

Residential Revalue

2013 Assessment Roll

**Riverton
Heights/Tukwila**

Area 24

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Riverton Heights/Tukwila Housing



Grade 5/Year Built 1913/Total Living Area 380



Grade 6/Year Built 1950/Total Living Area 700



Grade 7/Year Built 1947/Total Living Area 1800



Grade 8/Year Built 2009/Total Living Area 2520



Grade 9/Year Built 1988/Total Living Area 2230



Grade 10/Year Built 2008/ Total Living Area 3720

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Summary

Appraisal Date 1/1/2013 - 2013 Assessment Roll

Area Name / Number: Riverton Heights/Tukwila – Area 24

Previous Physical Inspection: 2007

Number of Improved Sales: 475

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$89,500	\$98,800	\$188,300			
2013 Value	\$79,900	\$112,300	\$192,200	\$208,800	92.6%	11.90%
Change	-\$9,600	+\$13,500	+\$3,900			
% Change	-10.7%	+13.7%	+2.1%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 11.90% is an improvement from the previous COD of 15.52%.* Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$92,700	\$89,900	\$182,600
2013 Value	\$82,700	\$94,200	\$176,900
Percent Change	-10.8%	+4.8%	-3.1%

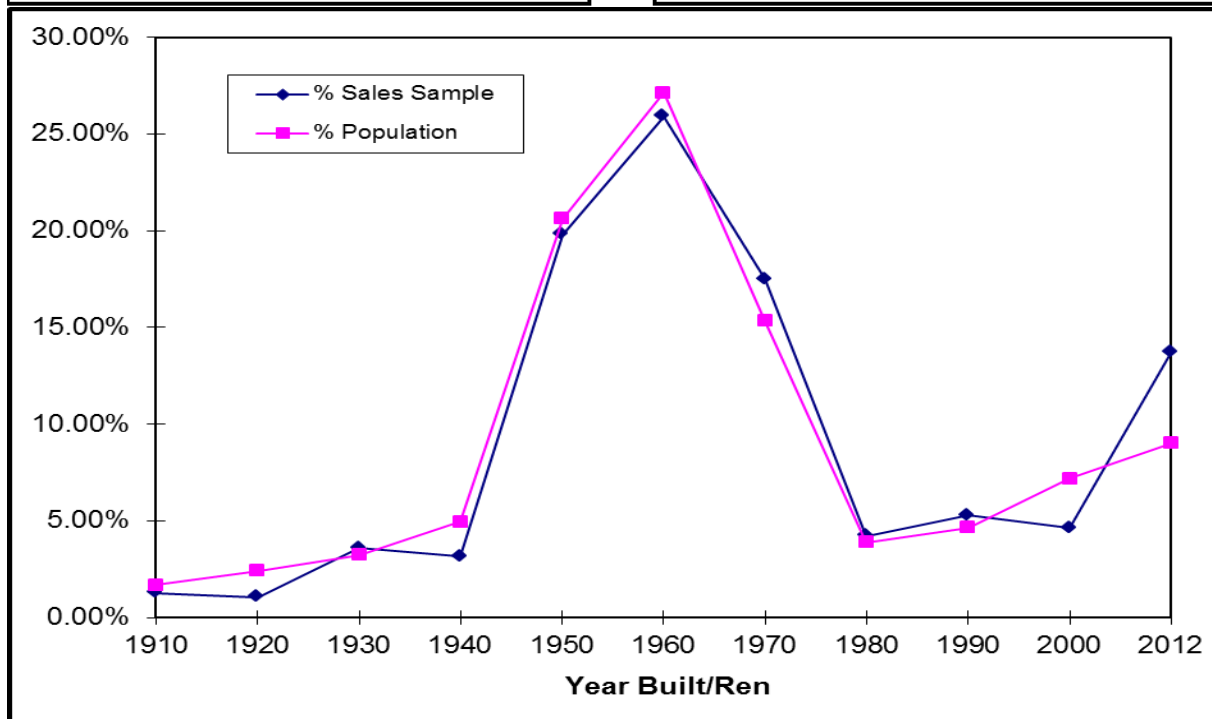
Number of one to three unit residences in the population: 6582

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2013 Assessment Roll. 475 sales were used to value the 6582 improved parcels in Area 24. Almost 40% of the sales were financial institution re-sales, government sales, or short sales. While the sales in Area 24 indicate a modest recovery, the values for the overall population have decreased for 2013, reflecting the impact of these distress sales.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	6	1.26%
1920	5	1.05%
1930	17	3.58%
1940	15	3.16%
1950	94	19.79%
1960	123	25.89%
1970	83	17.47%
1980	20	4.21%
1990	25	5.26%
2000	22	4.63%
2012	65	13.68%
	475	

Population		
Year Built/Ren	Frequency	% Population
1910	110	1.67%
1920	158	2.40%
1930	213	3.24%
1940	326	4.95%
1950	1357	20.62%
1960	1785	27.12%
1970	1009	15.33%
1980	255	3.87%
1990	305	4.63%
2000	472	7.17%
2012	592	8.99%
	6582	

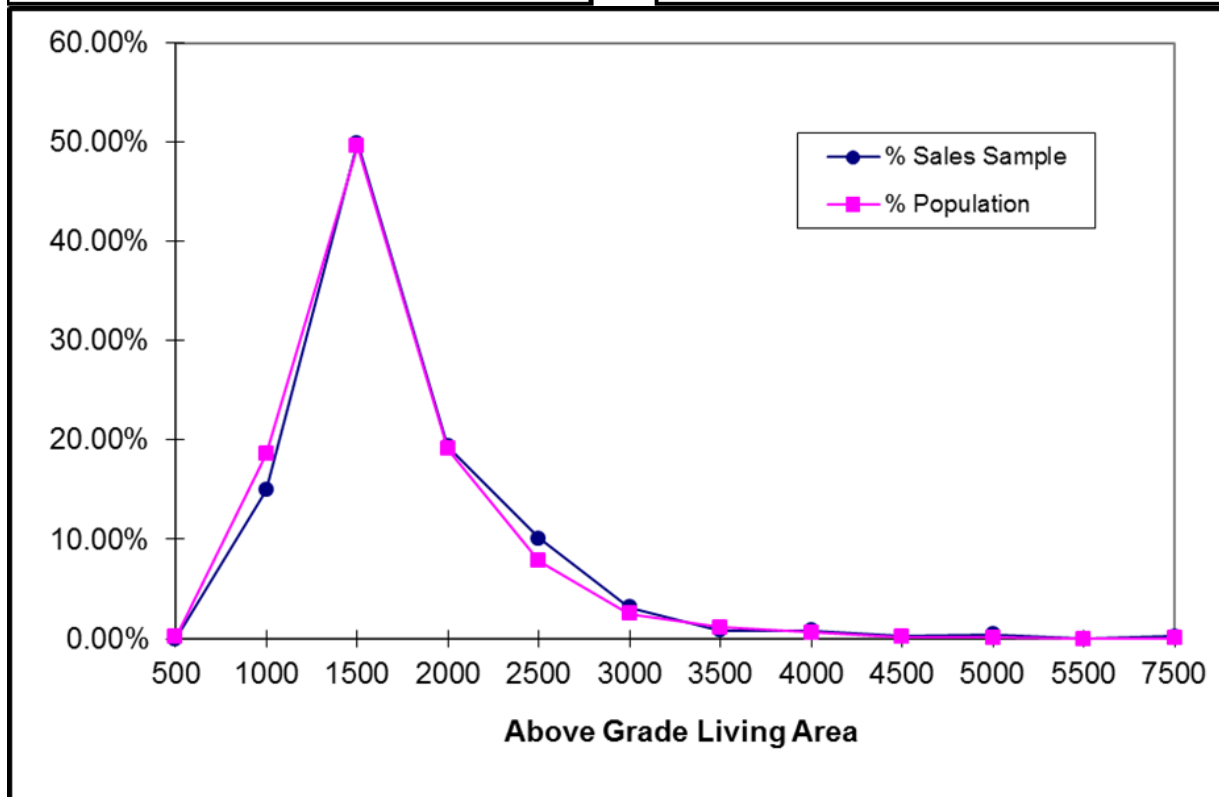


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	71	14.95%
1500	237	49.89%
2000	92	19.37%
2500	48	10.11%
3000	15	3.16%
3500	4	0.84%
4000	4	0.84%
4500	1	0.21%
5000	2	0.42%
5500	0	0.00%
7500	1	0.21%
	475	

Population		
AGLA	Frequency	% Population
500	13	0.20%
1000	1224	18.60%
1500	3265	49.60%
2000	1258	19.11%
2500	516	7.84%
3000	166	2.52%
3500	77	1.17%
4000	40	0.61%
4500	13	0.20%
5000	6	0.09%
5500	0	0.00%
7500	4	0.06%
	6582	

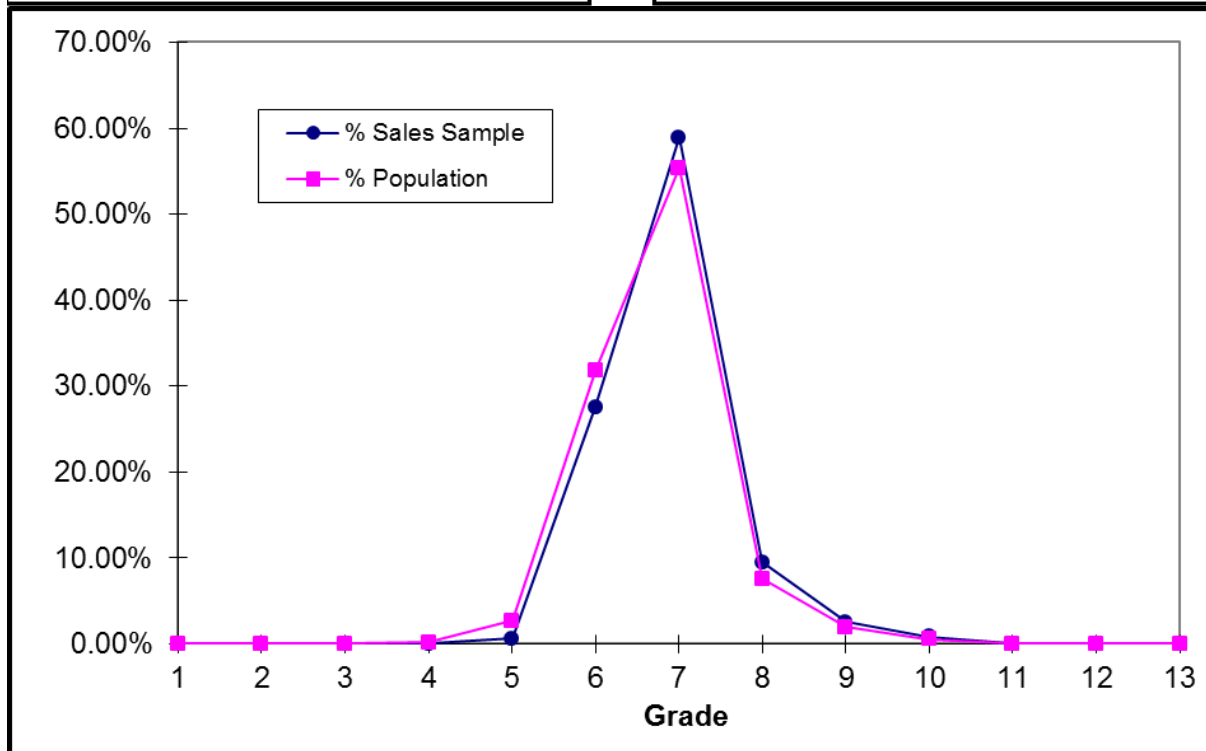


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.63%
6	131	27.58%
7	280	58.95%
8	45	9.47%
9	12	2.53%
10	4	0.84%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		475

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	9	0.14%
5	176	2.67%
6	2092	31.78%
7	3643	55.35%
8	496	7.54%
9	129	1.96%
10	36	0.55%
11	1	0.02%
12	0	0.00%
13	0	0.00%
		6582



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: July 30, 2013

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Identification of the Area

Name or Designation:

Area 24---Riverton Heights/Tukwila

Boundaries:

This area is bounded on the north by the Seattle city limits; on the east by I-5 and the Renton city limits; on the south by South 188th Street; and on the west by International Boulevard and Des Moines Memorial Drive South.

Maps:

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

Area Description:

Area 24-Riverton Heights/Tukwila is located directly south of the city of Seattle and is divided into 5 sub areas. The majority of the area is located within the Seatac or Tukwila city limits. Area 24 includes the neighborhoods of Riverton Heights, Allentown, Foster and McMicken Heights. Major highways including I-5 and Hwy 518 run through the area, as well as Hwy 99, Military Road South, and Interurban Avenue. Since it is bounded by these highway arterials it has easy access to major roadways as well as to a variety of goods and services including the city of Seattle and Southcenter shopping district, while in turn, portions of the area are impacted by traffic noise and various commercial/industrial influences along the major highway corridors.

Area 24 is generally made up of Grade 6 and 7 homes built from the early 1950's through the late 1960's. There are a number of newer homes built in the last 10-15 years, with the majority of these being grades 7's, 8's, and 9's. Typical lot sizes range from 7,000 to 10,000 square feet.

Approximately 1% of Area 24's parcels are Duwamish Riverfront. The river runs through, and south of Allentown in Sub Area 5.

Sub Area 1: This sub area is located in the southeast portion of Area 24. The northern half of the sub area is located in the Tukwila city limits and the southern portion is located in the Seatac city limits. Many of the parcels have Cascade and territorial view amenities with some higher grade dwellings built along this view corridor. Traffic noise also impacts a number of parcels along the I-5 corridor. Over 70% of the dwellings were built before the 1970's and almost 60% are grade 7 in quality. This sub area, along with Sub Area 5 has the highest number of grade 9 or higher dwellings.

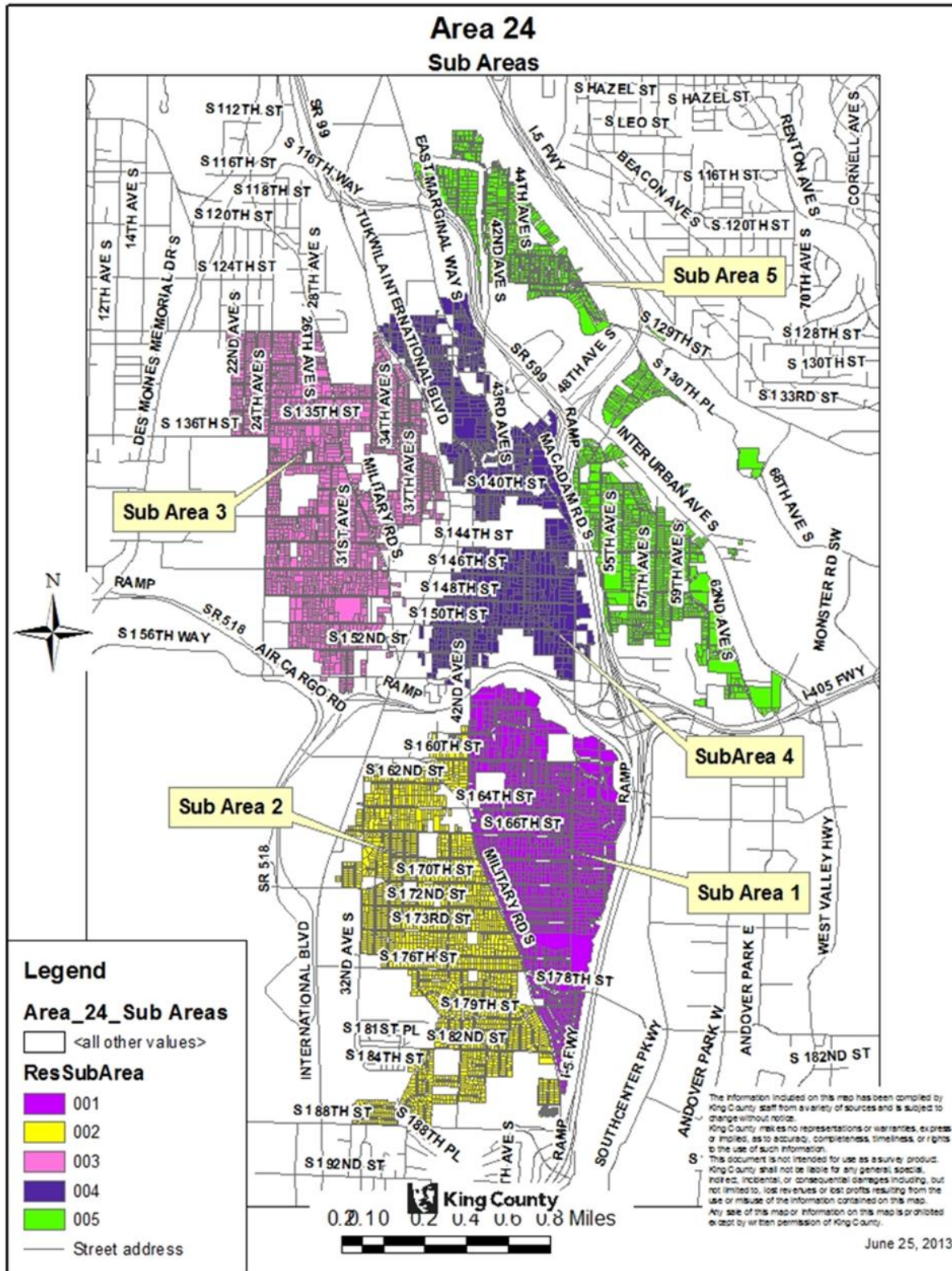
Sub Area 2: This is the largest sub area in Area 24. It is located in the southwest portion of Area 24 within the Seatac city limits and includes the McMicken Heights neighborhood. It is bound on the west side by International Boulevard and a number of parcels are impacted by commercial and traffic influences. Over 70% of the dwellings were built before 1960 and over 65% are grade 7 in quality.

Sub Area 3: This sub area is the located in the northwestern portion of Area 24 and includes the neighborhood of Riverton Heights. It is bounded by International Boulevard to the east and is bisected by Military Road; and it is impacted by commercial influences and some moderate to high traffic. Over 80% of the dwellings are grade 6 or 7 quality with over 60% built before 1960.

Sub Area 4: This area includes the Foster neighborhood. It is bounded by I-5 to the east and International Boulevard to the west with many parcels impacted by traffic and commercial influences. It, along with Sub Area 1, has the highest concentration of grade 9 quality or higher improvements. Roughly 60% of the parcels are grade 6 or 7 quality and over 60% were built before 1960.

Sub Area 5: This sub area includes the Allentown neighborhood, the Foster Golf Links and Fort Dent Park, as well as parcels on the Duwamish riverfront. Almost 65% of the parcels are grade 6 or 7 quality, and more than 70% were built before 1965. Because this sub area is unique for Area 24 in that it includes the Duwamish riverfront parcels, it required an upward adjustment in the model.

Sub Area Map



Land Valuation

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013.

Area 24 is a well-established urban neighborhood with 7,670 parcels. Approximately 89% are improved, and the remaining are vacant (808 parcels) or they may include only accessory improvements.

There were 16 land sales available within Area 24. The sales comparison approach was utilized to determine land value, which was supplemented by the analysis of allocated land values from improved properties. Typical single family improved lot sizes range from 7,000 to 10,000 square feet and has no view or negative influences. The average lot values range between \$68,000 and \$92,000. Characteristics found to have the most influence on land include lot size, views, location, zoning, topography, traffic and commercial influences.

Neighborhoods

Analysis of sales in this area determined seven different neighborhoods within Area 24. The breakdown of neighborhoods was utilized as an efficient technique to identify and value different pockets within the sub areas. The neighborhoods are identified as follows: 10, 20, 30, 40, 50, 60 and 70, and are shown on the map at the end of this section.

Neighborhood 10 includes all of Sub Area 3. There are 1,922 parcels in this neighborhood and approximately 25% of the parcels in Area 24 are coded Neighborhood 10. The neighborhood is divided by Military Road South with the west side located in Seatac city limits and the east side in Tukwila. It borders commercial properties along International Boulevard and is directly northeast of Seatac International Airport. Due to these commercial influences, the neighborhood is somewhat less desirable than most of the other neighborhoods in Area 24.

Neighborhood 20 includes parcels in both Sub Areas 4 and 5 and encompasses the area around and directly north of Foster High School as well as Allentown and the Duwamish Riverfront parcels. There are 60 waterfront parcels in this neighborhood. The neighborhood has 1,280 parcels and approximately 16% of the parcels in Area 24 are coded Neighborhood 20. It is considered average overall for the area.

Neighborhood 30 includes a portion of Sub Area 5 and is a small pocket neighborhood of only 79 parcels, with approximately 1% of the parcels in Area 24 coded as Neighborhood 30. It includes 45 Duwamish River waterfront parcels and is located adjacent to the Foster Golf Links golf course and Fort Dent Park. It is bordered by I-5 and Interurban Avenue S.

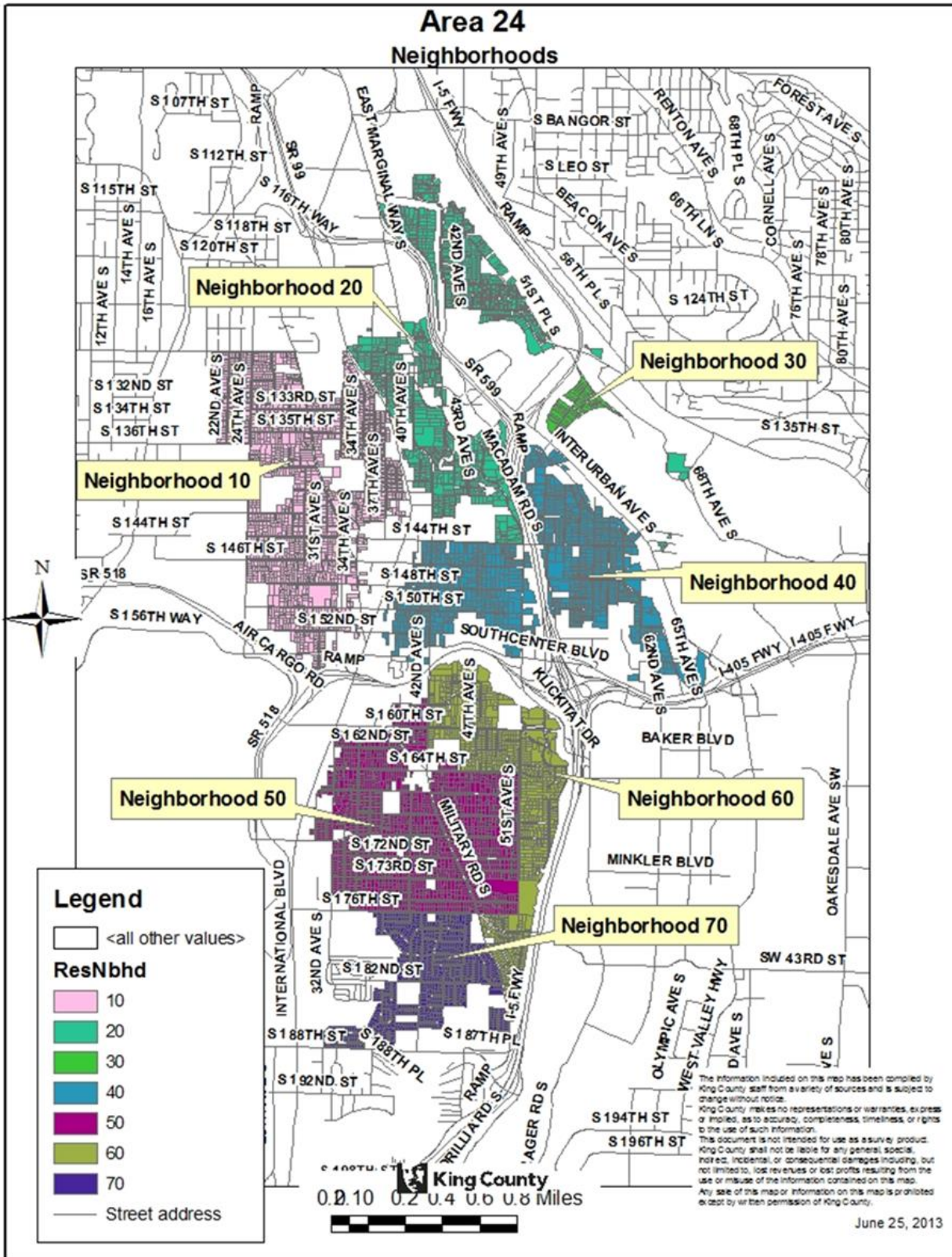
Neighborhood 40 includes Sub Areas 4 and 5. Portions of the neighborhood are impacted by traffic noise and commercial influences as it is bisected by I-5 and is bounded by International Boulevard to the west and Interurban Avenue South to the east. There are 1,199 parcels in this neighborhood with approximately 15% of the Area 24 population coded as Neighborhood 40. It includes the area directly south of Foster High School and includes some pockets of higher grade homes. It is considered better than average for the area.

Neighborhood 50 includes a portion of Sub Area 2. There are 1,667 parcels in this neighborhood, with approximately 22% of the parcels in Area 24 coded as Neighborhood 50. It is bordered on the west by commercial properties along International Boulevard and is within close proximity to Seatac International Airport to the east. Due to these commercial influences it is somewhat less desirable than most of the other neighborhoods in Area 24. Building costs for a new house may be higher than other neighborhoods due to the noise abatement required by the building code.

Neighborhood 60 includes a large portion of Sub Area 1. There are 783 parcels in this neighborhood, with approximately 10% of the parcels in Area 24 coded as Neighborhood 60. While it is impacted by traffic noise as it is bounded by I-5 to the east; it includes pockets of higher grade homes with Cascade and territorial views (approximately 24% of the parcels in this neighborhood are coded with views). Neighborhood 60 received an upward adjustment in the model due to its concentration view properties and pockets of higher grade homes for the area.

Neighborhood 70 includes a portion of Sub Area 2. There are 740 parcels in this neighborhood with approximately 10% of the parcels in Area 24 coded as Neighborhood 70. The majority of the dwellings in Neighborhood 70 were built between 1950 and 1969. It is considered average for the area.

Neighborhood Map



Land Model

Model Development, Description and Conclusions:

Base land value was determined on a square foot basis. The neighborhood adjustment was applied, then all negative adjustments were made and finally all positive adjustments were added. For each property only the primary (highest value) view(s) was determined and the appropriate adjustment applied.

Topography Adjustments

All parcels were coded for topography based upon GIS analysis of the City of Seattle Steep Slope overlay. Parcels in which topography was coded were analyzed to determine if an adjustment was needed. Those parcels in which topography has a negative impact on value were adjusted from -10% to -90% (based on appraiser judgment).

Topography issues can cause a reduction in value by either reducing the lot utility of a parcel or by significantly increasing the cost to develop the parcel into a building site. For improved parcels falling into the latter situation the costs of development have been reflected in the improvement value. This adjustment considers that after an improvement has been placed on a parcel, the cost to cure for topography has been realized as additional building costs and is best reflected in the improvement value. The amount of this cost to cure is expressed as a percentage of base land value and is shown in the 'percent base land value' impact field (%BLV) of Real Property. This amount of extra construction cost has been shifted from land to improvement.

Waterfront Adjustments

There are 105 Duwamish River waterfront parcels located in Sub Area 5 (in neighborhoods 30 and 40). These parcels were valued using a base land value with an additional two hundred dollars per front foot added for riverfront, except as otherwise noted. The waterfront foot adjustment was analyzed using the allocation method for the remaining improved waterfront parcels.

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

Land Value Model Calibration

Lot Size	Base	Lot Size	Base
0	\$0	31000	\$133,000
500	\$45,000	32000	\$135,000
1000	\$45,000	33000	\$138,000
1500	\$45,000	34000	\$140,000
2000	\$50,000	35000	\$142,000
2500	\$50,000	36000	\$145,000
3000	\$55,000	37000	\$147,000
3500	\$55,000	38000	\$149,000
4000	\$60,000	39000	\$151,000
4500	\$65,000	40000	\$154,000
5000	\$70,000	41000	\$156,000
6000	\$73,000	42000	\$158,000
7000	\$76,000	43000	\$161,000
8000	\$78,000	44000	\$163,000
9000	\$82,000	45000	\$165,000
10000	\$85,000	46000	\$166,000
11000	\$87,000	47000	\$167,000
12000	\$89,000	48000	\$168,000
13000	\$92,000	49000	\$169,000
14000	\$94,000	50000	\$170,000
15000	\$96,000	51000	\$171,000
16000	\$98,000	52000	\$172,000
17000	\$101,000	53000	\$173,000
18000	\$103,000	54000	\$174,000
19000	\$105,000	55000	\$175,000
20000	\$108,000	56000	\$176,000
21000	\$110,000	57000	\$177,000
22000	\$112,000	58000	\$178,000
23000	\$115,000	59000	\$179,000
24000	\$117,000	60000	\$180,000
25000	\$119,000	61000	\$181,000
26000	\$121,000	62000	\$182,000
27000	\$124,000	63000	\$183,000
28000	\$126,000	64000	\$184,000
29000	\$128,000	65000	\$185,000
30000	\$131,000	66000	\$186,000

Neighborhood	Adjustment	Traffic Noise	Adjustment
10	-5%	Moderate	-5%
20	1	Heavy	-10%
30	1	Extreme	-15%
40	10%	Other Problems	Adjustment
50	-5%	Yes	-10%
60	5%	Water Problems	Adjustment
70	1	Yes	-20%
SmallLakeRiverCreek	Adjustment	ECA	Adjustment
Fair	5%	Yes	-10% to -30%
Average	10%	Size/Shape	Adjustment
Good	15%	Yes	-20%
Excellent	20%	Unbuildable	Adjustment
Territorial	Adjustment	Yes	-50%
Average	5%	Access	Adjustment
Good	10%	Restricted	-30%
Excellent	15%	Legal/Undeveloped	-20%
Cascades	Adjustment	Private	1
Average	5%	Public	1
Good	10%	Walk-In	-10%
Excellent	15%	Topography	Adjustment
Mt Rainier	Adjustment	Yes	-10% to -90%
Average	5%		
Good	10%		
Excellent	15%		
Other Nuisances	Adjustment		
Yes	-10%		

It should be noted that only the highest view adjustment will be applied to a parcel. If a parcel has an excellent small lake/river view (20%), excellent Cascade view (15%) and an excellent territorial view (15%) only the highest of all adjustments will be applied (20%).

Negative adjustments are cumulative. If a parcel has extreme traffic noise (-15%) and topography code 3 (-30%), base land value of parcel will be adjusted 45% downward.

Land values are not interpolated. The above land schedule and adjustments were typically used to value land. Negative and Positive Adjustments apply to all base land values. However in all cases appraiser judgment prevailed and has the latitude to make modifications as needed for unique circumstances.

Land Calculation Examples

Following are three examples of land calculations. Land values are truncated to the thousandth.

Example 1- A parcel in Neighborhood 40 that is 7,000 SF and has a Good Small Lake/River/Creek View and a Good Territorial view would be calculated as follows:

\$83,000	Land Value for 7,000 SF lot Neighborhood 40
<u>+\$12,000</u>	+15% for Small Lake/River/Creek View
\$95,000	Truncated

Example 2- A parcel in Neighborhood 20 that is 5,500 SF with has an Good Territorial view and has moderate traffic would be calculated as follows:

\$70,000	Land Value for 5,000S SF lot Neighborhood 20
<u>+\$10,000</u>	Net adjustment = +5% (Good Territorial +10%) plus (moderate Traffic -5%)
\$73,000	Truncated

Example 3- A parcel in Neighborhood 30 that is 8,000 SF with has an Excellent Small Lake/River/Creek view and has 50 feet of Duwamish Riverfront would be calculated as follows:

\$78,000	Land Value for 8,000S SF lot Neighborhood 30
+\$15,000	+20% for Excellent Small Lake/River/Creek view +20%)
<u>+\$10,000</u>	+\$10,000 for 50 feet of Duwamish Waterfront (50 x \$200.00)
\$103,000	Truncated

Vacant Sales Used In This Physical Inspection Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	537920	0072	10/3/2012	\$100,000	10500	N	N
1	537920	0168	6/2/2010	\$92,000	8189	N	N
1	537980	0175	7/14/2011	\$88,000	9800	N	N
1	812520	0480	3/7/2012	\$77,000	6650	Y	N
1	812520	0482	9/17/2012	\$114,101	7319	Y	N
2	156560	0050	9/29/2010	\$95,500	10125	N	N
2	342304	9264	4/27/2010	\$99,000	9239	N	N
2	443560	0260	4/17/2012	\$75,000	8700	N	N
3	392340	0015	8/4/2011	\$140,000	45006	N	N
3	608300	0160	4/26/2010	\$75,000	8804	N	N
3	609940	0276	10/9/2012	\$86,000	9883	N	N
3	735860	0140	11/4/2011	\$65,000	6000	N	N
3	735860	0310	3/12/2012	\$70,000	9000	N	N
4	004000	0575	7/8/2011	\$180,000	39060	N	N
4	004200	0071	5/30/2012	\$75,000	10635	N	N
5	167040	0028	11/23/2010	\$55,000	6802	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 24***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	115720	0100	4/22/2011	\$23,000	NON-REPRESENTATIVE SALE
1	222304	9115	7/20/2011	\$68,000	NO MARKET EXPOSURE
1	537920	0072	1/4/2012	\$90,000	NO MARKET EXPOSURE
1	537980	3372	11/19/2012	\$80,000	NO MARKET EXPOSURE
1	537980	3372	4/23/2012	\$101,000	NO MARKET EXPOSURE
1	537980	3372	4/14/2010	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	812520	0130	9/30/2011	\$241,600	MULTI-PARCEL SALE
1	812520	0135	9/30/2011	\$241,600	MULTI-PARCEL SALE
1	812520	0235	9/7/2010	\$312,000	NO MARKET EXPOSURE
1	812520	0236	9/7/2010	\$312,000	NO MARKET EXPOSURE
1	812520	0239	9/7/2010	\$312,000	NO MARKET EXPOSURE
1	812520	0242	9/7/2010	\$312,000	NO MARKET EXPOSURE
1	812520	0480	8/23/2011	\$68,000	NO MARKET EXPOSURE
2	342304	9345	12/6/2011	\$95,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
2	342304	9346	12/6/2011	\$95,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
2	537980	0719	2/24/2012	\$15,000	MULTI-PARCEL SALE
2	537980	0723	2/24/2012	\$15,000	MULTI-PARCEL SALE
2	538100	0017	5/8/2012	\$78,000	MULTI-PARCEL SALE
2	870960	0055	8/22/2012	\$79,500	MULTI-PARCEL SALE
3	004000	0088	5/27/2011	\$70,000	NO MARKET EXPOSURE
3	162304	9319	8/18/2010	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	162304	9392	8/18/2010	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	212304	9239	3/14/2012	\$110,000	MULTI-PARCEL SALE
3	212304	9462	11/14/2012	\$94,923	NO MARKET EXPOSURE
3	212304	9463	11/14/2012	\$94,923	NO MARKET EXPOSURE
3	212304	9577	3/14/2012	\$110,000	MULTI-PARCEL SALE
3	359860	0059	1/13/2012	\$100,000	SEGREGATION AND/OR MERGER
3	609940	0276	4/27/2012	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	640460	0110	2/1/2010	\$50,000	NO MARKET EXPOSURE
3	734660	0266	7/22/2011	\$257,000	MULTI-PARCEL SALE
3	734660	0268	7/22/2011	\$257,000	MULTI-PARCEL SALE
4	004100	0161	8/3/2011	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	004100	0640	6/29/2011	\$270,000	MULTI-PARCEL SALE
4	004100	0641	6/29/2011	\$270,000	MULTI-PARCEL SALE
4	152304	9041	9/26/2011	\$21,000	NON-REPRESENTATIVE SALE
4	734060	0485	6/25/2012	\$95,000	MULTI-PARCEL SALE
4	734060	0485	3/1/2011	\$95,000	MULTI-PARCEL SALE
4	734060	0661	6/25/2012	\$95,000	MULTI-PARCEL SALE
4	734060	0661	3/1/2011	\$95,000	MULTI-PARCEL SALE

***Vacant Sales Removed From This Physical Inspection Analysis
Area 24***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	734060	0662	6/25/2012	\$95,000	MULTI-PARCEL SALE
4	734060	0662	3/1/2011	\$95,000	MULTI-PARCEL SALE
4	734060	0666	6/25/2012	\$95,000	MULTI-PARCEL SALE
4	734060	0667	6/25/2012	\$95,000	MULTI-PARCEL SALE
4	734060	0668	6/25/2012	\$95,000	MULTI-PARCEL SALE
4	734060	0669	6/25/2012	\$95,000	MULTI-PARCEL SALE
4	734560	0566	7/23/2012	\$487,000	NO MARKET EXPOSURE
4	735960	0160	9/28/2011	\$15,000	NON-REPRESENTATIVE SALE
5	000280	0021	3/22/2011	\$157,000	NO MARKET EXPOSURE
5	000280	0023	3/22/2011	\$157,000	NO MARKET EXPOSURE
5	017900	1340	11/30/2011	\$54,500	MULTI-PARCEL SALE
5	017900	1340	9/23/2011	\$47,250	MULTI-PARCEL SALE
5	017900	1345	11/30/2011	\$54,500	MULTI-PARCEL SALE
5	017900	1345	9/23/2011	\$47,250	MULTI-PARCEL SALE
5	017900	2230	3/8/2011	\$179,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	017900	2330	8/20/2012	\$11,000	NO MARKET EXPOSURE
5	167040	0025	7/19/2012	\$229,000	MULTI-PARCEL SALE
5	167040	0025	5/14/2012	\$212,040	MULTI-PARCEL SALE
5	167040	0027	7/19/2012	\$229,000	MULTI-PARCEL SALE
5	167040	0027	5/14/2012	\$212,040	MULTI-PARCEL SALE
5	217200	0226	10/9/2012	\$390,000	MULTI-PARCEL SALE
5	217200	0227	10/9/2012	\$390,000	MULTI-PARCEL SALE
5	217200	0228	10/9/2012	\$390,000	MULTI-PARCEL SALE
5	217200	0229	10/9/2012	\$390,000	MULTI-PARCEL SALE
5	217200	0230	10/9/2012	\$390,000	MULTI-PARCEL SALE
5	217200	0231	10/9/2012	\$390,000	MULTI-PARCEL SALE
5	217200	0233	10/9/2012	\$390,000	MULTI-PARCEL SALE
5	334740	0275	10/15/2012	\$49,900	MULTI-PARCEL SALE
5	334740	0320	7/16/2011	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	334740	0795	12/8/2010	\$115,345	NO MARKET EXPOSURE
5	335140	0135	6/17/2010	\$10,000	NO MARKET EXPOSURE
5	335140	0205	5/2/2012	\$125,902	MULTI-PARCEL SALE
5	335140	0205	4/26/2012	\$90,100	MULTI-PARCEL SALE
5	335140	0210	5/2/2012	\$125,902	MULTI-PARCEL SALE
5	335140	0210	4/26/2012	\$90,100	MULTI-PARCEL SALE
5	335140	0555	2/13/2012	\$68,550	QUIT CLAIM DEED; MULTI-PARCEL SALE
5	335140	0570	2/13/2012	\$68,550	QUIT CLAIM DEED; MULTI-PARCEL SALE
5	335140	0575	2/13/2012	\$68,550	QUIT CLAIM DEED; MULTI-PARCEL SALE
5	335140	0625	3/24/2011	\$196,000	MULTI-PARCEL SALE
5	335140	0625	5/3/2010	\$68,000	MULTI-PARCEL SALE

***Vacant Sales Removed From This Physical Inspection Analysis
Area 24***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	335140	0625	2/1/2010	\$98,938	MULTI-PARCEL SALE
5	335140	0800	3/24/2011	\$196,000	MULTI-PARCEL SALE
5	335140	0800	5/3/2010	\$68,000	MULTI-PARCEL SALE
5	335140	0800	2/1/2010	\$98,938	MULTI-PARCEL SALE
5	336590	0347	7/12/2011	\$48,000	FORCED SALE
5	336590	1330	5/10/2012	\$65,000	MULTI-PARCEL SALE

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed ramblers without basements needed a downward adjustment; Sub Area 5 (the eastern portion of Area 24 that includes Allentown and the Duwamish Riverfront) required an upward adjustment; and Neighborhood 60, which is characterized by Cascade and territorial views, required an upward adjustment as well. Characteristics were analyzed using NCSS software along with Microsoft Excel.

475 sales were used to value the 6582 improved parcels in Area 24. Almost 40% of the sales were financial institution re-sales, government sales, or short sales. While the sales in Area 24 indicate a modest recovery, the values for the overall population have decreased for 2013, reflecting the impact of these distress sales.

A majority of the parcels were valued using the regression model or EMV (Estimated Market Value). However, there were cases where EMV did not work. This tended to be properties where the population was not adequately represented by the sales sample. There was a lack of sales for parcels with grade 10 and 11 improvements, for parcels with improvements in poor condition or for building grades less than 5. Other valuation tools such as cost, and cost less depreciation were available to aid in value selection of the poorly represented parcels. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

The valuation model applied to most properties and was calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and property characteristics. The model developed for the area is explained in the Model Calibration section below. It includes a list of variables and their definitions. The complete model equation and exception parcel parameters are also included in the same section below.

Unless otherwise noted Manufactured Homes were valued using Mobile Home RCNLD.

Area 24 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2012 would be adjusted by the time trend factor of 1.050, resulting in an adjusted value of \$551,000 ($\$525,000 \times 1.050 = \$551,250$ – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.806	-19.4%
2/1/2010	0.825	-17.5%
3/1/2010	0.843	-15.7%
4/1/2010	0.862	-13.8%
5/1/2010	0.880	-12.0%
6/1/2010	0.898	-10.2%
7/1/2010	0.914	-8.6%
8/1/2010	0.931	-6.9%
9/1/2010	0.947	-5.3%
10/1/2010	0.962	-3.8%
11/1/2010	0.976	-2.4%
12/1/2010	0.989	-1.1%
1/1/2011	1.002	0.2%
2/1/2011	1.014	1.4%
3/1/2011	1.024	2.4%
4/1/2011	1.034	3.4%
5/1/2011	1.043	4.3%
6/1/2011	1.051	5.1%
7/1/2011	1.058	5.8%
8/1/2011	1.064	6.4%
9/1/2011	1.069	6.9%
10/1/2011	1.072	7.2%
11/1/2011	1.075	7.5%
12/1/2011	1.077	7.7%
1/1/2012	1.077	7.7%
2/1/2012	1.077	7.7%
3/1/2012	1.075	7.5%
4/1/2012	1.072	7.2%
5/1/2012	1.068	6.8%
6/1/2012	1.063	6.3%
7/1/2012	1.057	5.7%
8/1/2012	1.050	5.0%
9/1/2012	1.042	4.2%
10/1/2012	1.033	3.3%
11/1/2012	1.023	2.3%
12/1/2012	1.012	1.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	810860	0502	3/24/2011	\$150,000	\$155,000	680	6	1938	Good	7280	N	N	4412 S 160TH ST
1	810860	0160	10/19/2012	\$162,000	\$166,000	870	6	1944	VGood	7089	N	N	4369 S 158TH ST
1	812520	0150	10/2/2012	\$180,000	\$186,000	950	6	1943	Fair	40100	N	N	17035 53RD AVE S
1	537980	4630	2/23/2011	\$77,000	\$79,000	1040	6	1951	Fair	7313	N	N	4851 S 170TH ST
1	537980	4495	2/1/2012	\$119,400	\$129,000	1050	6	1947	Avg	9360	N	N	4474 S 172ND ST
1	537920	0152	3/15/2012	\$109,900	\$118,000	1060	6	1943	Avg	7866	N	N	16636 51ST AVE S
1	537980	3038	6/5/2012	\$135,000	\$143,000	1060	6	1934	Avg	12030	N	N	4258 S 166TH ST
1	812520	0310	5/10/2010	\$128,000	\$113,000	1690	6	1948	Fair	11102	N	N	16836 53RD AVE S
1	537980	3453	6/24/2010	\$205,000	\$187,000	3350	6	1962	Avg	8750	N	N	16623 51ST AVE S
1	537980	4625	9/14/2012	\$154,000	\$160,000	820	7	1954	Avg	8499	N	N	17019 51ST AVE S
1	812520	0013	2/23/2010	\$252,950	\$212,000	960	7	1955	Good	8740	N	N	5117 S 168TH ST
1	537980	5413	4/14/2010	\$200,000	\$174,000	980	7	1959	Avg	10830	N	N	4476 S 173RD ST
1	537980	4680	9/20/2011	\$147,700	\$158,000	1040	7	1961	Avg	18335	N	N	4809 S 170TH ST
1	537980	3031	3/14/2011	\$200,000	\$206,000	1050	7	1920	Good	8712	N	N	4253 S 164TH ST
1	537980	0582	5/31/2011	\$160,000	\$168,000	1050	7	1947	Avg	14400	N	N	4416 S 164TH ST
1	537980	4220	6/7/2012	\$209,990	\$223,000	1070	7	1955	VGood	22000	N	N	4835 S 168TH ST
1	537980	0438	8/2/2011	\$160,000	\$170,000	1090	7	1947	Avg	10890	N	N	4812 S 164TH ST
1	184020	0025	12/15/2011	\$199,950	\$215,000	1100	7	1958	Avg	8963	Y	N	17930 MILITARY RD S
1	810860	0342	3/14/2011	\$235,000	\$242,000	1140	7	1960	Good	14338	N	N	15617 47TH AVE S
1	810860	0121	10/30/2011	\$163,000	\$175,000	1140	7	1965	Avg	8505	N	N	4252 S 158TH ST
1	681830	0030	3/22/2010	\$260,000	\$222,000	1150	7	1958	Avg	8489	N	N	16006 47TH AVE S
1	537920	0202	8/28/2012	\$161,000	\$168,000	1200	7	1961	Avg	16001	Y	N	5210 S 164TH ST
1	681840	0130	3/30/2011	\$220,500	\$228,000	1240	7	1961	Avg	11800	N	N	5129 S 164TH ST
1	192250	0050	6/7/2011	\$210,000	\$221,000	1240	7	1960	Avg	8400	N	N	16052 46TH AVE S
1	884930	0250	7/16/2012	\$285,000	\$300,000	1240	7	1983	Good	9284	Y	N	4924 S 181ST PL
1	768400	0130	4/14/2011	\$350,000	\$363,000	1280	7	1976	Good	11400	Y	N	18234 51ST AVE S
1	537980	2954	6/7/2012	\$250,000	\$266,000	1280	7	1961	Avg	13080	N	N	4455 S 164TH ST
1	810860	0125	4/11/2011	\$225,000	\$233,000	1290	7	1962	Avg	12324	N	N	15633 44TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	537980	3405	5/20/2010	\$210,000	\$187,000	1300	7	1956	Avg	8400	N	N	4816 S 168TH ST
1	538160	0015	11/24/2010	\$220,000	\$217,000	1300	7	1964	Avg	22800	N	N	4728 S 175TH ST
1	537980	2855	10/20/2010	\$262,500	\$255,000	1320	7	1964	VGood	11070	N	N	16439 48TH AVE S
1	884930	0330	5/26/2011	\$265,000	\$278,000	1340	7	1983	Good	12506	Y	N	5026 S 182ND ST
1	537920	0198	12/10/2012	\$252,000	\$254,000	1380	7	1968	Avg	13200	Y	N	5213 S 164TH ST
1	537980	0240	4/19/2011	\$195,000	\$203,000	1400	7	1954	Good	11835	N	N	4835 S 160TH ST
1	537980	4400	3/24/2010	\$162,000	\$139,000	1420	7	1963	Good	10265	N	N	17008 MILITARY RD S
1	238660	0035	9/2/2011	\$181,000	\$193,000	1440	7	1968	Avg	12194	Y	N	15812 47TH AVE S
1	184030	0030	3/21/2011	\$209,500	\$216,000	1480	7	1961	Avg	8800	N	N	5035 S 179TH ST
1	884970	0080	11/9/2010	\$200,888	\$197,000	1500	7	1967	Avg	9167	N	N	16205 49TH AVE S
1	810860	0064	12/7/2012	\$246,500	\$249,000	1500	7	1967	Avg	12420	N	N	4416 S 156TH ST
1	885880	0070	12/14/2010	\$235,000	\$234,000	1510	7	1957	Good	17347	N	N	16650 53RD AVE S
1	812520	0276	8/15/2011	\$164,900	\$176,000	1510	7	1986	Avg	9742	N	N	5129 S 173RD LN
1	537980	4330	10/18/2012	\$288,500	\$296,000	1550	7	1941	Avg	27500	N	N	4465 S 168TH ST
1	537980	2972	7/7/2011	\$253,000	\$268,000	1560	7	1978	Avg	9583	N	N	4434 S 166TH ST
1	519460	0060	9/10/2012	\$200,000	\$208,000	1570	7	1965	Avg	9338	N	N	4921 S 161ST ST
1	931490	0080	6/22/2010	\$224,000	\$204,000	1620	7	1962	Good	9516	N	N	16319 45TH PL S
1	537980	5581	8/24/2010	\$265,000	\$250,000	1620	7	1962	Good	13500	N	N	4833 S 172ND ST
1	184030	0110	7/28/2011	\$188,000	\$200,000	1730	7	1962	Avg	9100	N	N	5040 S 179TH PL
1	537980	5370	5/5/2010	\$250,000	\$221,000	1900	7	1921	VGood	13933	N	N	4630 S 172ND PL
1	537980	3345	4/21/2011	\$270,000	\$281,000	1910	7	1962	Good	10980	Y	N	4624 S 168TH ST
1	537920	0114	1/6/2012	\$225,000	\$242,000	2050	7	1979	Avg	15024	N	N	16428 51ST AVE S
1	810860	0523	3/30/2010	\$270,000	\$232,000	2240	7	1963	Avg	11470	N	N	4377 S 158TH ST
1	184030	0190	7/16/2012	\$250,000	\$264,000	2240	7	1961	Good	8398	Y	N	17812 51ST AVE S
1	537980	0432	9/27/2012	\$235,000	\$243,000	2300	7	1979	Avg	11280	N	N	16311 48TH PL S
1	184030	0140	9/4/2012	\$250,000	\$260,000	2600	7	1960	Good	9950	N	N	5054 S 179TH ST
1	615420	0040	8/29/2012	\$258,000	\$269,000	1290	8	1963	VGood	8308	N	N	15836 43RD AVE S
1	885880	0045	11/19/2012	\$264,810	\$269,000	1360	8	1960	VGood	17386	N	N	16612 53RD AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	537980	0430	9/26/2012	\$264,500	\$274,000	1720	8	1962	Avg	8640	N	N	4809 S 162ND ST
1	185350	0190	6/25/2012	\$295,000	\$312,000	1830	8	1992	Good	6565	N	N	17733 50TH CT S
1	537920	0134	9/6/2012	\$279,900	\$291,000	1940	8	1999	Avg	7200	N	N	5135 S 166TH ST
1	885805	0080	9/11/2012	\$270,000	\$281,000	2480	8	1994	Avg	8141	Y	N	17801 50TH CT S
1	537920	0066	1/7/2010	\$403,950	\$327,000	3250	8	2007	Avg	9959	N	N	16030 51ST AVE S
1	779640	0220	3/28/2012	\$360,000	\$386,000	2180	9	1989	Avg	12082	Y	N	16350 53RD PL S
1	537980	0175	3/20/2012	\$385,000	\$413,000	2740	9	2011	Avg	9800	N	N	16005 47TH AVE S
1	779640	0010	7/19/2010	\$292,500	\$270,000	2930	9	1988	Avg	12050	Y	N	16351 53RD PL S
1	238660	0015	9/29/2010	\$495,000	\$476,000	4230	9	2007	Avg	13365	N	N	15815 47TH AVE S
2	537980	2070	1/24/2012	\$90,000	\$97,000	720	6	1936	Fair	11460	N	N	16445 34TH AVE S
2	443500	0015	5/27/2011	\$93,000	\$98,000	740	6	1947	Fair	8410	N	N	16617 37TH AVE S
2	537980	1360	9/7/2012	\$115,000	\$120,000	770	6	1953	Avg	6400	N	N	3203 S 161ST ST
2	537980	4895	4/19/2012	\$101,000	\$108,000	780	6	1947	Good	9147	N	N	4222 S 172ND ST
2	443500	0395	1/28/2010	\$177,550	\$146,000	840	6	1943	Avg	8700	N	N	16823 35TH AVE S
2	443560	0205	6/6/2011	\$105,000	\$110,000	850	6	1943	Avg	9425	N	N	17351 34TH AVE S
2	443560	0380	6/18/2012	\$120,000	\$127,000	860	6	1943	Avg	8700	N	N	17246 34TH AVE S
2	443560	0185	4/27/2010	\$176,700	\$155,000	870	6	1943	Good	8700	N	N	17327 34TH AVE S
2	537980	6225	6/17/2011	\$157,900	\$167,000	870	6	1953	Avg	11675	N	N	4230 S 176TH ST
2	731800	0110	4/1/2010	\$160,000	\$138,000	1000	6	1955	Good	9085	Y	N	18442 49TH AVE S
2	537980	6155	4/24/2012	\$140,000	\$150,000	1020	6	1971	Good	11652	N	N	4425 S 175TH ST
2	443500	0605	4/14/2010	\$224,500	\$195,000	1040	6	1942	VGood	8410	N	N	16645 34TH AVE S
2	537980	1395	5/4/2010	\$210,000	\$185,000	1080	6	1952	Avg	9816	N	N	3229 S 161ST ST
2	443500	0190	11/18/2010	\$149,900	\$147,000	1080	6	1943	Avg	9425	N	N	16804 35TH AVE S
2	538100	0036	12/21/2011	\$128,500	\$138,000	1150	6	1994	Avg	7510	N	N	3748 S 168TH ST
2	443560	0025	8/7/2012	\$180,000	\$189,000	1160	6	1943	Avg	8410	N	N	17014 33RD AVE S
2	443500	0035	11/27/2012	\$123,000	\$125,000	1160	6	1947	Avg	8410	N	N	16637 37TH AVE S
2	443560	0250	7/23/2012	\$165,000	\$174,000	1180	6	1943	Avg	9425	N	N	17302 33RD AVE S
2	801060	0030	6/23/2010	\$166,500	\$151,000	1200	6	1957	Avg	9353	N	N	18617 39TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	443500	0595	1/3/2012	\$179,660	\$194,000	1230	6	1942	Avg	8410	N	N	16633 34TH AVE S
2	537980	1970	5/22/2012	\$135,000	\$144,000	1230	6	1967	Avg	9724	N	N	3207 S 164TH ST
2	537980	6265	2/13/2012	\$122,500	\$132,000	1310	6	1944	Good	11689	N	N	4202 S 176TH ST
2	443500	0420	1/24/2011	\$169,900	\$172,000	1330	6	1943	Avg	8700	N	N	16853 35TH AVE S
2	443500	0455	10/2/2012	\$121,000	\$125,000	1340	6	1942	Good	8700	N	N	16816 34TH AVE S
2	443500	0550	5/17/2011	\$135,000	\$141,000	1390	6	1942	Avg	8410	N	N	16620 34TH AVE S
2	443500	0540	5/10/2011	\$135,000	\$141,000	1400	6	1942	Avg	8410	N	N	16632 34TH AVE S
2	537980	0720	11/22/2011	\$152,199	\$164,000	1400	6	1960	Avg	16875	N	N	4015 S 160TH ST
2	537980	5130	1/26/2010	\$190,000	\$156,000	1750	6	1987	Avg	10075	N	N	4254 S 173RD ST
2	856740	0010	7/6/2012	\$219,000	\$231,000	880	7	1950	VGood	8100	N	N	3720 S 162ND ST
2	100300	0175	7/2/2010	\$181,000	\$166,000	980	7	1954	Avg	7606	N	N	3403 S 186TH ST
2	100300	0090	9/2/2010	\$191,000	\$181,000	980	7	1954	Avg	8125	N	N	3224 S 187TH ST
2	538100	0066	4/29/2011	\$200,000	\$208,000	1000	7	1963	Good	8400	N	N	3739 S 168TH ST
2	100340	0100	3/6/2012	\$160,000	\$172,000	1010	7	1955	Avg	12809	N	N	18509 38TH AVE S
2	100340	0120	4/17/2012	\$133,750	\$143,000	1010	7	1955	Avg	18659	N	N	18415 38TH AVE S
2	100340	0270	8/2/2012	\$185,000	\$194,000	1010	7	1955	Avg	14581	N	N	18438 39TH AVE S
2	537980	1745	6/12/2010	\$235,000	\$212,000	1030	7	1954	VGood	7125	N	N	3755 S 162ND ST
2	433600	0080	9/28/2011	\$165,000	\$177,000	1040	7	1978	Avg	10890	N	N	16811 33RD AVE S
2	714740	0005	10/22/2012	\$146,500	\$150,000	1050	7	1955	Avg	10854	N	N	17603 38TH AVE S
2	714740	0120	3/29/2010	\$195,000	\$168,000	1060	7	1956	Good	9575	N	N	17609 42ND AVE S
2	538100	0122	5/19/2011	\$185,500	\$194,000	1060	7	1953	VGood	7500	N	N	16836 37TH AVE S
2	714760	0070	7/20/2011	\$145,320	\$154,000	1060	7	1957	Good	10042	N	N	17731 41ST AVE S
2	714800	0240	4/10/2012	\$141,500	\$152,000	1060	7	1956	Avg	9240	N	N	4303 S 179TH ST
2	433600	0020	3/22/2010	\$170,500	\$146,000	1070	7	1959	Good	17100	N	N	16626 32ND AVE S
2	184040	0090	6/22/2010	\$206,000	\$187,000	1070	7	1961	Avg	11914	N	N	4345 S 177TH ST
2	537980	1415	6/3/2011	\$185,000	\$195,000	1070	7	1959	VGood	9771	N	N	3242 S 162ND ST
2	714740	0035	5/10/2012	\$142,950	\$153,000	1070	7	1955	Avg	8714	N	N	17602 38TH AVE S
2	433600	0092	4/27/2010	\$205,000	\$180,000	1080	7	1978	Avg	9497	N	N	16804 33RD AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	885810	0040	12/7/2010	\$180,000	\$179,000	1080	7	1967	Avg	8512	N	N	16042 40TH PL S
2	184000	0030	6/8/2010	\$234,950	\$212,000	1090	7	1957	Avg	11914	Y	N	4820 S 179TH ST
2	432710	0035	2/18/2011	\$157,000	\$160,000	1100	7	1957	Avg	8875	N	N	18018 47TH AVE S
2	538100	0241	6/13/2011	\$150,000	\$158,000	1100	7	1963	Avg	15175	N	N	3521 S 172ND ST
2	100340	0155	9/20/2011	\$125,199	\$134,000	1100	7	1955	Avg	7657	N	N	3815 S 184TH ST
2	432640	0035	1/9/2012	\$157,200	\$169,000	1100	7	1957	Good	15961	N	N	18041 MILITARY RD S
2	342304	9230	8/27/2010	\$187,000	\$177,000	1130	7	1959	Avg	9749	N	N	4433 S 176TH ST
2	184040	0010	11/4/2010	\$300,000	\$293,000	1130	7	1964	Good	9308	N	N	4320 S 177TH ST
2	537980	5220	8/9/2011	\$191,000	\$203,000	1130	7	1955	Avg	12400	N	N	17230 40TH AVE S
2	537980	4870	12/24/2012	\$214,000	\$215,000	1130	7	1947	VGood	8936	N	N	4248 S 172ND ST
2	570200	0020	6/15/2011	\$235,000	\$248,000	1140	7	1964	Good	9629	N	N	17702 46TH AVE S
2	432500	0065	8/17/2010	\$154,700	\$145,000	1150	7	1959	Avg	8694	N	N	18128 45TH AVE S
2	184000	0165	1/21/2011	\$235,000	\$237,000	1150	7	1957	Avg	8800	N	N	17914 48TH AVE S
2	339250	0025	6/13/2012	\$215,000	\$228,000	1150	7	1962	Avg	8717	N	N	17626 43RD AVE S
2	537980	2095	5/29/2012	\$246,000	\$262,000	1170	7	1959	VGood	7245	N	N	3240 S 166TH ST
2	537980	5285	3/23/2010	\$260,000	\$223,000	1190	7	1991	Avg	10125	N	N	4233 S 172ND ST
2	714820	0065	4/28/2010	\$215,000	\$189,000	1190	7	1957	Avg	8978	N	N	18108 46TH AVE S
2	342304	9281	8/30/2011	\$157,500	\$168,000	1190	7	1962	Avg	9583	N	N	4049 S 186TH ST
2	537980	3735	7/21/2011	\$98,000	\$104,000	1200	7	1955	Avg	15244	N	N	4040 S 168TH ST
2	433600	0091	12/30/2011	\$147,900	\$159,000	1200	7	1978	Avg	9583	N	N	16806 33RD AVE S
2	807680	0110	8/23/2012	\$142,750	\$149,000	1200	7	1959	Avg	8938	N	N	16861 31ST PL S
2	856740	0005	9/6/2012	\$178,500	\$186,000	1200	7	1950	Avg	8100	N	N	3712 S 162ND ST
2	731800	0045	3/2/2010	\$168,000	\$142,000	1210	7	1955	Avg	8400	N	N	18455 49TH AVE S
2	538100	0159	5/9/2011	\$175,000	\$183,000	1220	7	1954	Avg	13032	N	N	17023 40TH AVE S
2	873275	0090	10/19/2011	\$190,000	\$204,000	1220	7	1984	Avg	2366	Y	N	18629 48TH PL S
2	714740	0135	1/4/2012	\$162,500	\$175,000	1220	7	1955	Avg	12296	N	N	17618 41ST AVE S
2	873275	0050	12/17/2012	\$196,253	\$197,000	1220	7	1984	Avg	2452	Y	N	18621 48TH PL S
2	342304	9021	6/10/2011	\$156,000	\$164,000	1230	7	1949	Avg	11200	N	N	4404 S 182ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	714800	0190	9/7/2012	\$224,950	\$234,000	1230	7	1956	Good	8567	N	N	4368 S 179TH ST
2	433600	0100	6/15/2012	\$290,000	\$308,000	1240	7	1978	Good	12632	N	N	16802 33RD AVE S
2	537980	5035	5/11/2010	\$275,000	\$244,000	1260	7	2003	Avg	10211	N	N	4265 S 172ND ST
2	537980	0718	3/26/2012	\$168,000	\$180,000	1260	7	1954	Good	7783	N	N	16043 42ND AVE S
2	537980	2191	9/2/2011	\$195,000	\$208,000	1270	7	1962	Avg	10350	N	N	16416 34TH AVE S
2	538100	0349	2/24/2010	\$175,000	\$147,000	1280	7	1988	Avg	8775	N	N	3422 S 173RD ST
2	537980	6145	10/9/2012	\$200,000	\$206,000	1290	7	1950	Avg	11610	N	N	4433 S 175TH ST
2	714760	0225	7/17/2012	\$205,000	\$216,000	1310	7	1957	Avg	10763	N	N	17805 42ND AVE S
2	537980	1515	11/28/2011	\$250,000	\$269,000	1320	7	1962	VGood	8370	N	N	3253 S 162ND ST
2	443560	0165	8/10/2012	\$140,000	\$147,000	1320	7	1943	Avg	9425	N	N	17303 34TH AVE S
2	100300	0050	6/12/2012	\$180,000	\$191,000	1330	7	1954	Avg	6500	N	N	3415 S 187TH ST
2	714760	0045	12/7/2012	\$145,000	\$146,000	1330	7	1958	Good	11750	N	N	17629 42ND AVE S
2	432500	0120	1/19/2011	\$103,750	\$105,000	1340	7	1958	Avg	8450	N	N	18114 43RD AVE S
2	339538	0210	11/5/2010	\$206,000	\$201,000	1370	7	1987	Avg	2034	N	N	4033 S 159TH LN
2	339538	0030	9/7/2011	\$143,000	\$153,000	1370	7	1987	Avg	2185	N	N	4038 S 158TH LN
2	339538	0070	3/6/2012	\$160,000	\$172,000	1370	7	1987	Avg	2436	N	N	4028 S 159TH LN
2	339538	0100	11/12/2012	\$164,950	\$168,000	1370	7	1987	Avg	2093	N	N	4040 S 159TH LN
2	342304	9307	6/28/2010	\$215,000	\$196,000	1380	7	1967	Avg	8406	N	N	18219 46TH PL S
2	537980	3680	9/13/2010	\$180,000	\$172,000	1400	7	1968	Avg	15120	N	N	4031 S 166TH ST
2	873275	0220	8/15/2011	\$160,000	\$171,000	1400	7	1984	Avg	2313	N	N	18606 48TH PL S
2	432720	0035	12/2/2011	\$143,609	\$155,000	1400	7	1955	Avg	8620	N	N	4236 S 183RD ST
2	432500	0045	8/29/2012	\$205,000	\$214,000	1410	7	1958	Good	8771	N	N	4506 S 181ST ST
2	537980	2360	8/26/2011	\$130,000	\$139,000	1420	7	1954	Avg	9774	N	N	3751 S 164TH ST
2	537980	1525	8/8/2011	\$160,000	\$170,000	1430	7	1953	Avg	10800	N	N	16233 34TH AVE S
2	538100	0411	6/24/2011	\$172,500	\$182,000	1440	7	1986	Avg	7200	N	N	17314 38TH PL S
2	432730	0020	9/13/2010	\$179,900	\$171,000	1450	7	1958	Avg	9242	N	N	4221 S 183RD ST
2	538040	0017	10/27/2010	\$169,000	\$165,000	1460	7	1959	Avg	8700	N	N	16844 33RD AVE S
2	714760	0010	9/28/2012	\$212,950	\$220,000	1460	7	1959	VGood	8842	N	N	17612 42ND AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	538100	0060	10/16/2012	\$155,000	\$159,000	1480	7	1947	Avg	10700	N	N	3725 S 168TH ST
2	714760	0145	6/1/2011	\$250,000	\$263,000	1500	7	1957	VGood	9399	N	N	3839 S 178TH ST
2	714800	0195	3/30/2012	\$160,000	\$172,000	1520	7	1956	Avg	11548	N	N	4362 S 179TH ST
2	538100	0406	6/16/2011	\$250,000	\$264,000	1540	7	1977	Good	9400	N	N	17313 38TH PL S
2	184000	0035	3/7/2012	\$164,500	\$177,000	1540	7	1957	Avg	11433	Y	N	4812 S 179TH ST
2	537980	6270	4/10/2012	\$138,699	\$149,000	1560	7	1955	Avg	11678	N	N	4035 S 175TH ST
2	342304	9153	6/7/2012	\$292,500	\$311,000	1580	7	1936	Good	18581	N	N	18260 42ND AVE S
2	342304	9223	12/27/2011	\$170,000	\$183,000	1600	7	1930	Avg	13699	N	N	4218 S 182ND ST
2	537980	6463	2/28/2011	\$166,000	\$170,000	1620	7	1965	Avg	9260	N	N	3741 S 175TH ST
2	537980	5290	12/29/2011	\$148,000	\$159,000	1620	7	1952	Avg	10500	N	N	4235 S 172ND ST
2	714850	0095	6/1/2012	\$199,500	\$212,000	1630	7	1958	Good	9045	N	N	18220 44TH AVE S
2	342304	9087	8/14/2012	\$211,000	\$221,000	1630	7	1941	Good	17446	N	N	18646 39TH AVE S
2	873275	0210	4/5/2012	\$185,000	\$198,000	1640	7	1984	Avg	3203	N	N	18608 48TH PL S
2	100300	0075	12/14/2011	\$190,000	\$205,000	1670	7	1954	Avg	8100	N	N	18620 32ND AVE S
2	432500	0135	2/16/2012	\$194,900	\$210,000	1670	7	1958	Avg	10932	N	N	18129 44TH AVE S
2	432500	0040	1/20/2010	\$242,000	\$198,000	1680	7	1959	Avg	8754	N	N	4502 S 181ST ST
2	100340	0290	9/25/2012	\$190,000	\$197,000	1690	7	1955	Good	7150	N	N	18414 39TH AVE S
2	538100	0181	11/19/2011	\$210,000	\$226,000	1700	7	1977	Good	13750	N	N	3724 S 172ND ST
2	538100	0365	10/18/2011	\$170,500	\$183,000	1750	7	1955	Avg	12600	N	N	3417 S 173RD ST
2	873280	0040	4/10/2012	\$167,500	\$179,000	1750	7	1966	Avg	8605	N	N	4221 S 184TH ST
2	537980	4800	5/24/2011	\$202,000	\$212,000	1760	7	1941	Avg	18452	N	N	17011 MILITARY RD S
2	538100	0010	6/10/2010	\$255,000	\$230,000	1770	7	1951	Good	7250	N	N	3749 S 166TH ST
2	537980	1821	1/6/2010	\$214,000	\$173,000	1810	7	1979	Avg	9600	N	N	3738 S 164TH ST
2	537980	5230	1/12/2010	\$240,000	\$195,000	1900	7	1965	Avg	11200	N	N	4003 S 172ND ST
2	537980	6480	4/29/2012	\$195,000	\$208,000	1950	7	1957	Good	11644	N	N	3840 S 176TH ST
2	443500	0235	10/20/2010	\$320,000	\$311,000	2030	7	2010	Avg	9425	N	N	17049 37TH AVE S
2	099600	0020	11/28/2011	\$220,000	\$237,000	2040	7	1978	Avg	6063	N	N	3114 S 166TH ST
2	537980	5126	6/11/2010	\$277,250	\$250,000	2120	7	1999	Avg	9600	N	N	17235 43RD AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	537980	6290	9/9/2011	\$258,000	\$276,000	2930	7	1950	VGood	11310	N	N	4018 S 176TH ST
2	537980	6101	9/12/2012	\$349,950	\$364,000	1490	8	2012	Avg	7202	N	N	17515 MILITARY RD S
2	537980	1481	8/4/2011	\$306,000	\$326,000	1730	8	1974	Avg	8448	N	N	3237 S 162ND ST
2	537980	1177	12/10/2012	\$342,000	\$345,000	2400	8	2003	Avg	7248	N	N	16106 34TH AVE S
2	537980	6090	6/12/2012	\$340,000	\$361,000	2410	8	2006	Avg	7202	N	N	4467 S 175TH ST
2	342304	9317	9/26/2012	\$271,100	\$280,000	2900	8	1984	Avg	8417	N	N	4233 S 184TH PL
2	537980	2550	1/28/2010	\$453,000	\$373,000	4580	9	2008	Avg	12225	N	N	3766 S 166TH ST
2	537980	1920	4/29/2011	\$500,000	\$521,000	3630	10	2008	Avg	7482	N	N	3436 S 164TH ST
3	004100	0454	10/16/2012	\$89,000	\$92,000	880	5	1928	Avg	9000	N	N	3220 S 152ND ST
3	365120	0005	7/3/2012	\$135,000	\$143,000	720	6	1949	Good	7280	N	N	13034 22ND AVE S
3	640460	0175	9/18/2012	\$145,000	\$150,000	720	6	1939	Avg	16800	N	N	2034 S 134TH ST
3	609940	0271	8/24/2011	\$155,000	\$165,000	750	6	1925	Good	8400	N	N	14218 29TH AVE S
3	886400	0645	8/2/2010	\$110,000	\$102,000	770	6	1944	Avg	6659	N	N	13867 37TH AVE S
3	886400	0805	1/15/2010	\$170,000	\$138,000	780	6	1944	Avg	6855	N	N	13880 37TH AVE S
3	886400	0705	1/28/2011	\$126,400	\$128,000	790	6	1944	Avg	8049	N	N	13727 37TH AVE S
3	886400	0495	4/4/2011	\$134,950	\$140,000	790	6	1944	Avg	9514	N	N	13765 34TH AVE S
3	886400	0095	8/2/2011	\$137,500	\$146,000	790	6	1944	VGood	6331	N	N	13513 37TH AVE S
3	886400	0425	8/5/2011	\$195,000	\$208,000	790	6	1944	Good	6099	N	N	3245 S 137TH ST
3	886400	0255	12/5/2012	\$106,000	\$107,000	800	6	1945	Avg	6500	N	N	13523 34TH AVE S
3	886400	0265	6/10/2010	\$136,000	\$123,000	810	6	1945	Avg	6500	N	N	3220 S 136TH ST
3	212304	9160	3/7/2011	\$160,000	\$164,000	830	6	1948	Good	8450	N	N	3096 S 148TH ST
3	162304	9116	1/24/2012	\$140,000	\$151,000	850	6	1963	Good	7066	N	N	12802 24TH AVE S
3	640460	0230	3/10/2010	\$70,000	\$59,000	860	6	1918	Avg	7862	N	N	13441 22ND AVE S
3	886400	0885	7/22/2010	\$185,000	\$171,000	860	6	1944	Good	6000	N	N	3708 S 138TH ST
3	609940	0350	2/4/2011	\$200,000	\$203,000	890	6	1950	Avg	14488	N	N	14205 29TH AVE S
3	886400	0615	2/2/2012	\$163,000	\$175,000	900	6	1944	Avg	7500	N	N	13790 34TH AVE S
3	162304	9244	8/25/2011	\$130,000	\$139,000	910	6	1924	Good	9360	N	N	2435 S 138TH ST
3	152304	9071	5/1/2012	\$120,000	\$128,000	910	6	1927	Avg	51836	N	N	14062 33RD AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	609940	0121	6/18/2012	\$121,500	\$129,000	960	6	1954	Avg	8744	N	N	14245 31ST AVE S
3	735860	0270	2/18/2010	\$175,000	\$146,000	990	6	1960	Avg	6000	N	N	13349 37TH AVE S
3	886400	0050	1/31/2012	\$122,000	\$131,000	990	6	1944	Avg	6357	N	N	3506 S 137TH ST
3	735860	0185	1/11/2012	\$109,000	\$117,000	1000	6	1958	Avg	6000	N	N	13313 35TH AVE S
3	608300	0104	7/6/2012	\$113,200	\$120,000	1040	6	1915	Avg	11929	N	N	13013 22ND AVE S
3	608300	0038	8/7/2012	\$188,000	\$197,000	1040	6	1953	Avg	10176	N	N	13020 23RD AVE S
3	162304	9283	1/10/2012	\$152,000	\$164,000	1050	6	1955	Good	9364	N	N	12850 24TH AVE S
3	735860	0188	3/21/2011	\$127,700	\$132,000	1060	6	1949	Avg	6000	N	N	13307 35TH AVE S
3	359860	0066	9/27/2011	\$207,000	\$222,000	1060	6	1951	VGood	8400	N	N	2450 S 144TH ST
3	734660	0295	3/8/2012	\$135,000	\$145,000	1060	6	1924	Avg	10440	N	N	3018 S 133RD ST
3	553160	0050	5/17/2012	\$160,000	\$171,000	1060	6	1943	Avg	11491	N	N	12826 23RD AVE S
3	609940	0270	3/15/2010	\$185,000	\$158,000	1090	6	1948	Avg	7802	N	N	14214 29TH AVE S
3	004100	0432	5/28/2010	\$197,500	\$177,000	1100	6	1939	Good	13000	N	N	15049 32ND PL S
3	212304	9126	7/10/2012	\$220,000	\$232,000	1100	6	1943	Avg	46343	N	N	2617 S 148TH ST
3	886400	0160	11/12/2012	\$185,000	\$189,000	1100	6	1944	VGood	6400	N	N	13543 35TH AVE S
3	608300	0109	2/8/2010	\$135,000	\$112,000	1130	6	1958	Avg	12148	N	N	13011 22ND AVE S
3	162304	9348	11/5/2010	\$215,000	\$210,000	1130	6	1941	Good	8500	N	N	2425 S 140TH ST
3	886400	0360	6/14/2010	\$155,000	\$140,000	1170	6	1944	Avg	6003	N	N	3232 S 137TH ST
3	608240	0210	2/7/2012	\$123,000	\$132,000	1170	6	1948	Avg	10991	N	N	13424 24TH AVE S
3	608240	0213	9/25/2010	\$159,000	\$152,000	1190	6	1948	Avg	10000	N	N	2412 S 135TH ST
3	212304	9518	2/23/2010	\$123,000	\$103,000	1250	6	1953	Avg	11250	N	N	2616 S 148TH ST
3	608300	0155	12/13/2011	\$85,000	\$92,000	1270	6	1905	Avg	12550	N	N	12817 22ND AVE S
3	886400	0465	1/14/2011	\$143,900	\$145,000	1280	6	1944	Good	6895	N	N	13729 34TH AVE S
3	608240	0160	8/3/2011	\$144,220	\$153,000	1280	6	1956	Good	9366	N	N	2457 S 133RD ST
3	212304	9182	5/5/2011	\$136,200	\$142,000	1310	6	1942	Avg	7300	N	N	3111 S 144TH ST
3	152304	9113	6/28/2011	\$139,000	\$147,000	1320	6	1940	Good	16283	N	N	13319 34TH AVE S
3	212304	9502	12/31/2012	\$148,000	\$148,000	1340	6	1931	Avg	8505	N	N	2730 S 146TH ST
3	212304	9194	6/28/2012	\$115,000	\$122,000	1370	6	1958	Avg	10317	N	N	14519 27TH PL S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	886400	0580	2/24/2011	\$240,800	\$246,000	1410	6	1944	Good	7522	N	N	13752 34TH AVE S
3	392340	0017	7/17/2012	\$180,000	\$190,000	1430	6	1941	Good	6105	N	N	3055 S 148TH ST
3	608240	0170	2/25/2011	\$150,000	\$153,000	1450	6	1935	Avg	18085	N	N	2445 S 133RD ST
3	886400	0765	9/23/2011	\$120,000	\$129,000	1460	6	1944	Avg	6000	N	N	13832 37TH AVE S
3	886400	0765	10/30/2012	\$125,000	\$128,000	1460	6	1944	Avg	6000	N	N	13832 37TH AVE S
3	640460	0073	8/28/2012	\$140,199	\$146,000	1580	6	1943	Avg	6300	N	N	13415 24TH AVE S
3	886400	0635	8/15/2012	\$215,000	\$225,000	1650	6	1944	VGood	6600	N	N	3418 S 140TH ST
3	886400	0560	4/14/2010	\$210,000	\$183,000	1730	6	1944	Good	8800	N	N	13730 34TH AVE S
3	152304	9094	5/6/2011	\$130,000	\$136,000	1750	6	1931	Avg	16530	N	N	14028 33RD AVE S
3	886400	0040	2/25/2010	\$237,000	\$199,000	1830	6	1944	Good	6005	N	N	13538 35TH AVE S
3	608300	0122	9/8/2010	\$217,500	\$207,000	1840	6	1942	Good	21354	N	N	12831 21ST AVE S
3	212304	9283	5/31/2012	\$224,000	\$238,000	1950	6	1950	Good	12750	N	N	2653 S 150TH ST
3	004100	0436	12/17/2010	\$199,950	\$199,000	900	7	1961	VGood	10450	N	N	15047 32ND PL S
3	004000	0080	8/17/2010	\$235,000	\$221,000	970	7	1952	Good	7800	N	N	14434 34TH AVE S
3	734060	1043	9/26/2010	\$188,000	\$180,000	990	7	1952	Avg	8025	Y	N	13512 37TH AVE S
3	609940	0111	11/24/2010	\$175,000	\$173,000	1010	7	1957	Avg	7711	N	N	3014 S 144TH ST
3	941260	0070	3/17/2011	\$166,900	\$172,000	1010	7	1963	Avg	9100	N	N	14120 34TH PL S
3	608240	0082	3/30/2010	\$206,000	\$177,000	1040	7	1957	Avg	11970	N	N	2435 S 132ND ST
3	392340	0133	2/26/2010	\$181,000	\$152,000	1050	7	1994	Avg	7865	N	N	15109 29TH LN S
3	638580	0010	7/28/2010	\$225,000	\$209,000	1050	7	1962	Good	7228	N	N	15059 29TH AVE S
3	638580	0190	3/1/2011	\$177,000	\$181,000	1050	7	1962	Avg	7200	N	N	15033 30TH AVE S
3	152304	9089	9/4/2012	\$140,000	\$146,000	1050	7	1970	Fair	6486	N	N	13061 33RD AVE S
3	608240	0301	5/14/2010	\$249,950	\$222,000	1060	7	1959	Good	7976	N	N	2654 S 135TH ST
3	269360	0060	1/25/2011	\$152,000	\$154,000	1060	7	1973	Good	8250	N	N	13317 27TH AVE S
3	024150	0035	2/24/2011	\$215,000	\$220,000	1060	7	1958	Good	9842	N	N	14442 24TH AVE S
3	278100	0040	10/24/2011	\$187,500	\$201,000	1060	7	1962	Good	8103	N	N	14224 26TH PL S
3	162304	9346	8/28/2012	\$231,700	\$242,000	1060	7	1964	Avg	8408	N	N	2635 S 128TH ST
3	735860	0260	5/6/2010	\$257,000	\$227,000	1070	7	1961	Avg	11500	N	N	13357 37TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	638580	0120	8/29/2011	\$189,000	\$202,000	1090	7	1963	Avg	7200	N	N	15036 29TH AVE S
3	886400	0165	9/30/2010	\$184,900	\$178,000	1100	7	1944	VGood	6005	N	N	13537 35TH AVE S
3	212304	9542	4/13/2011	\$182,000	\$189,000	1100	7	1981	Avg	10010	N	N	2801 S 144TH ST
3	098360	0030	11/30/2010	\$185,000	\$183,000	1120	7	1957	Avg	15787	N	N	13608 28TH PL S
3	638590	0060	11/12/2012	\$224,000	\$228,000	1120	7	1963	Avg	8885	N	N	3021 S 151ST PL
3	212304	9189	1/9/2012	\$250,000	\$269,000	1130	7	1962	VGood	18200	N	N	2828 S 148TH ST
3	004000	0006	8/9/2012	\$179,999	\$189,000	1130	7	1955	Good	8631	N	N	3209 S 144TH ST
3	152304	9218	3/30/2010	\$193,000	\$166,000	1140	7	1956	Avg	9102	N	N	14203 35TH AVE S
3	152304	9230	8/23/2012	\$161,750	\$169,000	1140	7	1959	Avg	8880	N	N	3337 S 140TH ST
3	253000	0070	4/12/2011	\$245,000	\$254,000	1170	7	1959	VGood	8013	N	N	15226 30TH AVE S
3	392340	0134	11/23/2011	\$175,000	\$188,000	1200	7	1994	Avg	7826	N	N	15115 29TH LN S
3	392340	0078	2/27/2012	\$220,000	\$237,000	1200	7	1955	Avg	24376	N	N	3035 S 150TH ST
3	936130	0040	5/17/2012	\$145,000	\$155,000	1220	7	1975	Avg	7878	N	N	2506 S 135TH ST
3	212304	9110	7/3/2012	\$215,000	\$227,000	1220	7	1964	VGood	10145	N	N	14421 28TH LN S
3	162304	9396	10/26/2011	\$158,500	\$170,000	1220	7	1977	Avg	9333	N	N	13631 26TH PL S
3	162304	9391	2/4/2011	\$114,900	\$117,000	1230	7	1967	Fair	8928	N	N	13011 MILITARY RD S
3	640460	0030	9/27/2011	\$175,000	\$188,000	1230	7	1960	Avg	10917	N	N	2235 S 132ND ST
3	608300	0019	6/13/2010	\$249,000	\$225,000	1250	7	2003	Avg	10564	N	N	12836 23RD AVE S
3	608300	0016	1/13/2011	\$230,000	\$232,000	1250	7	2004	Avg	10204	N	N	12830 23RD AVE S
3	021650	0010	10/25/2011	\$160,000	\$172,000	1250	7	1964	Avg	7125	N	N	14457 26TH AVE S
3	608300	0015	7/21/2010	\$227,000	\$210,000	1260	7	1939	Avg	10204	N	N	12835 24TH AVE S
3	392340	0121	11/15/2012	\$195,000	\$198,000	1290	7	1998	Avg	9243	N	N	15030 28TH LN S
3	941500	0020	2/24/2011	\$222,000	\$227,000	1310	7	1964	Good	8500	N	N	3208 S 142ND PL
3	886400	0210	4/7/2010	\$223,000	\$193,000	1350	7	1944	Good	7704	N	N	13512 32ND AVE S
3	162304	9347	12/7/2011	\$160,000	\$172,000	1360	7	1962	Avg	8680	N	N	12822 24TH AVE S
3	212304	9488	3/24/2012	\$207,600	\$223,000	1360	7	1963	Avg	7872	N	N	14417 29TH AVE S
3	024150	0095	11/14/2011	\$196,000	\$211,000	1370	7	1958	Avg	11172	N	N	14436 25TH AVE S
3	640460	0101	5/16/2012	\$115,000	\$123,000	1370	7	1951	Avg	7200	N	N	2231 S 134TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	523280	0047	6/20/2011	\$175,100	\$185,000	1390	7	1966	Avg	10000	N	N	14006 24TH AVE S
3	384260	0046	12/19/2012	\$234,000	\$235,000	1390	7	1942	Good	13260	N	N	2832 S 154TH ST
3	950900	0060	6/30/2011	\$137,000	\$145,000	1400	7	1961	Avg	7263	N	N	2429 S 137TH ST
3	950900	0030	6/16/2011	\$125,900	\$133,000	1440	7	1961	Good	7085	N	N	2416 S 137TH ST
3	278100	0050	8/8/2012	\$196,000	\$205,000	1440	7	1962	Avg	8553	N	N	14220 26TH PL S
3	608300	0082	12/5/2012	\$110,000	\$111,000	1480	7	1961	Avg	6678	N	N	2034 S 132ND ST
3	212304	9239	12/10/2012	\$222,000	\$224,000	1490	7	1950	VGood	10754	N	N	2909 S 144TH ST
3	640460	0094	2/16/2011	\$127,000	\$129,000	1500	7	1960	Avg	13500	N	N	13505 24TH AVE S
3	640460	0094	10/26/2011	\$235,000	\$253,000	1500	7	1960	VGood	13500	N	N	13505 24TH AVE S
3	608300	0083	7/26/2012	\$127,600	\$134,000	1510	7	1959	Avg	9078	N	N	2048 S 132ND ST
3	359860	0041	4/30/2010	\$250,000	\$220,000	1530	7	2005	Avg	7209	N	N	2406 S 142ND LN
3	021650	0050	8/19/2010	\$219,950	\$207,000	1530	7	1965	Avg	7980	N	N	14439 26TH AVE S
3	941500	0010	10/25/2010	\$228,000	\$222,000	1540	7	1965	Good	10800	N	N	3202 S 142ND PL
3	608240	0070	5/10/2011	\$225,000	\$235,000	1540	7	1978	Avg	9065	N	N	2450 S 133RD ST
3	392340	0080	11/17/2011	\$175,000	\$188,000	1580	7	1985	Avg	7367	N	N	15104 31ST PL S
3	162304	9375	1/21/2011	\$201,825	\$204,000	1590	7	1968	Good	7599	N	N	13611 26TH PL S
3	162304	9371	7/6/2012	\$170,000	\$180,000	1590	7	1968	Good	9896	N	N	13609 26TH PL S
3	392340	0093	5/31/2011	\$175,000	\$184,000	1640	7	1950	Good	13000	N	N	2908 S 152ND ST
3	359860	0048	1/13/2010	\$126,000	\$102,000	1700	7	1960	Avg	9143	N	N	2417 S 142ND ST
3	734660	0014	9/21/2010	\$156,750	\$150,000	1700	7	1945	Avg	17900	N	N	13505 MILITARY RD S
3	359860	0048	11/10/2010	\$217,000	\$213,000	1700	7	1960	Good	9143	N	N	2417 S 142ND ST
3	608300	0020	12/28/2010	\$220,000	\$220,000	1730	7	1928	Good	10564	N	N	12841 24TH AVE S
3	735960	0440	3/8/2011	\$155,000	\$159,000	1750	7	2001	Avg	8150	Y	N	13028 32ND AVE S
3	609940	0070	7/27/2011	\$192,000	\$204,000	1770	7	1955	Avg	16828	N	N	14217 MILITARY RD S
3	734660	0040	5/15/2012	\$180,000	\$192,000	1770	7	1952	Avg	18000	N	N	2929 S 135TH ST
3	212304	9490	8/29/2012	\$151,000	\$157,000	1770	7	1964	Avg	11623	N	N	14420 28TH LN S
3	608300	0021	3/27/2012	\$214,950	\$231,000	1800	7	1937	Good	9950	N	N	12847 24TH AVE S
3	162304	9337	12/4/2012	\$175,000	\$177,000	1830	7	1968	Avg	10764	N	N	13804 29TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	734660	0219	12/12/2011	\$225,000	\$242,000	1870	7	1978	Good	9400	N	N	13325 31ST AVE S
3	162304	9248	4/9/2010	\$225,000	\$195,000	1920	7	1954	Good	8100	N	N	13003 MILITARY RD S
3	212304	9011	11/23/2011	\$173,000	\$186,000	1960	7	1959	Avg	11085	N	N	14459 25TH AVE S
3	212304	9238	3/28/2011	\$140,000	\$145,000	2020	7	1959	Avg	9000	N	N	2633 S 144TH ST
3	212304	9564	11/21/2011	\$185,000	\$199,000	2020	7	1992	Avg	11557	N	N	3126 S 148TH ST
3	152304	9101	7/11/2012	\$200,000	\$211,000	2030	7	1940	Good	6970	N	N	13330 32ND AVE S
3	004000	0015	7/18/2012	\$171,000	\$180,000	2080	7	1954	Avg	7276	N	N	14404 MILITARY RD S
3	640460	0232	6/28/2010	\$272,250	\$248,000	2090	7	2010	Avg	7239	N	N	2115 S 134TH LN
3	608300	0160	8/13/2010	\$301,000	\$282,000	2090	7	2010	Avg	8804	N	N	12819 22ND AVE S
3	425580	0015	6/8/2010	\$298,450	\$269,000	2270	7	2007	Avg	7717	N	N	13514 24TH AVE S
3	640460	0233	4/19/2010	\$305,000	\$266,000	2410	7	2010	Avg	7238	N	N	2111 S 134TH LN
3	609940	0030	4/20/2011	\$259,990	\$270,000	1310	8	1939	Good	41900	N	N	14036 MILITARY RD S
3	004000	1035	11/16/2011	\$185,000	\$199,000	1340	8	1949	Good	11025	N	N	3209 S 146TH ST
3	608300	0002	4/6/2010	\$302,000	\$261,000	1390	8	2007	Avg	4400	N	N	2317 S 128TH ST
3	162304	9291	9/13/2010	\$230,000	\$219,000	1450	8	1953	Good	8414	N	N	12841 26TH AVE S
3	204880	0015	8/28/2012	\$270,145	\$282,000	1540	8	1960	VGood	9600	N	N	12825 26TH PL S
3	152304	9310	4/18/2011	\$290,000	\$301,000	2040	8	2010	Avg	6500	N	N	3411 S 140TH ST
3	640460	0068	3/7/2011	\$319,000	\$327,000	2460	8	2010	Avg	7200	N	N	13248 22ND AVE S
3	212304	9610	4/12/2010	\$320,000	\$278,000	2480	8	2007	Avg	7924	N	N	15113 26TH LN S
3	152304	9311	5/25/2011	\$322,000	\$338,000	2640	8	2009	Avg	7150	N	N	3415 S 140TH ST
4	736060	0420	6/24/2011	\$145,000	\$153,000	660	6	1942	Good	8400	N	N	4101 S 139TH ST
4	004000	0961	9/7/2012	\$110,000	\$114,000	700	6	1943	Good	8140	N	N	4042 S 148TH ST
4	004000	0407	10/5/2010	\$189,000	\$182,000	720	6	1947	Avg	6450	N	N	14441 46TH AVE S
4	004200	0048	12/13/2011	\$139,000	\$150,000	790	6	1943	Avg	49608	N	N	4447 S 148TH ST
4	734760	0090	12/19/2012	\$140,000	\$141,000	880	6	1921	Avg	13200	N	N	4416 S 137TH ST
4	004200	0350	10/19/2011	\$185,000	\$199,000	900	6	1930	Avg	10148	N	N	15122 42ND AVE S
4	261320	0031	7/11/2011	\$143,000	\$152,000	910	6	1968	Avg	11000	N	N	13552 MACADAM RD S
4	734760	0205	3/23/2011	\$131,000	\$135,000	970	6	1910	Good	8500	N	N	13749 45TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	004000	0948	5/24/2010	\$134,000	\$120,000	1040	6	1955	Avg	7428	N	N	14615 42ND AVE S
4	261320	0026	8/14/2012	\$195,000	\$204,000	1050	6	1942	VGood	7687	N	N	13423 48TH AVE S
4	152304	9260	2/16/2010	\$226,000	\$189,000	1100	6	1930	Avg	12040	N	N	13731 44TH AVE S
4	734760	0215	3/9/2011	\$205,000	\$210,000	1100	6	1970	VGood	8500	N	N	13737 45TH AVE S
4	734760	0500	5/16/2011	\$165,000	\$173,000	1180	6	1962	Avg	8855	N	N	4418 S 140TH ST
4	734160	0150	9/29/2010	\$148,000	\$142,000	1370	6	1903	VGood	8007	N	N	13031 MACADAM RD S
4	004000	0615	5/18/2011	\$250,000	\$262,000	1690	6	1926	Avg	39186	N	N	4643 S 146TH ST
4	004000	0341	7/26/2012	\$168,000	\$177,000	1700	6	2001	Avg	9341	N	N	14414 42ND AVE S
4	734820	0055	7/30/2012	\$169,900	\$179,000	1710	6	1974	Good	8340	N	N	4218 S 142ND ST
4	152304	9197	7/25/2011	\$248,000	\$264,000	750	7	1998	Avg	8925	Y	N	4804 S 144TH ST
4	799960	0185	10/10/2012	\$139,500	\$144,000	840	7	1917	Fair	21886	N	N	14454 51ST AVE S
4	322920	0040	7/15/2010	\$199,950	\$184,000	900	7	1946	Good	13399	N	N	13765 MACADAM RD S
4	734060	0941	11/4/2011	\$245,000	\$263,000	940	7	1950	Good	9333	N	N	13223 40TH AVE S
4	004200	0103	12/14/2011	\$180,000	\$194,000	1050	7	1965	Avg	9600	N	N	4216 S 150TH ST
4	734820	0185	3/18/2011	\$201,000	\$207,000	1070	7	1908	Good	8340	N	N	14025 44TH AVE S
4	004000	0605	6/8/2011	\$149,000	\$157,000	1110	7	1958	Avg	8820	N	N	4623 S 146TH ST
4	734560	0995	9/15/2011	\$180,000	\$193,000	1120	7	1921	Avg	6503	N	N	3836 S 130TH ST
4	004200	0371	8/9/2011	\$215,000	\$229,000	1230	7	1965	Good	8773	N	N	4615 S 150TH ST
4	734820	0105	12/6/2010	\$148,000	\$147,000	1250	7	1957	Fair	8896	N	N	14002 43RD AVE S
4	735960	0741	10/10/2011	\$133,000	\$143,000	1280	7	1986	Avg	5300	N	N	3501 S 130TH ST
4	004100	0621	11/2/2012	\$175,000	\$179,000	1340	7	1953	Avg	10650	N	N	4026 S 152ND ST
4	004000	0699	4/12/2012	\$190,000	\$203,000	1360	7	1958	Avg	10458	N	N	14658 46TH AVE S
4	004300	0168	7/16/2012	\$167,500	\$177,000	1390	7	1964	Avg	7781	N	N	15225 40TH AVE S
4	004100	0608	11/30/2011	\$280,000	\$301,000	1640	7	1992	VGood	10687	N	N	4023 S 151ST ST
4	736060	0350	4/28/2010	\$230,000	\$202,000	1670	7	1947	Avg	7260	Y	N	4120 S 139TH ST
4	004200	0155	2/16/2012	\$189,000	\$203,000	1750	7	1993	Good	9050	N	N	4816 S 150TH ST
4	000300	0082	2/4/2012	\$218,500	\$235,000	2060	7	1949	Good	32589	N	N	13718 MACADAM RD S
4	004000	0706	2/24/2010	\$230,500	\$194,000	2280	7	1960	Avg	8092	N	N	14628 42ND AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	322920	0005	10/14/2010	\$240,000	\$232,000	2310	7	2006	Avg	5175	Y	N	13815 MACADAM RD S
4	152304	9149	9/21/2011	\$224,900	\$241,000	2310	7	2006	Avg	6050	Y	N	13827 MACADAM RD S
4	261320	0049	2/9/2010	\$475,000	\$394,000	2373	7	2006	Avg	21000	N	N	13534 MACADAM RD S
4	261200	0350	8/31/2010	\$255,000	\$241,000	1730	8	2002	Avg	7409	N	N	4275 S 137TH ST
4	261200	0390	1/20/2011	\$235,000	\$237,000	1730	8	2002	Avg	4838	N	N	4291 S 137TH ST
4	261200	0280	12/23/2010	\$272,000	\$272,000	1750	8	2002	Avg	6411	N	N	13719 43RD PL S
4	261000	0050	9/26/2011	\$250,000	\$268,000	1750	8	2002	Avg	6500	Y	N	4803 S 145TH ST
4	261200	0030	4/4/2012	\$219,900	\$236,000	2090	8	2001	Avg	6362	N	N	4202 S 137TH ST
4	322920	0095	10/2/2012	\$278,839	\$288,000	2110	8	2009	Avg	6163	N	N	4618 S 140TH ST
4	261200	0180	7/8/2010	\$345,000	\$317,000	2140	8	2002	Avg	11325	N	N	4262 S 137TH PL
4	261200	0140	8/26/2010	\$275,000	\$260,000	2140	8	2001	Avg	5656	N	N	4246 S 137TH PL
4	261200	0160	10/18/2012	\$230,625	\$237,000	2160	8	2001	Avg	4254	N	N	4254 S 137TH PL
4	261200	0130	6/24/2010	\$299,500	\$273,000	2220	8	2001	Avg	10627	N	N	4242 S 137TH PL
4	322920	0094	9/25/2012	\$270,272	\$280,000	2220	8	2009	Avg	5543	N	N	4612 S 140TH ST
4	004000	0695	2/29/2012	\$317,000	\$341,000	2400	8	2006	Avg	8990	N	N	4614 S 148TH ST
4	261000	0100	9/27/2012	\$270,000	\$279,000	2510	8	2002	Avg	6508	Y	N	4915 S 145TH ST
4	004000	0513	2/22/2010	\$366,000	\$307,000	2620	8	2007	Avg	6500	Y	N	14424 48TH PL S
4	734820	0085	1/22/2010	\$435,000	\$356,000	4000	8	2009	Avg	8340	N	N	14021 43RD AVE S
4	734060	0843	5/26/2011	\$309,000	\$324,000	2670	9	2008	Avg	7308	N	N	13011 MACADAM RD S
4	142260	0170	4/12/2010	\$385,000	\$334,000	3460	9	2003	Avg	7021	N	N	3833 S 132ND PL
4	004000	0803	2/1/2012	\$485,000	\$522,000	3483	9	2005	Avg	11351	N	N	4224 S 148TH ST
4	004100	0181	10/26/2012	\$480,000	\$492,000	3890	9	2007	Avg	10410	N	N	4055 S 148TH ST
4	004000	0679	2/7/2012	\$535,000	\$576,000	3982	10	2010	Avg	9046	N	N	4644 S 148TH ST
4	004200	0140	3/16/2011	\$645,000	\$664,000	4990	10	2009	Avg	13226	N	N	4645 S 148TH ST
4	004000	0730	10/21/2011	\$510,000	\$548,000	5660	10	2008	Avg	12580	N	N	4407 S 146TH ST
5	335140	0620	10/12/2010	\$120,000	\$116,000	540	5	2007	Avg	2000	N	N	4002 S 115TH ST
5	017900	1101	11/19/2010	\$119,950	\$118,000	840	5	1943	Avg	3000	N	N	12207 47TH AVE S
5	000280	0025	5/19/2010	\$217,000	\$193,000	620	6	1930	VGood	10512	N	N	13925 56TH PL S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	000300	0007	12/14/2010	\$125,000	\$124,000	620	6	1925	Avg	7652	N	N	13620 52ND AVE S
5	000300	0065	11/22/2010	\$189,950	\$187,000	700	6	1943	Good	7785	N	N	5330 S 136TH ST
5	334740	0245	10/18/2011	\$177,500	\$191,000	810	6	1906	Good	11534	N	N	11838 42ND AVE S
5	334740	1000	11/18/2010	\$170,000	\$167,000	820	6	1946	VGood	15000	N	N	11828 44TH AVE S
5	336590	0550	10/18/2012	\$218,950	\$225,000	830	6	1953	VGood	12672	N	N	14438 57TH AVE S
5	336590	0206	9/27/2012	\$185,000	\$191,000	840	6	1936	Avg	9409	N	N	5534 S 144TH ST
5	334740	1170	1/13/2011	\$149,500	\$151,000	860	6	1945	Good	4800	N	N	4410 S 122ND ST
5	017900	2335	12/6/2012	\$125,000	\$126,000	980	6	1965	Good	5000	N	N	12527 51ST PL S
5	336590	0730	12/1/2011	\$172,950	\$186,000	1000	6	1908	Good	11904	N	N	14221 58TH AVE S
5	167040	0015	10/9/2012	\$175,000	\$180,000	1160	6	1963	Good	8890	N	N	13920 51ST AVE S
5	167040	0065	1/27/2012	\$145,000	\$156,000	1470	6	1962	Avg	6656	N	N	5202 S 142ND ST
5	217200	0215	5/22/2012	\$240,000	\$256,000	1470	6	1925	Avg	26450	N	Y	13312 56TH AVE S
5	217200	0215	7/26/2012	\$262,500	\$276,000	1470	6	1925	Good	26450	N	Y	13312 56TH AVE S
5	017900	0690	6/9/2010	\$191,000	\$172,000	1600	6	1943	Avg	10039	N	N	12202 45TH AVE S
5	766160	0240	8/23/2012	\$460,000	\$480,000	1690	6	1946	Good	1E+05	N	N	14720 MACADAM RD S
5	211130	0005	9/27/2012	\$225,000	\$233,000	2060	6	1958	Good	9600	N	N	5618 S 147TH ST
5	167040	0215	5/14/2010	\$278,000	\$247,000	2400	6	1919	Good	6886	N	N	5341 S 140TH ST
5	000320	0018	12/3/2012	\$237,000	\$240,000	1090	7	1957	Good	14874	N	N	6542 S 154TH ST
5	336590	0041	4/13/2010	\$215,000	\$187,000	1110	7	1964	Good	10100	N	N	5505 S 144TH ST
5	336590	1355	9/5/2012	\$237,000	\$247,000	1200	7	1960	Avg	11285	N	N	14252 59TH AVE S
5	109990	0120	10/13/2010	\$236,000	\$228,000	1280	7	1993	Avg	8414	N	N	5603 S 150TH PL
5	167040	0028	12/21/2011	\$245,025	\$264,000	1290	7	2011	Avg	6802	N	N	13932 51ST AVE S
5	734060	0165	8/24/2012	\$224,500	\$234,000	1290	7	1941	Avg	21340	Y	Y	11540 40TH AVE S
5	336590	0325	5/16/2011	\$237,500	\$249,000	1320	7	1991	Avg	13056	Y	N	14116 56TH AVE S
5	017900	0142	8/16/2011	\$250,000	\$267,000	1330	7	2002	Avg	5000	N	N	12267 43RD AVE S
5	868780	0097	1/31/2012	\$175,000	\$188,000	1400	7	1990	Good	8254	N	N	5805 S 147TH ST
5	017900	0835	11/3/2011	\$180,000	\$194,000	1434	7	2000	Avg	3000	N	N	12235 46TH AVE S
5	017900	1436	2/1/2012	\$330,000	\$355,000	1510	7	2010	Avg	7000	N	N	12258 48TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	017900	1435	9/4/2012	\$325,000	\$338,000	1510	7	2010	Avg	7000	N	N	12254 48TH AVE S
5	334740	1029	2/14/2012	\$312,000	\$336,000	1540	7	2009	Avg	7068	N	N	11856 44TH AVE S
5	734400	0110	7/9/2012	\$286,200	\$302,000	1550	7	1963	Good	14397	N	Y	5703 PAMELA DR
5	000280	0016	4/28/2011	\$274,000	\$286,000	1560	7	1966	Good	8618	N	N	13943 56TH PL S
5	336590	1131	12/23/2011	\$195,000	\$210,000	1580	7	1950	Avg	9920	N	N	5828 S 144TH ST
5	334740	1215	4/29/2011	\$251,000	\$262,000	1790	7	1999	Avg	8197	N	N	12067 46TH AVE S
5	336590	1180	7/13/2012	\$193,000	\$204,000	1810	7	1965	Avg	12012	N	N	14470 58TH AVE S
5	336590	0750	11/29/2010	\$278,000	\$275,000	1900	7	1991	Good	10540	N	N	14247 58TH AVE S
5	336590	0715	11/24/2010	\$279,500	\$276,000	2160	7	1983	Good	11960	Y	N	5725 S 142ND ST
5	334740	0395	10/11/2010	\$293,700	\$284,000	2190	7	1999	Avg	4364	N	N	4302 S 122ND ST
5	334740	0385	4/5/2012	\$239,000	\$256,000	2190	7	1999	Avg	4336	N	N	4240 S 122ND ST
5	017900	0965	3/2/2010	\$300,000	\$253,000	2200	7	2006	Avg	3745	N	N	12248 46TH AVE S
5	017900	1390	7/1/2011	\$225,800	\$239,000	2210	7	2006	Avg	3000	N	N	12228 48TH AVE S
5	377930	0170	2/17/2011	\$300,000	\$306,000	2400	7	2000	Avg	6788	Y	N	5618 S 150TH ST
5	377930	0030	4/25/2012	\$255,000	\$273,000	2400	7	2001	Avg	6762	N	N	5631 S 150TH ST
5	336590	0470	11/5/2010	\$290,000	\$284,000	1940	8	1961	Avg	19776	Y	N	14415 57TH AVE S
5	334740	0755	4/26/2011	\$229,500	\$239,000	1960	8	2006	Avg	10320	N	N	11834 44TH PL S
5	766160	0210	9/17/2012	\$353,000	\$366,000	2170	8	2005	Avg	16880	N	N	5412 S 149TH LN
5	359700	0062	10/4/2012	\$375,000	\$387,000	2330	8	1991	Good	11432	N	N	14710 59TH AVE S
5	017900	1756	5/4/2010	\$320,000	\$282,000	2480	8	2010	Avg	4500	N	N	12211 50TH AVE S
5	017900	1755	1/28/2010	\$310,000	\$255,000	2520	8	2009	Avg	4500	N	N	12209 50TH AVE S
5	073300	0130	5/14/2010	\$305,000	\$271,000	2550	8	2005	Avg	7913	N	N	3555 S 116TH ST
5	073300	0131	12/7/2010	\$309,000	\$307,000	2550	8	2005	Avg	6799	N	N	3565 S 116TH ST
5	073300	0125	2/24/2012	\$265,000	\$285,000	2550	8	2005	Avg	9368	N	N	3545 S 116TH ST
5	512210	0030	10/20/2011	\$310,000	\$333,000	2030	9	1989	Avg	12582	N	N	6202 S 151ST PL
5	512210	0060	7/21/2010	\$450,000	\$416,000	2550	9	1988	VGood	12050	N	N	6241 S 151ST PL
5	512210	0130	4/21/2010	\$358,000	\$313,000	2790	9	1988	Avg	12070	N	N	6340 S 151ST PL

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	185350	0140	1/24/2011	\$276,000	IMP. CHAR CHANGED SINCE SALE
1	185350	0320	1/14/2011	\$195,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
1	185350	0320	2/1/2011	\$86,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	222304	9013	12/11/2012	\$205,000	TEAR DOWN
1	222304	9100	8/8/2012	\$315,556	BANKRUPTCY-RECEIVER OR TRUSTEE
1	238660	0050	7/5/2011	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	443600	0015	3/25/2011	\$86,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	443600	0030	4/2/2012	\$72,780	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	443600	0030	8/6/2012	\$157,000	IMPROVEMENT < 25K
1	443600	0045	11/18/2011	\$95,000	IMPROVEMENT < 25K
1	537920	0165	5/25/2010	\$225,000	NO MARKET EXPOSURE
1	537920	0196	2/8/2010	\$142,500	BANKRUPTCY RECEIVER OR TRUSTEE
1	537920	0196	8/12/2010	\$125,000	IMP. CHAR CHANGED SINCE SALE
1	537920	0225	8/10/2011	\$140,000	NO MARKET EXPOSURE
1	537980	0040	7/30/2012	\$180,000	NO MARKET EXPOSURE
1	537980	0200	5/25/2010	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	537980	0222	10/12/2010	\$149,799	NO MARKET EXPOSURE
1	537980	0480	3/16/2011	\$116,500	PREVIOUS IMP VALUE < \$25,001
1	537980	0528	5/19/2011	\$89,000	IMP. CHAR CHANGED SINCE SALE
1	537980	2730	4/20/2011	\$93,015	NO MARKET EXPOSURE; QUIT CLAIM DEED
1	537980	2739	1/21/2011	\$290,000	IMP. CHAR CHANGED SINCE SALE
1	537980	2881	1/24/2011	\$110,000	IMP CHAR DID NOT MATCH SALES CHAR
1	537980	2890	8/12/2011	\$72,000	NON-REPRESENTATIVE SALE
1	537980	3070	8/26/2011	\$155,000	IMPROVEMENT < 25K
1	537980	3475	2/24/2012	\$363,401	BANKRUPTCY-RECEIVER OR TRUSTEE
1	537980	3475	4/2/2012	\$444,045	NO MARKET EXPOSURE
1	537980	3620	10/9/2012	\$104,000	NO MARKET EXPOSURE
1	537980	3991	10/13/2010	\$250,000	NO MARKET EXPOSURE
1	537980	4050	2/29/2012	\$115,000	IMPROVEMENT < 25K
1	537980	4100	7/20/2011	\$144,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	537980	4100	2/29/2012	\$115,000	NEW CONSTRUCTION OR REMODEL
1	537980	4220	1/20/2012	\$98,500	IMP. CHAR CHANGED SINCE SALE
1	537980	4531	4/8/2011	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	537980	4602	7/29/2011	\$150,000	NO MARKET EXPOSURE
1	537980	4635	3/22/2012	\$94,000	BANKRUPTCY-RECEIVER OR TRUSTEE
1	537980	4650	5/29/2012	\$180,000	BANKRUPTCY-RECEIVER OR TRUSTEE
1	537980	4680	6/13/2011	\$261,073	BANKRUPTCY-RECEIVER OR TRUSTEE
1	537980	5430	3/26/2010	\$200,000	NO MARKET EXPOSURE
1	537980	5575	3/26/2012	\$176,400	OBSOL; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

1	615420	0040	4/23/2012	\$145,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
1	810860	0221	8/21/2012	\$162,211	IMP. CHAR CHANGED SINCE SALE
1	810860	0341	10/17/2011	\$80,000	PREVIOUS IMP VALUE < \$25,003
1	810860	0522	2/9/2011	\$196,000	IMPROVEMENT < 25K
1	810860	0580	8/15/2012	\$247,611	BANKRUPTCY-RECEIVER OR TRUSTEE
1	812520	0460	8/22/2012	\$105,000	IMP. CHAR CHANGED SINCE SALE
1	812520	0480	10/25/2012	\$330,000	NEW CONSTRUCTION OR REMODEL
1	812520	0561	11/27/2012	\$144,444	IMPROVEMENT < 25K
1	870050	0120	2/1/2010	\$143,000	QUIT CLAIM DEED; STATEMENT TO DOR
1	884930	0330	10/19/2012	\$126,342	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	885880	0045	5/16/2012	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	100300	0175	7/2/2010	\$181,000	RELOCATION - SALE TO SERVICE
2	100340	0085	5/3/2010	\$223,000	OBSOL
2	100340	0290	6/27/2012	\$165,655	BANKRUPTCY-RECEIVER OR TRUSTEE
2	184040	0110	2/2/2012	\$202,000	IMP COUNT
2	282304	9120	11/8/2011	\$252,440	BANKRUPTCY-RECEIVER OR TRUSTEE
2	282304	9120	11/23/2011	\$227,470	IMP. CHAR CHANGED SINCE SALE
2	282304	9120	11/10/2012	\$80,000	IMP. CHAR CHANGED SINCE SALE
2	342304	9153	2/15/2012	\$165,001	NON-REPRESENTATIVE SALE
2	342304	9307	10/12/2012	\$186,053	BANKRUPTCY RECEIVER OR TRUSTEE
2	349720	0005	11/26/2012	\$118,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	432500	0120	1/24/2011	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	432500	0140	4/11/2012	\$125,000	NON-REPRESENTATIVE SALE
2	432640	0060	8/6/2012	\$130,000	NO MARKET EXPOSURE
2	432710	0005	2/25/2010	\$199,335	NO MARKET EXPOSURE
2	432710	0020	9/12/2012	\$112,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
2	433600	0040	12/2/2011	\$96,600	NO MARKET ESPOXURE
2	433600	0040	6/1/2012	\$165,000	IMP. CHAR DID NOT MATCH SALES CHAR
2	433600	0101	9/26/2011	\$58,600	RELATED PARTY, FRIEND, OR NEIGHBOR
2	443500	0010	2/21/2012	\$100,000	NO MARKET EXPOSURE
2	443500	0030	9/9/2010	\$185,000	NO MARKET EXPOSURE
2	443500	0295	11/9/2011	\$232,867	OBSOL; GOVERNMENT AGENCY
2	443500	0295	5/14/2012	\$160,000	OBSOL; GOVERNMENT AGENCY
2	443500	0310	11/14/2011	\$142,000	IMPROVEMENT < 25K
2	443500	0310	6/1/2011	\$61,000	PREVIOUS IMP VALUE < \$25,002
2	443500	0415	7/27/2011	\$250,000	NO MARKET EXPOSURE
2	443500	0420	4/5/2010	\$209,500	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
2	443500	0425	10/11/2011	\$65,000	IMP. CHAR CHANGED SINCE SALE
2	443500	0425	4/12/2012	\$185,000	NO MARKET EXPOSURE
2	443500	0475	12/8/2011	\$112,000	NO MARKET EXPOSURE
2	443500	0475	5/16/2012	\$104,900	NON REPRESENTATIVE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

2	443500	0485	6/21/2012	\$128,810	BANKRUPTCY-RECEIVER OR TRUSTEE
2	443500	0540	10/4/2010	\$160,608	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	443560	0295	12/19/2011	\$90,000	NON-REPRESENTATIVE SALE
2	443560	0430	1/6/2011	\$132,000	IMP COUNT
2	537980	0802	7/27/2011	\$50,000	NO MARKET EXPOSURE
2	537980	1005	4/19/2011	\$230,186	NON-REPRESENTATIVE SALE
2	537980	1005	8/3/2011	\$87,000	NON-REPRESENTATIVE SALE
2	537980	1117	9/14/2011	\$71,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
2	537980	1363	10/26/2010	\$58,557	NO MARKET EXPOSURE
2	537980	1415	12/29/2010	\$101,000	IMP. CHAR CHANGED SINCE SALE
2	537980	1515	6/27/2011	\$127,000	IMP. CHAR CHANGED SINCE SALE
2	537980	1530	3/21/2011	\$107,900	%NETCOND;GOV AGENCY; EXEMPT FROM EXCISE TAX
2	537980	1530	8/2/2011	\$93,000	%NETCOND;GOV AGENCY; FINANCIAL INST RESALE
2	537980	1605	10/27/2011	\$38,050	QUIT CLAIM DEED
2	537980	1711	2/22/2012	\$95,000	IMP CHAR CHANGED SINCE SALE
2	537980	1711	7/17/2012	\$245,000	ACTIVE PERMIT BEFORE SALE>25K
2	537980	1810	7/26/2012	\$110,000	IMP. CHAR DID NOT MATCH SALES CHAR
2	537980	2095	10/27/2011	\$96,000	IMP. CHAR CHANGED SINCE SALE
2	537980	2330	9/3/2010	\$19,785	NO MARKET EXPOSURE
2	537980	2680	12/17/2012	\$160,000	IMPROVEMENT < 25K
2	537980	3735	12/5/2011	\$187,000	NEW CONSTRUCTION OR REMODEL
2	537980	4813	11/15/2011	\$289,391	BANKRUPTCY-RECEIVER OR TRUSTEE
2	537980	4813	11/9/2011	\$289,391	BANKRUPTCY-RECEIVER OR TRUSTEE
2	537980	4813	4/16/2012	\$110,000	NON-REPRESENTATIVE SALE
2	537980	4851	7/24/2012	\$157,500	NO MARKET EXPOSURE
2	537980	4870	11/29/2011	\$131,225	BANKRUPTCY-RECEIVER OR TRUSTEE
2	537980	4870	6/28/2012	\$125,000	IMP. CHAR CHANGED SINCE SALE
2	537980	4882	12/2/2011	\$114,700	BANKRUPTCY-RECEIVER OR TRUSTEE
2	537980	4941	4/9/2010	\$71,427	NO MARKET EXPOSURE
2	537980	5062	5/31/2012	\$25,000	NO MARKET EXPOSURE
2	537980	6020	3/11/2011	\$84,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
2	537980	6145	2/27/2012	\$174,250	BANKRUPTCY-RECEIVER OR TRUSTEE
2	537980	6270	2/16/2012	\$205,000	BANKRUPTCY-RECEIVER OR TRUSTEE
2	537980	6290	11/22/2010	\$145,000	NON-REPRESENTATIVE SALE
2	538040	0017	2/1/2010	\$230,000	BANKRUPTCY-RECEIVER OR TRUSTEE
2	538100	0049	3/1/2012	\$88,500	BANKRUPTCY - RECEIVER OR TRUSTEE
2	538100	0049	6/10/2012	\$137,500	IMPROVEMENT < 25K
2	538100	0181	3/17/2011	\$117,500	IMP. CHAR CHANGED SINCE SALE
2	538100	0332	8/30/2012	\$120,000	OBSOL; GOVERNMENT AGENCY
2	538100	0370	11/23/2011	\$164,900	NON-REPRESENTATIVE SALE
2	538100	0380	3/29/2011	\$238,000	IMP COUNT

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

2	538100	0428	11/29/2012	\$201,500	UNFIN AREA
2	538100	0475	6/28/2012	\$160,000	NO MARKET EXPOSURE
2	714760	0010	6/22/2012	\$135,300	NO MARKET EXPOSURE
2	714760	0270	5/26/2011	\$146,000	OBSOL
2	714800	0020	10/18/2010	\$210,500	OBSOL; RELOCATION - SALE TO SERVICE
2	714800	0020	1/18/2011	\$190,000	OBSOL
2	714800	0195	12/22/2011	\$161,500	BANKRUPTCY-RECEIVER OR TRUSTEE
2	714800	0210	7/21/2011	\$137,550	NEW CONSTRUCTION OR REMODEL
2	714800	0240	11/23/2011	\$153,120	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	714800	0315	9/8/2011	\$162,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	714830	0120	12/6/2011	\$130,000	IMP. CHAR CHANGED SINCE SALE
2	714830	0140	9/22/2011	\$165,000	IMP. CHAR CHANGED SINCE SALE
2	807680	0130	5/18/2012	\$135,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	810860	0880	6/1/2011	\$110,000	IMPROVEMENT < 25K
2	856740	0005	2/7/2012	\$187,188	BANKRUPTCY-RECEIVER OR TRUSTEE
2	856740	0010	6/14/2011	\$95,000	IMP. CHAR CHANGED SINCE SALE
2	856740	0015	11/29/2011	\$110,000	IMP. CHAR CHANGED SINCE SALE
2	873275	0050	8/7/2012	\$265,564	BANKRUPTCY-RECEIVER OR TRUSTEE
3	004000	0006	5/10/2012	\$118,000	IMP. CHAR CHANGED SINCE SALE
3	004000	0015	5/30/2012	\$166,356	FORCED SALE; GOV. AGENCY; EXEMPT FROM EXCISE TAX
3	004000	1051	6/23/2011	\$102,500	NON-REPRESENTATIVE SALE
3	004100	0406	12/8/2012	\$82,500	QUIT CLAIM DEED
3	004100	0454	12/12/2011	\$61,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
3	021650	0030	9/7/2010	\$159,979	BANKRUPTCY - RECEIVER OR TRUSTEE
3	021650	0030	12/7/2010	\$163,000	NON-REP; FINANCIAL INSTITUTION RESALE
3	024150	0035	8/26/2010	\$120,000	IMP. CHAR CHANGED SINCE SALE
3	138680	0055	11/1/2012	\$168,000	UNFIN AREA
3	152304	9089	5/18/2012	\$186,000	NO MARKET EXPOSURE
3	152304	9098	11/21/2011	\$100,000	NON-REPRESENTATIVE SALE
3	152304	9165	7/29/2010	\$250,000	NO MARKET EXPOSURE
3	152304	9308	4/25/2012	\$265,000	NO MARKET EXPOSURE
3	161000	0115	12/1/2011	\$290,000	NO MARKET EXPOSURE
3	161000	0215	1/9/2012	\$55,117	NO MARKET EXPOSURE
3	161000	0215	5/30/2012	\$52,250	NON-REPRESENTATIVE
3	162304	9112	3/22/2010	\$108,000	IMP. CHAR CHANGED SINCE SALE
3	162304	9112	6/10/2011	\$185,000	NEW CONSTRUCTION OR REMODEL
3	162304	9115	6/9/2011	\$162,000	NEW CONSTRUCTION OR REMODEL
3	162304	9116	5/23/2011	\$80,000	IMP. CHAR CHANGED SINCE SALE
3	162304	9283	11/10/2011	\$73,802	IMP. CHAR CHANGED SINCE SALE
3	162304	9345	6/8/2011	\$91,875	NON-REP SALE; GOVERNMENT AGENCY
3	162304	9383	3/31/2011	\$86,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

3	181080	0015	8/23/2011	\$73,100	NON-REPRESENTATIVE SALE
3	204880	0015	1/17/2012	\$135,000	IMP. CHAR CHANGED SINCE SALE
3	212304	9106	7/30/2012	\$164,000	BANKRUPTCY-RECEIVER OR TRUSTEE
3	212304	9110	10/27/2011	\$112,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY
3	212304	9110	2/24/2012	\$115,500	IMP. CHAR CHANGED SINCE SALE
3	212304	9160	10/4/2010	\$81,900	IMP. CHAR CHANGED SINCE SALE
3	212304	9189	8/31/2011	\$109,199	IMP. CHAR CHANGED SINCE SALE
3	212304	9227	7/6/2012	\$93,500	IMP. CHAR CHANGED SINCE SALE
3	212304	9282	6/19/2012	\$100,000	IMP. CHAR CHANGED SINCE SALE
3	212304	9283	2/12/2012	\$115,000	IMP CHAR CHANGED SINCE SALE
3	212304	9415	4/22/2011	\$60,000	IMP CHAR CHANGED SINCE SALE
3	212304	9497	1/5/2012	\$325,847	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	212304	9505	11/1/2010	\$135,900	IMP. CHAR CHANGED SINCE SALE
3	212304	9610	2/3/2010	\$310,500	BANKRUPTCY - RECEIVER OR TRUSTEE
3	278100	0040	6/8/2011	\$115,000	IMP. CHAR CHANGED SINCE SALE
3	359860	0042	9/7/2010	\$95,000	IMP CHAR CHANGED SINCE SALE
3	359860	0042	10/12/2010	\$98,369	NO MARKET EXPOSURE
3	359860	0044	11/7/2011	\$78,000	IMP CHAR CHANGED SINCE SALE
3	359860	0052	7/22/2011	\$192,500	NON-REPRESENTATIVE SALE
3	359860	0065	7/6/2010	\$156,651	IMP. CHAR CHANGED SINCE SALE
3	359860	0066	4/7/2011	\$92,000	IMP. CHAR CHANGED SINCE SALE
3	365120	0005	2/15/2012	\$78,700	BANKRUPTCY - RECEIVER OR TRUSTEE
3	384260	0047	12/9/2011	\$118,950	BANKRUPTCY - RECEIVER OR TRUSTEE
3	392340	0012	5/12/2010	\$72,500	IMP. CHAR CHANGED SINCE SALE
3	392340	0051	7/27/2011	\$125,000	ACTIVE PERMIT BEFORE SLAE >25K
3	392340	0057	11/9/2011	\$110,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	392340	0094	10/14/2011	\$109,900	NON-REPRESENTATIVE SALE; SHORT SALE
3	392340	0127	7/7/2011	\$186,500	NON-REPRESENTATIVE SALE
3	425580	0015	2/10/2010	\$165,000	NON-REPRESENTATIVE SALE
3	443920	0020	6/20/2012	\$64,199	NON-REPRESENTATIVE SALE
3	553160	0080	11/2/2010	\$138,900	UNFIN AREA
3	608240	0040	12/16/2011	\$70,000	IMP. CHAR CHANGED SINCE SALE
3	608240	0062	6/18/2010	\$210,000	NO MARKET EXPOSURE
3	608240	0072	6/16/2011	\$105,000	IMP. CHAR CHANGED SINCE SALE
3	608240	0081	10/11/2012	\$111,000	BANKRUPTCY-RECEIVER OR TRUSTEE
3	608240	0081	12/7/2012	\$95,484	AUCTION SALE
3	608300	0008	5/13/2010	\$140,000	NON-REPRESENTATIVE SALE
3	608300	0021	5/4/2011	\$115,100	IMP. CHAR CHANGED SINCE SALE
3	608300	0082	12/2/2011	\$127,500	FORCED SALE; EXEMPT FROM EXCISE TAX
3	608300	0083	5/17/2012	\$135,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	608300	0084	6/19/2012	\$113,000	IMP CHAR CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

3	608300	0104	4/23/2012	\$189,610	BANKRUPTCY-RECEIVER OR TRUSTEE
3	608300	0159	4/26/2010	\$46,769	RELATED PARTY, FRIEND, OR NEIGHBOR
3	609940	0121	12/5/2011	\$170,920	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY
3	609940	0204	10/6/2011	\$97,605	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	609940	0290	1/14/2011	\$150,000	NO MARKET EXPOSURE
3	609940	0380	4/20/2012	\$30,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
3	638590	0080	2/14/2011	\$148,500	NON-REPRESENTATIVE SALE
3	640460	0080	12/24/2012	\$225,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
3	640460	0145	2/10/2011	\$94,500	AUCTION SALE; GOVERNMENT AGENCY
3	734060	1044	4/17/2010	\$258,000	NO MARKET EXPOSURE
3	735860	0100	4/19/2011	\$184,077	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY
3	735860	0100	10/20/2011	\$69,000	NON REPRESENTATIVE SALE;GOVERNMENT AGENCY
3	735860	0135	11/15/2011	\$70,000	NON-REPRESENTATIVE SALE
3	735860	0140	5/21/2012	\$314,950	NEW CONSTRUCTION OR REMODEL
3	735960	0355	10/13/2011	\$120,000	NON-REPRESENTATIVE SALE
3	735960	0375	4/18/2012	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE
3	735960	0385	8/29/2012	\$186,316	IMP COUNT; NO MARKET EXPOSURE
3	735960	0495	2/23/2012	\$65,000	NON-REPRESENTATIVE SALE
3	886400	0060	3/5/2010	\$185,000	NO MARKET EXPOSURE
3	886400	0095	5/11/2011	\$75,100	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	886400	0150	7/11/2012	\$275,002	NO MARKET EXPOSURE
3	886400	0160	2/9/2012	\$90,000	IMP CHAR CHANGED SINCE SALE
3	886400	0165	6/16/2010	\$85,500	NO MARKET EXPOSURE
3	886400	0255	7/10/2012	\$209,975	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	886400	0345	7/30/2012	\$110,000	IMP CHAR CHANGED SINCE SALE
3	886400	0490	9/10/2012	\$79,189	BANKRUPTCY-RECEIVER OR TRUSTEE
3	886400	0615	8/1/2011	\$96,500	NON-REPRESENTATIVE SALE
3	886400	0635	11/4/2011	\$125,000	IMP CHAR CHANGED SINCE SALE
3	886400	0765	7/12/2011	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY
3	941500	0010	3/26/2010	\$129,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	000300	0104	7/28/2011	\$149,071	NO MARKET EXPOSURE
4	004000	0234	9/29/2010	\$199,000	NO MARKET EXPOSURE
4	004000	0338	2/3/2012	\$163,672	BANKRUPTCY-RECEIVER OR TRUSTEE
4	004000	0339	5/14/2012	\$158,561	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	004000	0339	9/18/2012	\$108,000	IMP CHAR CHANGED SINCE SALE
4	004000	0340	8/17/2012	\$190,886	BANKRUPTCY-RECEIVER OR TRUSTEE
4	004000	0425	3/24/2010	\$117,500	NO MARKET EXPOSURE
4	004000	0730	7/16/2010	\$500,000	NO MARKET EXPOSURE
4	004000	0930	11/1/2011	\$162,000	NON-REPRESENTATIVE SALE
4	004000	0944	10/20/2010	\$101,500	IMP. CHAR CHANGED SINCE SALE
4	004000	0957	8/16/2011	\$205,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

4	004000	0961	5/9/2012	\$310,647	BANKRUPTCY-RECEIVER OR TRUSTEE
4	004100	0163	7/7/2011	\$80,000	NON-REPRESENTATIVE
4	004100	0178	10/14/2011	\$184,000	NO MARKET EXPOSURE
4	004100	0590	7/10/2012	\$145,163	BANKRUPTCY-RECEIVER OR TRUSTEE
4	004200	0025	8/30/2010	\$60,640	RELATED PARTY, FRIEND, OR NEIGHBOR
4	004200	0030	6/2/2010	\$175,000	TENANT
4	004200	0061	8/16/2012	\$308,170	BANKRUPTCY-RECEIVER OR TRUSTEE
4	004200	0095	10/13/2011	\$320,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
4	004200	0218	6/16/2011	\$258,000	NON-REPRESENTATIVE SALE
4	004200	0394	3/17/2011	\$145,000	PREVIOUS IMP VALUE < \$25,000
4	004200	0400	4/3/2012	\$176,000	NO MARKET EXPOSURE
4	152304	9035	2/24/2011	\$140,000	IMP. CHAR CHANGED SINCE SALE
4	152304	9036	6/14/2010	\$228,500	NO MARKET EXPOSURE
4	152304	9172	4/26/2010	\$20,000	NO MARKET EXPOSURE
4	261000	0100	12/7/2011	\$345,844	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY
4	261200	0160	4/20/2012	\$327,561	NO MARKET EXPOSURE
4	261320	0026	1/5/2012	\$84,000	IMP. CHAR CHANGED SINCE SALE
4	261320	0177	9/25/2012	\$150,000	NON-REPRESENTATIVE SALE
4	261320	0179	7/30/2012	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	322920	0040	3/1/2010	\$84,000	IMP. CHAR CHANGED SINCE SALE
4	322920	0092	11/6/2012	\$271,500	NEW CONSTRUCTION OR REMODEL
4	322920	0093	4/25/2011	\$299,950	%COMPL
4	733240	0005	1/20/2010	\$200,000	NO MARKET EXPOSURE
4	734060	0769	8/30/2010	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	734060	0840	4/25/2011	\$52,000	NON-REPRESENTATIVE SALE
4	734060	0930	7/13/2012	\$401,225	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY
4	734060	0961	8/11/2011	\$285,000	NO MARKET EXPOSURE
4	734060	1060	8/11/2011	\$80,000	IMP CHAR DID NOT MATCH SALES CHAR
4	734160	0215	3/12/2012	\$225,000	BANKRUPTCY-RECEIVER OR TRUSTEE
4	734560	0871	2/23/2012	\$182,000	IMP COUNT
4	734760	0040	1/5/2012	\$242,744	IMP. CHAR CHANGED SINCE SALE
4	734760	0040	5/29/2012	\$175,000	IMP. CHAR CHANGED SINCE SALE
4	734760	0125	12/22/2011	\$49,000	IMP. CHAR CHANGED SINCE SALE
4	734760	0125	8/27/2012	\$185,000	NEW CONSTRUCTION OR REMODEL
4	734760	0210	12/12/2011	\$80,000	OBSOL
4	734760	0215	12/7/2010	\$100,000	NO MARKET EXPOSURE
4	734820	0100	7/27/2012	\$210,000	NO MARKET EXPOSURE
4	734820	0115	12/29/2011	\$200,000	NO MARKET EXPOSURE
4	734820	0170	6/11/2012	\$170,000	NO MARKET EXPOSURE
4	735960	0175	9/6/2011	\$73,500	IMP CHAR CHANGED SINCE SALE
4	735960	0175	3/28/2012	\$170,000	NEW CONSTRUCTION OR REMODEL

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

4	735960	0235	3/2/2010	\$215,871	NO MARKET EXPOSURE
4	735960	0235	10/22/2010	\$159,000	IMP CHAR CHANGED SINCE SALE
4	735960	0810	7/15/2011	\$79,900	IMP CHAR CHANGED SINCE SALE
4	736060	0175	4/27/2010	\$88,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	736060	0175	7/19/2011	\$182,500	ACTIVE PERMIT BEFORE SALE>25K
4	984440	0035	9/11/2012	\$250,000	NO MARKET EXPOSURE
5	000280	0024	10/12/2012	\$125,000	IMP CHAR CHANGED SINCE SALE
5	000300	0085	9/13/2012	\$264,560	NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	000320	0015	3/26/2012	\$98,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
5	000320	0018	7/18/2012	\$120,000	IMP. CHAR CHANGED SINCE SALE
5	017900	0040	10/23/2010	\$101,337	RELATED PARTY, FRIEND, OR NEIGHBOR
5	017900	0105	10/12/2011	\$60,000	IMP. CHAR CHANGED SINCE SALE
5	017900	0310	9/23/2011	\$80,376	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	017900	0400	5/14/2010	\$165,000	NO MARKET EXPOSURE
5	017900	0460	2/10/2011	\$140,000	NO MARKET EXPOSURE
5	017900	1065	5/17/2012	\$90,000	OBSOL; IMP. CHAR CHANGED SINCE SALE
5	017900	1140	10/3/2011	\$86,625	NON-REP SALE; GOV AGENCY
5	017900	1595	10/5/2012	\$96,000	NO MARKET EXPOSURE
5	017900	1730	8/5/2011	\$330,000	%COMPL
5	017900	1731	9/8/2010	\$325,000	%COMPL
5	017900	1965	9/23/2011	\$200,000	NO MARKET EXPOSURE
5	017900	2560	10/23/2012	\$190,218	BANKRUPTCY - RECEIVER OR TRUSTEE
5	073300	0180	6/12/2012	\$177,000	NO MARKET EXPOSURE
5	167040	0065	7/27/2011	\$87,000	NON-REPRESENTATIVE; GOVERNMENT AGENCY
5	167040	0148	10/15/2012	\$112,000	IMP CHAR CHANGED SINCE SALE
5	167040	0167	8/9/2012	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	217200	0045	8/23/2012	\$150,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
5	217200	0195	7/1/2010	\$175,000	NO MARKET EXPOSURE
5	217200	0195	7/14/2010	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	217200	0320	5/31/2011	\$82,500	NON REPRESENTATIVE SALE
5	334740	0590	4/7/2010	\$127,016	NON-REPRESENTATIVE SALE
5	334740	1315	3/2/2012	\$121,000	IMP CHAR CHANGED SINCE SALE
5	336590	0041	9/4/2012	\$135,000	IMP. CHAR DID NOT MATCH SALES CHAR
5	336590	0345	9/13/2012	\$142,300	OBSOL; IMP. CHAR CHANGED SINCE SALE
5	336590	0505	8/6/2012	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	336590	0520	12/26/2012	\$140,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
5	336590	0539	6/29/2010	\$157,000	IMP. CHAR CHANGED SINCE SALE
5	336590	0550	1/3/2012	\$89,998	IMP. CHAR CHANGED SINCE SALE
5	336590	0651	2/27/2012	\$114,950	NON-REPRESENTATIVE
5	336590	1090	7/20/2012	\$111,500	OBSOL
5	336590	1180	11/2/2011	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Physical Inspection Analysis
Area 24
(1 to 3 Unit Residences)

5	336590	1355	4/2/2010	\$180,000	IMP CHAR CHANGED SINCE SALE
5	359700	0083	1/8/2010	\$257,500	NO MARKET EXPOSURE
5	359700	0145	3/30/2010	\$215,000	NO MARKET EXPOSURE
5	359700	0340	11/22/2011	\$176,700	NO MARKET EXPOSURE
5	359700	0405	5/22/2012	\$77,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
5	377920	0237	4/2/2010	\$262,500	NO MARKET EXPOSURE
5	377930	0180	3/15/2012	\$194,500	NO MARKET EXPOSURE
5	512210	0060	5/6/2010	\$225,000	IMP. CHAR CHANGED SINCE SALE
5	734060	0023	5/6/2010	\$105,000	NO MARKET EXPOSURE
5	734060	0044	9/27/2012	\$295,000	NO MARKET EXPOSURE
5	734060	0124	6/10/2011	\$194,000	NON-REPRESENTATIVE SALE
5	734060	0165	5/16/2012	\$127,881	BANKRUPTCY-RECEIVER OR TRUSTEE
5	734400	0110	10/31/2011	\$120,000	NO MARKET EXPOSURE
5	868780	0139	3/25/2011	\$193,957	IMP CHAR CHANGED SINCE SALE
5	868780	0139	6/14/2011	\$120,000	IMP CHAR CHANGED SINCE SALE
5	873300	0075	7/24/2012	\$170,000	NON-REPRESENTATIVE SALE

Results

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

The resulting assessment level is 92.6%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of -3.1%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Mobile Home Valuation

Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. Characteristics that indicated possible significance in the marketplace were determined to be mobile class and mobile home size. All mobile homes were field inspected, characteristics checked and updated as needed.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 24

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
024	001	537980	4556	4/23/2012	\$61,000	\$65,000	1344	3	1976	2	8276	N	4742 S 172ND ST
024	002	538100	0095	4/24/2012	\$175,000	\$187,000	1680	3	1985	3	16700	N	3750 S 170TH ST
024	003	101700	0020	6/9/2011	\$150,000	\$157,000	1344	3	1985	6	8798	N	14023 33RD PL S
024	003	212304	9159	7/3/2012	\$128,000	\$135,000	1344	3	1982	4	9250	N	14714 25TH CT S
024	005	017900	0665	1/5/2010	\$84,500	\$68,000	520	1	1962	3	3000	N	12203 45TH AVE S
023	001	079500	0200	8/3/2010	\$150,000	\$137,000	1440	3	1983	3	8304	N	115 S 110TH ST
023	001	801860	0282	5/9/2012	\$112,000	\$115,000	1690	3	1996	4	7488	N	1437 S 124TH ST
023	002	092304	9029	6/28/2012	\$120,000	\$123,000	1848	3	1995	3	19429	N	12718 21ST AVE S
023	003	072304	9196	6/16/2011	\$145,000	\$145,000	1152	2	1973	2	16219	N	14 SW 119TH ST

Mobile Home Sales Removed From This Physical Inspection Analysis

Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	538160	0114	1/26/2010	168001	BANKRUPTCY - RECEIVER OR TRUSTEE
001	538160	0114	3/15/2012	59000	NON-REPRESENTATIVE SALE
002	099600	0025	2/17/2012	99500	MULTI-PARCEL SALE
002	537980	1692	7/5/2011	38080	NO MARKET EXPOSURE
003	101700	0020	1/24/2011	73000	IMP. CHAR CHANGED SINCE SALE
003	152304	9298	6/1/2011	30000	NO MARKET EXPOSURE
003	559900	0015	12/13/2012	32000	NO MARKET EXPOSURE
003	609940	0172	9/23/2011	55000	NO MARKET EXPOSURE
003	735860	0290	5/8/2012	221360	NO MARKET EXPOSURE
004	004100	0631	8/25/2011	60000	NON-REPRESENTATIVE SALE
004	736060	0355	8/26/2011	60000	NON-REPRESENTATIVE SALE
005	334740	0610	1/6/2010	174000	NO MARKET EXPOSURE
005	734060	0100	12/11/2012	61000	NON-REPRESENTATIVE SALE

Mobile Home Results

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

The resulting assessment level is 90.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of -2.0%. This decrease is due partly to market changes over time and the previous assessment levels.

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