer professional mentors lend their time and talents to guide each team.

### HOMES FOR SALE

This is a list of some of the homes currently for sale in our Licton Springs Neighborhood.

For more info visit: [www.rogerjturner.com](http://www.rogerjturner.com)

1303 N 88th St #B	\$239,900	2	1.5	1,210	10/18/2011
1126 N 90th St	\$260,000	2	1	880	11/01/2011
8516 Interlake Ave N	\$279,900	2	1	940	07/29/2011
1130 N 90th St	\$369,000	4	2	2,590	11/01/2011
1122 N 90th St	\$389,000	3	2	2,240	11/01/2011
8814 Burke Ave N	\$525,000	3	1.75	1,600	12/09/2011
8809 Burke Ave N	\$689,950	3	2.5	2,318	12/02/2011
10338 Midvale Ave N	\$218,888	2	1	760	01/24/2012
8824 Densmore Ave N	\$689,950	3	2.25	2,398	01/03/2012
1131 N 94th St #A	\$242,000	3	2.5	1,260	12/22/2011
9117 Stone Ave N	\$249,900	3	1.75	1,160	01/03/2012

### HOMES FOR SALE

This is a list of some of the homes currently for sale in our Ravenna Neighborhood.

For more info visit: [www.rogerjturner.com](http://www.rogerjturner.com)

2130 NE 89th St #C	\$234,950	2	1.5	986	11/29/2011
2124 NE 89th St #C	\$239,900	2	1.5	986	11/21/2011
8500 23rd Ave NE	\$299,500	2	2	1,690	05/10/2011
1509 NE 75th St	\$411,000	3	1.5	2,300	09/06/2011
8205 19th Ave NE	\$459,900	3	1.75	1,800	12/06/2011
5309 7th Ave NE	\$575,000	8	2	2,770	08/08/2011
7018 12th Ave NE	\$589,950	4	3	2,520	12/14/2011
5011 8th Ave NE	\$620,000	7	3	2,800	12/02/2011
5223 21st Ave NE	\$698,000	4	1.5	3,550	12/02/2011
5246 20th Ave NE	\$759,000	9	2.75	3,320	12/12/2011
5235 19 Ave NE	\$799,950			3,380	01/24/2012
5218 17th Ave NE	\$1,200,000	25	3.5	5,110	11/30/2011
7508 18th Ave NE	\$525,000	3	2.75	2,660	01/14/2012
2120 NE 54th St	\$545,000	10	5.75	3,140	12/30/2011
1212 NE 69 St	\$400,000	2	1	1,930	01/07/2012
8023 17th Ave NE	\$557,000	3	1.5	2,047	01/06/2012
2315 NE 89th	\$274,900	2	2.5		01/20/2012
5741 24th Ave NE	\$720,000	3	2.25	2,430	01/11/2012
7002 18th Ave NE	\$800,000	5	2.25	2,970	01/06/2012
824 NE 56th St	\$449,950	5	2.75	2,366	01/01/2012
5733 17th Ave NE	\$599,900	3	2.25	2,460	12/23/2011
6529 19th Ave NE	\$649,000	3	1.75	2,670	01/20/2012

## LAND USE NOTICES

Application Number: 3012209

Applicant Name: Brian Palidar

Address of Proposal: 10201 Greenwood Ave North

### SUMMARY OF PROPOSED ACTIONS

Land Use Application to allow a 263-units in three, three to four story structures with a common below grade garage for 212 vehicles, six live/work units and 3,910 square feet of commercial space.

The following approvals are required: Design Review - Seattle Municipal Code (SMC) Section 23.41

### PROJECT DESCRIPTION

The applicant proposes to design and construct a three to four story mixed use building with 263 residential units, approximately 4,250 square foot of commercial space, six live/work units and a below grade parking garage sheltering 212 parking stalls. Three 3 to 4-story towers would rise above a common garage. Access would occur from both North 103rd Street and Greenwood Avenue North.

## ROGER'S LISTINGS

House #	Address	List/Sell \$	Beds	Baths	SF	Sold Date
12075	206th Place SE	\$575,000	5	2.75	5,250	12/01/2011
8809	Burke Ave N	\$689,950	3	2.5	2,318	12/02/2011
1039	NE 97th St	\$259,000	3	1.75	2,060	11/30/2011
225	NE 90th St	\$635,000	4	2.5	3,684	01/09/2012
8915	Latona Ave NE	\$400,000	4	2.75	2,210	01/03/2012
1218	NE 90th St	\$416,500	4	1.75	1,600	10/28/2011

## SEATTLE'S WILD PARROTS: MITRED CONURES OF MAPLE LEAF

The mild weather this winter here in Seattle apparently has been a boon to Seattle's wild Mitred Conure parrots, as well as Seattle bird watchers. Several sightings of Seattle's wild Mitred Conures have been confirmed, and some really nice photos posted as well. This blog reported a sighting of the Golden Gardens parrots in Seattle's Ballard neighborhood back in September, 2011. Recently, sightings of the Maple Leaf/Shoreline parrots have been confirmed.

The Shoreline, Washington blog Of Paramount Importance, reported that three Mitred Conures (incorrectly identified as Scarlet Fronted Parakeets), were spotted foraging in the Maple Leaf neighborhood of Northeast Seattle, in the vicinity of 12 Avenue NE and NE 90th Street, on December 12, 2011. These Mitred Conures winter in the Maple Leaf/Shoreline area and return to Seattle's Seward Park for the summer. The Conures are known to venture as far north as the Ridgecrest neighborhood in Shoreline.

People typically report hearing the parrots prior to ever seeing them. Possibly the same three Mitred Conures were reported by the Maple Leaf Life blog in the same Maple Leaf area on September 24, 2010.

The Shoreline Area News blog published terrific photos of Mitred Conures on January 9, 2012, foraging in Hawthorne trees in the Ridgecrest neighborhood.

## WE'LL SEE YOU ON ST. PATRICK'S DAY! SATURDAY MARCH 17, 2012

Run, Walk, Jog or Crawl! To Celebrate the Arrival of Spring and the Irish in us all!

It began 27 years ago as a race between bars and as a training event for an Irish Olympian. Now it's Seattle's largest single-distance run/walk, jog or crawl where the winners cross the finish before the last person starts. The Dash covers nearly 4 miles of city streets with a 15,000 person ribbon of green.

The F5 St. Patrick's Day Dash benefits the Detlef Schrempf Foundation in support of Northwest children's charities. In 2011, we contributed over \$200,000 to our non-profit partners. In 2012, we are directing funds to four worthy organizations: Camp Fire USA Puget Sound Council, Seattle Children's Autism Center, Rise n' Shine, and the Healing Center.

The F5 St. Patrick's Day Dash is a family event with something for everyone. There are young athletes racing to be the first across the Finish Line, and the middle-age, former jocks racing to be the first in the beer garden. The Dash is filled with plenty of people who started as kids, Dashing down the Viaduct to the Kingdome. They're still running or walking with mom or dad, and now, are pushing strollers as part of three generations of St. Patrick's Day Dash participants. To continue interest by young Dashers, we start the morning with the Leprechaun Lap for wee lads and lassies (10 & under).

The course has changed to an out-and-back route under the shadow of the Space Needle at Seattle Center. Runners and walkers have plenty of opportunity to see the field and high-five friends along Highway 99 on the way to and from the Aurora Bridge.