

**Residential Revalue**

**2012 Assessment Roll**

**West Kent**

**Area 27**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

***Lloyd Hara***  
***Assessor***

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

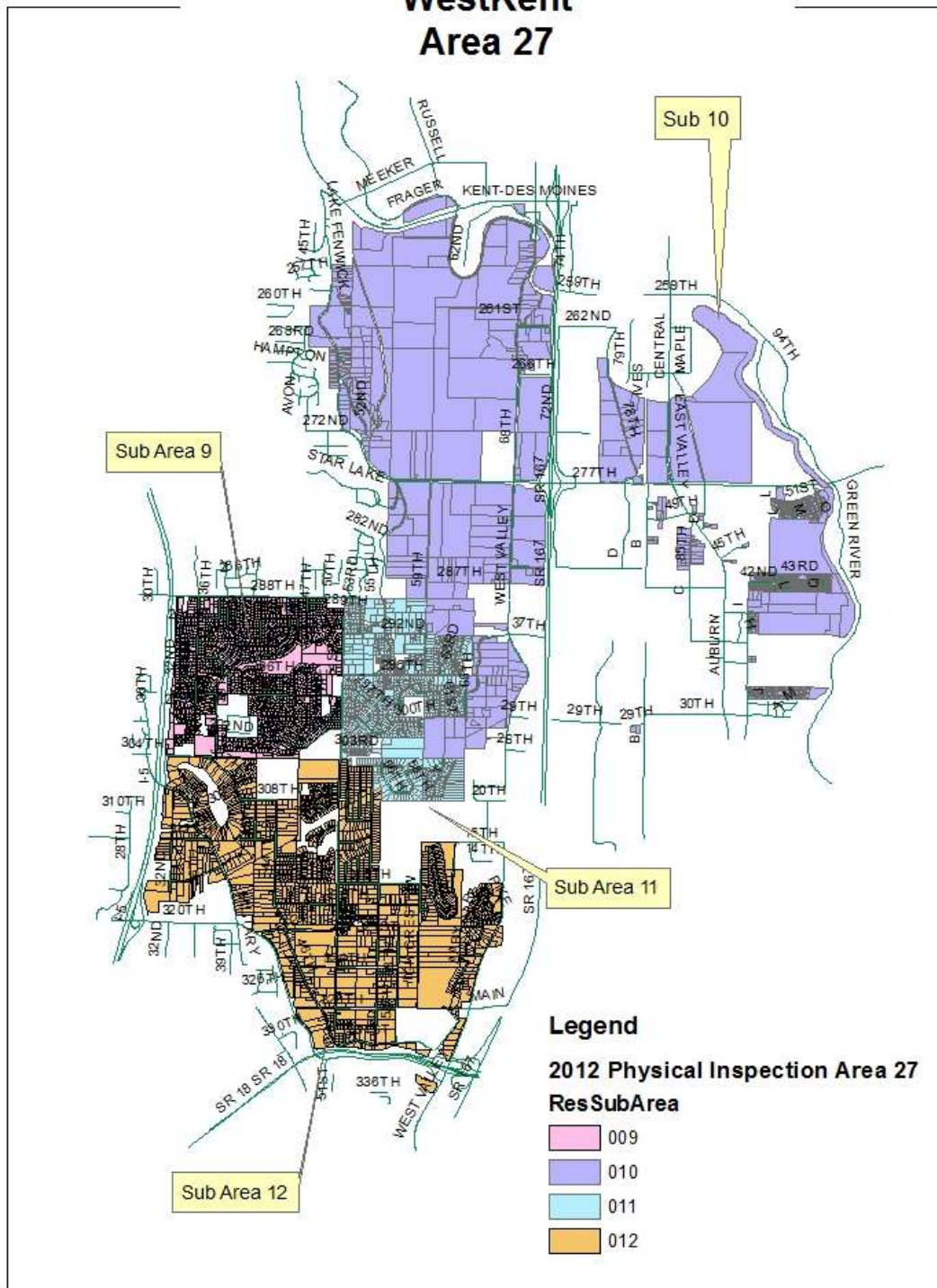
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor

## 2012 Physical Inspection WestKent Area 27



# West Kent

## Housing



Grade 6/ Year Built 1967/ Total Living Area 850  
Account Number 936060-0081



Grade 7/ Year Built 1963/ Total Living Area 1,720  
Account Number 131110-0230



Grade 8/ Year Built 1990/ Total Living Area 2,200  
Account Number 352204-9095



Grade 9/ Year Built 1988/ Total Living Area 2,260  
Account Number 030300-0212



Grade 10/ Year Built 2001/ Total Living Area 3,460  
Account Number 208570-0020



Grade 11/ Year Built 1989/ Total Living Area 7,350  
Account Number 102104-9024

## ***Glossary for Improved Sales***

### ***Condition: Relative to Age and Grade***

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

### ***Residential Building Grades***

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

## Summary

### Appraisal Date 1/1/2012 - 2012 Assessment Roll

**Area Name / Number:** West Kent/Area 27

**Number of Improved Sales:** 397

**Range of Sale Dates:** 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
<b>2011 Value</b>	\$88,600	\$139,700	\$228,300			
<b>2012 Value</b>	\$78,700	\$132,600	\$211,300	\$228,700	92.4%	6.70%
<b>Change</b>	-\$9,900	-\$7,100	-\$17,000			
<b>% Change</b>	-11.2%	-5.1%	-7.4%			

\*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. 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%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2011 Value</b>	\$90,6000	\$130,800	\$221,400
<b>2012 Value</b>	\$78,100	\$122,600	\$200,700
<b>Percent Change</b>	-13.8%	-6.3%	-9.3.0%

Number of one to three unit residences in the population: 4761

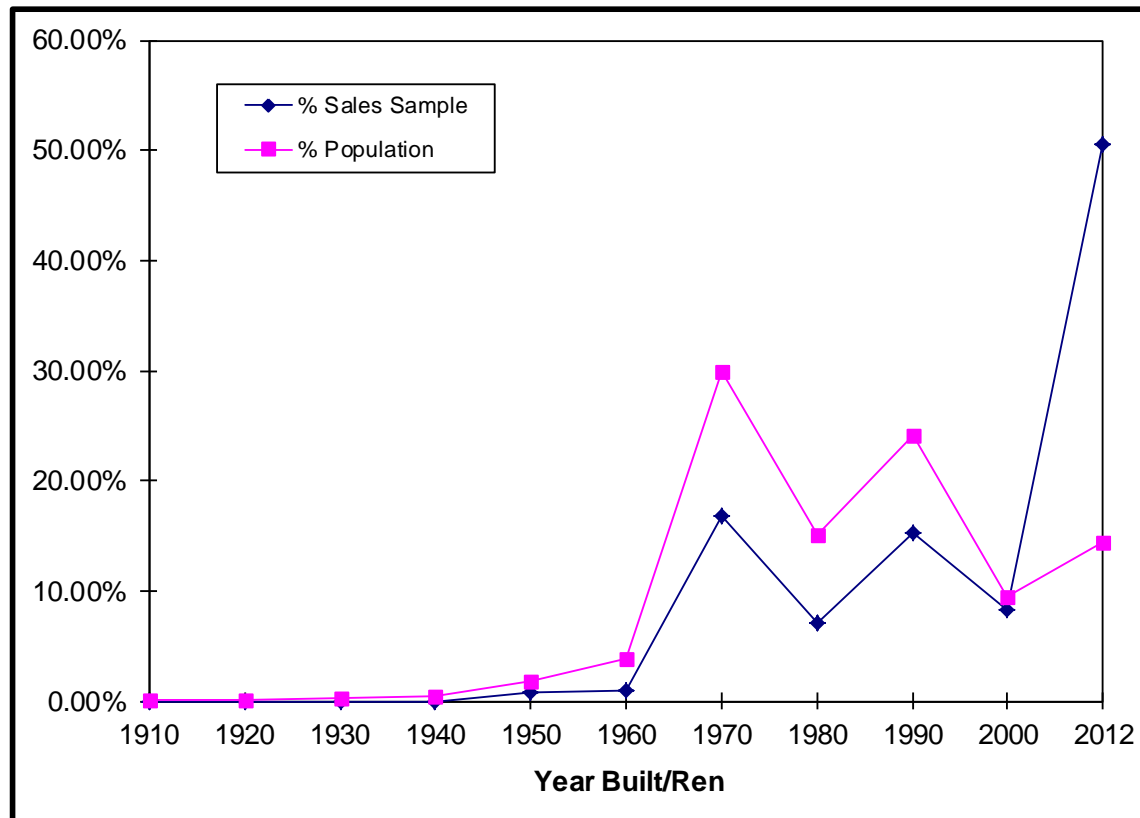
**Conclusions and Recommendation:** Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.



## ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	3	0.76%
1960	4	1.01%
1970	67	16.88%
1980	28	7.05%
1990	61	15.37%
2000	33	8.31%
2012	201	50.63%
	397	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	8	0.17%
1920	6	0.13%
1930	15	0.32%
1940	20	0.42%
1950	87	1.83%
1960	186	3.91%
1970	1424	29.91%
1980	723	15.19%
1990	1153	24.22%
2000	450	9.45%
2012	689	14.47%
	4761	

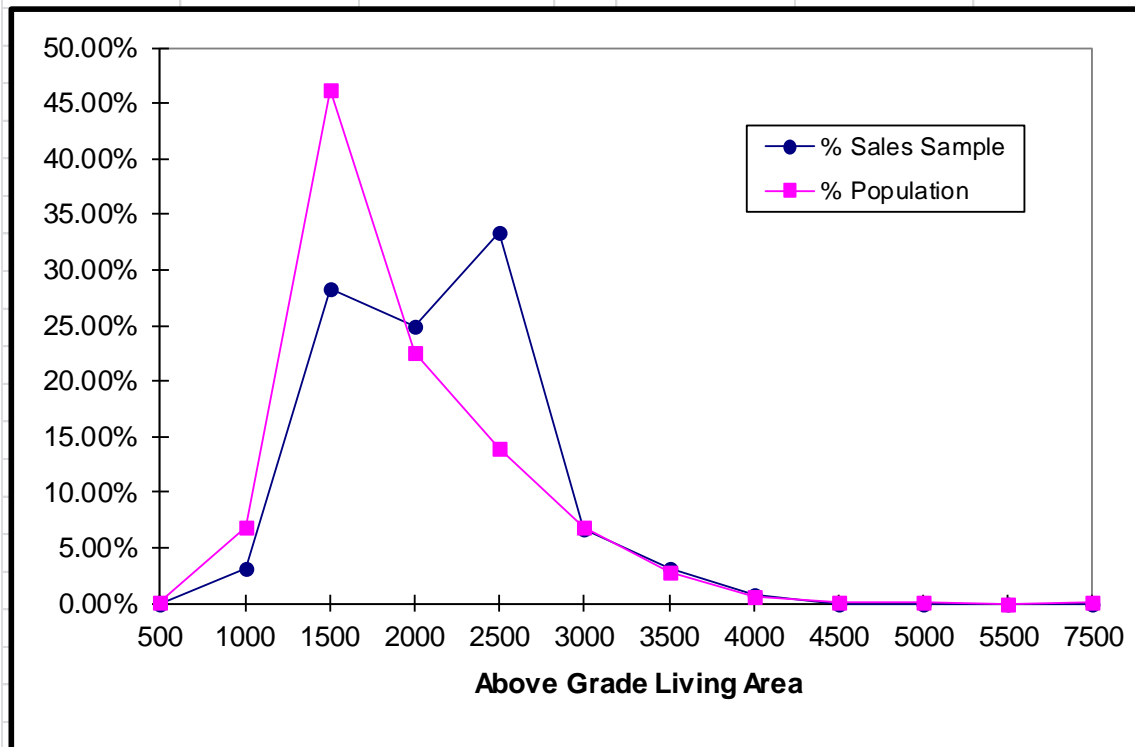


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals. Sales of new homes built over the last few years are over represented in this sample. This is a common 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***

<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.06%
1000	12	3.05%	1000	335	6.92%
1500	111	28.24%	1500	2236	46.22%
2000	98	24.94%	2000	1087	22.47%
2500	131	33.33%	2500	672	13.89%
3000	26	6.62%	3000	328	6.78%
3500	12	3.05%	3500	138	2.85%
4000	3	0.76%	4000	28	0.58%
4500	0	0.00%	4500	4	0.08%
5000	0	0.00%	5000	5	0.10%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	2	0.04%
	393			4838	

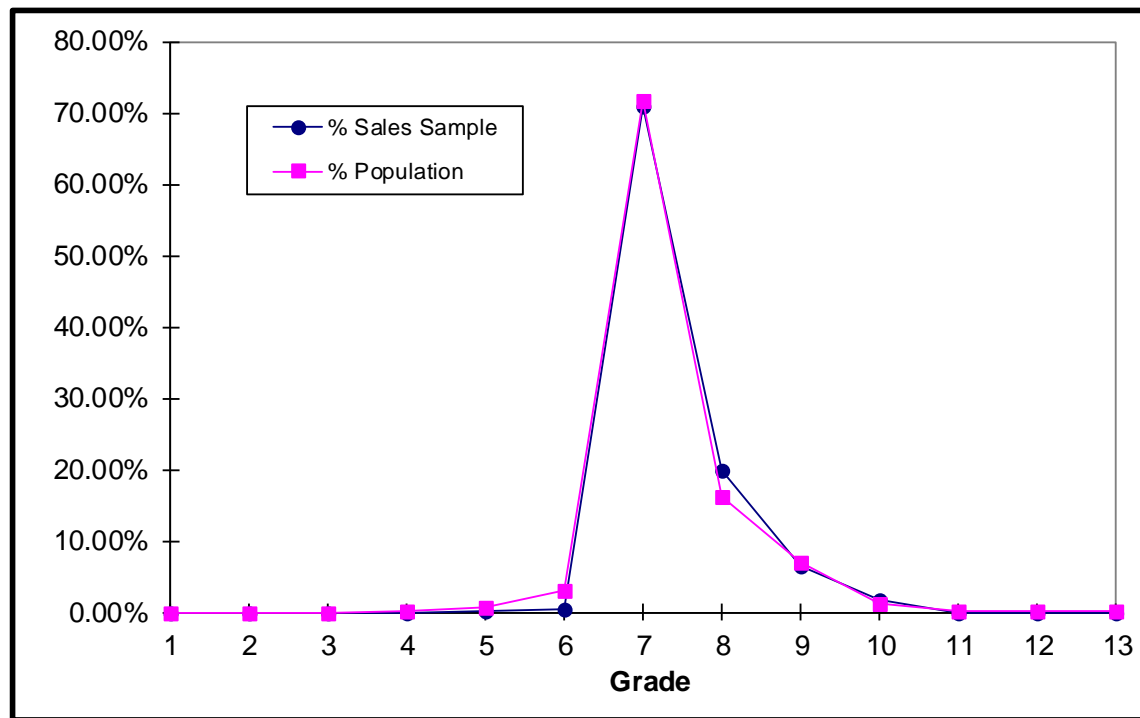


The sales sample frequency distribution follows the population distribution somewhat closely with regard to Above Grade Living Area. Except for homes with 1,500 square feet of above ground living area which are under represented in the sales sample and homes with 2,500 square feet of above ground living area which are over represented. Many of these (2,500 AGLA) are new homes that are also over represented in the sales sample. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population – Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.25%
6	2	0.50%
7	282	71.03%
8	79	19.90%
9	26	6.55%
10	7	1.76%
11	0	0.00%
12	0	0.00%
13	0	0.00%
397		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	27	0.57%
6	146	3.07%
7	3411	71.64%
8	775	16.28%
9	335	7.04%
10	59	1.24%
11	5	0.11%
12	1	0.02%
13	1	0.02%
4761		



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

-

### ***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 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 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 2011 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## ***Identification of the Area***

### **Name or Designation:**

Area 27/ West Kent

### **Boundaries:**

Area 27 is bounded on the North by Kent-Des Moines Road, the East by the Green River, the South by State Route 18 and the West by Interstate 5

### **Maps:**

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

### **Area Description:**

Area 27 is located in the south west portion of King County, and includes portions of Kent, Auburn and unincorporated King County. It is easily accessed from Highway 167, Interstate 5, and the West Valley Highway. There are several major shopping areas near Area 27; the Super Mall, City of Auburn, City of Kent and a short drive to City of Renton, and South Center Mall. Amenities within Area 27 include Emerald Downs Horse Racing Track, 3 bike trails, a golf course, two lakes with public fishing, several parks, and u-pick farms. The Green River valley runs through the center of Area 27. This valley historically was farming and dairy but has been converted to industrial and business parks. According to The King County Farmland Preservation Office as reported by Washblog in 2006 only 1,300 acres of farmland remain. The loss of permeable land has caused increased flooding in the Valley. Ninety percent of the properties in Area 27 are in developed sub-divisions. A majority of the properties were improved in the 1970's-1990's with average quality homes. There are some properties with views of Mt. Rainier, Territorial and Cascades.

## ***Land Valuation***

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012.

Area 27 consists of 5,714 parcels, including 688 vacant properties, 89 mobile homes and 24 accessory only parcels. The average lot size is 32,465 square feet (this includes large agricultural acreage lots) and average lot value is \$79,013. Sales indicate that, though the plats within Area 27 are similar, they have some differences, such as curbs, sidewalks, street lights, or parks. A plat value was used and adjusted for differences. A typical platted lot in Area 27 has a value range between \$65,000 and \$100,000. Tax lots and plats with lesser amenities, were valued on a per square foot basis. Lot values started at \$60,000 for a 5,000 square foot lot to \$490,000 for a 20 acre lot. Acres in excess of 20,000 square feet were valued at \$10,000 per acre. Lot values were interpolated between groupings.

The sales comparison approach was used to determine land values and was augmented by using land allocation of improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in Area 27, we estimated the land to total value allocation at 28%. The allocation percentage was determined after reviewing and analyzing the vacant land sales, builder and developer sales, multi parcel sales, and sales of new improvements in the area. We used the allocation percentage in conjunction with the Assessor's depreciation table to calculate the indicated land values for improved sold properties. The allocation approach results were consistent with the sale comparison approach.

There are 4 sub-areas within Area 27. Sub-area 9 is a densely populated, homogeneous area, located on the West Hill of Auburn. It has 1,897 parcels, of which 1,795 are in platted sub divisions improved with average quality homes (grade 7), built mostly in the 1970's. The average lot size of the platted lots is 7,827 square feet. There are only 16 vacant lots available for building. This sub-area has been and remains stable. Houses receive general maintenance and are overall well kept. There is one, 22 lot sub-division known as Lakepoint (Major Number-414091). Of the 22 new houses, 15 have recently sold.

Sub Areas 11 and 12 are mostly platted, but retain some of the rural feeling of the Kent valley.

Sub area 10 is the Green River Valley, but also includes Lake Fenwick in the Northwest portion and some of incorporated Auburn east of highway 167. Sub 10 is low lying land and greatly affected by flooding from the Green River. Most of the valley is in the floodway. Sub Area 10 is also affected by traffic from Highway 167. Of the 1,003 parcels in Sub Area 10 there are only 564 properties with single family homes or mobile homes. There are 50 properties with commercial zones, and 238 tax exempt properties. In an effort to retain valuable farm land 136 properties are zoned for agricultural.

#### 21A.04.030 Agricultural zone.

The purpose of the agricultural zone (A) is to preserve and protect irreplaceable and limited supplies of farmland well suited to agricultural uses by their location, geological formation and chemical and organic composition and to encourage environmentally sound agricultural production

Many of the agricultural properties have had the development rights sold to King County and can only be used for 1 or 2 building sites. Only agricultural uses are allowed. Agricultural properties were valued at; 1 acre building site for \$98,000 plus \$10,000 for each of the next 9 acres and \$3,000 for all acres over 10. There are 3 new sub-divisions located in Sub 10 that are actively building at this time; Riverpoint (Major #-733822) has a new division of 15 parcels with new good quality homes (grade 8), Trail Run Divisions 1,2, and 3 (Majors-866915-916918) with 29 new, average quality homes (grade 7) and Auburn 40 PUD (Major-030140), a 244 lot sub-division with a mix of townhomes and free standing homes; 52 homes are complete and construction is underway to complete building out the plat. Most of these homes are selling as they are built or are as pre-sales.

There are two lakes located in Area 27; Lake Dolloff, located in Sub 12, 3 miles northwest of Auburn, is a shallow 20 acre lake with public access. There are 75 parcels with waterfront; 50 parcels are improved with single family or mobile home residences, and 25 parcels are vacant of which, 1 parcel is tax exempt. Lake Fenwick, located in Sub 10 (Kent), is a shallow 18 acre lake with public waterfront access and a park. There are 45 waterfront properties; 19 are improved with single family or mobile home residences, 26 are vacant and 18 of the vacant parcels are tax exempt. Waterfront properties are valued on a square foot value plus \$900 per waterfront foot for the first 50 feet. Waterfront in excess of 50 feet is valued at \$500 per foot. No additional value was given for lake views.

***Vacant Sales Used In This Physical Inspection Analysis  
Area 27***

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
027	012	030300	0405	5/17/2011	\$25,000	13,280	N	N
027	011	022104	9223	5/5/2011	\$7,500	40,500	N	N
027	010	158060	0018	1/24/2011	\$10,000	31,200	N	N
027	012	030300	0405	11/15/2010	\$25,000	13,280	N	N
040	001	052006	9076	6/14/2011	\$114,000	427,759	Y	N
072	008	102605	9170	1/20/2011	\$110,000	48,756	N	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 27***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
009	032104	9111	12/15/2010	\$4,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	131291	0060	12/28/2011	\$102,200	EXEMPT FROM EXCISE TAX
010	000680	0015	8/16/2010	\$177,000	EASEMENT OR RIGHT-OF-WAY;
011	022104	9179	5/19/2010	\$17,500	FINANCIAL INSTITUTION RESALE;
012	391400	0025	5/14/2009	\$3,100	NO MARKET EXPOSURE
012	926280	0165	1/26/2010	\$109,735	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX



## ***Improved Parcel Valuation***

### **Improved Parcel Data:**

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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that in the plats of Nicholson Place (608460) and Riverpoint (733822), land value, age and condition were influential in the market.

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

## Area 27 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, 2012**.

*For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 0.962, resulting in an adjusted value of \$505,000 (\$525,000 X .962=\$505,050 – rounded to the nearest \$1000.*

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.759	-24.1%
2/1/2009	0.765	-23.5%
3/1/2009	0.771	-22.9%
4/1/2009	0.777	-22.3%
5/1/2009	0.782	-21.8%
6/1/2009	0.789	-21.1%
7/1/2009	0.795	-20.5%
8/1/2009	0.801	-19.9%
9/1/2009	0.807	-19.3%
10/1/2009	0.813	-18.7%
11/1/2009	0.820	-18.0%
12/1/2009	0.826	-17.4%
1/1/2010	0.832	-16.8%
2/1/2010	0.839	-16.1%
3/1/2010	0.845	-15.5%
4/1/2010	0.851	-14.9%
5/1/2010	0.858	-14.2%
6/1/2010	0.864	-13.6%
7/1/2010	0.871	-12.9%
8/1/2010	0.878	-12.2%
9/1/2010	0.885	-11.5%
10/1/2010	0.891	-10.9%
11/1/2010	0.898	-10.2%
12/1/2010	0.905	-9.5%
1/1/2011	0.912	-8.8%
2/1/2011	0.919	-8.1%
3/1/2011	0.926	-7.4%
4/1/2011	0.933	-6.7%
5/1/2011	0.940	-6.0%
6/1/2011	0.948	-5.2%
7/1/2011	0.955	-4.5%
8/1/2011	0.962	-3.8%
9/1/2011	0.970	-3.0%
10/1/2011	0.977	-2.3%
11/1/2011	0.985	-1.5%
12/1/2011	0.992	-0.8%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
009	131292	0010	3/8/2010	\$177,750	\$150,000	960	5	1947	Good	10,391	N	N	30243 38TH PL S
009	131110	0170	4/29/2010	\$213,000	\$183,000	860	7	1962	Good	8,000	N	N	3618 S 293RD PL
009	131110	0270	2/24/2009	\$246,850	\$190,000	860	7	1962	Good	7,700	N	N	29309 38TH PL S
009	769650	0290	4/8/2009	\$139,000	\$108,000	860	7	1970	Avg	7,100	N	N	29804 47TH PL S
009	789550	0600	4/27/2011	\$179,999	\$169,000	900	7	1970	Avg	8,184	N	N	29812 43RD PL S
009	769663	0430	2/17/2011	\$164,000	\$151,000	920	7	1976	Avg	7,524	N	N	4225 S 300TH PL
009	131291	0270	3/2/2010	\$216,000	\$182,000	950	7	1983	Avg	7,524	N	N	4025 S 302ND PL
009	131110	0080	3/22/2011	\$163,000	\$152,000	970	7	1962	Avg	7,480	N	N	29329 35TH AVE S
009	769650	0050	11/23/2010	\$145,000	\$131,000	970	7	1968	Avg	7,200	N	N	29833 45TH PL S
009	769663	0120	9/6/2011	\$190,000	\$184,000	970	7	1976	Avg	7,850	N	N	30012 42ND PL S
009	337600	0180	4/8/2010	\$181,000	\$154,000	1,010	7	1967	Good	7,300	N	N	28901 44TH PL S
009	555690	0230	2/10/2009	\$216,000	\$166,000	1,010	7	1968	Good	7,897	N	N	3521 S 292ND ST
009	246060	0110	9/16/2009	\$218,000	\$177,000	1,020	7	1975	Avg	7,068	N	N	4504 S 300TH ST
009	131220	0080	5/4/2009	\$208,000	\$163,000	1,040	7	1964	Good	7,300	N	N	4205 S 288TH PL
009	131100	0380	7/13/2009	\$250,000	\$199,000	1,050	7	1962	Avg	8,240	N	N	29216 39TH AVE S
009	131110	0040	12/28/2010	\$175,000	\$159,000	1,050	7	1962	Good	8,030	N	N	29312 34TH AVE S
009	131120	0770	11/24/2009	\$189,999	\$157,000	1,050	7	1963	Avg	7,245	N	N	4223 S 293RD ST
009	789560	0030	11/18/2011	\$170,000	\$168,000	1,050	7	1970	Avg	8,400	N	N	4317 S 300TH ST
009	131110	0320	5/6/2009	\$259,950	\$204,000	1,060	7	1963	Good	8,470	N	N	29350 38TH PL S
009	293500	0240	8/13/2010	\$229,950	\$202,000	1,060	7	1976	Good	6,897	N	N	4217 S 296TH PL
009	769662	0270	10/1/2009	\$255,000	\$207,000	1,060	7	1976	Avg	7,200	N	N	4535 S 300TH PL
009	769662	0300	4/27/2010	\$205,000	\$176,000	1,060	7	1976	Avg	7,503	N	N	4601 S 300TH PL
009	769663	0340	3/13/2009	\$272,000	\$210,000	1,070	7	1976	Good	7,380	N	N	4306 S 303RD ST
009	131110	0370	7/24/2009	\$199,950	\$160,000	1,090	7	1962	Good	8,640	N	N	29453 38TH PL S
009	815963	0010	5/4/2011	\$199,999	\$188,000	1,090	7	1977	Avg	13,120	N	N	29126 47TH AVE S
009	387670	0150	8/13/2009	\$207,000	\$166,000	1,100	7	1968	Good	8,400	N	N	3223 S 296TH PL

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
009	131181	0110	10/16/2009	\$240,000	\$196,000	1,110	7	1968	Avg	9,000	N	N	29646 36TH PL S
009	545070	0100	4/13/2010	\$244,000	\$208,000	1,140	7	1997	Avg	5,010	N	N	29853 48TH AVE S
009	815962	0200	5/19/2010	\$247,500	\$213,000	1,150	7	1977	Avg	8,505	N	N	4908 S 294TH ST
009	131190	0010	8/26/2010	\$218,500	\$193,000	1,160	7	1968	Good	8,050	N	N	4005 S 297TH PL
009	131111	0200	12/6/2010	\$230,000	\$208,000	1,170	7	1995	Avg	6,399	N	N	3207 S 302ND PL
009	661850	0080	3/7/2011	\$197,000	\$183,000	1,180	7	1991	Avg	8,342	N	N	29711 48TH AVE S
009	131120	0290	7/31/2009	\$258,000	\$207,000	1,190	7	1963	Good	7,392	N	N	4340 S 291ST ST
009	131291	0300	9/29/2009	\$214,000	\$174,000	1,190	7	1985	Avg	7,326	N	N	4043 S 302ND PL
009	293500	0190	7/27/2010	\$224,950	\$197,000	1,190	7	1970	Good	7,200	N	N	4202 S 297TH PL
009	246050	0040	9/26/2009	\$189,000	\$153,000	1,200	7	1968	Avg	7,800	N	N	29712 45TH AVE S
009	387660	0090	6/15/2010	\$245,000	\$213,000	1,200	7	1967	Good	8,752	N	N	3233 S 295TH PL
009	661850	0200	9/9/2010	\$203,000	\$180,000	1,200	7	1991	Avg	8,294	N	N	29752 48TH AVE S
009	873235	0180	5/25/2010	\$199,000	\$172,000	1,210	7	1979	Avg	8,400	N	N	3633 S 299TH PL
009	815963	0270	10/26/2009	\$178,000	\$146,000	1,220	7	1976	Avg	8,819	N	N	29017 46TH PL S
009	894725	0040	7/30/2009	\$232,000	\$186,000	1,220	7	2006	Avg	4,604	N	N	29721 34TH CT S
009	800121	0180	3/24/2010	\$250,000	\$212,000	1,230	7	1978	Avg	7,350	N	N	4620 S 289TH PL
009	815963	0360	10/4/2010	\$205,000	\$183,000	1,240	7	1977	Avg	9,900	N	N	4602 S 292ND ST
009	131110	0020	6/23/2009	\$215,000	\$170,000	1,250	7	1962	Avg	8,030	N	N	29236 34TH AVE S
009	131120	0340	5/27/2010	\$169,000	\$146,000	1,250	7	1963	Avg	7,210	N	N	4327 S 291ST ST
009	131130	0020	5/28/2009	\$199,950	\$158,000	1,250	7	1963	Avg	7,210	N	N	28812 37TH AVE S
009	131150	0300	8/12/2009	\$220,000	\$177,000	1,250	7	1966	Good	9,500	N	N	29516 39TH AVE S
009	131150	0330	5/25/2010	\$181,000	\$156,000	1,250	7	1966	Good	6,912	N	N	29402 39TH AVE S
009	131160	0180	2/8/2010	\$215,000	\$181,000	1,250	7	1965	Good	7,350	N	N	29319 45TH PL S
009	131220	0120	9/1/2009	\$204,000	\$165,000	1,250	7	1965	Avg	8,320	N	N	4220 S 289TH PL
009	131290	0120	5/5/2010	\$174,000	\$149,000	1,250	7	1967	Avg	10,685	N	N	29209 32ND PL S
009	246050	0060	9/15/2009	\$199,900	\$162,000	1,280	7	1969	Avg	7,140	N	N	29704 45TH AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
009	131190	0180	3/1/2011	\$185,000	\$171,000	1,290	7	1968	Avg	9,500	N	N	29601 40TH PL S
009	131210	0070	2/3/2010	\$165,000	\$138,000	1,290	7	1967	Good	6,300	N	N	3420 S 290TH ST
009	769663	0400	8/25/2009	\$178,400	\$144,000	1,300	7	1976	Avg	7,500	N	N	30122 42ND PL S
009	131210	0120	6/6/2011	\$184,950	\$175,000	1,310	7	1966	Avg	8,450	N	N	3424 S 290TH ST
009	815963	0170	5/20/2010	\$212,500	\$183,000	1,320	7	1976	Avg	7,733	N	N	4629 S 290TH PL
009	815963	0260	10/6/2010	\$197,000	\$176,000	1,320	7	1976	Good	8,819	N	N	29009 46TH PL S
009	131210	0130	6/10/2009	\$195,000	\$154,000	1,330	7	1967	Avg	8,228	N	N	3428 S 290TH ST
009	131280	0090	11/9/2009	\$179,000	\$147,000	1,340	7	1966	Good	7,200	N	N	29101 32ND PL S
009	387660	0100	10/21/2010	\$243,900	\$219,000	1,368	7	1967	Good	12,749	N	N	3234 S 295TH PL
009	131110	0590	10/14/2009	\$218,000	\$178,000	1,400	7	1962	Good	7,150	N	N	3627 S 293RD PL
009	131210	0080	9/16/2009	\$245,000	\$198,000	1,410	7	1967	Good	7,200	N	N	29014 34TH AVE S
009	032104	9106	5/6/2009	\$350,000	\$274,000	1,420	7	1967	Avg	118,830	N	N	30114 32ND AVE S
009	131140	0360	11/19/2009	\$260,000	\$214,000	1,446	7	1964	Good	7,245	N	N	4212 S 290TH ST
009	246060	0060	3/22/2010	\$221,500	\$188,000	1,480	7	1973	Good	6,966	N	N	29835 45TH AVE S
009	800123	0070	1/15/2009	\$262,000	\$200,000	1,520	7	1978	Avg	7,525	N	N	28901 46TH PL S
009	274400	0120	9/6/2011	\$205,970	\$200,000	1,540	7	1988	Avg	8,422	N	N	28826 43RD PL S
009	769660	0180	11/12/2009	\$263,500	\$217,000	1,540	7	1974	Good	8,374	N	N	30003 45TH PL S
009	949180	0050	1/25/2011	\$200,000	\$184,000	1,570	7	1990	Avg	10,690	N	N	3227 S 298TH ST
009	541320	0040	10/23/2009	\$215,000	\$176,000	1,580	7	1990	Avg	7,704	N	N	3416 S 298TH PL
009	789550	0290	4/8/2011	\$235,000	\$220,000	1,580	7	1971	Good	8,468	N	N	29915 43RD AVE S
009	261670	0060	11/15/2011	\$170,000	\$168,000	1,600	7	1987	Avg	7,377	N	N	4846 S 301ST DR
009	261670	0130	9/28/2011	\$189,000	\$185,000	1,600	7	1987	Good	7,501	N	N	4732 S 301ST DR
009	204800	0130	5/26/2010	\$207,600	\$179,000	1,620	7	2002	Avg	2,961	N	N	30137 36TH PL S
009	769661	0100	7/19/2011	\$207,650	\$199,000	1,620	7	1975	Good	7,200	N	N	4816 S 300TH PL
009	769663	0020	6/22/2010	\$214,000	\$186,000	1,620	7	1976	Avg	7,076	N	N	30024 44TH CT S
009	131292	0060	3/17/2011	\$246,000	\$229,000	1,630	7	1991	Avg	10,969	N	N	30236 38TH PL S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
009	541320	0080	10/6/2009	\$215,000	\$175,000	1,640	7	1990	Avg	7,234	N	N	3403 S 298TH PL
009	025558	0060	4/28/2010	\$254,000	\$218,000	1,720	7	1999	Avg	5,567	N	N	4121 S 292ND PL
009	949180	0180	12/20/2011	\$171,199	\$171,000	1,760	7	1990	Avg	11,780	N	Y	3304 S 299TH ST
009	387670	0180	12/31/2009	\$196,457	\$163,000	1,770	7	1968	Avg	8,460	N	N	29651 34TH AVE S
009	131160	0170	9/19/2011	\$217,300	\$212,000	1,800	7	1966	Good	7,350	N	N	29313 45TH PL S
009	246060	0170	5/31/2011	\$187,500	\$178,000	1,850	7	1975	Avg	6,888	N	N	29816 45TH AVE S
009	894725	0130	10/26/2009	\$245,900	\$201,000	1,882	7	2005	Avg	3,842	N	N	29710 34TH CT S
009	246060	0140	8/23/2010	\$230,000	\$203,000	1,900	7	1975	Good	8,120	N	N	29830 45TH AVE S
009	565150	0040	1/7/2009	\$243,000	\$185,000	1,900	7	1989	Avg	8,616	N	N	5021 S 299TH PL
009	565150	0120	12/16/2011	\$190,000	\$189,000	1,900	7	1989	Avg	9,129	N	N	29919 50TH CT S
009	337600	0090	2/24/2010	\$215,000	\$181,000	1,940	7	1967	Avg	7,650	N	N	28915 45TH PL S
009	894725	0010	2/12/2010	\$257,500	\$217,000	1,966	7	2006	Avg	4,549	N	N	3407 S 297TH ST
009	800110	0180	8/24/2011	\$265,000	\$256,000	2,200	7	1996	Avg	7,190	N	N	3325 S 300TH PL
009	949180	0140	3/28/2011	\$202,000	\$188,000	2,740	7	1990	Avg	7,000	N	N	29827 34TH AVE S
009	032104	9031	12/6/2011	\$247,000	\$245,000	3,220	7	2003	Avg	40,946	N	N	4615 S 298TH ST
009	545070	0010	7/28/2011	\$431,200	\$415,000	3,547	10	2008	Avg	7,585	N	N	29809 48TH AVE S
010	030140	2390	6/10/2011	\$176,000	\$167,000	1,061	7	2011	Avg	2,745	N	N	1063 43RD CT NE
010	030140	2070	6/22/2011	\$167,900	\$160,000	1,087	7	2011	Avg	3,228	N	N	1070 43RD CT NE
010	030140	2060	5/9/2011	\$186,900	\$176,000	1,283	7	2011	Avg	4,748	N	N	1076 43RD CT NE
010	352204	9100	2/26/2009	\$240,000	\$185,000	1,300	7	1997	Avg	26,000	N	N	27243 51ST PL S
010	889290	0090	5/16/2011	\$190,000	\$179,000	1,410	7	1998	Avg	7,452	N	N	3828 I PL NE
010	889290	0130	3/22/2010	\$199,000	\$169,000	1,410	7	1998	Avg	7,968	N	N	3820 I PL NE
010	030140	2080	5/11/2011	\$191,913	\$181,000	1,481	7	2011	Avg	3,049	N	N	1064 43RD CT NE
010	030140	2360	4/8/2011	\$191,900	\$179,000	1,483	7	2011	Avg	3,370	N	N	1057 43RD CT NE
010	030140	0850	7/29/2011	\$208,924	\$201,000	1,489	7	2011	Avg	2,800	N	N	4228 L PL NE
010	030140	0880	7/1/2011	\$208,900	\$199,000	1,489	7	2011	Avg	2,800	N	N	4262 L PL NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
010	936000	0130	1/27/2009	\$264,000	\$202,000	1,500	7	1968	Avg	14,472	N	N	4638 B ST NW
010	866915	0140	2/24/2010	\$250,000	\$211,000	1,550	7	2008	Avg	3,379	N	N	1308 51ST ST NE
010	866915	0240	3/4/2009	\$280,000	\$216,000	1,550	7	2008	Avg	3,143	N	N	1241 50TH ST NE
010	866916	0020	4/9/2009	\$248,240	\$193,000	1,550	7	2008	Avg	3,230	N	N	1406 51ST ST NE
010	866916	0040	3/15/2010	\$238,220	\$202,000	1,550	7	2010	Avg	3,230	N	N	1414 51ST ST NE
010	866916	0140	8/30/2010	\$231,900	\$205,000	1,550	7	2010	Avg	3,230	N	N	1454 51ST ST NE
010	866916	0170	10/14/2010	\$240,000	\$215,000	1,550	7	2011	Avg	3,569	N	N	1514 51ST ST NE
010	866916	0220	5/19/2010	\$238,500	\$205,000	1,550	7	2010	Avg	3,402	N	N	1505 50TH ST NE
010	866916	0270	11/18/2009	\$278,550	\$229,000	1,550	7	2009	Avg	3,402	N	N	1431 50TH ST NE
010	866916	0330	7/13/2009	\$258,615	\$206,000	1,550	7	2009	Avg	3,402	N	N	1407 50TH ST NE
010	030140	0860	8/2/2011	\$233,900	\$225,000	1,584	7	2011	Avg	2,800	N	N	4242 L PL NE
010	030140	0870	6/24/2011	\$230,900	\$220,000	1,584	7	2011	Avg	2,800	N	N	4250 L PL NE
010	030140	0890	5/9/2011	\$227,900	\$215,000	1,584	7	2011	Avg	2,800	N	N	4274 L PL NE
010	866915	0010	7/13/2009	\$275,590	\$220,000	1,800	7	2009	Avg	3,551	N	N	1202 51ST ST NE
010	866915	0090	2/19/2009	\$274,990	\$211,000	1,800	7	2008	Avg	3,379	N	N	1234 51ST ST NE
010	866915	0130	2/17/2009	\$270,000	\$207,000	1,800	7	2008	Avg	3,379	N	N	1304 51ST ST NE
010	866915	0340	8/11/2011	\$224,990	\$217,000	1,800	7	2008	Avg	4,466	N	N	1140 51ST ST NE
010	866916	0030	7/31/2009	\$277,295	\$222,000	1,805	7	2009	Avg	3,230	N	N	1410 51ST ST NE
010	866916	0050	11/3/2009	\$258,385	\$212,000	1,805	7	2009	Avg	3,230	N	N	1418 51ST ST NE
010	866916	0080	12/31/2009	\$284,000	\$236,000	1,805	7	2009	Avg	3,230	N	N	1430 51ST ST NE
010	866916	0100	11/4/2009	\$263,550	\$216,000	1,805	7	2009	Avg	3,230	N	N	1438 51ST ST NE
010	866916	0120	5/5/2010	\$254,000	\$218,000	1,805	7	2010	Avg	3,230	N	N	1446 51ST ST NE
010	866916	0160	12/3/2010	\$235,000	\$213,000	1,805	7	2010	Avg	3,230	N	N	1510 51ST ST NE
010	866916	0200	4/6/2011	\$225,990	\$211,000	1,805	7	2010	Avg	3,402	N	N	1513 50TH ST NE
010	866916	0250	12/2/2009	\$264,315	\$218,000	1,805	7	2009	Avg	3,402	N	N	1439 50TH ST NE
010	866916	0290	7/21/2010	\$248,000	\$217,000	1,805	7	2010	Avg	3,402	N	N	1423 50TH ST NE



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
010	866916	0310	9/8/2009	\$258,445	\$209,000	1,805	7	2009	Avg	3,402	N	N	1415 50TH ST NE
010	030140	0380	7/26/2011	\$243,900	\$234,000	1,852	7	2011	Avg	3,880	N	N	4245 L PL NE
010	866916	0450	10/19/2010	\$258,000	\$231,000	1,984	7	2010	Avg	4,275	N	N	1440 50TH ST NE
010	866916	0490	4/6/2010	\$262,320	\$224,000	1,984	7	2010	Avg	4,275	N	N	1516 50TH ST NE
010	866918	0150	7/2/2010	\$253,850	\$221,000	1,984	7	2010	Avg	4,419	N	N	1403 49TH ST NE
010	866918	0220	9/27/2010	\$277,085	\$247,000	1,984	7	2010	Avg	5,421	N	N	1428 49TH ST NE
010	866918	0250	3/29/2011	\$250,900	\$234,000	1,984	7	2011	Avg	4,682	N	N	4803 O CT NE
010	866918	0310	12/20/2011	\$240,000	\$239,000	1,984	7	2011	Avg	3,959	N	N	4827 O CT NE
010	866916	0010	5/18/2009	\$279,990	\$220,000	2,095	7	2008	Avg	3,438	N	N	1402 51ST ST NE
010	866916	0060	4/23/2010	\$267,150	\$229,000	2,095	7	2010	Avg	3,230	N	N	1422 51ST ST NE
010	866916	0070	10/26/2009	\$271,125	\$222,000	2,095	7	2009	Avg	3,230	N	N	1426 51ST ST NE
010	866916	0090	3/4/2010	\$254,990	\$216,000	2,095	7	2009	Avg	3,230	N	N	1434 51ST ST NE
010	866916	0110	3/10/2010	\$278,815	\$236,000	2,095	7	2010	Avg	3,230	N	N	1442 51ST ST NE
010	866916	0130	4/20/2010	\$258,910	\$221,000	2,095	7	2010	Avg	3,230	N	N	1450 51ST ST NE
010	866916	0150	11/22/2010	\$240,000	\$217,000	2,095	7	2010	Avg	3,230	N	N	1506 51ST ST NE
010	866916	0180	11/3/2010	\$253,000	\$227,000	2,095	7	2010	Avg	3,803	N	N	1521 50TH ST NE
010	866916	0190	10/15/2010	\$250,000	\$224,000	2,095	7	2010	Avg	3,402	N	N	1517 50TH ST NE
010	866916	0210	5/28/2010	\$275,346	\$238,000	2,095	7	2010	Avg	3,402	N	N	1509 50TH ST NE
010	866916	0230	2/18/2010	\$279,150	\$235,000	2,095	7	2009	Avg	3,402	N	N	1447 50TH ST NE
010	866916	0240	2/9/2010	\$271,925	\$229,000	2,095	7	2009	Avg	3,402	N	N	1443 50TH ST NE
010	866916	0260	10/26/2009	\$289,425	\$237,000	2,095	7	2009	Avg	3,402	N	N	1435 50TH ST NE
010	866916	0280	10/18/2009	\$269,840	\$220,000	2,095	7	2009	Avg	3,402	N	N	1427 50TH ST NE
010	866916	0300	9/3/2009	\$299,360	\$242,000	2,095	7	2009	Avg	3,402	N	N	1419 50TH ST NE
010	866916	0320	7/31/2009	\$290,000	\$232,000	2,095	7	2009	Avg	3,402	N	N	1411 50TH ST NE
010	866916	0340	6/9/2009	\$305,305	\$241,000	2,095	7	2008	Avg	4,012	N	N	1403 50TH ST NE
010	866916	0360	10/12/2009	\$278,930	\$227,000	2,099	7	2009	Avg	4,291	N	N	1404 50TH ST NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
010	866916	0410	5/18/2009	\$305,000	\$240,000	2,099	7	2008	Avg	4,275	N	N	1424 50TH ST NE
010	866916	0430	4/1/2010	\$273,393	\$233,000	2,099	7	2010	Avg	4,275	N	N	1432 50TH ST NE
010	866916	0460	3/1/2010	\$272,455	\$230,000	2,099	7	2010	Avg	4,275	N	N	1504 50TH ST NE
010	866916	0470	1/27/2010	\$283,855	\$238,000	2,099	7	2009	Avg	4,275	N	N	1508 50TH ST NE
010	866918	0060	5/27/2011	\$245,355	\$232,000	2,099	7	2011	Avg	4,275	N	N	1439 49TH ST NE
010	866918	0110	3/4/2011	\$249,000	\$231,000	2,099	7	2011	Avg	4,275	N	N	1419 49TH ST NE
010	866918	0160	6/25/2010	\$266,985	\$232,000	2,099	7	2010	Avg	5,764	N	N	1404 49TH ST NE
010	866918	0180	5/19/2010	\$275,255	\$237,000	2,099	7	2010	Avg	4,834	N	N	1412 49TH ST NE
010	866918	0230	12/10/2010	\$267,585	\$243,000	2,099	7	2010	Avg	6,541	N	N	1432 49TH ST NE
010	866918	0270	4/6/2011	\$247,900	\$232,000	2,099	7	2011	Avg	4,401	N	N	4811 O CT NE
010	866918	0330	4/4/2011	\$257,225	\$240,000	2,099	7	2011	Avg	5,374	N	N	4816 O CT NE
010	866918	0370	12/20/2011	\$251,850	\$251,000	2,099	7	2011	Avg	6,504	N	N	1516 49TH ST NE
010	866915	0290	10/19/2011	\$220,000	\$216,000	2,100	7	2008	Avg	3,479	N	N	1221 50TH ST NE
010	866915	0350	12/3/2010	\$269,900	\$244,000	2,100	7	2008	Avg	4,612	N	N	1136 51ST ST NE
010	866915	0400	3/10/2011	\$242,000	\$225,000	2,100	7	2010	Avg	4,362	N	N	1204 50TH ST NE
010	866915	0610	6/25/2009	\$294,250	\$233,000	2,100	7	2009	Avg	4,429	N	N	1314 50TH ST NE
010	866915	0650	2/13/2009	\$279,990	\$215,000	2,100	7	2008	Avg	4,419	N	N	1321 49TH ST NE
010	030140	0370	7/21/2011	\$235,000	\$226,000	2,166	7	2011	Avg	3,865	N	N	4255 L PL NE
010	866916	0350	9/28/2009	\$289,433	\$235,000	2,200	7	2009	Avg	4,429	N	N	1326 50TH ST NE
010	866916	0400	4/20/2010	\$270,000	\$231,000	2,200	7	2010	Avg	4,275	N	N	1420 50TH ST NE
010	866916	0420	11/23/2009	\$272,640	\$225,000	2,200	7	2009	Avg	4,275	N	N	1428 50TH ST NE
010	866916	0480	3/1/2010	\$302,660	\$256,000	2,200	7	2009	Avg	4,275	N	N	1512 50TH ST NE
010	866918	0300	4/7/2011	\$263,465	\$246,000	2,200	7	2011	Avg	4,338	N	N	4823 O CT NE
010	866918	0350	5/17/2011	\$267,900	\$253,000	2,200	7	2011	Avg	4,939	N	N	4824 O CT NE
010	866916	0380	10/9/2009	\$310,000	\$253,000	2,437	7	2009	Avg	4,275	N	N	1412 50TH ST NE
010	866916	0390	10/5/2009	\$304,363	\$248,000	2,437	7	2009	Avg	4,275	N	N	1416 50TH ST NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
010	866916	0440	11/6/2009	\$280,291	\$230,000	2,437	7	2009	Avg	4,275	N	N	1436 50TH ST NE
010	866918	0070	1/1/2011	\$270,025	\$246,000	2,437	7	2010	Avg	4,275	N	N	1435 49TH ST NE
010	866918	0100	11/22/2010	\$274,240	\$248,000	2,437	7	2010	Avg	4,275	N	N	1423 49TH ST NE
010	866918	0130	6/8/2010	\$302,655	\$262,000	2,437	7	2010	Avg	4,275	N	N	1411 49TH ST NE
010	866918	0200	12/30/2010	\$277,945	\$253,000	2,437	7	2010	Avg	4,050	N	N	1420 49TH ST NE
010	866918	0240	12/20/2010	\$284,000	\$258,000	2,437	7	2010	Avg	7,505	N	N	1436 49TH ST NE
010	866918	0260	2/1/2011	\$269,900	\$248,000	2,437	7	2010	Avg	7,072	N	N	4807 O CT NE
010	866918	0290	5/18/2011	\$274,900	\$260,000	2,437	7	2011	Avg	4,210	N	N	4819 O CT NE
010	866918	0340	10/25/2011	\$250,000	\$246,000	2,437	7	2011	Avg	4,358	N	N	4820 O CT NE
010	866915	0590	4/24/2009	\$310,000	\$242,000	2,440	7	2008	Avg	4,429	N	N	1306 50TH ST NE
010	866915	0620	10/28/2009	\$310,925	\$255,000	2,440	7	2009	Avg	4,429	N	N	1318 50TH ST NE
010	866915	0630	4/20/2009	\$306,825	\$239,000	2,440	7	2008	Avg	4,429	N	N	1322 50TH ST NE
010	866916	0370	9/16/2009	\$306,425	\$248,000	2,477	7	2009	Avg	4,275	N	N	1408 50TH ST NE
010	866916	0500	2/22/2010	\$289,054	\$244,000	2,477	7	2009	Avg	4,863	N	N	1520 50TH ST NE
010	866918	0010	8/3/2011	\$262,990	\$253,000	2,477	7	2011	Avg	4,614	N	N	1521 49TH ST NE
010	866918	0080	9/1/2010	\$285,850	\$253,000	2,477	7	2010	Avg	4,275	N	N	1431 49TH ST NE
010	866918	0090	9/2/2010	\$303,870	\$269,000	2,477	7	2010	Avg	4,275	N	N	1427 49TH ST NE
010	866918	0120	9/30/2010	\$284,315	\$253,000	2,477	7	2010	Avg	4,275	N	N	1415 49TH ST NE
010	866918	0140	6/15/2010	\$289,812	\$251,000	2,477	7	2010	Avg	4,346	N	N	1407 49TH ST NE
010	866918	0170	6/1/2010	\$287,080	\$248,000	2,477	7	2010	Avg	4,132	N	N	1408 49TH ST NE
010	866918	0190	7/29/2010	\$308,555	\$271,000	2,477	7	2010	Avg	5,278	N	N	1416 49TH ST NE
010	866918	0210	8/17/2010	\$282,216	\$249,000	2,477	7	2010	Avg	4,126	N	N	1424 49TH ST NE
010	866918	0280	4/5/2011	\$291,055	\$272,000	2,477	7	2011	Avg	4,535	N	N	4815 O CT NE
010	866918	0320	3/1/2011	\$274,835	\$254,000	2,477	7	2011	Avg	6,221	N	N	4812 O CT NE
010	866918	0360	5/27/2011	\$264,900	\$251,000	2,477	7	2011	Avg	4,995	N	N	1512 49TH ST NE
010	866918	0380	8/1/2011	\$258,000	\$248,000	2,477	7	2011	Avg	6,995	N	N	1520 49TH ST NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
010	866915	0460	11/22/2011	\$207,500	\$205,000	2,480	7	2008	Avg	4,170	N	N	4909 L CT NE
010	866915	0600	8/5/2009	\$295,000	\$236,000	2,480	7	2009	Avg	4,428	N	N	1310 50TH ST NE
010	866915	0640	1/19/2009	\$319,800	\$244,000	2,480	7	2008	Avg	4,418	N	N	1325 49TH ST NE
010	866915	0660	2/13/2009	\$350,978	\$269,000	2,480	7	2008	Avg	4,419	N	N	1317 49TH ST NE
010	733822	0260	4/22/2010	\$251,000	\$215,000	1,740	8	2009	Avg	3,721	N	N	1343 32ND PL NE
010	733822	0280	12/2/2009	\$269,950	\$223,000	1,740	8	2009	Avg	3,721	N	N	1401 32ND PL NE
010	733822	0310	11/6/2009	\$269,950	\$222,000	1,740	8	2009	Avg	3,721	N	N	1427 32ND PL NE
010	733822	0340	11/18/2011	\$214,900	\$213,000	1,740	8	2011	Avg	3,721	N	N	1441 32ND PL NE
010	733822	0470	5/1/2009	\$256,000	\$200,000	1,740	8	2008	Avg	3,398	N	N	1159 32ND ST NE
010	733822	0740	5/19/2011	\$220,000	\$208,000	1,740	8	2011	Avg	3,668	N	N	1432 32ND PL NE
010	733822	0790	10/27/2009	\$279,950	\$229,000	1,740	8	2009	Avg	3,738	N	N	1415 32ND ST NE
010	733822	0810	7/15/2010	\$239,950	\$210,000	1,740	8	2010	Avg	3,738	N	N	1425 32ND ST NE
010	733822	0890	10/12/2010	\$227,500	\$203,000	1,740	8	2010	Avg	3,703	N	N	1424 32ND ST NE
010	733822	0460	1/22/2009	\$299,950	\$229,000	1,950	8	2008	Avg	3,398	N	N	1157 32ND ST NE
010	733822	0540	4/18/2011	\$215,000	\$201,000	2,030	8	2006	Avg	3,970	N	N	1206 32ND PL NE
010	733822	0660	1/2/2009	\$285,000	\$216,000	2,030	8	2006	Avg	4,113	N	N	1259 32ND ST NE
010	733822	0670	3/22/2011	\$215,000	\$200,000	2,030	8	2006	Avg	4,113	N	N	1311 32ND ST NE
010	733822	0690	4/29/2009	\$290,000	\$227,000	2,030	8	2006	Avg	4,772	N	N	1346 32ND PL NE
010	733822	0710	11/10/2009	\$299,950	\$246,000	2,030	8	2009	Avg	3,957	N	N	1422 32ND PL NE
010	733822	0720	1/27/2010	\$315,000	\$264,000	2,030	8	2009	Avg	3,957	N	N	1422 32ND PL NE
010	733822	0770	7/28/2009	\$300,950	\$241,000	2,030	8	2008	Avg	4,811	N	N	1332 32ND ST NE
010	733822	0830	4/6/2011	\$254,800	\$238,000	2,030	8	2010	Avg	4,121	N	N	1435 32ND ST NE
010	733822	0970	6/22/2009	\$295,000	\$234,000	2,110	8	2006	Avg	3,703	N	N	1252 32ND ST NE
010	733822	1010	3/17/2010	\$220,000	\$187,000	2,110	8	2006	Avg	3,703	N	N	1218 32ND ST NE
010	733822	0030	4/29/2009	\$234,000	\$183,000	2,150	8	2006	Avg	5,470	N	N	1141 32ND PL NE
010	733822	0220	7/24/2009	\$289,950	\$232,000	2,150	8	2008	Avg	3,721	N	N	1267 32ND PL NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
010	733822	0290	9/23/2010	\$264,800	\$236,000	2,150	8	2010	Avg	3,721	N	N	1413 32ND PL NE
010	733822	0430	9/20/2010	\$218,000	\$194,000	2,150	8	2006	Avg	3,398	N	N	1168 32ND PL NE
010	733822	0580	4/19/2010	\$275,000	\$235,000	2,150	8	2009	Avg	3,712	N	N	1310 32ND PL NE
010	733822	0590	6/15/2010	\$279,950	\$243,000	2,150	8	2009	Avg	3,712	N	N	1326 32ND PL NE
010	733822	0600	10/21/2009	\$299,000	\$244,000	2,150	8	2009	Avg	4,058	N	N	1338 32ND PL NE
010	733822	0820	2/2/2011	\$250,000	\$230,000	2,150	8	2010	Avg	3,700	N	N	1429 32ND ST NE
010	733822	0900	5/17/2011	\$240,000	\$227,000	2,150	8	2011	Avg	3,703	N	N	1420 32ND ST NE
010	733822	0990	7/30/2009	\$300,000	\$240,000	2,150	8	2008	Avg	3,703	N	N	1232 32ND ST NE
010	733822	1110	2/10/2009	\$298,700	\$229,000	2,150	8	2006	Avg	3,703	N	N	1162 32ND ST NE
010	733822	0230	6/10/2009	\$299,950	\$237,000	2,230	8	2008	Avg	3,867	N	N	1313 32ND PL NE
010	733822	0250	5/2/2010	\$269,950	\$232,000	2,230	8	2009	Avg	3,721	N	N	1333 32ND PL NE
010	733822	0300	10/15/2010	\$245,000	\$219,000	2,230	8	2010	Avg	3,721	N	N	1423 32ND PL NE
010	733822	0330	4/29/2011	\$249,500	\$234,000	2,230	8	2010	Avg	3,721	N	N	1437 32ND PL NE
010	733822	0800	6/29/2010	\$269,950	\$235,000	2,230	8	2010	Avg	3,738	N	N	1421 32ND ST NE
010	733822	0880	12/20/2011	\$250,000	\$249,000	2,230	8	2011	Avg	3,703	N	N	1428 32ND ST NE
010	733822	0940	9/28/2009	\$299,950	\$244,000	2,230	8	2009	Avg	3,703	N	N	1338 32ND ST NE
010	733822	1070	9/21/2010	\$235,000	\$209,000	2,230	8	2006	Avg	3,703	N	N	1204 32ND ST NE
010	733822	0040	9/20/2010	\$268,000	\$238,000	2,730	8	2006	Avg	5,291	N	N	1147 32ND PL NE
010	733822	0270	4/27/2010	\$309,950	\$266,000	2,730	8	2009	Avg	4,962	N	N	1353 32ND PL NE
010	733822	0320	8/9/2011	\$260,000	\$251,000	2,730	8	2011	Avg	4,962	N	N	1433 32ND PL NE
010	733822	0700	10/28/2009	\$350,000	\$287,000	2,730	8	2008	Avg	4,512	N	N	1356 32ND PL NE
010	733822	0780	10/29/2009	\$344,500	\$282,000	2,730	8	2009	Avg	4,549	N	N	1345 32ND ST NE
010	733822	0930	5/17/2011	\$260,000	\$245,000	2,730	8	2010	Avg	4,938	N	N	1346 32ND ST NE
010	733822	0950	8/27/2009	\$350,950	\$283,000	2,730	8	2006	Avg	4,938	N	N	1324 32ND ST NE
010	401680	0220	9/24/2009	\$453,000	\$368,000	3,000	9	2003	Avg	14,719	N	N	26525 LAKE FENWICK RD S
011	564790	0820	7/20/2009	\$210,000	\$168,000	1,000	7	1984	Avg	8,555	N	N	2401 U ST NW

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
011	564790	0320	10/7/2011	\$182,000	\$178,000	1,040	7	1981	Avg	9,713	N	N	2002 21ST ST NW
011	019265	0040	3/29/2011	\$199,000	\$186,000	1,056	7	2005	Avg	2,796	N	N	5647 S 295TH PL
011	221480	0830	5/11/2011	\$204,750	\$193,000	1,060	7	1979	Good	7,260	N	N	29417 60TH PL S
011	332950	0160	11/4/2010	\$199,500	\$179,000	1,080	7	1982	Avg	7,245	N	N	29726 52ND AVE S
011	286560	0200	9/27/2011	\$195,000	\$190,000	1,130	7	1979	Avg	7,468	N	N	5316 S 302ND PL
011	332952	0010	12/7/2009	\$175,000	\$145,000	1,170	7	1984	Avg	8,141	N	N	29929 53RD PL S
011	332952	0320	11/17/2009	\$224,950	\$185,000	1,170	7	1984	Avg	8,737	N	N	5529 S 300TH PL
011	332954	0140	4/8/2010	\$220,500	\$188,000	1,190	7	1986	Avg	10,027	N	N	29723 56TH CT S
011	332952	0380	6/24/2011	\$220,000	\$210,000	1,280	7	1984	Avg	8,861	N	N	30033 55TH PL S
011	564790	0710	1/16/2009	\$225,000	\$171,000	1,280	7	1983	Avg	9,462	N	N	2311 T ST NW
011	022104	9044	9/29/2011	\$277,950	\$271,000	1,300	7	1961	Good	103,672	Y	N	29255 59TH AVE S
011	030300	0235	10/20/2009	\$228,000	\$186,000	1,300	7	1969	Avg	18,090	N	N	5653 S 307TH ST
011	332950	0530	12/8/2009	\$233,000	\$193,000	1,330	7	1983	Avg	8,678	N	N	5430 S 296TH CT
011	564790	0200	11/30/2011	\$165,000	\$164,000	1,380	7	2005	Avg	8,397	N	N	2012 24TH ST NW
011	332950	0610	10/17/2009	\$275,000	\$225,000	1,390	7	1983	Good	7,750	N	N	5329 S 297TH PL
011	332951	0480	7/20/2009	\$273,500	\$218,000	1,390	7	1984	Avg	9,013	N	N	30132 53RD AVE S
011	030410	0100	1/8/2009	\$260,000	\$198,000	1,400	7	1999	Avg	5,482	N	N	5725 S 294TH PL
011	332950	0200	9/16/2009	\$254,450	\$206,000	1,410	7	1982	Good	7,883	N	N	5210 S 297TH PL
011	332951	0110	6/22/2011	\$225,000	\$214,000	1,410	7	1984	Good	6,874	N	N	5223 S 298TH CT
011	332951	0230	6/12/2009	\$249,525	\$197,000	1,410	7	1984	Avg	7,473	N	N	5116 S 300TH PL
011	332951	0530	5/12/2011	\$190,000	\$179,000	1,410	7	1984	Avg	9,360	N	N	30106 53RD AVE S
011	332951	0840	6/23/2010	\$229,500	\$199,000	1,410	7	1984	Avg	7,078	N	N	29776 53RD AVE S
011	332953	0030	6/21/2010	\$240,000	\$209,000	1,410	7	1985	Avg	10,248	N	N	5543 S 300TH PL
011	332953	0400	9/9/2011	\$180,000	\$175,000	1,410	7	1986	Avg	9,196	N	N	30015 58TH PL S
011	564790	0630	10/15/2009	\$340,500	\$278,000	1,420	7	1983	Good	29,256	Y	N	2412 T ST NW
011	332950	0150	7/12/2011	\$255,000	\$244,000	1,430	7	1982	Good	7,328	N	N	29722 52ND AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
011	286560	0220	10/20/2009	\$274,950	\$225,000	1,490	7	1979	Avg	7,210	N	N	5304 S 302ND PL
011	030410	0090	6/21/2010	\$232,000	\$202,000	1,500	7	1999	Avg	5,393	N	N	5719 S 294TH PL
011	289555	0050	11/20/2009	\$267,500	\$220,000	1,550	7	2000	Avg	4,486	N	N	5141 S 303RD PL
011	289555	0090	10/12/2009	\$257,000	\$210,000	1,550	7	2000	Avg	4,487	N	N	5157 S 303RD PL
011	289555	0180	12/22/2010	\$229,900	\$209,000	1,550	7	2000	Avg	4,267	N	N	5174 S 303RD PL
011	289555	0230	10/7/2011	\$210,000	\$206,000	1,550	7	2000	Avg	4,465	N	N	5154 S 303RD PL
011	030300	0105	9/12/2010	\$223,000	\$198,000	1,612	7	1968	Good	16,600	N	N	5410 S 305TH ST
011	030410	0140	8/3/2011	\$200,000	\$193,000	1,650	7	1999	Avg	6,724	N	N	29424 58TH AVE S
011	019265	0130	7/14/2011	\$190,000	\$182,000	1,706	7	2005	Avg	2,666	N	N	5668 S 295TH PL
011	332681	0040	1/24/2011	\$234,350	\$215,000	1,730	7	2002	Avg	4,128	N	N	29124 53RD PL S
011	030300	0095	2/11/2010	\$260,000	\$219,000	1,800	7	1969	Avg	16,600	N	N	5400 S 305TH ST
011	926930	0090	9/8/2009	\$264,950	\$214,000	1,820	7	1964	Avg	14,094	N	N	5858 S 292ND ST
011	332681	0020	7/21/2009	\$225,000	\$180,000	1,830	7	2002	Avg	5,015	N	N	29140 53RD PL S
011	019265	0030	2/14/2011	\$200,000	\$184,000	1,832	7	2005	Avg	3,096	N	N	5653 S 295TH PL
011	332950	0120	11/18/2009	\$264,900	\$218,000	2,090	7	1981	Avg	7,859	N	N	29710 52ND AVE S
011	030300	0205	5/17/2010	\$275,000	\$237,000	2,100	7	1991	Avg	17,748	Y	N	30732 58TH CT S
011	332952	0270	5/10/2010	\$262,000	\$225,000	2,100	7	1984	Avg	8,818	N	N	5519 S 299TH CT
011	371700	0240	8/20/2009	\$309,000	\$249,000	2,240	7	2005	Avg	4,500	N	N	29577 63RD CT S
011	371700	0130	2/11/2010	\$343,060	\$288,000	2,246	7	2006	Avg	3,750	N	N	29509 63RD CT S
011	664220	0090	4/17/2009	\$350,000	\$273,000	1,760	8	1986	Avg	9,601	N	N	5618 S 296TH CT
011	664925	0620	5/19/2010	\$299,990	\$258,000	2,070	8	1988	Avg	12,960	N	N	29613 60TH CT S
011	146090	0050	9/16/2010	\$250,000	\$222,000	2,180	8	2004	Avg	4,490	N	N	29623 55TH PL S
011	332850	0050	9/28/2010	\$295,000	\$263,000	2,300	8	1987	Avg	8,697	N	N	5125 S 289TH PL
011	146090	0090	1/28/2009	\$305,000	\$233,000	2,410	8	2004	Avg	4,398	N	N	29607 55TH PL S
011	664220	0420	4/6/2010	\$315,000	\$268,000	2,440	8	1987	Avg	9,799	N	N	29636 57TH PL S
011	541900	0050	7/27/2011	\$300,000	\$288,000	2,717	8	2005	Avg	4,513	N	N	29544 54TH CT S



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
011	664877	0200	4/20/2009	\$383,000	\$299,000	1,570	9	1989	Good	7,663	N	N	29430 55TH AVE S
011	664925	0350	6/2/2009	\$325,000	\$256,000	1,850	9	1990	Avg	7,092	N	N	6039 S 298TH PL
011	664925	0410	7/19/2010	\$298,950	\$262,000	2,160	9	1988	Avg	8,049	N	N	6001 S 298TH PL
011	111560	0040	4/28/2010	\$353,000	\$303,000	2,350	9	2010	Avg	7,342	N	N	29646 63RD CT S
011	111545	0220	11/24/2009	\$374,950	\$309,000	2,420	9	1990	Avg	9,310	N	N	6355 S 298TH PL
011	664877	0090	4/21/2011	\$299,900	\$281,000	2,510	9	1990	Avg	9,385	N	N	29417 55TH AVE S
011	111560	0050	3/3/2011	\$376,000	\$348,000	2,588	9	2010	Avg	13,726	N	N	29650 63RD CT S
011	111545	0210	6/8/2009	\$399,950	\$316,000	2,620	9	1992	Avg	9,605	N	N	6347 S 298TH PL
011	664877	0130	11/16/2010	\$347,000	\$313,000	2,800	9	1989	Avg	10,058	N	N	29505 55TH AVE S
011	111560	0060	10/18/2010	\$385,000	\$345,000	2,896	9	2010	Avg	6,599	N	N	29654 63RD CT S
011	111560	0110	6/30/2009	\$465,000	\$369,000	2,896	9	2010	Avg	7,100	N	N	29643 63RD CT S
011	111560	0100	11/6/2009	\$432,000	\$354,000	2,975	9	2008	Avg	10,596	N	N	29647 63RD CT S
012	401320	0115	2/3/2011	\$345,000	\$317,000	1,352	6	1943	Good	19,931	Y	Y	30636 34TH PL S
012	926280	0128	7/15/2010	\$390,000	\$341,000	2,310	6	1960	Good	195,105	N	N	32204 51ST AVE S
012	030200	0255	7/14/2009	\$225,000	\$179,000	900	7	1965	Avg	15,570	N	N	5426 S 314TH ST
012	401440	0276	8/10/2011	\$156,000	\$150,000	1,000	7	1958	Good	12,600	N	N	31650 46TH AVE S
012	030300	0460	4/12/2010	\$221,950	\$189,000	1,040	7	1968	Good	14,850	N	N	30556 54TH AVE S
012	401440	0065	10/9/2009	\$203,950	\$166,000	1,040	7	1967	Good	13,500	N	N	31008 42ND AVE S
012	030200	0450	4/7/2010	\$166,950	\$142,000	1,150	7	1961	Fair	14,850	N	N	31412 54TH AVE S
012	769600	0130	9/30/2009	\$180,000	\$146,000	1,290	7	1963	Avg	9,592	N	N	31812 47TH AVE S
012	608460	0330	10/12/2011	\$220,000	\$216,000	1,340	7	1985	Avg	8,511	N	N	30807 47TH AVE S
012	769600	0140	9/30/2009	\$235,000	\$191,000	1,340	7	1962	Avg	9,592	N	N	31804 47TH AVE S
012	608460	0750	11/13/2009	\$264,000	\$217,000	1,370	7	1986	Avg	8,150	N	N	30839 49TH CT S
012	790540	0120	8/5/2009	\$212,000	\$170,000	1,370	7	1968	Good	9,800	N	N	5144 S 329TH PL
012	608460	0600	3/1/2010	\$239,900	\$203,000	1,432	7	1986	Avg	12,004	N	N	30820 50TH AVE S
012	553000	0020	5/6/2009	\$185,000	\$145,000	1,440	7	1967	Avg	9,603	N	N	32827 51ST AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
012	608460	0400	7/28/2009	\$252,500	\$202,000	1,440	7	1985	Avg	9,014	N	N	30849 47TH AVE S
012	926280	0004	10/13/2010	\$180,000	\$161,000	1,460	7	1966	Good	15,000	N	N	31610 51ST AVE S
012	030300	0595	6/23/2009	\$249,950	\$198,000	1,520	7	1967	Good	14,850	N	N	30518 52ND AVE S
012	030200	0050	12/21/2010	\$250,000	\$227,000	1,600	7	1969	Good	14,850	N	N	30850 54TH AVE S
012	152104	9062	9/23/2009	\$246,000	\$200,000	1,610	7	1949	Good	53,800	N	N	32231 46TH PL S
012	926280	0277	11/4/2011	\$285,000	\$281,000	1,610	7	1963	Good	48,693	N	N	32620 56TH AVE S
012	401200	0060	4/21/2009	\$238,000	\$186,000	1,646	7	1969	Good	9,600	N	N	3843 S 306TH PL
012	030200	0420	4/8/2011	\$228,000	\$213,000	1,650	7	1968	Good	14,850	N	N	31460 54TH AVE S
012	608460	0190	4/20/2010	\$282,000	\$241,000	1,690	7	1985	Avg	8,751	N	N	30702 48TH AVE S
012	608460	0210	12/24/2009	\$269,950	\$224,000	1,720	7	1985	Avg	9,034	N	N	30705 48TH AVE S
012	926280	0060	10/29/2009	\$390,000	\$319,000	1,960	7	1976	Good	93,654	N	N	5807 S 318TH ST
012	608460	0100	8/20/2010	\$275,000	\$243,000	2,065	7	1986	Avg	6,464	N	N	4842 S 308TH ST
012	401440	0206	4/14/2010	\$345,000	\$295,000	2,370	7	1968	Avg	56,628	N	N	31835 44TH AVE S
012	401440	0120	4/23/2010	\$390,000	\$334,000	2,470	7	1965	Good	85,310	N	N	31010 44TH AVE S
012	800145	0020	1/3/2009	\$273,000	\$207,000	1,260	8	2003	Avg	8,862	N	N	4410 S 313TH ST
012	327560	0005	9/4/2009	\$309,000	\$250,000	1,380	8	1958	Good	15,300	Y	N	325 HI CREST DR
012	669930	0020	5/6/2010	\$340,000	\$292,000	1,380	8	2003	Avg	6,812	N	N	31817 52ND AVE S
012	240860	0090	8/24/2011	\$250,000	\$242,000	1,616	8	1997	Avg	17,014	N	N	3231 S 314TH PL
012	926280	0119	6/19/2009	\$365,000	\$289,000	1,700	8	1982	Avg	35,086	N	N	5641 S 321ST ST
012	142104	9047	12/20/2011	\$314,000	\$313,000	1,768	8	2009	Avg	46,109	Y	N	128 MOUNTAIN VIEW DR
012	800145	0130	10/10/2011	\$240,000	\$235,000	1,840	8	1989	Avg	16,794	N	N	4825 S 313TH ST
012	800145	0170	3/16/2010	\$261,000	\$221,000	1,840	8	1989	Avg	16,679	N	N	31308 47TH AVE S
012	800140	0040	4/21/2010	\$208,000	\$178,000	1,850	8	1989	Avg	10,151	N	N	5002 S 310TH PL
012	800140	0340	10/27/2011	\$235,000	\$231,000	1,850	8	1988	Avg	9,550	N	N	31108 49TH AVE S
012	800145	0350	6/16/2010	\$249,950	\$217,000	2,000	8	1989	Avg	12,372	N	N	4717 S 315TH PL
012	896195	0370	5/17/2010	\$267,800	\$231,000	2,020	8	1996	Avg	8,140	Y	N	1507 8TH ST NW

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	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
012	800140	0180	7/14/2009	\$289,950	\$231,000	2,140	8	1988	Avg	8,982	N	N	31335 49TH AVE S
012	800160	0230	4/20/2011	\$260,000	\$244,000	2,170	8	1989	Avg	8,634	N	N	4917 S 315TH PL
012	896195	0350	9/8/2009	\$290,000	\$234,000	2,240	8	1996	Avg	7,223	N	N	1517 8TH ST NW
012	896195	0410	5/19/2011	\$305,000	\$288,000	2,250	8	1998	Avg	7,904	N	N	913 PIKE ST NW
012	896195	0510	10/1/2009	\$309,950	\$252,000	2,250	8	1997	Avg	8,241	Y	N	1519 10TH CT NW
012	132950	0030	7/2/2009	\$345,000	\$274,000	2,310	8	2003	Avg	5,000	N	N	5335 S 319TH ST
012	132950	0190	12/10/2009	\$300,000	\$248,000	2,310	8	2003	Avg	4,500	N	N	5500 S 320TH ST
012	669930	0480	11/4/2009	\$350,000	\$287,000	2,360	8	2002	Avg	8,961	N	N	5320 S 318TH PL
012	669930	0530	1/14/2010	\$325,000	\$271,000	2,670	8	2002	Avg	5,225	N	N	5218 S 318TH PL
012	669930	0370	4/14/2011	\$307,000	\$287,000	2,840	8	2003	Avg	6,010	N	N	31919 53RD PL S
012	391400	0100	3/14/2011	\$455,000	\$423,000	3,200	8	1955	VGood	34,560	Y	N	335 HI CREST DR
012	896195	0050	9/28/2009	\$374,950	\$305,000	3,230	8	2002	Good	12,651	N	N	908 PIKE ST NW
012	669930	0240	6/19/2009	\$325,000	\$257,000	3,290	8	2003	Avg	5,876	N	N	5208 S 320TH ST
012	669930	0340	12/12/2009	\$355,000	\$294,000	3,290	8	2004	Avg	5,509	N	N	31901 53RD PL S
012	926403	0800	7/22/2009	\$395,000	\$316,000	1,830	9	2001	Avg	8,887	Y	N	1320 V ST NW
012	926280	0150	6/16/2011	\$400,000	\$380,000	2,150	9	1981	Good	96,703	N	N	32208 58TH AVE S
012	327570	0010	5/26/2009	\$500,000	\$394,000	2,600	9	1988	Avg	15,000	Y	N	215 HI CREST DR
012	926403	0240	9/1/2009	\$492,500	\$397,000	2,660	9	2000	Avg	12,430	Y	N	1436 U CT NW
012	001100	0055	11/9/2009	\$433,950	\$356,000	2,670	9	1968	Good	17,850	Y	N	512 AABY DR
012	926403	0690	8/26/2009	\$449,000	\$362,000	2,960	9	2001	Avg	7,863	Y	N	1005 U ST NW
012	926403	0360	7/28/2011	\$479,000	\$460,000	3,140	9	2000	Avg	15,618	Y	N	1310 U ST NW
012	926403	0840	3/7/2011	\$399,000	\$370,000	3,140	9	2000	Avg	7,584	Y	N	1220 V ST NW
012	896195	0010	3/10/2010	\$341,900	\$289,000	3,150	9	1999	Avg	12,413	N	N	916 PIKE ST NW
012	926403	0660	3/19/2009	\$406,000	\$314,000	3,160	9	2001	Avg	6,299	Y	N	1002 U ST NW
012	926403	0140	4/15/2011	\$465,000	\$435,000	3,368	9	2005	Avg	11,472	N	N	1315 V ST NW
012	926403	0940	8/20/2009	\$525,000	\$422,000	3,510	9	1999	Avg	8,855	Y	N	1104 V ST NW

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	926403	0420	2/9/2011	\$540,000	\$497,000	3,660	9	2002	Avg	14,584	Y	N	1202 U ST NW
012	208570	0050	7/26/2010	\$405,000	\$355,000	2,480	10	2001	Avg	8,626	N	N	2227 12TH CT NW
012	208570	0090	6/27/2011	\$350,500	\$334,000	2,540	10	2001	Avg	12,917	N	N	2316 12TH CT NW
012	926401	0150	8/17/2010	\$430,000	\$379,000	2,760	10	1991	Avg	11,250	Y	N	1020 W ST NW
012	926401	0070	2/23/2011	\$490,000	\$453,000	2,840	10	1992	Avg	29,004	Y	N	922 W ST NW
012	926401	0080	10/10/2011	\$495,000	\$485,000	3,120	10	1991	Avg	21,837	Y	N	926 W ST NW
012	926401	0170	10/25/2011	\$545,000	\$536,000	3,280	10	1991	Avg	18,318	Y	N	1108 W ST NW

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	032104	9088	7/12/2011	\$159,500	TEAR DOWN
009	032104	9156	10/18/2010	\$149,000	DATA CHANGE
009	131030	0020	1/20/2011	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	131100	0020	3/2/2010	\$214,000	DATA CHANGE
009	131100	0620	9/13/2011	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131110	0290	3/14/2011	\$89,000	NON-REPRESENTATIVE SALE
009	131110	0390	8/10/2009	\$162,000	NON-REPRESENTATIVE SALE
009	131110	0560	12/27/2011	\$119,000	NON-REPRESENTATIVE SALE
009	131120	0310	10/6/2011	\$123,000	GOVERNMENT AGENCY
009	131120	0480	1/15/2009	\$155,000	REMODEL
009	131120	0740	5/17/2011	\$137,000	FINANCIAL INSTITUTION RESALE
009	131120	0740	9/16/2010	\$180,000	EXEMPT FROM EXCISE TAX
009	131120	0750	4/13/2009	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131130	0130	5/26/2009	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131140	0230	12/7/2011	\$195,000	REMODEL
009	131140	0310	5/5/2011	\$215,000	REMODEL
009	131140	0310	4/1/2010	\$164,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	131140	0310	12/30/2009	\$191,280	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131140	0350	10/7/2010	\$151,000	FINANCIAL INSTITUTION RESALE
009	131160	0040	8/20/2009	\$162,000	NON-REPRESENTATIVE SALE
009	131160	0660	2/10/2011	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	131191	0090	12/2/2011	\$175,000	GOVERNMENT AGENCY
009	131270	0010	3/15/2011	\$228,000	REMODEL
009	131270	0010	5/6/2010	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	131290	0170	8/7/2009	\$195,000	REMODEL
009	204800	0100	11/3/2011	\$125,000	NON-REPRESENTATIVE SALE
009	204800	0110	6/6/2011	\$155,000	NON-REPRESENTATIVE SALE
009	204800	0380	12/13/2011	\$164,000	EXEMPT FROM EXCISE TAX
009	261670	0250	8/9/2011	\$177,500	FINANCIAL INSTITUTION RESALE
009	293500	0090	10/29/2009	\$248,450	REMODEL
009	293500	0090	6/10/2009	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	387650	0260	2/16/2009	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	387660	0100	2/11/2010	\$164,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	387670	0060	4/2/2009	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	387671	0110	11/9/2011	\$154,000	GOVERNMENT AGENCY
009	387671	0160	12/7/2011	\$257,825	GOVERNMENT AGENCY
009	414091	0060	12/7/2011	\$261,902	% COMPLETE
009	414091	0190	12/7/2011	\$289,995	BUILDER OR DEVELOPER SALES

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	414091	0210	12/10/2011	\$227,055	% COMPLETE
009	753120	0120	5/26/2010	\$170,000	NO MARKET EXPOSURE
009	753120	0130	12/28/2011	\$90,000	NON-REPRESENTATIVE SALE
009	753120	0200	7/6/2011	\$127,500	SHORT SALE
009	769650	0130	4/15/2011	\$155,000	NO MARKET EXPOSURE
009	769660	0230	11/5/2010	\$180,000	REMODEL
009	769662	0300	3/10/2010	\$205,400	RELOCATION - SALE TO SERVICE
009	769663	0050	8/12/2011	\$135,000	NON-REPRESENTATIVE SALE
009	789550	0260	8/24/2009	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	789550	0510	11/23/2011	\$101,000	EXEMPT FROM EXCISE TAX
009	789550	0550	12/30/2009	\$175,000	NO MARKET EXPOSURE
009	800110	0220	8/6/2009	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	800110	0220	7/6/2009	\$109,131	QUIT CLAIM DEED
009	800122	0030	7/25/2011	\$160,000	NON-REPRESENTATIVE SALE
009	800123	0080	4/20/2010	\$182,000	GOVERNMENT AGENCY
009	815961	0090	4/22/2010	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	815963	0240	2/23/2009	\$190,697	EXEMPT FROM EXCISE TAX
009	949180	0180	4/18/2011	\$216,881	FORCED SALE; EXEMPT FROM EXCISE TAX
010	020000	0078	3/26/2010	\$105,000	ACCY ONLY
010	020000	0081	11/1/2009	\$90,000	ACCY ONLY
010	022104	9038	2/25/2010	\$2,500	EASEMENT OR RIGHT-OF-WAY
010	030140	0390	8/29/2011	\$247,000	% COMPLETE
010	030140	0400	10/5/2011	\$248,400	% COMPLETE
010	030140	0410	9/26/2011	\$280,900	% COMPLETE
010	030140	0430	11/10/2011	\$246,900	% COMPLETE
010	030140	0820	11/21/2011	\$205,000	% COMPLETE
010	030140	0830	11/15/2011	\$232,748	% COMPLETE
010	030140	0840	10/4/2011	\$235,900	% COMPLETE
010	030140	2100	8/21/2011	\$185,900	% COMPLETE
010	030140	2340	10/19/2011	\$174,900	% COMPLETE
010	030140	2350	9/19/2011	\$194,900	% COMPLETE
010	062105	9012	10/13/2011	\$650,000	MULTI-IMP
010	158060	0011	7/8/2009	\$155,000	NON-REPRESENTATIVE SALE
010	262204	9011	4/19/2011	\$484,750	DATA CHANGE
010	262204	9061	10/22/2009	\$564,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	401680	0220	8/19/2009	\$453,000	RELOCATION - SALE TO SERVICE;
010	733822	0370	10/24/2011	\$266,367	% COMPLETE
010	733822	0850	9/30/2011	\$289,000	% COMPLETE

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	866915	0140	2/24/2010	\$250,000	RELOCATION - SALE TO SERVICE;
010	866918	0040	9/1/2011	\$239,990	% COMPLETE
010	866918	0050	8/30/2011	\$249,990	% COMPLETE
010	866918	0390	11/7/2011	\$262,000	% COMPLETE
010	866918	0400	9/20/2011	\$249,990	% COMPLETE
010	866918	0410	12/14/2011	\$242,990	% COMPLETE
010	889290	0090	8/25/2010	\$190,000	RELOCATION - SALE BY SERVICE;
010	936000	0127	4/7/2011	\$37,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	022104	9021	8/19/2010	\$225,000	MULTI-IMP
011	022104	9083	1/30/2009	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	030300	0105	4/20/2010	\$159,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	030300	0367	8/2/2010	\$150,000	NON-REPRESENTATIVE SALE
011	111560	0080	12/15/2011	\$387,500	% COMPLETE
011	221480	0080	8/12/2011	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	221480	0110	10/21/2011	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	221480	0640	10/27/2011	\$160,000	GOVERNMENT AGENCY
011	221480	0830	3/23/2011	\$204,750	RELOCATION - SALE TO SERVICE;
011	289555	0070	12/1/2010	\$180,000	NON-REPRESENTATIVE SALE
011	289555	0090	4/21/2009	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	332950	0150	1/14/2011	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	332951	0380	5/20/2011	\$197,000	FINANCIAL INSTITUTION RESALE
011	332952	0400	1/23/2009	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	332953	0290	4/30/2010	\$270,000	REMODEL
011	332953	0310	8/13/2010	\$299,000	REMODEL
011	332953	0350	12/2/2011	\$144,000	GOVERNMENT AGENCY
011	664220	0520	11/23/2011	\$232,863	GOVERNMENT AGENCY
012	001100	0010	8/25/2010	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	001100	0065	12/17/2010	\$220,000	GOVERNMENT AGENCY
012	001100	0070	8/3/2011	\$225,000	FINANCIAL INSTITUTION RESALE
012	030200	0330	5/25/2010	\$245,000	NO MARKET EXPOSURE
012	030200	0330	11/19/2009	\$140,500	BANKRUPTCY - RECEIVER OR TRUSTEE
012	030200	0420	2/17/2011	\$153,001	NO MARKET EXPOSURE
012	102104	9048	11/12/2009	\$150,000	NON-REPRESENTATIVE SALE
012	142104	9086	11/21/2010	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	152104	9063	10/20/2011	\$150,199	FINANCIAL INSTITUTION RESALE
012	208570	0090	4/7/2011	\$395,000	RELOCATION - SALE TO SERVICE;
012	248250	0040	12/16/2011	\$125,000	NON-REPRESENTATIVE SALE
012	286820	0040	9/1/2011	\$92,000	NON-REPRESENTATIVE SALE



**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 27**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	390830	0020	12/14/2010	\$310,000	REMODEL
012	391400	0045	1/27/2009	\$298,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	401280	0020	10/21/2009	\$285,000	NO MARKET EXPOSURE
012	401380	0125	4/16/2010	\$140,000	NO MARKET EXPOSURE
012	401380	0125	1/29/2010	\$97,900	FINANCIAL INSTITUTION RESALE
012	401380	0166	10/25/2011	\$108,300	GOVERNMENT AGENCY
012	401380	0166	11/11/2010	\$334,392	FINANCIAL INSTITUTION RESALE
012	401380	0190	12/6/2011	\$155,000	FINANCIAL INSTITUTION RESALE
012	401380	0212	9/30/2009	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	401380	0214	8/1/2011	\$28,237	QUIT CLAIM DEED
012	401440	0297	10/27/2010	\$240,000	REMODEL
012	401440	0297	5/14/2010	\$82,200	NO MARKET EXPOSURE
012	401440	0298	2/26/2010	\$200,000	GOVERNMENT AGENCY
012	551560	0195	11/17/2010	\$100,000	FINANCIAL INSTITUTION RESALE
012	553000	0040	12/13/2011	\$171,000	FINANCIAL INSTITUTION RESALE
012	608460	0310	9/30/2009	\$225,000	NON-REPRESENTATIVE SALE
012	608460	0660	10/21/2010	\$193,000	NON-REPRESENTATIVE SALE
012	608460	0770	11/22/2011	\$166,250	NON-REPRESENTATIVE SALE
012	608460	0850	12/7/2011	\$168,241	GOVERNMENT AGENCY
012	608500	0080	4/21/2009	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	608500	0110	11/11/2009	\$140,000	NO MARKET EXPOSURE
012	608500	0150	11/18/2011	\$158,000	NON-REPRESENTATIVE SALE
012	669930	0350	3/29/2011	\$72,754	QUIT CLAIM DEED
012	669930	0540	3/26/2010	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	800140	0040	4/22/2009	\$240,835	FORCED SALE; EXEMPT FROM EXCISE TAX
012	800145	0210	3/19/2010	\$223,000	NON-REPRESENTATIVE SALE
012	896195	0280	10/26/2011	\$410,000	FINANCIAL INSTITUTION RESALE
012	926280	0026	4/8/2011	\$208,000	NO MARKET EXPOSURE
012	926280	0208	8/30/2011	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	926280	0290	12/15/2011	\$305,345	GOVERNMENT AGENCY
012	926403	0220	2/7/2011	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	926403	0480	9/1/2010	\$351,000	NON-REPRESENTATIVE SALE
012	926403	0690	8/6/2009	\$449,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	926403	0740	12/2/2011	\$293,300	CORPORATE AFFILIATES
012	926403	0870	4/8/2010	\$365,000	NON-REPRESENTATIVE SALE
012	934650	0020	5/11/2011	\$130,000	NON-REPRESENTATIVE SALE
012	934650	0190	11/10/2011	\$105,000	NON-REPRESENTATIVE SALE

## ***Results***

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

The resulting assessment level is 92.4%. 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 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of –9.3%. This decrease is due partly to market changes over time and the previous assessment levels.

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