

# Queen Anne

Area: 012

## *Residential Revalue for 2015 Assessment Roll*



Obtained from flickR.com

Queen Anne is located north of the Seattle Central Business District and was among the first areas developed in Seattle. Queen Anne is located on a hill which presents topography issues for many parcels but also affords excellent views of the surrounding city, mountains, Lake Union and Puget Sound. It is considered a desirable place in which to live due to its proximity to downtown Seattle and for its many historic dwellings.



### **King County Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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***Lloyd Hara***  
***Assessor***

Dear Property Owners:

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

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

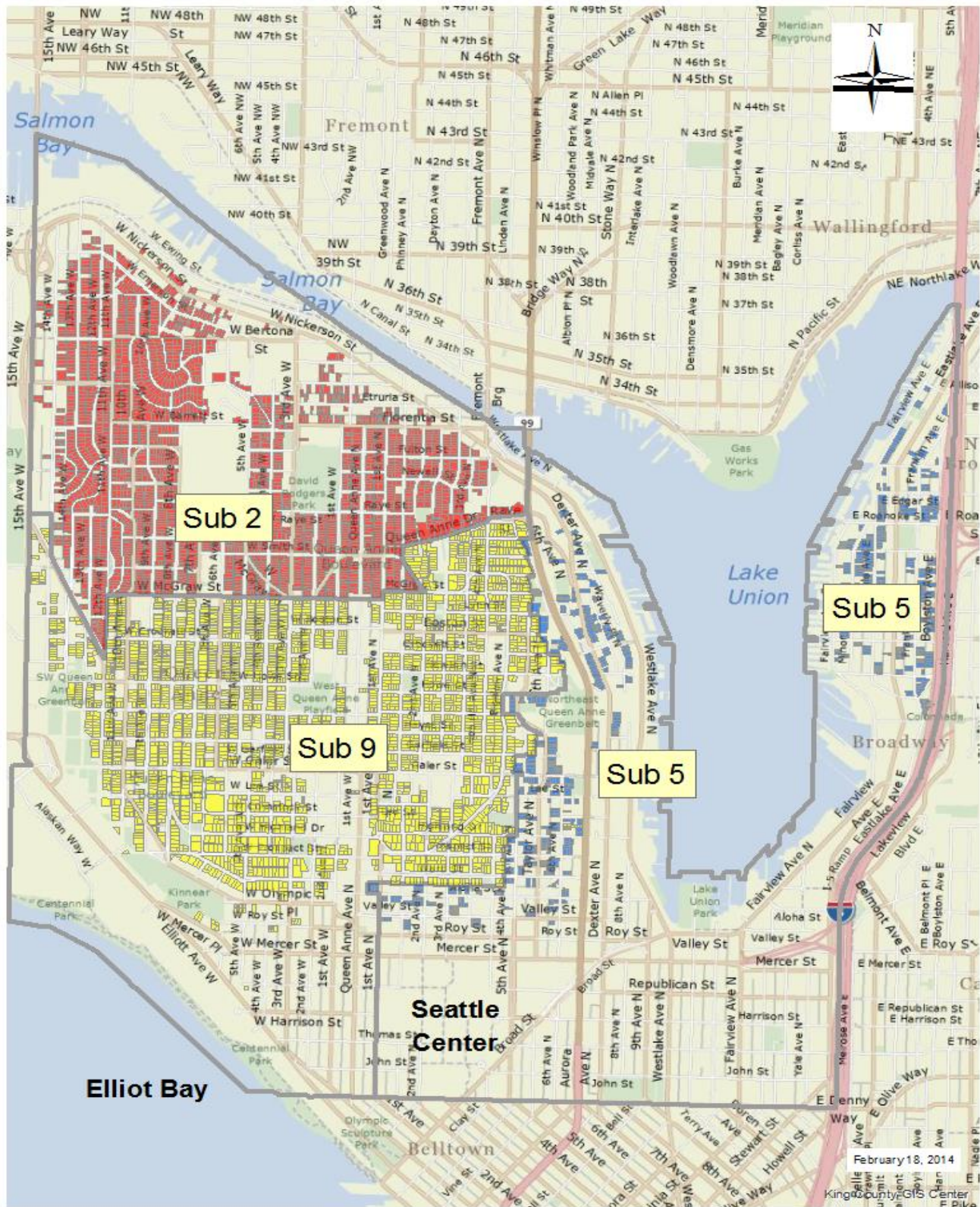
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

Lloyd Hara  
Assessor

## Area 012 Sub Area 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.

# Area 012 Neighborhood Map



## Queen Anne Housing Profile



Grade 5/ Year Built 1908/ Total Living Area 700  
Account Number 239710-0380



Grade 6/ Year Built 1919/ Total Living Area 580  
Account Number 197220-5675



Grade 7/ Year Built 1929/ Total Living Area 1650  
Account Number 080900-0550



Grade 8/ Year Built 1905/ Total Living Area 2020  
Account Number 080900-1480



Grade 9/ Year Built 1930/ Total Living Area 2060  
Account Number 616990-0535



Grade 10/ Year Built 2008/ Total Living Area 3920  
Account Number 192930-0276

## Queen Anne Housing Profile



Grade 11/ Year Built 2008/ Total Living Area 7750  
Account Number 168940-0075



Grade 12/ Year Built 1996/ Total Living Area 9820  
Account Number 545730-0950



Grade 13/ Year Built 1915/ Total Living Area 5930  
Account Number 616990-0870

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

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

## Residential Building Grades

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

# Executive Summary

## Queen Anne - Area 012

### Annual Update

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

**Previous Physical Inspection:** 2009  
**Number of Improved Sales:** 1005  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$298,000	\$375,700	\$673,700			9.33%
<b>2015 Value</b>	\$372,000	\$435,600	\$807,600	\$862,300	94.9%	9.33%
<b>\$ Change</b>	+\$74,000	+\$59,900	+\$133,900			
<b>% Change</b>	+24.8%	+15.9%	+19.9%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$357,500	\$343,100	\$700,600
<b>2015 Value</b>	\$446,400	\$393,400	\$839,800
<b>\$ Change</b>	+\$88,900	+\$50,300	+\$139,200
<b>% Change</b>	+24.9%	+14.7%	+19.9%

**Number of one to three unit residences in the population:** 6,556

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

## Area 012 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+19.95%	6,556	100%

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

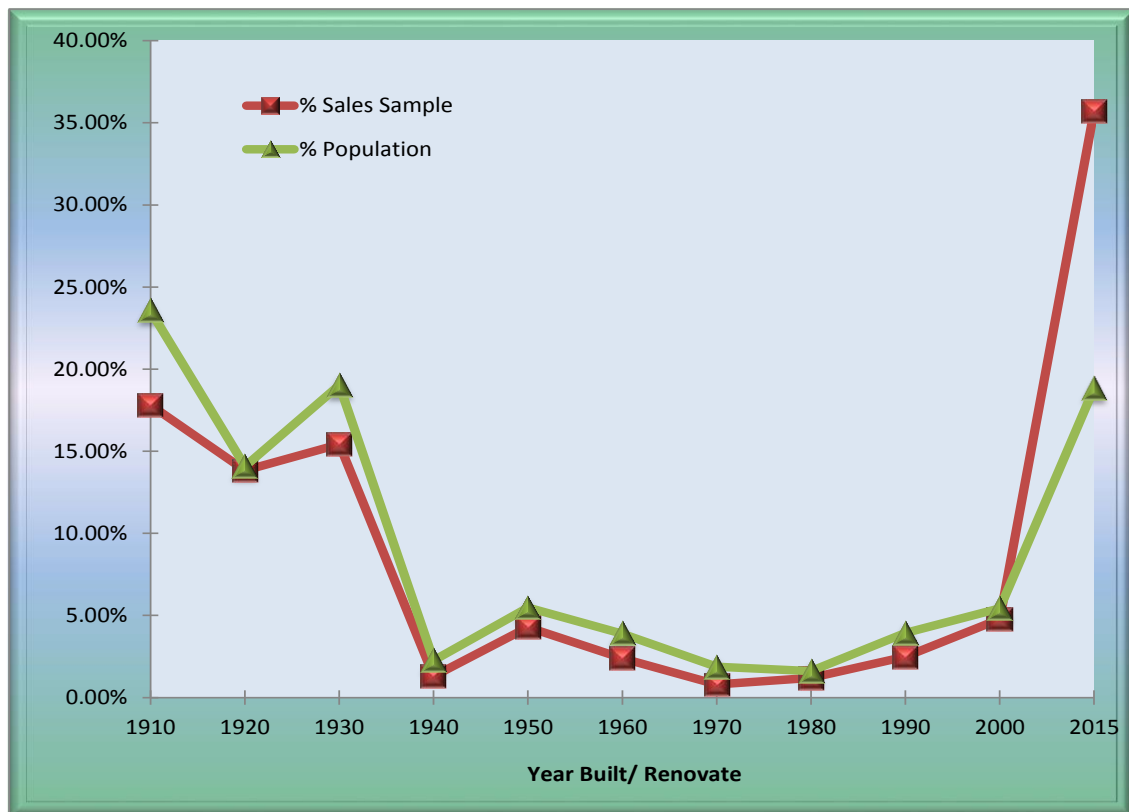
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	179	17.81%
1920	139	13.83%
1930	155	15.42%
1940	13	1.29%
1950	43	4.28%
1960	24	2.39%
1970	8	0.80%
1980	12	1.19%
1990	25	2.49%
2000	48	4.78%
2015	359	35.72%
1,005		

**Population**

Year Built/Ren	Frequency	% Population
1910	1,545	23.57%
1920	923	14.08%
1930	1,248	19.04%
1940	148	2.26%
1950	359	5.48%
1960	255	3.89%
1970	123	1.88%
1980	106	1.62%
1990	258	3.94%
2000	356	5.43%
2015	1,235	18.84%
6,556		



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

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

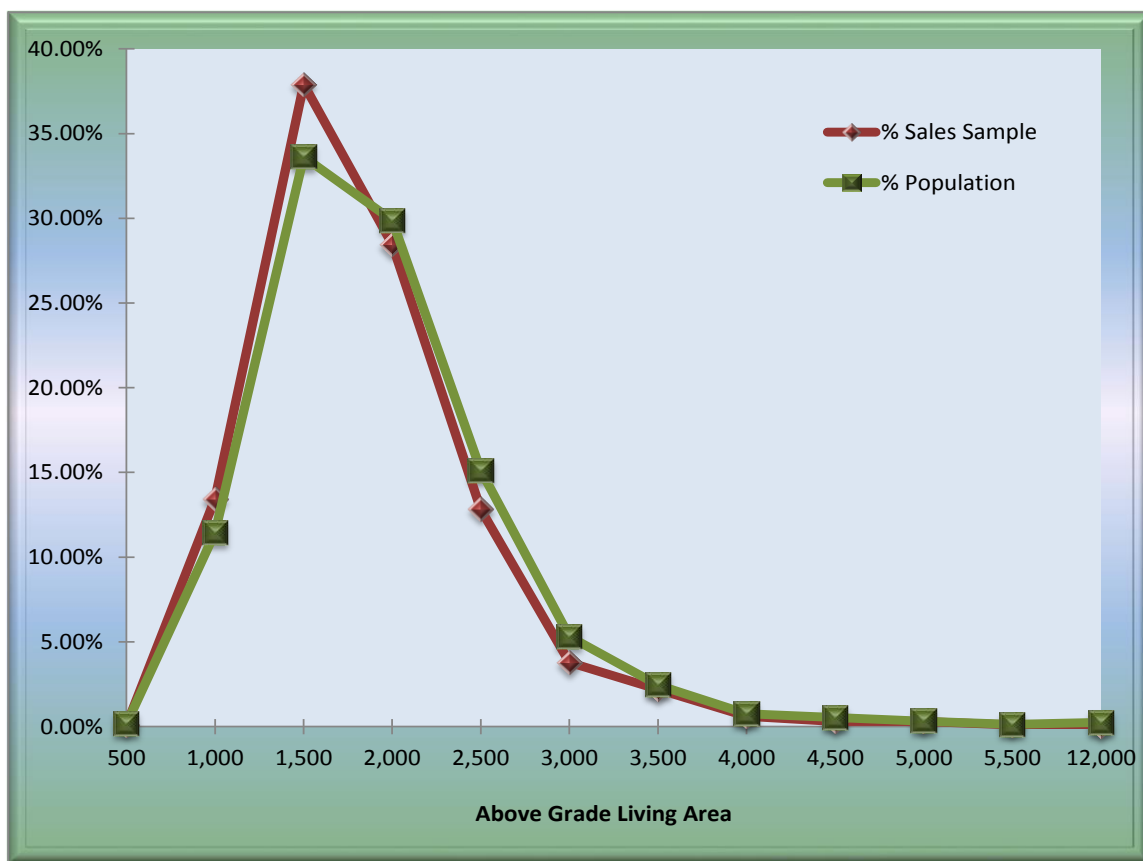
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	1	0.10%
1,000	135	13.43%
1,500	381	37.91%
2,000	286	28.46%
2,500	129	12.84%
3,000	38	3.78%
3,500	22	2.19%
4,000	6	0.60%
4,500	3	0.30%
5,000	3	0.30%
5,500	1	0.10%
12,000	0	0.00%
1005		

**Population**

AGLA	Frequency	% Population
500	11	0.17%
1,000	750	11.44%
1,500	2,205	33.63%
2,000	1,959	29.88%
2,500	992	15.13%
3,000	348	5.31%
3,500	161	2.46%
4,000	49	0.75%
4,500	35	0.53%
5,000	21	0.32%
5,500	9	0.14%
12,000	16	0.24%
6,556		



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

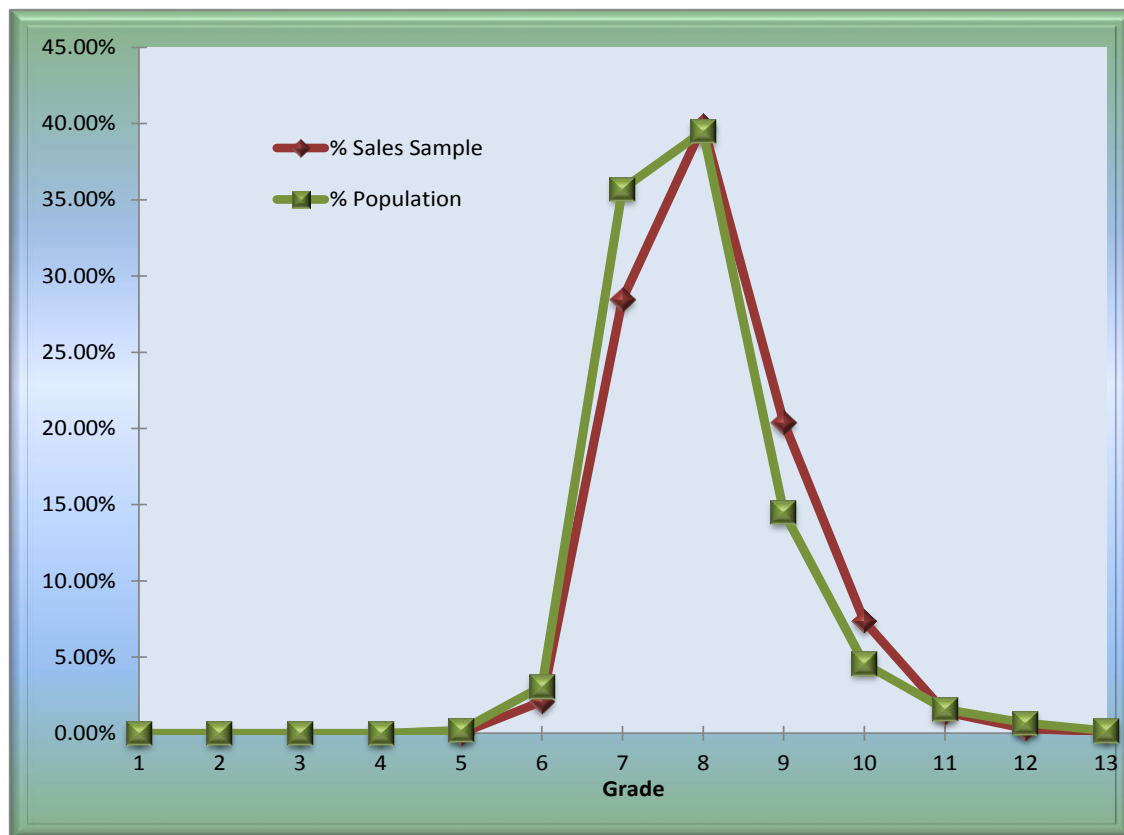
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	21	2.09%
7	286	28.46%
8	401	39.90%
9	205	20.40%
10	74	7.36%
11	14	1.39%
12	3	0.30%
13	1	0.10%
1005		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	13	0.20%
6	202	3.08%
7	2,341	35.71%
8	2,590	39.51%
9	951	14.51%
10	300	4.58%
11	104	1.59%
12	44	0.67%
13	11	0.17%
6,556		



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



## Area 012 Market Value Changes Over Time

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

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.131, 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
1/1/2012	1.315	31.5%
2/1/2012	1.306	30.6%
3/1/2012	1.298	29.8%
4/1/2012	1.289	28.9%
5/1/2012	1.280	28.0%
6/1/2012	1.271	27.1%
7/1/2012	1.263	26.3%
8/1/2012	1.254	25.4%
9/1/2012	1.245	24.5%
10/1/2012	1.236	23.6%
11/1/2012	1.227	22.7%
12/1/2012	1.219	21.9%
1/1/2013	1.210	21.0%
2/1/2013	1.201	20.1%
3/1/2013	1.193	19.3%
4/1/2013	1.184	18.4%
5/1/2013	1.175	17.5%
6/1/2013	1.167	16.7%
7/1/2013	1.158	15.8%
8/1/2013	1.149	14.9%
9/1/2013	1.140	14.0%
10/1/2013	1.131	13.1%
11/1/2013	1.123	12.3%
12/1/2013	1.114	11.4%
1/1/2014	1.105	10.5%
2/1/2014	1.096	9.6%
3/1/2014	1.088	8.8%
4/1/2014	1.079	7.9%
5/1/2014	1.070	7.0%
6/1/2014	1.062	6.2%
7/1/2014	1.053	5.3%
8/1/2014	1.044	4.4%
9/1/2014	1.035	3.5%
10/1/2014	1.026	2.6%
11/1/2014	1.018	1.8%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

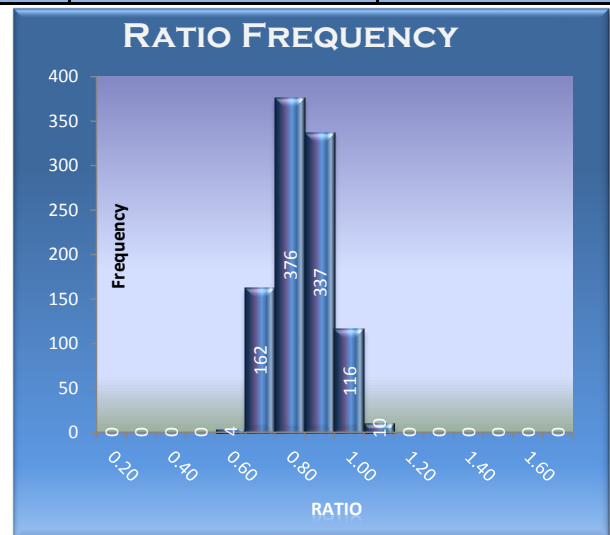
The time adjustment formula for Area 012 is:  $(.79200469690719 - 0.000227763080502094 * \text{SaleDay}) / (0.7920046969)$

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

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

<b>District: WC / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Queen Anne</b>	<b>1/1/2014</b>	<b>8/11/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 012</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>KAND</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	1,005
<b>Mean Assessed Value</b>	\$673,700
<b>Mean Adj. Sales Price</b>	\$862,300
<b>Standard Deviation AV</b>	\$313,797
<b>Standard Deviation SP</b>	\$421,943
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.793
<b>Median Ratio</b>	0.791
<b>Weighted Mean Ratio</b>	0.781
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.555
<b>Highest ratio:</b>	1.041
<b>Coefficient of Dispersion</b>	9.33%
<b>Standard Deviation</b>	0.090
<b>Coefficient of Variation</b>	11.31%
<b>Price Related Differential (PRD)</b>	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.781
Upper limit	0.797
<b>95% Confidence: Mean</b>	
Lower limit	0.788
Upper limit	0.799
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6,556
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.090
<b>Recommended minimum:</b>	13
<b>Actual sample size:</b>	1,005
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	513
# ratios above mean:	492
z:	0.662
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 012

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

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

District: WC / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Queen Anne		1/1/2015	8/11/2015	1/2012 - 12/2014
Area Number: 012		Appr. ID:	Property Type:	Adjusted for time?
		KAND	1 to 3 Unit Residences	YES
SAMPLE STATISTICS				
Sample size (n)	1,005			
Mean Assessed Value	\$807,600			
Mean Sales Price	\$862,300			
Standard Deviation AV	\$376,402			
Standard Deviation SP	\$421,943			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.951			
Median Ratio	0.949			
Weighted Mean Ratio	0.937			
UNIFORMITY				
Lowest ratio	0.665			
Highest ratio:	1.248			
Coefficient of Dispersion	9.33%			
Standard Deviation	0.108			
Coefficient of Variation	11.31%			
Price Related Differential (PRD)	1.015			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.936			
Upper limit	0.955			
95% Confidence: Mean				
Lower limit	0.944			
Upper limit	0.957			
SAMPLE SIZE EVALUATION				
N (population size)	6,556			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.108			
Recommended minimum:	18			
Actual sample size:	1,005			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	511			
# ratios above mean:	494			
z:	0.536			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

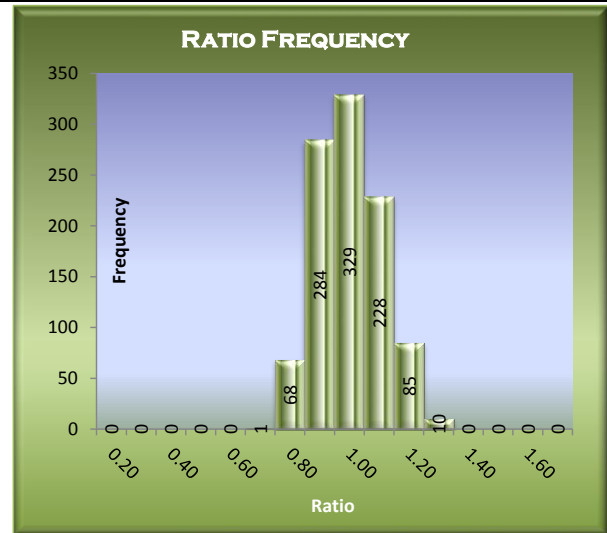
**RATIO FREQUENCY**

Ratio	Frequency
0.70	10
0.80	68
0.90	284
1.00	329
1.10	228
1.20	85
1.30	10
1.40	10

COMMENTS:

1 to 3 Unit Residences throughout Area 012

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 012

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

# Annual Update Process

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

**Date of Appraisal Report: August 11, 2015**

## Sales Screening for Improved Parcel Analysis

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

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

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

## Land Update

Based on the 3 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +24.9% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.250, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 1,005 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.792004697)$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 0.949. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +19.9%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.199.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.199.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.

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

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	32	097600	0993	09/05/13	\$285,500	\$325,000	470	6	1925	Good	1,716	N	N	308 W BARRETT ST
2	33	701320	0010	08/21/13	\$460,000	\$526,000	580	6	1919	Good	2,960	N	N	432 W MCGRAW PL
2	22	197220	5301	08/13/13	\$320,000	\$367,000	600	6	1910	Avg	2,180	Y	N	3014 3RD AVE W
2	34	277060	5400	05/09/12	\$422,000	\$539,000	620	6	1909	Avg	2,900	N	N	3215 11TH AVE W
2	33	277060	5130	10/03/13	\$410,000	\$464,000	700	6	1925	Avg	3,540	Y	N	3424 13TH AVE W
2	23	524480	1275	11/21/14	\$410,500	\$415,000	740	6	1916	VGood	3,943	N	N	2609 3RD AVE N
2	34	277060	5470	08/23/13	\$401,000	\$458,000	910	6	1980	Avg	3,575	N	N	3446 12TH AVE W
2	23	744300	0690	12/05/12	\$335,000	\$408,000	990	6	1953	Avg	4,400	Y	N	657 W NICKERSON ST
2	33	701220	0021	11/14/12	\$440,000	\$538,000	1,070	6	1924	Avg	3,825	N	N	406 W SMITH ST
2	22	744300	0985	08/15/14	\$475,000	\$494,000	1,510	6	1912	Avg	3,600	Y	N	634 W NICKERSON ST
2	34	524480	0710	05/29/13	\$334,718	\$391,000	530	7	1908	Avg	1,240	Y	N	161 FULTON ST
2	23	197220	5675	06/02/14	\$486,500	\$516,000	580	7	1919	Good	1,600	N	N	36 FLORENTIA ST
2	24	744300	0841	04/11/14	\$270,000	\$291,000	630	7	1949	Good	1,554	N	N	664 A W EMERSON ST
2	33	766270	0190	04/11/13	\$509,000	\$601,000	680	7	1910	VGood	1,719	N	N	1012 W RAYE ST
2	33	265250	0045	04/15/14	\$440,000	\$473,000	730	7	1915	Avg	3,600	N	N	2572 3RD AVE W
2	20	197220	5528	02/26/14	\$279,000	\$304,000	750	7	1952	VGood	1,155	N	N	146 W FLORENTIA ST
2	20	197220	5529	12/12/13	\$285,000	\$317,000	750	7	1952	VGood	1,155	N	N	144 W FLORENTIA ST
2	33	690520	0140	07/02/13	\$535,000	\$619,000	780	7	1947	Avg	3,912	N	N	3026 12TH AVE W
2	33	242503	9025	10/03/13	\$509,000	\$576,000	810	7	1915	Good	3,280	N	N	2555 5TH AVE W
2	33	242503	9025	06/27/12	\$458,000	\$576,000	810	7	1915	Good	3,280	N	N	2555 5TH AVE W
2	33	511340	0431	05/08/14	\$615,000	\$657,000	820	7	1946	Good	6,872	N	N	2825 13TH AVE W
2	23	524480	0895	05/23/14	\$595,000	\$633,000	830	7	1924	Avg	4,500	Y	N	2726 MAYFAIR AVE N
2	34	277160	1730	06/29/14	\$530,000	\$558,000	840	7	1924	Good	3,400	Y	N	2256 12TH AVE W
2	33	097600	0669	12/03/12	\$425,000	\$518,000	860	7	1978	Avg	1,650	N	N	314 W ARMOUR ST
2	33	274960	0095	08/19/14	\$595,000	\$618,000	870	7	1924	Avg	4,800	Y	N	3413 10TH AVE W
2	34	277060	5335	04/18/12	\$586,000	\$752,000	870	7	1949	Good	6,000	Y	N	3241 12TH AVE W
2	33	681910	0380	08/30/14	\$642,000	\$665,000	870	7	1924	Avg	4,480	Y	N	2907 1ST AVE N
2	24	524480	1161	09/20/12	\$496,500	\$615,000	880	7	1940	Good	4,945	N	N	2614 3RD AVE N
2	33	701520	0650	11/01/13	\$500,000	\$561,000	880	7	1949	Avg	5,304	N	N	711 W BERTONA ST
2	35	253330	0210	07/10/12	\$595,000	\$750,000	890	7	1951	VGood	5,510	Y	N	2821 10TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	33	681910	0376	08/16/13	\$659,000	\$754,000	890	7	1924	VGood	3,520	N	N	16 W FULTON ST
2	23	744300	0646	08/17/12	\$285,000	\$356,000	890	7	2004	Avg	1,186	N	N	808 B W ARGAND ST
2	33	701170	0030	03/13/14	\$649,000	\$704,000	900	7	1925	Good	2,409	N	N	611 W RAYE ST
2	22	744300	0793	07/01/13	\$385,000	\$446,000	910	7	2005	Avg	1,254	Y	N	624 B W EMERSON ST
2	22	744300	0794	12/30/13	\$379,900	\$420,000	910	7	2005	Avg	1,250	Y	N	626 B W EMERSON ST
2	24	169990	0026	04/10/13	\$425,000	\$502,000	920	7	1939	Avg	3,680	N	N	354 QUEEN ANNE DR
2	34	277060	5420	09/16/14	\$550,000	\$567,000	930	7	1909	Avg	4,000	N	N	3210 12TH AVE W
2	34	524480	1581	03/26/14	\$605,000	\$654,000	930	7	1910	Good	3,704	Y	N	109 NEWELL ST
2	34	787150	0240	08/10/12	\$425,000	\$532,000	960	7	1908	Avg	4,000	N	N	2567 9TH AVE W
2	34	940630	0075	05/30/13	\$443,000	\$517,000	960	7	1910	Avg	1,800	N	N	715 W WHEELER ST
2	33	681910	0122	06/05/14	\$546,000	\$579,000	970	7	1924	Avg	3,400	N	N	2707 QUEEN ANNE AVE N
2	33	265250	0035	04/16/14	\$505,000	\$543,000	980	7	1926	Avg	4,500	N	N	2574 3RD AVE W
2	33	681910	0241	03/25/14	\$475,000	\$514,000	980	7	1920	Avg	4,000	Y	N	15 FULTON ST
2	24	524480	0920	04/02/12	\$520,750	\$671,000	990	7	1925	Good	4,146	N	N	2708 MAYFAIR AVE N
2	33	681910	0150	07/21/14	\$677,915	\$710,000	990	7	1923	VGood	3,600	N	N	2724 1ST AVE W
2	33	511340	0395	02/20/13	\$522,000	\$624,000	1,000	7	1946	Good	5,324	N	N	2859 13TH AVE W
2	33	511340	0570	09/17/12	\$445,000	\$552,000	1,000	7	1946	Good	5,357	N	N	2836 13TH AVE W
2	34	927020	0285	05/22/12	\$455,800	\$581,000	1,000	7	1981	Avg	3,600	N	N	2405 5TH AVE W
2	34	097600	0325	04/19/12	\$570,000	\$732,000	1,010	7	1926	Good	3,000	N	N	316 W NEWELL ST
2	23	197220	5350	10/29/13	\$610,000	\$685,000	1,010	7	1904	Good	3,600	Y	N	35 W ETRURIA ST
2	33	265250	0210	08/25/14	\$608,000	\$631,000	1,010	7	1913	Good	3,600	N	N	2525 2ND AVE W
2	33	511340	0050	12/11/13	\$529,000	\$588,000	1,010	7	1927	Avg	4,945	Y	N	2830 12TH AVE W
2	34	511340	0085	03/24/14	\$630,000	\$681,000	1,010	7	1941	Avg	4,905	N	N	2821 11TH AVE W
2	24	524480	0940	03/29/13	\$525,000	\$622,000	1,010	7	1924	Good	3,055	N	N	254 NEWELL ST
2	34	681910	0080	10/01/14	\$636,100	\$653,000	1,010	7	1977	Avg	6,000	N	N	11 W NEWELL ST
2	33	701520	0715	06/27/12	\$430,000	\$544,000	1,010	7	1953	Avg	6,600	N	N	3229 7TH AVE W
2	33	511340	0151	09/26/12	\$649,000	\$803,000	1,020	7	1947	VGood	9,267	N	N	1203 W BOTHWELL ST
2	23	524480	0995	11/12/13	\$472,000	\$528,000	1,020	7	1923	VGood	4,000	N	N	2737 3RD AVE N
2	34	277060	5505	05/19/13	\$522,500	\$611,000	1,030	7	1946	Avg	6,000	N	N	3411 11TH AVE W
2	34	940580	0025	09/04/13	\$725,000	\$826,000	1,050	7	1907	Good	4,800	N	N	2419 7TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	33	701320	0250	10/17/13	\$519,900	\$586,000	1,060	7	1942	Avg	4,800	N	N	2451 3RD AVE W
2	33	701320	0090	09/17/13	\$560,000	\$636,000	1,090	7	1924	Avg	3,200	N	N	2453 4TH AVE W
2	34	787150	0440	07/19/13	\$715,000	\$824,000	1,100	7	1915	VGood	3,400	N	N	2582 WESTVIEW DR W
2	34	787150	0440	10/14/14	\$750,000	\$824,000	1,100	7	1915	VGood	3,400	N	N	2582 WESTVIEW DR W
2	33	690520	0225	08/27/13	\$515,000	\$588,000	1,110	7	1948	Avg	4,489	Y	N	3007 12TH AVE W
2	34	524480	0695	06/16/14	\$524,000	\$554,000	1,120	7	1910	Avg	2,000	Y	N	157 FULTON ST
2	34	690520	0105	02/22/13	\$675,000	\$807,000	1,140	7	1915	Good	4,750	Y	N	3007 11TH AVE W
2	33	890000	0090	02/20/14	\$710,000	\$774,000	1,140	7	1924	Good	4,826	N	N	3014 4TH AVE W
2	34	265250	1695	10/11/13	\$439,950	\$497,000	1,150	7	1906	Avg	3,600	N	N	2423 QUEEN ANNE AVE N
2	33	274960	0175	08/01/13	\$699,000	\$803,000	1,150	7	1926	VGood	4,800	Y	N	3442 10TH AVE W
2	34	690520	0085	05/18/12	\$625,000	\$797,000	1,150	7	1941	Good	4,750	Y	N	3027 11TH AVE W
2	34	787150	0350	04/23/12	\$568,000	\$729,000	1,170	7	1907	Good	3,200	N	N	914 W HALLADAY ST
2	22	197220	5181	09/26/12	\$392,000	\$485,000	1,180	7	1924	Avg	3,000	N	N	3 W DRAVUS ST
2	34	701520	0210	04/10/14	\$710,000	\$764,000	1,210	7	1938	VGood	6,350	N	N	3223 CONKLING PL W
2	33	277060	4545	10/15/13	\$635,000	\$716,000	1,220	7	1955	Avg	6,000	Y	N	3247 13TH AVE W
2	33	277060	4775	10/17/13	\$685,000	\$772,000	1,220	7	1952	Avg	6,000	Y	N	3637 13TH AVE W
2	33	265250	0070	05/08/14	\$636,000	\$680,000	1,230	7	1925	VGood	3,600	N	N	2556 3RD AVE W
2	33	097600	0790	10/20/14	\$670,000	\$684,000	1,240	7	1985	Avg	4,763	N	N	2904 4TH AVE W
2	33	286710	0216	08/13/12	\$599,922	\$750,000	1,240	7	1947	Avg	4,800	N	N	814 W ARMOUR ST
2	22	744300	1155	05/09/13	\$475,000	\$557,000	1,250	7	1943	Avg	5,940	Y	N	820 W NICKERSON ST
2	34	286710	0190	06/18/14	\$650,000	\$687,000	1,260	7	1926	Avg	4,500	N	N	826 W ARMOUR ST
2	24	524480	1300	03/17/14	\$564,000	\$611,000	1,260	7	1967	Avg	5,915	N	N	2627 3RD AVE N
2	34	277060	4211	06/25/13	\$480,000	\$557,000	1,260	7	2008	Avg	1,479	Y	N	2543 A 13TH AVE W
2	34	277060	4212	04/24/12	\$370,000	\$474,000	1,260	7	2008	Avg	1,482	Y	N	2543 B 13TH AVE W
2	23	277060	4330	11/26/12	\$430,000	\$525,000	1,270	7	1992	Avg	1,500	N	N	2842 14TH AVE W
2	23	277060	4332	10/11/12	\$395,000	\$487,000	1,270	7	1992	Avg	1,500	N	N	2840 14TH AVE W
2	33	701320	0086	09/05/13	\$549,999	\$626,000	1,270	7	1924	Avg	3,200	N	N	411 W SMITH ST
2	23	744300	1470	05/20/14	\$755,000	\$804,000	1,270	7	1952	Avg	4,505	Y	N	3432 9TH AVE W
2	33	701520	0655	10/24/12	\$512,500	\$630,000	1,290	7	1949	Avg	6,197	N	N	707 W BERTONA ST
2	33	285120	0090	10/15/13	\$675,000	\$761,000	1,300	7	1912	Good	5,080	N	N	2565 4TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	701320	0185	12/06/13	\$540,000	\$601,000	1,300	7	1915	Avg	4,800	N	N	2442 4TH AVE W
2	23	744300	1479	12/26/13	\$590,500	\$654,000	1,300	7	2006	Avg	1,593	N	N	3418 9TH AVE W
2	33	126020	0030	04/02/13	\$659,000	\$780,000	1,340	7	1915	Good	2,560	N	N	2716 9TH AVE W
2	33	242503	9118	05/23/12	\$552,000	\$703,000	1,350	7	1928	Good	5,040	N	N	2565 3RD AVE W
2	34	253330	0025	07/10/14	\$740,000	\$777,000	1,350	7	1910	Good	4,000	Y	N	2808 11TH AVE W
2	33	524480	0560	12/05/13	\$570,000	\$634,000	1,350	7	1920	Avg	4,000	N	N	2911 WARREN AVE N
2	33	511340	0535	05/07/14	\$750,000	\$802,000	1,360	7	1946	Good	5,401	N	N	2802 13TH AVE W
2	23	197220	5696	10/28/13	\$440,000	\$494,000	1,370	7	2003	Avg	1,404	N	N	48 FLORENTIA ST
2	33	274960	0245	06/17/14	\$640,000	\$676,000	1,380	7	1948	Avg	4,800	N	N	3415 9TH AVE W
2	35	265250	1330	05/30/13	\$520,000	\$607,000	1,390	7	1917	Avg	4,800	N	N	2515 1ST AVE N
2	34	940580	0040	10/16/14	\$775,000	\$792,000	1,390	7	1906	Avg	4,800	N	N	2431 7TH AVE W
2	33	511340	0210	05/22/13	\$555,000	\$649,000	1,400	7	1946	Avg	4,721	N	N	2668 13TH AVE W
2	33	097600	0977	04/16/13	\$489,950	\$578,000	1,400	7	2008	Avg	1,500	N	N	316 B W BARRETT ST
2	34	927020	0200	05/03/12	\$644,000	\$824,000	1,410	7	1906	Avg	5,400	N	N	2443 5TH AVE W
2	34	277110	4905	08/29/13	\$690,000	\$787,000	1,420	7	1911	Good	5,000	Y	N	2558 13TH AVE W
2	33	681910	0385	08/23/12	\$580,000	\$724,000	1,430	7	1927	Avg	4,440	Y	N	2911 1ST AVE N
2	23	277060	3820	06/07/12	\$345,000	\$438,000	1,440	7	1903	Avg	3,000	Y	N	1409 W DRAVUS ST
2	34	701170	0055	08/16/12	\$599,500	\$749,000	1,460	7	1910	VGood	3,300	N	N	611 W PLEASANT PL
2	33	277060	5250	10/03/12	\$463,000	\$572,000	1,480	7	1926	Avg	6,000	N	N	3240 13TH AVE W
2	33	265250	0025	01/01/13	\$685,000	\$829,000	1,490	7	1926	Good	4,500	N	N	2578 3RD AVE W
2	23	744300	1490	04/20/12	\$575,000	\$738,000	1,490	7	2011	Avg	4,500	Y	N	1008 W RUFFNER ST
2	23	744300	1490	07/22/13	\$635,000	\$738,000	1,490	7	2011	Avg	4,500	Y	N	1008 W RUFFNER ST
2	34	286710	0310	09/27/13	\$518,000	\$587,000	1,500	7	1908	Avg	4,680	Y	N	826 W FULTON ST
2	33	286710	0110	11/01/12	\$513,100	\$630,000	1,510	7	1923	Avg	5,050	N	N	806 W NEWELL ST
2	34	265250	1145	09/10/12	\$785,000	\$975,000	1,520	7	1916	Good	4,800	N	N	2514 QUEEN ANNE AVE N
2	33	681910	0425	02/02/13	\$670,000	\$804,000	1,520	7	1927	Avg	3,240	N	N	2928 QUEEN ANNE AVE N
2	33	265250	1513	08/13/14	\$539,950	\$562,000	1,560	7	2007	Avg	3,200	N	N	14 MCGRAW ST
2	33	265250	0005	11/19/13	\$579,000	\$647,000	1,570	7	1926	Avg	1,963	N	N	2586 3RD AVE W
2	33	265250	0225	10/10/14	\$575,000	\$589,000	1,590	7	1909	Avg	3,600	N	N	2517 2ND AVE W
2	24	524480	0820	11/25/13	\$578,000	\$645,000	1,590	7	1925	Avg	4,000	N	N	2722 2ND AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	33	701520	0450	01/22/13	\$530,000	\$638,000	1,600	7	1952	Avg	6,330	N	N	814 W DRAVUS ST
2	33	277060	4997	10/12/12	\$440,000	\$543,000	1,600	7	2009	Avg	1,475	N	N	3636 C 13TH AVE W
2	33	277060	4998	08/09/13	\$465,000	\$533,000	1,600	7	2009	Avg	1,475	N	N	3636 D 13TH AVE W
2	33	701520	0790	06/24/14	\$683,500	\$721,000	1,640	7	1946	Avg	5,756	Y	N	716 W ETRURIA ST
2	35	272160	0100	06/11/12	\$615,000	\$780,000	1,660	7	1925	Good	3,840	Y	N	2549 WARREN AVE N
2	33	524480	0350	01/20/14	\$632,000	\$695,000	1,660	7	1910	Good	2,800	N	N	153 FLORENTIA ST
2	33	524480	0350	06/15/12	\$574,950	\$695,000	1,660	7	1910	Good	2,800	N	N	153 FLORENTIA ST
2	34	265300	0135	09/22/14	\$610,000	\$628,000	1,670	7	1916	Avg	3,655	N	N	2459 1ST AVE W
2	33	681910	0350	08/01/13	\$529,500	\$608,000	1,670	7	2007	Avg	1,877	N	N	2920 A 1ST AVE W
2	34	253330	0440	12/23/13	\$702,000	\$778,000	1,700	7	1904	Avg	4,000	Y	N	2928 9TH AVE W
2	33	681910	0351	08/02/12	\$495,000	\$621,000	1,700	7	2007	Avg	1,258	N	N	2920 B 1ST AVE W
2	33	265250	0235	08/27/12	\$566,000	\$705,000	1,720	7	1908	Avg	4,800	N	N	2511 2ND AVE W
2	24	524480	1230	08/29/14	\$682,000	\$707,000	1,720	7	1910	Good	4,000	N	N	2626 MAYFAIR AVE N
2	33	681910	0353	07/25/13	\$534,950	\$616,000	1,720	7	2007	Avg	2,169	N	N	2922 B 1ST AVE W
2	22	744300	0710	10/19/12	\$430,000	\$529,000	1,730	7	1910	Avg	4,400	Y	N	643 W NICKERSON ST
2	34	265250	2300	12/26/13	\$713,000	\$789,000	1,760	7	1919	Good	4,200	N	N	2430 3RD AVE W
2	33	511340	0540	11/09/12	\$710,000	\$870,000	1,760	7	1946	Good	4,896	N	N	2806 13TH AVE W
2	33	524480	0670	09/11/12	\$650,000	\$807,000	1,780	7	1929	VGood	3,600	Y	N	2711 WARREN AVE N
2	33	511340	0264	11/19/14	\$705,000	\$714,000	1,820	7	2002	Avg	5,001	Y	N	2640 13TH AVE W
2	24	524480	0345	11/05/13	\$620,000	\$695,000	1,840	7	1923	Good	4,000	Y	N	2939 MAYFAIR AVE N
2	34	927020	0275	02/22/12	\$560,000	\$728,000	1,840	7	1905	Avg	3,600	N	N	2411 5TH AVE W
2	34	277060	5010	10/02/13	\$809,500	\$916,000	1,860	7	1968	Avg	5,400	Y	N	3622 13TH AVE W
2	33	701320	0165	02/23/12	\$650,000	\$845,000	1,860	7	1924	VGood	3,600	N	N	2456 4TH AVE W
2	35	265250	1215	07/02/14	\$860,000	\$905,000	1,880	7	1924	Good	3,720	Y	N	15 RAYE ST
2	35	265250	1090	10/02/12	\$725,000	\$896,000	2,040	7	1909	Good	3,600	N	N	2540 QUEEN ANNE AVE N
2	33	890000	0265	07/17/12	\$655,000	\$824,000	2,040	7	1924	Avg	4,688	N	N	3015 4TH AVE W
2	33	890000	0265	04/02/14	\$810,000	\$824,000	2,040	7	1924	Avg	4,688	N	N	3015 4TH AVE W
2	23	744300	0520	06/06/13	\$607,000	\$707,000	3,580	7	1958	Avg	5,940	Y	N	641 W EMERSON ST
2	23	744300	0652	11/03/14	\$365,000	\$371,000	700	8	2003	Avg	1,123	N	N	814 A W ARGAND ST
2	34	524480	1500	12/05/12	\$545,000	\$664,000	920	8	1909	Good	1,960	N	N	2624 WARREN AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	24	524480	0130	03/24/14	\$565,000	\$611,000	930	8	1914	Good	2,760	Y	N	2912 3RD AVE N
2	34	277060	5370	05/22/12	\$465,000	\$593,000	980	8	1948	Avg	6,000	Y	N	3240 12TH AVE W
2	33	511340	0219	04/03/13	\$632,000	\$748,000	990	8	1947	VGood	4,003	Y	N	2641 12TH AVE W
2	24	524480	0280	05/15/12	\$635,000	\$810,000	990	8	1910	Good	4,000	N	N	2912 2ND AVE N
2	33	701520	0685	07/31/14	\$749,950	\$783,000	1,000	8	1941	Good	5,700	N	N	3216 8TH AVE W
2	23	197220	5337	04/28/14	\$496,000	\$531,000	1,000	8	2007	Avg	1,210	N	N	41 B W ETRURIA ST
2	34	242503	9017	09/04/14	\$808,250	\$836,000	1,010	8	2005	Avg	2,640	N	N	2541 8TH AVE W
2	33	690520	0125	07/10/12	\$498,000	\$628,000	1,030	8	1947	Avg	4,945	Y	N	3010 12TH AVE W
2	23	277060	4104	06/04/14	\$499,950	\$530,000	1,040	8	2007	Avg	2,208	Y	N	2548 14TH AVE W
2	23	277060	4102	07/24/12	\$409,000	\$514,000	1,050	8	2007	Avg	762	Y	N	2544 14TH AVE W
2	23	277060	4103	07/31/14	\$450,000	\$470,000	1,050	8	2007	Avg	762	Y	N	2546 14TH AVE W
2	23	744300	1415	12/30/13	\$575,000	\$636,000	1,060	8	1990	Avg	5,005	N	N	950 W EMERSON ST
2	23	197220	5173	11/15/13	\$480,000	\$537,000	1,070	8	2007	Avg	1,177	N	N	11 C W DRAVUS ST
2	34	277060	5375	08/15/12	\$510,000	\$637,000	1,090	8	1948	Avg	6,000	Y	N	3236 12TH AVE W
2	33	511340	0129	10/22/12	\$659,000	\$811,000	1,090	8	1948	VGood	7,576	Y	N	2655 11TH AVE W
2	34	265250	0420	08/21/12	\$694,000	\$866,000	1,100	8	1926	Avg	3,145	N	N	118 W SMITH ST
2	34	277060	5340	10/17/13	\$715,000	\$806,000	1,100	8	1951	Avg	6,000	Y	N	3247 12TH AVE W
2	34	277060	5346	08/24/12	\$659,000	\$822,000	1,100	8	1951	VGood	6,000	Y	N	3251 12TH AVE W
2	34	681910	0037	05/18/12	\$661,000	\$843,000	1,100	8	1927	Good	2,860	N	N	2620 QUEEN ANNE AVE N
2	34	701320	0150	06/12/13	\$600,000	\$698,000	1,100	8	1910	Good	2,550	N	N	410 W MCGRAW ST
2	23	197220	5595	01/08/13	\$455,000	\$550,000	1,120	8	2006	Avg	1,325	N	N	102 A FLORENTIA ST
2	35	787150	0490	10/28/13	\$690,000	\$775,000	1,120	8	1947	Avg	4,572	Y	N	2514 11TH AVE W
2	34	681910	0040	06/24/14	\$631,500	\$666,000	1,130	8	1927	Good	2,640	N	N	2616 QUEEN ANNE AVE N
2	23	197220	5594	10/16/13	\$499,750	\$563,000	1,130	8	2006	Avg	1,325	N	N	100 C FLORENTIA ST
2	24	524480	0125	08/05/14	\$650,000	\$678,000	1,140	8	1914	Good	2,310	Y	N	2916 3RD AVE N
2	33	701520	0760	05/24/12	\$675,000	\$860,000	1,140	8	1948	VGood	5,556	Y	N	723 W DRAVUS ST
2	34	787150	0685	07/08/14	\$613,000	\$644,000	1,170	8	1927	Good	1,890	Y	N	2420 WESTVIEW DR W
2	34	097600	0320	11/28/12	\$715,000	\$872,000	1,190	8	1949	VGood	3,350	Y	N	2702 4TH AVE W
2	34	253330	0310	11/05/13	\$715,000	\$802,000	1,190	8	1908	Good	3,000	N	N	836 W ARMOUR ST
2	23	197220	7039	04/10/12	\$413,000	\$531,000	1,200	8	2001	Avg	1,297	N	N	162 A FLORENTIA ST

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	701520	1095	05/27/13	\$600,000	\$701,000	1,210	8	1952	Avg	5,200	Y	N	3050 11TH AVE W
2	23	197220	5781	07/19/13	\$515,000	\$594,000	1,220	8	2005	Avg	1,558	Y	N	31 C ETRURIA ST
2	33	274960	0300	07/17/12	\$585,000	\$736,000	1,220	8	2012	Avg	2,004	N	N	903 W EMERSON ST
2	34	701520	0400	12/24/13	\$652,500	\$722,000	1,220	8	1952	Good	8,000	N	N	823 W CREMONA ST
2	23	197220	5779	03/22/13	\$520,000	\$617,000	1,220	8	2005	Avg	1,314	Y	N	31 A ETRURIA ST
2	23	197220	5840	01/12/12	\$413,000	\$542,000	1,230	8	2004	Avg	1,370	N	N	65 ETRURIA ST
2	33	701520	0996	08/05/13	\$600,000	\$689,000	1,250	8	1950	Avg	4,914	Y	N	3003 8TH AVE W
2	33	286710	0060	09/11/12	\$591,405	\$735,000	1,260	8	1911	VGood	3,500	N	N	803 W NEWELL ST
2	34	949170	0045	09/21/12	\$529,950	\$657,000	1,260	8	1921	Avg	1,980	N	N	1004 W NEWELL ST
2	33	690520	0220	03/15/13	\$899,950	\$1,070,000	1,280	8	2008	Avg	4,484	Y	N	3011 12TH AVE W
2	34	253330	0540	08/28/13	\$752,500	\$859,000	1,300	8	1909	VGood	4,500	N	N	2913 9TH AVE W
2	23	277060	4736	05/21/13	\$510,000	\$597,000	1,300	8	2009	Avg	1,488	N	N	3602 14TH AVE W
2	24	524480	1325	09/27/13	\$695,000	\$787,000	1,310	8	1909	Good	4,760	N	N	2637 3RD AVE N
2	23	957808	0080	05/07/13	\$533,000	\$626,000	1,310	8	2006	Avg	1,294	N	N	14 B W ETRURIA ST
2	33	766270	0076	11/05/12	\$500,000	\$613,000	1,320	8	1984	Avg	2,400	Y	N	2657 10TH AVE W
2	34	787150	0345	12/02/14	\$792,500	\$799,000	1,330	8	1911	Good	2,400	N	N	2556 10TH AVE W
2	34	949170	0030	01/18/13	\$659,600	\$795,000	1,330	8	1918	Avg	2,610	Y	N	2719 10TH AVE W
2	33	681910	0445	02/29/12	\$475,000	\$617,000	1,340	8	2011	Avg	1,948	N	N	25 W FLORENTIA ST
2	23	524480	1000	04/10/12	\$647,500	\$833,000	1,360	8	1910	VGood	2,720	N	N	2736 3RD AVE N
2	32	511340	0369	03/29/12	\$485,000	\$626,000	1,380	8	1946	Avg	4,222	N	N	2707 PROSCH AVE W
2	24	524480	0252	11/05/13	\$426,000	\$478,000	1,380	8	1995	Avg	1,601	N	N	209 FLORENTIA ST
2	24	524480	1425	05/25/12	\$675,000	\$860,000	1,380	8	1918	Good	4,000	Y	N	2631 MAYFAIR AVE N
2	23	277060	4346	07/05/14	\$499,000	\$525,000	1,390	8	1995	Avg	1,326	N	N	2829 PROSCH AVE W
2	23	277060	4347	09/04/13	\$441,500	\$503,000	1,390	8	1995	Avg	1,326	N	N	2827 PROSCH AVE W
2	35	787150	0190	07/12/13	\$680,000	\$785,000	1,390	8	1906	Good	4,000	N	N	2516 10TH AVE W
2	34	265250	0940	06/06/12	\$670,000	\$851,000	1,410	8	1911	Avg	3,600	N	N	2529 QUEEN ANNE AVE N
2	23	524480	0975	03/30/12	\$621,005	\$801,000	1,410	8	1949	Good	4,800	N	N	2721 3RD AVE N
2	23	277060	4407	12/26/13	\$561,000	\$621,000	1,420	8	2006	Avg	1,400	Y	N	3022 B 14TH AVE W
2	34	787150	0070	06/03/14	\$930,000	\$987,000	1,430	8	1908	VGood	4,000	N	N	2418 10TH AVE W
2	24	524480	1435	12/21/12	\$570,000	\$691,000	1,440	8	1917	Good	4,000	N	N	2637 MAYFAIR AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	23	957808	0060	04/10/14	\$610,000	\$657,000	1,440	8	2006	Avg	954	N	N	20 A W ETRURIA ST
2	23	277060	4345	07/10/12	\$487,000	\$614,000	1,450	8	1919	Avg	3,353	N	N	2828 14TH AVE W
2	35	787150	0520	08/03/13	\$800,000	\$919,000	1,460	8	1925	Good	2,600	N	N	2541 WESTVIEW DR W
2	33	927020	0060	04/13/12	\$725,000	\$932,000	1,460	8	1905	Avg	7,200	N	N	2442 6TH AVE W
2	23	957808	0040	08/12/14	\$589,000	\$613,000	1,460	8	2006	Avg	954	N	N	18 A W ETRURIA ST
2	24	524480	0135	05/01/14	\$712,000	\$762,000	1,470	8	1918	Good	4,000	Y	N	2910 3RD AVE N
2	34	856990	0085	09/25/13	\$636,000	\$721,000	1,480	8	1913	Good	5,065	N	N	918 W NEWELL ST
2	34	701170	0035	08/28/12	\$553,500	\$690,000	1,490	8	1914	Avg	3,762	N	N	2562 7TH AVE W
2	34	277160	1945	08/29/13	\$775,000	\$884,000	1,500	8	1908	VGood	3,760	Y	N	1959 11TH AVE W
2	34	690520	0050	10/09/14	\$606,400	\$621,000	1,500	8	1929	Avg	5,000	Y	N	3020 11TH AVE W
2	34	701320	0270	02/20/14	\$865,000	\$943,000	1,510	8	2014	Avg	4,800	N	N	2433 3RD AVE W
2	34	787150	0715	05/20/13	\$775,000	\$907,000	1,520	8	1915	Avg	3,094	N	N	1007 W WHEELER ST
2	24	524480	0180	06/12/12	\$825,000	\$1,046,000	1,530	8	1909	VGood	4,000	N	N	2914 MAYFAIR AVE N
2	33	766270	0105	05/20/13	\$715,000	\$837,000	1,530	8	1918	Avg	5,000	N	N	1012 W BOTHWELL ST
2	23	957808	0130	07/02/14	\$625,000	\$658,000	1,540	8	2006	Avg	1,641	N	N	10 B W ETRURIA ST
2	33	285120	0095	07/17/13	\$850,000	\$980,000	1,550	8	1910	Good	5,080	N	N	2569 4TH AVE W
2	24	524480	1158	10/22/13	\$612,000	\$689,000	1,550	8	1987	Avg	4,303	N	N	2604 3RD AVE N
2	35	940580	0095	03/22/13	\$655,000	\$777,000	1,570	8	1914	Avg	2,518	N	N	2426 9TH AVE W
2	23	957808	0120	07/23/13	\$570,000	\$656,000	1,570	8	2006	Avg	1,285	N	N	12 A W ETRURIA ST
2	34	277110	4975	05/08/12	\$726,000	\$928,000	1,600	8	1979	Avg	8,000	Y	N	2516 13TH AVE W
2	34	299180	0045	03/12/13	\$693,000	\$825,000	1,600	8	1902	Avg	5,005	N	N	2502 8TH AVE W
2	33	265250	0015	06/10/14	\$800,000	\$847,000	1,620	8	1926	Good	4,500	N	N	2582 3RD AVE W
2	33	277060	4980	03/27/12	\$600,000	\$774,000	1,620	8	2012	Avg	3,017	Y	N	3650 13TH AVE W
2	23	744300	1468	10/04/12	\$430,000	\$531,000	1,620	8	1995	Avg	1,357	Y	N	3421 8TH AVE W
2	33	277060	4978	04/02/12	\$615,000	\$793,000	1,620	8	2012	Avg	2,983	Y	N	3652 13TH AVE W
2	34	253330	0130	07/16/14	\$800,000	\$839,000	1,630	8	1919	VGood	2,640	Y	N	1004 W ARMOUR ST
2	34	265250	1800	05/03/12	\$718,000	\$919,000	1,640	8	1906	Good	3,600	N	N	2410 1ST AVE W
2	23	277060	4410	10/29/14	\$608,000	\$619,000	1,640	8	2006	Avg	1,472	N	N	3020 B 14TH AVE W
2	34	681910	0051	08/30/13	\$775,000	\$884,000	1,640	8	1926	Avg	2,400	N	N	2602 QUEEN ANNE AVE N
2	23	197220	5844	04/30/12	\$454,000	\$581,000	1,650	8	2004	Avg	978	N	N	63 B ETRURIA ST

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	23	524480	0915	10/16/14	\$780,000	\$797,000	1,660	8	1929	VGood	4,000	Y	N	2712 MAYFAIR AVE N
2	34	681910	0111	12/11/14	\$1,125,000	\$1,132,000	1,670	8	1925	VGood	2,600	N	N	18 W RAYE ST
2	33	701320	0245	03/05/14	\$731,000	\$794,000	1,680	8	1910	VGood	3,600	N	N	2455 3RD AVE W
2	33	890000	0286	10/03/12	\$486,500	\$601,000	1,680	8	2003	Avg	2,433	Y	N	3017 HUMES PL W
2	33	890000	0285	06/17/13	\$560,000	\$651,000	1,690	8	2003	Avg	3,420	Y	N	3015 HUMES PL W
2	34	265250	0840	09/25/12	\$670,500	\$830,000	1,700	8	1914	Avg	3,997	N	N	2502 1ST AVE W
2	34	277160	1655	04/30/14	\$912,000	\$977,000	1,700	8	1990	Good	3,000	Y	N	2233 12TH AVE W
2	35	787150	0530	05/04/13	\$547,000	\$642,000	1,700	8	1914	Avg	3,900	N	N	2545 WESTVIEW DR W
2	35	787150	0525	10/25/13	\$635,000	\$714,000	1,710	8	1925	Avg	3,000	Y	N	2540 11TH AVE W
2	34	701520	1035	05/16/12	\$665,000	\$849,000	1,720	8	1949	Avg	13,160	Y	N	900 W BARRETT ST
2	33	524480	0675	03/16/12	\$745,000	\$964,000	1,740	8	1995	Avg	4,400	N	N	2717 WARREN AVE N
2	33	524480	0675	02/09/13	\$802,500	\$964,000	1,740	8	1995	Avg	4,400	N	N	2717 WARREN AVE N
2	34	787150	0665	07/02/12	\$850,000	\$1,073,000	1,740	8	1908	VGood	3,256	N	N	2402 WESTVIEW DR W
2	34	787150	0415	02/27/13	\$705,000	\$841,000	1,760	8	1915	Avg	3,771	N	N	2575 10TH AVE W
2	35	272160	0015	07/06/12	\$789,000	\$995,000	1,770	8	1923	Good	3,840	Y	N	2546 1ST AVE N
2	34	286710	0286	10/02/13	\$680,000	\$769,000	1,770	8	1925	Avg	4,388	N	N	817 W FULTON ST
2	34	265250	2025	12/09/13	\$899,000	\$999,000	1,780	8	1913	VGood	3,780	N	N	2406 2ND AVE W
2	33	277060	4555	01/17/14	\$858,000	\$944,000	1,780	8	1911	VGood	6,000	Y	N	3259 13TH AVE W
2	34	265250	0285	10/28/14	\$817,000	\$832,000	1,790	8	1926	Avg	3,360	N	N	115 W RAYE ST
2	22	277060	3519	06/05/13	\$500,000	\$583,000	1,790	8	2010	Avg	1,250	N	N	3437 C 14TH AVE W
2	34	265250	0740	06/18/14	\$855,000	\$903,000	1,800	8	1918	Avg	4,080	N	N	2536 1ST AVE W
2	34	265250	0155	10/29/14	\$815,000	\$830,000	1,820	8	1921	Avg	4,500	N	N	2551 2ND AVE W
2	23	277060	4260	05/11/12	\$567,500	\$725,000	1,820	8	1954	Avg	6,000	Y	N	2641 PROSCH AVE W
2	22	277060	3522	07/19/13	\$502,300	\$579,000	1,830	8	2010	Avg	1,250	N	N	3437 A 14TH AVE W
2	22	277060	3522	12/11/14	\$585,000	\$579,000	1,830	8	2010	Avg	1,250	N	N	3437 A 14TH AVE W
2	34	265250	1415	05/24/12	\$635,000	\$809,000	1,835	8	1914	Avg	5,040	N	N	2453 1ST AVE N
2	33	701220	0215	12/31/14	\$795,000	\$795,000	1,880	8	2003	Avg	3,727	N	N	300 W HALLADAY ST
2	34	524480	0780	04/18/12	\$808,500	\$1,038,000	1,900	8	2008	Avg	4,000	N	N	2705 2ND AVE N
2	33	242503	9106	03/20/14	\$760,000	\$823,000	1,920	8	2000	VGood	5,760	N	N	2518 6TH AVE W
2	34	342960	0006	04/19/13	\$880,000	\$1,037,000	1,920	8	1919	VGood	3,500	N	N	2606 9TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	524480	0620	12/29/12	\$634,000	\$768,000	1,920	8	1926	Good	4,160	N	N	2716 1ST AVE N
2	33	701520	0615	05/29/14	\$820,000	\$871,000	1,960	8	1984	Avg	6,660	Y	N	3344 9TH AVE W
2	34	253330	0660	09/18/12	\$793,000	\$983,000	1,970	8	1931	Good	4,500	Y	N	2921 10TH PL W
2	24	524480	1205	03/20/13	\$475,000	\$564,000	1,980	8	2014	Avg	4,564	N	N	255 NEWELL ST
2	34	681910	0052	02/28/12	\$665,000	\$864,000	1,990	8	1997	Avg	3,680	Y	N	10 RAYE ST
2	34	940630	0030	07/22/13	\$726,000	\$836,000	1,990	8	1925	Avg	3,680	N	N	802 W MCGRAW ST
2	23	197220	5790	12/11/14	\$755,000	\$760,000	2,000	8	2005	Avg	1,950	Y	N	31 D ETRURIA ST
2	35	272160	0120	11/04/13	\$715,000	\$802,000	2,020	8	1922	Avg	5,300	Y	N	106 SMITH ST
2	23	192504	9065	10/05/12	\$650,000	\$803,000	2,030	8	2006	Avg	5,000	N	N	2544 MAYFAIR AVE N
2	34	940630	0050	08/12/13	\$677,000	\$776,000	2,040	8	1907	Good	4,800	N	N	2419 8TH AVE W
2	34	299180	0047	03/12/13	\$840,000	\$999,000	2,060	8	2012	Avg	2,230	N	N	720 West Wheeler Street
2	34	277110	6025	07/11/13	\$998,000	\$1,153,000	2,070	8	2008	Avg	4,000	Y	N	1201 W RAYE ST
2	34	524480	0795	05/17/13	\$769,950	\$901,000	2,070	8	1908	Good	4,000	N	N	2719 2ND AVE N
2	24	192930	0065	02/28/12	\$625,000	\$812,000	2,110	8	1957	Good	6,000	Y	N	2709 4TH AVE N
2	34	265300	0165	03/04/13	\$735,000	\$876,000	2,110	8	1914	Good	4,181	N	N	2451 1ST AVE W
2	33	285120	0100	07/01/14	\$955,500	\$1,006,000	2,130	8	1993	Avg	5,080	N	N	2573 4TH AVE W
2	35	272160	0060	04/23/13	\$675,000	\$795,000	2,180	8	1923	VGood	3,680	Y	N	114 QUEEN ANNE DR
2	34	265250	0795	06/09/14	\$980,000	\$1,038,000	2,230	8	1909	VGood	4,800	N	N	2518 1ST AVE W
2	23	744300	1435	11/26/13	\$827,500	\$923,000	2,230	8	1987	VGood	4,400	Y	N	941 W EMERSON ST
2	33	690520	0185	10/24/12	\$768,000	\$944,000	2,240	8	2003	Avg	5,662	Y	N	3047 12TH AVE W
2	34	787150	0670	04/05/13	\$969,600	\$1,147,000	2,280	8	1926	VGood	5,464	Y	N	2407 10TH AVE W
2	33	286710	0090	12/18/12	\$1,200,000	\$1,457,000	2,620	8	2002	VGood	5,050	N	N	816 W NEWELL ST
2	33	285120	0020	05/18/12	\$970,000	\$1,237,000	2,640	8	2009	Avg	3,760	N	N	417 W RAYE ST
2	34	524480	1635	06/25/12	\$817,500	\$1,034,000	2,740	8	2001	Avg	4,200	Y	N	2604 1ST AVE N
2	33	681910	0305	11/27/12	\$727,500	\$888,000	2,740	8	1997	Avg	4,800	N	N	2814 1ST AVE W
2	20	197220	5526	05/12/14	\$560,000	\$598,000	810	9	2014	Avg	800	N	N	140 C W FLORENTIA ST
2	23	744300	0642	04/29/14	\$539,995	\$578,000	930	9	2006	Avg	1,110	N	N	802 W ARGAND ST
2	23	744300	0670	03/20/13	\$500,000	\$594,000	1,020	9	2003	Avg	2,763	N	N	665 W NICKERSON ST
2	23	744300	0843	09/27/12	\$575,000	\$712,000	1,030	9	2008	Avg	1,458	Y	N	662 B W EMERSON ST
2	20	197220	5535	06/09/14	\$669,000	\$709,000	1,050	9	2014	Avg	2,090	N	N	140 A W FLORENTIA ST

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	20	197220	5536	06/24/14	\$652,000	\$688,000	1,050	9	2014	Avg	1,230	N	N	140 B W FLORENTIA ST
2	34	265250	1175	07/12/12	\$550,000	\$693,000	1,090	9	2005	Avg	3,480	N	N	8 SMITH ST
2	33	277160	1970	05/09/13	\$1,045,000	\$1,226,000	1,100	9	2010	Avg	4,000	Y	N	2115 11TH AVE W
2	23	277060	4368	07/07/14	\$675,000	\$710,000	1,120	9	2014	Avg	1,626	N	N	2808 B 14TH AVE W
2	34	265300	0185	06/27/12	\$574,000	\$726,000	1,150	9	1929	Avg	2,080	Y	N	114 W MCGRAW PL
2	33	274960	0210	11/22/13	\$655,000	\$731,000	1,150	9	1963	Avg	4,800	Y	N	3412 10TH AVE W
2	23	277060	4365	07/30/12	\$450,000	\$565,000	1,200	9	2014	Avg	1,375	N	N	2806 B 14TH AVE W
2	23	277060	4365	06/23/14	\$649,950	\$565,000	1,200	9	2014	Avg	1,375	N	N	2806 B 14TH AVE W
2	34	681910	0181	06/26/12	\$722,000	\$913,000	1,200	9	1929	Good	5,500	Y	N	14 W NEWELL ST
2	23	277060	4366	05/13/14	\$659,950	\$704,000	1,200	9	2014	Avg	1,376	N	N	2806 A 14TH AVE W
2	33	277060	4783	04/19/13	\$529,950	\$625,000	1,220	9	2008	Avg	1,448	Y	N	3653 13TH AVE W
2	33	277060	4784	10/02/13	\$497,500	\$563,000	1,220	9	2008	Avg	1,446	Y	N	3651 13TH AVE W
2	23	197220	5633	07/23/14	\$550,000	\$576,000	1,340	9	2007	Avg	1,369	Y	N	8 C FLORENTIA ST
2	34	277160	1785	04/22/13	\$900,000	\$1,060,000	1,480	9	1915	Good	4,000	Y	N	2232 12TH AVE W
2	35	272160	0005	08/16/13	\$745,000	\$853,000	1,500	9	1926	Good	5,298	Y	N	2556 1ST AVE N
2	24	192930	0052	10/29/14	\$740,000	\$754,000	1,530	9	2002	Avg	3,000	Y	N	2721 4TH AVE N
2	35	787150	0060	08/09/13	\$730,000	\$837,000	1,540	9	1928	Good	4,000	N	N	2426 10TH AVE W
2	23	277060	4615	11/21/14	\$735,000	\$744,000	1,640	9	1911	Good	6,000	Y	N	3402 14TH AVE W
2	34	253330	0560	03/13/13	\$748,000	\$890,000	1,720	9	1926	Avg	3,600	N	N	902 W FULTON ST
2	35	701520	0160	03/01/12	\$815,000	\$1,058,000	1,760	9	1931	Good	5,000	N	N	3273 CONKLING PL W
2	34	796510	0076	06/14/13	\$635,000	\$738,000	1,780	9	1928	Avg	3,600	N	N	715 W HALLADAY ST
2	34	701170	0037	12/28/12	\$735,000	\$890,000	1,790	9	2007	Avg	3,286	N	N	2564 7TH AVE W
2	34	277110	4660	05/31/13	\$831,900	\$971,000	1,870	9	1966	Avg	4,000	Y	N	2568 12TH AVE W
2	35	277160	1865	05/16/13	\$1,025,000	\$1,200,000	1,880	9	1916	Good	4,000	Y	N	2403 11TH AVE W
2	33	927020	0030	12/11/12	\$710,000	\$863,000	1,900	9	1996	Avg	2,250	N	N	2452 6TH AVE W
2	24	277060	4941	04/02/14	\$564,900	\$609,000	1,910	9	2002	Avg	1,369	N	N	3813 A 12TH AVE W
2	24	277060	4942	12/30/14	\$609,850	\$610,000	1,910	9	2002	Avg	1,369	N	N	3811 B 12TH AVE W
2	35	701520	0180	04/18/12	\$828,000	\$1,063,000	1,930	9	1931	Avg	5,000	N	N	3253 CONKLING PL W
2	34	242503	9019	05/09/13	\$1,075,000	\$1,261,000	1,970	9	1928	VGood	4,560	N	N	2529 8TH AVE W
2	33	511340	0231	12/12/12	\$775,000	\$942,000	2,000	9	1993	Avg	5,169	Y	N	2635 12TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	701520	0015	12/03/12	\$795,000	\$969,000	2,010	9	1928	Avg	5,213	Y	N	3255 10TH AVE W
2	34	787150	0285	08/10/12	\$875,000	\$1,095,000	2,030	9	2012	Avg	2,760	N	N	917 W RAYE ST
2	34	265250	1470	05/21/14	\$1,220,000	\$1,299,000	2,060	9	2008	Avg	3,600	N	N	2429 1ST AVE N
2	35	701520	0950	11/01/12	\$711,000	\$873,000	2,060	9	1927	Avg	6,800	Y	N	3014 10TH AVE W
2	34	701520	1015	10/28/14	\$879,000	\$895,000	2,080	9	1929	Good	5,156	Y	N	812 W BARRETT ST
2	34	277060	5020	09/18/12	\$731,785	\$908,000	2,100	9	1987	Avg	5,400	Y	N	3610 13TH AVE W
2	33	794010	0022	02/11/13	\$670,000	\$803,000	2,110	9	1995	Avg	5,125	N	N	414 W ARMOUR ST
2	34	277060	5548	12/18/14	\$952,000	\$956,000	2,120	9	2004	Avg	4,500	Y	N	3622 12TH AVE W
2	34	265250	0300	06/03/14	\$1,100,000	\$1,167,000	2,130	9	1925	VGood	3,200	N	N	2552 2ND AVE W
2	33	927020	0075	05/06/13	\$949,000	\$1,114,000	2,140	9	2007	Avg	3,600	N	N	2434 6TH AVE W
2	34	524480	1550	09/16/14	\$1,112,000	\$1,146,000	2,180	9	2014	Avg	2,650	N	N	2607 2ND AVE N
2	35	787150	0735	08/01/13	\$921,000	\$1,058,000	2,240	9	1990	Good	3,803	Y	N	1024 W MCGRAW ST
2	33	286710	0080	03/06/13	\$939,000	\$1,119,000	2,250	9	1917	VGood	5,050	N	N	822 W NEWELL ST
2	34	027500	0020	05/15/13	\$1,325,000	\$1,552,000	2,270	9	2007	Avg	4,892	N	N	2615 9TH AVE W
2	34	787150	0155	05/01/12	\$720,000	\$922,000	2,310	9	1921	Good	4,000	N	N	2538 10TH AVE W
2	33	690520	0320	05/01/12	\$860,000	\$1,101,000	2,390	9	2000	Avg	5,457	N	N	1301 W DRAVUS ST
2	35	787150	0775	05/01/14	\$1,350,000	\$1,445,000	2,510	9	1984	Avg	5,228	Y	N	1055 W WHEELER ST
2	33	701520	0835	11/20/12	\$900,000	\$1,100,000	2,580	9	1990	Avg	5,610	Y	N	729 W ETRURIA ST
2	34	265250	1680	04/09/13	\$1,080,000	\$1,276,000	2,680	9	2012	Avg	5,400	N	N	2429 QUEEN ANNE AVE N
2	33	511340	0217	01/07/13	\$992,500	\$1,199,000	2,720	9	2012	Avg	3,880	Y	N	2645 12TH AVE W
2	34	242503	9031	07/22/13	\$886,000	\$1,021,000	2,780	9	1994	Avg	3,750	N	N	610 W SMITH ST
2	34	277110	4920	05/13/13	\$895,000	\$1,049,000	2,930	9	1987	Good	4,000	Y	N	2544 13TH AVE W
2	34	701320	0280	07/02/14	\$989,000	\$1,041,000	3,050	9	2004	Avg	4,800	N	N	2425 3RD AVE W
2	33	097600	0280	11/04/13	\$1,075,000	\$1,206,000	1,660	10	1995	Good	6,350	Y	N	2720 4TH AVE W
2	34	277110	5095	04/24/12	\$863,200	\$1,107,000	1,710	10	1973	VGood	4,000	Y	N	2549 12TH AVE W
2	35	277110	4680	12/02/13	\$835,000	\$930,000	2,220	10	1981	Avg	4,000	Y	N	2552 12TH AVE W
2	35	277110	4835	06/10/14	\$1,597,500	\$1,692,000	2,220	10	2006	Avg	4,000	Y	N	2541 11TH AVE W
2	24	744300	1505	11/04/13	\$1,060,000	\$1,189,000	2,370	10	2006	Avg	4,400	Y	N	1024 W RUFFNER ST
2	35	277110	4840	08/29/12	\$1,365,000	\$1,701,000	2,420	10	2005	Avg	4,000	Y	N	2545 11TH AVE W
2	35	213870	0555	04/17/14	\$1,450,000	\$1,558,000	2,500	10	2007	Avg	3,675	N	N	2440 1ST AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	35	701520	0930	01/17/13	\$1,130,000	\$1,362,000	2,600	10	1920	Good	6,550	Y	N	3034 10TH AVE W
2	33	277060	5235	03/26/12	\$1,033,000	\$1,333,000	2,750	10	2004	Avg	6,000	Y	N	1221 W BERTONA ST
2	34	286710	0361	09/03/13	\$1,375,000	\$1,567,000	3,150	10	2013	Avg	4,440	Y	N	800 W FULTON ST
2	34	524480	1666	05/03/12	\$1,200,000	\$1,536,000	3,180	10	2012	Avg	3,331	Y	N	2621 WARREN AVE N
2	34	524480	1667	05/01/12	\$1,150,000	\$1,472,000	3,180	10	2012	Avg	3,331	Y	N	2623 WARREN AVE N
2	34	265250	0910	08/31/12	\$1,043,888	\$1,300,000	3,450	10	1986	Avg	7,200	N	N	2545 QUEEN ANNE AVE N
2	35	701520	0335	06/19/14	\$1,525,000	\$1,611,000	2,350	11	1927	Good	5,131	Y	N	3246 10TH AVE W
5	53	545730	0474	07/11/13	\$368,000	\$425,000	600	6	1911	Avg	1,760	N	N	103 VALLEY ST
5	53	545730	0478	11/14/12	\$410,000	\$502,000	600	6	1924	Good	1,760	N	N	105 VALLEY ST
5	93	290220	0392	06/09/14	\$500,000	\$530,000	820	6	1928	Avg	3,000	N	N	2233 MINOR AVE E
5	52	688990	0045	05/01/13	\$322,000	\$378,000	970	6	1908	Avg	1,647	Y	N	1229 6TH AVE N
5	52	545830	0580	10/01/14	\$478,000	\$491,000	600	7	1998	Avg	1,867	N	N	565 ALOHA ST
5	92	880790	0230	09/25/12	\$300,000	\$371,000	630	7	1943	Avg	1,370	N	N	1700 DEXTER AVE N
5	92	880790	0236	12/19/14	\$430,000	\$432,000	630	7	1943	Good	1,362	N	N	1706 DEXTER AVE N
5	93	290220	0871	10/18/12	\$415,000	\$511,000	640	7	1949	Avg	1,325	N	N	2315 A FRANKLIN AVE E
5	93	202504	9203	06/10/14	\$399,950	\$424,000	710	7	1943	Good	1,157	N	N	2355 B MINOR AVE E
5	93	202504	9206	06/11/14	\$399,950	\$423,000	710	7	1943	Good	1,131	N	N	2349 A MINOR AVE E
5	54	545780	1956	07/20/12	\$510,000	\$641,000	720	7	1914	VGood	1,965	N	N	558 PROSPECT ST
5	93	290220	0838	10/27/14	\$440,000	\$448,000	750	7	2006	Avg	1,088	N	N	2326 A FRANKLIN AVE E
5	94	753080	0006	08/19/13	\$300,000	\$343,000	790	7	1920	Avg	1,567	N	N	109 E LOUISA ST
5	93	290220	1179	05/14/12	\$420,000	\$536,000	800	7	2000	Avg	1,287	N	N	2307 MINOR AVE E
5	93	290220	0870	02/12/13	\$392,000	\$470,000	920	7	1949	Avg	1,569	N	N	2315 B FRANKLIN AVE E
5	53	545780	0560	08/29/13	\$565,000	\$645,000	970	7	1922	Good	3,640	Y	N	314 ALOHA ST
5	93	930130	1145	10/24/14	\$465,000	\$474,000	1,020	7	1927	Avg	3,200	N	N	1903 DEXTER AVE N
5	52	688990	0047	05/01/13	\$515,000	\$605,000	1,090	7	2004	Avg	1,953	Y	N	1231 6TH AVE N
5	53	168940	1526	08/30/13	\$560,000	\$639,000	1,110	7	2008	Avg	1,119	Y	N	1512 A TAYLOR AVE N
5	53	168940	1532	03/11/14	\$500,000	\$543,000	1,110	7	2008	Avg	1,125	Y	N	1514 C TAYLOR AVE N
5	53	168940	1531	11/20/13	\$480,000	\$536,000	1,140	7	2008	Avg	917	Y	N	1514 B TAYLOR AVE N
5	93	290220	0129	02/03/14	\$564,000	\$618,000	1,160	7	2008	Avg	1,181	N	N	2042 C EASTLAKE AVE E
5	93	352890	1210	05/15/12	\$484,700	\$619,000	1,180	7	1956	Avg	2,800	N	N	2415 DEXTER AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	93	196470	0120	10/24/12	\$575,000	\$707,000	1,190	7	1931	Good	2,212	N	N	110 E ROANOKE ST
5	54	692670	0602	06/18/13	\$470,000	\$546,000	1,230	7	2005	Avg	1,386	N	N	1820 5TH AVE N
5	93	202370	0110	11/09/12	\$405,000	\$496,000	1,240	7	1936	Avg	3,360	N	N	2161 DEXTER AVE N
5	53	609600	0065	05/24/12	\$540,000	\$688,000	1,240	7	1927	Avg	2,130	Y	N	1414 TAYLOR AVE N
5	54	692670	0604	03/11/13	\$512,000	\$609,000	1,260	7	2005	Avg	1,240	N	N	1816 5TH AVE N
5	93	408630	0065	07/18/14	\$670,000	\$702,000	1,280	7	1910	Good	2,147	N	N	1910 FRANKLIN AVE E
5	93	408630	0065	02/15/13	\$459,000	\$702,000	1,280	7	1910	Good	2,147	N	N	1910 FRANKLIN AVE E
5	93	204100	0056	02/09/12	\$399,000	\$520,000	1,300	7	1925	Avg	3,265	N	N	2154 DEXTER AVE N
5	54	545780	1925	11/26/13	\$760,500	\$848,000	1,370	7	2005	Avg	3,520	N	N	1116 TAYLOR AVE N
5	93	202504	9101	02/15/12	\$430,000	\$560,000	1,390	7	1994	Avg	2,141	N	N	2511 MINOR AVE E
5	53	168940	1520	03/21/14	\$485,000	\$525,000	1,410	7	2008	Avg	1,057	N	N	1510 C TAYLOR AVE N
5	54	609600	0170	07/10/12	\$430,000	\$542,000	1,410	7	1926	Avg	3,840	N	N	502 LEE ST
5	93	290220	0915	11/25/14	\$675,000	\$682,000	1,430	7	1922	Avg	4,400	N	N	2369 FRANKLIN AVE E
5	94	753080	0026	04/07/14	\$650,000	\$700,000	1,440	7	1901	VGood	2,459	N	N	2371 YALE AVE E
5	94	753080	0026	09/12/12	\$675,000	\$700,000	1,440	7	1901	VGood	2,459	N	N	2371 YALE AVE E
5	53	224950	0065	11/08/12	\$538,300	\$660,000	1,440	7	1996	Avg	1,714	N	N	904 6TH AVE N
5	53	545780	1920	02/26/13	\$585,111	\$699,000	1,470	7	1924	Avg	3,200	Y	N	561 HIGHLAND DR
5	93	290220	0120	11/21/12	\$500,000	\$611,000	1,480	7	1910	Avg	2,100	N	N	215 E BOSTON ST
5	54	168940	1415	10/15/12	\$675,000	\$832,000	1,530	7	1910	Avg	4,237	Y	N	1502 5TH AVE N
5	93	290220	0671	07/31/13	\$415,000	\$477,000	1,710	7	1909	Avg	2,121	N	N	2231 BOYLSTON AVE E
5	93	290220	1275	02/14/12	\$650,000	\$847,000	1,720	7	1917	Avg	3,610	N	N	2220 FAIRVIEW AVE E
5	53	545730	0660	02/06/13	\$760,000	\$912,000	1,720	7	1909	Avg	2,802	N	N	712 WARREN AVE N
5	93	290220	0122	02/03/14	\$525,000	\$575,000	1,740	7	1910	Avg	2,100	N	N	213 E BOSTON ST
5	93	290220	0670	10/07/13	\$550,000	\$621,000	1,744	7	1960	Avg	2,844	N	N	2227 BOYLSTON AVE E
5	93	290220	0780	10/23/13	\$449,000	\$505,000	1,760	7	1926	Avg	3,300	N	N	2401 BOYLSTON AVE E
5	52	609650	0025	03/21/14	\$775,000	\$839,000	1,790	7	1925	Avg	4,000	N	N	1222 6TH AVE N
5	93	290220	0665	03/19/13	\$565,000	\$671,000	1,840	7	1915	Avg	3,146	N	N	2219 BOYLSTON AVE E
5	54	545780	0670	06/13/13	\$800,000	\$930,000	1,840	7	1917	Avg	4,000	Y	N	906 3RD AVE N
5	54	168940	1195	09/23/13	\$715,000	\$811,000	1,860	7	1925	Avg	5,400	Y	N	1616 TAYLOR AVE N
5	93	290220	0055	07/28/13	\$655,000	\$753,000	1,960	7	1903	Avg	2,450	N	N	2030 FRANKLIN AVE E

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	93	290220	0676	11/01/13	\$495,000	\$556,000	1,960	7	1909	VGood	2,396	N	N	2235 BOYLSTON AVE E
5	53	609600	0010	01/30/13	\$673,450	\$809,000	1,960	7	1974	Avg	4,480	Y	N	564 LEE ST
5	93	408630	0085	04/18/12	\$594,000	\$763,000	2,010	7	1984	Avg	2,640	Y	N	1912 FRANKLIN AVE E
5	54	545830	0055	11/08/12	\$750,000	\$919,000	2,230	7	1988	Avg	2,489	N	N	511 PROSPECT ST
5	93	290220	0878	11/04/13	\$325,000	\$365,000	711	8	2002	Avg	1,019	N	N	2325 A FRANKLIN AVE E
5	93	290220	0065	02/07/14	\$430,000	\$471,000	880	8	2007	Avg	1,252	N	N	2022 C FRANKLIN AVE E
5	94	202504	9083	09/24/13	\$585,500	\$664,000	920	8	2010	Avg	900	N	N	2353 B YALE AVE E
5	94	202504	9195	08/24/12	\$554,000	\$691,000	920	8	2010	Avg	907	N	N	2353 A YALE AVE E
5	93	290220	0062	05/10/13	\$513,500	\$602,000	930	8	2007	Avg	1,242	N	N	2018 A FRANKLIN AVE E
5	93	290220	0240	06/10/14	\$499,950	\$529,000	940	8	2005	Avg	1,208	N	N	2008 YALE AVE E
5	94	290220	0237	07/07/14	\$505,000	\$531,000	940	8	2006	Avg	1,209	N	N	2000 YALE AVE
5	93	290220	0063	04/15/14	\$525,000	\$564,000	980	8	2007	Avg	1,162	N	N	2022 A FRANKLIN AVE E
5	93	290220	0682	03/12/12	\$560,000	\$725,000	1,000	8	2000	Avg	846	N	N	2233 B BOYLSTON AVE E
5	93	290220	0241	06/23/14	\$562,500	\$594,000	1,000	8	2006	Avg	907	N	N	2008 B YALE AVE
5	93	290220	0234	12/09/14	\$525,000	\$528,000	1,000	8	2006	Avg	1,182	N	N	2004 YALE AVE E
5	93	290220	0677	02/20/13	\$575,000	\$687,000	1,010	8	2000	Avg	1,238	N	N	2229 A BOYLSTON AVE E
5	93	290220	0244	04/24/13	\$425,000	\$500,000	1,010	8	2006	Avg	866	N	N	2006 B YALE AVE
5	93	290220	0245	09/04/13	\$455,000	\$518,000	1,010	8	2006	Avg	1,169	N	N	2006 C YALE AVE
5	94	930130	0751	07/28/14	\$464,950	\$486,000	1,030	8	2008	Avg	890	N	N	2115 8TH AVE N
5	53	545780	0521	09/09/13	\$490,000	\$557,000	1,060	8	2004	Avg	974	N	N	308 B VALLEY ST
5	53	545780	0531	10/09/12	\$435,000	\$537,000	1,060	8	2005	Avg	1,039	N	N	304 A VALLEY ST
5	53	545780	0530	04/21/14	\$570,000	\$612,000	1,070	8	2005	Avg	1,381	N	N	304 B VALLEY ST
5	94	290220	1125	11/09/12	\$498,000	\$610,000	1,070	8	2005	Avg	1,022	N	N	2337 B YALE AVE E
5	54	769821	0020	12/18/13	\$519,000	\$576,000	1,080	8	2006	Avg	915	N	N	716 B NOB HILL AVE N
5	54	769821	0040	06/26/13	\$492,000	\$570,000	1,080	8	2006	Avg	1,296	N	N	722 A NOB HILL AVE N
5	92	880790	0233	06/30/14	\$427,500	\$450,000	1,090	8	2008	Avg	934	N	N	1704 B DEXTER AVE N
5	93	930130	0805	12/15/14	\$675,000	\$678,000	1,100	8	2014	Avg	1,590	N	N	2121 WAVERLY PL N
5	93	290220	0136	04/25/13	\$535,000	\$630,000	1,100	8	2009	Avg	996	N	N	2034 B EASTLAKE AVE E
5	93	290220	0016	11/12/14	\$653,500	\$663,000	1,120	8	2014	Avg	1,240	N	N	2013 B BOYLSTON AVE E
5	90	290220	0014	11/11/14	\$620,000	\$629,000	1,120	8	2014	Avg	1,119	N	N	2015 BOYLSTON AVE E

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	93	930130	0806	12/23/14	\$657,500	\$659,000	1,140	8	2014	Avg	1,410	N	N	2123 WAVERLY PL N
5	53	545830	0722	12/17/12	\$545,000	\$662,000	1,160	8	2008	Avg	1,324	N	N	566 C WARD ST
5	93	352890	0980	05/23/14	\$648,475	\$690,000	1,200	8	1951	Avg	5,700	Y	N	2436 DEXTER AVE N
5	93	338390	0057	12/03/14	\$500,000	\$504,000	1,220	8	2001	Avg	902	N	N	255 E HOWE ST
5	93	338390	0058	11/18/14	\$580,000	\$587,000	1,220	8	2001	Avg	857	N	N	257 E HOWE ST
5	94	352890	0708	04/18/12	\$370,000	\$475,000	1,220	8	2006	Avg	1,321	N	N	561 HALLADAY ST
5	93	352890	0766	03/29/12	\$486,000	\$627,000	1,250	8	2008	Avg	2,594	N	N	560 MCGRAW ST
5	53	545830	0685	05/20/14	\$479,000	\$510,000	1,260	8	2008	Avg	889	N	N	563 WARD PL
5	93	290220	0142	06/05/14	\$584,000	\$619,000	1,280	8	2007	Avg	1,485	N	N	2028 A EASTLAKE AVE E
5	53	168940	1555	03/04/14	\$525,000	\$571,000	1,300	8	2008	Avg	863	N	N	568 A GALER ST
5	93	202370	0020	06/26/13	\$465,000	\$539,000	1,350	8	1927	Avg	3,800	N	N	2125 DEXTER AVE N
5	52	688990	0080	06/21/14	\$715,000	\$755,000	1,380	8	1901	Avg	4,800	N	N	1207 6TH AVE N
5	94	202504	9187	11/06/13	\$509,950	\$572,000	1,380	8	2008	Avg	1,371	N	N	2518 A YALE AVE E
5	94	202504	9189	06/05/13	\$512,000	\$597,000	1,380	8	2008	Avg	1,371	N	N	2518 C YALE AVE E
5	94	202504	9192	10/21/14	\$527,500	\$538,000	1,380	8	2008	Avg	1,389	N	N	2524 A YALE AVE E
5	93	338390	0048	10/22/14	\$550,000	\$561,000	1,390	8	2004	Avg	1,092	N	N	1820 FRANKLIN AVE E
5	93	202370	0040	07/23/14	\$625,000	\$654,000	1,410	8	1927	Avg	4,480	N	N	2133 DEXTER AVE N
5	54	545780	1246	05/21/13	\$495,000	\$579,000	1,440	8	2002	Avg	932	Y	N	356 ALOHA ST
5	54	545780	1247	02/05/13	\$515,000	\$618,000	1,440	8	2002	Avg	1,175	Y	N	354 ALOHA ST
5	53	545830	0686	10/03/13	\$484,000	\$547,000	1,440	8	2008	Avg	855	N	N	565 WARD PL
5	93	196470	0050	01/29/14	\$735,000	\$806,000	1,480	8	2008	Avg	1,584	N	N	2623 YALE AVE E
5	54	769821	0050	04/14/14	\$638,000	\$686,000	1,480	8	2006	Avg	915	N	N	722 B NOB HILL AVE N
5	54	769821	0100	04/07/14	\$665,000	\$716,000	1,480	8	2006	Avg	987	N	N	720 B NOB HILL AVE N
5	94	352890	0772	08/19/13	\$559,950	\$640,000	1,530	8	2008	Avg	1,486	N	N	554 MCGRAW ST
5	94	195970	1155	08/17/12	\$648,500	\$810,000	1,570	8	1909	Avg	4,400	Y	N	2727 BOYLSTON AVE E
5	94	352890	0735	09/10/14	\$620,000	\$640,000	1,570	8	2007	Avg	1,429	N	N	2460 BIRCH AVE N
5	93	290220	0031	04/04/14	\$800,000	\$863,000	1,580	8	2004	Avg	3,630	N	N	2033 BOYLSTON AVE E
5	53	545830	0695	09/15/14	\$600,000	\$619,000	1,600	8	2008	Avg	1,525	N	N	569 WARD PL
5	53	545830	0695	09/15/14	\$600,000	\$619,000	1,600	8	2008	Avg	1,525	N	N	569 WARD PL
5	93	338390	0049	05/14/12	\$470,000	\$600,000	1,610	8	2004	Avg	1,106	N	N	1816 FRANKLIN AVE E

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	90	290220	0017	10/29/14	\$649,900	\$662,000	1,680	8	2014	Avg	2,035	N	N	2013 B BOYLSTON AVE E
5	93	408630	0055	11/25/13	\$818,000	\$913,000	1,720	8	1909	Good	2,669	N	N	1921 FRANKLIN PL E
5	94	930130	0730	11/12/13	\$540,000	\$604,000	1,790	8	1982	Avg	2,120	N	N	2124 WAVERLY PL N
5	93	290220	0770	04/19/13	\$710,000	\$837,000	1,900	8	1916	Avg	3,850	N	N	2351 BOYLSTON AVE E
5	94	202504	9064	09/15/14	\$796,000	\$821,000	1,980	8	1912	Avg	3,243	N	N	2528 YALE AVE E
5	53	224950	0367	10/21/14	\$736,000	\$751,000	1,980	8	1993	Avg	2,975	Y	N	1118 6TH AVE N
5	53	224950	0366	01/08/14	\$694,000	\$765,000	2,160	8	1993	Avg	2,975	Y	N	1120 6TH AVE N
5	93	290220	0294	01/14/13	\$495,000	\$597,000	880	9	2009	Avg	1,283	N	N	71 E BOSTON ST
5	54	545780	1953	04/23/13	\$540,000	\$636,000	960	9	2013	Avg	987	N	N	1102 TAYLOR AVE N
5	93	202504	9146	01/28/14	\$690,000	\$757,000	980	9	2014	Avg	1,670	N	N	2347 C MINOR AVE E
5	93	202504	9201	04/04/14	\$679,950	\$733,000	1,060	9	2014	Avg	1,372	N	N	2347 B MINOR AVE E
5	93	202504	9202	02/10/14	\$699,000	\$764,000	1,060	9	2014	Avg	1,224	N	N	2347 A MINOR AVE E
5	93	930130	0802	02/11/14	\$469,000	\$513,000	1,070	9	2002	Avg	1,135	N	N	2127 B WAVERLY PL N
5	53	224950	0061	08/20/12	\$520,000	\$649,000	1,080	9	2012	Avg	1,114	N	N	908 6TH AVE N
5	54	692670	0661	07/25/14	\$698,000	\$730,000	1,170	9	2014	Avg	1,816	N	N	1825 TAYLOR AVE N
5	93	290220	0668	06/03/13	\$575,000	\$670,000	1,220	9	2013	Avg	1,336	Y	N	2221 BOYLSTON AVE E
5	93	290220	0667	08/26/13	\$539,950	\$617,000	1,262	9	2013	Avg	876	Y	N	2221 BOYLSTON AVE E
5	93	196470	0130	03/13/13	\$585,000	\$696,000	1,320	9	1999	Avg	2,058	N	N	106 E ROANOKE ST
5	54	692670	0657	08/21/14	\$650,000	\$675,000	1,350	9	2014	Avg	716	N	N	535 HOWE ST
5	93	195970	0227	10/22/14	\$699,900	\$714,000	1,370	9	2014	Avg	767	N	N	E ROANOKE ST
5	54	545730	0698	07/09/13	\$688,000	\$795,000	1,390	9	2002	Avg	1,159	N	N	815 B 2ND AVE N
5	94	290220	0332	02/27/13	\$590,000	\$704,000	1,390	9	2004	Avg	1,394	N	N	2029 B MINOR AVE E
5	54	692670	0656	07/24/14	\$700,000	\$732,000	1,390	9	2014	Avg	714	N	N	533 HOWE ST
5	54	545730	0696	06/27/14	\$700,000	\$738,000	1,400	9	2002	Avg	1,545	Y	N	813 B 2ND AVE N
5	93	290220	0742	03/25/13	\$597,000	\$708,000	1,440	9	2013	Avg	1,027	Y	N	2321 B BOYLSTON AVE E
5	54	692670	0659	10/05/14	\$656,000	\$673,000	1,440	9	2014	Avg	988	N	N	1833 TAYLOR AVE N
5	54	692670	0660	09/11/14	\$680,000	\$702,000	1,450	9	2014	Avg	989	N	N	1829 TAYLOR AVE N
5	93	290220	0666	05/21/13	\$584,950	\$684,000	1,470	9	2013	Avg	1,232	Y	N	2225 BOYLSTON AVE E
5	95	290220	0349	10/11/12	\$795,000	\$981,000	1,480	9	1996	Good	2,062	Y	N	2030 FAIRVIEW AVE E
5	54	545780	1950	04/11/12	\$537,950	\$692,000	1,480	9	2008	Avg	1,419	N	N	1110 B TAYLOR AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	54	692670	0654	09/21/14	\$700,000	\$721,000	1,490	9	2014	Avg	713	N	N	531 HOWE ST
5	94	753080	0027	10/08/13	\$795,000	\$898,000	1,510	9	2013	Avg	1,355	Y	N	2369 A YALE AVE E
5	94	753080	0028	10/08/13	\$795,000	\$898,000	1,540	9	2013	Avg	1,356	Y	N	2369 B YALE AVE E
5	54	692670	0658	07/14/14	\$790,000	\$829,000	1,560	9	2014	Avg	951	N	N	537 HOWE ST
5	93	290220	0660	05/14/13	\$540,000	\$633,000	1,680	9	2013	Avg	749	N	N	2217 B BOYLSTON AVE E
5	93	290220	0662	05/02/13	\$639,000	\$751,000	1,680	9	2013	Avg	1,407	Y	N	2215 A BOYLSTON AVE E
5	93	290220	0663	04/01/13	\$629,000	\$745,000	1,680	9	2013	Avg	1,082	Y	N	2215 B BOYLSTON AVE E
5	93	290220	0664	04/01/13	\$659,000	\$780,000	1,680	9	2013	Avg	1,406	Y	N	2215 C BOYLSTON AVE E
5	93	290220	0659	03/07/13	\$591,000	\$704,000	1,690	9	2013	Avg	974	N	N	2217 C BOYLSTON AVE E
5	93	290220	0661	04/15/13	\$569,000	\$671,000	1,690	9	2013	Avg	973	N	N	2217 A BOYLSTON AVE E
5	54	609650	0204	12/26/13	\$709,000	\$785,000	1,910	9	1996	Good	1,580	Y	N	1416 6TH AVE N
5	54	545780	1943	07/23/13	\$615,000	\$708,000	2,000	9	2008	Avg	1,142	N	N	1106 B TAYLOR AVE N
5	54	545780	1947	11/27/13	\$605,000	\$675,000	2,010	9	2008	Avg	1,205	N	N	1108 B TAYLOR AVE N
5	54	545780	1942	01/07/14	\$620,000	\$684,000	2,020	9	2008	Avg	1,513	N	N	1106 C TAYLOR AVE N
5	54	545780	1944	05/25/12	\$660,000	\$841,000	2,020	9	2008	Avg	1,516	N	N	1106 A TAYLOR AVE N
5	54	545780	1948	04/02/12	\$605,000	\$780,000	2,030	9	2008	Avg	1,205	N	N	1108 C TAYLOR AVE N
5	92	290220	1300	12/29/14	\$659,000	\$660,000	780	10	2014	Avg	904	N	N	2248 FAIRVIEW AVE E
5	92	290220	1301	12/16/14	\$664,950	\$668,000	780	10	2014	Avg	900	N	N	2246 FAIRVIEW AVE E
5	92	290220	1302	10/14/14	\$685,000	\$701,000	780	10	2014	Avg	920	N	N	2244 FAIRVIEW AVE E
5	93	202504	9204	05/16/14	\$599,000	\$639,000	960	10	2014	Avg	952	N	N	2353 B MINOR AVE E
5	93	202504	9205	05/19/14	\$599,000	\$638,000	960	10	2014	Avg	954	N	N	2353 A MINOR AVE E
5	93	202504	9207	05/19/14	\$599,000	\$638,000	960	10	2014	Avg	956	N	N	2351 B MINOR AVE E
5	93	202504	9208	05/19/14	\$599,000	\$638,000	960	10	2014	Avg	955	N	N	2351 A MINOR AVE E
5	93	290220	0549	04/28/14	\$735,000	\$787,000	970	10	2014	Avg	821	Y	N	2218 B YALE AVE E
5	93	290220	0552	04/28/14	\$679,950	\$728,000	990	10	2014	Avg	1,679	N	N	2222 YALE AVE E
5	93	195970	0245	03/27/12	\$530,000	\$684,000	1,020	10	2011	Avg	1,167	N	N	2617 B BOYLSTON AVE E
5	93	195970	0246	03/27/12	\$530,000	\$684,000	1,020	10	2011	Avg	1,167	N	N	2617 A BOYLSTON AVE E
5	93	195970	1211	05/20/14	\$735,000	\$783,000	1,290	10	2014	Avg	1,045	N	N	2705 FRANKLIN AVE E
5	93	195970	0009	11/03/14	\$885,000	\$900,000	1,300	10	2014	Avg	1,577	N	N	2616 A EASTLAKE AVE E
5	93	195970	1210	09/09/14	\$708,500	\$732,000	1,320	10	2014	Avg	850	N	N	2703 FRANKLIN AVE E

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	93	195970	1209	04/02/14	\$789,000	\$851,000	1,320	10	2014	Avg	1,105	N	N	2701 FRANKLIN AVE E
5	93	195970	0007	08/25/14	\$923,000	\$957,000	1,440	10	2014	Avg	1,176	N	N	2618 B EASTLAKE AVE E
5	93	195970	0008	08/01/14	\$929,000	\$970,000	1,450	10	2014	Avg	1,176	N	N	2618 A EASTLAKE AVE E
5	93	290220	0551	06/25/12	\$535,000	\$677,000	1,500	10	2014	Avg	1,080	N	N	2220 YALE AVE E
5	93	195970	0247	11/01/12	\$885,000	\$1,086,000	1,670	10	2011	Avg	1,571	N	N	2615 A BOYLSTON AVE E
5	93	195970	0248	10/15/12	\$859,999	\$1,060,000	1,670	10	2011	Avg	1,570	N	N	2615 B BOYLSTON AVE E
5	93	408630	0067	05/15/14	\$829,000	\$884,000	1,730	10	2014	Avg	1,856	N	N	1911 FRANKLIN PL E
5	94	930130	0215	08/10/12	\$849,000	\$1,062,000	1,840	10	2006	Avg	1,923	Y	N	2010 8TH AVE N
5	94	930130	0215	06/17/14	\$1,010,000	\$1,062,000	1,840	10	2006	Avg	1,923	Y	N	2010 8TH AVE N
5	53	545780	1568	05/02/12	\$875,000	\$1,120,000	2,040	10	2005	Avg	1,329	Y	N	423 WARD ST
5	90	290220	0027	05/13/14	\$915,000	\$976,000	2,070	10	2014	Avg	1,436	N	N	2031 B BOYLSTON AVE E
5	53	545780	1569	11/13/13	\$1,030,000	\$1,153,000	2,080	10	2005	Avg	1,755	Y	N	425 WARD ST
5	54	545780	1837	07/11/12	\$850,000	\$1,071,000	2,110	10	2005	Avg	1,648	Y	N	516 B PROSPECT ST
5	95	930130	0260	11/14/12	\$1,080,000	\$1,322,000	2,240	11	2008	Avg	2,758	Y	N	2030 8TH AVE N
9	34	701120	1087	08/04/14	\$385,000	\$402,000	620	6	1905	Avg	1,450	N	N	814 W HOWE ST
9	34	080900	3690	08/13/13	\$405,000	\$464,000	670	6	1912	Good	2,100	N	N	2308 3RD AVE N
9	35	080900	1196	07/03/13	\$304,000	\$352,000	730	6	1906	Avg	2,545	N	N	1716 NOB HILL AVE N
9	33	080900	0820	05/22/14	\$494,400	\$526,000	780	6	1904	Good	1,750	N	N	115 BLAINE ST
9	34	080900	2540	04/22/14	\$375,000	\$402,000	850	6	1908	Good	1,500	N	N	163 CROCKETT ST
9	34	239710	0465	06/24/13	\$390,000	\$452,000	930	6	1904	Avg	3,600	N	N	2124 5TH AVE W
9	33	239710	0375	10/29/13	\$557,500	\$626,000	1,000	6	1904	Good	3,600	N	N	2119 5TH AVE W
9	34	423290	1186	10/11/12	\$399,000	\$492,000	720	7	1990	Avg	1,800	N	N	14 W BLAINE ST
9	34	701120	1445	08/31/12	\$557,000	\$694,000	830	7	1916	Good	3,503	Y	N	1928 11TH AVE W
9	34	701120	1445	07/02/14	\$525,000	\$694,000	830	7	1916	Good	3,503	Y	N	1928 11TH AVE W
9	52	005200	0020	04/23/12	\$379,950	\$487,000	840	7	2008	Avg	1,105	N	N	1210 B 6TH AVE N
9	33	701120	1281	06/24/14	\$425,000	\$448,000	840	7	1909	Avg	2,790	N	N	918 W HOWE ST
9	52	005200	0019	06/18/12	\$380,000	\$481,000	840	7	2008	Avg	1,155	N	N	1210 A 6TH AVE N
9	52	005200	0021	04/23/12	\$379,950	\$487,000	840	7	2008	Avg	1,105	N	N	1212 A 6TH AVE N
9	52	005200	0022	04/16/12	\$379,950	\$488,000	840	7	2008	Avg	1,156	N	N	1212 B 6TH AVE N
9	34	186140	0068	09/11/14	\$390,000	\$403,000	860	7	1909	Avg	1,800	N	N	1009 W GARFIELD ST

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### Area 012 -- 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	34	423290	0235	10/18/12	\$473,400	\$583,000	870	7	1906	Good	3,600	N	N	1806 6TH AVE W
9	33	239710	1410	03/21/13	\$340,000	\$404,000	880	7	1918	VGood	1,515	N	N	516 W HOWE ST
9	34	423290	1990	05/16/14	\$605,000	\$645,000	910	7	1909	Good	3,600	N	N	1617 3RD AVE W
9	35	352890	0420	04/22/13	\$525,000	\$618,000	920	7	1915	Good	1,364	N	N	2414 BIGELOW AVE N
9	36	352890	0491	02/22/12	\$630,000	\$819,000	930	7	1910	Avg	2,164	N	N	2411 BIGELOW AVE N
9	34	239710	1415	04/18/12	\$497,000	\$638,000	940	7	1916	Avg	3,080	N	N	611 W CROCKETT ST
9	36	616990	1006	07/15/14	\$600,000	\$629,000	940	7	1909	Avg	2,160	Y	N	806 W LEE ST
9	34	080900	1000	06/13/13	\$520,000	\$605,000	950	7	1905	Avg	3,500	N	N	213 BLAINE ST
9	35	616990	1185	05/20/14	\$490,000	\$522,000	950	7	1900	Avg	2,975	Y	N	1400 10TH AVE W
9	35	423290	1920	09/18/12	\$620,000	\$769,000	960	7	1909	Avg	3,600	N	N	1610 3RD AVE W
9	34	080900	2065	07/15/13	\$552,500	\$638,000	980	7	1908	Avg	3,960	N	N	1912 NOB HILL AVE N
9	35	080900	3010	10/10/13	\$680,000	\$768,000	980	7	1909	Avg	4,000	N	N	361 BOSTON ST
9	35	192930	0415	11/19/14	\$710,000	\$719,000	1,000	7	1956	VGood	6,000	Y	N	2568 5TH AVE N
9	34	323220	0180	10/16/12	\$391,000	\$482,000	1,010	7	1907	Avg	1,465	N	N	1209 W HOWE ST
9	52	005200	0015	08/02/12	\$379,950	\$476,000	1,020	7	2008	Avg	1,144	N	N	1214 B 6TH AVE N
9	52	005200	0016	05/14/12	\$379,950	\$485,000	1,020	7	2008	Avg	1,095	N	N	1214 A 6TH AVE N
9	52	005200	0017	08/02/12	\$379,950	\$476,000	1,020	7	2008	Avg	1,095	N	N	1208 B 6TH AVE N
9	52	005200	0018	04/26/13	\$409,950	\$482,000	1,020	7	2008	Avg	1,145	N	N	1208 A 6TH AVE N
9	34	213870	0085	05/14/12	\$465,000	\$594,000	1,030	7	1911	Good	1,340	N	N	201 MCGRAW ST
9	34	352890	0160	10/01/14	\$655,000	\$672,000	1,070	7	1939	Avg	5,250	Y	N	425 HALLADAY ST
9	34	701120	0770	07/16/12	\$530,000	\$667,000	1,090	7	1925	Avg	3,600	N	N	2147 7TH AVE W
9	34	080900	1565	08/22/14	\$625,000	\$649,000	1,100	7	1919	Avg	4,160	N	N	1805 3RD AVE N
9	34	080900	3160	12/18/14	\$570,000	\$572,000	1,100	7	1906	Avg	4,000	N	N	2217 4TH AVE N
9	34	701120	0260	12/19/14	\$485,000	\$487,000	1,100	7	1900	Avg	3,600	N	N	2124 10TH AVE W
9	33	701120	1482	11/01/12	\$417,000	\$512,000	1,100	7	1925	Avg	2,800	N	N	1016 W HOWE ST
9	53	005200	0068	03/06/13	\$420,000	\$500,000	1,100	7	2008	Avg	1,280	N	N	1213 AURORA AVE N
9	52	005200	0069	04/23/12	\$399,950	\$513,000	1,100	7	2008	Avg	1,280	N	N	1211 AURORA AVE N
9	33	423290	1525	06/27/14	\$665,000	\$701,000	1,110	7	1925	Avg	3,200	N	N	1604 1ST AVE W
9	33	701120	0020	12/31/14	\$640,000	\$640,000	1,110	7	1919	Avg	3,729	Y	N	2216 11TH AVE W
9	55	271410	0020	01/29/14	\$725,000	\$795,000	1,130	7	1919	Avg	1,776	Y	N	406 COMSTOCK PL

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	239710	1315	11/11/13	\$664,000	\$743,000	1,140	7	1919	Good	2,400	N	N	515 W CROCKETT ST
9	34	423290	3065	10/31/13	\$725,000	\$814,000	1,140	7	1925	VGood	3,300	N	N	1503 5TH AVE W
9	34	080900	0545	10/30/13	\$593,000	\$666,000	1,150	7	1929	Avg	4,000	N	N	1606 3RD AVE N
9	34	080900	2610	07/18/14	\$485,000	\$508,000	1,150	7	1909	Avg	2,560	N	N	2004 1ST AVE N
9	34	701120	0880	01/02/13	\$592,000	\$716,000	1,150	7	1918	Avg	1,926	Y	N	1906 8TH AVE W
9	34	080900	0575	06/26/13	\$660,000	\$765,000	1,170	7	1919	Good	3,000	N	N	309 HAYES ST
9	34	179450	0295	12/04/12	\$395,000	\$481,000	1,180	7	1904	Avg	2,700	N	N	117 W MCGRAW ST
9	33	701120	0160	11/13/14	\$595,000	\$603,000	1,180	7	1985	Avg	3,600	N	N	2137 10TH AVE W
9	34	213870	0026	04/02/13	\$557,000	\$659,000	1,190	7	1909	Avg	3,500	N	N	113 MCGRAW ST
9	33	239710	0665	05/13/13	\$675,000	\$791,000	1,210	7	1928	Avg	3,600	N	N	2128 4TH AVE W
9	34	080900	2030	09/11/14	\$825,000	\$852,000	1,230	7	1926	Good	3,600	N	N	1903 NOB HILL AVE N
9	34	701120	1245	11/07/14	\$655,000	\$665,000	1,270	7	1906	Avg	3,600	N	N	1928 10TH AVE W
9	33	239710	1075	07/02/14	\$782,000	\$823,000	1,320	7	1906	Good	3,600	Y	N	1923 4TH AVE W
9	34	534420	0035	10/29/12	\$575,000	\$706,000	1,330	7	1915	Avg	4,850	N	N	311 MCGRAW ST
9	33	423290	0250	07/10/14	\$525,000	\$551,000	1,340	7	1903	Avg	3,600	N	N	1833 5TH AVE W
9	23	277160	2447	05/17/12	\$425,000	\$542,000	1,340	7	2005	Avg	1,570	N	N	2026 14TH AVE W
9	33	239710	0312	07/16/13	\$550,000	\$634,000	1,350	7	1919	Avg	2,400	N	N	503 W MCGRAW ST
9	34	239710	0615	05/14/12	\$440,000	\$562,000	1,350	7	1910	Avg	2,400	N	N	315 W MCGRAW ST
9	34	701120	1250	10/21/13	\$520,000	\$585,000	1,360	7	1909	Avg	1,995	N	N	1924 10TH AVE W
9	34	239710	0801	11/20/12	\$538,000	\$657,000	1,380	7	1906	Avg	3,600	N	N	2105 3RD AVE W
9	33	186110	0285	01/06/12	\$647,000	\$850,000	1,390	7	1912	Good	2,400	N	N	1014 W BLAINE ST
9	35	080900	0270	08/09/13	\$760,000	\$871,000	1,410	7	1901	VGood	3,750	N	N	361 GARFIELD ST
9	34	423290	3670	10/02/13	\$626,500	\$709,000	1,440	7	1983	Avg	3,600	N	N	1536 2ND AVE W
9	34	192930	0245	10/21/12	\$593,000	\$730,000	1,450	7	1909	VGood	5,000	Y	N	411 RAYE ST
9	35	534420	0400	01/31/14	\$615,000	\$674,000	1,450	7	1925	Avg	4,704	N	N	2439 LORENTZ PL N
9	34	080900	3565	04/29/13	\$765,000	\$900,000	1,500	7	1911	VGood	2,400	N	N	154 LYNN ST
9	33	423290	0475	09/16/13	\$642,000	\$729,000	1,500	7	1907	VGood	3,600	N	N	1815 4TH AVE W
9	34	423290	3265	07/09/12	\$525,000	\$662,000	1,500	7	1900	VGood	2,400	N	N	321 W GARFIELD ST
9	34	423290	3265	09/18/14	\$614,950	\$662,000	1,500	7	1900	VGood	2,400	N	N	321 W GARFIELD ST
9	33	701120	1280	06/25/14	\$520,000	\$548,000	1,510	7	1914	Avg	2,970	N	N	914 W HOWE ST

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	080900	0661	05/09/13	\$710,000	\$833,000	1,540	7	1911	Avg	4,000	N	N	211 HAYES ST
9	34	080900	3230	04/01/13	\$725,000	\$858,000	1,540	7	1913	Good	2,800	N	N	307 LYNN ST
9	34	423290	1188	04/07/14	\$643,000	\$693,000	1,550	7	1978	VGood	1,800	N	N	24 W BLAINE ST
9	34	352890	0181	07/07/12	\$483,500	\$610,000	1,570	7	1914	Avg	3,500	N	N	2512 4TH AVE N
9	34	192930	0225	04/16/12	\$535,000	\$687,000	1,590	7	1925	Good	4,000	Y	N	407 RAYE ST
9	34	323220	0005	09/27/13	\$630,000	\$714,000	1,640	7	1917	Avg	2,500	N	N	1803 11TH AVE W
9	34	323220	0160	03/14/14	\$584,000	\$633,000	1,640	7	1958	Avg	3,625	Y	N	1821 12TH AVE W
9	34	080900	1620	08/22/13	\$472,280	\$540,000	1,650	7	1900	Avg	4,800	N	N	1818 WARREN AVE N
9	34	186140	0140	09/11/12	\$628,000	\$780,000	1,650	7	1955	Avg	5,400	Y	N	1524 11TH AVE W
9	33	701120	1529	11/08/13	\$455,000	\$510,000	1,760	7	1971	Avg	2,045	N	N	1923 10TH AVE W
9	34	080900	1505	09/18/14	\$885,000	\$912,000	1,790	7	1904	VGood	3,750	N	N	208 BLAINE ST
9	34	423290	1635	01/18/12	\$689,000	\$903,000	1,820	7	1922	Avg	3,200	N	N	1634 2ND AVE W
9	35	272160	0215	09/06/12	\$746,000	\$928,000	1,850	7	1924	VGood	4,000	N	N	2506 WARREN AVE N
9	34	352890	0165	02/27/14	\$1,000,000	\$1,089,000	1,930	7	1925	Good	5,250	Y	N	423 HALLADAY ST
9	34	080900	2435	08/08/14	\$725,000	\$755,000	1,940	7	1906	VGood	4,000	N	N	213 CROCKETT ST
9	54	545780	1050	03/21/14	\$712,000	\$771,000	1,970	7	1909	Good	4,200	N	N	1110 NOB HILL AVE N
9	33	701120	1290	09/24/12	\$550,000	\$681,000	1,980	7	1914	Avg	2,520	N	N	1902 10TH AVE W
9	34	186140	0060	05/05/14	\$740,000	\$791,000	2,010	7	1902	Avg	3,600	N	N	1601 10TH AVE W
9	34	423290	0525	05/02/12	\$939,000	\$1,202,000	2,100	7	2011	Avg	3,600	N	N	1824 4TH AVE W
9	34	323220	0055	04/02/13	\$662,000	\$784,000	2,110	7	1912	Avg	2,540	N	N	1116 W BLAINE ST
9	35	080900	2215	05/19/14	\$762,000	\$812,000	2,140	7	1907	Good	5,000	N	N	361 CROCKETT ST
9	34	186140	0105	12/09/13	\$638,000	\$709,000	2,170	7	1903	Avg	5,321	N	N	1509 10TH AVE W
9	34	179450	0715	03/18/14	\$830,000	\$899,000	2,220	7	1904	Avg	5,400	N	N	2126 2ND AVE W
9	35	212720	0015	09/20/12	\$600,000	\$744,000	2,270	7	1902	Avg	5,000	N	N	1428 1ST AVE N
9	34	421240	0025	01/10/12	\$552,000	\$725,000	2,580	7	1908	Avg	4,050	N	N	1426 WARREN AVE N
9	34	616990	1300	11/20/13	\$850,000	\$949,000	3,360	7	1913	Avg	5,400	Y	N	1416 11TH AVE W
9	33	701120	1521	06/20/12	\$400,000	\$506,000	730	8	2005	Avg	1,673	N	N	1921 B 10TH AVE W
9	33	701120	1472	08/16/12	\$420,000	\$525,000	810	8	2006	Avg	1,144	N	N	1910 A 11TH AVE W
9	45	388090	0236	08/22/14	\$455,000	\$472,000	820	8	2006	Avg	966	N	N	312 A OLYMPIC PL
9	34	701120	1562	05/09/13	\$385,000	\$452,000	880	8	2006	Avg	1,298	Y	N	1939 A 10TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	45	173280	0184	05/08/14	\$499,000	\$533,000	930	8	2005	Avg	957	N	N	1416 B 4TH AVE W
9	34	701120	1446	06/20/14	\$555,000	\$586,000	940	8	2014	Avg	951	N	N	1926 B 11TH AVE W
9	34	701120	1451	11/29/12	\$436,000	\$532,000	960	8	2005	Avg	1,525	N	N	1922 11TH AVE W
9	34	080900	2850	03/05/14	\$667,350	\$725,000	980	8	1911	Good	3,200	N	N	2115 3RD AVE N
9	23	277160	2425	07/21/14	\$447,000	\$468,000	980	8	2010	Avg	1,600	N	N	2046 A 14TH AVE W
9	33	701120	1118	03/26/13	\$485,000	\$575,000	980	8	2003	Avg	1,637	N	N	1917 A 8TH AVE W
9	23	277160	2426	11/13/12	\$395,000	\$483,000	980	8	2010	Avg	878	N	N	2046 B 14TH AVE W
9	23	277160	2427	05/08/14	\$438,000	\$468,000	980	8	2010	Avg	1,179	N	N	2046 C 14TH AVE W
9	45	388090	0235	02/06/14	\$549,900	\$602,000	1,005	8	2006	Avg	1,024	N	N	312 C OLYMPIC PL
9	34	080900	1605	07/03/12	\$704,500	\$889,000	1,010	8	1914	VGood	3,600	N	N	1810 WARREN AVE N
9	33	239710	1335	06/28/13	\$767,000	\$889,000	1,010	8	1920	VGood	3,600	N	N	1946 6TH AVE W
9	34	080900	3353	07/30/12	\$435,000	\$546,000	1,040	8	2008	Avg	1,405	N	N	216 A BOSTON ST
9	36	169890	0195	09/02/14	\$710,000	\$735,000	1,040	8	1931	Good	3,000	N	N	2509 NOB HILL AVE N
9	34	423290	1640	08/23/13	\$650,000	\$743,000	1,040	8	1922	Good	2,680	N	N	115 W BLAINE ST
9	34	080900	3354	08/13/13	\$495,000	\$567,000	1,040	8	2008	Avg	1,167	N	N	216 B BOSTON ST
9	33	277160	2174	07/01/14	\$525,000	\$553,000	1,040	8	2012	Avg	1,458	N	N	2063 GILMAN DR W
9	33	277160	2174	12/06/12	\$418,750	\$553,000	1,040	8	2012	Avg	1,458	N	N	2063 GILMAN DR W
9	44	387990	0761	03/26/12	\$400,000	\$516,000	1,060	8	2009	Avg	1,156	N	N	920 A 2ND AVE W
9	44	387990	0763	03/20/12	\$399,000	\$516,000	1,060	8	2009	Avg	1,014	N	N	918 B 2ND AVE W
9	34	080900	1880	03/13/14	\$910,000	\$987,000	1,070	8	1913	Good	3,500	N	N	1909 3RD AVE N
9	34	080900	3350	04/20/13	\$430,000	\$507,000	1,070	8	2001	Avg	1,189	N	N	220 BOSTON ST
9	34	080900	3351	09/09/13	\$445,000	\$506,000	1,070	8	2001	Avg	1,312	N	N	2207 3RD AVE N
9	33	277160	2172	02/13/13	\$430,000	\$515,000	1,080	8	2012	Avg	868	N	N	2065 GILMAN DR W
9	44	387990	0750	09/10/14	\$579,000	\$598,000	1,080	8	2009	Avg	1,051	N	N	920 C 2ND AVE W
9	33	423290	0365	05/03/12	\$638,000	\$817,000	1,080	8	1907	VGood	3,600	N	N	1824 5TH AVE W
9	35	213870	0141	07/02/14	\$736,000	\$775,000	1,100	8	1933	Avg	4,000	N	N	2430 LORENTZ PL N
9	33	701120	0055	05/07/12	\$639,888	\$818,000	1,100	8	1950	Avg	3,141	Y	N	2126 11TH AVE W
9	33	701120	0055	09/04/13	\$619,000	\$818,000	1,100	8	1950	Avg	3,141	Y	N	2126 11TH AVE W
9	44	387990	0751	03/26/12	\$375,000	\$484,000	1,100	8	2009	Avg	777	N	N	920 B 2ND AVE W
9	44	387990	0751	04/04/14	\$499,950	\$484,000	1,100	8	2009	Avg	777	N	N	920 B 2ND AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	44	387990	0762	03/26/12	\$406,000	\$524,000	1,100	8	2009	Avg	1,198	N	N	918 A 2ND AVE W
9	33	701120	0575	07/18/13	\$646,500	\$745,000	1,120	8	1905	Good	3,600	N	N	2149 8TH AVE W
9	34	080900	3269	10/03/12	\$485,000	\$599,000	1,120	8	2008	Avg	1,201	N	N	212 A BOSTON ST
9	34	080900	3271	06/18/13	\$475,000	\$552,000	1,120	8	2008	Avg	958	N	N	212 B BOSTON ST
9	34	080900	3272	12/02/13	\$480,000	\$535,000	1,120	8	2008	Avg	1,147	N	N	212 C BOSTON ST
9	44	387990	0764	03/27/12	\$405,000	\$523,000	1,140	8	2009	Avg	1,197	N	N	918 C 2ND AVE W
9	33	701120	0057	09/12/13	\$527,000	\$599,000	1,150	8	2013	Avg	1,032	N	N	2128 A 11TH AVE W
9	35	080900	3000	09/19/13	\$519,000	\$589,000	1,152	8	2002	Avg	1,263	N	N	2112 B NOB HILL AVE N
9	34	701120	1470	10/15/14	\$625,000	\$639,000	1,170	8	1925	VGood	2,192	N	N	1912 11TH AVE W
9	34	080900	2765	10/22/14	\$610,000	\$622,000	1,180	8	1907	Avg	3,400	N	N	210 CROCKETT ST
9	23	277160	2420	06/17/14	\$472,000	\$499,000	1,180	8	2010	Avg	1,262	N	N	2042 D 14TH AVE W
9	23	277160	2428	10/29/14	\$455,000	\$463,000	1,180	8	2010	Avg	932	N	N	2042 C 14TH AVE W
9	34	080900	1445	02/07/13	\$615,000	\$738,000	1,200	8	1911	Avg	3,400	N	N	311 HOWE ST
9	34	179450	1415	05/28/14	\$840,500	\$893,000	1,210	8	1906	Good	5,400	N	N	1914 3RD AVE W
9	34	179450	0235	08/28/12	\$685,000	\$854,000	1,230	8	1925	Good	3,600	N	N	2233 1ST AVE W
9	34	239710	0560	11/21/14	\$800,000	\$809,000	1,230	8	1910	VGood	3,600	N	N	2131 4TH AVE W
9	34	080900	0985	05/31/13	\$790,000	\$922,000	1,240	8	1907	VGood	2,975	N	N	1723 3RD AVE N
9	46	186060	0636	05/22/13	\$827,500	\$968,000	1,280	8	1940	Avg	3,600	Y	N	808 W GARFIELD ST
9	34	239710	1116	10/18/12	\$452,500	\$557,000	1,280	8	1908	Avg	1,560	N	N	415 W CROCKETT ST
9	54	545780	1149	11/12/13	\$865,000	\$968,000	1,280	8	1980	Avg	6,120	Y	N	359 PROSPECT ST
9	56	715920	0035	03/14/14	\$799,000	\$866,000	1,280	8	1926	Avg	3,690	Y	N	1224 WARREN PL
9	56	715920	0035	01/23/14	\$895,000	\$866,000	1,280	8	1926	Avg	3,690	Y	N	1224 WARREN PL
9	33	239710	0207	05/21/13	\$632,500	\$740,000	1,300	8	1908	VGood	2,400	N	N	519 W MCGRAW ST
9	34	423290	0090	06/25/12	\$762,500	\$964,000	1,310	8	1907	VGood	5,400	N	N	603 W HOWE ST
9	33	080900	0825	07/18/12	\$730,000	\$918,000	1,320	8	1904	Good	2,250	N	N	123 BLAINE ST
9	35	692670	0225	07/02/14	\$895,000	\$942,000	1,330	8	1947	Avg	5,950	Y	N	2220 5TH AVE N
9	34	277160	2102	11/27/12	\$529,000	\$645,000	1,350	8	1996	Avg	2,625	N	N	1922 12TH AVE W
9	33	701120	0056	09/24/13	\$539,950	\$612,000	1,350	8	2013	Avg	1,228	N	N	2128 B 11TH AVE W
9	33	423290	0435	04/22/14	\$500,000	\$537,000	1,370	8	1917	Avg	2,400	N	N	411 W HOWE ST
9	34	701120	1210	05/21/13	\$998,000	\$1,167,000	1,370	8	1908	Good	7,200	Y	N	1948 10TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	081000	0140	02/03/14	\$837,000	\$917,000	1,400	8	1927	VGood	3,150	N	N	1622 1ST AVE N
9	34	239710	1055	08/12/14	\$850,000	\$885,000	1,430	8	1911	VGood	3,600	N	N	1935 4TH AVE W
9	34	081000	0110	12/16/13	\$745,000	\$827,000	1,440	8	1904	Avg	3,000	N	N	108 GARFIELD ST
9	33	186110	0286	03/11/14	\$915,000	\$993,000	1,460	8	2006	Avg	2,400	N	N	1018 W BLAINE ST
9	33	239710	1235	12/26/13	\$750,000	\$830,000	1,490	8	1907	Good	3,600	N	N	1947 5TH AVE W
9	33	239710	1345	05/22/13	\$595,000	\$696,000	1,490	8	1907	VGood	3,600	N	N	1940 6TH AVE W
9	34	423290	3030	04/04/12	\$618,000	\$796,000	1,490	8	1910	Avg	3,300	N	N	510 W GALER ST
9	34	701120	1305	11/25/13	\$567,500	\$633,000	1,490	8	1907	Good	2,008	Y	N	1911 9TH AVE W
9	34	701120	1330	03/26/13	\$659,000	\$781,000	1,490	8	1904	Good	3,649	N	N	1925 9TH AVE W
9	34	701120	1055	11/03/14	\$746,000	\$759,000	1,510	8	1906	VGood	3,497	N	N	1922 9TH AVE W
9	34	731890	0045	08/02/12	\$556,500	\$698,000	1,510	8	1929	Avg	2,905	N	N	1518 WARREN AVE N
9	33	701120	0047	01/03/13	\$599,988	\$726,000	1,510	8	2006	Avg	1,759	N	N	2202 11TH AVE W
9	34	731890	0057	05/22/13	\$575,000	\$672,000	1,520	8	1917	Avg	3,025	N	N	1519 2ND AVE N
9	34	080900	1120	11/04/13	\$775,000	\$869,000	1,560	8	1914	Avg	4,000	N	N	1723 NOB HILL AVE N
9	35	080900	1970	12/31/14	\$931,000	\$931,000	1,560	8	1929	Good	6,600	N	N	315 NEWTON ST
9	35	080900	1970	04/11/12	\$784,000	\$931,000	1,560	8	1929	Good	6,600	N	N	315 NEWTON ST
9	34	239710	0640	01/17/12	\$660,000	\$865,000	1,560	8	1907	VGood	3,600	N	N	2142 4TH AVE W
9	34	423290	3680	06/04/13	\$835,000	\$973,000	1,560	8	2002	Avg	3,600	N	N	1526 2ND AVE W
9	34	701120	1475	05/27/14	\$780,000	\$829,000	1,560	8	2006	Avg	2,152	N	N	1908 11TH AVE W
9	55	168940	0008	08/24/13	\$869,000	\$993,000	1,570	8	1901	Good	3,401	Y	N	413 GARFIELD ST
9	34	423290	1120	06/18/13	\$425,000	\$494,000	1,570	8	1915	Avg	1,050	N	N	15 HOWE ST
9	34	080900	1530	08/24/12	\$723,000	\$902,000	1,590	8	1906	Good	4,000	N	N	211 HOWE ST
9	35	168940	0790	08/20/13	\$798,000	\$913,000	1,600	8	1923	VGood	3,000	N	N	502 NEWTON ST
9	34	423290	2145	02/15/13	\$683,200	\$818,000	1,600	8	1914	Avg	3,815	N	N	411 W BLAINE ST
9	46	173280	0800	04/13/12	\$927,500	\$1,192,000	1,610	8	1902	Good	3,840	Y	N	1213 4TH AVE W
9	46	173280	0800	04/29/13	\$1,075,000	\$1,192,000	1,610	8	1902	Good	3,840	Y	N	1213 4TH AVE W
9	33	179450	0835	04/02/14	\$895,000	\$966,000	1,620	8	2004	Good	3,400	N	N	2116 1ST AVE W
9	35	352890	0316	01/23/12	\$689,000	\$902,000	1,620	8	1918	Good	2,500	N	N	2464 4TH AVE N
9	34	616990	1197	11/26/14	\$900,000	\$909,000	1,620	8	1917	VGood	2,260	Y	N	1011 W GALER ST
9	33	701120	0046	04/01/14	\$665,000	\$718,000	1,620	8	2006	Avg	1,843	Y	N	2200 A 11TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	33	701120	0046	10/09/13	\$750,000	\$718,000	1,620	8	2006	Avg	1,843	Y	N	2200 A 11TH AVE W
9	34	080900	1400	09/22/14	\$925,000	\$952,000	1,630	8	1912	Good	3,200	N	N	1806 3RD AVE N
9	45	173180	0935	02/24/14	\$903,000	\$984,000	1,630	8	1910	Good	4,480	N	N	1312 3RD AVE W
9	34	423290	3990	11/19/14	\$770,000	\$780,000	1,630	8	1918	Avg	3,200	Y	N	21 GARFIELD ST
9	55	168940	1330	03/18/13	\$826,000	\$981,000	1,640	8	1926	Avg	5,950	Y	N	1611 5TH AVE N
9	34	423290	0940	05/22/14	\$926,300	\$986,000	1,660	8	1907	Avg	4,800	N	N	1814 1ST AVE W
9	34	423290	2330	02/05/14	\$738,500	\$809,000	1,660	8	1916	VGood	2,000	N	N	509 W BLAINE ST
9	34	423290	2450	03/27/14	\$835,000	\$902,000	1,660	8	1915	Avg	4,500	N	N	1622 6TH AVE W
9	35	186060	0290	06/27/14	\$1,020,000	\$1,075,000	1,670	8	1903	Good	4,800	Y	N	1825 7TH AVE W
9	36	352890	0060	06/26/14	\$1,145,000	\$1,207,000	1,670	8	1918	VGood	4,000	N	N	2411 4TH AVE N
9	35	352890	0085	06/21/13	\$808,000	\$938,000	1,670	8	1929	Good	3,200	N	N	365 HALLADAY ST
9	34	179450	0355	11/19/12	\$717,000	\$876,000	1,680	8	1912	Avg	5,400	N	N	2225 2ND AVE W
9	35	080900	2365	03/13/13	\$725,000	\$862,000	1,690	8	1918	Good	2,833	N	N	2017 NOB HILL AVE N
9	33	239710	1395	08/01/12	\$700,000	\$878,000	1,690	8	1909	Good	3,600	N	N	1908 6TH AVE W
9	35	423290	3625	07/09/13	\$930,000	\$1,075,000	1,690	8	1909	Avg	4,800	N	N	1511 2ND AVE W
9	34	080900	1345	02/26/14	\$1,011,060	\$1,101,000	1,700	8	1929	VGood	2,842	N	N	1820 NOB HILL AVE N
9	34	081000	0065	05/24/12	\$721,000	\$918,000	1,700	8	1914	VGood	3,000	N	N	159 HAYES ST
9	33	239710	0685	02/06/14	\$860,000	\$941,000	1,700	8	1907	VGood	3,600	N	N	2116 4TH AVE W
9	35	616990	1095	08/15/14	\$900,000	\$936,000	1,700	8	1910	Avg	7,200	Y	N	1421 9TH AVE W
9	36	168940	0440	07/20/12	\$645,000	\$811,000	1,710	8	1922	Avg	4,000	N	N	462 BOSTON ST
9	34	423290	2410	01/06/14	\$860,500	\$950,000	1,720	8	1906	Good	2,400	N	N	515 W BLAINE ST
9	34	701120	0125	11/12/13	\$725,000	\$812,000	1,720	8	1908	Avg	5,400	N	N	2115 10TH AVE W
9	35	192930	0185	02/07/13	\$890,000	\$1,067,000	1,740	8	1928	VGood	4,000	N	N	360 HALLADAY ST
9	34	080900	3765	05/02/12	\$780,000	\$998,000	1,750	8	1909	VGood	3,000	N	N	2303 NOB HILL AVE N
9	34	179450	0383	06/26/14	\$937,000	\$988,000	1,750	8	1915	Avg	2,691	N	N	202 W BOSTON ST
9	55	168940	0126	03/22/12	\$634,000	\$819,000	1,760	8	1926	Avg	3,196	Y	N	1905 BIGELOW AVE N
9	36	169890	0200	01/17/13	\$876,000	\$1,056,000	1,760	8	2001	Avg	3,000	N	N	2507 NOB HILL AVE N
9	33	186140	0065	11/15/12	\$609,000	\$745,000	1,760	8	1999	Avg	1,800	N	N	1007 W GARFIELD ST
9	34	701120	0760	07/23/12	\$697,500	\$876,000	1,780	8	1914	Good	3,600	N	N	2141 7TH AVE W
9	43	387990	1830	03/05/12	\$635,000	\$823,000	1,810	8	1940	VGood	3,400	Y	N	600 W MERCER PL

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	55	322020	0007	03/25/13	\$787,000	\$933,000	1,820	8	1921	Avg	3,432	N	N	1237 WARREN AVE N
9	45	173280	0175	06/30/14	\$850,000	\$895,000	1,830	8	1920	Avg	2,387	N	N	1402 4TH AVE W
9	46	186060	0535	12/20/14	\$1,320,000	\$1,325,000	1,830	8	1996	Good	3,600	Y	N	1628 9TH AVE W
9	34	186110	0300	03/27/14	\$975,000	\$1,054,000	1,830	8	1908	Good	3,600	N	N	1628 11TH AVE W
9	35	080900	0525	08/26/14	\$872,500	\$905,000	1,840	8	1951	Avg	6,000	N	N	1609 4TH AVE N
9	35	352890	0136	07/15/13	\$855,000	\$987,000	1,840	8	1916	VGood	3,640	N	N	360 WHEELER ST
9	34	534420	0055	06/04/13	\$689,000	\$803,000	1,840	8	1909	Good	4,000	N	N	319 MCGRAW ST
9	34	186060	0905	02/25/14	\$893,000	\$973,000	1,860	8	1907	Avg	3,200	Y	N	1602 10TH AVE W
9	35	080900	2975	12/12/12	\$905,000	\$1,100,000	1,870	8	1916	VGood	2,400	N	N	2100 NOB HILL AVE N
9	35	169890	0240	03/27/12	\$665,000	\$858,000	1,870	8	1929	Good	2,625	N	N	2502 NOB HILL AVE N
9	54	168940	1230	06/25/14	\$1,355,000	\$1,429,000	1,880	8	1913	VGood	4,775	Y	N	1602 5TH AVE N
9	36	168940	0365	05/30/13	\$720,000	\$840,000	1,910	8	1923	Avg	3,893	N	N	458 BOSTON ST
9	35	169890	0250	10/29/13	\$955,000	\$1,073,000	1,910	8	1925	Good	3,600	N	N	2466 NOB HILL AVE N
9	34	701120	0515	11/12/14	\$870,000	\$883,000	1,920	8	1907	Good	3,600	N	N	2115 8TH AVE W
9	36	352890	0575	07/18/14	\$933,000	\$978,000	1,930	8	1916	Avg	3,663	Y	N	2326 BIGELOW AVE N
9	35	352890	0315	07/02/12	\$719,000	\$908,000	1,940	8	1918	Avg	2,750	N	N	2466 4TH AVE N
9	34	701120	1325	10/28/14	\$1,010,000	\$1,029,000	1,940	8	1910	VGood	5,400	Y	N	1921 9TH AVE W
9	34	080900	3635	07/05/13	\$801,500	\$927,000	1,950	8	1914	Avg	3,900	N	N	170 LYNN ST
9	46	388090	0150	01/09/12	\$945,000	\$1,241,000	1,950	8	1923	Good	2,974	Y	N	1024 5TH AVE W
9	34	080900	1065	07/23/13	\$685,000	\$789,000	1,960	8	1906	VGood	6,000	N	N	1712 3RD AVE N
9	35	080900	1965	07/29/14	\$707,000	\$739,000	1,980	8	1919	Avg	4,000	N	N	321 NEWTON ST
9	36	352890	0577	08/19/13	\$1,060,000	\$1,212,000	1,980	8	1908	VGood	3,960	Y	N	2322 BIGELOW AVE N
9	55	609600	0355	04/02/13	\$935,000	\$1,107,000	1,980	8	1924	Good	4,232	N	N	1423 NOB HILL AVE N
9	34	423290	4020	06/01/12	\$900,000	\$1,144,000	1,990	8	2007	Avg	4,400	Y	N	1525 1ST AVE N
9	33	701120	1282	05/13/13	\$680,000	\$797,000	1,990	8	1914	VGood	2,520	N	N	1906 10TH AVE W
9	34	239710	0635	10/16/12	\$727,500	\$896,000	2,000	8	1906	Avg	3,600	N	N	2146 4TH AVE W
9	33	239710	0680	09/17/13	\$963,500	\$1,094,000	2,000	8	2005	Avg	3,600	N	N	2118 4TH AVE W
9	34	186140	0055	07/09/12	\$804,500	\$1,014,000	2,000	8	2000	Avg	3,600	N	N	1605 10TH AVE W
9	34	423290	2415	02/21/14	\$757,300	\$826,000	2,010	8	1906	Avg	2,400	N	N	519 W BLAINE ST
9	35	701120	0970	10/22/13	\$766,000	\$862,000	2,010	8	1927	Good	3,600	Y	N	1947 7TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	33	179450	0855	07/25/12	\$530,000	\$666,000	2,020	8	1970	Avg	3,600	N	N	2108 1ST AVE W
9	35	213870	0345	08/18/14	\$990,000	\$1,029,000	2,020	8	1919	Good	6,325	N	N	2452 WARREN AVE N
9	34	701120	0305	02/20/14	\$1,015,500	\$1,107,000	2,020	8	1912	VGood	5,400	Y	N	2107 9TH AVE W
9	33	239710	1405	11/26/13	\$725,000	\$809,000	2,040	8	1990	Good	3,600	N	N	1904 6TH AVE W
9	34	179450	0215	06/04/12	\$716,000	\$910,000	2,050	8	1903	Good	5,400	N	N	2206 1ST AVE W
9	46	173280	0885	05/22/12	\$825,000	\$1,051,000	2,070	8	1919	VGood	3,520	N	N	1218 5TH AVE W
9	34	179450	0325	07/09/12	\$817,000	\$1,030,000	2,070	8	1905	VGood	5,400	N	N	2212 2ND AVE W
9	33	701120	0420	05/01/13	\$890,000	\$1,046,000	2,080	8	2012	Avg	3,600	Y	N	2142 9TH AVE W
9	34	080900	1375	06/26/13	\$860,000	\$997,000	2,090	8	1925	Good	4,000	N	N	1807 4TH AVE N
9	34	186110	0310	08/27/12	\$908,000	\$1,132,000	2,090	8	1907	Good	5,580	N	N	1624 11TH AVE W
9	34	616990	1295	08/01/12	\$750,000	\$940,000	2,120	8	1913	Avg	5,400	Y	N	1420 11TH AVE W
9	56	887300	0005	09/10/12	\$1,050,000	\$1,305,000	2,120	8	1904	VGood	5,300	N	N	101 LEE ST
9	46	387990	0405	10/17/13	\$1,085,000	\$1,223,000	2,140	8	1925	Good	2,856	Y	N	1022 1ST AVE W
9	34	701120	0280	09/20/13	\$800,000	\$908,000	2,140	8	1908	VGood	5,400	N	N	2108 10TH AVE W
9	35	080900	1170	02/03/12	\$765,000	\$999,000	2,180	8	1905	Good	4,400	N	N	1702 NOB HILL AVE N
9	34	423290	3145	01/30/12	\$540,000	\$706,000	2,190	8	1907	Avg	3,600	N	N	422 W GALER ST
9	34	192930	0305	06/23/14	\$1,220,000	\$1,287,000	2,200	8	1913	VGood	3,944	N	N	2551 5TH AVE N
9	35	616990	1275	09/03/13	\$942,500	\$1,074,000	2,200	8	1912	Avg	2,400	Y	N	1019 W GALER ST
9	34	352890	0175	04/24/14	\$990,000	\$1,062,000	2,230	8	1909	Avg	5,250	Y	N	411 HALLADAY ST
9	34	423290	3825	01/03/12	\$825,000	\$1,085,000	2,250	8	1905	Good	7,200	N	N	1512 1ST AVE W
9	54	545780	1775	09/04/12	\$1,065,000	\$1,325,000	2,280	8	1925	Avg	2,800	Y	N	1112 4TH AVE N
9	36	352890	0595	06/27/13	\$1,063,000	\$1,232,000	2,300	8	1919	Avg	6,555	Y	N	473 MCGRAW ST
9	55	692670	0480	06/06/12	\$931,500	\$1,183,000	2,300	8	1919	VGood	4,875	N	N	1920 BIGELOW AVE N
9	35	616990	0580	07/09/14	\$1,465,000	\$1,539,000	2,360	8	1916	Good	6,420	Y	N	1201 OLYMPIC WAY W
9	34	080900	1525	06/25/14	\$890,000	\$939,000	2,370	8	1905	Avg	4,000	N	N	1816 2ND AVE N
9	34	081000	0160	07/11/13	\$1,035,000	\$1,195,000	2,430	8	1995	Avg	6,000	N	N	1613 WARREN AVE N
9	35	186060	0306	01/21/14	\$1,486,000	\$1,633,000	2,430	8	1912	Good	8,400	Y	N	1817 7TH AVE W
9	46	173280	0820	06/19/14	\$1,325,000	\$1,400,000	2,440	8	1902	Good	3,600	N	N	404 W HIGHLAND DR
9	36	692670	0180	09/25/13	\$1,300,000	\$1,473,000	2,450	8	1922	Good	5,947	Y	N	2202 5TH AVE N
9	36	168940	0605	07/10/12	\$975,000	\$1,229,000	2,460	8	1922	VGood	3,360	Y	N	505 BOSTON ST

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	423290	1255	03/06/12	\$850,000	\$1,102,000	2,540	8	1909	Avg	7,200	Y	N	1601 1ST AVE N
9	36	352890	0455	06/12/12	\$757,000	\$960,000	2,560	8	1914	Avg	5,040	N	N	407 WHEELER ST
9	34	423290	4050	07/12/12	\$840,000	\$1,058,000	2,570	8	1907	Good	6,000	N	N	1515 1ST AVE N
9	33	701120	0395	12/09/13	\$699,650	\$778,000	2,680	8	1969	Avg	4,200	N	N	815 W MCGRAW ST
9	45	387990	0795	12/20/12	\$815,000	\$989,000	3,070	8	1954	Avg	4,750	N	N	114 W KINNEAR PL
9	34	770510	0005	11/14/12	\$1,437,500	\$1,759,000	3,810	8	1905	Avg	9,450	Y	N	1517 11TH AVE W
9	45	616990	0645	09/24/13	\$1,500,000	\$1,700,000	4,770	8	1968	Avg	10,119	Y	N	1200 OLYMPIC WAY W
9	36	051870	0100	02/15/13	\$484,400	\$580,000	1,010	9	2003	Avg	710	N	N	2205 BIGELOW AVE N
9	36	051870	0120	09/25/13	\$490,000	\$555,000	1,010	9	2003	Avg	764	N	N	2205 BIGELOW AVE N
9	34	701120	1161	09/12/12	\$565,000	\$702,000	1,020	9	2007	Avg	1,161	Y	N	1943 C 8TH AVE W
9	34	701120	1333	09/17/14	\$590,000	\$608,000	1,090	9	2008	Avg	1,230	Y	N	1927 A 9TH AVE W
9	33	186110	0267	09/18/14	\$580,000	\$598,000	1,130	9	2009	Avg	1,521	N	N	1818 A 11TH AVE W
9	34	701120	0136	07/10/13	\$535,000	\$618,000	1,140	9	2013	Avg	1,039	N	N	2123 C 10TH AVE W
9	34	701120	0137	06/20/13	\$530,000	\$615,000	1,140	9	2013	Avg	1,036	N	N	2123 B 10TH AVE W
9	36	051870	0130	06/25/13	\$485,000	\$562,000	1,170	9	2003	Avg	1,050	N	N	2205 BIGELOW AVE N
9	34	701120	0135	07/10/13	\$552,000	\$638,000	1,180	9	2013	Avg	1,235	N	N	2123 D 10TH AVE W
9	34	701120	0138	06/20/13	\$535,000	\$621,000	1,180	9	2013	Avg	1,090	N	N	2123 A 10TH AVE W
9	34	080900	2795	02/04/13	\$650,000	\$780,000	1,230	9	2008	Avg	1,320	N	N	209 B BOSTON ST
9	34	701120	1309	07/25/13	\$700,000	\$806,000	1,290	9	2013	Avg	1,207	Y	N	1909 C 9TH ST W
9	34	701120	1251	01/28/13	\$600,000	\$721,000	1,310	9	1912	Avg	1,603	N	N	1926 10TH AVE W
9	34	239710	1460	08/11/14	\$885,000	\$921,000	1,313	9	2012	Avg	3,600	N	N	1931 6TH AVE W
9	34	701120	1016	10/01/14	\$585,000	\$600,000	1,320	9	2002	Avg	1,156	Y	N	1946 B 9TH AVE W
9	34	701120	1004	05/29/14	\$645,000	\$685,000	1,320	9	2008	Avg	1,229	Y	N	1950 9TH AVE W
9	45	387990	0758	03/20/13	\$650,000	\$772,000	1,320	9	2009	Avg	1,407	N	N	926 2ND AVE W
9	45	387990	0759	02/18/14	\$646,000	\$705,000	1,320	9	2009	Avg	1,408	N	N	924 2ND AVE W
9	45	387990	1290	06/20/12	\$641,000	\$812,000	1,350	9	2007	Avg	941	N	N	509 C W OLYMPIC PL
9	34	080900	2705	07/10/14	\$797,000	\$837,000	1,370	9	2011	Avg	1,911	N	N	154 CROCKETT ST
9	36	051870	0090	02/01/12	\$527,500	\$689,000	1,390	9	2003	Avg	1,236	N	N	2205 BIGELOW AVE N
9	34	701120	1307	11/25/13	\$699,950	\$781,000	1,410	9	2013	Avg	1,392	Y	N	1909 A 9TH ST W
9	45	387990	0756	01/29/13	\$760,500	\$914,000	1,440	9	2008	Avg	1,908	Y	N	932 2ND AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	701120	0265	07/10/13	\$805,000	\$930,000	1,440	9	2008	Avg	2,048	N	N	2112 10TH AVE W
9	45	387990	1286	08/07/12	\$765,000	\$958,000	1,450	9	2007	Avg	1,203	Y	N	505 B W OLYMPIC PL
9	45	387990	1294	02/07/14	\$830,000	\$908,000	1,450	9	2007	Avg	1,203	Y	N	507 B W OLYMPIC PL
9	34	239710	0601	04/02/12	\$706,000	\$910,000	1,480	9	1914	Avg	2,400	N	N	402 W CROCKETT ST
9	45	173180	0938	04/24/12	\$525,000	\$673,000	1,490	9	2008	Avg	1,241	N	N	219 W LEE ST
9	45	173180	0939	05/15/12	\$510,000	\$651,000	1,490	9	2008	Avg	1,048	N	N	217 W LEE ST
9	34	080900	3285	04/28/14	\$705,000	\$755,000	1,500	9	2000	Avg	2,508	N	N	2200 B 2ND AVE N
9	34	080900	3286	03/29/13	\$680,000	\$806,000	1,500	9	2000	Avg	2,112	N	N	2200 A 2ND AVE N
9	45	387990	1281	07/29/13	\$800,000	\$920,000	1,530	9	2007	Avg	1,364	N	N	501 D W OLYMPIC PL
9	45	387990	1292	05/31/13	\$775,000	\$904,000	1,530	9	2007	Avg	1,369	N	N	509 A W OLYMPIC PL
9	34	701120	0885	10/04/13	\$854,000	\$965,000	1,540	9	1916	VGood	2,400	N	N	718 W HOWE ST
9	45	387990	0760	07/30/13	\$685,000	\$787,000	1,560	9	2008	Avg	1,708	N	N	930 2ND AVE W
9	45	387990	0752	11/08/13	\$720,000	\$807,000	1,580	9	2009	Avg	1,279	N	N	117 W KINNEAR PL
9	45	387990	0753	11/14/14	\$727,000	\$737,000	1,580	9	2009	Avg	991	N	N	119 W KINNEAR PL
9	45	387990	0754	09/15/14	\$779,000	\$803,000	1,580	9	2009	Avg	1,487	Y	N	934 2ND AVE W
9	36	169890	0160	03/29/13	\$919,000	\$1,089,000	1,600	9	1928	VGood	2,944	N	N	2502 NOB HILL PL N
9	56	715920	0010	03/07/14	\$810,000	\$880,000	1,630	9	1930	Avg	3,078	N	N	161 LEE ST
9	35	701420	0042	01/28/13	\$675,000	\$811,000	1,640	9	2001	Avg	1,735	N	N	114 GALER ST
9	35	186060	0440	08/30/12	\$1,000,000	\$1,246,000	1,660	9	1906	VGood	4,800	Y	N	1807 8TH AVE W
9	55	545730	0855	04/30/12	\$859,000	\$1,100,000	1,660	9	1924	Avg	6,000	Y	N	168 WARD ST
9	45	387990	0755	07/08/13	\$720,000	\$832,000	1,680	9	2009	Avg	1,288	N	N	113 W KINNEAR PL
9	45	173280	0202	05/28/13	\$970,000	\$1,133,000	1,680	9	2009	Avg	1,107	N	N	315 W GALER ST
9	45	387990	0757	03/14/14	\$720,000	\$781,000	1,680	9	2009	Avg	1,297	N	N	115 W KINNEAR PL
9	45	173280	0194	05/21/13	\$799,000	\$935,000	1,680	9	2009	Avg	975	N	N	315 GALER PL N
9	45	173280	0194	11/13/14	\$840,000	\$935,000	1,680	9	2009	Avg	975	N	N	315 GALER PL N
9	45	173280	0199	06/24/13	\$889,000	\$1,031,000	1,680	9	2009	Avg	977	N	N	315 W GALER ST
9	45	173280	0204	04/09/14	\$838,000	\$902,000	1,680	9	2009	Avg	976	N	N	315 W GALER ST
9	36	169890	0065	01/31/14	\$785,000	\$861,000	1,710	9	1930	Avg	4,500	N	N	2511 NOB HILL PL N
9	34	323220	0071	04/04/14	\$895,000	\$965,000	1,710	9	2006	Avg	2,475	Y	N	1816 12TH AVE W
9	34	701120	0140	06/06/13	\$849,950	\$990,000	1,760	9	2013	Avg	2,644	N	N	2117 10TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	34	701120	0139	12/09/13	\$890,000	\$989,000	1,760	9	2013	Avg	1,958	N	N	2119 10TH AVE W
9	34	080900	2185	12/03/13	\$1,226,000	\$1,365,000	1,790	9	2000	Avg	3,600	N	N	2002 NOB HILL AVE N
9	35	616990	1130	09/11/14	\$1,385,000	\$1,430,000	1,790	9	1911	VGood	3,600	Y	N	902 W LEE ST
9	36	169890	0175	06/10/14	\$801,000	\$848,000	1,810	9	1929	Good	3,000	Y	N	2514 NOB HILL PL N
9	34	701120	0625	06/13/12	\$869,000	\$1,102,000	1,840	9	2002	Avg	3,600	N	N	2140 8TH AVE W
9	45	387990	1295	11/10/14	\$1,240,000	\$1,259,000	1,870	9	2007	Avg	1,973	Y	N	507 A W OLYMPIC PL
9	34	081000	0180	07/24/13	\$980,000	\$1,128,000	1,890	9	1905	Avg	3,200	N	N	108 HAYES ST
9	34	423290	2595	11/14/14	\$940,000	\$953,000	1,900	9	1925	Avg	3,600	N	N	602 W GARFIELD ST
9	46	186060	0660	10/26/12	\$1,100,000	\$1,352,000	1,920	9	1919	Good	4,800	Y	N	1525 8TH AVE W
9	34	080900	1060	05/13/14	\$1,105,000	\$1,179,000	1,930	9	1905	VGood	4,000	N	N	1708 3RD AVE N
9	34	081000	0075	03/15/12	\$854,000	\$1,105,000	1,950	9	1925	VGood	3,250	N	N	1621 2ND AVE N
9	56	692670	0030	05/15/12	\$1,102,500	\$1,407,000	1,970	9	1925	Avg	4,815	N	N	1715 BIGELOW AVE N
9	55	545780	1020	11/11/13	\$1,185,000	\$1,327,000	1,980	9	1926	Good	3,700	Y	N	357 HIGHLAND DR
9	55	545780	0860	10/17/14	\$1,243,320	\$1,270,000	2,000	9	1925	VGood	3,200	Y	N	1111 NOB HILL AVE N
9	34	080900	3194	11/22/13	\$669,000	\$747,000	2,060	9	1999	Avg	1,924	N	N	2202 3RD AVE N
9	46	186060	0545	11/13/13	\$1,200,000	\$1,343,000	2,060	9	1900	VGood	3,600	Y	N	1622 9TH AVE W
9	36	352890	0440	04/15/13	\$1,175,000	\$1,387,000	2,070	9	1911	VGood	3,938	N	N	415 WHEELER ST
9	36	352890	0440	03/20/12	\$1,148,500	\$1,387,000	2,070	9	1911	VGood	3,938	N	N	415 WHEELER ST
9	55	609600	0260	07/25/13	\$1,100,000	\$1,266,000	2,080	9	1905	Avg	7,863	Y	N	403 GALER ST
9	36	168940	0375	08/05/14	\$1,450,000	\$1,512,000	2,090	9	1923	VGood	3,900	Y	N	2208 BIGELOW AVE N
9	34	701120	1306	09/03/13	\$995,000	\$1,134,000	2,100	9	2013	Avg	1,774	Y	N	1907 9TH ST W
9	56	545730	0075	06/13/13	\$1,100,000	\$1,279,000	2,120	9	1918	Avg	3,575	Y	N	23 PROSPECT ST
9	46	173280	1301	05/11/12	\$750,000	\$958,000	2,120	9	2006	Avg	3,085	N	N	1411 6TH AVE W
9	55	545780	1045	09/26/13	\$1,275,000	\$1,444,000	2,130	9	1926	Avg	4,600	Y	N	1114 NOB HILL AVE N
9	34	239710	0280	03/04/14	\$1,100,000	\$1,196,000	2,140	9	2013	Avg	3,600	N	N	2112 6TH AVE W
9	55	692670	0880	02/21/13	\$1,275,000	\$1,524,000	2,180	9	1990	Avg	8,280	Y	N	1722 BIGELOW AVE N
9	46	388090	0110	08/09/13	\$1,000,000	\$1,147,000	2,200	9	1923	Avg	6,106	Y	N	346 W KINNEAR PL
9	46	387990	1890	08/06/13	\$1,200,000	\$1,377,000	2,220	9	1924	VGood	6,250	N	N	611 W KINNEAR PL
9	34	080900	2751	05/25/12	\$777,000	\$989,000	2,260	9	2012	Avg	2,478	N	N	2107 2ND AVE N
9	45	239710	1525	09/04/12	\$1,250,000	\$1,555,000	2,270	9	1930	VGood	3,600	Y	N	1950 7TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	36	352890	0510	04/12/12	\$835,000	\$1,074,000	2,280	9	1925	Avg	4,725	N	N	458 MCGRAW ST
9	35	080900	3585	11/05/13	\$1,020,000	\$1,144,000	2,290	9	2005	Avg	3,200	N	N	2308 WARREN AVE N
9	34	423290	2070	07/18/13	\$1,215,700	\$1,402,000	2,290	9	1906	VGood	5,280	N	N	1624 4TH AVE W
9	35	081100	0055	09/25/14	\$1,280,000	\$1,316,000	2,300	9	2014	Avg	4,500	N	N	1409 2ND AVE N
9	46	173280	1300	10/08/14	\$1,248,000	\$1,279,000	2,310	9	2006	Avg	3,313	N	N	1411 6TH AVE W
9	34	239710	0705	07/14/14	\$1,518,634	\$1,593,000	2,330	9	2014	Avg	5,328	N	N	2104 4TH AVE W
9	36	352890	0516	01/26/12	\$1,275,000	\$1,668,000	2,340	9	1925	Good	5,670	Y	N	476 MCGRAW ST
9	55	080900	2155	11/13/13	\$1,330,000	\$1,488,000	2,390	9	1906	VGood	4,545	N	N	409 NEWTON ST
9	55	545780	1015	06/24/13	\$1,355,000	\$1,572,000	2,430	9	1925	Avg	3,700	Y	N	353 HIGHLAND DR
9	46	173280	0865	10/02/14	\$1,300,000	\$1,334,000	2,480	9	1927	Avg	4,160	N	N	1216 5TH AVE W
9	36	616990	1025	09/24/12	\$1,210,000	\$1,498,000	2,510	9	1910	Avg	4,200	Y	N	1428 9TH AVE W
9	35	616990	1085	08/07/14	\$1,445,000	\$1,506,000	2,600	9	1997	Good	3,600	Y	N	1429 9TH AVE W
9	46	388090	0360	09/26/13	\$1,650,000	\$1,869,000	2,610	9	1903	Avg	10,800	Y	N	325 W KINNEAR PL
9	35	352890	0330	01/30/13	\$1,330,000	\$1,598,000	2,710	9	1925	VGood	4,103	N	N	410 WHEELER ST
9	35	352890	0330	07/07/14	\$1,450,000	\$1,598,000	2,710	9	1925	VGood	4,103	N	N	410 WHEELER ST
9	46	388090	0010	06/04/14	\$2,400,000	\$2,546,000	2,760	9	1912	Avg	9,088	Y	N	303 W PROSPECT ST
9	46	173280	0320	07/07/14	\$1,800,000	\$1,892,000	2,790	9	1927	Avg	6,354	Y	N	510 W PROSPECT ST
9	35	080900	2295	10/29/14	\$1,169,000	\$1,191,000	2,810	9	1907	Avg	6,000	N	N	2003 4TH AVE N
9	56	302504	9018	09/18/12	\$1,675,000	\$2,077,000	2,830	9	1972	Good	9,583	Y	N	1241 BIGELOW AVE N
9	34	080900	2130	09/05/13	\$1,650,000	\$1,879,000	3,080	9	2008	Avg	6,000	N	N	1901 4TH AVE N
9	55	168940	1295	10/18/12	\$1,625,000	\$2,001,000	3,150	9	2008	Avg	5,500	N	N	1606 BIGELOW AVE N
9	54	545780	0950	01/07/13	\$1,300,000	\$1,571,000	3,180	9	1993	Avg	4,320	Y	N	366 PROSPECT ST
9	34	239710	0850	11/21/13	\$1,660,000	\$1,854,000	3,390	9	2013	Avg	5,400	N	N	1937 3RD AVE W
9	36	080900	0355	07/28/13	\$1,300,000	\$1,495,000	3,460	9	1905	Good	9,000	N	N	1505 4TH AVE N
9	46	616990	0790	06/20/14	\$2,400,000	\$2,535,000	4,430	9	1999	Good	10,800	Y	N	1223 7TH AVE W
9	34	701120	0263	07/11/13	\$707,000	\$817,000	1,230	10	2008	Avg	1,634	N	N	2114 B 10TH AVE W
9	34	701120	0264	07/11/13	\$650,000	\$751,000	1,230	10	2008	Avg	1,498	N	N	2114 A 10TH AVE W
9	55	168940	0080	03/19/13	\$1,189,950	\$1,413,000	1,770	10	1926	Avg	4,800	N	N	1921 BIGELOW AVE N
9	34	080900	3545	04/26/12	\$1,025,000	\$1,314,000	1,830	10	2005	Avg	5,969	N	N	2311 WARREN AVE N
9	35	352890	0086	05/08/14	\$1,307,000	\$1,396,000	1,910	10	2002	VGood	3,200	N	N	2517 4TH AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	55	545780	0930	06/13/14	\$1,695,000	\$1,793,000	1,990	10	1900	VGood	3,000	Y	N	302 PROSPECT ST
9	45	173180	1280	10/18/13	\$975,000	\$1,098,000	2,005	10	2006	Avg	2,623	N	N	2 W LEE ST
9	34	186060	0840	08/15/14	\$925,000	\$962,000	2,110	10	1994	Avg	3,600	N	N	1522 10TH AVE W
9	46	388090	0170	08/05/14	\$2,300,000	\$2,399,000	2,180	10	1987	Avg	7,100	Y	N	411 W PROSPECT ST
9	36	352890	0401	07/01/14	\$1,640,000	\$1,727,000	2,240	10	1913	Good	5,445	Y	N	471 WHEELER ST
9	36	352890	0401	04/19/12	\$1,475,000	\$1,727,000	2,240	10	1913	Good	5,445	Y	N	471 WHEELER ST
9	45	423290	2620	06/04/13	\$1,360,000	\$1,585,000	2,300	10	2004	Avg	3,600	Y	N	1632 7TH AVE W
9	34	080900	3295	11/19/13	\$985,000	\$1,101,000	2,340	10	2010	Avg	3,200	N	N	2206 2ND AVE N
9	34	423290	2335	08/14/14	\$1,200,000	\$1,248,000	2,380	10	2008	Avg	2,800	N	N	1633 5TH AVE W
9	34	323220	0085	05/21/13	\$1,300,000	\$1,521,000	2,410	10	2008	Avg	3,959	Y	N	1826 12TH AVE W
9	56	949470	0026	02/18/14	\$1,710,000	\$1,866,000	2,410	10	1924	Good	4,725	Y	N	176 HIGHLAND DR
9	46	173280	0010	06/07/13	\$2,230,000	\$2,597,000	2,420	10	1926	VGood	6,250	Y	N	314 W PROSPECT ST
9	56	322020	0040	06/16/14	\$1,712,500	\$1,811,000	2,440	10	1978	Good	5,432	Y	N	150 HIGHLAND DR
9	45	616990	0623	03/29/12	\$1,050,000	\$1,354,000	2,500	10	1991	Avg	3,870	Y	N	1216 9TH AVE W
9	34	423290	3135	04/29/13	\$1,425,000	\$1,676,000	2,750	10	2011	Avg	4,800	N	N	1506 5TH AVE W
9	33	186140	0080	06/24/13	\$1,295,000	\$1,502,000	2,840	10	2009	Avg	5,520	N	N	1525 10TH AVE W
9	35	192930	0435	08/15/12	\$1,400,000	\$1,750,000	2,840	10	1918	Avg	12,408	Y	N	2552 5TH AVE N
9	34	192930	0276	06/27/13	\$1,950,000	\$2,260,000	2,960	10	2008	Avg	7,000	Y	N	421 RAYE ST
9	54	545730	0820	04/16/14	\$1,785,000	\$1,918,000	2,980	10	1998	Avg	5,200	Y	N	159 WARD ST
9	36	168940	0220	11/25/13	\$1,313,000	\$1,465,000	2,990	10	1925	VGood	5,850	N	N	456 LYNN ST
9	45	239710	1529	06/04/12	\$1,800,000	\$2,287,000	3,000	10	1969	VGood	5,400	Y	N	1948 7TH AVE W
9	46	616990	0725	04/01/14	\$2,495,000	\$2,692,000	3,070	10	2007	Avg	3,825	Y	N	1226 8TH AVE W
9	33	239710	0320	08/08/13	\$1,250,000	\$1,434,000	3,080	10	2013	Avg	3,600	N	N	2151 5TH AVE W
9	45	387990	0805	08/26/13	\$1,642,000	\$1,875,000	3,160	10	2002	Avg	6,400	Y	N	1012 2ND AVE W
9	46	186060	0135	05/02/14	\$2,384,000	\$2,551,000	3,230	10	1921	Good	9,050	Y	N	717 W BLAINE ST
9	34	081000	0052	08/16/13	\$1,817,009	\$2,080,000	3,545	10	2006	Avg	7,200	N	N	1612 WARREN AVE N
9	46	173280	0425	11/02/12	\$1,665,000	\$2,043,000	3,620	10	1993	Avg	7,488	Y	N	614 W PROSPECT ST
9	46	186060	0190	04/25/12	\$2,000,000	\$2,564,000	3,900	10	1908	Good	10,800	Y	N	716 W GARFIELD ST
9	45	239710	1585	11/11/13	\$2,000,000	\$2,239,000	4,020	10	1990	Avg	7,200	Y	N	1916 7TH AVE W
9	46	423290	2760	03/14/13	\$1,650,000	\$1,962,000	2,570	11	2011	Avg	5,400	Y	N	1520 7TH AVE W

## Improved Sales Used in This Annual Update Analysis

### Area 012 -- 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	45	173280	0935	12/02/13	\$1,795,000	\$1,999,000	2,720	11	2013	Avg	4,500	N	N	1313 4TH AVE W
9	34	423290	3750	03/19/13	\$1,295,000	\$1,538,000	2,770	11	2009	Avg	3,600	N	N	1523 1ST AVE W
9	46	173280	1187	06/11/13	\$1,680,000	\$1,955,000	2,830	11	1977	Good	4,980	Y	N	1307 WILLARD AVE W
9	56	173180	0635	11/04/13	\$1,645,000	\$1,845,000	2,900	11	1991	Avg	5,197	Y	N	11 COMSTOCK ST
9	56	715920	0040	09/17/14	\$2,900,000	\$2,988,000	3,080	11	1991	Good	4,838	Y	N	1220 WARREN AVE N
9	45	387990	1580	06/16/14	\$2,400,000	\$2,537,000	3,320	11	2013	Avg	6,250	Y	N	511 W KINNENAR PL
9	46	423290	2785	02/27/14	\$2,450,000	\$2,667,000	3,370	11	1907	VGood	7,200	N	N	656 W GALER ST
9	46	173280	1150	07/01/14	\$2,300,000	\$2,422,000	3,390	11	1928	Good	9,778	Y	N	1323 WILLARD AVE W
9	45	239710	1606	12/08/14	\$2,630,000	\$2,648,000	3,950	11	1909	Good	7,200	Y	N	620 W HOWE ST
9	54	545780	0940	01/10/13	\$2,267,000	\$2,737,000	4,450	11	1991	VGood	4,680	Y	N	362 PROSPECT ST
9	56	715920	0005	05/07/14	\$3,200,000	\$3,420,000	4,760	11	1910	VGood	8,856	Y	N	1230 WARREN AVE N
9	46	186060	0025	03/19/14	\$2,700,000	\$2,924,000	3,010	12	2002	Avg	7,200	Y	N	1521 7TH AVE W
9	46	387990	0840	11/20/14	\$4,750,000	\$4,807,000	3,270	12	2009	Avg	6,600	Y	N	217 W PROSPECT ST
9	56	173180	0715	08/09/12	\$2,335,000	\$2,923,000	5,390	12	2006	Avg	8,330	Y	N	16 COMSTOCK ST
9	46	173280	0610	07/19/12	\$3,175,000	\$3,993,000	4,820	13	2005	Avg	7,250	Y	N	602 W HIGHLAND DR

## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	34	027500	0030	04/03/12	\$712,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	34	027500	0035	03/08/12	\$506,400	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	33	097600	0100	05/10/13	\$212,500	DOR RATIO
2	34	097600	0255	11/14/12	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
2	34	097600	0255	01/17/12	\$759,984	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
2	33	097600	0905	12/11/13	\$900,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PERCENT COMPLETE
2	24	192504	9013	09/19/14	\$1,402,000	BUILDER OR DEVELOPER SALES
2	22	197220	5160	08/23/13	\$571,282	BANKRUPTCY - RECEIVER OR TRUSTEE
2	23	197220	5216	09/12/14	\$625,000	RELOCATION - SALE TO SERVICE
2	23	197220	5216	09/12/14	\$625,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	23	197220	5295	02/29/12	\$410,000	ACTIVE PERMIT BEFORE SALE >25K
2	23	197220	5295	10/25/13	\$700,000	ACTIVE PERMIT BEFORE SALE >25K
2	20	197220	5524	05/27/14	\$552,000	CHANGE OF USE
2	20	197220	5530	10/28/12	\$560,000	PARTIAL INTEREST (1/3, 1/2, ETC.); EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
2	20	197220	5530	10/29/12	\$560,000	PARTIAL INTEREST (1/3, 1/2, ETC.); EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
2	20	197220	5530	01/06/14	\$279,000	PARTIAL INTEREST (1/3, 1/2, ETC.); EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
2	20	197220	5530	07/24/12	\$300,000	PARTIAL INTEREST (1/3, 1/2, ETC.); EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
2	23	197220	5797	01/13/14	\$62,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
2	35	213870	0385	03/06/13	\$500,000	NO MARKET EXPOSURE
2	34	213870	0455	01/29/14	\$721,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	35	213870	0535	07/01/12	\$13,360	DOR RATIO; OBSOLESCENCE; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.)
2	33	242503	9076	08/22/13	\$705,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	33	242503	9081	09/16/14	\$241,725	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	33	242503	9120	06/27/12	\$9,868,658	DOR RATIO
2	34	253330	0355	03/05/12	\$342,000	NO MARKET EXPOSURE
2	34	253330	0670	04/06/12	\$927,000	DIAGNOSTIC OUTLIER
2	35	253330	0680	10/07/14	\$1,225,000	NO MARKET EXPOSURE
2	33	265250	0050	12/03/13	\$499,000	ACTIVE PERMIT BEFORE SALE >25K
2	34	265250	0190	04/27/12	\$677,000	DIAGNOSTIC OUTLIER

## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	35	265250	1330	12/28/12	\$270,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	34	265250	1970	03/03/14	\$1,365,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	34	265250	1970	06/20/12	\$1,220,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	33	265250	2155	08/06/14	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	33	265250	2170	06/21/12	\$1,075,000	DIAGNOSTIC OUTLIER
2	33	265250	2170	06/27/13	\$1,025,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	34	265250	2300	05/22/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	34	265250	2330	02/16/12	\$555,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	34	265300	0005	05/12/14	\$840,000	DIAGNOSTIC OUTLIER
2	34	265300	0125	08/15/13	\$505,930	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	34	272160	0175	05/07/13	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	33	274960	0040	10/03/14	\$1,628,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	33	274960	0045	05/16/13	\$425,000	PREVIOUS IMP. VALUE <= 25K
2	33	274960	0130	01/29/14	\$470,000	BUILDER OR DEVELOPER SALES
2	33	274960	0301	09/13/12	\$572,500	BUILDER OR DEVELOPER SALES
2	22	277060	3522	06/12/13	\$502,300	RELOCATION - SALE TO SERVICE
2	22	277060	3580	01/16/14	\$526,950	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	23	277060	3710	03/18/13	\$187,300	DOR RATIO; NON-REPRESENTATIVE SALE
2	23	277060	4075	10/27/14	\$639,950	PERCENT COMPLETE
2	23	277060	4079	10/29/14	\$659,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	34	277060	4210	12/11/13	\$399,100	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE
2	23	277060	4355	01/24/14	\$599,000	DIAGNOSTIC OUTLIER
2	23	277060	4355	05/16/13	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	34	277060	4630	05/11/12	\$439,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	33	277060	4670	07/03/13	\$420,000	PREVIOUS IMP. VALUE <= 25K
2	24	277060	4920	09/03/14	\$497,000	DIAGNOSTIC OUTLIER
2	33	277060	5065	11/18/14	\$450,000	DIAGNOSTIC OUTLIER
2	33	277060	5090	07/23/12	\$460,000	PREVIOUS IMP. VALUE <= 25K
2	34	277060	5095	12/09/14	\$1,362,500	SALE DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	34	277060	5210	11/19/13	\$111,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	33	277060	5475	10/30/14	\$605,000	BUILDER OR DEVELOPER SALES
2	34	277110	4715	11/15/12	\$430,000	PREVIOUS IMP. VALUE <= 25K
2	34	277110	4730	08/26/13	\$425,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	34	277110	4730	09/12/13	\$241,048	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	35	277110	4830	06/11/14	\$800,000	DIAGNOSTIC OUTLIER
2	34	277110	4890	10/02/12	\$325,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	33	277160	1980	08/10/12	\$284,000	NON REPRESENTATIVE SALE
2	33	511340	0113	06/19/14	\$756,000	STATISTICAL OUTLIER
2	33	511340	0113	06/03/13	\$451,000	DIAGNOSTIC OUTLIER
2	33	511340	0129	10/06/12	\$659,000	RELOCATION - SALE TO SERVICE
2	33	511340	0179	03/26/13	\$385,000	NO MARKET EXPOSURE
2	33	511340	0354	12/26/13	\$500,000	PREVIOUS IMP. VALUE <= 25K
2	34	524480	0435	04/23/12	\$497,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	33	524480	0469	06/05/12	\$460,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	24	524480	1250	01/08/14	\$240,000	STATISTICAL OUTLIER
2	23	524480	1275	07/31/12	\$301,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	24	524480	1705	04/05/12	\$575,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	34	681910	0020	05/29/14	\$1,425,000	DIAGNOSTIC OUTLIER
2	33	681910	0446	02/03/12	\$461,000	PERCENT COMPLETE
2	33	681910	0447	04/23/12	\$447,500	PERCENT COMPLETE
2	33	681910	0448	04/26/12	\$450,000	PERCENT COMPLETE
2	33	681910	0449	02/08/12	\$458,000	PERCENT COMPLETE
2	33	681910	0450	04/16/12	\$455,000	PERCENT COMPLETE
2	33	690520	0375	06/07/13	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	33	701170	0060	02/21/12	\$721,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	34	701170	0115	11/06/13	\$462,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	33	701220	0210	02/12/14	\$925,000	NO MARKET EXPOSURE
2	34	701320	0265	12/21/12	\$700,000	STATISTICAL OUTLIER

## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	34	701320	0270	03/12/13	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	34	701320	0270	05/03/12	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	34	701520	0010	10/01/12	\$475,300	DIAGNOSTIC OUTLIER
2	33	701520	0455	05/24/12	\$585,000	NO MARKET EXPOSURE
2	34	701520	0470	08/02/13	\$1,225,000	NO MARKET EXPOSURE
2	33	701520	0760	05/24/12	\$675,000	RELOCATION - SALE TO SERVICE
2	33	701520	0880	08/21/12	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	23	744300	0480	09/24/13	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	23	744300	0530	07/30/13	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
2	23	744300	0640	09/12/14	\$460,000	DIAGNOSTIC OUTLIER
2	23	744300	0670	02/11/13	\$500,000	RELOCATION - SALE TO SERVICE
2	23	744300	1479	12/26/13	\$586,500	RELOCATION - SALE TO SERVICE
2	33	766270	0190	05/24/12	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	34	787150	0130	08/02/13	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	35	787150	0175	08/03/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	34	787150	0335	04/14/14	\$290,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	34	796510	0280	10/02/13	\$490,000	PREVIOUS IMP. VALUE <= 25K
2	33	890000	0100	04/09/14	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
2	33	890000	0100	12/31/14	\$509,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	32	890000	0110	09/22/14	\$691,000	IMP. COUNT > 1
2	33	927020	0100	07/29/14	\$450,000	TEAR DOWN
2	33	927020	0160	10/28/14	\$685,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	34	940580	0055	12/27/13	\$820,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
2	34	940580	0055	12/26/13	\$820,000	RELOCATION - SALE TO SERVICE
2	34	940630	0032	06/27/12	\$448,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	52	005200	0045	09/15/12	\$304,124	NON-REPRESENTATIVE SALE
5	93	168940	0290	02/15/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	54	168940	1416	09/04/12	\$1,225,000	BUILDER OR DEVELOPER SALES
5	93	192930	0720	02/28/12	\$1,060,000	NO MARKET EXPOSURE



## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	93	195970	0110	11/16/12	\$625,000	BUILDER OR DEVELOPER SALES
5	93	195970	0110	11/05/14	\$887,000	BUILDER OR DEVELOPER SALES
5	93	195970	0225	08/07/13	\$700,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
5	93	195970	0228	10/27/14	\$699,900	BUILDER OR DEVELOPER SALES
5	93	195970	0229	09/19/14	\$693,900	BUILDER OR DEVELOPER SALES
5	93	195970	1210	01/31/13	\$575,000	SEGREGATION AND/OR MERGER; TEAR DOWN; BUILDER OR DEVELOPER SALES
5	93	195970	1475	09/13/13	\$725,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	93	196470	0015	04/19/13	\$1,295,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	93	196470	0054	12/22/14	\$975,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	93	196470	0070	11/08/12	\$477,586	DIAGNOSTIC OUTLIER
5	93	196520	0010	11/10/14	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	93	202504	9028	11/23/12	\$570,000	SEGREGATION AND/OR MERGER
5	93	202504	9028	06/09/14	\$403,950	SEGREGATION AND/OR MERGER
5	93	202504	9114	05/29/14	\$402,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
5	93	202504	9114	11/23/12	\$570,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
5	93	202504	9146	11/09/12	\$550,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
5	94	202504	9161	05/06/14	\$1,050,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	94	202504	9180	04/21/14	\$1,050,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	93	204100	0025	12/03/14	\$474,000	ACTIVE PERMIT BEFORE SALE >25K
5	93	204100	0070	11/14/12	\$77,813	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	93	204100	0075	10/01/13	\$540,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	53	224950	0058	08/02/12	\$580,000	DIAGNOSTIC OUTLIER
5	93	290220	0026	02/21/13	\$565,000	BUILDER OR DEVELOPER SALES
5	93	290220	0246	08/24/13	\$187,651	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	90	290220	0250	10/07/14	\$869,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	90	290220	0250	01/17/13	\$825,000	SEGREGATION AND/OR MERGER; TEAR DOWN
5	93	290220	0276	04/03/14	\$975,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	93	290220	0551	05/20/14	\$647,950	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
5	93	290220	0770	12/06/12	\$803,111	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	93	290220	0906	06/10/14	\$286,500	QUIT CLAIM DEED; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
5	93	290220	0911	06/10/14	\$298,000	QUIT CLAIM DEED; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
5	93	290220	1161	11/29/12	\$823,800	IMP. COUNT > 1
5	92	290220	1300	08/20/12	\$635,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
5	53	302504	9028	12/16/14	\$930,000	NO MARKET EXPOSURE
5	93	352890	0766	03/19/12	\$486,000	RELOCATION - SALE TO SERVICE
5	92	352890	1050	11/14/13	\$1,100,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
5	35	352890	1187	07/25/14	\$85,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	53	545730	0660	02/06/13	\$760,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	53	545780	0560	07/06/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	54	545780	1954	04/23/13	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
5	54	545780	1956	08/07/12	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
5	54	609650	0200	09/24/12	\$460,000	STATISTICAL OUTLIER
5	53	688990	0099	05/25/12	\$398,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	53	688990	0099	01/10/12	\$380,830	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	54	692670	0655	10/24/12	\$630,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	54	692670	0660	05/04/12	\$995,000	SEGREGATION AND/OR MERGER
5	92	724100	0130	08/05/14	\$1,670,000	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
5	92	724100	0140	08/26/14	\$1,350,000	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
5	92	724100	0150	08/28/14	\$1,775,000	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
5	94	930130	0740	04/30/14	\$700,000	BUILDER OR DEVELOPER SALES; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	93	930130	0805	07/29/13	\$350,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
5	93	930130	0805	07/29/13	\$350,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
5	93	930130	0960	08/19/13	\$542,675	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	92	930130	1050	12/19/13	\$650,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	53	005200	0067	11/03/14	\$495,000	PERCENT COMPLETE
9	52	005200	0070	08/02/12	\$399,950	DIAGNOSTIC OUTLIER
9	35	080900	0245	04/11/14	\$2,100,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES; STATEMENT TO DOR
9	35	080900	1080	06/18/13	\$460,000	STATISTICAL OUTLIER



## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	35	080900	1195	06/20/13	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
9	35	080900	1195	09/19/12	\$581,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
9	34	080900	1360	03/20/13	\$935,000	MULTI-PARCEL SALE
9	34	080900	1420	03/25/14	\$50,503	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	34	080900	1520	11/05/14	\$1,850,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	34	080900	1605	01/06/12	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	35	080900	2290	05/19/14	\$1,190,000	IMP. COUNT > 1
9	34	080900	2680	10/14/14	\$1,440,000	STATISTICAL OUTLIER
9	34	080900	2714	05/16/14	\$825,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	34	080900	2746	12/29/14	\$2,207	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	34	080900	3105	09/24/13	\$30,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	34	081000	0040	05/14/14	\$2,166,000	DIAGNOSTIC OUTLIER
9	34	081000	0052	08/06/13	\$1,817,009	RELOCATION - SALE TO SERVICE
9	34	081000	0065	07/30/13	\$721,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	34	081000	0075	03/15/12	\$854,000	RELOCATION - SALE TO SERVICE
9	34	081000	0080	08/23/13	\$811,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	36	081100	0050	12/31/14	\$826,000	DIAGNOSTIC OUTLIER
9	36	168940	0410	12/27/13	\$1,560,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	35	169890	0141	04/04/13	\$634,500	NO MARKET EXPOSURE
9	36	169890	0175	11/14/12	\$701,500	DIAGNOSTIC OUTLIER
9	35	169990	0097	06/26/12	\$625,000	STATISTICAL OUTLIER
9	46	173280	0010	06/06/13	\$2,230,000	RELOCATION - SALE TO SERVICE
9	46	173280	0025	09/23/13	\$3,800,000	DIAGNOSTIC OUTLIER
9	45	173280	0203	06/17/13	\$975,000	CORRECTION DEED; MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER
9	46	173280	0280	03/05/12	\$3,700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	46	173280	0660	04/17/14	\$6,200,000	NO MARKET EXPOSURE
9	46	173280	1325	07/25/12	\$1,782,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	46	173280	1340	04/25/12	\$915,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	44	173280	1520	04/03/13	\$555,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR



## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	34	179450	0315	03/07/13	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	34	179450	0551	09/21/12	\$412,000	STATISTICAL OUTLIER
9	34	179450	0580	06/06/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	33	179450	0835	12/04/12	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
9	33	179450	0836	01/14/14	\$880,000	ACTIVE PERMIT BEFORE SALE >25K
9	46	186060	0265	07/03/12	\$927,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	35	186060	0365	10/19/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	35	186060	0500	02/13/13	\$1,650,000	NO MARKET EXPOSURE
9	46	186060	0706	01/04/12	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	34	186060	0835	03/31/14	\$885,000	PERCENT COMPLETE
9	34	186110	0025	10/31/13	\$778,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	33	186110	0236	02/10/14	\$450,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GAURDIAN OR EXECUTOR
9	33	186110	0250	04/04/14	\$700,000	ACTIVE PERMIT BEFORE SALE >25K
9	33	186110	0250	10/01/14	\$530,000	ACTIVE PERMIT BEFORE SALE >25K
9	33	186110	0251	12/02/14	\$580,000	PERCENT COMPLETE
9	33	186110	0252	12/03/14	\$569,000	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
9	34	186140	0165	08/08/13	\$950,000	IMP. COUNT > 1
9	55	190660	0010	12/18/12	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	34	192930	0230	05/10/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	34	192930	0240	10/23/12	\$860,000	NO MARKET EXPOSURE
9	34	239710	0295	09/06/13	\$720,000	IMP. COUNT > 1
9	34	239710	0705	04/24/13	\$540,000	NO MARKET EXPOSURE
9	34	239710	1015	03/29/12	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
9	34	239710	1015	03/19/12	\$635,000	RELOCATION - SALE TO SERVICE
9	33	239710	1200	12/21/14	\$1,045,000	NO MARKET EXPOSURE
9	33	239710	1200	03/14/13	\$550,000	NO MARKET EXPOSURE
9	33	239710	1305	04/15/14	\$625,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
9	34	239710	1516	03/09/12	\$465,000	NO MARKET EXPOSURE
9	35	272160	0200	10/10/12	\$11,900	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); STATEMENT TO DOR



## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	23	277160	2450	08/26/14	\$370,000	DIAGNOSTIC OUTLIER
9	23	277160	2450	08/27/13	\$367,340	BANKRUPTCY - RECEIVER OR TRUSTEE
9	23	277160	2450	02/27/14	\$265,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	23	277160	2455	10/25/13	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	23	277160	2455	01/31/14	\$409,500	NO MARKET EXPOSURE
9	55	302504	9052	08/12/14	\$822,500	PREVIOUS IMP. VALUE <= 25K
9	35	352890	0086	01/01/14	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	36	352890	0450	09/25/13	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	43	387690	0088	11/07/14	\$663,000	BUILDER OR DEVELOPER SALES
9	44	387990	0750	03/28/12	\$403,250	NO MARKET EXPOSURE
9	44	387990	0751	02/24/12	\$375,000	NO MARKET EXPOSURE
9	45	387990	0926	04/17/13	\$672,000	NO MARKET EXPOSURE
9	45	387990	1290	05/23/12	\$641,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
9	46	387990	1960	03/07/14	\$1,600,000	DIAGNOSTIC OUTLIER
9	46	388090	0180	08/29/13	\$2,280,000	NO MARKET EXPOSURE
9	46	388090	0345	03/19/12	\$1,575,500	PREVIOUS IMP. VALUE <= 25K
9	34	423290	0135	07/31/14	\$390,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	34	423290	0310	10/29/14	\$1,430,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	34	423290	1120	05/20/14	\$792,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	34	423290	3065	06/05/13	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
9	34	534420	0100	10/23/12	\$450,000	STATISTICAL OUTLIER
9	56	545730	0090	10/01/13	\$1,555,000	IMP. COUNT > 1
9	56	545730	0941	03/12/13	\$958,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	55	545730	1000	06/13/12	\$379,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
9	54	545780	0122	04/21/14	\$675,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	55	545780	0930	12/27/12	\$1,525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	35	616990	0545	06/25/14	\$1,330,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	46	616990	0695	11/26/12	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	46	616990	0755	07/11/12	\$1,500,000	NO MARKET EXPOSURE



## Improved Sales Removed in This Annual Update Analysis

### Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	35	616990	1130	05/15/12	\$1,196,018	DIAGNOSTIC OUTLIER
9	33	701120	0020	04/24/14	\$708,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
9	33	701120	0060	12/05/14	\$1,365,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	33	701120	0060	04/26/13	\$650,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
9	34	701120	0140	04/04/12	\$475,000	SEGREGATION AND/OR MERGER; TEAR DOWN
9	34	701120	0830	09/09/14	\$783,200	PREVIOUS IMP. VALUE <= 25K
9	34	701120	0897	10/22/12	\$520,000	DIAGNOSTIC OUTLIER
9	33	701120	1125	12/30/13	\$850,000	NO MARKET EXPOSURE
9	33	701120	1130	05/02/13	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	33	701120	1282	09/26/12	\$409,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	33	701120	1295	01/30/12	\$471,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	34	701120	1308	09/03/13	\$639,950	BUILDER OR DEVELOPER SALES
9	33	701120	1481	04/11/14	\$695,000	DIAGNOSTIC OUTLIER
9	34	701120	1550	07/07/14	\$780,000	PREVIOUS IMP. VALUE <= 25K
9	56	715920	0010	02/13/12	\$553,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	56	949470	0026	11/19/13	\$1,310,000	DIAGNOSTIC OUTLIER
9	56	956180	0105	01/25/13	\$1,270,000	STATISTICAL OUTLIER

**Vacant Sales Used in this Annual Update Analysis**  
**Area 012**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	33	511340	0217	05/30/12	\$250,000	3,880	Y	N
9	34	701120	0270	12/17/14	\$675,000	5,622	N	N
9	56	887300	0046	06/11/13	\$500,000	5,000	Y	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 012

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	24	192504	9013	03/05/13	\$200,000	BUILDER OR DEVELOPER SALES; NO MARKET EXPOSURE
2	23	197220	5683	09/18/12	\$54,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; CORPORATE AFFILIATES
2	23	197220	5682	09/18/12	\$54,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; CORPORATE AFFILIATES
2	23	197220	5681	09/18/12	\$54,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; CORPORATE AFFILIATES
2	22	197220	5050	02/20/12	\$318,000	TEAR DOWN
2	34	242503	9032	09/11/13	\$525,000	TEAR DOWN
2	34	265250	1565	08/28/13	\$426,000	TEAR DOWN
2	34	265250	1680	06/22/12	\$300,000	TEAR DOWN
2	33	274960	0040	09/04/13	\$450,100	TEAR DOWN
2	34	277060	5095	04/08/14	\$555,000	TEAR DOWN
2	33	277160	1840	06/21/13	\$110,000	DOR RATIO; NO MARKET EXPOSURE
2	34	286710	0361	04/25/12	\$380,000	TEAR DOWN
2	33	511340	0419	06/07/13	\$450,000	TEAR DOWN
2	34	524480	1550	07/23/13	\$300,000	TEAR DOWN
5	93	204100	0100	03/22/12	\$315,000	SEGREGATION AND/OR MERGER
5	53	609600	0110	07/10/12	\$675,000	TEAR DOWN
5	93	930130	1135	04/19/13	\$380,000	TEAR DOWN; NO MARKET EXPOSURE
9	34	080900	1520	06/20/13	\$475,000	TEAR DOWN; NO MARKET EXPOSURE
9	35	080900	0610	05/28/13	\$670,000	TEAR DOWN
9	45	173280	0174	02/11/14	\$280,000	SEGREGATION AND/OR MERGER
9	45	173280	0935	11/14/12	\$528,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	34	239710	0855	05/23/13	\$650,000	NO MARKET EXPOSURE; TEAR DOWN
9	34	239710	0280	12/13/12	\$335,000	NO MARKET EXPOSURE; TEAR DOWN
9	34	239710	0850	07/05/12	\$537,000	TEAR DOWN
9	33	239710	0320	05/03/12	\$280,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
9	33	277160	2172	03/07/12	\$285,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
9	45	387990	1580	04/03/13	\$250,000	EASEMENT OR RIGHT-OF-WAY
9	45	387990	1580	08/23/12	\$765,000	NO MARKET EXPOSURE
9	34	423290	0310	05/28/13	\$412,000	NO MARKET EXPOSURE; TEAR DOWN

## Vacant Sales Removed in this Annual Update Analysis Area 012

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	56	545730	1025	04/08/13	\$712,500	TEAR DOWN
9	54	545780	1090	12/04/13	\$600,000	TEAR DOWN
9	54	545780	0635	09/23/12	\$525,000	TEAR DOWN; NO MARKET EXPOSURE
9	46	616990	0715	05/23/12	\$950,000	DOR RATIO; NO MARKET EXPOSURE
9	34	701120	1430	08/10/12	\$65,000	NO MARKET EXPOSURE
9	34	701120	0135	06/04/12	\$325,000	SEGREGATION AND/OR MERGER; TEAR DOWN

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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

## Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and total Valuation
- New Construction Evaluation

*Hasen Anderson*

Appraiser II

8/11/2015

Date



## King County

### Department of Assessments

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

**Lloyd Hara**  
**Assessor**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor