

**Residential Revalue**  
**2013 Assessment Roll**

**Auburn**

**Area 28**

**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 2013 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 2013 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

# Auburn

# Housing



Grade 6/Year Built 1990/Total Living Area 1200



Grade 7/ Year Built 1989/ Total Living Area 1700



Grade 8/Year Built 1954/Total Living 3562 Area



Grade 9/ Year Built 2001/ Total Living Area 3660



Grade 10/ Year Built 1988/ Total Living Area 3960



Grade 11/ Year Built 1992/Total Living Area 5290

## ***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 1/1/2013 - 2013 Assessment Roll

**Area Name / Number: Auburn / Area 28**

**Previous Physical Inspection: 2009**

**Number of Improved Sales: 298**

**Range of Sale Dates: 1/1/2010 – 1/1/2013**

<b>Sales – Average Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price*</b>	<b>Ratio</b>	<b>COD</b>
<b>2012 Value</b>	\$67,700	\$83,100	\$150,800			
<b>2013 Value</b>	\$61,100	\$107,300	\$168,400	\$182,600	92.4%	10.81%
<b>Change</b>	-\$6,600	+\$24,200	+\$17,600			
<b>% Change</b>	-9.7%	+29.1%	+11.7%			

\*Sales are time adjusted to 1/1/2013.

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. *The 2013 COD of 10.81% is an improvement from the previous COD of 14.08%.* 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.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2012 Value</b>	\$68,000	\$82,900	\$150,900
<b>2013 Value</b>	\$61,600	\$99,800	\$161,400
<b>Percent Change</b>	-9.4%	+20.4%	+7.0%

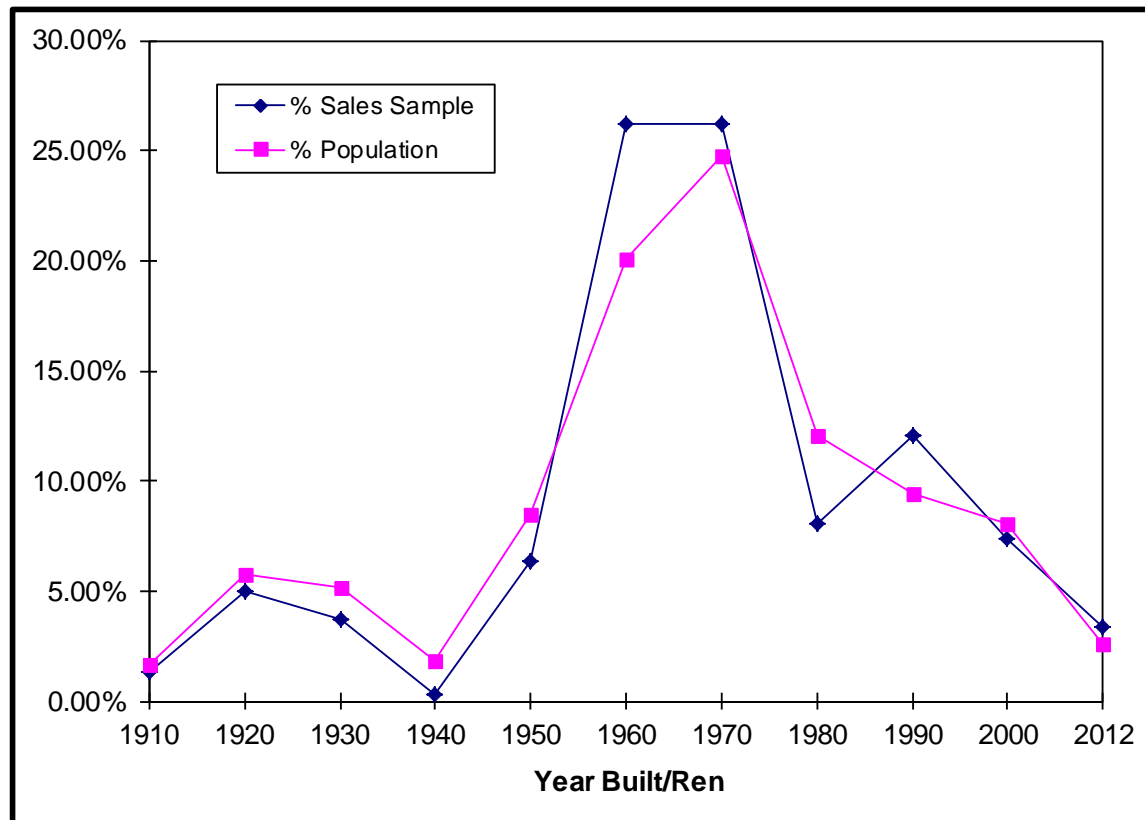
Number of one to three unit residences in the population: 5804

**Conclusions and Recommendation:** Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2013 Assessment Roll.

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

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	4	1.34%
1920	15	5.03%
1930	11	3.69%
1940	1	0.34%
1950	19	6.38%
1960	78	26.17%
1970	78	26.17%
1980	24	8.05%
1990	36	12.08%
2000	22	7.38%
2012	10	3.36%
	298	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	99	1.71%
1920	335	5.77%
1930	299	5.15%
1940	109	1.88%
1950	491	8.46%
1960	1165	20.07%
1970	1437	24.76%
1980	699	12.04%
1990	549	9.46%
2000	467	8.05%
2012	154	2.65%
	5804	

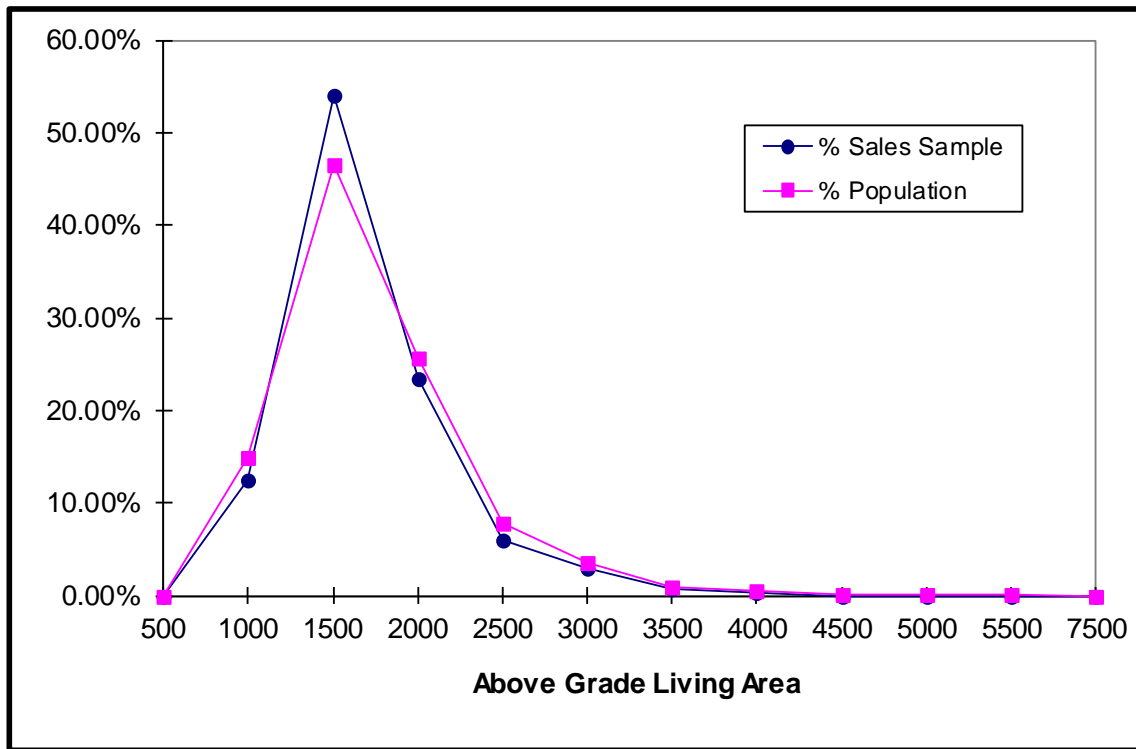


The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

## *Sales Sample Representation of Population - Above Grade Living Area*

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	37	12.42%
1500	161	54.03%
2000	70	23.49%
2500	18	6.04%
3000	9	3.02%
3500	2	0.67%
4000	1	0.34%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	298	

<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	861	14.83%
1500	2703	46.57%
2000	1492	25.71%
2500	454	7.82%
3000	202	3.48%
3500	53	0.91%
4000	33	0.57%
4500	4	0.07%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5804	



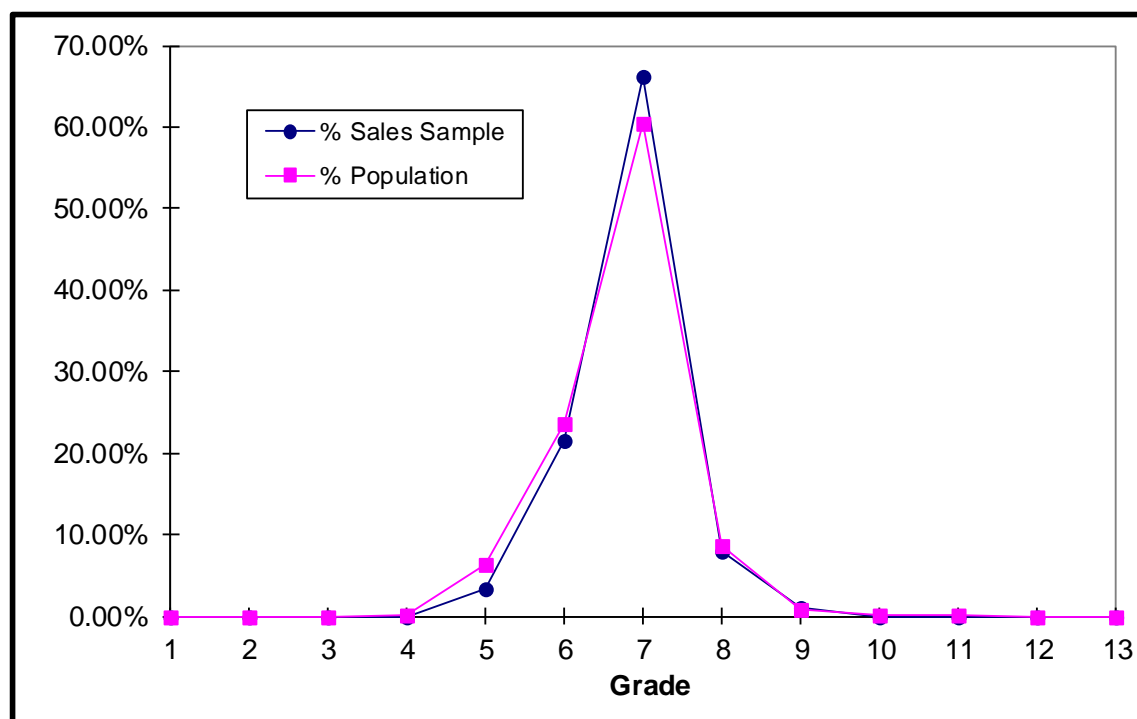
The sales sample frequency distribution follows the population distribution very close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.



## *Sales Sample Representation of Population - Grade*

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	3.36%
6	64	21.48%
7	197	66.11%
8	24	8.05%
9	3	1.01%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
298		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.09%
5	363	6.25%
6	1366	23.54%
7	3508	60.44%
8	506	8.72%
9	46	0.79%
10	9	0.16%
11	1	0.02%
12	0	0.00%
13	0	0.00%
5804		



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

## ***Physical Inspection Process***

***Effective Date of Appraisal: January 1, 2013***

***Date of Appraisal Report: June 26, 2013***

### ***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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 Assessment
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 28---Auburn

### **Boundaries:**

Area 28 is bounded approximately by 31<sup>st</sup> ST to the north, the White River to the south, generally a north south line along 180<sup>th</sup> Av SE between the Green and White Rivers to the east, and Auburn Way N, Valley FRWY, and A ST N to the west.

### **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 28 is located between Seattle and Tacoma in the shadow of Mt. Rainier. Area 28 has three sub areas, two rivers the Green and White, and includes the Muckleshoot Tribal Lands, which is the only Indian reservation now within the boundaries of King County.

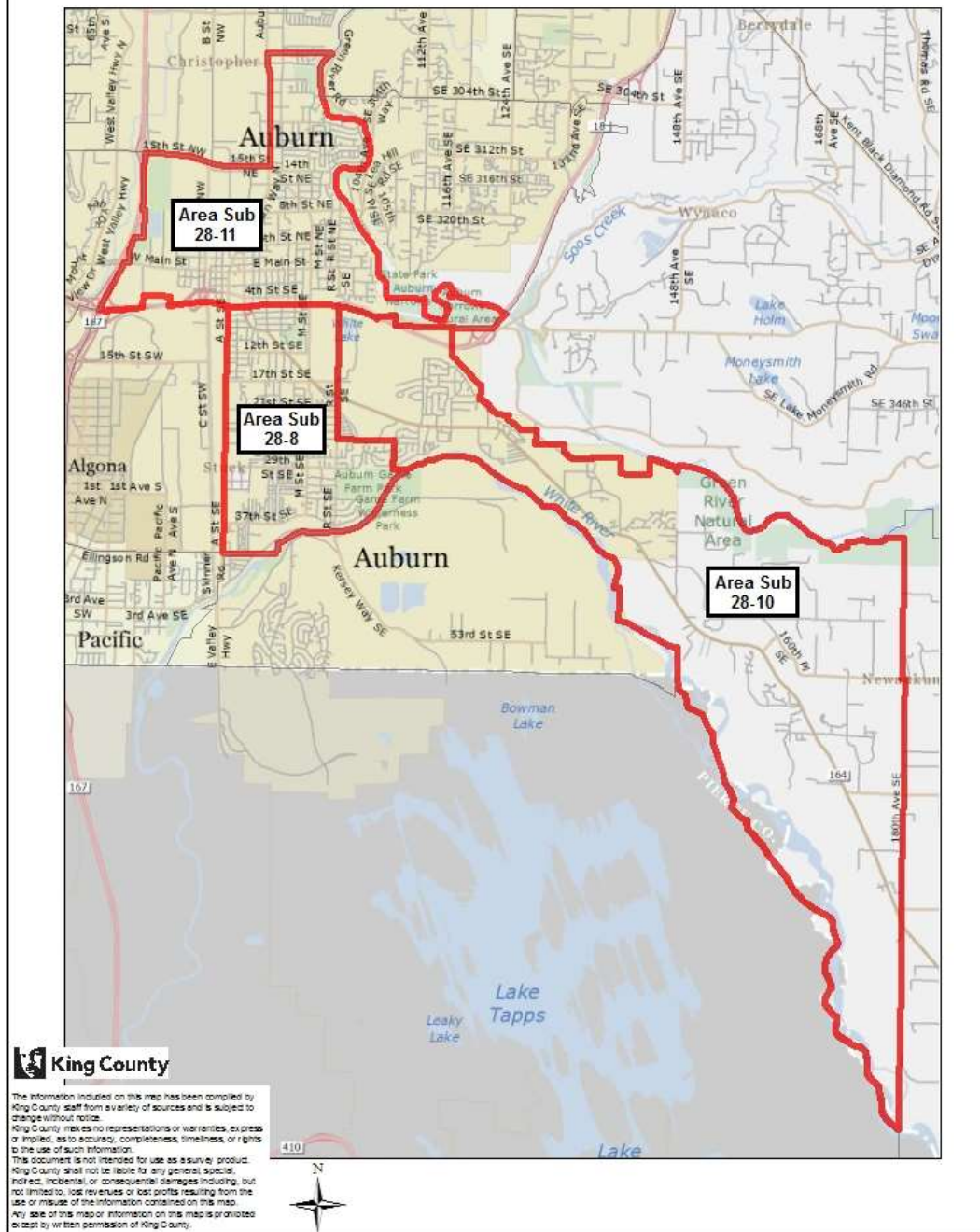
There are 6558 parcels in the 3 sub areas with 2 identifiable major market segments. Sub areas 8 and 11, Auburn City, in the Auburn-Kent Valley and sub area 10, East Auburn.

Sub area 11 generally encompasses the City of Auburn north of HWY 18. Sub area 8 generally encompasses the City of Auburn south of HWY 18. Sub areas 8 and 11, Auburn City, has a varied mixture of single family, duplex, triplex, multi-family, commercial, and industrial uses. The single-family development is a mixture of houses built from the early 1900's to present. There have been a few newer subdivisions with a small amount of infill in the older neighborhoods.

Sub area 10, located southeasterly of sub area 8, includes a portion of the City of Auburn, unincorporated King County and the Muckleshoot Indian Reservation. Sub area 10 is home to the Muckleshoot Tribal Casino and Bingo enterprises, the White River Amphitheatre, and most of the larger acreage parcels in area 28. Although there are many plats, most of this segment is rural in nature. Views of Mount Rainier are common in this area along with lesser views of the cascades and the White and Green River valleys. River frontage is not considered a premium in this area as most is extreme high bank rendering the waterfront itself inaccessible. Many of the unplatted parcels are impacted by limited access, and sensitive areas such as topography, streams, and wetlands.

Overall, the typical quality of homes is a grade 7 approximately 1500 square feet and built in the 1960's and 1970's. The City of Auburn also has a large number of duplexes and triplexes. Waterfront properties consist of those properties along the Green and White Rivers. Auburn's commercial district located in sub areas 8 and 11 has a large number of automotive dealerships, a variety of retail stores and light industrial. Other notable influences are the Auburn Municipal Airport which serves small and private aircraft, Emerald Downs Race Track, and The Boeing Company.

## Area 28 Auburn



## ***Land Valuation***

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013. There were 5 land sales available within Area 28. In addition, 3 land sales from Area Sub 40-1, 3 land sales from Area Sub 55-15, and 2 land sales from Area Sub 62-9 were considered in the development of the land model. Adjustments for view, sensitive areas, topography, traffic, and riverfront were considered. A typical building parcel in this area is 6,000 to 20,000 square feet and would have a value range of \$50,000 to \$94,000.

For platted lots a per site valuation schedule was developed using the land allocation approach 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 28, we estimated a starting land to total value allocation of 28%. The allocation percentage was determined after reviewing and analyzing the vacant sales, builder and developer sales, multi-parcel sales, and new improved sales in the area. The starting allocation percentage was used in conjunction with the Assessor's depreciation table to calculate the indicated land values for sold improved parcels. These indicated values were adjusted to account for a wide range of plat and neighborhood influences. The resulting platted land values ranged from \$45,000 to \$84,000.

For tax lots and platted parcels that are more tax lot in nature, a valuation schedule by lot size was developed. Due to the limited number of buildable land sales, the platted land valuation analysis was used to assist in establishing a baseline for a buildable lot. The resulting tax lot land values ranged from \$47,000 to \$94,000 for parcels under 1 acre and \$95,000 to \$447,000 for parcels of 1 acre to 40 acres. It was necessary to interpolate between lot sizes to develop the tax lot schedule where market evidence was not represented.

## ***Land Model***

### **Model Development, Description and Conclusions:**

The land models that were developed recognize and take into account the platted and rural nature of Area 28. The tax lot schedule addresses the rural nature of Sub Area 10 and those parcels that are more tax lot in nature through-out area 28.

#### **Land Valuation Example:**

1 acre value	\$95,000
Wetland Adjustment less 10%	-\$9,000
Excellent Mt. Rainier View	+\$20,000
Total Adjusted Value	\$106,000

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

### *Land Value Model Calibration*

<b>Plat Name</b>	<b>Major</b>	<b>Site Value</b>
ACADEMY PARK ADD	002400	\$57,000
ACADEMY PARK # 2	002401	\$57,000
AUBURN VIEW HEIGHTS REPLAT OF	030400	\$64,000
CAMERON VILLAGE # 1	131350	\$60,000
CANTERBURY MANOR ADD	133060	\$51,000
CASCADE MEADOWS	142410	\$60,000
CHINOOK ADD	156510	\$60,000
CROFTON TOWNHOMES	184320	\$40,000
FOREST RIDGE ADD	259750	\$72,000
FOREST RIDGE TOWNHOUSES	259760	\$40,000
FOREST VILLA ADD	259900	\$57,000
FOREST VILLA # 3	259920	\$65,000
GREAT WESTERN ADD DIV # 1	287270	\$59,000
GREEN RIVER VILLAGE DIV # 1	289170	\$61,000
GREEN RIVER VILLAGE DIV # 2	289171	\$61,000
GREEN RIVER VILLAGE DIV # 3	289172	\$61,000
GREEN RIVER VILLAGE DIV # 6	289175	\$61,000
HEISSERMANS MARTHA ADD TO AUBURN	322480	\$60,000
HEISSERMANS MARTHA 2ND TO AUBURN	322490	\$60,000
JANSSEN'S ADD	366800	\$60,000
LAWSON PLACE	423380	\$70,000
RIVER VIEW ESTATES TO AUBURN	733190	\$56,000
RIVERPARK ESTATES	733800	\$45,000
RIVERSIDE SOUTH DIV # 1	734500	\$60,000
RIVERSIDE SOUTH DIV # 2	734520	\$60,000
RIVERSIDE SOUTH DIV # 3	734530	\$60,000
RIVERSIDE SOUTH DIV # 4	734531	\$60,000
RIVERWALK DIV NO. 01	734960	\$70,000
RIVERWALK DIV NO 2A	734961	\$70,000
RIVERWALK DIV NO 2B	734962	\$70,000
RIVERWALK DIV NO. 03	734963	\$70,000
RIVERWALK DIV NO. 4	734964	\$70,000
RIVERWALK DIV NO. 5	734965	\$70,000
RIVERWALK DIV NO. 06	734966	\$70,000
SHERMAN ACRES ADD	774950	\$65,000
SKYCREST TERRACE ADD	780620	\$60,000
SKYCREST TERRACE DIV 2	780621	\$57,000
SWAN FLATS	815578	\$61,000
TAYLOR ADD TO AUBURN	856720	\$60,000
VALLEY VIEW ESTATES II	885816	\$84,000

***Land Value Model Calibration (cont.)***

Lot Size	
Acre/Sqft	Value
<3000	\$47,000
3000	\$50,000
4000	\$53,000
5000	\$56,000
6000	\$57,000
7000	\$58,000
8000	\$59,000
9000	\$60,000
10000	\$61,000
11000	\$62,000
12000	\$63,000
13000	\$64,000
14000	\$65,000
15000	\$66,000
16000	\$67,000
17000	\$68,000
18000	\$69,000
19000	\$70,000
20000	\$71,000
21000	\$72,000
22000	\$73,000
23000	\$74,000
24000	\$75,000
25000	\$76,000
26000	\$77,000
27000	\$78,000
28000	\$79,000
29000	\$80,000
30000	\$81,000
31000	\$82,000
32000	\$83,000
33000	\$84,000
34000	\$85,000
35000	\$86,000
36000	\$87,000
37000	\$88,000
38000	\$89,000
39000	\$90,000
40000	\$91,000

Lot Size	
Acre/Sqft	Value
41000	\$92,000
42000	\$93,000
43000	\$94,000
1	\$95,000
1.25	\$97,000
1.5	\$99,000
1.75	\$101,000
2	\$103,000
2.25	\$105,000
2.5	\$107,000
2.75	\$109,000
3	\$111,000
3.25	\$113,000
3.5	\$115,000
3.75	\$117,000
4	\$119,000
4.25	\$121,000
4.5	\$123,000
4.75	\$125,000
5	\$127,000
5.25	\$129,000
5.5	\$131,000
5.75	\$133,000
6	\$135,000
6.25	\$137,000
6.5	\$139,000
6.75	\$141,000
7	\$143,000
7.25	\$145,000
7.5	\$147,000
7.75	\$149,000
8	\$151,000
8.25	\$153,000
8.5	\$155,000
8.75	\$157,000
9	\$159,000
9.25	\$161,000
9.5	\$163,000
9.75	\$165,000

Lot Size	
Acre/Sqft	Value
10	\$167,000
10.25	\$169,000
10.5	\$171,000
10.75	\$173,000
11	\$175,000
11.25	\$177,000
11.5	\$179,000
11.75	\$181,000
12	\$183,000
12.25	\$185,000
12.5	\$187,000
12.75	\$189,000
13	\$191,000
13.25	\$193,000
13.5	\$195,000
13.75	\$197,000
14	\$199,000
14.25	\$201,000
14.5	\$203,000
14.75	\$205,000
15	\$207,000
15.25	\$210,000
15.5	\$213,000
15.75	\$216,000
16	\$219,000
16.25	\$222,000
16.5	\$225,000
16.75	\$228,000
17	\$231,000
17.25	\$234,000
17.5	\$237,000
17.75	\$240,000
18	\$243,000
18.25	\$246,000
18.5	\$249,000
18.75	\$252,000
19	\$255,000
19.25	\$258,000
19.5	\$261,000

Lot Size	
Acre/Sqft	Value
19.75	\$264,000
20	\$267,000
21	\$276,000
22	\$285,000
23	\$294,000
24	\$303,000
25	\$312,000
26	\$321,000
27	\$330,000
28	\$339,000
29	\$348,000
30	\$357,000
31	\$366,000
32	\$375,000
33	\$384,000
34	\$393,000
35	\$402,000
36	\$411,000
37	\$420,000
38	\$429,000
39	\$438,000
40	\$447,000
Over 40ac: 40ac value plus \$9K per acre	

### ***Land Value Model Calibration (cont.)***

<b>View</b>	<b>Adjustment (additive with Rainier)</b>
Excellent Territorial - Cascade	\$10,000
Good Territorial - Cascade	\$5,000
Excellent Green/White River Valley	\$15,000
Good Green/White Valley	\$10,000
Average Green/White Valley	\$5,000
Excellent Rainier	\$20,000
Good Rainier	\$10,000
Average Rainier	\$5,000
Territorial/Cascade & Green/White River views are not additive.	

<b>River Waterfront Sub 8 &amp; 11 only</b>	
Land Schedule Plus	\$125 per Water Foot

<b>Traffic</b>	<b>Adjustment</b>
Extreme	\$7,000
Heavy	\$5,000
Moderate	\$3,000

<b>Environmental</b>
Schedule less 5% to 70%*
*depending on severity and an estimate of market impact

Unbuildable	
20% of schedule or previous	
River Waterfront Sub 8 & 11 only	\$25 per Waterfront Foot



***Vacant Sales Used In This Physical Inspection Analysis  
Area 28***

<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>
010	423380	0060	12/18/2012	\$74,630	9,719	N	N
010	423380	0100	12/13/2012	\$74,630	5,524	N	N
010	423380	0090	6/5/2012	\$74,630	5,524	N	N
010	423380	0140	5/30/2012	\$76,250	5,843	N	N
010	665250	0050	4/28/2011	\$155,000	90,169	Y	N

**Sales Outside Area 28**

<b>Res 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>
040	001	052006	9076	6/14/2011	\$114,000	427,759	Y	N
040	001	092006	9103	1/10/2012	\$255,000	440,391	Y	N
040	001	222006	9194	5/24/2012	\$180,000	435,600	Y	N
055	015	152104	9003	8/30/2011	\$135,000	319,931	N	N
055	015	236810	0210	6/24/2010	\$72,500	10,080	N	N
055	015	404570	0538	9/14/2011	\$79,950	21,138	N	N
062	009	165730	0390	1/3/2011	\$70,000	11,040	N	N
062	009	282205	9305	9/24/2010	\$70,000	31,168	N	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 28***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	302105	9394	1/27/2012	\$50,000	QUIT CLAIM DEED;
008	711600	0426	9/19/2012	\$90,000	NON-REPRESENTATIVE SALE
008	711600	0427	9/19/2012	\$90,000	NON-REPRESENTATIVE SALE
008	711600	0428	9/19/2012	\$90,000	NON-REPRESENTATIVE SALE
008	711600	0429	9/19/2012	\$90,000	NON-REPRESENTATIVE SALE
008	869520	0015	4/2/2010	\$15,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	272105	9025	5/2/2011	\$19,000	NON-REPRESENTATIVE SALE;
010	272105	9163	9/21/2012	\$164,821	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	272105	9192	5/2/2011	\$19,000	NON-REPRESENTATIVE SALE;
010	362105	9010	10/11/2012	\$300,000	NO MARKET EXPOSURE;
010	423380	0010	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0020	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0030	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0040	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0050	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0060	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0070	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0080	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0090	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0100	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0110	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0120	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0130	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
010	423380	0140	6/30/2011	\$833,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE

## ***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. Characteristics that indicated possible significance in the marketplace were determined to be: Land Value, Age, Grade, Condition, Covered Parking, First Floor Area, Half Floor Area, Second Floor Area and Basement Area. In addition the analysis showed: Sub Area 10, Plat of Lawson Place, Multiple Dwelling Units, and Small Above Grade Living Area were also influential in the market.

### ***Area 28 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, 2013**.

*For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.934, resulting in an adjusted value of \$490,000 (\$525,000 X .934=\$490,000 – rounded to the nearest \$1000.*

<b>Market Adjustment to 1/1/2013</b>		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.827	-17.3%
2/1/2010	0.844	-15.6%
3/1/2010	0.859	-14.1%
4/1/2010	0.875	-12.5%
5/1/2010	0.890	-11.0%
6/1/2010	0.906	-9.4%
7/1/2010	0.920	-8.0%
8/1/2010	0.934	-6.6%
9/1/2010	0.948	-5.2%
10/1/2010	0.960	-4.0%
11/1/2010	0.973	-2.7%
12/1/2010	0.984	-1.6%
1/1/2011	0.995	-0.5%
2/1/2011	1.005	0.5%
3/1/2011	1.013	1.3%
4/1/2011	1.022	2.2%
5/1/2011	1.029	2.9%
6/1/2011	1.036	3.6%
7/1/2011	1.042	4.2%
8/1/2011	1.047	4.7%
9/1/2011	1.052	5.2%
10/1/2011	1.055	5.5%
11/1/2011	1.057	5.7%
12/1/2011	1.059	5.9%
1/1/2012	1.060	6.0%
2/1/2012	1.060	6.0%
3/1/2012	1.059	5.9%
4/1/2012	1.057	5.7%
5/1/2012	1.054	5.4%
6/1/2012	1.050	5.0%
7/1/2012	1.045	4.5%
8/1/2012	1.040	4.0%
9/1/2012	1.033	3.3%
10/1/2012	1.026	2.6%
11/1/2012	1.018	1.8%
12/1/2012	1.010	1.0%
1/1/2013	1.000	0.0%

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
8	314160	0360	8/28/2012	\$111,500	\$115,000	890	5	1912	Good	3240	N	N	135 11TH ST SE
8	714080	0300	10/4/2012	\$172,000	\$176,000	860	6	1962	Good	7237	N	N	2710 M ST SE
8	101800	0075	5/17/2010	\$125,000	\$112,000	900	6	1998	Average	4881	N	N	1510 A ST SE
8	145000	0310	12/7/2012	\$155,000	\$156,000	920	6	1959	VGood	7452	N	N	603 24TH ST SE
8	746890	0105	9/29/2011	\$140,000	\$148,000	940	6	1954	Good	7162	N	N	1000 E ST SE
8	746890	0040	11/15/2012	\$158,800	\$161,000	940	6	1953	VGood	6300	N	N	1010 D ST SE
8	101800	0125	11/27/2012	\$114,000	\$115,000	940	6	1960	Good	6495	N	N	126 15TH ST SE
8	314160	0250	3/15/2012	\$90,500	\$96,000	970	6	1946	Good	4860	N	N	139 10TH ST SE
8	714080	0440	12/29/2010	\$189,000	\$188,000	990	6	1960	Good	7488	N	N	1202 28TH ST SE
8	714060	0255	4/24/2012	\$158,000	\$167,000	990	6	1959	Good	10125	N	N	1012 18TH ST SE
8	241320	0120	2/13/2012	\$98,000	\$104,000	990	6	1959	Average	7232	N	N	2711 O ST SE
8	145010	0070	3/5/2012	\$175,000	\$185,000	990	6	1960	VGood	7420	N	N	606 21ST ST SE
8	711650	0345	11/28/2012	\$105,001	\$106,000	1000	6	1960	Good	4114	N	N	506 6TH ST SE
8	145010	0160	9/6/2012	\$174,000	\$180,000	1010	6	1960	Good	7420	N	N	705 CEDAR DR
8	392090	0180	5/21/2010	\$173,000	\$156,000	1020	6	1944	Good	7300	N	N	1413 H ST SE
8	858140	0185	10/26/2012	\$100,000	\$102,000	1020	6	1913	Good	6791	N	N	142 14TH ST SE
8	302105	9150	4/28/2010	\$202,000	\$180,000	1050	6	1959	Good	10125	N	N	1224 25TH ST SE
8	331360	0340	6/15/2012	\$119,000	\$125,000	1070	6	1957	Good	8100	N	N	608 26TH ST SE
8	133060	0150	11/2/2012	\$183,000	\$186,000	1100	6	1965	VGood	6000	N	N	1117 27TH ST SE
8	714080	0030	4/16/2012	\$166,950	\$176,000	1170	6	1961	VGood	7276	N	N	1310 28TH PL SE
8	133060	0020	4/16/2012	\$112,000	\$118,000	1200	6	1963	Good	7500	N	N	1118 25TH ST SE
8	869560	0085	11/20/2012	\$175,000	\$177,000	1220	6	1944	Good	10811	N	N	1401 J ST SE
8	192105	9178	7/26/2012	\$150,000	\$156,000	1220	6	1958	Good	10200	N	N	1515 25TH ST SE
8	711650	0850	8/16/2010	\$139,950	\$132,000	1240	6	1944	Good	4120	N	N	725 7TH ST SE
8	711650	0855	3/23/2010	\$195,000	\$170,000	1270	6	1944	Good	4120	N	N	721 7TH ST SE
8	915010	0151	11/24/2010	\$118,000	\$116,000	1290	6	1946	Average	4500	N	N	624 8TH ST SE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
8	314160	0275	9/28/2010	\$200,000	\$192,000	1350	6	1956	Good	6480	N	N	122 9TH ST SE
8	915010	0020	6/3/2010	\$169,000	\$153,000	1380	6	1915	VGood	7282	N	N	414 8TH ST SE
8	145010	0180	12/11/2012	\$151,500	\$153,000	1380	6	1960	Good	10111	N	N	2120 H ST SE
8	145010	0100	8/30/2012	\$99,000	\$102,000	1380	6	1960	Good	7950	N	N	601 CEDAR DR
8	711650	0291	9/12/2012	\$167,500	\$173,000	1450	6	1946	Good	3750	N	N	402 6TH ST SE
8	331360	0310	4/5/2010	\$187,500	\$164,000	1860	6	1985	Good	8100	N	N	710 26TH ST SE
8	792460	0280	12/6/2011	\$173,000	\$183,000	860	7	1966	Good	8207	N	N	1410 32ND ST SE
8	746890	0165	2/1/2010	\$175,900	\$148,000	940	7	1954	Good	7412	N	N	930 E ST SE
8	734500	0030	8/22/2011	\$104,000	\$109,000	1010	7	1968	Good	7000	N	N	1626 33RD PL SE
8	734520	0410	12/6/2010	\$134,950	\$133,000	1020	7	1968	Average	9416	N	N	1611 37TH WAY SE
8	302105	9187	5/27/2011	\$136,000	\$141,000	1060	7	1976	Good	11761	N	N	830 25TH ST SE
8	711650	0470	11/1/2011	\$180,000	\$190,000	1060	7	1913	Good	7201	N	N	506 7TH ST SE
8	711650	0600	6/22/2011	\$165,000	\$172,000	1100	7	1951	Good	6172	N	N	710 7TH ST SE
8	192105	9268	3/26/2012	\$124,000	\$131,000	1100	7	1964	Average	6760	N	N	701 21ST ST SE
8	869560	0115	4/2/2010	\$200,000	\$175,000	1110	7	1955	VGood	8795	N	N	1519 J ST SE
8	950090	0080	8/23/2012	\$175,000	\$181,000	1120	7	1956	Good	11003	N	N	1410 24TH ST SE
8	950090	0390	12/5/2012	\$179,950	\$181,000	1130	7	1957	Good	10599	N	N	1430 22ND ST SE
8	889320	0170	2/23/2011	\$179,900	\$182,000	1150	7	1995	Average	7851	N	N	1909 O CT SE
8	536280	0070	12/13/2010	\$162,000	\$160,000	1170	7	1993	Average	6326	N	N	1214 35TH CT SE
8	500300	0030	11/21/2012	\$159,000	\$161,000	1180	7	1952	Good	7790	N	N	1314 F ST SE
8	208700	0040	10/25/2012	\$200,000	\$204,000	1180	7	1996	Average	6059	N	N	2805 I ST SE
8	331360	0275	10/7/2011	\$98,500	\$104,000	1180	7	1966	Average	8775	N	N	501 27TH ST SE
8	331360	0266	7/4/2012	\$95,600	\$100,000	1180	7	1966	Average	8775	N	N	407 27TH ST SE
8	292105	9031	5/30/2012	\$165,000	\$173,000	1190	7	1956	VGood	50965	N	N	2502 R ST SE
8	734530	0060	12/7/2012	\$169,000	\$170,000	1220	7	1969	Good	9702	Y	Y	1802 37TH WAY SE
8	025510	0230	12/13/2012	\$165,000	\$166,000	1260	7	1967	Good	8000	N	N	3645 PIKE ST SE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
8	734966	0170	9/4/2012	\$190,000	\$196,000	1280	7	1999	Average	6631	N	N	2805 V CT SE
8	025510	0400	7/31/2012	\$197,500	\$205,000	1288	7	2011	Average	9000	N	N	1610 33RD ST SE
8	746890	0260	3/20/2012	\$133,650	\$141,000	1300	7	1954	Good	7217	N	N	403 12TH ST SE
8	192105	9200	8/1/2011	\$159,900	\$167,000	1300	7	1955	Good	32287	N	N	1025 25TH ST SE
8	500170	0050	5/16/2011	\$172,000	\$178,000	1340	7	1957	Good	7810	N	N	1716 F CT SE
8	519490	0020	1/23/2012	\$200,000	\$212,000	1360	7	1990	Good	6000	N	N	1206 E ST SE
8	711600	0110	12/20/2012	\$115,500	\$116,000	1360	7	1999	Average	6180	N	N	720 5TH ST SE
8	910760	0010	11/22/2011	\$154,500	\$164,000	1390	7	1963	Good	8800	N	N	2015 M ST SE
8	889320	0180	9/28/2011	\$170,000	\$179,000	1390	7	1995	Average	7517	N	N	1903 O CT SE
8	734960	0180	6/18/2010	\$239,900	\$219,000	1390	7	1996	Average	6014	N	N	2821 U ST SE
8	950090	0365	9/24/2012	\$186,000	\$191,000	1430	7	1957	VGood	11285	N	N	1540 22ND ST SE
8	027900	0090	9/4/2012	\$150,000	\$155,000	1450	7	1964	Good	12268	N	N	1006 28TH ST SE
8	788900	0010	11/1/2012	\$185,000	\$188,000	1460	7	1958	Good	10000	N	N	1606 28TH ST SE
8	331360	0370	6/1/2010	\$202,000	\$183,000	1477	7	2007	Average	8100	N	N	645 27TH ST SE
8	331360	0365	6/21/2010	\$205,000	\$188,000	1477	7	2007	Average	8100	N	N	635 27TH ST SE
8	331360	0357	10/5/2010	\$236,000	\$227,000	1477	7	2007	Average	8100	N	N	615 27TH ST SE
8	331360	0380	12/15/2010	\$209,900	\$208,000	1488	7	2007	Average	8100	N	N	721 27TH ST SE
8	983540	0080	1/9/2012	\$184,950	\$196,000	1500	7	1991	Average	9696	N	N	3423 OLYMPIC ST SE
8	889320	0050	5/20/2010	\$240,000	\$216,000	1500	7	1996	Average	7247	N	N	1202 20TH CT SE
8	500170	0060	7/16/2012	\$180,000	\$188,000	1500	7	1958	Good	8115	N	N	602 F CT SE
8	950090	0120	6/22/2012	\$225,000	\$236,000	1528	7	2011	Average	11496	N	N	1210 24TH ST SE
8	950090	0120	12/13/2011	\$225,000	\$238,000	1528	7	2011	Average	11496	N	N	1210 24TH ST SE
8	734520	0180	8/8/2011	\$130,000	\$136,000	1540	7	1969	Good	6600	N	N	1922 36TH ST SE
8	734500	0240	1/11/2010	\$189,000	\$157,000	1550	7	1968	Good	7875	N	N	1614 35TH ST SE
8	734500	0170	11/11/2011	\$150,000	\$159,000	1620	7	1968	Good	8400	N	N	1731 35TH WAY SE
8	711600	0245	12/12/2012	\$155,000	\$156,000	1620	7	1960	Good	7880	N	N	915 8TH ST SE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
8	711600	0255	12/12/2012	\$155,000	\$156,000	1620	7	1961	Good	7758	N	N	911 8TH ST SE
8	734962	0280	11/5/2012	\$245,000	\$249,000	1670	7	1998	Average	7053	N	N	2106 27TH ST SE
8	734961	0080	8/31/2011	\$188,000	\$198,000	1670	7	1997	Average	8632	N	N	2609 RIVERWALK DR SE
8	734520	0640	10/10/2012	\$162,500	\$166,000	1710	7	1968	Good	7500	N	N	3410 V ST SE
8	950090	0335	4/9/2010	\$215,000	\$189,000	1760	7	1957	Good	10530	N	N	1425 23RD ST SE
8	638200	0045	12/8/2010	\$213,000	\$210,000	1760	7	1958	VGood	11606	N	N	1415 G ST SE
8	788910	0120	1/24/2012	\$149,900	\$159,000	1780	7	1968	Good	8805	N	N	2810 R PL SE
8	779401	0010	1/10/2011	\$210,000	\$210,000	1840	7	1992	Average	9925	N	N	3501 OLYMPIC ST SE
8	910750	0005	10/3/2011	\$164,975	\$174,000	1880	7	1959	Good	17600	N	N	1135 21ST ST SE
8	734961	0220	6/3/2011	\$250,000	\$259,000	1880	7	1997	Average	6366	N	N	2714 V CT SE
8	138860	0130	2/2/2010	\$237,000	\$200,000	1900	7	1989	Average	7366	N	N	814 23RD ST SE
8	542240	0370	6/1/2011	\$220,000	\$228,000	1940	7	1981	Average	7084	N	N	1730 C PL SE
8	915060	0025	2/14/2012	\$150,000	\$159,000	1990	7	2002	Average	4000	N	N	610 9TH ST SE
8	746890	0190	5/6/2010	\$163,000	\$146,000	2000	7	1955	Good	8683	N	N	531 10TH ST SE
8	734960	0190	1/20/2011	\$238,000	\$238,000	2090	7	1996	Average	7418	N	N	2817 U ST SE
8	138860	0030	8/28/2012	\$189,990	\$197,000	2100	7	1990	Average	9455	N	N	825 23RD ST SE
8	788910	0030	12/29/2011	\$237,000	\$251,000	2232	7	1968	VGood	8550	N	N	2807 R PL SE
8	533630	0030	10/28/2010	\$262,500	\$255,000	2350	7	1988	Average	7202	N	N	2018 C ST SE
8	734964	0090	5/19/2010	\$323,000	\$291,000	2370	7	1999	Average	7962	N	N	2306 28TH CT SE
8	734964	0070	9/11/2012	\$230,000	\$237,000	2410	7	1998	Average	10536	N	N	2309 28TH CT SE
8	542240	0090	10/12/2010	\$234,000	\$226,000	2470	7	1981	Average	10215	N	N	1817 C PL SE
8	422340	0010	9/2/2010	\$205,000	\$194,000	2480	7	1975	Good	10147	N	N	718 19TH ST SE
8	533631	0050	6/10/2011	\$225,000	\$234,000	2580	7	1987	Average	7761	N	N	217 21ST PL SE
8	192105	9314	11/3/2010	\$274,000	\$267,000	2640	7	1989	Average	18480	N	N	846 21ST ST SE
8	302105	9129	6/15/2012	\$222,000	\$233,000	1440	8	1956	Good	26140	N	N	940 25TH ST SE
8	192105	9170	10/26/2012	\$175,000	\$178,000	1440	8	1953	Good	22516	N	N	1022 21ST ST SE



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
8	638200	0030	12/5/2012	\$210,000	\$212,000	1730	8	1960	Good	11606	N	N	1403 G ST SE
8	192105	9232	11/29/2011	\$245,100	\$260,000	2120	8	1964	Good	13613	N	N	609 21ST ST SE
8	721530	0080	4/1/2010	\$275,000	\$241,000	2469	8	2005	Average	6278	N	N	520 17TH CT SE
10	212105	9074	7/11/2012	\$62,500	\$65,000	615	5	1942	Good	16525	N	N	4017 AUBURN WAY S
10	352105	9057	10/1/2012	\$169,000	\$173,000	1100	6	1962	Good	41940	N	N	37605 160TH PL SE
10	259900	0230	10/5/2012	\$152,900	\$157,000	970	7	1961	VGood	8500	N	N	1930 GINKGO ST SE
10	366800	1090	1/9/2012	\$185,000	\$196,000	1000	7	1981	Good	8200	N	N	6313 35TH WAY SE
10	259900	0800	1/28/2010	\$195,000	\$164,000	1040	7	1961	VGood	8250	N	N	2115 ELM ST SE
10	259900	0620	6/22/2012	\$139,000	\$146,000	1090	7	1962	Average	8960	N	N	2945 17TH ST SE
10	780621	0150	4/5/2011	\$145,000	\$148,000	1100	7	1977	Average	11200	N	N	2405 17TH ST SE
10	856720	0020	11/21/2011	\$131,000	\$139,000	1120	7	1973	Good	8122	N	N	3210 21ST ST SE
10	259900	1370	11/21/2012	\$125,000	\$127,000	1120	7	1962	Average	8400	N	N	2015 GINKGO ST SE
10	131350	0180	10/20/2010	\$190,000	\$184,000	1160	7	1976	Good	8000	N	N	5801 35TH ST SE
10	259920	0630	7/15/2010	\$176,000	\$163,000	1170	7	1963	Average	8925	N	N	1925 19TH PL SE
10	774950	0160	11/19/2010	\$189,000	\$185,000	1180	7	1969	VGood	8058	N	N	2914 SCENIC DR
10	366800	0100	3/5/2012	\$139,000	\$147,000	1190	7	1986	Average	7425	N	N	5826 37TH ST SE
10	366800	0660	7/24/2012	\$140,000	\$146,000	1200	7	1987	Average	7480	N	N	6302 37TH ST SE
10	259920	0610	12/14/2012	\$150,700	\$152,000	1230	7	1962	Good	10230	N	N	3250 16TH ST SE
10	366800	0680	3/24/2011	\$159,000	\$162,000	1290	7	1986	Good	8400	N	N	6316 37TH ST SE
10	030400	0080	10/25/2012	\$196,500	\$200,000	1300	7	1961	Good	11600	N	N	2630 24TH ST SE
10	030400	0110	7/20/2010	\$204,000	\$189,000	1300	7	1961	VGood	9856	N	N	2610 24TH ST SE
10	259900	1030	6/20/2012	\$132,000	\$138,000	1310	7	1962	Average	8280	N	N	1825 FIR ST SE
10	259900	0980	8/17/2011	\$189,000	\$198,000	1310	7	1962	VGood	8280	N	N	1900 ELM ST SE
10	366800	0040	4/6/2011	\$152,500	\$156,000	1320	7	1986	Good	7680	N	N	3515 LILAC ST SE
10	259900	1070	7/19/2010	\$189,000	\$175,000	1330	7	1962	VGood	8165	N	N	1945 FIR ST SE
10	259760	0100	11/1/2012	\$145,000	\$148,000	1360	7	1977	Good	1690	N	N	2825 FOREST RIDGE DR SE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
10	184320	0220	1/7/2011	\$162,000	\$161,000	1360	7	1978	Good	1898	N	N	2709 FIR ST SE
10	184320	0250	4/22/2010	\$199,500	\$177,000	1360	7	1978	Average	1934	Y	N	2906 28TH ST SE
10	259750	1190	4/16/2010	\$236,000	\$208,000	1380	7	1993	Average	26574	Y	Y	2750 FOREST RIDGE DR SE
10	259760	0080	8/16/2011	\$110,000	\$115,000	1400	7	1968	Good	1722	N	N	2821 FOREST RIDGE DR SE
10	259760	0200	10/9/2012	\$156,000	\$160,000	1400	7	1977	Good	1690	N	N	2855 FOREST RIDGE DR SE
10	780930	0100	5/15/2012	\$255,000	\$268,000	1420	7	1969	VGood	43500	Y	N	17220 SE 373RD ST
10	259920	0350	7/22/2010	\$224,777	\$209,000	1450	7	1963	VGood	10350	N	N	3255 16TH ST SE
10	366800	0460	2/22/2011	\$250,000	\$253,000	1460	7	1986	Good	8662	N	N	3527 ORCHARD PL SE
10	259900	0410	3/15/2011	\$179,950	\$183,000	1480	7	1961	VGood	7840	N	N	2025 DOGWOOD DR SE
10	131350	0140	2/22/2012	\$160,000	\$169,000	1520	7	1976	Good	8400	N	N	3506 LEMONTREE LN SE
10	259900	0170	9/1/2010	\$199,000	\$189,000	1560	7	1961	Good	8625	N	N	2120 GINKGO ST SE
10	774950	0830	10/15/2012	\$225,000	\$230,000	1570	7	1968	Good	8925	N	N	3108 16TH ST SE
10	012005	9044	3/3/2010	\$330,630	\$284,000	1628	7	1996	Average	313196	N	N	38606 AUBURN-ENUMCLAW RD SE
10	122005	9034	8/17/2010	\$212,000	\$200,000	1680	7	1969	Good	41250	N	N	17812 SE 408TH ST
10	030400	0130	5/24/2011	\$193,000	\$200,000	1710	7	1962	Good	8800	N	N	2520 24TH ST SE
10	259750	0500	11/29/2010	\$193,100	\$190,000	1720	7	1967	Good	7704	N	N	2734 ALPINE DR SE
10	259920	1020	8/20/2012	\$181,500	\$188,000	1750	7	1963	Good	8480	N	N	3460 SCENIC DR
10	259760	0260	9/15/2010	\$114,400	\$109,000	1780	7	1968	Average	1722	N	N	2867 FOREST RIDGE DR SE
10	281500	0050	6/1/2010	\$249,900	\$226,000	1870	7	1985	Good	11657	N	N	2212 HEMLOCK ST SE
10	774950	0730	11/28/2011	\$206,000	\$218,000	2090	7	1968	VGood	8800	N	N	3022 15TH ST SE
10	262105	9011	4/11/2012	\$325,000	\$343,000	2447	7	1995	Average	80210	Y	N	36328 148TH AVE SE
10	352105	9124	8/27/2012	\$227,000	\$235,000	2550	7	1993	Average	217800	N	N	38334 AUBURN-ENUMCLAW RD SE
10	423380	0100	12/13/2012	\$230,432	\$232,000	2566	7	2012	Average	5524	N	N	2520 REDWOOD CT SE
10	423380	0090	7/7/2012	\$242,962	\$254,000	2688	7	2012	Average	5524	N	N	2516 REDWOOD CT SE
10	423380	0140	5/30/2012	\$244,000	\$256,000	2688	7	2012	Average	5843	N	N	2404 REDWOOD CT SE
10	423380	0110	12/21/2012	\$259,560	\$260,000	3072	7	2012	Average	7003	N	N	2524 REDWOOD CT SE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
10	423380	0060	12/18/2012	\$272,112	\$273,000	3334	7	2012	Average	9719	N	N	2507 REDWOOD CT SE
10	259900	0960	1/30/2012	\$212,500	\$225,000	1030	8	1962	VGood	8165	N	N	1930 ELM ST SE
10	602930	0120	5/25/2012	\$199,950	\$210,000	1310	8	1980	Good	7305	N	N	3410 20TH ST SE
10	272105	9078	4/12/2012	\$205,000	\$216,000	1320	8	2008	Average	12632	Y	N	5345 AUBURN WAY S
10	259750	0540	3/26/2010	\$220,000	\$192,000	1390	8	1965	VGood	7776	N	N	2624 26TH PL SE
10	774950	0100	3/1/2012	\$185,500	\$196,000	1450	8	1969	Good	24124	Y	N	3029 SCENIC DR
10	259750	0960	6/1/2010	\$243,496	\$221,000	1600	8	1968	Good	7875	N	N	2805 ALPINE ST SE
10	259920	0200	12/8/2012	\$265,000	\$267,000	1750	8	1970	Good	19402	Y	N	3235 SCENIC DR
10	262105	9051	7/8/2010	\$475,000	\$439,000	1780	8	1959	VGood	29108	Y	N	16104 SE 368TH ST
10	287340	0030	10/25/2011	\$425,000	\$449,000	1820	8	1990	Good	192099	Y	N	37416 152ND AVE SE
10	272105	9181	9/27/2010	\$355,000	\$340,000	2280	8	1979	VGood	65340	N	N	36451 148TH AVE SE
10	774950	0610	8/31/2012	\$224,950	\$233,000	3390	8	1969	VGood	13590	N	N	2922 14TH PL SE
10	259750	1110	10/30/2012	\$295,000	\$301,000	3500	8	1968	VGood	17496	Y	Y	2620 FOREST RIDGE DR SE
10	012005	9082	2/11/2010	\$648,500	\$551,000	1680	9	1965	Good	435607	Y	N	38407 180TH AVE SE
10	352105	9086	5/15/2010	\$570,000	\$512,000	2980	9	1990	Average	326316	Y	N	15719 SE 376TH ST
11	869860	0160	10/1/2012	\$96,000	\$99,000	660	5	1912	VGood	5750	N	N	111 G ST SE
11	001600	0085	7/10/2012	\$89,500	\$93,000	680	5	1925	Good	4847	N	N	202 PIKE ST NE
11	548620	0005	12/19/2011	\$99,950	\$106,000	700	5	1924	VGood	5082	N	N	22 L PL SE
11	733540	0265	9/20/2011	\$81,500	\$86,000	760	5	1921	Good	6696	N	N	217 M ST SE
11	733540	0380	10/12/2012	\$100,000	\$102,000	780	5	1922	VGood	6699	N	N	207 L ST SE
11	147740	0195	6/2/2010	\$97,000	\$88,000	780	5	1913	Good	5177	N	N	415 3RD ST SW
11	446340	0049	4/28/2010	\$140,000	\$124,000	840	5	1951	VGood	5067	N	N	630 2ND ST NW
11	391500	0205	10/9/2012	\$120,000	\$123,000	1000	5	1910	Good	6000	N	N	203 F ST SW
11	756110	0020	4/12/2012	\$100,000	\$106,000	1070	5	1920	Average	10425	N	N	31 U ST NE
11	391500	0416	8/30/2012	\$99,950	\$103,000	1210	5	1909	Good	7033	N	N	21 D ST SW
11	001600	0330	6/14/2011	\$95,500	\$99,000	740	6	1947	Good	6637	N	N	318 O ST NE

**Improved Sales Used in this Physical Inspection Analysis**  
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**(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
11	333990	0505	6/22/2010	\$115,000	\$105,000	840	6	1951	Good	13491	N	N	703 8TH ST NE
11	869910	0085	1/26/2012	\$100,000	\$106,000	880	6	1913	Good	5396	N	N	227 H ST SE
11	869910	0155	8/30/2010	\$149,950	\$142,000	900	6	1949	Good	5477	N	N	308 G ST SE
11	733800	0900	9/11/2012	\$117,000	\$121,000	900	6	1985	Good	3734	N	N	3107 L ST NE
11	949920	0285	3/15/2012	\$117,500	\$124,000	930	6	1913	Good	4200	N	N	1247 E MAIN ST
11	548620	0040	9/21/2012	\$85,000	\$87,000	940	6	1922	Good	6717	N	N	103 M ST SE
11	374600	0035	12/5/2012	\$167,000	\$168,000	960	6	1955	VGood	8658	N	N	1412 17TH ST NE
11	120200	0180	12/23/2011	\$138,000	\$146,000	1000	6	1941	Good	3888	N	N	319 J ST SE
11	869910	0265	3/29/2011	\$180,000	\$184,000	1000	6	1912	VGood	5750	N	N	312 F ST SE
11	333990	0206	3/18/2011	\$140,000	\$143,000	1020	6	1962	Good	9450	N	N	915 9TH ST NE
11	173580	0360	8/22/2012	\$124,900	\$129,000	1040	6	1921	VGood	4688	N	N	324 3RD ST NE
11	733540	0255	4/11/2012	\$73,000	\$77,000	1040	6	1949	Good	6696	N	N	229 M ST SE
11	733800	0770	3/24/2010	\$139,000	\$121,000	1070	6	1983	Good	4500	N	N	1117 30TH ST NE
11	733800	0280	5/24/2010	\$163,000	\$147,000	1070	6	1983	Good	4812	N	N	1201 30TH ST NE
11	949920	0315	10/8/2012	\$137,500	\$141,000	1100	6	1922	Good	5250	N	N	1321 E MAIN ST
11	001600	0345	6/7/2012	\$163,000	\$171,000	1130	6	1993	Average	8974	N	N	125 PIKE ST NE
11	733800	0580	3/31/2011	\$118,000	\$121,000	1150	6	1985	Average	4791	N	N	3101 M ST NE
11	556820	0053	6/18/2010	\$230,000	\$210,000	1190	6	1920	VGood	4952	N	N	323 2ND ST NE
11	613160	0265	11/29/2012	\$162,500	\$164,000	1270	6	1954	VGood	8316	N	N	1001 17TH ST NE
11	733800	0950	2/15/2010	\$139,900	\$119,000	1280	6	1985	Average	4452	N	N	3017 L ST NE
11	733800	1190	6/14/2012	\$149,715	\$157,000	1280	6	1983	Good	5065	N	N	3011 K ST NE
11	393390	0005	5/21/2010	\$190,000	\$171,000	1290	6	1922	Good	5700	N	N	731 W MAIN ST
11	374600	0060	4/13/2010	\$185,000	\$163,000	1370	6	1955	VGood	6420	N	N	1610 M ST NE
11	333990	1276	5/31/2012	\$144,950	\$152,000	1420	6	1955	Good	7500	N	N	1215 K ST NE
11	733800	0480	11/3/2010	\$152,000	\$148,000	1426	6	1985	VGood	3784	N	N	1221 31ST ST NE
11	869860	0060	5/17/2012	\$130,000	\$137,000	1560	6	1923	Good	6299	N	N	129 F ST SE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
11	147740	0135	11/16/2011	\$132,000	\$140,000	1690	6	1920	Good	6950	N	N	201 D ST SW
11	147740	0150	12/17/2010	\$194,950	\$193,000	2240	6	1913	Good	11120	N	N	213 D ST SW
11	859570	0010	12/22/2011	\$200,000	\$212,000	2540	6	1989	Average	9940	N	N	402 4TH ST SE
11	859570	0060	12/28/2012	\$249,000	\$249,000	2840	6	1986	Average	8306	N	N	502 4TH ST SE
11	000100	0003	3/20/2012	\$275,000	\$291,000	3810	6	1987	Good	10502	N	N	1126 22ND ST NE
11	243070	0030	3/11/2010	\$180,000	\$156,000	860	7	1928	Good	10164	N	N	203 N ST NE
11	001600	0320	10/1/2010	\$115,000	\$110,000	960	7	1954	Good	7666	N	N	312 O ST NE
11	001600	0455	6/17/2011	\$120,000	\$125,000	960	7	1957	Good	6750	N	N	111 R ST NE
11	733190	0220	2/9/2010	\$209,000	\$177,000	1040	7	1960	VGood	7985	N	N	1705 6TH ST NE
11	289110	1100	7/9/2010	\$195,000	\$180,000	1040	7	1968	VGood	6298	N	N	1929 R ST NE
11	289110	0310	5/10/2011	\$167,500	\$173,000	1090	7	1975	Good	6987	N	N	1910 19TH DR NE
11	734940	0250	9/9/2011	\$161,500	\$170,000	1100	7	1977	Good	8796	N	N	1423 RIVERVIEW DR NE
11	172105	9069	6/14/2012	\$167,000	\$175,000	1110	7	1990	Good	8724	N	N	220 S ST SE
11	675010	0050	3/4/2010	\$205,000	\$176,000	1150	7	1959	Good	8140	N	N	1415 3RD ST SE
11	605340	0345	12/10/2010	\$173,000	\$171,000	1150	7	1950	VGood	6477	N	N	415 B ST NE
11	734940	0150	2/9/2011	\$191,000	\$192,000	1160	7	1977	Good	7758	N	N	1541 RIVERVIEW DR NE
11	734940	0470	8/30/2012	\$200,000	\$207,000	1180	7	1977	Good	8522	N	Y	1510 RIVERVIEW DR NE
11	289100	0330	7/12/2011	\$165,000	\$172,000	1190	7	1968	Good	6370	N	N	1901 21ST ST NE
11	322480	0090	12/8/2010	\$235,000	\$232,000	1200	7	1963	VGood	12459	N	N	232 T ST NE
11	289100	0090	6/6/2011	\$163,800	\$170,000	1200	7	1967	Good	8599	N	N	1508 22ND ST NE
11	322480	0101	2/1/2011	\$225,000	\$226,000	1210	7	1965	VGood	7350	N	N	212 T ST NE
11	182105	9112	9/10/2010	\$214,000	\$204,000	1210	7	1930	VGood	16640	N	N	719 R ST NE
11	333990	0938	10/27/2011	\$177,000	\$187,000	1220	7	1954	VGood	7800	N	N	1111 10TH ST NE
11	289110	1200	4/2/2012	\$173,000	\$183,000	1230	7	1968	VGood	6372	N	N	1902 PIKE ST NE
11	289100	0120	12/12/2010	\$164,000	\$162,000	1230	7	1967	Good	6000	N	N	1528 22ND ST NE
11	885765	0060	7/31/2012	\$173,000	\$180,000	1250	7	1993	VGood	6925	N	N	1806 4TH PL SE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
**(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
11	333990	0130	7/27/2011	\$150,000	\$157,000	1250	7	1955	Good	10110	N	N	1017 8TH ST NE
11	333990	0868	5/21/2010	\$135,000	\$122,000	1252	7	1957	Good	15250	N	N	1022 12TH ST NE
11	804120	0025	12/3/2012	\$184,450	\$186,000	1260	7	1951	Good	12426	N	N	807 12TH ST NE
11	182105	9237	2/22/2010	\$215,000	\$184,000	1260	7	1953	VGood	8796	N	N	528 H ST NE
11	512540	0278	12/20/2011	\$140,000	\$148,000	1270	7	1957	Good	9000	N	N	2425 I ST NE
11	374760	0040	6/28/2012	\$190,000	\$199,000	1280	7	1948	Good	5472	N	N	111 I ST SE
11	289110	0300	8/24/2011	\$150,000	\$158,000	1280	7	1975	Good	6000	N	N	1906 19TH DR NE
11	393990	0010	4/22/2010	\$145,000	\$128,000	1290	7	1950	Good	8415	N	N	515 N ST NE
11	001600	0500	10/10/2012	\$174,500	\$179,000	1290	7	1951	VGood	4543	N	N	14 PIKE ST NE
11	322480	0096	9/26/2012	\$158,000	\$162,000	1300	7	1968	Good	6952	N	N	222 T ST NE
11	675010	0030	11/4/2011	\$135,000	\$143,000	1310	7	1956	Good	8140	N	N	212 O ST SE
11	333990	0794	1/27/2012	\$165,000	\$175,000	1320	7	1957	VGood	7500	N	N	1036 I ST NE
11	182105	9240	1/22/2010	\$200,000	\$168,000	1320	7	1955	VGood	7374	N	N	501 N ST NE
11	001600	0315	5/11/2012	\$170,000	\$179,000	1320	7	1954	Good	6632	N	N	302 O ST NE
11	333990	1140	12/12/2012	\$144,950	\$146,000	1330	7	1969	Good	9100	N	N	1126 14TH ST NE
11	289110	0250	7/24/2010	\$194,000	\$181,000	1350	7	1976	VGood	6000	N	N	1718 19TH DR NE
11	439920	0210	8/31/2011	\$155,000	\$163,000	1380	7	1957	Good	10916	N	N	1412 10TH ST NE
11	917260	0105	3/28/2011	\$135,000	\$138,000	1392	7	1953	Good	8193	N	N	400 6TH ST NE
11	188750	0035	8/24/2012	\$185,950	\$192,000	1400	7	1952	Good	7154	N	N	40 PIKE ST SE
11	172105	9046	9/29/2010	\$179,900	\$173,000	1410	7	1959	Good	8276	N	N	1701 1ST ST SE
11	289110	1070	1/27/2010	\$174,900	\$147,000	1417	7	1968	VGood	6000	N	N	1906 R ST NE
11	322480	0075	5/9/2011	\$180,000	\$186,000	1420	7	1966	Good	8738	N	N	1711 3RD ST NE
11	439922	0090	9/25/2012	\$232,500	\$239,000	1430	7	1990	Good	9524	N	Y	1210 PIKE ST NE
11	322490	0190	12/21/2012	\$173,000	\$174,000	1430	7	1900	VGood	8266	N	N	1607 E MAIN ST
11	322480	0220	12/18/2010	\$206,500	\$204,000	1430	7	1957	Good	8738	N	N	1614 2ND ST NE
11	733540	0295	5/7/2012	\$163,000	\$172,000	1440	7	1967	Good	6691	N	N	228 K ST SE

**Improved Sales Used in this Physical Inspection Analysis**  
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**(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
11	333990	0936	6/28/2011	\$182,500	\$190,000	1440	7	1959	Good	9750	N	N	1202 11TH ST NE
11	333990	0936	6/21/2010	\$200,000	\$183,000	1440	7	1959	Good	9750	N	N	1202 11TH ST NE
11	182105	9277	10/20/2011	\$160,000	\$169,000	1440	7	1963	Good	11250	N	N	920 8TH ST NE
11	606160	0055	7/23/2010	\$182,000	\$169,000	1460	7	1984	Average	7632	N	N	1428 N ST NE
11	439920	0055	9/22/2011	\$165,000	\$174,000	1480	7	1967	Good	9100	N	N	1306 M ST NE
11	188750	0010	2/25/2010	\$217,950	\$187,000	1480	7	1951	VGood	6088	N	N	4 PIKE ST SE
11	439920	0040	5/27/2011	\$175,000	\$181,000	1490	7	1972	Good	9100	N	N	1410 14TH ST NE
11	185220	0040	7/23/2012	\$177,000	\$184,000	1490	7	1956	Good	10884	N	N	225 N ST SE
11	734940	0590	3/23/2011	\$264,950	\$270,000	1510	7	1978	VGood	14479	N	Y	1620 RIVERVIEW DR NE
11	264800	0065	2/9/2010	\$255,000	\$216,000	1510	7	1953	VGood	10300	N	N	1114 5TH ST NE
11	917260	0150	11/16/2012	\$146,000	\$148,000	1540	7	1950	Good	8307	N	N	407 6TH ST NE
11	609010	0215	12/6/2011	\$159,125	\$169,000	1560	7	1954	Good	7657	N	N	400 N ST NE
11	609010	0190	5/4/2010	\$229,950	\$205,000	1560	7	1949	VGood	7663	N	N	419 O ST NE
11	289110	1010	11/4/2010	\$175,000	\$170,000	1560	7	1973	Good	9185	N	N	1615 19TH DR NE
11	869860	0400	9/25/2012	\$228,500	\$235,000	1570	7	1934	VGood	5061	N	N	130 H ST SE
11	734940	0620	11/11/2010	\$268,000	\$262,000	1600	7	1978	Good	12415	N	Y	1634 RIVERVIEW DR NE
11	733190	0430	9/6/2012	\$180,000	\$186,000	1620	7	1960	Good	8772	N	N	1604 5TH ST NE
11	439920	0170	10/26/2011	\$177,500	\$188,000	1630	7	1956	Good	9177	N	N	1408 11TH ST NE
11	264800	0125	6/17/2011	\$215,000	\$223,000	1630	7	1944	VGood	20600	N	N	1123 4TH ST NE
11	734940	0600	2/22/2012	\$219,950	\$233,000	1660	7	1977	Good	14080	N	Y	1624 RIVERVIEW DR NE
11	613160	0235	2/16/2011	\$225,000	\$227,000	1670	7	1953	VGood	8316	N	N	1201 17TH ST NE
11	266280	0010	5/14/2012	\$197,000	\$207,000	1670	7	1988	Good	7643	N	N	643 I PL NE
11	264800	0070	3/23/2010	\$149,900	\$130,000	1674	7	1950	Average	10300	N	N	1108 5TH ST NE
11	609010	0105	8/28/2012	\$165,000	\$171,000	1680	7	1952	Good	6578	N	N	425 PIKE ST NE
11	215400	0005	1/31/2011	\$166,183	\$167,000	1710	7	1958	Good	9600	N	N	1822 E MAIN ST
11	266280	0050	5/26/2010	\$169,950	\$153,000	1720	7	1988	Average	6070	N	N	651 I PL NE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 28**  
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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
11	869910	0310	3/8/2010	\$200,000	\$173,000	1740	7	1920	VGood	7383	N	N	305 F ST SE
11	257840	0035	7/30/2012	\$145,000	\$151,000	1740	7	1951	Good	8700	N	N	820 15TH ST NE
11	609010	0045	8/17/2012	\$192,500	\$200,000	1760	7	1953	Good	7119	N	N	402 PIKE ST NE
11	322490	0030	4/3/2012	\$187,470	\$198,000	1770	7	1969	Good	7725	N	N	26 R PL NE
11	869910	0115	10/13/2010	\$223,750	\$216,000	1780	7	1918	VGood	5732	N	N	204 G ST SE
11	322480	0170	8/24/2011	\$180,000	\$189,000	1790	7	1962	Good	8299	N	N	216 R ST NE
11	869860	0080	12/14/2011	\$235,000	\$249,000	1800	7	1911	VGood	5250	N	N	16 F ST SE
11	289110	1160	6/1/2012	\$175,000	\$184,000	1910	7	1968	VGood	8372	N	N	1905 R ST NE
11	815410	0005	9/25/2012	\$255,000	\$262,000	1940	7	1987	Good	12483	N	N	201 K ST NE
11	391500	0270	10/19/2010	\$200,000	\$193,000	1960	7	1908	Good	6000	N	N	28 F ST SW
11	609010	0050	7/31/2012	\$216,300	\$225,000	2090	7	1958	Good	10076	N	N	412 PIKE ST NE
11	439921	0180	5/25/2011	\$253,000	\$262,000	2160	7	1976	VGood	16932	N	N	1509 12TH ST NE
11	215400	0025	3/18/2011	\$219,500	\$223,000	2160	7	1960	VGood	17859	N	N	1901 2ND ST SE
11	268880	0130	7/20/2012	\$180,000	\$188,000	1710	8	1963	Good	10135	N	N	2126 J ST NE
11	000100	0009	10/4/2012	\$194,000	\$199,000	1720	8	1969	Good	10506	N	N	1402 I ST NE
11	266280	0110	5/13/2011	\$208,000	\$215,000	1830	8	1988	Good	11299	N	N	663 I PL NE
11	333990	1075	8/22/2012	\$265,000	\$274,000	1870	8	1988	VGood	10240	N	N	1115 12TH ST NE
11	214980	0090	5/18/2012	\$234,900	\$247,000	2130	8	1965	Good	11760	N	N	1415 2ND ST SE
11	351000	0030	5/29/2012	\$275,000	\$289,000	2450	8	1968	Good	11600	N	N	23 RIVERVIEW DR NE
11	439920	0275	9/27/2011	\$319,000	\$336,000	2560	8	1963	Good	14548	N	N	1306 O ST NE
11	609010	0015	5/11/2012	\$223,100	\$235,000	2600	8	1950	VGood	16133	N	N	505 R ST NE
11	172105	9145	7/21/2011	\$370,000	\$387,000	2520	9	1962	Good	18378	N	Y	16 RIVERVIEW DR NE



**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	025510	0460	6/14/2011	\$106,700	NON-REPRESENTATIVE SALE;
008	083500	0020	7/12/2012	\$78,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	083500	0020	11/14/2011	\$273,475	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	083500	0045	7/6/2011	\$80,000	NON-REPRESENTATIVE SALE; ;
008	101800	0005	11/19/2010	\$125,000	NO MARKET EXPOSURE;
008	101800	0070	3/9/2010	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	101800	0135	10/14/2010	\$62,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
008	101800	0260	12/4/2012	\$60,500	EXEMPT FROM EXCISE TAX;
008	101800	0275	8/23/2011	\$80,000	NON-REPRESENTATIVE SALE;
008	133060	0130	6/30/2011	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	133060	0150	7/25/2012	\$109,000	EXEMPT FROM EXCISE TAX;
008	145000	0200	5/4/2012	\$79,950	SHORT SALE; NON-REPRESENTATIVE SALE
008	145000	0220	8/14/2012	\$131,000	SHORT SALE; NON-REPRESENTATIVE SALE
008	145000	0310	6/14/2012	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	145000	0310	5/8/2012	\$92,626	NON-REPRESENTATIVE SALE;
008	145000	0410	9/24/2012	\$102,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	145000	0410	1/11/2012	\$102,425	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	145010	0020	1/30/2012	\$88,750	NON-REPRESENTATIVE SALE;
008	145010	0020	12/5/2011	\$106,250	EXEMPT FROM EXCISE TAX;
008	145010	0060	5/12/2010	\$139,650	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	145010	0060	1/22/2010	\$248,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	145010	0070	7/7/2010	\$114,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	145010	0160	1/4/2010	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	145010	0430	3/5/2010	\$85,844	QUIT CLAIM DEED;
008	182105	9043	7/6/2010	\$560,000	TEAR DOWN; GOVERNMENT AGENCY;
008	182105	9312	3/26/2012	\$106,600	CHARACTERISTICS CHANGED SINCE SALE
008	187710	0120	6/28/2010	\$260,000	NO MARKET EXPOSURE;
008	192105	9125	1/14/2010	\$311,660	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	192105	9145	7/19/2011	\$275,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION;
008	192105	9200	2/25/2011	\$149,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	192105	9200	2/14/2011	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	192105	9282	5/30/2012	\$206,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
008	208700	0030	4/4/2012	\$174,800	NO MARKET EXPOSURE;
008	241320	0150	11/1/2012	\$274,793	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	292105	9031	9/12/2011	\$92,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	302105	9238	12/26/2012	\$95,000	SHORT SALE; NON-REPRESENTATIVE SALE
008	313760	0055	10/16/2012	\$199,759	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	313760	0055	9/10/2012	\$199,759	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	314160	0160	9/5/2012	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	314160	0250	11/11/2011	\$108,000	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE;
008	314160	0270	12/28/2012	\$106,500	GOVERNMENT AGENCY; AUCTION SALE;
008	314160	0270	8/22/2012	\$236,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	314160	0360	7/18/2012	\$85,800	AUCTION SALE; EXEMPT FROM EXCISE TAX
008	314160	0590	10/9/2012	\$165,163	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY;
008	331360	0102	2/21/2012	\$116,419	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
008	331380	0070	4/20/2012	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	331380	0070	1/3/2012	\$312,070	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	392090	0105	11/8/2012	\$92,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	392090	0110	10/3/2011	\$106,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
008	392090	0160	12/5/2012	\$213,111	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	500300	0100	1/13/2012	\$118,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
008	500300	0125	11/20/2012	\$280,262	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
008	536280	0040	12/13/2011	\$132,550	NO MARKET EXPOSURE;
008	638200	0030	10/3/2012	\$166,600	AUCTION SALE; EXEMPT FROM EXCISE TAX;
008	638200	0090	4/10/2012	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	711600	0075	11/13/2012	\$164,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
008	711600	0110	8/7/2012	\$140,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
008	711600	0160	7/6/2011	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	711600	0415	11/21/2012	\$70,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
008	711600	0500	5/10/2012	\$142,300	GOVERNMENT AGENCY; AUCTION SALE;
008	711600	0500	2/27/2012	\$254,331	GOVERNMENT AGENCY; NO MARKET EXPOSURE
008	711600	0500	2/22/2012	\$280,513	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
008	711600	0816	11/27/2012	\$114,749	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
008	711650	0120	2/10/2011	\$135,000	NO MARKET EXPOSURE;
008	711650	0380	5/9/2011	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
008	711650	0405	6/16/2011	\$82,500	NO MARKET EXPOSURE
008	711650	0470	6/9/2011	\$180,000	RELOCATION - SALE TO SERVICE;
008	711650	0580	12/7/2012	\$232,933	GOVERNMENT AGENCY; NO MARKET EXPOSURE
008	711650	0665	8/21/2012	\$168,001	AUCTION SALE;
008	711650	0675	2/21/2012	\$81,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	711650	0720	8/23/2011	\$94,000	NO MARKET EXPOSURE;
008	711650	0860	10/29/2012	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	714060	0235	5/11/2012	\$124,580	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	714060	0235	2/16/2012	\$275,320	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	714060	0245	10/4/2012	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	714080	0090	9/19/2012	\$90,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	714080	0090	5/7/2012	\$188,862	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
008	714080	0090	5/7/2012	\$157,252	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	714080	0130	11/23/2010	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	714080	0320	12/23/2010	\$150,000	AUCTION SALE; GOVERNMENT AGENCY
008	734500	0070	2/23/2012	\$119,545	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
008	734520	0290	2/16/2011	\$100,000	NO MARKET EXPOSURE;
008	734960	0010	7/26/2012	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	734960	0010	3/14/2012	\$240,958	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	734965	0210	2/29/2012	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	734965	0500	8/28/2012	\$322,010	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
008	746890	0035	9/13/2012	\$244,934	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	746890	0040	6/29/2012	\$78,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	746890	0040	4/3/2012	\$195,880	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
008	746890	0070	5/1/2012	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
008	779400	0080	6/19/2012	\$260,194	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	787740	0345	7/19/2012	\$162,500	NO MARKET EXPOSURE;
008	788900	0171	3/2/2011	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	788910	0030	1/28/2011	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	792460	0190	3/23/2011	\$139,900	NON-REPRESENTATIVE SALE
008	792460	0280	3/14/2011	\$116,500	NON-REPRESENTATIVE SALE
008	792460	0280	8/27/2010	\$250,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
008	858140	0260	9/24/2012	\$49,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
008	858140	0260	7/16/2012	\$81,554	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
008	858140	0375	1/27/2012	\$109,836	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
008	869520	0014	2/1/2012	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	869520	0059	8/9/2010	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	869560	0075	3/15/2012	\$110,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	869560	0115	1/21/2010	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	910750	0005	9/19/2011	\$3,132	EASEMENT OR RIGHT-OF-WAY;
008	910760	0010	10/31/2011	\$1,000	EASEMENT OR RIGHT-OF-WAY;
008	910760	0070	2/1/2011	\$2,250	EASEMENT OR RIGHT-OF-WAY;
008	910760	0130	9/26/2012	\$65,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	915010	0020	1/26/2010	\$65,575	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
008	950090	0110	3/1/2011	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	950090	0515	8/16/2010	\$180,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	012005	9061	11/3/2010	\$378,348	NO MARKET EXPOSURE;
010	012005	9082	3/11/2010	\$800,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
010	022005	9020	2/29/2012	\$68,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	030400	0360	4/11/2012	\$139,000	NON-REPRESENTATIVE SALE; SHORT SALE;
010	030400	0470	10/6/2011	\$154,035	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	122005	9019	7/19/2010	\$300,000	NON-REPRESENTATIVE SALE;
010	122005	9033	4/25/2012	\$45,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	122005	9033	11/7/2011	\$114,166	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	131350	0020	12/26/2012	\$117,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE;
010	131350	0030	9/7/2012	\$141,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
010	131350	0040	2/9/2012	\$128,500	NON-REPRESENTATIVE SALE; SHORT SALE;
010	131350	0180	3/30/2010	\$200,498	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
010	184320	0040	8/22/2011	\$67,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	184320	0090	10/11/2011	\$96,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
010	184320	0180	9/28/2011	\$50,000	NON-REPRESENTATIVE SALE;
010	212105	9074	5/2/2012	\$96,482	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	212105	9146	8/20/2012	\$142,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	259750	0400	4/27/2010	\$250,260	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
010	259750	0660	5/2/2012	\$215,000	NON-REPRESENTATIVE SALE; SHORT SALE;
010	259750	0770	12/27/2012	\$123,100	EXEMPT FROM EXCISE TAX; AUCTION SALE;
010	259750	0820	12/4/2012	\$197,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	259750	0820	8/16/2012	\$146,764	EXEMPT FROM EXCISE TAX; AUCTION SALE;
010	259760	0020	12/31/2012	\$126,852	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
010	259760	0040	6/22/2012	\$89,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
010	259900	0230	1/25/2012	\$84,051	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	259900	0250	8/29/2012	\$207,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	259900	0250	8/21/2012	\$228,028	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
010	259900	0360	11/26/2012	\$245,852	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
010	259900	0960	8/29/2011	\$95,199	NON-REPRESENTATIVE SALE;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	259900	0970	7/10/2012	\$110,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	259900	0970	5/7/2012	\$142,895	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	259900	1070	1/15/2010	\$140,580	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	259900	1150	12/6/2011	\$139,725	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	259900	1240	9/10/2012	\$110,000	NON-REPRESENTATIVE SALE; SHORT SALE;
010	259900	1450	4/14/2011	\$129,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	259900	1720	3/9/2011	\$131,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	259920	0630	7/19/2010	\$176,000	QUIT CLAIM DEED;
010	259920	0900	5/17/2012	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	259920	0900	1/23/2012	\$202,542	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	272105	9048	6/6/2012	\$130,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
010	272105	9048	2/8/2011	\$232,206	GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX
010	272105	9111	3/7/2012	\$148,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
010	272105	9138	6/11/2012	\$170,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	272105	9175	1/30/2012	\$175,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
010	287340	0020	5/10/2012	\$260,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
010	342105	9022	4/15/2010	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
010	352105	9055	5/26/2011	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	352105	9088	11/8/2011	\$88,842	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
010	362105	9054	7/16/2010	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	362105	9069	7/11/2012	\$635,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
010	366800	0450	9/18/2012	\$141,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
010	366800	0820	6/19/2012	\$305,075	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	366800	1250	9/30/2011	\$156,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	665250	0070	6/10/2011	\$325,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
010	665250	0080	6/10/2011	\$325,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
010	774950	0100	11/28/2011	\$176,250	NO MARKET EXPOSURE: EXEMPT FROM EXCISE TAX;
010	774950	0140	3/30/2011	\$3,000	EASEMENT OR RIGHT-OF-WAY;
010	774950	0390	8/11/2011	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	774950	0590	3/12/2012	\$175,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	774950	0660	5/29/2012	\$195,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
010	774950	0720	10/13/2011	\$122,500	NON-REPRESENTATIVE SALE; SHORT SALE;
010	774950	0880	11/22/2011	\$132,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
010	780621	0140	8/26/2011	\$154,500	FULL SALES PRICE NOT REPORTED; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	000100	0061	5/14/2012	\$155,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	001600	0076	10/5/2012	\$145,000	GOVERNMENT AGENCY; FORCED SALE
011	001600	0210	11/17/2010	\$132,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
011	001600	0285	9/17/2012	\$136,551	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
011	001600	0325	2/23/2012	\$61,750	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
011	001600	0500	5/16/2012	\$92,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
011	098200	0045	5/12/2010	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	172105	9055	9/4/2012	\$180,199	NON-REPRESENTATIVE SALE
011	172105	9069	2/22/2012	\$87,000	EXEMPT FROM EXCISE TAX
011	172105	9077	11/7/2012	\$350,000	NO MARKET EXPOSURE;
011	172105	9087	1/7/2010	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	172105	9154	5/4/2011	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	182105	9073	11/28/2012	\$126,000	NON-REPRESENTATIVE SALE;
011	182105	9104	11/15/2011	\$84,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	182105	9180	11/5/2012	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
011	182105	9212	6/1/2012	\$24,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	182105	9227	8/13/2012	\$154,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	182105	9242	9/1/2010	\$137,000	NO MARKET EXPOSURE; AUCTION SALE;
011	182105	9288	9/7/2012	\$1,200	EASEMENT OR RIGHT-OF-WAY;
011	182105	9320	11/3/2011	\$140,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	188750	0045	5/1/2012	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	210020	0005	1/24/2012	\$60,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	210020	0040	10/4/2010	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	214980	0115	10/19/2011	\$100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	214980	0202	12/15/2011	\$78,100	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
011	214980	0215	7/6/2011	\$1,100	EASEMENT OR RIGHT-OF-WAY;
011	214980	0276	3/15/2010	\$1,000	EASEMENT OR RIGHT-OF-WAY;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	214980	0287	5/2/2011	\$137,399	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	215400	0060	7/30/2012	\$110,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	243070	0025	3/3/2010	\$161,000	NON-REPRESENTATIVE SALE;
011	264800	1001	5/3/2011	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	264850	0025	8/11/2011	\$125,000	SHORT SALE; NON-REPRESENTATIVE SALE
011	266280	0020	11/16/2012	\$298,702	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	289100	0030	10/23/2012	\$139,950	NON-REPRESENTATIVE SALE; SHORT SALE;
011	289100	0110	4/9/2012	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
011	289100	0220	8/8/2012	\$227,506	NO MARKET EXPOSURE; GOVERNMENT AGENCY
011	289100	0650	12/7/2011	\$184,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
011	289100	0760	4/6/2012	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	289110	0060	10/5/2012	\$139,500	GOVERNMENT AGENCY; AUCTION SALE
011	289110	0060	1/12/2012	\$225,938	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
011	289110	0210	5/13/2011	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	289110	0630	12/27/2011	\$148,000	GOVERNMENT AGENCY; AUCTION SALE;
011	289110	0680	2/29/2012	\$162,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
011	289110	0710	6/17/2011	\$133,900	NON-REPRESENTATIVE SALE;
011	289110	1200	5/26/2011	\$106,050	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
011	289110	1200	8/27/2010	\$233,809	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	289174	0010	2/14/2011	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	322480	0225	3/1/2012	\$139,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	322480	0255	10/29/2012	\$121,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
011	333990	0410	3/1/2012	\$83,220	EXEMPT FROM EXCISE TAX; AUCTION SALE
011	333990	0750	3/23/2012	\$72,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
011	333990	0794	6/27/2011	\$105,850	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333990	0915	6/29/2010	\$214,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333990	1057	3/22/2010	\$109,550	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	333990	1280	8/19/2011	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	351000	0100	12/5/2012	\$121,500	EXEMPT FROM EXCISE TAX; AUCTION SALE
011	374760	0040	4/23/2010	\$15,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	391500	0115	11/17/2011	\$58,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	391500	0295	1/12/2011	\$164,800	NON-REPRESENTATIVE SALE;
011	391500	0356	4/3/2010	\$200,000	NO MARKET EXPOSURE;
011	391550	0046	11/10/2011	\$70,505	AUCTION SALE; EXEMPT FROM EXCISE TAX
011	418440	0120	4/6/2010	\$117,500	NO MARKET EXPOSURE; MULTI-PARCEL SALE;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	418440	0130	4/6/2010	\$117,500	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
011	418440	0205	1/24/2012	\$260,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
011	418440	0215	7/30/2010	\$225,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
011	418440	0220	7/30/2010	\$280,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
011	439920	0005	6/15/2012	\$187,500	GOVERNMENT AGENCY; AUCTION SALE;
011	439920	0005	2/24/2012	\$223,777	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
011	439920	0200	7/3/2011	\$143,950	NON-REPRESENTATIVE SALE; SHORT SALE;
011	446340	0048	6/25/2012	\$64,700	NO MARKET EXPOSURE;
011	446340	0195	12/16/2011	\$75,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	519860	0055	10/31/2012	\$108,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	540160	0030	3/17/2010	\$150,000	NO MARKET EXPOSURE;
011	540210	0045	8/28/2012	\$117,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
011	548570	0055	6/15/2010	\$214,000	NO MARKET EXPOSURE;
011	556820	0070	9/19/2010	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	556820	0085	3/19/2010	\$126,000	GOVERNMENT AGENCY; AUCTION SALE;
011	556820	0095	5/24/2012	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
011	605340	0320	8/15/2011	\$225,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
011	605340	0510	6/10/2011	\$390,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
011	605340	0515	6/10/2011	\$390,000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
011	609010	0135	5/2/2011	\$120,199	NON-REPRESENTATIVE SALE
011	613160	0025	12/24/2012	\$282,728	NO MARKET EXPOSURE
011	613160	0125	2/12/2010	\$156,900	NON-REPRESENTATIVE SALE
011	613160	0135	10/18/2012	\$112,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	613160	0245	5/15/2012	\$115,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	613160	0245	12/27/2011	\$152,048	BANKRUPTCY - RECEIVER OR TRUSTEE
011	613160	0265	6/28/2012	\$82,425	NON-REPRESENTATIVE SALE
011	733140	0555	5/2/2012	\$72,270	NON-REPRESENTATIVE SALE
011	733140	0555	1/13/2012	\$100,035	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
011	733190	0470	3/21/2012	\$175,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
011	733540	0390	10/31/2012	\$355,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
011	733540	0400	8/27/2010	\$164,546	NO MARKET EXPOSURE; MULTI-PARCEL SALE
011	733540	0401	5/5/2011	\$44,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	733540	0401	8/27/2010	\$164,546	NO MARKET EXPOSURE; MULTI-PARCEL SALE
011	733800	0030	11/1/2011	\$95,320	FORCED SALE; SHORT SALE;
011	733800	0270	8/13/2012	\$133,200	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT



**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 28**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					AGENCY
011	733800	0500	2/14/2011	\$74,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	733800	0810	1/25/2012	\$75,300	EXEMPT FROM EXCISE TAX; AUCTION SALE
011	733800	0830	5/31/2012	\$107,000	GOVERNMENT AGENCY; AUCTION SALE
011	733800	1100	4/6/2010	\$133,969	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
011	734940	0110	1/11/2012	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE;
011	734940	0570	12/6/2012	\$330,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
011	734940	0590	10/17/2010	\$179,961	AUCTION SALE; EXEMPT FROM EXCISE TAX;
011	756110	0030	12/26/2012	\$99,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	756110	0035	12/19/2012	\$242,194	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	815410	0020	6/14/2010	\$165,832	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
011	869810	0100	9/17/2012	\$204,000	NON-REPRESENTATIVE SALE;
011	869860	0060	1/19/2012	\$142,930	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
011	869860	0160	7/23/2010	\$65,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
011	869910	0010	8/5/2011	\$108,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	869910	0260	3/30/2011	\$97,216	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
011	869910	0310	1/29/2010	\$200,000	RELOCATION - SALE TO SERVICE;
011	869910	0400	6/15/2012	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE;
011	869910	0435	12/16/2012	\$105,000	NON-REPRESENTATIVE SALE; SHORT SALE;
011	869910	0525	10/4/2012	\$60,000	NON-REPRESENTATIVE SALE; AUCTION SALE
011	869910	0545	6/22/2012	\$76,000	NON-REPRESENTATIVE SALE
011	885765	0060	1/10/2012	\$102,375	GOVERNMENT AGENCY; AUCTION SALE
011	917260	0025	5/23/2012	\$105,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	917260	0025	2/13/2012	\$143,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
011	949920	0090	12/13/2012	\$217,611	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

## **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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +7.0%. This increase 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.