Executive Summary
Capitol Hill / Area 013 Annual Update
Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011
Number of Improved Sales: 553
Range of Sale Dates: 1/1/2011 – 1/1/2014 (Sales are time adjusted to 1/1/2014)

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	$348,500	$428,300	$776,800			9.98%
2014 Value	$365,500	$449,400	$814,900	$878,600	93.2%	9.79%
$ Change	+$17,000	+$21,100	+$38,100			
% Change	+4.9%	+4.9%	+4.9%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.79% is an improvement from the previous COD of 9.98%.The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

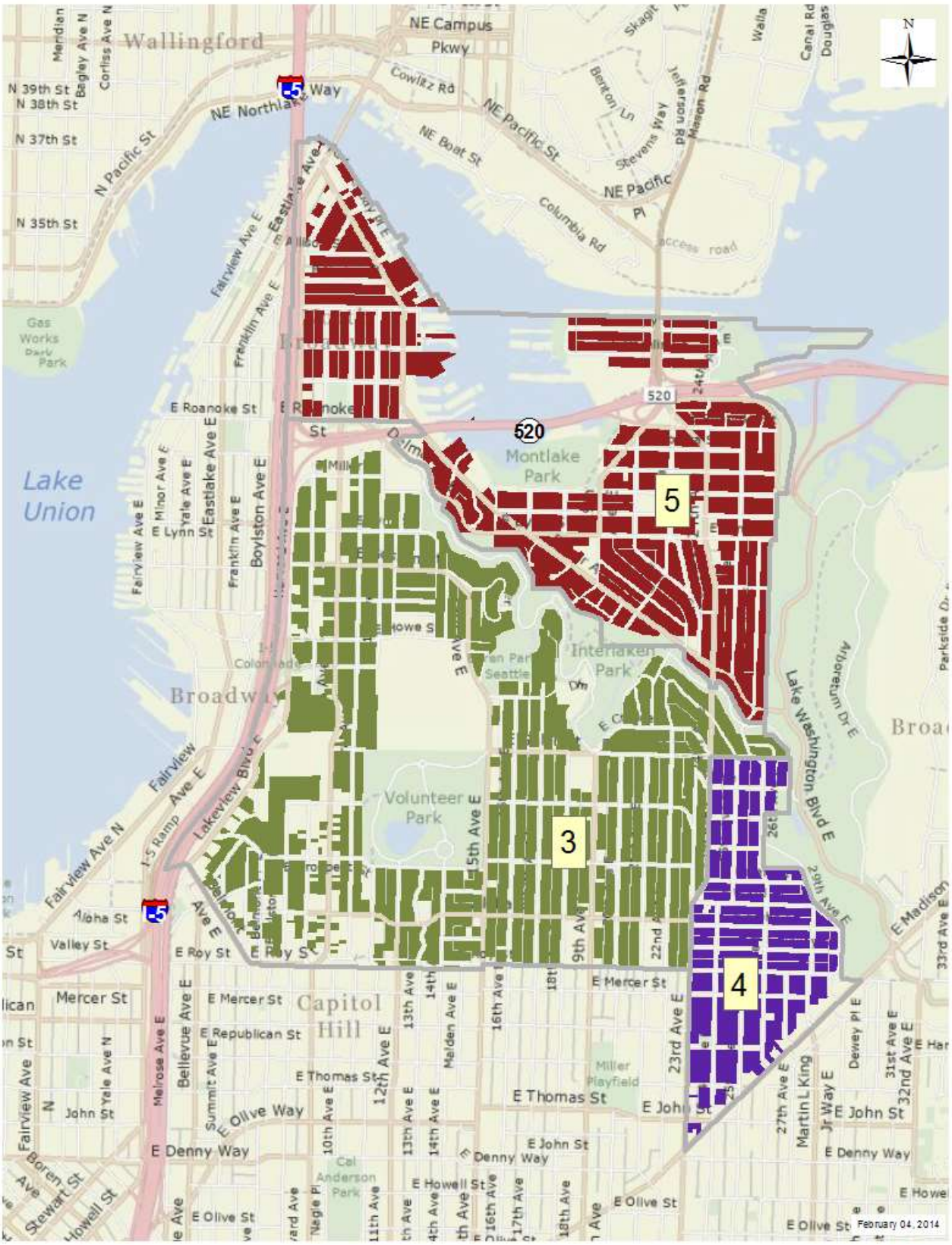
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	$373,600	$436,800	$810,400
2014 Value	$391,900	$457,700	$849,600
% Change	+4.9%	+4.8%	+4.8%

Number of one to three unit residences in the population: 4,193

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance a single family home that was located in Neighborhood 20 or Neighborhood 60 had a higher assessment level than the rest of the area and required less of an upward adjustment than the overall adjustment. Duplex and Triplex properties were also at a higher assessment level and required a downward adjustment. This was also an adjustment for Townhomes whose grade was 12 in Major 983120. The remainder of the area received the overall adjustment.

We recommend posting these values for the 2014 Assessment Roll.

Area 013 - Sub Area Map



All maps in this document are subject to the following disclaimer: 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

Area 013 - Model Adjustments
1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+6.53%	2,746	61%

Due to truncating of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

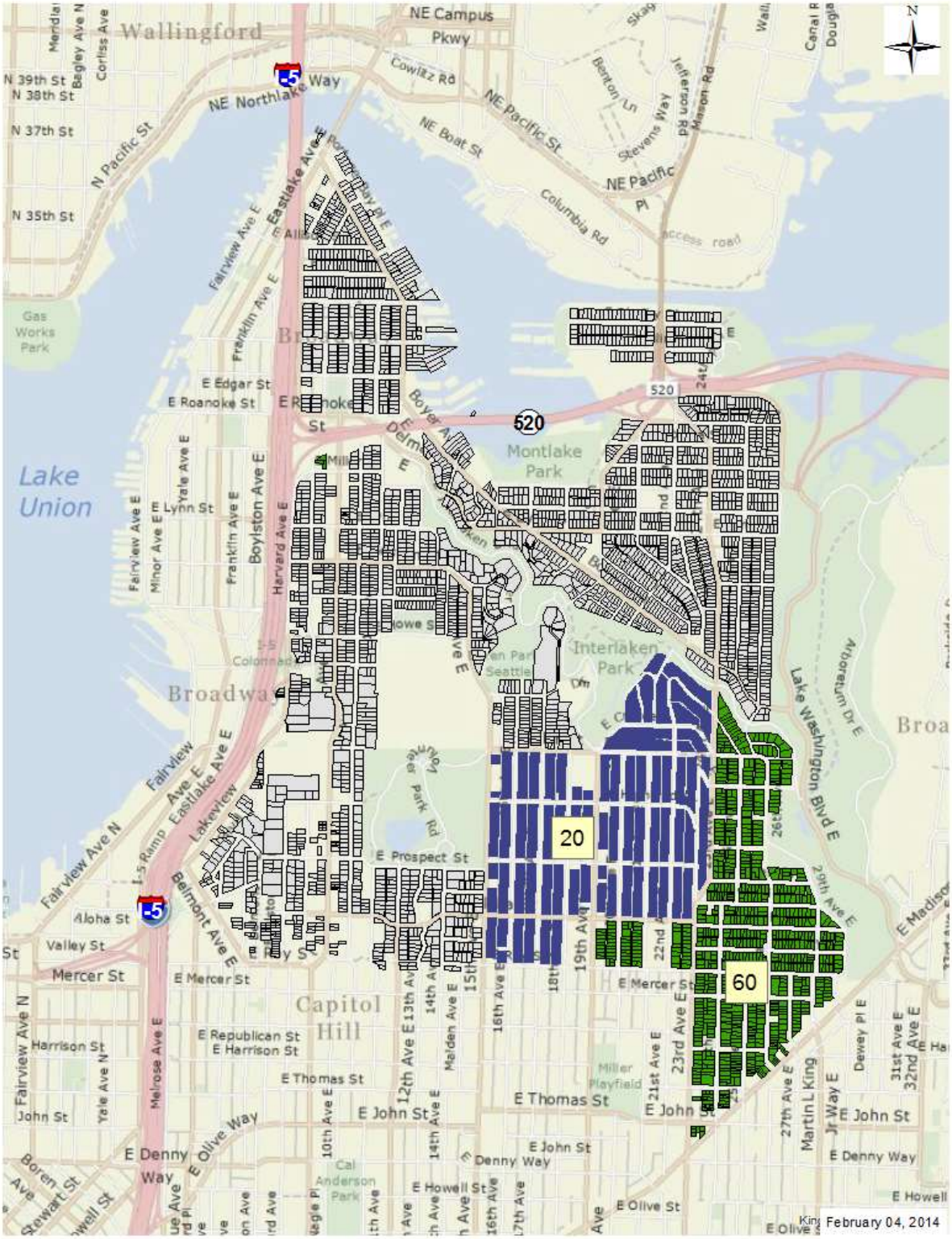
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Neighborhood 60 Present Use SFR	+2.75%	81	700	12%
Neighborhood 20 Present Use SFR	+3.49%	94	742	13%
Duplex and /Triplex	-4.29%	10	186	5%
Townhomes Grade 12 Major 983120	-6.69%	5	8	63%

There were no properties that would receive a multiple variable adjustment.

Generally, single family homes located in Neighborhoods 20 and 60 were parcels were at a higher assessment level than the rest of the population. This was also the case with all Duplex and Triplex properties. In addition grade 12 townhomes in Major 983120 were at a higher assessment level than the population. This model corrects for these strata differences.

Area 013 - Neighborhood Map



Annual Update Process

Effective Date of Appraisal: January 1, 2014
Date of Appraisal Report: February 4, 2014

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of $25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 6 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +4.9% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.050, with the result truncated to the next $1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance a single family home that was located in Neighborhood 20 or Neighborhood 60 had a higher assessment level than the rest of the area and required less of an upward adjustment than the overall adjustment. Duplex and Triplex properties were also at a higher assessment level and required a downward adjustment. This was also an adjustment for Townhomes whose grade was 12 in Major 983120. The remainder of the area received the overall adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 553 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

> 2014 Total Value = 2013 Total Value *(1-0.06)/ (.8823837+ 3.244295E-02*Nghb60PrstUse2+ 2.588641E-02*Nghb20PrstUse2+ 9.978864E-02*DuplexTriplex+ .124958*THHighGrade12Major 983120)
>
> The resulting total value is truncated to the next $1,000, *then*:
>
> 2014 Improvements Value = 2014 Total Value minus 2014 Land Value

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.932. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +4.8%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

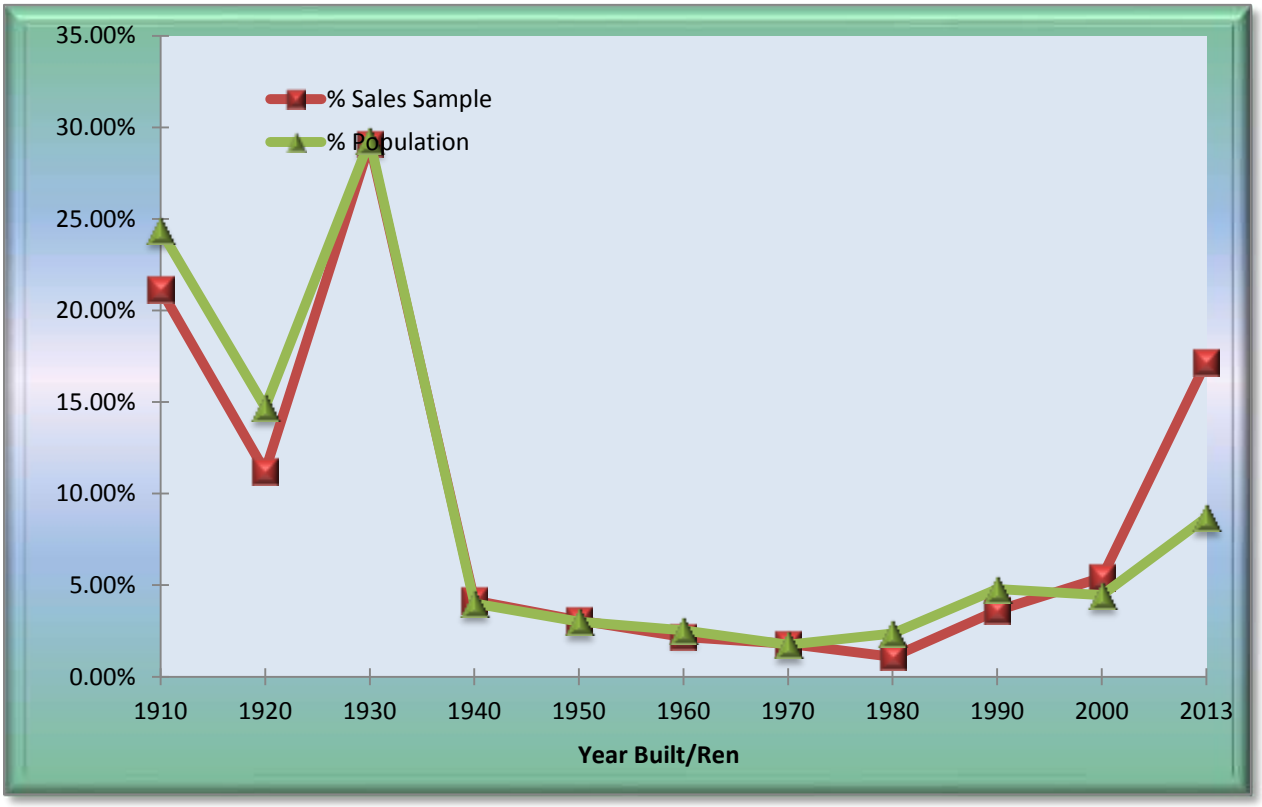
- If multiple houses exist on a parcel located in Neighborhoods 10, 30, 40, 50, 70, 80 and 90, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.065.
- If multiple houses exist on a parcel located in Neighborhood 20, the Total % Change indicated by the Neighborhood 20 variable is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.0349
- If multiple houses exist on a parcel located in Neighborhood 60, the Total % Change indicated by the Neighborhood 60 variable is used sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.0275
- If the site is improved with a house <u>and</u> mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only" and is located in Neighborhoods 10, 30, 40, 50, 70, 80 and 90 , the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.065.

- If “accessory improvements only” and is located in Neighborhoods 20, the Total % Change as indicated by the Neighborhood 20 variable is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.0349.
- If “accessory improvements only” and is located in Neighborhoods 60, the Total % Change as indicated by the Neighborhood 60 variable is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.0275.
- If land value =< $10,000 no adjustment is applied.
- If improvements and accessories =< $10,000 no further adjustment applied.
- If adjusted land value falls < $1,000, then land value = $1,000 or previous, whichever is less.
- If adjusted improvement value falls < $1,000, then improvement value = $1,000 or previous, whichever is less.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Sales Sample Representation of Population
Year Built or Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	117	21.16%
1920	62	11.21%
1930	161	29.11%
1940	23	4.16%
1950	17	3.07%
1960	12	2.17%
1970	10	1.81%
1980	6	1.08%
1990	20	3.62%
2000	30	5.42%
2013	95	17.18%
	553	

Population		
Year Built/Ren	Frequency	% Population
1910	1,023	24.40%
1920	617	14.72%
1930	1,229	29.31%
1940	168	4.01%
1950	126	3.01%
1960	106	2.53%
1970	73	1.74%
1980	99	2.36%
1990	201	4.79%
2000	187	4.46%
2013	364	8.68%
	4,193	



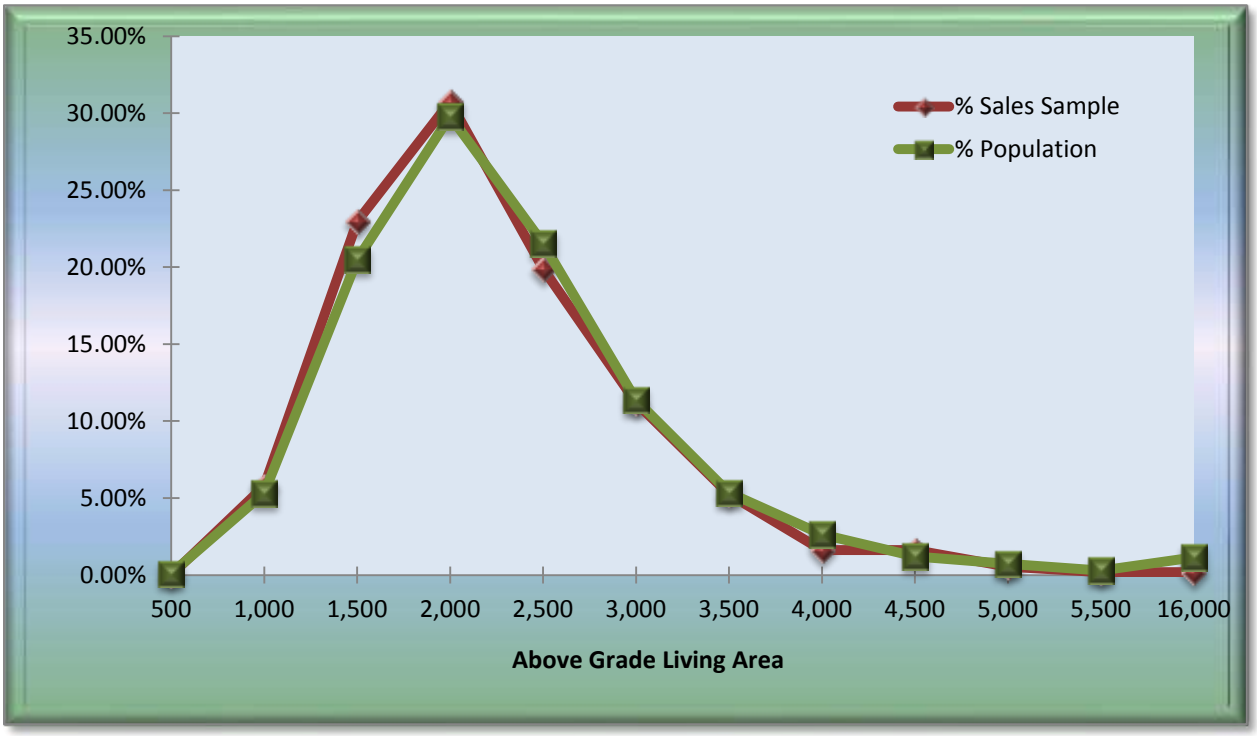
Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population
Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	32	5.79%
1,500	127	22.97%
2,000	170	30.74%
2,500	110	19.89%
3,000	62	11.21%
3,500	29	5.24%
4,000	9	1.63%
4,500	9	1.63%
5,000	3	0.54%
5,500	1	0.18%
16,000	1	0.18%
	553	

Population		
AGLA	Frequency	% Population
500	4	0.10%
1,000	223	5.32%
1,500	859	20.49%
2,000	1,250	29.81%
2,500	903	21.54%
3,000	477	11.38%
3,500	224	5.34%
4,000	111	2.65%
4,500	51	1.22%
5,000	31	0.74%
5,500	12	0.29%
16,000	48	1.14%
	4,193	



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

Sales Sample Representation of Population
Building Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	0.72%
7	82	14.83%
8	215	38.88%
9	171	30.92%
10	60	10.85%
11	16	2.89%
12	5	0.90%
13	0	0.00%
	553	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.05%
6	87	2.07%
7	830	19.79%
8	1,588	37.87%
9	1,055	25.16%
10	415	9.90%
11	148	3.53%
12	46	1.10%
13	22	0.52%
	4,193	

The sales sample frequency distribution follows the population distribution relatively closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

Area013 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of $475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.041, resulting in an adjusted value of $494,000 ($475,000 * 1.041=$494,475) – truncated to the nearest $1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.237	23.7%
2/1/2011	1.224	22.4%
3/1/2011	1.212	21.2%
4/1/2011	1.200	20.0%
5/1/2011	1.188	18.8%
6/1/2011	1.176	17.6%
7/1/2011	1.165	16.5%
8/1/2011	1.154	15.4%
9/1/2011	1.144	14.4%
10/1/2011	1.134	13.4%
11/1/2011	1.124	12.4%
12/1/2011	1.115	11.5%
1/1/2012	1.105	10.5%
2/1/2012	1.097	9.7%
3/1/2012	1.089	8.9%
4/1/2012	1.081	8.1%
5/1/2012	1.073	7.3%
6/1/2012	1.066	6.6%
7/1/2012	1.059	5.9%
8/1/2012	1.053	5.3%
9/1/2012	1.047	4.7%
10/1/2012	1.041	4.1%
11/1/2012	1.036	3.6%
12/1/2012	1.031	3.1%
1/1/2013	1.026	2.6%
2/1/2013	1.022	2.2%
3/1/2013	1.018	1.8%
4/1/2013	1.015	1.5%
5/1/2013	1.012	1.2%
6/1/2013	1.009	0.9%
7/1/2013	1.007	0.7%
8/1/2013	1.005	0.5%
9/1/2013	1.003	0.3%
10/1/2013	1.002	0.2%
11/1/2013	1.001	0.1%
12/1/2013	1.000	0.0%
1/1/2014	1.000	0.0%

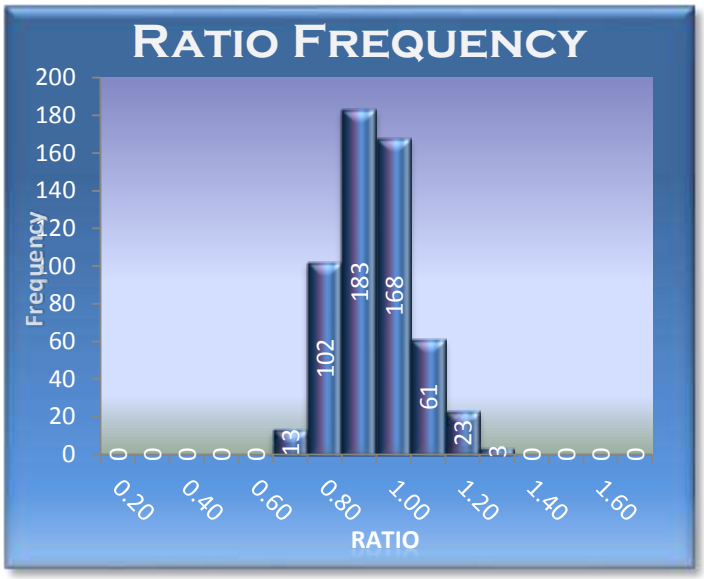
The time adjustment formula for Area 013 is: (.8823837+ 1.76494E-07*SaleDaySq+ 3.244295E-02*0.1464738+ 2.588641E-02*0.1699819+ 9.978864E-02*1.808318E-02+ .124958*9.041592E-03) / (.8823837+ 3.244295E-02*0.1464738+ 2.588641E-02*0.1699819+ 9.978864E-02*1.808318E-02+ .124958*9.041592E-03)

SaleDaySq = (SaleDate – 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 1	Appr. Date: 1/1/2013	Date of Report: 1/27/2014	Sales Dates: 1/2011 - 12/2013
Area Name: Capitol Hill	Appr ID: SKEN	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 13			

SAMPLE STATISTICS	
Sample size (n)	553
Mean Assessed Value	776,800
Mean Adj. Sales Price	878,600
Standard Deviation AV	311,480
Standard Deviation SP	361,080
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.894
Median Ratio	0.886
Weighted Mean Ratio	0.884
UNIFORMITY	
Lowest ratio	0.618
Highest ratio:	1.237
Coefficient of Dispersion	9.98%
Standard Deviation	0.111
Coefficient of Variation	12.40%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.875
Upper limit	0.901
95% Confidence: Mean	
Lower limit	0.885
Upper limit	0.904
SAMPLE SIZE EVALUATION	
N (population size)	4193
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.111
Recommended minimum:	20
Actual sample size:	553
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	290
# ratios above mean:	263
z:	1.148
Conclusion:	*Normal**



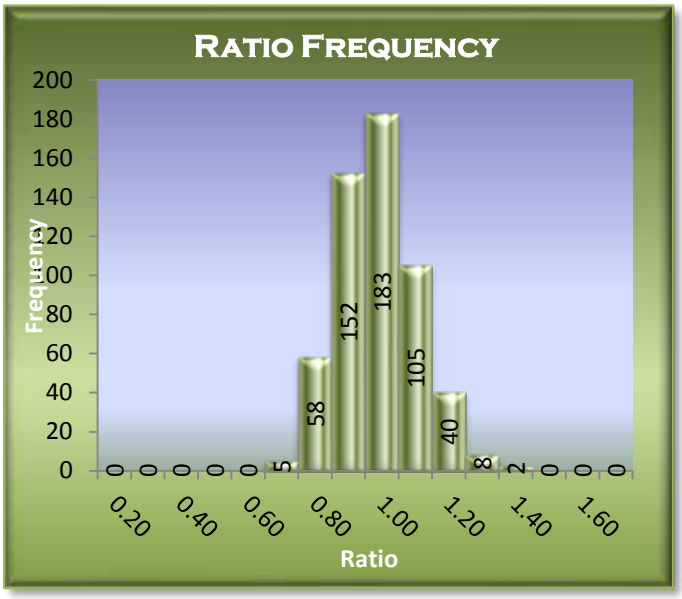
COMMENTS:
1 to 3 Unit Residences throughout 013.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Capitol Hill	1/1/2014	1/27/2014	1/2011 - 12/2013
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 13	SKEN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	553
Mean Assessed Value	814,900
Mean Sales Price	878,600
Standard Deviation AV	322,502
Standard Deviation SP	361,080
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.932
Weighted Mean Ratio	0.927
UNIFORMITY	
Lowest ratio	0.658
Highest ratio:	1.317
Coefficient of Dispersion	9.79%
Standard Deviation	0.115
Coefficient of Variation	12.23%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.922
Upper limit	0.944
95% Confidence: Mean	
Lower limit	0.930
Upper limit	0.949
SAMPLE SIZE EVALUATION	
N (population size)	4193
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.115
Recommended minimum:	21
Actual sample size:	553
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	290
# ratios above mean:	263
z:	1.148
Conclusion:	*Normal**
**i.e. no evidence of non-normality*	



COMMENTS:

1 to 3 Unit Residences throughout Area 013.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0020	133780	0105	10/25/11	$525,000	$591,000	820	7	1901	Avg	3600	N	N	1808 E PROSPECT ST
003	0020	133780	1265	10/15/13	$561,000	$562,000	840	7	1924	Avg	2400	N	N	1703 E GALER ST
003	0020	133930	0050	2/24/12	$577,750	$630,000	910	7	1954	VGood	4336	N	N	1236 19TH AVE E
003	0060	359250	0516	6/4/13	$555,000	$560,000	960	7	1925	Avg	1800	N	N	2406 E GALER ST
003	0060	133880	0795	8/12/11	$470,000	$541,000	1020	7	1905	Avg	4600	N	N	725 21ST AVE E
003	0020	133780	0175	5/1/13	$627,000	$634,000	1130	7	1910	Avg	4800	N	N	1142 18TH AVE E
003	0050	220750	0485	7/27/11	$499,000	$577,000	1170	7	1908	Good	4000	N	N	2011 FEDERAL AVE E
003	0050	191210	0875	5/1/11	$359,000	$426,000	1200	7	2000	Avg	1248	N	N	2310 C 10TH AVE E
003	0060	133880	0930	8/23/13	$618,000	$620,000	1240	7	1921	Avg	4320	N	N	715 20TH AVE E
003	0050	948870	0161	9/4/13	$580,000	$582,000	1320	7	1938	Avg	2440	Y	N	1815 BROADWAY E
003	0050	220750	0870	9/6/13	$630,000	$632,000	1380	7	1960	Avg	4000	N	N	1916 10TH AVE E
003	0050	266300	0110	3/14/11	$400,000	$483,000	1410	7	1921	Avg	4000	N	N	934 10TH AVE E
003	0020	133880	0005	3/13/13	$577,500	$587,000	1530	7	1921	Avg	4661	N	N	958 19TH AVE E
003	0020	133780	0265	7/22/11	$500,000	$579,000	1710	7	1911	Avg	4800	N	N	1123 18TH AVE E
003	0010	676270	0216	6/22/12	$545,000	$578,000	1740	7	1906	Good	3000	N	N	1115 BROADWAY E
003	0050	134230	0275	4/29/13	$776,000	$785,000	1790	7	1918	Good	4760	N	N	1531 17TH AVE E
003	0050	220750	0235	2/23/11	$549,000	$667,000	1930	7	1919	Avg	4000	N	N	2220 10TH AVE E
003	0050	191210	0320	3/5/13	$630,750	$642,000	2020	7	1977	Avg	3000	N	N	2417 11TH AVE E
003	0020	359250	0575	11/19/12	$675,000	$697,000	2100	7	1927	Avg	4200	N	N	2218 E GALER ST
003	0050	676270	0450	11/7/13	$455,000	$455,000	960	8	2006	Avg	1412	N	N	1128 A 10TH AVE E
003	0050	795520	0010	10/20/12	$645,000	$669,000	1080	8	2003	Avg	3915	Y	N	1939 BROADWAY E
003	0050	220750	0305	4/18/11	$735,500	$877,000	1200	8	1904	VGood	3895	N	N	2233 FEDERAL AVE E
003	0050	134230	0365	7/25/12	$1,015,000	$1,070,000	1230	8	1964	Avg	6560	Y	N	1554 E GARFIELD ST
003	0050	442310	0145	10/24/13	$780,000	$781,000	1230	8	1948	Avg	4500	N	N	2310 11TH AVE E
003	0050	676270	0371	4/12/13	$510,000	$517,000	1230	8	2002	Avg	1287	N	N	1129 B 10TH AVE E
003	0050	676270	0375	11/21/12	$510,000	$527,000	1230	8	2002	Avg	1215	N	N	1131 B 10TH AVE E
003	0020	133830	0490	10/29/13	$874,000	$875,000	1240	8	1948	Good	5750	N	N	1146 20TH AVE E
003	0050	191210	0390	1/2/13	$565,000	$580,000	1240	8	1907	Avg	3006	N	N	2422 FEDERAL AVE E
003	0050	266300	0025	7/30/12	$525,000	$553,000	1240	8	1950	Avg	4000	N	N	941 10TH AVE E
003	0050	676270	0372	10/4/11	$510,000	$578,000	1240	8	2002	Avg	1287	N	N	1135 A 10TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0050	676270	0373	2/7/12	$467,500	$512,000	1240	8	2002	Avg	1213	N	N	1135 B 10TH AVE E
003	0050	191210	0245	1/5/12	$778,000	$859,000	1270	8	1925	VGood	4500	N	N	2352 FEDERAL AVE E
003	0050	266300	0114	8/4/11	$475,000	$548,000	1308	8	2005	Avg	790	N	N	928 B 10TH AVE E
003	0020	133780	0545	12/5/12	$800,000	$824,000	1320	8	1900	Good	4800	N	N	1118 16TH AVE E
003	0050	442310	0080	6/28/13	$645,000	$649,000	1320	8	1917	Avg	4500	N	N	2332 12TH AVE E
003	0020	133780	0050	11/18/13	$587,500	$588,000	1340	8	1906	VGood	4800	N	N	1127 19TH AVE E
003	0050	134230	0195	6/17/13	$1,056,000	$1,064,000	1340	8	1905	VGood	4760	Y	N	1530 16TH AVE E
003	0050	018800	0085	4/11/13	$499,950	$507,000	1360	8	1916	Avg	5590	N	N	1606 LAKEVIEW BLVD E
003	0050	686170	0065	10/17/12	$768,000	$797,000	1430	8	1951	Avg	5000	N	N	2222 13TH AVE E
003	0020	133780	0260	10/8/12	$907,000	$943,000	1450	8	1905	Good	4800	N	N	1127 18TH AVE E
003	0050	676270	0462	10/15/12	$495,000	$514,000	1480	8	2005	Avg	937	N	N	1110 B 10TH AVE E
003	0050	676270	0465	2/1/11	$435,000	$532,000	1480	8	2005	Avg	980	N	N	1112 B 10TH AVE E
003	0050	983120	0595	6/6/11	$750,000	$881,000	1520	8	1937	VGood	5000	N	N	920 BROADWAY E
003	0020	133860	0015	7/23/12	$842,500	$889,000	1540	8	1940	Good	4172	Y	N	1150 23RD AVE E
003	0060	133880	0705	2/11/13	$856,600	$874,000	1560	8	1923	Good	4600	N	N	730 20TH AVE E
003	0050	220750	0700	5/29/13	$910,000	$918,000	1570	8	1904	Good	4760	N	N	1922 11TH AVE E
003	0060	359250	0531	8/18/11	$548,750	$630,000	1570	8	1931	Good	3256	Y	N	1510 24TH AVE E
003	0020	133780	0205	6/6/11	$675,000	$793,000	1650	8	1906	Good	3600	N	N	1163 18TH AVE E
003	0050	191210	0130	6/14/12	$915,000	$973,000	1660	8	1907	Good	6000	N	N	2305 11TH AVE E
003	0020	133880	0100	11/26/12	$842,698	$869,000	1690	8	1912	Good	4320	N	N	911 20TH AVE E
003	0010	216390	0080	4/1/11	$735,000	$882,000	1710	8	1941	Avg	3420	N	N	903 BOYLSTON AVE E
003	0010	216390	0080	7/19/12	$608,500	$642,000	1710	8	1941	Avg	3420	N	N	903 BOYLSTON AVE E
003	0050	867090	0195	7/13/11	$810,000	$940,000	1720	8	1920	Avg	3952	Y	N	1232 E CROCKETT ST
003	0020	133780	1130	7/9/13	$752,000	$757,000	1740	8	1907	Avg	4800	N	N	1229 18TH AVE E
003	0020	133880	1125	10/10/13	$695,000	$696,000	1790	8	1919	Avg	4814	Y	N	1028 23RD AVE E
003	0020	359250	0701	12/13/11	$640,000	$711,000	1800	8	1924	Good	3000	N	N	1637 22ND AVE E
003	0010	983120	0535	3/23/11	$740,000	$890,000	1810	8	1927	Good	5000	N	N	929 BROADWAY E
003	0060	359250	0550	12/12/11	$558,000	$620,000	1820	8	1924	VGood	5250	Y	N	1520 24TH AVE E
003	0050	116900	0295	5/11/13	$1,050,000	$1,061,000	1830	8	1916	Good	4120	Y	N	1939 15TH AVE E
003	0020	133780	0610	8/28/12	$930,000	$974,000	1830	8	1904	Avg	4800	N	N	1159 16TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0050	983120	0605	10/30/13	$835,000	$836,000	1840	8	1921	Avg	5000	N	N	930 BROADWAY E
003	0020	133830	0420	3/8/12	$780,000	$848,000	1850	8	1926	Avg	3200	N	N	2008 E PROSPECT ST
003	0020	133780	1225	8/15/13	$750,000	$753,000	1860	8	1904	Avg	4800	N	N	1226 17TH AVE E
003	0020	359250	0705	8/8/11	$725,000	$835,000	1860	8	1924	Good	3000	N	N	1641 22ND AVE E
003	0050	220750	0075	5/29/13	$883,000	$891,000	1880	8	1920	Avg	3180	N	N	2214 11TH AVE E
003	0020	212504	9029	5/11/11	$875,000	$1,036,000	1890	8	1926	Good	5670	Y	N	2015 E CRESCENT DR
003	0020	133860	0205	4/23/13	$1,200,000	$1,215,000	1930	8	1939	Avg	15243	N	N	2214 E HIGHLAND DR
003	0060	133880	0850	7/10/13	$530,000	$533,000	1930	8	1906	Avg	4320	N	N	738 19TH AVE E
003	0050	191210	1015	3/4/13	$697,500	$710,000	1930	8	1907	Avg	5760	N	N	2343 10TH AVE E
003	0050	686170	0115	2/28/13	$715,000	$728,000	1960	8	1938	Avg	5000	N	N	2207 13TH AVE E
003	0060	133880	0700	2/28/13	$925,000	$942,000	1970	8	1926	Good	4600	N	N	734 20TH AVE E
003	0050	220750	0390	6/14/13	$685,000	$690,000	2070	8	1904	Avg	5120	Y	N	2025 10TH AVE E
003	0050	220750	0390	3/27/13	$619,000	$629,000	2070	8	1904	Avg	5120	Y	N	2025 10TH AVE E
003	0020	133880	0145	4/26/13	$940,000	$952,000	2080	8	1925	Good	7020	N	N	945 20TH AVE E
003	0050	220750	0825	7/29/11	$885,000	$1,022,000	2080	8	2010	Avg	4000	N	N	1929 11TH AVE E
003	0050	018800	0080	7/21/11	$555,000	$643,000	2110	8	1954	Good	5590	N	N	1610 LAKEVIEW BLVD E
003	0020	133780	1085	7/12/12	$870,000	$920,000	2110	8	1905	Good	4440	N	N	1250 16TH AVE E
003	0020	133830	0655	8/1/13	$629,950	$633,000	2120	8	1905	Avg	4320	N	N	1146 19TH AVE E
003	0020	359250	0745	4/27/12	$835,000	$897,000	2120	8	1924	Good	8585	N	N	1611 INTERLAKEN PL E
003	0040	266300	0205	6/5/13	$882,000	$890,000	2130	8	1924	Avg	4000	N	N	929 FEDERAL AVE E
003	0020	133880	0435	10/8/12	$1,015,000	$1,056,000	2140	8	1921	Good	3521	N	N	2207 E PROSPECT ST
003	0050	220750	0270	6/1/12	$681,000	$726,000	2160	8	1925	Avg	4000	N	N	2207 FEDERAL AVE E
003	0050	220750	0175	5/9/12	$565,000	$605,000	2180	8	1910	Avg	4000	N	N	2207 11TH AVE E
003	0020	359250	0713	7/19/11	$749,000	$868,000	2180	8	1925	Avg	3055	N	N	1651 22ND AVE E
003	0050	220750	0830	6/19/13	$1,223,000	$1,232,000	2190	8	1908	Good	6000	N	N	1937 11TH AVE E
003	0020	133780	1105	3/7/12	$738,000	$802,000	2270	8	1906	Good	4800	N	N	1247 18TH AVE E
003	0050	674270	0205	1/18/12	$745,000	$820,000	2300	8	1921	Avg	4000	Y	N	815 E LYNN ST
003	0020	133880	0195	5/6/11	$935,000	$1,109,000	2330	8	1906	Avg	4600	N	N	934 20TH AVE E
003	0020	133880	0270	6/4/13	$1,049,000	$1,058,000	2440	8	1920	Good	6025	N	N	909 21ST AVE E
003	0050	867090	0120	4/28/11	$912,500	$1,085,000	2460	8	1922	Good	5250	Y	N	1242 E NEWTON ST

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0020	133780	0770	5/17/11	$585,000	$691,000	2500	8	1902	Avg	4640	N	N	1158 15TH AVE E
003	0010	983120	0560	7/1/13	$975,000	$982,000	2530	8	1948	VGood	5000	N	N	907 BROADWAY E
003	0020	133780	0725	7/13/12	$1,100,000	$1,163,000	2630	8	1907	Avg	4640	N	N	1118 15TH AVE E
003	0050	212504	9127	1/28/13	$926,000	$947,000	2690	8	1908	Avg	3000	N	N	1522 17TH AVE E
003	0050	948870	0106	10/7/13	$875,000	$876,000	2730	8	1913	Good	4000	Y	N	907 E HOWE ST
003	0020	133880	0491	4/18/11	$655,000	$781,000	2760	8	1993	Avg	5750	N	N	2220 E ALOHA ST
003	0050	116900	0405	8/3/11	$1,100,000	$1,269,000	2870	8	1915	VGood	7583	N	N	1907 14TH AVE E
003	0050	867090	0095	7/8/13	$900,000	$906,000	3040	8	1919	Avg	4000	Y	N	1220 E NEWTON ST
003	0050	669950	0130	4/8/11	$843,500	$1,010,000	3460	8	1909	Avg	6400	N	N	2356 BROADWAY E
003	0050	983120	0228	10/23/13	$689,000	$690,000	1120	9	2004	Avg	1439	N	N	747 A HARVARD AVE E
003	0050	983120	0228	10/22/12	$630,000	$654,000	1120	9	2004	Avg	1439	N	N	747 A HARVARD AVE E
003	0050	983120	0226	8/8/13	$660,000	$663,000	1240	9	2004	Avg	1439	N	N	745 A HARVARD AVE E
003	0050	018800	0090	1/30/12	$435,000	$477,000	1255	9	1984	Avg	3117	N	N	1604 LAKEVIEW BLVD E
003	0050	983120	0233	12/2/13	$577,500	$578,000	1350	9	2008	Avg	1410	N	N	739 A HARVARD AVE E
003	0050	983120	0236	10/10/13	$690,000	$691,000	1350	9	2008	Avg	1467	N	N	737B HARVARD AVE E
003	0050	669950	0025	4/23/13	$790,000	$800,000	1500	9	1906	Avg	5000	Y	N	2337 BROADWAY E
003	0050	202504	9199	4/7/11	$579,000	$693,000	1550	9	2010	Avg	1575	N	N	1577 LAKEVIEW BLVD E
003	0050	202504	9134	7/28/11	$627,000	$725,000	1620	9	2010	Avg	2193	N	N	1575 LAKEVIEW BLVD E
003	0020	359250	0661	12/9/13	$1,005,000	$1,005,000	1620	9	1922	Avg	6560	N	N	1614 21ST AVE E
003	0050	983120	0189	8/6/13	$651,000	$654,000	1680	9	2005	Avg	1356	N	N	744 A BOYLSTON AVE E
003	0020	133680	0910	10/19/12	$950,000	$986,000	1690	9	1906	VGood	5232	N	N	906 18TH AVE E
003	0020	133780	1160	8/10/11	$725,000	$835,000	1700	9	1908	Avg	2800	N	N	1203 18TH AVE E
003	0010	983120	0070	6/4/12	$865,000	$922,000	1750	9	1942	Good	5750	N	N	707 E PROSPECT ST
003	0050	116900	0290	7/18/12	$669,000	$706,000	1760	9	1929	Avg	4120	Y	N	1935 15TH AVE E
003	0050	674270	0286	9/23/13	$895,000	$897,000	1760	9	2002	Good	2547	N	N	2024 BROADWAY E
003	0020	359250	0667	4/16/12	$620,000	$668,000	1770	9	1925	Good	3000	N	N	2110 E CRESCENT DR
003	0050	220750	0760	3/1/11	$900,000	$1,091,000	1770	9	1926	VGood	4000	N	N	1918 FEDERAL AVE E
003	0050	220750	0935	4/27/12	$975,000	$1,048,000	1780	9	1905	Good	6000	N	N	1933 FEDERAL AVE E
003	0050	630640	0105	3/7/12	$722,000	$785,000	1780	9	1994	Avg	4000	Y	N	1924 HARVARD AVE E
003	0050	674270	0261	4/11/11	$749,000	$896,000	1800	9	1924	Good	3564	N	N	906 E BOSTON ST

