

Residential Revalue

2013 Assessment Roll

**Phinney
Ridge/Fremont**

Area 42

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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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

Phinney Ridge/Fremont Housing



Grade 5/ Year Built 1910/ Total Living Area 720



Grade 6/ Year Built 1908/ Total Living Area 1,490



Grade 7/ Year Built 1928/ Total Living Area 1,190



Grade 8/ Year Built 2007/ Total Living Area 1,160



Grade 9/ Year Built 2006/ Total Living Area 3,650



Grade 10/ Year Built 2008/ Total Living Area 3,620

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: Phinney Ridge/Fremont

Previous Physical Inspection: 2008

Number of Improved Sales: 610

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$208,100	\$225,000	\$433,100			
2013 Value	\$178,900	\$311,000	\$489,900	\$531,000	91.7%	7.63%
Change	-\$29,200	+\$86,000	+\$56,800			
% Change	-14.0%	+38.2%	+13.1%			

*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 7.63% is an improvement from the previous COD of 10.13%.* 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
2012 Value	\$233,200	\$198,700	\$431,900
2013 Value	\$202,800	\$263,200	\$466,000
Percent Change	-13.0%	+32.5%	+7.9%

Number of one to three unit residences in the population: 4,908

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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	84	13.77%
1920	92	15.08%
1930	106	17.38%
1940	8	1.31%
1950	15	2.46%
1960	27	4.43%
1970	8	1.31%
1980	13	2.13%
1990	20	3.28%
2000	31	5.08%
2012	206	33.77%
	610	

Population		
Year Built/Ren	Frequency	% Population
1910	981	19.99%
1920	1062	21.64%
1930	1090	22.21%
1940	97	1.98%
1950	229	4.67%
1960	210	4.28%
1970	65	1.32%
1980	75	1.53%
1990	174	3.55%
2000	239	4.87%
2012	686	13.98%
	4908	

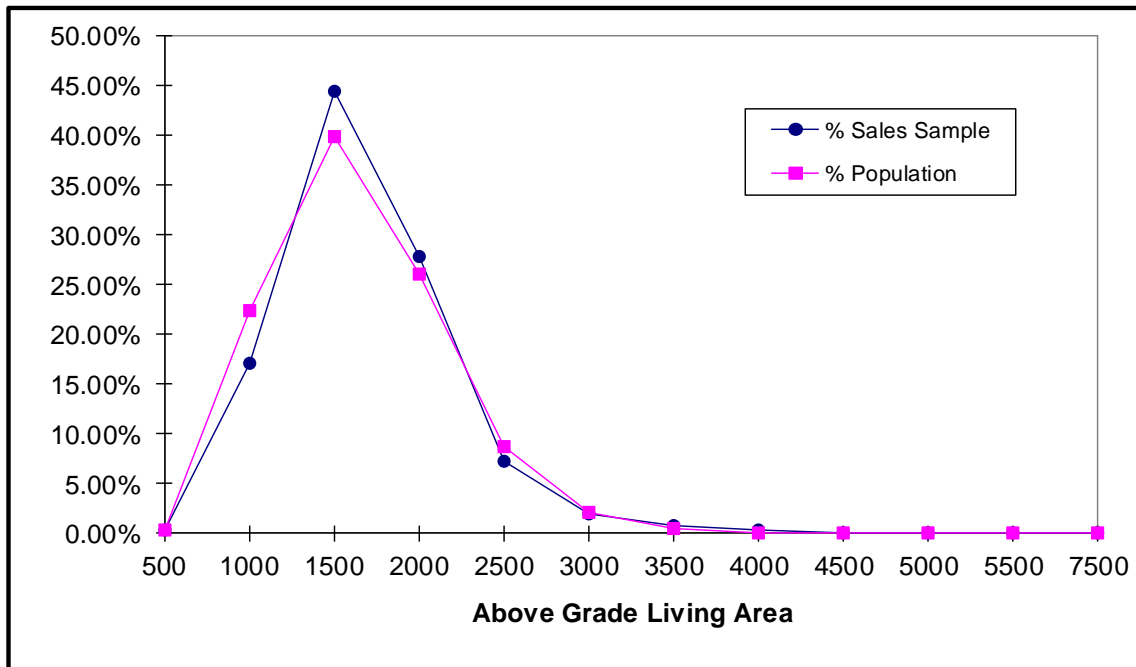


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.33%
1000	104	17.05%
1500	271	44.43%
2000	170	27.87%
2500	44	7.21%
3000	12	1.97%
3500	5	0.82%
4000	2	0.33%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	610	

Population		
AGLA	Frequency	% Population
500	16	0.33%
1000	1097	22.35%
1500	1960	39.93%
2000	1276	26.00%
2500	427	8.70%
3000	101	2.06%
3500	23	0.47%
4000	4	0.08%
4500	3	0.06%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	4908	

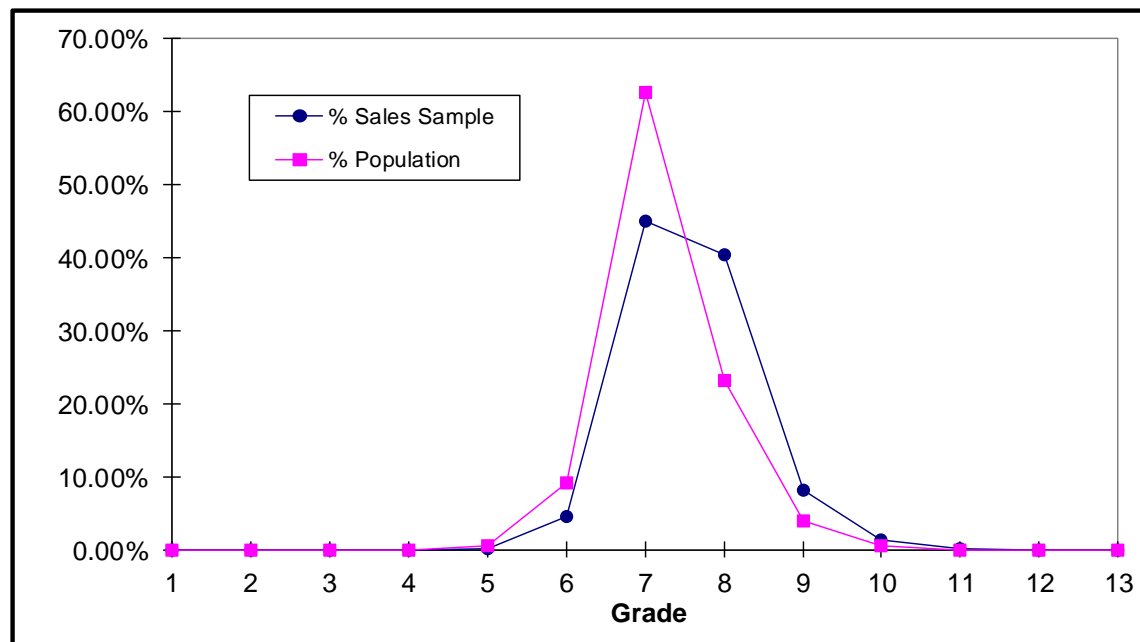


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	1	0.16%
6	28	4.59%
7	274	44.92%
8	247	40.49%
9	50	8.20%
10	9	1.48%
11	1	0.16%
12	0	0.00%
13	0	0.00%
610		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	25	0.51%
6	450	9.17%
7	3071	62.57%
8	1134	23.11%
9	200	4.07%
10	25	0.51%
11	1	0.02%
12	0	0.00%
13	0	0.00%
4908		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: June 20, 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. Multi-Parcel or Multi Building parcels
3. New construction where less than a 100% complete house was assessed for 2012
4. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling or on parcels that were vacant for 2012 and have had new houses constructed for 2013
5. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
6. 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 42---Phinney Ridge/Fremont

Boundaries:

This area is generally bounded by North 85th Street on the north, Aurora Avenue North and East Green Lake Way North on the east, the ship canal to the south, and 3rd Avenue Northwest and Greenwood Avenue North on 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 42 is located in the northwestern area of Seattle. It contains the neighborhoods of Phinney Ridge, Fremont, west Green Lake, and a portion of Greenwood. Geographically it is located on a hill sloping easterly, westerly, and southerly. Phinney Avenue North is generally located at the crest of the hill in the northern section. Major attributes of this area include close proximity to Green Lake, Woodland Park Zoo, Woodland Park, University of Washington, and is relatively close to the downtown business core. Another major drawing point to this area is the view amenity. Approximately 24% of the properties enjoy a view of the Olympic mountains, Cascade mountains, Mt. Rainier, Puget Sound, Green Lake, Seattle Skyline, the ship canal, or has a territorial view. Approximately 99% of the parcels are improved in this area.

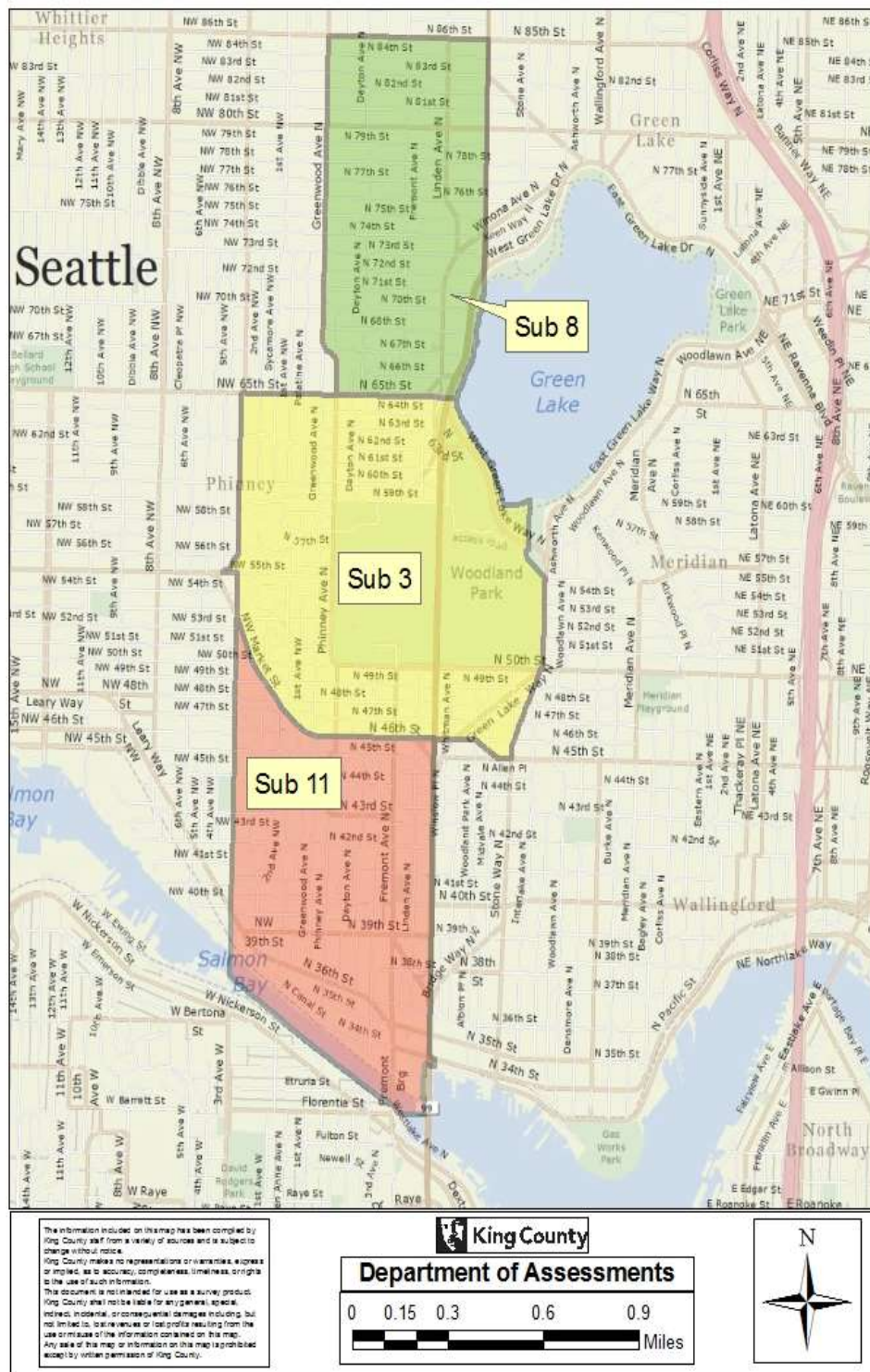
This area was one the first areas developed in Seattle. Approximately 70% of the houses were built before 1930. The typical house is grade 7 in quality, has 1,340 square feet of above grade living area, has 1,550 square feet of total living area, and is in good condition. The typical lot size is 4,000 square feet. Since the late 1980's the remodel activity of existing homes in this area has been brisk. There was a down turn in the remodel activity from 2008 to 2012.

Construction of townhome style residences has greatly increased in the past 8 years. There were 564 parcels with townhomes constructed on them. Approximately 23% of the area is zoned to allow these higher density developments. Approximately 77% of the area is zoned for detached single family residences [SF 5000].

Area 42 is divided into three sub areas. Sub area 3 is the Phinney Ridge neighborhood. The eastern portion, north of the Woodland Park zoo, has views of the Cascades and Green Lake. The western portion has views of Puget Sound, the Olympics, the ship canal, Ballard, Bainbridge Island, and Magnolia. The average assessed value in sub area 3 is \$508,000. Sub area 8 contains the west Green Lake area as well as a portion of Greenwood. The average assessed value here is \$443,000. Sub area 11 contains the Fremont neighborhood and the southern part of Phinney Ridge. The average assessed value here is \$463,000.

The total assessed value of all parcels for the 2013 assessment year was \$2,444,724,000. For the 2012 assessment year the total was \$2,244,324,000. As a result of our physical inspection we added \$26,209,000 in assessed value attributable to new construction to the tax roll. The physical inspection began in 10/2012 and was completed in 6/2013.

Area 42 Sub Areas



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. In addition to the market data approach the allocation technique was also utilized. Vacant land and teardown sales from the neighborhoods of East Green Lake, Wallingford, Ballard, Crown Hill, Sunset Hill, Maple Leaf, north Seattle, Licton Springs, Broadview, Blue Ridge, North Beach, Ravenna, Bryant, Hawthorne Hills, Wedgwood, University District, University Village, and Mathews Beach were also analyzed in the valuation of land. A typical non view lot with 4,500 square feet had a value of \$216,000. A typical townhome style residence parcel had a land value of \$100,000.

Land Model

Model Development, Description and Conclusions:

Approximately 99% of the parcels have houses on them in area 42. Vacant land sales in area 42 and the surrounding areas were rare. 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 only 5 vacant land sales occurring from 1/2010 to 1/2013 in area 42. We also analyzed 21 teardown sales occurring in the same time frame. These sales were analyzed to supplement the vacant lot sales analysis. We also analyzed sales in similar neighborhoods that included East Green Lake, Wallingford, Ballard, Crown Hill, Sunset Hill, Maple Leaf, north Seattle, Licton Springs, Broadview, Blue Ridge, North Beach, Ravenna, Bryant, Hawthorne Hills, Wedgwood, University District, University Village, and Mathews Beach. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 2007. Since the 2008 assessment year the land values have been annually adjusted similar to improvement values.

The predominant factors influencing land value in this area were location, lot size, view amenity, and traffic noise. These characteristics as well as others such as zoning, topography, highest and best use as if vacant classification, available on street parking, external nuisance, and known easements were checked for accuracy and considered in the land valuation. Adjustments for views and traffic noise were developed using paired sale analysis, years of appraisal experience, and knowledge of the area.

Large sites, where short platting is typical, were valued based on zoning and number of sites allowed for development with consideration made for development costs. The typical development cost used in this area was \$25,000.

Area 42 was divided into 14 neighborhoods. The breakdown of these neighborhoods was utilized as an efficient technique to identify and value different pockets within sub areas. A map of these neighborhoods is included at the end of this section.

Neighborhoods 4 and 5 comprise the Greenwood neighborhood located in sub area 8.

Neighborhood 5 is predominately zoned for single family development. Homes in this area are smaller compared to south of North 80th Street in sub area 8 and all of sub areas 3 and 11.

There are 370 parcels in **neighborhood 5**. **Neighborhood 4** is located east of **neighborhood 5**. It contains an area that is zoned for commercial uses on Aurora Avenue North. Overall, compared

to all other neighborhoods within Area 42, **neighborhood 4** had the lowest average sale price. There are 132 parcels in **neighborhood 4**.

Neighborhood 1 is located on the eastern slope of Phinney Ridge in sub area 8. The topography of this area is rather steep but each parcel has a level building pad for residential development. Approximately 39% of the parcels in **neighborhood 1** have a view of the Cascade mountains, Green Lake, or of the territory. Many others have view utilization of their upper floor living areas. This area has close proximity to shops and restaurants on Greenwood Avenue North located at the top of Phinney Ridge. There are 504 parcels in **neighborhood 1**.

Neighborhood 2 contains the bulk of the east Green Lake neighborhood. Topography is level to moderately sloped. This area is highly desirable due to its close proximity to Green Lake. Only 8% of the properties have a view. There are 792 parcels in **neighborhood 2**.

Neighborhood 3 is located east of **neighborhood 2**. This is a transition area from a desirable residential neighborhood to one that contains commercial development on Aurora Avenue North. There are 145 parcels in **neighborhood 3**.

Neighborhood 6 is located on the eastern slope of Phinney Ridge in sub area 3. It is adjacent to the Woodland Park Zoo. It also has close proximity to Green Lake. **Neighborhood 6** had the highest average sale price in all of area 42. On average the largest homes are also located here. Approximately 40% of the parcels have a view of the Cascade mountains, Green Lake, or of the territory. There are 334 parcels in **neighborhood 6**.

Neighborhood 7 is located on the western facing slope of Phinney Ridge in sub area 3. This is a high demand area due to its views of the Olympics, Puget Sound, the ship canal, and territorial views of Bainbridge Island, Ballard, and Magnolia. Approximately 41% of the parcels have a view. It is also adjacent to the Woodland Park Zoo and several park areas outside the zoo itself. **Neighborhood 7** had the second highest average sale price of any primarily single family zoned neighborhood within area 42. There are 950 parcels in **neighborhood 7**.

Neighborhood 8 is located south of the Woodland Park Zoo in sub area 3. Approximately 58% of the parcels are zoned for higher density development compared to single family homes. Teardown activity in this area has not been as strong as other areas due to the fact that many of the single family residences are good quality, large homes, and have been well maintained or remodeled over the past 80 to 100 years. There are 416 parcels in **neighborhood 8**.

Neighborhood 9 is located on a southwest facing slope in sub area 11. This is a transition area between Phinney Ridge, east Ballard, and Fremont neighborhoods. Approximately 98% of this area is zoned for single family development. Over 57% of the parcels have a view of the Olympic mountains, Puget Sound, the ship canal, or of the territory. There are 334 parcels in **neighborhood 9**.

Neighborhood 10 contains the northern portion of Fremont. Approximately 87% of the zoning allow for higher density development [townhome style residences]. Many older homes remain here due to the same reasons mentioned in **neighborhood 9**. However, there are more commercial influences [retail shops and restaurants] in **neighborhood 10** compared to **neighborhood 9**. 41% of the improvements are townhome style residences. Approximately 19% of the parcels have a view of the Olympic mountains, Cascade mountains, downtown skyscrapers, the ship canal, Puget Sound, or of the territory. There are 319 parcels in **neighborhood 10**.

Neighborhood 11 contains the eastern portion of sub area 11. This area is exclusively zoned for high density development. Approximately 41% of the improvements are townhome style residences. This area contains numerous commercial use buildings located on Aurora Avenue North. Over 20% of the parcels are impacted by traffic noise in **neighborhood 11**. There are 184 parcels in **neighborhood 11**.

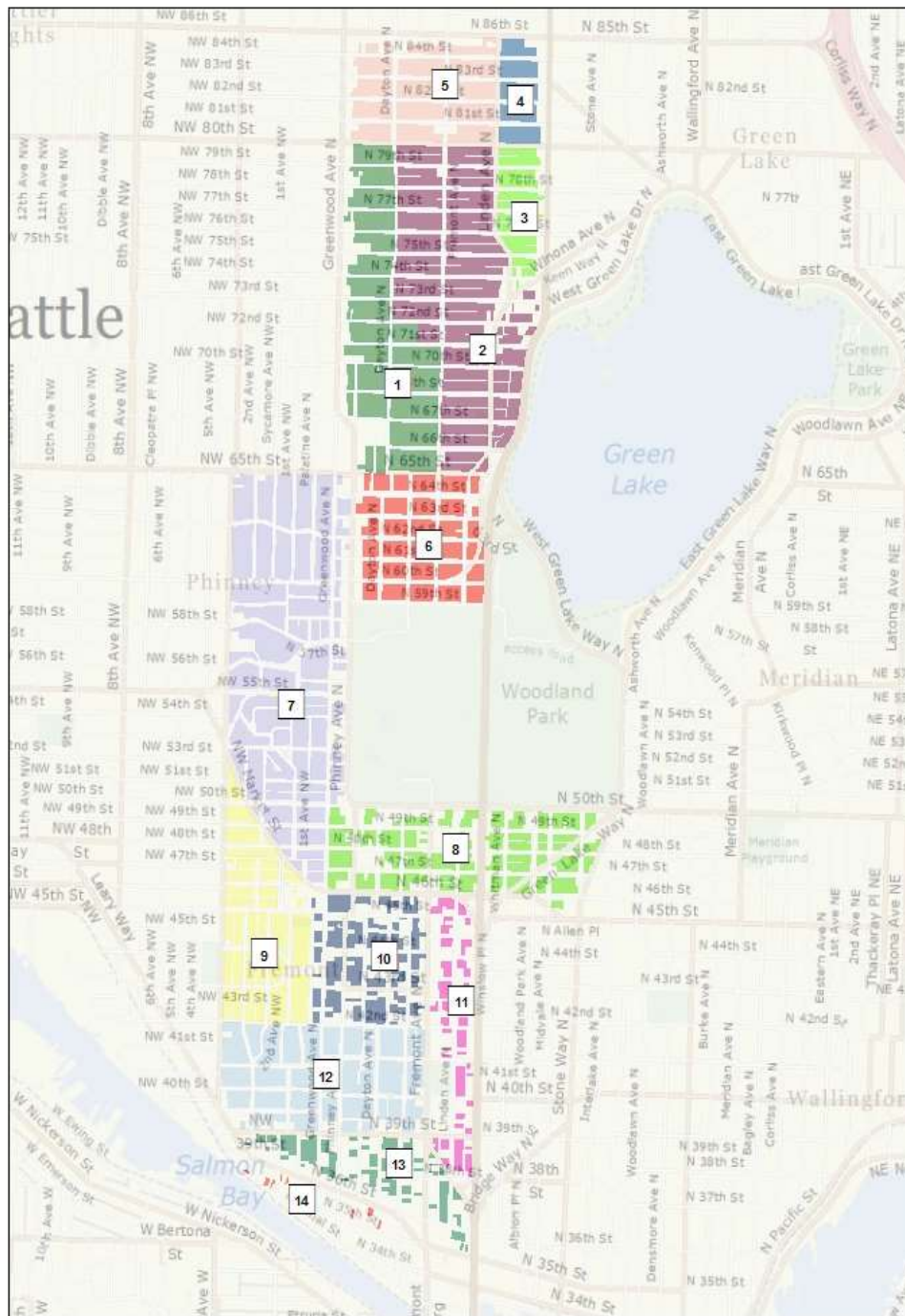
Neighborhood 12 contains the heart of the single family residences in Fremont. Approximately 32% of the parcels have a view of the Olympic mountains, Mt. Rainier, the ship canal, Puget Sound, downtown skyscrapers, or of the territory. There are 501 parcels in **neighborhood 12**.

Neighborhood 13 is located in the southern portion of sub area 11. It is zoned exclusively for townhome style residences. The highest number [162] of townhome style improvements are located **neighborhood 13**. Due to the high density of dwellings the availability of on street parking is limited in this area. There are 249 parcels in **neighborhood 13**.

Neighborhood 14 is a small area at the most southern portion of sub area 11. All of the parcels are zoned for retail, apartment, or manufacturing uses. The improvements are non-conforming structures on very small lots. They are scattered between commercial businesses. There are 13 parcels in **neighborhood 14**.

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

Neighborhood Map Area 42



Land Value Model Calibration

Lot Size Adjustments for Single Site parcels on SF 5000 Zoned Land

Lot Size	Nghds 1 & 2	Nghd 3	Nghd 4	Nghd 5	Nghds 6 & 7	Nghd 8	Nghds 9,10, & 12	Nghd 11	Nghds 13 & 14
650 - 1,699 s.f.	\$105,000	\$105,000	\$100,000	\$100,000	\$105,000	\$100,000	\$100,000	\$100,000	\$90,000
1,700 - 2,299 s.f.	\$136,000	\$129,000	\$120,000	\$123,000	\$147,000	\$141,000	\$134,000	\$128,000	\$122,000
2,300 - 2,699 s.f.	\$153,000	\$145,000	\$135,000	\$138,000	\$166,000	\$158,000	\$151,000	\$144,000	\$137,000
2,700 - 2,999 s.f.	\$177,000	\$169,000	\$156,000	\$160,000	\$192,000	\$184,000	\$175,000	\$167,000	\$159,000
3,000 - 3,499 s.f.	\$184,000	\$176,000	\$163,000	\$167,000	\$200,000	\$191,000	\$183,000	\$174,000	\$165,000
3,500 - 3,999 s.f.	\$197,000	\$188,000	\$174,000	\$179,000	\$214,000	\$205,000	\$195,000	\$186,000	\$177,000
4,000 - 4,499 s.f.	\$212,000	\$202,000	\$187,000	\$192,000	\$230,000	\$220,000	\$210,000	\$200,000	\$190,000
4,500 - 4,999 s.f.	\$217,000	\$207,000	\$192,000	\$197,000	\$236,000	\$226,000	\$215,000	\$205,000	\$195,000
5,000 - 5,499 s.f.	\$223,000	\$212,000	\$196,000	\$202,000	\$242,000	\$231,000	\$221,000	\$210,000	\$200,000
5,500 - 5,999 s.f.	\$227,000	\$216,000	\$200,000	\$206,000	\$246,000	\$236,000	\$225,000	\$214,000	\$203,000
6,000 - 6,499 s.f.	\$231,000	\$220,000	\$204,000	\$209,000	\$251,000	\$240,000	\$229,000	\$218,000	\$207,000
6,500 - 6,999 s.f.	\$236,000	\$225,000	\$208,000	\$214,000	\$256,000	\$245,000	\$234,000	\$223,000	\$211,000
7,000 - 7,499 s.f.	\$240,000	\$229,000	\$212,000	\$217,000	\$260,000	\$249,000	\$238,000	\$226,000	\$215,000
7,500 - 7,999 s.f.	\$248,000	\$236,000	\$219,000	\$225,000	\$269,000	\$257,000	\$246,000	\$234,000	\$222,000
8,000 - 8,999 s.f.	\$254,000	\$242,000	\$224,000	\$230,000	\$276,000	\$264,000	\$252,000	\$240,000	\$228,000
9,000 - 9,999 s.f.	\$262,000	\$250,000	\$231,000	\$237,000	\$284,000	\$272,000	\$260,000	\$247,000	\$235,000
10,000 - 10,999 s.f.	\$270,000	\$257,000	\$238,000	\$245,000	\$293,000	\$280,000	\$268,000	\$255,000	\$242,000
11,000 - 12,999 s.f.	\$283,000	\$270,000	\$250,000	\$256,000	\$307,000	\$294,000	\$280,000	\$267,000	\$254,000
13,000 - 14,999 s.f.	\$296,000	\$282,000	\$261,000	\$268,000	\$321,000	\$307,000	\$293,000	\$279,000	\$265,000

For View, traffic noise, and other adjustments see page 20.

Lot Size Adjustments for LR1 Zoned Land

Lot Size	Nghd 7	Nghd 8	Nghds 10 & 12	Nghd 11	Nghd 13
1,000 - 1,699 s.f.	NA	\$100,000	\$100,000	\$100,000	NA
1,700 - 2,299 s.f.	NA	\$141,000	\$134,000	\$128,000	NA
2,300 - 2,699 s.f.	NA	\$158,000	\$151,000	\$144,000	NA
2,700 - 2,999 s.f.	NA	\$184,000	\$175,000	\$167,000	NA
3,000 - 3,599 s.f.	NA	\$191,000	\$183,000	\$174,000	\$165,000
3,600 - 3,999 s.f.	NA	\$200,000	\$200,000	\$200,000	\$180,000
4,000 - 4,499 s.f.	NA	\$300,000	\$300,000	\$300,000	\$270,000
4,500 - 4,999 s.f.	NA	\$305,000	\$305,000	\$305,000	\$275,000
5,000 - 5,599 s.f.	\$326,000	\$311,000	\$311,000	NA	\$281,000
5,600 - 5,999 s.f.	\$420,000	\$400,000	\$400,000	NA	\$360,000
6,000 - 6,499 s.f.	\$424,000	\$404,000	\$404,000	NA	\$364,000
6,500 - 7,199 s.f.	\$429,000	\$409,000	\$409,000	NA	NA
7,200 - 7,499 s.f.	\$525,000	NA	\$500,000	NA	NA
7,500 - 7,999 s.f.	\$529,000	NA	\$504,000	NA	NA
8,000 - 8,799 s.f.	\$533,000	NA	\$508,000	NA	NA
8,800 - 9,999 s.f.	\$630,000	NA	\$600,000	NA	NA
10,000 - 10,399 s.f.	\$637,000	NA	NA	NA	NA
10,400 - 11,999 s.f.	\$735,000	NA	NA	NA	NA

LR1 generally allows 1 unit per 1,400 s.f. of lot size.
For View, traffic noise, and other adjustments see page 20.

Lot Size Adjustments for LR2/LR2 RC Zoned Land

Lot Size	Nghd 2	Nghd 3	Nghd 4	Nghd 5	Nghd 7	Nghd 8	Nghds 10 & 12	Nghd 11	Nghd 13
650 - 1,699 s.f.	NA	NA	NA	NA	NA	NA	\$100,000	\$100,000	\$90,000
1,700 - 2,299 s.f.	\$136,000	NA	NA	NA	NA	\$141,000	\$134,000	\$128,000	\$122,000
2,300 - 2,699 s.f.	\$153,000	NA	NA	NA	\$166,000	\$158,000	\$151,000	\$144,000	\$137,000
2,700 - 2,999 s.f.	\$177,000	\$169,000	NA	NA	\$192,000	\$184,000	\$175,000	\$167,000	\$159,000
3,000 - 3,599 s.f.	\$184,000	\$176,000	NA	NA	\$200,000	\$191,000	\$183,000	\$174,000	\$165,000
3,600 - 3,999 s.f.	\$210,000	\$210,000	\$200,000	NA	\$210,000	\$200,000	\$200,000	\$200,000	\$180,000
4,000 - 4,499 s.f.	\$315,000	\$315,000	\$300,000	NA	\$315,000	\$300,000	\$300,000	\$300,000	\$270,000
4,500 - 4,999 s.f.	NA	\$320,000	\$305,000	NA	\$320,000	\$305,000	\$305,000	\$305,000	\$275,000
5,000 - 5,499 s.f.	NA	\$420,000	\$400,000	NA	NA	\$400,000	\$400,000	\$400,000	\$360,000
5,500 - 5,999 s.f.	NA	\$425,000	NA	\$405,000	NA	NA	\$405,000	\$405,000	\$365,000
6,000 - 6,499 s.f.	NA	\$525,000	NA	NA	NA	NA	\$500,000	\$500,000	\$450,000
6,500 - 6,999 s.f.	NA	NA	NA	NA	NA	NA	\$505,000	\$505,000	\$455,000
7,000 - 7,499 s.f.	NA	NA	NA	NA	NA	NA	\$510,000	NA	NA

LR2 generally allows 1 unit per 1,200 s.f. of lot size.
For View, traffic noise, and other adjustments see page 20.

Lot Size Adjustments for LR3 or LR3 RC Zoned Land

Lot Size	Nghds 1 & 2	Nghd 3	Nghds 6 & 7	Nghd 8	Nghds 9,10, & 12	Nghd 11	Nghd 13
650 - 1,699 s.f.	\$105,000	NA	NA	NA	NA	NA	\$90,000
1,700 - 2,299 s.f.	\$136,000	NA	\$147,000	\$141,000	\$134,000	\$128,000	\$122,000
2,300 - 2,699 s.f.	\$153,000	NA	\$166,000	\$158,000	\$151,000	\$144,000	\$137,000
2,700 - 2,999 s.f.	\$177,000	NA	\$192,000	\$184,000	\$175,000	\$167,000	\$159,000
3,000 - 3,599 s.f.	\$184,000	\$176,000	\$200,000	\$191,000	\$183,000	\$174,000	\$165,000
3,600 - 3,999 s.f.	\$210,000	NA	\$210,000	\$200,000	\$200,000	\$200,000	\$180,000
4,000 - 4,499 s.f.	\$315,000	NA	\$315,000	\$300,000	\$300,000	\$300,000	\$270,000
4,500 - 4,999 s.f.	NA	NA	\$320,000	\$305,000	\$305,000	\$305,000	\$275,000
5,000 - 5,499 s.f.	NA	NA	\$420,000	\$400,000	\$400,000	\$400,000	\$360,000
5,500 - 5,999 s.f.	NA	NA	\$425,000	NA	\$405,000	NA	\$365,000
6,000 - 6,599 s.f.	NA	NA	NA	NA	\$500,000	NA	\$450,000
6,600 - 6,999 s.f.	NA	NA	NA	NA	NA	NA	\$455,000

LR3 generally allows 1 unit per 1,200 s.f. of lot size.
For View, traffic noise, and other adjustments see page 20.

For the following zoning designations we applied the commercial land model unless it was known townhome development was going to occur:

Zoning	AV per S.F.
C1-40	\$60 - \$90
IB U/45	\$60
IG2 U/65	\$55 - \$60
NC2-30	\$105
NC2-40	\$80 - \$95
NC3-40	\$60 - \$100

Land valuation adjustments after lot size calculation:

View Amenity (Cumulative)

	Fair	Avg	Good	Excellent
Puget Sound	+8%	NA	NA	NA
Green Lake	NA	+15%	+20%	NA
Ship Canal	NA	+4%	+8%	NA
Seattle Skyline	NA	+9%	+13%	NA
Olympics	NA	+6%	+10%	+12%
Cascades	NA	+6%	+9%	NA
Mt. Rainier	NA	+1%	+3%	NA
Territorial	NA	+4%	+8%	+10%

Traffic Noise

-5% for moderate traffic noise

-15% for high traffic noise

-30% for extreme traffic noise

Other Adjustments

-5% if adjacent to commercial property

-5% limited on-street parking

Townhome Land Valuation

Lot Size	Nghds 1-3, 6, & 7	Nghds 4, 5, & 8-12	Nghds 13 & 14
500 - 2,994 s.f.	\$105,000	\$100,000	\$90,000

Traffic Noise

-2.5% for moderate traffic noise

-7.5% for high traffic noise

-15% for extreme traffic noise

Other Adjustments

-5% if limited on-street parking

View Amenity (Cumulative)

	Fair	Avg	Good	Excellent
Puget Sound	+4%	NA	NA	NA
Ship Canal	NA	+2%	+4%	NA
Olympics	NA	+3%	+5%	+6%
Cascades	NA	+3%	NA	NA
Territorial	NA	+2%	+4%	+5%

For example, a SF 5000 zoned lot, with 4,500 square feet, located in neighborhood 6, and an average Cascade mountain view would be valued at :

Land Value = (Lot Size Value (\$236,000) - Traffic Adjustment (0)- Adjacent to Commercial Adjustment (0)– Limited on Street Parking (0)) + View Adjustment (6%), rounded to the closest thousand equals \$250,000.

***Vacant Sales Used In This Physical Inspection Analysis
Area 42***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
42-3	045500	0790	12/27/11	\$500,000	16,018	Y	N
42-3	798640	0290	9/10/12	\$280,000	4,500	Y	N
42-3	952110	0955	4/27/11	\$480,000	6,000	N	N
42-3	952210	0295	7/7/11	\$375,000	5,000	N	N
42-3	952310	0605	5/15/12	\$330,000	3,825	Y	N
42-3	952310	4460	1/5/11	\$260,000	5,000	N	N
42-3	953010	0118	8/31/10	\$455,000	11,423	Y	N
42-3	953010	0435	5/2/11	\$300,000	4,507	Y	N
42-3	953010	0725	5/5/10	\$225,000	5,029	Y	N
42-3	953010	0880	2/10/10	\$275,000	3,493	Y	N
42-8	270810	0525	5/12/11	\$288,000	5,800	N	N
42-8	336240	0280	6/26/12	\$360,000	5,000	N	N
42-8	336290	0066	3/13/12	\$302,000	4,120	N	N
42-8	336290	0595	5/9/12	\$225,000	6,077	N	N
42-8	336290	0675	3/14/12	\$248,300	6,180	N	N
42-8	336290	0721	5/20/11	\$225,000	4,120	Y	N
42-8	643000	0105	1/11/11	\$175,000	4,230	Y	N
42-11	132430	0025	4/20/11	\$360,500	5,000	N	N
42-11	181980	0310	12/13/12	\$220,000	4,400	N	N
42-11	197220	0140	12/13/11	\$495,000	6,000	Y	N
42-11	197220	0845	9/28/10	\$342,000	5,000	N	N
42-11	569500	0300	11/15/12	\$512,500	5,000	N	N
42-11	661000	0755	12/12/11	\$425,000	8,250	Y	N
42-11	744500	0116	12/13/10	\$185,000	3,012	Y	N
42-11	812970	0055	5/20/10	\$600,000	8,342	Y	N
42-11	812970	0081	8/16/10	\$252,500	2,368	Y	N
6-7	099300	1615	5/3/11	\$287,500	5,125	N	N
6-8	094600	0150	4/24/12	\$200,000	4,600	N	N
6-8	186240	0300	7/27/12	\$250,000	5,308	N	N
6-8	663890	0215	1/12/12	\$200,000	5,007	N	N
6-8	759570	0074	12/20/11	\$160,000	4,530	N	N
6-8	781870	0330	3/8/11	\$125,000	2,500	N	N
7-8	510140	5136	1/4/10	\$395,000	4,930	N	N
9-9	226450	0035	5/2/11	\$265,000	3,600	N	N
9-9	397540	0170	8/9/10	\$175,000	4,218	N	N
9-9	408330	5040	1/22/10	\$375,000	5,700	Y	N
19-1	047600	0270	9/19/11	\$605,000	7,000	N	N
19-1	047600	0300	7/17/12	\$460,000	5,000	N	N
19-1	047600	0300	10/29/12	\$565,000	5,000	N	N
19-1	276760	0570	12/20/10	\$260,000	5,000	N	N
19-1	276760	1335	3/18/11	\$257,000	5,000	N	N
19-1	276760	1860	11/28/12	\$387,000	5,000	N	N
19-1	276760	1905	6/17/11	\$330,000	5,000	N	N
19-1	276760	2045	3/20/12	\$485,000	6,500	N	N
19-1	276760	2055	11/20/12	\$395,000	5,000	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 42***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
19-1	276760	2345	1/8/10	\$643,200	9,300	N	N
19-1	276760	2555	9/21/12	\$335,000	4,500	N	N
19-1	276760	3476	2/8/12	\$225,000	4,198	N	N
19-1	276760	3580	3/8/11	\$320,000	5,000	N	N
19-1	276760	4605	12/29/11	\$430,000	5,000	N	N
19-1	285610	1225	3/9/12	\$185,000	3,822	N	N
19-1	424290	0090	9/27/11	\$355,000	4,410	N	N
19-1	755080	0235	2/1/12	\$296,000	5,000	N	N
19-1	755080	0235	5/17/12	\$325,000	5,000	N	N
19-10	125420	0195	3/23/12	\$230,000	5,100	N	N
19-10	125420	0335	4/1/10	\$290,000	5,100	N	N
19-10	285610	0680	10/11/12	\$287,000	5,100	N	N
19-10	285610	1050	8/27/10	\$280,000	5,100	N	N
19-10	285610	1710	7/18/11	\$150,000	4,386	N	N
19-10	330070	0690	11/21/11	\$130,000	4,000	N	N
19-10	330070	0860	11/12/12	\$166,000	4,000	N	N
19-10	369390	1435	8/10/10	\$155,000	2,500	N	N
19-10	369390	2501	9/1/10	\$290,000	3,000	N	N
19-10	444380	0455	1/19/11	\$230,000	3,880	N	N
19-10	751850	0970	5/23/12	\$275,000	4,590	N	N
19-10	751850	2510	5/26/11	\$270,000	5,100	N	N
19-10	751850	3180	5/24/12	\$240,000	5,100	N	N
19-10	751850	3910	4/18/12	\$380,000	7,648	N	N
19-10	813270	0165	9/15/11	\$215,000	6,500	N	N
39-1	085340	0200	11/12/10	\$565,000	17,952	Y	N
39-2	086800	1960	6/11/12	\$500,000	8,651	Y	N
39-2	086800	2090	10/31/12	\$411,000	6,006	Y	N
39-2	086800	2170	12/17/10	\$560,000	7,101	Y	N
39-3	914410	0004	2/15/11	\$318,000	12,236	N	N
39-6	057900	0465	12/7/12	\$340,000	5,700	Y	N
39-6	057900	3520	6/3/10	\$350,000	5,000	N	N
39-6	281860	0020	5/24/11	\$475,000	9,556	Y	N
39-6	282110	0020	4/26/12	\$280,857	6,760	N	N
39-6	352603	9031	3/24/12	\$250,000	11,620	N	N
39-6	352603	9090	6/10/11	\$410,000	11,172	Y	N
39-6	356680	0345	5/31/11	\$250,000	4,980	N	N
39-6	444130	0490	9/9/11	\$212,500	9,000	N	N
39-9	048600	0435	8/8/12	\$381,500	4,750	Y	N
39-9	117600	0325	3/21/11	\$300,000	6,000	N	N
39-9	117600	1110	8/31/11	\$550,000	7,101	Y	N
39-9	309650	0092	10/9/12	\$375,000	4,186	Y	N
39-9	690820	0385	3/17/10	\$320,000	8,100	N	N
39-9	690820	0385	6/16/10	\$355,000	8,100	N	N
39-9	775540	0030	10/28/10	\$525,000	7,500	N	N
39-9	808240	0080	5/24/12	\$275,000	4,278	N	N
39-9	808240	0080	5/30/12	\$320,000	4,278	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 42***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
39-14	092300	0546	9/26/11	\$365,000	7,573	N	N
39-14	891050	0420	5/5/11	\$300,000	71,874	N	N
43-5	125720	0050	7/16/10	\$330,000	4,080	N	N
43-5	125720	0120	1/7/11	\$350,000	3,060	N	N
43-5	125720	0125	6/30/10	\$397,500	6,120	N	N
43-5	385690	0060	11/21/11	\$185,000	4,275	Y	N
43-5	385690	0360	6/12/10	\$425,000	8,000	N	N
43-5	385690	2655	2/17/12	\$328,700	5,100	N	N
43-5	952810	0340	4/2/12	\$361,000	3,630	N	N
43-5	955120	1240	11/2/10	\$306,500	4,000	N	N
43-5	955120	2270	3/14/12	\$256,000	3,979	N	N
43-5	955120	2445	8/22/11	\$430,000	5,000	N	N
43-5	955120	3215	9/20/10	\$440,000	5,405	N	N
43-7	569450	1235	1/27/12	\$850,000	8,750	N	N
43-8	051000	2205	11/27/12	\$580,000	5,700	N	N
43-8	408330	0835	2/3/11	\$335,000	4,800	N	N
43-8	408380	2125	5/16/12	\$460,000	5,000	N	N
43-9	240210	0570	4/22/10	\$244,500	4,360	N	N
43-9	240210	0716	1/20/12	\$165,000	4,610	Y	N
43-9	288320	0525	5/17/10	\$225,000	2,812	N	N
43-9	288320	0770	3/22/10	\$300,000	3,680	N	N
43-9	288320	1435	4/25/11	\$525,000	8,000	N	N
43-9	677220	0108	5/14/10	\$425,000	6,792	N	N
44-1	010300	0051	7/27/10	\$300,000	5,138	N	N
44-1	010300	0052	12/1/10	\$298,500	5,182	N	N
44-1	010300	0053	5/14/10	\$360,000	5,846	N	N
44-1	010300	0053	10/25/11	\$320,000	5,846	N	N
44-1	010300	0053	8/29/12	\$330,000	5,846	N	N
44-2	092504	9418	4/25/11	\$300,000	7,671	N	N
44-2	186890	2395	4/23/12	\$414,000	5,000	N	N
44-2	186890	3025	7/6/10	\$375,000	5,000	N	N
44-2	243620	0305	6/15/10	\$400,000	4,000	N	N
44-2	243620	0600	3/30/11	\$325,000	3,600	N	N
44-2	243620	0740	3/19/10	\$490,000	8,240	N	N
44-2	882790	1315	11/21/11	\$248,000	4,600	N	N
44-3	318160	0030	11/22/10	\$343,000	5,050	N	N
44-3	318210	0230	6/24/11	\$354,000	6,750	N	N
44-3	633800	0215	11/2/11	\$210,000	4,464	N	N
44-3	797470	0240	3/6/12	\$365,000	5,295	N	N
44-6	409230	0425	3/29/11	\$888,000	8,000	N	N
44-6	409230	0715	10/4/10	\$540,000	6,671	N	N
44-6	922240	0665	9/27/10	\$125,000	2,423	N	N
45-4	000900	0050	11/29/11	\$201,000	3,811	N	N
45-4	288770	1980	7/1/11	\$165,000	2,726	N	N
45-4	671670	0292	5/7/10	\$140,000	3,000	N	N
45-4	682010	041	6/25/12	\$235,000	4,405	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 42***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
45-4	753730	0019	12/20/10	\$160,000	3,792	N	N
45-4	753730	0100	3/21/11	\$160,000	3,800	N	N
45-4	954720	1495	1/3/12	\$250,000	4,080	N	N
45-5	329080	0095	10/1/10	\$225,000	6,180	N	N
45-5	329080	0095	2/11/11	\$250,000	6,180	N	N
45-5	342604	9145	4/25/12	\$137,500	7,640	N	N
45-5	536320	0117	8/28/12	\$170,000	4,647	N	N
45-5	565260	1227	2/8/11	\$210,000	7,211	N	N
45-5	921290	0575	11/19/10	\$355,000	6,060	N	N
45-6	271060	0120	1/27/12	\$303,550	5,883	N	N
45-6	684470	3294	10/6/11	\$140,000	6,120	N	N
45-6	797420	0516	4/11/11	\$245,000	5,985	N	N
46-2	882090	1855	11/19/10	\$210,000	7,075	Y	N
46-5	892410	0255	12/22/10	\$350,000	5,666	N	N
82-2	045200	0985	9/14/11	\$267,000	5,000	N	N
82-2	045200	2135	11/28/11	\$242,500	5,000	N	N
82-2	047500	0875	10/12/11	\$180,000	5,000	N	N
82-2	047500	0895	2/11/10	\$310,000	5,000	N	N
82-2	047500	1020	7/21/10	\$325,000	5,000	N	N
82-2	198220	0080	4/17/12	\$185,000	3,340	Y	N
82-2	276770	4860	5/13/10	\$225,000	5,000	N	N
82-2	276820	0101	5/14/12	\$113,000	1,404	N	N
82-2	276820	0247	6/8/11	\$140,000	4,351	N	N
82-2	276830	0715	11/2/10	\$280,000	5,000	N	N
82-2	276830	0725	8/25/11	\$335,000	6,000	N	N
82-2	276960	1121	4/29/11	\$180,000	3,750	N	N
82-2	276960	1320	7/11/12	\$137,500	2,193	N	N
82-2	744200	0110	2/1/12	\$586,600	9,600	N	N
82-11	045800	0210	11/14/12	\$270,780	5,080	N	N
82-11	046100	2111	5/2/11	\$100,000	2,500	N	N
82-11	046100	2111	11/10/11	\$100,000	2,500	N	N
82-11	046100	3691	12/5/11	\$230,000	5,000	N	N
82-11	162380	0515	6/28/12	\$251,000	4,160	N	N
82-11	164650	0868	3/15/12	\$210,000	3,090	N	N
82-11	291920	0470	11/11/11	\$165,000	3,840	N	N
82-11	291970	0590	7/31/12	\$210,000	3,360	N	N
82-11	292270	1395	11/15/11	\$200,000	5,700	N	N
82-11	751900	0065	12/1/11	\$268,000	6,180	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 42***

No vacant sales were removed.

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.

Characteristic based multiplicative regression models were developed for valuing the majority of parcels in area 42. The main model was applied to detached single family residences. The second multiplicative regression model was developed for townhome style residences. Our team extensively verified every sale and confirmed the characteristic data at the time of sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The valuation models were applied to the population after each parcel had been inspected in the field. Based on the sales an overall assessment level of 91.7% was achieved. The prior assessment level was 81.9%. The uniformity of assessment improved as the COD was reduced from 10.13% to 7.63%.

The regression model for detached single family homes included the following variables: sale date, sale date squared, land value, grade, condition, year built or year renovation, first floor area, upper floor area, basement area, covered parking area, number of bathrooms, heavy traffic, sub area 3, sub area 11, neighborhood 1, neighborhoods 3 or 4, and year built/renovated 1936 to 1949. It was applicable to houses with grades 6-10, all ages, and all conditions with the exception of "poor". It was not applicable to homes with grades less than 6 or greater than 10, multiple buildable sites, parcels with more than one house, or parcels with obsolescence.

The regression model for townhome style residences included the following variables: sale date, sale date squared, land value, total replacement cost new [RCN], year built or renovated, sub area 8, neighborhood 13, view utility, good garage access, good view, no covered parking, limited on street parking, heavy traffic, and detached unit. It was applicable to grades 7-9 homes in average condition.

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

Of the improved parcels in the population, 4,033 parcels increased in value. They were comprised of 42 single family residences on commercially zoned land and 3,991 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 9 parcels increased in value. (Tax exempt parcels were excluded from the number of parcels increased)

Area 42 Market Value Changes Over Time

Detached Single Family Residences

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 \$475,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.131, resulting in an adjusted value of \$537,000 ($\$475,000 \times 1.131 = \$537,225$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.054	5.4%
2/1/2010	1.063	6.3%
3/1/2010	1.072	7.2%
4/1/2010	1.081	8.1%
5/1/2010	1.089	8.9%
6/1/2010	1.096	9.6%
7/1/2010	1.103	10.3%
8/1/2010	1.109	10.9%
9/1/2010	1.115	11.5%
10/1/2010	1.120	12.0%
11/1/2010	1.124	12.4%
12/1/2010	1.127	12.7%
1/1/2011	1.130	13.0%
2/1/2011	1.132	13.2%
3/1/2011	1.134	13.4%
4/1/2011	1.135	13.5%
5/1/2011	1.135	13.5%
6/1/2011	1.134	13.4%
7/1/2011	1.133	13.3%
8/1/2011	1.131	13.1%
9/1/2011	1.128	12.8%
10/1/2011	1.125	12.5%
11/1/2011	1.121	12.1%
12/1/2011	1.116	11.6%
1/1/2012	1.111	11.1%
2/1/2012	1.105	10.5%
3/1/2012	1.099	9.9%
4/1/2012	1.091	9.1%
5/1/2012	1.083	8.3%
6/1/2012	1.075	7.5%
7/1/2012	1.066	6.6%
8/1/2012	1.056	5.6%
9/1/2012	1.046	4.6%
10/1/2012	1.035	3.5%
11/1/2012	1.024	2.4%
12/1/2012	1.012	1.2%
1/1/2013	1.000	0.0%

Area 42 Market Value Changes Over Time

Townhome Style Residences

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 \$424,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.120, resulting in an adjusted value of \$474,000 ($\$424,000 \times 1.120 = \$474,880$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.030	3.0%
2/1/2010	1.040	4.0%
3/1/2010	1.049	4.9%
4/1/2010	1.059	5.9%
5/1/2010	1.067	6.7%
6/1/2010	1.075	7.5%
7/1/2010	1.083	8.3%
8/1/2010	1.090	9.0%
9/1/2010	1.096	9.6%
10/1/2010	1.101	10.1%
11/1/2010	1.106	10.6%
12/1/2010	1.111	11.1%
1/1/2011	1.114	11.4%
2/1/2011	1.117	11.7%
3/1/2011	1.119	11.9%
4/1/2011	1.121	12.1%
5/1/2011	1.122	12.2%
6/1/2011	1.122	12.2%
7/1/2011	1.121	12.1%
8/1/2011	1.120	12.0%
9/1/2011	1.118	11.8%
10/1/2011	1.116	11.6%
11/1/2011	1.112	11.2%
12/1/2011	1.108	10.8%
1/1/2012	1.104	10.4%
2/1/2012	1.098	9.8%
3/1/2012	1.093	9.3%
4/1/2012	1.086	8.6%
5/1/2012	1.079	7.9%
6/1/2012	1.071	7.1%
7/1/2012	1.063	6.3%
8/1/2012	1.053	5.3%
9/1/2012	1.044	4.4%
10/1/2012	1.034	3.4%
11/1/2012	1.023	2.3%
12/1/2012	1.012	1.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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
3	798640	1150	4/1/11	\$310,300	\$352,000	820	6	1917	Good	5,000	N	N	123 N 48TH ST
3	953010	1270	2/9/11	\$350,000	\$397,000	940	6	1922	Good	6,000	Y	N	5019 2ND AVE NW
3	952310	2280	2/24/11	\$450,000	\$510,000	700	7	1912	Good	2,400	Y	N	6308 EVANSTON AVE N
3	045500	0185	6/28/11	\$460,000	\$521,000	840	7	1912	Good	5,000	N	N	141 N 59TH ST
3	798640	0115	9/5/12	\$405,100	\$423,000	870	7	1972	Avg	3,000	N	N	106 N 49TH ST
3	953010	0205	1/13/11	\$285,000	\$322,000	900	7	1912	Avg	3,000	Y	N	109 N 55TH ST
3	952310	2550	6/19/12	\$401,000	\$429,000	920	7	1904	VGood	4,000	N	N	418 N 63RD ST
3	798640	1020	4/12/10	\$465,000	\$504,000	940	7	1913	Good	3,020	N	N	4805 GREENWOOD AVE N
3	798640	0985	5/6/11	\$496,850	\$564,000	940	7	1913	VGood	4,000	N	N	111 N 49TH ST
3	045500	0330	12/1/10	\$520,000	\$586,000	940	7	1924	VGood	4,017	N	N	110 NW 59TH ST
3	952110	0250	11/26/10	\$395,000	\$445,000	960	7	1916	Good	3,500	N	N	4614 DAYTON AVE N
3	686520	0345	6/20/12	\$475,000	\$508,000	960	7	1918	VGood	3,450	N	N	4803 STONE WAY N
3	952310	1925	2/8/12	\$485,000	\$535,000	960	7	1927	Good	3,500	N	N	708 N 64TH ST
3	045500	0445	10/12/12	\$475,000	\$490,000	960	7	1948	Good	4,109	N	N	129 NW 59TH ST
3	928780	1745	3/7/11	\$370,000	\$420,000	970	7	1908	Good	6,563	Y	N	6044 3RD AVE NW
3	952510	0026	10/21/11	\$430,000	\$483,000	1,000	7	1926	Good	2,839	N	N	203 N 58TH ST
3	686520	0545	6/22/10	\$540,000	\$595,000	1,010	7	1916	VGood	5,296	N	N	1227 N 48TH ST
3	952110	1550	8/28/12	\$379,950	\$398,000	1,010	7	1918	Good	3,956	N	N	1007 N 48TH ST
3	952110	0526	11/12/12	\$500,000	\$510,000	1,020	7	1918	Good	4,000	N	N	613 N 47TH ST
3	798640	0320	4/27/10	\$399,950	\$435,000	1,030	7	1958	Avg	3,300	Y	N	4903 2ND AVE NW
3	928780	1610	11/8/10	\$462,000	\$520,000	1,050	7	1947	Avg	6,500	Y	N	6035 2ND AVE NW
3	045500	0371	7/10/12	\$568,000	\$604,000	1,050	7	1951	VGood	5,070	N	N	111 NW 59TH ST
3	686520	0087	9/10/12	\$400,000	\$417,000	1,060	7	1927	Good	2,400	N	N	4912 STONE WAY N
3	085000	0055	5/18/10	\$460,000	\$503,000	1,090	7	1913	Good	2,856	N	N	4817 DAYTON AVE N
3	928780	2420	11/17/10	\$340,000	\$383,000	1,110	7	1910	Avg	3,750	N	N	6024 SYCAMORE AVE NW
3	952310	3790	12/7/10	\$475,000	\$536,000	1,150	7	1921	Good	5,000	N	N	422 N 60TH ST
3	928780	0095	10/11/11	\$548,000	\$616,000	1,160	7	1920	VGood	5,000	N	N	6305 GREENWOOD AVE N

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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
3	952110	1455	8/23/11	\$418,000	\$472,000	1,170	7	1916	Good	3,864	N	N	1022 N 48TH ST
3	953010	0325	10/1/10	\$652,000	\$730,000	1,170	7	1929	VGood	4,000	N	N	5406 1ST AVE NW
3	928780	0365	6/23/10	\$584,950	\$644,000	1,200	7	1926	Good	5,000	Y	N	6251 PALATINE AVE N
3	953010	1595	8/2/10	\$540,000	\$599,000	1,200	7	1931	VGood	3,000	N	N	5116 PALATINE AVE N
3	953010	1600	5/10/10	\$476,225	\$520,000	1,200	7	1931	VGood	3,000	N	N	5112 PALATINE AVE N
3	686520	0585	5/6/11	\$635,000	\$721,000	1,220	7	1925	VGood	4,000	N	N	1216 N 47TH ST
3	953010	0921	7/19/10	\$420,950	\$466,000	1,220	7	1927	Avg	3,780	N	N	235 NW 52ND ST
3	952310	1395	6/22/12	\$432,000	\$462,000	1,230	7	1909	Good	3,500	N	N	300 N 62ND ST
3	952110	1241	5/26/11	\$366,000	\$415,000	1,230	7	1916	Good	3,950	N	N	909 N 49TH ST
3	952110	0195	5/21/12	\$468,000	\$504,000	1,270	7	1914	Good	4,427	N	N	503 N 49TH ST
3	045500	0235	10/4/10	\$456,000	\$511,000	1,280	7	1959	Good	3,913	N	N	203 N 60TH ST
3	952110	1080	12/13/12	\$307,200	\$310,000	1,290	7	1914	Avg	3,850	Y	N	4615 AURORA AVE N
3	952310	4210	5/12/10	\$380,000	\$415,000	1,300	7	1910	VGood	4,122	N	N	820 N 60TH ST
3	928780	0845	9/23/10	\$440,000	\$492,000	1,300	7	1918	Good	5,000	N	N	6216 SYCAMORE AVE NW
3	798640	1195	10/24/12	\$488,000	\$501,000	1,340	7	1923	Good	3,254	N	N	4708 1ST AVE NW
3	045500	0440	7/16/12	\$682,500	\$724,000	1,340	7	1925	VGood	4,074	Y	N	167 NW 60TH ST
3	953010	0781	9/14/12	\$409,000	\$426,000	1,360	7	1996	Avg	2,578	Y	N	235 NW 53RD ST
3	952310	1655	5/18/10	\$550,000	\$601,000	1,390	7	1911	VGood	3,000	N	N	6408 FRANCIS AVE N
3	686520	0595	8/11/10	\$420,000	\$467,000	1,410	7	1916	Good	3,150	N	N	1226 N 47TH ST
3	952110	0010	3/6/12	\$355,000	\$387,000	1,450	7	1995	Good	2,000	N	N	410 N 49TH ST
3	952110	1340	3/21/11	\$440,000	\$499,000	1,460	7	1916	Good	5,000	N	N	911 N 47TH ST
3	952310	2135	1/21/10	\$450,000	\$477,000	1,460	7	1996	Avg	2,500	Y	N	711 N 64TH ST
3	952110	0425	5/23/12	\$460,000	\$496,000	1,480	7	1914	Good	3,500	N	N	600 N 47TH ST
3	952310	3030	9/15/10	\$530,000	\$592,000	1,490	7	1924	VGood	4,100	Y	N	718 N 62ND ST
3	952310	3825	2/25/11	\$552,500	\$626,000	1,500	7	1906	VGood	3,500	N	N	519 N 61ST ST
3	952310	2140	2/11/11	\$375,000	\$425,000	1,500	7	1907	Avg	5,000	N	N	707 N 64TH ST
3	045500	0360	10/22/12	\$665,000	\$683,000	1,510	7	1911	VGood	5,000	N	N	5823 1ST AVE NW

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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
3	952110	0776	12/13/10	\$393,000	\$444,000	1,510	7	1923	Fair	3,000	N	N	4716 FREMONT AVE N
3	928780	2840	10/25/10	\$532,000	\$597,000	1,520	7	1913	Good	5,000	N	N	6105 GREENWOOD AVE N
3	952110	1183	8/26/11	\$450,000	\$508,000	1,530	7	2008	Avg	2,520	N	N	923 N 50TH ST
3	953010	0070	11/24/10	\$450,000	\$507,000	1,540	7	1951	VGood	4,772	Y	N	5311 2ND AVE NW
3	045500	0005	11/12/10	\$455,000	\$512,000	1,550	7	1907	Fair	9,000	N	N	5522 1ST AVE NW
3	952310	2830	7/16/12	\$563,000	\$598,000	1,550	7	1910	Good	4,895	Y	N	623 N 63RD ST
3	045500	0240	7/15/11	\$452,500	\$512,000	1,550	7	1918	Good	2,625	N	N	134 N 59TH ST
3	952310	1266	12/2/10	\$560,000	\$631,000	1,560	7	1908	Good	3,500	N	N	6112 GREENWOOD AVE N
3	953010	1365	5/3/10	\$553,000	\$602,000	1,580	7	1920	Good	4,000	N	N	5108 2ND AVE NW
3	798640	0775	6/15/12	\$430,000	\$460,000	1,630	7	1912	Avg	4,500	N	N	121 NW 49TH ST
3	952110	1045	6/25/12	\$400,000	\$427,000	1,630	7	1918	Avg	3,600	N	N	4718 LINDEN AVE N
3	952110	0165	9/17/12	\$475,000	\$494,000	1,660	7	1910	Good	5,000	N	N	512 N 48TH ST
3	952310	3695	5/25/10	\$746,000	\$817,000	1,680	7	1999	Avg	4,000	N	N	425 N 61ST ST
3	952110	1265	3/18/11	\$360,000	\$408,000	1,720	7	1905	Avg	5,000	N	N	912 N 47TH ST
3	953010	1485	5/8/12	\$610,000	\$660,000	1,720	7	1922	Avg	3,979	Y	N	5130 1ST AVE NW
3	952310	1980	10/4/12	\$475,000	\$491,000	1,720	7	1987	Avg	2,500	Y	N	714 N 64TH ST
3	686520	0685	8/6/12	\$630,000	\$664,000	1,730	7	1927	VGood	4,550	N	N	1202 N 46TH ST
3	952310	1640	7/3/12	\$650,000	\$692,000	1,750	7	1925	VGood	3,600	Y	N	6416 FRANCIS AVE N
3	952210	0215	8/9/10	\$590,000	\$655,000	1,750	7	1929	Good	5,000	Y	N	312 N 48TH ST
3	952310	3550	3/26/10	\$550,000	\$593,000	1,760	7	1906	VGood	5,000	N	N	520 N 61ST ST
3	928780	2990	5/29/12	\$567,500	\$610,000	1,780	7	1963	Avg	5,250	N	N	6008 PALATINE AVE N
3	952110	1576	6/14/10	\$540,000	\$594,000	1,790	7	1911	Good	6,869	N	N	4607 WOODLAND PARK AVE N
3	952110	0145	2/24/10	\$500,000	\$535,000	1,800	7	1909	Good	5,000	N	N	4616 PHINNEY AVE N
3	928780	2500	4/21/11	\$550,000	\$624,000	1,820	7	1908	Good	3,374	N	N	118 N 60TH ST
3	952310	3000	3/10/12	\$525,000	\$576,000	1,830	7	1924	Good	4,524	Y	N	700 N 62ND ST
3	952310	2800	10/24/12	\$558,450	\$573,000	1,850	7	1914	VGood	4,250	Y	N	6207 EVANSTON AVE N
3	952110	1085	8/27/12	\$381,500	\$400,000	1,850	7	1922	Avg	3,850	Y	N	4617 AURORA AVE N

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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
3	952310	1106	6/15/12	\$550,000	\$589,000	1,870	7	1922	Good	3,400	Y	N	5800 GREENWOOD AVE N
3	952310	3405	6/29/11	\$535,000	\$606,000	1,930	7	1904	Good	5,000	Y	N	612 N 61ST ST
3	952310	4285	4/7/10	\$584,000	\$632,000	1,940	7	1912	Good	4,000	Y	N	806 N 59TH ST
3	952310	4585	4/27/11	\$595,000	\$675,000	1,970	7	1924	Good	5,000	N	N	517 N 60TH ST
3	952310	0475	6/28/10	\$579,000	\$638,000	1,980	7	1929	Good	3,825	Y	N	5002 GREENWOOD AVE N
3	952310	3385	7/18/11	\$567,000	\$642,000	2,060	7	1929	Avg	5,000	N	N	602 N 61ST ST
3	928780	0475	8/10/11	\$515,000	\$582,000	2,110	7	1969	Good	3,855	Y	N	102 N 62ND ST
3	686520	0175	3/26/12	\$500,000	\$546,000	2,120	7	1912	Good	4,300	N	N	1218 N 49TH ST
3	928780	1435	7/24/10	\$625,000	\$692,000	3,120	7	1972	Good	6,601	Y	N	6224 3RD AVE NW
3	952110	1520	5/31/12	\$475,000	\$511,000	940	8	1918	Good	3,864	N	N	1022 N 47TH ST
3	953010	0870	5/15/12	\$525,000	\$567,000	1,000	8	2006	Avg	3,000	Y	N	214 NW 52ND ST
3	952310	4052	7/11/12	\$514,500	\$547,000	1,070	8	2008	Avg	2,039	N	N	6027 WOODLAND PL N
3	952110	0223	4/15/11	\$286,000	\$321,000	1,080	8	2009	Avg	1,159	N	N	516 B N 46TH ST
3	952310	3206	5/27/10	\$570,000	\$624,000	1,100	8	1956	VGood	4,500	Y	N	6115 LINDEN AVE N
3	952110	0956	4/20/12	\$410,000	\$443,000	1,210	8	2012	Avg	1,038	N	N	4808 LINDEN AVE N
3	952310	3340	10/8/10	\$613,000	\$687,000	1,230	8	1956	VGood	7,000	Y	N	619 N 62ND ST
3	952310	1419	6/3/11	\$402,500	\$452,000	1,230	8	2008	Avg	1,165	N	N	315 N 64TH ST
3	952310	1442	3/27/12	\$396,500	\$431,000	1,250	8	2008	Avg	1,205	N	N	6307 A PHINNEY AVE N
3	952210	0125	3/14/11	\$595,000	\$675,000	1,260	8	1952	VGood	3,750	N	N	4812 GREENWOOD AVE N
3	953010	0380	8/22/11	\$530,000	\$598,000	1,270	8	1956	Good	4,979	Y	N	5202 PALATINE AVE N
3	952110	1414	7/6/10	\$350,000	\$379,000	1,280	8	2004	Avg	1,210	N	N	1017 A N 50TH ST
3	952310	2161	7/27/12	\$465,000	\$492,000	1,290	8	1913	Avg	3,500	N	N	700 N 63RD ST
3	952110	1422	10/7/10	\$390,000	\$430,000	1,290	8	2006	Avg	1,147	N	N	1011 D N 50TH ST
3	952110	0957	4/11/12	\$429,500	\$465,000	1,290	8	2012	Avg	1,055	N	N	4810 LINDEN AVE N
3	952110	0958	4/10/12	\$425,000	\$461,000	1,310	8	2012	Avg	983	N	N	4812 LINDEN AVE N
3	952110	0461	10/24/12	\$500,000	\$513,000	1,310	8	2012	Avg	1,134	N	N	625 N 48TH ST
3	952110	0460	11/16/12	\$476,500	\$485,000	1,310	8	2012	Avg	1,134	N	N	623 N 48TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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
3	952110	0459	10/18/12	\$498,000	\$512,000	1,310	8	2012	Avg	1,348	N	N	621 N 48TH ST
3	952110	0462	10/24/12	\$500,000	\$513,000	1,320	8	2012	Avg	1,386	N	N	627 N 48TH ST
3	952310	1420	11/16/12	\$440,000	\$448,000	1,330	8	2008	Avg	917	N	N	317 N 64TH ST
3	953010	0580	9/18/12	\$825,000	\$858,000	1,340	8	1909	VGood	3,807	Y	N	5202 2ND AVE NW
3	798640	0265	10/18/10	\$710,000	\$797,000	1,340	8	2003	Avg	6,000	Y	N	128 NW 49TH ST
3	952110	0220	11/18/10	\$329,000	\$365,000	1,350	8	2009	Avg	1,044	N	N	516 A N 46TH ST
3	952110	0225	11/18/10	\$324,950	\$360,000	1,350	8	2009	Avg	1,148	N	N	514 A N 46TH ST
3	952110	0912	1/10/12	\$346,000	\$381,000	1,360	8	2008	Avg	1,253	N	N	806 N 49TH ST
3	952110	0911	6/5/12	\$332,400	\$356,000	1,360	8	2008	Avg	1,254	N	N	808 N 49TH ST
3	952110	0211	5/22/12	\$325,000	\$349,000	1,380	8	2006	Avg	1,184	N	N	510 A N 46TH ST
3	952310	0713	12/13/12	\$455,000	\$458,000	1,410	8	2008	Avg	921	N	N	5417 PHINNEY AVE N
3	952110	0155	3/29/10	\$659,000	\$712,000	1,420	8	1909	VGood	5,000	N	N	4802 DAYTON AVE N
3	952110	0959	4/6/12	\$465,000	\$504,000	1,460	8	2012	Avg	1,299	N	N	4814 LINDEN AVE N
3	952110	0955	3/27/12	\$529,500	\$576,000	1,470	8	2012	Avg	1,627	N	N	804 N 48TH ST
3	952210	0293	6/22/12	\$499,950	\$532,000	1,510	8	2012	Avg	760	N	N	4721 PHINNEY AVE N
3	952210	0294	6/26/12	\$488,950	\$520,000	1,510	8	2012	Avg	760	N	N	4719 PHINNEY AVE N
3	952210	0292	6/13/12	\$561,000	\$599,000	1,510	8	2012	Avg	1,016	Y	N	4723 PHINNEY AVE N
3	952210	0295	6/22/12	\$505,000	\$538,000	1,510	8	2012	Avg	2,468	N	N	4717 PHINNEY AVE N
3	928780	0085	6/19/12	\$603,000	\$645,000	1,530	8	1982	VGood	5,000	N	N	6309 GREENWOOD AVE N
3	952110	0910	4/11/12	\$356,500	\$386,000	1,530	8	2008	Avg	1,894	Y	N	810 N 49TH ST
3	952510	0061	5/6/11	\$585,000	\$664,000	1,550	8	1989	Avg	3,250	N	N	5712 1ST AVE NW
3	952110	0316	11/9/12	\$445,000	\$454,000	1,580	8	2007	Avg	1,469	N	N	614 N 49TH ST
3	952310	2581	8/29/12	\$815,000	\$853,000	1,620	8	1928	VGood	2,500	Y	N	6211 DAYTON AVE N
3	952310	1555	7/21/11	\$568,000	\$643,000	1,680	8	1912	Good	3,750	N	N	6413 FRANCIS AVE N
3	952310	1956	10/5/12	\$675,000	\$698,000	1,680	8	2000	Avg	5,000	N	N	751 N 65TH ST
3	953010	1255	4/21/11	\$685,000	\$777,000	1,690	8	1977	Good	4,500	Y	N	5007 2ND AVE NW
3	952310	1176	5/16/11	\$680,000	\$771,000	1,700	8	1911	Good	3,500	N	N	5902 GREENWOOD AVE N

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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
3	045500	0594	7/21/10	\$790,000	\$875,000	1,710	8	1930	VGood	5,939	Y	N	220 NW 58TH ST
3	928780	1920	7/12/11	\$840,000	\$951,000	1,770	8	1924	VGood	5,000	Y	N	6017 SYCAMORE AVE NW
3	952310	1600	7/5/11	\$599,950	\$680,000	1,810	8	2002	Avg	3,000	N	N	6409 FRANCIS AVE N
3	952560	0010	8/3/10	\$588,000	\$641,000	1,840	8	1981	Good	4,393	Y	N	101 NW 58TH ST
3	952310	1695	12/18/12	\$500,000	\$503,000	1,840	8	1989	Fair	5,000	Y	N	515 N 65TH ST
3	953010	1745	5/7/10	\$712,950	\$777,000	1,910	8	2005	Avg	6,000	N	N	130 N 50TH ST
3	953010	0215	5/23/12	\$630,000	\$679,000	1,920	8	2007	Avg	4,500	N	N	119 N 55TH ST
3	928780	1080	11/22/10	\$720,000	\$811,000	1,940	8	1959	VGood	4,000	Y	N	6206 2ND AVE NW
3	928780	1080	11/28/12	\$795,000	\$806,000	1,940	8	1959	VGood	4,000	Y	N	6206 2ND AVE NW
3	953010	0685	7/26/12	\$695,000	\$735,000	2,030	8	1986	Avg	5,265	Y	N	5314 2ND AVE NW
3	952110	1055	9/19/11	\$574,500	\$647,000	2,070	8	1917	VGood	5,000	Y	N	802 N 46TH ST
3	445480	0035	10/24/12	\$745,000	\$765,000	2,110	8	1914	VGood	3,664	Y	N	5524 2ND AVE NW
3	952110	0430	3/19/12	\$680,000	\$744,000	2,130	8	1997	Avg	3,500	N	N	608 N 47TH ST
3	952110	0435	11/1/11	\$695,000	\$779,000	2,260	8	1914	VGood	4,000	N	N	612 N 47TH ST
3	952310	4446	5/20/10	\$601,000	\$657,000	2,370	8	1926	Good	4,500	N	N	627 N 60TH ST
3	952310	2410	12/6/10	\$843,000	\$951,000	2,470	8	1993	Avg	5,000	N	N	506 N 63RD ST
3	928780	0170	12/17/10	\$735,000	\$830,000	2,530	8	1928	Good	5,250	Y	N	6208 PALATINE AVE N
3	798640	0225	5/16/12	\$805,000	\$869,000	2,650	8	1916	Good	6,000	Y	N	115 NW 50TH ST
3	952510	0075	1/22/10	\$849,922	\$901,000	2,730	8	1916	VGood	4,340	N	N	5717 PALATINE AVE N
3	952310	0870	3/30/10	\$587,500	\$635,000	2,740	8	1924	Good	5,000	Y	N	5561 PHINNEY AVE N
3	952210	0306	6/18/12	\$720,000	\$770,000	3,020	8	1966	Avg	5,000	N	N	4703 PHINNEY AVE N
3	952310	0461	9/26/12	\$525,000	\$544,000	1,380	9	2006	Avg	959	N	N	5011 D PHINNEY AVE N
3	045500	0255	8/9/11	\$740,000	\$836,000	1,820	9	2011	Avg	3,325	N	N	105 N 60TH ST
3	952310	4545	9/5/12	\$861,000	\$899,000	2,090	9	2005	Avg	5,200	Y	N	5903 FREMONT AVE N
3	928780	0455	9/12/11	\$965,000	\$1,088,000	2,320	9	1919	VGood	5,000	Y	N	6209 PALATINE AVE N
3	045500	0525	12/1/10	\$725,000	\$817,000	2,590	9	2008	Avg	4,636	Y	N	158 NW 59TH ST
3	952310	4640	9/29/10	\$945,000	\$1,058,000	2,880	9	2005	Avg	4,000	N	N	510 N 59TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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
3	928780	2545	5/28/10	\$821,600	\$900,000	1,760	10	2009	Avg	5,000	N	N	6025 PALATINE AVE N
3	952310	4060	3/16/10	\$1,042,000	\$1,121,000	2,190	10	2007	Avg	5,130	Y	N	711 N 61ST ST
3	953010	0435	3/8/12	\$1,002,000	\$1,099,000	2,440	10	2011	Avg	4,507	Y	N	5323 GREENWOOD AVE N
3	952310	4460	4/3/12	\$1,060,000	\$1,156,000	3,130	10	2012	Avg	5,000	N	N	621 N 60TH ST
3	045500	0372	4/28/11	\$1,050,000	\$1,191,000	3,160	11	2000	Avg	5,205	Y	N	108 NW 58TH ST
8	643000	0650	2/22/12	\$351,000	\$386,000	510	6	1911	VGood	3,570	N	N	928 N 81ST ST
8	643000	0650	4/9/10	\$349,418	\$378,000	510	6	1911	VGood	3,570	N	N	928 N 81ST ST
8	336340	0625	11/5/12	\$228,000	\$233,000	670	6	1915	Good	1,475	N	N	7209 FREMONT AVE N
8	643050	0017	9/4/12	\$255,000	\$266,000	700	6	1910	Good	3,570	N	N	532 N 80TH ST
8	643050	0134	4/16/10	\$335,000	\$363,000	700	6	1942	VGood	3,774	N	N	334 N 81ST ST
8	181480	1440	2/19/10	\$359,000	\$384,000	800	6	1908	VGood	3,375	N	N	6505 WOODLAND PL N
8	233130	0006	3/8/12	\$270,000	\$296,000	830	6	1916	Avg	3,520	N	N	6715 FREMONT AVE N
8	336240	1150	12/15/11	\$304,000	\$339,000	830	6	1948	Good	4,590	N	N	706 N 72ND ST
8	379700	1395	7/20/11	\$262,500	\$297,000	890	6	1910	Good	4,500	N	N	733 N 78TH ST
8	379700	0405	11/17/11	\$355,300	\$397,000	900	6	1910	Good	3,000	N	N	722 N 79TH ST
8	336240	0261	10/7/12	\$333,000	\$344,000	920	6	1910	Good	4,590	N	N	707 N 75TH ST
8	379700	1130	8/15/12	\$302,000	\$318,000	960	6	1905	Avg	3,000	N	N	925 N 78TH ST
8	270810	0480	5/4/12	\$363,000	\$393,000	970	6	1919	VGood	4,000	N	N	528 N 74TH ST
8	643100	0665	4/15/11	\$304,000	\$345,000	1,010	6	1910	Good	4,080	N	N	920 N 84TH ST
8	336240	0286	12/30/12	\$408,000	\$408,000	1,180	6	1905	Good	5,000	N	N	706 N 74TH ST
8	643050	0109	10/6/10	\$321,000	\$360,000	1,200	6	1909	VGood	3,774	N	N	525 N 82ND ST
8	336290	0885	4/29/10	\$331,500	\$361,000	1,310	6	1909	Avg	3,090	N	N	319 N 76TH ST
8	379700	1690	12/17/12	\$475,000	\$478,000	700	7	1926	VGood	3,000	N	N	723 N 77TH ST
8	643100	0655	8/20/12	\$359,950	\$378,000	730	7	1926	Good	3,060	N	N	928 N 84TH ST
8	181480	1485	8/29/10	\$343,000	\$382,000	740	7	1908	Good	3,720	N	N	733 N 66TH ST
8	336240	1600	4/5/12	\$375,000	\$409,000	760	7	1900	Good	3,000	N	N	918 N 71ST ST
8	643000	0700	10/26/12	\$385,719	\$396,000	780	7	1921	VGood	3,720	N	N	902 N 81ST ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	643100	0425	5/21/12	\$324,538	\$350,000	790	7	1926	Good	3,468	N	N	946 N 83RD ST
8	643050	0209	2/9/12	\$419,991	\$463,000	820	7	1919	Good	3,774	N	N	332 N 82ND ST
8	062504	9165	11/11/10	\$425,000	\$478,000	820	7	1924	Good	2,240	N	N	7011 FREMONT AVE N
8	181480	1340	10/18/10	\$480,000	\$539,000	830	7	1916	VGood	3,720	N	N	738 N 66TH ST
8	379700	1820	8/19/10	\$390,000	\$434,000	840	7	1923	VGood	3,000	N	N	746 N 76TH ST
8	270810	0620	7/7/10	\$403,000	\$445,000	840	7	1924	Good	4,040	N	N	529 N 74TH ST
8	233130	0211	2/25/11	\$403,000	\$457,000	840	7	1925	Good	3,960	N	N	6619 FREMONT AVE N
8	336390	0010	3/23/12	\$444,000	\$485,000	840	7	1926	Good	2,475	Y	N	352 N 71ST ST
8	336240	1295	6/5/12	\$379,000	\$407,000	840	7	1951	Good	5,300	N	N	745 N 72ND ST
8	181480	1390	6/26/11	\$435,000	\$493,000	850	7	1925	VGood	3,024	N	N	758 N 66TH ST
8	379700	1785	5/30/12	\$529,000	\$569,000	860	7	1961	VGood	3,000	N	N	724 N 76TH ST
8	379700	0295	5/16/11	\$225,000	\$255,000	880	7	1927	Avg	2,970	N	N	731 N 80TH ST
8	336340	0570	12/27/12	\$330,000	\$331,000	880	7	1947	VGood	3,672	N	N	524 N 72ND ST
8	946820	0157	4/26/12	\$541,000	\$587,000	900	7	1925	VGood	4,215	Y	N	515 N 70TH ST
8	336290	0691	10/30/12	\$420,000	\$430,000	910	7	1926	Good	3,399	N	N	511 N 76TH ST
8	643050	0050	7/22/10	\$292,000	\$323,000	910	7	1926	Good	3,848	N	N	353 N 81ST ST
8	181480	0711	4/9/12	\$500,000	\$545,000	930	7	1927	VGood	3,720	N	N	716 N 67TH ST
8	643000	0165	12/19/11	\$265,000	\$295,000	930	7	1966	Avg	3,060	N	N	937 N 81ST ST
8	643050	0218	10/19/11	\$399,900	\$449,000	950	7	1922	VGood	3,774	N	N	327 N 83RD ST
8	336240	0246	5/4/11	\$388,000	\$440,000	960	7	1903	VGood	4,590	N	N	715 N 75TH ST
8	192380	0140	12/2/10	\$404,000	\$455,000	960	7	1925	VGood	3,000	N	N	543 N 78TH ST
8	643000	0580	3/14/11	\$350,000	\$397,000	970	7	1910	VGood	3,060	N	N	745 N 82ND ST
8	675870	0140	8/27/12	\$405,000	\$424,000	970	7	1925	Good	2,888	Y	N	452 N 65TH ST
8	192330	0115	10/2/12	\$435,000	\$450,000	970	7	1926	Good	4,000	N	N	511 N 80TH ST
8	336390	0145	6/28/10	\$475,000	\$524,000	980	7	1909	Good	4,000	N	N	335 N 71ST ST
8	643100	0635	4/15/10	\$387,500	\$420,000	980	7	1909	Good	4,590	N	N	938 N 84TH ST
8	379700	2565	5/10/10	\$440,000	\$480,000	980	7	1915	VGood	4,000	N	N	758 N 75TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	643050	0087	12/7/10	\$475,000	\$536,000	980	7	1925	VGood	3,780	N	N	8109 FREMONT AVE N
8	643050	0087	5/31/12	\$490,000	\$527,000	980	7	1925	VGood	3,780	N	N	8109 FREMONT AVE N
8	946820	0163	6/8/11	\$515,000	\$584,000	980	7	1925	VGood	5,720	N	N	527 N 70TH ST
8	643100	0640	5/29/12	\$362,500	\$390,000	990	7	1901	Good	4,590	N	N	934 N 84TH ST
8	233130	0040	10/23/12	\$460,000	\$473,000	1,000	7	1917	Good	4,356	N	N	533 N 68TH ST
8	643050	0241	11/24/11	\$385,000	\$430,000	1,000	7	1918	VGood	5,610	N	N	530 N 83RD ST
8	643050	0111	6/23/11	\$374,950	\$425,000	1,010	7	1910	Good	4,386	N	N	512 N 81ST ST
8	270810	0210	2/24/11	\$460,000	\$521,000	1,010	7	1912	VGood	4,500	Y	N	318 N 74TH ST
8	643050	0089	10/11/10	\$448,000	\$502,000	1,020	7	1902	VGood	3,675	N	N	8115 FREMONT AVE N
8	946820	0129	8/6/12	\$550,000	\$580,000	1,020	7	1915	VGood	3,060	Y	N	6709 DAYTON AVE N
8	233130	0535	11/23/11	\$411,000	\$459,000	1,020	7	1916	Good	7,440	Y	N	602 N 65TH ST
8	336340	0475	7/31/12	\$400,000	\$423,000	1,030	7	1913	Good	4,386	N	N	527 N 73RD ST
8	379700	1420	5/18/11	\$450,000	\$511,000	1,030	7	1925	Good	3,000	N	N	719 N 78TH ST
8	181480	0435	7/25/12	\$399,950	\$423,000	1,040	7	1923	Good	4,960	N	N	730 N 68TH ST
8	669050	0310	9/16/10	\$452,000	\$505,000	1,040	7	1940	Good	5,000	N	N	315 N 79TH ST
8	643050	0116	10/25/10	\$347,000	\$390,000	1,050	7	1905	Good	4,080	N	N	511 N 82ND ST
8	643050	0285	4/5/10	\$520,000	\$563,000	1,050	7	1915	VGood	3,774	N	N	340 N 83RD ST
8	643050	0046	1/3/11	\$329,000	\$372,000	1,050	7	1918	VGood	3,774	N	N	352 N 80TH ST
8	379700	0675	8/19/11	\$369,000	\$417,000	1,060	7	1900	Good	3,000	N	N	712 N 78TH ST
8	270810	0440	3/18/10	\$365,000	\$393,000	1,060	7	1909	Good	4,000	N	N	546 N 74TH ST
8	379700	0820	1/29/10	\$353,000	\$375,000	1,060	7	1949	Good	6,000	Y	N	939 N 79TH ST
8	643100	0460	6/21/12	\$430,000	\$460,000	1,070	7	1912	VGood	6,120	N	N	922 N 83RD ST
8	379700	2065	4/20/12	\$365,000	\$397,000	1,070	7	1923	Good	3,000	N	N	934 N 76TH ST
8	643100	0155	5/29/11	\$369,500	\$419,000	1,070	7	1975	Avg	4,590	N	N	735 N 83RD ST
8	643050	0265	8/25/10	\$343,324	\$382,000	1,080	7	1908	Good	2,170	N	N	8314 DAYTON AVE N
8	643100	0650	12/30/11	\$379,000	\$421,000	1,090	7	1926	VGood	3,060	N	N	930 N 84TH ST
8	233130	0525	3/21/11	\$470,000	\$533,000	1,100	7	1927	Good	7,440	Y	N	526 N 65TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	379700	2450	3/22/11	\$435,000	\$493,000	1,120	7	1910	Good	4,500	N	N	711 N 76TH ST
8	181480	0505	6/28/10	\$380,000	\$419,000	1,120	7	1928	Good	2,460	N	N	6723 LINDEN AVE N
8	192380	0085	3/12/12	\$380,000	\$416,000	1,120	7	1928	Good	3,000	N	N	520 N 78TH ST
8	379700	0215	3/24/10	\$371,000	\$400,000	1,130	7	1921	Good	4,940	Y	N	946 N 79TH ST
8	336240	0066	6/1/11	\$422,000	\$479,000	1,140	7	1989	Avg	4,590	N	N	915 N 75TH ST
8	181480	0120	4/4/12	\$385,000	\$420,000	1,150	7	1922	Good	3,740	N	N	6818 LINDEN AVE N
8	009100	0063	5/21/12	\$536,000	\$578,000	1,160	7	1948	Good	4,700	N	N	351 N 78TH ST
8	233130	0555	10/8/12	\$455,000	\$470,000	1,170	7	1916	Good	7,440	N	N	614 N 65TH ST
8	643100	0190	10/11/10	\$355,500	\$399,000	1,180	7	1905	Good	3,060	N	N	753 N 83RD ST
8	336240	0550	3/8/11	\$375,000	\$425,000	1,200	7	1949	Avg	5,768	N	N	7302 FREMONT AVE N
8	336340	0655	11/24/10	\$459,000	\$517,000	1,220	7	1906	VGood	6,000	N	N	549 N 72ND ST
8	336240	1716	6/15/11	\$454,950	\$516,000	1,250	7	1920	VGood	5,000	N	N	7004 LINDEN AVE N
8	336240	1896	4/15/11	\$555,000	\$630,000	1,250	7	1979	Good	4,284	N	N	712 N 70TH ST
8	643050	0038	8/25/11	\$399,950	\$452,000	1,270	7	1926	Good	3,825	N	N	8012 DAYTON AVE N
8	192380	0170	9/20/12	\$459,950	\$478,000	1,280	7	1925	Good	3,000	N	N	527 N 78TH ST
8	379700	2490	7/13/12	\$459,000	\$488,000	1,290	7	1906	Good	6,000	N	N	714 N 75TH ST
8	379700	0195	5/23/12	\$389,922	\$420,000	1,300	7	1904	VGood	3,200	N	N	934 N 79TH ST
8	379700	2085	2/24/12	\$424,500	\$467,000	1,330	7	1903	VGood	6,000	N	N	946 N 76TH ST
8	946820	0159	5/29/12	\$481,000	\$517,000	1,330	7	1926	Good	4,255	N	N	517 N 70TH ST
8	379700	0680	1/28/11	\$345,000	\$391,000	1,340	7	1905	VGood	3,000	N	N	716 N 78TH ST
8	062504	9201	4/27/10	\$635,000	\$691,000	1,340	7	1925	VGood	3,333	N	N	525 N 71ST ST
8	643050	0232	9/3/10	\$391,000	\$436,000	1,370	7	1926	Good	3,075	N	N	8315 FREMONT AVE N
8	643000	0928	4/7/11	\$350,000	\$397,000	1,390	7	1973	Good	3,060	N	N	744 N 82ND ST
8	643000	0830	10/24/12	\$365,000	\$375,000	1,390	7	1980	Avg	3,060	N	N	942 N 82ND ST
8	643050	0188	8/26/10	\$475,000	\$529,000	1,400	7	1927	VGood	3,952	N	N	8202 DAYTON AVE N
8	181480	1590	1/11/10	\$546,250	\$577,000	1,410	7	1914	VGood	3,325	N	N	710 N 65TH ST
8	062504	9114	8/28/12	\$578,000	\$605,000	1,430	7	1910	VGood	5,000	N	N	536 N 70TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	643100	0725	12/21/11	\$315,000	\$351,000	1,460	7	1957	Avg	4,120	Y	N	913 N 85TH ST
8	336290	0790	10/30/12	\$495,000	\$507,000	1,490	7	1927	Good	2,987	N	N	546 N 75TH ST
8	336340	0775	8/3/12	\$423,000	\$446,000	1,540	7	1916	Avg	5,600	N	N	337 N 72ND ST
8	643050	0070	11/14/12	\$333,000	\$339,000	1,550	7	1906	Good	4,080	N	N	316 N 80TH ST
8	946820	0158	8/23/12	\$640,000	\$671,000	1,550	7	1927	VGood	4,215	N	N	519 N 70TH ST
8	643000	0530	6/30/10	\$380,000	\$419,000	1,570	7	1911	Good	4,080	N	N	719 N 82ND ST
8	336290	0585	9/22/12	\$380,000	\$395,000	1,580	7	1902	Good	6,180	N	N	536 N 76TH ST
8	336390	0073	8/24/12	\$516,500	\$542,000	1,590	7	1909	VGood	3,000	N	N	316 N 71ST ST
8	181480	0115	6/22/12	\$590,000	\$631,000	1,680	7	1922	VGood	3,740	N	N	6824 LINDEN AVE N
8	643050	0099	1/18/11	\$374,950	\$424,000	1,700	7	1925	Good	6,120	N	N	542 N 81ST ST
8	379700	0895	10/19/12	\$405,000	\$417,000	1,710	7	1976	Avg	4,500	N	N	900 N 78TH ST
8	233130	0280	5/24/10	\$637,500	\$698,000	1,720	7	1917	VGood	4,960	Y	N	515 N 67TH ST
8	643100	0195	9/14/11	\$467,000	\$526,000	1,730	7	1926	VGood	3,300	N	N	8211 LINDEN AVE N
8	233130	0455	2/27/12	\$548,000	\$602,000	1,760	7	1913	VGood	3,700	N	N	511 N 66TH ST
8	946820	0031	5/2/11	\$554,500	\$629,000	1,760	7	1918	VGood	4,000	N	N	6723 PHINNEY AVE N
8	643050	0175	11/20/12	\$580,000	\$590,000	1,950	7	1966	Good	4,590	N	N	540 N 82ND ST
8	336240	1290	10/14/11	\$541,200	\$608,000	1,960	7	1904	Good	2,604	Y	N	7103 LINDEN AVE N
8	336390	0060	7/26/12	\$525,000	\$556,000	2,020	7	1900	VGood	4,000	N	N	322 N 71ST ST
8	643000	0015	8/2/12	\$320,900	\$339,000	2,030	7	1987	Avg	4,080	N	N	952 N 80TH ST
8	336390	0185	6/11/12	\$550,000	\$590,000	2,110	7	1910	VGood	5,500	N	N	315 N 71ST ST
8	181480	0185	10/7/10	\$425,000	\$476,000	2,240	7	1962	Avg	7,440	N	N	910 N 68TH ST
8	336240	1555	10/4/11	\$425,000	\$478,000	2,410	7	1915	Good	2,098	N	N	907 N 72ND ST
8	181480	1240	7/6/12	\$522,000	\$556,000	880	8	1946	VGood	3,696	N	N	702 N 66TH ST
8	643050	0185	5/17/10	\$466,000	\$509,000	900	8	1931	Good	3,800	N	N	8212 DAYTON AVE N
8	336290	0200	4/24/12	\$494,000	\$536,000	910	8	2010	Avg	2,443	N	N	310 N 77TH ST
8	379700	2515	7/21/11	\$445,000	\$504,000	960	8	2011	Avg	4,000	N	N	730 N 75TH ST
8	379700	1665	11/30/12	\$590,000	\$598,000	970	8	1920	VGood	4,500	N	N	735 N 77TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	379700	1942	6/4/12	\$500,000	\$537,000	990	8	1951	VGood	4,500	Y	N	915 N 77TH ST
8	379700	0380	9/25/12	\$549,950	\$571,000	1,010	8	2005	Avg	3,000	N	N	710 N 79TH ST
8	336240	1762	2/24/12	\$296,000	\$324,000	1,020	8	2008	Avg	1,054	N	N	753 N 71ST ST
8	643100	0718	6/21/10	\$338,000	\$365,000	1,030	8	2009	Avg	830	N	N	8418 LINDEN AVE N
8	643100	0717	2/25/10	\$339,000	\$355,000	1,030	8	2009	Avg	830	N	N	8416 LINDEN AVE N
8	643100	0716	3/22/10	\$345,000	\$364,000	1,030	8	2009	Avg	1,140	N	N	8414 LINDEN AVE N
8	643100	0705	6/10/10	\$335,000	\$361,000	1,030	8	2009	Avg	1,398	N	N	8420 LINDEN AVE N
8	643100	0480	12/4/12	\$470,000	\$475,000	1,130	8	1992	Avg	3,060	N	N	912 N 83RD ST
8	379700	2520	10/7/11	\$568,500	\$639,000	1,160	8	1906	VGood	5,000	N	N	734 N 75TH ST
8	379700	2520	8/3/10	\$559,500	\$621,000	1,160	8	1906	VGood	5,000	N	N	734 N 75TH ST
8	270810	0290	6/22/11	\$450,000	\$510,000	1,230	8	1911	VGood	4,080	N	N	507 N 75TH ST
8	379700	0365	9/13/10	\$493,000	\$551,000	1,270	8	1928	VGood	3,016	N	N	7904 FREMONT AVE N
8	643000	0365	1/21/11	\$595,000	\$673,000	1,280	8	1910	VGood	4,590	N	N	737 N 81ST ST
8	062504	9193	2/24/11	\$584,000	\$662,000	1,280	8	1925	VGood	3,300	N	N	536 N 71ST ST
8	192380	0155	5/10/10	\$568,000	\$620,000	1,290	8	1918	VGood	6,000	N	N	535 N 78TH ST
8	062504	9176	9/20/12	\$655,000	\$681,000	1,290	8	2004	Avg	3,224	N	N	549 N 71ST ST
8	336340	0800	4/12/10	\$570,000	\$618,000	1,300	8	1980	Good	4,000	N	N	325 N 72ND ST
8	336240	0932	5/27/11	\$315,000	\$353,000	1,300	8	2010	Avg	1,333	Y	N	903 N 73RD ST
8	336240	0829	5/29/12	\$369,950	\$396,000	1,320	8	2008	Avg	1,022	N	N	916 N 73RD ST
8	643100	0713	4/20/10	\$345,000	\$367,000	1,320	8	2009	Avg	967	N	N	907 N 85TH ST
8	643100	0714	3/23/10	\$344,500	\$364,000	1,320	8	2009	Avg	967	N	N	909 N 85TH ST
8	643100	0712	3/26/10	\$348,000	\$368,000	1,320	8	2009	Avg	1,307	N	N	905 N 85TH ST
8	643100	0715	5/1/10	\$344,000	\$367,000	1,320	8	2009	Avg	1,605	N	N	911 A N 85TH ST
8	643000	0206	8/12/10	\$512,500	\$570,000	1,340	8	1926	VGood	3,480	N	N	8003 LINDEN AVE N
8	336240	0931	2/27/12	\$325,000	\$355,000	1,340	8	2010	Avg	1,217	Y	N	905 N 73RD ST
8	336240	1757	5/6/11	\$369,000	\$414,000	1,350	8	2008	Avg	948	N	N	7017 LINDEN AVE N
8	379700	1510	6/23/10	\$505,000	\$556,000	1,360	8	1990	Avg	5,000	N	N	722 N 77TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	336290	0471	3/15/11	\$495,000	\$561,000	1,380	8	1930	Good	4,120	N	N	529 N 77TH ST
8	643100	0245	8/2/10	\$422,000	\$468,000	1,380	8	1988	Avg	3,060	N	N	730 N 83RD ST
8	643100	0485	6/19/12	\$545,000	\$583,000	1,390	8	1910	VGood	3,060	N	N	906 N 83RD ST
8	336240	1525	6/13/11	\$527,500	\$598,000	1,400	8	1956	Good	6,000	Y	N	923 N 72ND ST
8	233130	0395	11/30/10	\$740,000	\$834,000	1,400	8	2007	Avg	6,000	N	N	551 N 66TH ST
8	336340	0411	5/11/12	\$460,000	\$497,000	1,420	8	1986	Avg	2,793	Y	N	7205 DAYTON AVE N
8	336240	1759	6/21/11	\$344,000	\$386,000	1,440	8	2008	Avg	1,060	N	N	7013 LINDEN AVE N
8	062504	9082	3/26/10	\$525,000	\$567,000	1,450	8	1926	Good	4,040	N	N	518 N 70TH ST
8	643000	0420	3/10/10	\$593,000	\$637,000	1,470	8	2009	Avg	3,061	N	N	746 N 81ST ST
8	379700	2010	9/20/12	\$486,000	\$505,000	1,480	8	1980	Avg	3,000	N	N	906 N 76TH ST
8	336240	1080	12/28/10	\$560,000	\$633,000	1,520	8	1904	VGood	3,060	N	N	731 N 73RD ST
8	336240	0092	3/15/11	\$429,950	\$482,000	1,540	8	2008	Avg	1,005	N	N	7406 LINDEN AVE N
8	336240	0093	3/4/11	\$429,950	\$481,000	1,540	8	2008	Avg	1,005	N	N	7404 LINDEN AVE N
8	336240	0092	8/1/12	\$451,000	\$475,000	1,540	8	2008	Avg	1,005	N	N	7406 LINDEN AVE N
8	336240	0094	2/1/11	\$425,000	\$475,000	1,540	8	2008	Avg	1,005	N	N	7402 LINDEN AVE N
8	336240	0091	9/9/10	\$460,000	\$505,000	1,540	8	2008	Avg	1,380	N	N	7408 LINDEN AVE N
8	336240	0095	9/15/10	\$465,000	\$511,000	1,540	8	2008	Avg	1,607	N	N	7400 LINDEN AVE N
8	379700	2350	12/13/10	\$495,000	\$559,000	1,550	8	1926	VGood	4,300	Y	N	7517 LINDEN AVE N
8	643000	0421	4/2/10	\$499,950	\$540,000	1,560	8	2009	Avg	1,530	N	N	744 N 81ST ST
8	270810	0790	11/14/11	\$663,000	\$742,000	1,570	8	1909	VGood	3,035	N	N	347 N 74TH ST
8	270810	0515	9/14/11	\$554,000	\$624,000	1,570	8	2008	Avg	3,000	N	N	514 N 74TH ST
8	379700	0345	5/3/12	\$503,700	\$545,000	1,580	8	1928	VGood	3,300	N	N	703 N 80TH ST
8	336240	0431	3/9/11	\$327,500	\$367,000	1,590	8	2010	Avg	1,102	N	N	769 B N 74TH ST
8	379700	1910	7/30/10	\$580,000	\$643,000	1,610	8	1906	VGood	6,000	N	N	935 N 77TH ST
8	336390	0165	5/24/11	\$500,000	\$567,000	1,630	8	1915	Good	4,000	N	N	321 N 71ST ST
8	643050	0255	2/15/11	\$600,000	\$680,000	1,650	8	1922	VGood	3,774	N	N	520 N 83RD ST
8	336240	0429	1/26/11	\$335,000	\$374,000	1,650	8	2010	Avg	1,837	N	N	769 A N 74TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	336240	0432	3/9/11	\$350,000	\$392,000	1,650	8	2010	Avg	2,262	N	N	769 C N 74TH ST
8	669050	0080	4/20/11	\$376,000	\$427,000	1,660	8	1983	Avg	4,040	N	N	329 N 80TH ST
8	379700	2420	1/17/12	\$640,000	\$709,000	1,720	8	1900	Good	5,000	N	N	725 N 76TH ST
8	379700	1829	12/29/12	\$479,950	\$481,000	1,790	8	1987	Avg	3,000	N	N	750 N 76TH ST
8	643000	0595	11/14/11	\$495,000	\$554,000	1,810	8	2011	Avg	3,060	N	N	751 N 82ND ST
8	379700	1425	8/4/11	\$516,000	\$583,000	1,830	8	1928	VGood	4,500	N	N	717 N 78TH ST
8	379700	0204	4/12/12	\$374,900	\$408,000	1,830	8	1987	Avg	3,000	Y	N	938 N 79TH ST
8	336240	1725	3/14/12	\$590,000	\$646,000	1,850	8	1900	VGood	3,000	Y	N	7000 LINDEN AVE N
8	336240	1730	5/3/12	\$565,000	\$612,000	1,890	8	1925	Good	4,635	Y	N	914 N 70TH ST
8	270810	0105	9/5/12	\$570,000	\$595,000	1,890	8	1987	Avg	3,060	Y	N	355 N 75TH ST
8	336290	0795	10/5/12	\$465,000	\$481,000	2,040	8	1987	Avg	2,987	N	N	548 N 75TH ST
8	336390	0135	6/16/11	\$750,000	\$850,000	2,130	8	1928	VGood	5,500	Y	N	341 N 71ST ST
8	181480	0825	3/16/11	\$600,000	\$681,000	2,220	8	1929	VGood	5,400	Y	N	6723 AURORA AVE N
8	181480	0195	8/5/11	\$615,000	\$695,000	2,220	8	2007	Avg	3,720	N	N	912 N 68TH ST
8	336290	0766	8/13/10	\$550,000	\$611,000	2,310	8	2002	Avg	4,120	N	N	534 N 75TH ST
8	336290	0295	6/2/10	\$520,000	\$570,000	1,050	9	2002	Avg	4,635	Y	N	315 N 77TH ST
8	181480	0540	7/26/10	\$615,000	\$681,000	1,400	9	1928	Good	7,066	N	N	745 N 68TH ST
8	336290	0188	8/25/10	\$580,000	\$646,000	1,720	9	2010	Avg	3,118	N	N	314 N 77TH ST
8	270810	0060	3/9/11	\$865,000	\$981,000	1,980	9	1912	Good	6,120	N	N	333 N 75TH ST
8	643000	0105	3/12/12	\$750,001	\$822,000	2,020	9	2011	Avg	4,230	Y	N	8018 LINDEN AVE N
8	379700	0590	6/14/12	\$818,000	\$876,000	2,250	9	2005	Avg	3,000	N	N	723 N 79TH ST
8	336290	0981	1/30/12	\$830,195	\$918,000	2,270	9	2011	Avg	4,635	Y	N	338 N 75TH ST
8	379700	0595	4/16/12	\$805,000	\$875,000	2,280	9	2005	Avg	3,000	N	N	721 N 79TH ST
8	669050	0045	8/2/12	\$625,000	\$660,000	2,330	9	2008	Avg	6,060	N	N	315 N 80TH ST
8	336240	1095	9/8/10	\$649,000	\$724,000	2,420	9	2003	Avg	6,120	N	N	723 N 73RD ST
8	336240	1630	6/5/12	\$707,500	\$760,000	2,450	9	2003	Avg	8,448	Y	N	937 N 71ST ST
8	181480	1095	9/1/11	\$817,500	\$922,000	2,520	9	2007	Avg	4,960	N	N	749 N 67TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	270810	0745	10/9/12	\$910,000	\$940,000	2,710	9	2006	Avg	4,000	Y	N	325 N 74TH ST
8	643000	0535	3/23/10	\$660,000	\$712,000	3,120	9	2005	Avg	3,060	N	N	721 N 82ND ST
8	946820	0070	6/14/11	\$939,950	\$1,066,000	2,410	10	2007	Avg	4,800	Y	N	411 N 68TH ST
8	270810	0525	6/7/12	\$1,010,000	\$1,084,000	2,460	10	2012	Avg	5,800	N	N	508 N 74TH ST
8	336390	0300	11/16/10	\$868,500	\$978,000	2,910	10	2003	Avg	5,400	Y	N	424 N 70TH ST
11	193030	0115	7/11/12	\$240,000	\$255,000	560	5	1904	Good	3,800	N	N	4027 FREMONT AVE N
11	193030	0736	7/8/10	\$303,000	\$335,000	660	6	1952	Good	2,400	N	N	4115 DAYTON AVE N
11	193030	0080	3/8/10	\$377,500	\$405,000	710	6	1909	Good	4,000	N	N	4124 EVANSTON AVE N
11	193030	0095	3/31/10	\$345,000	\$373,000	730	6	1912	Good	1,800	N	N	601 N 42ND ST
11	193030	0905	1/31/11	\$330,000	\$374,000	730	6	1920	Avg	4,800	N	N	4037 DAYTON AVE N
11	812970	0700	6/9/10	\$399,500	\$439,000	740	6	1912	Avg	5,000	N	N	4302 GREENWOOD AVE N
11	569350	1125	1/14/10	\$390,000	\$413,000	942	6	1935	Avg	4,450	N	N	4416 DAYTON AVE N
11	197220	1210	12/27/12	\$474,575	\$476,000	1,130	6	1920	Good	3,360	N	N	3812 FREMONT AVE N
11	197220	1226	12/11/12	\$480,000	\$484,000	1,260	6	1901	Good	3,360	N	N	708 N 38TH ST
11	812970	0070	6/21/10	\$360,000	\$396,000	1,630	6	1900	Avg	4,171	Y	N	4401 PHINNEY AVE N
11	661000	0917	11/5/10	\$279,000	\$309,000	400	7	2008	Avg	1,329	Y	N	4245 PALATINE AVE N
11	661000	0913	4/9/12	\$225,000	\$244,000	400	7	2008	Avg	1,329	Y	N	4253 PALATINE AVE N
11	197220	0885	4/19/10	\$400,000	\$434,000	780	7	1911	VGood	2,400	N	N	611 N 39TH ST
11	990600	0035	4/8/11	\$447,000	\$507,000	790	7	1928	Good	4,400	Y	N	109 N 41ST ST
11	661000	0856	4/14/10	\$465,000	\$504,000	810	7	1916	Good	3,302	Y	N	112 N 43RD ST
11	181980	0170	3/20/12	\$492,000	\$538,000	840	7	1988	Avg	4,140	Y	N	4141 2ND AVE NW
11	661000	0725	2/15/12	\$428,000	\$472,000	860	7	1951	Good	5,500	Y	N	4429 1ST AVE NW
11	798640	0615	8/25/10	\$410,000	\$457,000	870	7	1924	Good	3,750	Y	N	231 NW 49TH ST
11	132430	0700	3/11/11	\$292,500	\$332,000	880	7	1926	Avg	3,850	N	N	230 NW 40TH ST
11	990600	0090	9/13/10	\$422,500	\$472,000	890	7	1947	Good	4,404	Y	N	115 NW 41ST ST
11	569350	0560	9/15/11	\$441,000	\$497,000	910	7	1906	VGood	3,500	N	N	4334 EVANSTON AVE N
11	661000	0661	3/1/11	\$345,000	\$391,000	910	7	1951	Avg	4,250	N	N	4301 1ST AVE NW

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	197220	0165	7/12/10	\$398,500	\$440,000	930	7	1922	VGood	2,500	N	N	109 N 39TH ST
11	661000	0735	5/8/12	\$395,000	\$427,000	950	7	1952	Avg	5,500	Y	N	4421 1ST AVE NW
11	798640	0470	7/25/11	\$420,000	\$475,000	950	7	1985	Avg	3,000	Y	N	237 NW 50TH ST
11	798640	0630	6/21/11	\$405,000	\$459,000	970	7	1954	Avg	4,000	Y	N	225 NW 49TH ST
11	812970	1120	6/24/10	\$460,000	\$507,000	980	7	1920	Good	5,279	N	N	4216 FRANCIS AVE N
11	661000	0766	12/2/11	\$461,000	\$515,000	980	7	1952	Good	5,500	Y	N	4410 1ST AVE NW
11	952110	0595	10/4/12	\$390,000	\$403,000	992	7	1916	Avg	4,000	N	N	607 N 46TH ST
11	197220	0086	11/5/10	\$368,000	\$414,000	1,020	7	1929	Avg	2,800	N	N	115 NW 39TH ST
11	193030	0285	4/5/11	\$415,000	\$471,000	1,030	7	1926	Avg	4,800	Y	N	609 N BOWDOIN PL
11	661000	0705	10/21/10	\$355,000	\$398,000	1,030	7	1937	Avg	4,635	N	N	4436 2ND AVE NW
11	193030	1380	6/25/12	\$627,750	\$670,000	1,040	7	1953	VGood	4,800	Y	N	4006 GREENWOOD AVE N
11	661000	0820	10/15/12	\$445,000	\$458,000	1,050	7	1947	Avg	4,950	Y	N	4345 PALATINE AVE N
11	193030	1422	11/12/12	\$399,500	\$407,000	1,060	7	1910	Good	3,300	N	N	4131 PHINNEY AVE N
11	193030	0425	2/27/12	\$460,000	\$506,000	1,060	7	1911	VGood	4,320	N	N	3970 DAYTON AVE N
11	193030	0175	10/21/11	\$629,000	\$706,000	1,070	7	1926	VGood	4,000	N	N	4018 EVANSTON AVE N
11	193030	0875	1/12/10	\$437,500	\$463,000	1,090	7	1976	Avg	3,600	N	N	409 N 42ND ST
11	812970	0660	11/2/10	\$390,000	\$438,000	1,100	7	1994	Avg	5,000	N	N	4317 PHINNEY AVE N
11	193030	0041	7/12/11	\$325,000	\$364,000	1,100	7	2005	Avg	1,096	N	N	4105a FREMONT AVE N
11	193030	0705	9/11/12	\$438,000	\$457,000	1,110	7	1906	Avg	5,200	N	N	519 N 42ND ST
11	181980	0045	4/19/12	\$425,000	\$462,000	1,110	7	1951	Avg	5,000	Y	N	230 NW 41ST ST
11	132430	0425	11/6/12	\$500,000	\$511,000	1,120	7	1958	Avg	5,000	Y	N	127 NW 40TH ST
11	569350	1180	3/15/11	\$300,000	\$340,000	1,140	7	1940	Good	2,500	N	N	515 N 45TH ST
11	193030	1230	8/30/10	\$415,000	\$463,000	1,160	7	1966	Avg	4,000	N	N	3967 PHINNEY AVE N
11	661000	1005	4/1/10	\$525,000	\$567,000	1,170	7	1916	VGood	4,000	N	N	4433 GREENWOOD AVE N
11	569350	1160	10/10/11	\$390,000	\$438,000	1,180	7	1912	Good	5,000	N	N	4428 DAYTON AVE N
11	132430	0515	8/28/12	\$502,150	\$526,000	1,220	7	1910	Good	5,500	Y	N	113 N 40TH ST
11	952210	0515	7/13/11	\$299,000	\$339,000	1,250	7	1926	Avg	3,750	N	N	315 N 46TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	193030	1160	8/1/12	\$356,000	\$376,000	1,280	7	1927	Avg	2,400	N	N	416 N 39TH ST
11	812970	0370	8/22/11	\$365,000	\$408,000	1,290	7	2003	Avg	1,000	N	N	456 N 44TH ST
11	193030	0605	6/1/11	\$475,000	\$539,000	1,300	7	1900	Good	4,000	N	N	4111 EVANSTON AVE N
11	181980	0120	11/26/12	\$445,000	\$451,000	1,300	7	1907	Good	3,500	Y	N	4128 BAKER AVE NW
11	952110	0857	7/25/11	\$380,000	\$426,000	1,310	7	2000	Avg	1,215	N	N	710 A N 45TH ST
11	569400	0674	6/6/11	\$359,000	\$403,000	1,320	7	1999	Avg	1,301	N	N	814 C N 43RD ST
11	193130	0940	4/11/12	\$435,000	\$474,000	1,350	7	1924	VGood	3,400	N	N	4002 LINDEN AVE N
11	661000	0220	11/27/12	\$505,000	\$512,000	1,350	7	1928	Good	4,400	N	N	4412 3RD AVE NW
11	751750	0375	9/16/11	\$510,000	\$575,000	1,380	7	1907	Good	3,200	Y	N	4515 2ND AVE NW
11	193030	1240	7/18/11	\$470,000	\$532,000	1,380	7	1930	Avg	3,800	N	N	3959 PHINNEY AVE N
11	193030	0045	12/28/12	\$535,000	\$536,000	1,390	7	1919	Good	4,000	N	N	4103 FREMONT AVE N
11	181980	0135	10/7/12	\$485,000	\$501,000	1,410	7	1946	Good	5,443	Y	N	4121 2ND AVE NW
11	569500	0110	6/22/12	\$400,600	\$428,000	1,410	7	1996	Avg	2,750	N	N	717 N MOTOR PL
11	132430	0175	4/8/10	\$435,000	\$471,000	1,420	7	1910	Good	5,000	N	N	111 NW BOWDOIN PL
11	193030	0006	8/30/12	\$420,000	\$439,000	1,430	7	1998	Avg	1,312	N	N	621 N 42ND ST
11	193030	0535	4/19/11	\$506,000	\$574,000	1,440	7	1912	VGood	6,400	N	N	4016 DAYTON AVE N
11	744500	0115	4/18/11	\$475,950	\$540,000	1,450	7	1940	Avg	4,774	Y	N	4111 1ST AVE NW
11	181980	0205	7/11/11	\$497,600	\$563,000	1,500	7	1924	Good	4,404	N	N	4126 2ND AVE NW
11	812970	1141	10/2/12	\$620,000	\$642,000	1,540	7	1928	VGood	4,000	N	N	458 N 42ND ST
11	181980	0140	11/13/12	\$760,000	\$775,000	1,560	7	1946	VGood	4,760	Y	N	4117 2ND AVE NW
11	085000	0190	4/18/12	\$425,000	\$462,000	1,570	7	1915	Good	2,250	N	N	4512 PHINNEY AVE N
11	569400	0545	12/19/12	\$550,000	\$553,000	1,580	7	1951	Avg	5,500	N	N	806 N 44TH ST
11	193130	1090	6/29/12	\$361,500	\$386,000	1,620	7	1922	Good	3,516	N	N	3903 AURORA AVE N
11	812970	1085	3/12/10	\$571,285	\$614,000	1,630	7	1902	Avg	4,538	N	N	4236 FRANCIS AVE N
11	569350	0800	5/22/12	\$787,000	\$848,000	1,650	7	1912	VGood	6,000	N	N	4337 EVANSTON AVE N
11	812970	0110	9/23/11	\$542,500	\$611,000	1,690	7	1906	Good	3,750	Y	N	4416 GREENWOOD AVE N
11	661000	0075	8/4/10	\$480,000	\$533,000	1,690	7	1925	Good	4,400	N	N	4219 BAKER AVE NW

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	952210	0575	9/10/10	\$529,000	\$591,000	1,740	7	1927	Good	3,750	N	N	312 N 45TH ST
11	181980	0200	9/23/10	\$488,500	\$546,000	1,770	7	1908	Good	4,005	N	N	4132 2ND AVE NW
11	812970	0175	12/10/12	\$590,000	\$595,000	1,770	7	1922	Avg	4,250	N	N	4423 FRANCIS AVE N
11	132430	0280	10/14/11	\$509,000	\$572,000	1,810	7	1919	Good	3,334	Y	N	204 NW BOWDOIN PL
11	952210	0545	2/10/11	\$475,000	\$538,000	1,810	7	1920	Good	3,750	N	N	4507 PHINNEY AVE N
11	193130	0975	1/23/12	\$435,000	\$481,000	1,840	7	1908	VGood	2,512	N	N	4014 LINDEN AVE N
11	661000	0335	11/18/10	\$575,500	\$648,000	1,870	7	1910	Good	5,500	N	N	4432 BAKER AVE NW
11	181980	0025	11/5/10	\$490,000	\$551,000	1,880	7	1921	Avg	5,515	N	N	4122 3RD AVE NW
11	569350	0090	12/19/11	\$625,000	\$696,000	1,890	7	1902	VGood	5,500	N	N	4227 DAYTON AVE N
11	751750	0280	11/1/10	\$440,000	\$494,000	1,940	7	1913	Good	6,000	Y	N	220 NW 46TH ST
11	193030	0510	8/25/10	\$633,000	\$705,000	1,990	7	1942	VGood	4,800	N	N	510 N 40TH ST
11	812970	0815	7/27/11	\$425,000	\$481,000	2,100	7	1908	Good	4,000	Y	N	4221 PHINNEY AVE N
11	952110	0297	9/17/12	\$247,000	\$256,000	790	8	2006	Avg	820	N	N	4522 DAYTON AVE N
11	661000	0120	4/22/11	\$447,000	\$507,000	870	8	1951	Avg	5,500	N	N	4314 3RD AVE NW
11	661000	0115	4/8/11	\$439,000	\$498,000	870	8	1951	Avg	5,500	N	N	4310 3RD AVE NW
11	132430	0520	11/2/10	\$675,000	\$759,000	880	8	1978	Good	5,500	Y	N	117 N 40TH ST
11	193130	0995	2/18/10	\$349,950	\$374,000	910	8	2009	Avg	2,344	N	N	4030 LINDEN AVE N
11	569500	0162	10/21/10	\$345,000	\$381,000	1,020	8	2008	Avg	1,008	N	N	802 N 42ND ST
11	197220	0398	12/13/10	\$342,000	\$380,000	1,070	8	2008	Avg	1,430	N	N	3615 A PHINNEY AVE N
11	197220	0330	11/26/12	\$390,000	\$395,000	1,070	8	2008	Avg	1,470	N	N	3659 GREENWOOD AVE N
11	569500	0164	11/23/10	\$330,000	\$366,000	1,080	8	2008	Avg	865	N	N	4206 LINDEN AVE N
11	812970	0743	6/3/10	\$470,000	\$506,000	1,080	8	2008	Avg	1,647	Y	N	4322 B GREENWOOD AVE N
11	812970	0727	6/11/10	\$476,500	\$514,000	1,080	8	2008	Avg	1,657	Y	N	4316 B GREENWOOD AVE N
11	812970	0728	9/14/10	\$457,000	\$502,000	1,080	8	2008	Avg	1,729	Y	N	4316 A GREENWOOD AVE N
11	812970	0744	2/1/11	\$435,000	\$486,000	1,080	8	2008	Avg	1,739	Y	N	4322 A GREENWOOD AVE N
11	197220	0221	10/31/12	\$419,000	\$429,000	1,100	8	2004	Avg	1,220	N	N	3627 A PALATINE AVE N
11	197220	0221	5/12/10	\$379,000	\$406,000	1,100	8	2004	Avg	1,220	N	N	3627 A PALATINE AVE N

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	193130	0982	1/20/12	\$312,000	\$343,000	1,100	8	2006	Avg	1,126	Y	N	4018 A LINDEN AVE N
11	197220	0399	5/27/10	\$419,950	\$451,000	1,110	8	2008	Avg	1,068	N	N	3613 B PHINNEY AVE N
11	569500	0140	6/17/11	\$385,000	\$432,000	1,110	8	2008	Avg	1,089	N	N	4220 A FREMONT AVE N
11	569500	0139	4/20/10	\$384,900	\$410,000	1,110	8	2008	Avg	1,101	N	N	4220 B FREMONT AVE N
11	197220	0320	9/15/10	\$430,000	\$472,000	1,120	8	2008	Avg	1,236	N	N	3633 A GREENWOOD AVE N
11	812970	0711	7/25/12	\$505,000	\$533,000	1,130	8	2006	Avg	1,738	N	N	4308 A GREENWOOD AVE N
11	197220	0401	6/8/10	\$345,000	\$372,000	1,130	8	2008	Avg	500	N	N	3613 A PHINNEY AVE N
11	132430	0010	12/16/10	\$360,000	\$400,000	1,140	8	1999	Avg	1,472	N	N	212 C N 39TH ST
11	132430	0010	11/19/12	\$370,000	\$376,000	1,140	8	1999	Avg	1,472	N	N	212 C N 39TH ST
11	569350	0361	1/17/12	\$335,000	\$369,000	1,140	8	2007	Avg	1,312	N	N	4216 A EVANSTON AVE N
11	569350	0358	10/3/12	\$465,000	\$480,000	1,140	8	2007	Avg	1,316	N	N	4218 B EVANSTON AVE N
11	569500	0165	3/17/11	\$317,500	\$356,000	1,140	8	2008	Avg	1,870	N	N	4208 LINDEN AVE N
11	197220	0826	5/18/12	\$425,000	\$457,000	1,190	8	2004	Avg	1,236	N	N	3631 A EVANSTON AVE N
11	193130	0996	3/9/10	\$345,000	\$363,000	1,230	8	2009	Avg	1,156	N	N	4028 A LINDEN AVE N
11	193130	0997	2/24/10	\$349,950	\$367,000	1,230	8	2009	Avg	1,221	N	N	4028 B LINDEN AVE N
11	197220	1392	11/7/12	\$423,000	\$432,000	1,250	8	2002	Avg	1,621	N	N	3840 FREMONT LN N
11	197220	0323	3/16/12	\$440,000	\$479,000	1,260	8	2007	Avg	1,188	N	N	3641 GREENWOOD AVE N
11	197220	0324	9/10/10	\$430,000	\$472,000	1,260	8	2007	Avg	1,312	N	N	3645 GREENWOOD AVE N
11	197220	0396	5/26/10	\$439,950	\$472,000	1,260	8	2008	Avg	1,311	N	N	3615 C PHINNEY AVE N
11	952110	0269	6/28/12	\$370,000	\$393,000	1,280	8	2005	Avg	1,126	N	N	4509 A EVANSTON AVE N
11	952110	0273	3/1/12	\$353,500	\$386,000	1,280	8	2005	Avg	1,126	N	N	4511 B EVANSTON AVE N
11	798640	0440	1/26/11	\$420,000	\$475,000	1,290	8	1955	Avg	6,000	Y	N	234 NW 49TH ST
11	197220	0220	5/24/10	\$431,000	\$463,000	1,300	8	2004	Avg	1,158	N	N	3627 B PALATINE AVE N
11	569400	0701	3/2/11	\$440,000	\$492,000	1,300	8	2008	Avg	1,092	N	N	4322 LINDEN AVE N
11	569400	0702	7/28/11	\$426,000	\$477,000	1,300	8	2008	Avg	1,092	N	N	4312 LINDEN AVE N
11	569400	0703	7/28/11	\$429,950	\$482,000	1,300	8	2008	Avg	1,102	N	N	4310 LINDEN AVE N
11	197220	0326	12/4/12	\$468,000	\$473,000	1,300	8	2008	Avg	1,314	N	N	3635 A GREENWOOD AVE N

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	569400	0700	2/2/11	\$440,000	\$492,000	1,300	8	2008	Avg	1,315	N	N	4324 LINDEN AVE N
11	197220	0418	11/15/12	\$435,000	\$443,000	1,310	8	2003	Avg	1,288	N	N	3629 B PHINNEY AVE N
11	197220	0832	3/5/12	\$437,000	\$477,000	1,310	8	2009	Avg	1,397	N	N	3633 A EVANSTON AVE N
11	569350	1030	3/21/12	\$430,000	\$468,000	1,320	8	2007	Avg	1,332	N	N	4415 DAYTON AVE N
11	569400	0706	11/12/10	\$425,000	\$471,000	1,320	8	2008	Avg	1,125	N	N	4316 LINDEN AVE N
11	569400	0705	2/11/11	\$415,000	\$464,000	1,320	8	2008	Avg	1,229	N	N	4318 LINDEN AVE N
11	569400	0704	2/11/11	\$415,000	\$464,000	1,320	8	2008	Avg	1,266	N	N	4320 LINDEN AVE N
11	569400	0715	8/17/11	\$415,500	\$465,000	1,320	8	2008	Avg	1,284	N	N	4314 LINDEN AVE N
11	197220	0397	6/9/10	\$438,000	\$472,000	1,330	8	2008	Avg	1,196	N	N	3615 B PHINNEY AVE N
11	197220	0412	6/20/12	\$449,950	\$479,000	1,350	8	2002	Avg	1,319	N	N	3623 A PHINNEY AVE N
11	197220	0586	4/10/12	\$424,950	\$461,000	1,360	8	2003	Avg	1,283	N	N	3656 B FRANCIS AVE N
11	197220	0406	4/12/11	\$409,450	\$459,000	1,370	8	2002	Avg	1,183	N	N	3619 A PHINNEY AVE N
11	197220	0408	5/30/12	\$439,950	\$471,000	1,370	8	2002	Avg	1,319	N	N	3617 B PHINNEY AVE N
11	197220	0780	11/8/12	\$450,000	\$459,000	1,380	8	2003	Avg	1,200	N	N	3616 A DAYTON AVE N
11	197220	0331	7/22/11	\$449,950	\$504,000	1,380	8	2008	Avg	888	N	N	213 B N 39TH ST
11	197220	0667	6/29/12	\$499,950	\$532,000	1,390	8	2005	Avg	1,712	N	N	3627 D DAYTON AVE N
11	193130	1208	3/29/11	\$380,000	\$426,000	1,390	8	2008	Avg	775	N	N	721 N 42ND ST
11	197220	0693	7/23/10	\$430,000	\$468,000	1,400	8	2000	Avg	1,242	N	N	3651 B DAYTON AVE N
11	197220	0695	6/18/10	\$432,000	\$466,000	1,400	8	2000	Avg	1,242	N	N	3657 A DAYTON AVE N
11	193130	0976	5/3/12	\$410,000	\$442,000	1,410	8	2012	Avg	1,092	N	N	4012 B LINDEN AVE N
11	193130	0977	5/3/12	\$395,000	\$426,000	1,410	8	2012	Avg	1,197	N	N	4012 A LINDEN AVE N
11	569400	0765	1/19/11	\$420,000	\$469,000	1,430	8	2002	Avg	1,321	N	N	4311 B LINDEN AVE N
11	569400	0766	11/30/11	\$418,600	\$464,000	1,440	8	2002	Avg	1,321	N	N	4311 A LINDEN AVE N
11	569400	0975	7/3/11	\$430,000	\$482,000	1,444	8	2005	Avg	1,562	N	N	4265 A LINDEN AVE N
11	193130	1238	12/6/10	\$435,000	\$483,000	1,470	8	2000	Avg	780	N	N	718 N 41ST ST
11	193130	1236	11/1/11	\$363,000	\$404,000	1,470	8	2000	Avg	1,860	N	N	716 N 41ST ST
11	751750	0557	11/26/12	\$425,000	\$431,000	1,470	8	2005	Avg	1,300	Y	N	4507 PALATINE AVE N

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	132430	0013	7/9/12	\$406,500	\$431,000	1,480	8	1999	Avg	1,045	N	N	212 B N 39TH ST
11	197220	0852	5/27/10	\$430,000	\$462,000	1,500	8	2004	Avg	1,224	N	N	3811 A EVANSTON AVE N
11	197220	0853	2/11/10	\$440,000	\$459,000	1,500	8	2004	Avg	1,274	N	N	3811 B EVANSTON AVE N
11	569350	1151	7/25/11	\$442,500	\$496,000	1,500	8	2004	Avg	1,402	N	N	4424 B DAYTON AVE N
11	952110	0559	4/20/12	\$409,000	\$442,000	1,510	8	2004	Avg	1,227	N	N	618 B N 45TH ST
11	812970	0186	4/13/10	\$425,000	\$451,000	1,510	8	2005	Avg	1,380	N	N	4421 B FRANCIS AVE N
11	812970	0085	10/11/11	\$518,000	\$582,000	1,520	8	1921	VGood	2,432	N	N	4406 GREENWOOD AVE N
11	197220	0721	12/6/12	\$500,000	\$505,000	1,520	8	2006	Avg	1,081	N	N	3676 DAYTON AVE N
11	197220	0720	6/12/12	\$473,500	\$506,000	1,520	8	2006	Avg	1,269	N	N	3678 DAYTON AVE N
11	197220	0226	3/1/10	\$559,000	\$586,000	1,550	8	2008	Avg	1,688	N	N	3637 PALATINE AVE N
11	569350	1100	6/26/12	\$535,000	\$569,000	1,560	8	2006	Avg	1,466	N	N	500 N 44TH ST
11	197220	0876	4/17/11	\$450,000	\$505,000	1,600	8	2006	Avg	1,123	N	N	513 N 39TH ST
11	197220	0877	9/6/12	\$460,000	\$479,000	1,600	8	2006	Avg	1,123	N	N	517 N 39TH ST
11	197220	0879	3/19/10	\$515,000	\$543,000	1,600	8	2006	Avg	1,280	N	N	3839 EVANSTON AVE N
11	197220	0726	5/18/10	\$500,000	\$536,000	1,604	8	2006	Avg	1,152	N	N	3670 A DAYTON AVE N
11	569400	1063	9/5/12	\$523,000	\$545,000	1,640	8	1999	Avg	1,520	N	N	713 N 43RD ST
11	197220	0722	1/31/12	\$464,900	\$511,000	1,650	8	2006	Avg	1,431	N	N	509 N 39TH ST
11	569400	1067	11/13/12	\$506,500	\$516,000	1,680	8	1999	Avg	1,200	N	N	715 N 43RD ST
11	661000	0700	3/1/10	\$540,000	\$579,000	1,690	8	1947	Avg	6,600	N	N	4432 2ND AVE NW
11	952210	0486	9/26/11	\$480,000	\$540,000	1,700	8	1926	Good	3,750	N	N	4516 GREENWOOD AVE N
11	197220	0727	1/6/11	\$440,000	\$490,000	1,766	8	2006	Avg	1,300	N	N	3672 B DAYTON AVE N
11	952110	0880	3/25/12	\$450,000	\$492,000	1,780	8	1916	Good	4,200	N	N	4517 LINDEN AVE N
11	812970	0565	4/9/10	\$519,500	\$551,000	1,840	8	2001	Avg	1,500	N	N	4318 B PHINNEY AVE N
11	812970	0564	8/2/11	\$487,000	\$545,000	1,840	8	2001	Avg	1,500	N	N	4318 C PHINNEY AVE N
11	181980	0024	10/31/12	\$535,000	\$548,000	1,870	8	2004	Avg	1,983	N	N	4124 3RD AVE NW
11	812970	0729	2/17/11	\$525,000	\$587,000	1,890	8	2008	Avg	1,839	N	N	4318 B GREENWOOD AVE N
11	812970	0730	2/22/11	\$545,000	\$610,000	1,890	8	2008	Avg	1,918	N	N	4318 A GREENWOOD AVE N

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	812970	0745	4/19/10	\$580,000	\$617,000	1,890	8	2008	Avg	1,934	Y	N	4324 B GREENWOOD AVE N
11	812970	0280	8/9/10	\$510,790	\$557,000	1,910	8	1997	Avg	2,143	Y	N	4430 PHINNEY AVE N
11	812970	0081	1/17/12	\$638,500	\$707,000	1,920	8	2011	Avg	2,368	Y	N	302 N 44TH ST
11	812970	0412	7/16/12	\$509,000	\$539,000	1,970	8	2006	Avg	1,694	N	N	4324 A FRANCIS AVE N
11	661000	0545	8/3/11	\$618,500	\$699,000	2,070	8	1909	Good	6,600	Y	N	4202 2ND AVE NW
11	661000	0555	6/10/11	\$751,000	\$852,000	2,080	8	1984	Good	6,600	Y	N	4212 2ND AVE NW
11	132430	0692	7/13/12	\$512,500	\$544,000	2,160	8	1991	Avg	4,400	N	N	226 NW 40TH ST
11	798640	1276	6/21/11	\$435,000	\$493,000	2,580	8	1994	Avg	2,545	Y	N	104 NW 47TH ST
11	751750	0440	10/30/12	\$810,000	\$830,000	2,660	8	2004	Avg	3,600	Y	N	4501 2ND AVE NW
11	751750	0361	10/6/11	\$567,000	\$638,000	3,530	8	1977	Avg	5,884	N	N	4506 3RD AVE NW
11	751750	0255	5/20/10	\$529,900	\$579,000	3,530	8	1987	Avg	7,200	Y	N	209 NW 47TH ST
11	197220	0845	1/4/12	\$427,000	\$471,000	1,260	9	2011	Avg	1,255	N	N	3809 B EVANSTON AVE N
11	661000	0988	6/2/10	\$463,950	\$499,000	1,440	9	2008	Avg	1,461	N	N	4417 GREENWOOD AVE N
11	197220	0848	1/4/12	\$455,000	\$502,000	1,470	9	2011	Avg	1,300	N	N	3807 B EVANSTON AVE N
11	197220	0256	9/11/12	\$539,000	\$561,000	1,520	9	2012	Avg	1,210	N	N	3628 B PALATINE AVE N
11	197220	0249	7/19/12	\$539,000	\$570,000	1,530	9	2012	Avg	1,125	N	N	3630 B PALATINE AVE N
11	812970	0055	1/25/12	\$559,000	\$615,000	1,570	9	2011	Avg	1,616	N	N	4411 PHINNEY AVE N
11	812970	0065	1/30/12	\$559,000	\$614,000	1,570	9	2011	Avg	1,616	N	N	4405 PHINNEY AVE N
11	812970	0027	11/30/12	\$555,000	\$562,000	1,580	9	1999	Avg	1,397	Y	N	4423 PHINNEY AVE N
11	812970	0030	10/6/10	\$527,500	\$581,000	1,590	9	1999	Avg	1,601	N	N	4423 A PHINNEY AVE N
11	197220	0255	7/19/12	\$539,000	\$570,000	1,610	9	2012	Avg	1,814	N	N	3628 A PALATINE AVE N
11	744500	0116	4/3/12	\$750,000	\$818,000	1,630	9	2011	Avg	3,013	Y	N	4115 1ST AVE NW
11	197220	0846	1/4/12	\$473,000	\$522,000	1,640	9	2011	Avg	1,142	N	N	3809 A EVANSTON AVE N
11	197220	1596	6/17/10	\$495,000	\$534,000	1,690	9	2010	Avg	1,152	N	N	810 N 36TH ST
11	197220	1595	6/10/10	\$499,000	\$538,000	1,690	9	2010	Avg	1,718	N	N	812 N 36TH ST
11	197220	0254	7/19/12	\$549,000	\$580,000	1,690	9	2012	Avg	1,351	N	N	3630 A PALATINE AVE N
11	812970	0066	1/5/12	\$540,000	\$596,000	1,720	9	2011	Avg	1,271	Y	N	4407 A PHINNEY AVE N

Improved Sales Used in this Physical Inspection Analysis
Area 42
(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	812970	0057	1/5/12	\$525,000	\$579,000	1,720	9	2011	Avg	1,271	Y	N	4409 B PHINNEY AVE N
11	812970	0067	1/5/12	\$540,000	\$596,000	1,720	9	2011	Avg	1,284	Y	N	4407 B PHINNEY AVE N
11	812970	0056	12/9/11	\$525,000	\$581,000	1,720	9	2011	Avg	1,284	Y	N	4409 A PHINNEY AVE N
11	197220	0847	1/3/12	\$450,000	\$496,000	1,730	9	2011	Avg	1,301	N	N	3807 A EVANSTON AVE N
11	953010	1030	10/6/11	\$631,000	\$709,000	1,780	9	2005	Avg	5,979	Y	N	5002 3RD AVE NW
11	812970	0021	4/19/10	\$530,000	\$564,000	1,800	9	1999	Avg	1,244	N	N	4423 PHINNEY AVE N
11	197220	1593	6/17/10	\$549,000	\$593,000	1,820	9	2010	Avg	1,425	N	N	808 N 36TH ST
11	197220	1594	6/10/10	\$535,000	\$577,000	1,820	9	2010	Avg	1,595	N	N	814 N 36TH ST
11	812970	0015	9/23/10	\$596,000	\$656,000	2,240	9	1999	Avg	1,810	Y	N	4423 PHINNEY AVE N
11	197220	0745	11/15/12	\$627,500	\$639,000	2,240	9	2001	Avg	2,499	N	N	3654 DAYTON AVE N
11	197220	0747	2/17/10	\$599,950	\$627,000	2,240	9	2001	Avg	2,499	N	N	3652 DAYTON AVE N
11	132430	0430	7/24/10	\$800,000	\$886,000	2,250	9	2002	Avg	5,000	Y	N	121 NW 40TH ST
11	661000	0756	9/26/12	\$810,000	\$840,000	2,380	9	2012	Avg	4,146	N	N	4310 1ST AVE NW
11	661000	0755	8/14/12	\$791,781	\$833,000	2,560	9	2012	Avg	4,150	Y	N	4314 1ST AVE NW
11	798640	1280	5/22/12	\$699,000	\$753,000	2,040	10	1994	Avg	4,685	Y	N	125 NW 48TH ST
11	661000	0450	6/13/11	\$815,000	\$924,000	2,350	10	2011	Avg	5,500	N	N	4311 2ND AVE NW

Improved Sales Removed in this Physical Inspection Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	045500	0255	12/22/10	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	045500	0435	9/16/11	\$517,000	NEW CONSTRUCTION DOLLARS>0
3	085000	0485	1/4/10	\$238,182	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	798640	0015	9/17/12	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	798640	0275	8/23/12	\$200,000	NO MARKET EXPOSURE
3	928780	0255	6/13/12	\$187,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	928780	0980	8/9/10	\$701,500	NEW CONSTRUCTION DOLLARS>0
3	928780	1285	4/26/11	\$480,000	NO MARKET EXPOSURE
3	928780	2075	4/21/11	\$592,500	NEW CONSTRUCTION DOLLARS>0
3	952110	0020	10/18/11	\$368,000	NEW CONSTRUCTION DOLLARS>0
3	952110	0130	5/9/12	\$300,000	NEW CONSTRUCTION DOLLARS>0
3	952110	0155	8/11/12	\$200,000	QUIT CLAIM DEED
3	952110	0426	10/3/12	\$855,000	NO MARKET EXPOSURE
3	952110	0460	3/24/11	\$215,000	NO MARKET EXPOSURE
3	952110	0815	10/19/11	\$380,000	NO MARKET EXPOSURE
3	952110	0830	9/6/11	\$185,000	QUIT CLAIM DEED
3	952110	1090	7/17/12	\$355,000	NEW CONSTRUCTION DOLLARS>0
3	952110	1423	1/20/11	\$290,000	FINANCIAL INSTITUTION RESALE
3	952210	0165	10/23/12	\$323,259	NEW CONSTRUCTION DOLLARS>0
3	952310	0535	8/11/11	\$350,000	NO MARKET EXPOSURE
3	952310	0535	6/30/11	\$78,728	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	952310	0714	3/21/12	\$420,000	SHORT SALE
3	952310	1945	7/29/11	\$345,000	NEW CONSTRUCTION DOLLARS>0
3	952310	1975	10/9/12	\$675,000	NO MARKET EXPOSURE
3	952310	2490	9/13/12	\$727,500	MULTI-PARCEL SALE
3	952310	2495	9/13/12	\$727,500	MULTI-PARCEL SALE
3	952310	3870	5/2/11	\$730,000	NO MARKET EXPOSURE
3	952310	4176	12/28/10	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	952310	4177	1/6/11	\$140,000	NEW CONSTRUCTION DOLLARS>0
3	952310	4425	5/2/12	\$886,830	NEW CONSTRUCTION DOLLARS>0
3	953010	0455	5/12/11	\$475,000	MULTI-PARCEL SALE
3	953010	0460	5/12/11	\$475,000	MULTI-PARCEL SALE
3	953010	0525	4/26/12	\$391,500	NEW CONSTRUCTION DOLLARS>0
3	953010	0525	7/10/12	\$532,500	NEW CONSTRUCTION DOLLARS>0
3	953010	0825	7/19/11	\$404,750	NO MARKET EXPOSURE
3	953010	1075	4/23/12	\$373,000	NEW CONSTRUCTION DOLLARS>0
3	953010	1320	7/30/12	\$308,000	NO MARKET EXPOSURE
8	009100	0120	12/20/12	\$325,000	TEAR DOWN SALE
8	062504	9118	2/10/12	\$601,000	NEW CONSTRUCTION DOLLARS>0

Improved Sales Removed in this Physical Inspection Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	181480	0265	8/24/10	\$400,000	NEW CONSTRUCTION DOLLARS>0
8	233130	0370	8/12/10	\$359,000	NEW CONSTRUCTION DOLLARS>0
8	233130	0395	8/17/10	\$850,000	RELOCATION - SALE TO SERVICE
8	270810	0110	10/3/12	\$265,000	NEW CONSTRUCTION DOLLARS>0
8	270810	0420	7/1/10	\$380,000	NEW CONSTRUCTION DOLLARS>0
8	270810	0740	6/2/10	\$453,000	NEW CONSTRUCTION DOLLARS>0
8	336240	0045	9/14/12	\$125,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	336240	0050	10/9/12	\$128,750	RELATED PARTY, FRIEND, OR NEIGHBOR
8	336240	0091	6/22/10	\$1,710,000	MULTI-PARCEL SALE
8	336240	0093	6/22/10	\$1,710,000	MULTI-PARCEL SALE
8	336240	0094	6/22/10	\$1,710,000	MULTI-PARCEL SALE
8	336240	0095	6/22/10	\$1,710,000	MULTI-PARCEL SALE
8	336240	0230	3/8/12	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	336240	0240	7/5/12	\$470,000	NO MARKET EXPOSURE
8	336240	0335	6/13/12	\$597,500	NEW CONSTRUCTION DOLLARS>0
8	336240	0430	1/24/11	\$334,000	NEW CONSTRUCTION DOLLARS>0
8	336240	0460	6/11/12	\$393,950	SALE TO TENANT
8	336240	0472	5/21/10	\$275,000	NEW CONSTRUCTION DOLLARS>0
8	336240	0559	10/12/11	\$395,000	NEW CONSTRUCTION DOLLARS>0
8	336240	0559	3/15/11	\$175,000	NEW CONSTRUCTION DOLLARS>0
8	336240	1006	11/13/12	\$247,500	TEAR DOWN SALE
8	336240	1595	7/14/10	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	336240	1645	8/10/11	\$329,950	NEW CONSTRUCTION DOLLARS>0
8	336240	1716	6/13/11	\$454,950	RELOCATION - SALE TO SERVICE
8	336240	1870	9/12/12	\$775,000	NEW CONSTRUCTION DOLLARS>0
8	336290	0101	8/14/12	\$345,000	NEW CONSTRUCTION DOLLARS>0
8	336290	0166	3/19/12	\$296,000	SHORT SALE
8	336290	0200	7/8/11	\$255,000	FINANCIAL INSTITUTION RESALE
8	336290	0280	6/30/11	\$590,000	NEW CONSTRUCTION DOLLARS>0
8	336290	0675	12/21/11	\$246,100	TEAR DOWN SALE
8	336290	0721	11/19/12	\$865,000	NEW CONSTRUCTION DOLLARS>0
8	336290	0890	4/21/11	\$124,398	RELATED PARTY, FRIEND, OR NEIGHBOR
8	336340	0450	12/20/12	\$442,100	NO MARKET EXPOSURE
8	336390	0111	7/15/11	\$260,000	NEW CONSTRUCTION DOLLARS>0
8	336390	0300	9/15/10	\$868,500	RELOCATION - SALE TO SERVICE
8	379700	0025	9/12/12	\$304,215	BANKRUPTCY - RECEIVER OR TRUSTEE
8	379700	0204	12/12/11	\$398,635	NO MARKET EXPOSURE
8	379700	0310	6/29/11	\$215,000	NEW CONSTRUCTION DOLLARS>0
8	379700	0600	11/7/12	\$359,092	FORCED SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	379700	0810	5/9/12	\$235,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	379700	0810	11/12/12	\$480,000	NEW CONSTRUCTION DOLLARS>0
8	379700	1150	10/21/10	\$535,000	NEW CONSTRUCTION DOLLARS>0
8	379700	1230	10/1/10	\$600,000	NEW CONSTRUCTION DOLLARS>0
8	379700	1375	3/13/12	\$299,900	FINANCIAL INSTITUTION RESALE
8	379700	1990	12/3/10	\$355,000	NEW CONSTRUCTION DOLLARS>0
8	379700	1995	12/28/10	\$455,350	NEW CONSTRUCTION DOLLARS>0
8	379700	2241	7/29/11	\$425,000	NEW CONSTRUCTION DOLLARS>0
8	379700	2465	5/13/10	\$10,000	EASEMENT OR RIGHT-OF-WAY
8	379700	2510	10/11/10	\$400,000	NEW CONSTRUCTION DOLLARS>0
8	379700	2515	9/14/11	\$5,000	1031 TRADE
8	643000	0405	5/17/11	\$629,000	NEW CONSTRUCTION DOLLARS>0
8	643000	0405	5/17/11	\$629,000	NEW CONSTRUCTION DOLLARS>0
8	643000	0505	7/27/12	\$730,000	SEGREGATION AND/OR MERGER SINCE SALE
8	643000	0515	12/1/10	\$205,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643000	0580	11/29/10	\$370,000	RELOCATION - SALE TO SERVICE
8	643050	0016	9/7/11	\$319,900	NEW CONSTRUCTION DOLLARS>0
8	643050	0085	8/7/12	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	643050	0132	8/23/10	\$385,000	NEW CONSTRUCTION DOLLARS>0
8	643050	0180	9/12/12	\$411,262	BANKRUPTCY - RECEIVER OR TRUSTEE
8	643100	0135	4/11/12	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	643100	0135	6/29/10	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	643100	0280	10/24/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	643100	0365	10/6/11	\$569,950	NEW CONSTRUCTION DOLLARS>0
8	643100	0525	6/20/12	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	643100	0535	9/30/11	\$525,000	NEW CONSTRUCTION DOLLARS>0
8	643100	0696	9/26/11	\$261,000	NEW CONSTRUCTION DOLLARS>0
8	643100	0820	2/24/11	\$355,000	NEW CONSTRUCTION DOLLARS>0
8	669050	0255	3/25/10	\$217,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	946820	0125	7/13/10	\$311,000	NON-REPRESENTATIVE SALE
8	946820	0161	11/3/11	\$507,500	NEW CONSTRUCTION DOLLARS>0
11	085000	0223	1/26/11	\$147,838	RELATED PARTY, FRIEND, OR NEIGHBOR
11	132430	0399	10/28/11	\$441,500	NEW CONSTRUCTION DOLLARS>0
11	132430	0650	6/16/11	\$57,287	RELATED PARTY, FRIEND, OR NEIGHBOR
11	193030	0135	5/17/10	\$324,800	NEW CONSTRUCTION DOLLARS>0
11	193030	0550	10/23/12	\$637,000	NEW CONSTRUCTION DOLLARS>0
11	193030	0550	5/25/10	\$405,000	NEW CONSTRUCTION DOLLARS>0
11	193030	0765	2/27/10	\$137,000	QUIT CLAIM DEED
11	193030	0855	11/28/12	\$575,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 42
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	193030	0925	3/23/11	\$475,000	NEW CONSTRUCTION DOLLARS>0
11	193030	1260	6/13/12	\$520,000	NEW CONSTRUCTION DOLLARS>0
11	193030	1330	9/1/10	\$349,200	NEW CONSTRUCTION DOLLARS>0
11	193030	1535	10/11/12	\$653,000	NEW CONSTRUCTION DOLLARS>0
11	193130	0975	5/31/11	\$350,000	SEGREGATION AND/OR MERGER SINCE SALE
11	193130	1208	8/26/10	\$404,175	RELOCATION - SALE TO SERVICE
11	197220	0396	3/29/10	\$1,500,000	MULTI-PARCEL SALE
11	197220	0397	3/29/10	\$1,500,000	MULTI-PARCEL SALE
11	197220	0398	3/29/10	\$1,500,000	MULTI-PARCEL SALE
11	197220	0399	3/29/10	\$1,500,000	MULTI-PARCEL SALE
11	197220	0401	3/29/10	\$1,500,000	MULTI-PARCEL SALE
11	197220	0408	5/15/12	\$439,950	RELOCATION - SALE TO SERVICE
11	197220	0720	6/15/12	\$177,681	QUIT CLAIM DEED
11	197220	1510	3/10/12	\$385,000	SEGREGATION AND/OR MERGER SINCE SALE
11	569350	0220	8/2/12	\$188,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	569350	0780	5/12/10	\$549,950	NEW CONSTRUCTION DOLLARS>0
11	569350	0970	10/30/12	\$525,000	SEGREGATION AND/OR MERGER SINCE SALE
11	569400	0700	6/24/10	\$2,520,000	MULTI-PARCEL SALE
11	569400	0701	6/24/10	\$2,520,000	MULTI-PARCEL SALE
11	569400	0702	6/24/10	\$2,520,000	MULTI-PARCEL SALE
11	569400	0703	6/24/10	\$2,520,000	MULTI-PARCEL SALE
11	569400	0704	6/24/10	\$2,520,000	MULTI-PARCEL SALE
11	569400	0705	6/24/10	\$2,520,000	MULTI-PARCEL SALE
11	569400	0706	6/24/10	\$2,520,000	MULTI-PARCEL SALE
11	569400	0715	6/24/10	\$2,520,000	MULTI-PARCEL SALE
11	569500	0163	7/26/10	\$387,500	NON-REPRESENTATIVE SALE
11	661000	0490	2/11/11	\$265,000	NEW CONSTRUCTION DOLLARS>0
11	661000	0780	6/4/12	\$278,000	QUIT CLAIM DEED
11	661000	0850	12/12/11	\$10,000	CORRECTION DEED
11	661000	0910	3/1/11	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	661000	1016	1/22/10	\$539,000	NEW CONSTRUCTION DOLLARS>0
11	744500	0115	12/9/10	\$474,800	SEGREGATION AND/OR MERGER SINCE SALE
11	751750	0250	5/9/11	\$250,000	NEW CONSTRUCTION DOLLARS>0
11	751750	0315	12/17/12	\$430,000	NEW CONSTRUCTION DOLLARS>0
11	751750	0556	1/27/11	\$213,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	798640	0345	10/22/12	\$448,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	798640	1275	9/8/11	\$300,000	NON-REPRESENTATIVE SALE
11	812970	0080	6/21/10	\$275,000	NEW CONSTRUCTION DOLLARS>0
11	812970	0085	6/8/10	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed in this Physical Inspection Analysis
Area 42
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	812970	0360	8/29/12	\$221,252	RELATED PARTY, FRIEND, OR NEIGHBOR
11	812970	0580	4/25/12	\$430,000	NON-REPRESENTATIVE SALE
11	858440	0090	5/24/10	\$445,000	NEW CONSTRUCTION DOLLARS>0
11	952110	0297	5/22/12	\$287,999	BANKRUPTCY - RECEIVER OR TRUSTEE
11	952110	0559	3/19/12	\$313,700	BANKRUPTCY - RECEIVER OR TRUSTEE

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 91.7%. 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 +7.9%. 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.



King County

Department of Assessments

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Lloyd Hara

Assessor

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor