

# Executive Summary Physical Inspection

## Broadview/Blue Ridge/Shilshole - Area 039 Physical Inspection

**Appraisal Date:** 1/1/2014  
**Previous Physical Inspection:** 2009  
**Number of Improved Sales:** 686  
**Range of Sale Dates:** 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

### Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$238,200	\$270,100	\$508,300			12.17%
<b>2014 Value</b>	\$288,200	\$306,600	\$594,800	\$637,600	93.8%	8.60%
<b>Change</b>	+\$50,000	+\$36,500	+\$86,500			
<b>% Change</b>	+21.0%	+13.5%	+17.0%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 8.60% is an improvement from the previous COD of 12.17%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014.

### Population – Improved Valuation Change Summary

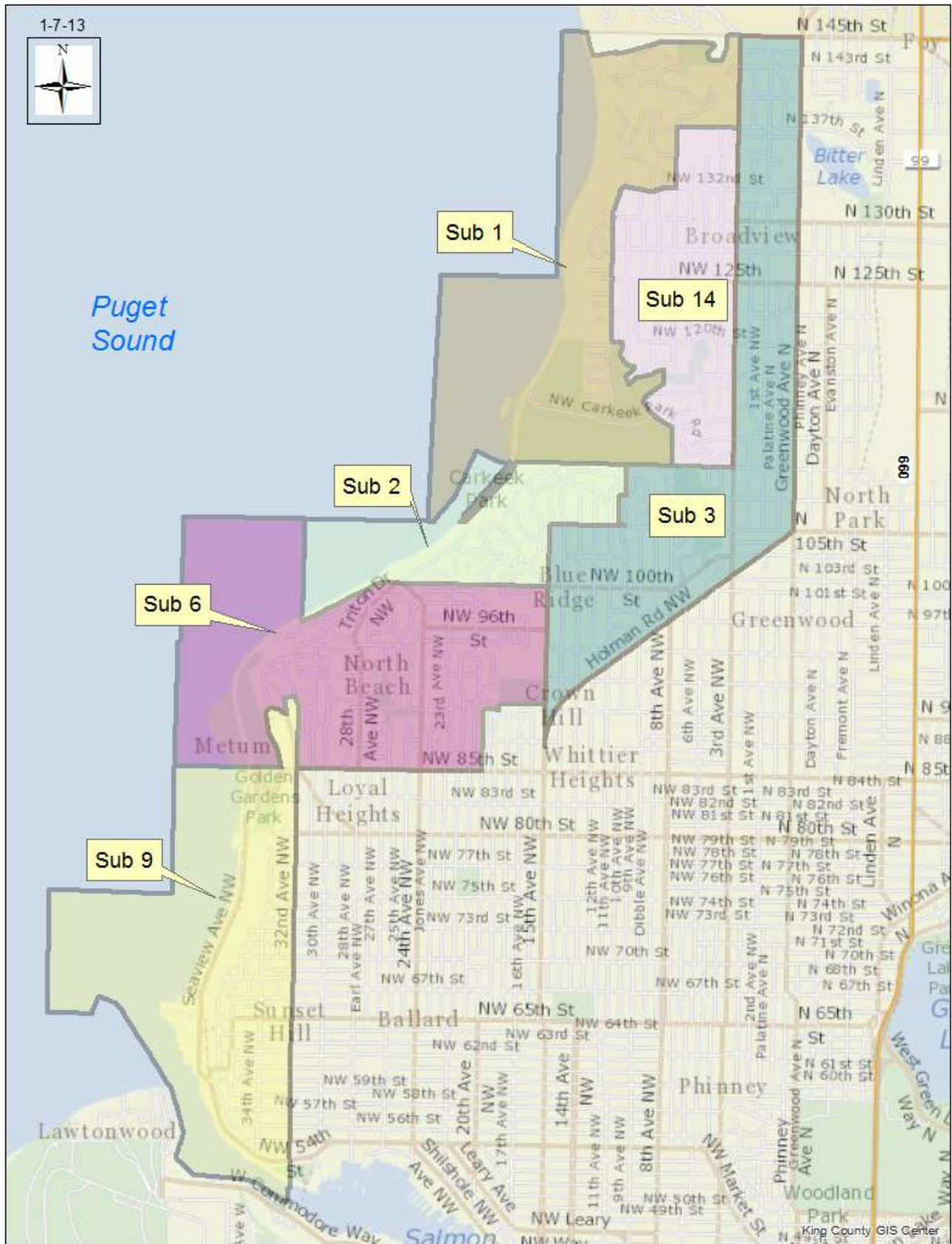
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
<b>2013 Value</b>	\$244,000	\$261,700	\$505,700
<b>2014 Value</b>	\$298,500	\$277,900	\$576,400
<b>% Change</b>	+22.3%	+6.2%	+14.0%

Number of one to three unit residences in the population: 6,441

### Physical Inspection Area:

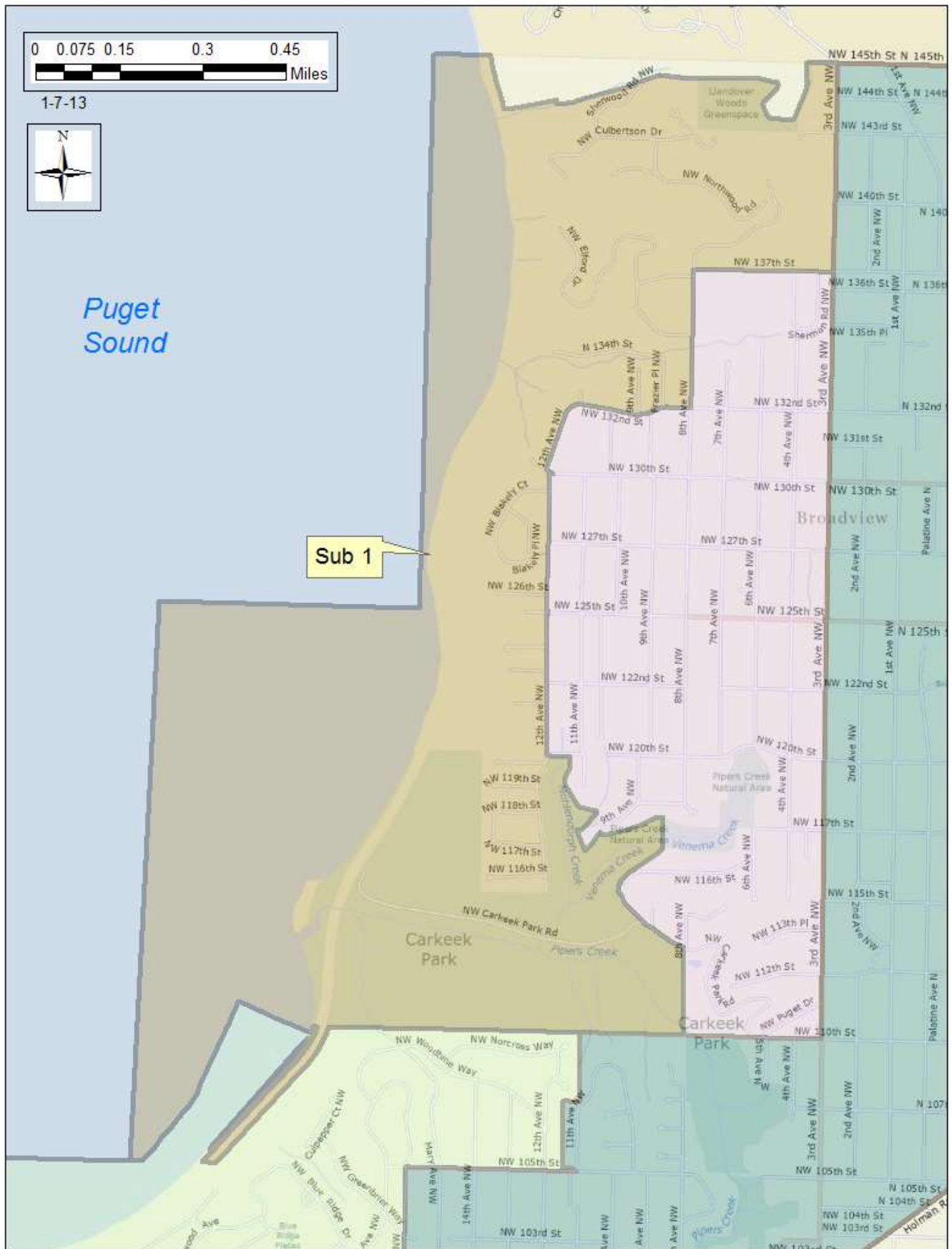
State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 039 – Broadview/Blue Ridge/Shilshole, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

## Area 039 Map



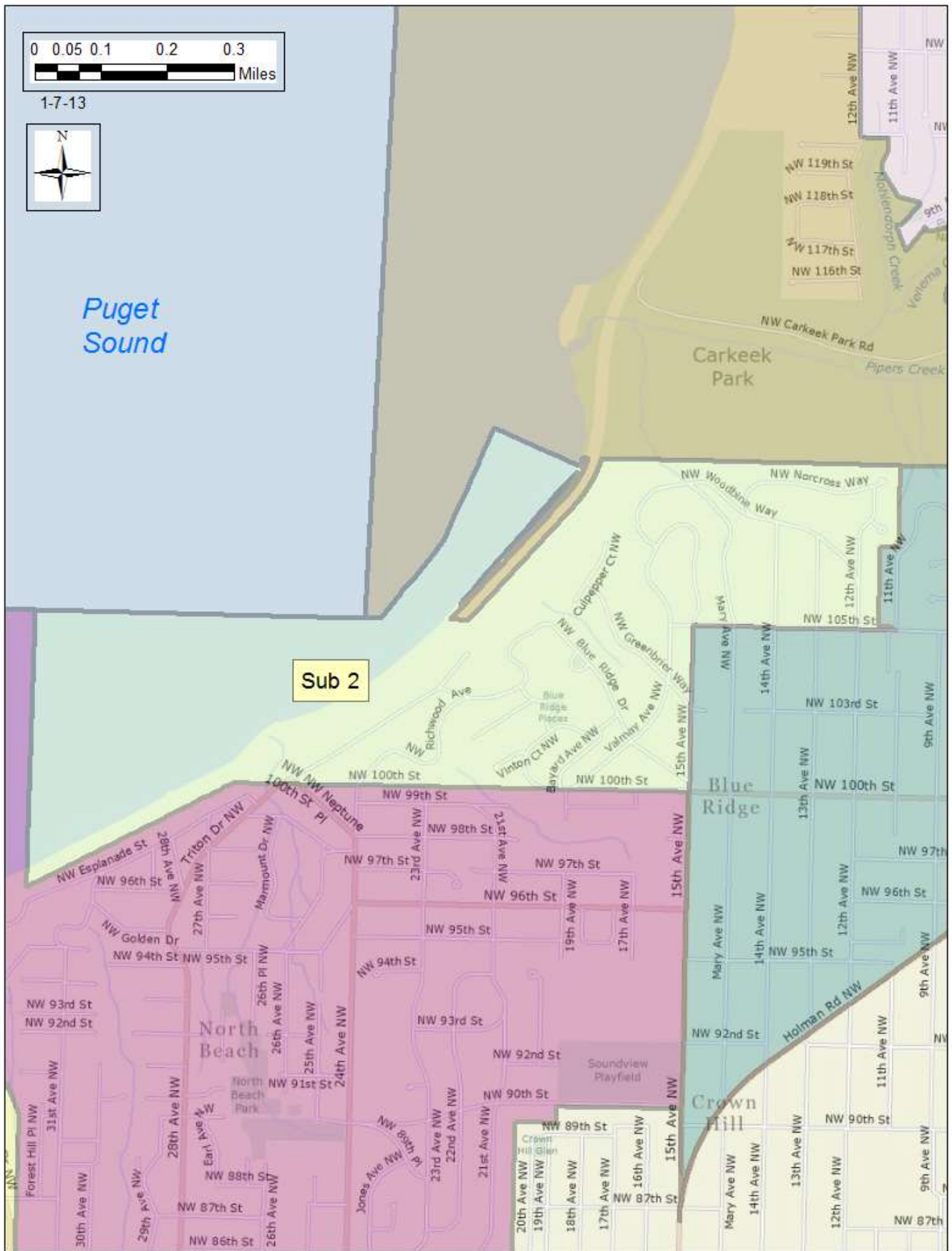
All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

## Area 039 - Sub Area 1 Map

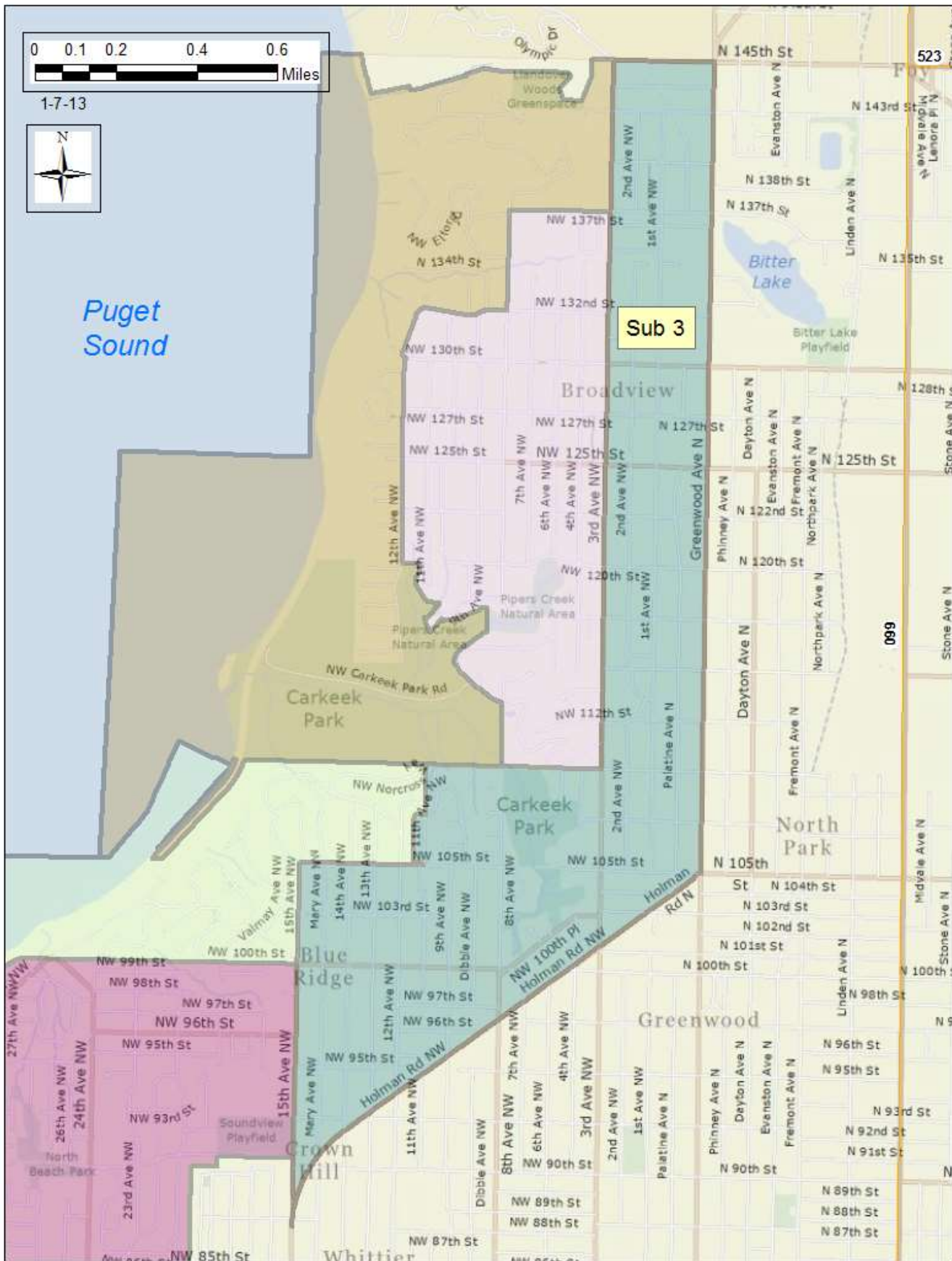




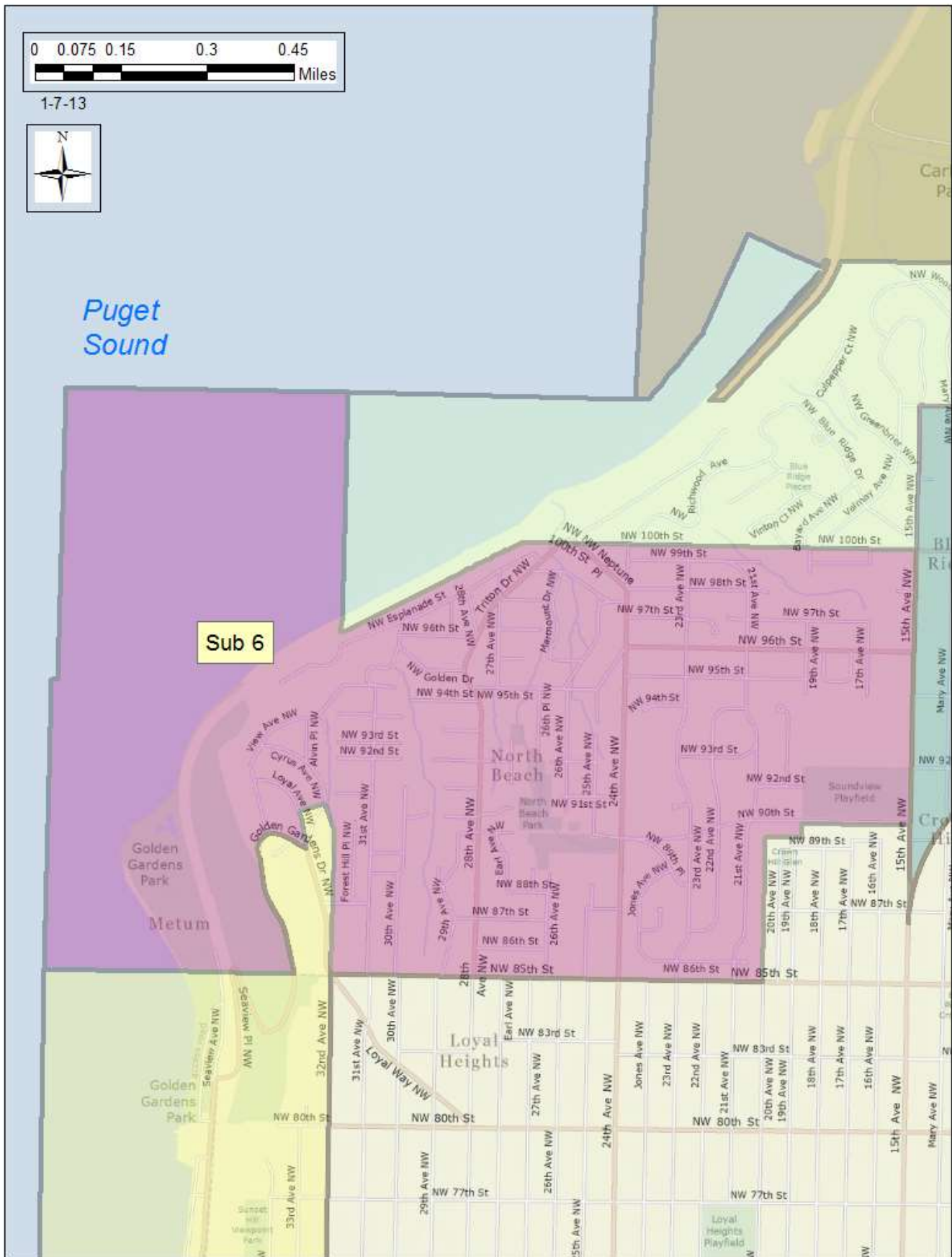
## Area 039 – Sub Area 2 Map



### Area 039 – Sub Area 3 Map

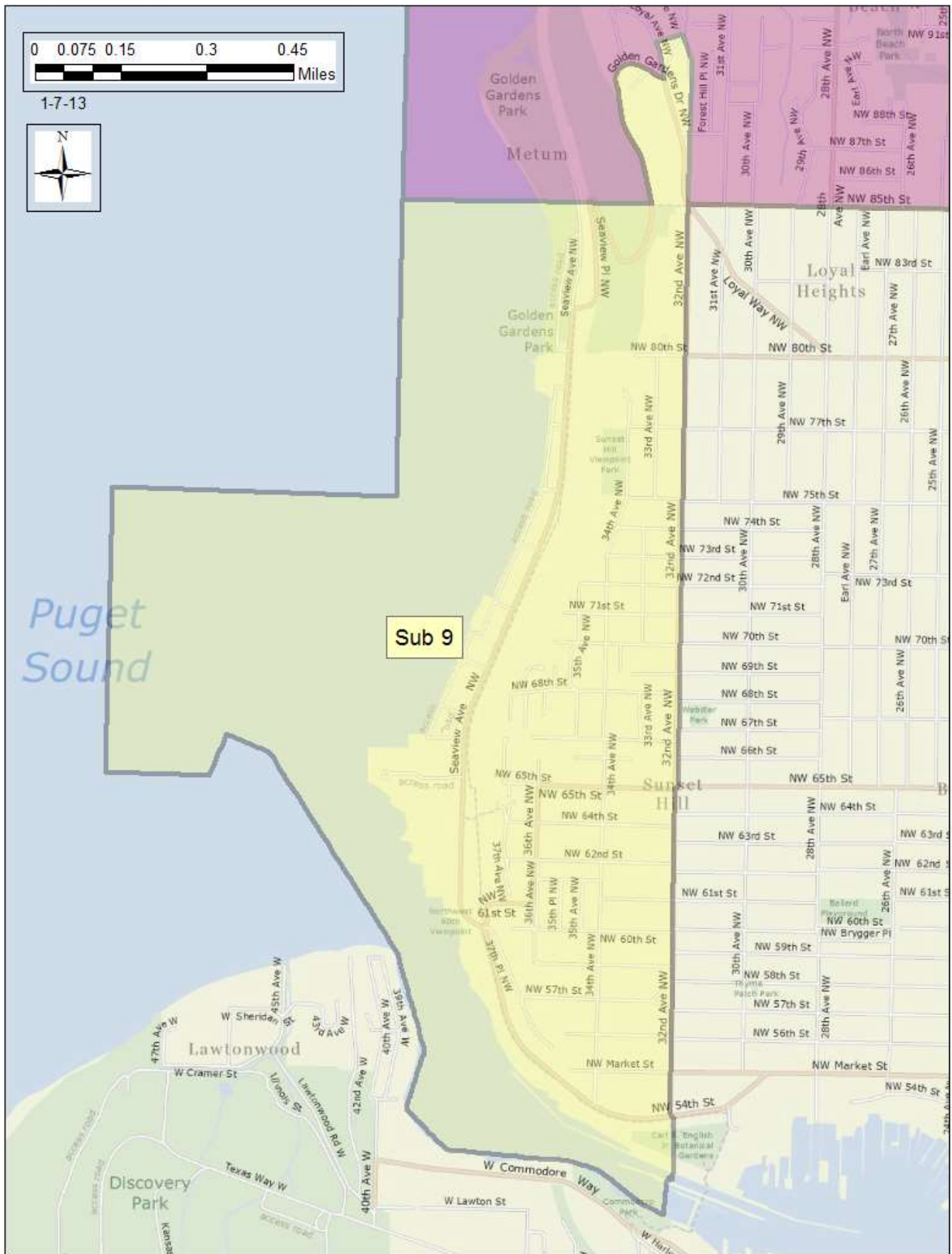


# Area 039 - Sub Area 6 Map

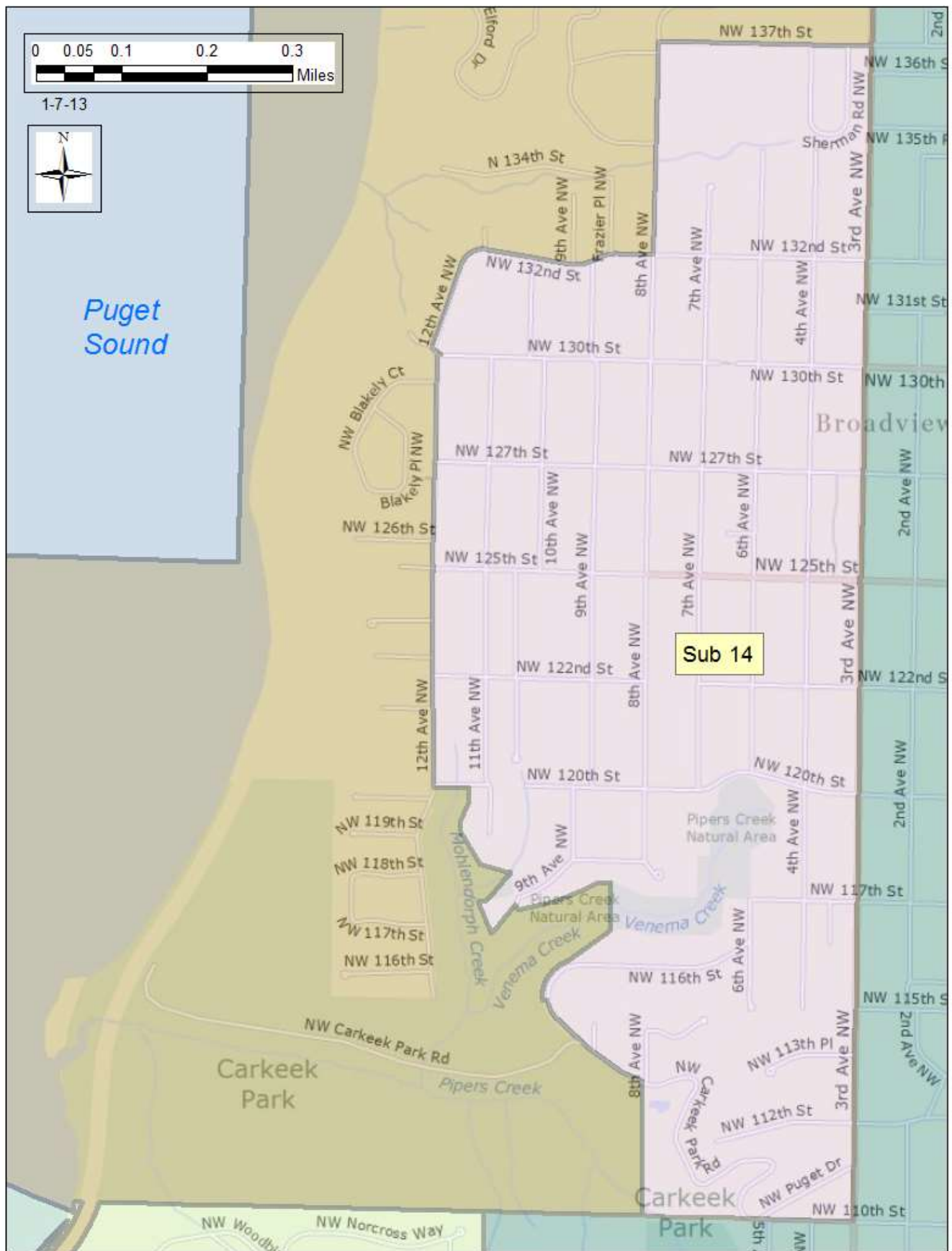




# Area 039 - Sub Area 9 Map



## Area 039 - Sub Area 14 Map





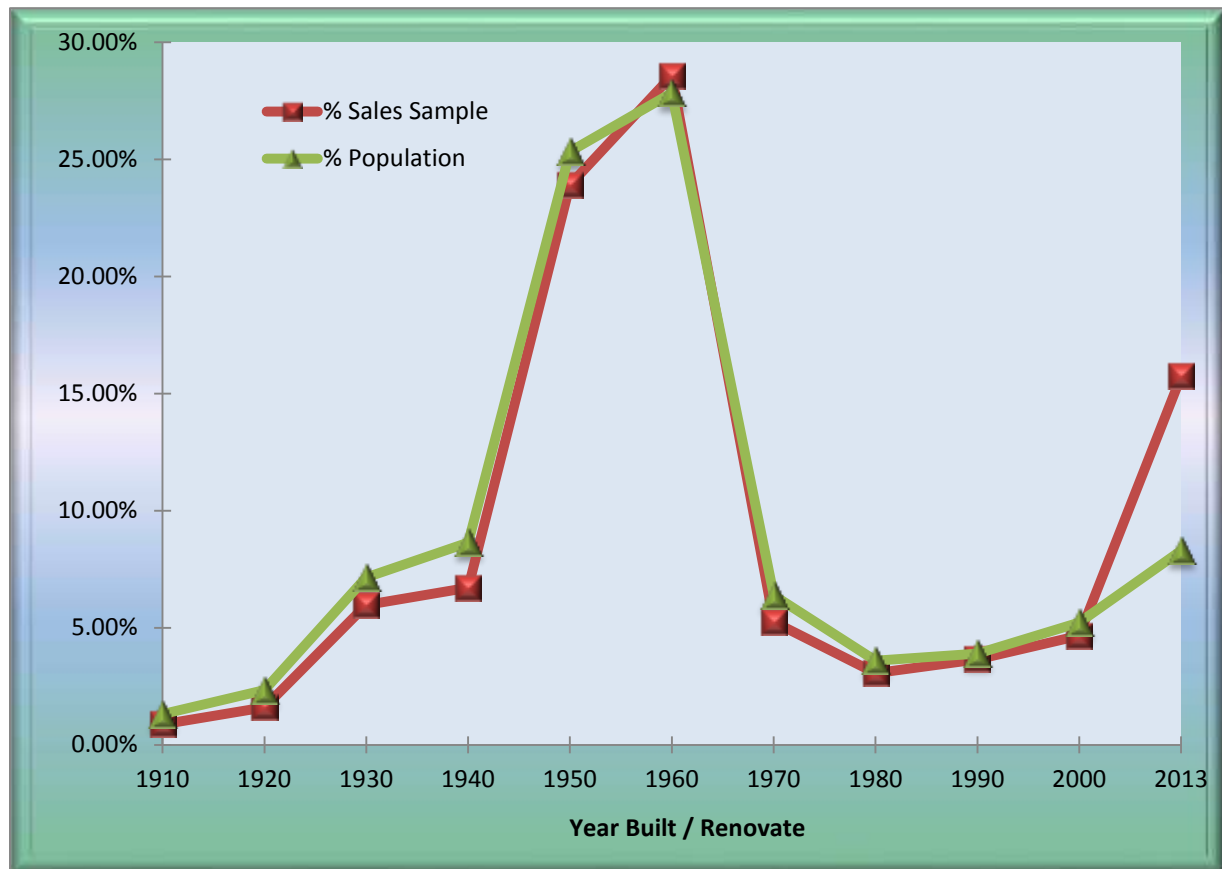
## Sales Sample Representation of Population Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	6	0.87%
1920	11	1.60%
1930	41	5.98%
1940	46	6.71%
1950	164	23.91%
1960	196	28.57%
1970	36	5.25%
1980	21	3.06%
1990	25	3.64%
2000	32	4.66%
2013	108	15.74%
	686	

### Population

Year Built/Ren	Frequency	% Population
1910	85	1.32%
1920	151	2.34%
1930	460	7.14%
1940	556	8.63%
1950	1,632	25.34%
1960	1,793	27.84%
1970	411	6.38%
1980	232	3.60%
1990	251	3.90%
2000	336	5.22%
2013	534	8.29%
	6,441	



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

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

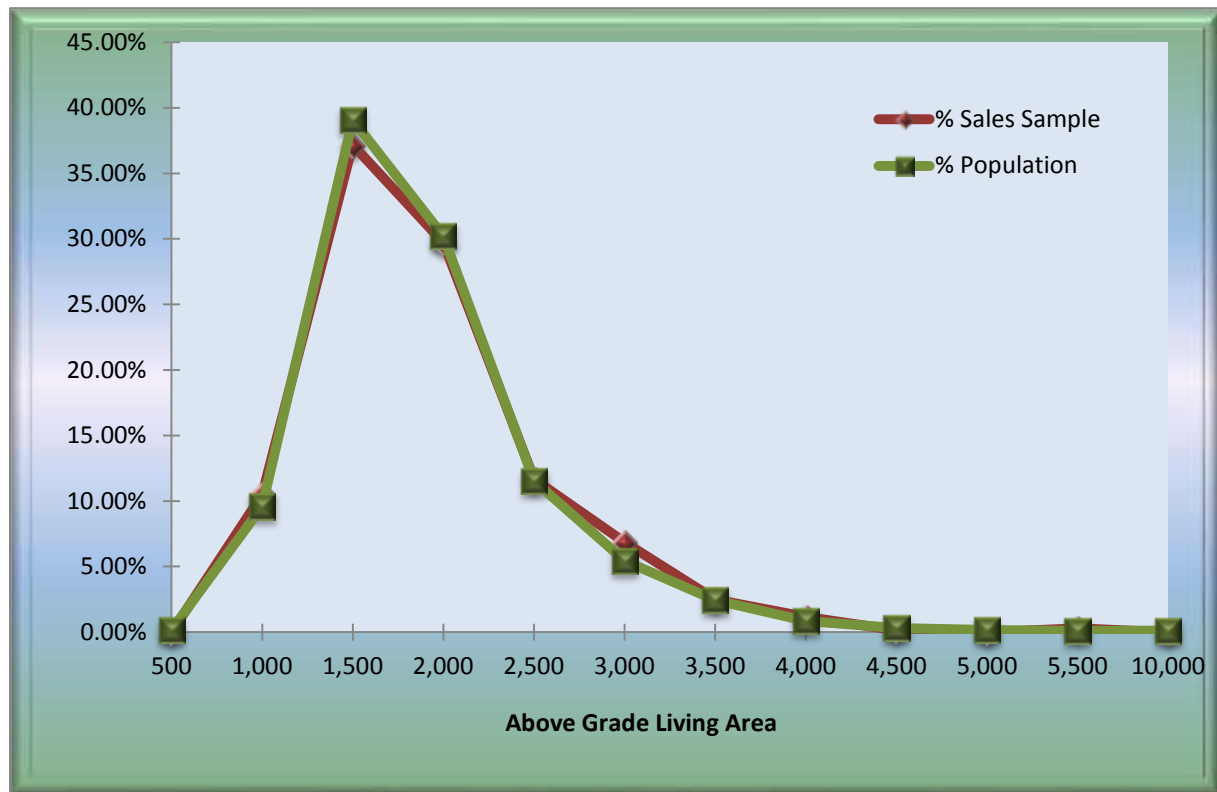
## Sales Sample Representation of Population Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	72	10.50%
1,500	255	37.17%
2,000	204	29.74%
2,500	80	11.66%
3,000	47	6.85%
3,500	17	2.48%
4,000	8	1.17%
4,500	1	0.15%
5,000	0	0.00%
5,500	2	0.29%
10,000	0	0.00%
686		

### Population

AGLA	Frequency	% Population
500	11	0.17%
1,000	617	9.58%
1,500	2,517	39.08%
2,000	1,947	30.23%
2,500	743	11.54%
3,000	350	5.43%
3,500	157	2.44%
4,000	54	0.84%
4,500	20	0.31%
5,000	11	0.17%
5,500	6	0.09%
10,000	8	0.12%
6,441		



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



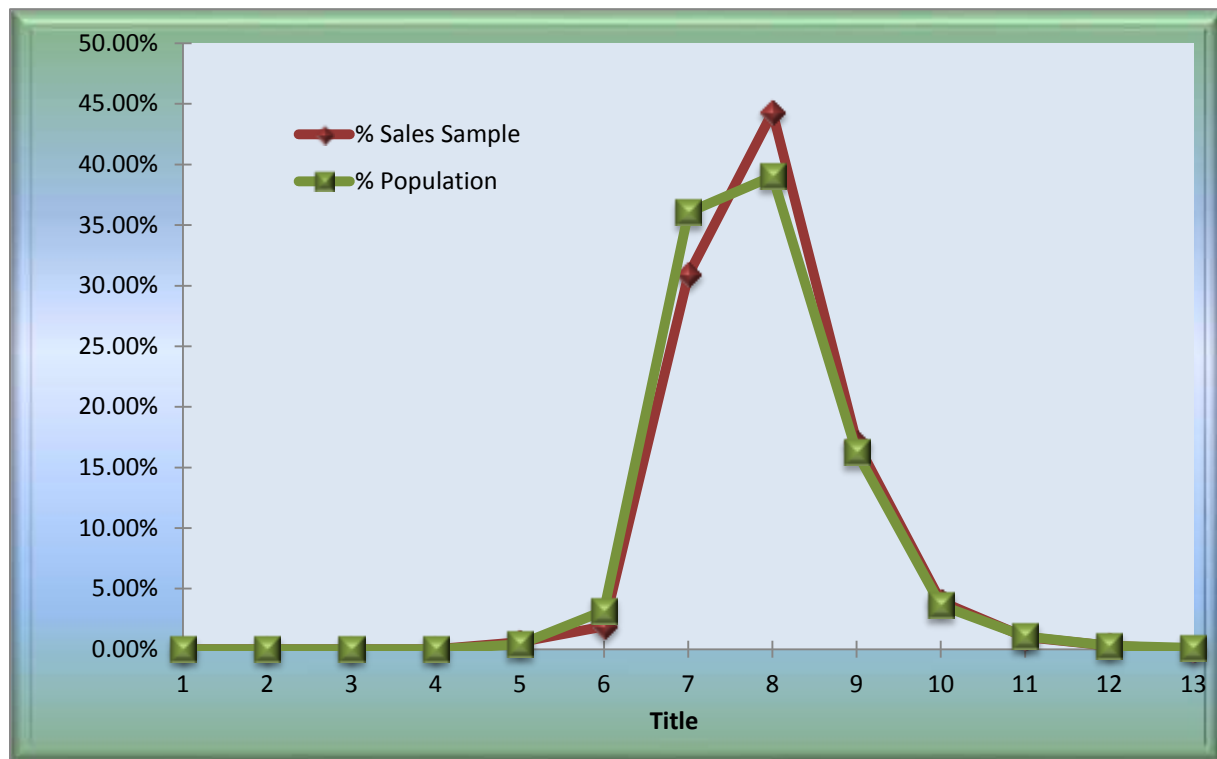
## Sales Sample Representation of Population Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.58%
6	13	1.90%
7	212	30.90%
8	304	44.31%
9	117	17.06%
10	27	3.94%
11	7	1.02%
12	2	0.29%
13	0	0.00%
686		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	26	0.40%
6	205	3.18%
7	2,321	36.03%
8	2,514	39.03%
9	1,046	16.24%
10	234	3.63%
11	68	1.06%
12	20	0.31%
13	7	0.11%
6,441		



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





# Physical Inspection Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: June 2, 2014**

## Appraisal Team Members and Participation

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

- Steve Elliott – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Leslie Clay – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Paul Grestorex – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Anne Main – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Naomi Yother – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

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

## Highest and Best Use Analysis

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

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

## Standards and Measurement of Data Accuracy

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

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

## Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

# Identification of the Area

**Name or Designation:**

Area 039 - Broadview/Blue Ridge/Shilshole

**Boundaries:**

This area is generally bounded by Northwest 145<sup>th</sup> Street on the north, Puget Sound on the west, and the ship canal on the south. The eastern border fluctuates from 32<sup>nd</sup> Avenue Northwest, 20<sup>th</sup> Avenue Northwest, Holman Road Northwest, and Greenwood Avenue North.

**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 39 is located in the northwest corner of the city of Seattle. It contains the neighborhoods of Broadview, Carkeek Park, Blue Ridge, North Beach, Olympic Manor, Sunset Hill, Crown Hill and Shilshole. The northern portion is primarily made up of three large developments of estate type properties offering a high degree of privacy and seclusion. The most distinguishing characteristic of area 39 are the westerly views toward Puget Sound, Olympic mountains, and of Bainbridge Island. Approximately 37% of the properties have some type of view amenity. Other major attributes of this area include close proximity to Carkeek Park, Shilshole Marina, Ballard Locks, and a relatively close commute to the downtown business core. A heavily used Burlington Northern railroad track spans the western border of area 39. Noise from the trains affect some parcels right before it crosses the ship canal and in North Beach and Blue Ridge. Over 98% of the area has one unit single family dwellings. There are 315 townhome style improvements in area 39. Approximately 97% of the parcels are improved in this area. There are numerous high demand estate sized, bluff type properties that span the western border of area 39. Remodel activity has been brisk in the past couple of years. The number of sales has increased 57% from 2011 to 2013. Listing periods are short and many homes sold for more than the listed price in 2013.

Area 39 is divided into 6 sub areas. Sub area 9 is the most southern portion of area 39. It contains the neighborhoods of Sunset Hill and Shilshole. The majority of the homes were built before 1936 and have an average total living area of 2,178 square feet. Many homes have close in views of the marine traffic going into the harbors of Seattle and Tacoma as well as Lake Union and Lake Washington. Sub 9 is located close to the Ballard Locks and numerous restaurants located in Ballard and Shilshole. The average assessed value of the improved properties is \$705,000.

Sub area 6 contains the neighborhoods of North Beach and Olympic Manor. This area was largely developed in the 1950's and 1960's. Olympic Manor is well known for its Christmas light displays during the end of year holiday time. The average total living area of homes is 2,238 square feet. The average assessed value of the improved properties is \$612,000.

Sub area 2 contains the Blue Ridge development. Most of the Blue Ridge started in the mid 1930's and ended in the 1950's. This area has a home owner's association which operates a common beach area, indoor swimming pool, and tennis courts. The average total living area of a home is 2,757 square feet. The average assessed value of the improved properties is \$900,000.



Crown Hill and part of Broadview are located in sub area 3. The majority of the high density zoning is located in this area on Holman Road Northwest and Greenwood Avenue North. Most of the townhomes are located in this sub area. The average total living area of a home is 1,738 square feet. The average assessed value of the improved properties is \$400,000.

Sub area 14 contains the bulk of Broadview and also Carkeek Park. The majority of homes in Broadview were built in the 1940's and 1950's. The Carkeek Park neighborhood located to the south has larger lot sizes but has steep topography and ravines. The average total living area of a home is 2,255 square feet. The average assessed value of the improved properties is \$559,000.

Sub area 1 is located north and west of sub area 14. There are many estate size lots with views of Puget Sound and the Olympic mountains. The typical parcel is over 27,000 square feet in size. Covenants and severe topography restrict further development in much of this area. Houses are larger than any other neighborhood in area 39. This is one of the few areas within the city of Seattle where one can live on forested acreage lots. The plats in this area include Elford Park, Llandover by the Sound, and Northwood. Located just north of sub area 1 is a private gated community called The Highlands. The average total living area of a home is 3,146 square feet. The average assessed value of the improved properties is \$965,000.

The total assessed value of all parcels for the 2014 assessment year was \$3,970,087,300. For the 2013 assessment year the total was \$3,445,955,400. As a result of our physical inspection we added \$42,244,000 in assessed value attributable to new construction to the tax roll. The physical inspection began in 9/2013 and was completed in 6/2014.

## Land Valuation

Vacant sales from 1/2011 to 12/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014. In addition to the market data approach the allocation technique was also utilized. Vacant land and teardown sales from the neighborhoods of Ballard, Greenwood, Bitter Lake, Phinney Ridge, Green Lake, Wallingford, Northgate, Haller Lake, Licton Springs, Maple Leaf, Wedgwood, Ravenna, Hawthorne Hills, Bryant, Laurelhurst, View Ridge, Victory Heights, Pinehurst, Meadowbrook, Mathews Beach, Sand Point, Lake City, and the University District were also analyzed in the valuation of land. All land was valued at its highest and best use as if vacant. A typical non view lot with 5,000 square feet had a value of \$260,000. A typical townhome style residence parcel had a land value of \$85,000.

### Land Model

#### **Model Development, Description and Conclusions:**

Approximately 97% of the parcels have houses on them in area 39. Vacant land sales in area 39 and the surrounding areas were rare due to the low supply of buildable vacant lots. Vacant sales from 1/2011 to 12/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014. There were only 17 vacant land sales occurring from 1/2011 to 12/2013 in area 39. We also analyzed 21 teardown sales occurring in the same time frame. These sales were analyzed to supplement the vacant lot sales analysis. We also analyzed sales in similar neighborhoods that included Ballard, Greenwood, Bitter Lake, Phinney Ridge, Green Lake, Wallingford, Northgate, Haller Lake, Licton Springs, Maple Leaf, Wedgwood, Ravenna, Hawthorne Hills, Bryant, Laurelhurst, View Ridge, Victory Heights, Pinehurst, Meadowbrook, Mathews Beach, Sand Point, Lake City, and the University District. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 2008. Since the 2009 assessment year the land values have been annually adjusted similar to improvement values.

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

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 Adjustments for Single Site Parcels on SF 5000, SF 7200, and SF 9600 Zoned Land

Lot Size [Sq. Ft.]	Nghds 1 & 13	Nghds 2 & 5	Nghds 3 & 9	Nghd 4	Nghd 6	Nghd 7	Nghd 8	Nghd 10	Nghd 11	Nghd 12
900 - 1,699	\$150,000	\$132,000	\$130,000	\$145,000	\$142,000	\$157,000	\$122,000	\$85,000	\$91,000	\$102,000
1,700 - 2,299	\$176,000	\$155,000	\$149,000	\$170,000	\$167,000	\$185,000	\$143,000	\$96,000	\$107,000	\$119,000
2,300 - 2,699	\$195,000	\$172,000	\$165,000	\$188,000	\$185,000	\$205,000	\$159,000	\$106,000	\$119,000	\$132,000
2,700 - 2,999	\$210,000	\$185,000	\$178,000	\$203,000	\$199,000	\$221,000	\$171,000	\$114,000	\$128,000	\$142,000
3,000 - 3,499	\$220,000	\$194,000	\$187,000	\$213,000	\$209,000	\$231,000	\$179,000	\$119,000	\$134,000	\$149,000
3,500 - 3,999	\$249,000	\$219,000	\$211,000	\$241,000	\$236,000	\$262,000	\$203,000	\$135,000	\$152,000	\$169,000
4,000 - 4,499	\$275,000	\$242,000	\$233,000	\$266,000	\$261,000	\$289,000	\$224,000	\$149,000	\$168,000	\$186,000
4,500 - 4,999	\$285,000	\$251,000	\$242,000	\$275,000	\$270,000	\$299,000	\$232,000	\$155,000	\$174,000	\$193,000
5,000 - 5,499	\$295,000	\$260,000	\$250,000	\$285,000	\$280,000	\$310,000	\$240,000	\$160,000	\$180,000	\$200,000
5,500 - 5,999	\$305,000	\$269,000	\$259,000	\$295,000	\$290,000	\$321,000	\$248,000	\$165,000	\$186,000	\$207,000
6,000 - 6,499	\$311,000	\$274,000	\$264,000	\$300,000	\$295,000	\$327,000	\$253,000	\$169,000	\$190,000	\$211,000
6,500 - 6,999	\$317,000	\$280,000	\$269,000	\$306,000	\$301,000	\$333,000	\$258,000	\$172,000	\$194,000	\$215,000
7,000 - 7,499	\$323,000	\$285,000	\$274,000	\$312,000	\$307,000	\$339,000	\$263,000	\$175,000	\$197,000	\$219,000
7,500 - 7,999	\$329,000	\$290,000	\$279,000	\$318,000	\$312,000	\$346,000	\$268,000	\$178,000	\$201,000	\$223,000
8,000 - 8,999	\$333,000	\$294,000	\$282,000	\$322,000	\$316,000	\$350,000	\$271,000	\$181,000	\$203,000	\$226,000
9,000 - 9,999	\$343,000	\$302,000	\$291,000	\$331,000	\$326,000	\$361,000	\$279,000	\$186,000	\$209,000	\$233,000
10,000 - 10,999	\$353,000	\$311,000	\$299,000	\$341,000	\$335,000	\$371,000	\$287,000	\$192,000	\$215,000	\$239,000
11,000 - 12,999	\$368,000	\$324,000	\$312,000	\$355,000	\$349,000	\$387,000	\$299,000	\$200,000	\$224,000	\$249,000
13,000 - 14,999	\$383,000	\$337,000	\$325,000	\$370,000	\$363,000	\$402,000	\$312,000	\$208,000	\$234,000	\$260,000
15,000 - 17,999	\$394,000	\$347,000	\$334,000	\$380,000	\$374,000	\$414,000	\$320,000	\$214,000	\$240,000	\$267,000
18,000 - 20,999	\$398,000	\$351,000	\$338,000	\$385,000	\$378,000	\$419,000	\$324,000	\$216,000	\$243,000	\$270,000

For view, traffic noise, and other adjustments see page 21.



## Land Value Model Calibration

### Lot Size Adjustments for Single Site Parcels on SF 5000, SF 7200, and SF 9600 Zoned Land

Lot Size [Sq. Ft.]	Nghds 1 & 13	Nghds 2 & 5	Nghds 3 & 9	Nghd 4	Nghd 6	Nghd 7	Nghd 8	Nghd 10	Nghd 11	Nghd 12
21,000 - 23,999	\$405,000	\$357,000	\$343,000	\$391,000	\$384,000	\$426,000	\$330,000	\$220,000	\$247,000	\$275,000
24,000 - 26,999	\$417,000	\$368,000	\$354,000	\$403,000	\$396,000	\$439,000	\$340,000	\$226,000	\$255,000	\$283,000
27,000 - 29,999	\$430,000	\$379,000	\$365,000	\$416,000	\$408,000	\$452,000	\$350,000	\$233,000	\$262,000	\$292,000
30,000 - 32,999	\$443,000	\$390,000	\$375,000	\$428,000	\$420,000	\$465,000	\$360,000	\$240,000	\$270,000	\$300,000
33,000 - 35,999	\$456,000	\$402,000	\$387,000	\$441,000	\$433,000	\$479,000	\$371,000	\$247,000	\$278,000	\$309,000
36,000 - 38,999	\$470,000	\$414,000	\$398,000	\$454,000	\$446,000	\$494,000	\$382,000	\$255,000	\$287,000	\$318,000
39,000 - 41,999	\$483,000	\$426,000	\$410,000	\$467,000	\$459,000	\$508,000	\$393,000	\$262,000	\$295,000	\$328,000
42,000 - 44,999	\$498,000	\$439,000	\$422,000	\$481,000	\$473,000	\$523,000	\$405,000	\$270,000	\$304,000	\$338,000
45,000 - 47,999	\$513,000	\$452,000	\$435,000	\$495,000	\$487,000	\$539,000	\$417,000	\$278,000	\$313,000	\$348,000
48,000 - 50,999	\$529,000	\$466,000	\$448,000	\$511,000	\$502,000	\$556,000	\$430,000	\$287,000	\$323,000	\$358,000
51,000 - 53,999	\$545,000	\$480,000	\$462,000	\$526,000	\$517,000	\$572,000	\$443,000	\$295,000	\$332,000	\$369,000
54,000 - 56,999	\$561,000	\$494,000	\$475,000	\$542,000	\$532,000	\$589,000	\$456,000	\$304,000	\$342,000	\$380,000
57,000 - 59,999	\$578,000	\$509,000	\$490,000	\$558,000	\$548,000	\$607,000	\$470,000	\$313,000	\$352,000	\$392,000
60,000 - 62,999	\$594,000	\$524,000	\$504,000	\$574,000	\$564,000	\$625,000	\$484,000	\$322,000	\$363,000	\$403,000
63,000 - 65,999	\$613,000	\$540,000	\$519,000	\$592,000	\$582,000	\$644,000	\$498,000	\$332,000	\$374,000	\$415,000
66,000 - 68,999	\$631,000	\$556,000	\$535,000	\$609,000	\$599,000	\$663,000	\$513,000	\$342,000	\$385,000	\$428,000
69,000 - 71,999	\$650,000	\$573,000	\$551,000	\$628,000	\$617,000	\$683,000	\$529,000	\$353,000	\$397,000	\$441,000
72,000 - 74,999	\$669,000	\$590,000	\$567,000	\$647,000	\$635,000	\$703,000	\$545,000	\$363,000	\$408,000	\$454,000
75,000 - 77,999	\$690,000	\$608,000	\$585,000	\$666,000	\$655,000	\$725,000	\$561,000	\$374,000	\$421,000	\$468,000
78,000 - 80,999	\$710,000	\$626,000	\$602,000	\$686,000	\$674,000	\$746,000	\$578,000	\$385,000	\$433,000	\$482,000
81,000 - 83,999	\$732,000	\$645,000	\$620,000	\$707,000	\$694,000	\$769,000	\$595,000	\$397,000	\$446,000	\$496,000
84,000 - 86,999	\$752,000	\$663,000	\$637,000	\$726,000	\$714,000	\$790,000	\$612,000	\$408,000	\$459,000	\$510,000

For view, traffic noise, and other adjustments see page 21.



# Land Value Model Calibration

## Lot Size Adjustments for LR1 Zoned Land

Lot Size [Sq. Ft.]	Nghd 1	Nghd 10
2,300 - 2,699	\$195,000	\$106,000
2,700 - 2,999	\$210,000	\$114,000
3,000 - 3,599	\$220,000	\$119,000
3,600 - 3,999	\$270,000	\$170,000
4,000 - 4,499	\$405,000	\$255,000
4,500 - 4,999	\$407,000	\$257,000
5,000 - 5,599	\$409,000	\$259,000
5,600 - 5,999	\$540,000	\$340,000
6,000 - 6,499	\$542,000	\$342,000
6,500 - 7,199	\$544,000	\$344,000
7,200 - 7,499	\$675,000	\$425,000
7,500 - 7,999	\$677,000	\$427,000
8,000 - 8,799	\$679,000	\$429,000
8,800 - 9,999	\$810,000	\$510,000
10,000 - 10,399	\$812,000	\$512,000
10,400 - 11,999	\$945,000	\$595,000
12,000 - 12,099	\$1,080,000	\$680,000

LR1 generally allows 1 unit per 1,400 s.f. of lot size.

## Lot Size Adjustments for LR2 Zoned Land

Lot Size [Sq. Ft.]	Nghd 3	Nghd 10	Nghd 11
2,700 - 2,999	\$178,000	\$114,000	\$128,000
3,000 - 3,599	\$187,000	\$119,000	\$134,000
3,600 - 3,999	\$260,000	\$170,000	\$160,000
4,000 - 4,499	\$390,000	\$255,000	\$240,000
4,500 - 4,999	\$392,000	\$257,000	\$242,000
5,000 - 5,499	\$520,000	\$340,000	\$320,000
5,500 - 5,999	\$522,000	\$342,000	\$322,000
6,000 - 6,499	\$650,000	\$425,000	\$400,000
6,500 - 6,999	\$652,000	\$427,000	\$402,000
7,000 - 7,499	\$780,000	\$510,000	\$480,000
7,500 - 7,999	\$782,000	\$512,000	\$482,000
8,000 - 8,999	\$910,000	\$595,000	\$560,000
9,000 - 9,999	\$1,040,000	\$680,000	\$640,000

LR2 generally allows 1 unit per 1,200 s.f. of lot size.

For view, traffic noise, and other adjustments see page 21.



### Lot Size Adjustments for LR3 Zoned Land

Lot Size [Sq. Ft.]	Nghd 11
3,000 - 3,599	\$134,000
3,600 - 3,999	\$160,000
4,000 - 4,499	\$240,000
4,500 - 4,999	\$242,000
5,000 - 5,499	\$320,000
5,500 - 5,999	\$322,000
6,000 - 6,499	\$400,000
6,500 - 6,999	\$402,000
7,000 - 7,499	\$480,000
7,500 - 7,999	\$482,000
8,000 - 8,999	\$560,000
9,000 - 9,999	\$640,000

LR3 generally allows 1 unit per 1,200 s.f. of lot size.

For view, traffic noise, and other adjustments see page 21.

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

Zoning	AV per Sq. Ft.
C1-40	\$70 - \$75
NC1-30	\$80

# Land Value Model Calibration

## Land valuation adjustments after lot size calculation:

### View Amenity (Cumulative)

	Fair	Average	Good	Excellent
<b>Puget Sound</b>	+10%	+21%	+42%	+58%
<b>Ship Canal</b>	NA	+16%	+36%	+52%
<b>Olympics</b>	NA	+6%	+15%	+21%
<b>Territorial</b>	NA	+3%	+8%	+12%
<b>Mt. Rainier</b>	NA	+1%	NA	NA

If a parcel has both a Puget Sound and a ship canal view, then apply only the higher of the two adjustments.

### Traffic Noise

- 5% for moderate traffic noise
- 15% for high traffic noise
- 30% for extreme traffic noise

### Other Adjustments

- 5% if adjacent to commercial property
- 10% extreme train noise
- 15% for flagged shaped lots

## Townhome Land Valuation

Lot Size [Sq. Ft.]	Nghds 1 & 13	Nghd 3	Nghd 10	Nghd 11
<b>611 - 2,399</b>	\$135,000	\$130,000	\$85,000	\$80,000
<b>2,400 - 3,299</b>	\$145,000	\$140,000	\$95,000	\$90,000

### View Amenity (Cumulative)

Use single family residence adjustment x .50

### Traffic Noise

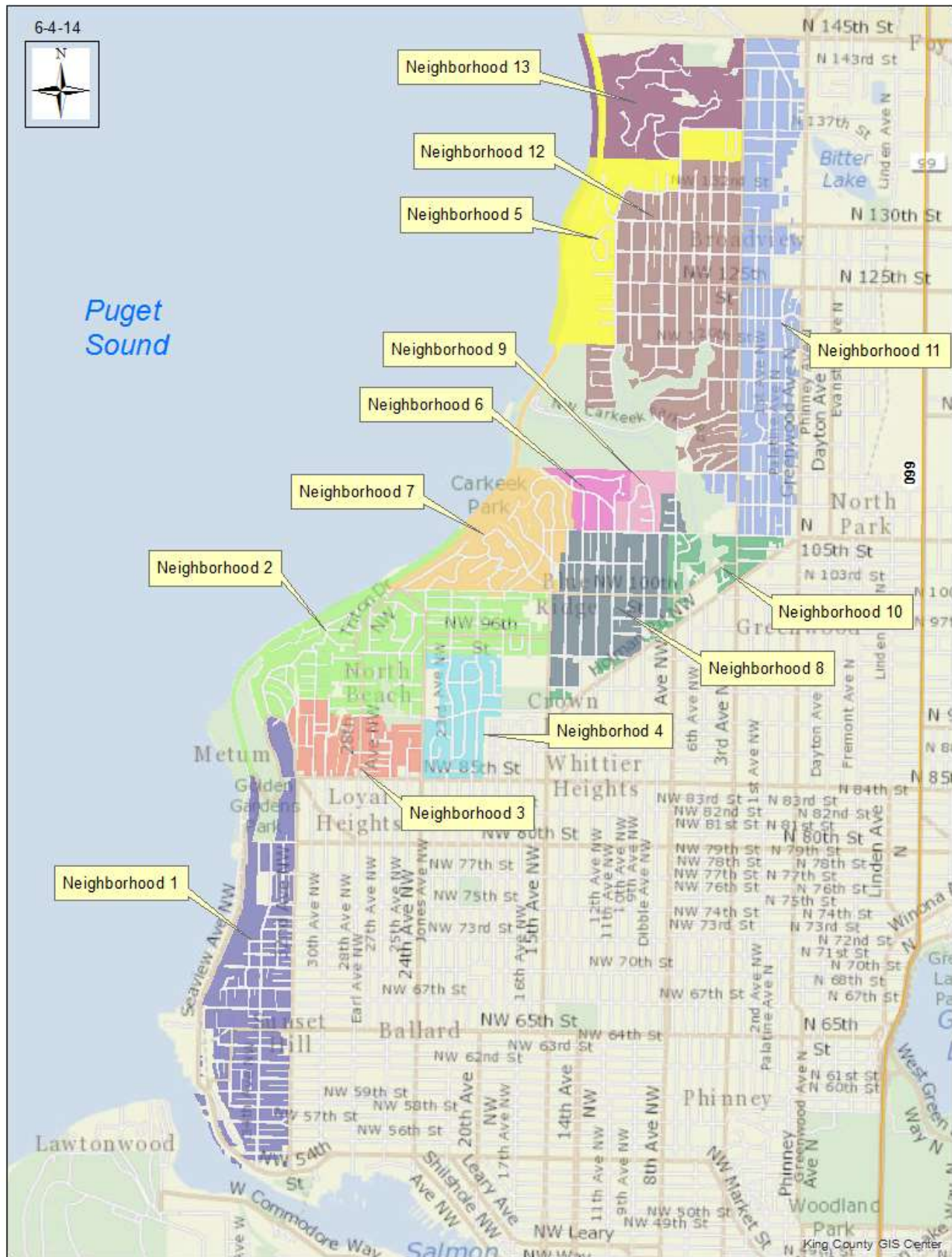
- 2.5% for moderate traffic noise
- 7.5% for high traffic noise
- 15% for extreme traffic noise

### Other Adjustments

- 10% extreme train noise



## Area 039 - Neighborhood Map



## Neighborhood & Other Exceptions

Area 39 was divided into 13 neighborhoods. The breakdown of these neighborhoods was utilized as an efficient technique to identify and value different pockets within sub areas.

**Neighborhood 1** is the Sunset Hill area. It is comprised largely of homes built before 1930. Many have desirable views of Puget Sound where all of the tankers and pleasure boats can be easily seen. Views of tugs can be seen daily towing barges or guiding large vessels. Approximately 55% of the parcels have some type of view. There are 21 waterfront parcels located on the ship canal located west of the Ballard Locks. There are 1,035 parcels in **neighborhood 1**.

**Neighborhood 2** is the North Beach area. This area was primarily developed in the 1950's and 1960's. Approximately 59% of the parcels have a view of Puget Sound, the Olympic mountains, or of Bainbridge Island. There are 996 parcels in **neighborhood 2**.

**Neighborhood 3** is a transition area between Sunset Hill/Ballard and North Beach [**neighborhood 2**]. Overall topography is level with the exception of some ravine areas. Most of the homes are smaller compared to other neighborhoods in area 39. There are very few view parcels in **neighborhood 3**. There are 389 parcels in **neighborhood 3**.

**Neighborhood 4** is the Olympic Manor area. This plat was developed in the 1950's and before that contained a golf course. During the holiday time starting after Thanksgiving many people go here to view Christmas lights as many owners put up large light and scene displays. Approximately 74% of the parcels have a view amenity. There are 344 parcels in **neighborhood 4**.

**Neighborhoods 6 and 7** comprise the Blue Ridge area. **Neighborhood 7** is located west of **neighborhood 6** and approximately 75% of the parcels have a view amenity. **Neighborhood 7** is one of highest demand areas within area 39. The Blue Ridge development includes a common beach area, club house, swimming pool, and tennis courts for its members. **Neighborhood 6** contains more modest homes and only a few have views. It is adjacent to Carkeek Park and acts as a large greenbelt area. There are 124 parcels in **neighborhood 6** and 342 parcels in **neighborhood 7**.

**Neighborhoods 8, 9, and 10** contain the Crown Hill area. **Neighborhoods 8 and 10** have modest size and quality homes built in the 1940's and 1950's. The northwest portion of **neighborhood 8** is influenced by the higher demand area of Blue Ridge. **Neighborhood 10** has more high density zoning in it. Over the past 15 years or so numerous townhome style residences have been built there. **Neighborhood 9** contains a 1950's development of grade 8 quality homes that are similar to **neighborhood 6** but do not have the added benefits of belonging to the Blue Ridge home owner's association. There are 644 parcels in **neighborhood 8**, 98 parcels in **neighborhood 9**, and 336 parcels in **neighborhood 10**.

**Neighborhood 12** comprises the heart of the Broadview area. Approximately 37% of the parcels have views of Puget Sound, the Olympic mountains, or of Bainbridge Island. The southern portion is adjacent to Carkeek Park and lot sizes are larger and much of the area has many large trees. There are 1,110 parcels in **neighborhood 12**.

**Neighborhood 11** is a long south to north 4 block wide strip that goes from North 105<sup>th</sup> Street to North 145<sup>th</sup> Street. The northern section is adjacent to the golf course for The Highlands and bluff type estate parcels located west of 3<sup>rd</sup> Avenue Northwest. Parcels on Greenwood Avenue North are zoned by high density development. There are numerous large apartment complexes and townhome style residences here. There are 1,190 parcels in **neighborhood 11**.

## Neighborhood & Other Exceptions

**Neighborhood 5** is located in the western portion of Broadview. It contains large estate type parcels with high quality homes. Many are bluff properties with excellent Puget Sound and Olympic mountain views. It has the 2<sup>nd</sup> highest average living area per home compared to all other neighborhoods. There are 180 parcels in **neighborhood 5**.

**Neighborhood 13** is located in the northern portion of area 39. It is characterized by having the largest lot sizes, largest home sizes, and highest average sale price of any neighborhood. Topography is very variable and typically lots can't be subdivided due to steep slopes or streams. It is a close in location for someone who wants privacy and living in a forested area similar to rural areas in east King County. There are 119 parcels in **neighborhood 13**.



# Improved Parcel Valuation

## Improved Parcel Data:

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

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

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

## Model Development, Description and Conclusions:

All sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

A characteristic based multiplicative regression model was developed for valuing the majority of parcels in area 39. The model was applied to detached single family residences as well as townhome style improvements. Our team extensively verified every sale and confirmed the characteristic data at the time of sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the model was not deemed accurate. The valuation models were applied to the population after each parcel had been inspected in the field. Based on the sales an overall assessment level of 93.8% was achieved. The uniformity of assessment improved as the COD was reduced from 12.17% to 8.60%.

The regression model included the following variables: sale date, sale date squared, land value, grade, condition, year built or year renovation, first floor area, upper floor area, basement area, covered parking area, number of bathrooms, sub area 2, sub area 9, neighborhood 13, neighborhoods 8 or 9, townhome style residences, excellent Puget Sound view, view utility, and traffic noise. It was applicable to homes with grades 6-11, all ages, and all conditions with the exception of "poor" and "fair". It was not applicable to homes with grades less than 6 or greater than 11, multiple buildable sites, parcels with more than one house, homes with unfinished area, homes less than 100% complete, or parcels with obsolescence.

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





## Improved Parcel Total Value Model Calibration

Variable	Definition
SaleDay	Time Adjustment
SaleDaySq	Time Adjustment
BaselandC	2015 Base Land Value
Grd6YN	House Grade is 6
Grd7YN	House Grade is 7
Grd9YN	House Grade is 9
Grd10YN	House Grade is 10
Grd11YN	House Grade is 11
GoodYN	House Condition is Good
VGoodYN	House Condition is Very Good
AgeC	Age of Improvements
FstFlrC	Square Footage of 1 <sup>st</sup> Floor
FlrAboveFstC	Square Footage Above 1 <sup>st</sup> Floor
BsmtNoGarC	Square Footage of Basement less Garage Area
FinBGrGT5C	Square Footage of Grade 5 or Higher Finished Basement Area
Sub9YN	Located in Sub Area 9
Sub2YN	Located in Sub Area 2
Nghb13YN	Located in Neighborhood 13
Nghb8or9YN	Located in Neighborhood 8 or 9
ThomeYN	Townhome Style Residence
BathsC	Number of Bathrooms
TotCvdPkgC	Total Covered Parking Area
ExcPugSndYN	Excellent Puget Sound View
ViewUtilYN	View Utility
HvyTrafYN	Traffic Noise>0

### Multiplicative Model

$(1-0.06) * 3.594756 + 3.440387E-04 * \text{SaleDay} + 1.62225E-07 * \text{SaleDaySq} + .4239317 * \text{BaselandC} +$   
 $3.060385E-02 * \text{Sub9YN} + 2.965226E-02 * \text{Sub2YN} - 2.709807E-02 * \text{Nghb13YN} - 3.542842E-$   
 $02 * \text{Nghb8or9YN} + 3.987634E-02 * \text{ThomeYN} - .0845502 * \text{Grd6YN} - 3.454774E-02 * \text{Grd7YN} +$   
 $.1164514 * \text{Grd10YN} - 9.739924E-02 * \text{AgeC} + .1420255 * \text{Grd11YN} + 6.248594E-02 * \text{Grd9YN} + 3.997518E-$   
 $02 * \text{GoodYN} + .0935317 * \text{VGoodYN} + .1782942 * \text{BathsC} + .0149663 * \text{TotCvdPkgC} + .1339503 * \text{FstFlrC} +$   
 $5.654608E-02 * \text{FlrAboveFstC} + 1.753547E-02 * \text{BsmtNoGarC} + 2.246852E-02 * \text{FinBGrGT5C} + 4.427099E-$   
 $02 * \text{ExcPugSndYN} + 3.321689E-02 * \text{ViewUtilYN} - 1.502283E-02 * \text{HvyTrafYN}$

### EMV values were not generated for:

- Buildings with grades less than 6 or greater than 11
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Poor or fair condition buildings
- Buildings with obsolescence>0
- Buildings with unfinished area
- Buildings less than 100% complete

Of the improved parcels in the population, 5,669 parcels increased in value. They were comprised of 70 single family residences on commercially zoned land and 5,599 single family residences or other parcels.





## Improved Parcel Total Value Model Calibration

Of the vacant land parcels greater than \$1,000, 92 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

## Supplemental Models and Exceptions

Fair condition: EMV in average condition x 0.91

Grade 5: EMV as grade 6 x 0.95

Grade 12: Total RCN [Reconstruction Cost New] x 1.50

Grade 13: Total RCN [Reconstruction Cost New] x 1.50

Waterfront parcels on ship canal in sub 9: EMV x 1.15

Townhomes with 2 stories and a basement: Convert data to a 3 story structure and value it using this EMV. Change data back to original improvement data.



## Area 039 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.131, resulting in an adjusted value of \$537,000 ( $\$475,000 \times 1.131 = \$537,225$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.200	*
2/1/2011	1.200	20.0%
3/1/2011	1.200	20.0%
4/1/2011	1.200	20.0%
5/1/2011	1.199	19.9%
6/1/2011	1.198	19.8%
7/1/2011	1.196	19.6%
8/1/2011	1.194	19.4%
9/1/2011	1.192	19.2%
10/1/2011	1.189	18.9%
11/1/2011	1.186	18.6%
12/1/2011	1.183	18.3%
1/1/2012	1.179	17.9%
2/1/2012	1.175	17.5%
3/1/2012	1.171	17.1%
4/1/2012	1.166	16.6%
5/1/2012	1.161	16.1%
6/1/2012	1.156	15.6%
7/1/2012	1.150	15.0%
8/1/2012	1.144	14.4%
9/1/2012	1.138	13.8%
10/1/2012	1.131	13.1%
11/1/2012	1.124	12.4%
12/1/2012	1.117	11.7%
1/1/2013	1.110	11.0%
2/1/2013	1.102	10.2%
3/1/2013	1.094	9.4%
4/1/2013	1.086	8.6%
5/1/2013	1.077	7.7%
6/1/2013	1.068	6.8%
7/1/2013	1.060	6.0%
8/1/2013	1.050	5.0%
9/1/2013	1.040	4.0%
10/1/2013	1.031	3.1%
11/1/2013	1.021	2.1%
12/1/2013	1.011	1.1%
1/1/2014	1.000	0.0%

## Area 039 Market Value Changes Over Time

The time adjustment formula for Area 039 is:  $1/EXP (3.440387E-04 * SaleDay + 1.62225E-07 * SaleDaySq)$

$SaleDay = SaleDate - 41640$

$SaleDaySq = (SaleDate - 41640)^2$

## 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 93.8%. 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +14.0%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 12.17% to 8.60%.

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

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



## Physical Inspection Ratio Study Report (Before) - 2013 Assessments

District: NW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Broadview/ Blue Ridge/Shilshole	1/1/2013	6/2/2014	1/2011 - 12/2013
	Appr ID:	Property Type:	Adjusted for time?
Area Number: 39	SELL	1 to 3 Unit	Yes
SAMPLE STATISTICS			
Sample size (n)	686		
Mean Assessed Value	508,300		
Mean Adj. Sales Price	637,600		
Standard Deviation AV	240,328		
Standard Deviation SP	291,126		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.809		
Median Ratio	0.801		
Weighted Mean Ratio	0.797		
UNIFORMITY			
Lowest ratio	0.516		
Highest ratio:	1.501		
Coefficient of Dispersion	12.17%		
Standard Deviation	0.125		
Coefficient of Variation	15.45%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.791		
Upper limit	0.816		
95% Confidence: Mean			
Lower limit	0.800		
Upper limit	0.818		
SAMPLE SIZE EVALUATION			
N (population size)	6441		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	686		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	358		
# ratios above mean:	328		
z:	1.145		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

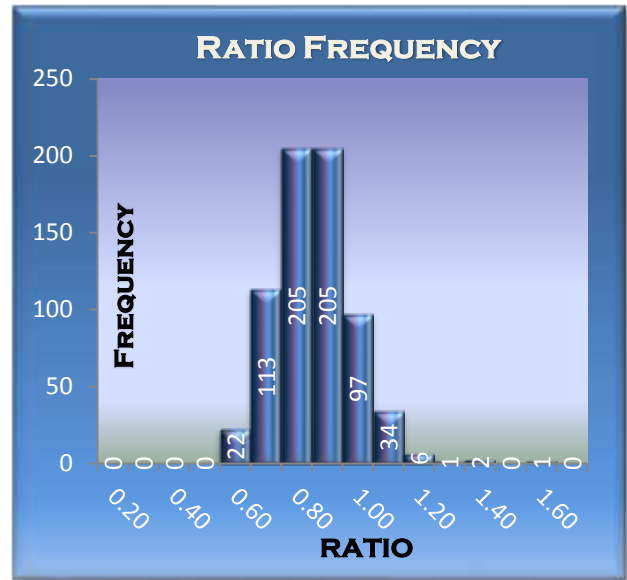
### RATIO FREQUENCY

RATIO	FREQUENCY
0.50-0.60	22
0.60-0.70	113
0.70-0.80	205
0.80-0.90	205
0.90-1.00	97
1.00-1.10	34
1.10-1.20	9
1.20-1.30	1
1.30-1.40	2
1.40-1.50	0
1.50-1.60	1

COMMENTS:

1 to 3 Unit Residences throughout Area 039

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014



### COMMENTS:

1 to 3 Unit Residences throughout Area 039

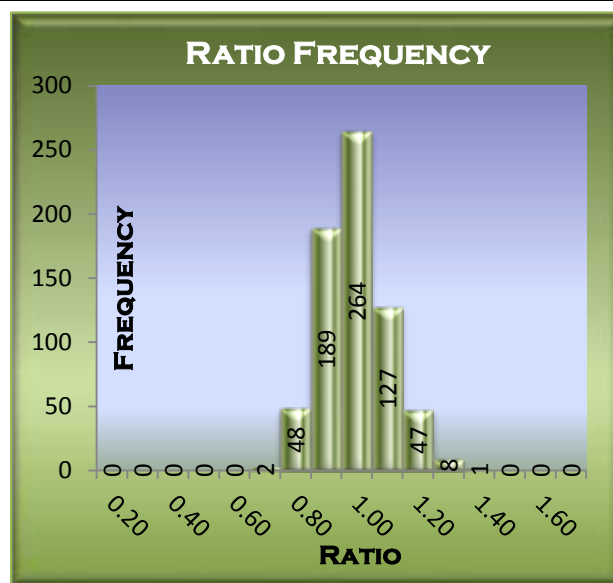
Sales Prices are adjusted for time to the Assessment Date of 1/1/2014



## Physical Inspection Ratio Study Report (After) – 2014 Assessments

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Broadview/ Blue Ridge/Shilshole</b>	<b>1/1/2014</b>	<b>6/2/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 39</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SELL</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	686
<b>Mean Assessed Value</b>	594,800
<b>Mean Sales Price</b>	637,600
<b>Standard Deviation AV</b>	260,254
<b>Standard Deviation SP</b>	291,126
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.943
<b>Median Ratio</b>	0.938
<b>Weighted Mean Ratio</b>	0.933
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.686
<b>Highest ratio:</b>	1.318
<b>Coefficient of Dispersion</b>	8.60%
<b>Standard Deviation</b>	0.103
<b>Coefficient of Variation</b>	10.91%
<b>Price Related Differential (PRD)</b>	1.011
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.930
Upper limit	0.949
<b>95% Confidence: Mean</b>	
Lower limit	0.936
Upper limit	0.951
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6441
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.103
<b>Recommended minimum:</b>	17
<b>Actual sample size:</b>	686
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	356
# ratios above mean:	330
z:	0.993
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 039

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	5	944230	0025	04/06/12	\$542,950	\$633,000	1,760	7	1950	5	10,996	N	N	12035 12TH AVE NW
1	5	263940	0050	09/27/11	\$435,000	\$517,000	1,730	8	1953	4	8,800	N	N	13211 FRAZIER PL NW
1	5	085340	0090	08/07/12	\$625,000	\$714,000	1,730	9	1962	5	10,152	N	N	1208 NW BLAKELY CT
1	5	763370	0080	11/03/11	\$849,000	\$1,007,000	2,070	9	1976	3	9,831	Y	N	1250 NW 126TH ST
1	5	252603	9221	10/29/12	\$665,000	\$748,000	2,290	9	1998	4	10,044	N	N	12013 B 12TH AVE NW
1	5	763370	0060	10/11/12	\$685,000	\$773,000	2,310	9	1972	4	9,420	Y	N	1244 NW 126TH ST
1	5	763370	0140	09/18/13	\$540,000	\$559,000	2,310	9	1968	3	12,075	N	N	1221 NW 126TH ST
1	5	085340	0011	02/15/12	\$848,000	\$995,000	2,610	9	1968	5	13,268	Y	N	1243 NW BLAKELY CT
1	5	252603	9224	01/04/12	\$729,000	\$859,000	2,990	9	1998	4	10,404	N	N	12013 12TH AVE NW
1	5	763370	0070	09/19/12	\$1,385,000	\$1,570,000	2,250	10	1973	4	10,937	Y	N	1248 NW 126TH ST
1	5	361960	0090	04/06/11	\$849,900	\$1,019,000	2,700	10	1969	4	20,411	Y	N	13200 9TH AVE NW
1	5	361660	0004	03/30/11	\$1,290,000	\$1,547,000	2,670	11	1986	4	32,153	Y	N	1014 NW 132ND ST
1	5	361660	0006	12/03/12	\$2,185,000	\$2,440,000	4,430	11	1988	3	199,069	Y	N	13207 11TH AVE NW
1	5	361660	0007	03/19/13	\$1,550,000	\$1,689,000	5,170	12	1930	4	124,146	Y	N	13217 9TH AVE NW
1	12	769340	0005	05/14/13	\$522,000	\$560,000	1,290	8	1958	4	6,800	N	N	1202 NW 119TH ST
1	12	241710	0010	09/26/12	\$446,500	\$506,000	1,570	8	1954	4	6,375	N	N	1219 NW 120TH ST
1	12	777280	0280	06/13/11	\$683,500	\$818,000	1,650	8	1964	5	7,725	N	N	11715 12TH AVE NW
1	12	252603	9112	10/18/13	\$590,000	\$605,000	1,670	8	1958	3	15,200	N	N	1222 NW 116TH ST
1	12	777280	0020	05/08/12	\$599,000	\$695,000	1,940	8	1976	5	7,630	N	N	1212 NW 118TH ST
1	12	777280	0240	12/23/13	\$690,000	\$692,000	1,950	8	1966	5	8,190	N	N	1219 NW 118TH ST
1	13	437970	0100	04/17/12	\$684,000	\$796,000	1,700	9	1960	4	26,727	N	N	14275 SHERWOOD RD NW
1	13	230390	0115	05/21/13	\$750,000	\$804,000	1,890	9	1952	4	16,552	Y	N	895 NW ELFORD DR
1	13	437960	0025	06/02/11	\$684,250	\$819,000	1,980	9	1982	4	62,290	Y	N	909 NW NORTHWOOD RD
1	13	620260	0180	08/24/12	\$1,362,000	\$1,552,000	2,000	9	1959	4	104,979	Y	N	638 NW NORTHWOOD RD
1	13	230390	0190	10/12/11	\$825,000	\$980,000	2,040	9	1953	4	18,562	Y	N	13535 8TH AVE NW
1	13	230390	0135	11/29/11	\$1,080,000	\$1,278,000	2,600	10	1956	5	27,300	Y	N	1039 NW ELFORD DR
1	13	230390	0085	08/13/12	\$1,050,000	\$1,199,000	3,050	10	1941	4	20,005	Y	N	1008 NW ELFORD DR
1	13	620260	0020	12/28/11	\$1,025,000	\$1,209,000	3,140	10	2004	3	20,400	Y	N	632 NW 137TH ST
1	13	437970	0010	12/20/13	\$852,000	\$856,000	2,160	11	1970	4	32,372	Y	N	908 NW CULBERTSON DR
1	13	620260	0150	06/10/13	\$980,000	\$1,044,000	2,960	11	1953	5	47,916	Y	N	14025 3RD AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	6	086800	0320	03/07/12	\$453,000	\$530,000	860	7	1946	4	7,104	N	N	10503 12TH AVE NW
2	6	086800	0315	04/22/13	\$450,000	\$486,000	870	7	1946	4	7,117	N	N	1212 NW 105TH ST
2	6	086800	0050	03/28/12	\$505,000	\$589,000	890	7	2011	3	7,800	N	N	1258 NW NORCROSS WAY
2	6	086800	0440	03/20/13	\$430,000	\$468,000	910	7	1947	3	8,340	N	N	10523 13TH AVE NW
2	6	086800	0300	04/06/11	\$325,000	\$390,000	1,020	7	1946	3	8,340	N	N	10514 13TH AVE NW
2	6	086800	0290	07/24/12	\$475,000	\$544,000	1,120	7	1946	4	8,340	N	N	10526 13TH AVE NW
2	6	086800	0330	01/17/12	\$440,000	\$518,000	1,230	7	1951	4	8,340	N	N	10515 12TH AVE NW
2	6	086800	0065	05/07/13	\$600,000	\$645,000	1,730	7	1946	4	7,920	N	N	1402 NW NORCROSS WAY
2	6	086800	0160	07/18/13	\$616,316	\$650,000	1,250	8	1953	5	9,556	N	N	1313 NW NORCROSS WAY
2	6	086800	0250	09/07/12	\$745,000	\$847,000	1,290	8	1951	5	7,800	Y	N	1230 NW WOODBINE WAY
2	6	086800	0370	01/18/11	\$470,000	\$564,000	1,440	8	1949	4	8,340	N	N	10556 14TH AVE NW
2	6	086800	0075	09/03/13	\$729,000	\$758,000	1,490	8	1952	4	14,073	N	N	1414 NW NORCROSS WAY
2	6	086800	0395	11/14/12	\$470,000	\$527,000	1,570	8	1951	3	8,340	N	N	10526 14TH AVE NW
2	6	610770	0045	07/01/13	\$780,000	\$826,000	1,600	8	1960	5	10,374	N	N	10810 12TH AVE NW
2	6	086800	0010	02/14/11	\$661,400	\$794,000	1,790	8	1947	4	11,880	N	N	1210 NW NORCROSS WAY
2	6	086800	0268	07/12/11	\$820,000	\$980,000	2,010	8	2006	3	9,850	N	N	10729 12TH AVE NW
2	6	086800	0104	02/22/13	\$1,300,000	\$1,425,000	2,230	9	1960	5	16,451	Y	N	1450 NW WOODBINE WAY
2	7	086800	2130	11/14/12	\$650,000	\$729,000	990	8	1942	4	6,505	Y	N	10013 RICHWOOD AVE NW
2	7	086800	1775	09/13/13	\$840,000	\$871,000	1,150	8	1953	4	7,600	Y	N	10256 RICHWOOD AVE NW
2	7	086800	1225	09/24/12	\$683,500	\$774,000	1,300	8	1950	4	7,800	Y	N	10029 VALMAY AVE NW
2	7	086800	2165	04/11/13	\$879,000	\$952,000	1,390	8	1940	4	10,721	Y	N	10229 RICHWOOD AVE NW
2	7	086800	1865	04/13/12	\$555,000	\$646,000	1,420	8	1953	3	8,128	Y	N	2314 NW 100TH ST
2	7	086800	2219	04/17/13	\$875,000	\$946,000	1,490	8	1959	4	11,388	Y	N	1954 NW BLUE RIDGE DR
2	7	086800	1895	10/18/12	\$765,000	\$863,000	1,510	8	1955	4	7,150	Y	N	10204 BELGROVE CT NW
2	7	086800	1920	09/27/11	\$825,000	\$981,000	1,540	8	1948	4	7,200	Y	N	10234 BELGROVE CT NW
2	7	086800	1185	11/21/13	\$600,000	\$608,000	1,600	8	1947	5	7,641	N	N	1536 NW 100TH ST
2	7	086800	2320	12/04/12	\$760,000	\$849,000	1,600	8	1959	3	9,240	Y	N	10321 BEDFORD CT NW
2	7	057900	0150	10/03/11	\$577,500	\$687,000	1,710	8	1951	4	9,400	Y	N	1927 NW 100TH ST
2	7	086800	1990	03/22/12	\$995,000	\$1,162,000	1,740	8	2007	3	24,102	Y	N	10004 VINTON CT NW
2	7	086800	1355	09/11/13	\$679,000	\$704,000	1,770	8	1941	3	11,790	N	N	10219 VALMAY AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	7	440320	0070	09/13/13	\$677,500	\$702,000	1,810	8	1951	5	8,863	N	N	10004 15TH AVE NW
2	7	086800	1045	10/21/13	\$625,000	\$640,000	1,830	8	1941	3	7,808	N	N	1518 NW BLUE RIDGE DR
2	7	086800	1250	04/16/13	\$801,000	\$866,000	2,060	8	1952	5	9,132	N	N	10001 VALMAY AVE NW
2	7	086800	0885	08/15/11	\$1,040,000	\$1,241,000	2,430	8	1998	3	14,089	Y	N	10505 VALMAY AVE NW
2	7	086800	2390	05/03/13	\$1,500,000	\$1,615,000	1,470	9	1954	5	8,400	Y	N	2356 NW BLUE RIDGE DR
2	7	086800	0600	03/16/11	\$900,000	\$1,080,000	1,710	9	1940	4	10,960	Y	N	10821 VALMAY AVE NW
2	7	086800	1665	01/24/12	\$750,000	\$882,000	1,790	9	1954	3	8,890	Y	N	10212 RADFORD AVE NW
2	7	086800	0825	04/15/13	\$1,460,000	\$1,580,000	1,840	9	2010	3	24,380	Y	N	1542 NW WOODBINE WAY
2	7	086800	1870	05/23/13	\$1,025,000	\$1,098,000	1,850	9	1947	4	6,420	Y	N	10215 BELGROVE CT NW
2	7	086800	2085	03/22/12	\$1,060,000	\$1,238,000	1,870	9	1946	5	6,000	Y	N	2411 NW BLUE RIDGE DR
2	7	086800	0720	01/16/13	\$849,000	\$939,000	1,880	9	1951	4	8,035	Y	N	10540 VALMAY AVE NW
2	7	086800	2005	03/07/13	\$880,000	\$962,000	2,030	9	1941	4	11,200	Y	N	10007 RADFORD AVE NW
2	7	086800	1040	05/16/11	\$815,500	\$977,000	2,090	9	2003	3	7,320	N	N	1524 NW BLUE RIDGE DR
2	7	086800	1525	04/25/13	\$949,000	\$1,024,000	2,100	9	1948	4	8,614	N	N	1824 NW BLUE RIDGE DR
2	7	086800	0595	06/21/13	\$932,000	\$990,000	2,360	9	1936	4	10,185	Y	N	10815 VALMAY AVE NW
2	7	086800	1724	06/11/13	\$880,000	\$938,000	2,380	9	1936	4	7,860	Y	N	10033 BAYARD AVE NW
2	7	086800	1495	01/04/13	\$999,950	\$1,109,000	2,450	9	1998	3	13,770	Y	N	1856 NW BLUE RIDGE DR
2	7	086800	1835	01/08/13	\$855,000	\$947,000	2,470	9	1961	4	7,800	Y	N	10032 RICHWOOD AVE NW
2	7	362603	9167	09/06/12	\$850,000	\$966,000	2,480	9	1937	5	16,175	Y	N	10318 15TH AVE NW
2	7	086800	1905	08/12/11	\$966,000	\$1,153,000	2,590	9	1950	5	7,200	Y	N	10214 BELGROVE CT NW
2	7	086800	1465	07/30/13	\$1,300,000	\$1,366,000	2,700	9	1954	4	17,010	Y	N	10509 CULPEPER CT NW
2	7	086800	1795	11/17/11	\$1,270,000	\$1,504,000	2,840	9	2006	3	7,750	Y	N	10224 RICHWOOD AVE NW
2	7	086800	0640	07/12/11	\$970,000	\$1,159,000	2,890	9	1962	4	8,472	N	N	10552 15TH AVE NW
2	7	086800	1255	08/22/13	\$1,175,000	\$1,226,000	3,030	9	1980	4	7,378	Y	N	1739 NW GREENBRIER WAY
2	7	086800	0810	11/07/12	\$900,000	\$1,011,000	3,130	9	1941	3	12,834	Y	N	1520 NW WOODBINE WAY
2	7	086800	2215	07/01/13	\$1,200,000	\$1,271,000	3,260	9	1991	3	16,000	Y	N	1948 NW BLUE RIDGE DR
2	7	086800	1705	07/12/13	\$1,000,000	\$1,056,000	2,130	10	1940	3	9,900	Y	N	10005 BAYARD AVE NW
2	7	086800	1995	09/21/12	\$1,540,000	\$1,746,000	2,150	10	1951	5	10,000	Y	N	10019 RADFORD AVE NW
2	7	086800	2282	09/17/12	\$1,170,000	\$1,327,000	2,160	10	1955	4	24,587	Y	N	10320 BEDFORD CT NW
2	7	086800	2450	08/29/11	\$1,695,000	\$2,020,000	2,320	10	2004	3	8,400	Y	N	2438 NW BLUE RIDGE DR



## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	7	086800	1260	07/23/13	\$1,465,000	\$1,542,000	3,110	10	1940	4	22,572	Y	N	10502 CULPEPER CT NW
2	7	086800	1980	04/10/12	\$1,200,000	\$1,398,000	3,110	11	1939	4	8,040	Y	N	10005 VINTON CT NW
2	7	086800	1645	03/13/13	\$2,060,000	\$2,248,000	2,640	12	1931	5	18,677	Y	N	1857 NW ROUNDHILL CIR
3	8	010600	0360	03/28/12	\$305,000	\$356,000	850	6	1948	4	8,391	N	N	10038 DIBBLE AVE NW
3	8	010600	0135	10/24/12	\$339,000	\$382,000	860	6	1948	5	8,168	N	N	10057 DIBBLE AVE NW
3	8	010600	0150	04/11/12	\$389,000	\$453,000	1,200	6	1948	5	8,168	N	N	10039 DIBBLE AVE NW
3	8	010600	0355	03/18/13	\$377,900	\$412,000	1,300	6	1948	4	8,395	N	N	10032 DIBBLE AVE NW
3	8	201630	0056	05/19/11	\$312,500	\$374,000	790	7	1945	4	7,677	N	N	10016 13TH AVE NW
3	8	201630	0046	07/10/12	\$319,000	\$366,000	800	7	1946	3	7,669	N	N	10038 13TH AVE NW
3	8	914410	0287	01/29/13	\$405,000	\$446,000	800	7	1950	4	8,910	N	N	9721 13TH AVE NW
3	8	201630	0076	05/17/11	\$295,999	\$355,000	850	7	1949	4	7,597	N	N	10047 12TH AVE NW
3	8	201630	0081	06/12/13	\$272,000	\$290,000	850	7	1949	3	7,591	N	N	10053 12TH AVE NW
3	8	186240	0047	10/04/13	\$410,000	\$422,000	890	7	1948	4	7,020	N	N	9208 15TH AVE NW
3	8	682410	0195	10/13/11	\$239,900	\$285,000	890	7	1947	3	6,400	N	N	926 NW 96TH ST
3	8	362603	9278	07/18/12	\$346,000	\$397,000	900	7	1951	4	6,000	N	N	933 NW 96TH ST
3	8	914410	0257	01/25/13	\$352,000	\$388,000	910	7	1950	4	8,910	N	N	9610 14TH AVE NW
3	8	362603	9277	07/26/11	\$271,000	\$324,000	920	7	1940	4	5,280	N	N	945 NW 96TH ST
3	8	186240	0065	10/29/13	\$340,000	\$347,000	940	7	1944	3	10,880	N	N	9239 14TH AVE NW
3	8	676620	0020	04/18/11	\$407,000	\$488,000	950	7	1947	5	6,210	N	N	9506 13TH AVE NW
3	8	676620	0025	05/02/13	\$410,000	\$442,000	950	7	1947	4	6,210	N	N	9502 13TH AVE NW
3	8	914410	0385	10/22/12	\$355,000	\$400,000	950	7	1940	5	10,060	N	N	9527 12TH AVE NW
3	8	010600	0235	10/14/13	\$416,000	\$427,000	970	7	1949	5	8,103	N	N	10062 9TH AVE NW
3	8	914410	0318	10/14/11	\$230,000	\$273,000	990	7	1953	3	6,000	N	N	1211 NW 100TH ST
3	8	949820	0061	05/23/13	\$350,000	\$375,000	1,030	7	1949	3	6,804	N	N	10336 13TH AVE NW
3	8	615490	0010	09/01/11	\$420,000	\$501,000	1,040	7	1947	5	7,102	N	N	10322 12TH AVE NW
3	8	914410	0199	08/31/12	\$366,000	\$417,000	1,060	7	1940	5	5,632	N	N	9517 14TH AVE NW
3	8	914410	0296	12/31/13	\$429,950	\$430,000	1,060	7	1950	4	6,510	N	N	9725 13TH AVE NW
3	8	186240	0026	09/11/13	\$383,000	\$397,000	1,070	7	1954	3	6,000	N	N	9233 MARY AVE NW
3	8	440320	0110	04/22/13	\$350,000	\$378,000	1,160	7	1942	3	4,960	N	N	10025 MARY AVE NW
3	8	010600	0225	07/10/12	\$360,000	\$413,000	1,180	7	1948	3	8,108	Y	N	10048 9TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	8	615490	0060	06/11/12	\$485,000	\$560,000	1,180	7	1947	4	6,030	Y	N	1104 NW 103RD ST
3	8	362603	9366	01/24/12	\$410,000	\$482,000	1,200	7	1963	4	7,646	N	N	9526 12TH AVE NW
3	8	186240	0073	03/04/13	\$360,000	\$394,000	1,240	7	1988	3	5,400	N	N	9230 MARY AVE NW
3	8	186240	0021	05/15/13	\$476,500	\$511,000	1,250	7	1942	5	8,100	Y	N	9238 15TH AVE NW
3	8	615490	0100	09/23/11	\$325,000	\$387,000	1,250	7	1948	3	7,102	Y	N	10320 11TH AVE NW
3	8	914410	0158	07/24/13	\$430,000	\$453,000	1,260	7	1949	4	8,910	N	N	9632 MARY AVE NW
3	8	615490	0160	06/26/13	\$385,000	\$408,000	1,280	7	1949	2	6,030	N	N	917 NW 103RD ST
3	8	914410	0367	04/13/12	\$365,000	\$425,000	1,340	7	1951	4	8,580	N	N	9610 13TH AVE NW
3	8	914410	0288	03/16/11	\$400,000	\$480,000	1,390	7	1959	3	8,745	N	N	9713 13TH AVE NW
3	8	949820	0066	03/01/13	\$375,000	\$410,000	1,410	7	1949	4	6,804	N	N	10324 13TH AVE NW
3	8	949820	0031	07/05/13	\$426,103	\$451,000	1,440	7	1949	5	6,930	N	N	10309 13TH AVE NW
3	8	914410	0240	09/10/13	\$485,000	\$503,000	1,550	7	1981	3	8,400	N	N	9534 14TH AVE NW
3	8	552260	0135	06/25/13	\$490,500	\$521,000	1,560	7	1950	4	6,700	Y	N	9739 11TH AVE NW
3	8	440320	0165	05/29/13	\$475,000	\$508,000	1,570	7	1952	4	7,440	N	N	10046 MARY AVE NW
3	8	186240	0100	01/03/12	\$365,000	\$430,000	1,600	7	1942	4	8,160	N	N	9203 14TH AVE NW
3	8	914410	0237	01/28/11	\$349,900	\$420,000	1,610	7	1950	3	7,920	N	N	9531 13TH AVE NW
3	8	247450	0045	09/07/11	\$430,000	\$512,000	1,630	7	1953	5	6,183	N	N	816 NW 107TH ST
3	8	362603	9236	11/08/11	\$347,000	\$411,000	1,700	7	1945	4	8,100	Y	N	1100 NW 95TH ST
3	8	914410	0235	08/06/13	\$565,000	\$592,000	1,700	7	1909	4	11,400	N	N	9530 14TH AVE NW
3	8	247450	0065	07/31/12	\$340,000	\$389,000	1,840	7	1953	3	6,600	N	N	811 NW 107TH ST
3	8	377330	0005	06/18/12	\$360,000	\$415,000	1,910	7	1953	3	6,616	N	N	10505 8TH AVE NW
3	8	362603	9198	07/24/12	\$443,000	\$508,000	2,420	7	1986	3	6,750	N	N	1108 NW 95TH ST
3	8	914410	0210	07/03/13	\$455,000	\$482,000	1,160	8	1984	3	7,650	N	N	1300 NW 95TH ST
3	8	201630	0006	10/25/11	\$435,000	\$516,000	1,390	8	1976	3	7,695	N	N	1315 NW 103RD ST
3	8	914410	0080	06/28/12	\$475,000	\$547,000	1,390	8	1956	3	7,315	Y	N	9726 15TH AVE NW
3	8	362603	9345	10/26/12	\$400,000	\$450,000	1,400	8	1962	3	9,317	N	N	10340 MARY AVE NW
3	8	440320	0145	04/01/11	\$455,000	\$546,000	1,430	8	1948	4	9,628	N	N	10057 MARY AVE NW
3	8	914410	0066	10/16/13	\$599,000	\$614,000	1,610	8	1921	5	9,768	Y	N	9720 15TH AVE NW
3	8	914410	0057	09/13/11	\$448,595	\$534,000	1,790	8	1957	3	9,702	N	N	9634 15TH AVE NW
3	8	362603	9110	01/19/11	\$427,500	\$513,000	1,880	8	1954	3	12,241	N	N	10351 14TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	8	914410	0118	08/03/13	\$450,000	\$472,000	2,080	8	1952	3	8,550	N	N	1411 NW 100TH ST
3	8	914410	0326	07/18/12	\$599,000	\$687,000	2,490	8	1951	5	8,910	Y	N	9734 13TH AVE NW
3	8	949820	0050	03/27/13	\$700,000	\$761,000	2,640	9	2012	3	6,930	N	N	10347 13TH AVE NW
3	8	914410	0004	03/20/12	\$585,579	\$684,000	2,900	9	2012	3	6,118	N	N	1458 NW 95TH ST
3	8	914410	0005	05/16/12	\$597,500	\$692,000	2,960	9	2012	3	6,118	N	N	9505 MARY AVE NW
3	8	914410	0017	06/14/12	\$829,000	\$956,000	3,310	10	2004	3	8,778	N	N	9521 MARY AVE NW
3	8	362603	9406	12/17/13	\$910,000	\$915,000	3,840	10	2005	3	7,200	N	N	10325 14TH AVE NW
3	9	287460	0080	04/25/12	\$356,700	\$415,000	1,170	8	1954	3	33,430	N	N	10749 11TH AVE NW
3	9	287460	0295	08/07/12	\$450,000	\$514,000	1,400	8	1954	4	8,211	N	N	912 NW 107TH ST
3	9	287460	0075	01/20/12	\$430,000	\$506,000	1,410	8	1954	3	24,637	N	N	10745 11TH AVE NW
3	9	287460	0090	10/01/13	\$494,500	\$510,000	1,490	8	1958	3	26,231	N	N	10750 9TH AVE NW
3	9	252603	9130	03/21/13	\$675,000	\$735,000	1,770	8	1954	5	10,150	Y	N	10542 12TH AVE NW
3	9	252603	9216	10/10/13	\$775,000	\$797,000	2,660	10	1998	4	12,850	N	N	10829 8TH AVE NW
3	9	252603	9210	01/06/12	\$611,000	\$720,000	2,740	10	1998	3	10,084	N	N	10853 8TH AVE NW
3	10	010600	0275	03/31/11	\$232,000	\$278,000	860	6	1948	4	8,100	N	N	10315 8TH AVE NW
3	10	010600	0310	02/21/13	\$352,500	\$386,000	1,180	6	1948	5	7,830	N	N	10031 8TH AVE NW
3	10	682410	0045	09/12/11	\$369,950	\$441,000	860	7	1951	4	6,400	N	N	847 NW 97TH ST
3	10	076700	0136	12/05/12	\$242,500	\$271,000	900	7	1997	3	1,631	N	N	330 NW 103RD ST
3	10	186240	0531	11/21/11	\$256,500	\$304,000	990	7	1958	4	3,075	N	N	9032 15TH AVE NW
3	10	758620	0020	12/28/13	\$260,000	\$260,000	1,000	7	1948	3	6,050	N	N	143 NW 103RD ST
3	10	344200	0131	06/28/13	\$357,000	\$379,000	1,220	7	1960	4	5,100	N	N	130 NW 103RD ST
3	10	362603	9281	07/07/11	\$300,000	\$359,000	1,250	7	1951	4	7,839	N	N	217 NW 105TH ST
3	10	362603	9207	04/25/13	\$332,000	\$358,000	1,300	7	1947	3	6,480	N	N	119 NW 105TH ST
3	10	504980	0035	03/20/12	\$370,000	\$432,000	1,410	7	1905	4	7,155	N	N	10351 8TH AVE NW
3	10	076700	0201	10/25/12	\$302,000	\$340,000	1,420	7	1995	3	1,537	N	N	314 NW 103RD ST
3	10	362603	9088	06/26/13	\$345,000	\$366,000	1,510	7	1923	4	4,337	N	N	10120 3RD AVE NW
3	10	362603	9419	08/09/11	\$279,990	\$334,000	1,520	7	2005	3	1,237	N	N	10122 B 3RD AVE NW
3	10	010700	0010	03/18/13	\$365,000	\$398,000	1,650	7	1950	4	6,231	N	N	10449 ALDERBROOK PL NW
3	10	362603	9284	06/15/11	\$350,000	\$419,000	2,250	7	1951	4	8,293	N	N	228 NW 104TH ST
3	10	362603	9357	06/07/12	\$365,000	\$421,000	1,180	8	1963	3	8,610	N	N	126 NW 104TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	010800	0112	02/25/13	\$270,000	\$296,000	1,290	8	2005	3	1,579	N	N	409 A NW 101ST ST
3	10	010800	0117	07/31/13	\$314,950	\$331,000	1,290	8	2005	3	2,290	N	N	405 B NW 101ST ST
3	10	758620	0050	04/18/13	\$350,000	\$378,000	1,320	8	1925	3	5,974	N	N	10124 3RD AVE NW
3	10	010700	0030	11/27/12	\$335,000	\$375,000	1,340	8	2009	3	1,654	N	N	10409 ALDERBROOK PL NW
3	10	010800	0123	08/14/12	\$249,000	\$284,000	1,340	8	2006	3	1,325	N	N	401 B NW 101ST ST
3	10	010800	0121	10/28/11	\$240,000	\$285,000	1,440	8	2006	3	1,975	N	N	401 D NW 101ST ST
3	10	682410	0008	06/26/13	\$405,000	\$430,000	1,460	8	2006	3	1,245	N	N	807 A NW 97TH ST
3	10	682410	0015	05/19/11	\$289,950	\$347,000	1,460	8	2006	3	1,820	N	N	815 A NW 97TH ST
3	10	682410	0018	08/29/13	\$399,950	\$416,000	1,460	8	2006	3	2,372	N	N	811 B NW 97TH ST
3	10	010800	0128	08/23/13	\$349,000	\$364,000	1,490	8	2008	3	1,068	N	N	10109 B 3RD AVE NW
3	10	682410	0027	02/27/13	\$419,000	\$459,000	1,530	8	2012	3	1,881	N	N	829 C NW 97TH ST
3	10	682410	0029	04/02/13	\$409,950	\$445,000	1,530	8	2012	3	1,568	N	N	829 A NW 97TH ST
3	10	682410	0021	03/18/13	\$399,950	\$436,000	1,540	8	2012	3	1,860	N	N	825 C NW 97TH ST
3	10	682410	0026	03/18/13	\$399,950	\$436,000	1,540	8	2013	3	1,406	N	N	825 A NW 97TH ST
3	10	186240	0466	09/26/13	\$384,500	\$397,000	1,600	8	1998	3	1,144	N	N	9046 A MARY AVE NW
3	10	186240	0467	08/07/12	\$319,000	\$365,000	1,600	8	1998	3	1,075	N	N	9044 A MARY AVE NW
3	10	682410	0025	04/02/13	\$399,950	\$434,000	1,600	8	2012	3	1,108	N	N	825 b NW 97TH ST
3	10	682410	0028	02/27/13	\$388,000	\$425,000	1,640	8	2012	3	1,180	N	N	829 b NW 97TH ST
3	10	682410	0001	03/07/13	\$330,000	\$361,000	1,700	8	2006	3	1,660	N	N	801 NW 97TH ST
3	11	515120	0125	06/27/12	\$195,000	\$224,000	780	6	1942	4	8,330	N	N	13748 PALATINE AVE N
3	11	198020	0365	07/19/12	\$310,000	\$355,000	840	6	1937	3	8,100	N	N	124 NW 143RD ST
3	11	113900	0855	07/09/12	\$310,000	\$356,000	1,180	6	1930	4	7,260	N	N	112 N 105TH ST
3	11	515120	0205	04/04/11	\$320,000	\$384,000	790	7	1952	4	6,777	N	N	13706 1ST AVE NW
3	11	074800	0150	08/03/11	\$295,950	\$353,000	810	7	1948	4	7,200	N	N	14034 1ST AVE NW
3	11	092400	0080	07/28/11	\$340,000	\$406,000	890	7	1941	5	8,370	N	N	13241 2ND AVE NW
3	11	515120	0165	06/28/11	\$282,000	\$337,000	940	7	1939	3	6,772	N	N	13733 PALATINE AVE N
3	11	891050	0153	07/25/12	\$311,750	\$357,000	940	7	1926	4	5,040	N	N	11223 PALATINE AVE N
3	11	242603	9167	04/24/13	\$250,000	\$270,000	950	7	1948	3	8,100	N	N	130 N 132ND ST
3	11	442760	0185	12/14/12	\$417,000	\$465,000	950	7	1953	5	7,000	N	N	10703 3RD AVE NW
3	11	638050	0121	05/07/12	\$442,000	\$513,000	960	7	1947	4	7,689	N	N	11727 2ND AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	11	113900	0409	09/14/12	\$438,000	\$497,000	980	7	1948	5	7,907	N	N	204 NW 107TH ST
3	11	291820	0030	01/06/12	\$265,000	\$312,000	990	7	1942	5	5,419	N	N	103 NW 136TH ST
3	11	337490	0070	08/20/13	\$400,000	\$418,000	990	7	1948	3	8,123	N	N	137 NW 135TH PL
3	11	113900	0810	07/31/12	\$416,000	\$476,000	1,020	7	1960	3	10,000	N	N	10544 1ST AVE NW
3	11	515300	0025	02/08/11	\$365,000	\$438,000	1,030	7	1951	3	7,680	N	N	12522 2ND AVE NW
3	11	515300	0080	01/09/12	\$289,900	\$342,000	1,030	7	1946	3	7,680	N	N	12557 1ST AVE NW
3	11	074800	0135	08/20/13	\$457,500	\$478,000	1,040	7	2005	3	9,504	N	N	14045 PALATINE AVE N
3	11	442760	0045	11/13/12	\$340,000	\$381,000	1,040	7	1953	4	6,500	N	N	10744 5TH AVE NW
3	11	915810	0120	06/27/13	\$249,950	\$265,000	1,050	7	2001	3	1,092	N	N	12717 A GREENWOOD AVE N
3	11	915810	0124	10/24/13	\$245,000	\$251,000	1,050	7	2001	3	1,400	N	N	12723 A GREENWOOD AVE N
3	11	206710	0055	08/24/11	\$320,000	\$382,000	1,060	7	1949	5	8,100	N	N	132 NW 131ST ST
3	11	442760	0080	09/10/13	\$460,000	\$477,000	1,060	7	1953	5	6,200	Y	N	10735 4TH AVE NW
3	11	113900	0210	05/19/13	\$429,900	\$461,000	1,070	7	1924	4	7,560	N	N	10739 PALATINE AVE N
3	11	113900	0615	10/26/13	\$464,000	\$474,000	1,070	7	1951	4	5,000	N	N	10515 2ND AVE NW
3	11	092400	0053	10/11/13	\$405,000	\$416,000	1,100	7	1940	3	9,520	N	N	13203 2ND AVE NW
3	11	915760	0085	01/26/12	\$345,000	\$406,000	1,100	7	1947	4	8,160	N	N	12720 2ND AVE NW
3	11	074800	0360	01/12/11	\$272,000	\$326,000	1,110	7	1934	4	8,100	N	N	14010 3RD AVE NW
3	11	322320	0015	04/07/11	\$429,950	\$516,000	1,110	7	1944	5	6,250	N	N	11549 PALATINE AVE N
3	11	944130	0045	11/02/11	\$289,900	\$344,000	1,110	7	1949	3	8,160	N	N	13027 1ST AVE NW
3	11	944130	0050	03/01/12	\$300,000	\$351,000	1,110	7	1949	4	8,160	N	N	13031 1ST AVE NW
3	11	391840	0035	12/12/12	\$343,000	\$382,000	1,120	7	1951	3	7,936	N	N	11730 PALATINE AVE N
3	11	337490	0030	12/13/12	\$252,000	\$281,000	1,140	7	1948	3	8,124	N	N	126 NW 135TH PL
3	11	730890	0190	09/19/13	\$500,000	\$517,000	1,140	7	1948	4	7,712	N	N	12232 2ND AVE NW
3	11	730890	0430	03/26/13	\$330,000	\$359,000	1,140	7	1941	4	6,395	N	N	12006 3RD AVE NW
3	11	113900	0675	10/10/11	\$282,500	\$336,000	1,150	7	1941	3	7,500	N	N	10557 2ND AVE NW
3	11	206710	0045	04/23/13	\$357,000	\$385,000	1,150	7	1949	4	8,100	N	N	210 NW 131ST ST
3	11	530320	0090	03/05/13	\$537,000	\$587,000	1,160	7	1941	5	8,981	N	N	11507 1ST AVE NW
3	11	198020	0220	05/13/13	\$420,000	\$451,000	1,170	7	1953	4	8,100	N	N	123 N 144TH ST
3	11	638050	0015	12/20/12	\$430,000	\$478,000	1,170	7	1952	4	7,681	Y	N	11733 PALATINE AVE N
3	11	891050	0265	05/21/13	\$317,000	\$340,000	1,170	7	1939	3	5,212	N	N	106 NW 112TH ST



## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	11	515300	0040	12/13/13	\$360,000	\$362,000	1,180	7	1948	4	7,680	N	N	12534 2ND AVE NW
3	11	074800	0225	04/26/13	\$350,000	\$378,000	1,230	7	1935	4	8,100	N	N	14031 1ST AVE NW
3	11	915810	0065	06/12/13	\$368,000	\$392,000	1,230	7	1951	4	8,220	N	N	12748 1ST AVE NW
3	11	391840	0144	07/08/13	\$440,000	\$465,000	1,250	7	1962	4	7,500	N	N	11518 3RD AVE NW
3	11	638050	0050	03/07/12	\$420,000	\$491,000	1,260	7	1951	3	7,691	N	N	11750 1ST AVE NW
3	11	074800	0245	08/14/13	\$352,500	\$369,000	1,280	7	1954	4	6,100	N	N	14007 1ST AVE NW
3	11	113900	0752	04/06/11	\$402,000	\$482,000	1,280	7	1950	5	7,500	N	N	10515 1ST AVE NW
3	11	291820	0006	06/05/13	\$349,000	\$372,000	1,290	7	1948	4	6,939	N	N	13544 3RD AVE NW
3	11	730890	0625	08/10/12	\$379,100	\$433,000	1,290	7	1946	3	6,854	N	N	12020 1ST AVE NW
3	11	687780	0025	05/09/12	\$350,000	\$406,000	1,350	7	1947	3	8,160	N	N	12533 2ND AVE NW
3	11	730890	0275	05/15/12	\$440,500	\$510,000	1,360	7	1949	4	7,720	N	N	12252 3RD AVE NW
3	11	638050	0151	11/22/11	\$270,000	\$320,000	1,370	7	1939	3	7,697	N	N	11738 3RD AVE NW
3	11	074800	0370	04/26/13	\$343,500	\$371,000	1,380	7	1951	3	8,100	N	N	14014 3RD AVE NW
3	11	074800	0235	04/08/11	\$320,500	\$384,000	1,400	7	1951	4	8,100	N	N	14021 1ST AVE NW
3	11	730890	0500	07/24/13	\$393,000	\$414,000	1,400	7	1937	4	7,692	N	N	12050 2ND AVE NW
3	11	915810	0040	10/10/13	\$370,000	\$380,000	1,400	7	1949	3	8,220	N	N	12749 PALATINE AVE N
3	11	198020	0275	06/14/13	\$339,000	\$361,000	1,440	7	1953	3	8,100	N	N	120 N 143RD ST
3	11	730890	0560	11/06/13	\$495,000	\$504,000	1,460	7	1936	5	7,679	Y	N	12021 1ST AVE NW
3	11	442760	0040	08/23/13	\$415,000	\$433,000	1,520	7	1953	4	7,000	N	N	10752 5TH AVE NW
3	11	891050	0686	02/15/12	\$339,000	\$398,000	1,520	7	1949	3	7,560	Y	N	11032 PALATINE AVE N
3	11	337490	0080	04/07/11	\$319,900	\$384,000	1,530	7	1948	4	8,100	N	N	127 NW 135TH PL
3	11	113900	0400	12/19/11	\$320,000	\$378,000	1,550	7	1922	4	5,034	Y	N	220 NW 107TH ST
3	11	515120	0355	04/24/13	\$470,000	\$507,000	1,620	7	1951	5	10,125	N	N	13738 2ND AVE NW
3	11	915810	0129	05/29/13	\$340,000	\$364,000	1,620	7	2001	3	1,547	N	N	12721 A GREENWOOD AVE N
3	11	074800	0315	02/19/13	\$436,050	\$478,000	1,630	7	1936	5	8,100	N	N	14043 2ND AVE NW
3	11	113900	0385	12/08/11	\$435,000	\$514,000	1,660	7	1922	4	10,074	Y	N	10710 3RD AVE NW
3	11	113900	0785	04/23/13	\$449,000	\$485,000	1,720	7	1967	3	7,500	N	N	10547 1ST AVE NW
3	11	074800	0220	10/02/12	\$399,950	\$452,000	1,740	7	1990	3	8,100	N	N	14041 1ST AVE NW
3	11	515120	0071	07/16/12	\$280,000	\$321,000	1,750	7	2005	3	3,597	N	N	13705 GREENWOOD AVE N
3	11	322320	0040	11/25/13	\$525,000	\$532,000	1,780	7	1944	4	6,250	Y	N	11523 PALATINE AVE N

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	11	944130	0015	07/31/13	\$520,000	\$546,000	1,880	7	1949	4	8,160	N	N	13016 2ND AVE NW
3	11	113900	0742	07/22/13	\$510,000	\$537,000	2,460	7	2006	3	7,440	N	N	104 NW 105TH ST
3	11	113900	0068	08/07/13	\$265,000	\$278,000	920	8	2009	3	882	N	N	10713 B GREENWOOD AVE N
3	11	915810	0045	05/15/12	\$332,000	\$385,000	980	8	1948	4	9,240	N	N	12759 PALATINE AVE N
3	11	113900	0091	06/18/13	\$286,500	\$305,000	1,010	8	2002	3	1,097	N	N	10747 A GREENWOOD AVE N
3	11	515120	0054	11/22/13	\$269,500	\$273,000	1,070	8	2008	3	951	N	N	13723 A GREENWOOD AVE N
3	11	891050	0222	07/26/13	\$323,000	\$340,000	1,080	8	2002	3	1,179	Y	N	11213 C GREENWOOD AVE N
3	11	113900	0073	08/27/13	\$274,000	\$285,000	1,150	8	2009	3	1,293	N	N	10715 C GREENWOOD AVE N
3	11	515120	0056	10/22/13	\$259,900	\$266,000	1,160	8	2008	3	1,407	N	N	13721 A GREENWOOD AVE N
3	11	113900	0072	09/11/12	\$269,000	\$305,000	1,180	8	2009	3	834	N	N	10715 B GREENWOOD AVE N
3	11	730890	0205	10/04/11	\$529,000	\$629,000	1,200	8	1925	5	7,705	N	N	12214 2ND AVE NW
3	11	515120	0460	08/01/13	\$375,000	\$394,000	1,220	8	1948	3	6,750	N	N	13722 3RD AVE NW
3	11	730940	0025	05/15/12	\$332,000	\$385,000	1,250	8	1950	3	6,460	Y	N	12205 GREENWOOD AVE N
3	11	268060	0005	08/08/12	\$400,000	\$457,000	1,270	8	1954	3	8,160	N	N	12556 3RD AVE NW
3	11	687780	0050	08/25/11	\$349,000	\$416,000	1,320	8	1952	3	8,160	N	N	12501 2ND AVE NW
3	11	891050	0586	04/13/12	\$375,000	\$437,000	1,360	8	1977	3	7,560	Y	N	11015 1ST AVE NW
3	11	074800	0350	07/18/13	\$357,000	\$376,000	1,390	8	1968	3	7,865	N	N	200 NW 140TH ST
3	11	391840	0027	02/19/13	\$350,000	\$384,000	1,400	8	2006	3	1,320	Y	N	11711 C GREENWOOD AVE N
3	11	515300	0035	09/24/12	\$400,000	\$453,000	1,420	8	1951	3	7,680	N	N	12528 2ND AVE NW
3	11	638050	0006	04/20/11	\$460,000	\$552,000	1,430	8	1954	4	7,689	Y	N	11751 PALATINE AVE N
3	11	074800	0395	10/03/11	\$282,500	\$336,000	1,450	8	1957	3	7,425	N	N	14052 3RD AVE NW
3	11	391840	0016	12/10/12	\$298,000	\$332,000	1,470	8	2006	3	975	Y	N	11707 C GREENWOOD AVE N
3	11	198020	0400	03/10/11	\$340,000	\$408,000	1,490	8	1968	4	7,200	N	N	220 NW 143RD ST
3	11	391840	0012	08/29/12	\$321,000	\$365,000	1,490	8	2006	3	941	N	N	11705 C GREENWOOD AVE N
3	11	391840	0014	07/24/13	\$322,000	\$339,000	1,500	8	2006	3	1,425	N	N	11705 A GREENWOOD AVE N
3	11	391840	0015	04/16/12	\$325,000	\$378,000	1,510	8	2006	3	2,291	Y	N	11707 D GREENWOOD AVE N
3	11	891050	0100	12/15/11	\$456,000	\$539,000	1,550	8	1950	4	10,080	N	N	11240 1ST AVE NW
3	11	198020	0325	01/29/13	\$463,000	\$510,000	1,570	8	1958	3	8,100	N	N	123 NW 144TH ST
3	11	391840	0025	11/22/11	\$311,800	\$369,000	1,580	8	2006	3	1,691	N	N	11713 A GREENWOOD AVE N
3	11	074800	0365	04/30/13	\$369,900	\$399,000	1,630	8	1958	3	8,100	N	N	14012 3RD AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	11	391840	0143	09/06/11	\$436,000	\$519,000	1,630	8	1966	3	7,500	N	N	11532 3RD AVE NW
3	11	515120	0060	06/19/13	\$320,000	\$340,000	1,700	8	2001	3	2,272	N	N	13707 GREENWOOD AVE N
3	11	515120	0063	05/20/13	\$325,000	\$348,000	1,700	8	2001	3	1,680	N	N	13713 GREENWOOD AVE N
3	11	891050	0200	10/21/11	\$400,000	\$475,000	1,730	8	1952	4	7,560	N	N	11226 PALATINE AVE N
3	11	730890	0245	04/17/13	\$542,000	\$586,000	1,750	8	1939	4	7,712	N	N	12235 1ST AVE NW
3	11	226900	0025	12/03/12	\$475,000	\$530,000	1,790	8	1953	3	7,210	N	N	11617 2ND AVE NW
3	11	891050	0732	05/09/12	\$350,000	\$406,000	1,850	8	2002	3	1,973	N	N	11033 C GREENWOOD AVE N
3	11	730890	0700	05/16/13	\$650,000	\$698,000	1,880	8	1925	5	8,314	Y	N	12056 PALATINE AVE N
3	11	515300	0010	12/26/12	\$554,000	\$616,000	1,890	8	1948	4	7,680	N	N	12508 2ND AVE NW
3	11	113900	0340	12/09/13	\$420,000	\$423,000	1,910	8	1928	4	5,040	Y	N	10748 3RD AVE NW
3	11	730890	0020	12/19/12	\$398,000	\$443,000	1,980	8	1958	3	7,044	Y	N	12232 PALATINE AVE N
3	11	337490	0065	12/30/12	\$495,000	\$549,000	2,110	8	1988	3	7,200	N	N	153 NW 135TH PL
3	11	891050	0331	10/15/13	\$525,000	\$539,000	2,110	8	1986	3	10,965	N	N	230 NW 112TH ST
3	11	891050	0040	12/06/12	\$498,000	\$556,000	2,150	8	1962	4	23,883	N	N	11301 2ND AVE NW
3	11	113900	0030	09/30/11	\$550,000	\$654,000	2,220	8	1931	5	7,560	N	N	10726 PALATINE AVE N
3	11	198020	0395	03/22/11	\$575,000	\$690,000	2,330	8	1968	4	9,000	N	N	14308 3RD AVE NW
3	11	113900	0336	06/03/13	\$513,000	\$548,000	2,490	8	1998	3	5,040	Y	N	10750 3RD AVE NW
3	11	113900	0910	06/06/13	\$649,950	\$693,000	2,850	8	1990	3	7,550	N	N	123 N 107TH ST
3	11	515120	0185	11/14/11	\$564,500	\$669,000	2,960	8	2003	3	6,066	N	N	13713 PALATINE AVE N
3	11	074800	0380	08/15/13	\$629,000	\$658,000	3,680	8	1959	5	8,100	N	N	14034 3RD AVE NW
3	11	638050	0005	03/26/13	\$630,000	\$685,000	1,950	9	1926	4	7,692	Y	N	11759 PALATINE AVE N
3	11	113900	0405	06/25/12	\$579,950	\$668,000	2,330	9	2012	3	5,034	Y	N	224 NW 107TH ST
3	11	113900	0848	08/12/11	\$612,500	\$731,000	2,550	9	2005	3	7,865	N	N	10508 1ST AVE NW
3	11	242603	9280	03/30/12	\$685,000	\$799,000	2,610	9	2005	3	10,032	N	N	13105 1ST AVE NW
3	11	242603	9280	11/19/13	\$717,500	\$728,000	2,610	9	2005	3	10,032	N	N	13105 1ST AVE NW
3	11	391840	0046	04/04/13	\$750,000	\$814,000	2,620	9	2012	3	7,212	Y	N	206 N 117TH ST
3	11	113900	0040	02/24/12	\$525,000	\$615,000	2,790	9	1924	5	7,560	N	N	10716 PALATINE AVE N
3	11	074800	0085	03/13/13	\$725,000	\$791,000	2,910	9	2013	3	11,578	N	N	14038 PALATINE AVE N
3	11	515120	0336	10/12/12	\$640,000	\$722,000	3,340	9	2012	3	6,586	N	N	13714 2ND AVE NW
3	11	891050	0631	07/12/12	\$735,000	\$844,000	3,740	9	2009	3	6,211	N	N	11018 1ST AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	11	113900	0275	02/09/12	\$680,000	\$798,000	3,230	10	2011	3	7,500	Y	N	10702 2ND AVE NW
6	2	864450	0015	08/29/12	\$515,000	\$586,000	620	5	1929	4	5,718	Y	N	3216 NW ESPLANADE
6	2	057900	2900	08/21/12	\$315,000	\$359,000	740	7	1943	4	5,000	N	N	1702 NW 96TH ST
6	2	057900	2820	04/03/12	\$350,000	\$408,000	770	7	1944	4	5,000	N	N	1744 NW 96TH ST
6	2	057900	2740	12/05/13	\$356,000	\$359,000	810	7	1943	3	5,000	N	N	1717 NW 97TH ST
6	2	267560	0011	10/18/13	\$425,000	\$436,000	870	7	2005	3	9,100	N	N	9524 17TH AVE NW
6	2	057900	0525	04/19/13	\$470,000	\$508,000	910	7	1927	3	5,200	Y	N	2338 NW 98TH ST
6	2	613260	0646	10/11/11	\$349,900	\$416,000	970	7	1932	3	6,271	N	N	2514 NW 95TH ST
6	2	613260	0385	08/28/12	\$360,000	\$410,000	1,070	7	1942	3	5,250	N	N	2623 NW 97TH ST
6	2	444130	0455	08/16/12	\$610,000	\$696,000	1,120	7	1942	4	7,200	Y	N	9216 VIEW AVE NW
6	2	352603	9162	08/02/13	\$515,000	\$541,000	1,130	7	1958	4	6,148	Y	N	2516 NW 91ST ST
6	2	613260	0670	08/01/11	\$520,000	\$621,000	1,250	7	1949	5	5,000	N	N	9600 26TH AVE NW
6	2	352603	9096	10/09/12	\$360,000	\$407,000	1,350	7	1947	4	7,444	N	N	9115 24TH AVE NW
6	2	444480	0045	09/25/13	\$603,000	\$623,000	1,380	7	1947	4	7,560	Y	N	3245 NW ESPLANADE
6	2	282010	0050	03/28/12	\$482,500	\$563,000	1,580	7	1944	4	7,980	Y	N	9109 31ST AVE NW
6	2	267560	0095	09/17/13	\$455,000	\$471,000	1,880	7	1929	4	8,000	N	N	9917 15TH AVE NW
6	2	444480	0020	02/13/13	\$650,000	\$714,000	1,880	7	1931	3	9,968	Y	N	3242 NW ESPLANADE
6	2	613310	0107	05/07/13	\$435,500	\$468,000	1,000	8	1946	3	6,207	Y	N	2501 NW NORTH BEACH DR
6	2	057900	2685	08/08/13	\$366,000	\$384,000	1,030	8	1954	3	6,240	N	N	1910 NW 96TH ST
6	2	444480	0035	09/08/11	\$600,000	\$715,000	1,060	8	1955	4	6,723	Y	N	3272 NW ESPLANADE
6	2	613260	0555	02/22/11	\$459,000	\$551,000	1,070	8	1950	4	5,250	N	N	2660 NW 95TH ST
6	2	138080	0010	07/19/12	\$385,000	\$442,000	1,120	8	1953	3	6,240	N	N	1509 NW 96TH ST
6	2	813870	0045	08/30/12	\$527,100	\$600,000	1,120	8	1946	4	8,322	N	N	9504 18TH AVE NW
6	2	046400	0625	02/22/11	\$415,000	\$498,000	1,140	8	1958	3	5,100	Y	N	2802 NW 92ND ST
6	2	613260	0100	10/22/13	\$558,110	\$571,000	1,150	8	1950	3	5,879	Y	N	2406 NW NEPTUNE PL
6	2	057900	1110	05/23/13	\$553,000	\$592,000	1,160	8	1954	4	6,322	N	N	1729 NW 99TH ST
6	2	613260	0735	10/21/11	\$439,000	\$521,000	1,160	8	1951	4	4,854	N	N	9516 25TH AVE NW
6	2	607350	0150	09/13/13	\$601,000	\$623,000	1,180	8	1944	5	5,000	N	N	9236 26TH AVE NW
6	2	046400	1010	08/14/12	\$478,500	\$546,000	1,190	8	1953	5	5,100	N	N	9014 30TH AVE NW
6	2	267560	0013	07/14/11	\$393,000	\$470,000	1,190	8	1956	3	6,300	N	N	9506 17TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	444480	0040	10/26/12	\$520,000	\$585,000	1,190	8	1951	4	8,650	Y	N	3251 NW ESPLANADE
6	2	607350	0025	02/15/11	\$495,000	\$594,000	1,240	8	1951	3	10,000	Y	N	9243 24TH AVE NW
6	2	057900	2110	03/14/13	\$660,000	\$720,000	1,250	8	1964	4	5,200	Y	N	2301 NW 97TH ST
6	2	281860	0040	09/14/11	\$650,500	\$775,000	1,270	8	1937	4	6,839	Y	N	2715 NW ESPLANADE
6	2	352603	9039	09/12/12	\$425,000	\$483,000	1,270	8	1952	3	13,554	N	N	9320 31ST AVE NW
6	2	613260	0210	02/23/11	\$490,000	\$588,000	1,270	8	1950	3	5,540	Y	N	2403 NW NEPTUNE PL
6	2	282010	0005	07/03/12	\$635,500	\$731,000	1,310	8	1947	5	7,980	Y	N	9119 31ST AVE NW
6	2	281810	0270	10/11/11	\$544,500	\$647,000	1,320	8	1953	5	12,715	Y	N	3005 NW ESPLANADE
6	2	873060	0020	08/14/12	\$427,000	\$487,000	1,320	8	1947	3	6,600	N	N	9308 26TH PL NW
6	2	281860	0100	03/03/11	\$410,000	\$492,000	1,330	8	1951	4	5,500	N	N	9601 27TH AVE NW
6	2	565610	0125	11/07/11	\$435,000	\$516,000	1,360	8	1999	3	3,314	N	N	9229 25TH AVE NW
6	2	267560	0012	08/22/11	\$380,000	\$453,000	1,370	8	1953	3	10,738	N	N	9518 17TH AVE NW
6	2	799720	0005	08/23/13	\$499,950	\$522,000	1,380	8	1960	4	6,500	N	N	9027 24TH AVE NW
6	2	444130	0345	11/20/13	\$655,000	\$664,000	1,390	8	1955	3	6,900	Y	N	9042 LOYAL AVE NW
6	2	352603	9148	04/16/12	\$505,000	\$588,000	1,400	8	1955	3	11,000	N	N	9300 26TH PL NW
6	2	352603	9216	04/26/11	\$594,000	\$712,000	1,420	8	1975	5	7,200	N	N	2754 NW 90TH ST
6	2	613260	0010	11/20/12	\$762,500	\$854,000	1,480	8	1968	4	6,555	Y	N	9911 TRITON DR NW
6	2	813870	0075	07/18/13	\$635,000	\$670,000	1,530	8	1946	5	6,800	N	N	9513 18TH AVE NW
6	2	057900	2365	09/16/13	\$766,000	\$793,000	1,570	8	1961	5	6,000	Y	N	2135 NW 97TH ST
6	2	057900	0475	03/07/11	\$575,000	\$690,000	1,590	8	1955	4	5,200	Y	N	2343 NW 99TH ST
6	2	607350	0185	11/03/11	\$542,000	\$643,000	1,600	8	1958	4	4,950	Y	N	9239 26TH AVE NW
6	2	267560	0036	11/02/12	\$564,550	\$635,000	1,630	8	1960	4	7,800	N	N	9611 15TH AVE NW
6	2	613310	0045	04/10/13	\$590,000	\$639,000	1,660	8	1961	3	11,298	N	N	9618 MARMOUNT DR NW
6	2	352603	9048	11/02/12	\$562,300	\$632,000	1,670	8	1977	3	7,006	Y	N	9206 31ST AVE NW
6	2	057900	1910	10/23/12	\$800,000	\$901,000	1,720	8	1958	5	6,400	Y	N	9715 23RD AVE NW
6	2	057900	2530	03/19/13	\$630,000	\$686,000	1,750	8	1963	3	5,200	Y	N	1915 NW 97TH ST
6	2	352603	9179	05/13/13	\$500,000	\$537,000	1,910	8	1965	4	8,197	Y	N	2601 NW 92ND ST
6	2	613310	0170	09/19/13	\$679,000	\$703,000	2,030	8	1987	4	3,462	N	N	2430 NW NORTH BEACH DR
6	2	057900	0790	08/16/12	\$640,000	\$730,000	2,230	8	1958	5	6,240	Y	N	2108 NW 98TH ST
6	2	057900	0630	04/01/13	\$760,000	\$825,000	2,270	8	1971	4	10,004	Y	N	9815 21ST AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	057900	2775	10/24/12	\$550,000	\$619,000	2,290	8	1997	3	5,002	N	N	1731 NW 97TH ST
6	2	046400	0370	09/16/13	\$720,000	\$746,000	2,480	8	1950	5	7,650	N	N	2804 NW 93RD ST
6	2	046400	1035	07/10/13	\$559,500	\$591,000	2,660	8	2006	3	5,100	N	N	2852 NW 90TH PL
6	2	046400	1045	07/25/12	\$500,000	\$573,000	2,660	8	2006	3	2,550	N	N	2848 NW 90TH PL
6	2	613260	0060	10/05/12	\$609,000	\$688,000	2,670	8	1976	5	6,291	N	N	2625 NW ESPLANADE
6	2	444130	0266	01/30/12	\$550,000	\$646,000	1,150	9	1992	3	6,900	Y	N	9020 VIEW AVE NW
6	2	281810	0215	08/24/11	\$687,000	\$819,000	1,160	9	1951	4	5,574	Y	N	3017 NW ESPLANADE
6	2	057900	1519	04/07/11	\$650,000	\$780,000	1,320	9	1999	3	6,000	Y	N	1937 NW 98TH ST
6	2	352603	9054	06/26/13	\$809,000	\$858,000	1,500	9	1931	4	14,430	N	N	2635 NW 92ND ST
6	2	444130	0485	09/09/11	\$725,000	\$864,000	1,770	9	1962	3	9,000	Y	N	9208 ALVIN PL NW
6	2	057900	3365	03/14/13	\$1,005,529	\$1,097,000	1,780	9	1963	5	9,550	Y	N	2121 NW 96TH ST
6	2	444130	0240	02/04/13	\$890,000	\$980,000	1,830	9	1947	4	22,410	Y	N	9243 VIEW AVE NW
6	2	444130	0240	07/12/12	\$750,000	\$861,000	1,830	9	1947	4	22,410	Y	N	9243 VIEW AVE NW
6	2	613260	0510	10/15/13	\$850,000	\$872,000	1,980	9	1957	5	10,500	N	N	2612 NW 95TH ST
6	2	057900	2620	01/22/13	\$720,000	\$795,000	2,020	9	2002	3	2,600	Y	N	1940 NW 96TH ST
6	2	281910	0100	05/07/13	\$954,000	\$1,026,000	2,180	9	1927	5	7,452	Y	N	9305 31ST AVE NW
6	2	281810	0275	05/01/13	\$805,000	\$867,000	2,230	9	1971	3	7,832	Y	N	3030 NW 95TH ST
6	2	799720	0040	03/08/11	\$602,000	\$722,000	2,250	9	2008	3	2,500	Y	N	9007 24TH AVE NW
6	2	267560	0037	04/18/11	\$650,000	\$779,000	2,270	9	1959	5	8,520	N	N	9619 15TH AVE NW
6	2	046400	0940	12/09/11	\$570,000	\$674,000	2,300	9	1991	4	6,881	N	N	2831 NW 91ST ST
6	2	813870	0015	07/03/13	\$710,000	\$752,000	2,510	9	1942	3	13,110	Y	N	9505 18TH PL NW
6	2	613260	0253	06/13/12	\$765,000	\$883,000	2,640	9	2006	3	5,498	N	N	2620 NW 98TH ST
6	2	046400	0910	07/13/11	\$850,000	\$1,016,000	2,790	9	2003	3	6,028	Y	N	2807 NW 91ST ST
6	2	046400	0895	03/04/13	\$838,000	\$916,000	2,820	9	2003	3	6,323	Y	N	2803 NW 91ST ST
6	2	281860	0015	07/25/13	\$1,635,000	\$1,720,000	3,000	9	1956	5	9,079	Y	N	2712 NW ESPLANADE
6	2	046400	0870	11/10/11	\$1,026,500	\$1,217,000	3,130	9	2003	3	5,100	Y	N	2808 NW 91ST ST
6	2	565610	0225	01/11/13	\$706,000	\$782,000	3,910	9	2001	3	5,000	N	N	9226 26TH AVE NW
6	2	281810	0280	08/04/11	\$950,000	\$1,134,000	2,050	10	1983	3	12,776	Y	N	3024 NW 95TH ST
6	2	444130	0340	05/14/12	\$1,169,000	\$1,355,000	2,690	10	2005	3	6,581	Y	N	9036 LOYAL AVE NW
6	2	352603	9031	03/18/13	\$1,030,000	\$1,122,000	3,020	10	2012	3	11,620	N	N	3021 NW 92ND ST



## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	226700	0365	09/21/11	\$269,000	\$320,000	580	6	1942	3	6,250	N	N	8818 30TH AVE NW
6	3	226700	0355	09/23/13	\$455,000	\$470,000	700	6	1942	5	7,060	N	N	8906 30TH AVE NW
6	3	226700	0471	10/30/13	\$375,000	\$383,000	760	6	1929	5	8,010	N	N	8821 29TH AVE NW
6	3	226700	0496	03/19/13	\$319,000	\$348,000	830	7	1993	3	5,850	N	N	8715 29TH AVE NW
6	3	356680	0415	05/22/13	\$457,500	\$490,000	940	7	1939	4	5,880	N	N	2640 NW 86TH ST
6	3	356680	0255	03/22/12	\$360,000	\$420,000	1,000	7	1916	4	5,880	N	N	2651 NW 87TH ST
6	3	274710	0014	06/07/12	\$535,000	\$618,000	1,020	7	1950	5	7,200	N	N	8826 28TH AVE NW
6	3	226700	0180	05/15/12	\$500,000	\$579,000	1,170	7	1926	5	11,005	N	N	8533 31ST AVE NW
6	3	356680	0290	11/20/12	\$419,000	\$469,000	1,180	7	1988	4	2,940	N	N	2627 NW 87TH ST
6	3	269810	0080	07/30/13	\$525,000	\$552,000	1,200	7	1940	5	7,150	N	N	8522 25TH AVE NW
6	3	226700	0670	12/14/11	\$474,000	\$560,000	1,240	7	1947	4	5,410	N	N	8619 28TH AVE NW
6	3	356680	0045	12/23/11	\$425,000	\$502,000	1,690	7	1988	4	2,940	N	N	2639 NW 86TH ST
6	3	356680	0295	01/28/11	\$367,500	\$441,000	1,930	7	1988	3	2,940	N	N	2625 NW 87TH ST
6	3	356680	0360	01/04/11	\$425,000	\$510,000	2,060	7	1987	3	2,940	N	N	2610 NW 86TH ST
6	3	356680	0365	07/23/13	\$615,000	\$647,000	2,270	7	1915	5	5,880	N	N	2612 NW 86TH ST
6	3	226700	0154	07/27/12	\$325,000	\$372,000	980	8	2002	3	979	N	N	3110 B NW 85TH ST
6	3	352603	9111	04/24/12	\$464,750	\$540,000	1,030	8	1949	4	7,800	N	N	8520 26TH AVE NW
6	3	226700	0390	09/10/13	\$575,000	\$597,000	1,130	8	1958	5	10,870	N	N	8564 30TH AVE NW
6	3	226700	0535	07/10/13	\$325,000	\$343,000	1,130	8	2002	3	1,316	N	N	2910 NW 85TH ST
6	3	226700	0537	06/09/12	\$333,000	\$384,000	1,130	8	2002	3	1,238	N	N	2908 NW 85TH ST
6	3	352603	9170	07/15/13	\$489,000	\$516,000	1,190	8	1976	3	8,640	N	N	8825 EARL AVE NW
6	3	226700	0458	10/28/13	\$433,000	\$442,000	1,220	8	2000	3	1,475	N	N	2920 NW 85TH ST
6	3	226700	0527	12/14/11	\$490,000	\$579,000	1,240	8	1999	3	5,859	N	N	8509 29TH AVE NW
6	3	282110	0105	09/27/11	\$475,000	\$565,000	1,270	8	1954	5	7,510	N	N	8921 30TH AVE NW
6	3	226700	0538	10/27/11	\$319,300	\$379,000	1,300	8	2002	3	1,271	N	N	8504 EDGEWEST DR NW
6	3	226700	0541	10/30/13	\$395,000	\$403,000	1,370	8	2002	3	1,546	N	N	8508 EDGEWEST DR NW
6	3	226700	0751	06/26/12	\$346,500	\$399,000	1,410	8	1995	3	1,478	N	N	8508 29TH AVE NW
6	3	274710	0035	08/29/11	\$425,000	\$507,000	1,460	8	1951	4	7,200	N	N	8802 28TH AVE NW
6	3	356680	0250	09/30/13	\$658,000	\$678,000	1,470	8	1981	4	5,880	N	N	2643 NW 87TH ST
6	3	352603	9197	06/21/13	\$654,000	\$695,000	1,500	8	1998	4	5,720	N	N	8803 EARL AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	226700	0625	08/19/13	\$613,000	\$640,000	1,530	8	1930	4	5,360	N	N	8721 28TH AVE NW
6	3	282110	0110	08/21/12	\$571,500	\$652,000	1,540	8	1957	4	6,720	N	N	8927 30TH AVE NW
6	3	226700	0282	06/20/11	\$372,500	\$446,000	1,560	8	2002	3	1,219	N	N	8507 30TH AVE NW
6	3	226700	0284	06/30/11	\$378,000	\$452,000	1,560	8	2002	3	1,371	N	N	8509 30TH AVE NW
6	3	352603	9174	02/02/11	\$590,000	\$708,000	1,560	8	1960	5	15,760	N	N	8743 24TH AVE NW
6	3	282110	0045	11/30/11	\$437,500	\$518,000	1,600	8	1954	4	6,420	N	N	3022 NW 89TH ST
6	3	226700	0536	11/07/13	\$450,000	\$458,000	1,850	8	2004	3	2,037	N	N	2900 NW 85TH ST
6	3	356730	0045	06/09/11	\$542,200	\$649,000	1,880	8	2003	3	2,250	N	N	2623 NW 88TH ST
6	3	356680	0495	05/17/13	\$637,000	\$683,000	1,940	8	1988	4	3,012	N	N	2632 NW 87TH ST
6	3	356730	0105	07/11/11	\$486,500	\$582,000	2,000	8	1900	4	6,430	N	N	8817 27TH AVE NW
6	3	226700	0531	12/12/13	\$462,000	\$465,000	2,030	8	2004	3	1,400	N	N	8501 29TH AVE NW
6	3	226700	0532	01/04/11	\$430,000	\$516,000	2,070	8	2004	3	1,457	N	N	8503 29TH AVE NW
6	3	352603	9013	05/30/12	\$592,000	\$684,000	2,460	8	1950	4	15,711	N	N	9013 FOREST HILL PL NW
6	3	352603	9234	12/16/13	\$749,000	\$753,000	2,630	8	2001	3	15,834	N	N	3154 NW 90TH ST
6	3	226700	0572	09/11/12	\$550,000	\$625,000	2,820	8	1980	4	8,170	N	N	8817 28TH AVE NW
6	3	356680	0345	01/13/12	\$800,000	\$942,000	2,890	9	2011	3	4,980	N	N	2604 NW 86TH ST
6	3	352603	9232	08/12/13	\$725,000	\$759,000	3,180	9	1996	3	7,261	N	N	2506 NW 87TH ST
6	4	638350	0755	01/23/13	\$530,000	\$585,000	1,220	7	1959	5	8,242	N	N	2316 NW 90TH ST
6	4	638350	0215	08/09/11	\$478,500	\$571,000	1,270	8	1955	3	7,800	Y	N	1909 NW 90TH ST
6	4	638300	0035	01/18/13	\$616,000	\$681,000	1,300	8	1954	4	7,440	Y	N	8720 21ST AVE NW
6	4	638300	0645	03/14/11	\$425,000	\$510,000	1,340	8	1955	3	6,231	N	N	8706 JONES PL NW
6	4	638300	0205	02/14/13	\$650,000	\$714,000	1,410	8	1955	5	7,707	N	N	2108 NW 86TH ST
6	4	638300	0780	10/22/12	\$560,000	\$631,000	1,460	8	1957	3	7,302	N	N	8717 JONES AVE NW
6	4	638300	0305	03/21/13	\$630,000	\$686,000	1,480	8	1955	3	6,000	Y	N	8758 22ND AVE NW
6	4	638300	0450	10/09/13	\$638,500	\$656,000	1,500	8	1957	4	6,000	Y	N	8720 23RD AVE NW
6	4	638300	0385	06/28/11	\$575,000	\$688,000	1,510	8	1955	4	6,000	Y	N	8765 22ND AVE NW
6	4	638300	0395	06/21/13	\$695,000	\$738,000	1,510	8	1955	4	6,000	Y	N	8753 22ND AVE NW
6	4	638350	0745	09/21/11	\$540,000	\$643,000	1,510	8	1959	4	8,073	N	N	9001 23RD AVE NW
6	4	638300	0200	06/24/13	\$635,950	\$675,000	1,560	8	1956	3	9,262	Y	N	8603 21ST AVE NW
6	4	638300	0590	08/29/13	\$628,000	\$654,000	1,580	8	1956	4	7,623	N	N	8621 23RD AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	4	638300	0835	02/08/12	\$540,000	\$634,000	1,590	8	1958	5	8,035	N	N	2315 NW 86TH ST
6	4	638350	0210	08/15/11	\$535,000	\$638,000	1,590	8	1958	4	7,800	Y	N	1903 NW 90TH ST
6	4	638350	0365	11/18/13	\$639,000	\$649,000	1,600	8	1956	4	6,850	Y	N	2106 NW 90TH ST
6	4	638350	0575	06/28/13	\$757,000	\$803,000	1,610	8	1956	5	6,001	Y	N	9011 22ND AVE NW
6	4	638300	0425	08/14/13	\$610,000	\$638,000	1,670	8	1956	3	6,000	Y	N	8717 22ND AVE NW
6	4	638320	0035	03/15/13	\$461,250	\$503,000	1,670	8	1958	4	7,430	N	N	8726 24TH AVE NW
6	4	638350	0585	09/06/12	\$681,500	\$775,000	1,670	8	1955	5	6,632	Y	N	2210 NW 90TH ST
6	4	638350	0695	02/07/13	\$680,000	\$748,000	1,690	8	1960	3	10,112	Y	N	9129 23RD AVE NW
6	4	638300	0670	03/19/13	\$676,000	\$736,000	1,730	8	1957	4	8,286	Y	N	8734 JONES AVE NW
6	4	638300	0520	05/10/13	\$610,000	\$656,000	1,920	8	1964	3	7,323	Y	N	2303 NW 90TH ST
6	4	638300	0330	01/16/13	\$630,000	\$697,000	2,100	8	1955	5	8,886	Y	N	8505 21ST AVE NW
6	4	638350	0705	03/01/12	\$680,000	\$796,000	1,520	9	1956	2	13,447	Y	N	2312 NW 91ST ST
6	4	638350	0170	06/28/13	\$735,000	\$779,000	1,620	9	1955	3	6,192	Y	N	9014 21ST AVE NW
6	4	638350	0450	06/10/11	\$627,591	\$751,000	1,620	9	1956	3	7,299	Y	N	9331 22ND AVE NW
6	4	638350	0370	09/27/12	\$650,000	\$736,000	1,810	9	1959	3	7,601	Y	N	2112 NW 90TH ST
6	4	638350	0150	07/14/11	\$758,000	\$906,000	2,100	9	1955	5	7,500	Y	N	1915 NW 92ND ST
6	4	638390	0090	11/28/11	\$630,000	\$745,000	2,360	9	1967	3	12,978	N	N	9266 20TH AVE NW
6	4	638370	0030	09/03/13	\$1,175,000	\$1,222,000	1,660	10	2009	3	10,464	Y	N	2340 NW 94TH ST
9	1	102503	9169	02/10/12	\$249,000	\$292,000	630	5	1927	4	1,220	N	N	6046 SEAVIEW AVE NW
9	1	102503	9001	01/20/12	\$220,000	\$259,000	710	5	1915	3	1,786	N	N	6058 SEAVIEW AVE NW
9	1	048600	0395	09/28/11	\$287,500	\$342,000	760	5	1916	4	4,277	N	N	3345 1/2 NW 67TH ST
9	1	690820	0630	04/12/12	\$292,500	\$341,000	800	6	1900	3	7,140	Y	N	3706 NW 62ND ST
9	1	048600	0175	05/23/12	\$390,000	\$451,000	720	7	1918	5	3,250	N	N	6722 33RD AVE NW
9	1	048600	0110	07/22/13	\$369,000	\$389,000	880	7	1920	4	3,800	N	N	6709 32ND AVE NW
9	1	690820	0635	07/17/12	\$565,000	\$648,000	960	7	1949	4	3,988	Y	N	3702 NW 62ND ST
9	1	117600	0380	06/10/13	\$425,000	\$453,000	970	7	1940	3	6,607	Y	N	3449 NW 59TH ST
9	1	808240	0021	10/24/13	\$440,000	\$450,000	1,000	7	1926	4	4,301	N	N	7203 32ND AVE NW
9	1	047200	0095	04/11/13	\$425,000	\$460,000	1,060	7	1942	3	5,000	N	N	7713 32ND AVE NW
9	1	117600	0205	06/13/12	\$425,000	\$490,000	1,060	7	1941	4	6,000	N	N	3440 NW 59TH ST
9	1	690820	0535	11/18/13	\$625,000	\$634,000	1,070	7	1941	4	4,200	Y	N	3603 NW 64TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	1	341360	0015	05/29/13	\$530,100	\$567,000	1,080	7	1946	3	5,000	N	N	3211 NW 70TH ST
9	1	808240	0010	11/15/12	\$375,000	\$420,000	1,130	7	1923	4	4,301	N	N	3215 NW 73RD ST
9	1	048600	0465	11/29/12	\$443,600	\$496,000	1,190	7	1925	4	6,270	N	N	6501 36TH AVE NW
9	1	117600	0190	07/17/12	\$570,000	\$654,000	1,230	7	1944	5	6,000	N	N	3426 NW 59TH ST
9	1	117600	0460	06/06/13	\$525,000	\$560,000	1,230	7	1939	5	6,400	Y	N	3406 NW 57TH ST
9	1	047200	0150	08/15/11	\$528,000	\$630,000	1,270	7	1941	4	5,000	N	N	7712 33RD AVE NW
9	1	690820	0270	03/20/12	\$599,000	\$700,000	1,300	7	1928	4	8,100	Y	N	3419 NW 65TH ST
9	1	341360	0080	03/27/12	\$430,000	\$502,000	1,310	7	1914	4	4,250	N	N	6907 32ND AVE NW
9	1	117600	0895	05/02/13	\$550,000	\$592,000	1,370	7	1924	5	6,000	N	N	3248 NW 56TH ST
9	1	808190	0211	06/13/13	\$615,000	\$655,000	1,390	7	1946	5	4,909	N	N	3216 NW 71ST ST
9	1	117600	0990	10/21/13	\$511,950	\$524,000	1,400	7	1948	4	6,800	N	N	3214 NW MARKET ST
9	1	787050	0100	04/15/11	\$410,000	\$492,000	1,580	7	1911	4	5,000	Y	N	3415 NW 66TH ST
9	1	117600	0935	12/09/13	\$675,000	\$680,000	1,650	7	1947	5	6,000	Y	N	3235 NW 56TH ST
9	1	787050	0195	03/05/12	\$555,000	\$650,000	1,660	7	1906	5	5,100	Y	N	3242 NW 65TH ST
9	1	048600	0420	10/02/13	\$618,000	\$637,000	1,690	7	1914	5	5,100	Y	N	3438 NW 65TH ST
9	1	808190	0136	10/15/13	\$599,000	\$615,000	1,690	7	1920	4	5,400	Y	N	7118 35TH AVE NW
9	1	341360	0025	03/25/13	\$725,000	\$789,000	1,710	7	1925	5	5,000	N	N	3221 NW 70TH ST
9	1	102503	9181	03/01/11	\$545,000	\$654,000	1,900	7	1946	4	4,000	Y	N	6037 35TH PL NW
9	1	117600	1112	06/01/12	\$450,000	\$520,000	900	8	2012	3	1,167	N	N	3406 A NW MARKET ST
9	1	117600	1111	06/07/12	\$449,950	\$520,000	910	8	2012	3	1,010	N	N	3406 B NW MARKET ST
9	1	117600	0455	03/22/12	\$636,000	\$743,000	1,040	8	1939	5	6,400	Y	N	3400 NW 57TH ST
9	1	117600	1113	06/04/12	\$560,000	\$647,000	1,110	8	2012	3	2,177	N	N	3404 NW MARKET ST
9	1	047200	0015	05/03/13	\$460,000	\$495,000	1,160	8	1937	4	5,000	N	N	7751 32ND AVE NW
9	1	808190	0021	11/25/13	\$575,000	\$582,000	1,160	8	1946	4	4,200	N	N	3208 NW 70TH ST
9	1	341360	0020	01/25/11	\$410,000	\$492,000	1,300	8	1993	3	5,000	N	N	3219 NW 70TH ST
9	1	117600	0420	11/28/12	\$541,000	\$605,000	1,330	8	1954	4	6,400	Y	N	3433 NW 59TH ST
9	1	787050	0140	06/15/11	\$680,000	\$814,000	1,380	8	1948	4	5,100	Y	N	3241 NW 66TH ST
9	1	117700	0120	04/22/13	\$649,000	\$701,000	1,390	8	1954	4	6,120	N	N	3216 NW 57TH ST
9	1	808190	0090	11/10/11	\$700,000	\$830,000	1,490	8	1926	4	7,200	Y	N	3515 NW 71ST ST
9	1	808240	0125	04/16/13	\$760,000	\$822,000	1,490	8	1924	5	4,559	Y	N	7414 34TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	1	048600	0566	12/21/11	\$625,000	\$738,000	1,510	8	1961	4	6,555	Y	N	3601 NW 67TH ST
9	1	117600	0130	12/17/13	\$572,000	\$575,000	1,520	8	1940	3	6,000	Y	N	3511 NW 60TH ST
9	1	690820	0515	07/17/13	\$785,000	\$828,000	1,520	8	1950	5	5,985	Y	N	6203 36TH AVE NW
9	1	102503	9118	11/08/12	\$695,000	\$780,000	1,530	8	1930	5	3,760	Y	N	6026 35TH AVE NW
9	1	808190	0206	03/18/13	\$634,000	\$691,000	1,530	8	1929	4	5,060	N	N	7103 32ND AVE NW
9	1	690820	0150	03/09/12	\$650,000	\$760,000	1,560	8	1939	4	5,760	Y	N	6424 34TH AVE NW
9	1	102503	9175	05/01/12	\$610,000	\$708,000	1,590	8	1954	4	4,865	Y	N	6012 36TH AVE NW
9	1	047200	0210	07/29/13	\$519,950	\$546,000	1,610	8	1929	4	3,333	N	N	7740 33RD AVE NW
9	1	048600	0202	10/06/11	\$480,000	\$571,000	1,610	8	2008	3	4,356	N	N	6712 33RD AVE NW
9	1	117600	0265	12/07/11	\$495,000	\$585,000	1,610	8	1935	4	6,000	N	N	3231 NW 60TH ST
9	1	237170	0045	09/29/11	\$656,950	\$781,000	1,630	8	1946	4	4,800	N	N	6032 35TH PL NW
9	1	237170	0060	07/22/12	\$620,000	\$711,000	1,650	8	1946	4	4,800	Y	N	6014 35TH PL NW
9	1	117600	0932	04/19/13	\$835,000	\$902,000	1,670	8	1947	5	6,000	Y	N	3239 NW 56TH ST
9	1	690820	0105	04/09/13	\$595,000	\$645,000	1,690	8	1932	5	4,140	N	N	3200 NW 62ND ST
9	1	808240	0175	09/26/11	\$855,000	\$1,017,000	1,750	8	1928	4	4,950	Y	N	7419 34TH AVE NW
9	1	117600	1110	04/18/12	\$579,999	\$675,000	1,760	8	1948	5	2,684	Y	N	3408 NW MARKET ST
9	1	787050	0015	10/11/12	\$805,000	\$909,000	1,930	8	1919	5	4,040	Y	N	6610 34TH AVE NW
9	1	787050	0165	03/07/13	\$825,100	\$902,000	1,960	8	1927	5	5,050	Y	N	6502 34TH AVE NW
9	1	444130	0130	05/04/12	\$750,000	\$871,000	2,030	8	1936	4	11,285	Y	N	8801 GOLDEN GARDENS DR NW
9	1	237170	0010	02/29/12	\$757,000	\$887,000	2,070	8	1946	5	4,820	N	N	6009 35TH AVE NW
9	1	117600	0040	09/30/13	\$767,000	\$791,000	2,080	8	1985	3	6,000	Y	N	3607 NW 60TH ST
9	1	808240	0020	10/25/13	\$689,000	\$705,000	2,080	8	2004	3	4,301	N	N	7207 32ND AVE NW
9	1	787050	0190	12/12/12	\$825,000	\$919,000	2,110	8	1928	5	5,100	Y	N	3248 NW 65TH ST
9	1	237170	0030	06/04/12	\$648,000	\$749,000	2,150	8	1946	5	4,820	N	N	6033 35TH AVE NW
9	1	690820	0025	07/16/12	\$791,000	\$908,000	2,150	8	1907	5	5,400	N	N	3231 NW 62ND ST
9	1	102503	9111	04/20/12	\$795,000	\$925,000	2,190	8	1984	3	5,920	N	N	3406 NW 60TH ST
9	1	048600	0270	10/09/13	\$930,000	\$956,000	2,420	8	1926	5	4,750	Y	N	6808 34TH AVE NW
9	1	048600	0320	03/18/13	\$1,005,000	\$1,095,000	1,430	9	1927	5	7,650	Y	N	6827 34TH AVE NW
9	1	048600	0540	02/10/11	\$980,000	\$1,176,000	1,560	9	1952	5	7,630	Y	N	6727 36TH AVE NW
9	1	444130	0067	04/04/11	\$795,000	\$954,000	1,670	9	1951	4	7,920	Y	N	3315 NW GOLDEN PL

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	1	048600	0489	12/17/12	\$1,175,000	\$1,308,000	1,760	9	1951	5	9,600	Y	N	3515 NW 68TH ST
9	1	047200	0590	08/08/13	\$785,000	\$823,000	1,840	9	1930	5	4,750	N	N	7523 33RD AVE NW
9	1	047200	0580	08/14/12	\$750,000	\$856,000	2,130	9	1939	5	4,750	N	N	7527 33RD AVE NW
9	1	117700	0010	11/18/11	\$795,000	\$942,000	2,330	9	2000	3	6,400	N	N	3253 NW 59TH ST
9	1	808190	0115	10/04/13	\$1,100,000	\$1,133,000	2,330	9	1931	3	10,674	Y	N	7121 35TH AVE NW
9	1	117600	0237	05/07/13	\$890,000	\$957,000	2,360	9	2000	3	3,350	N	N	3245 NW 60TH ST
9	1	690820	0575	07/16/13	\$1,085,000	\$1,145,000	2,490	9	2013	3	6,215	Y	N	6419 36TH AVE NW
9	1	117600	0360	09/27/11	\$935,000	\$1,112,000	2,520	9	1995	3	6,000	N	N	3250 NW 59TH ST
9	1	867440	0034	11/08/13	\$960,000	\$978,000	2,690	9	1934	4	11,015	Y	N	8353 32ND AVE NW
9	1	775540	0020	03/28/11	\$860,000	\$1,032,000	2,760	9	2010	3	3,751	Y	N	6109 36TH AVE NW
9	1	775540	0029	05/09/11	\$923,000	\$1,106,000	2,770	9	2010	3	3,750	Y	N	6105 36TH AVE NW
9	1	048600	0161	07/23/12	\$985,000	\$1,129,000	2,960	9	1998	3	6,500	N	N	3227 NW 68TH ST
9	1	048600	0161	05/17/13	\$1,035,000	\$1,110,000	2,960	9	1998	3	6,500	N	N	3227 NW 68TH ST
9	1	775540	0028	07/27/11	\$950,000	\$1,135,000	3,030	9	2010	3	3,762	Y	N	6103 36TH AVE NW
9	1	867440	0115	12/17/13	\$1,650,000	\$1,658,000	3,120	9	1929	3	41,502	Y	N	3310 NW 80TH ST
9	1	048600	0521	03/09/12	\$1,052,000	\$1,231,000	3,220	9	2000	3	9,010	Y	N	3515 NW 70TH ST
9	1	775540	0030	02/23/13	\$1,150,000	\$1,260,000	2,090	10	2012	3	3,750	Y	N	6113 36TH AVE NW
9	1	775560	0080	07/10/12	\$998,500	\$1,147,000	2,390	10	1988	3	6,941	Y	N	6835 36TH AVE NW
9	1	867440	0025	02/25/13	\$1,165,000	\$1,276,000	2,410	10	1980	3	7,188	Y	N	8357 32ND AVE NW
9	1	048600	0435	08/05/13	\$1,415,000	\$1,484,000	2,590	10	2013	3	4,750	N	N	3501 NW 67TH ST
9	1	102503	9100	03/29/11	\$929,000	\$1,114,000	2,670	10	2004	3	5,189	N	N	3528 NW 60TH ST
9	1	117600	1303	08/27/12	\$1,425,000	\$1,623,000	3,670	11	1992	3	4,190	Y	Y	5719 SEAVIEW AVE NW
14	5	242603	9223	05/16/11	\$483,500	\$579,000	2,370	8	1958	4	11,679	N	N	349 NW 137TH ST
14	5	619000	0025	02/12/13	\$660,067	\$725,000	1,820	9	1964	4	9,716	N	N	13517 NORTHSHIRE RD NW
14	5	619000	0070	02/29/12	\$650,000	\$761,000	1,900	9	2011	3	9,608	N	N	13560 SHERMAN RD NW
14	5	619000	0095	12/02/13	\$842,000	\$851,000	2,000	9	1962	4	11,162	N	N	13500 NORTHSHIRE RD NW
14	12	299480	0020	09/13/11	\$259,000	\$308,000	990	7	1948	4	8,840	N	N	12743 3RD AVE NW
14	12	092300	0235	06/07/12	\$420,000	\$485,000	1,000	7	1939	3	8,157	N	N	13212 4TH AVE NW
14	12	228150	0075	03/20/12	\$348,000	\$406,000	1,000	7	1947	4	8,100	N	N	11726 4TH AVE NW
14	12	891050	0485	03/15/11	\$365,000	\$438,000	1,180	7	1947	3	8,380	N	N	11019 3RD AVE NW



## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
14	12	252603	9103	06/19/13	\$446,000	\$474,000	1,240	7	1941	4	7,425	N	N	12017 9TH AVE NW
14	12	112400	0176	12/01/11	\$300,000	\$355,000	1,260	7	1952	3	7,800	N	N	12218 10TH AVE NW
14	12	764040	0060	09/18/12	\$425,000	\$482,000	1,270	7	1952	4	7,458	N	N	12536 10TH AVE NW
14	12	093300	0085	03/29/12	\$357,500	\$417,000	1,280	7	1947	5	7,680	N	N	12741 4TH AVE NW
14	12	437820	0025	07/17/13	\$475,000	\$501,000	1,330	7	1953	4	8,040	N	N	12032 12TH AVE NW
14	12	252603	9111	09/11/11	\$314,950	\$375,000	1,340	7	1953	3	6,170	N	N	1000 NW 120TH ST
14	12	112700	0050	03/07/12	\$470,000	\$550,000	1,430	7	1953	5	16,951	N	N	12001 10TH AVE NW
14	12	112700	0060	07/29/13	\$450,000	\$473,000	1,430	7	1953	5	6,420	N	N	12014 10TH AVE NW
14	12	112700	0075	04/20/11	\$320,000	\$384,000	1,430	7	1953	4	6,420	N	N	12032 10TH AVE NW
14	12	443010	0030	09/06/13	\$425,000	\$441,000	1,430	7	1951	4	7,200	N	N	11526 4TH AVE NW
14	12	112400	0130	09/19/11	\$381,000	\$453,000	1,440	7	1950	4	8,100	N	N	12232 11TH AVE NW
14	12	443010	0020	11/13/13	\$360,000	\$366,000	1,450	7	1951	3	7,200	Y	N	11538 4TH AVE NW
14	12	092300	0225	05/16/11	\$425,000	\$509,000	1,460	7	1939	4	8,153	N	N	13230 4TH AVE NW
14	12	092300	0146	03/11/13	\$444,000	\$485,000	1,760	7	1952	4	7,037	N	N	13214 6TH AVE NW
14	12	093000	0200	05/19/11	\$365,000	\$437,000	1,790	7	1941	4	7,680	N	N	12216 4TH AVE NW
14	12	228150	0030	06/18/12	\$360,000	\$415,000	1,830	7	1947	3	8,100	N	N	11727 3RD AVE NW
14	12	437820	0030	02/11/11	\$492,000	\$590,000	2,130	7	1953	4	8,710	N	N	12026 12TH AVE NW
14	12	764040	0180	07/02/12	\$342,000	\$393,000	1,060	8	1953	4	8,100	N	N	12554 11TH AVE NW
14	12	764040	0330	12/21/12	\$430,000	\$478,000	1,110	8	1952	4	8,353	N	N	12564 12TH AVE NW
14	12	891050	0026	12/27/13	\$500,000	\$501,000	1,120	8	1951	4	19,787	N	N	11501 6TH AVE NW
14	12	093000	0333	03/05/13	\$599,950	\$656,000	1,160	8	1946	4	11,176	N	N	424 NW 120TH ST
14	12	891050	0440	09/18/13	\$380,000	\$393,000	1,160	8	1954	3	7,582	N	N	349 NW 112TH ST
14	12	093000	0325	11/08/13	\$447,950	\$456,000	1,200	8	1956	4	6,400	Y	N	12026 6TH AVE NW
14	12	764040	0075	10/14/12	\$530,000	\$598,000	1,290	8	1952	5	8,100	Y	N	12741 10TH AVE NW
14	12	761120	0135	06/12/13	\$600,000	\$639,000	1,310	8	1948	5	9,750	N	N	11835 8TH AVE NW
14	12	891050	0489	12/12/13	\$390,000	\$393,000	1,310	8	1965	3	6,500	N	N	312 NW 110TH ST
14	12	252603	9114	11/15/13	\$525,000	\$533,000	1,330	8	1955	4	7,600	Y	N	12030 8TH AVE NW
14	12	093000	0125	06/08/12	\$426,950	\$493,000	1,340	8	1958	3	7,680	N	N	12238 6TH AVE NW
14	12	242603	9182	12/09/13	\$565,000	\$569,000	1,350	8	1959	4	6,800	Y	N	12619 6TH AVE NW
14	12	260770	0040	06/28/13	\$577,000	\$612,000	1,350	8	1951	4	8,775	Y	N	11510 6TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
14	12	092300	0403	12/31/13	\$358,000	\$358,000	1,370	8	1948	4	8,240	N	N	13003 4TH AVE NW
14	12	391840	0069	09/25/12	\$460,000	\$521,000	1,380	8	1952	3	9,425	N	N	414 NW 117TH ST
14	12	437870	0030	03/21/11	\$448,000	\$537,000	1,400	8	1958	3	7,920	N	N	12021 11TH AVE NW
14	12	092300	0558	06/18/13	\$557,000	\$592,000	1,410	8	1958	3	7,920	Y	N	13019 7TH AVE NW
14	12	252603	9129	09/17/12	\$420,000	\$476,000	1,410	8	1954	3	6,160	N	N	709 NW 125TH ST
14	12	252603	9194	03/11/13	\$463,500	\$506,000	1,430	8	1973	3	7,324	N	N	12202 9TH AVE NW
14	12	252603	9170	06/17/12	\$430,000	\$496,000	1,440	8	1960	3	7,124	N	N	12201 7TH AVE NW
14	12	093000	0195	03/26/12	\$475,000	\$554,000	1,460	8	1955	4	7,680	N	N	12220 4TH AVE NW
14	12	764040	0260	03/20/12	\$565,000	\$660,000	1,460	8	2005	3	8,196	N	N	12730 12TH AVE NW
14	12	252603	9127	02/06/12	\$570,000	\$669,000	1,520	8	1937	4	21,009	N	N	12235 9TH AVE NW
14	12	092300	0087	10/18/11	\$485,000	\$576,000	1,530	8	1952	4	8,100	Y	N	13209 6TH AVE NW
14	12	092300	0311	02/13/12	\$304,000	\$357,000	1,550	8	1957	3	8,160	N	N	13044 4TH AVE NW
14	12	242603	9083	09/14/12	\$815,000	\$925,000	1,570	8	1973	5	7,560	Y	N	12512 8TH AVE NW
14	12	252603	9070	03/22/12	\$587,500	\$686,000	1,580	8	1949	4	15,972	N	N	12000 8TH AVE NW
14	12	252603	9160	11/29/11	\$500,000	\$592,000	1,590	8	1960	4	7,784	Y	N	12223 8TH AVE NW
14	12	252603	9197	02/07/11	\$521,250	\$626,000	1,610	8	1973	3	9,642	N	N	12217 9TH AVE NW
14	12	764040	0146	11/05/12	\$420,540	\$472,000	1,620	8	1952	4	8,100	N	N	12551 10TH AVE NW
14	12	764040	0305	06/26/12	\$386,500	\$445,000	1,620	8	1952	3	8,012	N	N	12539 11TH AVE NW
14	12	242603	9218	02/13/13	\$675,000	\$741,000	1,630	8	1939	5	11,205	Y	N	12525 8TH AVE NW
14	12	610690	0025	02/11/11	\$410,000	\$492,000	1,630	8	1962	4	12,869	N	N	828 NW CARKEEK PARK RD
14	12	092300	0185	05/13/11	\$423,000	\$507,000	1,640	8	1946	4	7,620	N	N	13231 4TH AVE NW
14	12	764040	0310	04/19/11	\$397,450	\$477,000	1,680	8	1952	3	8,097	N	N	12540 12TH AVE NW
14	12	092300	0490	06/05/13	\$756,600	\$807,000	1,700	8	1949	5	7,680	N	N	13027 6TH AVE NW
14	12	276100	0045	07/18/13	\$579,950	\$611,000	1,750	8	1954	5	7,245	Y	N	616 NW 125TH ST
14	12	391840	0068	08/29/13	\$545,000	\$568,000	1,760	8	1952	5	13,321	N	N	404 NW 117TH ST
14	12	093300	0055	07/20/11	\$510,000	\$609,000	1,770	8	1948	4	7,680	Y	N	12703 4TH AVE NW
14	12	252603	9050	08/15/12	\$525,000	\$599,000	1,800	8	1955	3	18,120	N	N	12233 9TH AVE NW
14	12	764040	0165	06/13/13	\$555,000	\$591,000	1,800	8	1952	4	8,026	N	N	12536 11TH AVE NW
14	12	764040	0205	07/29/13	\$505,000	\$531,000	1,870	8	1952	4	8,100	N	N	12739 11TH AVE NW
14	12	093000	0151	10/24/13	\$673,000	\$689,000	1,930	8	1960	3	7,680	Y	N	12211 4TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
14	12	276100	0035	01/10/13	\$465,000	\$515,000	1,950	8	1954	4	7,590	Y	N	12503 6TH AVE NW
14	12	252603	9062	10/22/13	\$730,000	\$747,000	2,000	8	1949	4	13,582	Y	N	12211 7TH AVE NW
14	12	092300	0375	07/22/11	\$486,050	\$581,000	2,220	8	1948	4	8,160	N	N	13044 6TH AVE NW
14	12	242603	9112	11/22/11	\$413,000	\$489,000	2,250	8	1942	4	9,600	Y	N	12520 7TH AVE NW
14	12	761120	0126	08/02/12	\$460,000	\$526,000	2,760	8	1980	3	17,710	N	N	801 NW 118TH ST
14	12	763990	0165	06/18/12	\$620,000	\$715,000	1,420	9	1953	4	8,750	Y	N	12725 9TH AVE NW
14	12	761120	0220	09/09/11	\$510,000	\$607,000	1,510	9	1947	4	20,000	N	N	809 NW 116TH ST
14	12	135520	0020	03/15/12	\$521,000	\$609,000	1,650	9	1972	4	10,082	N	N	11414 8TH AVE NW
14	12	889400	0055	01/12/11	\$635,000	\$762,000	1,670	9	1952	4	14,890	Y	N	11515 6TH AVE NW
14	12	361960	0047	10/17/13	\$710,000	\$728,000	1,680	9	1961	3	8,050	Y	N	818 NW 130TH ST
14	12	093000	0180	07/24/12	\$445,500	\$510,000	1,710	9	1948	3	7,680	N	N	321 NW 125TH ST
14	12	135525	0030	04/17/12	\$620,000	\$721,000	1,740	9	1986	3	9,615	N	N	319 NW 113TH PL
14	12	228760	0031	05/02/11	\$411,000	\$493,000	1,830	9	1961	3	8,700	N	N	12527 3RD AVE NW
14	12	135525	0080	09/08/11	\$590,000	\$703,000	1,840	9	1987	3	16,796	N	N	359 NW 113TH PL
14	12	763990	0110	10/12/12	\$675,000	\$762,000	1,880	9	1957	3	9,375	Y	N	12550 9TH AVE NW
14	12	093000	0060	02/26/12	\$535,000	\$627,000	2,080	9	1986	3	5,458	Y	N	12218 7TH AVE NW
14	12	763990	0065	10/08/13	\$850,000	\$874,000	2,080	9	1960	4	8,750	Y	N	12736 9TH AVE NW
14	12	092300	0370	08/02/13	\$669,000	\$702,000	2,220	9	1927	4	9,120	N	N	421 NW 132ND ST
14	12	092300	0338	08/20/12	\$700,000	\$798,000	2,880	9	2004	3	8,160	N	N	13023 3RD AVE NW
14	12	135520	0010	04/16/13	\$615,000	\$665,000	3,320	9	1971	4	10,308	N	N	11404 8TH AVE NW
14	12	152630	0031	05/19/11	\$984,000	\$1,179,000	3,640	9	2010	3	11,680	N	N	11715 4TH AVE NW
14	12	092300	0545	10/05/11	\$1,185,000	\$1,409,000	3,760	9	2008	3	7,858	Y	N	720 NW 130TH ST
14	12	361960	0005	10/30/13	\$1,000,000	\$1,021,000	2,500	10	2001	3	9,007	Y	N	13005 8TH AVE NW
14	12	391840	0094	07/28/11	\$768,000	\$917,000	3,670	10	2009	3	14,750	N	N	11814 8TH AVE NW
14	12	252603	9027	04/26/13	\$1,300,000	\$1,402,000	5,120	10	2007	3	10,325	Y	N	12260 9TH AVE NW
14	12	361960	0065	03/24/11	\$1,020,000	\$1,224,000	2,900	11	1991	3	13,500	Y	N	13038 9TH AVE NW

## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	5	085340	0110	07/27/11	\$1,255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	5	085340	0190	10/25/11	\$985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	5	252603	9221	10/29/12	\$665,000	RELOCATION - SALE TO SERVICE
1	5	361660	0125	05/02/11	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	12	769340	0055	08/14/13	\$680,000	NEW CONSTRUCTION \$>0
1	12	769340	0055	11/06/12	\$433,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	13	230390	0110	01/24/13	\$622,576	BANKRUPTCY - RECEIVER OR TRUSTEE
1	13	230390	0175	01/11/12	\$594,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	13	242603	9055	03/07/13	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	13	437960	0070	08/09/11	\$1,220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	086800	0160	03/20/13	\$473,000	EXEMPT FROM EXCISE TAX
2	7	086800	0745	09/13/12	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	0980	09/12/12	\$1,311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	1420	07/17/13	\$1,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	1450	12/20/12	\$1,640,000	NEW CONSTRUCTION \$>0
2	7	086800	1545	06/20/12	\$1,500,000	MULTI-PARCEL SALE
2	7	086800	1548	06/20/12	\$1,500,000	MULTI-PARCEL SALE
2	7	086800	1607	07/05/12	\$984,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	1745	07/29/13	\$935,000	NEW CONSTRUCTION \$>0
2	7	086800	1845	04/25/12	\$700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	7	086800	1880	07/09/13	\$1,360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	1950	09/16/11	\$789,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	2015	09/12/13	\$1,018,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	7	086800	2030	08/11/11	\$2,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	2070	03/27/13	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	2105	03/26/13	\$885,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	2265	11/21/11	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	2347	07/22/11	\$1,492,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	440320	0070	07/26/11	\$7,000	EASEMENT OR RIGHT-OF-WAY

## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	8	010600	0025	04/27/12	\$214,000	GOVERNMENT AGENCY
3	8	186240	0090	08/30/11	\$304,950	MORE THAN 1 IMP
3	8	201630	0055	02/05/13	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	8	362603	9012	04/05/12	\$225,000	SHORT SALE
3	8	362603	9189	04/29/13	\$379,900	NO MARKET EXPOSURE
3	8	362603	9205	08/08/12	\$420,000	SHORT SALE
3	8	362603	9247	06/15/12	\$327,126	MORE THAN 1 IMP
3	8	440320	0200	05/17/13	\$618,000	NEW CONSTRUCTION \$>0
3	8	440320	0240	10/18/13	\$440,519	EXEMPT FROM EXCISE TAX
3	8	552260	0095	04/10/12	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	8	682510	0045	09/27/11	\$372,500	NEW CONSTRUCTION \$>0
3	8	747490	0015	06/13/12	\$192,500	NO MARKET EXPOSURE
3	8	747490	0015	10/08/12	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	914410	0004	02/15/11	\$318,000	MULTI-PARCEL SALE
3	8	914410	0005	02/15/11	\$318,000	MULTI-PARCEL SALE
3	8	914410	0195	07/24/13	\$430,000	NEW CONSTRUCTION \$>0
3	8	914410	0199	01/13/12	\$335,331	GOVERNMENT AGENCY
3	8	914410	0199	03/12/12	\$211,000	FINANCIAL INSTITUTION RESALE
3	8	914410	0367	02/09/12	\$263,000	FORCED SALE
3	8	949820	0045	08/22/13	\$435,000	NEW CONSTRUCTION \$>0
3	8	949820	0050	09/07/12	\$273,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	8	949820	0051	06/11/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	8	949820	0057	12/13/12	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	010600	0070	12/13/11	\$207,000	GOVERNMENT AGENCY
3	10	010600	0075	11/17/11	\$161,500	NON-REPRESENTATIVE SALE
3	10	010600	0075	09/18/12	\$272,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	010800	0112	08/20/12	\$273,990	GOVERNMENT AGENCY
3	10	076700	0180	04/04/12	\$184,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	186240	0516	08/01/13	\$575,000	TEAR DOWN

## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	186240	0520	08/25/11	\$187,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	186240	0525	11/14/11	\$273,300	NO MARKET EXPOSURE
3	10	362603	9086	12/16/13	\$477,500	NEW CONSTRUCTION \$>0
3	10	682410	0024	08/09/11	\$299,990	FINANCIAL INSTITUTION RESALE
3	10	758620	0015	05/31/13	\$379,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	074800	0060	07/09/13	\$351,000	QUIT CLAIM DEED
3	11	074800	0315	11/15/12	\$248,000	NO MARKET EXPOSURE
3	11	074800	0355	05/10/13	\$230,000	TEAR DOWN
3	11	092400	0015	11/14/13	\$326,500	NO MARKET EXPOSURE
3	11	113900	0090	08/30/13	\$364,300	NEW CONSTRUCTION \$>0
3	11	113900	0091	03/23/12	\$225,000	NON-REPRESENTATIVE SALE
3	11	113900	0205	10/10/12	\$250,000	NO MARKET EXPOSURE
3	11	113900	0210	07/15/11	\$337,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	113900	0291	05/21/12	\$162,000	NO MARKET EXPOSURE
3	11	113900	0336	02/04/13	\$525,087	EXEMPT FROM EXCISE TAX
3	11	113900	0400	07/21/11	\$400,000	SEGREGATION AND/OR MERGER
3	11	113900	0409	04/06/11	\$245,000	FINANCIAL INSTITUTION RESALE
3	11	113900	0565	12/05/11	\$269,000	NON-REPRESENTATIVE SALE
3	11	228400	0035	10/12/11	\$300,000	NO MARKET EXPOSURE
3	11	242603	9308	04/23/12	\$186,000	SHORT SALE
3	11	291820	0005	02/07/11	\$322,619	RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	391840	0014	02/26/13	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	11	391840	0020	05/13/11	\$10,000	SEGREGATION AND/OR MERGER
3	11	391840	0148	11/04/13	\$185,392	RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	391840	0148	11/04/13	\$353,190	RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	391840	0150	01/24/12	\$255,000	SHORT SALE
3	11	391840	0156	08/21/12	\$255,000	NON-REPRESENTATIVE SALE
3	11	391840	0157	03/07/12	\$225,000	NON-REPRESENTATIVE SALE
3	11	442760	0070	03/14/13	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	11	515120	0395	06/04/12	\$435,950	NEW CONSTRUCTION \$>0
3	11	730890	0020	12/23/13	\$156,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	730890	0080	09/19/13	\$8,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	11	730890	0080	08/19/13	\$8,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	11	730890	0120	12/09/11	\$288,300	QUIT CLAIM DEED
3	11	730890	0120	11/02/11	\$288,300	NON-REPRESENTATIVE SALE
3	11	730890	0200	08/23/13	\$359,100	FINANCIAL INSTITUTION RESALE
3	11	730890	0280	11/29/12	\$400,000	NEW CONSTRUCTION \$>0
3	11	730890	0355	08/04/11	\$384,469	RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	891050	0153	05/03/12	\$350,218	FORCED SALE
3	11	891050	0160	06/27/11	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	891050	0221	11/08/11	\$99,830	RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	891050	0224	09/24/12	\$333,000	NO MARKET EXPOSURE
3	11	915810	0005	06/05/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	915810	0111	04/10/12	\$147,150	GOVERNMENT AGENCY
3	11	944130	0015	05/10/12	\$320,000	SHORT SALE
6	2	046400	0599	04/17/12	\$388,275	NO MARKET EXPOSURE
6	2	057900	0350	03/29/11	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	1300	05/14/12	\$715,000	NO MARKET EXPOSURE
6	2	057900	1605	01/11/12	\$424,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	1725	10/21/11	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	2120	04/23/12	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	2665	03/04/13	\$423,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	057900	2870	05/03/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	3685	08/09/11	\$654,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	3795	07/24/12	\$761,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	267560	0011	05/28/13	\$390,000	NO MARKET EXPOSURE
6	2	281810	0005	03/19/13	\$387,500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	281810	0230	12/27/13	\$925,000	NEW CONSTRUCTION \$>0

## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	2	281810	0230	01/24/11	\$400,000	NON-REPRESENTATIVE SALE
6	2	281810	0240	07/25/12	\$727,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	352603	9066	11/22/13	\$518,000	NO MARKET EXPOSURE
6	2	352603	9186	06/24/13	\$649,000	NEW CONSTRUCTION \$>0
6	2	352603	9186	07/02/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	444130	0160	04/02/12	\$675,000	SHORT SALE
6	2	444130	0230	06/03/13	\$935,000	MULTI-PARCEL SALE
6	2	444130	0235	09/07/12	\$1,150,000	MULTI-PARCEL SALE
6	2	444130	0355	12/13/13	\$1,260,000	NEW CONSTRUCTION \$>0
6	2	444130	0460	07/12/13	\$359,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	2	444130	0500	08/21/12	\$617,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	444130	0531	06/03/13	\$935,000	MULTI-PARCEL SALE
6	2	444130	0532	09/07/12	\$1,150,000	MULTI-PARCEL SALE
6	2	444480	0020	01/09/12	\$475,500	BANKRUPTCY - RECEIVER OR TRUSTEE
6	2	607350	0005	10/26/11	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	613260	0015	04/01/13	\$810,000	SEGREGATION AND/OR MERGER
6	2	613260	0060	07/19/12	\$682,500	RELOCATION - SALE TO SERVICE
6	2	613260	0110	01/26/11	\$425,000	NO MARKET EXPOSURE
6	2	613260	0200	01/11/12	\$270,000	NON-REPRESENTATIVE SALE
6	2	613260	0275	07/12/13	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	613260	0370	05/25/11	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	613260	0655	03/25/13	\$273,100	BANKRUPTCY - RECEIVER OR TRUSTEE
6	2	613260	0660	03/20/13	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	873060	0035	11/01/13	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	226700	0090	04/26/12	\$436,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	226700	0651	08/25/11	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	226700	0732	05/15/13	\$418,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	352603	9019	05/23/13	\$562,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	352603	9167	11/28/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	352603	9173	10/08/13	\$552,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	356730	0050	11/14/13	\$745,000	NO MARKET EXPOSURE
6	3	356730	0090	12/07/12	\$202,827	RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	356730	0160	11/06/12	\$460,000	NO MARKET EXPOSURE
6	4	638300	0100	06/12/13	\$162,500	NO MARKET EXPOSURE
6	4	638300	0120	05/18/13	\$662,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	4	638300	0205	05/30/12	\$350,000	NON-REPRESENTATIVE SALE
6	4	638300	0210	09/04/12	\$208,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	4	638300	0635	12/12/13	\$315,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	4	638350	0070	06/07/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	4	638350	0075	04/27/11	\$385,000	NON-REPRESENTATIVE SALE
6	4	638350	0700	04/14/11	\$630,000	NO MARKET EXPOSURE
6	4	638350	0725	04/28/11	\$790,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	047200	0085	03/25/11	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	047200	0895	12/06/12	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	047200	0950	02/12/13	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	048600	0048	08/10/12	\$525,000	NO MARKET EXPOSURE
9	1	048600	0100	03/19/12	\$311,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	048600	0305	12/18/11	\$230,000	NON-REPRESENTATIVE SALE
9	1	048600	0420	04/25/13	\$720,000	SEGREGATION AND/OR MERGER
9	1	048600	0465	08/17/12	\$235,000	NO MARKET EXPOSURE
9	1	048600	0495	04/11/11	\$879,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	102503	9157	10/24/13	\$530,000	TEAR DOWN
9	1	117600	0195	02/08/12	\$566,500	NEW CONSTRUCTION \$>0
9	1	117600	0270	08/05/13	\$616,950	NO MARKET EXPOSURE
9	1	117600	0470	07/30/12	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	117600	0475	08/23/13	\$448,100	NO MARKET EXPOSURE
9	1	117600	0960	06/14/11	\$385,000	NO MARKET EXPOSURE
9	1	117600	1043	11/18/11	\$307,890	QUIT CLAIM DEED

## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	1	117600	1110	08/31/11	\$550,000	MULTI-PARCEL SALE
9	1	117600	1111	08/31/11	\$550,000	MULTI-PARCEL SALE
9	1	117600	1112	08/31/11	\$550,000	MULTI-PARCEL SALE
9	1	117600	1113	08/31/11	\$550,000	MULTI-PARCEL SALE
9	1	117600	1118	07/30/12	\$350,000	SEGREGATION AND/OR MERGER
9	1	117700	0030	07/25/13	\$581,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	309650	0065	06/22/12	\$649,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	309650	0090	10/09/12	\$685,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	1	309650	0090	04/26/12	\$825,000	SEGREGATION AND/OR MERGER
9	1	690820	0225	09/25/13	\$1,250,500	NEW CONSTRUCTION \$>0
9	1	690820	0225	08/08/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	690820	0260	10/04/12	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	690820	0270	06/11/13	\$18,000	QUIT CLAIM DEED
9	1	690820	0321	02/28/11	\$447,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	690820	0330	03/23/12	\$1,030,000	SEGREGATION AND/OR MERGER
9	1	690820	0580	02/14/12	\$380,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	690820	0586	12/30/11	\$275,000	NON-REPRESENTATIVE SALE
9	1	808190	0025	11/21/12	\$681,950	NEW CONSTRUCTION \$>0
9	1	808190	0025	06/19/12	\$387,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	808190	0100	04/09/13	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	808190	0150	06/23/11	\$915,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	808190	0205	08/01/11	\$419,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	808240	0125	06/05/12	\$428,500	FORCED SALE
9	1	867440	0080	12/19/12	\$2,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	444130	0085	11/21/13	\$282,500	EXEMPT FROM EXCISE TAX
14	5	619000	0070	08/15/11	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	092300	0030	01/05/11	\$800,000	MULTI-PARCEL SALE
14	12	092300	0031	01/05/11	\$800,000	MULTI-PARCEL SALE
14	12	092300	0109	01/28/13	\$800,000	NEW CONSTRUCTION \$>0

## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	12	092300	0109	12/22/11	\$481,507	FORCED SALE
14	12	092300	0109	05/07/12	\$495,000	FINANCIAL INSTITUTION RESALE
14	12	092300	0160	05/16/12	\$336,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	12	093000	0111	04/09/12	\$309,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	12	093000	0195	03/26/12	\$475,000	QUESTIONABLE PER APPRAISAL
14	12	093300	0050	05/14/13	\$350,000	NO MARKET EXPOSURE
14	12	093300	0090	09/06/12	\$135,055	QUIT CLAIM DEED
14	12	093300	0095	05/20/11	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	112400	0030	11/25/11	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	12	112400	0075	01/03/13	\$76,546	PARTIAL INTEREST (1/3, 1/2, Etc.)
14	12	135520	0070	08/20/13	\$620,000	SALE TO TENANT
14	12	152630	0020	10/04/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	228760	0006	07/02/13	\$462,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	242603	9050	09/14/11	\$639,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	242603	9128	09/24/12	\$465,000	SHORT SALE
14	12	299480	0010	02/28/11	\$209,500	RELATED PARTY, FRIEND, OR NEIGHBOR
14	12	361660	0011	01/06/11	\$412,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	437870	0040	03/27/13	\$725,000	NEW CONSTRUCTION \$>0
14	12	437870	0040	05/30/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	603740	0040	11/18/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	610690	0010	03/19/12	\$502,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	610690	0030	12/14/11	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	12	761120	0086	11/07/13	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	761120	0105	02/16/12	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	761120	0105	09/20/12	\$182,500	QUIT CLAIM DEED
14	12	761120	0135	04/30/13	\$441,500	BANKRUPTCY - RECEIVER OR TRUSTEE
14	12	761120	0147	06/26/12	\$630,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	763990	0060	10/24/13	\$910,000	NEW CONSTRUCTION \$>0
14	12	763990	0085	03/25/11	\$647,000	NO MARKET EXPOSURE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	12	763990	0125	06/12/12	\$703,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	763990	0146	10/20/11	\$749,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	12	889400	0035	01/13/11	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	891050	0471	04/19/13	\$348,601	BANKRUPTCY - RECEIVER OR TRUSTEE
14	12	891050	0491	04/16/13	\$368,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Vacant Sales Used in this Physical Inspection Analysis

### Area 039

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
39-1	5	252603	9079	09/20/13	\$350,000	9,665	N	N
39-2	7	086800	1960	06/11/12	\$500,000	8,651	Y	N
39-2	7	086800	2090	10/31/12	\$411,000	6,006	Y	N
39-3	8	362603	9302	03/21/13	\$200,000	8,100	N	N
39-3	10	010700	0005	08/26/13	\$425,000	6,400	N	N
39-3	10	344200	0127	08/02/13	\$175,000	5,100	N	N
39-3	10	758620	0005	04/18/13	\$350,000	7,895	N	N
39-3	11	074800	0085	03/14/12	\$173,000	11,578	N	N
39-3	11	113900	0275	05/23/11	\$170,000	7,500	Y	N
39-3	11	515120	0336	09/15/11	\$175,000	6,586	N	N
39-6	2	057900	0465	12/07/12	\$340,000	5,200	Y	N
39-6	2	281860	0020	05/24/11	\$475,000	9,556	Y	N
39-6	2	281860	0110	05/30/13	\$366,000	5,500	N	N
39-6	2	352603	9031	03/24/12	\$250,000	11,620	N	N
39-6	2	352603	9090	06/10/11	\$410,000	11,172	Y	N
39-6	2	444130	0490	09/09/11	\$212,500	9,000	Y	N
39-6	2	613260	0200	11/07/13	\$380,000	5,000	Y	N
39-6	2	613260	0655	05/06/13	\$273,000	5,000	N	N
39-6	3	282110	0020	04/26/12	\$280,857	6,760	N	N
39-6	3	356680	0345	05/31/11	\$250,000	4,980	N	N
39-9	1	047200	0885	02/05/13	\$350,000	5,000	N	N
39-9	1	048600	0421	08/22/13	\$300,000	6,382	N	N
39-9	1	048600	0435	08/06/12	\$381,500	4,750	N	N
39-9	1	102503	9272	07/02/13	\$225,000	2,250	Y	N
39-9	1	117600	0325	03/21/11	\$300,000	6,000	N	N
39-9	1	117600	1116	04/18/13	\$150,000	1,285	N	N
39-9	1	117600	1119	06/10/13	\$605,000	1,113	N	N
39-9	1	117600	1240	04/16/13	\$550,000	1,578	N	N
39-9	1	690820	0040	06/14/11	\$399,000	8,100	N	N
39-9	1	690820	0051	12/06/13	\$225,000	3,753	N	N
39-9	1	690820	0575	10/24/12	\$400,000	6,215	Y	N
39-9	1	808240	0080	05/24/12	\$275,000	4,278	N	N



**King County**

**Department of Assessments**

## Vacant Sales Used in this Physical Inspection Analysis

### Area 039

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
39-9	1	808240	0080	05/30/12	\$320,000	4,278	N	N
39-14	12	092300	0425	04/23/13	\$275,000	8,160	N	N
39-14	12	092300	0546	09/26/11	\$365,000	7,573	Y	N
39-14	12	135525	0190	06/19/13	\$155,000	9,680	N	N
39-14	12	252603	9206	08/13/13	\$350,000	8,243	N	N
39-14	12	763990	0060	01/07/13	\$367,000	8,750	Y	N
6-2	2	641460	0163	05/23/12	\$150,000	7,254	N	N
6-3	2	192604	9176	03/23/12	\$2,300,000	133,197	N	N
6-3	2	202604	9184	09/28/13	\$125,000	6,581	N	N
6-4	12	016400	0395	10/22/12	\$165,000	7,896	N	N
6-4	14	291620	0155	02/11/13	\$223,000	7,632	N	N
6-5	8	292604	9331	04/05/13	\$160,000	7,200	N	N
6-5	8	303420	0367	04/08/13	\$310,000	14,436	N	N
6-5	8	641160	0265	06/22/12	\$600,000	40,420	N	N
6-6	16	312604	9357	10/24/11	\$139,000	4,080	N	N
6-6	16	614560	0850	06/28/12	\$140,000	4,068	N	N
6-6	16	614560	0870	09/25/13	\$175,000	3,844	N	N
6-6	16	614560	2295	03/26/13	\$140,000	3,844	N	N
6-6		312604	9521	06/08/12	\$150,000	8,624	N	N
6-7	9	312604	9458	12/21/11	\$153,500	6,611	N	N
6-7	11	295790	0030	03/16/11	\$187,000	5,012	N	N
6-7	11	312604	9160	04/20/11	\$140,000	5,299	N	N
6-7	11	312604	9453	04/20/11	\$140,000	5,299	N	N
6-7	12	099300	0135	07/10/13	\$380,000	5,125	N	N
6-7	12	099300	1615	05/03/11	\$287,500	5,125	N	N
6-8	18	117200	0416	04/10/13	\$150,000	6,350	N	N
6-8	18	186240	0176	12/02/13	\$145,000	6,651	N	N
6-8	18	394190	0105	05/29/13	\$210,000	5,760	N	N
6-8	18	663890	0215	01/12/12	\$200,000	5,007	N	N
6-8	18	759570	0074	12/20/11	\$160,000	4,530	N	N
6-8	18	781870	0330	03/08/11	\$125,000	2,500	N	N
6-8	18	926820	0378	06/21/11	\$141,000	5,004	N	N



**King County**

**Department of Assessments**

## Vacant Sales Used in this Physical Inspection Analysis

### Area 039

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
6-8		663890	0461	06/15/11	\$240,000	7,875	N	N
6-8		926820	0484	04/24/13	\$180,000	4,861	N	N
7-5	1	955320	0111	08/23/13	\$180,000	5,998	N	N
7-5	3	272604	9070	01/04/12	\$310,000	13,680	N	N
7-6		510140	4398	09/27/12	\$99,950	5,376	N	N
7-6		510140	5563	03/01/13	\$200,000	6,081	N	N
7-6		510140	5563	03/01/13	\$200,000	6,081	N	N
7-6		890100	0746	02/14/11	\$140,000	7,777	N	N
7-7	1	354440	0134	12/24/12	\$185,000	3,553	N	N
7-8	1	322604	9570	07/11/11	\$130,000	5,000	N	N
7-8	1	510040	2401	03/24/11	\$130,000	3,235	N	N
7-8	1	510040	2664	09/20/13	\$312,000	6,380	N	N
7-8		510140	6254	04/16/13	\$110,000	3,109	N	N
8-1		407780	0001	04/10/13	\$125,000	7,282	N	N
8-7		070500	0015	10/28/11	\$220,000	11,235	N	N
8-7		113300	0108	07/24/13	\$150,000	7,200	N	N
8-7		113300	0298	05/01/13	\$185,000	7,604	N	N
8-7		113300	0299	05/01/13	\$185,000	7,604	N	N
8-7		113300	0301	06/06/13	\$180,000	7,604	N	N
8-7		113300	0302	06/06/13	\$180,000	7,604	N	N
8-8		344800	0326	04/10/12	\$143,000	7,274	N	N
8-8		890100	0511	02/27/13	\$180,000	6,380	N	N
8-8		890100	1340	09/26/13	\$360,000	15,000	N	N
19-1	1	285610	1225	03/09/12	\$185,000	3,822	N	N
19-1	3	047600	0270	09/19/11	\$605,000	7,000	N	N
19-1	3	047600	0300	10/29/12	\$565,000	5,000	N	N
19-1	3	047600	0300	07/17/12	\$460,000	5,000	N	N
19-1	3	276760	0340	01/23/13	\$350,000	5,000	N	N
19-1	3	276760	0400	05/17/13	\$373,000	4,548	N	N
19-1	3	276760	0480	01/24/13	\$380,000	5,000	N	N
19-1	3	276760	0950	07/05/12	\$420,000	4,398	N	N
19-1	3	276760	0955	06/23/12	\$450,000	5,602	N	N



**King County**

**Department of Assessments**

## Vacant Sales Used in this Physical Inspection Analysis

### Area 039

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
19-1	3	276760	0985	12/26/12	\$435,000	5,000	N	N
19-1	3	276760	1335	03/18/11	\$257,000	5,000	N	N
19-1	3	276760	1380	01/07/13	\$347,500	5,000	N	N
19-1	3	276760	1860	11/28/12	\$387,000	5,000	N	N
19-1	3	276760	1860	11/28/12	\$387,000	5,000	N	N
19-1	3	276760	1890	12/04/13	\$600,000	4,800	N	N
19-1	3	276760	1905	06/17/11	\$330,000	5,000	N	N
19-1	3	276760	2045	03/20/12	\$485,000	6,500	N	N
19-1	3	276760	2055	11/20/12	\$395,000	5,000	N	N
19-1	3	276760	2095	08/20/12	\$435,000	5,000	N	N
19-1	3	276760	2555	09/21/12	\$335,000	4,500	N	N
19-1	3	276760	2555	09/21/12	\$335,000	4,500	N	N
19-1	3	276760	2745	11/11/11	\$300,000	5,000	N	N
19-1	3	276760	3476	02/08/12	\$225,000	4,198	N	N
19-1	3	276760	3505	08/07/13	\$460,000	5,000	N	N
19-1	3	276760	3580	03/08/11	\$320,000	5,000	N	N
19-1	3	276760	3640	09/27/12	\$380,000	5,000	N	N
19-1	3	276760	4605	12/29/11	\$430,000	5,000	N	N
19-1	3	276760	4645	09/11/12	\$457,500	5,000	N	N
19-1	3	424290	0090	09/27/11	\$355,000	4,410	N	N
19-1	3	424290	0154	09/06/13	\$450,000	4,700	N	N
19-1	3	424290	0165	12/26/12	\$360,000	4,700	N	N
19-1	3	424290	0220	05/20/13	\$410,000	4,454	N	N
19-1		276760	2985	09/06/12	\$440,000	3,574	N	N
19-10	1	285610	1225	03/09/12	\$185,000	1,601	N	N
19-10	1	369390	0920	07/08/13	\$165,000	2,500	N	N
19-10	2	758870	0348	01/29/13	\$360,000	4,380	N	N
42-3	7	798640	0290	09/10/12	\$280,000	4,500	Y	N
42-3	7	928780	0440	05/13/13	\$220,000	2,500	Y	N
42-3	7	952310	0605	05/15/12	\$330,000	3,825	Y	N
42-3	8	952110	0031	03/18/13	\$419,000	4,700	N	N
42-3	8	952110	0955	04/27/11	\$480,000	6,000	N	N



**King County**

**Department of Assessments**

## Vacant Sales Used in this Physical Inspection Analysis

### Area 039

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
42-3	8	952110	0955	04/27/11	\$480,000	6,000	N	N
42-3	8	952210	0295	07/07/11	\$375,000	5,000	N	N
42-8	5	643100	0103	01/03/13	\$250,000	3,750	N	N
42-11	10	569350	0855	02/20/13	\$320,000	3,750	N	N
42-11	11	569500	0270	10/15/13	\$325,000	3,000	N	N
42-11	11	569500	0300	11/15/12	\$512,500	5,000	N	N
42-11	12	132430	0005	01/30/13	\$775,000	6,000	N	N
42-11	12	132430	0025	04/20/11	\$360,500	5,000	N	N
42-11	12	181980	0310	12/13/12	\$220,000	4,400	Y	N
42-11	13	197220	0140	12/13/11	\$495,000	6,000	Y	N
42-11	13	197220	0755	04/29/13	\$640,000	5,000	N	N
43-5	3	385690	0060	11/21/11	\$185,000	4,275	N	N
43-5	3	385690	4726	03/06/13	\$170,000	3,120	N	N
43-5	3	955020	0321	05/16/13	\$325,000	3,758	N	N
43-5	3	955120	2270	03/14/12	\$256,000	3,979	N	N
43-7	1	226450	0035	05/02/11	\$265,000	3,600	N	N
43-7	1	408330	6205	04/24/12	\$1,445,000	13,680	N	N
43-7	2	193130	0090	04/23/13	\$455,000	4,800	N	N
43-7	2	569450	0450	12/27/12	\$424,000	4,000	N	N
43-7	2	569450	1235	01/27/12	\$850,000	8,750	N	N
43-8	1	051000	2205	11/27/12	\$580,000	5,700	N	N
43-8	1	408380	2125	05/16/12	\$460,000	5,000	N	N
43-9	3	952810	0945	05/23/12	\$500,000	6,000	N	N
43-9	4	240210	0716	01/20/12	\$165,000	4,610	N	N
44-1		010300	0053	08/29/12	\$330,000	5,846	N	N
44-1		010300	0053	10/25/11	\$320,000	5,846	N	N
44-2		092504	9418	04/25/11	\$300,000	7,671	N	N
44-3		633800	0215	11/02/11	\$210,000	4,464	N	N
45-4		288770	1980	07/01/11	\$165,000	2,726	N	N
45-4		753730	0003	04/02/13	\$187,000	1,760	N	N
45-4		753730	0100	03/21/11	\$160,000	3,800	N	N
45-5		329080	0095	02/11/11	\$250,000	6,180	N	N



**King County**

**Department of Assessments**

## Vacant Sales Used in this Physical Inspection Analysis

### Area 039

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
45-5		510140	4315	06/07/13	\$731,000	25,520	N	N
45-5		536320	0117	08/28/12	\$170,000	4,647	N	N
45-5		536320	0252	04/12/13	\$336,510	8,423	N	N
45-5		565260	1227	02/08/11	\$210,000	7,211	N	N
45-6		342604	9145	04/25/12	\$137,500	7,640	N	N
45-6		797420	0516	04/11/11	\$245,000	5,985	N	N
46-3		145510	0340	11/12/13	\$534,000	3,230	Y	Y
46-3		145510	0345	08/09/13	\$579,000	4,300	Y	Y
46-9	1	421740	1614	03/27/13	\$1,470,000	11,138	Y	Y
46-9	1	421840	0025	11/21/12	\$535,000	4,114	Y	N
82-2	1	045200	0985	09/14/11	\$267,000	5,000	N	N
82-2	1	045200	1422	02/11/13	\$107,500	3,750	N	N
82-2	1	198220	0080	04/17/12	\$185,000	3,340	Y	N
82-2	1	276770	4370	10/30/13	\$545,000	5,000	N	N
82-2	1	276770	4740	10/16/12	\$362,000	5,000	N	N
82-2	1	276790	0380	08/20/12	\$505,000	5,100	N	N
82-2	1	276820	0101	05/14/12	\$113,000	1,404	N	N
82-2	1	276820	0210	04/24/13	\$425,000	4,850	N	N
82-2	1	276820	0247	06/08/11	\$140,000	4,351	N	N
82-2	1	276830	0725	08/25/11	\$335,000	6,000	N	N
82-2	1	276830	1370	09/23/11	\$270,000	5,000	N	N
82-2	1	276960	1121	04/29/11	\$180,000	3,750	N	N
82-2	1	276960	1320	07/11/12	\$137,500	2,193	N	N
82-2	1	276960	1775	07/30/13	\$210,000	2,500	N	N
82-2	2	198220	1600	04/18/13	\$305,000	4,175	N	N
82-2	3	744200	0110	02/01/12	\$586,600	9,600	N	N
82-11	4	046100	2111	11/10/11	\$100,000	2,500	N	N
82-11	4	164650	0868	03/15/12	\$210,000	3,090	N	N
82-11	4	291970	0590	07/31/12	\$210,000	3,360	N	N
82-11		046100	3835	11/08/13	\$210,000	3,000	N	N



## Vacant Sales Removed in this Physical Inspection Analysis Area 039

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	758620	0007	09/17/12	\$1,250	RELATED PARTY, FRIEND, OR NEIGHBOR
9	1	309650	0092	10/09/12	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR

# USPAP Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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



## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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



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

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

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

## Certification:

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

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

**Naomi Yother**

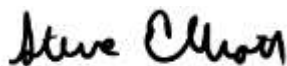
New Construction Evaluation

**Paul Greateorex**

New Construction Evaluation

Sales Verification

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - Steve Elliott
  - Annual Up-Date Model Development and Report Preparation
  - Sales Verification
  - Appeals Response Preparation / Review
  - New Construction Evaluation



6/5/14

Appraiser II

Date