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0050	686170	0156	7/22/13	$975,000	$980,000	1810	9	1909	Avg	4000	N	N	1207 E LYNN ST
003	0020	359250	0950	3/31/11	$717,500	$861,000	1840	9	1925	Good	3068	N	N	2052 E CRESCENT DR
003	0020	133780	0284	8/22/11	$700,000	$803,000	1880	9	1905	Good	2975	N	N	1714 E PROSPECT ST
003	0020	133680	1005	10/31/13	$1,150,000	$1,151,000	1890	9	1909	VGood	5400	N	N	943 19TH AVE E
003	0020	133780	0005	11/1/12	$890,000	$922,000	1940	9	1908	VGood	4800	N	N	1163 19TH AVE E
003	0050	134230	0140	7/18/13	$1,300,000	$1,307,000	1940	9	1908	VGood	5000	N	N	1547 16TH AVE E
003	0060	359250	0533	3/27/12	$800,000	$866,000	1940	9	2012	Avg	3331	N	N	1513 INTERLAKEN PL E
003	0050	983120	0330	6/25/13	$800,000	$806,000	1970	9	1904	Good	4000	N	N	752 HARVARD AVE E
003	0050	220750	0625	5/14/13	$1,023,350	$1,034,000	1980	9	1912	Avg	5355	N	N	2111 12TH AVE E
003	0010	983120	0075	5/15/12	$1,550,000	$1,659,000	1990	9	1940	Good	11500	N	N	957 HARVARD AVE E
003	0010	216390	0081	1/18/13	$833,000	$853,000	1990	9	2012	Avg	1891	N	N	766 A BELMONT PL E
003	0010	216390	0082	12/26/12	$829,000	$852,000	1990	9	2012	Avg	1892	N	N	766 B BELMONT PL E
003	0050	191210	0150	9/28/11	$880,000	$998,000	2020	9	1924	Good	4000	N	N	2308 FEDERAL AVE E
003	0020	133780	0390	8/2/11	$1,050,000	$1,212,000	2040	9	1904	Good	4800	N	N	1150 17TH AVE E
003	0050	220750	0120	10/11/13	$792,595	$794,000	2040	9	1920	Avg	4000	N	N	2232 FEDERAL AVE E
003	0050	220750	0490	8/22/12	$970,000	$1,017,000	2060	9	1906	Good	4000	N	N	2015 FEDERAL AVE E
003	0020	359250	0860	8/16/12	$1,103,000	$1,158,000	2060	9	1904	Good	8533	N	N	2155 E INTERLAKEN BLVD
003	0020	133830	0435	6/24/11	$937,000	$1,094,000	2070	9	1910	Good	4600	N	N	1118 20TH AVE E
003	0020	359250	1100	7/25/13	$1,250,000	$1,256,000	2070	9	1926	Good	5588	Y	N	1939 E CRESCENT DR
003	0020	133930	0075	9/12/11	$943,649	$1,076,000	2080	9	1916	Good	4759	N	N	1909 E GALER ST
003	0020	133830	0615	5/28/13	$1,025,000	$1,035,000	2110	9	1904	Good	4320	N	N	1114 19TH AVE E
003	0030	133630	0020	9/6/12	$862,000	$902,000	2120	9	1904	VGood	4060	N	N	951 12TH AVE E
003	0020	133880	0525	12/5/11	$835,000	$930,000	2120	9	1909	Good	5450	N	N	1025 23RD AVE E
003	0020	133680	0225	7/6/12	$1,145,000	$1,212,000	2140	9	1902	Avg	5760	N	N	723 16TH AVE E
003	0020	133680	0785	7/8/11	$795,000	$924,000	2140	9	1904	VGood	5760	N	N	745 18TH AVE E
003	0050	191210	0845	3/5/13	$1,055,000	$1,074,000	2140	9	1918	Avg	3360	N	N	1016 E LYNN ST
003	0040	266300	0200	10/31/12	$1,125,000	$1,165,000	2140	9	1926	VGood	4000	N	N	925 FEDERAL AVE E
003	0020	359250	0901	6/15/11	$765,000	$896,000	2150	9	1928	Avg	7200	Y	N	2111 E INTERLAKEN BLVD
003	0050	674270	0232	12/28/12	$1,275,000	$1,309,000	2170	9	2012	Avg	3853	Y	N	2220 BROADWAY AVE E
003	0050	442310	0105	5/22/13	$870,000	$879,000	2180	9	1912	Avg	4300	N	N	2329 12TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0050	948870	0060	12/21/12	$860,000	$884,000	2200	9	1925	Good	4500	N	N	1816 10TH AVE E
003	0060	359250	0555	10/17/13	$680,000	$681,000	2210	9	1930	Good	5700	Y	N	1524 24TH AVE E
003	0020	359250	0666	8/9/11	$820,000	$944,000	2220	9	1926	Avg	3948	N	N	1609 22ND AVE E
003	0020	133680	0150	5/5/11	$787,500	$934,000	2260	9	1904	Avg	5800	N	N	820 15TH AVE E
003	0040	676270	0545	8/23/13	$1,270,000	$1,274,000	2290	9	1915	Good	5500	N	N	1153 FEDERAL AVE E
003	0040	676270	0545	11/1/11	$1,025,010	$1,152,000	2290	9	1915	Good	5500	N	N	1153 FEDERAL AVE E
003	0020	133780	0625	12/10/12	$1,150,000	$1,184,000	2300	9	1904	Avg	4800	N	N	1147 16TH AVE E
003	0020	133680	0890	10/5/12	$878,500	$914,000	2320	9	1906	Avg	5160	N	N	914 18TH AVE E
003	0060	359250	0428	11/4/13	$915,000	$916,000	2350	9	1908	Good	4455	N	N	1519 26TH AVE E
003	0020	133680	0915	5/17/12	$1,100,000	$1,177,000	2390	9	1906	VGood	5280	N	N	900 18TH AVE E
003	0010	983120	0525	7/1/13	$1,010,000	$1,017,000	2390	9	1967	Good	5000	N	N	941 BROADWAY E
003	0020	133880	0240	1/19/11	$845,000	$1,039,000	2400	9	2010	Avg	4000	N	N	2008 E ALOHA ST
003	0050	676270	0480	6/10/13	$826,000	$833,000	2420	9	1909	Good	5000	N	N	1108 10TH AVE E
003	0050	116900	0360	5/31/11	$785,500	$924,000	2460	9	1910	Avg	4232	N	N	1939 14TH AVE E
003	0030	133630	0080	7/1/11	$1,050,000	$1,223,000	2490	9	1928	Good	8040	Y	N	902 11TH AVE E
003	0020	133680	0185	3/4/13	$1,023,000	$1,042,000	2500	9	1905	Good	5568	N	N	716 15TH AVE E
003	0050	191210	0005	11/6/12	$1,195,000	$1,237,000	2520	9	1924	VGood	3600	Y	N	2357 11TH AVE E
003	0050	669950	0175	5/28/13	$1,075,000	$1,085,000	2550	9	1907	Good	6400	N	N	2312 BROADWAY E
003	0020	133680	0405	10/2/12	$1,100,500	$1,146,000	2560	9	1904	Good	6000	N	N	952 16TH AVE E
003	0030	133630	0380	9/21/12	$775,000	$808,000	2580	9	1903	Good	5000	N	N	722 12TH AVE E
003	0050	442310	0075	8/16/11	$692,900	$796,000	2580	9	1912	Avg	4500	N	N	2326 12TH AVE E
003	0020	133830	0180	9/21/12	$1,400,000	$1,460,000	2630	9	1925	Avg	8640	Y	N	1235 22ND AVE E
003	0030	133630	0395	5/2/11	$970,000	$1,152,000	2660	9	1905	Good	4979	N	N	736 12TH AVE E
003	0050	220750	0780	6/15/13	$1,250,000	$1,260,000	2660	9	1900	Good	4000	N	N	1900 FEDERAL AVE E
003	0020	212504	9100	3/18/11	$1,200,000	$1,446,000	2670	9	1926	Good	7425	Y	N	2051 E CRESCENT DR
003	0020	359250	1030	12/17/12	$1,015,000	$1,044,000	2710	9	1931	Good	4860	N	N	1618 20TH AVE E
003	0050	133330	0100	10/29/13	$1,213,000	$1,214,000	2720	9	1991	Avg	10165	N	N	1649 E BOSTON TER
003	0050	867090	0115	2/7/11	$1,200,000	$1,466,000	2720	9	1916	VGood	5275	Y	N	1238 E NEWTON ST
003	0020	133780	0480	2/15/12	$1,035,000	$1,131,000	2760	9	1907	Good	6000	N	N	1117 17TH AVE E
003	0020	133830	0030	5/23/13	$1,314,000	$1,327,000	2810	9	1996	Avg	4320	N	N	1235 20TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0020	133680	0755	11/13/12	$1,171,000	$1,211,000	2850	9	1906	Good	5760	N	N	717 18TH AVE E
003	0020	133830	0535	3/5/12	$1,100,000	$1,197,000	2860	9	1908	Good	4320	N	N	1141 20TH AVE E
003	0060	021600	0010	5/29/12	$1,063,000	$1,134,000	2890	9	1953	Avg	12329	N	N	1512 ARBORETUM PL E
003	0020	133680	0630	5/19/11	$1,200,000	$1,417,000	3030	9	1993	Avg	4500	N	N	925 18TH AVE E
003	0020	133860	0080	3/20/12	$1,125,000	$1,219,000	3070	9	1908	Good	8448	Y	N	1228 23RD AVE E
003	0020	133860	0230	10/7/12	$1,350,000	$1,404,000	3080	9	1990	Avg	6480	Y	N	1216 22ND AVE E
003	0020	133680	0870	5/20/13	$1,400,000	$1,414,000	3100	9	1995	Avg	5160	N	N	922 18TH AVE E
003	0020	133880	0470	10/10/13	$1,465,000	$1,467,000	3140	9	1920	Good	6450	N	N	914 22ND AVE E
003	0040	266300	0225	10/3/11	$1,320,000	$1,496,000	3430	9	1929	VGood	6000	N	N	947 FEDERAL AVE E
003	0060	359250	0375	6/28/12	$1,200,000	$1,272,000	3480	9	1910	Good	5670	N	N	2611 E INTERLAKEN BLVD
003	0020	133830	0090	6/27/13	$1,749,000	$1,761,000	3520	9	1921	Good	6900	N	N	1233 21ST AVE E
003	0040	113000	0075	4/6/11	$1,400,000	$1,677,000	3580	9	1909	VGood	5000	N	N	1653 FEDERAL AVE E
003	0050	133330	0105	4/17/13	$1,200,000	$1,216,000	3610	9	1904	Avg	9472	Y	N	1645 E BOSTON TER
003	0020	133830	0345	3/27/13	$1,675,000	$1,701,000	3920	9	1910	Avg	8640	Y	N	1154 21ST AVE E
003	0020	133780	0640	1/10/13	$1,945,000	$1,994,000	4110	9	1904	VGood	9600	N	N	1133 16TH AVE E
003	0020	133860	0235	5/24/13	$2,000,000	$2,019,000	4160	9	1920	VGood	12960	Y	N	1226 22ND AVE E
003	0050	262470	0039	7/2/12	$735,000	$779,000	900	10	2009	Avg	2125	N	N	1312 LAKEVIEW BLVD E
003	0050	262470	0035	9/21/11	$720,000	$819,000	1070	10	2009	Avg	1336	Y	N	1312 B LAKEVIEW BLVD E
003	0050	262470	0036	4/25/13	$691,000	$700,000	1300	10	2009	Avg	1547	Y	N	1310 LAKEVIEW BLVD E
003	0050	262470	0037	6/27/13	$490,000	$493,000	1300	10	2009	Avg	1414	N	N	1308 B LAKEVIEW BLVD E
003	0050	262470	0038	8/8/12	$685,000	$720,000	1370	10	2009	Avg	1548	N	N	1308 A LAKEVIEW BLVD E
003	0050	262470	0038	5/17/11	$595,000	$703,000	1370	10	2009	Avg	1548	N	N	1308 A LAKEVIEW BLVD E
003	0010	216390	0025	4/9/13	$747,000	$758,000	1515	10	2000	Avg	1532	N	N	717 BOYLSTON AVE E
003	0010	216390	0030	1/22/13	$750,000	$768,000	1515	10	2000	Avg	1564	N	N	715 BOYLSTON AVE E
003	0050	220750	0395	6/6/11	$860,000	$1,010,000	1670	10	2002	Avg	5120	N	N	2023 10TH AVE E
003	0010	894410	0025	1/18/11	$730,000	$898,000	1770	10	1906	Avg	3353	N	N	1009 SUMMIT AVE E
003	0050	983120	0171	1/11/13	$815,000	$835,000	1930	10	2013	Avg	1350	N	N	732 B BOYLSTON AVE E
003	0010	216390	0105	11/13/12	$1,100,000	$1,137,000	1970	10	1906	Good	7440	N	N	1111 BELLEVUE PL E
003	0030	133630	0637	1/27/12	$1,070,000	$1,175,000	2000	10	1987	VGood	4937	N	N	708 13TH AVE E
003	0050	212504	9023	6/27/11	$1,040,000	$1,213,000	2080	10	1910	Good	4850	N	N	1524 17TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0020	359250	0786	4/12/11	$883,000	$1,055,000	2180	10	1931	Avg	4223	N	N	1644 22ND AVE E
003	0020	133880	0385	5/20/11	$1,250,000	$1,476,000	2280	10	1927	Good	5400	N	N	917 22ND AVE E
003	0030	133630	0425	7/17/13	$1,525,000	$1,533,000	2420	10	1905	VGood	4573	N	N	945 13TH AVE E
003	0020	133680	0205	4/1/11	$1,160,000	$1,392,000	2640	10	1909	Good	5760	N	N	707 16TH AVE E
003	0020	212504	9102	9/20/13	$1,475,000	$1,478,000	2680	10	1926	Good	7425	Y	N	2055 E CRESCENT DR
003	0050	116900	0115	8/8/11	$1,075,000	$1,238,000	2710	10	1910	VGood	7020	Y	N	1932 15TH AVE E
003	0020	133880	0330	12/11/13	$1,750,000	$1,750,000	2710	10	1921	Good	6480	N	N	944 21ST AVE E
003	0020	359250	0790	5/4/11	$1,291,250	$1,532,000	2720	10	1930	VGood	5456	N	N	1650 22ND AVE E
003	0050	134230	0355	10/16/13	$1,510,000	$1,512,000	2750	10	1905	VGood	9600	N	N	1562 E GARFIELD ST
003	0020	133680	0345	7/26/12	$1,300,000	$1,370,000	2760	10	1905	Good	5760	N	N	703 17TH AVE E
003	0050	983120	0180	3/11/13	$1,262,500	$1,284,000	2900	10	2013	Avg	2204	N	N	732 A BOYLSTON AVE E
003	0050	983120	0173	11/7/13	$1,050,000	$1,051,000	2920	10	2013	Avg	2199	N	N	728 BOYLSTON AVE E
003	0050	983120	0172	11/14/13	$1,100,000	$1,101,000	2920	10	2013	Avg	2199	N	N	732 C BOYLSTON AVE E
003	0020	133880	0370	11/8/13	$1,725,000	$1,726,000	2940	10	1928	Avg	8640	N	N	903 22ND AVE E
003	0050	442310	0125	5/16/13	$1,430,000	$1,445,000	2990	10	2013	Avg	4500	N	N	2307 12TH AVE E
003	0050	133330	0055	2/24/12	$1,590,000	$1,734,000	3020	10	1939	Avg	37200	N	N	1674 E BOSTON TER
003	0020	133830	0110	12/30/11	$1,350,000	$1,493,000	3040	10	1909	Avg	6900	N	N	1211 21ST AVE E
003	0040	676270	0595	6/10/13	$1,405,000	$1,417,000	3060	10	1909	Good	5000	N	N	1122 FEDERAL AVE E
003	0020	133880	0535	4/4/12	$1,500,000	$1,620,000	3090	10	1909	Good	5466	N	N	1031 23RD AVE E
003	0050	116900	0285	8/6/12	$1,261,000	$1,326,000	3100	10	2012	Avg	4120	N	N	1929 15TH AVE E
003	0030	133630	0475	8/29/12	$1,243,000	$1,302,000	3140	10	1994	Avg	4650	N	N	908 12TH AVE E
003	0030	133730	0145	12/3/12	$1,608,750	$1,658,000	3320	10	1905	VGood	8325	N	N	1414 E VALLEY ST
003	0020	133680	0015	8/30/12	$1,150,000	$1,204,000	3360	10	1995	Avg	5800	N	N	1020 15TH AVE E
003	0050	191210	0110	8/17/11	$1,675,000	$1,924,000	3420	10	1910	Avg	10000	N	N	2309 11TH AVE E
003	0020	133880	0335	10/25/12	$1,650,000	$1,711,000	3630	10	2008	Avg	6480	N	N	938 21ST AVE E
003	0020	133680	0650	10/2/12	$1,630,000	$1,697,000	3700	10	1907	VGood	6000	N	N	939 18TH AVE E
003	0020	133680	0410	10/18/12	$1,411,000	$1,465,000	4140	10	1906	Good	6000	N	N	946 16TH AVE E
003	0050	220750	0666	10/4/13	$2,175,000	$2,178,000	4160	10	1983	Avg	9520	N	N	1100 E NEWTON ST
003	0020	133830	0075	6/14/13	$1,750,000	$1,764,000	4330	10	1909	VGood	7590	Y	N	1251 21ST AVE E
003	0020	133830	0075	2/22/11	$1,670,000	$2,029,000	4330	10	1909	VGood	7590	Y	N	1251 21ST AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0030	133630	0550	11/5/13	$1,800,000	$1,801,000	4580	10	1906	Good	9095	N	N	1205 E PROSPECT ST
003	0050	220750	0875	4/20/11	$1,325,000	$1,580,000	4630	10	2008	Avg	4000	N	N	1914 10TH AVE E
003	0060	359250	0373	9/5/12	$1,623,000	$1,698,000	2380	11	2009	Avg	5670	N	N	2606 GARFIELD ST
003	0050	795520	0031	11/13/12	$1,250,000	$1,292,000	2540	11	1996	Avg	4400	Y	N	1947 BROADWAY E
003	0030	134630	0004	10/17/12	$1,225,000	$1,272,000	2920	11	1978	Good	6030	N	N	1021 14TH AVE E
003	0050	220750	0965	10/30/13	$2,153,000	$2,155,000	2920	11	1996	Avg	5120	Y	N	1935 10TH AVE E
003	0010	216390	1555	9/26/13	$1,475,000	$1,478,000	3010	11	1906	VGood	5800	Y	N	1075 SUMMIT AVE E
003	0020	133680	0725	7/27/12	$1,700,000	$1,792,000	3280	11	1906	Good	5760	N	N	702 17TH AVE E
003	0030	133630	0005	4/29/13	$2,865,000	$2,899,000	3610	11	2007	Avg	11695	N	N	957 12TH AVE E
003	0020	133830	0320	8/6/13	$2,335,000	$2,345,000	4240	11	1912	Good	8640	N	N	1114 21ST AVE E
003	0050	116900	0005	3/1/12	$1,825,000	$1,987,000	4600	11	1918	Good	9000	Y	N	2212 EVERETT AVE E
003	0020	133830	0160	7/29/13	$1,715,000	$1,723,000	5060	11	1920	Good	8740	Y	N	2005 E GALER ST
003	0040	113000	0065	4/18/12	$1,980,000	$2,132,000	6290	11	1910	Good	10000	N	N	1017 E BLAINE ST
003	0050	983120	0152	11/2/11	$1,365,000	$1,534,000	2890	12	2006	Avg	3804	N	N	711 HARVARD AVE E
003	0050	983120	0153	11/18/11	$1,340,000	$1,499,000	2890	12	2006	Avg	2991	N	N	715 HARVARD AVE E
003	0050	983120	0156	1/18/12	$1,460,000	$1,607,000	2890	12	2006	Avg	2992	N	N	723 HARVARD AVE E
003	0050	983120	0157	10/15/11	$1,448,000	$1,635,000	2890	12	2006	Avg	2992	N	N	725 HARVARD AVE E
003	0050	983120	0158	5/10/13	$1,775,000	$1,795,000	2890	12	2006	Avg	3377	N	N	727 HARVARD AVE E
004	0060	501600	2535	5/22/12	$266,000	$284,000	670	6	1901	Avg	2900	N	N	324 23RD AVE E
004	0060	501600	1840	2/6/12	$390,000	$427,000	900	6	1908	Good	4438	N	N	609 29TH AVE E
004	0060	533220	0520	4/23/12	$364,000	$391,000	1120	6	1947	Good	4000	N	N	2815 E ALOHA ST
004	0060	501500	0845	4/26/12	$365,500	$393,000	740	7	1910	Avg	4000	N	N	2434 E ALOHA ST
004	0060	501600	2080	6/25/12	$370,000	$392,000	820	7	1910	Good	4600	N	N	617 26TH AVE E
004	0060	501500	1095	2/1/13	$615,000	$629,000	820	7	2013	Avg	2600	N	N	2406 E VALLEY ST
004	0060	501500	1200	6/27/12	$467,000	$495,000	940	7	1901	Avg	4000	N	N	2617 E ALOHA ST
004	0060	501500	1005	2/20/13	$444,950	$454,000	950	7	1906	Good	4000	Y	N	2449 E ALOHA ST
004	0060	501600	1525	7/23/13	$575,000	$578,000	960	7	1912	Avg	5833	N	N	441 27TH AVE E
004	0060	095800	0030	9/7/13	$437,000	$438,000	1000	7	1904	Avg	4200	N	N	314 23RD AVE E
004	0060	501600	2620	9/12/13	$450,000	$451,000	1080	7	1963	Avg	7374	N	N	435 24TH AVE E
004	0060	320430	0225	9/30/11	$424,500	$481,000	1090	7	1927	Avg	2500	Y	N	2410 E HIGHLAND DR

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	0060	501600	1145	5/9/12	$445,000	$477,000	1090	7	1957	Avg	5300	N	N	602 27TH AVE E
004	0060	134430	0355	6/19/12	$416,000	$442,000	1280	7	1917	Good	4200	N	N	516 23RD AVE E
004	0060	533220	0555	4/23/12	$490,000	$527,000	1440	7	1910	VGood	4000	N	N	2814 E VALLEY ST
004	0060	501600	1442	7/2/13	$465,000	$468,000	1500	7	2000	Avg	1144	N	N	2616 E MADISON ST
004	0060	320430	0625	8/13/13	$425,000	$427,000	1540	7	1925	Avg	4560	Y	N	1068 25TH AVE E
004	0060	320430	1150	3/26/12	$519,000	$562,000	1810	7	1987	Avg	3000	N	N	1406 26TH AVE E
004	0060	320430	1155	6/4/12	$538,000	$573,000	1810	7	1987	Avg	3000	N	N	1402 26TH AVE E
004	0060	501500	1175	9/19/13	$760,000	$762,000	1850	7	2004	Avg	4000	N	N	2635 E ALOHA ST
004	0060	501500	0380	7/16/13	$605,000	$608,000	840	8	1983	Avg	4095	Y	N	1002 25TH AVE E
004	0060	982870	2908	11/15/13	$475,000	$475,000	860	8	2010	Avg	2273	N	N	215 E 24TH AVE E
004	0060	982870	2462	6/12/13	$485,000	$489,000	940	8	2009	Avg	1399	N	N	228 A 24TH AVE E
004	0060	501600	1535	8/1/13	$603,750	$607,000	960	8	1913	Good	3300	N	N	443 27TH AVE E
004	0060	982870	2443	9/13/13	$455,000	$456,000	970	8	2006	Avg	1396	N	N	218 B 24TH AVE E
004	0060	982870	2902	7/13/11	$350,000	$406,000	1000	8	2006	Avg	1010	N	N	217 A 24TH AVE E
004	0060	320430	1220	1/10/12	$600,000	$662,000	1030	8	1954	Good	6000	N	N	2801 E INTERLAKEN BLVD
004	0060	982870	2880	5/3/11	$443,000	$526,000	1090	8	1996	Avg	1681	N	N	2315 E THOMAS ST
004	0060	501600	1545	8/22/11	$485,000	$556,000	1130	8	1915	Good	3333	N	N	445 27TH AVE E
004	0060	501500	0815	1/9/13	$620,000	$636,000	1180	8	1962	VGood	4000	N	N	2410 E ALOHA ST
004	0060	501600	1050	4/8/13	$588,500	$597,000	1210	8	1994	Avg	2495	Y	N	314 25TH AVE E
004	0060	501600	1013	4/27/11	$492,000	$585,000	1260	8	1998	Avg	2011	N	N	2530 E E MADISON ST
004	0060	501600	1325	5/13/13	$475,000	$480,000	1290	8	1987	Avg	2500	N	N	408 26TH AVE E
004	0060	501600	1005	2/6/13	$480,000	$490,000	1310	8	1998	Avg	1750	N	N	2530 A E MADISON ST
004	0060	501600	1009	5/27/11	$479,000	$564,000	1310	8	1998	Avg	1345	N	N	2530 C E MADISON ST
004	0060	501600	2460	12/8/11	$560,000	$623,000	1320	8	1990	Avg	3200	Y	N	317 25TH AVE E
004	0060	320430	0440	8/3/12	$436,000	$459,000	1370	8	1928	Avg	3000	Y	N	1115 25TH AVE E
004	0060	501500	1515	8/2/12	$644,000	$678,000	1370	8	1907	Good	2100	Y	N	714 24TH AVE E
004	0060	501500	0370	12/9/13	$620,000	$620,000	1430	8	2000	Avg	2295	Y	N	2501 E HELEN ST
004	0060	320430	0825	12/19/12	$535,000	$550,000	1450	8	1928	Avg	4800	N	N	1218 25TH AVE E
004	0060	320430	0265	6/28/13	$835,000	$841,000	1580	8	2004	Avg	4920	Y	N	1215 25TH AVE E
004	0060	501500	0250	4/5/13	$440,000	$446,000	1640	8	1903	Fair	4200	N	N	2310 E WARD ST

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	0060	501500	0960	6/26/12	$830,050	$880,000	1660	8	1914	Good	6200	Y	N	2310 E VALLEY ST
004	0060	320430	0585	7/26/12	$665,000	$701,000	1670	8	2010	Avg	4560	Y	N	1076 25TH AVE E
004	0060	501500	1710	11/14/13	$750,000	$750,000	1700	8	1991	Good	3400	N	N	621 27TH AVE E
004	0060	320430	0385	8/18/11	$630,000	$723,000	1760	8	1985	Good	3000	Y	N	2406 E PROSPECT ST
004	0060	501500	1085	4/19/12	$702,000	$756,000	1810	8	1901	Good	4200	N	N	2400 E VALLEY ST
004	0060	501500	0745	3/12/13	$589,000	$599,000	1910	8	2007	Avg	4000	Y	N	2509 E WARD ST
004	0060	320430	0350	4/26/13	$822,000	$832,000	1980	8	1966	VGood	6000	Y	N	1116 24TH AVE E
004	0060	320430	0170	4/7/12	$649,000	$700,000	1990	8	1928	Avg	4800	Y	N	1218 24TH AVE E
004	0060	501500	0210	5/14/12	$554,000	$593,000	2070	8	1949	Good	4000	Y	N	2425 E HELEN ST
004	0060	320430	0160	2/14/12	$719,000	$786,000	2110	8	2011	Avg	4800	Y	N	1222 24TH AVE E
004	0060	982870	2885	8/4/11	$623,500	$719,000	2300	8	1907	Good	5360	N	N	229 24TH AVE E
004	0060	320430	1030	4/25/12	$965,000	$1,037,000	2810	8	1940	Good	6318	N	N	2520 E LEE ST
004	0060	320430	1030	12/12/12	$936,900	$964,000	2810	8	1940	Good	6318	N	N	2520 E LEE ST
004	0060	982870	2882	11/18/13	$550,000	$550,000	1440	9	1990	Avg	1839	N	N	2319 E THOMAS ST
004	0060	501600	1735	9/4/13	$660,000	$662,000	1460	9	1968	VGood	4000	N	N	525 28TH AVE E
004	0060	501600	1370	3/5/12	$478,900	$521,000	1670	9	2001	Avg	1617	N	N	300 A 26TH AVE E
004	0060	501600	1390	12/16/13	$516,000	$516,000	1670	9	2001	Avg	964	N	N	300 C 26TH AVE E
004	0060	501500	0720	6/27/13	$827,000	$833,000	1860	9	1979	Avg	6000	N	N	913 26TH AVE E
004	0060	320430	0645	10/11/11	$681,000	$770,000	1870	9	1980	VGood	6000	N	N	1077 26TH AVE E
004	0060	533220	0542	8/10/11	$719,000	$828,000	1900	9	2011	Avg	3786	N	N	808 28TH AVE E
004	0060	134430	0318	8/8/13	$765,000	$768,000	1970	9	1997	Avg	5001	N	N	2305 E HARRISON ST
004	0060	320430	1028	7/24/13	$890,000	$895,000	2010	9	2013	Avg	4484	N	N	2518 E LEE ST
004	0060	501500	1550	1/23/12	$790,000	$868,000	2040	9	2000	Avg	4000	N	N	2424 E ROY ST
004	0060	501500	0495	5/22/12	$700,000	$748,000	2290	9	1984	Avg	4000	N	N	2611 E HELEN ST
004	0060	501500	0340	4/20/11	$800,000	$954,000	2330	9	2005	Avg	4000	N	N	2525 E HELEN ST
004	0060	533220	0590	9/17/12	$739,000	$771,000	2340	9	2003	Avg	4000	N	N	2805 E VALLEY ST
004	0060	501600	2495	12/6/12	$805,000	$829,000	2540	9	1998	Avg	6400	Y	N	337 25TH AVE E
004	0060	501600	1725	7/27/12	$870,000	$917,000	2550	9	2012	Avg	4000	N	N	519 28TH AVE E
004	0060	501500	1045	7/7/11	$950,000	$1,105,000	2970	9	1996	Avg	4000	Y	N	2421 E ALOHA ST
004	0060	501500	1114	1/10/13	$1,187,500	$1,217,000	3290	9	2012	Avg	4000	N	N	2420 E VALLEY ST

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	0060	501500	1114	11/15/13	$1,170,000	$1,171,000	3290	9	2012	Avg	4000	N	N	2420 E VALLEY ST
004	0060	501600	2025	1/7/11	$915,000	$1,130,000	4030	9	2007	Avg	5000	N	N	606 25TH AVE E
004	0060	737360	0012	1/28/13	$810,000	$828,000	1240	10	2012	Avg	4336	N	N	309 24TH AVE E
004	0060	501600	2240	6/12/13	$994,500	$1,003,000	2160	10	1982	Avg	7500	N	N	415 26TH AVE E
004	0060	737360	0015	9/19/12	$887,950	$926,000	2350	10	2012	Avg	4800	Y	N	2312 E THOMAS ST
004	0060	501500	0346	2/16/12	$891,000	$973,000	2560	10	2000	Avg	4000	Y	N	2521 E HELEN ST
004	0060	320430	0511	8/8/13	$1,099,000	$1,104,000	3180	10	2013	Avg	4652	Y	N	1056 24TH AVE E
005	0080	408880	1475	10/31/12	$600,000	$622,000	850	6	1937	Fair	7125	Y	Y	3212 PORTAGE BAY PL E
005	0090	560500	0280	7/24/13	$461,750	$464,000	540	7	1919	VGood	5450	N	N	1822 E HAMLIN ST
005	0070	678820	2230	2/22/11	$485,000	$589,000	780	7	1936	Good	4000	N	N	1606 E MCGRAW ST
005	0070	195220	0486	7/5/12	$454,500	$481,000	870	7	1947	Avg	4344	N	N	2359 BOYER AVE E
005	0070	678820	0035	12/27/11	$396,000	$438,000	870	7	1927	Avg	4180	N	N	2517 E MILLER ST
005	0070	195220	0315	11/25/13	$525,000	$525,000	890	7	1937	Avg	4000	N	N	2301 DELMAR DR E
005	0070	280410	0075	6/17/13	$639,000	$644,000	910	7	1928	VGood	3718	N	N	2610 24TH AVE E
005	0070	871210	0760	5/8/13	$460,354	$465,000	920	7	1915	Avg	4250	N	N	1850 24TH AVE E
005	0070	678820	2370	7/20/12	$515,500	$544,000	980	7	1939	Good	6000	N	N	1506 E MCGRAW ST
005	0070	678820	0820	5/27/11	$595,000	$701,000	1010	7	1926	Good	4500	N	N	2214 E MCGRAW ST
005	0070	880590	0685	4/26/12	$509,000	$547,000	1010	7	1919	Good	4000	N	N	2511 22ND AVE E
005	0070	871210	0315	6/19/12	$609,500	$647,000	1020	7	1922	VGood	4178	N	N	2027 26TH AVE E
005	0070	678820	0195	3/1/12	$460,350	$501,000	1030	7	1923	Avg	4500	N	N	2410 E CALHOUN ST
005	0070	880590	0080	8/16/12	$565,000	$593,000	1040	7	1920	Avg	2825	N	N	2560 24TH AVE E
005	0070	678820	1570	7/22/11	$585,000	$677,000	1060	7	1924	Good	4000	N	N	2009 E MCGRAW ST
005	0070	195220	0360	9/19/12	$450,000	$470,000	1070	7	1951	Avg	5413	Y	N	2409 BOYER AVE E
005	0070	872210	0865	10/24/12	$405,000	$420,000	1080	7	1925	Avg	3154	N	N	1961 22ND AVE E
005	0070	359250	0195	6/11/13	$539,500	$544,000	1110	7	1918	Avg	3520	N	N	1750 BOYER AVE E
005	0070	678820	1741	11/14/13	$561,500	$562,000	1160	7	1922	Good	4000	N	N	1906 E LYNN ST
005	0070	871210	0750	7/26/12	$450,000	$474,000	1170	7	1939	Avg	4250	N	N	1860 24TH AVE E
005	0070	678820	0525	5/23/11	$415,000	$490,000	1180	7	1919	Avg	4000	N	N	1914 E CALHOUN ST
005	0070	678820	1426	7/17/12	$615,000	$649,000	1190	7	1921	Good	4500	Y	N	2207 E MCGRAW ST
005	0070	678820	0596	8/7/13	$300,000	$301,000	1230	7	1920	Fair	3800	N	N	1907 E CALHOUN ST

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0070	880590	0730	3/2/11	$425,000	$515,000	1240	7	1923	Avg	4000	N	N	2020 E MILLER ST
005	0070	212504	9133	9/17/13	$650,000	$651,000	1260	7	1951	Avg	6500	N	N	1819 E LYNN ST
005	0070	678820	0285	7/11/13	$757,000	$762,000	1260	7	1922	Good	6000	N	N	2215 E MILLER ST
005	0070	872210	0055	9/18/13	$530,150	$531,000	1330	7	1914	Avg	4800	N	N	2051 24TH AVE E
005	0070	872210	1020	3/28/12	$677,050	$732,000	1340	7	1925	Good	6171	N	N	1922 BOYER AVE E
005	0070	880590	0900	7/5/12	$490,000	$519,000	1340	7	1924	Avg	3000	N	N	2433 E LOUISA ST
005	0070	678820	0825	9/25/13	$645,000	$646,000	1353	7	1925	Good	4000	N	N	2218 E MCGRAW ST
005	0090	560500	0405	10/22/12	$565,000	$586,000	1360	7	1925	Avg	5429	N	N	2111 E HAMLIN ST
005	0070	880590	0070	8/26/11	$557,000	$638,000	1360	7	1925	VGood	2925	N	N	2564 24TH AVE E
005	0090	560500	0090	6/10/13	$619,000	$624,000	1370	7	1942	Avg	4500	Y	N	2907 MONTLAKE BLVD NE
005	0070	871210	0475	4/12/13	$737,500	$748,000	1370	7	1916	Good	4403	N	N	1928 26TH AVE E
005	0070	678820	0090	7/29/13	$559,199	$562,000	1400	7	1924	Avg	5000	N	N	2522 E CALHOUN ST
005	0070	872210	1000	5/28/13	$611,000	$617,000	1400	7	1925	Avg	6324	N	N	1934 BOYER AVE E
005	0080	372080	0026	11/10/12	$685,000	$709,000	1420	7	1906	Good	4350	Y	N	1111 E HAMLIN ST
005	0070	678820	2231	3/7/12	$545,000	$593,000	1470	7	1927	Good	4000	N	N	1612 E MCGRAW ST
005	0070	195220	0067	2/5/11	$405,000	$495,000	1480	7	1926	Avg	3938	N	N	2424 BOYER AVE E
005	0080	195970	0865	6/18/13	$480,000	$484,000	1690	7	1921	Avg	5500	N	N	2716 HARVARD AVE E
005	0070	280460	0130	8/24/11	$637,500	$731,000	1710	7	1927	Good	3728	N	N	2523 ROYAL CT E
005	0070	359250	0056	6/7/11	$699,000	$821,000	1710	7	1992	Avg	4800	N	N	1756 26TH AVE E
005	0070	188000	0040	9/26/12	$685,000	$714,000	1740	7	1948	Avg	7297	N	N	2148 BOYER AVE E
005	0080	195970	3200	10/19/12	$485,000	$503,000	1870	7	1925	Avg	3680	N	N	3257 FUHRMAN AVE E
005	0070	678820	0920	8/27/12	$630,000	$660,000	2060	7	1922	Avg	5500	N	N	2416 E MCGRAW ST
005	0070	871210	0780	4/28/13	$705,000	$714,000	2130	7	1920	VGood	3870	N	N	1830 24TH AVE E
005	0070	678820	1050	6/5/12	$1,010,000	$1,076,000	2230	7	1919	Good	4000	N	N	2510 E MCGRAW ST
005	0070	678820	0615	8/1/12	$535,000	$563,000	870	8	1922	Good	3800	N	N	1915 E CALHOUN ST
005	0070	678820	3046	12/3/12	$377,500	$389,000	960	8	1930	Avg	2182	N	N	2309 BOYER AVE E
005	0070	678820	3000	6/24/13	$589,000	$593,000	1020	8	1919	Avg	4770	N	N	2325 BOYER AVE E
005	0080	196220	0425	2/3/11	$638,000	$780,000	1120	8	1923	VGood	4800	N	N	891 E GWINN PL
005	0070	871210	0640	6/5/13	$525,000	$530,000	1120	8	1929	Avg	3881	N	N	1915 26TH AVE E
005	0070	872210	0850	11/8/11	$652,000	$731,000	1130	8	1926	Avg	3230	N	N	1949 E BLAINE ST

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0080	195970	1995	1/23/13	$760,000	$778,000	1150	8	1923	Avg	4400	Y	N	2831 BOYER AVE E
005	0080	195970	2005	8/22/13	$605,000	$607,000	1180	8	1923	Avg	4400	Y	N	2835 BOYER AVE E
005	0080	195970	2005	10/4/13	$553,000	$554,000	1180	8	1923	Avg	4400	Y	N	2835 BOYER AVE E
005	0070	280410	0095	10/27/11	$597,500	$672,000	1180	8	2001	Avg	3933	N	N	2225 E NORTH ST
005	0070	102900	0035	6/11/12	$767,500	$817,000	1220	8	1948	Avg	10888	N	N	2104 16TH AVE E
005	0080	195970	0387	7/30/13	$600,000	$603,000	1230	8	1945	Avg	4785	N	N	2636 HARVARD AVE E
005	0070	872210	0500	6/5/12	$605,000	$644,000	1250	8	1912	Avg	5938	N	N	2029 E NEWTON ST
005	0070	880590	0745	4/7/11	$565,000	$676,000	1300	8	1922	VGood	3240	N	N	2507 22ND AVE E
005	0080	195970	0388	7/29/13	$595,000	$598,000	1330	8	1946	Avg	5115	N	N	2632 HARVARD AVE E
005	0070	871210	0495	6/9/11	$705,000	$827,000	1370	8	1910	Good	4402	N	N	1912 26TH AVE E
005	0070	872210	1375	7/15/13	$573,000	$576,000	1370	8	1924	Avg	4369	N	N	1808 23RD AVE E
005	0070	872210	1375	4/1/13	$535,000	$543,000	1370	8	1924	Avg	4369	N	N	1808 23RD AVE E
005	0070	215890	0175	7/31/13	$712,245	$716,000	1380	8	1927	Avg	3520	N	N	2010 E EATON PL
005	0070	678820	1230	6/15/11	$620,000	$726,000	1380	8	1921	Good	4000	N	N	2515 E MCGRAW ST
005	0070	678820	2357	9/26/11	$590,000	$670,000	1390	8	1962	Avg	5040	N	N	1529 E CALHOUN ST
005	0070	280460	0140	11/7/13	$825,000	$825,000	1410	8	1927	Good	3728	N	N	2528 ROYAL CT E
005	0070	359250	0280	10/31/12	$775,000	$803,000	1430	8	1923	Good	5631	N	N	2112 E INTERLAKEN BLVD
005	0070	871210	0690	4/26/12	$717,000	$771,000	1440	8	1915	Avg	4178	N	N	1949 26TH AVE E
005	0070	872210	1135	11/7/13	$590,000	$590,000	1440	8	1927	Avg	3899	N	N	2240 E BLAINE ST
005	0080	195970	1855	2/9/11	$680,000	$830,000	1470	8	1959	VGood	5500	Y	N	2827 11TH AVE E
005	0070	872210	1280	8/14/12	$675,000	$709,000	1470	8	1927	Avg	2320	N	N	1821 23RD AVE E
005	0070	215890	0100	4/15/12	$555,000	$598,000	1490	8	1927	Good	3200	N	N	1905 22ND AVE E
005	0070	195220	0310	5/20/13	$700,000	$707,000	1500	8	1977	Avg	7215	Y	N	1354 E INTERLAKEN BLVD
005	0070	215890	0040	11/27/12	$582,000	$600,000	1510	8	1926	Avg	4000	N	N	1961 BOYER AVE E
005	0070	872210	1050	4/4/12	$652,000	$704,000	1510	8	1926	Good	4195	N	N	2269 E HOWE ST
005	0070	215890	0085	6/6/13	$600,000	$605,000	1520	8	1927	Avg	3600	N	N	1912 21ST AVE E
005	0070	026000	0015	12/1/11	$630,000	$702,000	1530	8	1947	Avg	6270	N	N	2504 25TH AVE E
005	0080	195970	2355	3/22/12	$630,000	$683,000	1530	8	1922	Good	4800	N	N	874 E GWINN PL
005	0070	280410	0115	12/2/13	$742,000	$742,000	1540	8	1926	Good	3964	N	N	2422 E ROANOKE ST
005	0070	215890	0325	7/25/13	$889,000	$893,000	1550	8	1929	VGood	3520	N	N	1955 20TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0070	872210	0470	5/19/13	$652,750	$659,000	1550	8	1919	Avg	5885	N	N	2019 E NEWTON ST
005	0070	880590	0230	9/24/13	$830,000	$832,000	1550	8	1922	Good	3000	N	N	2553 25TH AVE E
005	0080	195970	2335	9/14/11	$665,000	$758,000	1570	8	1927	Avg	6000	N	N	862 E GWINN PL
005	0080	196220	0135	5/21/13	$818,025	$826,000	1600	8	2005	Avg	2730	Y	N	3207 FUHRMAN AVE E
005	0080	196220	0135	4/14/11	$574,000	$686,000	1600	8	2005	Avg	2730	Y	N	3207 FUHRMAN AVE E
005	0070	026000	0035	8/2/13	$775,000	$779,000	1610	8	1948	Avg	5913	N	N	2524 E MILLER ST
005	0080	195970	2985	5/8/12	$500,000	$536,000	1620	8	1927	Avg	5500	Y	N	3112 FUHRMAN AVE E
005	0080	196220	0010	2/5/13	$456,000	$466,000	1640	8	1923	Avg	3802	N	N	3214 FRANKLIN AVE E
005	0070	359250	0075	5/5/12	$520,000	$558,000	1640	8	1923	Avg	4479	N	N	1703 26TH AVE E
005	0070	359250	0080	4/5/12	$700,000	$756,000	1650	8	1910	VGood	3945	N	N	1711 26TH AVE E
005	0070	872210	0830	3/18/13	$740,000	$752,000	1650	8	1926	Good	3332	N	N	1933 E BLAINE ST
005	0080	196220	0480	6/16/11	$619,000	$725,000	1660	8	1923	Avg	5040	N	N	847 E GWINN PL
005	0070	280460	0120	8/31/12	$690,000	$722,000	1660	8	1927	Avg	3728	N	N	2531 ROYAL CT E
005	0070	359250	0220	5/23/13	$472,000	$477,000	1660	8	1921	Avg	4500	N	N	1820 24TH AVE E
005	0070	678820	1835	8/16/13	$860,000	$863,000	1670	8	1990	Avg	4416	N	N	1811 E CALHOUN ST
005	0070	880590	0710	7/16/12	$730,000	$771,000	1670	8	1924	Good	4000	N	N	2012 E MILLER ST
005	0070	215890	0050	5/6/11	$721,000	$855,000	1680	8	1929	VGood	3937	N	N	1906 22ND AVE E
005	0070	872210	0875	9/25/13	$646,500	$648,000	1680	8	1925	Avg	3876	N	N	2048 BOYER AVE E
005	0080	372080	0045	6/8/11	$612,250	$719,000	1690	8	1924	Avg	5500	Y	N	2710 11TH AVE E
005	0080	195970	0630	3/4/11	$447,000	$541,000	1710	8	1965	Avg	5700	Y	N	1106 E ROANOKE ST
005	0070	678820	1740	6/13/13	$735,000	$741,000	1710	8	1924	Avg	4000	N	N	1902 E LYNN ST
005	0070	872210	0205	4/23/13	$620,000	$628,000	1720	8	1926	Avg	4562	Y	N	2020 23RD AVE E
005	0080	202504	9112	8/10/11	$665,000	$765,000	1740	8	1924	Avg	3819	N	N	2730 BOYER AVE E
005	0070	678820	1495	9/11/12	$835,000	$872,000	1740	8	2007	Good	4500	N	N	2310 E LYNN ST
005	0070	871210	0705	4/29/13	$750,000	$759,000	1740	8	1923	Good	4178	N	N	1961 26TH AVE E
005	0070	871210	0630	4/3/13	$660,000	$670,000	1750	8	1929	Avg	3880	N	N	1911 26TH AVE E
005	0070	872210	0805	5/17/11	$625,000	$739,000	1750	8	1928	Good	3458	N	N	1915 E BLAINE ST
005	0070	871210	0145	9/14/11	$517,500	$590,000	1780	8	1911	VGood	5900	N	N	2006 24TH AVE E
005	0080	195970	0695	5/19/11	$559,000	$660,000	1800	8	1923	Good	4400	N	N	2637 BOYER AVE E
005	0080	195970	1890	3/14/12	$760,635	$826,000	1800	8	1921	Good	4180	Y	N	2818 11TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0070	678820	2166	7/9/13	$860,000	$865,000	1800	8	1940	Avg	5200	N	N	1607 E CALHOUN ST
005	0070	195220	0245	12/12/13	$599,000	$599,000	1810	8	1951	Avg	3999	Y	N	2436 DELMAR DR E
005	0070	872210	0990	6/29/12	$600,000	$636,000	1830	8	1926	Avg	6425	N	N	1942 BOYER AVE E
005	0070	872210	0735	11/14/13	$730,000	$730,000	1840	8	1926	VGood	7023	N	N	1946 E BLAINE ST
005	0070	880590	0100	9/20/11	$747,000	$850,000	1840	8	1926	Good	3700	N	N	2411 E ROANOKE ST
005	0070	880590	0915	7/23/13	$705,000	$709,000	1850	8	1921	Avg	4000	N	N	2502 24TH AVE E
005	0080	196220	0530	10/15/13	$637,200	$638,000	1880	8	1922	Avg	5400	N	N	825 E GWINN PL
005	0070	678820	0635	10/30/12	$693,350	$718,000	1880	8	1920	Good	3800	N	N	1935 E CALHOUN ST
005	0070	215890	0135	8/2/12	$690,000	$726,000	1890	8	1927	Avg	3600	N	N	2025 BOYER AVE E
005	0070	872210	1075	6/22/11	$685,000	$800,000	1890	8	1902	Good	6625	N	N	2209 E HOWE ST
005	0070	215890	0075	7/20/12	$760,000	$802,000	1900	8	1930	Good	4000	N	N	2009 BOYER AVE E
005	0080	372080	0110	6/3/13	$790,000	$797,000	1910	8	1927	Avg	5500	Y	N	2711 11TH AVE E
005	0070	880590	0750	10/15/13	$725,000	$726,000	1920	8	1925	Avg	4000	N	N	2512 22ND AVE E
005	0070	678820	0335	4/27/11	$608,200	$723,000	1950	8	1927	Avg	4000	N	N	2216 E CALHOUN ST
005	0070	871210	0860	9/27/12	$715,000	$745,000	1950	8	1930	Good	4250	N	N	1961 25TH AVE E
005	0070	872210	0130	4/8/11	$599,000	$717,000	1980	8	1937	Avg	5803	Y	N	2080 23RD AVE E
005	0070	195220	0285	3/27/13	$980,000	$995,000	2010	8	1965	Avg	7288	Y	N	1334 E INTERLAKEN BLVD
005	0070	359250	0270	8/8/13	$570,000	$572,000	2040	8	1915	Avg	6107	N	N	1821 BOYER AVE E
005	0070	872210	0445	12/18/12	$725,000	$746,000	2050	8	1912	Avg	7247	N	N	1931 E LYNN ST
005	0080	195970	2430	7/18/11	$809,000	$938,000	2060	8	1913	Avg	6000	N	N	905 E ALLISON ST
005	0070	359250	0030	9/27/11	$772,000	$876,000	2060	8	1925	Good	4800	N	N	1736 26TH AVE E
005	0070	280460	0095	6/17/13	$869,000	$876,000	2080	8	1926	Good	3728	N	N	2556 25TH AVE E
005	0093	560500	0475	11/27/13	$1,160,000	$1,160,000	2080	8	1926	VGood	5450	N	N	2117 E SHELBY ST
005	0070	359250	0340	9/11/12	$748,000	$782,000	2120	8	1916	Good	4643	N	N	2410 E INTERLAKEN BLVD
005	0070	678820	0746	8/30/13	$1,180,000	$1,184,000	2170	8	2008	Avg	4000	N	N	2207 E CALHOUN ST
005	0070	872210	1160	1/7/13	$900,000	$923,000	2190	8	1912	Avg	6071	N	N	2205 E NEWTON ST
005	0080	196220	0095	7/13/11	$554,000	$643,000	2240	8	1922	Avg	5500	N	N	3107 BROADWAY E
005	0090	560500	0375	6/18/13	$1,000,000	$1,008,000	2240	8	1919	VGood	6047	N	N	1879 E HAMLIN ST
005	0070	872210	0090	4/30/13	$827,832	$838,000	2250	8	1921	Good	3765	N	N	2025 24TH AVE E
005	0070	678820	1470	4/28/13	$930,000	$941,000	2300	8	1920	Good	4500	N	N	2304 22ND AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0080	202504	9105	3/28/11	$1,200,000	$1,442,000	2550	8	1986	Avg	24351	Y	Y	1203 E HAMLIN ST
005	0070	359250	0230	4/11/11	$525,000	$628,000	2690	8	1914	Avg	4500	N	N	1808 24TH AVE E
005	0080	195970	0825	3/25/11	$785,000	$944,000	2790	8	1910	Avg	5500	N	N	2721 10TH AVE E
005	0080	196220	0505	10/2/13	$1,135,750	$1,138,000	2820	8	2006	Avg	5040	N	N	833 E GWINN PL
005	0070	872210	0790	4/25/13	$685,000	$694,000	1300	9	2013	Avg	2318	N	N	2114 19TH AVE E
005	0070	195220	0395	10/30/13	$581,000	$581,000	1340	9	1963	Avg	6694	N	N	2315 14TH AVE E
005	0080	196220	0067	8/19/11	$326,000	$374,000	1390	9	2007	Avg	1325	N	N	3118 A FRANKLIN AVE E
005	0080	196220	0036	2/25/11	$405,000	$492,000	1430	9	2005	Avg	1325	N	N	3140 A FRANKLIN AVE E
005	0080	196220	0054	8/23/11	$364,000	$417,000	1540	9	2007	Avg	1321	N	N	3128 A FRANKLIN AVE E
005	0080	196220	0059	6/1/11	$441,711	$520,000	1540	9	2007	Avg	1370	N	N	3124 A FRANKLIN AVE E
005	0070	880590	0515	6/27/11	$558,085	$651,000	1550	9	1931	Avg	5160	N	N	2511 W MONTLAKE PL E
005	0070	195220	0054	10/2/13	$525,000	$526,000	1580	9	2006	Avg	1093	N	N	2502 BOYER AVE E
005	0080	196220	0066	8/26/11	$390,000	$447,000	1580	9	2007	Avg	1438	N	N	3118 B FRANKLIN AVE E
005	0080	196220	0056	8/4/11	$387,000	$446,000	1580	9	2007	Avg	1438	N	N	3126 A FRANKLIN AVE E
005	0080	196220	0061	5/24/11	$427,000	$504,000	1580	9	2007	Avg	1469	N	N	3122 A FRANKLIN AVE E
005	0080	196220	0060	5/2/13	$570,100	$577,000	1610	9	2007	Avg	1469	N	N	3122 B FRANKLIN AVE E
005	0080	196220	0060	8/24/11	$405,000	$464,000	1610	9	2007	Avg	1469	N	N	3122 B FRANKLIN AVE E
005	0080	196220	0053	8/22/11	$385,000	$442,000	1610	9	2007	Avg	1359	N	N	3128 B FRANKLIN AVE E
005	0080	196220	0058	8/24/11	$355,000	$407,000	1610	9	2007	Avg	1310	N	N	3124 B FRANKLIN AVE E
005	0080	196220	0035	6/20/13	$577,500	$582,000	1620	9	2005	Avg	1592	N	N	3140 B FRANKLIN AVE E
005	0080	196220	0235	3/16/12	$780,000	$846,000	1730	9	1925	VGood	3896	Y	N	928 E ALLISON ST
005	0070	678820	3031	2/15/13	$700,000	$714,000	1770	9	1928	Avg	2700	N	N	1531 E MCGRAW ST
005	0070	359250	0361	11/20/12	$648,000	$669,000	1780	9	1924	Avg	5261	N	N	2616 E INTERLAKEN BLVD
005	0090	560500	0205	7/2/13	$850,000	$856,000	1780	9	1925	VGood	6034	N	N	1896 E HAMLIN ST
005	0070	560440	0020	4/11/12	$830,000	$895,000	1790	9	1980	Avg	8500	Y	N	2016 18TH AVE E
005	0070	872210	0690	4/8/11	$810,000	$970,000	1810	9	1926	VGood	4002	N	N	1920 E BLAINE ST
005	0070	872210	0785	3/24/12	$720,000	$780,000	1820	9	1932	Avg	3168	N	N	1905 E BLAINE ST
005	0070	872210	0785	5/13/13	$655,000	$662,000	1820	9	1932	Avg	3168	N	N	1905 E BLAINE ST
005	0070	871210	0575	4/26/11	$737,500	$878,000	1840	9	1910	VGood	5589	N	N	1916 25TH AVE E
005	0070	880590	0600	7/9/13	$715,000	$719,000	1840	9	1930	Avg	3200	N	N	1934 E MILLER ST

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0080	195970	2385	9/22/11	$715,000	$813,000	1930	9	1923	Good	3207	N	N	3025 FUHRMAN AVE E
005	0080	195970	2970	10/21/11	$885,000	$998,000	1980	9	1928	Good	5500	Y	N	3126 FUHRMAN AVE E
005	0070	215890	0265	6/8/11	$840,000	$986,000	2000	9	1927	Good	5050	N	N	2012 19TH AVE E
005	0070	280460	0025	5/23/11	$785,000	$926,000	2010	9	1931	VGood	4404	N	N	2607 ROYAL CT E
005	0070	872210	1150	10/20/11	$585,000	$660,000	2020	9	1927	Avg	3100	N	N	2102 22ND AVE E
005	0070	880590	0825	6/11/13	$1,150,000	$1,159,000	2090	9	2013	Good	4000	N	N	2212 E MILLER ST
005	0070	880590	1050	8/29/13	$825,000	$828,000	2100	9	1927	Good	4944	N	N	2459 LK WASHINGTON BLVD E
005	0070	678820	2040	2/1/11	$675,000	$826,000	2130	9	1929	Avg	2790	N	N	2316 16TH AVE E
005	0070	678820	2065	1/12/12	$699,000	$771,000	2130	9	1928	Avg	4500	N	N	1615 E MCGRAW ST
005	0080	195970	1935	5/9/12	$725,000	$777,000	2160	9	1921	Avg	5060	Y	N	2802 11TH AVE E
005	0090	560500	0085	6/25/13	$1,070,000	$1,078,000	2250	9	1919	VGood	6050	N	N	1886 E SHELBY ST
005	0070	872210	0870	11/7/13	$778,500	$779,000	2250	9	1925	Good	5769	N	N	2052 BOYER AVE E
005	0070	195220	0220	4/22/11	$627,500	$748,000	2290	9	1983	Avg	2798	N	N	2408 DELMAR DR E
005	0070	102900	0040	10/28/13	$950,000	$951,000	2300	9	1957	Avg	10268	N	N	2200 16TH AVE E
005	0070	195220	0175	11/16/12	$670,000	$692,000	2300	9	1987	Avg	4553	Y	N	2523 BOYER AVE E
005	0070	560440	0060	7/15/11	$840,000	$975,000	2310	9	1981	Avg	6800	N	N	2000 18TH AVE E
005	0070	678820	2351	8/20/12	$791,500	$830,000	2320	9	1990	Avg	5040	N	N	1523 E CALHOUN ST
005	0070	678820	2351	6/17/11	$789,000	$923,000	2320	9	1990	Avg	5040	N	N	1523 E CALHOUN ST
005	0090	560500	0255	11/7/12	$845,000	$874,000	2390	9	1995	Avg	5450	N	N	1840 E HAMLIN ST
005	0070	880590	1045	7/17/13	$622,000	$625,000	2390	9	1926	Avg	6274	N	N	2455 LK WASHINGTON BLVD E
005	0070	872210	1110	3/20/13	$890,000	$904,000	2440	9	1928	Good	6063	N	N	2223 E HOWE ST
005	0080	195970	1795	8/3/12	$850,000	$895,000	2490	9	1909	Avg	5500	Y	N	2832 10TH AVE E
005	0070	872210	0340	8/27/13	$1,455,000	$1,460,000	2530	9	2013	Avg	4118	N	N	2011 E LYNN ST
005	0090	560500	0460	12/9/11	$663,000	$737,000	2630	9	1915	Avg	5580	N	N	2810 MONTLAKE BLVD NE
005	0080	195970	0445	11/11/13	$815,000	$815,000	2660	9	1924	Avg	5500	N	N	2611 BROADWAY E
005	0080	195970	1735	8/24/12	$947,500	$993,000	2670	9	1906	Avg	5500	N	N	2808 BROADWAY E
005	0070	880590	0755	3/12/13	$800,000	$814,000	2800	9	1925	Avg	4000	N	N	2203 E LOUISA ST
005	0080	195970	0730	9/7/12	$880,000	$920,000	3290	9	1910	Avg	5170	Y	N	2722 10TH AVE E
005	0080	195970	1790	10/26/12	$1,275,000	$1,322,000	3440	9	1909	Avg	5500	Y	N	2836 10TH AVE E
005	0070	678820	1425	7/23/12	$1,235,000	$1,303,000	2350	10	2002	Avg	4500	Y	N	2314 22ND AVE E

Improved Sales Used in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0080	195970	1825	2/1/12	$978,748	$1,073,000	2450	10	1924	Good	5500	Y	N	2802 10TH AVE E
005	0080	195970	1830	3/2/11	$1,018,000	$1,234,000	2720	10	1992	Avg	5500	N	N	1016 E HAMLIN ST
005	0080	195970	0820	5/17/13	$1,625,000	$1,642,000	2860	10	2005	Avg	5500	N	N	2717 10TH AVE E
005	0080	195970	0820	7/23/12	$1,500,000	$1,582,000	2860	10	2005	Avg	5500	N	N	2717 10TH AVE E
005	0080	195970	1700	7/7/13	$1,180,000	$1,187,000	3000	10	1923	VGood	5500	N	N	817 E SHELBY ST
005	0080	196220	0345	4/21/11	$950,000	$1,132,000	3090	10	1910	Good	6000	Y	N	920 E SHELBY ST
005	0090	560500	0543	9/10/13	$1,250,000	$1,253,000	3170	10	2005	Avg	5518	N	N	2136 E HAMLIN ST
005	0080	195970	2230	9/6/12	$1,050,000	$1,098,000	4070	10	1916	Good	4900	N	N	3002 HARVARD AVE E
005	0080	195970	0790	11/5/13	$1,450,000	$1,451,000	2300	11	1992	Avg	4400	N	N	2706 BROADWAY E
005	0070	880590	0690	5/6/11	$1,150,000	$1,364,000	3270	11	1927	Good	6000	N	N	2515 22ND AVE E
005	0080	196220	0320	8/22/13	$1,275,000	$1,279,000	3370	11	1922	VGood	12000	Y	N	900 E SHELBY ST
005	0090	560500	0400	11/15/13	$1,248,000	$1,249,000	3510	11	1920	Good	6384	N	N	2740 MONTLAKE BLVD NE
005	0080	195970	0830	5/29/12	$1,600,000	$1,707,000	3680	11	1909	Good	4730	Y	N	2731 10TH AVE E

Improved Sales Removed in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0060	021600	0010	11/4/13	$1,300,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0040	113000	0055	10/23/13	$1,869,500	NON-REPRESENTATIVE SALE
003	0050	116900	0125	10/20/11	$580,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	0050	116900	0280	6/21/11	$1,000,000	SEGREGATION AND/OR MERGER
003	0050	116900	0280	3/22/13	$1,025,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0050	116900	0280	2/22/12	$930,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0030	133630	0270	2/13/12	$1,175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	0030	133630	0425	3/8/13	$860,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FORM EXCISE TAX
003	0030	133630	0636	5/25/11	$685,000	NON-REPRESENTATIVE SALE
003	0030	133630	0636	2/24/11	$831,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
003	0020	133680	0080	7/15/13	$455,078	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	0020	133680	0185	3/4/13	$1,023,000	RELOCATION - SALE TO SERVICE
003	0020	133680	0405	10/31/12	$1,500,000	NO MARKET EXPOSURE
003	0020	133680	0710	11/3/11	$699,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	0020	133780	0155	8/17/11	$770,000	OBSOLESCENCE
003	0020	133780	1090	7/23/12	$750,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
003	0020	133780	1260	8/10/12	$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0020	133830	0355	3/6/12	$3,100,000	IMP COUNT
003	0020	133830	0390	10/15/12	$1,165,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0020	133830	0655	6/19/13	$2,055	DOR RATIO
003	0020	133860	0035	10/10/13	$1,245,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0020	133860	0035	6/28/11	$1,016,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0020	133880	0185	3/27/12	$1,125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	0020	133880	0490	11/15/11	$598,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0020	133880	0505	3/5/12	$760,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
003	0060	133880	0625	7/8/13	$745,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0020	133930	0050	7/19/11	$399,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0050	134230	0040	9/19/12	$603,670	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
003	0050	134230	0245	7/17/13	$930,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0050	134230	0290	4/16/12	$912,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	0030	134630	0040	1/3/12	$850,000	NON-REPRESENTATIVE SALE
003	0050	191210	0170	7/23/13	$389,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	0050	191210	0245	11/21/11	$778,000	RELOCATION - SALE TO SERVICE
003	0050	191210	0300	4/11/12	$721,500	NON-REPRESENTATIVE SALE
003	0050	191210	0305	6/24/13	$152,500	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	0050	191210	0390	1/2/13	$90,000	DOR RATIO
003	0050	191210	0390	4/2/12	$537,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
003	0050	191210	0585	9/26/13	$1,400,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
003	0050	202504	9135	12/26/13	$1,220,606	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
003	0050	202504	9198	1/5/11	$722,000	CORPORATE AFFILIATES
003	0050	212504	9061	12/1/11	$900,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	0010	216390	0025	4/8/13	$747,000	RELOCATION - SALE TO SERVICE
003	0010	216390	0075	5/28/13	$265,000	DOR RATIO;QUIT CLAIM DEED
003	0010	216390	1630	8/21/13	$3,250,000	LACK OF REPRESENTATION GRADE 13
003	0050	220750	0430	12/27/12	$342,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	0050	220750	0475	8/15/11	$812,000	NON-REPRESENTATIVE SALE
003	0040	266300	0165	12/27/13	$855,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0040	266300	0170	6/19/13	$825,000	PREVIMP<=25K
003	0060	359250	0550	4/1/11	$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0020	359250	0700	1/29/13	$476,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0020	359250	0710	10/5/12	$725,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0020	359250	0966	8/4/13	$395,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
003	0020	359250	1035	7/10/12	$1,448,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0050	442310	0125	5/4/12	$465,000	DOR RATIO
003	0050	674270	0240	7/28/12	$555,000	PERCENT COMPLETE
003	0050	676270	0480	6/11/12	$450,000	DOR RATIO;NON-REPRESENTATIVE SALE
003	0050	686170	0100	12/21/12	$678,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	0050	867090	0010	8/27/13	$412,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0050	867090	0105	6/6/11	$1,130,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	0050	983120	0175	4/23/13	$1,325,000	PERCENT COMPLETE
003	0010	983120	0215	8/12/11	$880,000	IMP COUNT
003	0050	983120	0230	10/22/12	$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
003	0050	983120	0380	10/3/11	$553,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	0060	320430	0160	6/7/11	$330,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
004	0060	320430	0330	6/28/13	$1,435,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
004	0060	320430	0380	11/27/13	$515,000	DIAGNOSTIC OUTLIER; ANOMOLY DETECTION
004	0060	320430	0385	7/18/11	$100,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	0060	320430	0511	9/5/12	$250,000	DOR RATIO
004	0060	501500	0070	8/17/11	$569,000	MULTI-PARCEL SALE;
004	0060	501500	0200	9/11/12	$435,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
004	0060	501500	0505	11/29/11	$295,000	DOR RATIO; % COMPLETE
004	0060	501500	1060	4/14/11	$310,000	IMP COUNT;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
004	0060	501500	1095	7/17/12	$310,000	DOR RATIO
004	0060	501500	1145	6/26/13	$593,500	IMP COUNT
004	0060	501500	1260	4/11/11	$160,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
004	0060	501500	1325	12/5/13	$973,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
004	0060	501500	1325	8/29/12	$285,000	DOR RATIO; % COMPLETE
004	0060	501500	1350	10/26/12	$317,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
004	0060	501500	1450	11/8/13	$789,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	0060	501500	1452	12/5/13	$839,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	0060	501500	1525	5/9/13	$1,013,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
004	0060	501600	0980	5/3/11	$290,000	NON-REPRESENTATIVE SALE
004	0060	501600	0995	5/14/13	$620,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
004	0060	501600	1170	12/6/12	$367,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
004	0060	501600	1230	6/14/13	$375,293	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
004	0060	501600	1725	8/25/11	$190,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	0060	501600	2045	9/11/12	$425,000	OBSOLESCENCE;PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	0060	501600	2435	5/30/13	$1,489,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
004	0060	501600	2585	4/30/12	$856,000	% NET CONDITION
004	0060	501600	2585	5/16/11	$330,000	DOR RATIO; % NET CONDITION
004	0060	533220	0540	2/25/11	$475,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
004	0060	737360	0012	2/26/13	$810,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	0060	737360	0015	8/4/11	$742,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES;
004	0060	982870	2443	9/6/13	$70,720	DOR RATIO
005	0080	172504	9008	4/3/13	$1,475,000	NO MARKET EXPOSURE
005	0070	195220	0061	6/4/13	$515,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0080	195970	0420	11/23/11	$475,000	NON-REPRESENTATIVE SALE
005	0080	195970	2025	12/3/12	$733,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0080	195970	2160	10/29/12	$1,850,000	IMP COUNT
005	0080	195970	2230	3/8/11	$950,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
005	0080	195970	2250	3/1/11	$550,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
005	0080	195970	2300	11/28/12	$620,000	ACTIVE PERMIT BEFORE SALE>25K
005	0080	196220	0054	8/14/11	$364,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
005	0080	196220	0055	8/4/11	$361,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	0080	196220	0558	7/27/12	$150,000	DOR RATIO;%COMPL
005	0080	196220	0560	5/23/12	$815,000	IMP COUNT
005	0080	202504	9112	4/19/11	$405,000	NO MARKET EXPOSURE
005	0070	212504	9122	10/30/12	$25,000	DOR RATIO
005	0070	215890	0265	4/14/11	$840,000	RELOCATION - SALE TO SERVICE
005	0070	280410	0040	12/19/13	$800,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0070	280410	0065	10/10/13	$148,752	DOR RATIO
005	0070	359250	0175	5/10/11	$365,000	LACK OF REPRESENTATION POOR CONDITION
005	0070	359250	0175	4/17/12	$785,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0080	408880	1440	7/10/13	$890,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0090	560500	0230	12/12/12	$312,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	0090	560500	0510	9/25/13	$1,220,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in this Annual Update Analysis
Area 013 -- (1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	0070	678820	0466	12/19/12	$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0070	678820	0805	1/12/11	$94,765	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
005	0070	678820	1740	6/14/13	$735,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
005	0070	678820	3001	9/15/11	$355,000	NON-REPRESENTATIVE SALE;
005	0070	871210	0060	2/28/13	$720,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0070	871210	0225	6/10/13	$725,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0070	871210	0260	12/18/12	$57,166	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
005	0070	871210	0725	4/5/13	$775,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0070	872210	0020	8/22/13	$582,000	PRESENT IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	0070	872210	0340	10/4/12	$370,000	DOR RATIO
005	0070	880590	0745	4/7/11	$565,000	RELOCATION - SALE TO SERVICE
005	0070	880590	0825	8/15/12	$470,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	0070	880590	1040	7/25/13	$910,000	ACTIVE PERMIT BEFORE SALE>25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 013

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
004	0060	320430	0511	9/5/2012	$250,000	4,652	Y	N
004	0060	501500	0505	11/29/2011	$295,000	4,000	N	N
004	0060	501500	1114	3/7/2012	$290,000	4,000	N	N
004	0060	501500	1325	8/29/2012	$285,000	4,000	N	N
005	0060	501500	1173	12/17/2013	$300,000	4,000	N	N
005	0090	560500	0580	8/25/2011	$265,000	5,133	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 013

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0050	116900	0040	3/2/2012	$1,350,000	MULTI-PARCEL SALE
003	0050	116900	0056	3/2/2012	$1,350,000	MULTI-PARCEL SALE;
003	0050	133330	0120	1/12/2011	$1,800,000	MULTI-PARCEL SALE;SALE TO RELOCATION SERVICE
003	0050	133330	0120	1/13/2011	$1,735,000	MULTI-PARCEL SALE;
003	0010	216390	1720	8/29/2012	$2,950,000	MULTI-PARCEL SALE;
003	0060	359250	0531	6/9/2011	$688,000	MULTI-PARCEL SALE;
003	0060	359250	0533	6/9/2011	$688,000	MULTI-PARCEL SALE;
003	0050	939070	0105	3/24/2011	$518,500	MULTI-PARCEL SALE;
004	0060	501500	0116	2/7/2013	$695,850	MULTI-PARCEL SALE;
004	0060	501500	0201	8/31/2012	$155,000	NO MARKET EXPOSURE;
004	0060	501500	1450	4/24/2012	$200,000	MULTI-PARCEL SALE;
004	0060	501500	1452	4/24/2012	$200,000	MULTI-PARCEL SALE
004	0060	501600	1630	3/26/2013	$691,000	MULTI-PARCEL SALE;
004	0060	501600	1635	3/26/2013	$691,000	MULTI-PARCEL SALE;
004	0060	501600	1725	8/25/2011	$190,000	NON-REPRESENTITIVE SALE
004	0060	501600	2480	2/29/2012	$533,265	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
004	0060	501600	2480	7/1/2013	$455,000	MULTI-PARCEL SALE;
004	0060	501600	2485	2/29/2012	$533,265	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
004	0060	501600	2485	7/1/2013	$455,000	MULTI-PARCEL SALE;
004	0060	501600	3136	11/27/2012	$830,000	MULTI-PARCEL SALE;
004	0060	737360	0005	6/4/2013	$1,085,000	MULTI-PARCEL SALE;
004	0060	982870	2865	3/13/2013	$560,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	0080	195970	1850	10/30/2012	$800,000	MULTI-PARCEL SALE;
005	0080	196220	0558	7/27/2012	$150,000	NO MARKET EXPOSURE;
005	0070	359250	0170	7/13/2011	$160,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes 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 6-8. 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 the 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 Plan 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).

The true and fair value of a property in money for property tax valuation purposes is its "market value" 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)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

WAC 458-07-030 (3) True and fair value -- Highest and best use.

> *Unless specifically provided otherwise by statute, all property 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. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its 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

RCW 84.36.005

> *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.*

RCW 36.21.080

> *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.*

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 of 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

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

…the entire [fee] estate is to be assessed and taxed as a unit…

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

…the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee…

The Dictionary of Real Estate Appraisal, 3rd Addition, 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. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. 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.
14. 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.
15. 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.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

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.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification

1-28-2014

Appraiser II | Date