

Magnolia

Area: 011

Residential Revalue for 2015 Assessment Roll



Obtained from Windermere-Magnolia.com

Magnolia is just northwest of Seattle Central Business District (CBD). The Magnolia neighborhood is located on a hill, most of which is primarily residential with limited retail commercial use. High quality homes are scattered within the entire area but are most prevalent along a Puget Sound view corridor in the Southwestern portion of the area. Waterfront properties run along Puget Sound and are primarily high bank along the Western and Southern portions of Magnolia and low bank along Shilshole Bay. In the Northeastern and Eastern portion of Area 11 are Fisherman's Terminal and the Interbay neighborhood. Fisherman's Bay is primarily commercial and serves the marine industry and is home of the Seattle Fishing fleet. Interbay consists of railroad yards as well as Cruise Ship terminals and is also home to a few technology companies which will soon include Expedia.



King County

Department of Assessments

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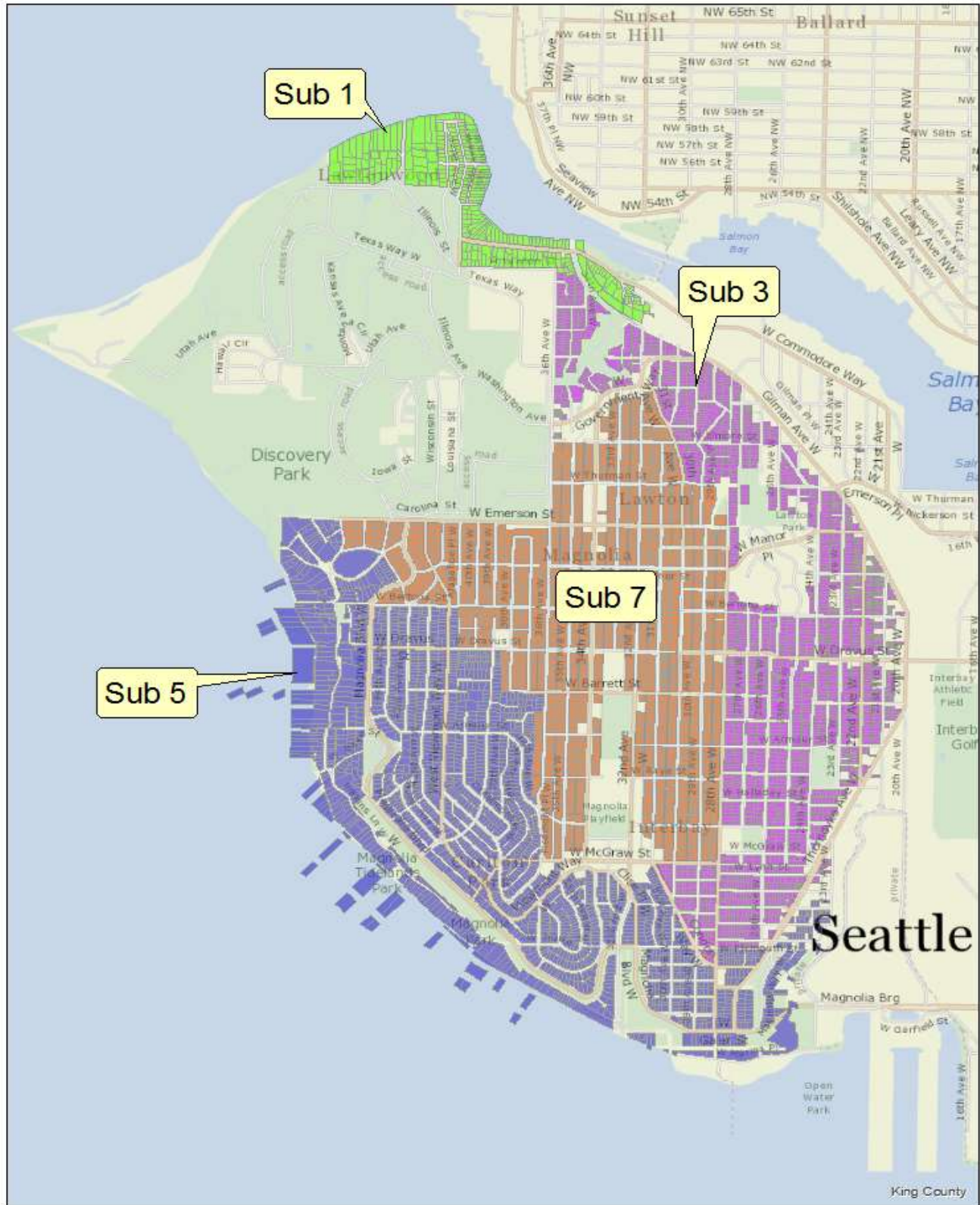
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Area 011 Sub Area Map



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Area 011 Neighborhood Map



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Area 11 Housing Profile



Grade 6/ Year Built 1948/ Total Living Area 870
Account Number 087100-1855



Grade 7/ Year Built 1947/ Total Living Area 1,090
Account Number 026900-0596



Grade 8/ Year Built 1955/ Total Living Area 1,590
Account Number 026900-0705



Grade 9/ Year Built 1930/ Total Living Area 2,670
Account Number 137080-1285



Grade 10/ Year Built 2006/ Total Living Area 4,102
Account Number 137380-0065



Grade 11/ Year Built 1994/ Total Living Area 4,710
Account Number 102503-9214

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.

Executive Summary

Magnolia - Area 011

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 962
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$316,400	\$343,200	\$659,600			9.30%
2015 Value	\$369,600	\$400,500	\$770,100	\$816,500	94.1%	9.27%
\$ Change	+\$53,200	+\$57,300	+\$110,500			
% Change	+16.8%	+16.7%	+16.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.27% is an improvement from the previous COD of 9.30%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$338,300	\$315,300	\$653,600
2015 Value	\$395,300	\$367,100	\$762,400
\$ Change	+\$57,000	+\$51,800	+\$108,800
% Change	+16.8%	+16.4%	+16.6%

Number of one to three unit residences in the population: 6,465

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a Plat variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 10700 (Briarcliff Lane) was generally at a lower assessment level than the rest of the area and required more of an upward adjustment than the population. This annual update valuation model corrects for these strata differences.

Area 011 - Model Adjustments

1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+16.68%	6,445	100%

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

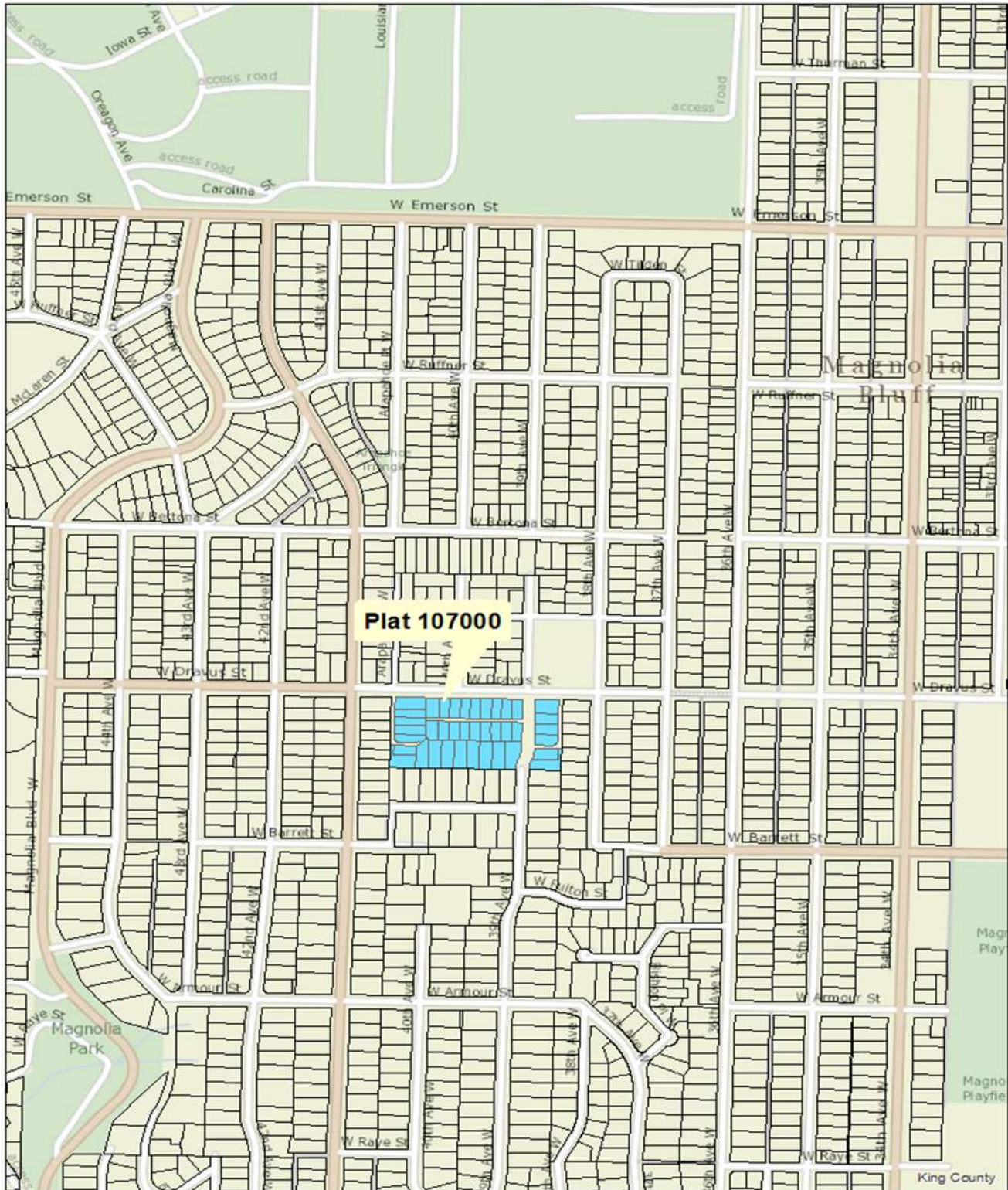
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat 107000	+27.85%	10	20	50%

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

Generally, Plat 10700 (Briarcliff Lane) parcels were at a lower assessment level than the rest of the population and therefore required more of an upward adjustment than the rest of the population. This model corrects for these strata differences.

Plat 107000 in Sub Area 5



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Area 011 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
107000	Briarcliff Lane	10	20	50%	SE-15-25-3	5	9,10	2010-2014

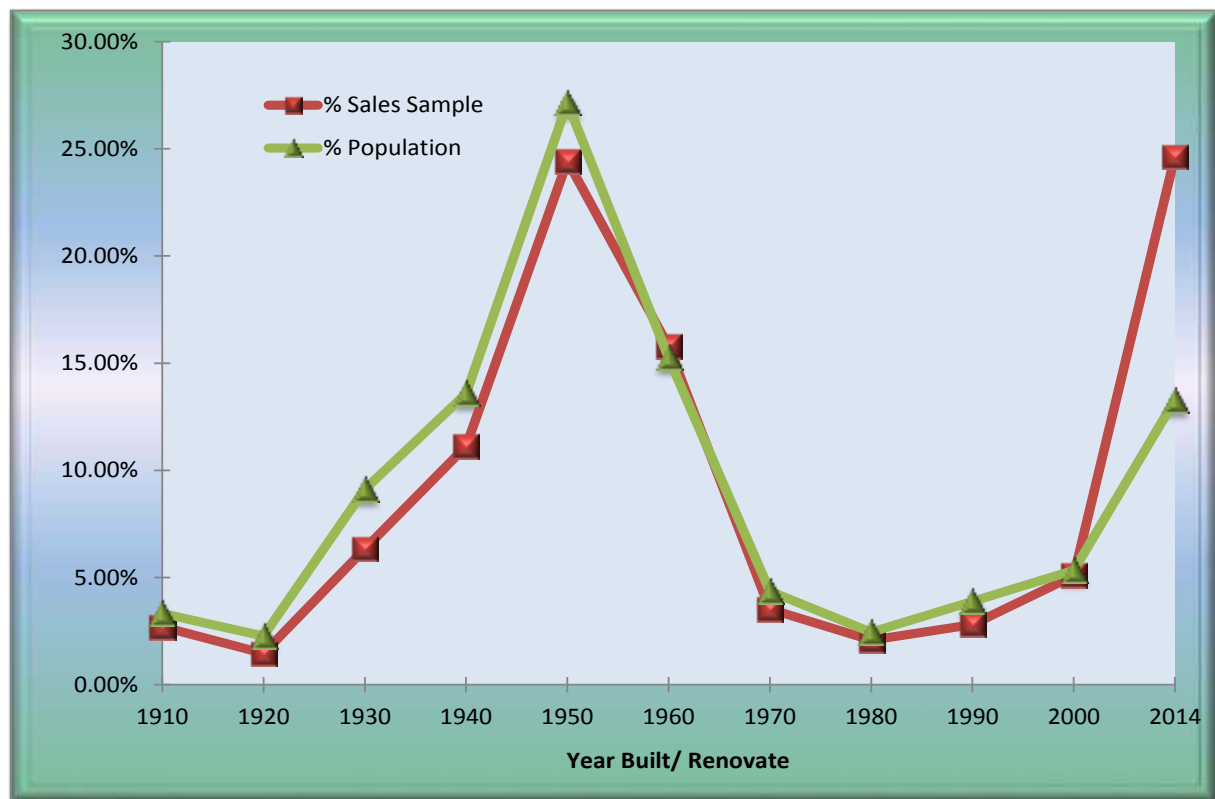
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	26	2.70%
1920	14	1.46%
1930	61	6.34%
1940	107	11.12%
1950	235	24.43%
1960	152	15.80%
1970	34	3.53%
1980	20	2.08%
1990	27	2.81%
2000	49	5.09%
2014	237	24.64%
	962	

Population

Year Built/Ren	Frequency	% Population
1910	215	3.33%
1920	147	2.27%
1930	589	9.11%
1940	878	13.58%
1950	1,755	27.15%
1960	987	15.27%
1970	282	4.36%
1980	158	2.44%
1990	251	3.88%
2000	345	5.34%
2014	858	13.27%
	6,465	



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

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

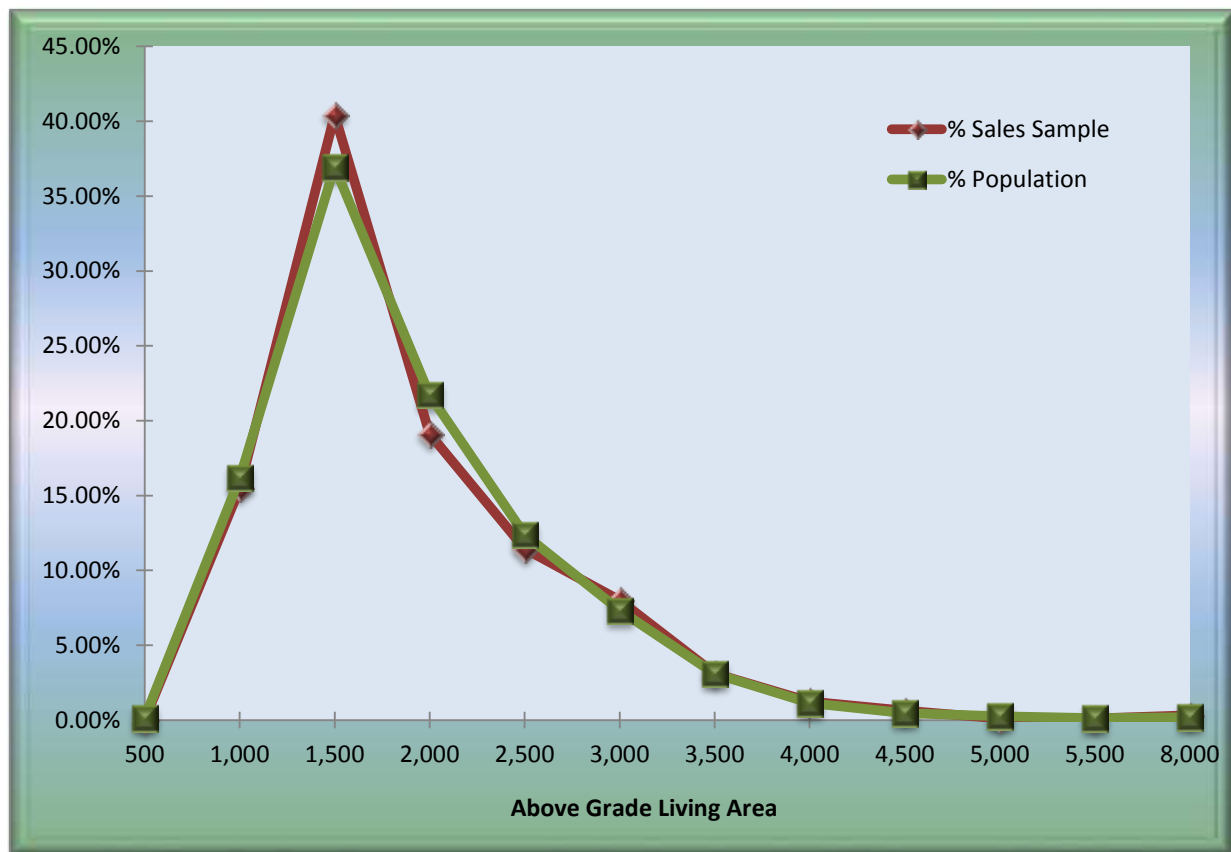
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	149	15.49%
1,500	389	40.44%
2,000	184	19.13%
2,500	110	11.43%
3,000	77	8.00%
3,500	30	3.12%
4,000	12	1.25%
4,500	6	0.62%
5,000	1	0.10%
5,500	1	0.10%
8,000	3	0.31%
962		

Population

AGLA	Frequency	% Population
500	9	0.14%
1,000	1,046	16.18%
1,500	2,389	36.95%
2,000	1,405	21.73%
2,500	800	12.37%
3,000	474	7.33%
3,500	201	3.11%
4,000	73	1.13%
4,500	30	0.46%
5,000	17	0.26%
5,500	8	0.12%
8,000	13	0.20%
6,465		



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



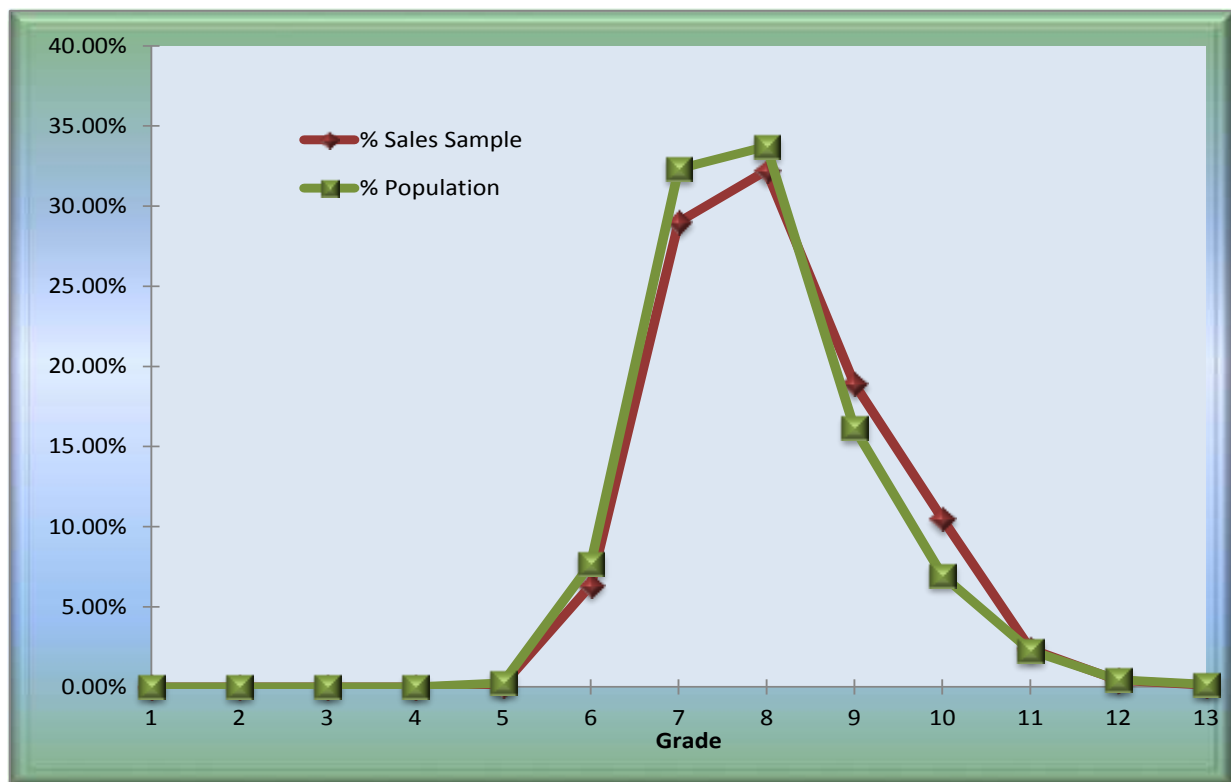
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.10%
6	61	6.34%
7	279	29.00%
8	310	32.22%
9	182	18.92%
10	101	10.50%
11	23	2.39%
12	4	0.42%
13	1	0.10%
962		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	16	0.25%
6	498	7.70%
7	2,090	32.33%
8	2,180	33.72%
9	1,045	16.16%
10	450	6.96%
11	147	2.27%
12	29	0.45%
13	10	0.15%
6,465		



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

Area 011 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.101, resulting in an adjusted value of \$522,000 ($\$475,000 \times 1.101 = \$522,975$) – truncated to the nearest \$1000.

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.333	33.3%
2/1/2012	1.320	32.0%
3/1/2012	1.307	30.7%
4/1/2012	1.294	29.4%
5/1/2012	1.281	28.1%
6/1/2012	1.269	26.9%
7/1/2012	1.257	25.7%
8/1/2012	1.244	24.4%
9/1/2012	1.232	23.2%
10/1/2012	1.221	22.1%
11/1/2012	1.210	21.0%
12/1/2012	1.199	19.9%
1/1/2013	1.188	18.8%
2/1/2013	1.177	17.7%
3/1/2013	1.167	16.7%
4/1/2013	1.157	15.7%
5/1/2013	1.147	14.7%
6/1/2013	1.138	13.8%
7/1/2013	1.128	12.8%
8/1/2013	1.119	11.9%
9/1/2013	1.110	11.0%
10/1/2013	1.101	10.1%
11/1/2013	1.093	9.3%
12/1/2013	1.085	8.5%
1/1/2014	1.077	7.7%
2/1/2014	1.069	6.9%
3/1/2014	1.062	6.2%
4/1/2014	1.055	5.5%
5/1/2014	1.048	4.8%
6/1/2014	1.041	4.1%
7/1/2014	1.034	3.4%
8/1/2014	1.028	2.8%
9/1/2014	1.022	2.2%
10/1/2014	1.016	1.6%
11/1/2014	1.010	1.0%
12/1/2014	1.005	0.5%

1/1/2015	1.000	0.0%
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The time adjustment formula for Area 011 is: $(.81416733127701 - 0.071084435323649 * 0.01039501 - 0.000132586218586708 * \text{SaleDay} + 1.0481097609892\text{E-}07 * \text{SaleDaySq}) / (.81416733127701 - 0.071084435323649 * 0.01039501)$

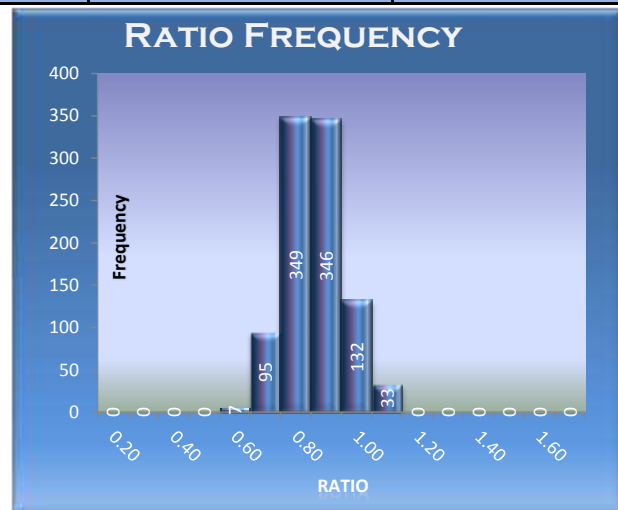
$\text{SaleDay} = \text{SaleDate} - 42005$

$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Magnolia	1/1/2014	7/1/2015	1/2012 - 12/2014
Area Number: 011	Appr ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	962
Mean Assessed Value	\$659,600
Mean Adj. Sales Price	\$816,500
Standard Deviation AV	\$374,834
Standard Deviation SP	\$456,391
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.813
Median Ratio	0.806
Weighted Mean Ratio	0.808
UNIFORMITY	
Lowest ratio	0.557
Highest ratio:	1.094
Coefficient of Dispersion	9.30%
Standard Deviation	0.094
Coefficient of Variation	11.59%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.800
Upper limit	0.815
95% Confidence: Mean	
Lower limit	0.807
Upper limit	0.819
SAMPLE SIZE EVALUATION	
N (population size)	6,465
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.094
Recommended minimum:	14
Actual sample size:	962
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	506
# ratios above mean:	456
z:	1.612
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

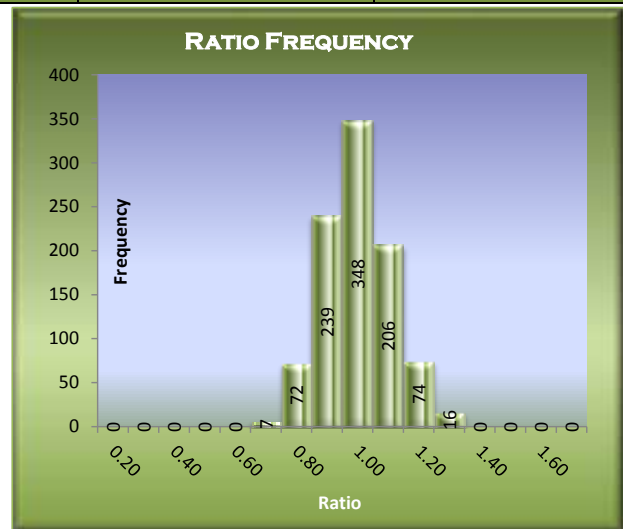
1 to 3 Unit Residences throughout Area 011

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

Annual Update Ratio Study Report (After) – 2015 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Magnolia	1/1/2015	7/1/2015	1/2012 - 12/2014
Area Number: 011	Appr. ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	962
Mean Assessed Value	\$770,100
Mean Sales Price	\$816,500
Standard Deviation AV	\$438,129
Standard Deviation SP	\$456,391
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.941
Weighted Mean Ratio	0.943
UNIFORMITY	
Lowest ratio	0.649
Highest ratio:	1.276
Coefficient of Dispersion	9.27%
Standard Deviation	0.110
Coefficient of Variation	11.55%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.933
Upper limit	0.951
95% Confidence: Mean	
Lower limit	0.942
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	6,465
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.110
Recommended minimum:	19
Actual sample size:	962
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	509
# ratios above mean:	453
z:	1.806
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 011 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: July 1, 2015

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 11 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +16.8% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.170, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a Plat variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Variable Plat 10700 was generally at a lower assessment level than the rest of the area and required more of an upward adjustment than the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 962 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.81416733127701 - 0.071084435323649 * \text{Plat107000})$$

The resulting total value is truncated to the next \$1,000, *then*:

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.941. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +16.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.168.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.168.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.

Any properties excluded from the annual up-date process are noted in RealProperty.



Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	30	057300	0055	05/14/14	\$490,000	\$512,000	780	6	1951	Avg	5,500	Y	N	5426 40TH AVE W
1	30	057300	0590	04/07/14	\$428,000	\$451,000	790	7	1942	Avg	4,700	N	N	5614 40TH AVE W
1	40	423790	0645	10/10/14	\$475,000	\$482,000	1,080	7	1955	Avg	3,420	Y	N	3207 W HARLEY ST
1	40	423790	0886	08/31/13	\$580,000	\$644,000	1,180	7	1957	Avg	7,050	N	N	3301 W COMMODORE WAY
1	40	423790	0937	01/03/14	\$587,500	\$632,000	1,390	7	1974	Avg	6,170	Y	N	3369 W COMMODORE WAY
1	30	057300	0685	07/17/14	\$805,000	\$830,000	1,550	7	1920	Avg	6,000	Y	N	3905 W HOOKER ST
1	30	102503	9212	12/02/13	\$580,000	\$629,000	1,560	7	1943	Avg	6,340	Y	N	3776 W COMMODORE WAY
1	30	090400	0035	09/30/13	\$1,150,000	\$1,267,000	1,570	7	1955	Avg	7,292	Y	Y	5416 39TH AVE W
1	40	102503	9145	06/13/14	\$775,000	\$805,000	1,940	7	1969	Avg	10,875	Y	N	3718 W LAWTON ST
1	30	057300	0075	01/29/13	\$631,000	\$743,000	850	8	1958	Avg	4,888	Y	N	5436 40TH AVE W
1	30	759070	0060	10/28/13	\$1,117,000	\$1,222,000	910	8	1954	Avg	6,546	Y	Y	5608 39TH AVE W
1	30	057300	0630	07/26/12	\$589,000	\$734,000	1,170	8	1950	VGood	5,000	N	N	5630 40TH AVE W
1	40	102503	9228	04/05/13	\$683,000	\$789,000	1,180	8	1953	Good	4,640	Y	N	3611 W COMMODORE WAY
1	30	057300	0535	06/20/12	\$599,000	\$755,000	1,460	8	1958	Avg	8,487	Y	N	5651 40TH AVE W
1	30	057300	0675	02/08/13	\$675,000	\$793,000	1,460	8	1964	Avg	5,000	Y	N	5654 40TH AVE W
1	30	057300	0490	11/24/14	\$625,000	\$629,000	1,470	8	1959	Avg	4,564	N	N	5627 40TH AVE W
1	30	090400	0045	06/23/14	\$1,289,000	\$1,335,000	1,550	8	1956	Avg	7,746	Y	Y	5422 39TH AVE W
1	30	057300	0220	02/15/14	\$510,000	\$543,000	2,080	8	1983	Avg	4,000	N	N	5449 40TH AVE W
1	30	057300	0040	02/25/14	\$865,000	\$919,000	1,130	9	1958	Good	5,500	Y	N	5422 40TH AVE W
1	30	057300	0281	04/14/14	\$800,000	\$841,000	1,540	9	1963	Good	8,360	Y	N	5403 42ND AVE W
1	30	090400	0075	03/30/12	\$1,229,000	\$1,591,000	1,920	9	1999	Avg	7,108	Y	Y	5436 39TH AVE W
1	30	057300	0480	01/24/13	\$620,000	\$731,000	2,190	9	1983	Avg	4,345	N	N	5625 40TH AVE W
1	30	057300	0350	06/01/12	\$685,000	\$869,000	2,220	9	1973	Avg	6,600	Y	N	5609 42ND AVE W
1	30	057300	0565	12/18/12	\$822,000	\$980,000	2,280	9	1987	Avg	5,000	Y	N	3904 W SHERIDAN ST
1	30	102503	9314	04/24/12	\$1,065,000	\$1,368,000	2,319	9	1997	Avg	5,541	Y	Y	3756 W COMMODORE WAY
1	30	057300	0170	11/14/12	\$801,000	\$965,000	2,760	9	1975	Avg	6,000	Y	N	5435 40TH AVE W
1	40	102503	9046	02/03/14	\$1,065,000	\$1,138,000	2,840	9	2004	Avg	9,054	Y	N	3534 W LAWTON CIR
1	30	102503	9037	05/20/13	\$860,000	\$982,000	3,530	9	1986	Avg	9,668	N	N	4550 W SHERIDAN ST
1	30	057300	0696	06/26/13	\$1,100,000	\$1,243,000	2,190	10	2001	Good	6,600	Y	N	5430 42ND AVE W
1	30	057300	0665	04/03/13	\$880,000	\$1,018,000	2,520	10	1986	Avg	5,000	Y	N	5648 40TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	30	057300	0360	10/07/13	\$1,150,000	\$1,265,000	2,800	10	2004	Avg	6,600	Y	N	5617 42ND AVE W
1	40	102503	9326	12/14/12	\$819,000	\$978,000	2,950	10	2012	Avg	7,024	N	N	3504 W LAWTON CIR
1	40	102503	9326	08/28/14	\$921,800	\$943,000	2,950	10	2012	Avg	7,024	N	N	3504 W LAWTON CIR
1	30	102503	9068	04/29/14	\$1,200,000	\$1,258,000	2,970	10	1998	Avg	4,275	N	N	5443 45TH AVE W
1	30	102503	9279	10/23/13	\$1,320,000	\$1,446,000	3,290	10	2005	Avg	12,653	N	N	4540 W CRAMER ST
1	30	102503	9031	08/28/14	\$2,000,000	\$2,045,000	2,000	11	1986	Avg	27,830	Y	Y	4508 W SHERIDAN ST
1	30	729370	0086	01/02/13	\$1,900,000	\$2,256,000	2,320	11	2013	Avg	5,967	Y	Y	3900 W HOOKER ST
1	40	102503	9324	02/07/13	\$839,000	\$986,000	2,380	11	2013	Avg	5,415	N	N	3507 W LAWTON CIR
1	30	102503	9292	10/30/14	\$1,337,500	\$1,352,000	2,900	11	1986	Avg	21,074	N	N	4572 W CRAMER ST
1	30	102503	9294	09/09/13	\$1,310,000	\$1,451,000	3,190	11	1986	Avg	20,000	N	N	4576 W CRAMER ST
1	30	102503	9086	09/16/14	\$1,875,000	\$1,910,000	3,280	11	1925	Avg	21,752	Y	Y	4570 W CRAMER ST
1	40	102503	9142	06/18/14	\$1,401,500	\$1,454,000	3,440	11	2014	Avg	10,800	Y	N	3621 W COMMODORE WAY
1	30	102503	9214	04/26/12	\$1,350,000	\$1,733,000	4,710	11	1994	Avg	22,800	N	N	4556 W CRAMER ST
1	30	102503	9241	01/07/13	\$3,710,000	\$4,398,000	5,110	13	1999	Avg	41,983	N	N	4334 W CRAMER ST
3	60	277110	4070	03/14/14	\$425,000	\$450,000	670	6	1937	Avg	2,500	N	N	2850 21ST AVE W
3	50	701070	1185	08/15/13	\$342,000	\$381,000	720	6	1944	Avg	4,000	Y	N	4443 28TH AVE W
3	50	277060	6640	03/10/14	\$390,000	\$413,000	730	6	1941	Good	6,600	N	N	4209 WILLIAMS AVE W
3	60	277060	1800	10/24/14	\$525,000	\$531,000	780	6	1944	Avg	6,000	N	N	3256 22ND AVE W
3	60	277060	1865	11/12/13	\$395,000	\$430,000	780	6	1944	Avg	6,000	N	N	3206 22ND AVE W
3	60	277060	1930	10/21/13	\$500,000	\$548,000	780	6	1944	Avg	2,680	N	N	3249 21ST AVE W
3	60	277060	0395	10/22/13	\$324,950	\$356,000	790	6	1944	Avg	5,024	N	N	3637 23RD AVE W
3	50	701070	0695	11/14/12	\$288,000	\$347,000	790	6	1947	Avg	4,000	N	N	4411 31ST AVE W
3	50	701070	1000	08/09/13	\$365,000	\$408,000	790	6	1927	Avg	4,000	Y	N	4411 28TH PL W
3	60	277060	6915	10/20/14	\$420,000	\$425,000	800	6	1950	Good	6,615	N	N	4201 26TH AVE W
3	50	277060	0568	11/06/13	\$460,000	\$502,000	810	6	1951	Avg	4,500	Y	N	2321 W BERTONA ST
3	50	701070	0790	05/25/12	\$290,000	\$369,000	810	6	1948	Avg	4,000	N	N	3104 W JAMESON ST
3	60	277060	2140	04/22/14	\$399,900	\$420,000	830	6	1928	Avg	2,702	N	N	3051 21ST AVE W
3	60	277060	6965	03/13/13	\$415,000	\$483,000	830	6	1950	Avg	5,250	N	N	4222 27TH AVE W
3	50	701070	0045	04/22/14	\$400,000	\$420,000	830	6	1947	Avg	4,000	Y	N	4233 28TH AVE W
3	50	691770	0356	05/14/14	\$405,100	\$423,000	840	6	1947	Avg	3,522	N	N	2907 W ELMORE ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	50	701070	0030	05/03/12	\$357,500	\$458,000	870	6	1947	Avg	4,800	Y	N	4225 28TH AVE W
3	60	277110	1200	05/17/14	\$410,000	\$428,000	890	6	1944	Avg	4,250	N	N	2210 W EMERSON ST
3	50	691770	0310	07/08/12	\$400,000	\$502,000	900	6	1950	Avg	6,857	N	N	4030 30TH AVE W
3	40	423540	0245	02/27/12	\$278,000	\$364,000	920	6	1920	Avg	4,608	N	N	4455 BRYGGER DR W
3	50	701070	1050	07/06/12	\$499,000	\$626,000	920	6	1948	VGood	3,575	N	N	4483 GILMAN AVE W
3	50	701070	1260	03/09/13	\$400,000	\$466,000	920	6	1952	Avg	5,500	Y	N	4430 28TH PL W
3	60	036900	0690	08/12/14	\$403,504	\$414,000	950	6	1904	Avg	5,750	N	N	4011 BURTON PL W
3	50	277060	5944	03/24/14	\$365,000	\$386,000	950	6	1945	Avg	5,170	N	N	4417 WILLIAMS AVE W
3	40	423790	0755	04/11/12	\$285,000	\$368,000	1,130	6	1900	Avg	4,000	N	N	4530 33RD AVE W
3	50	701070	0905	06/11/14	\$476,000	\$494,000	1,140	6	1908	Good	5,500	N	N	4415 29TH AVE W
3	60	277110	1160	05/19/14	\$400,000	\$417,000	1,270	6	1910	Avg	2,500	N	N	3816 23RD AVE W
3	60	277060	1635	12/26/12	\$335,000	\$399,000	1,390	6	1918	Avg	3,679	N	N	3623 22ND AVE W
3	50	701070	0925	11/24/14	\$337,000	\$339,000	1,460	6	1924	Avg	6,424	Y	N	4433 29TH AVE W
3	40	423540	0475	06/24/13	\$535,000	\$605,000	1,480	6	1929	Good	6,450	N	N	4332 36TH AVE W
3	60	277060	6890	08/07/14	\$450,000	\$462,000	1,520	6	1949	Avg	5,250	N	N	4213 26TH AVE W
3	60	277060	1467	11/01/12	\$288,000	\$348,000	580	7	1997	Avg	1,563	Y	N	3430 23RD AVE W
3	40	423540	0186	11/24/14	\$331,000	\$333,000	580	7	2003	Avg	1,306	N	N	3300 B W GOVERNMENT WAY
3	10	232130	0090	09/17/13	\$400,000	\$442,000	720	7	1946	Avg	4,054	Y	N	2301 28TH AVE W
3	10	277160	3280	05/09/12	\$410,700	\$525,000	770	7	1944	Good	4,000	Y	N	2418 W BOSTON ST
3	10	277160	3280	05/14/13	\$450,000	\$514,000	770	7	1944	Good	4,000	Y	N	2418 W BOSTON ST
3	50	277060	0639	05/16/13	\$375,000	\$428,000	806	7	1954	Avg	2,540	N	N	2316 W DRAVUS ST
3	50	693360	0540	08/20/14	\$508,000	\$520,000	820	7	1953	Avg	5,040	Y	N	3243 24TH AVE W
3	50	277060	6695	09/11/13	\$474,000	\$525,000	840	7	1951	Avg	4,400	N	N	4217 27TH AVE W
3	10	277160	4785	03/11/14	\$475,000	\$503,000	840	7	1928	Avg	3,584	Y	N	2609 W PLYMOUTH ST
3	60	277060	2487	12/16/13	\$331,500	\$358,000	840	7	2000	Avg	900	N	N	3222 C 21ST AVE W
3	50	277060	6685	08/13/14	\$470,000	\$482,000	870	7	1951	Avg	4,400	N	N	4225 27TH AVE W
3	60	277060	2489	04/07/14	\$332,000	\$350,000	880	7	2000	Avg	945	N	N	3224 B 21ST AVE W
3	60	277060	1740	06/24/13	\$337,000	\$381,000	900	7	1993	Avg	914	N	N	2108 B W BERTONA ST
3	60	277060	1995	06/07/13	\$510,000	\$579,000	920	7	1906	Good	6,000	N	N	3048 22ND AVE W
3	60	277110	1921	12/11/14	\$377,000	\$378,000	930	7	2006	Avg	1,251	N	N	3622 A 22ND AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	60	036900	0970	09/14/12	\$482,000	\$592,000	940	7	2003	Avg	6,000	Y	N	3833 24TH AVE W
3	40	423790	0675	02/22/12	\$282,900	\$371,000	950	7	1946	Avg	5,500	N	N	4517 32ND AVE W
3	50	277060	6610	04/15/13	\$536,000	\$618,000	960	7	1953	Good	4,950	Y	N	4241 WILLIAMS AVE W
3	60	277060	1741	11/06/14	\$390,000	\$394,000	960	7	1993	Avg	2,944	N	N	2108 C W BERTONA ST
3	40	423790	1265	08/10/12	\$275,000	\$341,000	970	7	1950	Avg	5,039	N	N	4553 34TH AVE W
3	10	277160	4035	05/29/12	\$494,000	\$627,000	980	7	1941	Good	4,000	Y	N	2645 W CROCKETT ST
3	50	701070	0292	10/09/14	\$543,500	\$551,000	990	7	1970	Avg	2,790	N	N	4212 30TH AVE W
3	50	277060	6710	12/20/13	\$490,000	\$529,000	1,000	7	1951	Avg	4,400	N	N	2706 W ELMORE ST
3	50	693360	0150	12/21/12	\$482,000	\$574,000	1,020	7	1958	Avg	5,248	Y	N	3252 26TH AVE W
3	50	277060	0465	05/08/12	\$466,000	\$596,000	1,030	7	1959	Avg	7,000	N	N	3426 24TH AVE W
3	50	277060	1020	05/08/13	\$572,000	\$655,000	1,040	7	1952	Good	6,000	N	N	2812 23RD AVE W
3	60	277060	2075	07/15/14	\$429,500	\$443,000	1,040	7	1909	Avg	5,250	N	N	2120 W BARRETT ST
3	60	277110	2015	05/29/13	\$370,000	\$421,000	1,040	7	2001	Avg	1,812	N	N	3600 22ND AVE W
3	10	119300	0025	09/03/14	\$495,000	\$506,000	1,060	7	1937	Avg	6,250	N	N	3232 28TH AVE W
3	10	232130	0310	04/25/12	\$360,000	\$462,000	1,060	7	1910	Avg	4,041	N	N	2107 28TH AVE W
3	50	277060	6821	06/17/13	\$349,950	\$396,000	1,060	7	2008	Avg	1,181	N	N	2715 A W JAMESON ST
3	50	277060	6822	08/20/14	\$417,000	\$427,000	1,060	7	2008	Avg	877	N	N	2715 B W JAMESON ST
3	50	277060	6822	06/18/12	\$336,500	\$425,000	1,060	7	2008	Avg	877	N	N	2715 B W JAMESON ST
3	50	277060	6823	03/06/13	\$369,950	\$431,000	1,060	7	2008	Avg	1,105	N	N	2715 C W JAMESON ST
3	50	277060	1155	06/27/12	\$400,000	\$503,000	1,070	7	1943	Avg	6,000	Y	N	3026 23RD AVE W
3	60	277060	2005	08/02/12	\$456,650	\$568,000	1,070	7	1906	Good	3,998	N	N	3034 22ND AVE W
3	10	277160	4791	07/19/14	\$680,000	\$701,000	1,070	7	1952	Avg	3,584	N	N	2600 W HOWE ST
3	40	423790	1175	03/03/14	\$449,000	\$477,000	1,070	7	1959	Avg	4,800	N	N	4568 34TH AVE W
3	60	277110	1963	06/11/14	\$386,000	\$401,000	1,080	7	2004	Avg	1,318	N	N	3615 GILMAN AVE W
3	10	119300	0220	08/27/14	\$560,000	\$573,000	1,090	7	1950	Avg	3,125	N	N	3213 WHALLEY PL W
3	10	277160	3375	05/03/13	\$703,000	\$806,000	1,100	7	1954	Good	6,000	Y	N	2445 W LYNN ST
3	50	701070	0976	11/14/14	\$505,000	\$509,000	1,100	7	1908	Avg	5,400	N	N	4408 30TH AVE W
3	60	277110	1924	02/14/14	\$420,000	\$448,000	1,100	7	2006	Avg	1,629	N	N	3625 GILMAN AVE W
3	50	036900	0094	11/08/13	\$445,000	\$485,000	1,110	7	1953	Avg	5,500	N	N	3857 WILLIAMS AVE W
3	50	036900	0102	06/27/12	\$485,000	\$610,000	1,110	7	1953	Avg	5,500	N	N	3847 WILLIAMS AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	60	277110	1925	02/10/14	\$409,950	\$437,000	1,120	7	2006	Avg	2,044	N	N	3623 GILMAN AVE W
3	60	277110	1964	08/12/14	\$396,500	\$407,000	1,120	7	2003	Avg	1,488	N	N	3613 GILMAN AVE W
3	50	701070	0885	09/19/12	\$460,000	\$564,000	1,140	7	1985	Avg	4,000	N	N	3010 W JAMESON ST
3	40	423540	0097	12/02/14	\$443,750	\$446,000	1,140	7	2003	Avg	968	N	N	3312 B W GOVERNMENT WAY
3	50	232630	0010	05/20/14	\$376,000	\$392,000	1,150	7	1947	Avg	4,000	N	N	2829 W ELMORE ST
3	50	924190	0130	01/31/12	\$460,000	\$607,000	1,160	7	1961	Avg	5,632	N	N	3010 25TH AVE W
3	60	277060	1485	03/18/14	\$450,000	\$476,000	1,170	7	1953	Avg	2,999	N	N	3406 23RD AVE W
3	60	277060	1734	06/30/14	\$535,000	\$553,000	1,180	7	1925	Avg	6,300	N	N	3403 21ST AVE W
3	50	693360	0205	01/02/13	\$511,000	\$607,000	1,180	7	1960	Avg	5,940	N	N	3226 26TH AVE W
3	50	701070	1100	04/29/13	\$650,000	\$746,000	1,180	7	1954	VGood	6,000	N	N	4426 29TH AVE W
3	50	701070	0195	10/26/12	\$573,000	\$694,000	1,190	7	1953	VGood	5,250	Y	N	2825 W JAMESON ST
3	10	277160	4585	08/12/13	\$540,000	\$603,000	1,200	7	1909	Good	4,200	N	N	2648 W PLYMOUTH ST
3	50	701070	0805	04/24/12	\$425,000	\$546,000	1,210	7	1952	Avg	5,000	N	N	4417 30TH AVE W
3	50	026900	0615	05/16/14	\$875,000	\$914,000	1,220	7	1947	Good	6,641	Y	N	2559 24TH AVE W
3	50	693360	0275	04/09/12	\$425,000	\$548,000	1,220	7	1962	Avg	5,040	N	N	3211 25TH AVE W
3	10	277160	4685	03/12/12	\$538,000	\$701,000	1,230	7	1937	VGood	4,000	N	N	2631 W NEWTON ST
3	40	423540	0060	05/10/12	\$345,000	\$441,000	1,240	7	1948	Avg	6,400	N	N	3221 W FORT ST
3	40	423790	1236	02/23/12	\$435,000	\$570,000	1,240	7	1966	Avg	4,954	N	N	4575 34TH AVE W
3	50	693360	0206	08/01/12	\$412,500	\$513,000	1,240	7	1961	Avg	5,000	N	N	3229 25TH AVE W
3	50	701070	0300	04/03/13	\$469,000	\$542,000	1,260	7	1988	Avg	6,699	N	N	2928 W ELMORE ST
3	50	277060	0310	06/26/13	\$480,000	\$542,000	1,270	7	1963	Avg	7,000	N	N	3630 24TH AVE W
3	40	423790	1095	01/20/12	\$395,000	\$523,000	1,310	7	1913	Good	4,800	N	N	4508 35TH AVE W
3	50	701070	0110	09/16/14	\$440,000	\$448,000	1,330	7	1983	Avg	1,800	Y	N	2820 W ELMORE ST
3	60	277060	1461	07/19/12	\$368,000	\$460,000	1,350	7	1997	Avg	1,988	Y	N	3436 23RD AVE W
3	60	277060	1462	05/31/12	\$390,000	\$495,000	1,350	7	1997	Avg	1,750	Y	N	3434 23RD AVE W
3	10	693360	0065	02/07/14	\$545,000	\$582,000	1,370	7	1908	Good	2,700	N	N	3249 26TH AVE W
3	10	693360	0065	09/30/13	\$498,500	\$549,000	1,370	7	1908	Good	2,700	N	N	3249 26TH AVE W
3	60	036900	0881	03/11/14	\$565,000	\$599,000	1,380	7	1962	Avg	6,000	N	N	2421 W THURMAN ST
3	60	277060	1425	05/22/12	\$405,000	\$515,000	1,380	7	1944	Avg	6,000	Y	N	3257 22ND AVE W
3	60	277060	6945	04/16/12	\$400,000	\$515,000	1,380	7	1997	Good	2,625	N	N	4212 27TH AVE W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	40	423790	1474	11/03/12	\$492,000	\$595,000	1,390	7	1946	Avg	5,832	N	N	4555 35TH AVE W
3	50	277060	0335	10/04/12	\$505,000	\$616,000	1,400	7	1963	Avg	4,750	N	N	3606 24TH AVE W
3	50	277060	0780	08/29/13	\$505,000	\$561,000	1,400	7	1946	Good	7,000	Y	N	3033 23RD AVE W
3	60	277060	2135	05/14/14	\$607,500	\$635,000	1,420	7	1923	Avg	6,000	N	N	3047 21ST AVE W
3	10	503630	0220	03/01/12	\$545,000	\$712,000	1,430	7	2011	Avg	6,000	Y	N	3624 28TH AVE W
3	50	701070	0860	12/26/14	\$575,000	\$576,000	1,430	7	1910	Avg	8,000	N	N	4418 31ST AVE W
3	50	036900	0190	01/27/14	\$585,000	\$626,000	1,460	7	1959	Avg	5,800	N	N	3838 WILLIAMS AVE W
3	50	701070	0270	04/18/14	\$563,000	\$592,000	1,480	7	1912	VGood	4,000	N	N	2911 W MANSELL ST
3	50	693360	0021	08/16/12	\$408,000	\$505,000	1,530	7	1959	Avg	6,696	N	N	2415 W DRAVUS ST
3	10	277160	3110	05/22/13	\$579,000	\$660,000	1,550	7	1926	Good	4,000	Y	N	2644 W BOSTON ST
3	50	036900	0185	02/29/12	\$469,000	\$613,000	1,570	7	1955	Avg	5,800	N	N	3842 WILLIAMS AVE W
3	50	232630	0090	06/04/14	\$865,000	\$900,000	1,610	7	2013	Avg	4,725	Y	N	2819 W ELMORE PL
3	50	701070	0200	05/24/13	\$582,750	\$664,000	1,610	7	1951	Avg	8,000	Y	N	2855 W JAMESON ST
3	10	119200	0225	06/24/13	\$710,000	\$803,000	1,620	7	1926	VGood	5,000	N	N	3046 27TH AVE W
3	50	503630	0820	12/17/12	\$500,000	\$596,000	1,650	7	1971	Avg	5,225	Y	N	3425 24TH AVE W
3	10	026900	0255	12/27/12	\$475,000	\$565,000	1,660	7	1984	Avg	5,078	Y	N	2820 27TH AVE W
3	10	142503	9017	02/27/13	\$499,000	\$583,000	1,670	7	1945	Avg	7,560	N	N	3410 28TH AVE W
3	50	277060	0705	02/09/12	\$490,000	\$645,000	1,680	7	1958	Avg	7,000	Y	N	3052 24TH AVE W
3	10	277160	3320	04/02/12	\$445,000	\$576,000	1,690	7	1912	VGood	7,050	N	N	2215 THORNDYKE AVE W
3	40	423540	0540	01/24/12	\$315,000	\$417,000	1,700	7	1973	Avg	3,138	N	N	4339 35TH AVE W
3	40	423790	1505	08/27/13	\$510,000	\$567,000	1,710	7	1992	Avg	4,000	N	N	4514 36TH AVE W
3	60	036900	0980	05/09/12	\$450,000	\$575,000	1,730	7	1983	Avg	6,000	N	N	3843 24TH AVE W
3	10	277160	3805	05/13/13	\$631,300	\$722,000	1,770	7	1928	Good	4,000	Y	N	2614 W CROCKETT ST
3	60	277060	0895	04/16/12	\$478,800	\$617,000	1,780	7	1950	Avg	6,000	N	N	2601 22ND AVE W
3	50	277060	1185	01/06/14	\$450,000	\$484,000	1,820	7	1990	Avg	3,000	Y	N	2218 W BARRETT ST
3	10	277160	3212	07/17/13	\$724,999	\$815,000	1,840	7	1939	VGood	4,000	Y	N	2633 W LYNN ST
3	50	701070	0985	05/02/13	\$550,000	\$631,000	1,870	7	1914	Good	5,152	N	N	4411 29TH AVE W
3	50	036900	0045	10/10/14	\$617,000	\$626,000	1,880	7	2007	Good	5,500	Y	N	4037 WILLIAMS AVE W
3	60	277060	0200	12/04/12	\$373,000	\$447,000	1,930	7	1950	Avg	4,100	N	N	3811 23RD AVE W
3	50	701070	0550	11/14/14	\$595,000	\$600,000	2,030	7	2008	Avg	5,100	N	N	4332 31ST AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	119300	0040	07/24/13	\$701,000	\$786,000	2,050	7	1941	Good	6,250	N	N	3218 28TH AVE W
3	10	119200	0175	04/25/13	\$830,000	\$954,000	2,070	7	1926	VGood	6,250	Y	N	3003 26TH AVE W
3	10	026900	0915	06/26/13	\$622,500	\$703,000	2,230	7	1922	Good	8,960	Y	N	2518 28TH AVE W
3	40	423790	1200	07/06/12	\$530,000	\$665,000	2,350	7	1910	VGood	3,417	N	N	4558 35TH AVE W
3	50	701070	1105	05/11/13	\$632,500	\$724,000	2,390	7	1905	Avg	6,000	N	N	4418 29TH AVE W
3	50	277060	6810	09/12/12	\$378,500	\$465,000	950	8	2006	Avg	1,365	Y	N	2723 W JAMESON ST
3	10	277160	3635	12/12/12	\$619,000	\$740,000	980	8	1952	VGood	4,000	Y	N	2428 W CROCKETT ST
3	10	232130	0395	08/11/14	\$725,500	\$744,000	990	8	2011	Avg	4,775	N	N	2012 CONDON WAY W
3	10	232130	0395	02/29/12	\$550,000	\$719,000	990	8	2011	Avg	4,775	N	N	2012 CONDON WAY W
3	10	377630	0020	02/10/14	\$680,000	\$725,000	1,020	8	1946	Avg	5,400	Y	N	2303 30TH AVE W
3	50	701070	0986	10/04/12	\$410,000	\$500,000	1,020	8	1953	Avg	6,048	N	N	4403 29TH AVE W
3	60	277110	2142	10/04/13	\$385,000	\$424,000	1,040	8	2008	Avg	1,236	N	N	3404 21ST AVE W
3	60	277110	2144	05/02/14	\$385,000	\$403,000	1,040	8	2008	Avg	1,327	N	N	3400 21ST AVE W
3	50	693360	0245	10/17/12	\$432,000	\$525,000	1,050	8	1953	Avg	4,799	Y	N	2514 W DRAVUS ST
3	10	277160	4000	06/19/12	\$550,000	\$694,000	1,060	8	1948	Avg	4,000	Y	N	2619 W CROCKETT ST
3	60	277060	1784	02/22/14	\$404,000	\$430,000	1,080	8	2009	Avg	1,508	N	N	3471 21ST AVE W
3	60	277060	1773	06/18/12	\$365,000	\$461,000	1,080	8	2009	Avg	1,231	N	N	3447 21ST AVE W
3	60	277060	1774	01/25/13	\$375,000	\$442,000	1,080	8	2009	Avg	922	N	N	3449 21ST AVE W
3	60	277060	1775	03/28/12	\$330,000	\$428,000	1,080	8	2009	Avg	922	N	N	3451 21ST AVE W
3	60	277060	1775	11/28/14	\$399,950	\$402,000	1,080	8	2009	Avg	922	N	N	3451 21ST AVE W
3	60	277060	1785	04/08/13	\$385,000	\$445,000	1,080	8	2009	Avg	953	N	N	3457 21ST AVE W
3	60	277060	1766	09/11/13	\$390,000	\$432,000	1,080	8	2009	Avg	922	N	N	3475 21ST AVE W
3	60	277060	1769	06/17/14	\$435,000	\$451,000	1,080	8	2009	Avg	1,238	N	N	3465 21ST AVE W
3	60	277060	1772	04/25/13	\$387,000	\$445,000	1,080	8	2009	Avg	923	N	N	3469 21ST AVE W
3	10	377630	0025	07/03/12	\$545,000	\$684,000	1,090	8	1941	Avg	5,400	Y	N	2309 30TH AVE W
3	50	924190	0105	07/17/13	\$670,200	\$753,000	1,090	8	1951	Avg	8,832	N	N	3024 25TH AVE W
3	60	277060	1958	09/21/12	\$346,000	\$424,000	1,100	8	2000	Avg	1,800	N	N	3056 22ND AVE W
3	60	277060	1777	03/19/14	\$405,000	\$428,000	1,100	8	2006	Avg	1,397	N	N	3435 A 21ST AVE W
3	50	668150	0055	04/11/13	\$635,000	\$733,000	1,120	8	1958	VGood	5,040	Y	N	2826 PATTEN PL W
3	60	277060	0226	09/17/12	\$379,000	\$465,000	1,120	8	1996	Avg	1,958	N	N	3837 B 23RD AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	60	277060	1751	12/12/12	\$369,950	\$442,000	1,120	8	2008	Avg	1,540	N	N	3413 B 21ST AVE W
3	60	277060	1752	02/12/13	\$359,000	\$421,000	1,120	8	2008	Avg	1,260	N	N	3413 A 21ST AVE W
3	60	277060	1900	12/26/13	\$430,000	\$464,000	1,130	8	2005	Avg	1,503	N	N	3217B 21ST AVE W
3	10	377630	0030	07/15/13	\$602,500	\$677,000	1,130	8	1941	Good	6,300	Y	N	2317 30TH AVE W
3	50	701070	0285	04/18/13	\$580,000	\$668,000	1,130	8	1983	Avg	4,000	N	N	2921 W MANSELL ST
3	60	277060	1901	04/02/13	\$385,000	\$445,000	1,130	8	2005	Avg	1,501	N	N	3217A 21ST AVE W
3	60	277060	0227	12/12/13	\$315,000	\$341,000	1,140	8	1996	Avg	1,450	N	N	3837 C 23RD AVE W
3	10	277160	3308	07/30/12	\$395,000	\$492,000	1,140	8	2006	Avg	1,504	N	N	2209 THORNDYKE AVE W
3	60	277060	2501	11/12/12	\$350,000	\$422,000	1,140	8	2008	Avg	1,377	N	N	3204 B 21ST AVE W
3	60	277110	2158	10/21/14	\$395,000	\$400,000	1,160	8	2007	Avg	1,263	N	N	3410 B 21ST AVE W
3	50	277160	0350	05/06/14	\$575,000	\$602,000	1,170	8	1954	Avg	6,500	Y	N	2226 W HALLADAY ST
3	10	026900	0786	03/25/14	\$620,000	\$655,000	1,180	8	1953	Avg	4,080	Y	N	2609 W RAYE ST
3	50	277060	1115	06/08/12	\$475,000	\$601,000	1,180	8	1942	Good	3,500	Y	N	3056 23RD AVE W
3	10	277160	2970	11/04/13	\$564,500	\$616,000	1,180	8	1953	Avg	4,000	Y	N	2422 W LYNN ST
3	50	277160	0595	04/08/14	\$695,000	\$732,000	1,190	8	1953	VGood	5,886	Y	N	2219 W HALLADAY ST
3	10	277160	3275	04/12/12	\$650,000	\$838,000	1,200	8	1962	VGood	4,000	Y	N	2426 W BOSTON ST
3	10	232130	0285	11/19/12	\$510,000	\$614,000	1,220	8	1948	Avg	5,000	N	N	2110 29TH AVE W
3	50	277060	0646	09/08/14	\$458,000	\$467,000	1,230	8	2001	VGood	1,973	N	N	2308 W DRAVUS ST
3	50	701070	0245	12/31/14	\$565,000	\$565,000	1,240	8	1959	Avg	4,360	Y	N	4306 29TH AVE W
3	50	668150	0020	03/25/13	\$530,000	\$614,000	1,250	8	1964	Avg	4,800	N	N	2853 23RD AVE W
3	50	701070	0050	10/30/13	\$665,000	\$727,000	1,250	8	1947	VGood	3,600	Y	N	4237 28TH AVE W
3	10	277160	3981	05/16/12	\$635,000	\$810,000	1,260	8	1955	VGood	4,000	Y	N	2601 W CROCKETT ST
3	50	026900	0705	05/17/13	\$510,000	\$583,000	1,270	8	1955	Avg	6,912	Y	N	2577 25TH AVE W
3	10	277160	3990	07/15/14	\$625,000	\$645,000	1,280	8	1950	Avg	4,000	Y	N	2611 W CROCKETT ST
3	10	232130	0240	12/06/12	\$584,000	\$699,000	1,290	8	1940	Avg	5,000	N	N	2911 W BOSTON ST
3	60	277060	1696	07/03/14	\$439,990	\$455,000	1,300	8	2005	Avg	1,348	N	N	3430A 22ND AVE W
3	60	277060	2490	07/19/13	\$430,000	\$483,000	1,300	8	2013	Avg	982	N	N	3218 A 21ST AVE W
3	50	701070	1170	09/05/12	\$450,000	\$554,000	1,300	8	1965	Avg	4,000	N	N	4431 28TH AVE W
3	60	277110	4010	06/05/14	\$529,999	\$551,000	1,300	8	2003	VGood	1,664	N	N	2826 21ST AVE W
3	60	277110	1981	08/28/14	\$440,500	\$450,000	1,300	8	2007	Avg	1,473	N	N	3601 GILMAN AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	232130	0351	06/12/14	\$575,000	\$597,000	1,310	8	1935	Avg	4,032	Y	N	2013 28TH AVE W
3	60	277060	1903	07/12/13	\$389,000	\$438,000	1,310	8	2005	Avg	1,500	N	N	3219B 21ST AVE W
3	60	277060	2496	08/01/13	\$420,000	\$470,000	1,310	8	2013	Avg	1,220	N	N	3216 A 21ST AVE W
3	60	277060	1782	08/01/14	\$453,000	\$466,000	1,330	8	2011	Avg	1,618	N	N	3441 21ST AVE W
3	60	277060	1916	10/08/12	\$433,000	\$528,000	1,340	8	2006	Avg	1,503	N	N	3231 A 21ST AVE W
3	60	277060	0946	10/25/12	\$375,000	\$455,000	1,340	8	2012	Avg	1,430	Y	N	2651 A 22ND AVE W
3	60	277060	0947	10/25/12	\$380,000	\$461,000	1,340	8	2012	Avg	1,432	Y	N	2651 B 22ND AVE W
3	60	277060	2493	11/20/14	\$455,000	\$458,000	1,350	8	2013	Avg	1,209	N	N	3216 C 21ST AVE W
3	60	277060	2493	09/19/13	\$419,950	\$464,000	1,350	8	2013	Avg	1,209	N	N	3216 C 21ST AVE W
3	10	232130	0185	07/19/13	\$635,000	\$713,000	1,360	8	1937	Avg	5,000	Y	N	2217 29TH AVE W
3	50	277060	0745	04/08/13	\$779,500	\$900,000	1,380	8	1965	Avg	7,000	N	N	3010 24TH AVE W
3	60	277060	1749	05/21/12	\$409,950	\$522,000	1,390	8	2008	Avg	1,600	N	N	3411 B 21ST AVE W
3	50	026900	0190	09/02/12	\$720,000	\$887,000	1,400	8	1957	Avg	7,680	Y	N	2824 26TH AVE W
3	60	277060	2500	07/11/13	\$465,000	\$523,000	1,400	8	2008	Avg	1,684	N	N	3204 A 21ST AVE W
3	60	277060	2494	08/23/13	\$414,950	\$462,000	1,400	8	2013	Avg	896	N	N	3216 B 21ST AVE W
3	50	026900	0221	08/26/14	\$779,000	\$797,000	1,420	8	1957	Good	6,400	Y	N	2807 25TH AVE W
3	60	277060	0940	11/16/12	\$445,000	\$536,000	1,420	8	2012	Avg	1,375	N	N	2647 B 22ND AVE W
3	60	277060	0939	11/09/12	\$435,000	\$525,000	1,420	8	2012	Avg	1,378	N	N	2647 22ND AVE W #A
3	50	026900	0225	06/07/13	\$944,500	\$1,073,000	1,430	8	1955	Avg	8,960	Y	N	2815 25TH AVE W
3	50	026900	0535	08/21/13	\$665,000	\$740,000	1,430	8	1955	Avg	6,400	N	N	2616 25TH AVE W
3	50	026900	0145	04/25/13	\$625,000	\$718,000	1,470	8	1958	Avg	6,120	N	N	2420 W ARMOUR ST
3	10	232130	0055	04/14/14	\$899,000	\$945,000	1,470	8	1926	Good	5,000	N	N	2922 W LYNN ST
3	60	277060	0380	03/14/14	\$535,000	\$566,000	1,470	8	1907	Avg	7,000	N	N	3617 23RD AVE W
3	60	277060	2491	08/23/13	\$425,000	\$473,000	1,470	8	2013	Avg	716	N	N	3218 B 21ST AVE W
3	50	026900	0465	12/19/13	\$575,000	\$621,000	1,480	8	1955	Avg	5,120	N	N	2515 W ARMOUR ST
3	10	026900	1326	11/27/12	\$935,000	\$1,122,000	1,500	8	1955	VGood	7,680	Y	N	2359 26TH AVE W
3	60	277060	2492	08/21/13	\$434,950	\$484,000	1,500	8	2013	Avg	979	N	N	3218 C 21ST AVE W
3	10	232130	0091	01/07/13	\$520,000	\$616,000	1,510	8	2008	Avg	4,057	N	N	2307 28TH AVE W
3	10	277160	3140	10/10/12	\$506,000	\$616,000	1,510	8	1950	Avg	6,000	Y	N	2620 W BOSTON ST
3	60	277060	0497	05/21/13	\$465,000	\$531,000	1,530	8	2006	Avg	1,750	N	N	2306 W BERTONA ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	60	277060	0853	06/12/14	\$585,000	\$607,000	1,530	8	2007	Avg	1,501	N	N	2636 B 23RD AVE W
3	50	026900	0130	04/30/13	\$700,000	\$803,000	1,540	8	1966	Avg	7,200	Y	N	2826 25TH AVE W
3	50	026900	0240	10/30/14	\$1,050,000	\$1,061,000	1,550	8	1958	VGood	7,680	Y	N	2505 W FULTON ST
3	60	277060	0941	12/07/12	\$400,000	\$479,000	1,550	8	2012	Avg	1,625	Y	N	2649 B 22ND AVE
3	60	277060	0942	11/09/12	\$402,000	\$485,000	1,550	8	2012	Avg	1,624	Y	N	2649 A 22ND AVE W
3	10	503630	0230	11/13/12	\$570,000	\$687,000	1,560	8	1964	Avg	6,000	N	N	3700 28TH AVE W
3	50	036900	0115	03/06/12	\$652,600	\$852,000	1,570	8	1954	VGood	5,500	Y	N	3832 28TH AVE W
3	60	277160	2888	04/28/14	\$435,000	\$456,000	1,570	8	2008	Avg	1,208	N	N	2323 23RD AVE W
3	60	277060	0851	10/10/14	\$617,500	\$626,000	1,580	8	2007	Avg	1,500	N	N	2638 A 23RD AVE W
3	40	423640	0030	07/05/13	\$754,000	\$850,000	1,590	8	1963	Good	5,775	N	N	4617 LAWTON LN W
3	50	701070	0160	01/24/12	\$449,900	\$595,000	1,590	8	1989	Avg	8,430	Y	N	4322 29TH AVE W
3	10	277160	3215	12/05/13	\$697,000	\$755,000	1,600	8	1928	Good	4,000	N	N	2637 W LYNN ST
3	50	277060	0715	09/07/12	\$540,000	\$664,000	1,610	8	1977	Avg	7,000	Y	N	3040 24TH AVE W
3	50	026900	0030	08/25/14	\$976,000	\$999,000	1,660	8	1956	Avg	7,680	Y	N	2522 W FULTON ST
3	50	026900	0140	04/15/14	\$769,950	\$809,000	1,680	8	1962	Avg	7,200	Y	N	2814 25TH AVE W
3	50	693360	0416	11/26/12	\$479,950	\$576,000	1,680	8	1963	Avg	6,384	N	N	3226 25TH AVE W
3	60	277060	0841	06/04/14	\$640,000	\$666,000	1,690	8	2007	Avg	1,553	Y	N	2644 B 23RD AVE W
3	10	119200	0005	06/28/12	\$440,000	\$553,000	1,700	8	1926	Avg	5,265	Y	N	3055 26TH AVE W
3	60	277060	1632	01/10/13	\$379,550	\$450,000	1,710	8	2000	Avg	1,812	N	N	3619 A 22ND AVE W
3	10	277160	3085	12/12/13	\$875,000	\$947,000	1,770	8	1947	Avg	8,000	Y	N	2604 W LYNN ST
3	40	423790	0120	12/02/13	\$485,000	\$526,000	1,780	8	1930	Avg	5,000	Y	N	4507 30TH AVE W
3	10	119300	0280	05/27/14	\$994,000	\$1,036,000	1,810	8	1932	VGood	6,339	Y	N	3228 WHALLEY PL W
3	60	036900	0965	07/24/12	\$625,000	\$780,000	1,850	8	1906	VGood	6,000	Y	N	3829 24TH AVE W
3	10	119200	0520	08/26/13	\$846,500	\$941,000	1,860	8	1908	Good	6,612	N	N	3033 27TH AVE W
3	50	277060	1270	08/23/12	\$480,000	\$593,000	1,860	8	2006	Avg	2,500	Y	N	3256 23RD AVE W
3	60	277060	2380	09/13/12	\$580,000	\$712,000	1,860	8	1926	VGood	4,000	N	N	3002 21ST AVE W
3	10	277160	4065	07/02/14	\$615,000	\$636,000	1,860	8	1927	Avg	4,500	Y	N	2410 W NEWTON ST
3	50	668150	0040	10/01/13	\$639,000	\$704,000	1,860	8	1989	Avg	4,800	Y	N	2838 PATTEN PL W
3	50	026900	0216	05/03/12	\$585,000	\$749,000	1,879	8	1954	Avg	5,160	Y	N	2502 W ARMOUR ST
3	10	277160	3050	12/04/14	\$717,500	\$721,000	1,890	8	1931	Avg	4,000	Y	N	2632 W LYNN ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	503630	0575	10/16/14	\$951,250	\$964,000	1,910	8	1953	Avg	8,227	Y	N	2600 W BERTONA ST
3	50	277060	0635	11/06/13	\$770,000	\$840,000	1,940	8	2013	Avg	4,230	Y	N	3210 24TH AVE W
3	10	119300	0440	11/28/12	\$750,000	\$900,000	1,950	8	1927	Avg	7,800	N	N	2904 28TH AVE W
3	50	026900	0695	11/13/13	\$879,950	\$959,000	1,960	8	1949	VGood	7,680	Y	N	2565 25TH AVE W
3	10	119300	0385	06/26/12	\$735,000	\$925,000	1,970	8	1928	Good	6,000	Y	N	2925 26TH AVE W
3	10	119300	0190	07/15/14	\$750,000	\$774,000	2,020	8	1941	Good	6,250	N	N	3237 WHALLEY PL W
3	50	026900	0700	07/03/13	\$775,000	\$874,000	2,040	8	1950	Good	7,680	Y	N	2569 25TH AVE W
3	10	026900	1212	05/21/13	\$915,000	\$1,044,000	2,040	8	1959	Good	7,200	Y	N	2515 W SMITH ST
3	10	026900	0950	07/30/14	\$990,000	\$1,018,000	2,050	8	2003	Avg	3,900	Y	N	2507 27TH AVE W
3	10	026900	0930	11/06/13	\$735,000	\$802,000	2,340	8	1926	Avg	7,680	Y	N	2508 28TH AVE W
3	50	701070	1405	12/20/13	\$669,000	\$722,000	2,340	8	1949	Avg	6,600	Y	N	4334 30TH AVE W
3	10	232130	0196	07/31/12	\$775,000	\$965,000	2,460	8	1926	Good	5,000	Y	N	2207 29TH AVE W
3	50	277060	5930	02/28/12	\$447,500	\$585,000	2,700	8	1979	Avg	5,033	N	N	4427 WILLIAMS AVE W
3	10	119300	0350	11/16/12	\$1,000,000	\$1,204,000	2,860	8	1947	Good	7,800	Y	N	2900 27TH AVE W
3	50	701070	0936	06/13/14	\$799,000	\$830,000	2,860	8	2000	Avg	4,442	N	N	4432 30TH AVE W
3	10	119300	0390	06/20/14	\$1,300,000	\$1,348,000	2,966	8	1937	Avg	7,800	Y	N	2603 W BARRETT ST
3	40	423540	0215	04/09/13	\$459,000	\$530,000	930	9	2013	Avg	1,177	N	N	3324 W GOVERNMENT WAY
3	40	423540	0214	04/09/13	\$442,000	\$510,000	990	9	2013	Avg	830	N	N	4400 A BRYGGER DR W
3	50	701070	0137	01/11/12	\$570,000	\$758,000	1,080	9	1959	Avg	4,156	Y	N	4219 28TH PL W
3	60	277060	0930	05/31/13	\$504,000	\$573,000	1,180	9	2012	Avg	1,251	N	N	2637 A 22ND AVE W
3	60	277060	0930	10/22/14	\$601,000	\$608,000	1,180	9	2012	Avg	1,251	N	N	2637 A 22ND AVE W
3	60	277060	0929	05/31/13	\$500,750	\$570,000	1,180	9	2012	Avg	1,203	N	N	2637 B 22ND AVE W
3	60	277060	0931	07/11/13	\$495,000	\$557,000	1,180	9	2012	Avg	1,750	Y	N	2635 A 22ND AVE W
3	60	277060	0932	05/31/13	\$495,000	\$563,000	1,180	9	2012	Avg	1,798	Y	N	2635 B 22ND AVE W
3	50	693360	0215	07/11/12	\$670,000	\$839,000	1,190	9	1997	Avg	5,940	Y	N	3220 26TH AVE W
3	40	423540	0212	04/11/13	\$449,000	\$518,000	1,190	9	2013	Avg	1,531	N	N	4400 C BRYGGER DR W
3	60	277060	1910	05/24/13	\$489,000	\$557,000	1,220	9	2013	Avg	1,579	N	N	3227 21ST AVE W
3	60	277060	1911	06/12/13	\$489,000	\$555,000	1,220	9	2013	Avg	1,580	N	N	3227 A 21ST AVE W
3	60	277060	1912	07/02/13	\$460,000	\$519,000	1,220	9	2013	Avg	1,280	Y	N	3227 D 21ST AVE W
3	60	277060	1913	07/01/13	\$463,000	\$522,000	1,220	9	2013	Avg	1,563	N	N	3227 C 21ST AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	60	277060	1790	07/31/13	\$432,500	\$484,000	1,310	9	2013	Avg	1,563	N	N	3433 B 21ST AVE W
3	60	277060	1770	07/05/13	\$445,000	\$502,000	1,320	9	2013	Avg	1,437	N	N	3431 B 21ST AVE W
3	60	277060	1788	07/08/13	\$449,950	\$507,000	1,320	9	2013	Avg	1,437	N	N	3431 A 21ST AVE W
3	60	277060	1789	07/19/13	\$444,950	\$500,000	1,340	9	2013	Avg	1,562	N	N	3433 A 21ST AVE W
3	10	277160	3626	05/31/12	\$636,500	\$808,000	1,350	9	1996	Avg	4,000	Y	N	2106 26TH AVE W
3	50	701070	0210	06/05/14	\$605,004	\$629,000	1,370	9	1994	Avg	4,000	Y	N	2861 W JAMESON ST
3	10	026900	1238	05/15/13	\$1,175,000	\$1,343,000	1,500	9	1958	VGood	7,040	Y	N	2508 W MCGRAW ST
3	60	277060	1457	03/28/13	\$469,500	\$544,000	1,580	9	2013	Avg	1,487	N	N	3438 C 23RD AVE W
3	60	277060	1458	03/21/13	\$470,000	\$546,000	1,580	9	2013	Avg	1,487	N	N	3438 D 23RD AVE W
3	50	026900	1140	07/03/12	\$1,223,000	\$1,536,000	1,620	9	1954	VGood	11,415	Y	N	2501 W HALLADAY ST
3	50	026900	0685	07/23/13	\$800,000	\$897,000	1,630	9	1949	Good	7,680	Y	N	2506 W HALLADAY ST
3	60	277060	1455	04/18/13	\$461,000	\$531,000	1,640	9	2013	Avg	1,664	N	N	3438 23RD AVE W
3	60	277060	1456	05/03/13	\$455,000	\$522,000	1,640	9	2013	Avg	1,361	N	N	3438 A 23RD AVE W
3	10	232130	0320	05/07/12	\$765,000	\$978,000	1,700	9	1931	Good	5,000	N	N	2810 W CROCKETT ST
3	50	701070	1042	07/12/13	\$599,900	\$675,000	1,920	9	1977	Avg	4,000	Y	N	4447 28TH PL W
3	50	026900	0650	03/01/14	\$1,068,000	\$1,134,000	1,960	9	1955	Good	8,040	Y	N	2513 W RAYE ST
3	50	701070	1390	10/04/13	\$732,100	\$806,000	1,960	9	1983	Avg	4,400	Y	N	4344 30TH AVE W
3	10	693360	0070	02/06/14	\$731,500	\$781,000	2,060	9	1996	Avg	4,050	Y	N	3243 26TH AVE W
3	10	232130	0256	04/10/13	\$770,000	\$889,000	2,100	9	1926	VGood	5,000	N	N	2904 W CROCKETT ST
3	10	026900	0256	08/13/13	\$879,500	\$981,000	2,190	9	2013	Avg	5,001	Y	N	2818 27TH AVE W
3	10	693360	0105	10/23/12	\$689,950	\$837,000	2,300	9	1992	Avg	4,228	Y	N	3221 26TH AVE W
3	40	423790	1221	07/25/12	\$765,000	\$954,000	2,320	9	2012	Avg	3,975	N	N	4576 35TH AVE W
3	50	036900	0280	03/29/13	\$879,950	\$1,019,000	2,350	9	1999	Avg	5,500	Y	N	4046 WILLIAMS AVE W
3	40	423790	1345	12/17/14	\$825,000	\$827,000	2,390	9	2006	Avg	4,477	Y	N	4619 34TH AVE W
3	60	277060	0500	02/21/14	\$759,000	\$807,000	2,460	9	2006	Avg	3,500	N	N	3409 23RD AVE W
3	50	701070	0315	09/03/13	\$942,000	\$1,045,000	2,470	9	2007	Avg	4,000	N	N	2912 W ELMORE ST
3	10	142503	9012	07/05/13	\$820,000	\$924,000	2,510	9	2002	Avg	5,530	Y	N	3416 28TH AVE W
3	50	668150	0150	10/10/13	\$909,000	\$999,000	2,540	9	2003	Avg	5,930	N	N	2812 24TH AVE W
3	50	026900	1129	08/22/12	\$892,000	\$1,103,000	2,600	9	2005	Avg	6,044	Y	N	2523 25TH AVE W
3	50	701070	0308	11/12/14	\$1,010,800	\$1,019,000	2,640	9	2007	Avg	4,000	N	N	2916 W ELMORE ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	50	701070	1455	12/10/13	\$870,000	\$942,000	2,650	9	1990	Avg	4,000	N	N	2914 W MANSELL ST
3	50	026900	0105	07/24/13	\$950,000	\$1,065,000	2,930	9	2004	Avg	5,916	N	N	2915 24TH AVE W
3	50	026900	0061	06/13/12	\$795,000	\$1,005,000	3,080	9	2000	Avg	7,296	Y	N	2935 25TH AVE W
3	50	924190	0150	08/27/14	\$950,000	\$972,000	3,080	9	2000	Avg	8,448	Y	N	2939 25TH AVE W
3	10	232130	0516	05/13/13	\$1,232,909	\$1,410,000	3,140	9	1919	VGood	7,600	Y	N	1909 28TH AVE W
3	50	036900	0025	10/01/13	\$1,097,000	\$1,208,000	3,250	9	2005	Avg	5,500	Y	N	4047 WILLIAMS AVE W
3	50	277160	0550	11/12/14	\$950,000	\$958,000	4,030	9	1992	Avg	4,200	Y	N	2310 W SMITH ST
3	40	152503	9057	07/02/14	\$520,000	\$538,000	1,090	10	2008	Avg	1,036	N	N	4308 36TH AVE W
3	40	152503	9044	04/01/14	\$550,000	\$580,000	1,180	10	2008	Avg	1,661	N	N	4306 36TH AVE W
3	60	277060	2337	09/05/12	\$410,000	\$505,000	1,250	10	2008	Avg	1,755	N	N	3040 B 21ST AVE W
3	60	277060	1450	07/16/13	\$490,000	\$551,000	1,400	10	2008	Avg	1,592	N	N	3440 B 23RD AVE W
3	60	277060	1451	04/19/13	\$469,000	\$540,000	1,400	10	2008	Avg	1,356	N	N	3440 A 23RD AVE W
3	60	277060	0936	05/15/13	\$800,000	\$914,000	1,670	10	2012	Avg	3,613	Y	N	2643 22ND AVE W
3	60	277060	0935	05/20/13	\$775,000	\$885,000	1,680	10	2012	Avg	2,388	N	N	2645 22ND AVE W
3	40	423790	1190	04/22/13	\$762,300	\$877,000	2,010	10	2013	Avg	3,200	N	N	3410 W MCCORD PL
3	10	232130	0215	05/14/13	\$1,300,000	\$1,486,000	2,170	10	2012	Avg	5,000	N	N	2920 W BOSTON ST
3	40	423540	0260	04/29/13	\$705,000	\$809,000	2,220	10	2013	Avg	5,632	N	N	4465 BRYGGER DR W
3	10	277160	4745	03/27/12	\$830,000	\$1,076,000	2,540	10	2005	Avg	4,570	N	N	2641 W PLYMOUTH ST
3	50	026900	0090	10/27/12	\$1,000,000	\$1,211,000	2,590	10	2006	Avg	5,880	Y	N	2904 25TH AVE W
3	50	026900	0085	07/08/14	\$1,195,000	\$1,234,000	2,850	10	2006	Avg	6,654	Y	N	2908 25TH AVE W
3	10	277160	4120	11/11/14	\$970,000	\$978,000	2,890	10	1995	Avg	4,000	Y	N	2415 W CROCKETT ST
3	10	277160	3945	01/25/14	\$1,300,000	\$1,392,000	2,920	10	2008	Avg	5,500	Y	N	2622 W NEWTON ST
3	50	701070	0705	08/11/14	\$819,000	\$840,000	2,950	10	2014	Avg	4,000	N	N	4419 31ST AVE W
3	10	503630	0431	04/17/12	\$880,000	\$1,133,000	3,520	10	2001	Good	6,353	N	N	3404 27TH AVE W
3	50	026900	0115	05/05/14	\$1,263,000	\$1,322,000	3,690	10	2014	Avg	8,960	N	N	2925 24TH AVE W
3	50	277060	0699	01/25/12	\$530,000	\$701,000	1,220	11	2011	Avg	1,549	Y	N	3060 24TH AVE W
3	10	277160	3115	09/01/14	\$1,430,000	\$1,461,000	2,420	11	2014	Avg	4,000	Y	N	2640 W BOSTON ST
3	50	693360	0036	10/01/14	\$1,149,000	\$1,167,000	2,610	11	2014	Avg	5,559	Y	N	3051 25TH AVE W
5	20	137080	3635	08/08/12	\$532,000	\$661,000	800	7	1944	VGood	5,097	Y	N	2134 MONTVALE PL W
5	20	137080	3640	08/20/14	\$619,790	\$635,000	800	7	1944	Good	5,097	Y	N	2138 MONTVALE PL W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	137080	4330	04/01/13	\$400,000	\$463,000	820	7	1942	Avg	3,507	Y	N	1956 34TH AVE W
5	20	555330	0040	04/04/13	\$671,000	\$776,000	860	7	1955	Fair	3,494	Y	N	3033 W GALER ST
5	60	277160	4370	09/26/14	\$460,000	\$468,000	900	7	1953	Avg	4,000	N	N	2339 W NEWTON ST
5	10	222503	9081	10/20/14	\$405,000	\$410,000	960	7	1943	Avg	3,960	N	N	2849 36TH AVE W
5	10	222503	9082	06/06/13	\$402,000	\$457,000	960	7	1943	Good	6,050	N	N	2845 36TH AVE W
5	20	137080	4465	12/05/12	\$427,000	\$511,000	970	7	1944	Avg	4,424	N	N	2115 33RD AVE W
5	20	137080	4480	09/29/14	\$560,000	\$569,000	970	7	1944	Good	4,233	N	N	2121 33RD AVE W
5	10	232503	9067	05/07/14	\$690,000	\$722,000	980	7	1942	Good	6,428	N	N	2145 CONDON WAY W
5	10	354790	0175	09/30/13	\$465,000	\$512,000	1,100	7	1949	Good	5,000	N	N	2607 W HOWE ST
5	20	137080	3590	06/21/13	\$633,443	\$717,000	1,150	7	1940	Good	5,394	Y	N	1943 34TH AVE W
5	20	137680	0115	11/03/14	\$585,000	\$591,000	1,190	7	1939	Avg	5,378	Y	N	2615 37TH AVE W
5	20	327130	1175	08/15/14	\$661,000	\$678,000	1,260	7	1939	Good	5,800	N	N	3250 W VIEWMONT WAY W
5	20	137080	2650	07/29/14	\$605,000	\$622,000	1,330	7	1922	Good	4,500	N	N	2309 35TH AVE W
5	20	202120	0058	06/02/12	\$675,000	\$856,000	1,520	7	1940	Good	5,200	N	N	3015 W HOWE ST
5	20	137080	3580	03/29/13	\$564,000	\$653,000	1,030	8	1940	Avg	5,394	Y	N	1933 34TH AVE W
5	20	202120	0735	09/23/13	\$550,000	\$607,000	1,080	8	1940	Avg	5,000	N	N	1563 29TH AVE W
5	20	202120	0771	09/24/13	\$700,000	\$772,000	1,100	8	1950	Good	3,082	N	N	3021 W GARFIELD ST
5	60	277160	4196	08/12/14	\$465,000	\$477,000	1,110	8	2008	Avg	1,120	N	N	2331 B W CROCKETT ST
5	20	503530	0630	02/28/13	\$649,500	\$758,000	1,190	8	1948	Good	6,172	N	N	3527 43RD AVE W
5	20	202120	0140	07/05/13	\$630,000	\$710,000	1,200	8	1948	Avg	5,000	N	N	1811 29TH AVE W
5	10	222503	9004	09/10/13	\$619,000	\$685,000	1,220	8	1955	Avg	5,000	Y	N	2672 BISHOP PL W
5	20	202120	0650	01/29/14	\$725,000	\$775,000	1,240	8	1940	Avg	5,000	Y	N	2814 W GARFIELD ST
5	20	327130	0725	01/02/13	\$675,000	\$801,000	1,250	8	1957	Good	5,800	N	N	3233 42ND AVE W
5	20	202120	0770	09/09/14	\$895,000	\$913,000	1,260	8	1950	Avg	3,618	Y	N	1466 MAGNOLIA BLVD W
5	10	232130	0490	02/24/14	\$525,000	\$558,000	1,260	8	1942	Avg	8,250	N	N	2914 W HOWE ST
5	10	503430	0045	07/02/13	\$615,000	\$694,000	1,270	8	1956	Avg	5,005	N	N	3704 W ARMOUR PL
5	20	106800	0575	09/27/13	\$775,000	\$854,000	1,280	8	1950	Good	6,960	Y	N	2545 37TH AVE W
5	20	106800	0575	09/10/12	\$650,000	\$799,000	1,280	8	1950	Good	6,960	Y	N	2545 37TH AVE W
5	10	503930	0128	05/15/13	\$735,000	\$840,000	1,280	8	1950	Good	5,889	Y	N	1935 31ST AVE W
5	10	020750	0012	05/05/14	\$855,000	\$895,000	1,300	8	1960	Good	5,390	N	N	2121 31ST AVE W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	60	277160	4226	11/18/14	\$509,500	\$513,000	1,300	8	1994	Avg	1,485	N	N	2017 23RD AVE W
5	20	503530	0985	04/25/13	\$818,000	\$940,000	1,300	8	1950	Good	5,180	N	N	3601 PERKINS LN W
5	20	106800	0535	06/24/13	\$699,000	\$790,000	1,310	8	1941	Avg	6,776	Y	N	2569 38TH AVE W
5	20	137680	0080	02/22/13	\$855,000	\$1,000,000	1,310	8	1951	VGood	5,067	Y	N	2620 38TH AVE W
5	20	327180	0850	08/06/14	\$765,000	\$786,000	1,320	8	1945	Good	5,800	Y	N	3016 43RD AVE W
5	20	137080	4400	08/12/13	\$695,000	\$775,000	1,330	8	1947	Avg	5,688	N	N	2114 WOLFE PL W
5	20	395690	0480	09/03/14	\$779,000	\$796,000	1,330	8	1941	Avg	5,600	Y	N	3241 MAGNOLIA BLVD W
5	20	136430	0546	04/21/14	\$750,000	\$787,000	1,335	8	1932	Good	3,750	Y	N	2324 PERKINS LN W
5	20	137080	2620	12/11/14	\$592,500	\$595,000	1,340	8	1941	Avg	5,350	N	N	2269 VIEWMONT WAY W
5	20	137380	0180	02/28/14	\$875,000	\$929,000	1,340	8	1937	Avg	5,250	Y	N	2808 43RD AVE W
5	20	137080	3510	05/15/14	\$790,000	\$825,000	1,350	8	1940	Avg	6,117	Y	N	1922 35TH AVE W
5	10	503430	0052	02/10/14	\$640,000	\$683,000	1,350	8	1952	Avg	4,657	Y	N	2805 BISHOP PL W
5	20	503730	0060	04/09/14	\$675,000	\$711,000	1,350	8	1938	Good	5,750	N	N	1512 28TH AVE W
5	20	137080	3525	05/17/13	\$710,000	\$811,000	1,360	8	1940	Avg	5,940	Y	N	1938 35TH AVE W
5	20	137080	3415	05/27/14	\$700,000	\$729,000	1,370	8	1947	Avg	4,712	N	N	1814 36TH AVE W
5	10	503430	0075	06/28/13	\$750,000	\$847,000	1,400	8	1954	Good	5,841	Y	N	2680 BISHOP PL W
5	20	202120	0635	04/09/14	\$773,000	\$814,000	1,410	8	1955	Avg	5,775	Y	N	2800 W GARFIELD ST
5	20	137680	0095	05/13/14	\$758,500	\$793,000	1,420	8	1941	Avg	5,923	Y	N	2602 38TH AVE W
5	20	137080	0750	04/16/12	\$649,000	\$836,000	1,430	8	1942	Avg	5,003	Y	N	2370 W VIEWMONT WAY W
5	20	395690	0470	12/07/12	\$605,000	\$724,000	1,430	8	1942	Avg	6,100	N	N	3235 MAGNOLIA BLVD W
5	10	503930	0133	02/22/13	\$747,440	\$874,000	1,430	8	1950	Good	6,697	Y	N	1927 31ST AVE W
5	20	503730	0110	10/21/13	\$539,000	\$591,000	1,450	8	1950	Avg	5,750	Y	N	1531 THORNDYKE AVE W
5	20	137080	2335	07/28/14	\$1,015,000	\$1,044,000	1,460	8	1955	VGood	5,629	Y	N	2520 MONTAVISTA PL W
5	20	137080	2990	05/16/13	\$785,000	\$897,000	1,480	8	1941	Good	6,000	Y	N	1950 EDMONT PL W
5	20	187750	0005	12/01/14	\$827,235	\$832,000	1,500	8	1948	Avg	8,560	N	N	3942 W BARRETT ST
5	20	327130	0155	10/01/14	\$759,000	\$771,000	1,520	8	1949	Good	5,800	N	N	3241 44TH AVE W
5	10	503430	0040	03/10/14	\$669,000	\$709,000	1,520	8	1955	Avg	5,005	N	N	3710 W ARMOUR PL
5	10	354790	0055	05/12/14	\$729,000	\$762,000	1,540	8	1939	Avg	4,000	N	N	2702 W BLAINE ST
5	20	327130	1010	12/09/13	\$630,000	\$682,000	1,560	8	1948	Avg	8,700	N	N	3229 VIEWMONT WAY W
5	10	503430	0021	09/05/12	\$589,000	\$725,000	1,560	8	1955	Avg	5,996	N	N	3724 W ARMOUR PL

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	202120	0385	07/12/13	\$700,000	\$787,000	1,570	8	1921	VGood	5,000	N	N	3020 W HAYES ST
5	20	327130	0375	04/11/13	\$800,000	\$923,000	1,590	8	1959	Good	5,800	N	N	3236 44TH AVE W
5	20	327130	0450	07/29/13	\$599,000	\$671,000	1,590	8	1988	Avg	2,900	N	N	3247 43RD AVE W
5	60	277160	4211	01/06/14	\$650,000	\$699,000	1,600	8	2012	Avg	1,801	N	N	2323 W CROCKETT ST
5	20	137080	1885	12/14/12	\$749,950	\$895,000	1,610	8	1948	Avg	5,350	Y	N	2468 WESTMONT WAY W
5	20	137380	0170	06/30/14	\$972,000	\$1,006,000	1,610	8	1937	VGood	6,300	Y	N	2820 43RD AVE W
5	20	136430	0420	07/24/13	\$740,000	\$830,000	1,632	8	1995	Avg	12,216	Y	N	2400 PERKINS LN W
5	60	277160	4210	08/15/13	\$689,000	\$768,000	1,700	8	2012	Avg	2,195	N	N	2323 W CROCKETT ST
5	20	395690	0115	01/03/14	\$799,000	\$860,000	1,710	8	1937	Good	6,120	Y	N	2627 MAGNOLIA LN W
5	10	222503	9086	08/01/13	\$906,000	\$1,014,000	1,750	8	1941	Good	6,082	Y	N	3705 W BARRETT ST
5	20	137080	2965	03/15/13	\$826,100	\$961,000	1,770	8	1942	Avg	6,454	Y	N	1930 EDMONT PL W
5	20	327180	0165	04/10/14	\$785,000	\$826,000	1,770	8	1937	Avg	5,800	Y	N	3052 42ND AVE W
5	20	503730	0165	10/02/13	\$740,000	\$815,000	1,780	8	1930	VGood	5,750	N	N	1536 THORNDYKE AVE W
5	20	503730	0220	03/01/13	\$562,000	\$656,000	1,790	8	1940	Good	4,900	Y	N	2608 W GALER ST
5	20	136780	0075	08/09/13	\$850,000	\$949,000	1,860	8	1937	Avg	11,611	Y	N	2559 MAGNOLIA BLVD W
5	20	137080	2740	03/15/13	\$650,000	\$756,000	1,980	8	1939	Good	5,660	N	N	2123 MONTVALE CT W
5	20	503980	0100	10/24/13	\$800,000	\$876,000	2,000	8	1972	Good	7,787	N	N	1525 MAGNOLIA BLVD W
5	20	137080	1435	11/05/14	\$1,070,000	\$1,080,000	2,040	8	1939	Avg	6,090	Y	N	4246 W MONTFORT PL
5	20	106800	0425	02/13/12	\$675,000	\$887,000	2,240	8	1942	Avg	7,801	N	N	2629 39TH AVE W
5	20	106900	0205	07/10/13	\$1,040,000	\$1,171,000	2,610	8	1938	VGood	8,160	Y	N	2633 42ND AVE W
5	20	136780	0086	03/14/14	\$880,000	\$932,000	2,730	8	1958	Good	6,764	N	N	4515 W RAYE ST
5	60	277160	4190	06/17/14	\$824,000	\$855,000	2,800	8	1964	Avg	4,000	Y	N	2337 W CROCKETT ST
5	20	202120	0085	12/09/13	\$1,380,000	\$1,494,000	2,900	8	1942	VGood	10,000	N	N	1801 30TH AVE W
5	20	503530	0695	12/30/14	\$750,000	\$750,000	1,160	9	1973	Good	10,657	Y	N	4521 W MCLAREN ST
5	20	395690	0085	09/26/12	\$637,500	\$780,000	1,200	9	1937	Avg	6,120	Y	N	2609 MAGNOLIA LN W
5	10	222503	9114	02/12/14	\$759,000	\$809,000	1,230	9	1954	VGood	5,930	Y	N	2674 BISHOP PL W
5	20	137080	1465	06/19/14	\$850,000	\$881,000	1,320	9	1927	Avg	5,136	Y	N	2509 42ND AVE W
5	20	232503	9102	06/20/12	\$785,000	\$990,000	1,360	9	1962	Good	5,850	Y	N	1544 MAGNOLIA WAY W
5	20	327130	0205	05/23/13	\$775,000	\$884,000	1,360	9	1952	VGood	5,394	N	N	3215 44TH AVE W
5	20	137080	2155	08/31/12	\$778,000	\$959,000	1,430	9	1958	Avg	5,000	Y	N	2519 MONTAVISTA PL W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	137080	2770	09/19/14	\$849,000	\$865,000	1,460	9	1954	VGood	4,534	N	N	2125 MONTVALE PL W
5	20	137080	3075	07/06/12	\$825,000	\$1,035,000	1,470	9	1948	Avg	5,775	N	N	3556 W HOWE ST
5	20	137080	2290	04/21/14	\$900,000	\$945,000	1,480	9	1951	Good	3,694	Y	N	2463 MONTAVISTA PL W
5	20	137080	0765	05/21/12	\$776,250	\$988,000	1,490	9	1948	Avg	6,527	Y	N	2309 W VIEWMONT WAY W
5	10	503930	0145	07/11/12	\$621,500	\$779,000	1,540	9	1950	Avg	6,545	Y	N	1911 31ST AVE W
5	20	137080	0035	10/26/12	\$700,000	\$848,000	1,570	9	1930	Avg	8,775	N	N	2021 36TH AVE W
5	20	137080	1525	05/29/12	\$860,000	\$1,092,000	1,570	9	1958	Good	4,815	Y	N	2475 42ND AVE W
5	20	137080	3420	05/24/12	\$659,000	\$838,000	1,570	9	1948	Avg	6,123	Y	N	3501 W HOWE ST
5	20	187750	0080	08/30/13	\$850,000	\$944,000	1,570	9	1948	VGood	8,297	Y	N	3008 39TH AVE W
5	20	106900	0090	04/05/13	\$980,000	\$1,133,000	1,580	9	1974	Avg	8,280	Y	N	2645 VIEWMONT WAY W
5	20	327130	0345	07/26/12	\$850,000	\$1,060,000	1,580	9	2010	Avg	5,800	N	N	3222 44TH AVE W
5	20	137080	2280	11/15/12	\$899,000	\$1,083,000	1,610	9	1931	Good	6,453	Y	N	2459 MONTAVISTA PL W
5	20	202120	0505	02/28/14	\$744,500	\$791,000	1,620	9	1976	Avg	5,000	Y	N	3017 W HAYES ST
5	20	137080	0605	04/24/13	\$852,000	\$979,000	1,630	9	1962	Avg	5,350	Y	N	2335 ROSEMONT PL W
5	20	137380	0125	09/27/14	\$857,500	\$872,000	1,630	9	1931	Avg	8,050	Y	N	2851 43RD AVE W
5	20	503530	0643	01/16/13	\$765,000	\$905,000	1,630	9	2006	Avg	5,921	N	N	3449 MAGNOLIA BLVD W
5	20	137080	1860	06/14/13	\$775,000	\$878,000	1,660	9	1940	Avg	5,657	Y	N	2450 WESTMONT WAY W
5	20	137680	0025	09/08/14	\$834,500	\$852,000	1,670	9	1948	Good	6,000	Y	N	2637 38TH AVE W
5	20	106800	0170	06/14/12	\$750,000	\$948,000	1,700	9	1941	Good	7,500	N	N	2630 VIEWMONT WAY W
5	20	137080	0940	07/21/14	\$1,350,000	\$1,391,000	1,700	9	1952	Avg	5,500	Y	N	2346 MAGNOLIA BLVD W
5	20	137080	3445	09/09/14	\$1,140,000	\$1,163,000	1,700	9	1941	Good	6,500	Y	N	3521 W HOWE ST
5	20	137080	1380	08/13/13	\$1,200,000	\$1,339,000	1,730	9	1924	Good	5,350	Y	N	2452 43RD AVE W
5	20	327180	0500	05/29/13	\$949,000	\$1,080,000	1,730	9	1960	VGood	6,480	N	N	3039 44TH AVE W
5	60	277160	4375	10/09/13	\$710,000	\$780,000	1,750	9	2013	Avg	1,997	N	N	2335 W NEWTON ST
5	60	277160	4376	09/25/13	\$710,000	\$783,000	1,750	9	2013	Avg	1,999	N	N	2337 W NEWTON ST
5	20	136430	0060	03/26/14	\$1,115,000	\$1,177,000	1,760	9	1933	Good	12,892	Y	Y	1977 PERKINS LN W
5	20	202120	0495	10/22/12	\$800,000	\$971,000	1,760	9	1955	VGood	5,000	N	N	1614 31ST AVE W
5	20	327180	0870	08/07/14	\$1,225,000	\$1,258,000	1,760	9	1941	Good	5,800	Y	N	3006 43RD AVE W
5	20	106900	0035	03/06/14	\$1,275,000	\$1,352,000	1,800	9	1948	Good	8,609	Y	N	2833 W VIEWMONT WAY W
5	20	137380	0270	07/15/13	\$949,000	\$1,067,000	1,810	9	1948	Avg	6,227	Y	N	2826 42ND AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	327180	0185	11/21/14	\$880,000	\$886,000	1,830	9	1953	Good	5,800	Y	N	3042 42ND AVE W
5	20	137080	2545	06/20/12	\$875,000	\$1,103,000	1,850	9	1937	Good	5,303	Y	N	2306 EASTMONT WAY W
5	20	202120	0370	09/01/14	\$1,100,000	\$1,124,000	1,890	9	1931	VGood	5,000	Y	N	3008 W HAYES ST
5	20	137080	2135	05/20/13	\$750,000	\$856,000	1,900	9	1929	Avg	5,034	Y	N	2512 38TH AVE W
5	20	106800	0559	10/03/14	\$1,275,000	\$1,295,000	1,960	9	1947	Good	8,448	Y	N	2552 38TH AVE W
5	20	137080	2455	08/13/14	\$1,050,000	\$1,077,000	1,990	9	1929	Good	4,606	Y	N	2430 MONTAVISTA PL W
5	20	137080	1405	06/28/13	\$820,000	\$926,000	2,000	9	1928	Good	5,029	Y	N	2520 43RD AVE W
5	20	137080	1195	11/06/12	\$899,000	\$1,086,000	2,005	9	2004	Avg	5,557	Y	N	2586 CONSTANCE DR W
5	20	137080	1445	07/23/13	\$795,000	\$892,000	2,010	9	1955	Avg	7,587	Y	N	2566 43RD AVE W
5	20	137080	1331	08/04/14	\$1,400,000	\$1,438,000	2,020	9	1951	Good	9,630	Y	N	2415 CRANE DR W
5	20	137080	2145	05/06/13	\$841,000	\$964,000	2,040	9	1928	VGood	5,000	Y	N	2509 MONTAVISTA PL W
5	20	503530	0699	06/05/13	\$806,900	\$917,000	2,050	9	1978	Avg	8,662	Y	N	4515 W MCLAREN ST
5	20	137080	0335	07/24/13	\$1,244,000	\$1,395,000	2,110	9	2009	Avg	5,350	Y	N	2233 VIEWMONT WAY W
5	20	137080	1585	06/03/14	\$975,000	\$1,014,000	2,120	9	1958	Good	5,350	N	N	2520 42ND AVE W
5	20	137080	1425	06/13/12	\$1,100,000	\$1,390,000	2,140	9	1938	Good	4,203	Y	N	2533 CRANE DR W
5	20	137080	1375	02/14/12	\$750,000	\$986,000	2,170	9	1930	Avg	5,350	Y	N	2448 43RD AVE W
5	20	327180	1055	09/19/13	\$735,000	\$812,000	2,170	9	1930	Avg	6,380	N	N	3015 VIEWMONT WAY W
5	20	137080	1490	04/11/12	\$760,000	\$980,000	2,180	9	1928	Avg	4,927	Y	N	2583 42ND AVE W
5	20	202120	1085	12/12/14	\$862,500	\$865,000	2,180	9	1937	Avg	4,400	Y	N	2810 W GALER ST
5	20	137080	1800	05/19/14	\$924,000	\$964,000	2,200	9	1932	Avg	5,000	N	N	2352 ROSEMONT PL W
5	20	187750	0045	11/12/13	\$930,000	\$1,014,000	2,220	9	1949	Avg	9,180	N	N	3939 W BARRETT ST
5	20	137080	2050	07/03/13	\$1,035,000	\$1,167,000	2,240	9	1947	Good	3,984	Y	N	3806 W PARKMONT PL
5	20	137080	1900	10/08/12	\$858,000	\$1,045,000	2,300	9	1938	Good	6,420	Y	N	2482 WESTMONT WAY W
5	20	202120	1065	10/24/13	\$1,068,500	\$1,170,000	2,300	9	1948	VGood	5,746	Y	N	1515 28TH AVE W
5	20	106800	0070	02/06/14	\$862,617	\$921,000	2,320	9	1939	VGood	7,801	N	N	2809 39TH AVE W
5	20	503730	0120	11/27/12	\$1,047,500	\$1,257,000	2,350	9	2008	Avg	5,750	Y	N	1541 THORNDYKE AVE W
5	20	136430	0197	04/20/14	\$2,000,000	\$2,100,000	2,360	9	1990	Avg	8,894	Y	Y	2539 PERKINS LN W
5	20	202120	0300	08/08/12	\$1,045,000	\$1,298,000	2,360	9	2006	Avg	5,000	Y	N	1711 29TH AVE W
5	20	503980	0095	08/12/13	\$820,000	\$915,000	2,420	9	1963	VGood	7,406	N	N	1519 MAGNOLIA BLVD W
5	20	137080	1650	11/06/13	\$1,370,000	\$1,495,000	2,450	9	1931	VGood	5,000	Y	N	2416 ROSEMONT PL W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	503730	0040	06/21/12	\$1,035,000	\$1,305,000	2,460	9	1930	VGood	5,750	Y	N	1554 28TH AVE W
5	20	137080	0710	03/26/12	\$780,000	\$1,011,000	2,470	9	1939	Avg	5,350	Y	N	2336 W VIEWMONT WAY W
5	20	327130	0030	10/30/12	\$1,065,000	\$1,289,000	2,480	9	2005	Avg	6,510	Y	N	3216 MAGNOLIA BLVD W
5	20	137080	2060	02/20/12	\$1,238,000	\$1,624,000	2,530	9	1946	VGood	5,350	Y	N	2559 CRESTMONT PL W
5	10	107000	0390	07/02/14	\$1,054,690	\$1,091,000	2,610	9	2014	Avg	3,979	N	N	4004 W BRIARCLIFF LN
5	10	222503	9104	07/02/12	\$992,868	\$1,247,000	2,650	9	2012	Avg	5,088	Y	N	3621 W BARRETT ST
5	10	222503	9131	05/10/12	\$940,000	\$1,201,000	2,660	9	2011	Avg	5,088	Y	N	3701 W BARRETT ST
5	10	107000	0050	11/26/13	\$1,170,227	\$1,271,000	2,660	9	2013	Avg	4,378	N	N	3048 39TH AVE W
5	20	106900	0060	07/29/13	\$1,711,000	\$1,916,000	2,690	9	1939	VGood	8,549	Y	N	2811 VIEWMONT WAY W
5	20	137080	2970	02/15/13	\$1,110,000	\$1,301,000	2,760	9	1942	VGood	6,454	Y	N	1932 EDMONT PL W
5	20	202120	0115	04/09/14	\$1,317,000	\$1,386,000	2,820	9	2004	Avg	5,000	Y	N	1810 30TH AVE W
5	10	107000	0130	09/09/14	\$1,122,463	\$1,145,000	2,830	9	2014	Avg	5,945	N	N	4003 W BRIARCLIFF LN
5	10	107000	0060	03/04/14	\$1,126,882	\$1,196,000	2,850	9	2014	Avg	6,149	N	N	3038 39TH AVE W
5	20	137080	3405	08/29/13	\$1,150,000	\$1,277,000	2,860	9	2004	Avg	4,606	Y	N	1800 36TH AVE W
5	20	137080	3201	10/10/13	\$1,277,000	\$1,403,000	2,950	9	2001	Avg	4,987	Y	N	3447 W BLAINE ST
5	20	137080	3455	09/03/13	\$950,000	\$1,054,000	2,950	9	1988	Avg	5,500	Y	N	3529 W HOWE ST
5	20	327130	0325	03/18/14	\$1,350,000	\$1,428,000	3,200	9	2008	Avg	5,800	N	N	3212 44TH AVE W
5	20	202120	1060	06/20/13	\$1,431,875	\$1,620,000	3,250	9	2003	Avg	5,000	Y	N	2809 W EATON ST
5	10	107000	0300	04/02/14	\$1,088,117	\$1,147,000	3,340	9	2014	Avg	3,480	N	N	3063 39TH AVE W
5	20	137380	0175	09/23/13	\$1,145,000	\$1,264,000	3,530	9	2003	Avg	6,300	Y	N	2814 43RD AVE W
5	20	503530	1015	05/09/13	\$1,080,000	\$1,236,000	1,580	10	1932	VGood	12,806	Y	N	4706 W RUFFNER ST
5	20	395690	0075	10/11/13	\$1,088,000	\$1,195,000	1,700	10	2001	Avg	6,120	Y	N	2603 MAGNOLIA LN W
5	10	222503	9103	06/26/14	\$1,387,800	\$1,437,000	1,730	10	2005	Avg	5,500	Y	N	3611 W BARRETT ST
5	20	137080	0935	06/18/14	\$1,400,000	\$1,452,000	1,790	10	1937	Avg	5,500	Y	N	2340 MAGNOLIA BLVD W
5	20	137080	1565	10/30/14	\$1,100,000	\$1,112,000	1,940	10	1932	Avg	8,881	Y	N	2504 42ND AVE W
5	20	503980	0165	03/25/13	\$1,495,000	\$1,733,000	1,970	10	2008	Avg	11,129	Y	N	1579 34TH CT W
5	20	137080	3175	10/09/14	\$1,275,000	\$1,294,000	2,000	10	1948	Avg	7,800	Y	N	1664 MAGNOLIA BLVD W
5	20	106800	0235	06/05/14	\$1,155,000	\$1,201,000	2,020	10	1935	Good	8,051	Y	N	2585 CRESTMONT PL W
5	20	137080	1020	07/09/14	\$1,250,000	\$1,291,000	2,030	10	1957	Avg	5,500	Y	N	2432 MAGNOLIA BLVD W
5	20	202120	1000	05/23/14	\$980,000	\$1,022,000	2,060	10	1967	Avg	5,854	Y	N	1414 MAGNOLIA BLVD W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	137080	0195	08/25/14	\$1,200,000	\$1,228,000	2,110	10	1926	Avg	5,500	Y	N	1984 MAGNOLIA BLVD W
5	20	137080	0040	10/10/13	\$1,220,000	\$1,341,000	2,130	10	1937	VGood	8,558	Y	N	2033 36TH AVE W
5	20	137080	0825	08/23/14	\$1,298,000	\$1,329,000	2,130	10	1933	Avg	5,658	Y	N	2357 W VIEWMONT WAY W
5	10	107000	0380	10/29/13	\$970,044	\$1,061,000	2,150	10	2013	Avg	3,280	N	N	4002 W BRIARCLIFF LN
5	20	137080	0805	12/21/12	\$1,300,000	\$1,549,000	2,170	10	1939	VGood	10,682	Y	N	2345 W VIEWMONT WAY W
5	10	222503	9130	06/25/14	\$957,000	\$991,000	2,180	10	2005	Avg	5,000	Y	N	3700 B W FULTON ST
5	20	106800	0520	05/06/14	\$1,225,000	\$1,282,000	2,280	10	1928	Good	6,906	Y	N	2560 39TH AVE W
5	10	020750	0014	03/12/12	\$850,000	\$1,107,000	2,290	10	2011	Avg	5,003	N	N	2206 32ND AVE W
5	20	137080	1520	05/27/14	\$1,655,000	\$1,724,000	2,300	10	2009	Avg	4,815	Y	N	2471 42ND AVE W
5	20	354790	0535	10/27/14	\$1,900,000	\$1,922,000	2,300	10	2009	Avg	7,500	Y	N	1730 MAGNOLIA WAY W
5	20	327130	0315	07/15/13	\$1,400,000	\$1,574,000	2,320	10	2012	Avg	5,800	N	N	3208 44TH AVE W
5	20	137080	0560	10/13/14	\$979,700	\$993,000	2,380	10	1929	Avg	6,000	Y	N	2310 WESTMONT WAY W
5	20	137380	0150	05/09/12	\$960,000	\$1,227,000	2,380	10	1936	Avg	6,300	N	N	2844 43RD AVE W
5	20	137080	0570	05/31/13	\$1,100,000	\$1,252,000	2,410	10	1932	Good	4,503	Y	N	2301 ROSEMONT PL W
5	20	106800	0165	06/05/12	\$899,000	\$1,139,000	2,440	10	1941	VGood	7,500	N	N	2636 VIEWMONT WAY W
5	20	137080	3460	05/07/14	\$1,340,000	\$1,402,000	2,440	10	1990	Avg	5,500	Y	N	3535 W HOWE ST
5	20	395690	0020	11/13/13	\$1,950,000	\$2,125,000	2,470	10	1932	VGood	6,887	Y	N	2261 WESTMONT WAY W
5	20	327130	0695	10/15/12	\$1,535,000	\$1,866,000	2,510	10	2005	Avg	5,800	Y	N	3245 42ND AVE W
5	20	106800	0445	11/06/12	\$1,110,000	\$1,341,000	2,530	10	1947	Good	10,402	N	N	2655 39TH AVE W
5	20	395690	0015	05/09/13	\$1,550,000	\$1,774,000	2,530	10	1934	VGood	9,062	Y	N	2256 W VIEWMONT WAY W
5	10	222503	9002	05/14/12	\$830,000	\$1,059,000	2,550	10	2005	Avg	5,746	Y	N	3700 W FULTON ST
5	20	137080	0745	02/21/13	\$1,450,000	\$1,697,000	2,580	10	2010	Avg	5,003	Y	N	2366 W VIEWMONT WAY W
5	20	395690	0365	12/11/13	\$1,510,000	\$1,634,000	2,620	10	2008	Avg	8,775	Y	N	2810 46TH AVE W
5	10	107000	0240	12/04/13	\$1,150,000	\$1,247,000	2,630	10	2011	Avg	3,632	N	N	4001 W DRAVUS ST
5	20	137080	0670	11/04/13	\$1,530,000	\$1,671,000	2,680	10	1952	Good	4,069	Y	N	2303 MONTAVISTA PL W
5	20	137080	1165	11/09/12	\$899,000	\$1,085,000	2,730	10	1931	Avg	5,039	Y	N	4314 W MONFORT PL
5	20	137080	2600	07/03/14	\$1,015,000	\$1,049,000	2,730	10	2005	Avg	4,000	N	N	3501 W MCGRAW ST
5	10	020750	0015	01/23/12	\$815,500	\$1,079,000	2,750	10	2011	Avg	5,004	N	N	2150 32ND AVE W
5	10	020750	0015	05/21/13	\$900,000	\$1,027,000	2,750	10	2011	Avg	5,004	N	N	2150 32ND AVE W
5	20	137380	0025	01/09/14	\$2,215,000	\$2,380,000	2,820	10	1955	VGood	12,786	Y	N	4411 W ARMOUR ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	137080	0835	07/30/12	\$1,485,000	\$1,849,000	2,840	10	1926	Avg	14,888	Y	N	2373 W VIEWMONT WAY W
5	20	136730	0065	11/17/13	\$1,500,000	\$1,633,000	2,850	10	1946	Good	34,575	Y	N	2841 MAGNOLIA BLVD W
5	10	107000	0230	09/26/13	\$1,122,000	\$1,237,000	2,878	10	2011	Avg	3,480	N	N	4003 W DRAVUS ST
5	10	107000	0220	03/22/13	\$1,220,000	\$1,416,000	2,940	10	2010	Avg	4,354	N	N	4005 W DRAVUS ST
5	20	137080	4510	03/02/12	\$1,100,000	\$1,437,000	2,950	10	2003	Avg	3,354	N	N	2141 33RD AVE W
5	20	503980	0105	05/08/13	\$994,000	\$1,138,000	2,950	10	1991	Good	8,160	N	N	1529 MAGNOLIA BLVD W
5	20	106900	0030	08/28/13	\$1,700,000	\$1,889,000	2,980	10	1941	VGood	8,626	Y	N	2839 W VIEWMONT WAY W
5	10	107000	0010	07/24/13	\$1,000,080	\$1,121,000	2,980	10	2013	Avg	5,375	N	N	3062 39TH AVE W
5	20	327180	0910	07/01/14	\$1,356,925	\$1,404,000	3,170	10	1937	VGood	5,800	Y	N	3017 42ND AVE W
5	20	137080	3180	08/08/14	\$1,776,000	\$1,823,000	3,230	10	2005	Avg	7,800	Y	N	3459 W BLAINE ST
5	20	137380	0054	04/05/13	\$1,685,000	\$1,947,000	3,240	10	2012	Avg	5,624	Y	N	2856 44TH AVE W
5	10	503930	0075	12/31/13	\$1,050,000	\$1,131,000	3,250	10	1951	VGood	6,230	Y	N	1916 31ST AVE W
5	20	137380	0220	04/30/12	\$1,300,000	\$1,666,000	3,290	10	1937	Good	6,388	Y	N	2835 42ND AVE W
5	20	503530	1007	05/17/12	\$1,100,000	\$1,402,000	3,290	10	2011	Avg	7,457	Y	N	4724 W RUFFNER ST
5	20	503530	1012	04/12/12	\$1,150,000	\$1,483,000	3,290	10	2011	Avg	7,206	Y	N	4718 W RUFFNER ST
5	20	137080	0595	08/20/13	\$2,495,000	\$2,778,000	3,330	10	2009	Avg	5,350	Y	N	2327 ROSEMONT PL W
5	20	137080	2110	03/08/13	\$1,455,000	\$1,695,000	3,390	10	2008	Avg	5,919	Y	N	2521 38TH AVE W
5	20	106800	0255	08/27/14	\$1,650,000	\$1,688,000	3,485	10	1946	VGood	9,567	Y	N	2601 40TH AVE W
5	20	106900	0185	12/07/12	\$1,735,000	\$2,076,000	3,570	10	2005	Avg	9,870	Y	N	2651 42ND AVE W
5	20	137380	0295	10/13/14	\$1,450,000	\$1,470,000	3,580	10	1952	VGood	6,320	Y	N	4120 W ARMOUR ST
5	20	137080	3340	11/07/13	\$1,140,000	\$1,244,000	3,760	10	1968	Avg	5,634	Y	N	3428 W BLAINE ST
5	20	137080	3235	02/14/14	\$2,650,000	\$2,824,000	3,860	10	1939	VGood	10,225	Y	N	1610 MAGNOLIA BLVD W
5	20	106800	0395	02/14/14	\$1,700,000	\$1,812,000	3,900	10	2004	Avg	8,970	N	N	2577 39TH AVE W
5	20	106800	0460	11/22/13	\$1,630,000	\$1,772,000	4,080	10	1999	Avg	9,620	Y	N	2644 39TH AVE W
5	20	354790	0475	12/26/13	\$1,250,000	\$1,348,000	4,290	10	1900	Avg	17,706	Y	N	1706 MAGNOLIA WAY W
5	20	222503	9008	07/15/13	\$2,280,000	\$2,563,000	4,440	10	1927	VGood	30,180	Y	N	2840 40TH AVE W
5	20	232503	9106	06/17/13	\$2,700,000	\$3,058,000	6,300	10	1945	Good	169,449	Y	N	2500 W MARINA PL
5	20	503530	0666	11/20/12	\$1,019,500	\$1,226,000	2,380	11	1968	Avg	16,995	Y	N	4343 W MCLAREN ST
5	20	503980	0110	03/11/13	\$925,000	\$1,077,000	2,414	11	1992	Avg	8,609	N	N	1535 MAGNOLIA BLVD W
5	20	555330	0375	08/20/14	\$2,160,000	\$2,212,000	2,530	11	2006	Avg	6,495	Y	N	2719 W GALER ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	137080	2115	12/05/14	\$1,925,000	\$1,934,000	2,880	11	1998	Avg	6,134	Y	N	2488 CRESTMONT PL W
5	20	202120	0740	09/17/12	\$1,279,000	\$1,568,000	2,980	11	2007	Avg	5,000	Y	N	2902 W EATON ST
5	20	202120	0270	08/17/12	\$1,165,005	\$1,442,000	2,997	11	2004	Avg	5,000	Y	N	1702 29TH AVE W
5	20	106800	0385	03/25/14	\$1,075,000	\$1,135,000	3,100	11	1994	Avg	8,000	N	N	2567 39TH AVE W
5	20	137080	0515	10/30/14	\$2,950,000	\$2,982,000	3,230	11	2010	Avg	5,884	Y	N	2308 EYRES PL W
5	20	106900	0070	02/29/12	\$1,630,000	\$2,131,000	3,590	11	1928	VGood	12,793	Y	N	2807 W VIEWMONT WAY W
5	20	555330	0195	12/02/13	\$3,150,000	\$3,416,000	4,150	11	1915	Good	28,275	Y	N	2807 W GALER ST
5	20	136780	0045	04/16/13	\$2,400,000	\$2,765,000	4,370	11	2008	Avg	10,297	Y	N	4551 W RAYE ST
5	20	106800	0495	06/20/13	\$2,700,000	\$3,056,000	5,860	11	2008	Avg	9,740	Y	N	2602 39TH AVE W
5	20	555330	0175	02/29/12	\$2,900,000	\$3,792,000	3,620	12	2009	Avg	9,879	Y	N	2823 W GALER ST
5	20	137080	2140	02/20/14	\$1,930,000	\$2,054,000	3,630	12	2009	Avg	4,950	Y	N	2503 MONTAVISTA PL W
5	20	136730	0045	02/09/12	\$4,700,000	\$6,186,000	6,440	12	2007	Avg	91,911	Y	N	3025 MAGNOLIA BLVD W
7	10	812770	0865	08/29/13	\$390,000	\$433,000	800	5	1931	Avg	4,600	Y	N	2430 29TH AVE W
7	40	691770	0925	03/13/14	\$399,000	\$423,000	620	6	1941	Good	4,800	N	N	3801 30TH AVE W
7	10	087100	0065	11/20/14	\$419,000	\$422,000	720	6	1943	Good	4,592	N	N	3639 36TH AVE W
7	10	058200	0060	06/08/12	\$375,000	\$475,000	770	6	1942	Good	6,000	N	N	3702 29TH AVE W
7	10	682110	1070	02/14/14	\$442,500	\$472,000	780	6	1943	Avg	6,000	N	N	3608 33RD AVE W
7	10	682110	1870	05/05/14	\$524,000	\$549,000	780	6	1944	Good	5,520	N	N	3503 32ND AVE W
7	10	682110	2100	07/19/12	\$375,000	\$469,000	810	6	1942	VGood	6,480	N	N	3218 32ND AVE W
7	10	682210	0865	12/14/12	\$455,000	\$543,000	810	6	1943	Avg	6,000	N	N	3020 36TH AVE W
7	50	691770	0825	01/30/12	\$417,500	\$551,000	820	6	1942	Good	4,500	N	N	3818 30TH AVE W
7	50	691770	0840	10/15/13	\$510,000	\$560,000	820	6	1944	VGood	6,000	N	N	3808 30TH AVE W
7	10	137780	0045	08/13/12	\$422,000	\$523,000	830	6	1943	Good	7,000	N	N	2842 36TH AVE W
7	10	142503	9021	12/27/12	\$384,000	\$457,000	840	6	1942	Avg	6,400	N	N	3011 31ST AVE W
7	10	682110	1126	03/31/14	\$426,000	\$449,000	860	6	1944	Avg	4,400	N	N	3309 W EMERSON ST
7	10	894110	0140	10/30/13	\$489,000	\$535,000	860	6	1945	Good	5,816	N	N	3631 38TH AVE W
7	10	682110	1960	07/24/13	\$380,000	\$426,000	870	6	1944	Avg	6,000	N	N	3438 33RD AVE W
7	10	087100	0050	02/28/12	\$359,000	\$470,000	880	6	1943	VGood	4,592	N	N	3643 36TH AVE W
7	10	682110	1745	04/30/14	\$458,000	\$480,000	880	6	1943	Avg	2,373	N	N	3441 33RD AVE W
7	10	682110	1765	04/05/13	\$420,000	\$485,000	890	6	1943	Good	2,788	N	N	3421 33RD AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	682110	1765	06/21/14	\$442,900	\$459,000	890	6	1943	Good	2,788	N	N	3421 33RD AVE W
7	40	691770	0905	12/11/13	\$380,000	\$411,000	890	6	1941	Avg	5,760	N	N	3813 30TH AVE W
7	10	682110	1666	05/21/13	\$475,000	\$542,000	910	6	1943	VGood	5,200	N	N	3420 W BERTONA ST
7	10	812770	0241	11/01/12	\$391,000	\$473,000	940	6	1926	Avg	5,600	N	N	2510 30TH AVE W
7	40	682110	0075	10/28/13	\$445,000	\$487,000	976	6	1944	Good	6,000	N	N	4010 33RD AVE W
7	10	286460	0385	10/29/13	\$420,000	\$459,000	1,080	6	1926	Avg	5,125	N	N	3211 40TH AVE W
7	10	682110	2305	06/26/13	\$380,000	\$429,000	1,080	6	1945	Good	3,666	N	N	3029 30TH AVE W
7	10	812770	0625	05/06/13	\$553,000	\$634,000	1,100	6	1954	VGood	4,188	N	N	2409 30TH AVE W
7	10	682210	0030	05/28/14	\$589,000	\$614,000	1,110	6	1932	Good	6,000	N	N	3229 35TH AVE W
7	40	691770	0195	07/28/14	\$585,000	\$602,000	1,140	6	1944	Avg	4,800	N	N	4026 31ST AVE W
7	40	423540	0855	04/11/12	\$449,000	\$579,000	1,220	6	1923	Avg	4,800	N	N	4241 33RD AVE W
7	10	058200	0675	09/08/14	\$580,000	\$592,000	1,430	6	1944	Avg	6,000	N	N	3522 32ND AVE W
7	10	682110	1841	02/12/14	\$305,000	\$325,000	670	7	2002	Avg	1,658	N	N	3448 A 34TH AVE W
7	10	682110	1826	06/06/13	\$299,000	\$340,000	670	7	2003	Avg	1,460	N	N	3436 B 34TH AVE W
7	10	682110	1827	11/05/14	\$340,000	\$343,000	670	7	2003	Avg	1,461	N	N	3436 C 34TH AVE W
7	10	812770	0410	10/15/14	\$511,200	\$518,000	740	7	1927	Avg	7,875	Y	N	2563 31ST AVE W
7	20	503530	0160	09/23/13	\$385,000	\$425,000	750	7	1941	Avg	4,053	N	N	3607 41ST AVE W
7	40	682110	0430	12/03/13	\$449,000	\$487,000	770	7	1942	Avg	6,000	N	N	3502 W THURMAN ST
7	10	682110	1356	09/13/13	\$390,000	\$432,000	770	7	1941	Good	4,560	N	N	3415 W EMERSON ST
7	10	504230	0070	04/24/13	\$477,500	\$549,000	780	7	1949	Avg	4,260	N	N	3022 W RAYE ST
7	40	701070	0390	04/01/13	\$395,000	\$457,000	780	7	1944	Avg	4,000	N	N	4206 32ND AVE W
7	40	701070	0390	01/11/12	\$353,000	\$469,000	780	7	1944	Avg	4,000	N	N	4206 32ND AVE W
7	10	812770	0626	02/12/14	\$455,000	\$485,000	780	7	1955	Avg	4,027	N	N	2411 30TH AVE W
7	10	128830	0034	07/29/13	\$440,000	\$493,000	790	7	1944	Good	5,456	Y	N	2625 31ST AVE W
7	10	682210	0160	10/12/12	\$419,950	\$511,000	790	7	1945	Good	6,000	N	N	3215 34TH AVE W
7	10	087100	1456	04/23/13	\$388,000	\$446,000	810	7	1948	Avg	5,102	N	N	3606 40TH AVE W
7	10	286460	0340	04/09/13	\$471,000	\$544,000	810	7	1941	Avg	6,150	N	N	3216 40TH AVE W
7	10	682160	0065	10/30/14	\$478,000	\$483,000	820	7	1939	Avg	6,000	N	N	3221 29TH AVE W
7	10	503830	0050	04/10/13	\$500,000	\$577,000	840	7	1942	Good	6,200	Y	N	2643 31ST AVE W
7	10	503830	0050	08/28/13	\$500,000	\$556,000	840	7	1942	Good	6,200	Y	N	2643 31ST AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	058200	0180	11/20/13	\$565,000	\$615,000	860	7	1950	VGood	6,000	N	N	3711 31ST AVE W
7	10	087100	1451	07/31/13	\$461,350	\$516,000	860	7	1948	Good	5,102	N	N	3602 40TH AVE W
7	10	682110	1705	03/18/14	\$499,000	\$528,000	870	7	1943	Avg	6,000	N	N	3434 35TH AVE W
7	10	682160	0475	03/08/13	\$417,500	\$486,000	870	7	1945	Good	6,600	Y	N	3026 30TH AVE W
7	40	682110	0246	09/03/14	\$415,000	\$424,000	880	7	1970	Avg	3,200	N	N	3411 W ELMORE ST
7	10	682110	2352	10/08/14	\$330,000	\$335,000	880	7	1945	Good	1,753	N	N	3018 A 31ST AVE W
7	10	087100	0618	02/21/14	\$542,500	\$577,000	890	7	1949	Good	4,458	N	N	3717 W RUFFNER ST
7	10	087100	1584	08/29/12	\$475,000	\$586,000	900	7	1947	Avg	5,816	N	N	3649 39TH AVE W
7	10	286460	0150	07/22/13	\$515,000	\$578,000	900	7	1951	Avg	4,612	N	N	3210 38TH AVE W
7	10	137680	0260	11/06/12	\$417,000	\$504,000	920	7	1941	Avg	7,586	N	N	2655 36TH AVE W
7	10	504130	0100	07/10/14	\$639,000	\$660,000	920	7	1942	Avg	5,419	N	N	3051 36TH AVE W
7	40	691770	0070	01/08/13	\$499,000	\$591,000	920	7	1948	VGood	4,800	N	N	4006 32ND AVE W
7	10	137080	4070	07/20/14	\$434,950	\$448,000	930	7	1941	Avg	4,230	N	N	2505 35TH AVE W
7	20	503530	0090	08/12/14	\$639,000	\$655,000	930	7	1939	Good	6,000	N	N	3644 41ST AVE W
7	10	682110	2225	10/12/12	\$383,000	\$466,000	930	7	1950	Avg	6,360	Y	N	3218 31ST AVE W
7	50	691770	0695	03/15/13	\$470,000	\$546,000	930	7	1943	Avg	6,900	N	N	3802 29TH AVE W
7	10	058200	0195	06/26/12	\$563,000	\$709,000	940	7	1941	Good	6,000	N	N	3720 32ND AVE W
7	10	235180	0105	05/01/12	\$580,000	\$743,000	940	7	1947	Good	6,405	Y	N	3308 37TH AVE W
7	10	087100	0365	01/15/14	\$547,000	\$587,000	950	7	1952	Good	6,122	Y	N	3411 36TH AVE W
7	40	423540	0960	09/13/12	\$508,000	\$624,000	950	7	1942	VGood	4,800	N	N	4220 33RD AVE W
7	40	691770	0240	05/16/12	\$432,350	\$551,000	950	7	1949	Good	4,500	N	N	4037 30TH AVE W
7	10	058200	0135	06/22/14	\$565,000	\$585,000	960	7	1945	Good	6,000	N	N	3015 W EMERSON ST
7	10	137080	3820	06/02/14	\$629,000	\$655,000	960	7	1920	VGood	5,000	N	N	2443 35TH AVE W
7	10	137080	3940	10/07/14	\$485,000	\$492,000	960	7	1939	Avg	5,758	N	N	2503 34TH AVE W
7	10	137080	4206	04/25/14	\$500,000	\$525,000	960	7	1948	Avg	5,040	N	N	2539 PIEDMONT PL W
7	10	682210	0050	09/18/14	\$525,000	\$535,000	960	7	1987	Avg	7,200	N	N	3209 35TH AVE W
7	40	682110	0695	06/28/13	\$375,000	\$423,000	970	7	1942	Avg	6,000	N	N	3814 35TH AVE W
7	10	682110	1560	10/21/13	\$374,328	\$410,000	970	7	1943	Good	5,760	N	N	3420 36TH AVE W
7	10	137730	0125	11/21/12	\$395,000	\$475,000	980	7	1941	Good	6,240	N	N	2645 35TH AVE W
7	10	682110	1275	08/21/14	\$478,000	\$489,000	980	7	1904	Good	6,000	N	N	3629 34TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	682160	0445	05/02/13	\$479,000	\$549,000	980	7	1945	Avg	6,600	N	N	3002 30TH AVE W
7	10	812770	0340	06/11/13	\$532,000	\$604,000	990	7	1926	Good	6,250	N	N	2507 30TH AVE W
7	10	682210	0780	09/11/14	\$710,000	\$724,000	1,000	7	1942	Good	6,000	N	N	3046 35TH AVE W
7	40	701070	0335	08/14/13	\$480,000	\$535,000	1,000	7	1977	Avg	6,880	N	N	3000 W ELMORE ST
7	10	137080	3760	05/15/12	\$477,000	\$608,000	1,010	7	1941	Avg	6,000	N	N	2432 35TH AVE W
7	10	137730	0015	12/28/12	\$499,000	\$593,000	1,010	7	1940	Good	8,448	N	N	2614 36TH AVE W
7	40	682110	0710	04/16/12	\$325,000	\$418,000	1,010	7	1944	Avg	6,000	N	N	3828 35TH AVE W
7	10	087100	0170	12/02/14	\$535,000	\$538,000	1,020	7	1952	Avg	3,827	N	N	3455 36TH AVE W
7	10	137680	0220	07/09/14	\$425,000	\$439,000	1,020	7	1939	Avg	8,830	N	N	2603 36TH AVE W
7	10	682110	1090	08/12/14	\$520,000	\$533,000	1,020	7	1950	Good	6,000	N	N	3630 33RD AVE W
7	10	232503	9057	07/28/14	\$469,775	\$483,000	1,030	7	1942	Avg	7,020	N	N	2864 30TH AVE W
7	10	058200	0471	02/01/12	\$345,000	\$455,000	1,040	7	1951	Avg	7,200	N	N	3517 28TH AVE W
7	10	137080	4115	11/06/14	\$515,000	\$520,000	1,040	7	1937	Good	5,200	N	N	2549 35TH AVE W
7	40	682110	0535	01/14/13	\$504,000	\$596,000	1,050	7	1944	Good	6,000	N	N	3821 35TH AVE W
7	40	682110	0910	04/08/13	\$521,000	\$602,000	1,050	7	1946	Avg	6,000	N	N	3815 32ND AVE W
7	10	137080	3850	08/28/13	\$510,000	\$567,000	1,060	7	1939	Avg	4,738	N	N	2418 36TH AVE W
7	10	137730	0020	02/19/13	\$555,200	\$650,000	1,060	7	1940	Avg	8,448	N	N	2620 36TH AVE W
7	10	152503	9037	05/16/12	\$455,000	\$580,000	1,060	7	1947	Avg	6,100	N	N	4001 W BERTONA ST
7	10	087100	0515	12/05/14	\$567,500	\$570,000	1,070	7	1939	Avg	4,592	N	N	3420 38TH AVE W
7	10	137080	4130	08/02/13	\$655,500	\$733,000	1,070	7	2012	Avg	4,800	N	N	2557 35TH AVE W
7	20	736960	0095	11/27/12	\$560,000	\$672,000	1,070	7	1948	Good	6,039	N	N	3417 VIEWMONT WAY W
7	10	812770	0810	04/28/14	\$600,000	\$629,000	1,070	7	1926	Good	5,800	N	N	2409 28TH AVE W
7	10	058200	0185	05/14/12	\$455,000	\$581,000	1,080	7	1952	Avg	5,520	N	N	3707 31ST AVE W
7	10	503830	0100	10/30/12	\$634,950	\$768,000	1,080	7	1940	Good	6,328	Y	N	2645 30TH AVE W
7	10	682210	0401	07/08/13	\$524,500	\$591,000	1,080	7	1952	Good	4,340	N	N	3222 W DRAVUS ST
7	10	137730	0165	06/20/13	\$526,000	\$595,000	1,100	7	1941	Good	6,240	N	N	2608 35TH AVE W
7	10	504230	0029	04/25/13	\$600,000	\$690,000	1,100	7	1945	Good	5,914	Y	N	2611 31ST AVE W
7	10	812770	0311	05/15/13	\$515,000	\$589,000	1,120	7	1941	Avg	5,500	Y	N	2543 30TH AVE W
7	20	503530	0080	05/22/12	\$523,000	\$666,000	1,130	7	1940	Good	6,000	N	N	3632 41ST AVE W
7	10	137080	3770	08/05/14	\$531,700	\$546,000	1,140	7	1941	Avg	6,000	N	N	2442 35TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	20	503530	0180	10/21/13	\$568,000	\$622,000	1,140	7	1942	Avg	5,939	N	N	3628 VIEWMONT WAY W
7	10	682210	0165	05/29/13	\$450,000	\$512,000	1,150	7	1942	Avg	4,950	N	N	3408 W DRAVUS ST
7	40	423540	1055	05/14/14	\$582,500	\$609,000	1,159	7	1948	Avg	4,800	N	N	4329 32ND AVE W
7	10	087100	1681	11/22/13	\$570,000	\$620,000	1,160	7	1954	Good	4,800	N	N	3646 ARAPAHOE PL W
7	20	503530	0045	11/04/13	\$693,000	\$757,000	1,160	7	1940	VGood	7,200	N	N	3606 41ST AVE W
7	10	812770	0300	10/25/12	\$494,000	\$599,000	1,160	7	1938	Avg	5,750	Y	N	2559 30TH AVE W
7	10	137730	0195	04/26/13	\$600,000	\$689,000	1,170	7	1941	VGood	6,240	N	N	2622 35TH AVE W
7	10	682310	0122	05/26/13	\$421,600	\$480,000	1,170	7	1942	Good	4,824	N	N	3323 W ARMOUR ST
7	10	137780	0010	11/19/14	\$517,500	\$521,000	1,190	7	1943	Avg	7,000	N	N	2806 36TH AVE W
7	10	087100	1954	06/20/12	\$520,000	\$656,000	1,200	7	1950	Good	4,592	N	N	3425 40TH AVE W
7	10	286460	0170	10/02/12	\$499,000	\$609,000	1,220	7	1951	Good	6,150	N	N	3711 W PROSPER ST
7	40	682110	0195	09/17/14	\$475,000	\$484,000	1,220	7	1968	Avg	6,000	N	N	4012 34TH AVE W
7	10	286460	0080	09/18/12	\$520,000	\$637,000	1,230	7	1954	Avg	5,381	Y	N	3220 37TH AVE W
7	10	682110	2110	12/18/13	\$495,000	\$535,000	1,230	7	1942	Good	6,480	N	N	3224 32ND AVE W
7	10	682110	2110	09/10/12	\$419,000	\$515,000	1,230	7	1942	Good	6,480	N	N	3224 32ND AVE W
7	10	894110	0200	10/04/13	\$505,500	\$556,000	1,240	7	1947	Avg	5,816	N	N	3636 39TH AVE W
7	20	503530	0085	06/02/14	\$730,000	\$760,000	1,260	7	1939	VGood	6,000	N	N	3636 41ST AVE W
7	10	504230	0080	07/02/12	\$515,000	\$647,000	1,260	7	1934	Good	5,038	Y	N	3006 W RAYE ST
7	50	691770	0650	10/08/14	\$577,000	\$586,000	1,260	7	1946	Avg	23,160	N	N	3838 29TH AVE W
7	20	503530	0165	09/07/12	\$510,000	\$627,000	1,270	7	1940	Avg	4,519	N	N	3610 W VIEWMONT WAY W
7	10	682110	1650	07/16/13	\$395,000	\$444,000	1,270	7	1910	Good	7,200	N	N	3411 34TH AVE W
7	10	682210	0310	05/12/14	\$453,000	\$473,000	1,270	7	1953	Avg	6,000	N	N	3222 34TH AVE W
7	10	682210	0825	10/03/13	\$605,000	\$666,000	1,270	7	1911	Good	6,000	N	N	3017 35TH AVE W
7	10	812770	0445	07/16/14	\$699,000	\$721,000	1,270	7	1952	Avg	5,375	Y	N	2515 31ST AVE W
7	10	152503	9038	04/23/12	\$575,000	\$739,000	1,280	7	1964	VGood	3,416	N	N	3316 39TH AVE W
7	10	137730	0010	01/25/12	\$425,000	\$562,000	1,300	7	1940	Avg	8,580	N	N	2608 36TH AVE W
7	10	682110	1585	05/20/13	\$484,500	\$553,000	1,300	7	1943	Good	5,760	N	N	3444 36TH AVE W
7	10	137730	0060	03/09/12	\$499,000	\$651,000	1,320	7	1941	VGood	6,240	N	N	2609 35TH AVE W
7	10	812770	0440	12/11/14	\$654,000	\$656,000	1,320	7	1961	Good	5,500	Y	N	2517 31ST AVE W
7	10	222503	9077	07/10/13	\$485,000	\$546,000	1,330	7	1942	Good	7,040	N	N	2655 34TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	40	682110	0015	08/28/14	\$707,000	\$723,000	1,330	7	1972	Avg	5,001	N	N	4045 32ND AVE W
7	10	682210	0695	08/16/12	\$442,500	\$548,000	1,330	7	1941	Avg	6,000	N	N	3027 34TH AVE W
7	10	813570	0010	12/21/12	\$530,000	\$632,000	1,330	7	1939	Avg	6,223	Y	N	2826 30TH AVE W
7	10	087100	0557	03/31/14	\$603,000	\$636,000	1,340	7	1946	Avg	5,102	N	N	3436 38TH AVE W
7	20	503530	0075	02/04/13	\$645,000	\$758,000	1,360	7	1940	Good	6,000	N	N	3626 41ST AVE W
7	10	682110	1761	08/16/13	\$455,000	\$507,000	1,360	7	2008	Avg	1,459	N	N	3427 A 33RD AVE W
7	10	682110	1762	06/05/14	\$499,000	\$519,000	1,360	7	2008	Avg	1,432	N	N	3427 B 33RD AVE W
7	40	691770	0055	08/19/13	\$615,000	\$685,000	1,370	7	1975	Avg	7,200	N	N	4014 32ND AVE W
7	10	812770	0745	11/16/12	\$647,000	\$779,000	1,370	7	1942	Good	8,400	Y	N	2432 30TH AVE W
7	10	286460	0090	05/28/14	\$586,000	\$610,000	1,380	7	1956	Avg	5,381	Y	N	3224 37TH AVE W
7	40	691770	0005	02/13/13	\$444,000	\$521,000	1,380	7	1918	Good	4,800	N	N	4058 32ND AVE W
7	10	682110	1175	05/13/13	\$625,000	\$715,000	1,390	7	1921	Good	6,000	N	N	3605 33RD AVE W
7	10	682110	1445	06/11/13	\$545,000	\$618,000	1,400	7	1908	Good	6,000	N	N	3622 36TH AVE W
7	10	058200	0565	06/06/12	\$581,000	\$736,000	1,410	7	1928	VGood	6,000	N	N	3507 29TH AVE W
7	10	137080	3725	05/01/14	\$595,000	\$623,000	1,410	7	1937	Avg	6,000	N	N	2441 34TH AVE W
7	10	682160	0325	06/17/13	\$533,000	\$604,000	1,410	7	1940	Avg	6,000	Y	N	3008 29TH AVE W
7	10	682110	1345	08/20/12	\$451,000	\$558,000	1,420	7	1909	Good	6,000	N	N	3642 35TH AVE W
7	40	691770	0100	06/15/12	\$432,000	\$546,000	1,430	7	2008	Avg	4,800	N	N	4041 31ST AVE W
7	10	058200	0010	02/19/14	\$655,500	\$698,000	1,440	7	1951	Good	4,990	N	N	3717 28TH AVE W
7	10	058200	0010	06/24/14	\$656,000	\$680,000	1,440	7	1951	Good	4,990	N	N	3717 28TH AVE W
7	10	812770	0790	03/12/14	\$630,000	\$667,000	1,450	7	1926	Avg	5,800	N	N	2431 28TH AVE W
7	10	812770	0820	12/12/14	\$640,000	\$642,000	1,470	7	1926	Avg	4,640	N	N	2405 28TH AVE W
7	10	119300	0530	12/05/13	\$600,000	\$650,000	1,490	7	1937	Avg	6,000	Y	N	2820 29TH AVE W
7	10	812770	0250	05/13/13	\$607,000	\$694,000	1,500	7	1927	Good	8,400	N	N	2518 30TH AVE W
7	10	137080	3925	09/03/14	\$535,000	\$546,000	1,510	7	1939	Avg	5,133	N	N	2509 34TH AVE W
7	10	682110	1405	03/14/13	\$675,000	\$785,000	1,520	7	1912	Good	6,000	N	N	3617 35TH AVE W
7	40	682110	0945	12/03/12	\$505,000	\$605,000	1,530	7	1950	Avg	6,000	N	N	3814 33RD AVE W
7	10	504230	0085	04/18/12	\$438,500	\$564,000	1,540	7	1941	Good	4,935	Y	N	2607 30TH AVE W
7	10	682110	1625	04/16/14	\$625,000	\$657,000	1,560	7	1973	Good	6,000	N	N	3435 34TH AVE W
7	10	087100	1397	12/27/13	\$530,000	\$571,000	1,630	7	1947	Avg	5,102	N	N	3451 39TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	504230	0095	10/31/14	\$730,000	\$738,000	1,670	7	1940	Good	4,992	Y	N	2617 30TH AVE W
7	40	691770	0855	09/05/13	\$562,300	\$623,000	1,680	7	1953	Avg	7,560	N	N	3857 30TH AVE W
7	40	682110	0870	07/10/13	\$651,000	\$733,000	1,700	7	1968	Good	6,000	N	N	3855 32ND AVE W
7	40	682110	0595	05/29/14	\$550,000	\$573,000	1,740	7	1910	Good	6,000	N	N	3836 36TH AVE W
7	10	682210	0155	05/12/14	\$630,000	\$658,000	1,770	7	1981	VGood	6,000	N	N	3219 34TH AVE W
7	10	137080	4075	06/20/13	\$700,000	\$792,000	2,110	7	2001	Avg	5,000	N	N	2509 35TH AVE W
7	40	423540	0780	07/30/13	\$580,000	\$649,000	2,380	7	1996	Avg	4,800	N	N	4216 34TH AVE W
7	10	682160	0110	05/29/12	\$351,801	\$447,000	820	8	1941	Avg	6,000	N	N	3222 30TH AVE W
7	10	682110	2336	11/16/12	\$380,625	\$458,000	890	8	1952	Avg	2,530	Y	N	3014 W BARRETT ST
7	10	682210	0305	08/19/14	\$465,000	\$476,000	900	8	1943	Good	5,280	N	N	3218 34TH AVE W
7	10	087100	2010	05/11/12	\$458,000	\$585,000	910	8	1952	Good	4,388	N	N	3407 40TH AVE W
7	10	058200	0630	05/29/13	\$601,500	\$685,000	930	8	1951	Good	5,880	Y	N	3516 31ST AVE W
7	20	503530	0355	05/23/13	\$536,000	\$611,000	940	8	1942	Avg	7,246	N	N	3445 42ND AVE W
7	10	682210	0451	06/21/12	\$385,000	\$485,000	990	8	1947	Avg	4,000	N	N	3215 W BERTONA ST
7	10	087100	1880	10/10/13	\$550,000	\$604,000	1,020	8	1950	Good	5,612	N	N	3446 ARAPAHOE PL W
7	10	682210	0461	02/13/14	\$603,000	\$643,000	1,040	8	1947	Good	7,200	N	N	3047 32ND AVE W
7	10	058200	0246	03/18/14	\$514,950	\$545,000	1,050	8	1953	Avg	4,800	N	N	3626 32ND AVE W
7	10	087100	1913	10/01/13	\$490,000	\$540,000	1,050	8	1950	Avg	4,592	N	N	3429 40TH AVE W
7	40	682110	0740	02/04/14	\$584,950	\$625,000	1,060	8	2008	Good	3,000	N	N	3309 W THURMAN ST
7	10	682110	1766	02/07/14	\$489,000	\$522,000	1,070	8	2014	Avg	1,438	N	N	3423 33RD AVE W
7	10	682110	1767	02/20/14	\$489,000	\$520,000	1,070	8	2014	Avg	1,436	N	N	3423 33RD AVE W
7	20	736960	0035	11/20/12	\$550,000	\$661,000	1,090	8	1940	Avg	5,006	N	N	3436 VIEWMONT WAY W
7	10	682210	0281	07/24/13	\$566,950	\$636,000	1,100	8	1952	Avg	4,130	N	N	3308 W DRAVUS ST
7	10	232503	9058	04/10/13	\$459,000	\$530,000	1,110	8	1940	Avg	7,425	N	N	2874 30TH AVE W
7	10	682310	0250	10/07/13	\$486,300	\$535,000	1,110	8	1949	Good	6,000	N	N	2633 32ND AVE W
7	10	087100	1711	11/28/12	\$490,000	\$588,000	1,130	8	1955	Avg	5,018	N	N	3637 40TH AVE W
7	10	504080	0015	10/01/14	\$703,011	\$714,000	1,130	8	1941	Avg	5,922	Y	N	3011 38TH AVE W
7	20	503530	0570	09/23/14	\$650,000	\$661,000	1,150	8	1938	Good	5,000	N	N	3520 43RD AVE W
7	10	682160	0195	12/24/13	\$455,000	\$491,000	1,170	8	1947	Avg	6,000	N	N	2806 W DRAVUS ST
7	10	682110	1815	08/07/13	\$465,100	\$520,000	1,180	8	2005	Avg	1,432	N	N	3426 A 34TH AVE W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	137080	3860	10/11/13	\$696,000	\$765,000	1,190	8	1941	Good	5,211	N	N	2428 36TH AVE W
7	10	137080	3880	05/25/12	\$615,000	\$782,000	1,190	8	1953	Good	3,244	Y	N	2444 36TH AVE W
7	10	087100	1756	07/10/13	\$565,000	\$636,000	1,210	8	1955	Good	4,572	N	N	3629 40TH AVE W
7	10	235180	0140	05/08/13	\$616,000	\$705,000	1,210	8	1946	Good	5,117	N	N	3307 36TH AVE W
7	10	503830	0010	04/12/13	\$540,000	\$623,000	1,210	8	1953	Good	6,300	N	N	2812 32ND AVE W
7	10	682110	2170	05/07/14	\$794,154	\$831,000	1,210	8	1954	Good	8,556	Y	N	3235 30TH AVE W
7	40	423540	0895	04/10/12	\$419,500	\$541,000	1,220	8	2006	Avg	876	N	N	4260 C 33RD AVE W
7	10	813570	0055	10/21/13	\$630,000	\$690,000	1,220	8	1952	Avg	6,223	Y	N	2841 30TH AVE W
7	10	682110	2346	05/22/14	\$505,000	\$527,000	1,220	8	2002	Avg	1,596	N	N	3016 B 31ST AVE W
7	20	736960	0010	01/09/14	\$675,000	\$725,000	1,230	8	1941	Good	6,414	N	N	3410 VIEWMONT WAY W
7	10	682110	1731	09/30/14	\$549,000	\$558,000	1,230	8	2013	Avg	1,380	N	N	3305 W RUFFNER ST
7	10	682110	1731	09/05/13	\$489,000	\$542,000	1,230	8	2013	Avg	1,380	N	N	3305 W RUFFNER ST
7	10	682110	1732	11/04/13	\$460,000	\$502,000	1,230	8	2013	Avg	875	N	N	3307 W RUFFNER ST
7	10	058200	0415	12/04/13	\$608,500	\$660,000	1,250	8	1908	Good	4,800	N	N	3607 28TH AVE W
7	10	504230	0195	01/10/13	\$597,000	\$707,000	1,250	8	1934	Good	5,900	Y	N	2636 29TH AVE W
7	40	682110	0230	03/19/12	\$485,000	\$630,000	1,270	8	1967	Avg	6,000	N	N	4046 34TH AVE W
7	10	894110	0210	09/11/12	\$519,000	\$638,000	1,270	8	1955	Good	7,755	N	N	3646 39TH AVE W
7	10	232503	9084	12/17/14	\$550,000	\$551,000	1,280	8	1950	Avg	7,290	N	N	2851 31ST AVE W
7	10	058200	0573	05/25/12	\$560,000	\$712,000	1,300	8	1951	Good	6,000	Y	N	2921 W RUFFNER ST
7	10	087100	0155	12/11/14	\$665,000	\$667,000	1,300	8	1953	Good	5,102	N	N	3601 36TH AVE W
7	10	087100	1735	09/11/14	\$650,000	\$663,000	1,300	8	1954	Avg	5,120	N	N	3636 ARAPAHOE PL W
7	10	682160	0280	09/26/12	\$655,000	\$801,000	1,300	8	1942	Good	6,000	N	N	3029 28TH AVE W
7	10	813670	0080	12/24/14	\$579,000	\$580,000	1,320	8	1953	Avg	6,174	N	N	2830 32ND AVE W
7	10	813670	0090	03/27/12	\$545,000	\$706,000	1,320	8	1952	Good	6,174	N	N	2822 32ND AVE W
7	10	087100	1500	06/23/14	\$735,000	\$761,000	1,340	8	1954	Good	5,102	N	N	3618 40TH AVE W
7	20	503530	0750	07/31/14	\$850,000	\$874,000	1,340	8	1940	VGood	8,603	N	N	3631 43RD AVE W
7	10	812770	0770	01/22/13	\$427,000	\$504,000	1,340	8	1927	Avg	4,640	Y	N	2445 28TH AVE W
7	10	666200	0070	05/14/14	\$715,000	\$747,000	1,360	8	1941	VGood	5,649	N	N	3302 39TH AVE W
7	10	087100	0279	09/11/13	\$775,000	\$858,000	1,370	8	1950	VGood	5,612	Y	N	3424 37TH AVE W
7	20	503530	0572	10/16/14	\$779,000	\$789,000	1,370	8	1937	Avg	4,912	N	N	3615 MAGNOLIA BLVD W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	20	736960	0100	11/13/12	\$649,950	\$783,000	1,370	8	1946	Good	5,000	N	N	3423 VIEWMONT WAY W
7	10	137080	3835	07/18/14	\$705,000	\$727,000	1,380	8	1946	VGood	6,755	N	N	3556 W MCGRAW ST
7	10	235180	0005	08/13/13	\$730,000	\$814,000	1,380	8	1961	VGood	4,100	N	N	3801 W BERTONA ST
7	10	286460	0005	06/11/14	\$655,000	\$680,000	1,380	8	1947	Avg	7,687	N	N	3223 36TH AVE W
7	20	503530	0015	08/22/12	\$466,500	\$577,000	1,400	8	1957	Avg	6,000	N	N	3645 ARAPAHOE PL W
7	10	682110	1733	12/02/13	\$420,000	\$455,000	1,400	8	2013	Avg	843	N	N	3309 W RUFFNER ST
7	40	691770	1140	08/28/12	\$465,042	\$574,000	1,420	8	1956	Avg	4,800	N	N	3116 W EMERSON ST
7	10	058200	0065	11/25/14	\$725,000	\$730,000	1,450	8	1953	Good	6,000	N	N	3723 29TH AVE W
7	10	504130	0015	10/09/12	\$585,000	\$713,000	1,450	8	1959	Avg	5,670	Y	N	3044 37TH AVE W
7	10	812770	0220	06/13/14	\$785,000	\$815,000	1,450	8	1930	Avg	8,400	Y	N	2511 29TH AVE W
7	10	137080	3900	07/06/12	\$768,825	\$965,000	1,460	8	1949	Good	5,536	N	N	2454 36TH AVE W
7	10	232503	9091	05/21/12	\$485,600	\$618,000	1,460	8	1951	Avg	5,400	N	N	3009 W BARRETT ST
7	20	503530	0834	05/30/14	\$750,000	\$781,000	1,460	8	1947	Avg	8,400	N	N	3621 45TH AVE W
7	10	682110	1530	08/01/13	\$840,000	\$940,000	1,460	8	1959	VGood	6,000	N	N	3409 35TH AVE W
7	10	682160	0215	09/03/12	\$649,000	\$799,000	1,460	8	1956	Good	6,000	N	N	3216 29TH AVE W
7	10	058200	0040	06/24/14	\$620,000	\$642,000	1,480	8	1959	Avg	6,000	N	N	3722 29TH AVE W
7	20	503530	0871	10/14/14	\$898,000	\$910,000	1,480	8	1954	Good	7,658	N	N	4524 W RUFFNER ST
7	10	232503	9088	08/21/12	\$511,000	\$632,000	1,490	8	1950	Avg	5,963	N	N	3023 W BARRETT ST
7	20	736960	0080	10/30/14	\$704,000	\$712,000	1,490	8	1953	Good	6,973	N	N	3433 ARAPAHOE PL W
7	10	812770	0351	05/18/12	\$655,000	\$835,000	1,490	8	1995	Avg	4,440	N	N	3016 W SMITH ST
7	10	286460	0105	06/24/14	\$819,000	\$848,000	1,530	8	1908	VGood	6,150	Y	N	3215 37TH AVE W
7	10	137080	3775	11/19/12	\$580,500	\$698,000	1,590	8	1999	Avg	6,000	N	N	2448 35TH AVE W
7	10	119300	0515	05/29/13	\$575,000	\$655,000	1,600	8	1930	Avg	6,000	Y	N	2834 29TH AVE W
7	10	504230	0220	04/03/12	\$606,000	\$784,000	1,620	8	1937	Good	5,500	Y	N	2612 29TH AVE W
7	10	682110	1285	08/14/14	\$819,000	\$840,000	1,650	8	1999	Avg	6,000	N	N	3619 34TH AVE W
7	20	736960	0120	09/24/13	\$790,000	\$872,000	1,680	8	1994	Avg	5,160	N	N	3424 42ND AVE W
7	10	087100	1611	07/01/14	\$616,000	\$637,000	1,700	8	1957	Avg	5,846	N	N	3917 W EMERSON ST
7	10	504230	0050	07/13/12	\$552,000	\$691,000	1,750	8	1978	Avg	4,990	Y	N	2616 31ST AVE W
7	20	503530	0745	11/30/12	\$608,000	\$729,000	1,770	8	2006	Avg	2,804	N	N	3639 43RD AVE W
7	10	812770	0125	04/05/13	\$709,400	\$820,000	1,770	8	1937	Good	4,640	N	N	2530 29TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	682210	0085	01/13/12	\$628,000	\$834,000	1,780	8	2006	Avg	6,000	N	N	3222 36TH AVE W
7	10	682210	0200	11/22/14	\$660,000	\$664,000	1,830	8	1931	Good	6,000	N	N	3228 35TH AVE W
7	10	137080	4035	06/03/13	\$775,000	\$881,000	1,850	8	2006	Avg	6,000	N	N	2532 35TH AVE W
7	10	286460	0315	08/14/13	\$469,000	\$523,000	1,920	8	1939	Avg	7,175	N	N	3916 W DRAVUS ST
7	20	503530	0770	07/16/12	\$625,000	\$782,000	1,950	8	1940	Avg	5,779	N	N	3611 43RD AVE W
7	10	137080	3875	10/10/12	\$631,000	\$768,000	1,960	8	1989	Good	3,012	N	N	2438 36TH AVE W
7	10	812770	0105	12/27/12	\$661,000	\$786,000	1,960	8	1936	Avg	4,640	N	N	2514 29TH AVE W
7	10	119300	0480	07/24/14	\$784,000	\$807,000	1,970	8	1947	Avg	7,091	Y	N	2872 29TH AVE W
7	10	087100	0247	01/24/13	\$495,000	\$584,000	2,020	8	1948	Avg	5,102	N	N	3437 36TH AVE W
7	10	119300	0645	04/16/13	\$630,000	\$726,000	2,020	8	1937	Avg	6,000	Y	N	2825 29TH AVE W
7	20	503530	0775	10/29/13	\$735,000	\$804,000	2,030	8	1940	Avg	6,273	N	N	3615 43RD AVE W
7	10	087100	1105	10/22/14	\$845,000	\$855,000	2,100	8	1933	Avg	7,143	Y	N	3427 38TH AVE W
7	10	137780	0277	12/16/14	\$696,000	\$698,000	2,300	8	1977	Avg	6,400	N	N	2847 34TH AVE W
7	10	682210	0355	06/25/12	\$695,000	\$875,000	2,340	8	1994	Good	6,000	N	N	3247 32ND AVE W
7	10	504080	0120	05/27/14	\$967,500	\$1,008,000	2,370	8	1951	Good	5,797	Y	N	3041 37TH AVE W
7	40	682110	0455	12/03/13	\$825,000	\$894,000	2,380	8	1997	VGood	6,000	N	N	4016 36TH AVE W
7	40	423540	1070	11/12/13	\$685,000	\$747,000	2,420	8	2003	Avg	4,800	N	N	4341 32ND AVE W
7	10	812770	0735	06/16/14	\$1,095,000	\$1,136,000	2,630	8	1958	VGood	8,400	N	N	2420 30TH AVE W
7	10	058200	0075	09/12/12	\$720,000	\$884,000	1,460	9	2012	Avg	6,000	N	N	3711 29TH AVE W
7	10	682110	2306	04/21/14	\$535,000	\$562,000	1,540	9	2005	Avg	1,351	N	N	3033 A 30TH AVE W
7	10	682110	2307	03/21/14	\$381,252	\$403,000	1,540	9	2005	Avg	1,348	N	N	3033 B 30TH AVE W
7	10	286460	0125	03/07/14	\$750,000	\$795,000	1,550	9	1951	Avg	6,150	Y	N	3704 W DRAVUS ST
7	10	152503	9010	02/27/14	\$915,000	\$972,000	1,570	9	1953	VGood	5,125	Y	N	3047 37TH AVE W
7	10	119300	0510	08/22/12	\$615,000	\$760,000	1,580	9	1951	Good	6,000	Y	N	2840 29TH AVE W
7	20	503530	0345	06/06/12	\$641,500	\$813,000	1,740	9	1956	Avg	5,911	N	N	3730 MAGNOLIA BLVD W
7	20	503530	0225	11/14/13	\$735,000	\$801,000	1,780	9	1955	Good	6,000	N	N	3669 VIEWMONT WAY W
7	10	682110	2317	12/09/14	\$535,000	\$537,000	1,790	9	2005	Avg	1,499	N	N	3017 B 30TH AVE W
7	40	691770	0270	04/10/13	\$566,500	\$654,000	1,800	9	1988	Avg	7,020	N	N	4009 30TH AVE W
7	10	152503	9041	04/03/14	\$800,000	\$843,000	1,890	9	1977	Good	7,350	Y	N	3909 W BERTONA ST
7	10	682160	0305	04/19/12	\$599,000	\$771,000	1,990	9	1932	Avg	4,900	N	N	3003 28TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	894110	0155	03/19/14	\$920,000	\$973,000	2,020	9	2014	Avg	5,816	N	N	3615 38TH AVE W
7	10	087100	1980	05/06/14	\$910,000	\$952,000	2,080	9	2004	Avg	4,082	N	N	3414 ARAPAHOE PL W
7	10	504230	0240	08/24/12	\$695,000	\$859,000	2,090	9	1931	Good	5,400	Y	N	2607 28TH AVE W
7	10	812770	0376	06/13/12	\$846,000	\$1,069,000	2,150	9	1999	Avg	5,250	Y	N	2536 31ST AVE W
7	10	232503	9063	03/27/12	\$724,000	\$938,000	2,160	9	1942	VGood	7,020	N	N	2858 30TH AVE W
7	10	119300	0565	09/03/13	\$823,000	\$913,000	2,185	9	1928	Good	6,000	Y	N	2909 28TH AVE W
7	40	701070	0665	01/28/13	\$785,000	\$925,000	2,190	9	1999	Avg	8,000	N	N	4314 32ND AVE W
7	10	504230	0260	06/18/12	\$629,150	\$794,000	2,200	9	1931	Avg	5,550	Y	N	2629 28TH AVE W
7	10	087100	2005	04/29/14	\$855,600	\$897,000	2,240	9	2003	Avg	4,796	N	N	3411 40TH AVE W
7	10	682160	0340	05/23/13	\$790,000	\$901,000	2,270	9	1928	Good	6,000	N	N	3024 29TH AVE W
7	10	504230	0055	08/31/12	\$1,045,000	\$1,288,000	2,360	9	2006	Avg	5,239	Y	N	2612 31ST AVE W
7	10	894110	0050	08/30/12	\$1,044,500	\$1,288,000	2,400	9	2010	Avg	5,801	N	N	3706 W TILDEN ST
7	20	503530	0430	03/05/12	\$1,125,000	\$1,469,000	2,560	9	2000	Avg	8,303	N	N	3526 MAGNOLIA BLVD W
7	10	894110	0095	09/23/14	\$1,112,500	\$1,132,000	2,610	9	2006	Avg	6,224	N	N	3626 38TH AVE W
7	10	222503	9095	08/20/13	\$945,750	\$1,053,000	2,720	9	2013	Avg	8,021	N	N	3602 W ARMOUR ST
7	20	503530	0435	06/24/13	\$1,030,000	\$1,164,000	2,740	9	1927	Good	6,720	N	N	3444 MAGNOLIA BLVD W
7	10	286460	0390	04/23/13	\$800,000	\$920,000	2,810	9	1992	Avg	3,075	N	N	4000 W DRAVUS ST
7	10	142503	9029	09/23/14	\$1,230,000	\$1,252,000	2,930	9	2008	Avg	6,656	N	N	3039 31ST AVE W
7	10	058200	0120	07/10/13	\$1,270,000	\$1,430,000	3,090	9	2006	Avg	6,000	N	N	3004 W TILDEN ST
7	20	736960	0140	01/23/13	\$790,000	\$932,000	3,110	9	2001	Avg	4,500	N	N	4114 W BERTONA ST
7	10	812770	0160	07/25/12	\$917,000	\$1,144,000	3,110	9	2004	Avg	4,640	Y	N	2556 29TH AVE W
7	10	682160	0400	05/24/12	\$1,161,998	\$1,478,000	3,190	9	1911	VGood	7,200	Y	N	3029 29TH AVE W
7	10	286460	0070	01/17/14	\$1,225,000	\$1,314,000	1,880	10	2006	Avg	5,304	Y	N	3214 37TH AVE W
7	10	504230	0078	11/19/12	\$895,000	\$1,077,000	2,090	10	2012	Avg	3,750	Y	N	2601 30TH AVE W
7	10	812770	0705	02/19/14	\$1,147,000	\$1,221,000	2,150	10	1997	Avg	5,002	Y	N	2415 29TH AVE W
7	20	503530	0850	11/10/14	\$1,385,000	\$1,397,000	2,190	10	1938	VGood	6,480	N	N	4508 W RUFFNER ST
7	10	087100	0375	07/16/13	\$900,000	\$1,011,000	2,630	10	2013	Avg	3,061	Y	N	3407 36TH AVE W
7	10	812770	0390	12/15/14	\$1,280,000	\$1,284,000	2,850	10	2008	Avg	5,500	N	N	2552 31ST AVE W
7	10	812770	0335	10/08/12	\$1,350,000	\$1,645,000	3,030	10	2012	Avg	8,250	Y	N	2515 30TH AVE W
7	10	812770	0719	05/24/13	\$940,000	\$1,072,000	3,240	10	2009	Avg	4,270	Y	N	2924 MCGRAW ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	058200	0469	09/09/13	\$899,000	\$996,000	3,250	10	1998	Avg	7,800	N	N	3521 28TH AVE W
7	40	682110	0110	04/22/14	\$1,275,000	\$1,338,000	2,680	12	2011	Avg	6,000	N	N	4044 33RD AVE W

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	057300	0365	5/22/2012	\$927,000	QUIT CLAIM DEED; SHORT SALE
1	30	102503	9030	8/8/2014	\$2,219,580	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	30	102503	9230	8/23/2012	\$506,000	NO MARKET EXPOSURE
1	30	102503	9320	2/27/2013	\$875,000	NON-REPRESENTATIVE SALE
1	30	766620	0272	7/12/2013	\$869,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	10	026900	0845	8/15/2012	\$865,000	IMP. COUNT > 1
3	10	026900	1071	9/26/2013	\$682,126	OBSERVATION OUTSIDE THE NORM; NON-NORMAL DISTRIBUTION
3	10	026900	1224	2/29/2012	\$485,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	026900	1331	9/13/2013	\$595,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	026900	1331	9/9/2014	\$1,308,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	036900	0085	9/2/2013	\$399,000	PREVIOUS IMP. VALUE <= 25K
3	50	036900	0520	5/30/2012	\$283,425	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	60	036900	0820	3/17/2014	\$405,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	60	036900	0881	9/5/2014	\$777,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	119200	0091	3/14/2013	\$1,661,000	RELOCATION - SALE TO SERVICE
3	10	119200	0091	3/14/2013	\$1,661,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	119300	0040	6/20/2012	\$549,800	IMP CHARACTERISTICS CHANGED SINCE SALE
3	10	119300	0040	7/23/2013	\$701,000	RELOCATION - SALE TO SERVICE
3	10	119300	0055	9/19/2014	\$751,150	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	119300	0210	7/30/2012	\$975,000	MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER
3	50	119300	0734	5/8/2013	\$232,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	232130	0140	10/8/2013	\$707,300	NO MARKET EXPOSURE
3	10	232130	0215	5/18/2012	\$365,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	232130	0225	10/22/2012	\$459,000	PERCENT COMPLETE
3	10	232130	0390	7/30/2012	\$490,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	232130	0390	11/5/2014	\$650,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	232130	0395	8/11/2014	\$725,500	RELOCATION SALE TO SERVICE
3	60	277060	0145	11/16/2012	\$183,417	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
3	60	277060	0145	3/21/2014	\$90,098	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
3	60	277060	0145	3/21/2014	\$4,005	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	60	277060	0230	6/27/2013	\$228,062	NO MARKET EXPOSURE
3	60	277060	0370	1/27/2012	\$352,865	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	50	277060	0450	9/11/2012	\$322,900	OBSERVATION OUTSIDE THE NORM; NON-NORMAL DISTRIBUTION
3	50	277060	0450	3/5/2012	\$322,974	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	50	277060	0582	6/5/2012	\$355,000	NON-NORMAL DISTRIBUTION; MODEL DEVELOPMENT EXCLUSION
3	60	277060	0860	4/17/2013	\$357,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	60	277060	0885	9/5/2013	\$500,000	NO MARKET EXPOSURE
3	60	277060	0895	4/12/2014	\$126,750	DOR RATIO; QUIT CLAIM DEED; CORPORATE AFFILIATES
3	60	277060	0945	10/24/2012	\$589,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	50	277060	1170	10/1/2014	\$182,030	DOR RATIO; QUIT CLAIM DEED
3	60	277060	1485	4/22/2013	\$559,500	SEGREGATION AND/OR MERGER
3	60	277060	1486	12/22/2014	\$651,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	60	277060	1487	12/16/2014	\$628,900	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	60	277060	1525	4/29/2013	\$441,000	SEGREGATION AND/OR MERGER
3	60	277060	1530	8/26/2014	\$500,000	ACTIVE PERMIT BEFORE SALE >25K
3	60	277060	1627	9/23/2014	\$387,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	60	277060	1629	4/12/2013	\$327,066	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	60	277060	1629	8/23/2013	\$366,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	60	277060	1632	9/15/2012	\$329,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	60	277060	1695	10/23/2014	\$1,467,500	IMP. COUNT > 1
3	60	277060	1780	3/11/2014	\$310,000	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
3	60	277060	1780	9/20/2012	\$307,188	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	60	277060	1826	6/28/2013	\$470,000	IMP. COUNT > 1; STATEMENT TO DOR
3	60	277060	1903	6/21/2013	\$327,067	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	60	277060	2239	12/30/2013	\$191,689	DOR RATIO; QUIT CLAIM DEED
3	60	277060	2239	12/27/2013	\$210,189	DOR RATIO; QUIT CLAIM DEED
3	60	277060	2360	1/21/2014	\$550,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	60	277060	2370	11/27/2012	\$300,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	60	277060	2370	4/1/2014	\$396,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	60	277060	2455	6/25/2013	\$450,000	SEGREGATION AND/OR MERGER; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	50	277060	6720	12/18/2012	\$402,600	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
3	50	277060	6720	10/18/2013	\$435,775	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	60	277060	6930	1/24/2012	\$475,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	60	277110	2014	9/19/2012	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	60	277110	4230	12/5/2012	\$240,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	60	277110	4230	4/11/2014	\$340,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	277160	0800	8/12/2013	\$52,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	277160	3215	12/5/2013	\$697,000	RELOCATION - SALE TO SERVICE
3	10	277160	3220	2/24/2012	\$119,550	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	277160	4060	7/30/2014	\$454,000	PREVIOUS IMP. VALUE <= 25K
3	10	277160	4615	4/9/2014	\$600,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	40	423540	0160	10/1/2012	\$336,000	IMP CHARACTERISTICS CHANGED SINCE SALE; TEARDOWN
3	40	423540	0175	8/23/2013	\$875,000	IMP. COUNT > 1
3	40	423540	0213	4/5/2013	\$439,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	40	423540	0230	12/12/2012	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	423540	0250	4/9/2012	\$297,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	423540	0255	9/5/2014	\$405,000	PREVIOUS IMP. VALUE <= 25K
3	40	423540	0405	12/29/2014	\$1,100,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	40	423540	0410	12/10/2014	\$1,075,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	40	423540	0503	5/17/2012	\$134,171	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	423790	1370	10/23/2012	\$325,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER
3	40	423790	1370	9/20/2012	\$275,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	50	668150	0080	8/23/2013	\$624,900	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	668150	0080	8/22/2014	\$736,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	668150	0110	4/9/2012	\$259,752	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	50	691770	0295	11/25/2014	\$465,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	693360	0035	10/28/2014	\$1,112,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	693360	0105	10/22/2012	\$689,950	RELOCATION - SALE TO SERVICE
3	50	693360	0245	2/22/2012	\$479,458	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
3	50	693360	0395	5/23/2013	\$479,950	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	50	701070	0085	1/25/2013	\$65,230	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); STATEMENT TO DOR
3	50	701070	0115	6/14/2012	\$393,000	PREVIOUS IMP. VALUE <= 25K
3	50	701070	0195	4/11/2012	\$377,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	50	701070	0800	7/29/2014	\$354,912	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
3	50	701070	0810	11/6/2014	\$774,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	701070	0810	5/28/2014	\$1,004,500	SEGREGATION AND/OR MERGER
3	50	701070	1383	10/17/2014	\$680,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	701070	1383	4/20/2012	\$530,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	106800	0020	3/5/2014	\$672,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER
5	20	106800	0020	10/30/2013	\$768,187	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	20	106800	0375	9/23/2014	\$3,200,000	NON-NORMAL DISTRIBUTION; MODEL DEVELOPMENT EXCLUSION
5	20	106800	0590	3/6/2013	\$849,950	ACTIVE PERMIT BEFORE SALE >25K
5	20	106800	0590	5/15/2012	\$305,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	10	107000	0020	10/8/2014	\$1,058,966	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	10	107000	0050	12/20/2013	\$1,170,277	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	10	107000	0110	12/18/2014	\$1,035,292	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	10	107000	0180	10/15/2014	\$1,107,461	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	10	107000	0250	10/16/2014	\$1,138,281	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	10	107000	0360	11/21/2014	\$1,075,929	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	20	136430	0170	12/3/2013	\$2,900,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	136430	0250	3/1/2013	\$650,000	DOR RATIO; QUIT CLAIM DEED
5	20	136430	0281	11/6/2014	\$724,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	136430	0335	1/14/2014	\$3,300,000	MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER
5	20	137080	0170	10/17/2012	\$1,675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	137080	0475	2/3/2012	\$763,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	137080	0545	2/18/2013	\$823,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	137080	0740	5/1/2013	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	137080	0910	11/7/2012	\$1,525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	137080	2270	4/11/2012	\$1,100,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER
5	20	137080	2395	3/22/2012	\$495,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	137080	2400	8/21/2012	\$635,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	20	137080	2830	2/16/2013	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	137080	2860	2/23/2012	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	137080	3195	12/1/2014	\$3,348,000	BOX PLOT
5	20	137080	3520	2/1/2013	\$704,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	137080	3655	3/6/2013	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	137380	0055	4/30/2012	\$1,235,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	20	137680	0005	10/23/2013	\$799,000	ACTIVE PERMIT BEFORE SALE >25K
5	20	137680	0110	10/26/2013	\$625,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	202120	0740	7/26/2012	\$1,191,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	10	222503	9114	7/26/2012	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	60	277160	4200	12/31/2013	\$390,000	PERCENT COMPLETE
5	60	277160	4201	12/29/2014	\$729,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	60	277160	4296	8/21/2014	\$506,500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	60	277160	4375	12/26/2012	\$293,000	DOR RATIO
5	20	327130	0110	10/9/2013	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	327130	0135	8/28/2012	\$470,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	20	327130	0955	7/3/2014	\$554,729	NON-NORMAL DISTRIBUTION; MODEL DEVELOPMENT EXCLUSION
5	20	327180	0500	12/19/2012	\$622,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	327180	0530	4/24/2014	\$855,000	OBSOLESCENCE
5	20	327180	0850	8/13/2014	\$125,000	DOR RATIO
5	10	354790	0045	5/10/2012	\$465,000	UNFINISHED AREA
5	10	354790	0065	5/1/2014	\$534,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	395690	0190	4/25/2013	\$990,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	20	395690	0190	2/6/2014	\$1,330,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	395690	0335	3/24/2014	\$420,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	395690	0335	4/3/2014	\$900,000	SEGREGATION AND/OR MERGER
5	10	503430	0015	1/29/2014	\$187,025	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	10	503430	0051	9/10/2012	\$197,078	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
5	20	503530	0650	6/3/2014	\$1,099,500	SALES DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	503530	0686	4/25/2014	\$1,200,000	ACTIVE PERMIT BEFORE SALE >25K
5	20	503530	0960	9/19/2012	\$211,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
5	20	503730	0040	6/21/2012	\$1,035,000	RELOCATION - SALE TO SERVICE
5	20	503730	0065	4/19/2012	\$1,895,000	NON-REPRESENTATIVE SALE
5	20	503730	0165	9/26/2013	\$740,000	NO MARKET EXPOSURE
5	10	503930	0305	11/7/2014	\$450,000	NON-NORMAL DISTRIBUTION; MODEL DEVELOPMENT EXCLUSION
5	20	503980	0095	11/1/2012	\$427,000	DOR RATIO
5	20	503980	0095	8/15/2012	\$325,000	DOR RATIO
5	20	555330	0150	12/30/2014	\$1,800,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	10	058200	0185	8/21/2014	\$655,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	058200	0260	6/18/2013	\$130,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
7	10	058200	0585	10/7/2013	\$650,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	058200	0625	11/1/2012	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	058200	0644	9/8/2014	\$400,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	10	058200	0790	8/19/2014	\$488,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	087100	0104	8/1/2013	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	087100	1226	8/9/2013	\$335,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
7	10	128830	0060	4/19/2012	\$460,000	IMP CHARACTERISTICS CHANGED SINCE SALE
7	10	128830	0060	7/7/2014	\$650,200	RELOCATION - SALE BY SERVICE
7	10	128830	0060	7/7/2014	\$650,200	RELOCATION - SALE TO SERVICE
7	10	137080	3710	2/22/2012	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	137080	4100	10/23/2014	\$570,001	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	137080	4145	6/28/2013	\$554,412	RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	137730	0125	2/14/2012	\$370,647	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
7	10	137730	0135	10/17/2014	\$570,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	137730	0135	2/21/2013	\$520,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	137780	0020	10/27/2014	\$352,006	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	10	137780	0125	10/28/2013	\$141,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	286460	0165	7/6/2012	\$570,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
7	20	503530	0020	7/16/2013	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	20	503530	0105	7/11/2014	\$525,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	20	503530	0350	5/15/2013	\$9,290,000	DOR RATIO
7	20	503530	0385	8/30/2012	\$121,380	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	10	503830	0165	10/25/2013	\$519,000	FORCED SALE; BANKRUPTCY -RECEIVER OR TRUSTEE
7	10	504130	0055	10/23/2012	\$464,000	DOR RATIO; PERCENT COMPLETE
7	10	504130	0055	8/7/2013	\$925,000	PERCENT COMPLETE
7	10	504230	0085	4/4/2012	\$40,000	DOR RATIO
7	10	682110	1165	7/11/2013	\$445,000	1,000 SALE OR LESS
7	10	682110	1395	12/2/2013	\$350,000	PREVIOUS IMP. VALUE <= 25K
7	10	682110	1530	3/5/2013	\$287,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
7	10	682110	1530	3/5/2013	\$287,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
7	10	682110	1700	3/18/2013	\$590,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	682110	1730	6/5/2012	\$480,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	10	682110	1770	12/12/2012	\$315,000	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED; STATEMENT TO DOR
7	10	682110	1855	7/26/2012	\$404,000	PREVIOUS IMP. VALUE <= 25K
7	10	682110	1870	9/11/2013	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	682110	2145	11/14/2014	\$1,150,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
7	10	682110	2145	8/29/2013	\$582,500	PERCENT COMPLETE
7	10	682110	2146	9/18/2014	\$1,050,000	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
7	10	682110	2340	8/20/2013	\$685,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	682110	2375	6/2/2014	\$710,000	ACTIVE PERMIT BEFORE SALE >25K
7	10	682160	0145	11/10/2014	\$824,000	IMP. COUNT > 1
7	10	682160	0235	4/27/2012	\$439,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	682160	0340	5/23/2013	\$790,000	RELOCATION - SALE TO SERVICE
7	10	682160	0370	3/22/2012	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	682210	0250	8/18/2014	\$350,000	IMP CHARACTERISTICS CHANGED SINCE SALE
7	10	682210	0310	11/3/2014	\$685,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	40	691770	0005	9/7/2012	\$275,000	DOR RATIO
7	40	691770	0015	4/20/2012	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	40	691770	0070	7/23/2012	\$355,000	OBSERVATION OUTSIDE THE NORM; NON-NORMAL DISTRIBUTION

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	40	691770	0175	9/19/2014	\$473,600	RELOCATION - SALE TO SERVICE
7	40	691770	0175	9/20/2014	\$473,600	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	40	691770	0255	8/2/2013	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	50	691770	0830	5/20/2014	\$190,000	DOR RATIO; QUIT CLAIM DEED
7	40	691770	0860	5/14/2012	\$246,476	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.)
7	40	691770	1110	7/10/2012	\$350,000	PREVIOUS IMP. VALUE <= 25K
7	40	701070	0610	8/24/2012	\$220,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	10	812770	0125	4/4/2013	\$709,400	RELOCATION - SALE TO SERVICE
7	10	812770	0205	6/19/2012	\$900,000	OBSOLESCENCE
7	10	812770	0625	12/20/2012	\$357,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	10	812770	0685	5/22/2013	\$800,000	NO MARKET EXPOSURE
7	10	812770	0740	6/26/2013	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	894110	0050	9/4/2012	\$10,000	DOR RATIO; SEGREGATION AND/OR MERGER
7	10	894110	0155	6/28/2013	\$429,385	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; QUIT CLAIM DEED
7	10	894110	0210	11/22/2013	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis

Area 011

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	10	026900	0256	12/11/2012	\$216,000	5001	Y	N
3	10	026900	1072	1/15/2014	\$260,000	5116	N	N
3	50	026900	0115	7/29/2013	\$310,000	8960	N	N
3	50	277060	0635	10/8/2012	\$290,000	4230	Y	N
3	40	423790	1190	7/18/2012	\$235,000	3200	N	N
3	50	701070	0705	8/27/2013	\$330,000	4000	N	N
5	20	137080	2190	8/7/2013	\$900,000	5000	Y	N
5	20	327130	0532	2/1/2013	\$250,000	3705	Y	N
7	10	137080	4010	5/25/2012	\$327,000	6000	N	N
7	10	152503	9024	9/27/2012	\$361,800	6100	N	N
7	10	222503	9095	9/6/2012	\$300,000	8021	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 011

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	102503	9273	4/15/2014	\$375,000	PREVIOUS IMP. VALUE <= 25K; 1031 TRADE
1	40	102503	9142	4/17/2013	\$420,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; TEARDOWN;
3	10	026900	1072	12/12/2014	\$1,100,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO
3	60	277060	1550	6/28/2013	\$520,000	SEGREGATION AND/OR MERGER
3	60	277060	1715	11/18/2014	\$476,000	ACTIVE PERMIT BEFORE SALE >25K; PREVIOUS IMP. VALUE <= 25K
3	60	277060	1715	9/12/2013	\$500,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	60	277060	1720	8/29/2013	\$500,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	60	277060	1720	12/5/2014	\$500,000	IMPROVED SALE- NO DATA CHARACTERISTICS
3	60	277060	1927	11/19/2014	\$450,000	DOR RATIO
3	60	277060	1928	11/4/2014	\$450,000	DOR RATIO
3	60	277060	1929	11/18/2014	\$450,000	DOR RATIO
3	60	277060	1708	11/10/2014	\$480,000	DOR RATIO
3	60	277060	1709	11/21/2014	\$480,000	IMPROVED SALE- NO DATA CHARACTERISTICS; DOR RATIO
3	60	277060	1714	11/14/2014	\$469,950	DOR RATIO
3	60	277060	1716	11/14/2014	\$475,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	60	277060	1717	12/11/2014	\$479,950	IMPROVED SALE- NO DATA CHARACTERISTICS
3	60	277060	1718	12/9/2014	\$479,950	IMPROVED SALE- NO DATA CHARACTERISTICS
3	60	277060	1719	12/10/2014	\$505,000	DOR RATIO
3	60	277110	1220	6/27/2012	\$253,800	SEGREGATION AND/OR MERGER
3	10	277160	3115	6/6/2013	\$465,000	DOR RATIO; SALES DATA DOES NOT MATCH ASSESSED VALUE
3	40	423540	0260	5/22/2012	\$120,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; DOR RATIO
3	40	423540	0410	7/29/2013	\$545,000	SEGREGATION AND/OR MERGER
3	40	423540	0225	12/30/2013	\$110,000	NO MARKET EXPOSURE; PREVIOUS IMP. VALUE <= 25K
3	50	693360	0035	6/4/2012	\$485,000	SEGREGATION AND/OR MERGER
5	20	137080	2190	8/7/2013	\$900,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	232503	9101	10/5/2012	\$13,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	395690	0340	6/12/2014	\$675,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	778690	0075	3/3/2014	\$175,000	DOR RATIO
7	10	222503	9074	12/6/2012	\$432,500	BANKRUPTCY RECEIVER OR TRUSTEE, FORCED SALE
7	10	503830	0035	4/9/2013	\$365,000	DOR RATIO

Vacant Sales Removed in this Annual Update Analysis Area 011

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	503830	0035	12/21/2012	\$400,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	10	894110	0130	1/30/2012	\$400,000	SALES DATA DOES NOT MATCH ASSESSED VALUE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

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

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

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

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

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

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification



Appraiser II

6/26/2015

Date