

Ravenna / University District

Area: 044

Residential Revalue for 2015 Assessment Roll



Obtained from faculty.washington.edu

Area 44 is located in northeast Seattle and includes the University District and parts of the Ravenna and Bryant neighborhoods. This area is densely populated with apartments near the University and gradually changes to single family residential. The typical house is grade 7 and was built between 1900-1939. Major landmarks in the area are University of Washington, UW Medical Center and Ravenna Park. Tunnel Construction is ongoing for the Light Rail that will connect Area 44 to downtown Seattle, SeaTac Airport, Northgate Mall, etc. The area is well serviced by a full range of commercial and professional services, public transportation, schools, parks and easy access to highways I-5 and 520.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

Lloyd Hara
Assessor

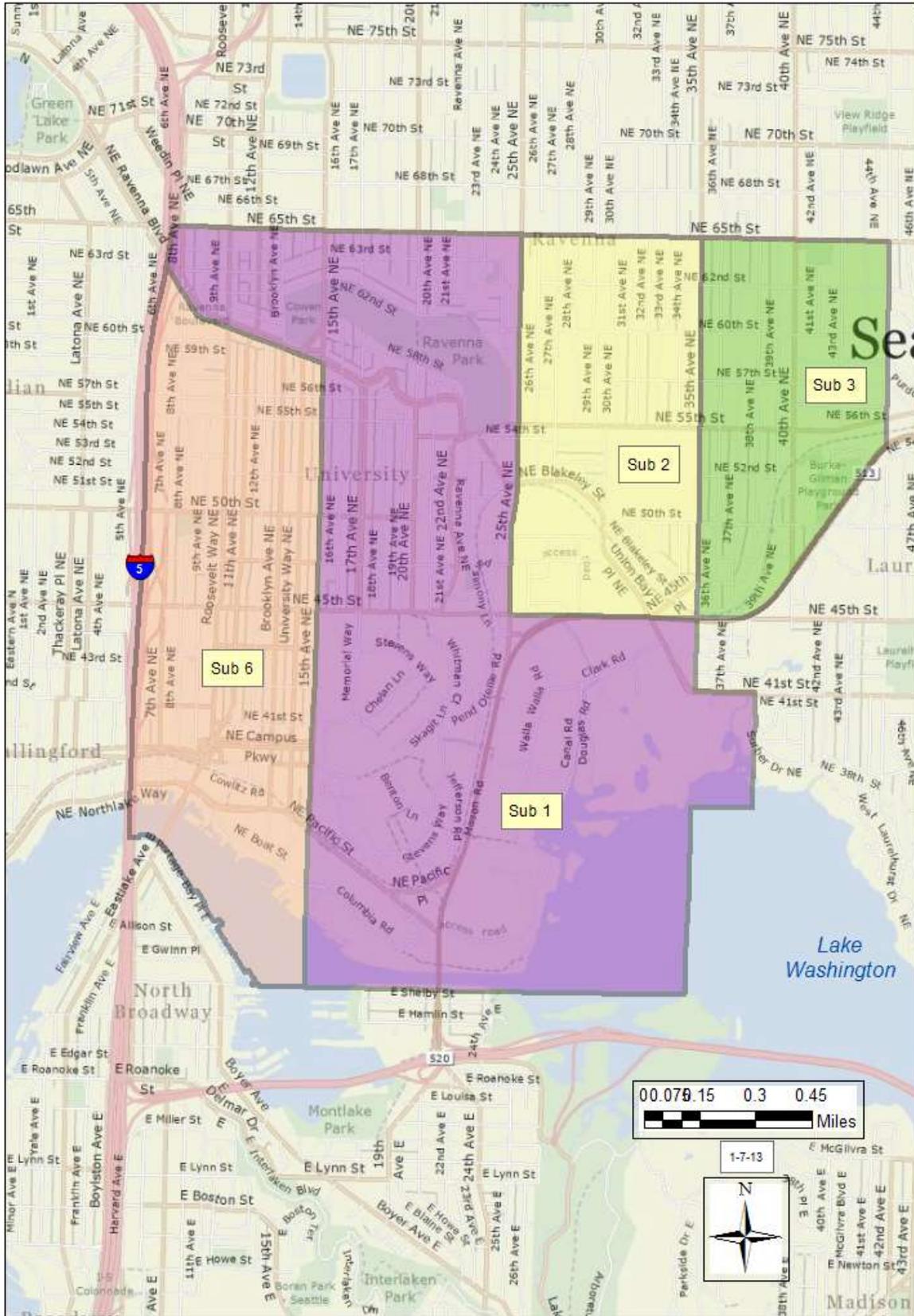
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Area 044 Map



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Area 044 Housing Profile



Grade 5/ Year Built 1922/ Total Living Area 530
Account Number 919120-0545



Grade 6/ Year Built 1947/ Total Living Area 780
Account Number 243670-1350



Grade 7/ Year Built 1945/ Total Living Area 1,500
Account Number 237920-0020



Grade 8/ Year Built 1924/ Total Living Area 2,740
Account Number 882790-1105



Grade 9/ Year Built 2007/ Total Living Area 3,750
Account Number 243670-0735



Grade 10/ Year Built 2005/ Total Living Area 3,880
Account Number 881540-0255

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

Ravenna / University District - Area 044

Physical Inspection

Appraisal Date: 1/1/2015

Previous Physical Inspection: 2008

Number of Improved Sales: 451

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	\$232,000	\$357,300	\$589,300			8.82%
2015 Value	\$313,300	\$318,300	\$631,600	\$672,000	94.2%	7.42%
\$ Change	+\$81,300	-\$39,000	+\$42,300			
% Change	+35.0%	-10.9%	+7.2%			

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 7.42% is an improvement from the previous COD of 8.82%. 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. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$253,500	\$323,300	\$576,800
2015 Value	\$345,500	\$260,500	\$606,000
\$ Change	+\$92,000	-\$62,800	+\$29,200
% Change	+36.3%	-19.4%	+5.1%

Number of one to three unit residences in the population: 4,369

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 044 – Ravenna / University District, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 044 indicated a substantial change was needed in the allocation of value between land and improvements. Land is valued as though vacant and at its highest and best use. The improvements value is a residual remaining when land is subtracted from total value.

Sales Sample Representation of Population

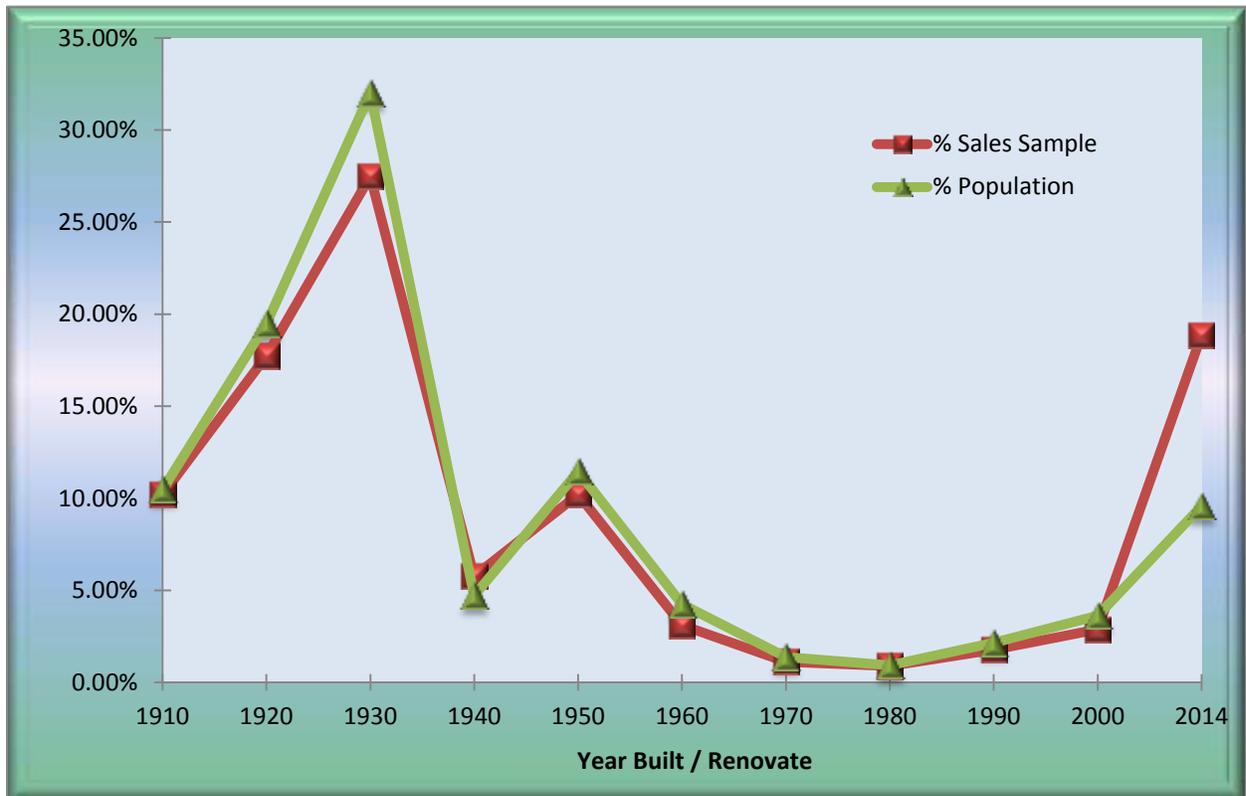
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	46	10.20%
1920	80	17.74%
1930	124	27.49%
1940	26	5.76%
1950	46	10.20%
1960	14	3.10%
1970	5	1.11%
1980	4	0.89%
1990	8	1.77%
2000	13	2.88%
2014	85	18.85%
	451	

Population

Year Built/Ren	Frequency	% Population
1910	458	10.48%
1920	851	19.48%
1930	1,399	32.02%
1940	206	4.72%
1950	500	11.44%
1960	185	4.23%
1970	60	1.37%
1980	40	0.92%
1990	94	2.15%
2000	158	3.62%
2014	418	9.57%
	4,369	



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

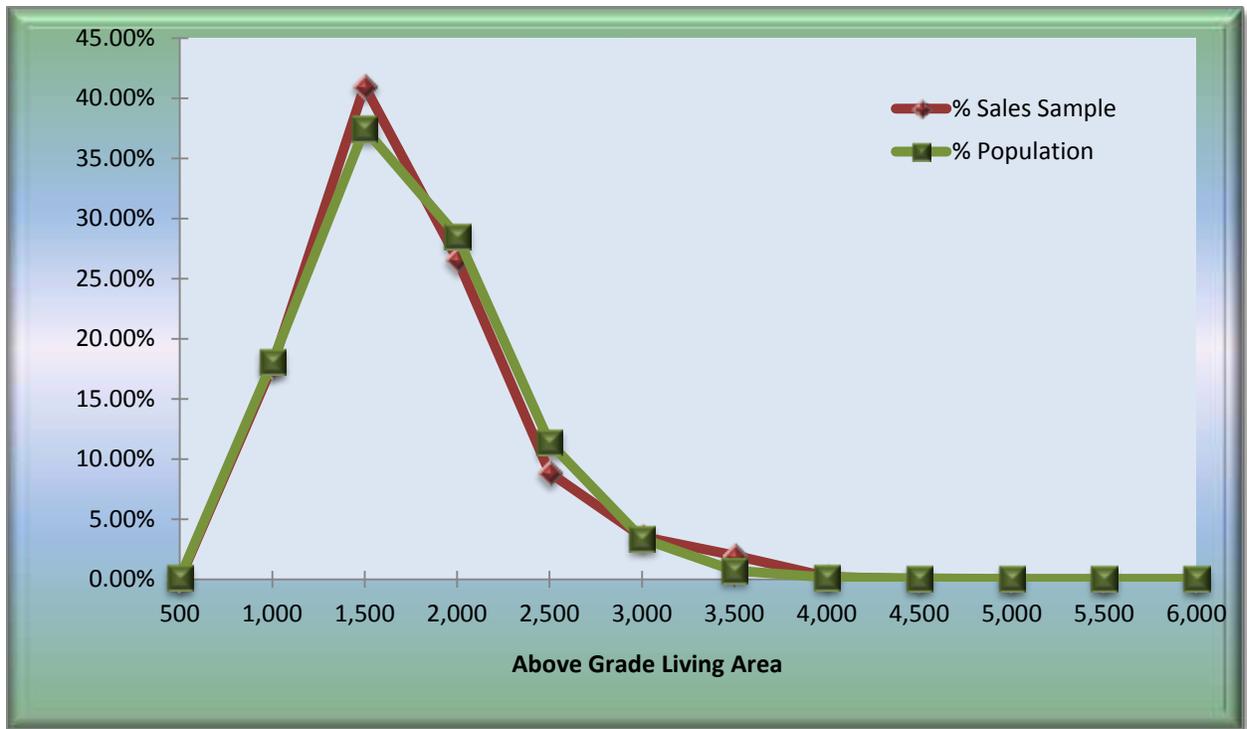
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	80	17.74%
1,500	185	41.02%
2,000	120	26.61%
2,500	40	8.87%
3,000	16	3.55%
3,500	9	2.00%
4,000	1	0.22%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	451	

Population

AGLA	Frequency	% Population
500	6	0.14%
1,000	790	18.08%
1,500	1,637	37.47%
2,000	1,246	28.52%
2,500	496	11.35%
3,000	148	3.39%
3,500	31	0.71%
4,000	7	0.16%
4,500	4	0.09%
5,000	2	0.05%
5,500	1	0.02%
6,000	1	0.02%
	4,369	



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

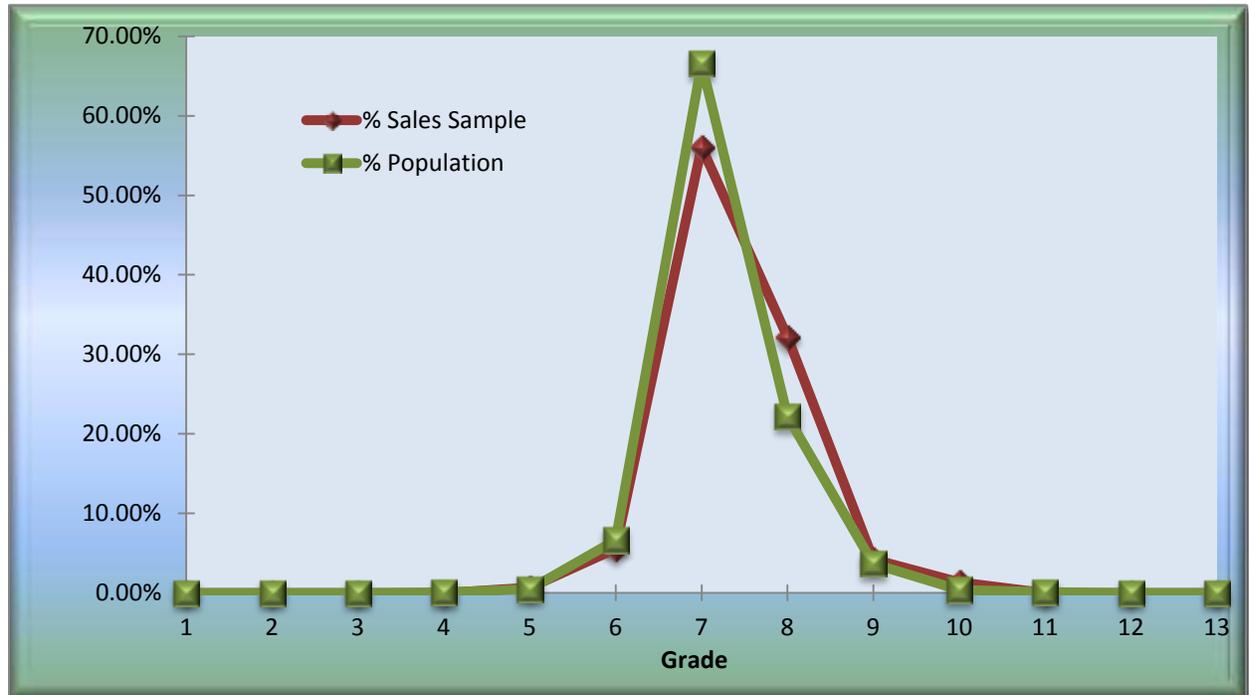
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.67%
6	25	5.54%
7	253	56.10%
8	145	32.15%
9	19	4.21%
10	6	1.33%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	451	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.05%
5	20	0.46%
6	290	6.64%
7	2,908	66.56%
8	969	22.18%
9	160	3.66%
10	16	0.37%
11	4	0.09%
12	0	0.00%
13	0	0.00%
	4,369	



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: June 23, 2015

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Diane Johnson – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Leslie Clay – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Paul Greatorex – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Peter Hsu – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Janice So – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

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. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

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

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Physical Inspection Process... Continued

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Area Information

Name or Designation

Area 044 - Ravenna / University District

Boundaries

NE 65th St on the north, I-5 on the west; the Ship Canal, Portage Bay and Union Bay on the south; Sand Point Way NE and 45th AV NE on the east.

Maps

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

Area Description

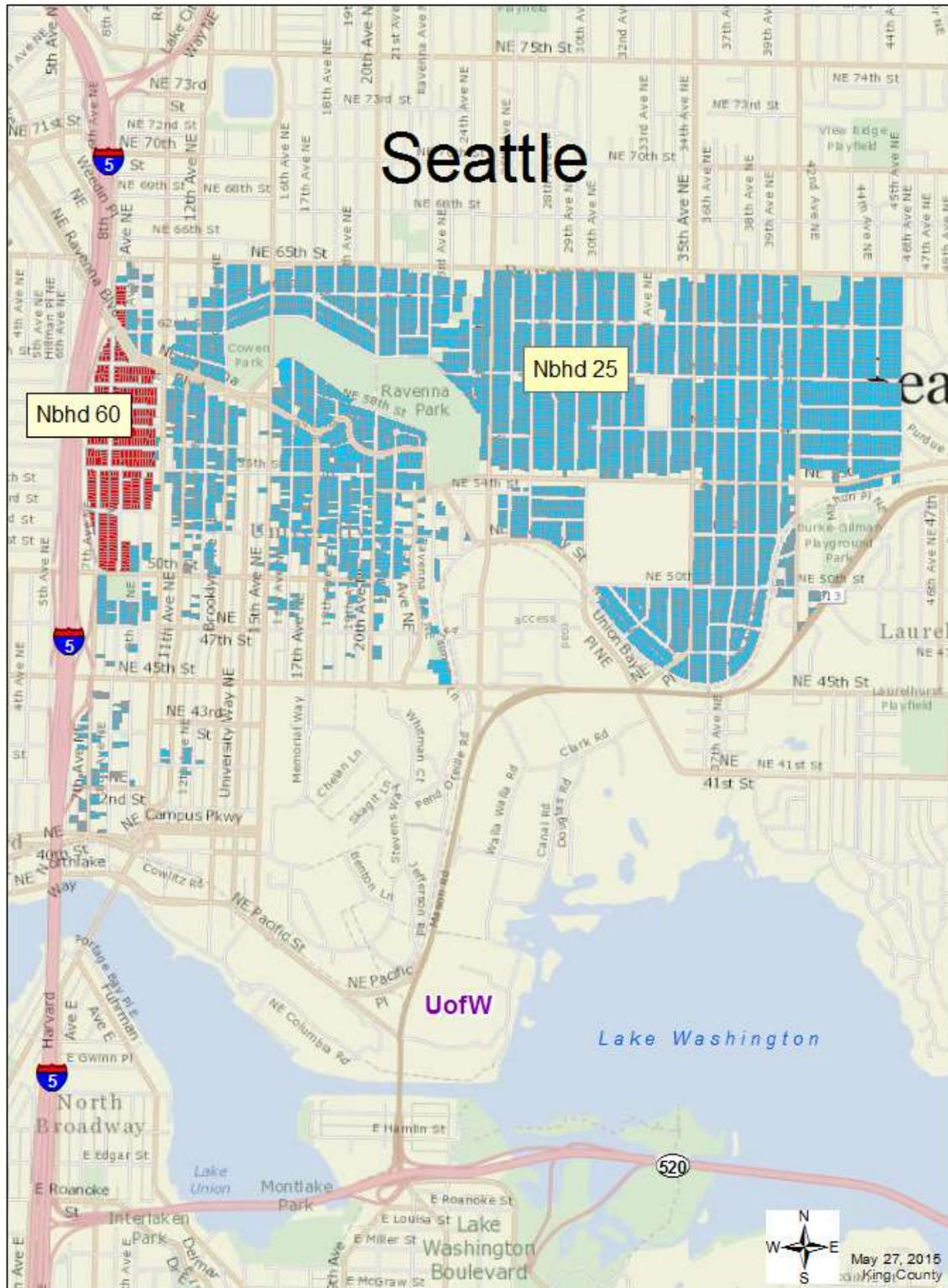
Area 44 is located in northeast Seattle and includes the University District and parts of the Ravenna and Bryant neighborhoods. Two major employers, the University of Washington and the UW Medical Center, are located in this area. Shopping and dining opportunities abound at University Village shopping center and on several streets with a variety of businesses. Ravenna Park has playfields and walking trails. Area 44 is fairly close to Green Lake and Lake Washington. The UW has a wide variety of activities available for students and some for the public including sports, intellectual, and cultural offerings.

Area 44 has easy access to major freeways, I-5 and 520. Public bus transportation is available. Tunnel Construction is ongoing for the Light Rail that will connect Area 44 to downtown Seattle, SeaTac Airport, Northgate Mall, etc. The Burke-Gilman bike trail goes along the southern portion of Area 44 and is used for commuting and recreation.

This area is densely populated with apartments near the University and is otherwise primarily single family residential. The housing stock is heterogeneous. Zoning is higher near the UW and along/near some arterial streets. In the higher zones, housing styles include apartments, rooming houses, duplex, triplex, 4-plex, townhouses, etc. In the residential areas, the average lot size is 4600 square feet and a typical house is grade 7, built between 1900-1939, with 1400 square feet of above grade living area plus a basement. There are 262 grade 7 or 8 townhouses in area 44; on average, these have a lot size of 1400 square feet with 1380 square feet of total living area on three floors, built 1996 – to the present.

There are currently only 36 vacant lots in this area, less than 1% of parcels. The limited availability of vacant lots in this area has caused builders to buy lower quality homes, demolish them and build on the site. Depending on zoning and proximity to the University, the new building may be a house, townhouse, apartment building, rooming house or other. An emerging trend is increasing density near the Light Rail stations even though the stations in Area 44 are still under construction. In Area 44 there are over 300 older single family residences, duplexes or triplexes on parcels that are zoned for higher density development or commercial use. As demand for housing increases it is likely that many of these will be torn down and denser development will be built.

Neighborhood Map



Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015. Area 44 is an older urban neighborhood with few vacant land sales. There are currently only 36 vacant lots in this area, less than 1% of parcels. The limited availability of vacant lots has caused builders to buy lower quality homes, demolish them and build on the site. It was therefore necessary to look at tear down sales in order to develop a land model. Depending on zoning, the new building may be a house, townhouse, apartment building, rooming house or other.

All land was valued at its highest and best use as if vacant. Parcel size and zoning were the main factors influencing value. Positive adjustments were made for additional square footage and views. This adjustment was greater when additional building sites were possible. Negative adjustments were made for smaller lots, traffic noise, proximity to commercial properties, and steep topography. The good highway access that the area enjoys also creates traffic noise. 32% of parcels in area are coded for traffic noise and were discounted accordingly. 15% of parcels are adjacent to a nuisance. The area is rather flat, so only 3% of parcels have steep topography and only 2% have any views.

Density is increasing in all of the zones that are higher than single family residential. In the past, builders would tear down an old house in a lowrise zone (LR1, LR2, LR3 zones), divide the land into smaller parcels, and build townhouses. This is still happening to some degree but a newer trend is to build an apartment building or a rooming house (depending on zoning). It appears that the income potential is greater for building an apartment/rooming house than for building townhouses. When comparing parcels, as zoning and lot size increase, the likelihood of denser development also increases. The land model-reflects the townhouse trend for LR1 and LR2 zones. It also reflects the townhouse trend for small lots in LR3 zones (<4000 square feet). For lots <4000 square feet in LR3 zones, it reflects the apartment/rooming house trend. The commercial land model was used for large lots in LR3 zones and for parcels in higher zones that allow apartments, commercial, etc. (Commercial land values range from \$100 to \$250 per square foot, depending on zoning and location. More information is in commercial Area 17 report.)

In Area 44 there are over 300 older single family residences, duplexes or triplexes on parcels that are zoned for higher density development or commercial use. Parcels with likely multiple building sites or apartment/rooming house/commercial potential are coded as "Interim Use" for Highest and Best Use as Improved. As demand for housing increases it is likely that many of these older single family residences, duplexes or triplexes will be torn down and denser development will be built.

In the residential zone (SF 5000), the average lot size is 4600 square feet and has a land value of \$372,000. The average townhouse lot is 1400 square feet and is valued at \$145,000.

Land Model

Model Development, Description and Conclusions

The land model adjusts between -10% and -30% for traffic noise, nuisance, steep topography and water problems as indicated by paired sales analysis. Positive adjustments of 15% to 20% are made for views.

Base land value was determined by zoning and lot square footage. Then all negative adjustments were taken together and applied. Finally all positive adjustments were taken together and applied.

For each property the positive adjustment was applied based only on the most valuable view. For example a parcel with fair Lake Washington view and an average mountain view would get a 20% positive adjustment for fair Lake Washington view and no adjustment for the average mountain view.

Land Valuation Example: 5000 square foot parcel, zoned SF 5000, average territorial view, high traffic noise

Lot size adjustment:	\$420,000	
Traffic noise adjustment:	-\$84,000	(20 %)
View adjustment:	<u>+\$63,000</u>	(15 %)
Final Baseland Value:	\$399,000	

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

Land Value Model Calibration

Area 44 Land Model for Residential & LR Zones

Square Foot Range	SF5000 zone, single site only.	LR1 zone	LR2 zone	LR3 zone
700-999	\$135,000	\$135,000	\$135,000	\$135,000
1000-1199	\$140,000	\$140,000	\$140,000	\$140,000
1200-1399	\$142,000	\$142,000	\$142,000	\$142,000
1400-1599	\$145,000	\$145,000	\$145,000	\$145,000
1600-1799	\$150,000	\$150,000	\$150,000	\$150,000
1800-1999	\$180,000	\$180,000	\$180,000	\$180,000
2000-2199	\$210,000	\$210,000	\$210,000	\$210,000
2200-2399	\$222,000	\$222,000	\$222,000	\$222,000
2400-2599	\$235,000	\$235,000	\$235,000	\$300,000
2600-2799	\$247,000	\$247,000	\$247,000	\$303,000
2800-2999	\$260,000	\$260,000	\$300,000	\$306,000
3000-3199	\$290,000	\$290,000	\$310,000	\$310,000
3200-3599	\$300,000	\$300,000	\$320,000	\$320,000
3600-3999	\$330,000	\$330,000	\$330,000	\$450,000
4000-4199	\$360,000	\$360,000	\$360,000	
4200-4799	\$372,000	\$372,000	\$450,000	
4800-4999	\$408,000	\$450,000	\$456,000	
5000-5599	\$420,000	\$453,000	\$458,000	
5600-5999	\$432,000	\$459,000	\$600,000	
6000-6399	\$440,000	\$463,000	\$604,000	
6400-6999	\$448,000	\$600,000	\$608,000	
7000-7199	\$460,000	\$606,000	\$750,000	
7200-7999	\$464,000	\$608,000	\$752,000	
8000-8399	\$480,000	\$750,000	\$760,000	
8400-8999	\$488,000			
9000-9999	\$500,000			
10000-10999	\$520,000			
11000-11999	\$540,000			
12000-12999	\$560,000			
13000-13999	\$580,000			
14000-14999	\$600,000			
15000-16999	\$620,000			

Land Value Model Calibration... Continued

Characteristics	Adjustment
Traffic Noise	
moderate	-15%
high	-20%
extreme	-30%
Nuisance (Commercial Influence)	
yes	-10%
Steep Topography	
significant	-10%
difficult to build on	-10%
extreme	-50%
Water Problem	
yes	-10%
Territorial/Cascade Mountain Views	
Average	15%
Good	20%
Lake Views	
Fair	20%

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Improved Sales Used In This Physical Inspection Analysis” and “Improved Sales Removed From This Physical Inspection Analysis” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

All sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. A cost based multiplicative regression model was developed for valuing the majority of parcels in area 44. The model was applied to detached single family, duplex, triplex and townhouse residences. In addition to standard physical property characteristics, the analysis showed that location, land value, building age, building condition, designation as townhouse and traffic were influential in the market.

Our team verified every sale and confirmed the characteristic data at the time of sale. We field inspected the sales, took new exterior pictures, and looked at characteristic data and pictures on various web sites. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the regression model was not deemed accurate. The valuation models were applied to the population after each parcel had been inspected in the field. Based on the sales an overall assessment level of 94.2% was achieved. The uniformity of assessment improved as the COD was reduced from 8.82% to 7.42%.

Improved Parcel Valuation... Continued

Neighborhood 60 is located in the northwest corner of area 44. Its borders are I-5 on the west, NE 55th Street on the south, Roosevelt Way on the east, NE 64th Street on the north. It is negatively impacted by traffic noise along the I-5 freeway. It has only single family residential zoning (SF 5000). There are 323 parcels located in neighborhood 60. Houses and lots are slightly smaller here than elsewhere in area. The average lot size is 4100 square feet, and a typical house is grade 7, built between 1900-1939, with 1300 square feet of above grade living area plus a basement.

Neighborhood 25 is the remainder of Area 44 and is considered the default neighborhood. During model development no adjustment was found to be necessary for this neighborhood other than negative traffic noise impacts as listed in the models. The average lot size for a single family house is 4600 square feet, and a typical house is grade 7, built between 1900-1939, with 1460 square feet of above grade living area plus a basement.

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

Improved Parcel Total Value Model Calibration

Variable	Definition
AgeC	Age of House
BaseLandC	2015 Adjusted Base Land Value
ComboCostC	(House Cost New) + (Accessory Cost New Less Depreciation)
GoodYN	House Condition is Good
Neighborhood_60	Located in Neighborhood 60
OldAgeYN	House Built 1900 - 1939
SaleDay	Time Adjustment
Townhouse	Townhouse is Present Use
Traffic_not_in_Neighborhood_60	Traffic Noise Coded, Not Located in Neighborhood 60
VGoodYN	House Condition is Very Good

Multiplicative Model

$(1-0.05) * EXP (2.52440662947134 - 0.106253788603848 * AgeC + 0.223821410197896 * BaseLandC + 0.559502651378712 * ComboCostC + 0.0347352051508328 * GoodYN - 0.0492621358927935 * Nghb60 + 0.0423056218640266 * OldAgeYN + 0.000227631034435127 * SaleDay - 0.0289736981076175 * Townhouse - 0.0287600900977185 * Traffic_not_in_Nghb60 + 0.0745037595537447 * VGoodYN) * 1000$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Building condition is fair or poor
- Highest & Best Use as Improved is “Interim Use” (Parcels with potential for multiple building sites/apartment/rooming house/commercial potential)
- Percent Complete < 100%
- Obsolescence > 0%
- Net Condition > 0%

Of the improved parcels in the population, 3529 parcels increased in value. They were comprised of 68 single family residences on commercially zoned land and 3461 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 24 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Two houses: EMV for main house + RCNLD for secondary house

Accessory improvement only: RCNLD

Building condition is fair or poor: RCNLD (or \$1000 if RCNLD is > EMV for average condition)

Area 044 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 1.110, resulting in an adjusted value of \$527,000 ($\$475,000 * 1.110 = \$527,250$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.283	28.3%
2/1/2012	1.274	27.4%
3/1/2012	1.266	26.6%
4/1/2012	1.257	25.7%
5/1/2012	1.248	24.8%
6/1/2012	1.240	24.0%
7/1/2012	1.231	23.1%
8/1/2012	1.223	22.3%
9/1/2012	1.214	21.4%
10/1/2012	1.206	20.6%
11/1/2012	1.197	19.7%
12/1/2012	1.189	18.9%
1/1/2013	1.181	18.1%
2/1/2013	1.172	17.2%
3/1/2013	1.165	16.5%
4/1/2013	1.157	15.7%
5/1/2013	1.149	14.9%
6/1/2013	1.141	14.1%
7/1/2013	1.133	13.3%
8/1/2013	1.125	12.5%
9/1/2013	1.117	11.7%
10/1/2013	1.110	11.0%
11/1/2013	1.102	10.2%
12/1/2013	1.094	9.4%
1/1/2014	1.087	8.7%
2/1/2014	1.079	7.9%
3/1/2014	1.072	7.2%
4/1/2014	1.065	6.5%
5/1/2014	1.057	5.7%
6/1/2014	1.050	5.0%
7/1/2014	1.043	4.3%
8/1/2014	1.035	3.5%
9/1/2014	1.028	2.8%
10/1/2014	1.021	2.1%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

Area 044 Market Value Changes Over Time

The time adjustment formula for Area 044 is: $1/EXP(\text{SaleDay} * 0.000227631034435134)$
 $\text{SaleDay} = \text{SaleDate} - 42005$

Results

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

The resulting assessment level is 94.2% . 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 +5.1%. This increase is due partly to market changes over time and the previous assessment levels.

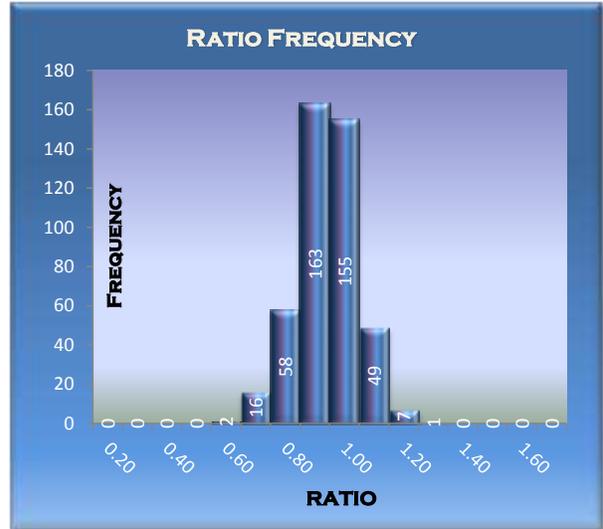
A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 8.82% to 7.42%.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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

Physical Inspection Ratio Study Report (Before) - 2014 Assessments

District: NW / Team: 3	Appr.	Date of Report:	Sales Dates:
Area Name: Ravenna / University District	1/1/2014	6/23/2015	1/2012 - 12/2014
Area Number: 44	Appr ID:	Property Type:	Adjusted for time?
	DJOH	1 to 3 Unit Residences	Yes
SAMPLE STATISTICS			
Sample size (n)	451		
Mean Assessed Value	589,300		
Mean Adj. Sales Price	672,000		
Standard Deviation AV	158,986		
Standard Deviation SP	207,027		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.890		
Median Ratio	0.891		
Weighted Mean Ratio	0.877		
UNIFORMITY			
Lowest ratio	0.582		
Highest ratio:	1.211		
Coefficient of Dispersion	8.82%		
Standard Deviation	0.099		
Coefficient of Variation	11.17%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.881		
Upper limit	0.904		
95% Confidence: Mean			
Lower limit	0.881		
Upper limit	0.899		
SAMPLE SIZE EVALUATION			
N (population size)	4369		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.099		
Recommended minimum:	16		
Actual sample size:	451		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	224		
# ratios above mean:	227		
z:	0.141		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

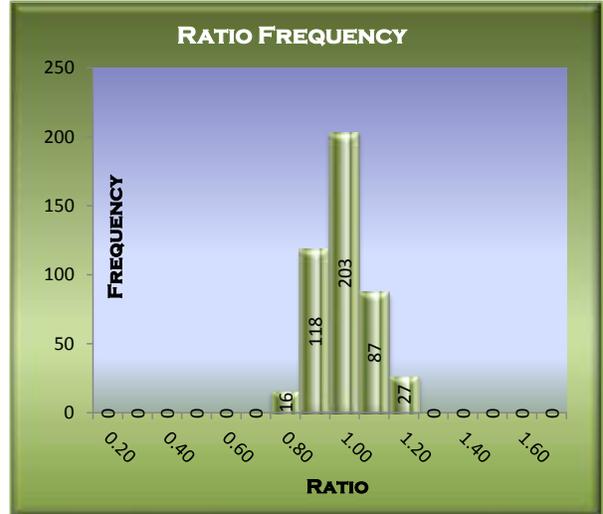
1 to 3 Unit Residences throughout Area 044

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

Physical Inspection Ratio Study Report (After) - 2015 Assessments

District: NW / Team: 3	Appr.: 1/1/2015	Date of Report: 6/23/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Ravenna / University District	Appr. ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time? Yes
Area Number: 44			

SAMPLE STATISTICS	
Sample size (n)	451
Mean Assessed Value	631,600
Mean Sales Price	672,000
Standard Deviation AV	181,934
Standard Deviation SP	207,027
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.942
Weighted Mean Ratio	0.940
UNIFORMITY	
Lowest ratio	0.704
Highest ratio:	1.174
Coefficient of Dispersion	7.42%
Standard Deviation	0.089
Coefficient of Variation	9.33%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.935
Upper limit	0.953
95% Confidence: Mean	
Lower limit	0.940
Upper limit	0.957
SAMPLE SIZE EVALUATION	
N (population size)	4369
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.089
Recommended minimum:	13
Actual sample size:	451
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	236
# ratios above mean:	215
z:	0.989
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 044

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

Improved Sales Used in this Physical Inspection Analysis - Area 044 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
001	25	922140	0600	05/23/14	\$462,000	\$486,000	820	7	1919	VGood	2,580	N	N	821 NE 63RD ST
001	25	221800	0335	07/07/14	\$530,000	\$552,000	870	7	1918	Avg	2,500	N	N	5400 21ST AVE NE
001	25	010300	0160	05/25/12	\$360,000	\$447,000	880	7	1919	Avg	3,570	N	N	2402 NE 60TH ST
001	25	179750	0565	01/25/14	\$465,000	\$503,000	1,020	7	1913	Avg	4,000	N	N	6310 12TH AVE NE
001	25	882590	0465	05/07/14	\$599,000	\$632,000	1,090	7	1920	Good	4,788	N	N	1503 NE 63RD ST
001	25	010300	0116	07/22/14	\$645,000	\$669,000	1,130	7	1946	Good	5,500	N	N	6108 24TH AVE NE
001	25	717480	0760	07/25/14	\$667,000	\$692,000	1,180	7	1965	Avg	5,470	N	N	5208 A RAVENNA AVE NE
001	60	922140	0355	10/16/12	\$365,000	\$439,000	1,220	7	1922	Avg	3,780	N	N	808 NE 63RD ST
001	25	861580	0660	07/06/12	\$526,000	\$647,000	1,240	7	1905	Good	4,002	N	N	1815 NE 58TH ST
001	25	179800	0050	03/04/14	\$551,000	\$590,000	1,270	7	1918	Good	3,200	N	N	1218 NE RAVENNA BLVD
001	25	861580	0561	05/14/13	\$579,000	\$663,000	1,270	7	1917	VGood	2,728	N	N	1722 NE 56TH ST
001	25	221800	0220	06/18/13	\$635,000	\$722,000	1,290	7	1922	Good	3,600	N	N	5636 20TH AVE NE
001	25	861580	0220	03/05/13	\$535,000	\$623,000	1,290	7	1923	VGood	4,370	N	N	5712 16TH AVE NE
001	25	717370	0445	02/26/13	\$575,000	\$670,000	1,310	7	1919	Good	6,000	N	N	6316 23RD AVE NE
001	25	092504	9288	06/10/13	\$475,000	\$541,000	1,370	7	1926	Good	4,054	N	N	6225 25TH AVE NE
001	25	740870	0040	09/13/13	\$582,500	\$649,000	1,430	7	1922	Avg	5,360	N	N	1720 NE 58TH ST
001	25	919120	0180	10/29/12	\$329,500	\$395,000	1,450	7	1927	Avg	3,071	N	N	5547 25TH AVE NE
001	25	168140	0110	07/03/13	\$705,000	\$798,000	1,520	7	1956	VGood	4,275	N	N	2016 NE 61ST ST
001	25	168140	0215	04/10/13	\$826,000	\$954,000	1,540	7	1937	VGood	3,800	N	N	2111 NE 62ND ST
001	25	092504	9318	08/11/14	\$475,000	\$491,000	1,550	7	1926	Good	4,054	N	N	6217 25TH AVE NE
001	25	919120	0015	09/10/14	\$613,200	\$629,000	1,580	7	1927	Good	3,320	N	N	5765 25TH AVE NE
001	25	882590	0370	04/25/13	\$525,000	\$604,000	1,590	7	1908	Good	3,960	N	N	6302 15TH AVE NE
001	25	919120	0120	10/26/12	\$365,825	\$439,000	1,590	7	1928	Avg	4,150	N	N	5719 25TH AVE NE
001	25	221800	0010	06/03/13	\$580,000	\$661,000	1,610	7	1913	Avg	2,795	N	N	5402 20TH AVE NE
001	25	882490	0095	06/18/13	\$775,000	\$881,000	1,630	7	1919	VGood	3,800	N	N	6311 22ND AVE NE
001	25	740870	0015	06/17/13	\$966,000	\$1,098,000	1,650	7	1919	VGood	4,460	N	N	5808 17TH AVE NE
001	25	861580	0412	09/14/12	\$590,000	\$714,000	1,680	7	1910	Good	5,593	N	N	1717 NE 56TH ST
001	25	179750	0340	03/17/12	\$564,000	\$711,000	1,690	7	1941	Good	4,120	N	N	1352 NE 62ND ST
001	25	861580	0115	04/29/14	\$667,500	\$706,000	1,700	7	1920	Avg	6,264	N	N	5613 16TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
001	25	882590	0295	06/18/13	\$694,500	\$789,000	1,710	7	1910	VGood	4,080	N	N	6306 16TH AVE NE
001	25	179750	0515	05/31/12	\$584,000	\$724,000	1,720	7	1919	Good	4,480	N	N	1213 NE 63RD ST
001	25	882590	0240	04/25/13	\$565,000	\$650,000	1,730	7	1915	Avg	4,080	N	N	6326 17TH AVE NE
001	25	179750	0055	07/11/13	\$646,000	\$730,000	1,740	7	1909	VGood	4,000	N	N	1402 NE 63RD ST
001	25	882590	0245	12/09/14	\$678,940	\$683,000	1,750	7	1909	VGood	4,080	N	N	6330 17TH AVE NE
001	25	717370	0035	01/31/13	\$572,300	\$671,000	1,790	7	1914	Avg	4,100	N	N	5224 20TH AVE NE
001	25	861580	0050	02/08/12	\$530,000	\$674,000	1,820	7	1920	Good	4,860	N	N	5511 16TH AVE NE
001	25	179750	0300	02/20/13	\$645,000	\$753,000	1,870	7	1910	Good	4,120	N	N	1320 NE 62ND ST
001	25	717480	0560	07/18/13	\$750,000	\$847,000	1,920	7	1910	Avg	5,050	N	N	5201 RAVENNA AVE NE
001	25	221800	0390	06/12/14	\$580,000	\$607,000	2,060	7	1903	Avg	6,000	N	N	2115 NE 55TH ST
001	25	882590	0590	09/26/12	\$705,000	\$851,000	2,120	7	1911	Good	5,434	N	N	1737 NE NAOMI PL
001	25	717370	0145	04/08/13	\$699,000	\$807,000	2,180	7	1920	Avg	3,750	N	N	5026 20TH AVE NE
001	25	922140	0429	03/17/14	\$410,000	\$438,000	920	8	1998	Avg	1,256	N	N	6320 9TH AVE NE
001	25	179750	0780	05/21/14	\$540,000	\$568,000	1,000	8	2007	Avg	1,691	N	N	1028 NE 63RD ST
001	25	179800	0025	07/25/13	\$538,500	\$607,000	1,050	8	1910	Good	3,200	N	N	1221 NE 61ST ST
001	25	922140	0176	04/14/14	\$452,500	\$480,000	1,060	8	2000	Avg	1,332	N	N	6411 9TH AVE NE
001	25	861580	0151	08/26/13	\$411,550	\$460,000	1,290	8	1999	Avg	856	N	N	5716 C 15TH AVE NE
001	25	179800	0020	11/14/12	\$625,000	\$746,000	1,540	8	1909	Good	3,160	N	N	1217 NE 61ST ST
001	25	882590	0695	01/31/14	\$916,000	\$989,000	1,550	8	1924	VGood	5,434	N	N	1758 NE 62ND ST
001	25	168140	0010	05/19/14	\$885,000	\$932,000	1,550	8	2007	Avg	3,560	N	N	6211 RAVENNA AVE NE
001	25	740870	0025	10/20/14	\$911,000	\$926,000	1,570	8	1922	VGood	4,383	N	N	5818 17TH AVE NE
001	25	664690	0110	03/15/13	\$780,000	\$906,000	1,580	8	1929	Good	4,516	N	N	5625 PARK RD NE
001	25	179750	0985	09/02/14	\$883,000	\$908,000	1,650	8	1910	VGood	4,000	N	N	1026 NE 61ST ST
001	25	861580	0270	04/16/12	\$600,000	\$752,000	1,650	8	1921	Good	4,320	N	N	5733 17TH AVE NE
001	25	664690	0025	05/31/13	\$700,000	\$799,000	1,670	8	1929	Good	2,728	N	N	2106 NE RAVENNA BLVD
001	25	910600	0050	10/21/14	\$767,250	\$780,000	1,710	8	1997	Avg	2,500	N	N	6210 RAVENNA AVE NE
001	25	882490	0370	06/19/12	\$740,000	\$914,000	1,730	8	1919	Good	4,230	N	N	2203 NE 63RD ST
001	25	882590	0310	12/11/14	\$730,000	\$733,000	1,730	8	1921	Good	4,080	N	N	6316 16TH AVE NE
001	25	179750	0230	08/18/14	\$1,180,000	\$1,217,000	1,750	8	2014	Avg	4,000	N	N	1407 NE 63RD ST
001	25	861580	0575	04/18/14	\$890,000	\$944,000	1,750	8	1908	VGood	4,320	N	N	5732 17TH AVE NE
001	25	882390	0605	08/12/12	\$645,000	\$787,000	1,760	8	1908	Avg	4,320	N	N	5208 16TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
001	25	664690	0095	12/13/12	\$700,000	\$830,000	1,770	8	1929	Avg	4,423	N	N	2102 NE PARK RD
001	25	882390	0465	07/16/13	\$742,000	\$838,000	1,780	8	1921	Good	4,320	N	N	5256 17TH AVE NE
001	25	882590	0860	09/20/13	\$813,447	\$905,000	1,800	8	1917	VGood	3,600	N	N	1809 NE 63RD ST
001	25	882490	0120	06/06/14	\$739,000	\$775,000	1,800	8	1919	VGood	3,800	N	N	6326 20TH AVE NE
001	25	179800	0015	10/18/12	\$510,000	\$613,000	1,810	8	1911	VGood	3,120	N	N	1215 NE 61ST ST
001	25	861580	0400	05/03/13	\$680,000	\$781,000	1,860	8	1920	Avg	5,400	N	N	5520 17TH AVE NE
001	25	010300	0210	07/22/13	\$643,000	\$725,000	1,870	8	1927	Avg	4,680	N	N	2292 NE 60TH ST
001	25	717480	0490	05/25/12	\$715,000	\$888,000	1,890	8	2002	Avg	3,200	N	N	5242 22ND AVE NE
001	25	882590	0545	10/07/12	\$854,000	\$1,028,000	1,890	8	1913	VGood	5,434	N	N	1919 NE NAOMI PL
001	25	861580	0500	08/14/14	\$875,000	\$903,000	1,930	8	1917	Good	4,536	N	N	1718 NE 55TH ST
001	25	882390	1380	05/02/14	\$750,000	\$793,000	1,970	8	1917	VGood	4,320	N	N	5034 18TH AVE NE
001	25	882390	1120	07/23/13	\$750,000	\$846,000	1,980	8	1914	Good	4,320	N	N	5038 16TH AVE NE
001	25	179750	0130	11/05/12	\$1,005,000	\$1,202,000	2,010	8	1918	VGood	5,161	N	N	1322 NE 63RD ST
001	25	664690	0150	06/04/14	\$784,000	\$823,000	2,020	8	1929	Avg	4,608	N	N	2012 NE RAVENNA BLVD
001	25	861580	0265	06/21/13	\$795,000	\$903,000	2,060	8	1908	Good	4,320	N	N	5731 17TH AVE NE
001	25	882490	0190	02/05/14	\$960,000	\$1,035,000	2,070	8	1919	VGood	3,800	N	N	6315 21ST AVE NE
001	25	882390	0445	03/21/12	\$637,000	\$803,000	2,080	8	1912	Avg	4,320	N	N	5240 17TH AVE NE
001	25	882390	1035	02/28/12	\$745,000	\$944,000	2,110	8	1923	Good	4,320	N	N	5029 17TH AVE NE
001	25	717370	0005	04/03/12	\$626,000	\$787,000	2,120	8	1913	Avg	3,950	N	N	2004 NE 52ND ST
001	25	717370	0055	04/19/12	\$750,000	\$939,000	2,130	8	1914	Good	4,200	N	N	5246 20TH AVE NE
001	25	882390	1155	04/05/13	\$730,000	\$844,000	2,170	8	1924	Good	4,320	N	N	5039 18TH AVE NE
001	25	221800	0100	04/02/13	\$785,000	\$908,000	2,180	8	1912	Good	5,000	N	N	5423 21ST AVE NE
001	25	717370	0195	07/17/13	\$751,000	\$848,000	2,250	8	1905	Good	5,000	N	N	5023 21ST AVE NE
001	25	882590	0470	03/19/14	\$727,000	\$776,000	2,270	8	1911	Avg	3,535	N	N	1500 NE 62ND ST
001	25	882490	0080	12/12/12	\$749,000	\$888,000	2,280	8	1933	Good	4,750	N	N	6302 21ST AVE NE
001	25	882390	1080	06/12/14	\$825,000	\$864,000	2,370	8	1914	Avg	4,320	N	N	5034 16TH AVE NE
001	25	717370	0095	03/26/12	\$650,000	\$818,000	2,390	8	1914	Good	5,000	N	N	5223 21ST AVE NE
001	25	179750	0600	08/25/14	\$850,000	\$875,000	2,460	8	2007	Avg	4,120	N	N	6415 BROOKLYN AVE NE
001	25	064100	0065	10/09/13	\$1,195,000	\$1,324,000	3,080	8	2003	Avg	5,535	N	N	5806 16TH AVE NE
001	25	882390	0555	08/09/13	\$1,070,000	\$1,202,000	3,150	8	1920	Good	6,480	N	N	5221 17TH AVE NE
001	25	717430	0015	05/09/13	\$700,000	\$803,000	1,560	9	1927	VGood	3,477	N	N	5741 24TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
001	25	717370	0015	04/19/12	\$622,000	\$779,000	1,750	9	1913	Good	5,100	N	N	5209 21ST AVE NE
001	25	221800	0400	03/08/13	\$760,000	\$884,000	1,800	9	1914	Good	5,000	N	N	5412 21ST AVE NE
001	25	179750	0485	07/23/12	\$741,000	\$908,000	2,020	9	2012	Avg	4,000	N	N	6202 12TH AVE NE
002	25	882790	0135	07/07/14	\$416,000	\$433,000	740	5	1921	Avg	4,480	N	N	5738 34TH AVE NE
002	25	186890	2131	08/27/13	\$330,000	\$369,000	530	6	1911	Avg	3,000	N	N	6229 29TH AVE NE
002	25	092504	9360	01/28/13	\$375,000	\$440,000	610	6	1926	Good	3,881	N	N	5527 28TH AVE NE
002	25	186890	0575	06/15/12	\$390,000	\$482,000	780	6	1911	Good	5,000	N	N	6012 29TH AVE NE
002	25	919120	1815	06/11/12	\$260,000	\$322,000	790	6	1925	Avg	2,500	N	N	5100 26TH AVE NE
002	25	186890	2025	06/18/13	\$449,950	\$511,000	810	6	1916	Good	3,500	N	N	6248 27TH AVE NE
002	25	186890	0405	03/31/14	\$455,000	\$485,000	860	6	1910	Good	3,750	N	N	6043 30TH AVE NE
002	25	186890	1910	02/20/13	\$424,500	\$496,000	880	6	1922	Good	3,750	N	N	6219 28TH AVE NE
002	25	186890	1695	10/18/12	\$350,000	\$420,000	900	6	1900	Good	5,000	N	N	6252 26TH AVE NE
002	25	186890	2195	05/13/13	\$451,000	\$517,000	920	6	1908	Good	3,750	N	N	6251 29TH AVE NE
002	25	243620	0585	07/13/12	\$420,000	\$516,000	1,010	6	1924	Good	3,600	N	N	3050 NE BLAKELY ST
002	25	717120	0445	05/03/13	\$425,000	\$488,000	1,010	6	1908	Good	5,000	N	N	5520 28TH AVE NE
002	25	919120	0875	04/23/12	\$405,000	\$507,000	1,060	6	1911	Good	3,750	N	N	5715 27TH AVE NE
002	25	186890	2920	05/23/12	\$415,500	\$516,000	1,075	6	1907	Good	3,750	N	N	6222 30TH AVE NE
002	25	186890	0285	05/23/14	\$552,000	\$581,000	1,080	6	1919	Good	5,000	N	N	2916 NE 60TH ST
002	25	243620	0005	04/23/12	\$510,000	\$638,000	1,720	6	1919	Avg	3,500	N	N	3415 NE 50TH ST
002	25	187040	0015	04/08/13	\$332,500	\$384,000	740	7	1926	Avg	1,972	N	N	6005 35TH AVE NE
002	25	882790	0705	09/25/14	\$500,000	\$511,000	740	7	1921	Good	2,800	N	N	5547 30TH AVE NE
002	25	186890	1700	12/06/12	\$450,000	\$535,000	870	7	1980	Good	2,500	N	N	6248 26TH AVE NE
002	25	677820	0040	06/28/13	\$536,000	\$608,000	880	7	1926	Good	3,192	N	N	2815 NE 60TH ST
002	25	092504	9311	03/05/13	\$595,000	\$693,000	880	7	1921	Good	5,720	N	N	5116 27TH AVE NE
002	25	882790	1285	02/24/12	\$452,000	\$573,000	880	7	1924	Good	3,420	N	N	3415 NE 57TH ST
002	25	186890	0175	07/19/12	\$410,000	\$503,000	880	7	1922	Avg	4,250	N	N	6044 31ST AVE NE
002	25	186890	0805	04/14/14	\$577,000	\$612,000	920	7	1942	Good	5,000	N	N	6040 28TH AVE NE
002	25	187040	0230	06/25/12	\$439,500	\$542,000	920	7	1925	Good	4,000	N	N	6024 34TH AVE NE
002	25	186890	0395	02/24/14	\$484,500	\$520,000	930	7	1909	Good	3,750	N	N	6039 30TH AVE NE
002	25	186890	0395	09/02/14	\$500,000	\$514,000	930	7	1909	Good	3,750	N	N	6039 30TH AVE NE
002	25	919120	0435	11/13/14	\$471,000	\$476,000	950	7	1925	Good	3,750	N	N	5718 25TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
002	25	882790	0950	10/15/13	\$427,000	\$472,000	950	7	1923	Avg	4,480	N	N	5554 30TH AVE NE
002	25	243620	0605	11/07/13	\$435,000	\$479,000	1,020	7	1962	Avg	3,600	N	N	3034 NE BLAKELEY ST
002	25	243620	0515	02/14/13	\$491,000	\$574,000	1,040	7	1949	Avg	4,000	N	N	4905 UNIVERSITY VIEW PL NE
002	25	342360	0065	06/04/14	\$540,000	\$567,000	1,050	7	1925	Good	4,160	N	N	2517 NE 65TH ST
002	25	882790	0665	04/24/12	\$428,740	\$536,000	1,050	7	1918	Avg	4,640	N	N	5707 30TH AVE NE
002	25	186890	0265	09/06/12	\$515,000	\$625,000	1,060	7	1924	Good	3,500	N	N	6008 31ST AVE NE
002	25	186990	0045	11/07/12	\$342,000	\$409,000	1,060	7	1956	Avg	2,950	N	N	6221 35TH AVE NE
002	25	186890	0775	05/05/14	\$618,500	\$653,000	1,080	7	1942	Good	5,000	N	N	2803 NE 62ND ST
002	25	186890	2205	12/07/13	\$425,000	\$464,000	1,100	7	1925	Avg	3,675	N	N	6257 29TH AVE NE
002	25	186890	2210	08/07/13	\$375,000	\$421,000	1,110	7	1926	Good	3,825	N	N	2811 NE 65TH ST
002	25	882790	0560	10/31/14	\$655,000	\$664,000	1,120	7	1923	VGood	4,480	N	N	5744 30TH AVE NE
002	25	186890	1120	06/06/14	\$660,000	\$692,000	1,140	7	1926	Good	3,300	N	N	6040 27TH AVE NE
002	25	186890	2295	09/11/13	\$615,050	\$686,000	1,160	7	1925	VGood	3,750	N	N	6238 28TH AVE NE
002	25	243620	0715	05/06/14	\$484,000	\$511,000	1,160	7	1942	Avg	6,000	N	N	3310 NE 45TH PL
002	25	919120	1790	10/31/14	\$556,000	\$564,000	1,190	7	1908	Good	2,500	N	N	5114 26TH AVE NE
002	25	882790	0645	07/17/12	\$640,000	\$785,000	1,200	7	1918	VGood	4,680	N	N	5723 30TH AVE NE
002	25	186890	1815	06/17/14	\$547,000	\$572,000	1,200	7	1926	Good	2,800	N	N	6208 26TH AVE NE
002	25	186890	0655	09/13/13	\$652,000	\$726,000	1,220	7	1910	VGood	3,000	N	N	6011 29TH AVE NE
002	25	717120	0085	08/06/13	\$639,000	\$718,000	1,240	7	1937	Good	4,330	N	N	5544 29TH AVE NE
002	25	882790	0655	04/23/14	\$525,000	\$556,000	1,240	7	1924	Good	4,640	N	N	5715 30TH AVE NE
002	25	092504	9264	11/05/12	\$390,000	\$467,000	1,250	7	1926	Good	4,000	N	N	6210 25TH AVE NE
002	25	186890	0725	10/18/12	\$500,000	\$601,000	1,260	7	1913	Avg	5,000	N	N	6039 29TH AVE NE
002	25	186890	2365	04/25/14	\$730,000	\$773,000	1,270	7	1925	VGood	3,750	N	N	6210 28TH AVE NE
002	25	186890	3695	04/23/12	\$435,000	\$544,000	1,280	7	1912	Good	3,750	N	N	6226 33RD AVE NE
002	25	186890	2125	10/02/13	\$569,500	\$632,000	1,300	7	1950	Good	4,500	N	N	6225 29TH AVE NE
002	25	187040	0385	11/08/13	\$495,000	\$545,000	1,310	7	1926	Avg	3,990	N	N	6023 34TH AVE NE
002	25	809110	0065	08/28/13	\$575,000	\$643,000	1,320	7	1921	VGood	5,500	N	N	2732 NE 54TH ST
002	25	243620	0080	04/04/12	\$456,000	\$573,000	1,330	7	1928	Avg	4,000	N	N	4723 35TH AVE NE
002	25	092504	9306	12/19/12	\$592,500	\$702,000	1,340	7	1926	Good	4,000	N	N	6007 26TH AVE NE
002	25	243620	0265	05/13/13	\$600,000	\$687,000	1,360	7	1937	Good	4,000	N	N	4731 34TH AVE NE
002	25	919120	0960	04/05/13	\$569,400	\$658,000	1,370	7	1913	Good	4,000	N	N	5745 27TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
002	25	243620	0025	10/09/14	\$580,000	\$591,000	1,380	7	1926	Good	4,000	N	N	4757 35TH AVE NE
002	25	186890	0565	03/24/14	\$599,950	\$640,000	1,390	7	1925	Good	3,000	N	N	6016 29TH AVE NE
002	25	809110	0215	10/17/12	\$517,000	\$621,000	1,410	7	1909	Good	4,000	N	N	2817 NE 54TH ST
002	25	187040	0470	11/13/14	\$637,800	\$645,000	1,420	7	1924	Good	4,750	N	N	6056 33RD AVE NE
002	25	243620	0040	04/15/14	\$542,100	\$575,000	1,430	7	1931	Avg	5,000	N	N	4747 35TH AVE NE
002	25	919120	1845	05/15/13	\$602,000	\$689,000	1,440	7	1907	Avg	5,000	N	N	5119 27TH AVE NE
002	25	243620	0255	12/15/14	\$730,000	\$733,000	1,440	7	1927	VGood	4,000	N	N	4737 34TH AVE NE
002	25	186890	1660	10/25/13	\$478,000	\$528,000	1,460	7	1900	Good	3,750	N	N	6253 27TH AVE NE
002	25	342360	0060	12/02/14	\$665,000	\$670,000	1,470	7	1926	VGood	3,680	N	N	6251 26TH AVE NE
002	25	919120	1125	10/06/14	\$683,300	\$697,000	1,480	7	1959	Avg	5,000	N	N	5512 26TH AVE NE
002	25	187040	0605	11/17/14	\$600,000	\$606,000	1,500	7	1908	Avg	7,125	N	N	6011 33RD AVE NE
002	25	773110	0066	06/12/14	\$545,000	\$571,000	1,510	7	1909	Avg	5,000	N	N	5726 28TH AVE NE
002	25	919120	0760	12/26/12	\$400,000	\$473,000	1,510	7	1926	Avg	3,750	N	N	5730 26TH AVE NE
002	25	919120	1055	06/14/12	\$615,000	\$760,000	1,550	7	1940	Good	5,000	N	N	5544 26TH AVE NE
002	25	882790	0890	12/16/13	\$526,500	\$574,000	1,550	7	1952	Avg	4,480	N	N	3004 NE 55TH ST
002	25	182480	0100	09/03/13	\$459,000	\$513,000	1,570	7	1929	Avg	4,344	N	N	6050 25TH AVE NE
002	25	243620	0055	11/26/13	\$579,000	\$634,000	1,590	7	1940	Good	5,500	N	N	4735 35TH AVE NE
002	25	919120	1230	09/24/13	\$530,000	\$589,000	1,590	7	1927	Good	3,750	N	N	5511 27TH AVE NE
002	25	186890	2960	05/14/12	\$581,000	\$723,000	1,650	7	1926	Good	5,000	N	N	6200 30TH AVE NE
002	25	919120	0860	10/04/13	\$525,000	\$582,000	1,650	7	1911	Good	3,950	N	N	5709 27TH AVE NE
002	25	882790	0920	10/09/13	\$654,500	\$725,000	1,660	7	1927	Good	4,480	N	N	5528 30TH AVE NE
002	25	919120	1740	03/06/12	\$739,000	\$934,000	1,680	7	2007	Avg	3,700	N	N	5136 26TH AVE NE
002	25	092504	9248	01/29/14	\$585,000	\$632,000	1,690	7	1924	Avg	4,816	N	N	2919 NE 53RD ST
002	25	717120	0045	10/09/12	\$575,000	\$692,000	1,700	7	1919	Good	4,320	N	N	5528 29TH AVE NE
002	25	919120	0780	08/01/12	\$580,000	\$709,000	1,720	7	1926	Good	3,750	N	N	5720 26TH AVE NE
002	25	717120	0175	05/02/13	\$610,000	\$701,000	1,720	7	1920	Good	4,968	N	N	5706 29TH AVE NE
002	25	919120	1545	10/19/12	\$660,000	\$793,000	1,720	7	1926	VGood	3,750	N	N	5533 26TH AVE NE
002	25	882790	1060	07/09/14	\$679,000	\$707,000	1,780	7	1928	Good	4,480	N	N	5518 31ST AVE NE
002	25	717120	0060	04/02/12	\$565,000	\$710,000	1,790	7	1919	Good	4,320	N	N	5532 29TH AVE NE
002	25	186890	2100	08/13/13	\$655,000	\$735,000	1,850	7	1927	Good	3,750	N	N	6211 29TH AVE NE
002	25	243620	0095	07/09/12	\$527,500	\$648,000	2,060	7	1924	Good	4,000	N	N	4711 35TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
002	25	186890	1340	06/19/13	\$775,000	\$881,000	2,070	7	1998	Avg	5,000	N	N	6041 27TH AVE NE
002	25	186890	3595	10/23/13	\$632,000	\$698,000	2,090	7	1947	Good	5,000	N	N	6245 34TH AVE NE
002	25	882790	0885	02/02/12	\$442,000	\$563,000	1,130	8	2010	Avg	1,600	N	N	3006 NE 55TH ST
002	25	243620	0820	12/06/12	\$475,000	\$564,000	1,140	8	1941	Avg	4,500	N	N	3416 NE BLAKELY ST
002	25	882790	1420	09/18/12	\$575,000	\$695,000	1,160	8	1946	Good	4,480	N	N	5528 34TH AVE NE
002	25	882790	0015	08/29/14	\$501,000	\$515,000	1,160	8	1929	Good	4,360	N	N	5749 35TH AVE NE
002	25	243620	0800	07/01/13	\$650,195	\$737,000	1,440	8	1931	Good	4,240	N	N	3317 NE 45TH PL
002	25	186890	3090	04/30/12	\$521,000	\$651,000	1,530	8	1926	VGood	2,500	N	N	3113 NE 65TH ST
002	25	243620	0830	06/19/12	\$552,000	\$682,000	1,570	8	1962	Avg	7,280	N	N	3412 NE BLAKELEY ST
002	25	882790	1450	10/31/14	\$889,000	\$902,000	1,580	8	1927	Good	4,480	N	N	5556 34TH AVE NE
002	25	186990	0135	05/29/12	\$535,000	\$664,000	1,680	8	1929	Good	5,000	N	N	6252 34TH AVE NE
002	25	882790	0870	10/03/13	\$585,000	\$649,000	1,710	8	1998	Avg	2,340	N	N	5501 31ST AVE NE
002	25	186990	0005	09/28/12	\$445,000	\$537,000	1,710	8	1928	Good	2,950	N	N	6201 35TH AVE NE
002	25	186890	0675	03/15/12	\$820,000	\$1,035,000	1,730	8	1925	VGood	4,000	N	N	6017 29TH AVE NE
002	25	882790	0195	08/06/13	\$750,000	\$843,000	1,730	8	1920	VGood	4,480	N	N	5749 33RD AVE NE
002	25	186890	0675	09/12/14	\$895,000	\$918,000	1,730	8	1925	VGood	4,000	N	N	6017 29TH AVE NE
002	25	187040	0155	07/15/13	\$650,000	\$734,000	1,780	8	1929	Avg	4,750	N	N	6052 34TH AVE NE
002	25	243620	0805	10/04/12	\$605,000	\$729,000	1,880	8	1931	Good	5,800	N	N	3315 NE 45TH PL
002	25	186890	2745	05/02/14	\$805,000	\$851,000	1,880	8	1929	Good	4,500	N	N	6223 31ST AVE NE
002	25	186890	0455	06/10/13	\$912,000	\$1,038,000	1,980	8	1993	Avg	3,750	N	N	6058 29TH AVE NE
002	25	187040	0410	03/21/13	\$676,000	\$784,000	2,030	8	1929	Good	4,750	N	N	6031 34TH AVE NE
002	25	186890	1190	08/07/14	\$650,000	\$672,000	2,100	8	2001	Avg	2,500	N	N	6012 27TH AVE NE
002	25	882790	1335	03/01/12	\$599,000	\$758,000	2,360	8	2009	Avg	4,694	N	N	5529 35TH AVE NE
002	25	243620	0200	07/01/14	\$1,110,000	\$1,157,000	2,510	8	1997	Good	4,000	N	N	4776 34TH AVE NE
002	25	882790	1315	09/07/12	\$695,000	\$843,000	2,640	8	2012	Avg	4,600	N	N	5545 35TH AVE NE
002	25	243620	0450	04/23/13	\$733,000	\$844,000	2,980	8	1948	Good	8,000	N	N	4914 32ND AVE NE
002	25	342360	0025	07/24/12	\$627,500	\$769,000	1,980	9	1993	Avg	3,680	N	N	6250 25TH AVE NE
002	25	243620	0600	01/08/13	\$1,100,000	\$1,297,000	2,010	9	2012	Avg	3,600	N	N	3038 NE BLAKELY ST
002	25	186890	2175	07/11/12	\$930,000	\$1,142,000	2,040	9	2005	Avg	3,750	N	N	6243 29TH AVE NE
002	25	243620	0395	06/10/14	\$1,070,000	\$1,121,000	2,230	9	1988	Good	4,622	N	N	4819 33RD AVE NE
002	25	243620	0540	04/02/13	\$755,000	\$873,000	2,370	9	1990	Good	4,000	N	N	4813 UNIVERSITY VIEW PL NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
002	25	186890	2470	02/08/12	\$951,000	\$1,210,000	2,580	9	2007	Avg	3,750	N	N	6231 30TH AVE NE
002	25	882790	0460	08/15/14	\$1,400,000	\$1,445,000	2,580	9	2014	Avg	5,600	N	N	5715 31ST AVE NE
002	25	243620	0230	09/04/14	\$1,248,000	\$1,282,000	2,650	9	2014	Avg	4,000	N	N	4757 34TH AVE NE
002	25	092504	9368	12/17/13	\$935,000	\$1,019,000	2,690	9	2013	Avg	5,720	N	N	5106 27TH AVE NE
002	25	186890	2395	04/17/13	\$1,296,000	\$1,494,000	2,720	9	2013	Avg	5,000	N	N	6203 30TH AVE NE
002	25	092504	9418	09/20/12	\$935,000	\$1,130,000	3,040	9	2012	Avg	7,671	N	N	5746 27TH AVE NE
002	25	243620	0436	07/08/14	\$1,205,000	\$1,255,000	3,150	9	2014	Avg	5,500	N	N	4908 32ND AVE NE
002	25	243620	0305	03/21/13	\$1,265,000	\$1,467,000	3,070	10	2010	Avg	4,000	Y	N	4739 UNIVERSITY VIEW PL NE
003	25	633800	0251	07/11/12	\$394,500	\$485,000	590	6	1947	Avg	5,120	N	N	4029 NE 58TH ST
003	25	633800	0592	08/20/14	\$565,000	\$582,000	770	6	1925	Good	4,800	N	N	5614 40TH AVE NE
003	25	243670	0580	02/14/12	\$285,000	\$362,000	920	6	1918	Good	2,123	N	N	5029 40TH AVE NE
003	25	318210	0105	12/09/14	\$592,500	\$596,000	800	7	1947	VGood	6,750	N	N	6241 44TH AVE NE
003	25	633800	0300	10/19/12	\$421,000	\$506,000	810	7	1945	Avg	4,200	N	N	5720 40TH AVE NE
003	25	318160	0020	03/17/14	\$462,000	\$494,000	830	7	1948	Avg	6,750	N	N	6012 40TH AVE NE
003	25	881540	0105	06/03/14	\$500,000	\$525,000	830	7	1945	VGood	4,200	N	N	6209 40TH AVE NE
003	25	881540	0135	04/26/12	\$524,888	\$656,000	860	7	1945	VGood	5,000	N	N	6242 38TH AVE NE
003	25	243670	0955	04/03/13	\$430,000	\$497,000	860	7	1926	Good	4,000	N	N	5249 38TH AVE NE
003	25	881990	0775	11/20/14	\$525,000	\$530,000	870	7	1951	Good	4,815	N	N	5733 39TH AVE NE
003	25	607950	0215	07/14/13	\$558,000	\$630,000	870	7	1942	Good	6,400	N	N	4336 NE 56TH ST
003	25	607950	0345	07/03/13	\$380,000	\$430,000	870	7	1947	Good	3,800	N	N	4307 NE 55TH ST
003	25	633800	0111	10/28/13	\$407,500	\$449,000	880	7	1948	Avg	6,050	N	N	5817 43RD AVE NE
003	25	881540	0295	06/24/13	\$415,000	\$471,000	890	7	1952	Avg	3,900	N	N	6209 38TH AVE NE
003	25	881540	1250	01/06/14	\$575,000	\$624,000	900	7	1942	VGood	4,953	N	N	6055 40TH AVE NE
003	25	881990	1140	08/20/12	\$570,000	\$694,000	910	7	1940	VGood	4,815	Y	N	5733 36TH AVE NE
003	25	633800	0610	10/14/13	\$372,000	\$412,000	910	7	1950	Avg	3,780	N	N	5610 40TH AVE NE
003	25	243670	1220	06/06/12	\$592,000	\$733,000	950	7	1921	Good	4,000	N	N	5240 36TH AVE NE
003	25	318110	0020	10/01/13	\$492,500	\$546,000	960	7	1940	Good	5,160	N	N	4334 NE 55TH ST
003	25	881540	0565	09/06/13	\$469,000	\$523,000	980	7	1937	Good	4,800	N	N	6242 35TH AVE NE
003	25	607950	0110	09/04/13	\$500,000	\$558,000	1,010	7	1942	Avg	6,400	N	N	4325 NE 57TH ST
003	25	881990	0905	01/12/12	\$465,000	\$595,000	1,010	7	1948	Good	4,815	N	N	5741 38TH AVE NE
003	25	243670	0315	10/14/14	\$441,500	\$450,000	1,010	7	1919	VGood	4,000	N	N	5055 38TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
003	25	881990	0845	05/11/12	\$505,000	\$629,000	1,020	7	1927	Good	4,227	N	N	5734 37TH AVE NE
003	25	881540	0020	07/24/14	\$601,000	\$623,000	1,040	7	1951	VGood	4,200	N	N	6251 40TH AVE NE
003	25	881990	0146	02/25/14	\$508,000	\$545,000	1,040	7	1926	VGood	4,940	N	N	3606 NE 55TH ST
003	25	881340	0215	05/18/12	\$550,000	\$684,000	1,060	7	1928	Good	3,667	N	N	4710 38TH AVE NE
003	25	633800	0270	05/01/13	\$549,000	\$631,000	1,070	7	1948	Good	5,280	N	N	4021 NE 58TH ST
003	25	881540	1155	08/19/13	\$601,000	\$673,000	1,080	7	1951	Good	5,500	N	N	6034 38TH AVE NE
003	25	881990	0470	06/12/12	\$426,000	\$527,000	1,090	7	1942	Good	5,350	N	N	5539 39TH AVE NE
003	25	881340	0405	06/16/14	\$763,101	\$798,000	1,100	7	1939	Good	5,560	N	N	4815 38TH AVE NE
003	25	633800	0032	08/27/14	\$537,000	\$553,000	1,140	7	1945	Avg	7,104	N	N	4342 NE 58TH ST
003	25	881990	0795	12/11/12	\$532,200	\$631,000	1,150	7	1946	Good	5,350	N	N	5715 39TH AVE NE
003	25	881990	1120	03/24/14	\$580,000	\$619,000	1,160	7	1967	Good	3,762	N	N	3519 NE 60TH ST
003	25	881540	0810	11/28/12	\$630,000	\$750,000	1,160	7	1937	VGood	6,000	N	N	6021 36TH AVE NE
003	25	633800	0014	10/13/14	\$625,000	\$636,000	1,170	7	1948	Good	5,307	N	N	4354 NE 58TH ST
003	25	318160	0110	07/09/12	\$567,000	\$697,000	1,210	7	1948	Good	5,909	N	N	4122 NE 60TH ST
003	25	633800	0370	03/11/14	\$750,000	\$802,000	1,250	7	1986	Avg	7,736	N	N	4036 NE 57TH ST
003	25	881540	0310	08/27/13	\$540,000	\$604,000	1,250	7	1946	Good	5,000	N	N	6233 38TH AVE NE
003	25	607950	0260	05/20/14	\$690,100	\$727,000	1,260	7	1942	VGood	5,000	N	N	4308 NE 56TH ST
003	25	607950	0260	04/17/12	\$460,000	\$576,000	1,260	7	1942	VGood	5,000	N	N	4308 NE 56TH ST
003	25	243670	1020	08/29/13	\$460,000	\$514,000	1,270	7	1940	Avg	4,000	N	N	5200 37TH AVE NE
003	25	881540	0235	08/28/13	\$658,000	\$736,000	1,290	7	1959	Good	7,691	N	N	6255 39TH AVE NE
003	25	102504	9110	11/29/12	\$395,000	\$470,000	1,290	7	1929	Good	3,091	N	N	4749 41ST AVE NE
003	25	881990	1015	04/20/12	\$550,000	\$688,000	1,300	7	1930	VGood	4,013	Y	N	5723 37TH AVE NE
003	25	881990	0270	05/20/14	\$440,000	\$463,000	1,300	7	1948	Avg	4,000	N	N	5501 37TH AVE NE
003	25	318210	0185	10/16/12	\$486,000	\$584,000	1,300	7	1947	Good	6,750	N	N	6202 44TH AVE NE
003	25	243670	1185	03/06/12	\$490,000	\$620,000	1,300	7	1926	Good	4,000	N	N	5214 36TH AVE NE
003	25	610540	0010	11/30/12	\$456,000	\$542,000	1,310	7	1948	Good	4,080	N	N	3503 NE 47TH ST
003	25	881540	0670	10/16/14	\$780,000	\$794,000	1,310	7	1941	VGood	6,000	N	N	6233 36TH AVE NE
003	25	243670	0395	10/23/14	\$621,000	\$631,000	1,340	7	1927	Good	4,000	N	N	5010 37TH AVE NE
003	25	881340	0180	05/15/13	\$555,000	\$636,000	1,350	7	1991	Good	4,905	N	N	4728 38TH AVE NE
003	25	881340	0455	03/06/14	\$605,000	\$648,000	1,360	7	1926	Avg	4,376	N	N	4844 38TH AVE NE
003	25	797470	0090	06/18/12	\$528,250	\$652,000	1,360	7	1951	Good	4,800	N	N	4001 NE 62ND ST

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
003	25	243670	1200	09/12/14	\$720,000	\$738,000	1,360	7	1924	VGood	4,000	N	N	5224 36TH AVE NE
003	25	243670	0290	06/19/12	\$525,000	\$648,000	1,380	7	1926	Good	4,000	N	N	5046 36TH AVE NE
003	25	243670	1125	06/10/13	\$642,000	\$731,000	1,400	7	1925	Good	4,000	N	N	5235 37TH AVE NE
003	25	607950	0230	06/12/14	\$706,000	\$739,000	1,410	7	1942	VGood	6,400	N	N	4324 NE 56TH ST
003	25	243670	0190	07/17/14	\$615,000	\$639,000	1,440	7	1926	Good	4,000	N	N	5029 37TH AVE NE
003	25	243670	0800	05/16/14	\$620,000	\$653,000	1,450	7	1921	Good	4,000	N	N	5255 39TH AVE NE
003	25	881540	0630	10/25/13	\$659,000	\$727,000	1,490	7	1938	VGood	4,800	N	N	6207 36TH AVE NE
003	25	237920	0050	08/28/12	\$485,000	\$589,000	1,490	7	1945	Good	4,042	N	N	4746 35TH AVE NE
003	25	881540	0595	08/05/13	\$633,000	\$712,000	1,490	7	1927	VGood	4,000	N	N	6220 35TH AVE NE
003	25	243670	0540	10/01/14	\$665,000	\$679,000	1,490	7	1929	VGood	2,960	N	N	5034 38TH AVE NE
003	25	318110	0070	05/03/12	\$565,000	\$705,000	1,500	7	1940	VGood	4,998	N	N	4325 NE 56TH ST
003	25	633800	0192	12/17/13	\$515,000	\$562,000	1,500	7	1947	Good	5,040	N	N	5816 40TH AVE NE
003	25	881540	0735	05/29/14	\$680,000	\$714,000	1,520	7	1927	VGood	4,000	Y	N	6032 35TH AVE NE
003	25	243670	1180	08/14/14	\$671,500	\$693,000	1,530	7	1927	VGood	4,000	N	N	5208 36TH AVE NE
003	25	243670	0435	12/12/12	\$435,000	\$516,000	1,550	7	1940	Good	4,000	N	N	5040 37TH AVE NE
003	25	243670	1280	06/26/13	\$741,000	\$841,000	1,570	7	1939	VGood	4,000	N	N	5229 36TH AVE NE
003	25	633800	0351	05/24/12	\$643,000	\$799,000	1,640	7	1941	VGood	5,120	N	N	4028 NE 57TH ST
003	25	607950	0145	04/23/13	\$604,000	\$695,000	1,650	7	1942	VGood	5,600	N	N	5611 45TH AVE NE
003	25	633800	0210	03/22/12	\$454,100	\$572,000	1,660	7	1927	Avg	4,687	N	N	4055 NE 58TH ST
003	25	881340	0165	08/19/14	\$675,000	\$696,000	1,670	7	1940	Good	5,188	N	N	4742 38TH AVE NE
003	25	881990	0540	10/16/12	\$640,000	\$769,000	1,680	7	1947	VGood	4,565	N	N	5508 39TH AVE NE
003	25	318110	0010	08/05/13	\$603,500	\$678,000	1,920	7	1940	Good	5,049	N	N	4324 NE 55TH ST
003	25	797470	0120	11/01/13	\$550,000	\$606,000	1,970	7	1950	Good	8,344	N	N	6034 40TH AVE NE
003	25	318210	0055	06/03/14	\$625,500	\$656,000	2,220	7	1950	Good	6,750	N	N	6206 43RD AVE NE
003	25	881990	1030	11/18/14	\$810,000	\$818,000	2,390	7	1921	VGood	8,025	N	N	5711 37TH AVE NE
003	25	881340	0155	12/19/14	\$808,000	\$810,000	2,860	7	1987	Avg	4,600	N	N	4501 37TH AVE NE
003	25	102504	9269	06/10/14	\$549,900	\$576,000	940	8	2014	Avg	936	N	N	4063 NE 50TH ST
003	25	102504	9270	07/02/14	\$549,900	\$573,000	940	8	2014	Avg	936	N	N	4061 NE 50TH ST
003	25	102504	9268	07/21/14	\$549,900	\$571,000	940	8	2014	Avg	936	N	N	4065 NE 50TH ST
003	25	102504	9267	10/13/14	\$545,900	\$556,000	940	8	2014	Avg	936	N	N	4067 NE 50TH ST
003	25	102504	9271	10/06/14	\$559,900	\$571,000	960	8	2014	Avg	954	N	N	4059 NE 50TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
003	25	102504	9266	09/30/14	\$555,000	\$567,000	960	8	2014	Avg	954	N	N	4069 NE 50TH ST
003	25	881340	0430	08/06/13	\$501,000	\$563,000	1,010	8	1960	Avg	3,706	N	N	4825 38TH AVE NE
003	25	102504	9114	07/17/14	\$625,504	\$650,000	1,060	8	2014	Avg	1,566	N	N	4071 NE 50TH ST
003	25	102504	9115	06/25/14	\$594,000	\$620,000	1,060	8	2014	Avg	1,406	N	N	4057 NE 50TH ST
003	25	881990	0105	12/26/12	\$555,000	\$656,000	1,090	8	1926	Good	4,280	N	N	5545 36TH AVE NE
003	25	243670	1295	11/12/12	\$595,000	\$711,000	1,090	8	1913	Good	4,000	N	N	5219 36TH AVE NE
003	25	243670	0599	03/24/14	\$445,000	\$475,000	1,120	8	2006	Avg	1,120	N	N	5015 A 40TH AVE NE
003	25	243670	0598	10/17/12	\$390,000	\$469,000	1,120	8	2006	Avg	1,121	N	N	5015 B 40TH AVE NE
003	25	243670	0620	01/18/13	\$378,000	\$445,000	1,160	8	2006	Avg	1,035	N	N	5002 39TH AVE NE
003	25	102504	9245	02/27/14	\$445,000	\$477,000	1,160	8	2003	Avg	1,335	N	N	4751 41ST AVE NE
003	25	102504	9263	05/30/12	\$350,000	\$434,000	1,170	8	2006	Avg	1,003	N	N	4703 SAND POINT WAY NE
003	25	243670	0587	06/12/13	\$439,000	\$500,000	1,200	8	2006	Avg	1,112	N	N	5025 B 40TH AVE NE
003	25	243670	0592	10/22/13	\$449,950	\$497,000	1,200	8	2006	Avg	1,052	N	N	5021 B 40TH AVE NE
003	25	881990	0170	08/25/14	\$861,000	\$887,000	1,270	8	1931	VGood	3,959	N	N	5524 36TH AVE NE
003	25	102504	9241	05/29/12	\$429,500	\$533,000	1,280	8	2000	Avg	1,066	N	N	4844 RAILROAD AVE NE
003	25	243670	0772	04/23/12	\$534,069	\$668,000	1,310	8	2012	Avg	1,660	N	N	5238 39TH AVE NE
003	25	243670	1235	06/25/13	\$650,000	\$738,000	1,330	8	1931	Good	4,000	N	N	5254 36TH AVE NE
003	25	243670	0668	11/06/13	\$465,000	\$512,000	1,400	8	2013	Avg	728	N	N	5103 40TH AVE NE
003	25	243670	0670	12/23/13	\$475,000	\$517,000	1,400	8	2013	Avg	1,761	N	N	5107 40TH AVE NE
003	25	243670	0669	11/29/13	\$465,000	\$509,000	1,400	8	2013	Avg	728	N	N	5105 40TH AVE
003	25	881990	0740	02/25/12	\$747,000	\$947,000	1,460	8	2007	Avg	5,350	N	N	5746 38TH AVE NE
003	25	243670	0667	11/01/13	\$499,000	\$550,000	1,460	8	2013	Avg	1,020	N	N	5101 40TH AVE NE
003	25	881540	0745	08/21/12	\$520,000	\$633,000	1,470	8	1932	VGood	4,000	Y	N	6026 35TH AVE NE
003	25	235930	0071	07/10/12	\$730,000	\$897,000	1,490	8	1951	VGood	5,215	N	N	6204 41ST AVE NE
003	25	633800	0493	09/12/14	\$675,000	\$692,000	1,520	8	1931	VGood	3,200	N	N	5718 43RD AVE NE
003	25	881990	0095	11/12/12	\$712,000	\$850,000	1,550	8	1931	VGood	4,280	N	N	5547 36TH AVE NE
003	25	797470	0122	06/10/14	\$659,500	\$691,000	1,620	8	1957	Good	5,500	N	N	6050 41ST AVE NE
003	25	881990	0615	04/24/14	\$781,000	\$827,000	1,640	8	1955	Good	7,221	N	N	5704 39TH AVE NE
003	25	797470	0094	06/01/12	\$715,000	\$886,000	1,650	8	1981	Good	10,065	N	N	6037 41ST AVE NE
003	25	881990	0585	08/15/13	\$665,000	\$746,000	1,700	8	2003	Avg	3,776	N	N	5625 40TH AVE NE
003	25	797470	0112	07/14/14	\$650,000	\$676,000	1,720	8	1975	Avg	6,500	N	N	4013 NE 62ND ST

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
003	25	243670	0581	03/05/12	\$556,000	\$703,000	1,920	8	2012	Avg	1,873	N	N	5031 40TH AVE NE
003	25	881540	0100	10/23/12	\$639,950	\$768,000	1,980	8	1985	Avg	3,400	N	N	6212 39TH AVE NE
003	25	881990	0976	08/14/13	\$849,000	\$952,000	2,050	8	1968	Good	6,420	Y	N	5738 36TH AVE NE
003	25	881540	0106	05/29/12	\$700,000	\$868,000	2,080	8	1985	Good	4,201	N	N	6208 39TH AVE NE
003	25	318160	0090	10/14/13	\$888,000	\$982,000	2,330	8	2001	Avg	6,426	N	N	4102 NE 60TH ST
003	25	633800	0215	08/08/12	\$880,000	\$1,074,000	2,520	8	2012	Avg	4,464	N	N	5721 43RD AVE NE
003	25	881540	0221	08/01/13	\$925,000	\$1,041,000	2,620	8	1991	Good	5,622	N	N	6231 39TH AVE NE
003	25	881990	0975	05/03/12	\$1,095,000	\$1,366,000	2,830	8	1920	Good	9,630	Y	N	5740 36TH AVE NE
003	25	797470	0240	04/23/13	\$1,010,000	\$1,163,000	3,300	8	2013	Avg	5,295	N	N	5515 43RD AVE NE
003	25	243670	0665	06/26/13	\$404,500	\$459,000	1,100	9	2004	Avg	814	N	N	5113 40TH AVE NE
003	25	243670	0735	04/29/13	\$1,148,000	\$1,320,000	2,820	9	2007	Avg	5,231	N	N	5214 39TH AVE NE
003	25	881340	0148	06/01/12	\$755,850	\$937,000	3,110	9	1998	Avg	3,750	N	N	4509 37TH AVE NE
003	25	318160	0030	04/09/12	\$955,000	\$1,198,000	2,370	10	2011	Avg	5,050	N	N	4008 NE 60TH ST
003	25	710110	0082	02/12/13	\$1,050,000	\$1,228,000	2,580	10	2006	Avg	5,243	N	N	6032 43RD AVE NE
003	25	881540	0935	08/08/12	\$982,293	\$1,199,000	2,640	10	2002	Avg	3,749	N	N	6002 36TH AVE NE
003	25	797470	0235	09/12/14	\$1,330,000	\$1,364,000	2,790	10	2014	Avg	4,693	N	N	4051 NE 56TH ST
003	25	881990	0725	12/05/13	\$1,340,000	\$1,465,000	3,300	10	2013	Avg	7,490	N	N	5730 38TH AVE NE
006	25	358950	0210	05/14/13	\$312,800	\$358,000	850	5	1905	Avg	3,737	N	N	5516 11TH AVE NE
006	60	286210	0841	08/29/12	\$225,000	\$273,000	870	5	1910	Avg	2,499	N	N	810 NE 50TH ST
006	60	192830	0990	10/03/12	\$305,000	\$368,000	740	6	1916	Avg	3,876	N	N	846 NE 59TH ST
006	25	409230	0765	01/10/14	\$365,000	\$396,000	750	6	1907	Avg	2,700	N	N	4263 7TH AVE NE
006	25	082504	9002	01/09/14	\$426,000	\$462,000	760	6	1922	Avg	2,075	N	N	5627 BROOKLYN AVE NE
006	25	082504	9096	04/20/12	\$450,000	\$563,000	790	6	1923	VGood	4,070	N	N	5624 BROOKLYN AVE NE
006	25	674670	0565	11/29/12	\$406,000	\$483,000	850	6	1924	VGood	2,700	N	N	1109 NE 55TH ST
006	25	674670	0565	10/23/14	\$447,000	\$454,000	850	6	1924	VGood	2,700	N	N	1109 NE 55TH ST
006	25	871460	0100	10/29/12	\$495,000	\$593,000	1,644	6	1906	Good	3,720	N	N	5511 UNIVERSITY WAY NE
006	60	192830	1090	10/12/12	\$333,000	\$401,000	810	7	1906	Avg	4,880	N	N	849 NE 57TH ST
006	25	881640	0885	10/08/14	\$450,000	\$459,000	820	7	1912	Good	1,480	N	N	1309 NE 55TH ST
006	25	674670	1090	06/19/14	\$680,000	\$711,000	900	7	1911	VGood	3,000	N	N	4716 11TH AVE NE
006	25	420740	1337	02/06/14	\$335,000	\$361,000	910	7	2009	Avg	1,001	N	N	4018 PASADENA PL NE
006	25	420740	1336	06/05/12	\$279,000	\$346,000	910	7	2009	Avg	1,069	N	N	4022 PASADENA PL NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
006	60	286210	0260	10/03/14	\$540,000	\$551,000	920	7	1918	Good	4,280	N	N	5334 7TH AVE NE
006	60	286210	0260	09/22/12	\$455,000	\$550,000	920	7	1918	Good	4,280	N	N	5334 7TH AVE NE
006	60	547980	0015	02/01/14	\$474,950	\$512,000	940	7	1913	VGood	4,080	N	N	840 NE 56TH ST
006	60	192830	1040	04/22/14	\$589,000	\$624,000	950	7	1924	VGood	4,080	N	N	848 NE 58TH ST
006	60	082504	9073	03/21/12	\$390,000	\$491,000	990	7	1919	Avg	3,400	N	N	6008 8TH AVE NE
006	60	082504	9073	06/30/14	\$441,000	\$460,000	990	7	1919	Avg	3,400	N	N	6008 8TH AVE NE
006	25	674670	1930	12/03/13	\$480,000	\$525,000	990	7	1916	Good	3,000	N	N	5245 11TH AVE NE
006	25	179750	1101	09/20/13	\$370,000	\$412,000	1,000	7	2007	Avg	1,070	N	N	5806 A ROOSEVELT WAY NE
006	25	006900	0040	06/14/13	\$382,000	\$435,000	1,050	7	1911	Avg	2,760	N	N	1106 NE 55TH ST
006	60	286210	0440	09/30/13	\$520,000	\$577,000	1,050	7	1923	Good	4,400	N	N	5315 9TH AVE NE
006	25	420740	1323	07/11/13	\$364,000	\$412,000	1,060	7	2009	Avg	1,187	N	N	4032 PASADENA PL NE
006	25	358950	0260	11/11/14	\$550,000	\$556,000	1,060	7	1924	VGood	4,500	N	N	5615 11TH AVE NE
006	60	192830	1010	01/09/13	\$334,950	\$395,000	1,080	7	1910	Avg	4,160	N	N	841 NE 59TH ST
006	25	409230	2138	04/10/13	\$370,000	\$427,000	1,080	7	2008	Avg	1,138	N	N	660 NE 40TH ST
006	25	358950	0245	09/05/12	\$350,000	\$425,000	1,090	7	1911	Avg	3,900	N	N	5603 11TH AVE NE
006	60	286210	0357	10/27/13	\$425,000	\$469,000	1,090	7	1922	Good	2,960	N	N	715 NE 55TH ST
006	25	286210	0875	08/23/13	\$570,000	\$638,000	1,100	7	1924	Good	4,390	N	N	5027 9TH AVE NE
006	25	088900	0110	03/14/13	\$421,000	\$489,000	1,100	7	1909	Good	2,800	N	N	720 NE 47TH ST
006	25	082504	9072	10/29/12	\$490,000	\$587,000	1,110	7	1923	Avg	3,100	N	N	5507 11TH AVE NE
006	60	192830	1035	11/23/12	\$395,000	\$471,000	1,130	7	1910	Avg	4,080	N	N	837 NE 59TH ST
006	25	871460	0135	02/27/14	\$450,000	\$483,000	1,130	7	1911	Good	4,120	N	N	5518 BROOKLYN AVE NE
006	25	674670	1885	04/12/14	\$455,000	\$483,000	1,160	7	2002	Avg	1,722	N	N	5223 B 11TH AVE NE
006	25	358950	0165	06/15/13	\$446,500	\$508,000	1,160	7	1907	VGood	3,000	N	N	5610 11TH AVE NE
006	25	088900	0055	12/11/12	\$437,500	\$519,000	1,170	7	1910	Good	4,280	N	N	4708 8TH AVE NE
006	60	082504	9078	09/18/13	\$420,000	\$467,000	1,240	7	1921	Avg	2,501	N	N	806 NE 60TH ST
006	25	409230	0520	03/21/12	\$355,000	\$447,000	1,240	7	2009	Avg	1,118	N	N	4341 8TH AVE NE
006	60	151680	0025	07/16/12	\$375,000	\$460,000	1,260	7	1975	Good	4,504	N	N	744 NE 59TH ST
006	60	192830	0705	06/26/12	\$485,000	\$598,000	1,270	7	1924	VGood	3,876	N	N	820 NE 57TH ST
006	25	674670	1884	12/19/13	\$458,000	\$499,000	1,280	7	2002	Avg	1,427	N	N	5225 A 11TH AVE NE
006	60	286210	1040	05/21/13	\$498,500	\$570,000	1,290	7	1908	Avg	4,280	N	N	5055 8TH AVE NE
006	60	192830	0620	06/08/14	\$455,000	\$477,000	1,300	7	1927	Avg	3,550	N	N	5606 8TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
006	25	082504	9095	07/19/13	\$449,500	\$507,000	1,320	7	1909	Avg	2,656	N	N	5631 BROOKLYN AVE NE
006	60	192830	0350	12/22/14	\$570,000	\$571,000	1,370	7	1927	VGood	3,300	N	N	757 NE 59TH ST
006	25	674670	0780	06/15/12	\$420,000	\$519,000	1,380	7	1906	Avg	1,471	N	N	5031 12TH AVE NE
006	60	192830	0640	08/28/14	\$541,000	\$557,000	1,410	7	1927	Good	4,080	N	N	808 NE 56TH ST
006	60	547980	0025	12/04/13	\$496,000	\$542,000	1,440	7	1916	Good	4,080	N	N	848 NE 56TH ST
006	60	286210	0805	11/18/13	\$431,000	\$473,000	1,460	7	1922	Good	4,360	N	N	5026 8TH AVE NE
006	60	192830	0790	01/09/13	\$568,000	\$669,000	1,480	7	1921	VGood	4,590	N	N	818 NE 58TH ST
006	25	286210	0660	04/24/13	\$550,000	\$633,000	1,500	7	1919	Avg	4,000	N	N	5030 9TH AVE NE
006	60	192830	1055	05/08/12	\$544,000	\$678,000	1,560	7	1925	Good	4,080	N	N	836 NE 58TH ST
006	25	674670	0566	11/20/13	\$510,100	\$560,000	1,590	7	1924	Good	3,300	N	N	1103 NE 55TH ST
006	60	286210	0186	06/21/12	\$548,000	\$676,000	1,610	7	1921	VGood	3,771	N	N	5309 7TH AVE NE
006	60	192830	0765	01/30/14	\$574,000	\$620,000	1,640	7	1941	Good	6,222	N	N	827 NE 58TH ST
006	60	286210	0395	09/27/13	\$655,000	\$727,000	1,690	7	1923	Good	4,400	N	N	5320 8TH AVE NE
006	60	192830	0855	08/21/13	\$437,000	\$489,000	1,770	7	1926	Avg	3,927	N	N	5816 8TH AVE NE
006	25	358950	0075	06/19/13	\$690,000	\$784,000	1,800	7	1990	Avg	3,000	N	N	5630 12TH AVE NE
006	25	358950	0255	02/26/13	\$565,000	\$659,000	1,820	7	1922	Avg	4,500	N	N	5611 11TH AVE NE
006	25	881240	1450	12/29/14	\$660,000	\$660,000	1,860	7	1913	Good	3,745	N	N	4708 7TH AVE NE
006	25	674670	0171	07/09/12	\$595,000	\$731,000	1,870	7	1915	Good	2,400	N	N	1206 NE 50TH ST
006	25	358950	0330	04/11/12	\$480,000	\$602,000	1,910	7	1906	Good	3,810	N	N	5610 ROOSEVELT WAY NE
006	60	286210	0900	05/14/13	\$585,000	\$670,000	1,960	7	1916	Avg	4,280	N	N	5058 7TH AVE NE
006	60	286210	0366	10/15/14	\$730,000	\$743,000	2,010	7	1914	VGood	4,400	N	N	803 NE 55TH ST
006	25	881740	0180	08/21/13	\$750,000	\$840,000	2,128	7	1902	Fair	5,008	N	N	5001 BROOKLYN AVE NE
006	60	192830	0565	03/28/13	\$632,500	\$732,000	2,150	7	1911	Good	4,853	N	N	826 NE 55TH ST
006	25	409230	0211	10/24/14	\$384,000	\$390,000	880	8	2009	Avg	736	N	N	4333 C 9TH AVE NE
006	25	358950	0315	09/19/14	\$526,000	\$539,000	930	8	2014	Avg	1,281	N	N	5618 ROOSEVELT WAY NE
006	60	192830	0435	05/08/13	\$531,000	\$609,000	980	8	1929	Good	4,300	N	N	746 NE 56TH ST
006	25	358950	0316	07/09/14	\$500,000	\$520,000	1,000	8	2014	Avg	1,482	N	N	5616 ROOSEVELT WAY NE
006	25	358950	0314	08/04/14	\$499,950	\$517,000	1,000	8	2014	Avg	1,482	N	N	5620 ROOSEVELT WAY NE
006	25	674670	0898	02/25/13	\$442,000	\$515,000	1,060	8	2006	Avg	1,060	N	N	5006 B 11TH AVE NE
006	25	409230	2094	09/05/13	\$390,000	\$435,000	1,060	8	2008	Avg	1,187	N	N	4039 A 7TH AVE NE
006	25	674670	0787	06/17/13	\$390,515	\$444,000	1,060	8	2007	Avg	1,098	N	N	5033 B 12TH AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 044

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
006	25	409230	2095	03/14/13	\$340,000	\$395,000	1,060	8	2008	Avg	1,162	N	N	4037 A 7TH AVE NE
006	25	409230	2095	11/19/12	\$320,000	\$382,000	1,060	8	2008	Avg	1,162	N	N	4037 A 7TH AVE NE
006	25	674670	1901	05/20/13	\$455,000	\$521,000	1,080	8	2009	Avg	1,350	N	N	5231 11TH AVE NE
006	25	409230	0114	07/31/13	\$430,000	\$484,000	1,100	8	2005	Avg	1,201	N	N	4316 A 8TH AVE NE
006	25	409230	0112	01/28/14	\$445,000	\$481,000	1,100	8	2005	Avg	1,250	N	N	4314 A 8TH AVE NE
006	25	881240	0250	10/10/12	\$375,000	\$451,000	1,120	8	2006	Avg	1,360	N	N	4515 B 8TH AVE NE
006	25	674670	0668	10/02/13	\$418,000	\$464,000	1,136	8	2009	Avg	818	N	N	5200 B 11TH AVE NE
006	25	179750	1185	02/11/14	\$617,000	\$664,000	1,200	8	1915	VGood	4,000	N	N	1113 NE RAVENNA BLVD
006	25	674670	0663	03/18/14	\$440,000	\$470,000	1,213	8	2009	Avg	872	N	N	5206 B 11TH AVE NE
006	25	179750	1210	04/22/14	\$580,000	\$615,000	1,240	8	1918	Good	3,900	N	N	5654 11TH AVE NE
006	25	674670	0372	04/10/14	\$550,000	\$584,000	1,260	8	2006	Avg	1,633	N	N	5258 A 12TH AVE NE
006	25	674670	0181	12/05/12	\$444,500	\$528,000	1,270	8	2005	Avg	826	N	N	5008 A 12TH AVE NE
006	25	674670	0183	02/20/13	\$417,950	\$488,000	1,310	8	2005	Avg	842	N	N	5010 B 12TH AVE NE
006	25	088900	0024	08/20/14	\$599,000	\$618,000	1,640	8	2014	Avg	1,023	N	N	4713 A 9TH AVE NE
006	25	088900	0025	08/11/14	\$599,000	\$619,000	1,650	8	2014	Avg	1,180	N	N	4713 B 9TH AVE NE
006	25	088900	0026	08/20/14	\$599,000	\$618,000	1,660	8	2014	Avg	1,975	N	N	4715 9TH AVE NE
006	60	192830	0470	01/25/13	\$675,000	\$793,000	2,190	8	2012	Avg	3,876	N	N	743 NE 56TH ST
006	25	409230	1055	07/27/12	\$765,000	\$936,000	3,300	8	1979	VGood	3,000	N	N	700 NE 42ND ST
006	25	674670	0525	05/06/13	\$823,900	\$946,000	3,580	8	1907	Avg	6,000	N	N	5251 12TH AVE NE

Improved Sales Removed in this Physical Inspection Analysis Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	25	082504	9051	10/08/14	\$497,500	NEW CONSTRUCTION DOLLARS>25,000
001	25	092504	9080	09/25/13	\$430,000	LACK OF REPRESENTATION
001	25	092504	9269	10/14/13	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	168140	0215	09/13/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	179750	0130	05/30/12	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	179750	0230	09/25/13	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	179750	0330	05/07/12	\$670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	179800	0100	05/29/14	\$750,500	NEW CONSTRUCTION DOLLARS>25,000
001	25	179800	0121	06/26/14	\$72,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	179800	0125	11/21/12	\$409,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	179800	0125	09/20/13	\$630,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	182480	0025	04/21/14	\$405,638	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	221800	0170	12/27/13	\$675,300	NEW CONSTRUCTION DOLLARS>25,000
001	25	221800	0190	06/14/13	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	221800	0335	03/21/12	\$212,762	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	25	717370	0170	09/12/12	\$705,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	717370	0342	04/14/14	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	25	717480	0035	07/12/13	\$558,000	AUCTION SALE
001	25	717480	0300	01/15/13	\$560,000	NON-PROFIT ORGANIZATION
001	25	740870	0010	07/17/13	\$810,000	NO MARKET EXPOSURE
001	25	861580	0325	08/22/14	\$750,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	861580	0370	05/21/14	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	861580	0410	08/30/14	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	861580	0485	04/25/13	\$264,724	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882390	0075	06/13/14	\$750,000	MORE THAN ONE HOUSE
001	25	882390	0125	05/21/14	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882390	0455	01/16/14	\$785,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	882390	0540	08/26/13	\$615,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	882390	0680	12/07/12	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nggh	Major	Minor	Sale Date	Sale Price	Comments
001	25	882390	1035	01/04/12	\$745,000	RELOCATION - SALE TO SERVICE
001	25	882390	1290	10/31/13	\$660,000	GOV'T TO NON-GOV'T
001	25	882390	1710	06/07/13	\$745,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882390	1770	04/23/12	\$632,000	NO MARKET EXPOSURE
001	25	882490	0050	06/12/14	\$656,500	NEW CONSTRUCTION DOLLARS>25,000
001	25	882490	0190	06/04/13	\$472,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882490	0305	08/07/12	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882590	0020	07/08/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882590	0020	08/11/14	\$925,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	882590	0070	08/18/14	\$705,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	882590	0100	11/28/12	\$647,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882590	0200	06/07/13	\$487,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882590	0235	11/07/13	\$407,500	EXEMPT FROM EXCISE TAX
001	25	882590	0240	09/28/12	\$592,000	FORCED SALE
001	25	882590	0260	03/05/13	\$575,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	882590	0345	02/25/14	\$671,500	NEW CONSTRUCTION DOLLARS>25,000
001	25	882590	0685	01/03/14	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882590	0695	01/31/14	\$916,000	RELOCATION - SALE TO SERVICE
001	25	882590	0735	08/26/13	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	25	882590	0855	10/14/14	\$896,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	910600	0005	08/19/14	\$1,150,000	NEW CONSTRUCTION DOLLARS>25,000
001	25	910600	0190	06/15/12	\$395,000	MORE THAN ONE HOUSE
001	25	919120	0110	01/17/14	\$437,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	25	919120	0230	08/16/12	\$343,600	1031 TRADE
001	25	919120	0235	08/16/12	\$343,600	1031 TRADE
001	25	919120	0245	08/16/12	\$343,600	1031 TRADE
001	25	922140	0200	05/28/14	\$490,000	NO MARKET EXPOSURE
001	60	922140	0335	10/01/14	\$570,000	NEW CONSTRUCTION DOLLARS>25,000
001	60	922140	0725	04/10/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	60	922140	0730	01/16/14	\$399,000	NO MARKET EXPOSURE
002	25	092504	9036	03/15/12	\$360,000	MORE THAN ONE HOUSE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	25	092504	9058	10/17/12	\$415,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	092504	9326	01/13/14	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	092504	9368	01/23/13	\$364,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	092504	9369	05/22/13	\$435,000	MORE THAN ONE HOUSE
002	25	182480	0150	12/27/12	\$426,680	FORCED SALE
002	25	182480	0185	05/08/14	\$408,000	NEW CONSTRUCTION DOLLARS>25,000
002	25	182480	0185	11/17/14	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	186890	0475	04/03/12	\$429,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	186890	1295	07/29/14	\$660,000	NEW CONSTRUCTION DOLLARS>25,000
002	25	186890	1555	05/05/12	\$251,261	QUIT CLAIM DEED
002	25	186890	1630	12/27/12	\$302,000	QUIT CLAIM DEED
002	25	186890	1790	05/28/14	\$661,000	NEW CONSTRUCTION DOLLARS>25,000
002	25	186890	1980	06/19/14	\$407,000	MORE THAN ONE HOUSE
002	25	186890	2365	12/30/13	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	186890	2450	12/06/14	\$407,400	RELATED PARTY, FRIEND, OR NEIGHBOR
002	25	186890	3190	12/13/13	\$152,739	NO MARKET EXPOSURE
002	25	187040	0580	11/03/14	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	187040	0635	08/15/14	\$398,489	QUIT CLAIM DEED
002	25	243620	0665	07/22/14	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	243620	0700	12/13/13	\$18,375	QUIT CLAIM DEED
002	25	243620	0770	06/29/12	\$413,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	243620	0815	08/15/13	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	677820	0040	06/23/13	\$536,000	RELOCATION - SALE TO SERVICE
002	25	677820	0071	02/14/14	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	25	717120	0070	04/13/12	\$578,000	NEW CONSTRUCTION DOLLARS>25,000
002	25	717120	0070	04/13/12	\$578,000	RELOCATION - SALE TO SERVICE
002	25	717120	0375	06/18/13	\$252,262	QUIT CLAIM DEED
002	25	773110	0035	05/21/13	\$315,000	UNFINISHED AREA
002	25	773110	0060	08/16/13	\$448,905	UNFINISHED AREA
002	25	809110	0185	11/13/13	\$899,950	MORE THAN ONE HOUSE
002	25	809110	0185	11/13/13	\$899,950	MORE THAN ONE HOUSE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Comments
002	25	809110	0235	03/15/12	\$480,000	OBSOLESCENCE > 0
002	25	809110	0310	08/14/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	882790	0635	07/23/13	\$432,000	FORCED SALE
002	25	882790	0635	10/02/13	\$452,760	QUIT CLAIM DEED
002	25	882790	0720	02/24/12	\$370,000	NON-REPRESENTATIVE SALE
002	25	882790	0740	04/16/12	\$400,000	NON-REPRESENTATIVE SALE
002	25	882790	1095	02/15/12	\$200,417	QUIT CLAIM DEED
002	25	882790	1255	06/24/13	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	919120	0380	12/22/14	\$550,000	DATA DOES NOT MATCH SALE
002	25	919120	0380	05/07/13	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	919120	1225	10/02/12	\$267,000	FORCED SALE
002	25	919120	1225	04/15/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	25	919120	1740	02/17/12	\$739,000	RELOCATION - SALE TO SERVICE
003	25	152030	0040	07/25/12	\$412,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	235930	0010	11/29/12	\$509,000	MORE THAN ONE HOUSE
003	25	237920	0005	09/24/13	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	243670	0160	06/17/13	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	25	243670	0275	04/18/13	\$729,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	243670	0280	05/28/14	\$840,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	243670	0385	04/19/13	\$775,000	OBSOLESCENCE > 0
003	25	243670	0405	03/23/12	\$480,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	243670	0545	08/13/13	\$466,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	243670	0775	01/31/12	\$389,950	NON-REPRESENTATIVE SALE
003	25	243670	0800	02/04/14	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	243670	1285	01/08/13	\$652,500	NEW CONSTRUCTION DOLLARS>25,000
003	25	318160	0005	05/10/12	\$437,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	318160	0080	07/03/12	\$585,000	NO MARKET EXPOSURE
003	25	318160	0105	04/26/13	\$342,250	NO MARKET EXPOSURE
003	25	318210	0135	09/14/12	\$409,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	318210	0160	09/05/14	\$420,000	NO MARKET EXPOSURE
003	25	607950	0260	05/20/14	\$690,100	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	25	607950	0275	05/21/13	\$559,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	610540	0005	12/18/12	\$515,000	OBSOLESCENCE > 0
003	25	633800	0100	08/19/14	\$415,000	NO MARKET EXPOSURE
003	25	633800	0160	04/26/12	\$690,000	QUESTIONABLE PER APPRAISAL
003	25	633800	0421	11/19/14	\$695,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	797470	0190	11/27/13	\$494,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	881340	0230	11/21/12	\$183,790	QUIT CLAIM DEED
003	25	881540	0136	03/05/13	\$432,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	881540	0140	07/25/12	\$371,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	25	881540	0221	05/17/13	\$925,000	RELOCATION - SALE TO SERVICE
003	25	881540	0315	11/01/14	\$435,000	TEAR DOWN
003	25	881540	0410	10/23/12	\$590,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	881540	0665	03/25/13	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	881540	1025	05/28/14	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	881540	1050	07/01/14	\$620,000	MORE THAN ONE HOUSE
003	25	881540	1150	07/16/14	\$532,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	881540	1165	02/19/14	\$727,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	881540	1210	05/21/12	\$390,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	881990	0040	11/26/12	\$285,000	NON-REPRESENTATIVE SALE
003	25	881990	0146	11/22/13	\$321,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	881990	0250	04/23/12	\$270,000	MORE THAN ONE HOUSE
003	25	881990	0345	06/02/14	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	25	881990	0565	07/22/13	\$465,000	SEGREGATION AND/OR MERGER
003	25	881990	0583	11/13/14	\$510,000	NEW CONSTRUCTION DOLLARS>25,000
003	25	881990	1080	04/08/14	\$588,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	25	006900	0025	06/20/12	\$223,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
006	25	082504	9043	01/26/12	\$380,000	EXEMPT FROM EXCISE TAX
006	25	088900	0014	10/24/14	\$599,000	NEW CONSTRUCTION DOLLARS>25,000
006	25	088900	0015	11/03/14	\$599,000	NEW CONSTRUCTION DOLLARS>25,000
006	25	088900	0016	12/29/14	\$555,000	NEW CONSTRUCTION DOLLARS>25,000
006	25	088900	0020	12/29/14	\$555,000	NEW CONSTRUCTION DOLLARS>25,000

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
006	25	088900	0021	12/15/14	\$599,950	NEW CONSTRUCTION DOLLARS>25,000
006	25	088900	0022	10/17/14	\$599,000	NEW CONSTRUCTION DOLLARS>25,000
006	25	088900	0070	09/12/14	\$515,000	SEGREGATION AND/OR MERGER
006	25	114200	0830	08/15/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	25	286210	0880	07/07/14	\$615,000	NON-PROFIT ORGANIZATION
006	25	358950	0070	04/25/13	\$575,000	NEW CONSTRUCTION DOLLARS>25,000
006	25	358950	0092	07/23/13	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	25	409230	0800	09/18/13	\$675,150	NO MARKET EXPOSURE
006	25	409230	0915	03/19/13	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	25	409230	1520	11/11/14	\$1,050,000	MORE THAN ONE HOUSE
006	25	409230	1910	12/11/13	\$205,000	FORCED SALE
006	25	409230	1910	03/12/14	\$158,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	25	409230	1911	10/15/13	\$215,000	FORCED SALE
006	25	409230	1911	03/12/14	\$166,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	25	409230	1912	12/17/13	\$272,865	FORCED SALE
006	25	409230	1912	05/27/14	\$149,000	EXEMPT FROM EXCISE TAX
006	25	409230	2075	09/23/13	\$450,000	NO MARKET EXPOSURE
006	25	674670	0910	12/18/13	\$300,000	NO MARKET EXPOSURE
006	25	881640	0820	09/27/14	\$780,000	PLOTTAGE
006	25	881640	0825	09/19/14	\$780,000	PLOTTAGE
006	60	192830	0454	09/06/12	\$370,000	NEW CONSTRUCTION DOLLARS>25,000
006	60	192830	0520	04/27/12	\$363,000	NEW CONSTRUCTION DOLLARS>25,000
006	60	192830	0650	06/18/13	\$355,000	NO MARKET EXPOSURE
006	60	192830	0690	06/11/12	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	60	192830	1030	03/13/12	\$238,525	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	60	192830	1040	06/04/13	\$422,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	60	286210	0205	09/30/14	\$469,950	NEW CONSTRUCTION DOLLARS>25,000
006	60	286210	0495	11/26/13	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	60	286210	0520	05/20/14	\$475,000	NEW CONSTRUCTION DOLLARS>25,000
006	60	286210	0800	11/12/12	\$390,000	NO MARKET EXPOSURE
006	60	286210	1210	01/27/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
006	60	922240	0935	01/13/14	\$317,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	60	922240	0935	05/23/14	\$478,000	NEW CONSTRUCTION DOLLARS>25,000

Vacant Sales Used in this Physical Inspection Analysis Area 044

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
44	1	25	010300	0053	08/29/12	\$330,000	5,846	N	N
44	1	25	082504	9052	10/12/14	\$600,000	3,641	N	N
44	1	25	092504	9074	02/14/14	\$700,000	5,000	N	N
44	1	25	092504	9363	06/27/12	\$240,000	5,505	Y	N
44	1	25	922140	0640	02/27/14	\$475,000	5,080	N	N
44	1	25	922140	0915	11/04/14	\$557,000	4,760	N	N
44	2	25	092504	9364	11/15/13	\$412,000	3,500	N	N
44	2	25	186890	2395	04/23/12	\$414,000	5,000	N	N
44	2	25	243620	0230	04/02/13	\$375,000	4,000	N	N
44	2	25	243620	0560	09/10/13	\$420,000	3,600	N	N
44	3	25	102504	9114	04/02/13	\$725,000	4,309	N	N
44	3	25	102504	9115	04/02/13	\$610,000	4,315	N	N
44	3	25	243670	0670	12/21/12	\$410,000	4,240	N	N
44	3	25	243670	1255	04/19/14	\$485,000	4,000	N	N
44	3	25	318160	0100	10/16/14	\$425,000	4,794	N	N
44	3	25	633800	0090	06/11/13	\$433,000	5,100	N	N
44	3	25	633800	0450	03/28/14	\$425,000	7,710	N	N
44	3	25	633800	0580	10/02/13	\$440,000	5,120	N	N
44	3	25	633800	0591	03/24/14	\$410,000	3,520	N	N
44	3	25	797470	0235	01/30/13	\$410,000	4,693	N	N
44	3	25	797470	0240	03/06/12	\$365,000	5,295	N	N
44	3	25	881990	0567	04/28/14	\$370,000	3,751	N	N
44	3	25	881990	0725	01/30/13	\$406,000	7,490	N	N
44	6	25	088900	0015	01/23/13	\$403,667	4,200	N	N
44	6	25	088900	0020	01/23/13	\$403,667	4,200	N	N
44	6	25	088900	0025	01/23/13	\$403,667	4,200	N	N
44	6	25	358950	0315	08/08/13	\$345,000	4,290	N	N
44	6	25	409230	1445	10/28/13	\$600,000	4,000	N	N
44	6	25	674670	0555	08/29/14	\$554,000	5,000	N	N

Multi-Parcel Vacant Sales Used in this Physical Inspection Analysis Area 044

Area	Sub Area	Nghb	Major	Sale Date	Sale Price	Excise Number	Number of Parcels	Indicated Value per Lot
44	2	25	186890	05/27/14	\$ 1,000,000	2671242	3	\$333,333

Vacant Sales Removed in this Physical Inspection Analysis Area 044

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	25	677820	0080	12/17/12	\$540,000	SEGREGATION AND/OR MERGER
2	25	882790	0460	08/06/13	\$275,000	NO MARKET EXPOSURE
3	25	318210	0150	12/16/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR

USPAP 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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

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

USPAP Compliance...Continued

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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Leslie Clay
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - New Construction Evaluation

 - Paul Greatorex
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - New Construction Evaluation

 - Peter Hsu
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - New Construction Evaluation

 - Janice So
 - (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 adjacent to my name.

- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Diane Johnson
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection
 - Sales Verification
 - Land and Total Valuation
 - New Construction Evaluation

D. Johnson

6-25-15

Appraiser II

Date



King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara
Assessor

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor