

# Capitol Hill

Area: 013

## *Residential Revalue for 2015 Assessment Roll*

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*Photo obtained from Seattle Mag.com*

Area 13 is located east of the downtown Seattle business core and just north of Broadway Avenue which is this areas own commercial core. Area 13 was among the first areas developed in Seattle. Much growth and change is occurring in Capitol Hill where typically older houses are either torn down and new improvements built or they are completely renovated. High quality homes are scattered within the entire area which includes the Historical District in Broadway, properties south of Volunteer Park, and properties along Federal Avenue. Sound Transit is expanding service to provide light rail transportation from downtown Seattle northward through the Capitol Hill neighborhood to the University of Washington.



**King County**

**Department of Assessments**

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500 Fourth Avenue, ADM-AS 0708

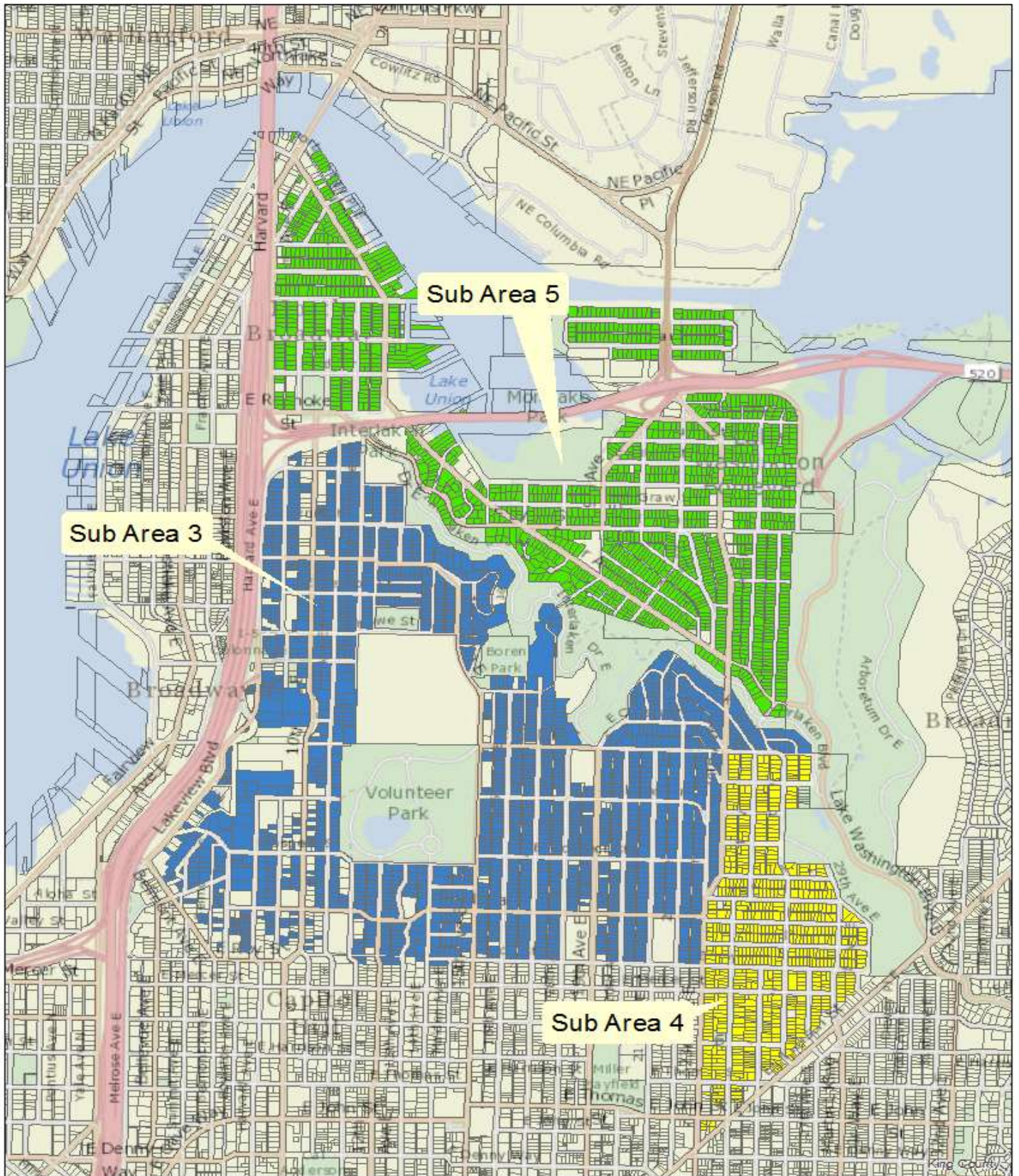
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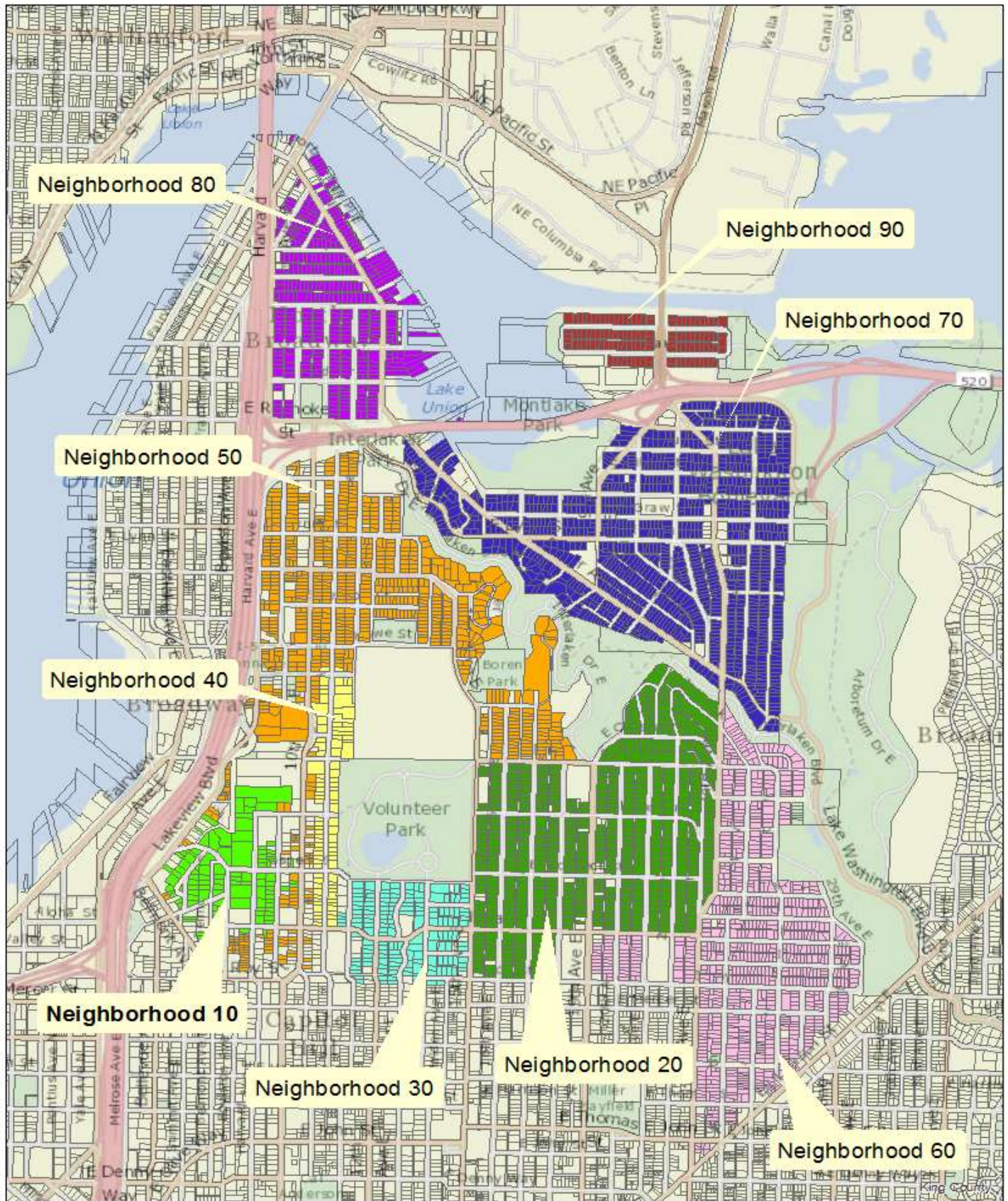
<http://www.kingcounty.gov/assessor/>

## Area 013 Map



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## Area 013 Neighborhood Map



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## Area 013 Housing Profile



Grade 7/ Year Built 1906/ Total Living Area 1200 SF  
Account Number 133780-0210



Grade 8/ Year Built 1905/ Total Living Area 2250 SF  
Account Number 133630-0330



Grade 9/ Year Built 1926/ Total Living Area 3520SF  
Account Number 133830-0590



Grade 10/ Year Built 1904Total Living Area 3220 SF  
Account Number 133630-0060



Grade 11/ Year Built 1902Total Living Area 3670 SF  
Account Number 133680-0095

# 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

## Capitol Hill - Area 013

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2011

**Number of Improved Sales:** 562

**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   |
|-------------------|-----------|--------------|------------|-----------------|-------|-------|
| <b>2014 Value</b> | \$377,600 | \$478,900    | \$856,500  |                 |       | 9.95% |
| <b>2015 Value</b> | \$449,100 | \$532,400    | \$981,500  | \$1,043,500     | 94.1% | 9.88% |
| <b>\$ Change</b>  | +\$71,500 | +\$53,500    | +\$125,000 |                 |       |       |
| <b>% Change</b>   | +18.9%    | +11.2%       | +14.6%     |                 |       |       |

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.88% is an improvement from the previous COD of 9.95%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

#### Population - Improved Valuation Change Summary:

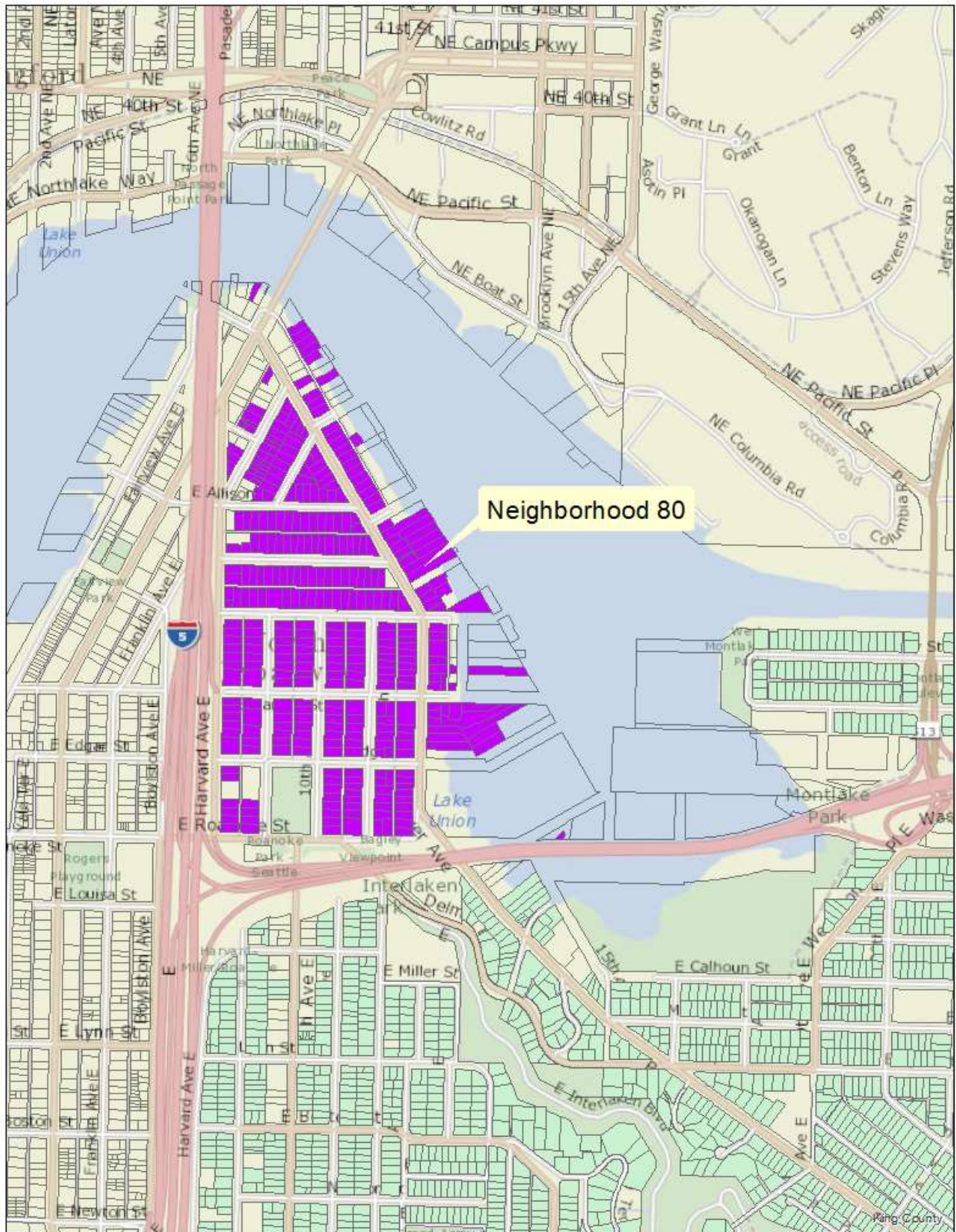
|                   | Land      | Improvements | Total      |
|-------------------|-----------|--------------|------------|
| <b>2014 Value</b> | \$391,500 | \$460,800    | \$852,300  |
| <b>2015 Value</b> | \$464,600 | \$511,800    | \$976,400  |
| <b>\$ Change</b>  | +\$73,100 | +\$51,000    | +\$124,100 |
| <b>% Change</b>   | +18.7%    | +11.1%       | +14.6%     |

**Number of one to three unit residences in the population:** 4,193

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a neighborhood needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 80 was generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences



## Neighborhood 80 Map



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## Area 013 - Model Adjustments

### 1-3 Unit Residences

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

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +13.86%                  | 3,844              | 92%             |

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

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

| Model Variable  | Adj %   | # Sales | # in Pop | % Rep |
|-----------------|---------|---------|----------|-------|
| Neighborhood 80 | +23.80% | 46      | 349      | 13%   |

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

Generally, Neighborhood 80 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

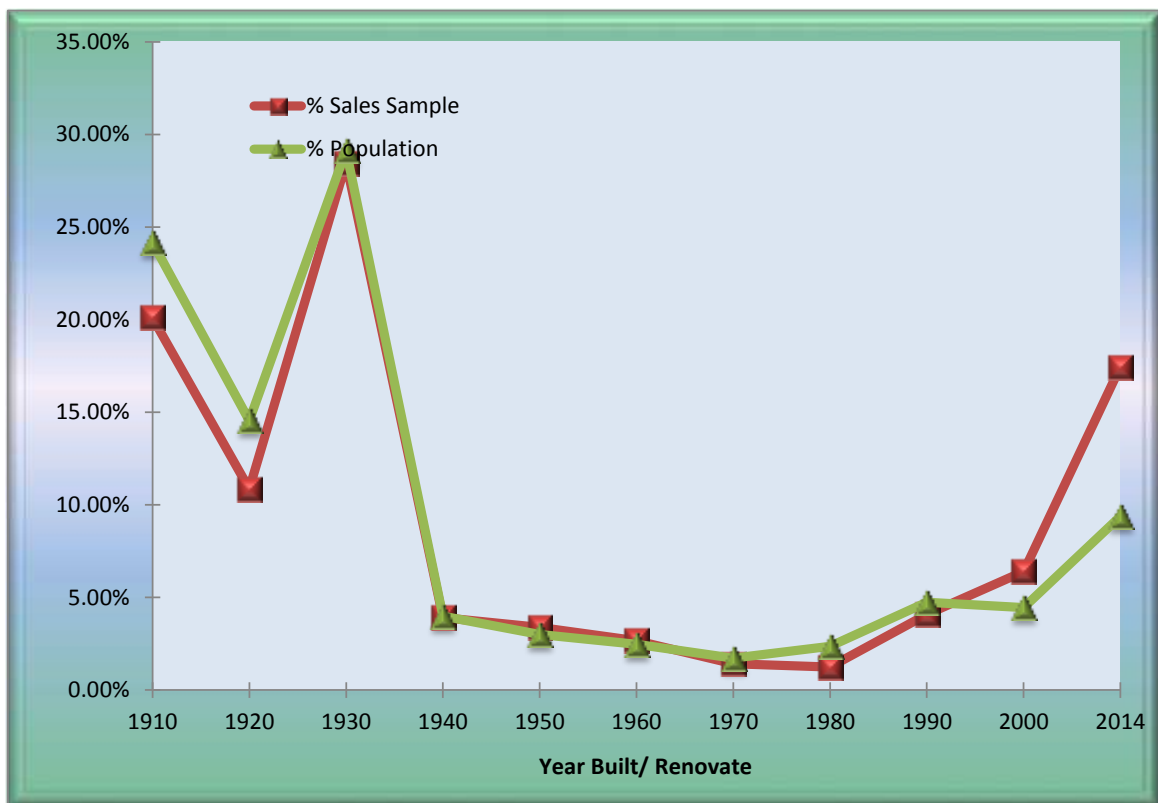
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910           | 113       | 20.11%         |
| 1920           | 61        | 10.85%         |
| 1930           | 160       | 28.47%         |
| 1940           | 22        | 3.91%          |
| 1950           | 19        | 3.38%          |
| 1960           | 15        | 2.67%          |
| 1970           | 8         | 1.42%          |
| 1980           | 7         | 1.25%          |
| 1990           | 23        | 4.09%          |
| 2000           | 36        | 6.41%          |
| 2014           | 98        | 17.44%         |
| 562            |           |                |

**Population**

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910           | 1,014     | 24.18%       |
| 1920           | 610       | 14.55%       |
| 1930           | 1,222     | 29.14%       |
| 1940           | 167       | 3.98%        |
| 1950           | 126       | 3.01%        |
| 1960           | 104       | 2.48%        |
| 1970           | 72        | 1.72%        |
| 1980           | 99        | 2.36%        |
| 1990           | 199       | 4.75%        |
| 2000           | 187       | 4.46%        |
| 2014           | 393       | 9.37%        |
| 4,193          |           |              |



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

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

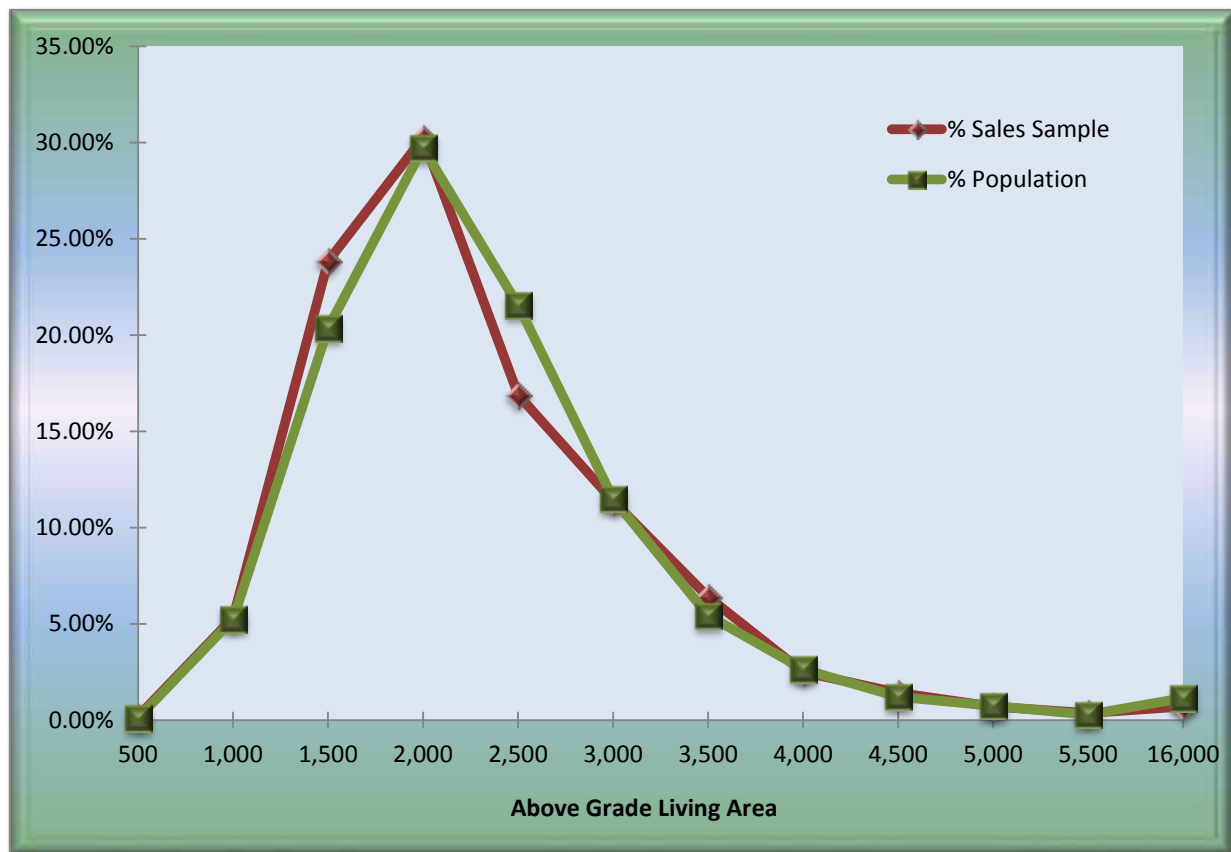
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

| AGLA   | Frequency | % Sales Sample |
|--------|-----------|----------------|
| 500    | 1         | 0.18%          |
| 1,000  | 30        | 5.34%          |
| 1,500  | 134       | 23.84%         |
| 2,000  | 170       | 30.25%         |
| 2,500  | 95        | 16.90%         |
| 3,000  | 64        | 11.39%         |
| 3,500  | 36        | 6.41%          |
| 4,000  | 14        | 2.49%          |
| 4,500  | 8         | 1.42%          |
| 5,000  | 4         | 0.71%          |
| 5,500  | 2         | 0.36%          |
| 16,000 | 4         | 0.71%          |
| 562    |           |                |

**Population**

| AGLA   | Frequency | % Population |
|--------|-----------|--------------|
| 500    | 4         | 0.10%        |
| 1,000  | 220       | 5.25%        |
| 1,500  | 854       | 20.37%       |
| 2,000  | 1,247     | 29.74%       |
| 2,500  | 904       | 21.56%       |
| 3,000  | 483       | 11.52%       |
| 3,500  | 228       | 5.44%        |
| 4,000  | 111       | 2.65%        |
| 4,500  | 51        | 1.22%        |
| 5,000  | 31        | 0.74%        |
| 5,500  | 12        | 0.29%        |
| 16,000 | 48        | 1.14%        |
| 4,193  |           |              |



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

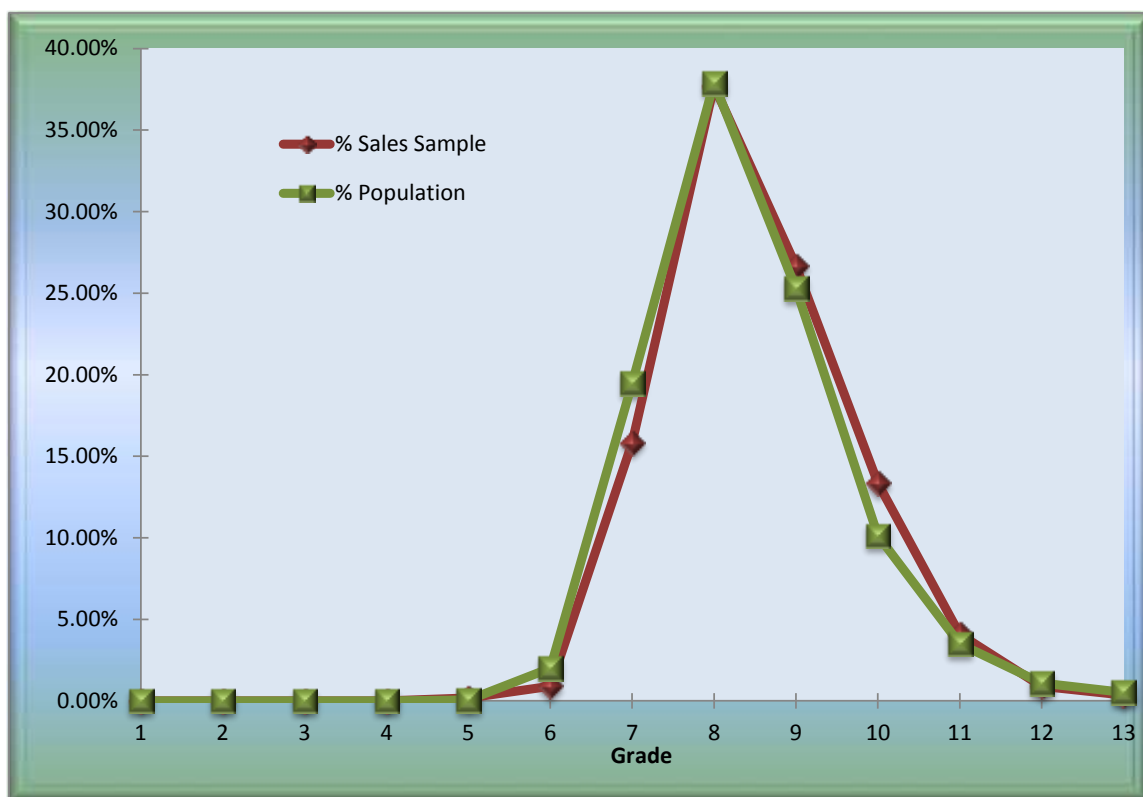
## Sales Sample Representation of Population Building Grade

**Sales Sample**

| Grade | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 1     | 0         | 0.00%          |
| 2     | 0         | 0.00%          |
| 3     | 0         | 0.00%          |
| 4     | 0         | 0.00%          |
| 5     | 1         | 0.18%          |
| 6     | 5         | 0.89%          |
| 7     | 89        | 15.84%         |
| 8     | 212       | 37.72%         |
| 9     | 150       | 26.69%         |
| 10    | 75        | 13.35%         |
| 11    | 23        | 4.09%          |
| 12    | 5         | 0.89%          |
| 13    | 2         | 0.36%          |
| 562   |           |                |

**Population**

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1     | 0         | 0.00%        |
| 2     | 0         | 0.00%        |
| 3     | 0         | 0.00%        |
| 4     | 0         | 0.00%        |
| 5     | 2         | 0.05%        |
| 6     | 84        | 2.00%        |
| 7     | 817       | 19.48%       |
| 8     | 1,589     | 37.90%       |
| 9     | 1,061     | 25.30%       |
| 10    | 425       | 10.14%       |
| 11    | 147       | 3.51%        |
| 12    | 46        | 1.10%        |
| 13    | 22        | 0.52%        |
| 4,193 |           |              |



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.

## Area 013 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 1.105, resulting in an adjusted value of \$524,000 ( $\$475,000 * 1.105 = \$524,875$ ) – truncated to the nearest \$1000.

| SaleDate  | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2012  | 1.252               | 25.2%              |
| 2/1/2012  | 1.245               | 24.5%              |
| 3/1/2012  | 1.239               | 23.9%              |
| 4/1/2012  | 1.232               | 23.2%              |
| 5/1/2012  | 1.225               | 22.5%              |
| 6/1/2012  | 1.217               | 21.7%              |
| 7/1/2012  | 1.211               | 21.1%              |
| 8/1/2012  | 1.203               | 20.3%              |
| 9/1/2012  | 1.196               | 19.6%              |
| 10/1/2012 | 1.189               | 18.9%              |
| 11/1/2012 | 1.182               | 18.2%              |
| 12/1/2012 | 1.175               | 17.5%              |
| 1/1/2013  | 1.168               | 16.8%              |
| 2/1/2013  | 1.161               | 16.1%              |
| 3/1/2013  | 1.155               | 15.5%              |
| 4/1/2013  | 1.147               | 14.7%              |
| 5/1/2013  | 1.141               | 14.1%              |
| 6/1/2013  | 1.133               | 13.3%              |
| 7/1/2013  | 1.126               | 12.6%              |
| 8/1/2013  | 1.119               | 11.9%              |
| 9/1/2013  | 1.112               | 11.2%              |
| 10/1/2013 | 1.105               | 10.5%              |
| 11/1/2013 | 1.098               | 9.8%               |
| 12/1/2013 | 1.091               | 9.1%               |
| 1/1/2014  | 1.084               | 8.4%               |
| 2/1/2014  | 1.077               | 7.7%               |
| 3/1/2014  | 1.070               | 7.0%               |
| 4/1/2014  | 1.063               | 6.3%               |
| 5/1/2014  | 1.056               | 5.6%               |
| 6/1/2014  | 1.049               | 4.9%               |
| 7/1/2014  | 1.042               | 4.2%               |
| 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%               |

The time adjustment formula for Area 013 is:  $(.834386457501182 - 0.0670348448220026 * 0.08185054 - 0.000190959741991202 * \text{SaleDay}) / (.834386457501182 - 0.0670348448220026 * 0.08185054)$

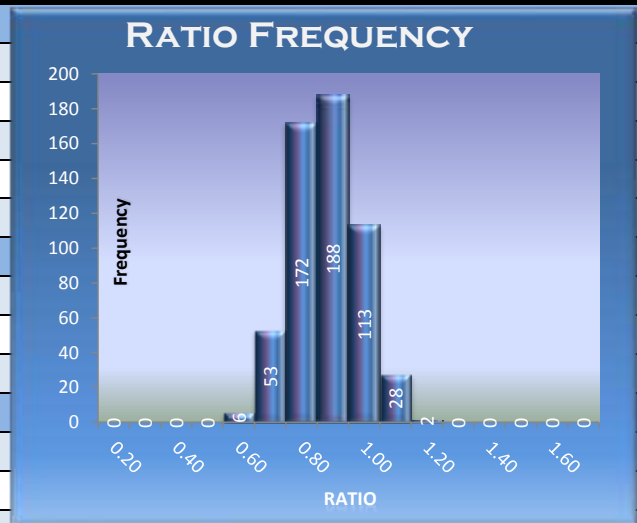
SaleDay = SaleDate - 42005

SaleDaySq = (SaleDate - 42005)^2

# Annual Update Ratio Study Report (Before) – 2014 Assessments

|                                |                    |                               |                           |
|--------------------------------|--------------------|-------------------------------|---------------------------|
| <b>District: WC / Team: 1</b>  | <b>Appr. Date:</b> | <b>Date of Report:</b>        | <b>Sales Dates:</b>       |
| <b>Area Name: Capitol Hill</b> | <b>1/1/2014</b>    | <b>5/28/2015</b>              | <b>1/2012 - 12/2014</b>   |
| <b>Area Number: 013</b>        | <b>Appr ID:</b>    | <b>Property Type:</b>         | <b>Adjusted for time?</b> |
|                                | <b>MDEL</b>        | <b>1 to 3 Unit Residences</b> | <b>YES</b>                |

|   |             |
|---|-------------|
| <b>SAMPLE STATISTICS</b>                  |             |
| <i>Sample size (n)</i>                    | 562         |
| <i>Mean Assessed Value</i>                | \$856,500   |
| <i>Mean Adj. Sales Price</i>              | \$1,043,500 |
| <i>Standard Deviation AV</i>              | \$470,036   |
| <i>Standard Deviation SP</i>              | \$560,668   |
| <b>ASSESSMENT LEVEL</b>                   |             |
| <i>Arithmetic Mean Ratio</i>              | 0.829       |
| <i>Median Ratio</i>                       | 0.823       |
| <i>Weighted Mean Ratio</i>                | 0.821       |
| <b>UNIFORMITY</b>                         |             |
| <i>Lowest ratio</i>                       | 0.503       |
| <i>Highest ratio:</i>                     | 1.169       |
| <i>Coefficient of Dispersion</i>          | 9.95%       |
| <i>Standard Deviation</i>                 | 0.102       |
| <i>Coefficient of Variation</i>           | 12.30%      |
| <i>Price Related Differential (PRD)</i>   | 1.010       |
| <b>RELIABILITY</b>                        |             |
| <i>95% Confidence: Median</i>             |             |
| <i>Lower limit</i>                        | 0.813       |
| <i>Upper limit</i>                        | 0.835       |
| <i>95% Confidence: Mean</i>               |             |
| <i>Lower limit</i>                        | 0.820       |
| <i>Upper limit</i>                        | 0.837       |
| <b>SAMPLE SIZE EVALUATION</b>             |             |
| <i>N (population size)</i>                | 4,193       |
| <i>B (acceptable error - in decimal)</i>  | 0.05        |
| <i>S (estimated from this sample)</i>     | 0.102       |
| <i>Recommended minimum:</i>               | 17          |
| <i>Actual sample size:</i>                | 562         |
| <i>Conclusion:</i>                        | OK          |
| <b>NORMALITY</b>                          |             |
| <i>Binomial Test</i>                      |             |
| <i># ratios below mean:</i>               | 293         |
| <i># ratios above mean:</i>               | 269         |
| <i>z:</i>                                 | 1.012       |
| <i>Conclusion:</i>                        | Normal*     |
| <i>*i.e. no evidence of non-normality</i> |             |



## COMMENTS:

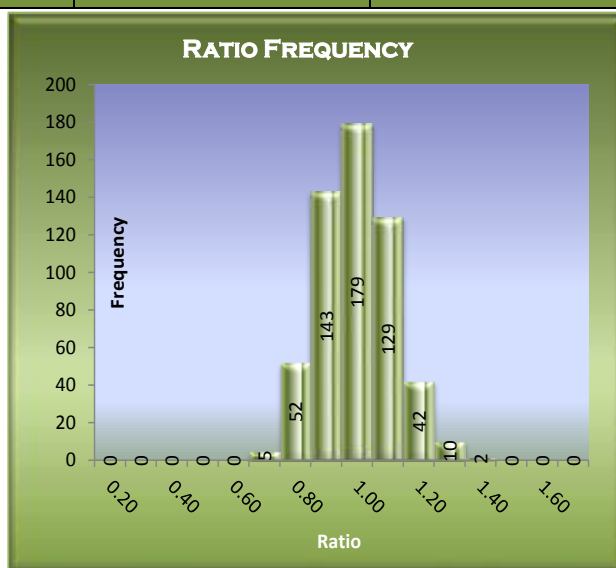
1 to 3 Unit Residences throughout Area 013

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

## Annual Update Ratio Study Report (After) – 2015 Assessments

|                                |                    |                        |                           |
|--------------------------------|--------------------|------------------------|---------------------------|
| <b>District: WC / Team: 1</b>  | <b>Appr. Date:</b> | <b>Date of Report:</b> | <b>Sales Dates:</b>       |
| <b>Area Name: Capitol Hill</b> | <b>1/1/2015</b>    | <b>5/28/2015</b>       | <b>1/2012 - 12/2014</b>   |
| <b>Area Number: 013</b>        | <b>Appr. ID:</b>   | <b>Property Type:</b>  | <b>Adjusted for time?</b> |
|                                | <b>MDEL</b>        | <b>1 to 3 Unit</b>     | <b>YES</b>                |

| SAMPLE STATISTICS                         |             |
|---|-------------|
| <b>Sample size (n)</b>                    | 562         |
| <b>Mean Assessed Value</b>                | \$981,500   |
| <b>Mean Sales Price</b>                   | \$1,043,500 |
| <b>Standard Deviation AV</b>              | \$537,284   |
| <b>Standard Deviation SP</b>              | \$560,668   |
| ASSESSMENT LEVEL                          |             |
| <b>Arithmetic Mean Ratio</b>              | 0.949       |
| <b>Median Ratio</b>                       | 0.941       |
| <b>Weighted Mean Ratio</b>                | 0.941       |
| UNIFORMITY                                |             |
| <b>Lowest ratio</b>                       | 0.622       |
| <b>Highest ratio:</b>                     | 1.330       |
| <b>Coefficient of Dispersion</b>          | 9.88%       |
| <b>Standard Deviation</b>                 | 0.116       |
| <b>Coefficient of Variation</b>           | 12.17%      |
| <b>Price Related Differential (PRD)</b>   | 1.009       |
| RELIABILITY                               |             |
| <b>95% Confidence: Median</b>             |             |
| Lower limit                               | 0.928       |
| Upper limit                               | 0.956       |
| <b>95% Confidence: Mean</b>               |             |
| Lower limit                               | 0.940       |
| Upper limit                               | 0.959       |
| SAMPLE SIZE EVALUATION                    |             |
| <b>N (population size)</b>                | 4,193       |
| <b>B (acceptable error - in decimal)</b>  | 0.05        |
| <b>S (estimated from this sample)</b>     | 0.116       |
| <b>Recommended minimum:</b>               | 21          |
| <b>Actual sample size:</b>                | 562         |
| <b>Conclusion:</b>                        | OK          |
| NORMALITY                                 |             |
| <b>Binomial Test</b>                      |             |
| # ratios below mean:                      | 292         |
| # ratios above mean:                      | 270         |
| z:  | 0.928       |
| <b>Conclusion:</b>                        | Normal*     |
| <b>*i.e. no evidence of non-normality</b> |             |



### COMMENTS:

1 to 3 Unit Residences throughout Area 013 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: May 28, 2015**

## Sales Screening for Improved Parcel Analysis

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

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

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

## Land Update

Based on the 13 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +18.7% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

All of Area 013 except Neighborhood 30  
2015 Land Value = 2014 Land Value \* 1.20, with the result truncated to the next \$1,000.

Neighborhood 30  
2015 Land Value = 2014 Land Value \* 1.00, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a neighborhood needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 80 was generally at lower

assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 562 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.834386457501182 - 0.0670348448220026 * \text{ngbh\_80})$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 0.941. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +14.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.146.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.146.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.



- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
  - If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
  - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
  - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|----------------------|
| 3        | 50   | 939070 | 0095  | 08/08/14  | \$407,500   | \$421,000      | 770   | 7          | 1923           | 3    | 2,971    | Y    | N           | 1824 LAKEVIEW BLVD E |
| 3        | 50   | 939070 | 0100  | 09/10/14  | \$390,000   | \$400,000      | 770   | 7          | 1923           | 4    | 2,723    | Y    | N           | 1820 LAKEVIEW BLVD E |
| 3        | 20   | 133780 | 1265  | 10/15/13  | \$561,000   | \$618,000      | 840   | 7          | 1924           | 3    | 2,400    | N    | N           | 1703 E GALER ST      |
| 3        | 20   | 133930 | 0050  | 02/24/12  | \$577,750   | \$716,000      | 910   | 7          | 1954           | 5    | 4,336    | N    | N           | 1236 19TH AVE E      |
| 3        | 60   | 359250 | 0516  | 06/04/13  | \$555,000   | \$629,000      | 960   | 7          | 1925           | 3    | 1,800    | N    | N           | 2406 E GALER ST      |
| 3        | 50   | 220750 | 0200  | 09/15/14  | \$615,000   | \$630,000      | 1,070 | 7          | 1950           | 3    | 4,000    | N    | N           | 2225 11TH AVE E      |
| 3        | 20   | 133780 | 0175  | 05/01/13  | \$627,000   | \$715,000      | 1,130 | 7          | 1910           | 3    | 4,800    | N    | N           | 1142 18TH AVE E      |
| 3        | 50   | 191210 | 0882  | 07/30/14  | \$482,000   | \$499,000      | 1,180 | 7          | 2000           | 3    | 1,248    | N    | N           | 2310 D 10TH AVE E    |
| 3        | 60   | 133880 | 0930  | 08/23/13  | \$618,000   | \$689,000      | 1,240 | 7          | 1921           | 3    | 4,320    | N    | N           | 715 20TH AVE E       |
| 3        | 50   | 948870 | 0161  | 09/04/13  | \$580,000   | \$645,000      | 1,320 | 7          | 1938           | 3    | 2,440    | Y    | N           | 1815 BROADWAY E      |
| 3        | 20   | 359250 | 0565  | 10/29/14  | \$880,000   | \$893,000      | 1,530 | 7          | 1923           | 4    | 6,350    | Y    | N           | 2206 E GALER ST      |
| 3        | 20   | 133880 | 0005  | 03/13/13  | \$577,500   | \$665,000      | 1,530 | 7          | 1921           | 3    | 4,661    | N    | N           | 958 19TH AVE E       |
| 3        | 50   | 266300 | 0050  | 09/26/14  | \$525,000   | \$537,000      | 1,570 | 7          | 1920           | 3    | 4,000    | N    | N           | 921 10TH AVE E       |
| 3        | 50   | 442310 | 0095  | 05/23/14  | \$670,500   | \$705,000      | 1,590 | 7          | 1951           | 3    | 6,750    | N    | N           | 2337 12TH AVE E      |
| 3        | 10   | 983120 | 0555  | 02/21/14  | \$967,000   | \$1,037,000    | 1,620 | 7          | 1940           | 5    | 5,000    | N    | N           | 911 BROADWAY E       |
| 3        | 20   | 133780 | 0045  | 10/01/14  | \$625,000   | \$638,000      | 1,660 | 7          | 1906           | 3    | 4,800    | N    | N           | 1131 19TH AVE E      |
| 3        | 10   | 676270 | 0216  | 06/22/12  | \$545,000   | \$661,000      | 1,740 | 7          | 1906           | 4    | 3,000    | N    | N           | 1115 BROADWAY E      |
| 3        | 10   | 216390 | 0100  | 01/13/14  | \$605,000   | \$654,000      | 1,770 | 7          | 1903           | 4    | 3,600    | N    | N           | 770 BELMONT PL E     |
| 3        | 50   | 134230 | 0275  | 04/29/13  | \$776,000   | \$885,000      | 1,790 | 7          | 1918           | 4    | 4,760    | N    | N           | 1531 17TH AVE E      |
| 3        | 20   | 359250 | 0575  | 11/19/12  | \$675,000   | \$795,000      | 2,100 | 7          | 1927           | 3    | 4,200    | N    | N           | 2218 E GALER ST      |
| 3        | 50   | 676270 | 0450  | 11/07/13  | \$455,000   | \$499,000      | 960   | 8          | 2006           | 3    | 1,412    | N    | N           | 1128 A 10TH AVE E    |
| 3        | 50   | 795520 | 0010  | 10/20/12  | \$645,000   | \$764,000      | 1,080 | 8          | 2003           | 3    | 3,915    | Y    | N           | 1939 BROADWAY E      |
| 3        | 50   | 676270 | 0452  | 06/13/14  | \$575,000   | \$602,000      | 1,144 | 8          | 2006           | 3    | 1,287    | N    | N           | 1126B 10TH AVE E     |
| 3        | 50   | 676270 | 0376  | 11/26/14  | \$650,000   | \$655,000      | 1,230 | 8          | 2002           | 3    | 1,251    | N    | N           | 1133 A 10TH AVE E    |
| 3        | 50   | 676270 | 0375  | 11/21/12  | \$510,000   | \$601,000      | 1,230 | 8          | 2002           | 3    | 1,215    | N    | N           | 1131 B 10TH AVE E    |
| 3        | 50   | 442310 | 0145  | 10/24/13  | \$780,000   | \$858,000      | 1,230 | 8          | 1948           | 3    | 4,500    | N    | N           | 2310 11TH AVE E      |
| 3        | 50   | 676270 | 0371  | 04/12/13  | \$510,000   | \$584,000      | 1,230 | 8          | 2002           | 3    | 1,287    | N    | N           | 1129 B 10TH AVE E    |
| 3        | 20   | 133830 | 0490  | 10/29/13  | \$874,000   | \$960,000      | 1,240 | 8          | 1948           | 4    | 5,750    | N    | N           | 1146 20TH AVE E      |
| 3        | 50   | 676270 | 0373  | 02/07/12  | \$467,500   | \$582,000      | 1,240 | 8          | 2002           | 3    | 1,213    | N    | N           | 1135 B 10TH AVE E    |
| 3        | 50   | 266300 | 0025  | 07/30/12  | \$525,000   | \$632,000      | 1,240 | 8          | 1950           | 3    | 4,000    | N    | N           | 941 10TH AVE E       |
| 3        | 50   | 191210 | 0245  | 01/05/12  | \$778,000   | \$974,000      | 1,270 | 8          | 1925           | 5    | 4,500    | N    | N           | 2352 FEDERAL AVE E   |
| 3        | 20   | 133780 | 0545  | 12/05/12  | \$800,000   | \$940,000      | 1,320 | 8          | 1900           | 4    | 4,800    | N    | N           | 1118 16TH AVE E      |
| 3        | 50   | 442310 | 0080  | 06/28/13  | \$645,000   | \$727,000      | 1,320 | 8          | 1917           | 3    | 4,500    | N    | N           | 2332 12TH AVE E      |
| 3        | 50   | 134230 | 0195  | 06/17/13  | \$1,056,000 | \$1,193,000    | 1,340 | 8          | 1905           | 5    | 4,760    | Y    | N           | 1530 16TH AVE E      |
| 3        | 20   | 133780 | 0050  | 11/18/13  | \$587,500   | \$643,000      | 1,340 | 8          | 1906           | 5    | 4,800    | N    | N           | 1127 19TH AVE E      |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|----------------------|
| 3        | 50   | 018800 | 0085  | 04/11/13  | \$499,950   | \$573,000      | 1,360 | 8          | 1916           | 3    | 5,590    | N    | N           | 1606 LAKEVIEW BLVD E |
| 3        | 50   | 220750 | 0870  | 09/06/13  | \$630,000   | \$700,000      | 1,380 | 8          | 1960           | 5    | 4,000    | N    | N           | 1916 10TH AVE E      |
| 3        | 50   | 686170 | 0065  | 10/17/12  | \$768,000   | \$911,000      | 1,430 | 8          | 1951           | 3    | 5,000    | N    | N           | 2222 13TH AVE E      |
| 3        | 20   | 133780 | 0260  | 10/08/12  | \$907,000   | \$1,077,000    | 1,450 | 8          | 1905           | 4    | 4,800    | N    | N           | 1127 18TH AVE E      |
| 3        | 50   | 676270 | 0463  | 04/07/14  | \$598,000   | \$635,000      | 1,480 | 8          | 2005           | 3    | 1,104    | N    | N           | 1110 A 10TH AVE E    |
| 3        | 50   | 676270 | 0462  | 10/15/12  | \$495,000   | \$587,000      | 1,480 | 8          | 2005           | 3    | 937      | N    | N           | 1110 B 10TH AVE E    |
| 3        | 20   | 359250 | 0712  | 04/28/14  | \$845,000   | \$893,000      | 1,520 | 8          | 1979           | 3    | 2,294    | N    | N           | 1652 21ST AVE E      |
| 3        | 20   | 133860 | 0015  | 07/23/12  | \$842,500   | \$1,016,000    | 1,540 | 8          | 1940           | 4    | 4,172    | Y    | N           | 1150 23RD AVE E      |
| 3        | 60   | 133880 | 0705  | 02/11/13  | \$856,600   | \$993,000      | 1,560 | 8          | 1923           | 4    | 4,600    | N    | N           | 730 20TH AVE E       |
| 3        | 50   | 220750 | 0700  | 05/29/13  | \$910,000   | \$1,032,000    | 1,570 | 8          | 1904           | 4    | 4,760    | N    | N           | 1922 11TH AVE E      |
| 3        | 50   | 220750 | 0880  | 07/28/14  | \$690,000   | \$715,000      | 1,580 | 8          | 1905           | 3    | 4,000    | N    | N           | 1910 10TH AVE E      |
| 3        | 50   | 983120 | 0390  | 03/25/14  | \$500,000   | \$532,000      | 1,600 | 8          | 1904           | 2    | 4,000    | N    | N           | 735 BROADWAY         |
| 3        | 20   | 133780 | 0220  | 09/08/14  | \$1,003,000 | \$1,030,000    | 1,630 | 8          | 1906           | 5    | 3,600    | N    | N           | 1161 18TH AVE E      |
| 3        | 20   | 359250 | 0845  | 02/25/14  | \$675,000   | \$723,000      | 1,630 | 8          | 1922           | 3    | 6,172    | N    | N           | 1600 INTERLAKEN PL E |
| 3        | 60   | 133880 | 0625  | 07/08/13  | \$745,000   | \$838,000      | 1,660 | 8          | 1906           | 5    | 5,118    | N    | N           | 723 23RD AVE E       |
| 3        | 50   | 191210 | 0130  | 06/14/12  | \$915,000   | \$1,111,000    | 1,660 | 8          | 1907           | 4    | 6,000    | N    | N           | 2305 11TH AVE E      |
| 3        | 50   | 220750 | 0280  | 04/09/14  | \$935,000   | \$993,000      | 1,680 | 8          | 1906           | 4    | 4,000    | N    | N           | 2215 FEDERAL AVE E   |
| 3        | 20   | 133880 | 0100  | 11/26/12  | \$842,698   | \$991,000      | 1,690 | 8          | 1912           | 4    | 4,320    | N    | N           | 911 20TH AVE E       |
| 3        | 50   | 134230 | 0245  | 07/17/13  | \$930,000   | \$1,044,000    | 1,700 | 8          | 1901           | 4    | 4,760    | N    | N           | 1509 17TH AVE E      |
| 3        | 10   | 216390 | 0080  | 07/19/12  | \$608,500   | \$734,000      | 1,710 | 8          | 1941           | 3    | 3,420    | N    | N           | 903 BOYLSTON AVE E   |
| 3        | 20   | 133780 | 1130  | 07/09/13  | \$752,000   | \$846,000      | 1,740 | 8          | 1907           | 3    | 4,800    | N    | N           | 1229 18TH AVE E      |
| 3        | 50   | 191210 | 0885  | 07/02/14  | \$690,000   | \$719,000      | 1,760 | 8          | 1922           | 3    | 4,000    | N    | N           | 2314 10TH AVE E      |
| 3        | 20   | 133880 | 1125  | 10/10/13  | \$695,000   | \$767,000      | 1,790 | 8          | 1919           | 3    | 4,814    | Y    | N           | 1028 23RD AVE E      |
| 3        | 50   | 266300 | 0580  | 09/19/14  | \$825,000   | \$845,000      | 1,820 | 8          | 1923           | 3    | 4,000    | N    | N           | 717 10TH AVE E       |
| 3        | 50   | 116900 | 0295  | 05/11/13  | \$1,050,000 | \$1,195,000    | 1,830 | 8          | 1916           | 4    | 4,120    | Y    | N           | 1939 15TH AVE E      |
| 3        | 20   | 133780 | 0610  | 08/28/12  | \$930,000   | \$1,113,000    | 1,830 | 8          | 1904           | 3    | 4,800    | N    | N           | 1159 16TH AVE E      |
| 3        | 50   | 983120 | 0605  | 10/30/13  | \$835,000   | \$917,000      | 1,840 | 8          | 1921           | 3    | 5,000    | N    | N           | 930 BROADWAY E       |
| 3        | 20   | 133830 | 0420  | 03/08/12  | \$780,000   | \$965,000      | 1,850 | 8          | 1926           | 3    | 3,200    | N    | N           | 2008 E PROSPECT ST   |
| 3        | 20   | 133780 | 1225  | 08/15/13  | \$750,000   | \$837,000      | 1,860 | 8          | 1904           | 3    | 4,800    | N    | N           | 1226 17TH AVE E      |
| 3        | 20   | 133880 | 0430  | 07/28/14  | \$950,000   | \$984,000      | 1,870 | 8          | 1921           | 3    | 3,503    | N    | N           | 2203 E PROSPECT ST   |
| 3        | 50   | 220750 | 0075  | 05/29/13  | \$883,000   | \$1,001,000    | 1,880 | 8          | 1920           | 3    | 3,180    | N    | N           | 2214 11TH AVE E      |
| 3        | 20   | 133860 | 0205  | 04/23/13  | \$1,200,000 | \$1,371,000    | 1,930 | 8          | 1939           | 3    | 15,243   | N    | N           | 2214 E HIGHLAND DR   |
| 3        | 50   | 191210 | 1015  | 03/04/13  | \$697,500   | \$805,000      | 1,930 | 8          | 1907           | 3    | 5,760    | N    | N           | 2343 10TH AVE E      |
| 3        | 20   | 133880 | 1130  | 03/20/14  | \$805,000   | \$858,000      | 1,960 | 8          | 1922           | 3    | 4,815    | Y    | N           | 1032 23RD AVE E      |
| 3        | 50   | 686170 | 0115  | 02/28/13  | \$715,000   | \$826,000      | 1,960 | 8          | 1938           | 3    | 5,000    | N    | N           | 2207 13TH AVE E      |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|----------------------|
| 3        | 60   | 133880 | 0700  | 02/28/13  | \$925,000   | \$1,068,000    | 1,970 | 8          | 1926           | 4    | 4,600    | N    | N           | 734 20TH AVE E       |
| 3        | 50   | 220750 | 0515  | 02/21/14  | \$812,500   | \$871,000      | 2,000 | 8          | 1991           | 4    | 4,000    | N    | N           | 2035 FEDERAL AVE E   |
| 3        | 10   | 216390 | 0029  | 12/15/14  | \$700,000   | \$703,000      | 2,030 | 8          | 1906           | 3    | 1,920    | N    | N           | 735 BOYLSTON AVE     |
| 3        | 40   | 266300 | 0165  | 12/27/13  | \$855,000   | \$928,000      | 2,040 | 8          | 1928           | 4    | 4,000    | N    | N           | 901 FEDERAL AVE E    |
| 3        | 30   | 133630 | 0250  | 03/06/14  | \$910,000   | \$973,000      | 2,060 | 8          | 1905           | 3    | 5,100    | N    | N           | 748 11TH AVE E       |
| 3        | 20   | 133880 | 1135  | 03/31/14  | \$878,000   | \$934,000      | 2,070 | 8          | 1922           | 3    | 4,911    | Y    | N           | 1036 23RD AVE E      |
| 3        | 20   | 133880 | 0145  | 04/26/13  | \$940,000   | \$1,073,000    | 2,080 | 8          | 1925           | 4    | 7,020    | N    | N           | 945 20TH AVE E       |
| 3        | 20   | 133780 | 1085  | 07/12/12  | \$870,000   | \$1,051,000    | 2,110 | 8          | 1905           | 4    | 4,440    | N    | N           | 1250 16TH AVE E      |
| 3        | 20   | 133780 | 0190  | 03/04/14  | \$970,000   | \$1,038,000    | 2,120 | 8          | 1908           | 3    | 4,800    | N    | N           | 1154 18TH AVE E      |
| 3        | 20   | 359250 | 0745  | 04/27/12  | \$835,000   | \$1,023,000    | 2,120 | 8          | 1924           | 4    | 8,585    | N    | N           | 1611 INTERLAKEN PL E |
| 3        | 40   | 266300 | 0205  | 06/05/13  | \$882,000   | \$999,000      | 2,130 | 8          | 1924           | 3    | 4,000    | N    | N           | 929 FEDERAL AVE E    |
| 3        | 20   | 133880 | 0435  | 10/08/12  | \$1,015,000 | \$1,206,000    | 2,140 | 8          | 1921           | 4    | 3,521    | N    | N           | 2207 E PROSPECT ST   |
| 3        | 20   | 133830 | 0010  | 10/13/14  | \$842,500   | \$858,000      | 2,150 | 8          | 1910           | 3    | 3,996    | N    | N           | 1249 20TH AVE E      |
| 3        | 50   | 220750 | 0270  | 06/01/12  | \$681,000   | \$829,000      | 2,160 | 8          | 1925           | 3    | 4,000    | N    | N           | 2207 FEDERAL AVE E   |
| 3        | 50   | 220750 | 0830  | 06/19/13  | \$1,223,000 | \$1,381,000    | 2,190 | 8          | 1908           | 4    | 6,000    | N    | N           | 1937 11TH AVE E      |
| 3        | 20   | 133780 | 1105  | 03/07/12  | \$738,000   | \$913,000      | 2,270 | 8          | 1906           | 4    | 4,800    | N    | N           | 1247 18TH AVE E      |
| 3        | 50   | 674270 | 0205  | 01/18/12  | \$745,000   | \$930,000      | 2,300 | 8          | 1921           | 3    | 4,000    | Y    | N           | 815 E LYNN ST        |
| 3        | 20   | 133680 | 0160  | 06/05/14  | \$875,000   | \$917,000      | 2,320 | 8          | 1906           | 3    | 5,568    | N    | N           | 812 15TH AVE E       |
| 3        | 50   | 948870 | 0156  | 02/26/14  | \$695,000   | \$744,000      | 2,360 | 8          | 1983           | 3    | 4,466    | Y    | N           | 1819 BROADWAY E      |
| 3        | 10   | 983120 | 0560  | 07/01/13  | \$975,000   | \$1,098,000    | 2,530 | 8          | 1948           | 5    | 5,000    | N    | N           | 907 BROADWAY E       |
| 3        | 20   | 133880 | 0270  | 06/04/13  | \$1,049,000 | \$1,188,000    | 2,680 | 8          | 1920           | 4    | 6,025    | N    | N           | 909 21ST AVE E       |
| 3        | 50   | 212504 | 9127  | 01/28/13  | \$926,000   | \$1,076,000    | 2,690 | 8          | 1908           | 3    | 3,000    | N    | N           | 1522 17TH AVE E      |
| 3        | 50   | 948870 | 0106  | 10/07/13  | \$875,000   | \$966,000      | 2,730 | 8          | 1913           | 4    | 4,000    | Y    | N           | 907 E HOWE ST        |
| 3        | 20   | 133880 | 0491  | 10/21/14  | \$799,500   | \$813,000      | 2,760 | 8          | 1993           | 3    | 5,750    | N    | N           | 2220 E ALOHA ST      |
| 3        | 50   | 867090 | 0095  | 07/08/13  | \$900,000   | \$1,012,000    | 3,040 | 8          | 1919           | 3    | 4,000    | Y    | N           | 1220 E NEWTON ST     |
| 3        | 50   | 134230 | 0040  | 09/19/12  | \$603,670   | \$720,000      | 1,060 | 9          | 2012           | 3    | 1,087    | N    | N           | 1531 grandview Pl E  |
| 3        | 50   | 983120 | 0228  | 10/23/13  | \$689,000   | \$758,000      | 1,120 | 9          | 2004           | 3    | 1,439    | N    | N           | 747 A HARVARD AVE E  |
| 3        | 50   | 983120 | 0228  | 10/22/12  | \$630,000   | \$746,000      | 1,120 | 9          | 2004           | 3    | 1,439    | N    | N           | 747 A HARVARD AVE E  |
| 3        | 50   | 134230 | 0039  | 09/19/12  | \$690,000   | \$823,000      | 1,230 | 9          | 2012           | 3    | 978      | N    | N           | 1529 Grandview Pl E  |
| 3        | 50   | 983120 | 0226  | 08/08/13  | \$660,000   | \$738,000      | 1,240 | 9          | 2004           | 3    | 1,439    | N    | N           | 745 A HARVARD AVE E  |
| 3        | 50   | 018800 | 0095  | 11/13/14  | \$565,000   | \$571,000      | 1,255 | 9          | 1984           | 3    | 3,117    | N    | N           | 1602 LAKEVIEW BLVD E |
| 3        | 50   | 018800 | 0090  | 01/30/12  | \$435,000   | \$542,000      | 1,255 | 9          | 1984           | 3    | 3,117    | N    | N           | 1604 LAKEVIEW BLVD E |
| 3        | 50   | 983120 | 0221  | 07/10/14  | \$670,000   | \$697,000      | 1,280 | 9          | 2003           | 3    | 1,438    | N    | N           | 755 A HARVARD AVE E  |
| 3        | 50   | 134230 | 0038  | 09/19/12  | \$530,000   | \$632,000      | 1,280 | 9          | 2012           | 3    | 730      | N    | N           | 1530 15th Ave E      |
| 3        | 50   | 134230 | 0037  | 09/19/12  | \$527,000   | \$628,000      | 1,280 | 9          | 2012           | 3    | 851      | N    | N           | 1528 15th Ave E      |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|------------------------|
| 3        | 50   | 983120 | 0236  | 10/10/13  | \$690,000   | \$761,000      | 1,350 | 9          | 2008           | 3    | 1,467    | N    | N           | 737B HARVARD AVE E     |
| 3        | 50   | 983120 | 0233  | 12/02/13  | \$577,500   | \$630,000      | 1,350 | 9          | 2008           | 3    | 1,410    | N    | N           | 739 A HARVARD AVE E    |
| 3        | 20   | 133860 | 0175  | 05/07/14  | \$940,000   | \$992,000      | 1,470 | 9          | 1963           | 3    | 5,940    | Y    | N           | 1245 23RD AVE E        |
| 3        | 50   | 669950 | 0025  | 04/23/13  | \$790,000   | \$902,000      | 1,500 | 9          | 1906           | 3    | 5,000    | Y    | N           | 2337 BROADWAY E        |
| 3        | 20   | 359250 | 0661  | 12/09/13  | \$1,005,000 | \$1,095,000    | 1,620 | 9          | 1922           | 3    | 6,560    | N    | N           | 1614 21ST AVE E        |
| 3        | 50   | 983120 | 0189  | 08/06/13  | \$651,000   | \$728,000      | 1,680 | 9          | 2005           | 3    | 1,356    | N    | N           | 744 A BOYLSTON AVE E   |
| 3        | 20   | 133680 | 0910  | 10/19/12  | \$950,000   | \$1,126,000    | 1,690 | 9          | 1906           | 5    | 5,232    | N    | N           | 906 18TH AVE E         |
| 3        | 20   | 359250 | 0673  | 05/01/14  | \$1,018,000 | \$1,075,000    | 1,740 | 9          | 1925           | 4    | 2,640    | N    | N           | 2114 E CRESCENT DR     |
| 3        | 10   | 983120 | 0070  | 06/04/12  | \$865,000   | \$1,053,000    | 1,750 | 9          | 1942           | 4    | 5,750    | N    | N           | 707 E PROSPECT ST      |
| 3        | 50   | 674270 | 0286  | 09/23/13  | \$895,000   | \$991,000      | 1,760 | 9          | 2002           | 4    | 2,547    | N    | N           | 2024 BROADWAY E        |
| 3        | 50   | 116900 | 0290  | 07/18/12  | \$669,000   | \$807,000      | 1,760 | 9          | 1929           | 3    | 4,120    | Y    | N           | 1935 15TH AVE E        |
| 3        | 20   | 359250 | 0667  | 04/16/12  | \$620,000   | \$761,000      | 1,770 | 9          | 1925           | 4    | 3,000    | N    | N           | 2110 E CRESCENT DR     |
| 3        | 50   | 220750 | 0935  | 04/27/12  | \$975,000   | \$1,195,000    | 1,780 | 9          | 1905           | 4    | 6,000    | N    | N           | 1933 FEDERAL AVE E     |
| 3        | 50   | 630640 | 0105  | 03/07/12  | \$722,000   | \$893,000      | 1,780 | 9          | 1994           | 3    | 4,000    | Y    | N           | 1924 HARVARD AVE E     |
| 3        | 20   | 359250 | 0705  | 04/14/14  | \$1,011,000 | \$1,072,000    | 1,860 | 9          | 1924           | 5    | 3,000    | N    | N           | 1641 22ND AVE E        |
| 3        | 20   | 133780 | 0284  | 08/27/14  | \$950,000   | \$978,000      | 1,880 | 9          | 1905           | 4    | 2,975    | N    | N           | 1714 E PROSPECT ST     |
| 3        | 50   | 134230 | 0265  | 10/01/14  | \$1,325,000 | \$1,353,000    | 1,890 | 9          | 1906           | 5    | 4,760    | N    | N           | 1523 17TH AVE E        |
| 3        | 20   | 133860 | 0035  | 10/10/13  | \$1,245,000 | \$1,373,000    | 1,890 | 9          | 1909           | 5    | 4,381    | Y    | N           | 1132 23RD AVE E        |
| 3        | 20   | 133680 | 1005  | 10/31/13  | \$1,150,000 | \$1,263,000    | 1,890 | 9          | 1909           | 5    | 5,400    | N    | N           | 943 19TH AVE E         |
| 3        | 50   | 134230 | 0140  | 07/18/13  | \$1,300,000 | \$1,459,000    | 1,940 | 9          | 1908           | 5    | 5,000    | N    | N           | 1547 16TH AVE E        |
| 3        | 60   | 359250 | 0533  | 03/27/12  | \$800,000   | \$986,000      | 1,940 | 9          | 2012           | 3    | 3,331    | N    | N           | 1513 INTERLAKEN PL E   |
| 3        | 20   | 133780 | 0005  | 11/01/12  | \$890,000   | \$1,052,000    | 1,940 | 9          | 1908           | 5    | 4,800    | N    | N           | 1163 19TH AVE E        |
| 3        | 50   | 442310 | 0155  | 03/19/14  | \$1,080,000 | \$1,152,000    | 1,960 | 9          | 1931           | 4    | 4,500    | N    | N           | 2322 11TH AVE E        |
| 3        | 50   | 983120 | 0330  | 06/25/13  | \$800,000   | \$902,000      | 1,970 | 9          | 1904           | 4    | 4,000    | N    | N           | 752 HARVARD AVE E      |
| 3        | 50   | 220750 | 0625  | 05/14/13  | \$1,023,350 | \$1,164,000    | 1,980 | 9          | 1912           | 4    | 5,355    | N    | N           | 2111 12TH AVE E        |
| 3        | 10   | 216390 | 0081  | 01/18/13  | \$833,000   | \$970,000      | 1,990 | 9          | 2012           | 3    | 1,891    | N    | N           | 766 A BELMONT PL E     |
| 3        | 10   | 216390 | 0082  | 12/26/12  | \$829,000   | \$970,000      | 1,990 | 9          | 2012           | 3    | 1,892    | N    | N           | 766 B BELMONT PL E     |
| 3        | 10   | 983120 | 0075  | 05/15/12  | \$1,550,000 | \$1,893,000    | 1,990 | 9          | 1940           | 4    | 11,500   | N    | N           | 957 HARVARD AVE E      |
| 3        | 50   | 220750 | 0120  | 10/11/13  | \$792,595   | \$874,000      | 2,040 | 9          | 1920           | 3    | 4,000    | N    | N           | 2232 FEDERAL AVE E     |
| 3        | 20   | 359250 | 0860  | 08/16/12  | \$1,103,000 | \$1,324,000    | 2,060 | 9          | 1904           | 4    | 8,533    | N    | N           | 2155 E INTERLAKEN BLVD |
| 3        | 50   | 220750 | 0490  | 08/22/12  | \$970,000   | \$1,163,000    | 2,060 | 9          | 1906           | 4    | 4,000    | N    | N           | 2015 FEDERAL AVE E     |
| 3        | 20   | 359250 | 1100  | 07/25/13  | \$1,250,000 | \$1,401,000    | 2,070 | 9          | 1926           | 4    | 5,588    | Y    | N           | 1939 E CRESCENT DR     |
| 3        | 20   | 133830 | 0615  | 05/28/13  | \$1,025,000 | \$1,163,000    | 2,110 | 9          | 1904           | 4    | 4,320    | N    | N           | 1114 19TH AVE E        |
| 3        | 30   | 133630 | 0020  | 09/06/12  | \$862,000   | \$1,030,000    | 2,120 | 9          | 1904           | 5    | 4,060    | N    | N           | 951 12TH AVE E         |
| 3        | 20   | 133680 | 0225  | 07/06/12  | \$1,145,000 | \$1,385,000    | 2,140 | 9          | 1902           | 3    | 5,760    | N    | N           | 723 16TH AVE E         |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|----------------------|
| 3        | 50   | 191210 | 0845  | 03/05/13  | \$1,055,000 | \$1,217,000    | 2,140 | 9          | 1918           | 5    | 3,360    | N    | N           | 1016 E LYNN ST       |
| 3        | 50   | 674270 | 0232  | 12/28/12  | \$1,275,000 | \$1,491,000    | 2,170 | 9          | 2012           | 3    | 3,853    | Y    | N           | 2220 BROADWAY E      |
| 3        | 50   | 442310 | 0105  | 05/22/13  | \$870,000   | \$988,000      | 2,180 | 9          | 1912           | 3    | 4,300    | N    | N           | 2329 12TH AVE E      |
| 3        | 50   | 948870 | 0060  | 12/21/12  | \$860,000   | \$1,007,000    | 2,200 | 9          | 1925           | 4    | 4,500    | N    | N           | 1816 10TH AVE E      |
| 3        | 60   | 359250 | 0555  | 10/17/13  | \$680,000   | \$749,000      | 2,210 | 9          | 1930           | 3    | 5,700    | Y    | N           | 1551 INTERLAKEN PL E |
| 3        | 40   | 266300 | 0200  | 10/31/12  | \$1,125,000 | \$1,330,000    | 2,260 | 9          | 2014           | 3    | 4,000    | N    | N           | 925 FEDERAL AVE E    |
| 3        | 40   | 676270 | 0545  | 08/23/13  | \$1,270,000 | \$1,415,000    | 2,290 | 9          | 1915           | 4    | 5,500    | N    | N           | 1153 FEDERAL AVE E   |
| 3        | 20   | 133780 | 0625  | 12/10/12  | \$1,150,000 | \$1,349,000    | 2,300 | 9          | 1904           | 3    | 4,800    | N    | N           | 1147 16TH AVE E      |
| 3        | 20   | 133680 | 0890  | 10/05/12  | \$878,500   | \$1,044,000    | 2,320 | 9          | 1906           | 3    | 5,160    | N    | N           | 914 18TH AVE E       |
| 3        | 60   | 359250 | 0428  | 11/04/13  | \$915,000   | \$1,004,000    | 2,350 | 9          | 1908           | 4    | 4,455    | N    | N           | 1519 26TH AVE E      |
| 3        | 10   | 983120 | 0525  | 07/01/13  | \$1,010,000 | \$1,138,000    | 2,390 | 9          | 1967           | 4    | 5,000    | N    | N           | 941 BROADWAY E       |
| 3        | 20   | 133680 | 0915  | 05/17/12  | \$1,100,000 | \$1,343,000    | 2,390 | 9          | 1906           | 5    | 5,280    | N    | N           | 900 18TH AVE E       |
| 3        | 20   | 133880 | 0280  | 09/29/14  | \$1,457,000 | \$1,489,000    | 2,400 | 9          | 1909           | 4    | 6,900    | N    | N           | 923 21ST AVE E       |
| 3        | 20   | 133680 | 0670  | 12/29/14  | \$1,425,000 | \$1,426,000    | 2,440 | 9          | 1905           | 5    | 6,240    | N    | N           | 957 18TH AVE E       |
| 3        | 20   | 133830 | 0390  | 10/15/12  | \$1,165,000 | \$1,382,000    | 2,520 | 9          | 1906           | 3    | 6,900    | N    | N           | 1117 21ST AVE E      |
| 3        | 50   | 191210 | 0005  | 11/06/12  | \$1,195,000 | \$1,411,000    | 2,520 | 9          | 1924           | 5    | 3,600    | Y    | N           | 2357 11TH AVE E      |
| 3        | 50   | 116900 | 0280  | 03/22/13  | \$1,025,000 | \$1,178,000    | 2,550 | 9          | 1913           | 4    | 4,120    | N    | N           | 1927 15TH AVE E      |
| 3        | 50   | 669950 | 0175  | 05/28/13  | \$1,075,000 | \$1,219,000    | 2,550 | 9          | 1907           | 4    | 6,400    | N    | N           | 2312 BROADWAY E      |
| 3        | 20   | 133680 | 0405  | 10/02/12  | \$1,100,500 | \$1,309,000    | 2,560 | 9          | 1904           | 4    | 6,000    | N    | N           | 952 16TH AVE E       |
| 3        | 30   | 133630 | 0380  | 09/21/12  | \$775,000   | \$924,000      | 2,580 | 9          | 1903           | 4    | 5,000    | N    | N           | 722 12TH AVE E       |
| 3        | 20   | 359250 | 0800  | 10/18/14  | \$1,850,000 | \$1,882,000    | 2,630 | 9          | 1925           | 5    | 6,060    | N    | N           | 1628 22ND AVE E      |
| 3        | 20   | 133830 | 0180  | 09/21/12  | \$1,400,000 | \$1,668,000    | 2,630 | 9          | 1925           | 3    | 8,640    | Y    | N           | 1235 22ND AVE E      |
| 3        | 20   | 133830 | 0180  | 07/29/14  | \$1,395,713 | \$1,446,000    | 2,630 | 9          | 1925           | 3    | 8,640    | Y    | N           | 1235 22ND AVE E      |
| 3        | 50   | 867090 | 0140  | 07/29/14  | \$995,000   | \$1,031,000    | 2,650 | 9          | 1914           | 3    | 3,800    | N    | N           | 1211 E BOSTON ST     |
| 3        | 50   | 220750 | 0780  | 06/15/13  | \$1,250,000 | \$1,413,000    | 2,660 | 9          | 1900           | 4    | 4,000    | N    | N           | 1900 FEDERAL AVE E   |
| 3        | 20   | 359250 | 1030  | 12/17/12  | \$1,015,000 | \$1,189,000    | 2,710 | 9          | 1931           | 4    | 4,860    | N    | N           | 1618 20TH AVE E      |
| 3        | 50   | 133330 | 0100  | 10/29/13  | \$1,213,000 | \$1,333,000    | 2,720 | 9          | 1991           | 3    | 10,165   | N    | N           | 1649 E BOSTON TER    |
| 3        | 20   | 133780 | 0480  | 02/15/12  | \$1,035,000 | \$1,286,000    | 2,760 | 9          | 1907           | 4    | 6,000    | N    | N           | 1117 17TH AVE E      |
| 3        | 20   | 133830 | 0030  | 05/23/13  | \$1,314,000 | \$1,492,000    | 2,810 | 9          | 1996           | 3    | 4,320    | N    | N           | 1235 20TH AVE E      |
| 3        | 20   | 133680 | 0755  | 11/13/12  | \$1,171,000 | \$1,381,000    | 2,850 | 9          | 1906           | 4    | 5,760    | N    | N           | 717 18TH AVE E       |
| 3        | 20   | 133830 | 0535  | 03/05/12  | \$1,100,000 | \$1,362,000    | 2,860 | 9          | 1908           | 4    | 4,320    | N    | N           | 1141 20TH AVE E      |
| 3        | 60   | 021600 | 0010  | 11/04/13  | \$1,300,000 | \$1,427,000    | 2,890 | 9          | 1953           | 4    | 12,329   | N    | N           | 1512 ARBORETUM PL E  |
| 3        | 20   | 133680 | 0010  | 06/13/14  | \$1,335,000 | \$1,397,000    | 2,910 | 9          | 1906           | 4    | 5,800    | N    | N           | 1024 15TH AVE E      |
| 3        | 20   | 133860 | 0080  | 03/20/12  | \$1,125,000 | \$1,389,000    | 3,070 | 9          | 1908           | 4    | 8,448    | Y    | N           | 1228 23RD AVE E      |
| 3        | 20   | 133680 | 0870  | 05/20/13  | \$1,400,000 | \$1,591,000    | 3,100 | 9          | 1995           | 3    | 5,160    | N    | N           | 922 18TH AVE E       |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|------------------------|
| 3        | 20   | 133880 | 0470  | 10/10/13  | \$1,465,000 | \$1,616,000    | 3,140 | 9          | 1920           | 4    | 6,450    | N    | N           | 914 22ND AVE E         |
| 3        | 50   | 674270 | 0210  | 11/19/14  | \$1,050,000 | \$1,060,000    | 3,170 | 9          | 1924           | 3    | 4,500    | N    | N           | 903 E LYNN ST          |
| 3        | 60   | 359250 | 0375  | 06/28/12  | \$1,200,000 | \$1,454,000    | 3,480 | 9          | 1910           | 4    | 5,670    | N    | N           | 2611 E INTERLAKEN BLVD |
| 3        | 20   | 133830 | 0090  | 06/27/13  | \$1,749,000 | \$1,972,000    | 3,520 | 9          | 1921           | 4    | 6,900    | N    | N           | 1233 21ST AVE E        |
| 3        | 20   | 133830 | 0345  | 03/27/13  | \$1,675,000 | \$1,924,000    | 3,920 | 9          | 1910           | 4    | 8,640    | Y    | N           | 1154 21ST AVE E        |
| 3        | 20   | 133860 | 0235  | 05/24/13  | \$2,000,000 | \$2,270,000    | 4,160 | 9          | 1920           | 5    | 12,960   | Y    | N           | 1226 22ND AVE E        |
| 3        | 20   | 133780 | 0640  | 01/10/13  | \$1,945,000 | \$2,268,000    | 4,260 | 9          | 1904           | 5    | 9,600    | N    | N           | 1133 16TH AVE E        |
| 3        | 50   | 262470 | 0036  | 04/25/13  | \$691,000   | \$789,000      | 1,300 | 10         | 2009           | 3    | 1,547    | Y    | N           | 1310 LAKEVIEW BLVD E   |
| 3        | 50   | 262470 | 0037  | 06/27/13  | \$490,000   | \$552,000      | 1,300 | 10         | 2009           | 3    | 1,414    | N    | N           | 1308 B LAKEVIEW BLVD E |
| 3        | 50   | 262470 | 0038  | 08/08/12  | \$685,000   | \$823,000      | 1,370 | 10         | 2009           | 3    | 1,548    | N    | N           | 1308 A LAKEVIEW BLVD E |
| 3        | 10   | 216390 | 0030  | 01/22/13  | \$750,000   | \$873,000      | 1,515 | 10         | 2000           | 3    | 1,564    | N    | N           | 715 BOYLSTON AVE E     |
| 3        | 10   | 216390 | 0025  | 04/09/13  | \$747,000   | \$856,000      | 1,515 | 10         | 2000           | 3    | 1,532    | N    | N           | 717 BOYLSTON AVE E     |
| 3        | 50   | 983120 | 0171  | 01/11/13  | \$815,000   | \$950,000      | 1,880 | 10         | 2013           | 3    | 1,350    | N    | N           | 732 B BOYLSTON AVE E   |
| 3        | 50   | 983120 | 0174  | 10/17/12  | \$830,000   | \$984,000      | 1,930 | 10         | 2013           | 3    | 1,350    | N    | N           | 728 B BOYLSTON AVE E   |
| 3        | 10   | 216390 | 0105  | 11/13/12  | \$1,100,000 | \$1,297,000    | 1,970 | 10         | 1906           | 4    | 7,440    | N    | N           | 1111 BELLEVUE PL E     |
| 3        | 30   | 133630 | 0637  | 01/27/12  | \$1,070,000 | \$1,334,000    | 2,000 | 10         | 1987           | 5    | 4,937    | N    | N           | 708 13TH AVE E         |
| 3        | 30   | 133630 | 0425  | 07/17/13  | \$1,525,000 | \$1,712,000    | 2,420 | 10         | 1905           | 5    | 4,573    | N    | N           | 945 13TH AVE E         |
| 3        | 50   | 191210 | 0585  | 09/26/13  | \$1,400,000 | \$1,549,000    | 2,520 | 10         | 1907           | 5    | 6,000    | N    | N           | 2405 FEDERAL AVE E     |
| 3        | 20   | 212504 | 9102  | 09/20/13  | \$1,475,000 | \$1,634,000    | 2,680 | 10         | 1926           | 4    | 7,425    | Y    | N           | 2055 E CRESCENT DR     |
| 3        | 20   | 133780 | 0665  | 08/11/14  | \$1,325,000 | \$1,369,000    | 2,700 | 10         | 1905           | 5    | 4,800    | N    | N           | 1115 16TH AVE E        |
| 3        | 20   | 133880 | 0330  | 12/11/13  | \$1,750,000 | \$1,906,000    | 2,710 | 10         | 1921           | 4    | 6,480    | N    | N           | 944 21ST AVE E         |
| 3        | 20   | 133860 | 0185  | 06/24/14  | \$1,157,400 | \$1,208,000    | 2,740 | 10         | 1992           | 3    | 5,925    | Y    | N           | 1235 23RD AVE E        |
| 3        | 50   | 134230 | 0355  | 10/16/13  | \$1,510,000 | \$1,664,000    | 2,750 | 10         | 1905           | 5    | 9,600    | N    | N           | 1562 E GARFIELD ST     |
| 3        | 20   | 359250 | 0640  | 04/16/14  | \$1,825,000 | \$1,934,000    | 2,830 | 10         | 2012           | 3    | 8,001    | Y    | N           | 2115 E CRESCENT DR     |
| 3        | 50   | 983120 | 0180  | 03/11/13  | \$1,262,500 | \$1,455,000    | 2,850 | 10         | 2013           | 3    | 2,204    | N    | N           | 732 A BOYLSTON AVE E   |
| 3        | 50   | 983120 | 0173  | 11/07/13  | \$1,050,000 | \$1,152,000    | 2,860 | 10         | 2013           | 3    | 2,199    | N    | N           | 728 BOYLSTON AVE E     |
| 3        | 50   | 983120 | 0172  | 11/14/13  | \$1,100,000 | \$1,205,000    | 2,860 | 10         | 2013           | 3    | 2,199    | N    | N           | 732 C BOYLSTON AVE E   |
| 3        | 50   | 442310 | 0125  | 05/16/13  | \$1,430,000 | \$1,626,000    | 2,990 | 10         | 2013           | 3    | 4,500    | N    | N           | 2307 12TH AVE E        |
| 3        | 20   | 133880 | 0350  | 04/28/14  | \$1,568,000 | \$1,658,000    | 3,020 | 10         | 1907           | 4    | 6,480    | N    | N           | 920 21ST AVE E         |
| 3        | 50   | 133330 | 0055  | 02/24/12  | \$1,590,000 | \$1,972,000    | 3,020 | 10         | 1939           | 3    | 37,200   | N    | N           | 1674 E BOSTON TER      |
| 3        | 40   | 676270 | 0595  | 06/10/13  | \$1,405,000 | \$1,589,000    | 3,060 | 10         | 1909           | 4    | 5,000    | N    | N           | 1122 FEDERAL AVE E     |
| 3        | 20   | 133880 | 0370  | 11/08/13  | \$1,725,000 | \$1,892,000    | 3,090 | 10         | 1928           | 5    | 8,640    | N    | N           | 903 22ND AVE E         |
| 3        | 20   | 133880 | 0535  | 04/04/12  | \$1,500,000 | \$1,846,000    | 3,090 | 10         | 1909           | 4    | 5,466    | N    | N           | 1031 23RD AVE E        |
| 3        | 50   | 116900 | 0285  | 08/06/12  | \$1,261,000 | \$1,516,000    | 3,100 | 10         | 2012           | 3    | 4,120    | N    | N           | 1929 15TH AVE E        |
| 3        | 20   | 133860 | 0225  | 05/28/14  | \$1,970,000 | \$2,069,000    | 3,140 | 10         | 1959           | 5    | 6,480    | Y    | N           | 1210 22ND AVE E        |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|--------------------|
| 3        | 30   | 133630 | 0475  | 08/29/12  | \$1,243,000 | \$1,488,000    | 3,140 | 10         | 1994           | 3    | 4,650    | N    | N           | 908 12TH AVE E     |
| 3        | 20   | 133680 | 0660  | 01/22/14  | \$1,915,000 | \$2,067,000    | 3,140 | 10         | 2007           | 3    | 6,000    | N    | N           | 947 18TH AVE E     |
| 3        | 20   | 359250 | 1035  | 07/10/12  | \$1,448,000 | \$1,750,000    | 3,150 | 10         | 1925           | 4    | 7,900    | N    | N           | 1627 PEACH CT E    |
| 3        | 30   | 133730 | 0070  | 09/24/14  | \$1,315,000 | \$1,345,000    | 3,180 | 10         | 1905           | 3    | 6,105    | N    | N           | 1422 E ROY ST      |
| 3        | 30   | 133730 | 0245  | 04/24/14  | \$1,661,000 | \$1,757,000    | 3,290 | 10         | 1906           | 4    | 5,610    | N    | N           | 1411 E WARD ST     |
| 3        | 30   | 133730 | 0145  | 07/21/14  | \$1,800,000 | \$1,868,000    | 3,320 | 10         | 1905           | 5    | 8,325    | N    | N           | 1414 E VALLEY ST   |
| 3        | 30   | 133730 | 0145  | 12/03/12  | \$1,608,750 | \$1,890,000    | 3,320 | 10         | 1905           | 5    | 8,325    | N    | N           | 1414 E VALLEY ST   |
| 3        | 20   | 133680 | 0015  | 05/21/14  | \$1,506,000 | \$1,584,000    | 3,360 | 10         | 1995           | 3    | 5,800    | N    | N           | 1020 15TH AVE E    |
| 3        | 20   | 133680 | 0015  | 08/30/12  | \$1,150,000 | \$1,376,000    | 3,360 | 10         | 1995           | 3    | 5,800    | N    | N           | 1020 15TH AVE E    |
| 3        | 30   | 133730 | 0260  | 04/04/14  | \$2,240,000 | \$2,380,000    | 3,380 | 10         | 1906           | 5    | 5,610    | N    | N           | 1431 E WARD ST     |
| 3        | 20   | 133680 | 0240  | 05/08/14  | \$1,750,000 | \$1,846,000    | 3,510 | 10         | 1906           | 4    | 5,760    | N    | N           | 737 16TH AVE E     |
| 3        | 20   | 133880 | 0335  | 10/25/12  | \$1,650,000 | \$1,953,000    | 3,630 | 10         | 2008           | 3    | 6,480    | N    | N           | 938 21ST AVE E     |
| 3        | 20   | 133680 | 0650  | 10/02/12  | \$1,630,000 | \$1,938,000    | 3,700 | 10         | 1907           | 5    | 6,000    | N    | N           | 939 18TH AVE E     |
| 3        | 20   | 133880 | 0455  | 05/14/14  | \$1,100,000 | \$1,159,000    | 3,780 | 10         | 1910           | 2    | 6,414    | N    | N           | 934 22ND AVE E     |
| 3        | 20   | 133680 | 0410  | 10/18/12  | \$1,411,000 | \$1,673,000    | 4,140 | 10         | 1906           | 4    | 6,000    | N    | N           | 946 16TH AVE E     |
| 3        | 50   | 220750 | 0666  | 10/04/13  | \$2,175,000 | \$2,402,000    | 4,160 | 10         | 1983           | 3    | 9,520    | N    | N           | 1100 E NEWTON ST   |
| 3        | 20   | 133830 | 0075  | 06/14/13  | \$1,750,000 | \$1,978,000    | 4,330 | 10         | 1909           | 5    | 7,590    | Y    | N           | 1251 21ST AVE E    |
| 3        | 30   | 133630 | 0550  | 11/05/13  | \$1,800,000 | \$1,975,000    | 4,580 | 10         | 1906           | 4    | 9,095    | N    | N           | 1205 E PROSPECT ST |
| 3        | 30   | 133730 | 0050  | 12/31/13  | \$1,190,000 | \$1,290,000    | 4,580 | 10         | 1911           | 4    | 5,300    | N    | N           | 709 15TH AVE E     |
| 3        | 20   | 133680 | 0100  | 04/16/14  | \$2,600,000 | \$2,756,000    | 5,150 | 10         | 1910           | 4    | 10,086   | N    | N           | 923 16TH AVE E     |
| 3        | 60   | 359250 | 0373  | 09/05/12  | \$1,623,000 | \$1,940,000    | 2,380 | 11         | 2009           | 3    | 5,670    | N    | N           | 2606 GARFIELD ST   |
| 3        | 50   | 795520 | 0031  | 11/13/12  | \$1,250,000 | \$1,474,000    | 2,540 | 11         | 1996           | 3    | 4,400    | Y    | N           | 1947 BROADWAY E    |
| 3        | 50   | 220750 | 0965  | 10/30/13  | \$2,153,000 | \$2,365,000    | 2,920 | 11         | 1996           | 3    | 5,120    | Y    | N           | 1935 10TH AVE E    |
| 3        | 30   | 134630 | 0004  | 10/17/12  | \$1,225,000 | \$1,452,000    | 2,920 | 11         | 1978           | 4    | 6,030    | N    | N           | 1021 14TH AVE E    |
| 3        | 20   | 212504 | 9031  | 04/11/14  | \$2,407,500 | \$2,554,000    | 2,940 | 11         | 1991           | 5    | 6,120    | Y    | N           | 2102 E GALER ST    |
| 3        | 20   | 133680 | 0725  | 07/27/12  | \$1,700,000 | \$2,048,000    | 3,280 | 11         | 1906           | 4    | 5,760    | N    | N           | 702 17TH AVE E     |
| 3        | 40   | 339880 | 0055  | 11/19/14  | \$2,400,000 | \$2,424,000    | 3,400 | 11         | 1926           | 4    | 24,825   | N    | N           | 1626 FEDERAL AVE E |
| 3        | 20   | 133880 | 0365  | 05/07/14  | \$1,500,000 | \$1,583,000    | 3,560 | 11         | 1914           | 4    | 6,480    | N    | N           | 904 21ST AVE E     |
| 3        | 30   | 133630 | 0005  | 04/29/13  | \$2,865,000 | \$3,269,000    | 3,610 | 11         | 2007           | 3    | 11,695   | N    | N           | 957 12TH AVE E     |
| 3        | 50   | 669950 | 0065  | 03/03/14  | \$1,400,000 | \$1,498,000    | 3,790 | 11         | 1984           | 4    | 7,000    | Y    | N           | 2344 HARVARD AVE E |
| 3        | 40   | 266300 | 0250  | 08/14/14  | \$2,520,000 | \$2,601,000    | 3,820 | 11         | 1912           | 5    | 9,975    | N    | N           | 1055 E PROSPECT ST |
| 3        | 20   | 133830 | 0320  | 08/06/13  | \$2,335,000 | \$2,611,000    | 4,240 | 11         | 1912           | 4    | 8,640    | N    | N           | 1114 21ST AVE E    |
| 3        | 40   | 266300 | 0215  | 04/30/14  | \$2,310,000 | \$2,441,000    | 4,240 | 11         | 1919           | 5    | 8,000    | N    | N           | 939 FEDERAL AVE E  |
| 3        | 50   | 116900 | 0005  | 03/01/12  | \$1,825,000 | \$2,261,000    | 4,600 | 11         | 1918           | 4    | 9,000    | Y    | N           | 2212 EVERETT AVE E |
| 3        | 40   | 113000 | 0015  | 01/23/14  | \$3,850,000 | \$4,154,000    | 4,890 | 11         | 1919           | 5    | 20,000   | N    | N           | 1658 FEDERAL AVE E |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|--------------------|
| 3        | 20   | 133830 | 0160  | 07/29/13  | \$1,715,000 | \$1,921,000    | 5,060 | 11         | 1920           | 3    | 8,740    | Y    | N           | 2005 E GALER ST    |
| 3        | 40   | 113000 | 0065  | 04/18/12  | \$1,980,000 | \$2,431,000    | 6,290 | 11         | 1910           | 4    | 10,000   | N    | N           | 1017 E BLAINE ST   |
| 3        | 50   | 983120 | 0159  | 08/06/14  | \$2,250,000 | \$2,327,000    | 2,890 | 12         | 2006           | 3    | 3,452    | N    | N           | 731 HARVARD AVE E  |
| 3        | 50   | 983120 | 0158  | 05/10/13  | \$1,775,000 | \$2,021,000    | 2,890 | 12         | 2006           | 3    | 3,377    | N    | N           | 727 HARVARD AVE E  |
| 3        | 50   | 983120 | 0156  | 01/18/12  | \$1,460,000 | \$1,823,000    | 2,890 | 12         | 2006           | 3    | 2,992    | N    | N           | 723 HARVARD AVE E  |
| 3        | 30   | 134630 | 0035  | 06/26/14  | \$1,990,000 | \$2,077,000    | 3,420 | 12         | 1902           | 5    | 5,000    | N    | N           | 923 14TH AVE E     |
| 3        | 30   | 134630 | 0150  | 10/20/14  | \$3,300,000 | \$3,355,000    | 5,790 | 12         | 1904           | 5    | 11,750   | N    | N           | 806 14TH AVE E     |
| 3        | 10   | 216390 | 1630  | 08/21/13  | \$3,250,000 | \$3,623,000    | 6,470 | 13         | 1913           | 4    | 14,400   | Y    | N           | 1039 BELMONT PL E  |
| 3        | 10   | 676270 | 0020  | 10/13/14  | \$7,700,000 | \$7,842,000    | 8,570 | 13         | 1987           | 4    | 27,600   | Y    | N           | 1137 HARVARD AVE E |
| 4        | 60   | 501600 | 2535  | 05/22/12  | \$266,000   | \$324,000      | 670   | 6          | 1901           | 3    | 2,900    | N    | N           | 324 23RD AVE E     |
| 4        | 60   | 501600 | 1840  | 02/06/12  | \$390,000   | \$485,000      | 900   | 6          | 1908           | 4    | 4,438    | N    | N           | 609 29TH AVE E     |
| 4        | 60   | 533220 | 0520  | 04/23/12  | \$364,000   | \$446,000      | 1,120 | 6          | 1947           | 4    | 4,000    | N    | N           | 2815 E ALOHA ST    |
| 4        | 60   | 501500 | 0845  | 04/26/12  | \$365,500   | \$448,000      | 740   | 7          | 1910           | 3    | 4,000    | N    | N           | 2434 E ALOHA ST    |
| 4        | 60   | 501500 | 1095  | 02/01/13  | \$615,000   | \$714,000      | 820   | 7          | 2013           | 3    | 2,600    | N    | N           | 2406 E VALLEY ST   |
| 4        | 60   | 501500 | 1200  | 06/27/12  | \$467,000   | \$566,000      | 940   | 7          | 1901           | 3    | 4,000    | N    | N           | 2617 E ALOHA ST    |
| 4        | 60   | 501500 | 1005  | 02/20/13  | \$444,950   | \$515,000      | 950   | 7          | 1906           | 4    | 4,000    | Y    | N           | 2449 E ALOHA ST    |
| 4        | 60   | 501600 | 1525  | 07/23/13  | \$575,000   | \$645,000      | 960   | 7          | 1912           | 3    | 5,833    | N    | N           | 441 27TH AVE E     |
| 4        | 60   | 095800 | 0030  | 09/07/13  | \$437,000   | \$485,000      | 1,000 | 7          | 1904           | 3    | 4,200    | N    | N           | 314 23RD AVE E     |
| 4        | 60   | 501600 | 2230  | 01/27/14  | \$405,000   | \$437,000      | 1,010 | 7          | 1971           | 3    | 5,000    | N    | N           | 411 26TH AVE E     |
| 4        | 60   | 320430 | 0705  | 05/15/14  | \$575,000   | \$606,000      | 1,090 | 7          | 1946           | 3    | 6,000    | Y    | N           | 1106 25TH AVE E    |
| 4        | 60   | 320430 | 0225  | 11/03/14  | \$508,000   | \$515,000      | 1,090 | 7          | 1927           | 3    | 2,500    | Y    | N           | 2410 E HIGHLAND DR |
| 4        | 60   | 501600 | 1145  | 05/09/12  | \$445,000   | \$544,000      | 1,090 | 7          | 1957           | 3    | 5,300    | N    | N           | 602 27TH AVE E     |
| 4        | 60   | 501500 | 0190  | 06/25/14  | \$690,500   | \$721,000      | 1,280 | 7          | 1908           | 4    | 4,211    | Y    | N           | 2406 E HELEN ST    |
| 4        | 60   | 134430 | 0355  | 06/19/12  | \$416,000   | \$505,000      | 1,280 | 7          | 1917           | 4    | 4,200    | N    | N           | 516 23RD AVE E     |
| 4        | 60   | 533220 | 0555  | 04/23/12  | \$490,000   | \$601,000      | 1,440 | 7          | 1910           | 5    | 4,000    | N    | N           | 2814 E VALLEY ST   |
| 4        | 60   | 320430 | 0220  | 03/24/14  | \$531,000   | \$566,000      | 1,490 | 7          | 1927           | 3    | 3,500    | Y    | N           | 1202 24TH AVE E    |
| 4        | 60   | 501600 | 1442  | 07/02/13  | \$465,000   | \$524,000      | 1,500 | 7          | 2000           | 3    | 1,144    | N    | N           | 2616 E MADISON ST  |
| 4        | 60   | 320430 | 0625  | 09/03/14  | \$785,950   | \$808,000      | 1,540 | 7          | 2014           | 3    | 4,560    | Y    | N           | 1068 25TH AVE E    |
| 4        | 60   | 533220 | 0605  | 12/10/13  | \$425,000   | \$463,000      | 1,600 | 7          | 1910           | 4    | 4,000    | N    | N           | 2806 E ROY ST      |
| 4        | 60   | 320430 | 1155  | 06/04/12  | \$538,000   | \$655,000      | 1,810 | 7          | 1987           | 3    | 3,000    | N    | N           | 1402 26TH AVE E    |
| 4        | 60   | 320430 | 1150  | 03/26/12  | \$519,000   | \$640,000      | 1,810 | 7          | 1987           | 3    | 3,000    | N    | N           | 1406 26TH AVE E    |
| 4        | 60   | 501500 | 1175  | 09/19/13  | \$760,000   | \$842,000      | 1,850 | 7          | 2004           | 3    | 4,000    | N    | N           | 2635 E ALOHA ST    |
| 4        | 60   | 501500 | 0380  | 07/16/13  | \$605,000   | \$679,000      | 840   | 8          | 1983           | 3    | 4,095    | Y    | N           | 1002 25TH AVE E    |
| 4        | 60   | 982870 | 2908  | 11/15/13  | \$475,000   | \$520,000      | 860   | 8          | 2010           | 3    | 2,273    | N    | N           | 215 E 24TH AVE E   |
| 4        | 60   | 982870 | 2462  | 06/12/13  | \$485,000   | \$548,000      | 940   | 8          | 2009           | 3    | 1,399    | N    | N           | 228 A 24TH AVE E   |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 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          |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|------------------------|
| 4        | 60   | 501600 | 1535  | 08/01/13  | \$603,750  | \$676,000      | 960   | 8          | 1913           | 4    | 3,300    | N    | N           | 443 27TH AVE E         |
| 4        | 60   | 982870 | 2443  | 09/13/13  | \$455,000  | \$505,000      | 970   | 8          | 2006           | 3    | 1,396    | N    | N           | 218 B 24TH AVE E       |
| 4        | 60   | 982870 | 2902  | 10/21/14  | \$495,000  | \$503,000      | 1,000 | 8          | 2006           | 3    | 1,010    | N    | N           | 217 A 24TH AVE E       |
| 4        | 60   | 320430 | 1220  | 01/10/12  | \$600,000  | \$750,000      | 1,030 | 8          | 1954           | 4    | 6,000    | N    | N           | 2801 E INTERLAKEN BLVD |
| 4        | 60   | 501600 | 2620  | 04/29/14  | \$738,100  | \$780,000      | 1,110 | 8          | 2014           | 3    | 7,374    | N    | N           | 435 24TH AVE E         |
| 4        | 60   | 501500 | 0815  | 01/09/13  | \$620,000  | \$723,000      | 1,180 | 8          | 1962           | 5    | 4,000    | N    | N           | 2410 E ALOHA ST        |
| 4        | 60   | 501600 | 1060  | 05/30/14  | \$650,000  | \$682,000      | 1,210 | 8          | 1994           | 3    | 2,500    | Y    | N           | 318 25TH AVE E         |
| 4        | 60   | 501600 | 1050  | 04/08/13  | \$588,500  | \$674,000      | 1,210 | 8          | 1994           | 3    | 2,495    | Y    | N           | 314 25TH AVE E         |
| 4        | 60   | 320430 | 0090  | 11/10/14  | \$640,000  | \$648,000      | 1,210 | 8          | 1930           | 4    | 3,720    | N    | N           | 1411 25TH AVE E        |
| 4        | 60   | 501600 | 1325  | 05/16/14  | \$605,000  | \$637,000      | 1,290 | 8          | 1987           | 4    | 2,500    | N    | N           | 408 26TH AVE E         |
| 4        | 60   | 501600 | 1005  | 02/06/13  | \$480,000  | \$557,000      | 1,310 | 8          | 1998           | 3    | 1,750    | N    | N           | 2530 A E MADISON ST    |
| 4        | 60   | 501600 | 1285  | 06/09/14  | \$750,000  | \$786,000      | 1,370 | 8          | 1987           | 4    | 5,000    | Y    | N           | 426 26TH AVE E         |
| 4        | 60   | 501500 | 1515  | 08/02/12  | \$644,000  | \$775,000      | 1,370 | 8          | 1907           | 4    | 2,100    | Y    | N           | 714 24TH AVE E         |
| 4        | 60   | 320430 | 0440  | 08/03/12  | \$436,000  | \$524,000      | 1,370 | 8          | 1928           | 3    | 3,000    | Y    | N           | 1115 25TH AVE E        |
| 4        | 60   | 501500 | 0370  | 12/09/13  | \$620,000  | \$675,000      | 1,430 | 8          | 2000           | 3    | 2,295    | Y    | N           | 2501 E HELEN ST        |
| 4        | 60   | 320430 | 0860  | 07/23/14  | \$820,000  | \$851,000      | 1,440 | 8          | 1931           | 4    | 4,440    | N    | N           | 1206 25TH AVE E        |
| 4        | 60   | 320430 | 0825  | 12/19/12  | \$535,000  | \$627,000      | 1,450 | 8          | 1928           | 3    | 4,800    | N    | N           | 1218 25TH AVE E        |
| 4        | 60   | 320430 | 0380  | 11/27/13  | \$515,000  | \$562,000      | 1,500 | 8          | 1985           | 3    | 3,000    | Y    | N           | 2400 E PROSPECT ST     |
| 4        | 60   | 501600 | 2410  | 02/26/14  | \$545,000  | \$584,000      | 1,520 | 8          | 1927           | 3    | 4,050    | Y    | N           | 2404 E THOMAS ST       |
| 4        | 60   | 320430 | 0065  | 01/07/14  | \$640,000  | \$693,000      | 1,560 | 8          | 1922           | 4    | 6,000    | N    | N           | 2420 E LEE ST          |
| 4        | 60   | 320430 | 0265  | 06/28/13  | \$835,000  | \$941,000      | 1,580 | 8          | 2004           | 3    | 4,920    | Y    | N           | 1215 25TH AVE E        |
| 4        | 60   | 134430 | 0370  | 04/22/14  | \$635,000  | \$672,000      | 1,580 | 8          | 1914           | 5    | 4,200    | N    | N           | 504 23RD AVE E         |
| 4        | 60   | 501500 | 0250  | 04/05/13  | \$440,000  | \$504,000      | 1,640 | 8          | 1903           | 2    | 4,200    | N    | N           | 2310 E WARD ST         |
| 4        | 60   | 501500 | 0960  | 06/26/12  | \$830,050  | \$1,006,000    | 1,660 | 8          | 1914           | 4    | 6,200    | Y    | N           | 2310 E VALLEY ST       |
| 4        | 60   | 320430 | 0585  | 07/26/12  | \$665,000  | \$801,000      | 1,670 | 8          | 2010           | 3    | 4,560    | Y    | N           | 1076 25TH AVE E        |
| 4        | 60   | 501600 | 2180  | 07/08/14  | \$780,000  | \$812,000      | 1,690 | 8          | 1901           | 5    | 2,500    | N    | N           | 418 25TH AVE E         |
| 4        | 60   | 501500 | 1710  | 11/14/13  | \$750,000  | \$821,000      | 1,700 | 8          | 1991           | 4    | 3,400    | N    | N           | 621 27TH AVE E         |
| 4        | 60   | 501500 | 0180  | 11/10/14  | \$713,500  | \$722,000      | 1,720 | 8          | 1992           | 3    | 4,200    | Y    | N           | 1059 25TH AVE E        |
| 4        | 60   | 501600 | 3146  | 07/10/14  | \$958,000  | \$997,000      | 1,800 | 8          | 1984           | 4    | 6,400    | Y    | N           | 615 25TH AVE E         |
| 4        | 60   | 133880 | 1060  | 12/04/14  | \$560,000  | \$564,000      | 1,810 | 8          | 1926           | 3    | 3,400    | Y    | N           | 814 23RD AVE E         |
| 4        | 60   | 501500 | 1085  | 04/19/12  | \$702,000  | \$862,000      | 1,810 | 8          | 1901           | 4    | 4,200    | N    | N           | 2400 E VALLEY ST       |
| 4        | 60   | 501500 | 0745  | 03/12/13  | \$589,000  | \$679,000      | 1,910 | 8          | 2007           | 3    | 4,000    | Y    | N           | 2509 E WARD ST         |
| 4        | 60   | 320430 | 0350  | 04/26/13  | \$822,000  | \$938,000      | 1,980 | 8          | 1966           | 5    | 6,000    | Y    | N           | 1116 24TH AVE E        |
| 4        | 60   | 320430 | 0170  | 04/07/12  | \$649,000  | \$798,000      | 1,990 | 8          | 1928           | 3    | 4,800    | Y    | N           | 1218 24TH AVE E        |
| 4        | 60   | 501500 | 0210  | 05/14/12  | \$554,000  | \$677,000      | 2,070 | 8          | 1949           | 4    | 4,000    | Y    | N           | 2425 E HELEN ST        |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 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      |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|--------------------|
| 4        | 60   | 320430 | 0160  | 02/14/12  | \$719,000   | \$893,000      | 2,110 | 8          | 2011           | 3    | 4,800    | Y    | N           | 1222 24TH AVE E    |
| 4        | 60   | 501600 | 2425  | 08/28/14  | \$745,000   | \$767,000      | 2,130 | 8          | 1994           | 3    | 7,500    | Y    | N           | 305 25TH AVE E     |
| 4        | 60   | 501600 | 2302  | 01/28/14  | \$737,370   | \$795,000      | 2,300 | 8          | 2002           | 3    | 2,500    | N    | N           | 445 26TH AVE E     |
| 4        | 60   | 320430 | 1030  | 04/25/12  | \$965,000   | \$1,183,000    | 2,810 | 8          | 1940           | 4    | 6,318    | N    | N           | 2520 E LEE ST      |
| 4        | 60   | 320430 | 1030  | 12/12/12  | \$936,900   | \$1,099,000    | 2,810 | 8          | 1940           | 4    | 6,318    | N    | N           | 2520 E LEE ST      |
| 4        | 60   | 982870 | 2882  | 11/18/13  | \$550,000   | \$602,000      | 1,440 | 9          | 1990           | 3    | 1,839    | N    | N           | 2319 E THOMAS ST   |
| 4        | 60   | 501600 | 1735  | 09/04/13  | \$660,000   | \$734,000      | 1,460 | 9          | 1968           | 5    | 4,000    | N    | N           | 525 28TH AVE E     |
| 4        | 60   | 501500 | 1450  | 11/08/13  | \$789,000   | \$865,000      | 1,610 | 9          | 2013           | 3    | 1,701    | Y    | N           | 781 26TH AVE E     |
| 4        | 60   | 501600 | 1390  | 12/16/13  | \$516,000   | \$561,000      | 1,670 | 9          | 2001           | 3    | 964      | N    | N           | 300 C 26TH AVE E   |
| 4        | 60   | 501600 | 1370  | 03/05/12  | \$478,900   | \$593,000      | 1,670 | 9          | 2001           | 3    | 1,617    | N    | N           | 300 A 26TH AVE E   |
| 4        | 60   | 501500 | 0720  | 06/27/13  | \$827,000   | \$932,000      | 1,700 | 9          | 1979           | 4    | 6,000    | N    | N           | 913 26TH AVE E     |
| 4        | 60   | 501500 | 1452  | 12/05/13  | \$839,000   | \$915,000      | 1,890 | 9          | 2013           | 3    | 2,296    | Y    | N           | 751 26TH AVE E     |
| 4        | 60   | 134430 | 0318  | 08/08/13  | \$765,000   | \$855,000      | 1,970 | 9          | 1997           | 3    | 5,001    | N    | N           | 2305 E HARRISON ST |
| 4        | 60   | 320430 | 1028  | 07/24/13  | \$890,000   | \$998,000      | 2,010 | 9          | 2013           | 3    | 4,484    | N    | N           | 2518 E LEE ST      |
| 4        | 60   | 501500 | 1550  | 01/23/12  | \$790,000   | \$985,000      | 2,040 | 9          | 2000           | 3    | 4,000    | N    | N           | 2424 E ROY ST      |
| 4        | 60   | 501500 | 0495  | 05/22/12  | \$700,000   | \$854,000      | 2,290 | 9          | 1984           | 3    | 4,000    | N    | N           | 2611 E HELEN ST    |
| 4        | 60   | 533220 | 0590  | 09/17/12  | \$739,000   | \$881,000      | 2,340 | 9          | 2003           | 3    | 4,000    | N    | N           | 2805 E VALLEY ST   |
| 4        | 60   | 533220 | 0530  | 06/13/14  | \$910,000   | \$952,000      | 2,350 | 9          | 1993           | 3    | 4,000    | N    | N           | 2807 E ALOHA ST    |
| 4        | 60   | 501600 | 2495  | 12/06/12  | \$805,000   | \$945,000      | 2,540 | 9          | 1998           | 3    | 6,400    | Y    | N           | 337 25TH AVE E     |
| 4        | 60   | 501600 | 1725  | 07/27/12  | \$870,000   | \$1,048,000    | 2,550 | 9          | 2012           | 3    | 4,000    | N    | N           | 519 28TH AVE E     |
| 4        | 60   | 501500 | 0596  | 12/01/14  | \$834,000   | \$840,000      | 2,550 | 9          | 1983           | 3    | 4,089    | N    | N           | 2633 E WARD ST     |
| 4        | 60   | 501600 | 1630  | 03/25/14  | \$1,060,000 | \$1,129,000    | 2,560 | 9          | 2014           | 3    | 4,000    | N    | N           | 432 27TH AVE E     |
| 4        | 60   | 501500 | 1045  | 08/26/14  | \$1,045,000 | \$1,076,000    | 2,970 | 9          | 1996           | 3    | 4,000    | Y    | N           | 2421 E ALOHA ST    |
| 4        | 60   | 501500 | 1114  | 01/10/13  | \$1,187,500 | \$1,385,000    | 3,290 | 9          | 2012           | 3    | 4,000    | N    | N           | 2420 E VALLEY ST   |
| 4        | 60   | 501500 | 1114  | 11/15/13  | \$1,170,000 | \$1,281,000    | 3,290 | 9          | 2012           | 3    | 4,000    | N    | N           | 2420 E VALLEY ST   |
| 4        | 60   | 737360 | 0012  | 01/28/13  | \$810,000   | \$941,000      | 1,240 | 10         | 2012           | 3    | 4,336    | N    | N           | 309 24TH AVE E     |
| 4        | 60   | 501600 | 2435  | 05/30/13  | \$1,489,000 | \$1,688,000    | 1,960 | 10         | 2008           | 3    | 6,400    | Y    | N           | 315 25TH AVE E     |
| 4        | 60   | 501600 | 2240  | 10/08/14  | \$1,010,000 | \$1,030,000    | 2,160 | 10         | 1982           | 3    | 7,500    | N    | N           | 415 26TH AVE E     |
| 4        | 60   | 501600 | 2240  | 06/12/13  | \$994,500   | \$1,125,000    | 2,160 | 10         | 1982           | 3    | 7,500    | N    | N           | 415 26TH AVE E     |
| 4        | 60   | 737360 | 0013  | 11/26/12  | \$830,000   | \$976,000      | 2,330 | 10         | 2012           | 3    | 4,352    | N    | N           | 305 24TH AVE E     |
| 4        | 60   | 737360 | 0015  | 09/19/12  | \$887,950   | \$1,059,000    | 2,350 | 10         | 2012           | 3    | 4,800    | Y    | N           | 2312 E THOMAS ST   |
| 4        | 60   | 737360 | 0014  | 11/14/12  | \$830,000   | \$979,000      | 2,420 | 10         | 2012           | 3    | 4,368    | N    | N           | 301 24TH AVE E     |
| 4        | 60   | 501500 | 1325  | 12/05/13  | \$973,000   | \$1,061,000    | 2,500 | 10         | 2013           | 3    | 4,000    | N    | N           | 2635 E VALLEY ST   |
| 4        | 60   | 501500 | 0346  | 11/04/14  | \$1,047,000 | \$1,061,000    | 2,560 | 10         | 2000           | 3    | 4,000    | Y    | N           | 2521 E HELEN ST    |
| 4        | 60   | 501500 | 0346  | 02/16/12  | \$891,000   | \$1,107,000    | 2,560 | 10         | 2000           | 3    | 4,000    | Y    | N           | 2521 E HELEN ST    |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 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         |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|-----------------------|
| 4        | 60   | 133880 | 1019  | 07/01/14  | \$1,198,000 | \$1,249,000    | 2,790 | 10         | 2008           | 3    | 3,850    | N    | N           | 2303 E VALLEY ST      |
| 4        | 60   | 320430 | 0330  | 06/28/13  | \$1,435,000 | \$1,617,000    | 3,070 | 10         | 1993           | 4    | 6,000    | Y    | N           | 1126 24TH AVE E       |
| 4        | 60   | 320430 | 0511  | 08/08/13  | \$1,099,000 | \$1,228,000    | 3,180 | 10         | 2013           | 3    | 4,652    | Y    | N           | 2414 E HELEN ST       |
| 4        | 60   | 320430 | 0455  | 08/22/14  | \$1,385,000 | \$1,427,000    | 1,920 | 11         | 2000           | 3    | 6,000    | Y    | N           | 2415 E HIGHLAND DR    |
| 5        | 80   | 408880 | 0580  | 11/20/14  | \$1,340,000 | \$1,353,000    | 990   | 5          | 1934           | 4    | 20,108   | N    | Y           | 2812 BOYER AVE E      |
| 5        | 70   | 871210 | 0095  | 05/06/14  | \$375,000   | \$396,000      | 430   | 6          | 1925           | 3    | 3,090    | N    | N           | 2022 24TH AVE E       |
| 5        | 80   | 408880 | 1440  | 07/10/13  | \$890,000   | \$1,001,000    | 1,430 | 6          | 1940           | 3    | 6,135    | N    | Y           | 3246 PORTAGE BAY PL E |
| 5        | 70   | 195220 | 0061  | 06/04/13  | \$515,000   | \$583,000      | 760   | 7          | 1928           | 5    | 3,942    | N    | N           | 2512 EVERETT AVE E    |
| 5        | 70   | 678820 | 1015  | 06/16/14  | \$690,000   | \$722,000      | 850   | 7          | 1918           | 4    | 4,000    | N    | N           | 2509 E CALHOUN ST     |
| 5        | 70   | 195220 | 0486  | 07/05/12  | \$454,500   | \$550,000      | 870   | 7          | 1947           | 3    | 4,344    | N    | N           | 2359 BOYER AVE E      |
| 5        | 70   | 195220 | 0315  | 11/25/13  | \$525,000   | \$574,000      | 890   | 7          | 1937           | 3    | 4,000    | N    | N           | 2301 DELMAR DR E      |
| 5        | 70   | 280410 | 0075  | 06/17/13  | \$639,000   | \$722,000      | 910   | 7          | 1928           | 5    | 3,718    | N    | N           | 2610 24TH AVE E       |
| 5        | 70   | 678820 | 2370  | 07/20/12  | \$515,500   | \$622,000      | 980   | 7          | 1939           | 4    | 6,000    | N    | N           | 1506 E MCGRAW ST      |
| 5        | 70   | 880590 | 0685  | 04/26/12  | \$509,000   | \$624,000      | 1,010 | 7          | 1919           | 4    | 4,000    | N    | N           | 2511 22ND AVE E       |
| 5        | 70   | 871210 | 0315  | 06/19/12  | \$609,500   | \$740,000      | 1,020 | 7          | 1922           | 5    | 4,178    | N    | N           | 2027 26TH AVE E       |
| 5        | 70   | 678820 | 0195  | 03/01/12  | \$460,350   | \$570,000      | 1,030 | 7          | 1923           | 3    | 4,500    | N    | N           | 2410 E CALHOUN ST     |
| 5        | 70   | 880590 | 0080  | 08/16/12  | \$565,000   | \$678,000      | 1,040 | 7          | 1920           | 3    | 2,825    | N    | N           | 2560 24TH AVE E       |
| 5        | 70   | 678820 | 0931  | 05/20/14  | \$710,000   | \$747,000      | 1,040 | 7          | 1923           | 4    | 4,000    | N    | N           | 2407 25TH AVE E       |
| 5        | 70   | 195220 | 0360  | 09/19/12  | \$450,000   | \$536,000      | 1,070 | 7          | 1951           | 3    | 5,413    | Y    | N           | 2409 BOYER AVE E      |
| 5        | 70   | 872210 | 0865  | 10/24/12  | \$405,000   | \$480,000      | 1,080 | 7          | 1925           | 3    | 3,154    | N    | N           | 1961 22ND AVE E       |
| 5        | 70   | 212504 | 9131  | 07/29/14  | \$680,000   | \$704,000      | 1,110 | 7          | 1950           | 3    | 5,500    | N    | N           | 1811 E LYNN ST        |
| 5        | 70   | 359250 | 0195  | 06/11/13  | \$539,500   | \$610,000      | 1,110 | 7          | 1918           | 3    | 3,520    | N    | N           | 1750 BOYER AVE E      |
| 5        | 70   | 678820 | 1741  | 11/14/13  | \$561,500   | \$615,000      | 1,160 | 7          | 1922           | 5    | 4,000    | N    | N           | 1906 E LYNN ST        |
| 5        | 70   | 871210 | 0750  | 07/26/12  | \$450,000   | \$542,000      | 1,170 | 7          | 1939           | 3    | 4,250    | N    | N           | 1860 24TH AVE E       |
| 5        | 70   | 872210 | 0020  | 08/22/13  | \$582,000   | \$649,000      | 1,180 | 7          | 1979           | 3    | 4,800    | N    | N           | 2211 24TH AVE E       |
| 5        | 70   | 678820 | 1426  | 07/17/12  | \$615,000   | \$742,000      | 1,190 | 7          | 1921           | 4    | 4,500    | Y    | N           | 2207 E MCGRAW ST      |
| 5        | 80   | 195970 | 2045  | 11/19/14  | \$900,000   | \$909,000      | 1,240 | 7          | 1954           | 3    | 5,500    | Y    | N           | 2812 BOYER AVE E      |
| 5        | 70   | 212504 | 9133  | 11/04/14  | \$715,000   | \$725,000      | 1,260 | 7          | 1951           | 3    | 6,500    | N    | N           | 1819 E LYNN ST        |
| 5        | 70   | 678820 | 0285  | 07/11/13  | \$757,000   | \$851,000      | 1,260 | 7          | 1922           | 4    | 6,000    | N    | N           | 2215 E MILLER ST      |
| 5        | 70   | 212504 | 9133  | 09/17/13  | \$650,000   | \$721,000      | 1,260 | 7          | 1951           | 3    | 6,500    | N    | N           | 1819 E LYNN ST        |
| 5        | 70   | 678820 | 0295  | 06/12/14  | \$620,000   | \$649,000      | 1,300 | 7          | 1929           | 3    | 3,000    | N    | N           | 2225 E MILLER ST      |
| 5        | 70   | 872210 | 0055  | 09/18/13  | \$530,150   | \$588,000      | 1,330 | 7          | 1914           | 3    | 4,800    | N    | N           | 2051 24TH AVE E       |
| 5        | 70   | 872210 | 1020  | 03/28/12  | \$677,050   | \$834,000      | 1,340 | 7          | 1925           | 4    | 6,171    | N    | N           | 1922 BOYER AVE E      |
| 5        | 70   | 880590 | 0900  | 07/05/12  | \$490,000   | \$593,000      | 1,340 | 7          | 1924           | 3    | 3,000    | N    | N           | 2433 E LOUISA ST      |
| 5        | 70   | 678820 | 0825  | 09/25/13  | \$645,000   | \$714,000      | 1,353 | 7          | 1925           | 4    | 4,000    | N    | N           | 2218 E MCGRAW ST      |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|-----------------------|
| 5        | 90   | 560500 | 0405  | 10/22/12  | \$565,000   | \$669,000      | 1,360 | 7          | 1925           | 3    | 5,429    | N    | N           | 2111 E HAMLIN ST      |
| 5        | 90   | 560500 | 0090  | 06/10/13  | \$619,000   | \$700,000      | 1,370 | 7          | 1942           | 3    | 4,500    | Y    | N           | 2907 MONTLAKE BLVD NE |
| 5        | 70   | 871210 | 0475  | 04/12/13  | \$737,500   | \$844,000      | 1,370 | 7          | 1916           | 4    | 4,403    | N    | N           | 1928 26TH AVE E       |
| 5        | 70   | 872210 | 1000  | 05/28/13  | \$611,000   | \$693,000      | 1,400 | 7          | 1925           | 3    | 6,324    | N    | N           | 1934 BOYER AVE E      |
| 5        | 70   | 678820 | 0090  | 07/29/13  | \$559,199   | \$626,000      | 1,400 | 7          | 1924           | 3    | 5,000    | N    | N           | 2522 E CALHOUN ST     |
| 5        | 80   | 372080 | 0026  | 11/10/12  | \$685,000   | \$808,000      | 1,420 | 7          | 1906           | 4    | 4,350    | Y    | N           | 1111 E HAMLIN ST      |
| 5        | 90   | 560500 | 0395  | 01/28/14  | \$705,000   | \$760,000      | 1,430 | 7          | 1919           | 3    | 4,770    | N    | N           | 2734 MONTLAKE BLVD NE |
| 5        | 70   | 871210 | 0320  | 07/28/14  | \$585,000   | \$606,000      | 1,440 | 7          | 1922           | 3    | 4,178    | N    | N           | 2031 26TH AVE E       |
| 5        | 70   | 678820 | 2231  | 03/07/12  | \$545,000   | \$674,000      | 1,470 | 7          | 1927           | 4    | 4,000    | N    | N           | 1612 E MCGRAW ST      |
| 5        | 70   | 678820 | 1781  | 06/05/14  | \$886,000   | \$929,000      | 1,480 | 7          | 1923           | 4    | 3,900    | N    | N           | 1930 E LYNN ST        |
| 5        | 70   | 280410 | 0040  | 12/19/13  | \$800,000   | \$870,000      | 1,600 | 7          | 1926           | 5    | 4,000    | N    | N           | 2220 E ROANOKE ST     |
| 5        | 70   | 871210 | 0060  | 02/28/13  | \$720,000   | \$831,000      | 1,640 | 7          | 1922           | 4    | 3,280    | N    | N           | 2201 25TH AVE E       |
| 5        | 70   | 215890 | 0140  | 09/05/14  | \$695,000   | \$714,000      | 1,690 | 7          | 1927           | 3    | 3,600    | N    | N           | 2029 BOYER AVE E      |
| 5        | 70   | 188000 | 0040  | 09/26/12  | \$685,000   | \$816,000      | 1,740 | 7          | 1948           | 3    | 7,297    | N    | N           | 2148 BOYER AVE E      |
| 5        | 80   | 195970 | 3200  | 10/19/12  | \$485,000   | \$575,000      | 1,870 | 7          | 1925           | 3    | 3,680    | N    | N           | 3257 FUHRMAN AVE E    |
| 5        | 70   | 678820 | 0605  | 12/23/14  | \$575,000   | \$576,000      | 2,010 | 7          | 1922           | 2    | 3,800    | N    | N           | 1909 E CALHOUN ST     |
| 5        | 70   | 678820 | 0920  | 08/27/12  | \$630,000   | \$754,000      | 2,060 | 7          | 1922           | 3    | 5,500    | N    | N           | 2416 E MCGRAW ST      |
| 5        | 70   | 871210 | 0720  | 08/15/14  | \$785,000   | \$810,000      | 2,090 | 7          | 1920           | 3    | 5,015    | N    | N           | 1888 24TH AVE E       |
| 5        | 70   | 871210 | 0780  | 04/28/13  | \$705,000   | \$805,000      | 2,130 | 7          | 1920           | 5    | 3,870    | N    | N           | 1830 24TH AVE E       |
| 5        | 80   | 195970 | 3070  | 10/29/14  | \$979,700   | \$994,000      | 2,160 | 7          | 1927           | 3    | 5,500    | Y    | N           | 3220 FUHRMAN AVE E    |
| 5        | 70   | 678820 | 1050  | 06/05/12  | \$1,010,000 | \$1,229,000    | 2,230 | 7          | 1919           | 4    | 4,000    | N    | N           | 2510 E MCGRAW ST      |
| 5        | 70   | 678820 | 0615  | 08/01/12  | \$535,000   | \$644,000      | 870   | 8          | 1922           | 4    | 3,800    | N    | N           | 1915 E CALHOUN ST     |
| 5        | 70   | 678820 | 1845  | 03/05/14  | \$811,000   | \$867,000      | 880   | 8          | 1939           | 5    | 4,416    | N    | N           | 1815 E CALHOUN ST     |
| 5        | 70   | 678820 | 3046  | 12/03/12  | \$377,500   | \$444,000      | 960   | 8          | 1930           | 3    | 2,182    | N    | N           | 2309 BOYER AVE E      |
| 5        | 70   | 678820 | 3000  | 06/24/13  | \$589,000   | \$664,000      | 1,020 | 8          | 1919           | 3    | 4,770    | N    | N           | 2325 BOYER AVE E      |
| 5        | 80   | 195970 | 2025  | 12/03/12  | \$733,000   | \$861,000      | 1,100 | 8          | 1947           | 3    | 5,500    | Y    | N           | 2830 BOYER AVE E      |
| 5        | 80   | 195970 | 2300  | 11/28/12  | \$620,000   | \$729,000      | 1,120 | 8          | 1922           | 3    | 5,000    | N    | N           | 844 E GWINN PL        |
| 5        | 70   | 871210 | 0640  | 06/05/13  | \$525,000   | \$595,000      | 1,120 | 8          | 1929           | 3    | 3,881    | N    | N           | 1915 26TH AVE E       |
| 5        | 80   | 195970 | 1995  | 01/23/13  | \$760,000   | \$884,000      | 1,150 | 8          | 1923           | 5    | 4,400    | Y    | N           | 2831 BOYER AVE E      |
| 5        | 70   | 280410 | 0095  | 05/16/14  | \$724,800   | \$763,000      | 1,180 | 8          | 2001           | 3    | 3,933    | N    | N           | 2225 E NORTH ST       |
| 5        | 70   | 102900 | 0035  | 06/11/12  | \$767,500   | \$933,000      | 1,220 | 8          | 1948           | 3    | 10,888   | N    | N           | 2104 16TH AVE E       |
| 5        | 80   | 195970 | 0387  | 07/30/13  | \$600,000   | \$672,000      | 1,230 | 8          | 1945           | 3    | 4,785    | N    | N           | 2636 HARVARD AVE E    |
| 5        | 70   | 872210 | 0500  | 06/05/12  | \$605,000   | \$736,000      | 1,250 | 8          | 1912           | 3    | 5,938    | N    | N           | 2029 E NEWTON ST      |
| 5        | 70   | 880590 | 0320  | 04/22/14  | \$575,000   | \$609,000      | 1,270 | 8          | 1926           | 3    | 2,512    | N    | N           | 2226 E LOUISA ST      |
| 5        | 80   | 195970 | 0388  | 07/29/13  | \$595,000   | \$666,000      | 1,330 | 8          | 1946           | 3    | 5,115    | N    | N           | 2632 HARVARD AVE E    |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|------------------------|
| 5        | 70   | 872210 | 1375  | 07/15/13  | \$573,000   | \$644,000      | 1,370 | 8          | 1924           | 3    | 4,369    | N    | N           | 1808 23RD AVE E        |
| 5        | 70   | 872210 | 1375  | 04/01/13  | \$535,000   | \$614,000      | 1,370 | 8          | 1924           | 3    | 4,369    | N    | N           | 1808 23RD AVE E        |
| 5        | 70   | 215890 | 0175  | 07/31/13  | \$712,245   | \$797,000      | 1,380 | 8          | 1927           | 3    | 3,520    | N    | N           | 2010 E EATON PL        |
| 5        | 70   | 880590 | 0570  | 09/11/14  | \$808,000   | \$829,000      | 1,410 | 8          | 1928           | 3    | 4,104    | N    | N           | 1918 E MILLER ST       |
| 5        | 70   | 280460 | 0140  | 11/07/13  | \$825,000   | \$905,000      | 1,410 | 8          | 1927           | 4    | 3,728    | N    | N           | 2528 ROYAL CT E        |
| 5        | 70   | 359250 | 0280  | 10/31/12  | \$775,000   | \$916,000      | 1,430 | 8          | 1923           | 4    | 5,631    | N    | N           | 2112 E INTERLAKEN BLVD |
| 5        | 70   | 871210 | 0690  | 04/26/12  | \$717,000   | \$879,000      | 1,440 | 8          | 1915           | 3    | 4,178    | N    | N           | 1949 26TH AVE E        |
| 5        | 70   | 872210 | 1135  | 11/07/13  | \$590,000   | \$647,000      | 1,440 | 8          | 1927           | 3    | 3,899    | N    | N           | 2240 E BLAINE ST       |
| 5        | 70   | 872210 | 1360  | 12/02/14  | \$780,000   | \$785,000      | 1,460 | 8          | 1911           | 3    | 4,400    | N    | N           | 1818 23RD AVE E        |
| 5        | 70   | 359250 | 0175  | 04/17/12  | \$785,000   | \$964,000      | 1,470 | 8          | 2011           | 3    | 4,564    | N    | N           | 1738 BOYER AVE E       |
| 5        | 70   | 215890 | 0100  | 04/15/12  | \$555,000   | \$682,000      | 1,490 | 8          | 1927           | 4    | 3,200    | N    | N           | 1905 22ND AVE E        |
| 5        | 70   | 872210 | 0810  | 07/08/14  | \$1,050,000 | \$1,093,000    | 1,500 | 8          | 2013           | 3    | 3,433    | N    | N           | 1919 E BLAINE ST       |
| 5        | 70   | 195220 | 0310  | 05/20/13  | \$700,000   | \$795,000      | 1,500 | 8          | 1977           | 3    | 7,215    | Y    | N           | 1354 E INTERLAKEN BLVD |
| 5        | 70   | 215890 | 0040  | 11/27/12  | \$582,000   | \$685,000      | 1,510 | 8          | 1926           | 3    | 4,000    | N    | N           | 1961 BOYER AVE E       |
| 5        | 70   | 872210 | 1050  | 04/04/12  | \$652,000   | \$803,000      | 1,510 | 8          | 1926           | 4    | 4,195    | N    | N           | 2269 E HOWE ST         |
| 5        | 70   | 678820 | 0360  | 09/03/14  | \$727,000   | \$747,000      | 1,520 | 8          | 1939           | 3    | 4,200    | N    | N           | 2455 24TH AVE E        |
| 5        | 70   | 871210 | 0225  | 06/10/13  | \$725,000   | \$820,000      | 1,520 | 8          | 1912           | 5    | 4,178    | N    | N           | 2216 25TH AVE E        |
| 5        | 70   | 215890 | 0085  | 06/06/13  | \$600,000   | \$679,000      | 1,520 | 8          | 1927           | 3    | 3,600    | N    | N           | 1912 21ST AVE E        |
| 5        | 70   | 280460 | 0005  | 12/19/14  | \$1,050,000 | \$1,053,000    | 1,530 | 8          | 1931           | 4    | 4,077    | N    | N           | 2502 E ROANOKE ST      |
| 5        | 80   | 195970 | 2355  | 03/22/12  | \$630,000   | \$777,000      | 1,530 | 8          | 1922           | 4    | 4,800    | N    | N           | 874 E GWINN PL         |
| 5        | 70   | 280410 | 0115  | 12/02/13  | \$742,000   | \$810,000      | 1,540 | 8          | 1926           | 4    | 3,964    | N    | N           | 2422 E ROANOKE ST      |
| 5        | 70   | 215890 | 0325  | 07/25/13  | \$889,000   | \$997,000      | 1,550 | 8          | 1929           | 5    | 3,520    | N    | N           | 1955 20TH AVE E        |
| 5        | 70   | 215890 | 0095  | 10/27/14  | \$605,000   | \$614,000      | 1,550 | 8          | 1927           | 3    | 3,200    | N    | N           | 1909 22ND AVE E        |
| 5        | 70   | 880590 | 0230  | 09/24/13  | \$830,000   | \$919,000      | 1,550 | 8          | 1922           | 5    | 3,000    | N    | N           | 2553 25TH AVE E        |
| 5        | 70   | 872210 | 0470  | 05/19/13  | \$652,750   | \$742,000      | 1,550 | 8          | 1919           | 3    | 5,885    | N    | N           | 2019 E NEWTON ST       |
| 5        | 80   | 196220 | 0135  | 05/21/13  | \$818,025   | \$929,000      | 1,600 | 8          | 2005           | 3    | 2,730    | Y    | N           | 3207 FUHRMAN AVE E     |
| 5        | 70   | 026000 | 0035  | 08/02/13  | \$775,000   | \$867,000      | 1,610 | 8          | 1948           | 4    | 5,913    | N    | N           | 2524 E MILLER ST       |
| 5        | 70   | 359250 | 0075  | 05/05/12  | \$520,000   | \$636,000      | 1,640 | 8          | 1923           | 3    | 4,479    | N    | N           | 1703 26TH AVE E        |
| 5        | 70   | 280460 | 0075  | 01/30/14  | \$750,000   | \$808,000      | 1,640 | 8          | 2004           | 3    | 3,727    | N    | N           | 2552 E ROANOKE ST      |
| 5        | 80   | 196220 | 0010  | 01/28/14  | \$614,400   | \$662,000      | 1,640 | 8          | 1923           | 5    | 3,802    | N    | N           | 3214 FRANKLIN AVE E    |
| 5        | 70   | 359250 | 0080  | 04/05/12  | \$700,000   | \$861,000      | 1,650 | 8          | 1910           | 5    | 3,945    | N    | N           | 1711 26TH AVE E        |
| 5        | 70   | 280460 | 0120  | 08/31/12  | \$690,000   | \$826,000      | 1,660 | 8          | 1927           | 3    | 3,728    | N    | N           | 2531 ROYAL CT E        |
| 5        | 70   | 359250 | 0220  | 05/23/13  | \$472,000   | \$536,000      | 1,660 | 8          | 1921           | 3    | 4,500    | N    | N           | 1820 24TH AVE E        |
| 5        | 70   | 678820 | 1835  | 08/16/13  | \$860,000   | \$960,000      | 1,670 | 8          | 1990           | 3    | 4,416    | N    | N           | 1811 E CALHOUN ST      |
| 5        | 70   | 280460 | 0125  | 04/02/14  | \$726,100   | \$772,000      | 1,670 | 8          | 1927           | 3    | 3,728    | N    | N           | 2527 ROYAL CT E        |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|------------------------|
| 5        | 70   | 880590 | 0710  | 07/16/12  | \$730,000   | \$881,000      | 1,670 | 8          | 1924           | 4    | 4,000    | N    | N           | 2012 E MILLER ST       |
| 5        | 70   | 872210 | 0875  | 09/25/13  | \$646,500   | \$715,000      | 1,680 | 8          | 1925           | 3    | 3,876    | N    | N           | 2048 BOYER AVE E       |
| 5        | 70   | 871210 | 0530  | 08/13/14  | \$895,000   | \$924,000      | 1,710 | 8          | 1926           | 4    | 4,178    | N    | N           | 1950 25TH AVE E        |
| 5        | 70   | 678820 | 1740  | 06/13/13  | \$735,000   | \$831,000      | 1,710 | 8          | 1924           | 3    | 4,000    | N    | N           | 1902 E LYNN ST         |
| 5        | 70   | 872210 | 0205  | 04/23/13  | \$620,000   | \$708,000      | 1,720 | 8          | 1926           | 3    | 4,562    | Y    | N           | 2020 23RD AVE E        |
| 5        | 70   | 871210 | 0705  | 04/29/13  | \$750,000   | \$856,000      | 1,740 | 8          | 1923           | 4    | 4,178    | N    | N           | 1961 26TH AVE E        |
| 5        | 70   | 678820 | 1495  | 09/11/12  | \$835,000   | \$997,000      | 1,740 | 8          | 2007           | 4    | 4,500    | N    | N           | 2310 E LYNN ST         |
| 5        | 70   | 871210 | 0605  | 10/28/14  | \$840,000   | \$853,000      | 1,750 | 8          | 1929           | 3    | 3,671    | N    | N           | 1901 26TH AVE E        |
| 5        | 70   | 871210 | 0725  | 04/05/13  | \$775,000   | \$889,000      | 1,750 | 8          | 1912           | 4    | 4,250    | N    | N           | 1882 24TH AVE E        |
| 5        | 70   | 871210 | 0630  | 04/03/13  | \$660,000   | \$757,000      | 1,750 | 8          | 1929           | 3    | 3,880    | N    | N           | 1911 26TH AVE E        |
| 5        | 70   | 678820 | 2166  | 07/09/13  | \$860,000   | \$967,000      | 1,800 | 8          | 1940           | 3    | 5,200    | N    | N           | 1607 E CALHOUN ST      |
| 5        | 80   | 195970 | 1890  | 07/29/14  | \$865,000   | \$896,000      | 1,800 | 8          | 1921           | 4    | 4,180    | Y    | N           | 2818 11TH AVE E        |
| 5        | 70   | 872210 | 0580  | 12/05/13  | \$735,000   | \$801,000      | 1,800 | 8          | 1925           | 4    | 4,609    | N    | N           | 1905 E LYNN ST         |
| 5        | 80   | 195970 | 1890  | 03/14/12  | \$760,635   | \$940,000      | 1,800 | 8          | 1921           | 4    | 4,180    | Y    | N           | 2818 11TH AVE E        |
| 5        | 70   | 212504 | 9120  | 05/05/14  | \$770,000   | \$813,000      | 1,810 | 8          | 1939           | 3    | 5,700    | N    | N           | 2175 BOYER AVE E       |
| 5        | 70   | 195220 | 0245  | 12/12/13  | \$599,000   | \$652,000      | 1,810 | 8          | 1951           | 3    | 3,999    | Y    | N           | 2436 DELMAR DR E       |
| 5        | 70   | 872210 | 0990  | 06/29/12  | \$600,000   | \$727,000      | 1,830 | 8          | 1926           | 3    | 6,425    | N    | N           | 1942 BOYER AVE E       |
| 5        | 70   | 872210 | 0735  | 11/14/13  | \$730,000   | \$799,000      | 1,840 | 8          | 1926           | 5    | 7,023    | N    | N           | 1946 E BLAINE ST       |
| 5        | 70   | 880590 | 0915  | 07/23/13  | \$705,000   | \$791,000      | 1,850 | 8          | 1921           | 4    | 4,000    | N    | N           | 2502 24TH AVE E        |
| 5        | 90   | 560500 | 0440  | 12/15/14  | \$1,000,000 | \$1,004,000    | 1,880 | 8          | 1924           | 4    | 5,450    | N    | N           | 2147 E HAMLIN ST       |
| 5        | 70   | 880590 | 0095  | 01/14/14  | \$660,000   | \$714,000      | 1,880 | 8          | 1926           | 3    | 3,750    | N    | N           | 2409 E ROANOKE ST      |
| 5        | 80   | 196220 | 0530  | 10/15/13  | \$637,200   | \$702,000      | 1,880 | 8          | 1922           | 3    | 5,400    | N    | N           | 825 E GWINN PL         |
| 5        | 70   | 678820 | 0635  | 10/30/12  | \$693,350   | \$820,000      | 1,880 | 8          | 1920           | 4    | 3,800    | N    | N           | 1935 E CALHOUN ST      |
| 5        | 70   | 215890 | 0135  | 08/02/12  | \$690,000   | \$830,000      | 1,890 | 8          | 1927           | 3    | 3,600    | N    | N           | 2025 BOYER AVE E       |
| 5        | 70   | 215890 | 0075  | 07/20/12  | \$760,000   | \$917,000      | 1,900 | 8          | 1930           | 4    | 4,000    | N    | N           | 2009 BOYER AVE E       |
| 5        | 70   | 678820 | 0485  | 02/20/14  | \$874,000   | \$937,000      | 1,910 | 8          | 1925           | 4    | 3,989    | N    | N           | 1907 E MILLER ST       |
| 5        | 80   | 372080 | 0110  | 06/03/13  | \$790,000   | \$895,000      | 1,910 | 8          | 1927           | 3    | 5,500    | Y    | N           | 2711 11TH AVE E        |
| 5        | 70   | 678820 | 0860  | 03/28/14  | \$835,000   | \$889,000      | 1,940 | 8          | 2008           | 3    | 4,500    | N    | N           | 2416 24TH AVE E        |
| 5        | 70   | 678820 | 0335  | 09/26/14  | \$850,000   | \$869,000      | 1,950 | 8          | 1927           | 3    | 4,000    | N    | N           | 2216 E CALHOUN ST      |
| 5        | 70   | 871210 | 0860  | 09/27/12  | \$715,000   | \$851,000      | 1,950 | 8          | 1930           | 4    | 4,250    | N    | N           | 1961 25TH AVE E        |
| 5        | 80   | 196220 | 0475  | 07/25/14  | \$875,000   | \$907,000      | 1,990 | 8          | 1922           | 4    | 6,000    | N    | N           | 853 E GWINN PL         |
| 5        | 70   | 195220 | 0285  | 03/27/13  | \$980,000   | \$1,126,000    | 2,010 | 8          | 1965           | 3    | 7,288    | Y    | N           | 1334 E INTERLAKEN BLVD |
| 5        | 70   | 872210 | 0445  | 12/18/12  | \$725,000   | \$849,000      | 2,050 | 8          | 1912           | 3    | 7,247    | N    | N           | 1931 E LYNN ST         |
| 5        | 70   | 280460 | 0095  | 06/17/13  | \$869,000   | \$982,000      | 2,080 | 8          | 1926           | 4    | 3,728    | N    | N           | 2556 25TH AVE E        |
| 5        | 70   | 359250 | 0340  | 09/11/12  | \$748,000   | \$893,000      | 2,120 | 8          | 1916           | 4    | 4,643    | N    | N           | 2410 E INTERLAKEN BLVD |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address               |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|-----------------------------|
| 5        | 90   | 560500 | 0595  | 12/09/14  | \$685,000   | \$689,000      | 2,120 | 8          | 1921           | 3    | 5,854    | N    | N           | 2904 MONTLAKE BLVD NE       |
| 5        | 80   | 202504 | 9006  | 11/12/14  | \$750,000   | \$759,000      | 2,130 | 8          | 1906           | 4    | 4,056    | Y    | N           | 1205 E HAMLIN ST            |
| 5        | 70   | 678820 | 0746  | 08/30/13  | \$1,180,000 | \$1,313,000    | 2,170 | 8          | 2008           | 3    | 4,000    | N    | N           | 2207 E CALHOUN ST           |
| 5        | 70   | 872210 | 1160  | 01/07/13  | \$900,000   | \$1,050,000    | 2,190 | 8          | 1912           | 3    | 6,071    | N    | N           | 2205 E NEWTON ST            |
| 5        | 70   | 678820 | 1680  | 03/14/14  | \$880,000   | \$939,000      | 2,220 | 8          | 1922           | 5    | 4,000    | N    | N           | 2318 19TH AVE E             |
| 5        | 90   | 560500 | 0375  | 06/18/13  | \$1,000,000 | \$1,129,000    | 2,240 | 8          | 1919           | 5    | 6,047    | N    | N           | 1879 E HAMLIN ST            |
| 5        | 70   | 872210 | 0090  | 04/30/13  | \$827,832   | \$944,000      | 2,250 | 8          | 1921           | 4    | 3,765    | N    | N           | 2025 24TH AVE E             |
| 5        | 70   | 678820 | 1470  | 04/28/13  | \$930,000   | \$1,061,000    | 2,300 | 8          | 1920           | 4    | 4,500    | N    | N           | 2304 22ND AVE E             |
| 5        | 70   | 871210 | 0435  | 11/10/14  | \$1,197,000 | \$1,211,000    | 2,620 | 8          | 1921           | 4    | 4,407    | N    | N           | 1956 26TH AVE E             |
| 5        | 80   | 196220 | 0505  | 10/02/13  | \$1,135,750 | \$1,255,000    | 2,820 | 8          | 2006           | 3    | 5,040    | N    | N           | 833 E GWINN PL              |
| 5        | 70   | 195220 | 0240  | 06/11/14  | \$850,830   | \$891,000      | 1,270 | 9          | 1910           | 5    | 13,241   | Y    | N           | 2432 DELMAR DR E            |
| 5        | 70   | 872210 | 0790  | 04/25/13  | \$685,000   | \$782,000      | 1,300 | 9          | 2013           | 3    | 2,318    | N    | N           | 2114 19TH AVE E             |
| 5        | 70   | 195220 | 0395  | 10/30/13  | \$581,000   | \$638,000      | 1,340 | 9          | 1963           | 3    | 6,694    | N    | N           | 2315 14TH AVE E             |
| 5        | 80   | 196220 | 0036  | 08/19/14  | \$600,000   | \$619,000      | 1,430 | 9          | 2005           | 3    | 1,325    | N    | N           | 3140 A FRANKLIN AVE E       |
| 5        | 70   | 195220 | 0410  | 11/19/14  | \$960,000   | \$970,000      | 1,450 | 9          | 1955           | 3    | 6,857    | Y    | N           | 2320 DELMAR DR E            |
| 5        | 70   | 195220 | 0255  | 04/19/14  | \$715,000   | \$757,000      | 1,460 | 9          | 1919           | 3    | 4,345    | Y    | N           | 2448 DELMAR DR E            |
| 5        | 80   | 196220 | 0037  | 05/02/14  | \$626,000   | \$661,000      | 1,470 | 9          | 2005           | 3    | 1,572    | N    | N           | 3142 B FRANKLIN AVE E       |
| 5        | 70   | 195220 | 0054  | 10/02/13  | \$525,000   | \$580,000      | 1,580 | 9          | 2006           | 3    | 1,093    | N    | N           | 2502 BOYER AVE E            |
| 5        | 80   | 196220 | 0060  | 05/02/13  | \$570,100   | \$650,000      | 1,610 | 9          | 2007           | 3    | 1,469    | N    | N           | 3122 B FRANKLIN AVE E       |
| 5        | 80   | 196220 | 0035  | 06/20/13  | \$577,500   | \$652,000      | 1,620 | 9          | 2005           | 3    | 1,592    | N    | N           | 3140 B FRANKLIN AVE E       |
| 5        | 80   | 196220 | 0235  | 03/16/12  | \$780,000   | \$963,000      | 1,730 | 9          | 1925           | 5    | 3,896    | Y    | N           | 928 E ALLISON ST            |
| 5        | 70   | 678820 | 3031  | 02/15/13  | \$700,000   | \$810,000      | 1,770 | 9          | 1928           | 3    | 2,700    | N    | N           | 1531 E MCGRAW ST            |
| 5        | 90   | 560500 | 0205  | 07/02/13  | \$850,000   | \$957,000      | 1,780 | 9          | 1925           | 5    | 6,034    | N    | N           | 1896 E HAMLIN ST            |
| 5        | 70   | 359250 | 0361  | 11/20/12  | \$648,000   | \$763,000      | 1,780 | 9          | 1924           | 3    | 5,261    | N    | N           | 2616 E INTERLAKEN BLVD      |
| 5        | 70   | 560440 | 0020  | 04/11/12  | \$830,000   | \$1,020,000    | 1,790 | 9          | 1980           | 3    | 8,500    | Y    | N           | 2016 18TH AVE E             |
| 5        | 80   | 195970 | 0540  | 11/04/14  | \$952,000   | \$965,000      | 1,800 | 9          | 1922           | 4    | 4,400    | Y    | N           | 2621 11TH AVE E             |
| 5        | 70   | 871210 | 0575  | 08/28/14  | \$915,000   | \$942,000      | 1,840 | 9          | 1910           | 5    | 5,589    | N    | N           | 1916 25TH AVE E             |
| 5        | 70   | 678820 | 3060  | 10/10/14  | \$690,000   | \$703,000      | 1,890 | 9          | 1929           | 3    | 3,240    | N    | N           | 2302 BOYER AVE E            |
| 5        | 70   | 880590 | 0430  | 12/29/14  | \$1,151,250 | \$1,152,000    | 1,940 | 9          | 1925           | 4    | 4,875    | N    | N           | 2553 22ND AVE E             |
| 5        | 90   | 560500 | 0590  | 12/15/14  | \$975,000   | \$979,000      | 2,020 | 9          | 1921           | 4    | 4,950    | Y    | N           | 2908 MONTLAKE BLVD NE       |
| 5        | 80   | 195970 | 0550  | 09/05/14  | \$740,000   | \$760,000      | 2,050 | 9          | 1922           | 4    | 4,400    | N    | N           | 2625 11TH AVE E             |
| 5        | 90   | 560500 | 0475  | 11/27/13  | \$1,160,000 | \$1,267,000    | 2,080 | 9          | 1926           | 5    | 5,450    | N    | N           | 2117 E SHELBY ST            |
| 5        | 90   | 560500 | 0080  | 02/27/14  | \$898,600   | \$962,000      | 2,100 | 9          | 1921           | 4    | 6,050    | N    | N           | 1882 E SHELBY ST            |
| 5        | 70   | 880590 | 1050  | 08/29/13  | \$825,000   | \$918,000      | 2,100 | 9          | 1927           | 4    | 4,944    | N    | N           | 2459 LAKE WASHINGTON BLVD E |
| 5        | 70   | 678820 | 2065  | 01/12/12  | \$699,000   | \$874,000      | 2,130 | 9          | 1928           | 3    | 4,500    | N    | N           | 1615 E MCGRAW ST            |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address               |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|-----------------------------|
| 5        | 80   | 195970 | 1935  | 05/09/12  | \$725,000   | \$887,000      | 2,160 | 9          | 1921           | 3    | 5,060    | Y    | N           | 2802 11TH AVE E             |
| 5        | 90   | 560500 | 0085  | 06/25/13  | \$1,070,000 | \$1,207,000    | 2,250 | 9          | 1919           | 5    | 6,050    | N    | N           | 1886 E SHELBY ST            |
| 5        | 70   | 872210 | 0870  | 11/07/13  | \$778,500   | \$854,000      | 2,250 | 9          | 1925           | 3    | 5,769    | N    | N           | 2052 BOYER AVE E            |
| 5        | 70   | 195220 | 0220  | 06/03/14  | \$660,000   | \$692,000      | 2,290 | 9          | 1983           | 3    | 2,798    | N    | N           | 2408 DELMAR DR E            |
| 5        | 70   | 102900 | 0040  | 10/28/13  | \$950,000   | \$1,044,000    | 2,300 | 9          | 1957           | 3    | 10,268   | N    | N           | 2200 16TH AVE E             |
| 5        | 70   | 195220 | 0175  | 11/16/12  | \$670,000   | \$790,000      | 2,300 | 9          | 1987           | 3    | 4,553    | Y    | N           | 2523 BOYER AVE E            |
| 5        | 70   | 678820 | 2351  | 08/20/12  | \$791,500   | \$949,000      | 2,320 | 9          | 1990           | 3    | 5,040    | N    | N           | 1523 E CALHOUN ST           |
| 5        | 80   | 195970 | 1695  | 11/24/14  | \$950,000   | \$958,000      | 2,340 | 9          | 1909           | 4    | 5,500    | N    | N           | 2833 BROADWAY E             |
| 5        | 90   | 560500 | 0255  | 11/07/12  | \$845,000   | \$998,000      | 2,390 | 9          | 1995           | 3    | 5,450    | N    | N           | 1840 E HAMLIN ST            |
| 5        | 70   | 880590 | 1045  | 07/17/13  | \$622,000   | \$698,000      | 2,390 | 9          | 1926           | 3    | 6,274    | N    | N           | 2455 LAKE WASHINGTON BLVD E |
| 5        | 70   | 872210 | 1110  | 03/20/13  | \$890,000   | \$1,024,000    | 2,440 | 9          | 1928           | 4    | 6,063    | N    | N           | 2223 E HOWE ST              |
| 5        | 80   | 195970 | 1795  | 08/03/12  | \$850,000   | \$1,023,000    | 2,490 | 9          | 1909           | 3    | 5,500    | Y    | N           | 2832 10TH AVE E             |
| 5        | 70   | 872210 | 0340  | 08/27/13  | \$1,455,000 | \$1,620,000    | 2,530 | 9          | 2013           | 3    | 4,118    | N    | N           | 2011 E LYNN ST              |
| 5        | 80   | 195970 | 1735  | 08/24/12  | \$947,500   | \$1,135,000    | 2,670 | 9          | 1906           | 3    | 5,500    | N    | N           | 2808 BROADWAY E             |
| 5        | 70   | 871210 | 0350  | 09/09/14  | \$1,350,000 | \$1,385,000    | 2,700 | 9          | 1925           | 4    | 5,164    | N    | N           | 2605 E LYNN ST              |
| 5        | 70   | 880590 | 0755  | 03/12/13  | \$800,000   | \$922,000      | 2,800 | 9          | 1925           | 3    | 4,000    | N    | N           | 2203 E LOUISA ST            |
| 5        | 90   | 560500 | 0510  | 09/25/13  | \$1,220,000 | \$1,350,000    | 2,900 | 9          | 1970           | 5    | 5,364    | N    | N           | 2153 E SHELBY ST            |
| 5        | 80   | 195970 | 1790  | 10/26/12  | \$1,275,000 | \$1,509,000    | 3,440 | 9          | 1909           | 3    | 5,500    | Y    | N           | 2836 10TH AVE E             |
| 5        | 90   | 560500 | 0430  | 09/17/14  | \$1,160,000 | \$1,188,000    | 1,930 | 10         | 2000           | 3    | 5,450    | N    | N           | 2137 E HAMLIN ST            |
| 5        | 70   | 678820 | 1425  | 07/23/12  | \$1,235,000 | \$1,489,000    | 2,350 | 10         | 2002           | 3    | 4,500    | Y    | N           | 2314 22ND AVE E             |
| 5        | 80   | 195970 | 1825  | 02/01/12  | \$978,748   | \$1,219,000    | 2,450 | 10         | 1924           | 4    | 5,500    | Y    | N           | 2802 10TH AVE E             |
| 5        | 70   | 871210 | 0790  | 07/01/14  | \$952,500   | \$993,000      | 2,550 | 10         | 1910           | 4    | 5,055    | N    | N           | 1824 24TH AVE E             |
| 5        | 80   | 195970 | 0820  | 05/17/13  | \$1,625,000 | \$1,847,000    | 2,860 | 10         | 2005           | 3    | 5,500    | N    | N           | 2717 10TH AVE E             |
| 5        | 80   | 195970 | 0820  | 07/23/12  | \$1,500,000 | \$1,808,000    | 2,860 | 10         | 2005           | 3    | 5,500    | N    | N           | 2717 10TH AVE E             |
| 5        | 80   | 195970 | 1700  | 07/07/13  | \$1,180,000 | \$1,328,000    | 3,000 | 10         | 1923           | 5    | 5,500    | N    | N           | 817 E SHELBY ST             |
| 5        | 80   | 195970 | 1800  | 07/02/14  | \$2,147,500 | \$2,238,000    | 3,040 | 10         | 1909           | 5    | 5,500    | Y    | N           | 2826 10TH AVE E             |
| 5        | 90   | 560500 | 0543  | 09/10/13  | \$1,250,000 | \$1,388,000    | 3,170 | 10         | 2005           | 3    | 5,518    | N    | N           | 2136 E HAMLIN ST            |
| 5        | 80   | 196220 | 0558  | 01/07/14  | \$1,350,000 | \$1,462,000    | 3,280 | 10         | 2013           | 3    | 5,006    | N    | N           | 801 E GWINN PL              |
| 5        | 80   | 195970 | 1845  | 06/16/14  | \$2,090,000 | \$2,186,000    | 3,390 | 10         | 2014           | 3    | 5,500    | Y    | N           | 2817 11TH AVE E             |
| 5        | 80   | 195970 | 1745  | 11/07/14  | \$1,675,000 | \$1,696,000    | 3,580 | 10         | 1910           | 3    | 6,600    | N    | N           | 918 E HAMLIN ST             |
| 5        | 70   | 880590 | 0065  | 11/12/14  | \$1,160,000 | \$1,173,000    | 3,590 | 10         | 1927           | 4    | 7,019    | N    | N           | 2231 LAKE WASHINGTON BLVD E |
| 5        | 80   | 195970 | 2230  | 09/06/12  | \$1,050,000 | \$1,255,000    | 4,070 | 10         | 1916           | 4    | 4,900    | N    | N           | 3002 HARVARD AVE E          |
| 5        | 80   | 195970 | 0790  | 11/05/13  | \$1,450,000 | \$1,591,000    | 2,300 | 11         | 1992           | 3    | 4,400    | N    | N           | 2706 BROADWAY E             |
| 5        | 80   | 202504 | 9111  | 06/19/14  | \$1,440,000 | \$1,505,000    | 2,760 | 11         | 2002           | 3    | 3,819    | Y    | N           | 2720 BOYER AVE E            |
| 5        | 80   | 196220 | 0320  | 08/22/13  | \$1,275,000 | \$1,421,000    | 3,370 | 11         | 1922           | 5    | 12,000   | Y    | N           | 900 E SHELBY ST             |

## Improved Sales Used in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|-----------------------|
| 5        | 90   | 560500 | 0400  | 11/15/13  | \$1,248,000 | \$1,366,000    | 3,510 | 11         | 1920           | 4    | 6,384    | N    | N           | 2740 MONTLAKE BLVD NE |
| 5        | 80   | 195970 | 0830  | 05/29/12  | \$1,600,000 | \$1,949,000    | 3,680 | 11         | 1909           | 4    | 4,730    | Y    | N           | 2731 10TH AVE E       |

## Improved Sales Removed in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|------|--------|-------|-----------|-------------|--|
| 3        | 60   | 021600 | 0010  | 05/29/12  | \$1,063,000 | IMP CHARACTERISTICS CHANGED SINCE SALE                                       |
| 3        | 40   | 113000 | 0005  | 07/15/14  | \$1,600,000 | ACTIVE PERMIT BEFORE SALE >25K   |
| 3        | 40   | 113000 | 0055  | 10/23/13  | \$1,869,500 | NON-REPRESENTATIVE SALE  |
| 3        | 50   | 116900 | 0057  | 10/06/14  | \$1,125,000 | OBSERVATION OUTSIDE THE NORM; NON-NORMAL DISTRIBUTION                        |
| 3        | 50   | 116900 | 0280  | 02/22/12  | \$930,000   | IMP CHARACTERISTICS CHANGED SINCE SALE                                       |
| 3        | 50   | 133330 | 0105  | 04/17/13  | \$1,200,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE                                      |
| 3        | 30   | 133630 | 0130  | 08/18/14  | \$1,900,000 | ACTIVE PERMIT BEFORE SALE >25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX       |
| 3        | 30   | 133630 | 0205  | 04/23/14  | \$970,000   | PREVIOUS IMP. VALUE <= 25K   |
| 3        | 30   | 133630 | 0270  | 02/13/12  | \$1,175,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE                                      |
| 3        | 30   | 133630 | 0425  | 03/08/13  | \$860,000   | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3        | 30   | 133630 | 0638  | 04/23/14  | \$867,500   | STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION                             |
| 3        | 20   | 133680 | 0080  | 07/15/13  | \$455,078   | DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR                                |
| 3        | 20   | 133680 | 0185  | 03/04/13  | \$1,023,000 | RELOCATION - SALE TO SERVICE   |
| 3        | 20   | 133680 | 0185  | 06/17/14  | \$1,185,001 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 3        | 20   | 133680 | 0185  | 03/04/13  | \$1,023,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 3        | 20   | 133680 | 0345  | 07/26/12  | \$1,300,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 3        | 20   | 133680 | 0405  | 10/31/12  | \$1,500,000 | NO MARKET EXPOSURE   |
| 3        | 20   | 133680 | 0575  | 02/18/14  | \$347,726   | DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 3        | 20   | 133680 | 0880  | 08/22/14  | \$1,400,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 3        | 20   | 133680 | 0945  | 01/14/14  | \$347,000   | DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED                |
| 3        | 30   | 133730 | 0260  | 04/02/14  | \$2,240,000 | RELOCATION - SALE TO SERVICE   |
| 3        | 20   | 133780 | 0725  | 07/13/12  | \$1,100,000 | OBSERVATION OUTSIDE THE NORM; NON-NORMAL DISTRIBUTION                        |
| 3        | 20   | 133780 | 0805  | 07/03/14  | \$1,755,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 3        | 20   | 133780 | 1090  | 07/23/12  | \$750,000   | IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE                                 |
| 3        | 20   | 133780 | 1260  | 08/10/12  | \$325,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE                                      |
| 3        | 20   | 133830 | 0200  | 01/06/14  | \$2,530,000 | MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER                             |
| 3        | 20   | 133830 | 0355  | 03/06/12  | \$3,100,000 | IMP. COUNT > 1   |
| 3        | 20   | 133830 | 0655  | 06/19/13  | \$2,055     | DOR RATIO  |
| 3        | 20   | 133830 | 0655  | 08/01/13  | \$629,950   | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 3        | 20   | 133860 | 0090  | 09/23/14  | \$370,000   | STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION                             |

## Improved Sales Removed in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments  |
|----------|------|--------|-------|-----------|-------------|---|
| 3        | 20   | 133880 | 0185  | 03/27/12  | \$1,125,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 3        | 20   | 133880 | 0355  | 04/17/14  | \$1,055,000 | NO MARKET EXPOSURE  |
| 3        | 20   | 133880 | 0505  | 03/05/12  | \$760,000   | NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER                                     |
| 3        | 60   | 133880 | 0850  | 07/10/13  | \$530,000   | IMP CHARACTERISTICS CHANGED SINCE SALE  |
| 3        | 60   | 133880 | 0850  | 05/05/14  | \$950,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE  |
| 3        | 20   | 133930 | 0025  | 03/31/14  | \$718,000   | RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 3        | 20   | 133930 | 0025  | 06/02/14  | \$809,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE  |
| 3        | 50   | 134230 | 0160  | 04/07/14  | \$1,395,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE  |
| 3        | 50   | 134230 | 0290  | 04/16/12  | \$912,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 3        | 50   | 134230 | 0365  | 07/25/12  | \$1,015,000 | NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER                                    |
| 3        | 30   | 134630 | 0040  | 01/03/12  | \$850,000   | NON-REPRESENTATIVE SALE   |
| 3        | 50   | 191210 | 0170  | 07/23/13  | \$389,500   | DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)                                    |
| 3        | 50   | 191210 | 0300  | 04/11/12  | \$721,500   | SEGREGATION AND/OR MERGER   |
| 3        | 50   | 191210 | 0305  | 06/24/13  | \$152,500   | DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR                                    |
| 3        | 50   | 191210 | 0320  | 03/05/13  | \$630,750   | SALES DATA DOES NOT MATCH ASSESSED VALUE  |
| 3        | 50   | 191210 | 0390  | 01/02/13  | \$90,000    | DOR RATIO   |
| 3        | 50   | 191210 | 0390  | 04/02/12  | \$537,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER              |
| 3        | 50   | 191210 | 0390  | 01/02/13  | \$565,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE  |
| 3        | 50   | 202504 | 9135  | 12/26/13  | \$1,220,606 | MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER                                |
| 3        | 50   | 212504 | 9024  | 06/20/14  | \$1,325,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE  |
| 3        | 10   | 216390 | 0025  | 04/08/13  | \$747,000   | RELOCATION - SALE TO SERVICE  |
| 3        | 10   | 216390 | 0075  | 09/10/14  | \$1,075,000 | ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE                                |
| 3        | 10   | 216390 | 1555  | 09/26/13  | \$1,475,000 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR                                       |
| 3        | 10   | 216390 | 1690  | 10/13/14  | \$754,000   | RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 3        | 50   | 220750 | 0175  | 05/09/12  | \$565,000   | MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER                                |
| 3        | 50   | 220750 | 0390  | 03/27/13  | \$619,000   | BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE                                   |
| 3        | 50   | 220750 | 0390  | 06/14/13  | \$685,000   | IMP CHARACTERISTICS CHANGED SINCE SALE  |
| 3        | 50   | 220750 | 0430  | 12/27/12  | \$342,000   | RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 3        | 50   | 262470 | 0039  | 07/02/12  | \$735,000   | DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION                                 |
| 3        | 40   | 266300 | 0170  | 06/19/13  | \$825,000   | PREVIOUS IMP. VALUE <= 25K  |

## Improved Sales Removed in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments  |
|----------|------|--------|-------|-----------|-------------|---|
| 3        | 20   | 359250 | 0700  | 01/29/13  | \$476,000   | IMP CHARACTERISTICS CHANGED SINCE SALE                                      |
| 3        | 20   | 359250 | 0700  | 02/24/14  | \$1,185,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                    |
| 3        | 20   | 359250 | 0710  | 10/05/12  | \$725,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE                                     |
| 3        | 20   | 359250 | 0966  | 08/04/13  | \$395,000   | MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER                            |
| 3        | 50   | 630640 | 0140  | 06/12/14  | \$1,095,000 | NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER                                 |
| 3        | 50   | 674270 | 0240  | 04/21/14  | \$2,050,000 | ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE                            |
| 3        | 10   | 676270 | 0206  | 03/28/14  | \$1,100,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                    |
| 3        | 50   | 676270 | 0480  | 06/10/13  | \$826,000   | IMP. COUNT > 1  |
| 3        | 50   | 676270 | 0480  | 06/11/12  | \$450,000   | IMP. COUNT > 1; NON-REPRESENTATIVE SALE                                     |
| 3        | 50   | 686170 | 0100  | 12/21/12  | \$678,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE                                     |
| 3        | 50   | 686170 | 0156  | 10/27/14  | \$1,045,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                    |
| 3        | 50   | 686170 | 0156  | 07/22/13  | \$975,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE                                    |
| 3        | 50   | 867090 | 0010  | 08/27/13  | \$412,500   | DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR              |
| 3        | 50   | 983120 | 0175  | 04/23/13  | \$1,325,000 | PERCENT COMPLETE  |
| 3        | 50   | 983120 | 0186  | 09/19/14  | \$505,000   | BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED                           |
| 3        | 50   | 983120 | 0230  | 10/22/12  | \$700,000   | NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 3        | 10   | 983120 | 0520  | 10/06/14  | \$1,443,917 | UNFINISHED AREA   |
| 4        | 60   | 320430 | 0610  | 12/02/14  | \$450,000   | UNFINISHED AREA   |
| 4        | 60   | 320430 | 0625  | 08/13/13  | \$425,000   | IMP CHARACTERISTICS CHANGED SINCE SALE                                      |
| 4        | 60   | 320430 | 0775  | 04/14/14  | \$785,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE                                    |
| 4        | 60   | 501500 | 0115  | 11/04/14  | \$1,405,475 | PERCENT COMPLETE; BUILDER OR DEVELOPER SALES                                |
| 4        | 60   | 501500 | 0116  | 12/09/14  | \$1,425,000 | PERCENT COMPLETE; BUILDER OR DEVELOPER SALES                                |
| 4        | 60   | 501500 | 0200  | 09/11/12  | \$435,000   | OBSERVATION OUTSIDE THE NORM; MODEL DEVELOPMENT EXCLUSION                   |
| 4        | 60   | 501500 | 0201  | 10/21/14  | \$1,025,000 | ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE                            |
| 4        | 60   | 501500 | 1095  | 07/17/12  | \$310,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE                                     |
| 4        | 60   | 501500 | 1145  | 06/26/13  | \$593,500   | IMP. COUNT > 1  |
| 4        | 60   | 501500 | 1350  | 10/26/12  | \$317,000   | NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 4        | 60   | 501500 | 1525  | 05/09/13  | \$1,013,000 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX |
| 4        | 60   | 501500 | 1680  | 06/11/14  | \$427,000   | PREVIOUS IMP. VALUE <= 25K  |
| 4        | 60   | 501600 | 0995  | 05/14/13  | \$620,000   | IMP. COUNT > 1; PERCENT COMPLETE  |

## Improved Sales Removed in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|------|--------|-------|-----------|-------------|--|
| 4        | 60   | 501600 | 1055  | 12/19/14  | \$552,500   | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4        | 60   | 501600 | 1170  | 12/06/12  | \$367,200   | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX                                   |
| 4        | 60   | 501600 | 1230  | 06/14/13  | \$375,293   | PERCENT NET CONDITION; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE  |
| 4        | 60   | 501600 | 1325  | 05/13/13  | \$475,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE                                      |
| 4        | 60   | 501600 | 2080  | 06/25/12  | \$370,000   | NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER                                  |
| 4        | 60   | 501600 | 2275  | 06/02/14  | \$610,000   | NON-NORMAL DISTRIBUTION; OBSERVATION OUTSIDE THE NORM                        |
| 4        | 60   | 501600 | 2426  | 07/22/14  | \$487,500   | PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR      |
| 4        | 60   | 501600 | 2585  | 04/30/12  | \$856,000   | PERCENT NET CONDITION  |
| 4        | 60   | 501600 | 2620  | 09/12/13  | \$450,000   | IMP CHARACTERISTICS CHANGED SINCE SALE                                       |
| 4        | 60   | 737360 | 0012  | 02/26/13  | \$810,000   | RELATED PARTY, FRIEND, OR NEIGHBOR   |
| 4        | 60   | 982870 | 2443  | 09/06/13  | \$70,720    | DOR RATIO  |
| 4        | 60   | 982870 | 2443  | 09/13/13  | \$455,000   | RELOCATION - SALE TO SERVICE   |
| 4        | 60   | 982870 | 2895  | 10/22/14  | \$700,000   | STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION                             |
| 5        | 70   | 102800 | 0005  | 07/18/14  | \$92,500    | DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 5        | 80   | 172504 | 9008  | 04/03/13  | \$1,475,000 | NO MARKET EXPOSURE   |
| 5        | 80   | 195970 | 0445  | 07/25/14  | \$1,300,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 5        | 80   | 195970 | 0445  | 11/11/13  | \$815,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 5        | 80   | 195970 | 0730  | 09/07/12  | \$880,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE                                      |
| 5        | 80   | 195970 | 0865  | 06/18/13  | \$480,000   | IMP CHARACTERISTICS CHANGED SINCE SALE                                       |
| 5        | 80   | 195970 | 0865  | 03/26/14  | \$680,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 5        | 80   | 195970 | 2005  | 10/04/13  | \$553,000   | RELATED PARTY, FRIEND, OR NEIGHBOR   |
| 5        | 80   | 195970 | 2005  | 08/22/13  | \$605,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE                                     |
| 5        | 80   | 195970 | 2160  | 10/29/12  | \$1,850,000 | IMP. COUNT > 1   |
| 5        | 80   | 196220 | 0010  | 02/05/13  | \$456,000   | IMP CHARACTERISTICS CHANGED SINCE SALE                                       |
| 5        | 80   | 196220 | 0435  | 11/10/14  | \$1,010,000 | SALES DATA DOES NOT MATCH ASSESSED   |
| 5        | 80   | 196220 | 0560  | 05/23/12  | \$815,000   | IMP. COUNT > 1   |
| 5        | 70   | 212504 | 9122  | 10/30/12  | \$25,000    | DOR RATIO  |
| 5        | 70   | 212504 | 9139  | 08/06/14  | \$895,000   | STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION                             |
| 5        | 70   | 280410 | 0005  | 03/19/14  | \$5,000     | DOR RATIO; GOV'T TO GOV'T  |
| 5        | 70   | 280410 | 0065  | 10/10/13  | \$148,752   | DOR RATIO; QUIT CLAIM DEED   |

## Improved Sales Removed in This Annual Update Analysis

### Area 013 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|------|--------|-------|-----------|-------------|--|
| 5        | 70   | 280410 | 0080  | 06/12/14  | \$3,000     | DOR RATIO; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX                            |
| 5        | 70   | 280460 | 0010  | 07/29/14  | \$480,000   | IMP CHARACTERISTICS CHANGED SINCE SALE   |
| 5        | 70   | 359250 | 0270  | 08/08/13  | \$570,000   | NON-REPRESENTATIVE SALE  |
| 5        | 90   | 560500 | 0230  | 12/12/12  | \$312,000   | DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 5        | 90   | 560500 | 0300  | 07/08/14  | \$1,600,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 90   | 560500 | 0430  | 09/17/14  | \$75,000    | DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 5        | 70   | 678820 | 0466  | 12/19/12  | \$1,050,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 5        | 70   | 678820 | 0596  | 10/16/14  | \$1,285,000 | ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE                                 |
| 5        | 70   | 678820 | 0670  | 12/11/13  | \$651,500   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 678820 | 1740  | 06/14/13  | \$735,000   | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX      |
| 5        | 70   | 678820 | 1826  | 11/24/14  | \$757,567   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 871210 | 0260  | 12/18/12  | \$57,166    | DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5        | 70   | 871210 | 0760  | 05/08/13  | \$460,354   | BANKRUPTCY - RECEIVER OR TRUSTEE, FORCED SALE                                    |
| 5        | 70   | 871210 | 0760  | 01/29/14  | \$350,299   | IMP CHARACTERISTICS CHANGED SINCE SALE   |
| 5        | 70   | 871210 | 0760  | 09/24/14  | \$721,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 872210 | 0260  | 03/27/14  | \$580,000   | BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE                                    |
| 5        | 70   | 872210 | 0260  | 11/17/14  | \$521,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 872210 | 0785  | 05/13/13  | \$655,000   | NON-REPRESENTATIVE SALE  |
| 5        | 70   | 872210 | 0785  | 03/24/12  | \$720,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 872210 | 0830  | 03/18/13  | \$740,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 872210 | 1280  | 02/10/14  | \$749,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 872210 | 1280  | 08/14/12  | \$675,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 880590 | 0045  | 06/03/14  | \$4,000     | DOR RATIO; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX                            |
| 5        | 70   | 880590 | 0050  | 05/28/14  | \$4,000     | DOR RATIO; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX                            |
| 5        | 70   | 880590 | 0600  | 07/09/13  | \$715,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 5        | 70   | 880590 | 0750  | 10/15/13  | \$725,000   | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 880590 | 0825  | 08/15/12  | \$470,000   | DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                           |
| 5        | 70   | 880590 | 0825  | 06/11/13  | \$1,150,000 | SALES DATA DOES NOT MATCH ASSESSED VALUE   |
| 5        | 70   | 880590 | 1040  | 07/25/13  | \$910,000   | ACTIVE PERMIT BEFORE SALE >25K; RELATED PARTY, FRIEND, OR NEIGHBOR               |

## Vacant Sales Used in this Annual Update Analysis

### Area 013

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Lot Size | View | Waterfront |
|----------|------|--------|-------|-----------|-------------|----------|------|------------|
| 3        | 20   | 133860 | 0230  | 10/07/12  | \$1,350,000 | 6480     | Y    | N          |
| 3        | 50   | 442310 | 0125  | 05/04/12  | \$465,000   | 4500     | N    | N          |
| 3        | 50   | 674270 | 0240  | 07/28/12  | \$555,000   | 5760     | Y    | N          |
| 4        | 60   | 320430 | 0511  | 09/05/12  | \$250,000   | 4652     | Y    | N          |
| 4        | 60   | 501500 | 1325  | 08/29/12  | \$285,000   | 4000     | N    | N          |
| 4        | 60   | 501500 | 1114  | 03/07/12  | \$290,000   | 4000     | N    | N          |
| 4        | 60   | 501500 | 1173  | 12/17/13  | \$300,000   | 4000     | N    | N          |
| 4        | 60   | 501600 | 2045  | 09/11/12  | \$425,000   | 5000     | N    | N          |
| 4        | 60   | 501600 | 2420  | 11/27/13  | \$265,000   | 4600     | Y    | N          |
| 4        | 60   | 982870 | 2865  | 08/28/14  | \$380,000   | 4080     | N    | N          |
| 5        | 80   | 195970 | 2985  | 05/08/12  | \$500,000   | 5500     | Y    | N          |
| 5        | 70   | 678820 | 0596  | 08/07/13  | \$300,000   | 3800     | N    | N          |
| 5        | 70   | 872210 | 0340  | 10/04/12  | \$370,000   | 4118     | N    | N          |

## Vacant Sales Removed in this Annual Update Analysis

### Area 013

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments  |
|----------|------|--------|-------|-----------|-------------|---|
| 3        | 10   | 216390 | 0075  | 05/28/13  | \$265,000   | QUIT CLAIM DEED   |
| 3        | 50   | 676270 | 0430  | 08/27/12  | \$1,300,000 | MULTI-PARCEL SALE   |
| 4        | 60   | 501500 | 1173  | 11/18/14  | \$1,031,900 | DOR RATIO; PREVIOUS IMP. VALUE <= 25K   |
| 4        | 60   | 501500 | 0201  | 08/31/12  | \$155,000   | DOR RATIO; NO MARKET EXPOSURE   |
| 5        | 80   | 196220 | 0558  | 07/27/12  | \$150,000   | DOR RATIO; NO MARKET EXPOSURE   |
| 5        | 90   | 560500 | 0280  | 07/24/13  | \$461,750   | IMP. COUNT > 1; PERCENT COMPLETE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

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

None

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

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

- Sales Verification
- Appeals Response Preparation / Review



05/29/2015

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Appraiser II

Date