

Executive Summary

Magnolia / Area 011 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012

Number of Improved Sales: 828

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$301,000	\$318,300	\$619,300			9.47%
2014 Value	\$312,000	\$330,500	\$642,500	\$692,000	93.0%	9.17%
\$ Change	+\$11,000	+\$12,200	+\$23,200			
% Change	+3.7%	+3.8%	+3.7%			

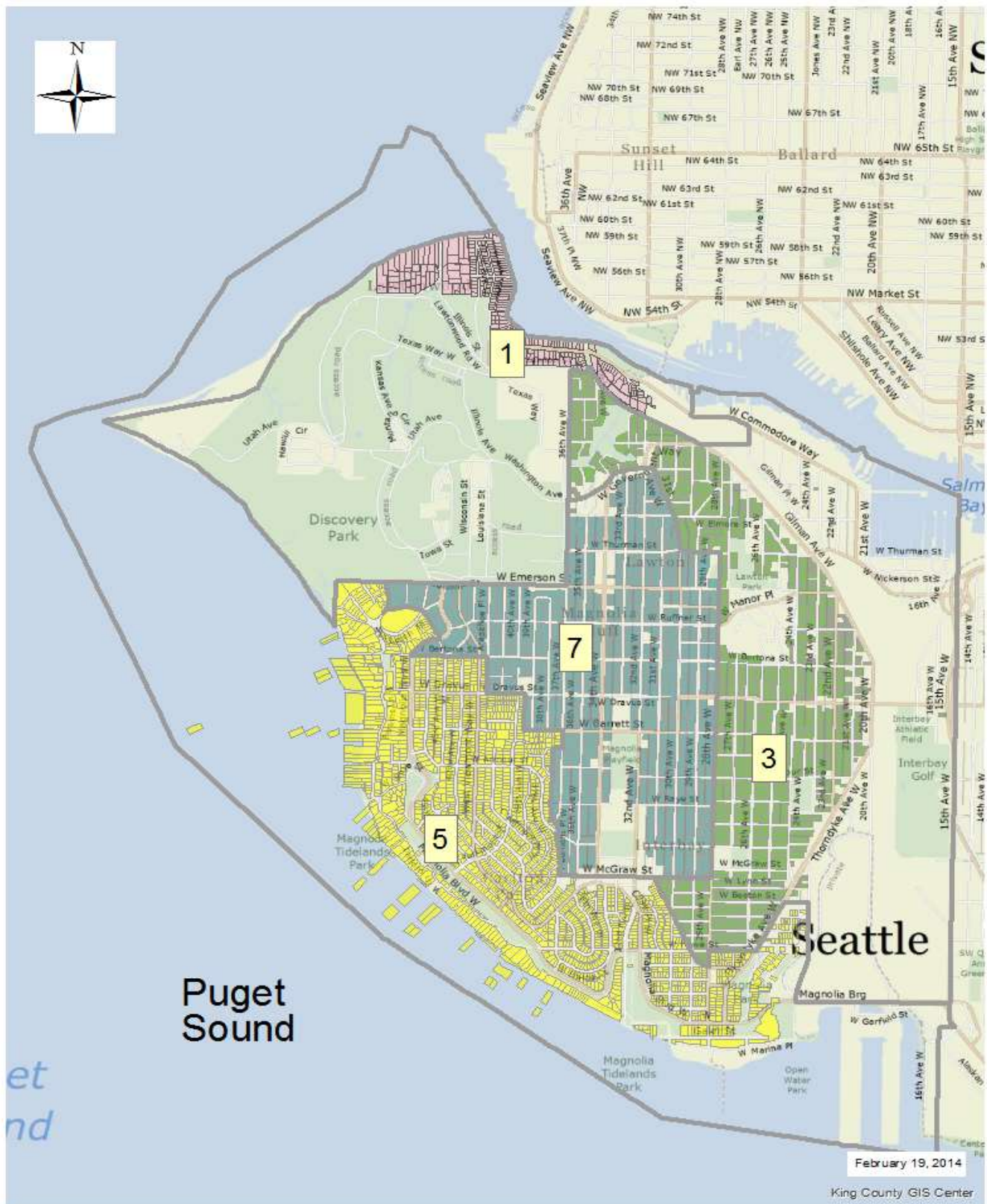
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.17% is an improvement from the previous COD of 9.47%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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 Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$327,100	\$301,500	\$628,600
2014 Value	\$339,100	\$312,000	\$651,100
% Change	+3.7%	+3.5%	+3.6%

Number of one to three unit residences in the population: 6,449

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables and one characteristic based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 30 were generally at higher assessment levels than the rest of the population and required a downward adjustment. Parcels in Neighborhood 60 were generally at lower assessment levels than the rest of the population and required an upward adjustment. Parcels whose Grade was greater than 9 and not located in Neighborhood 30 or Neighborhood 60 were generally at higher assessment levels than the rest of the population and required less of an upward adjustment than the overall adjustment. This annual update valuation model corrects for these strata differences.

Area 011 - Sub Area Map



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Area 011 - Model Adjustments

1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+4.15%	5150	80%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Neighborhood 30	-2.44%	24	137	18%
Neighborhood 60	+10.21%	107	586	18%
HighGrade>9Not Nghb30orNghb60	+1.39%	75	576	13%

Generally, single family homes located in Neighborhood 30 were at a higher assessment level than the rest of the population. Single family homes in Neighborhood 60 were at a lower assessment level than the rest of the population. Single family homes whose grade was greater than 9 and were not located in neighborhoods 30 and 60 were at higher assessment levels. This model corrects for these strata differences.

Area 011 - Neighborhood Map



Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: September 10, 2014

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 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 14 usable land sales available in the area, their 2013 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 +3.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.038, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables and one characteristic based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 30 were generally at higher assessment levels than the rest of the population and required a downward adjustment. Parcels in Neighborhood 60 were generally at lower assessment levels than the rest of the population and required an upward adjustment. Parcels whose Grade was greater than 9 and not located in Neighborhood 30 or Neighborhood 60 were generally at higher assessment levels than the rest of the population and



required less of an upward adjustment than the overall adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 828 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.9025066 + 6.100412E-02 * Nghb30 - 4.958837E-02 * Nghb60 + 2.460383E-02 * HighGrade > 9NotNghb30or60)$$

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

$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.930. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +3.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

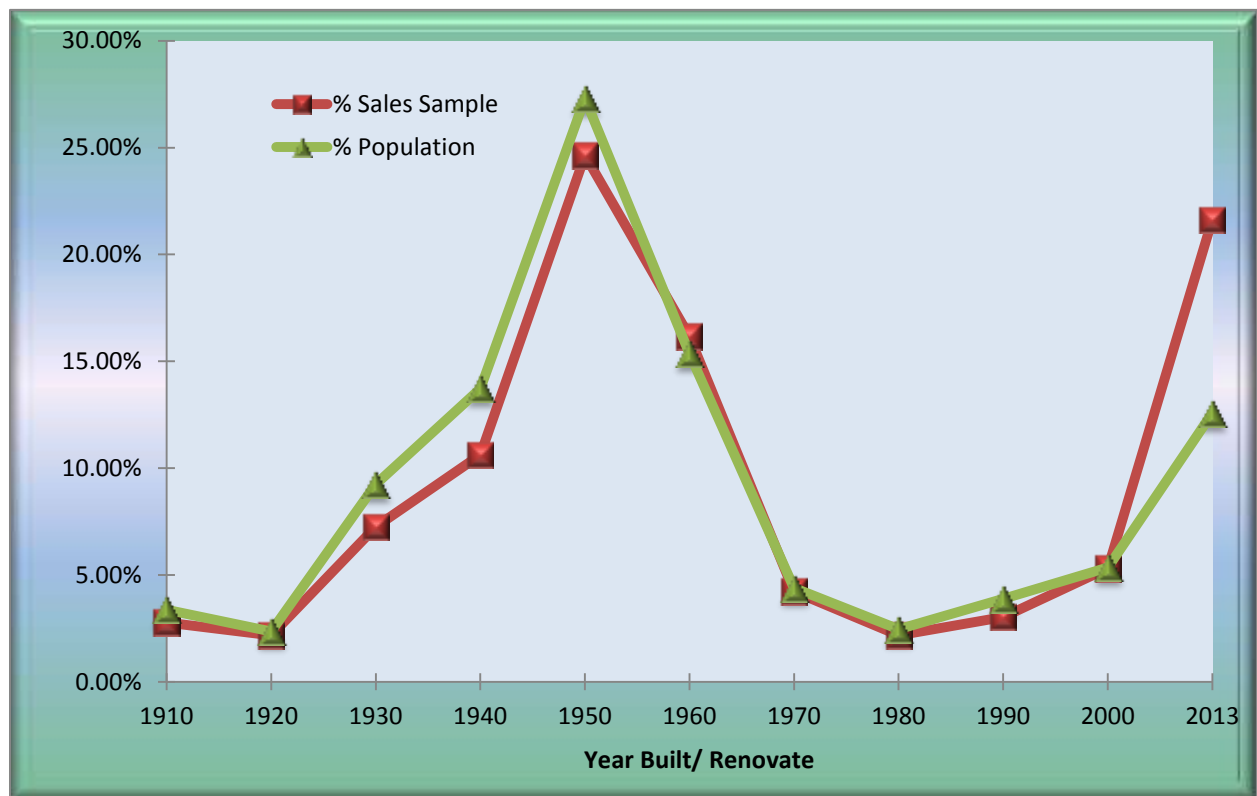
- If multiple houses exist on a parcel located in Neighborhoods 10, 20, 40, 50, and 90 and the primary improvement is Grade 9 or lower, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.037.
- If multiple houses exist on a parcel located in Neighborhoods 10, 20, 40, 50, and 90 and the primary improvement is greater than Grade 9, the Total % Change indicated by the HighGrade>9NotNghb30orNghb60 is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.0139.
- If multiple houses exist on a parcel located in Neighborhood 30, the Total % Change indicated by the Neighborhood 30 variable is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 0.9756

- If multiple houses exist on a parcel located in Neighborhood 60, the Total % Change indicated by the Neighborhood 60 variable is used sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.1021
- 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” located in Neighborhoods 10, 20, 40, 50, and 90, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Land Value + Previous Improvement Value) * 1.037.
- If “accessory improvements only” Neighborhood 30, the Total % Change indicated by the Neighborhood 30 variable is used to arrive at the new total value (Previous Land Value + Previous Improvement Value) * 0.9756
- If “accessory improvements only” Neighborhood 60, the Total % Change indicated by the Neighborhood 60 variable is used to arrive at the new total value (Previous Land Value + Previous Improvement Value) * 1.1021
- 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.

Sales Sample Representation of Population Year Built or Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	23	2.78%
1920	18	2.17%
1930	60	7.25%
1940	88	10.63%
1950	204	24.64%
1960	134	16.18%
1970	35	4.23%
1980	18	2.17%
1990	25	3.02%
2000	44	5.31%
2013	179	21.62%
	828	

Population		
Year Built/Ren	Frequency	% Population
1910	217	3.36%
1920	152	2.36%
1930	596	9.24%
1940	885	13.72%
1950	1,761	27.31%
1960	991	15.37%
1970	283	4.39%
1980	158	2.45%
1990	250	3.88%
2000	345	5.35%
2013	811	12.58%
	6,449	

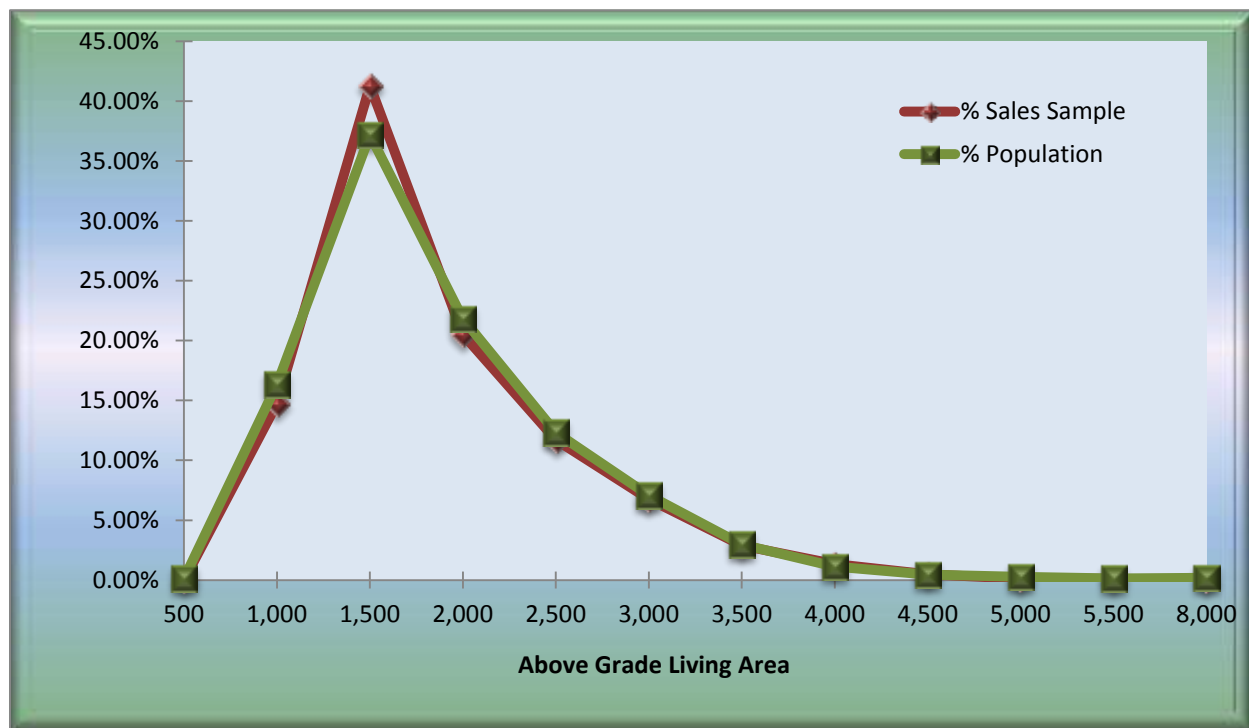


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	122	14.73%
1,500	342	41.30%
2,000	170	20.53%
2,500	97	11.71%
3,000	56	6.76%
3,500	24	2.90%
4,000	11	1.33%
4,500	4	0.48%
5,000	1	0.12%
5,500	1	0.12%
8,000	0	0.00%
828		

Population		
AGLA	Frequency	% Population
500	9	0.14%
1,000	1,054	16.34%
1,500	2,397	37.17%
2,000	1,408	21.83%
2,500	795	12.33%
3,000	457	7.09%
3,500	191	2.96%
4,000	72	1.12%
4,500	29	0.45%
5,000	17	0.26%
5,500	8	0.12%
8,000	12	0.19%
6,449		

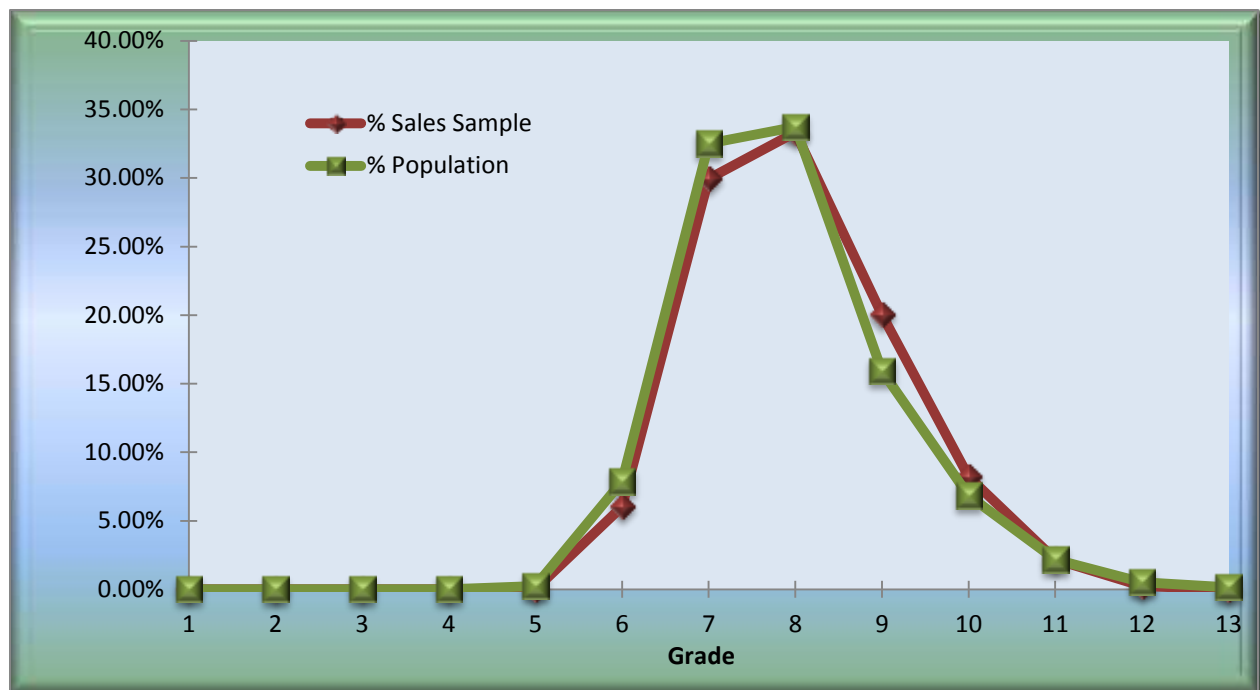


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area (AGLA). This distribution is adequate for both accurate analysis and appraisals

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	50	6.04%
7	248	29.95%
8	276	33.33%
9	166	20.05%
10	68	8.21%
11	18	2.17%
12	2	0.24%
13	0	0.00%
828		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	16	0.25%
6	507	7.86%
7	2,097	32.52%
8	2,175	33.73%
9	1,028	15.94%
10	442	6.85%
11	141	2.19%
12	33	0.51%
13	10	0.16%
6,449		



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

Area 011 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.049, resulting in an adjusted value of \$498,000 (\$475,000 * 1.049=\$498,275) – truncated to the nearest \$1000.

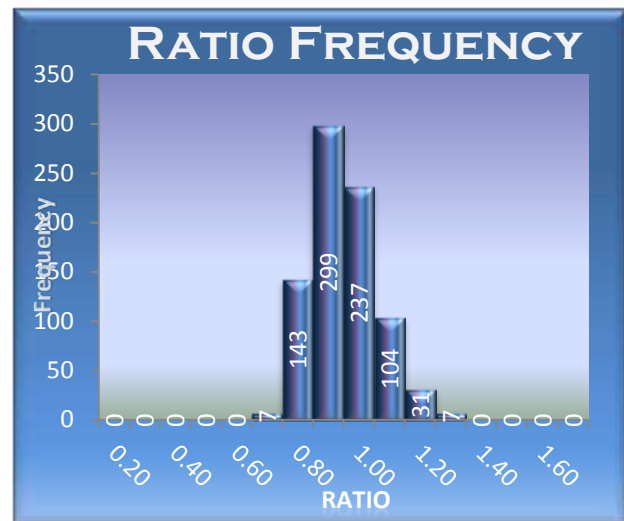
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.280	28.0%
2/1/2011	1.264	26.4%
3/1/2011	1.251	25.1%
4/1/2011	1.236	23.6%
5/1/2011	1.222	22.2%
6/1/2011	1.208	20.8%
7/1/2011	1.195	19.5%
8/1/2011	1.182	18.2%
9/1/2011	1.170	17.0%
10/1/2011	1.158	15.8%
11/1/2011	1.146	14.6%
12/1/2011	1.135	13.5%
1/1/2012	1.125	12.5%
2/1/2012	1.114	11.4%
3/1/2012	1.105	10.5%
4/1/2012	1.096	9.6%
5/1/2012	1.087	8.7%
6/1/2012	1.078	7.8%
7/1/2012	1.070	7.0%
8/1/2012	1.063	6.3%
9/1/2012	1.055	5.5%
10/1/2012	1.049	4.9%
11/1/2012	1.042	4.2%
12/1/2012	1.037	3.7%
1/1/2013	1.031	3.1%
2/1/2013	1.026	2.6%
3/1/2013	1.022	2.2%
4/1/2013	1.018	1.8%
5/1/2013	1.014	1.4%
6/1/2013	1.011	1.1%
7/1/2013	1.008	0.8%
8/1/2013	1.005	0.5%
9/1/2013	1.003	0.3%
10/1/2013	1.002	0.2%
11/1/2013	1.001	0.1%
12/1/2013	1.000	0.0%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 011 is: $(0.9025066 + 0.0000002098876 * \text{SaleDaySq} + 0.06100412 * 0.02898551 - 0.04958837 * 0.1292271 + 0.02460383 * 0.09057971) / (0.9025066 + 0.06100412 * 0.02898551 - 0.04958837 * 0.1292271 + 0.02460383 * 0.09057971)$
SaleDaySq = (SaleDate – 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Magnolia	1/1/2013	2/19/2014	1/2011 - 12/2013
Area Number: 11	Appr ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	828
Mean Assessed Value	619,300
Mean Adj. Sales Price	692,000
Standard Deviation AV	315,743
Standard Deviation SP	353,966
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.900
Median Ratio	0.889
Weighted Mean Ratio	0.895
UNIFORMITY	
Lowest ratio	0.653
Highest ratio:	1.276
Coefficient of Dispersion	9.47%
Standard Deviation	0.106
Coefficient of Variation	11.81%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.879
Upper limit	0.898
95% Confidence: Mean	
Lower limit	0.893
Upper limit	0.907
SAMPLE SIZE EVALUATION	
N (population size)	6449
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.106
Recommended minimum:	18
Actual sample size:	828
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	449
# ratios above mean:	379
z:	2.433
Conclusion:	Non-normal



COMMENTS:

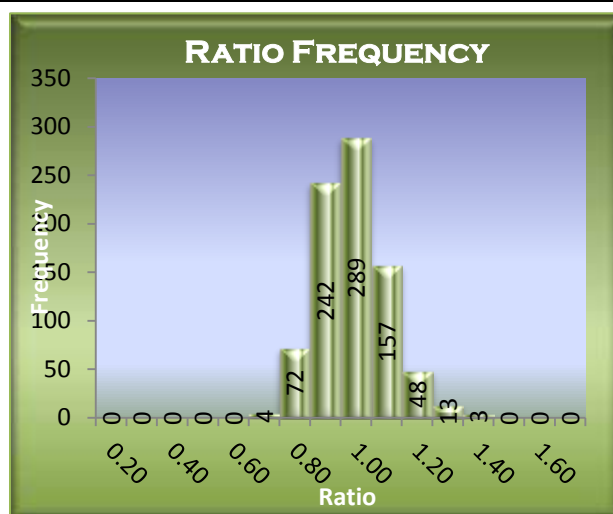
1 to 3 Unit Residences throughout Area 011

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Magnolia	1/1/2014	2/19/2014	1/2011 - 12/2013
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 11	SKEN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	828
Mean Assessed Value	642,500
Mean Sales Price	692,000
Standard Deviation AV	316,482
Standard Deviation SP	353,966
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.930
Weighted Mean Ratio	0.928
UNIFORMITY	
Lowest ratio	0.662
Highest ratio:	1.329
Coefficient of Dispersion	9.17%
Standard Deviation	0.108
Coefficient of Variation	11.55%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.920
Upper limit	0.940
95% Confidence: Mean	
Lower limit	0.932
Upper limit	0.946
SAMPLE SIZE EVALUATION	
N (population size)	6449
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.108
Recommended minimum:	19
Actual sample size:	828
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	440
# ratios above mean:	388
z:	1.807
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 011

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

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	0045	423790	0886	8/31/13	\$580,000	\$582,000	1180	7	1957	Avg	7050	N	N	3301 W COMMODORE WAY
001	0036	102503	9212	12/2/13	\$580,000	\$580,000	1560	7	1943	Avg	6340	Y	N	3776 W COMMODORE WAY
001	0035	090400	0035	9/30/13	\$1,150,000	\$1,152,000	1570	7	1955	Avg	11150	Y	Y	5416 39TH AVE W
001	0035	766620	0272	7/12/13	\$869,000	\$875,000	1590	7	1944	Avg	7421	Y	Y	3632 W COMMODORE WAY
001	0035	057300	0075	1/29/13	\$631,000	\$648,000	850	8	1958	Avg	4888	Y	N	5436 40TH AVE W
001	0035	759070	0060	10/28/13	\$1,117,000	\$1,118,000	910	8	1954	Avg	8611	Y	Y	5608 39TH AVE W
001	0035	057300	0630	7/26/12	\$589,000	\$627,000	1170	8	1950	VGood	5000	N	N	5630 40TH AVE W
001	0035	057300	0535	6/20/12	\$599,000	\$643,000	1460	8	1958	Avg	8487	Y	N	5651 40TH AVE W
001	0035	057300	0675	2/8/13	\$675,000	\$692,000	1460	8	1964	Avg	5000	Y	N	5654 40TH AVE W
001	0034	102503	9027	10/10/11	\$1,300,000	\$1,501,000	1830	9	1952	Avg	40223	Y	Y	4223 W SEMPLE ST
001	0035	090400	0075	3/30/12	\$1,229,000	\$1,347,000	1920	9	1999	Avg	11163	Y	Y	5436 39TH AVE W
001	0035	057300	0480	1/24/13	\$620,000	\$637,000	2190	9	1983	Avg	4345	N	N	5625 40TH AVE W
001	0036	057300	0350	6/1/12	\$685,000	\$739,000	2220	9	1973	Avg	6600	Y	N	5609 42ND AVE W
001	0035	057300	0565	12/18/12	\$822,000	\$850,000	2280	9	1987	Avg	5000	Y	N	3904 W SHERIDAN ST
001	0036	102503	9314	9/22/11	\$1,225,000	\$1,423,000	2319	9	1997	Avg	7093	Y	Y	3756 W COMMODORE WAY
001	0036	102503	9314	4/24/12	\$1,065,000	\$1,160,000	2319	9	1997	Avg	7093	Y	Y	3756 W COMMODORE WAY
001	0035	057300	0170	11/14/12	\$801,000	\$833,000	2760	9	1975	Avg	6000	Y	N	5435 40TH AVE W
001	0036	102503	9037	5/20/13	\$860,000	\$870,000	3530	9	1986	Avg	9668	N	N	4550 W SHERIDAN ST
001	0035	057300	0696	6/26/13	\$1,100,000	\$1,109,000	2190	10	2001	Avg	6600	Y	N	5430 42ND AVE W
001	0035	057300	0665	4/3/13	\$880,000	\$895,000	2520	10	1986	Avg	5000	Y	N	5648 40TH AVE W
001	0035	057300	0360	10/7/13	\$1,150,000	\$1,152,000	2800	10	2004	Avg	6600	Y	N	5617 42ND AVE W
001	0045	102503	9326	12/14/12	\$819,000	\$847,000	2950	10	2012	Avg	7024	N	N	3504 W LAWTON CIR
001	0036	102503	9279	10/23/13	\$1,320,000	\$1,322,000	3290	10	2005	Avg	12653	N	N	4540 W CRAMER ST
001	0046	102503	9239	5/2/11	\$1,248,000	\$1,525,000	3480	10	1990	VGood	10080	Y	N	3704 W LAWTON ST
001	0036	729370	0086	1/2/13	\$1,900,000	\$1,959,000	2320	11	1968	Avg	9318	Y	Y	3900 W HOOKER ST
001	0045	102503	9324	2/7/13	\$839,000	\$860,000	2380	11	2013	Avg	5415	N	N	3507 W LAWTON CIR
001	0037	102503	9294	9/9/13	\$1,310,000	\$1,314,000	3190	11	1986	Avg	20000	N	N	4576 W CRAMER ST
001	0037	102503	9214	4/26/12	\$1,350,000	\$1,469,000	4710	11	1994	Avg	22800	N	N	4556 W CRAMER ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0054	701070	0715	12/21/11	\$260,000	\$293,000	630	6	1924	Avg	2810	N	N	3105 W GOVERNMENT WAY
003	0054	701070	1185	8/15/13	\$342,000	\$344,000	720	6	1944	Avg	4000	Y	N	4443 28TH AVE W
003	0044	423540	0230	12/12/12	\$250,000	\$259,000	760	6	1920	Avg	5683	N	N	4410 BRYGGER DR W
003	0063	277110	1220	6/27/12	\$253,800	\$272,000	770	6	1944	Avg	5000	N	N	2214 W EMERSON ST
003	0064	277060	1865	11/12/13	\$395,000	\$395,000	780	6	1944	Avg	6000	N	N	3206 22ND AVE W
003	0064	277060	1865	11/12/13	\$395,000	\$395,000	780	6	1944	Avg	6000	N	N	3206 22ND AVE W
003	0064	277060	2045	5/11/11	\$300,000	\$365,000	790	6	1905	Good	4800	N	N	3014 22ND AVE W
003	0063	277110	4230	12/5/12	\$240,000	\$249,000	790	6	1906	Avg	2500	N	N	2658 22ND AVE W
003	0053	701070	0695	11/14/12	\$288,000	\$299,000	790	6	1947	Avg	4000	N	N	4411 31ST AVE W
003	0054	701070	1000	8/9/13	\$365,000	\$367,000	790	6	1927	Avg	4000	Y	N	4411 28TH PL W
003	0054	277060	0568	11/6/13	\$460,000	\$460,000	810	6	1951	Avg	4500	Y	N	2321 W BERTONA ST
003	0053	701070	0790	5/25/12	\$290,000	\$313,000	810	6	1948	Avg	4000	N	N	3104 W JAMESON ST
003	0063	277060	6965	3/13/13	\$415,000	\$423,000	830	6	1950	Avg	5250	N	N	4222 27TH AVE W
003	0062	277110	1100	9/26/11	\$224,450	\$260,000	830	6	1944	Avg	4140	N	N	3832 23RD AVE W
003	0063	036900	0820	9/30/11	\$315,000	\$365,000	850	6	1953	Good	5250	N	N	4001 24TH AVE W
003	0053	701070	0705	8/27/13	\$330,000	\$331,000	850	6	1951	Avg	4000	N	N	4419 31ST AVE W
003	0054	701070	0030	5/3/12	\$357,500	\$388,000	870	6	1947	Avg	4800	Y	N	4225 28TH AVE W
003	0054	691770	0310	7/8/12	\$400,000	\$427,000	900	6	1950	Avg	6857	N	N	4030 30TH AVE W
003	0064	277060	1875	11/8/12	\$258,000	\$269,000	910	6	1907	Avg	2750	N	N	2110 W DRAVUS ST
003	0064	277060	1875	10/21/11	\$250,000	\$288,000	910	6	1907	Avg	2750	N	N	2110 W DRAVUS ST
003	0044	423540	0245	2/27/12	\$278,000	\$307,000	920	6	1920	Avg	4608	N	N	4455 BRYGGER DR W
003	0054	701070	1050	7/6/12	\$499,000	\$533,000	920	6	1948	VGood	3575	N	N	4483 GILMAN AVE W
003	0054	701070	1260	3/9/13	\$400,000	\$408,000	920	6	1952	Avg	5500	Y	N	4430 28TH PL W
003	0044	423790	0755	4/11/12	\$285,000	\$311,000	1130	6	1900	Avg	4000	N	N	4530 33RD AVE W
003	0054	277060	0450	9/11/12	\$322,900	\$340,000	1350	6	1911	Good	7000	N	N	3444 24TH AVE W
003	0064	277060	1635	12/26/12	\$335,000	\$346,000	1390	6	1918	Avg	3679	N	N	3623 22ND AVE W
003	0044	423540	0475	6/24/13	\$535,000	\$540,000	1480	6	1929	Good	6450	N	N	4332 36TH AVE W
003	0064	277060	1467	11/1/12	\$288,000	\$300,000	580	7	1997	Avg	1563	Y	N	3430 23RD AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0015	232130	0090	9/17/13	\$400,000	\$401,000	720	7	1946	Avg	4054	Y	N	2301 28TH AVE W
003	0014	277160	3280	5/14/13	\$450,000	\$456,000	770	7	1944	Good	4000	Y	N	2418 W BOSTON ST
003	0014	277160	3280	5/9/12	\$410,700	\$445,000	770	7	1944	Good	4000	Y	N	2418 W BOSTON ST
003	0064	277060	2455	6/25/13	\$450,000	\$454,000	780	7	1944	Good	6000	N	N	3250 21ST AVE W
003	0054	277060	0639	5/16/13	\$375,000	\$380,000	806	7	1954	Avg	2540	N	N	2316 W DRAVUS ST
003	0064	277060	1525	4/29/13	\$441,000	\$447,000	820	7	1919	Good	6000	N	N	3431 22ND AVE W
003	0044	423790	1560	3/16/11	\$430,000	\$535,000	830	7	1952	VGood	4000	N	N	4515 35TH AVE W
003	0054	277060	6695	9/11/13	\$474,000	\$475,000	840	7	1951	Avg	4400	N	N	4217 27TH AVE W
003	0064	277060	2487	12/16/13	\$331,500	\$332,000	840	7	2000	Avg	900	N	N	3222 C 21ST AVE W
003	0015	119300	0255	8/7/11	\$440,000	\$519,000	900	7	1931	VGood	3111	Y	N	2611 W BERTONA ST
003	0064	277060	1740	6/24/13	\$337,000	\$340,000	900	7	1993	Avg	914	N	N	2108 B W BERTONA ST
003	0064	277060	1995	6/7/13	\$510,000	\$515,000	920	7	1906	Good	6000	N	N	3048 22ND AVE W
003	0015	232130	0230	12/13/11	\$379,000	\$429,000	930	7	1924	Avg	6000	N	N	2917 W BOSTON ST
003	0064	277060	1380	11/9/11	\$349,000	\$399,000	930	7	1910	VGood	3960	N	N	3221 22ND AVE W
003	0064	036900	0970	9/14/12	\$482,000	\$507,000	940	7	2003	Avg	6000	Y	N	3833 24TH AVE W
003	0044	423790	0675	2/22/12	\$282,900	\$313,000	950	7	1946	Avg	5500	N	N	4517 32ND AVE W
003	0054	277060	6610	4/15/13	\$536,000	\$545,000	960	7	1953	Good	4950	Y	N	4241 WILLIAMS AVE W
003	0044	423790	1265	8/10/12	\$275,000	\$292,000	970	7	1950	Avg	5039	N	N	4553 34TH AVE W
003	0015	277160	4035	5/29/12	\$494,000	\$533,000	980	7	1941	Good	4000	Y	N	2645 W CROCKETT ST
003	0054	277060	6710	12/20/13	\$490,000	\$490,000	1000	7	1951	Avg	4400	N	N	2706 W ELMORE ST
003	0015	277160	3975	9/8/11	\$419,000	\$489,000	1000	7	1937	Avg	4000	Y	N	2600 W NEWTON ST
003	0044	423790	1360	3/8/11	\$412,500	\$515,000	1020	7	1915	Good	4920	Y	N	4611 34TH AVE W
003	0054	693360	0150	12/21/12	\$482,000	\$498,000	1020	7	1958	Avg	5248	Y	N	3252 26TH AVE W
003	0054	277060	0465	5/8/12	\$466,000	\$506,000	1030	7	1959	Avg	7000	N	N	3426 24TH AVE W
003	0054	277060	6775	12/7/11	\$315,000	\$357,000	1030	7	1956	Avg	5830	Y	N	4224 WILLIAMS AVE W
003	0065	277110	2015	5/29/13	\$370,000	\$374,000	1040	7	2001	Avg	1812	N	N	3600 22ND AVE W
003	0064	277060	0232	7/27/11	\$340,000	\$403,000	1050	7	1995	Avg	1682	N	N	3843 A 23RD AVE W
003	0015	232130	0310	4/25/12	\$360,000	\$392,000	1060	7	1910	Avg	4041	N	N	2107 28TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0054	277060	6821	6/17/13	\$349,950	\$353,000	1060	7	2008	Avg	1181	N	N	2715 A W JAMESON ST
003	0054	277060	6822	6/18/12	\$336,500	\$361,000	1060	7	2008	Avg	877	N	N	2715 B W JAMESON ST
003	0054	277060	6823	3/6/13	\$369,950	\$378,000	1060	7	2008	Avg	1105	N	N	2715 C W JAMESON ST
003	0054	277060	1155	6/27/12	\$400,000	\$429,000	1070	7	1943	Avg	6000	Y	N	3026 23RD AVE W
003	0064	277060	2005	8/2/12	\$456,650	\$485,000	1070	7	1906	Good	3998	N	N	3034 22ND AVE W
003	0015	277160	3375	5/3/13	\$703,000	\$713,000	1100	7	1954	Good	6000	Y	N	2445 W LYNN ST
003	0014	503630	0240	11/17/11	\$466,000	\$531,000	1100	7	1951	Avg	6000	Y	N	3712 28TH AVE W
003	0054	277060	6825	11/15/11	\$284,950	\$325,000	1100	7	2006	Avg	1520	N	N	4252 WILLIAMS AVE W
003	0054	036900	0094	11/8/13	\$445,000	\$445,000	1110	7	1953	Avg	5500	N	N	3857 WILLIAMS AVE W
003	0054	036900	0094	11/8/13	\$445,000	\$445,000	1110	7	1953	Avg	5500	N	N	3857 WILLIAMS AVE W
003	0054	036900	0102	6/27/12	\$485,000	\$520,000	1110	7	1953	Avg	5500	N	N	3847 WILLIAMS AVE W
003	0054	036900	0080	5/27/11	\$294,000	\$356,000	1120	7	1957	Avg	5875	Y	N	4013 WILLIAMS AVE W
003	0054	277060	6765	11/14/11	\$314,500	\$359,000	1120	7	1956	Avg	5720	Y	N	4214 WILLIAMS AVE W
003	0054	503630	0920	12/29/11	\$426,000	\$480,000	1120	7	1964	Good	4325	Y	N	3439 24TH AVE W
003	0044	423540	0182	9/18/11	\$352,500	\$410,000	1120	7	2003	Avg	1328	N	N	3302 A W GOVERNMENT
003	0064	277060	0145	7/8/11	\$465,000	\$554,000	1130	7	1956	Good	7000	Y	N	3842 24TH AVE W
003	0054	701070	0885	9/19/12	\$460,000	\$484,000	1140	7	1985	Avg	4000	N	N	3010 W JAMESON ST
003	0054	277060	0720	8/3/11	\$430,505	\$509,000	1160	7	1952	Avg	7000	N	N	3036 24TH AVE W
003	0055	924190	0130	1/31/12	\$460,000	\$513,000	1160	7	1961	Avg	5632	N	N	3010 25TH AVE W
003	0055	924190	0130	10/17/11	\$420,000	\$484,000	1160	7	1961	Avg	5632	N	N	3010 25TH AVE W
003	0064	277060	1485	4/22/13	\$559,500	\$568,000	1170	7	1953	Avg	6000	Y	N	3406 23RD AVE W
003	0054	693360	0205	1/2/13	\$511,000	\$527,000	1180	7	1960	Avg	5940	N	N	3226 26TH AVE W
003	0054	701070	0195	4/11/12	\$377,000	\$412,000	1190	7	1953	Avg	5250	Y	N	2825 W JAMESON ST
003	0054	701070	1300	9/20/11	\$375,000	\$436,000	1190	7	1974	Avg	3600	Y	N	4400 28TH PL W
003	0015	277160	4700	12/19/11	\$486,450	\$549,000	1200	7	1923	Good	4000	N	N	2643 W NEWTON ST
003	0014	503630	0215	4/14/11	\$370,000	\$455,000	1210	7	1947	Avg	6000	Y	N	3618 28TH AVE W
003	0054	701070	0805	4/24/12	\$425,000	\$463,000	1210	7	1952	Avg	5000	N	N	4417 30TH AVE W
003	0054	701070	0805	12/23/11	\$399,000	\$450,000	1210	7	1952	Avg	5000	N	N	4417 30TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0054	026900	0623	11/4/11	\$530,000	\$607,000	1220	7	1947	Good	5900	Y	N	2569 24TH AVE W
003	0054	693360	0275	4/9/12	\$425,000	\$465,000	1220	7	1962	Avg	5040	N	N	3211 25TH AVE W
003	0015	277160	4685	3/12/12	\$538,000	\$593,000	1230	7	1937	VGood	4000	N	N	2631 W NEWTON ST
003	0044	423540	0060	5/10/12	\$345,000	\$374,000	1240	7	1948	Avg	6400	N	N	3221 W FORT ST
003	0044	423790	1236	2/23/12	\$435,000	\$482,000	1240	7	1966	Avg	4954	N	N	4575 34TH AVE W
003	0054	693360	0206	8/1/12	\$412,500	\$438,000	1240	7	1961	Avg	5000	N	N	3229 25TH AVE W
003	0054	701070	1275	12/9/11	\$417,000	\$472,000	1240	7	1963	Avg	4500	Y	N	4416 28TH PL W
003	0054	701070	0300	4/3/13	\$469,000	\$477,000	1260	7	1988	Avg	6699	N	N	2928 W ELMORE ST
003	0053	277060	0310	6/26/13	\$480,000	\$484,000	1270	7	1963	Avg	7000	N	N	3630 24TH AVE W
003	0054	277060	0582	6/5/12	\$355,000	\$382,000	1300	7	1926	Avg	5600	Y	N	3246 24TH AVE W
003	0054	277060	0435	9/28/11	\$376,312	\$436,000	1310	7	1963	Avg	5000	N	N	3450 24TH AVE W
003	0044	423790	1095	1/20/12	\$395,000	\$442,000	1310	7	1913	Good	4800	N	N	4508 35TH AVE W
003	0015	277160	3360	8/17/11	\$400,000	\$470,000	1320	7	1959	Avg	5000	Y	N	2435 W LYNN ST
003	0044	423540	0315	12/1/11	\$635,000	\$721,000	1320	7	1951	VGood	7989	N	N	4436 35TH AVE W
003	0054	691770	0365	5/2/11	\$485,000	\$593,000	1330	7	1951	Avg	9868	Y	N	4045 29TH AVE W
003	0054	701070	1383	4/20/12	\$530,000	\$578,000	1350	7	1970	Avg	4400	Y	N	4350 30TH AVE W
003	0064	277060	1461	7/19/12	\$368,000	\$392,000	1350	7	1997	Avg	1988	Y	N	3436 23RD AVE W
003	0064	277060	1462	5/31/12	\$390,000	\$421,000	1350	7	1997	Avg	1750	Y	N	3434 23RD AVE W
003	0064	277060	1425	5/22/12	\$405,000	\$438,000	1380	7	1944	Avg	6000	Y	N	3257 22ND AVE W
003	0063	277060	6945	4/16/12	\$400,000	\$436,000	1380	7	1997	Good	2625	N	N	4212 27TH AVE W
003	0044	423790	1474	11/3/12	\$492,000	\$513,000	1390	7	1946	Avg	5832	N	N	4555 35TH AVE W
003	0054	277060	0335	10/4/12	\$505,000	\$529,000	1400	7	1963	Avg	4750	N	N	3606 24TH AVE W
003	0054	277060	0780	8/29/13	\$505,000	\$507,000	1400	7	1946	Good	7000	Y	N	3033 23RD AVE W
003	0064	277060	1575	11/11/11	\$430,000	\$491,000	1400	7	1965	Avg	6000	N	N	3636 23RD AVE W
003	0015	277160	3730	2/8/11	\$460,000	\$580,000	1400	7	1920	Good	4000	Y	N	2435 W BOSTON ST
003	0054	701070	1410	12/14/11	\$425,000	\$481,000	1420	7	1938	Avg	7114	Y	N	4330 30TH AVE W
003	0014	503630	0220	3/1/12	\$545,000	\$602,000	1430	7	2011	Avg	6000	Y	N	3624 28TH AVE W
003	0044	423790	1430	5/18/11	\$344,950	\$419,000	1490	7	1950	Avg	6000	N	N	4570 36TH AVE W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0015	026900	1351	9/20/11	\$416,500	\$484,000	1510	7	1955	Avg	5525	Y	N	2415 W MCGRAW ST
003	0054	693360	0021	8/16/12	\$408,000	\$432,000	1530	7	1959	Avg	6696	N	N	2415 W DRAVUS ST
003	0015	277160	3115	6/6/13	\$465,000	\$470,000	1540	7	1912	Avg	4000	Y	N	2640 W BOSTON ST
003	0054	036900	0185	2/29/12	\$469,000	\$518,000	1570	7	1955	Avg	5800	N	N	3842 WILLIAMS AVE W
003	0054	701070	0200	5/24/13	\$582,750	\$589,000	1610	7	1951	Avg	8000	Y	N	2855 W JAMESON ST
003	0054	503630	0820	12/17/12	\$500,000	\$517,000	1650	7	1971	Avg	5225	Y	N	3425 24TH AVE W
003	0015	026900	0255	12/27/12	\$475,000	\$490,000	1660	7	1984	Avg	5078	Y	N	2820 27TH AVE W
003	0015	142503	9017	2/27/13	\$499,000	\$510,000	1670	7	1945	Avg	7560	N	N	3410 28TH AVE W
003	0054	701070	0230	1/14/11	\$515,000	\$656,000	1670	7	1907	Good	5267	N	N	4312 29TH AVE W
003	0054	277060	0705	2/9/12	\$490,000	\$545,000	1680	7	1958	Avg	7000	Y	N	3052 24TH AVE W
003	0014	277160	3320	4/2/12	\$445,000	\$487,000	1690	7	1912	VGood	7050	N	N	2215 THORNDYKE AVE W
003	0044	423540	0540	1/24/12	\$315,000	\$352,000	1700	7	1973	Avg	3138	N	N	4339 35TH AVE W
003	0044	423790	1505	8/27/13	\$510,000	\$512,000	1710	7	1992	Avg	4000	N	N	4514 36TH AVE W
003	0064	036900	0980	5/9/12	\$450,000	\$488,000	1730	7	1983	Avg	6000	N	N	3843 24TH AVE W
003	0014	277160	3805	5/13/13	\$631,300	\$639,000	1770	7	1928	Good	4000	Y	N	2614 W CROCKETT ST
003	0064	277060	0895	4/16/12	\$478,800	\$522,000	1780	7	1950	Avg	6000	N	N	2601 22ND AVE W
003	0044	423790	1370	10/23/12	\$325,000	\$339,000	1800	7	1975	Avg	4759	N	N	3408 W LAWTON ST
003	0015	277160	3212	7/17/13	\$724,999	\$730,000	1840	7	1939	VGood	4000	Y	N	2633 W LYNN ST
003	0044	423540	0250	4/9/12	\$297,500	\$325,000	1860	7	1999	Avg	4637	N	N	4457 BRYGGER DR W
003	0064	277060	0200	12/4/12	\$373,000	\$386,000	1930	7	1950	Avg	4100	N	N	3811 23RD AVE W
003	0014	119300	0040	6/20/12	\$549,800	\$590,000	2050	7	1941	Avg	6250	N	N	3218 28TH AVE W
003	0015	026900	0915	6/26/13	\$622,500	\$628,000	2230	7	1922	Good	8960	Y	N	2518 28TH AVE W
003	0044	423790	1200	7/6/12	\$530,000	\$567,000	2350	7	1910	VGood	3417	N	N	4558 35TH AVE W
003	0054	701070	1105	5/11/13	\$632,500	\$641,000	2390	7	1905	Avg	6000	N	N	4418 29TH AVE W
003	0054	701070	1395	2/7/11	\$394,000	\$497,000	2400	7	1925	Avg	4400	N	N	4340 30TH AVE W
003	0054	277060	6810	9/12/12	\$378,500	\$398,000	950	8	2006	Avg	1365	Y	N	2723 W JAMESON ST
003	0014	277160	3635	12/12/12	\$619,000	\$640,000	980	8	1952	VGood	4000	Y	N	2428 W CROCKETT ST
003	0015	232130	0395	2/29/12	\$550,000	\$608,000	990	8	2011	Avg	4775	N	N	2012 CONDON WAY W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0054	701070	0986	10/4/12	\$410,000	\$430,000	1020	8	1953	Avg	6048	N	N	4403 29TH AVE W
003	0065	277110	2010	8/26/11	\$350,248	\$411,000	1040	8	2001	Avg	1440	N	N	3610 22ND AVE W
003	0064	277060	0241	2/7/11	\$260,000	\$328,000	1040	8	2004	Avg	1170	N	N	3857 B GILMAN AVE W
003	0064	277110	2142	10/4/13	\$385,000	\$386,000	1040	8	2008	Avg	1236	N	N	3404 21ST AVE W
003	0054	693360	0245	10/17/12	\$432,000	\$452,000	1050	8	1953	Avg	4799	Y	N	2514 W DRAVUS ST
003	0014	277160	4000	6/19/12	\$550,000	\$590,000	1060	8	1948	Avg	4000	Y	N	2619 W CROCKETT ST
003	0064	277060	1773	6/18/12	\$365,000	\$392,000	1080	8	2009	Avg	1231	N	N	3447 21ST AVE W
003	0064	277060	1774	1/25/13	\$375,000	\$385,000	1080	8	2009	Avg	922	N	N	3449 21ST AVE W
003	0064	277060	1775	3/28/12	\$330,000	\$362,000	1080	8	2009	Avg	922	N	N	3451 21ST AVE W
003	0064	277060	1785	4/8/13	\$385,000	\$391,000	1080	8	2009	Avg	953	N	N	3457 21ST AVE W
003	0065	277060	1766	9/11/13	\$390,000	\$391,000	1080	8	2009	Avg	922	N	N	3475 21ST AVE W
003	0065	277060	1772	4/25/13	\$387,000	\$393,000	1080	8	2009	Avg	923	N	N	3469 21ST AVE W
003	0015	377630	0025	7/3/12	\$545,000	\$583,000	1090	8	1941	Avg	5400	Y	N	2309 30TH AVE W
003	0055	924190	0105	7/17/13	\$670,200	\$675,000	1090	8	1951	Avg	8832	N	N	3024 25TH AVE W
003	0064	277060	1958	9/21/12	\$346,000	\$364,000	1100	8	2000	Avg	1800	N	N	3056 22ND AVE W
003	0064	277060	0226	9/17/12	\$379,000	\$399,000	1120	8	1996	Avg	1958	N	N	3837 B 23RD AVE W
003	0064	277060	1751	12/12/12	\$369,950	\$383,000	1120	8	2008	Avg	1540	N	N	3413 B 21ST AVE W
003	0064	277060	1752	2/12/13	\$359,000	\$368,000	1120	8	2008	Avg	1260	N	N	3413 A 21ST AVE W
003	0015	232130	0225	10/22/12	\$459,000	\$479,000	1130	8	1927	Avg	4100	N	N	2110 CONDON WAY W
003	0064	277060	1900	12/26/13	\$430,000	\$430,000	1130	8	2005	Avg	1503	N	N	3217B 21ST AVE W
003	0015	377630	0030	7/15/13	\$602,500	\$607,000	1130	8	1941	Avg	6300	Y	N	2317 30TH AVE W
003	0054	701070	0285	4/18/13	\$580,000	\$589,000	1130	8	1983	Avg	4000	N	N	2921 W MANSELL ST
003	0064	277060	1901	4/2/13	\$385,000	\$392,000	1130	8	2005	Avg	1501	N	N	3217A 21ST AVE W
003	0064	277060	0227	12/12/13	\$315,000	\$315,000	1140	8	1996	Avg	1450	N	N	3837 C 23RD AVE W
003	0014	277160	3308	7/30/12	\$395,000	\$420,000	1140	8	2006	Avg	1504	N	N	2209 THORNDYKE AVE W
003	0064	277060	2501	11/12/12	\$350,000	\$364,000	1140	8	2008	Avg	1377	N	N	3204 B 21ST AVE W
003	0055	026900	0230	7/18/11	\$555,000	\$659,000	1160	8	1953	Good	7680	Y	N	2819 25TH AVE W
003	0064	277110	2156	5/19/11	\$285,000	\$346,000	1160	8	2007	Avg	1192	N	N	3412 B 21ST AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0054	277060	1115	6/8/12	\$475,000	\$511,000	1180	8	1942	Good	3500	Y	N	3056 23RD AVE W
003	0015	277160	2970	11/4/13	\$564,500	\$565,000	1180	8	1953	Avg	4000	Y	N	2422 W LYNN ST
003	0014	277160	3275	4/12/12	\$650,000	\$710,000	1200	8	1962	VGood	4000	Y	N	2426 W BOSTON ST
003	0054	701070	0935	4/26/11	\$449,950	\$551,000	1200	8	1965	Avg	6240	N	N	4436 30TH AVE W
003	0015	232130	0285	11/19/12	\$510,000	\$530,000	1220	8	1948	Avg	5000	N	N	2110 29TH AVE W
003	0015	232130	0390	7/30/12	\$490,000	\$521,000	1230	8	1925	Avg	3388	N	N	2018 CONDON WAY W
003	0054	668150	0020	3/25/13	\$530,000	\$540,000	1250	8	1964	Avg	4800	N	N	2853 23RD AVE W
003	0014	277160	3981	5/16/12	\$635,000	\$687,000	1260	8	1955	VGood	4000	Y	N	2601 W CROCKETT ST
003	0054	026900	0705	5/17/13	\$510,000	\$516,000	1270	8	1955	Avg	6912	Y	N	2577 25TH AVE W
003	0015	232130	0240	12/6/12	\$584,000	\$605,000	1290	8	1940	Avg	5000	N	N	2911 W BOSTON ST
003	0064	277060	1712	7/22/11	\$349,500	\$415,000	1290	8	2002	Avg	1579	N	N	3422 B 22ND AVE W
003	0064	277060	1696	5/25/11	\$365,000	\$442,000	1300	8	2005	Avg	1348	N	N	3430A 22ND AVE W
003	0064	277060	2490	7/19/13	\$430,000	\$433,000	1300	8	2013	Avg	982	N	N	3218 A 21ST AVE W
003	0054	701070	1170	9/5/12	\$450,000	\$474,000	1300	8	1965	Avg	4000	N	N	4431 28TH AVE W
003	0064	277060	1903	7/12/13	\$389,000	\$392,000	1310	8	2005	Avg	1500	N	N	3219B 21ST AVE W
003	0064	277060	2496	8/1/13	\$420,000	\$422,000	1310	8	2013	Avg	1220	N	N	3216 A 21ST AVE W
003	0054	693360	0395	5/23/13	\$479,950	\$486,000	1320	8	1963	Avg	5016	Y	N	3242 25TH AVE W
003	0064	277060	1782	6/21/11	\$335,000	\$402,000	1330	8	2011	Avg	1618	N	N	3441 21ST AVE W
003	0055	026900	0527	9/21/11	\$499,950	\$581,000	1340	8	1957	Avg	5000	N	N	2630 25TH AVE W
003	0064	277060	1916	10/8/12	\$433,000	\$453,000	1340	8	2006	Avg	1503	N	N	3231 A 21ST AVE W
003	0064	277060	0946	10/25/12	\$375,000	\$391,000	1340	8	1912	Avg	1430	Y	N	2651 A 22ND AVE W
003	0064	277060	0947	10/25/12	\$380,000	\$397,000	1340	8	1912	Avg	1432	Y	N	2651 B 22ND AVE W
003	0064	277060	2493	9/19/13	\$419,950	\$421,000	1350	8	2013	Avg	1209	N	N	3216 C 21ST AVE W
003	0015	026900	1331	9/13/13	\$595,000	\$597,000	1360	8	1959	Avg	7863	Y	N	2350 26TH AVE W
003	0015	232130	0185	7/19/13	\$635,000	\$639,000	1360	8	1937	Avg	5000	Y	N	2217 29TH AVE W
003	0015	232130	0361	8/15/11	\$682,000	\$802,000	1380	8	1922	VGood	6532	Y	N	2001 28TH AVE W
003	0064	277060	1629	8/23/13	\$366,300	\$368,000	1380	8	2002	Avg	1800	N	N	3613 B 22ND AVE W
003	0064	277060	1749	5/21/12	\$409,950	\$443,000	1390	8	2008	Avg	1600	N	N	3411 B 21ST AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0055	026900	0190	9/2/12	\$720,000	\$760,000	1400	8	1957	Avg	7680	Y	N	2824 26TH AVE W
003	0064	277060	2500	7/11/13	\$465,000	\$468,000	1400	8	2008	Avg	1684	N	N	3204 A 21ST AVE W
003	0064	277060	2500	7/11/11	\$385,000	\$459,000	1400	8	2008	Avg	1684	N	N	3204 A 21ST AVE W
003	0064	277060	2494	8/23/13	\$414,950	\$417,000	1400	8	2013	Avg	896	N	N	3216 B 21ST AVE W
003	0064	277060	0940	11/16/12	\$445,000	\$463,000	1420	8	2012	Avg	1375	N	N	2647 B 22ND AVE W
003	0064	277060	0939	11/9/12	\$435,000	\$453,000	1420	8	2012	Avg	1378	N	N	2647 A 22ND AVE W O
003	0055	026900	0535	8/21/13	\$665,000	\$668,000	1430	8	1955	Avg	6400	N	N	2616 25TH AVE W
003	0054	701070	1090	9/13/11	\$550,000	\$641,000	1430	8	1984	Avg	4000	Y	N	4434 29TH AVE W
003	0055	026900	0145	4/25/13	\$625,000	\$634,000	1470	8	1958	Avg	6120	N	N	2420 W ARMOUR ST
003	0064	277060	2491	8/23/13	\$425,000	\$427,000	1470	8	2013	Avg	716	N	N	3218 B 21ST AVE W
003	0055	026900	0465	12/19/13	\$575,000	\$575,000	1480	8	1955	Avg	5120	N	N	2515 W ARMOUR ST
003	0015	026900	1326	11/27/12	\$935,000	\$970,000	1500	8	1955	VGood	7680	Y	N	2359 26TH AVE W
003	0064	277060	2492	8/21/13	\$434,950	\$437,000	1500	8	2013	Avg	979	N	N	3218 C 21ST AVE W
003	0015	232130	0091	1/7/13	\$520,000	\$536,000	1510	8	2008	Avg	4057	N	N	2307 28TH AVE W
003	0015	277160	3140	10/10/12	\$506,000	\$530,000	1510	8	1950	Avg	6000	Y	N	2620 W BOSTON ST
003	0064	277060	0497	5/21/13	\$465,000	\$470,000	1530	8	2006	Avg	1750	N	N	2306 W BERTONA ST
003	0064	277060	2498	2/24/11	\$365,000	\$457,000	1530	8	2008	Avg	1471	N	N	3206 B 21ST AVE W
003	0064	277060	2499	5/1/11	\$365,000	\$446,000	1530	8	2008	Avg	1472	N	N	3206 A 21ST AVE W
003	0055	026900	0130	4/30/13	\$700,000	\$710,000	1540	8	1966	Avg	7200	Y	N	2826 25TH AVE W
003	0054	232630	0071	7/21/11	\$513,671	\$610,000	1550	8	1971	Avg	5324	Y	N	2832 W ELMORE PL
003	0064	277060	0941	12/7/12	\$400,000	\$414,000	1550	8	2012	Avg	1625	Y	N	2649 B 22ND AVE
003	0064	277060	0942	11/9/12	\$402,000	\$418,000	1550	8	2012	Avg	1624	Y	N	2649 A 22ND AVE W
003	0014	503630	0230	11/13/12	\$570,000	\$593,000	1560	8	1964	Avg	6000	N	N	3700 28TH AVE W
003	0054	036900	0115	3/6/12	\$652,600	\$720,000	1570	8	1954	VGood	5500	Y	N	3832 28TH AVE W
003	0014	119300	0085	7/12/11	\$550,000	\$655,000	1570	8	1931	Good	5250	N	N	3215 27TH AVE W
003	0054	701070	0160	1/24/12	\$449,900	\$502,000	1590	8	1989	Avg	8430	Y	N	4322 29TH AVE W
003	0054	277060	0715	9/7/12	\$540,000	\$569,000	1610	8	1977	Avg	7000	Y	N	3040 24TH AVE W
003	0064	277060	1375	12/28/11	\$480,000	\$540,000	1610	8	1905	VGood	6000	N	N	3219 22ND AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0015	232130	0020	12/2/11	\$685,000	\$778,000	1620	8	1941	VGood	5000	Y	N	2911 W MCGRAW ST
003	0054	693360	0416	11/26/12	\$479,950	\$498,000	1680	8	1963	Avg	6384	N	N	3226 25TH AVE W
003	0014	119200	0005	6/28/12	\$440,000	\$471,000	1700	8	1926	Avg	5265	Y	N	3055 26TH AVE W
003	0064	277060	1632	1/10/13	\$379,550	\$391,000	1710	8	2000	Avg	1812	N	N	3619 A 22ND AVE W
003	0015	119300	0182	9/14/11	\$692,700	\$807,000	1720	8	1951	VGood	3125	N	N	3243 WHALLEY PL W
003	0015	277160	3085	12/12/13	\$875,000	\$875,000	1770	8	1947	Avg	8000	Y	N	2604 W LYNN ST
003	0044	423790	0120	12/2/13	\$485,000	\$485,000	1780	8	1930	Avg	5000	Y	N	4507 30TH AVE W
003	0014	119200	0160	11/18/11	\$575,000	\$656,000	1790	8	1926	VGood	5625	Y	N	3013 26TH AVE W
003	0063	277110	4235	5/16/11	\$499,000	\$606,000	1810	8	2001	Avg	2500	Y	N	2652 22ND AVE W
003	0015	026900	1249	5/19/11	\$520,000	\$631,000	1840	8	1950	Avg	8064	Y	N	2419 25TH AVE W
003	0064	036900	0965	7/24/12	\$625,000	\$665,000	1850	8	1906	VGood	6000	Y	N	3829 24TH AVE W
003	0054	277060	1270	8/23/12	\$480,000	\$508,000	1860	8	2006	Avg	2500	Y	N	3256 23RD AVE W
003	0064	277060	2380	9/13/12	\$580,000	\$611,000	1860	8	1926	VGood	4000	N	N	3002 21ST AVE W
003	0054	668150	0040	10/1/13	\$639,000	\$640,000	1860	8	1989	Avg	4800	Y	N	2838 PATTEN PL W
003	0055	026900	0216	5/3/12	\$585,000	\$635,000	1879	8	1954	Avg	5160	Y	N	2502 W ARMOUR ST
003	0055	924190	0170	8/29/11	\$462,000	\$541,000	1900	8	1968	Avg	9536	Y	N	2949 25TH AVE W
003	0054	277060	0635	11/6/13	\$770,000	\$771,000	1940	8	2013	Avg	4230	Y	N	3210 24TH AVE W
003	0054	277060	0635	11/6/13	\$770,000	\$771,000	1940	8	2013	Avg	4230	Y	N	3210 24TH AVE W
003	0015	119300	0440	11/28/12	\$750,000	\$778,000	1950	8	1927	Avg	7800	N	N	2904 28TH AVE W
003	0055	026900	0695	11/13/13	\$879,950	\$880,000	1960	8	1949	VGood	7680	Y	N	2565 25TH AVE W
003	0055	026900	0695	11/13/13	\$879,950	\$880,000	1960	8	1949	VGood	7680	Y	N	2565 25TH AVE W
003	0015	119300	0385	6/26/12	\$735,000	\$788,000	1970	8	1928	Good	6000	Y	N	2925 26TH AVE W
003	0015	232130	0015	12/8/11	\$690,000	\$782,000	1980	8	1927	VGood	5000	Y	N	2917 W MCGRAW ST
003	0064	277060	1240	3/11/11	\$599,000	\$746,000	2010	8	1990	Avg	6000	N	N	3033 22ND AVE W
003	0054	026900	0700	7/3/13	\$775,000	\$781,000	2040	8	1950	Good	7680	Y	N	2569 25TH AVE W
003	0015	026900	1212	5/21/13	\$915,000	\$926,000	2040	8	1959	Avg	7200	Y	N	2515 W SMITH ST
003	0015	232130	0245	8/18/11	\$752,117	\$884,000	2150	8	1924	Good	5500	Y	N	2117 29TH AVE W
003	0015	026900	0930	11/6/13	\$735,000	\$736,000	2340	8	1926	Avg	7680	Y	N	2508 28TH AVE W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0015	026900	0930	11/6/13	\$735,000	\$736,000	2340	8	1926	Avg	7680	Y	N	2508 28TH AVE W
003	0054	701070	1405	12/20/13	\$669,000	\$669,000	2340	8	1949	Avg	6600	Y	N	4334 30TH AVE W
003	0015	232130	0196	8/3/12	\$520,000	\$552,000	2460	8	1926	Avg	5000	Y	N	2207 29TH AVE W
003	0054	277060	5930	2/28/12	\$447,500	\$495,000	2700	8	1979	Avg	5033	N	N	4427 WILLIAMS AVE W
003	0015	119300	0350	11/16/12	\$1,000,000	\$1,039,000	2860	8	1947	Good	7800	Y	N	2900 27TH AVE W
003	0044	423540	0215	4/9/13	\$459,000	\$467,000	930	9	2013	Avg	1177	N	N	3324 W GOVERNMENT WAY
003	0044	423540	0214	4/9/13	\$442,000	\$449,000	990	9	2013	Avg	830	N	N	4400 A BRYGGER DR W
003	0054	701070	0137	1/11/12	\$570,000	\$639,000	1080	9	1959	Avg	4156	Y	N	4219 28TH PL W
003	0064	277060	0930	5/31/13	\$504,000	\$509,000	1180	9	2012	Avg	1251	N	N	2637 A 22ND AVE W
003	0064	277060	0929	5/31/13	\$500,750	\$506,000	1180	9	2012	Avg	1203	N	N	2637 B 22ND AVE W
003	0064	277060	0931	7/11/13	\$495,000	\$498,000	1180	9	2012	Avg	1750	Y	N	2635 A 22ND AVE W
003	0064	277060	0932	5/31/13	\$495,000	\$500,000	1180	9	2012	Avg	1798	Y	N	2635 B 22ND AVE W
003	0054	693360	0215	7/11/12	\$670,000	\$715,000	1190	9	1997	Avg	5940	Y	N	3220 26TH AVE W
003	0044	423540	0212	4/11/13	\$449,000	\$456,000	1190	9	2013	Avg	1531	N	N	4400 C BRYGGER DR W
003	0064	277060	1910	5/24/13	\$489,000	\$495,000	1220	9	2013	Avg	1579	N	N	3227 21ST AVE W
003	0064	277060	1911	6/12/13	\$489,000	\$494,000	1220	9	2013	Avg	1580	N	N	3227 A 21ST AVE W
003	0064	277060	1912	7/2/13	\$460,000	\$464,000	1220	9	2013	Avg	1280	Y	N	3227 D 21ST AVE W
003	0064	277060	1913	7/1/13	\$463,000	\$467,000	1220	9	2013	Avg	1563	N	N	3227 C 21ST AVE W
003	0064	277060	1790	7/31/13	\$432,500	\$435,000	1310	9	2013	Avg	1563	N	N	3433 B 21ST AVE W
003	0064	277060	1770	7/5/13	\$445,000	\$448,000	1320	9	2013	Avg	1437	N	N	3431 B 21ST AVE W
003	0064	277060	1788	7/8/13	\$449,950	\$453,000	1320	9	2013	Avg	1437	N	N	3431 A 21ST AVE W
003	0064	277060	1789	7/19/13	\$444,950	\$448,000	1340	9	2013	Avg	1562	N	N	3433 A 21ST AVE W
003	0014	277160	3626	5/31/12	\$636,500	\$686,000	1350	9	1996	Avg	4000	Y	N	2106 26TH AVE W
003	0015	026900	1238	5/15/13	\$1,175,000	\$1,190,000	1500	9	1958	VGood	7040	Y	N	2508 W MCGRAW ST
003	0064	277060	1457	3/28/13	\$469,500	\$478,000	1580	9	2013	Avg	1487	N	N	3438 C 23RD AVE W
003	0064	277060	1458	3/21/13	\$470,000	\$479,000	1580	9	2013	Avg	1487	N	N	3438 D 23RD AVE W
003	0015	026900	1071	9/26/13	\$682,126	\$684,000	1620	9	1951	Good	6393	Y	N	2609 W HALLADAY ST
003	0055	026900	1140	7/3/12	\$1,223,000	\$1,308,000	1620	9	1954	VGood	11415	Y	N	2501 W HALLADAY ST

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0055	026900	0685	7/23/13	\$800,000	\$805,000	1630	9	1949	Good	7680	Y	N	2506 W HALLADAY ST
003	0064	277060	1455	4/18/13	\$461,000	\$468,000	1640	9	2013	Avg	1664	N	N	3438 23RD AVE W
003	0064	277060	1456	5/3/13	\$455,000	\$461,000	1640	9	2013	Avg	1361	N	N	3438 A 23RD AVE W
003	0015	232130	0320	5/7/12	\$765,000	\$830,000	1700	9	1931	Good	5000	N	N	2810 W CROCKETT ST
003	0015	232130	0256	4/10/13	\$770,000	\$783,000	1900	9	1926	Good	5000	N	N	2904 W CROCKETT ST
003	0054	701070	1042	7/12/13	\$599,900	\$604,000	1920	9	1977	Avg	4000	Y	N	4447 28TH PL W
003	0054	701070	1390	10/4/13	\$732,100	\$733,000	1960	9	1983	Avg	4400	Y	N	4344 30TH AVE W
003	0014	119300	0210	7/30/12	\$975,000	\$1,036,000	2160	9	1999	Good	6250	N	N	3219 WHALLEY PL W
003	0015	119300	0340	12/19/11	\$849,000	\$959,000	2160	9	2009	Avg	6000	N	N	2910 27TH AVE W
003	0015	026900	0256	8/13/13	\$879,500	\$884,000	2190	9	2013	Avg	5001	Y	N	2818 27TH AVE W
003	0045	423540	0282	3/10/11	\$515,000	\$642,000	2300	9	1992	Avg	4475	N	N	4433 BRYGGER DR W
003	0015	693360	0105	10/23/12	\$689,950	\$720,000	2300	9	1992	Avg	4228	Y	N	3221 26TH AVE W
003	0044	423790	1221	7/25/12	\$765,000	\$814,000	2320	9	2012	Avg	3975	N	N	4576 35TH AVE W
003	0015	026900	0840	4/27/11	\$900,000	\$1,102,000	2340	9	2003	Avg	4260	Y	N	2553 27TH AVE W
003	0054	036900	0280	3/29/13	\$879,950	\$896,000	2350	9	1999	Avg	5500	Y	N	4046 WILLIAMS AVE W
003	0054	701070	0315	9/3/13	\$942,000	\$945,000	2470	9	2007	Avg	4000	N	N	2912 W ELMORE ST
003	0015	142503	9012	7/5/13	\$820,000	\$826,000	2510	9	2002	Avg	5530	Y	N	3416 28TH AVE W
003	0054	668150	0150	10/10/13	\$909,000	\$910,000	2540	9	2003	Avg	5930	N	N	2812 24TH AVE W
003	0055	924190	0155	3/3/11	\$725,000	\$906,000	2540	9	2000	Avg	4224	Y	N	2941 25TH AVE W
003	0055	026900	1129	8/22/12	\$892,000	\$943,000	2600	9	2005	Avg	6044	Y	N	2523 25TH AVE W
003	0055	701070	1455	12/10/13	\$870,000	\$870,000	2650	9	1990	Avg	4000	N	N	2914 W MANSELL ST
003	0054	036900	0130	6/2/11	\$795,000	\$960,000	2820	9	1949	Good	9350	Y	N	3802 28TH AVE W
003	0065	036900	0605	2/1/11	\$850,000	\$1,075,000	2890	9	2010	Avg	5500	Y	N	3821 25TH AVE W
003	0055	026900	0105	7/24/13	\$950,000	\$956,000	2930	9	2004	Avg	5916	N	N	2915 24TH AVE W
003	0055	026900	0061	6/13/12	\$795,000	\$855,000	3080	9	2000	Avg	7296	Y	N	2935 25TH AVE W
003	0054	036900	0025	10/1/13	\$1,097,000	\$1,099,000	3250	9	2005	Avg	5500	Y	N	4047 WILLIAMS AVE W
003	0064	277060	2336	3/22/11	\$412,500	\$512,000	1250	10	2008	Avg	1495	N	N	3040 A 21ST AVE W
003	0064	277060	2337	9/5/12	\$410,000	\$432,000	1250	10	2008	Avg	1755	N	N	3040 B 21ST AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	0064	277060	1450	7/16/13	\$490,000	\$493,000	1400	10	2008	Avg	1592	N	N	3440 B 23RD AVE W
003	0064	277060	1451	4/19/13	\$469,000	\$476,000	1400	10	2008	Avg	1356	N	N	3440 A 23RD AVE W
003	0064	277060	0936	5/15/13	\$800,000	\$810,000	1670	10	2012	Avg	3613	Y	N	2646 22ND AVE W
003	0064	277060	0935	5/20/13	\$775,000	\$784,000	1680	10	2012	Avg	2388	N	N	2645 22ND AVE W
003	0044	423790	1190	4/22/13	\$762,300	\$774,000	2010	10	2013	Avg	3200	N	N	3410 W MCCORD PL
003	0015	232130	0518	9/23/11	\$899,000	\$1,044,000	2120	10	2002	Avg	4103	N	N	2801 W NEWTON ST
003	0044	423540	0260	4/29/13	\$705,000	\$715,000	2220	10	2013	Avg	5632	N	N	4465 BRYGGER DR W
003	0015	277160	4745	3/27/12	\$830,000	\$911,000	2540	10	2005	Avg	4570	N	N	2641 W PLYMOUTH ST
003	0055	026900	0090	10/27/12	\$1,000,000	\$1,043,000	2590	10	2006	Avg	5880	Y	N	2904 25TH AVE W
003	0016	503630	0431	4/17/12	\$880,000	\$960,000	3520	10	2001	Good	6353	N	N	3404 27TH AVE W
003	0054	277060	0700	12/1/11	\$520,000	\$590,000	1010	11	2011	Avg	2066	Y	N	3058 24TH AVE W
003	0054	277060	0701	12/1/11	\$560,000	\$636,000	1010	11	2011	Avg	1864	Y	N	3056 24TH AVE W
003	0054	277060	0699	1/25/12	\$530,000	\$592,000	1220	11	2011	Avg	1549	Y	N	3060 24TH AVE W
003	0054	277060	0702	12/1/11	\$550,000	\$624,000	1220	11	2009	Avg	1532	Y	N	3054 24TH AVE W
005	0024	137080	3635	8/8/12	\$532,000	\$564,000	800	7	1944	VGood	5097	Y	N	2134 MONTVALE PL W
005	0024	137080	4330	4/1/13	\$400,000	\$407,000	820	7	1942	Avg	3507	Y	N	1956 34TH AVE W
005	0024	137080	3625	4/28/11	\$447,800	\$548,000	880	7	1942	Good	5171	Y	N	2124 MONTVALE PL W
005	0014	222503	9082	6/6/13	\$402,000	\$406,000	960	7	1943	Good	6050	N	N	2845 36TH AVE W
005	0024	137080	4465	12/5/12	\$427,000	\$442,000	970	7	1944	Avg	4424	N	N	2115 33RD AVE W
005	0015	354790	0070	3/15/11	\$398,500	\$496,000	990	7	1938	Good	5000	N	N	2718 W BLAINE ST
005	0064	277160	4200	12/31/13	\$390,000	\$390,000	1100	7	1940	Avg	4000	N	N	2329 W CROCKETT ST
005	0015	354790	0175	9/30/13	\$465,000	\$466,000	1100	7	1949	Good	5000	N	N	2607 W HOWE ST
005	0015	503430	0056	4/11/11	\$500,000	\$616,000	1120	7	1952	VGood	4112	N	N	3615 W FULTON ST
005	0025	327130	0760	3/22/11	\$470,000	\$583,000	1160	7	1937	Avg	5336	N	N	3215 42ND AVE W
005	0025	202120	0058	6/2/12	\$675,000	\$728,000	1520	7	1940	Good	5200	N	N	3015 W HOWE ST
005	0024	137080	3645	3/14/11	\$590,000	\$734,000	960	8	1944	VGood	5097	Y	N	2142 MONTVALE PL W
005	0025	137080	3580	3/29/13	\$564,000	\$574,000	1030	8	1940	Avg	5394	Y	N	1933 34TH AVE W
005	0026	202120	0735	9/23/13	\$550,000	\$551,000	1080	8	1940	Avg	5000	N	N	1563 29TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0025	137080	4405	8/24/11	\$381,000	\$447,000	1090	8	1947	Avg	6013	N	N	2122 WOLFE PL W
005	0025	202120	0771	9/24/13	\$700,000	\$702,000	1100	8	1950	Good	3082	N	N	3021 W GARFIELD ST
005	0015	232503	9076	5/19/11	\$375,000	\$455,000	1170	8	1953	Avg	5850	N	N	2251 CONDON WAY W
005	0015	232503	9096	3/31/11	\$377,500	\$467,000	1170	8	1953	Avg	5850	N	N	2255 CONDON WAY W
005	0025	503530	0630	2/28/13	\$649,500	\$664,000	1190	8	1948	Good	6172	N	N	3527 43RD AVE W
005	0025	202120	0140	7/5/13	\$630,000	\$635,000	1200	8	1948	Avg	5000	N	N	1811 29TH AVE W
005	0015	222503	9004	9/10/13	\$619,000	\$621,000	1220	8	1955	Avg	5000	Y	N	2672 BISHOP PL W
005	0015	222503	9114	7/26/12	\$595,000	\$633,000	1230	8	1954	Avg	5930	Y	N	2674 BISHOP PL W
005	0025	137080	3540	3/2/11	\$628,000	\$785,000	1250	8	1940	Good	5512	Y	N	1952 35TH AVE W
005	0025	327130	0725	1/2/13	\$675,000	\$696,000	1250	8	1957	Good	5800	N	N	3233 42ND AVE W
005	0015	503430	0045	7/2/13	\$615,000	\$620,000	1270	8	1956	Avg	5005	N	N	3704 W ARMOUR PL
005	0025	106800	0575	9/27/13	\$775,000	\$777,000	1280	8	1950	Good	6960	Y	N	2545 37TH AVE W
005	0025	106800	0575	9/10/12	\$650,000	\$685,000	1280	8	1950	Good	6960	Y	N	2545 37TH AVE W
005	0025	137080	2830	2/16/13	\$625,000	\$640,000	1280	8	1947	Good	4901	Y	N	1903 35TH AVE W
005	0015	503930	0128	6/15/11	\$450,000	\$541,000	1280	8	1950	Avg	5889	Y	N	1935 31ST AVE W
005	0026	503530	0985	4/25/13	\$818,000	\$830,000	1300	8	1950	Good	5180	N	N	3601 PERKINS LN W
005	0026	106800	0535	6/24/13	\$699,000	\$705,000	1310	8	1941	Avg	6776	Y	N	2569 38TH AVE W
005	0026	137080	3010	5/18/11	\$636,000	\$772,000	1310	8	1941	Good	5500	N	N	1921 EDMONT PL W
005	0025	137680	0080	2/22/13	\$855,000	\$875,000	1310	8	1951	VGood	5067	Y	N	2620 38TH AVE W
005	0015	503930	0121	7/26/11	\$600,000	\$711,000	1320	8	1951	Good	4914	Y	N	1945 31ST AVE W
005	0025	137080	4400	8/12/13	\$695,000	\$698,000	1330	8	1947	Avg	5688	N	N	2114 WOLFE PL W
005	0025	137080	3520	2/1/13	\$704,000	\$722,000	1350	8	1940	Avg	5940	Y	N	1932 35TH AVE W
005	0025	137080	3525	5/17/13	\$710,000	\$719,000	1360	8	1940	Avg	5940	Y	N	1938 35TH AVE W
005	0015	503430	0075	6/28/13	\$750,000	\$756,000	1400	8	1954	Good	5841	Y	N	2680 BISHOP PL W
005	0026	137080	0750	4/16/12	\$649,000	\$708,000	1430	8	1942	Avg	5003	Y	N	2370 W VIEWMONT WAY W
005	0026	137080	3070	4/12/11	\$531,000	\$654,000	1430	8	1938	Avg	3299	Y	N	2036 36TH AVE W
005	0025	395690	0470	12/7/12	\$605,000	\$626,000	1430	8	1942	Avg	6100	N	N	3235 MAGNOLIA BLVD W
005	0015	503930	0133	2/22/13	\$747,440	\$765,000	1430	8	1950	Good	6697	Y	N	1927 31ST AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0025	503730	0110	10/21/13	\$539,000	\$540,000	1450	8	1950	Avg	5750	Y	N	1531 THORNDYKE AVE W
005	0025	137080	2990	5/16/13	\$785,000	\$795,000	1480	8	1941	Good	6000	Y	N	1950 EDMONT PL W
005	0026	202120	0795	3/16/11	\$585,000	\$727,000	1540	8	1958	Avg	5000	Y	N	1563 30TH AVE W
005	0025	327130	1010	12/9/13	\$630,000	\$630,000	1560	8	1948	Avg	8700	N	N	3229 VIEWMONT WAY W
005	0015	503430	0021	9/5/12	\$589,000	\$621,000	1560	8	1955	Avg	5996	N	N	3724 W ARMOUR PL
005	0026	202120	0385	7/12/13	\$700,000	\$705,000	1570	8	1921	VGood	5000	N	N	3020 W HAYES ST
005	0025	327130	0395	6/20/11	\$570,000	\$684,000	1570	8	1955	Avg	5800	N	N	3246 44TH AVE W
005	0025	327130	0375	4/11/13	\$800,000	\$813,000	1590	8	1959	Good	5800	N	N	3236 44TH AVE W
005	0025	327130	0450	7/29/13	\$599,000	\$602,000	1590	8	1988	Avg	2900	N	N	3247 43RD AVE W
005	0026	106800	0025	12/7/11	\$799,000	\$905,000	1610	8	1940	VGood	9551	Y	N	2800 39TH AVE W
005	0026	137080	1885	12/14/12	\$749,950	\$776,000	1610	8	1948	Avg	5350	Y	N	2468 WESTMONT WAY W
005	0025	136430	0420	7/24/13	\$740,000	\$744,000	1632	8	1995	Avg	12216	Y	N	2400 PERKINS LN W
005	0064	277160	4210	8/15/13	\$689,000	\$692,000	1700	8	2012	Avg	2195	N	N	2323 W CROCKETT ST
005	0016	222503	9086	8/1/13	\$906,000	\$911,000	1750	8	1941	Good	6082	Y	N	3705 W BARRETT ST
005	0025	137080	2965	3/15/13	\$826,100	\$843,000	1770	8	1942	Avg	6454	Y	N	1930 EDMONT PL W
005	0025	503730	0165	10/2/13	\$740,000	\$741,000	1780	8	1930	VGood	5750	N	N	1536 THORNDYKE AVE W
005	0025	503730	0165	9/26/13	\$740,000	\$742,000	1780	8	1930	VGood	5750	N	N	1536 THORNDYKE AVE W
005	0026	503730	0220	3/1/13	\$562,000	\$574,000	1790	8	1940	Avg	4900	Y	N	2608 W GALER ST
005	0026	136780	0075	8/9/13	\$850,000	\$854,000	1860	8	1937	Avg	11611	Y	N	2559 MAGNOLIA BLVD W
005	0025	327180	0055	2/28/11	\$525,000	\$657,000	1880	8	1938	Good	4756	N	N	3030 VIEWMONT WAY W
005	0025	137080	2740	3/15/13	\$650,000	\$663,000	1980	8	1939	Good	5660	N	N	2123 MONTVALE CT W
005	0026	503980	0100	10/24/13	\$800,000	\$801,000	2000	8	1972	Good	7787	N	N	1525 MAGNOLIA BLVD W
005	0026	137080	0740	5/1/13	\$785,000	\$796,000	2200	8	1932	Avg	5003	N	N	2360 W VIEWMONT WAY W
005	0026	503730	0045	7/28/11	\$820,000	\$971,000	2230	8	1940	Good	5750	Y	N	1526 28TH AVE W
005	0026	106800	0425	2/13/12	\$675,000	\$750,000	2240	8	1942	Avg	7801	N	N	2629 39TH AVE W
005	0026	106900	0205	7/10/13	\$1,040,000	\$1,047,000	2610	8	1938	VGood	8160	Y	N	2633 42ND AVE W
005	0025	136430	0030	8/1/11	\$1,137,400	\$1,345,000	2690	8	1926	Avg	13508	Y	Y	2333 PERKINS LN W
005	0025	136430	0320	4/27/11	\$1,950,000	\$2,387,000	1200	9	1960	VGood	21159	Y	Y	3057 PERKINS LN W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0026	395690	0085	9/26/12	\$637,500	\$669,000	1200	9	1937	Avg	6120	Y	N	2609 MAGNOLIA LN W
005	0025	232503	9102	6/20/12	\$785,000	\$842,000	1360	9	1962	Good	5850	Y	N	1544 MAGNOLIA WAY W
005	0026	327130	0205	5/23/13	\$775,000	\$784,000	1360	9	1952	VGood	5394	N	N	3215 44TH AVE W
005	0026	137080	2270	4/11/12	\$1,100,000	\$1,202,000	1410	9	1941	Good	7612	Y	N	2447 MONTAVISTA PL W
005	0026	136780	0095	10/18/11	\$620,000	\$714,000	1420	9	1956	Good	7557	N	N	4505 W RAYE ST
005	0026	137080	2155	8/31/12	\$778,000	\$821,000	1430	9	1958	Avg	5000	Y	N	2519 MONTAVISTA PL W
005	0026	137080	3075	7/6/12	\$825,000	\$882,000	1470	9	1948	Avg	5775	N	N	3556 W HOWE ST
005	0027	137080	0765	5/21/12	\$776,250	\$839,000	1490	9	1948	Avg	6527	Y	N	2309 W VIEWMONT WAY W
005	0015	503930	0145	7/11/12	\$621,500	\$664,000	1540	9	1950	Avg	6545	Y	N	1911 31ST AVE W
005	0026	137080	0035	10/26/12	\$700,000	\$730,000	1570	9	1930	Avg	8775	N	N	2021 36TH AVE W
005	0026	137080	1525	5/29/12	\$860,000	\$928,000	1570	9	1958	Good	4815	Y	N	2475 42ND AVE W
005	0026	137080	3420	5/24/12	\$659,000	\$712,000	1570	9	1948	Avg	6123	Y	N	3501 W HOWE ST
005	0025	187750	0080	8/30/13	\$850,000	\$853,000	1570	9	1948	VGood	8297	Y	N	3008 39TH AVE W
005	0026	106900	0090	4/5/13	\$980,000	\$997,000	1580	9	1974	Avg	8280	Y	N	2645 VIEWMONT WAY W
005	0025	327130	0345	7/26/12	\$850,000	\$904,000	1580	9	2010	Avg	5800	N	N	3222 44TH AVE W
005	0026	137080	2280	11/15/12	\$899,000	\$935,000	1610	9	1931	Good	6453	Y	N	2459 MONTAVISTA PL W
005	0026	137080	0605	4/24/13	\$852,000	\$865,000	1630	9	1962	Avg	5350	Y	N	2335 ROSEMONT PL W
005	0025	503530	0643	1/16/13	\$765,000	\$787,000	1630	9	2006	Avg	5921	N	N	3449 MAGNOLIA BLVD W
005	0026	137080	1860	6/14/13	\$775,000	\$782,000	1660	9	1940	Avg	5657	Y	N	2450 WESTMONT WAY W
005	0026	106800	0170	6/14/12	\$750,000	\$806,000	1700	9	1941	Good	7500	N	N	2630 VIEWMONT WAY W
005	0026	327180	0500	5/29/13	\$949,000	\$959,000	1730	9	1960	Avg	6480	N	N	3039 44TH AVE W
005	0026	137080	0475	2/3/12	\$763,000	\$850,000	1740	9	1946	Avg	6826	Y	N	2201 EASTMONT WAY W
005	0064	277160	4375	10/9/13	\$710,000	\$711,000	1750	9	2013	Avg	1997	N	N	2335 W NEWTON ST
005	0064	277160	4376	9/25/13	\$710,000	\$712,000	1750	9	2013	Avg	1999	N	N	2337 W NEWTON ST
005	0025	137080	2550	12/16/11	\$660,000	\$746,000	1760	9	1938	Good	5445	Y	N	2310 EASTMONT WAY W
005	0025	202120	0495	10/22/12	\$800,000	\$835,000	1760	9	1955	Avg	5000	N	N	1614 31ST AVE W
005	0026	137080	1910	1/14/11	\$832,500	\$1,060,000	1780	9	1951	Good	6968	Y	N	3817 W PARKMONT PL
005	0026	137380	0270	7/15/13	\$949,000	\$955,000	1810	9	1948	Avg	6227	Y	N	2826 42ND AVE W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0026	327130	0110	10/9/13	\$810,000	\$811,000	1810	9	1973	Avg	5700	N	N	3256 MAGNOLIA BLVD W
005	0025	137080	2400	8/21/12	\$635,000	\$672,000	1840	9	1987	Avg	3366	Y	N	2459 36TH AVE W
005	0027	137080	0062	1/14/11	\$885,000	\$1,127,000	1850	9	1971	Avg	6628	Y	N	2216 VIEWMONT WAY W
005	0025	137080	2545	6/20/12	\$875,000	\$939,000	1850	9	1937	Good	5303	Y	N	2306 EASTMONT WAY W
005	0025	503530	0686	8/10/11	\$765,000	\$902,000	1880	9	1960	Avg	16819	N	N	4504 W BERTONA ST
005	0025	327130	0625	2/7/11	\$696,000	\$878,000	1910	9	1966	Avg	9280	N	N	3236 43RD AVE W
005	0026	137080	1405	6/28/13	\$820,000	\$827,000	2000	9	1928	Good	5029	Y	N	2520 43RD AVE W
005	0027	137080	1195	11/6/12	\$899,000	\$936,000	2005	9	2004	Avg	5557	Y	N	2586 CONSTANCE DR W
005	0026	137080	1445	7/23/13	\$795,000	\$800,000	2010	9	1955	Avg	7587	Y	N	2566 43RD AVE W
005	0026	503730	0050	2/2/11	\$969,000	\$1,225,000	2020	9	1926	VGood	5750	Y	N	1522 28TH AVE W
005	0026	137080	1665	4/21/11	\$860,000	\$1,055,000	2040	9	1930	Good	6700	Y	N	2500 W VIEWMONT WAY W
005	0026	137080	2145	5/6/13	\$841,000	\$852,000	2040	9	1928	VGood	5000	Y	N	2509 MONTAVISTA PL W
005	0026	503530	0699	6/5/13	\$806,900	\$815,000	2050	9	1978	Avg	8662	Y	N	4515 W MCLAREN ST
005	0026	137080	0380	2/3/11	\$880,000	\$1,112,000	2090	9	1937	Avg	5350	Y	N	2228 EASTMONT WAY W
005	0026	137080	0335	7/24/13	\$1,244,000	\$1,252,000	2110	9	2009	Avg	5350	Y	N	2233 VIEWMONT WAY W
005	0026	137080	1425	6/13/12	\$1,100,000	\$1,182,000	2140	9	1938	Good	4203	Y	N	2533 CRANE DR W
005	0026	202120	0333	5/10/11	\$975,000	\$1,188,000	2157	9	2011	Avg	5000	N	N	1712 31ST AVE W
005	0026	327180	1055	9/19/13	\$735,000	\$737,000	2170	9	1930	Avg	6380	N	N	3015 VIEWMONT WAY W
005	0026	395690	0310	12/19/11	\$900,000	\$1,016,000	2170	9	1932	Good	8775	Y	N	2809 MAGNOLIA BLVD W
005	0026	137080	1490	4/11/12	\$760,000	\$830,000	2180	9	1928	Avg	4927	Y	N	2583 42ND AVE W
005	0026	187750	0045	11/12/13	\$930,000	\$931,000	2220	9	1949	Avg	9180	N	N	3939 W BARRETT ST
005	0026	137080	2050	7/3/13	\$1,035,000	\$1,043,000	2240	9	1947	Good	3984	Y	N	3806 W PARKMONT PL
005	0026	106800	0050	8/19/11	\$730,000	\$858,000	2250	9	1926	Good	7801	N	N	2800 40TH AVE W
005	0026	137080	2190	8/7/13	\$900,000	\$905,000	2270	9	1939	Avg	5000	Y	N	2460 CRESTMONT PL W
005	0026	137080	1900	10/8/12	\$858,000	\$899,000	2300	9	1938	Good	6420	Y	N	2482 WESTMONT WAY W
005	0026	202120	1065	10/24/13	\$1,068,500	\$1,070,000	2300	9	1948	VGood	5746	Y	N	1515 28TH AVE W
005	0026	327180	0255	2/17/11	\$1,115,000	\$1,401,000	2310	9	1937	Good	5800	Y	N	3037 42ND AVE W
005	0025	503730	0120	11/27/12	\$1,047,500	\$1,087,000	2350	9	2008	Avg	5750	Y	N	1541 THORNDYKE AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0025	202120	0300	8/8/12	\$1,045,000	\$1,109,000	2360	9	2006	Avg	5000	Y	N	1711 29TH AVE W
005	0025	503980	0095	8/12/13	\$820,000	\$824,000	2420	9	1963	VGood	7406	N	N	1519 MAGNOLIA BLVD W
005	0026	503730	0040	6/21/12	\$1,035,000	\$1,110,000	2460	9	1930	VGood	5750	Y	N	1554 28TH AVE W
005	0026	137080	0710	3/26/12	\$780,000	\$856,000	2470	9	1939	Avg	5350	Y	N	2336 W VIEWMONT WAY W
005	0026	327130	0030	10/30/12	\$1,065,000	\$1,110,000	2480	9	2005	Avg	6510	Y	N	3216 MAGNOLIA BLVD W
005	0026	137080	2060	2/20/12	\$1,238,000	\$1,372,000	2530	9	1946	VGood	5350	Y	N	2559 CRESTMONT PL W
005	0026	137080	0255	5/9/11	\$825,000	\$1,005,000	2540	9	1935	Good	4355	Y	N	2252 W VIEWMONT WAY W
005	0015	354790	0145	3/15/11	\$790,000	\$983,000	2620	9	1920	VGood	8075	N	N	2606 W BLAINE ST
005	0015	222503	9104	7/2/12	\$992,868	\$1,062,000	2650	9	2012	Avg	5088	Y	N	3621 W BARRETT ST
005	0015	222503	9131	5/10/12	\$940,000	\$1,019,000	2660	9	2011	Avg	5088	Y	N	3701 W BARRETT ST
005	0026	137380	0185	9/15/11	\$1,150,000	\$1,339,000	2670	9	1930	VGood	7581	Y	N	2802 43RD AVE W
005	0026	106900	0060	7/29/13	\$1,711,000	\$1,721,000	2690	9	1939	VGood	8549	Y	N	2811 VIEWMONT WAY W
005	0025	327130	0440	12/22/11	\$700,000	\$790,000	2690	9	1981	VGood	5800	N	N	3251 43RD AVE W
005	0025	137080	2970	2/15/13	\$1,110,000	\$1,137,000	2760	9	1942	VGood	6454	Y	N	1932 EDMONT PL W
005	0026	137080	3405	8/29/13	\$1,150,000	\$1,154,000	2860	9	2004	Avg	4606	Y	N	1800 36TH AVE W
005	0027	137080	3201	10/10/13	\$1,277,000	\$1,279,000	2950	9	2001	Avg	4987	Y	N	3447 W BLAINE ST
005	0026	137080	3455	9/3/13	\$950,000	\$953,000	2950	9	1988	Avg	5500	Y	N	3529 W HOWE ST
005	0026	327130	0325	9/20/11	\$960,000	\$1,116,000	3200	9	2008	Avg	5800	N	N	3212 44TH AVE W
005	0026	202120	1060	6/20/13	\$1,431,875	\$1,445,000	3250	9	2003	Avg	5000	Y	N	2809 W EATON ST
005	0026	136730	0085	1/18/11	\$1,000,000	\$1,271,000	3300	9	1926	Avg	23112	Y	N	2809 46TH AVE W
005	0026	137380	0175	9/23/13	\$1,145,000	\$1,148,000	3530	9	2003	Avg	6300	Y	N	2814 43RD AVE W
005	0026	503530	1015	5/9/13	\$1,080,000	\$1,094,000	1580	10	1932	VGood	12806	Y	N	4706 W RUFFNER ST
005	0026	137080	2260	9/21/11	\$1,020,000	\$1,185,000	1630	10	1961	Good	4861	Y	N	2433 MONTAVISTA PL W
005	0026	395690	0075	10/11/13	\$1,088,000	\$1,090,000	1700	10	2001	Avg	6120	Y	N	2603 MAGNOLIA LN W
005	0026	136730	0027	6/17/11	\$1,800,000	\$2,162,000	1900	10	1962	VGood	27300	Y	N	4517 W DRAVUS ST
005	0026	503980	0165	3/25/13	\$1,495,000	\$1,523,000	1970	10	2008	Avg	11129	Y	N	1579 34TH CT W
005	0026	137080	1625	11/3/11	\$840,000	\$962,000	2010	10	1936	Good	5350	Y	N	2577 W VIEWMONT WAY W
005	0026	137080	0040	10/10/13	\$1,220,000	\$1,222,000	2130	10	1937	VGood	8558	Y	N	2033 36TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0027	137080	0805	12/21/12	\$1,300,000	\$1,343,000	2170	10	1939	VGood	10682	Y	N	2345 W VIEWMONT WAY W
005	0015	020750	0014	3/12/12	\$850,000	\$936,000	2290	10	2011	Avg	5003	N	N	2206 32ND AVE W
005	0026	327130	0315	7/15/13	\$1,400,000	\$1,409,000	2320	10	2012	Avg	5800	N	N	3208 44TH AVE W
005	0027	137380	0150	5/9/12	\$960,000	\$1,041,000	2380	10	1936	Avg	6300	N	N	2844 43RD AVE W
005	0027	137080	0570	5/31/13	\$1,100,000	\$1,112,000	2410	10	1932	Good	4503	Y	N	2301 ROSEMONT PL W
005	0026	106800	0165	6/5/12	\$899,000	\$968,000	2440	10	1941	VGood	7500	N	N	2636 VIEWMONT WAY W
005	0025	327130	0695	10/15/12	\$1,535,000	\$1,605,000	2510	10	2005	Avg	5800	Y	N	3245 42ND AVE W
005	0026	106800	0445	11/6/12	\$1,110,000	\$1,156,000	2530	10	1947	Good	10402	N	N	2655 39TH AVE W
005	0026	137080	2015	5/11/11	\$1,250,000	\$1,522,000	2530	10	2003	Avg	5350	Y	N	2546 WESTMONT WAY W
005	0027	395690	0015	5/9/13	\$1,550,000	\$1,570,000	2530	10	1934	VGood	9062	Y	N	2256 W VIEWMONT WAY W
005	0016	222503	9002	5/14/12	\$830,000	\$899,000	2550	10	2005	Avg	5746	Y	N	3700 W FULTON ST
005	0026	137080	0745	2/21/13	\$1,450,000	\$1,483,000	2580	10	2010	Avg	5003	Y	N	2366 W VIEWMONT WAY W
005	0026	395690	0365	12/11/13	\$1,510,000	\$1,510,000	2620	10	2008	Avg	8775	Y	N	2810 46TH AVE W
005	0027	137080	0670	11/4/13	\$1,530,000	\$1,531,000	2680	10	1952	Good	4069	Y	N	2303 MONTAVISTA PL W
005	0026	137080	1165	11/9/12	\$899,000	\$936,000	2730	10	1931	Avg	5039	Y	N	4314 W MONFORT PL
005	0015	020750	0015	5/21/13	\$900,000	\$911,000	2750	10	2011	Avg	5004	N	N	2150 32ND AVE W
005	0015	020750	0015	1/23/12	\$815,500	\$911,000	2750	10	2011	Avg	5004	N	N	2150 32ND AVE W
005	0027	137080	0835	7/30/12	\$1,485,000	\$1,579,000	2840	10	1926	Avg	14888	Y	N	2373 W VIEWMONT WAY W
005	0015	107000	0230	9/26/13	\$1,122,000	\$1,124,000	2878	10	2011	Avg	3480	N	N	401 W DRAVUS ST
005	0015	107000	0220	3/22/13	\$1,220,000	\$1,243,000	2940	10	2010	Avg	4354	N	N	4005 W DRAVUS ST
005	0025	137080	4510	3/2/12	\$1,100,000	\$1,215,000	2950	10	2003	Avg	3354	N	N	2141 33RD AVE W
005	0026	503980	0105	5/8/13	\$994,000	\$1,007,000	2950	10	1991	Good	8160	N	N	1529 MAGNOLIA BLVD W
005	0026	106900	0030	8/28/13	\$1,700,000	\$1,706,000	2980	10	1941	VGood	8626	Y	N	2839 W VIEWMONT WAY W
005	0027	137380	0315	5/19/11	\$1,349,000	\$1,638,000	3160	10	1952	VGood	15293	Y	N	2630 43RD AVE W
005	0026	137380	0054	4/5/13	\$1,685,000	\$1,714,000	3240	10	2012	Avg	5624	Y	N	2856 44TH AVE W
005	0016	503930	0075	12/31/13	\$1,050,000	\$1,050,000	3250	10	1951	VGood	6230	Y	N	1916 31ST AVE W
005	0026	137380	0220	4/30/12	\$1,300,000	\$1,413,000	3290	10	1937	Good	6388	Y	N	2835 42ND AVE W
005	0026	503530	1007	5/17/12	\$1,100,000	\$1,191,000	3290	10	2011	Avg	7457	Y	N	4724 W RUFFNER ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	0026	503530	1012	4/12/12	\$1,150,000	\$1,256,000	3290	10	2011	Avg	7206	Y	N	4718 W RUFFNER ST
005	0026	137080	0595	8/20/13	\$2,495,000	\$2,505,000	3330	10	2009	Avg	5350	Y	N	2327 ROSEMONT PL W
005	0026	137080	2110	3/8/13	\$1,455,000	\$1,485,000	3390	10	2008	Avg	5919	Y	N	2521 38TH AVE W
005	0026	106900	0185	12/7/12	\$1,735,000	\$1,797,000	3570	10	2005	Avg	9870	Y	N	2651 42ND AVE W
005	0026	137080	3340	11/7/13	\$1,140,000	\$1,141,000	3760	10	1968	Avg	5634	Y	N	3428 W BLAINE ST
005	0026	137080	3340	11/7/13	\$1,140,000	\$1,141,000	3760	10	1968	Avg	5634	Y	N	3428 W BLAINE ST
005	0026	106800	0460	11/22/13	\$1,630,000	\$1,631,000	4080	10	1999	Avg	9620	Y	N	2644 39TH AVE W
005	0026	354790	0475	12/26/13	\$1,250,000	\$1,250,000	4290	10	1900	Avg	17706	Y	N	1706 MAGNOLIA WAY W
005	0026	222503	9008	7/15/13	\$2,280,000	\$2,295,000	4440	10	1927	VGood	30180	Y	N	2840 40TH AVE W
005	0026	503530	0666	11/20/12	\$1,019,500	\$1,059,000	2380	11	1968	Avg	16995	Y	N	4343 W MCLAREN ST
005	0026	503980	0110	3/11/13	\$925,000	\$944,000	2414	11	1992	Avg	8609	N	N	1535 MAGNOLIA BLVD W
005	0027	137080	0930	6/23/11	\$1,835,000	\$2,200,000	2700	11	2005	Avg	5500	Y	N	2336 MAGNOLIA BLVD W
005	0026	137080	1950	4/6/11	\$1,700,000	\$2,097,000	2900	11	2006	VGood	5029	Y	N	3805 W PARKMONT PL
005	0026	202120	0740	9/17/12	\$1,279,000	\$1,345,000	2980	11	2007	Avg	5000	Y	N	2902 W EATON ST
005	0027	137080	0170	10/17/12	\$1,675,000	\$1,751,000	3540	11	1924	Good	12150	Y	N	2239 W VIEWMONT WAY W
005	0027	106900	0070	2/29/12	\$1,630,000	\$1,802,000	3590	11	1928	VGood	12793	Y	N	2807 W VIEWMONT WAY W
005	0026	187750	0040	5/16/11	\$1,385,000	\$1,683,000	3624	11	2005	Avg	8548	Y	N	3005 39TH AVE W
005	0027	555330	0195	12/2/13	\$3,150,000	\$3,151,000	4150	11	1915	Good	28275	Y	N	2807 W GALER ST
005	0027	202120	0990	11/4/11	\$2,700,000	\$3,092,000	5460	11	1936	VGood	8775	Y	N	2929 W EATON ST
005	0027	555330	0175	2/29/12	\$2,900,000	\$3,205,000	3620	12	2009	Avg	9879	Y	N	2823 W GALER ST
005	0026	137080	2221	12/13/11	\$2,105,000	\$2,381,000	3640	12	2006	Avg	5670	Y	N	2480 CRESTMONT PL W
007	0014	058200	0060	6/8/12	\$375,000	\$404,000	770	6	1942	Good	6000	N	N	3702 29TH AVE W
007	0044	682110	0045	3/24/11	\$380,000	\$471,000	780	6	1944	Good	6000	N	N	4017 32ND AVE W
007	0014	682110	1296	8/9/11	\$396,000	\$467,000	780	6	1943	Good	6240	N	N	3603 34TH AVE W
007	0013	682110	1870	9/11/13	\$425,000	\$426,000	780	6	1944	Avg	5520	N	N	3503 32ND AVE W
007	0014	682110	2100	7/19/12	\$375,000	\$400,000	810	6	1942	Avg	6480	N	N	3218 32ND AVE W
007	0014	682210	0865	12/14/12	\$455,000	\$471,000	810	6	1943	Avg	6000	N	N	3020 36TH AVE W
007	0053	691770	0825	1/30/12	\$417,500	\$465,000	820	6	1942	Good	4500	N	N	3818 30TH AVE W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0014	137780	0045	8/13/12	\$422,000	\$447,000	830	6	1943	Good	7000	N	N	2842 36TH AVE W
007	0053	691770	0820	9/2/11	\$420,000	\$491,000	830	6	1942	VGood	4500	N	N	3822 30TH AVE W
007	0014	142503	9021	12/27/12	\$384,000	\$396,000	840	6	1942	Avg	6400	N	N	3011 31ST AVE W
007	0014	894110	0140	10/30/13	\$489,000	\$489,000	860	6	1945	Good	5816	N	N	3631 38TH AVE W
007	0014	682110	1960	7/24/13	\$380,000	\$382,000	870	6	1944	Avg	6000	N	N	3438 33RD AVE W
007	0013	087100	0050	2/28/12	\$359,000	\$397,000	880	6	1943	VGood	4592	N	N	3643 36TH AVE W
007	0014	682110	1765	4/5/13	\$420,000	\$427,000	890	6	1943	Avg	5665	N	N	3423 33RD AVE W
007	0014	682110	1825	9/10/11	\$335,000	\$391,000	890	6	2007	Avg	2741	N	N	3434 34TH AVE W
007	0043	691770	0905	12/11/13	\$380,000	\$380,000	890	6	1941	Avg	5760	N	N	3813 30TH AVE W
007	0014	812770	0241	11/1/12	\$391,000	\$408,000	940	6	1926	Avg	5600	N	N	2510 30TH AVE W
007	0044	691770	0175	11/30/11	\$386,000	\$438,000	1030	6	1944	Avg	5160	N	N	4042 31ST AVE W
007	0015	286460	0385	10/29/13	\$420,000	\$420,000	1080	6	1926	Avg	5125	N	N	3211 40TH AVE W
007	0014	682110	2305	6/26/13	\$380,000	\$383,000	1080	6	1945	Good	3666	N	N	3029 30TH AVE W
007	0015	812770	0625	12/20/12	\$357,000	\$369,000	1100	6	1954	Avg	4188	N	N	2409 30TH AVE W
007	0044	682110	0180	3/10/11	\$332,500	\$414,000	1200	6	1908	Avg	6000	N	N	4005 33RD AVE W
007	0044	423540	0855	4/11/12	\$449,000	\$491,000	1220	6	1923	Avg	4800	N	N	4241 33RD AVE W
007	0014	682110	1826	6/6/13	\$299,000	\$302,000	670	7	2003	Avg	1460	N	N	3436 B 34TH AVE W
007	0024	503530	0160	9/23/13	\$385,000	\$386,000	750	7	1941	Avg	4053	N	N	3607 41ST AVE W
007	0044	682110	0430	12/3/13	\$449,000	\$449,000	770	7	1942	Avg	6000	N	N	3502 W THURMAN ST
007	0014	504230	0070	4/24/13	\$477,500	\$485,000	780	7	1949	Avg	4260	N	N	3022 W RAYE ST
007	0044	701070	0390	4/1/13	\$395,000	\$402,000	780	7	1944	Avg	4000	N	N	4206 32ND AVE W
007	0044	701070	0390	1/11/12	\$353,000	\$396,000	780	7	1944	Avg	4000	N	N	4206 32ND AVE W
007	0014	128830	0034	7/29/13	\$440,000	\$442,000	790	7	1944	Good	5456	Y	N	2625 31ST AVE W
007	0014	682210	0160	10/12/12	\$419,950	\$439,000	790	7	1945	Good	6000	N	N	3215 34TH AVE W
007	0014	087100	1456	4/23/13	\$388,000	\$394,000	810	7	1948	Avg	5102	N	N	3606 40TH AVE W
007	0014	286460	0340	4/9/13	\$471,000	\$479,000	810	7	1941	Avg	6150	N	N	3216 40TH AVE W
007	0014	503830	0050	8/28/13	\$500,000	\$502,000	840	7	1942	Good	6200	Y	N	2643 31ST AVE W
007	0014	503830	0050	4/10/13	\$500,000	\$508,000	840	7	1942	Good	6200	Y	N	2643 31ST AVE W

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Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0014	058200	0180	11/20/13	\$565,000	\$565,000	860	7	1950	Good	6000	N	N	3711 31ST AVE W
007	0014	087100	1451	7/31/13	\$461,350	\$464,000	860	7	1948	Good	5102	N	N	3602 40TH AVE W
007	0015	682160	0475	3/8/13	\$417,500	\$426,000	870	7	1945	Good	6600	Y	N	3026 30TH AVE W
007	0015	087100	1584	8/29/12	\$475,000	\$502,000	900	7	1947	Avg	5816	N	N	3649 39TH AVE W
007	0015	286460	0150	7/22/13	\$515,000	\$518,000	900	7	1951	Avg	4612	N	N	3210 38TH AVE W
007	0014	137680	0260	11/6/12	\$417,000	\$434,000	920	7	1941	Avg	7586	N	N	2655 36TH AVE W
007	0014	504130	0100	6/28/11	\$342,000	\$409,000	920	7	1942	Avg	5419	N	N	3051 36TH AVE W
007	0044	691770	0070	7/23/12	\$355,000	\$378,000	920	7	1948	Avg	4800	N	N	4006 32ND AVE W
007	0014	682110	2225	10/12/12	\$383,000	\$401,000	930	7	1950	Avg	6360	Y	N	3218 31ST AVE W
007	0054	691770	0695	3/15/13	\$470,000	\$479,000	930	7	1943	Avg	6900	N	N	3802 29TH AVE W
007	0014	812770	0775	12/27/11	\$343,708	\$387,000	930	7	1939	Avg	4640	Y	N	2441 28TH AVE W
007	0014	058200	0195	6/26/12	\$563,000	\$603,000	940	7	1941	Good	6000	N	N	3720 32ND AVE W
007	0015	235180	0105	5/1/12	\$580,000	\$630,000	940	7	1947	Good	6405	Y	N	3308 37TH AVE W
007	0044	423540	0960	9/13/12	\$508,000	\$535,000	950	7	1942	VGood	4800	N	N	4220 33RD AVE W
007	0044	691770	0240	5/16/12	\$432,350	\$468,000	950	7	1949	Good	4500	N	N	4037 30TH AVE W
007	0044	691770	0255	8/2/13	\$485,000	\$488,000	950	7	1948	Good	4850	N	N	4019 30TH AVE W
007	0044	682110	0695	6/28/13	\$375,000	\$378,000	970	7	1942	Avg	6000	N	N	3814 35TH AVE W
007	0014	682110	1560	10/21/13	\$374,328	\$375,000	970	7	1943	Good	5760	N	N	3420 36TH AVE W
007	0054	691770	0675	1/7/11	\$430,000	\$549,000	970	7	1943	Avg	8580	N	N	3820 29TH AVE W
007	0014	812770	0875	5/6/11	\$439,000	\$536,000	970	7	1939	Avg	4600	Y	N	2436 29TH AVE W
007	0014	137730	0125	11/21/12	\$395,000	\$410,000	980	7	1941	Good	6240	N	N	2645 35TH AVE W
007	0014	682160	0445	5/2/13	\$479,000	\$486,000	980	7	1945	Avg	6600	N	N	3002 30TH AVE W
007	0014	682110	1747	3/8/11	\$200,000	\$249,000	980	7	1991	Avg	1654	N	N	3439 A 33RD AVE W
007	0014	128830	0060	4/19/12	\$460,000	\$501,000	990	7	1941	Good	5580	N	N	2634 31ST AVE W
007	0014	812770	0340	6/11/13	\$532,000	\$537,000	990	7	1926	Good	6250	N	N	2507 30TH AVE W
007	0044	701070	0335	8/14/13	\$480,000	\$482,000	1000	7	1977	Avg	6880	N	N	3000 W ELMORE ST
007	0044	701070	0590	3/25/11	\$350,000	\$434,000	1000	7	1955	Avg	4280	N	N	4327 31ST AVE W
007	0014	137080	3760	5/15/12	\$477,000	\$517,000	1010	7	1941	Avg	6000	N	N	2432 35TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0014	137730	0015	12/28/12	\$499,000	\$515,000	1010	7	1940	Good	8448	N	N	2614 36TH AVE W
007	0044	682110	0710	4/16/12	\$325,000	\$355,000	1010	7	1944	Avg	6000	N	N	3828 35TH AVE W
007	0015	058200	0471	2/1/12	\$345,000	\$384,000	1040	7	1951	Avg	7200	N	N	3517 28TH AVE W
007	0043	682110	0535	1/14/13	\$504,000	\$519,000	1050	7	1944	Avg	6000	N	N	3821 35TH AVE W
007	0044	682110	0910	4/8/13	\$521,000	\$530,000	1050	7	1946	Avg	6000	N	N	3815 32ND AVE W
007	0014	137730	0020	2/19/13	\$555,200	\$568,000	1060	7	1940	Avg	8448	N	N	2620 36TH AVE W
007	0014	152503	9037	5/16/12	\$455,000	\$493,000	1060	7	1947	Avg	6100	N	N	4001 W BERTONA ST
007	0014	137080	4130	8/2/13	\$655,500	\$659,000	1070	7	2012	Avg	4800	N	N	2557 35TH AVE W
007	0054	691770	0625	5/18/11	\$408,000	\$495,000	1070	7	1947	Avg	5400	N	N	3848 29TH AVE W
007	0025	736960	0095	11/27/12	\$560,000	\$581,000	1070	7	1948	Good	6039	N	N	3417 VIEWMONT WAY W
007	0014	058200	0185	5/14/12	\$455,000	\$493,000	1080	7	1952	Avg	5520	N	N	3707 31ST AVE W
007	0014	503830	0100	10/30/12	\$634,950	\$662,000	1080	7	1940	Good	6328	Y	N	2645 30TH AVE W
007	0014	682210	0401	7/8/13	\$524,500	\$528,000	1080	7	1952	Good	4340	N	N	3222 W DRAVUS ST
007	0015	812770	0740	6/26/13	\$605,000	\$610,000	1080	7	1938	Good	8400	N	N	2426 30TH AVE W
007	0014	137080	4005	7/27/11	\$367,950	\$436,000	1090	7	1937	Avg	6000	N	N	2559 34TH AVE W
007	0014	137730	0135	2/21/13	\$520,000	\$532,000	1100	7	1941	Good	6240	N	N	2649 35TH AVE W
007	0014	137730	0160	8/18/11	\$350,000	\$411,000	1100	7	1941	Avg	6240	N	N	2602 35TH AVE W
007	0014	137730	0165	6/20/13	\$526,000	\$531,000	1100	7	1941	Good	6240	N	N	2608 35TH AVE W
007	0014	812770	0305	7/1/11	\$378,000	\$452,000	1110	7	1939	Avg	5000	Y	N	2551 30TH AVE W
007	0043	682110	0765	6/22/11	\$360,000	\$432,000	1120	7	1943	Good	6000	N	N	3829 33RD AVE W
007	0014	812770	0311	5/15/13	\$515,000	\$521,000	1120	7	1941	Avg	5500	Y	N	2543 30TH AVE W
007	0024	503530	0080	5/22/12	\$523,000	\$565,000	1130	7	1940	Good	6000	N	N	3632 41ST AVE W
007	0024	503530	0180	10/21/13	\$568,000	\$569,000	1140	7	1942	Avg	5939	N	N	3628 VIEWMONT WAY W
007	0014	682210	0165	5/29/13	\$450,000	\$455,000	1150	7	1942	Avg	4950	N	N	3408 W DRAVUS ST
007	0014	087100	1681	11/22/13	\$570,000	\$570,000	1160	7	1954	Good	4800	N	N	3646 ARAPAHOE PL W
007	0014	087100	1681	6/21/11	\$505,000	\$606,000	1160	7	1954	Good	4800	N	N	3646 ARAPAHOE PL W
007	0024	503530	0045	11/4/13	\$693,000	\$694,000	1160	7	1940	VGood	7200	N	N	3606 41ST AVE W
007	0014	812770	0300	10/25/12	\$494,000	\$516,000	1160	7	1938	Avg	5750	Y	N	2559 30TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0014	137730	0195	4/26/13	\$600,000	\$609,000	1170	7	1941	VGood	6240	N	N	2622 35TH AVE W
007	0014	682310	0122	5/26/13	\$421,600	\$426,000	1170	7	1942	Good	4824	N	N	3323 W ARMOUR ST
007	0015	087100	1954	6/20/12	\$520,000	\$558,000	1200	7	1950	Good	4592	N	N	3425 40TH AVE W
007	0014	682210	0395	5/9/11	\$397,000	\$484,000	1200	7	1950	Good	4340	N	N	3200 W DRAVUS ST
007	0015	286460	0170	10/2/12	\$499,000	\$523,000	1220	7	1951	Good	6150	N	N	3711 W PROSPER ST
007	0014	286460	0080	9/18/12	\$520,000	\$547,000	1230	7	1954	Avg	5381	Y	N	3220 37TH AVE W
007	0014	682110	2110	12/18/13	\$495,000	\$495,000	1230	7	1942	Good	6480	N	N	3224 32ND AVE W
007	0014	682110	2110	9/10/12	\$419,000	\$441,000	1230	7	1942	Good	6480	N	N	3224 32ND AVE W
007	0014	106800	0635	4/11/11	\$480,000	\$591,000	1240	7	1941	Good	6985	N	N	2537 36TH AVE W
007	0014	894110	0200	10/4/13	\$505,500	\$506,000	1240	7	1947	Avg	5816	N	N	3636 39TH AVE W
007	0024	503530	0085	2/24/11	\$541,000	\$678,000	1260	7	1939	VGood	6000	N	N	3636 41ST AVE W
007	0014	504230	0080	7/2/12	\$515,000	\$551,000	1260	7	1934	Good	5038	Y	N	3006 W RAYE ST
007	0024	503530	0165	9/7/12	\$510,000	\$538,000	1270	7	1940	Avg	4519	N	N	3610 W VIEWMONT WAY W
007	0014	682110	1650	7/16/13	\$395,000	\$398,000	1270	7	1910	Good	7200	N	N	3411 34TH AVE W
007	0014	682210	0825	10/3/13	\$605,000	\$606,000	1270	7	1911	Good	6000	N	N	3017 35TH AVE W
007	0014	137780	0160	8/16/11	\$396,950	\$467,000	1280	7	1942	Good	7876	N	N	2855 35TH AVE W
007	0015	152503	9038	4/23/12	\$575,000	\$626,000	1280	7	1964	VGood	3416	N	N	3316 39TH AVE W
007	0014	137730	0010	1/25/12	\$425,000	\$475,000	1300	7	1940	Avg	8580	N	N	2608 36TH AVE W
007	0014	682110	1585	5/20/13	\$484,500	\$490,000	1300	7	1943	Good	5760	N	N	3444 36TH AVE W
007	0014	137730	0060	3/9/12	\$499,000	\$550,000	1320	7	1941	VGood	6240	N	N	2609 35TH AVE W
007	0014	222503	9077	7/10/13	\$485,000	\$488,000	1330	7	1942	Good	7040	N	N	2655 34TH AVE W
007	0014	682210	0695	8/16/12	\$442,500	\$469,000	1330	7	1941	Avg	6000	N	N	3027 34TH AVE W
007	0015	813570	0010	12/21/12	\$530,000	\$547,000	1330	7	1939	Avg	6223	Y	N	2826 30TH AVE W
007	0014	682210	0176	7/19/11	\$400,000	\$475,000	1340	7	1942	Good	4260	N	N	3414 W DRAVUS ST
007	0044	423540	1030	9/1/11	\$412,500	\$482,000	1350	7	1943	Good	4800	N	N	4309 32ND AVE W
007	0024	503530	0075	2/4/13	\$645,000	\$661,000	1360	7	1940	Good	6000	N	N	3626 41ST AVE W
007	0014	682110	1761	8/16/13	\$455,000	\$457,000	1360	7	2008	Avg	1459	N	N	3427 A 33RD AVE W
007	0014	682110	1700	3/18/13	\$590,000	\$601,000	1370	7	1943	Good	6000	N	N	3430 35TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0044	691770	0055	8/19/13	\$615,000	\$618,000	1370	7	1975	Avg	7200	N	N	4014 32ND AVE W
007	0015	812770	0745	11/16/12	\$647,000	\$672,000	1370	7	1942	Good	8400	Y	N	2432 30TH AVE W
007	0044	682110	0970	9/14/11	\$560,000	\$652,000	1390	7	1910	VGood	6000	N	N	3840 33RD AVE W
007	0013	682110	1175	5/13/13	\$625,000	\$633,000	1390	7	1921	Good	6000	N	N	3605 33RD AVE W
007	0014	682110	1445	6/11/13	\$545,000	\$550,000	1400	7	1908	Good	6000	N	N	3622 36TH AVE W
007	0015	058200	0565	6/6/12	\$581,000	\$626,000	1410	7	1928	VGood	6000	N	N	3507 29TH AVE W
007	0015	682160	0325	6/17/13	\$533,000	\$538,000	1410	7	1940	Avg	6000	Y	N	3008 29TH AVE W
007	0014	682110	1345	8/20/12	\$451,000	\$477,000	1420	7	1909	Good	6000	N	N	3642 35TH AVE W
007	0044	423540	0850	9/13/11	\$395,000	\$460,000	1450	7	1944	Avg	5400	N	N	4227 33RD AVE W
007	0044	691770	1035	10/11/11	\$405,000	\$467,000	1460	7	1955	Avg	6000	N	N	3833 31ST AVE W
007	0044	691770	0965	8/8/11	\$515,000	\$607,000	1470	7	1940	Avg	6480	N	N	3826 31ST AVE W
007	0015	119300	0530	12/5/13	\$600,000	\$600,000	1490	7	1937	Avg	6000	Y	N	2820 29TH AVE W
007	0015	812770	0250	5/13/13	\$607,000	\$615,000	1500	7	1927	Good	8400	N	N	2518 30TH AVE W
007	0015	137080	3710	2/22/12	\$370,000	\$410,000	1530	7	1939	Avg	6000	N	N	2425 34TH AVE W
007	0044	682110	0945	12/3/12	\$505,000	\$523,000	1530	7	1950	Avg	6000	N	N	3814 33RD AVE W
007	0014	504230	0085	4/18/12	\$438,500	\$478,000	1540	7	1941	Good	4935	Y	N	2607 30TH AVE W
007	0044	682110	0090	12/20/11	\$345,000	\$389,000	1550	7	1944	Avg	6000	N	N	4026 33RD AVE W
007	0014	087100	1397	12/27/13	\$530,000	\$530,000	1630	7	1947	Avg	5102	N	N	3451 39TH AVE W
007	0044	691770	0855	9/5/13	\$562,300	\$564,000	1680	7	1953	Avg	7560	N	N	3857 30TH AVE W
007	0014	682210	0765	11/18/11	\$380,000	\$433,000	1700	7	1918	Avg	6000	N	N	3030 35TH AVE W
007	0044	691770	0015	4/20/12	\$550,000	\$599,000	1750	7	1918	Avg	9600	N	N	4052 32ND AVE W
007	0014	682210	0155	8/10/11	\$470,000	\$554,000	1770	7	1981	Good	6000	N	N	3219 34TH AVE W
007	0015	058200	0585	10/7/13	\$650,000	\$651,000	1830	7	1960	Good	6000	N	N	3512 30TH AVE W
007	0014	087100	0380	5/5/11	\$516,000	\$630,000	1960	7	1910	Good	6122	Y	N	3405 36TH AVE W
007	0014	137080	4075	6/20/13	\$700,000	\$706,000	2110	7	2001	Avg	5000	N	N	2509 35TH AVE W
007	0014	682110	2340	8/20/13	\$685,000	\$688,000	2240	7	1945	Avg	6600	N	N	3006 31ST AVE W
007	0044	423540	0780	7/30/13	\$580,000	\$583,000	2380	7	1996	Avg	4800	N	N	4216 34TH AVE W
007	0014	682160	0110	5/29/12	\$351,801	\$380,000	820	8	1941	Avg	6000	N	N	3222 30TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0014	682110	2336	11/16/12	\$380,625	\$396,000	890	8	1952	Avg	2530	Y	N	3014 W BARRETT ST
007	0015	087100	2010	5/11/12	\$458,000	\$496,000	910	8	1952	Good	4388	N	N	3407 40TH AVE W
007	0014	058200	0630	5/29/13	\$601,500	\$608,000	930	8	1951	Good	5880	Y	N	3516 31ST AVE W
007	0025	503530	0355	5/23/13	\$536,000	\$542,000	940	8	1942	Avg	7246	N	N	3445 42ND AVE W
007	0014	058200	0635	8/23/11	\$575,000	\$675,000	960	8	1951	Good	5880	Y	N	3512 31ST AVE W
007	0014	682210	0451	6/21/12	\$385,000	\$413,000	990	8	1947	Avg	4000	N	N	3215 W BERTONA ST
007	0014	087100	1880	7/26/11	\$399,400	\$473,000	1020	8	1950	Avg	5612	N	N	3446 ARAPAHOE PL W
007	0015	087100	1913	10/1/13	\$490,000	\$491,000	1050	8	1950	Avg	4592	N	N	3429 40TH AVE W
007	0014	682160	0005	8/19/11	\$539,950	\$634,000	1060	8	1941	Good	5400	N	N	2909 W BERTONA ST
007	0025	736960	0035	11/20/12	\$550,000	\$571,000	1090	8	1940	Avg	5006	N	N	3436 VIEWMONT WAY W
007	0014	058200	0625	11/1/12	\$480,000	\$500,000	1100	8	1951	Avg	6240	Y	N	3520 31ST AVE W
007	0025	503530	0506	10/17/11	\$469,950	\$541,000	1100	8	1948	Good	4261	N	N	3705 MAGNOLIA BLVD W
007	0014	682210	0281	7/24/13	\$566,950	\$570,000	1100	8	1952	Avg	4130	N	N	3308 W DRAVUS ST
007	0015	232503	9058	4/10/13	\$459,000	\$467,000	1110	8	1940	Avg	7425	N	N	2874 30TH AVE W
007	0044	423540	0759	2/15/11	\$520,000	\$654,000	1110	8	1946	VGood	7200	N	N	4232 34TH AVE W
007	0015	682310	0250	10/7/13	\$486,300	\$487,000	1110	8	1949	Good	6000	N	N	2633 32ND AVE W
007	0014	087100	1711	11/28/12	\$490,000	\$508,000	1130	8	1955	Avg	5018	N	N	3637 40TH AVE W
007	0015	682160	0195	12/24/13	\$455,000	\$455,000	1170	8	1947	Avg	6000	N	N	2806 W DRAVUS ST
007	0015	119300	0575	10/17/11	\$444,500	\$512,000	1180	8	1928	Avg	6000	Y	N	2917 28TH AVE W
007	0014	682110	1815	8/7/13	\$465,100	\$467,000	1180	8	2005	Avg	1432	N	N	3426 A 34TH AVE W
007	0015	137080	3860	10/11/13	\$696,000	\$697,000	1190	8	1941	Good	5211	N	N	2428 36TH AVE W
007	0015	137080	3880	5/25/12	\$615,000	\$664,000	1190	8	1953	Good	3244	Y	N	2444 36TH AVE W
007	0015	087100	1756	7/10/13	\$565,000	\$569,000	1210	8	1955	Good	4572	N	N	3629 40TH AVE W
007	0014	235180	0140	5/8/13	\$616,000	\$624,000	1210	8	1946	Good	5117	N	N	3307 36TH AVE W
007	0015	503830	0010	4/12/13	\$540,000	\$549,000	1210	8	1953	Good	6300	N	N	2812 32ND AVE W
007	0044	423540	0895	4/10/12	\$419,500	\$458,000	1220	8	2006	Avg	876	N	N	4260 C 33RD AVE W
007	0015	813570	0055	10/21/13	\$630,000	\$631,000	1220	8	1952	Avg	6223	Y	N	2841 30TH AVE W
007	0013	682110	1731	9/5/13	\$489,000	\$491,000	1230	8	2013	Avg	1380	N	N	3305 W RUFFNER ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0013	682110	1732	11/4/13	\$460,000	\$460,000	1230	8	2013	Avg	875	N	N	3307 W RUFFNER ST
007	0014	058200	0280	3/2/11	\$443,000	\$554,000	1240	8	1941	Good	7680	N	N	3617 30TH AVE W
007	0015	504230	0195	1/10/13	\$597,000	\$615,000	1250	8	1934	Good	5900	Y	N	2636 29TH AVE W
007	0015	232503	9085	7/12/11	\$449,950	\$536,000	1270	8	1950	Good	6912	N	N	2855 31ST AVE W
007	0044	682110	0230	3/19/12	\$485,000	\$533,000	1270	8	1967	Avg	6000	N	N	4046 34TH AVE W
007	0014	894110	0210	11/22/13	\$575,000	\$575,000	1270	8	1955	Avg	7755	N	N	3646 39TH AVE W
007	0014	894110	0210	9/11/12	\$519,000	\$547,000	1270	8	1955	Avg	7755	N	N	3646 39TH AVE W
007	0015	058200	0573	5/25/12	\$560,000	\$605,000	1300	8	1951	Good	6000	Y	N	2921 W RUFFNER ST
007	0015	682160	0280	9/26/12	\$655,000	\$688,000	1300	8	1942	Good	6000	N	N	3029 28TH AVE W
007	0025	503530	0805	6/14/11	\$448,800	\$540,000	1310	8	1939	Avg	5400	N	N	4325 W EMERSON ST
007	0015	682160	0285	5/7/11	\$430,000	\$524,000	1310	8	1942	Avg	6000	N	N	3025 28TH AVE W
007	0015	813670	0090	3/27/12	\$545,000	\$598,000	1320	8	1952	Good	6174	N	N	2822 32ND AVE W
007	0014	087100	1560	4/19/11	\$405,000	\$497,000	1330	8	1957	Avg	5102	N	N	3636 40TH AVE W
007	0015	503830	0005	10/31/11	\$455,000	\$522,000	1340	8	1958	Good	6300	N	N	2816 32ND AVE W
007	0014	812770	0770	1/22/13	\$427,000	\$439,000	1340	8	1927	Avg	4640	Y	N	2445 28TH AVE W
007	0014	087100	0279	9/11/13	\$775,000	\$777,000	1370	8	1950	VGood	5612	Y	N	3424 37TH AVE W
007	0025	736960	0100	11/13/12	\$649,950	\$676,000	1370	8	1946	Good	5000	N	N	3423 VIEWMONT WAY W
007	0014	235180	0005	8/13/13	\$730,000	\$733,000	1380	8	1961	Good	4100	N	N	3801 W BERTONA ST
007	0014	682110	2145	8/29/13	\$582,500	\$585,000	1390	8	1910	Avg	8400	N	N	3119 W BERTONA ST
007	0024	503530	0015	8/22/12	\$466,500	\$493,000	1400	8	1957	Avg	6000	N	N	3645 ARAPAHOE PL W
007	0013	682110	1733	12/2/13	\$420,000	\$420,000	1400	8	2013	Avg	843	N	N	3309 W RUFFNER ST
007	0024	503530	0020	7/16/13	\$525,000	\$528,000	1410	8	1956	Avg	6000	N	N	3637 ARAPAHOE PL W
007	0015	504230	0004	11/8/11	\$462,000	\$528,000	1410	8	1951	Good	6846	N	N	2612 32ND AVE W
007	0044	691770	1140	8/28/12	\$465,042	\$491,000	1420	8	1956	Avg	4800	N	N	3116 W EMERSON ST
007	0044	691770	0100	6/15/12	\$432,000	\$464,000	1430	8	2008	Good	4800	N	N	4041 31ST AVE W
007	0014	504130	0015	10/9/12	\$585,000	\$613,000	1450	8	1959	Avg	5670	Y	N	3044 37TH AVE W
007	0015	137080	3900	7/6/12	\$768,825	\$822,000	1460	8	1949	Good	5536	N	N	2454 36TH AVE W
007	0015	232503	9091	5/21/12	\$485,600	\$525,000	1460	8	1951	Avg	5400	N	N	3009 W BARRETT ST

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0015	682160	0215	9/3/12	\$649,000	\$685,000	1460	8	1956	Avg	6000	N	N	3216 29TH AVE W
007	0014	058200	0640	3/21/11	\$506,000	\$628,000	1480	8	1956	Good	6000	Y	N	3506 31ST AVE W
007	0014	232503	9088	8/21/12	\$511,000	\$541,000	1490	8	1950	Avg	5963	N	N	3023 W BARRETT ST
007	0014	812770	0351	5/18/12	\$655,000	\$709,000	1490	8	1995	Avg	4440	N	N	3016 W SMITH ST
007	0014	682110	1786	5/21/11	\$525,000	\$637,000	1490	8	1998	Avg	2694	N	N	3308 W BERTONA ST
007	0044	691770	0275	9/26/11	\$483,000	\$560,000	1530	8	1983	Avg	7920	N	N	4003 30TH AVE W
007	0016	504080	0005	7/11/11	\$552,000	\$657,000	1540	8	1941	Avg	8161	Y	N	3001 38TH AVE W
007	0025	736960	0030	5/12/11	\$476,000	\$579,000	1560	8	1956	Avg	5000	N	N	3430 W VIEWMONT WAY W
007	0014	137080	3775	12/21/11	\$585,000	\$660,000	1590	8	1999	Avg	6000	N	N	2448 35TH AVE W
007	0014	137080	3775	11/19/12	\$580,500	\$603,000	1590	8	1999	Avg	6000	N	N	2448 35TH AVE W
007	0015	119300	0515	5/29/13	\$575,000	\$581,000	1600	8	1930	Avg	6000	Y	N	2834 29TH AVE W
007	0014	503830	0045	11/8/11	\$457,000	\$523,000	1610	8	1945	Good	6200	N	N	2642 32ND AVE W
007	0015	504230	0220	4/3/12	\$606,000	\$664,000	1620	8	1937	Good	5500	Y	N	2612 29TH AVE W
007	0015	682160	0370	3/22/12	\$600,000	\$659,000	1650	8	1929	Good	6000	N	N	3054 29TH AVE W
007	0025	736960	0120	9/24/13	\$790,000	\$792,000	1680	8	1994	Avg	5160	N	N	3424 42ND AVE W
007	0015	812770	0690	2/8/11	\$557,822	\$703,000	1740	8	1938	Good	6300	Y	N	2429 29TH AVE W
007	0014	504230	0050	7/13/12	\$552,000	\$589,000	1750	8	1978	Avg	4990	Y	N	2616 31ST AVE W
007	0044	682110	0965	4/8/11	\$615,000	\$758,000	1750	8	1910	VGood	6000	N	N	3832 33RD AVE W
007	0025	503530	0745	11/30/12	\$608,000	\$630,000	1770	8	2006	Avg	2804	N	N	3639 43RD AVE W
007	0025	503530	0745	5/26/11	\$568,500	\$688,000	1770	8	2006	Avg	2804	N	N	3639 43RD AVE W
007	0014	682210	0085	1/13/12	\$628,000	\$704,000	1780	8	2006	Avg	6000	N	N	3222 36TH AVE W
007	0015	682160	0090	8/19/11	\$652,000	\$766,000	1830	8	1952	Good	6000	Y	N	3200 30TH AVE W
007	0014	682210	0200	1/3/11	\$545,000	\$697,000	1830	8	1931	Good	6000	N	N	3228 35TH AVE W
007	0014	137080	4035	6/3/13	\$775,000	\$783,000	1850	8	2006	Avg	6000	N	N	2532 35TH AVE W
007	0015	286460	0315	8/14/13	\$469,000	\$471,000	1920	8	1939	Avg	7175	N	N	3916 W DRAVUS ST
007	0025	503530	0770	7/16/12	\$625,000	\$667,000	1950	8	1940	Avg	5779	N	N	3611 43RD AVE W
007	0015	137080	3875	10/10/12	\$631,000	\$661,000	1960	8	1989	Good	3012	N	N	2438 36TH AVE W
007	0015	812770	0105	12/27/12	\$661,000	\$682,000	1960	8	1936	Avg	4640	N	N	2514 29TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0014	087100	0247	1/24/13	\$495,000	\$509,000	2020	8	1948	Avg	5102	N	N	3437 36TH AVE W
007	0015	119300	0645	4/16/13	\$630,000	\$640,000	2020	8	1937	Avg	6000	Y	N	2825 29TH AVE W
007	0025	503530	0775	10/29/13	\$735,000	\$736,000	2030	8	1940	Avg	6273	N	N	3615 43RD AVE W
007	0025	736960	0045	3/25/11	\$535,000	\$663,000	2150	8	1940	Good	5617	N	N	3444 VIEWMONT WAY W
007	0014	682210	0355	6/25/12	\$695,000	\$745,000	2340	8	1994	Good	6000	N	N	3247 32ND AVE W
007	0044	682110	0455	12/3/13	\$825,000	\$825,000	2380	8	1997	VGood	6000	N	N	4016 36TH AVE W
007	0044	423540	1070	11/12/13	\$685,000	\$685,000	2420	8	2003	Avg	4800	N	N	4341 32ND AVE W
007	0044	423540	1070	11/12/13	\$685,000	\$685,000	2420	8	2003	Avg	4800	N	N	4341 32ND AVE W
007	0014	058200	0075	9/12/12	\$720,000	\$758,000	1460	9	2012	Avg	6000	N	N	3711 29TH AVE W
007	0015	119300	0510	8/22/12	\$615,000	\$650,000	1580	9	1951	Good	6000	Y	N	2840 29TH AVE W
007	0026	503530	0345	6/6/12	\$641,500	\$691,000	1740	9	1956	Avg	5911	N	N	3730 MAGNOLIA BLVD W
007	0026	503530	0225	11/14/13	\$735,000	\$735,000	1780	9	1955	Good	6000	N	N	3669 VIEWMONT WAY W
007	0026	503530	0225	11/30/11	\$640,000	\$727,000	1780	9	1955	Good	6000	N	N	3669 VIEWMONT WAY W
007	0044	691770	0270	4/10/13	\$566,500	\$576,000	1800	9	1988	Avg	7020	N	N	4009 30TH AVE W
007	0015	682160	0335	10/3/11	\$750,000	\$868,000	1840	9	1928	Good	6000	Y	N	3020 29TH AVE W
007	0015	682160	0305	4/19/12	\$599,000	\$653,000	1990	9	1932	Avg	4900	N	N	3003 28TH AVE W
007	0015	504230	0240	8/24/12	\$695,000	\$735,000	2090	9	1931	Good	5400	Y	N	2607 28TH AVE W
007	0014	812770	0416	9/20/11	\$499,000	\$580,000	2130	9	1991	Avg	5125	Y	N	2553 31ST AVE W
007	0015	812770	0376	6/13/12	\$846,000	\$909,000	2150	9	1999	Avg	5250	Y	N	2536 31ST AVE W
007	0015	232503	9063	3/27/12	\$724,000	\$794,000	2160	9	1942	VGood	7020	N	N	2858 30TH AVE W
007	0015	119300	0565	9/3/13	\$823,000	\$826,000	2185	9	1928	Good	6000	Y	N	2909 28TH AVE W
007	0044	701070	0665	1/28/13	\$785,000	\$806,000	2190	9	1999	Avg	8000	N	N	4314 32ND AVE W
007	0015	504230	0260	6/18/12	\$629,150	\$675,000	2200	9	1931	Avg	5550	Y	N	2629 28TH AVE W
007	0015	682160	0340	5/23/13	\$790,000	\$799,000	2270	9	1928	Good	6000	N	N	3024 29TH AVE W
007	0015	682160	0340	5/23/13	\$790,000	\$799,000	2270	9	1928	Good	6000	N	N	3024 29TH AVE W
007	0015	682160	0340	2/17/11	\$750,000	\$942,000	2270	9	1928	Good	6000	N	N	3024 29TH AVE W
007	0014	682210	0045	4/20/11	\$790,000	\$969,000	2320	9	2010	Avg	6000	N	N	3215 35TH AVE W
007	0014	504230	0055	8/31/12	\$1,045,000	\$1,103,000	2360	9	2006	Avg	5239	Y	N	2612 31ST AVE W

Improved Sales Used in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	0014	894110	0050	8/30/12	\$1,044,500	\$1,103,000	2400	9	2010	Avg	5801	N	N	3706 W TILDEN ST
007	0025	503530	0430	3/5/12	\$1,125,000	\$1,242,000	2560	9	2000	Avg	8303	N	N	3526 MAGNOLIA BLVD W
007	0014	222503	9095	8/20/13	\$945,750	\$950,000	2720	9	2013	Avg	8021	N	N	3602 W ARMOUR ST
007	0015	812770	0720	12/23/11	\$765,000	\$863,000	2730	9	2009	Avg	4268	Y	N	2918 W MCGRAW ST
007	0025	503530	0435	6/24/13	\$1,030,000	\$1,039,000	2740	9	1927	Good	6720	N	N	3444 MAGNOLIA BLVD W
007	0015	286460	0390	4/23/13	\$800,000	\$812,000	2810	9	1992	Avg	3075	N	N	4000 W DRAVUS ST
007	0014	058200	0120	7/10/13	\$1,270,000	\$1,279,000	3090	9	2006	Avg	6000	N	N	3004 W TILDEN ST
007	0025	736960	0140	1/23/13	\$790,000	\$812,000	3110	9	2001	Avg	4500	N	N	4114 W BERTONA ST
007	0015	812770	0160	7/25/12	\$917,000	\$976,000	3110	9	2004	Avg	4640	Y	N	2556 29TH AVE W
007	0015	682160	0400	5/24/12	\$1,161,998	\$1,255,000	3190	9	1911	VGood	7200	Y	N	3029 29TH AVE W
007	0014	504230	0078	11/19/12	\$895,000	\$930,000	2090	10	2012	Avg	3750	Y	N	2601 30TH AVE W
007	0014	087100	0375	7/16/13	\$900,000	\$906,000	2630	10	2013	Avg	3061	Y	N	3407 36TH AVE W
007	0014	812770	0335	10/8/12	\$1,350,000	\$1,414,000	3030	10	2012	Avg	8250	Y	N	2515 30TH AVE W
007	0015	682160	0200	7/15/11	\$960,000	\$1,142,000	3100	10	2008	Avg	6000	N	N	2820 W DRAVUS ST
007	0015	812770	0719	5/24/13	\$940,000	\$951,000	3240	10	2009	Avg	4270	Y	N	2924 MCGRAW ST
007	0015	058200	0469	9/9/13	\$899,000	\$902,000	3250	10	1998	Avg	7800	N	N	3521 28TH AVE W

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	35	057300	0365	5/22/12	\$927,000	QUIT CLAIM DEED; SHORT SALE
001	45	102503	9142	4/17/13	\$420,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
001	45	102503	9228	4/5/13	\$683,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
001	35	102503	9230	8/23/12	\$506,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
001	37	102503	9241	1/7/13	\$3,710,000	LACK OF REPRESENTATION GRADE 13
001	37	102503	9320	2/27/13	\$875,000	NON-REPRESENTATIVE SALE
003	55	026900	0115	7/29/13	\$310,000	ACTIVE PERMIT BEFORE SALE>25K
003	55	026900	0125	5/3/11	\$145,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	55	026900	0225	6/7/13	\$944,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	55	026900	0466	6/15/11	\$200,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE; QUIT CLAIM DEED
003	15	026900	0845	8/15/12	\$865,000	IMP COUNT
003	15	026900	1224	2/29/12	\$485,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	54	036900	0085	9/2/13	\$399,000	PREVIMP<=25K
003	54	036900	0520	5/30/12	\$283,425	RELATED PARTY, FRIEND, OR NEIGHBOR
003	64	036900	0895	12/8/11	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	14	119200	0091	3/14/13	\$1,661,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	14	119200	0091	3/14/13	\$1,661,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	14	119200	0091	4/21/11	\$765,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	15	119200	0175	4/25/13	\$830,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	14	119200	0225	6/24/13	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	14	119200	0520	8/26/13	\$846,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	14	119300	0040	7/24/13	\$701,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	14	119300	0040	7/23/13	\$701,000	RELOCATION - SALE TO SERVICE
003	54	119300	0734	5/8/13	\$232,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	15	232130	0025	10/27/11	\$337,627	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXP; GOVERNMENT AGENCY;
003	15	232130	0140	10/8/13	\$707,300	NO MARKET EXPOSURE
003	15	232130	0215	5/14/13	\$1,300,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
003	15	232130	0215	5/18/12	\$365,000	DOR RATIO
003	15	232130	0516	5/13/13	\$1,232,909	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	15	232130	0518	9/28/11	\$449,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;ESTATE ADMINISTRATOR
003	64	277060	0145	11/16/12	\$183,417	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	63	277060	0230	6/27/13	\$228,062	NO MARKET EXPOSURE
003	64	277060	0370	1/27/12	\$352,865	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT EXCISE TAX; FIN. INSTIT. RESALE
003	64	277060	0395	10/22/13	\$324,950	PREVIMP<=25K
003	54	277060	0450	3/5/12	\$322,974	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;BANKRUPTCY
003	54	277060	0665	11/10/11	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	54	277060	0745	4/8/13	\$779,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	65	277060	0860	4/17/13	\$357,000	SHORT SALE; NON-REPRESENTATIVE SALE
003	64	277060	0885	9/5/13	\$500,000	BUILDER DEVELOPER SALE
003	64	277060	0945	10/24/12	\$589,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	54	277060	1020	5/8/13	\$572,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	54	277060	1145	6/3/11	\$1,160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
003	64	277060	1550	6/28/13	\$520,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	64	277060	1629	4/12/13	\$327,066	NON-REPRESENTATIVE SALE
003	64	277060	1632	9/15/12	\$329,000	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	64	277060	1695	12/20/11	\$370,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	64	277060	1715	9/12/13	\$500,000	NO MARKET EXPOSURE; BUILDER SALE
003	64	277060	1720	8/29/13	\$500,000	PREVIMP<=25K
003	64	277060	1780	9/20/12	\$307,188	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	64	277060	1826	6/28/13	\$470,000	IMP COUNT;STATEMENT TO DOR
003	64	277060	1903	6/21/13	\$327,067	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	64	277060	1930	10/21/13	\$500,000	BUILDER DEVELOPER SALE
003	64	277060	2370	11/27/12	\$300,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
003	54	277060	6720	12/18/12	\$402,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
003	54	277060	6775	12/2/11	\$315,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
003	63	277060	6930	1/24/12	\$475,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	62	277110	1100	9/27/11	\$161,500	NO MARKET EXPOSURE
003	65	277110	2014	9/19/12	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	55	277160	0800	8/12/13	\$52,000	DOR RATIO
003	15	277160	3110	5/22/13	\$579,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	15	277160	3215	12/5/13	\$697,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	15	277160	3215	12/5/13	\$697,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	15	277160	3220	2/24/12	\$119,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
003	14	277160	3320	8/23/11	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	15	277160	3975	9/8/11	\$419,000	RELOCATION - SALE TO SERVICE
003	15	277160	4585	8/12/13	\$540,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	15	277160	4791	2/10/11	\$510,000	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
003	15	377630	0005	12/6/11	\$358,333	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	44	423540	0160	10/1/12	\$336,000	IMP CHARS DON'T MATCH SALES CHARS; FINANCIAL INSTITUTION RESALE
003	44	423540	0175	8/23/13	\$875,000	IMP COUNT
003	44	423540	0213	4/5/13	\$439,000	DOR RATIO;PREVIMP<=25K
003	44	423540	0215	12/3/11	\$240,000	TEAR DOWN; NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
003	44	423540	0255	11/29/11	\$216,000	PREVIMP<=25K
003	45	423540	0410	7/29/13	\$545,000	SEG/MERGER
003	45	423540	0503	5/17/12	\$134,171	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
003	45	423640	0030	7/5/13	\$754,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	44	423790	1370	9/20/12	\$275,000	NO MARKET EXPOSURE
003	14	503630	0220	8/8/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;ESTATE ADMINISTRATOR
003	14	503630	0240	11/15/11	\$466,000	RELOCATION - SALE TO SERVICE
003	54	668150	0055	4/11/13	\$635,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	54	668150	0080	8/23/13	\$624,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	55	668150	0110	4/9/12	\$259,752	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
003	54	693360	0035	6/4/12	\$485,000	SEG/MERGER ; PREVIMP<=25K
003	14	693360	0065	9/30/13	\$498,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	15	693360	0105	10/22/12	\$689,950	RELOCATION - SALE TO SERVICE
003	54	693360	0245	2/22/12	\$479,458	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
003	54	701070	0050	10/30/13	\$665,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
003	54	701070	0085	1/25/13	\$65,230	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
003	53	701070	0115	6/14/12	\$393,000	PREVIMP<=25K
003	54	701070	0150	11/15/11	\$141,791	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
003	54	701070	0195	10/26/12	\$573,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	54	701070	0985	5/2/13	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	54	701070	1100	4/29/13	\$650,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	26	106800	0410	4/6/11	\$684,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	26	106800	0495	6/20/13	\$2,700,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	25	106800	0590	3/6/13	\$849,950	ACTIVE PERMIT BEFORE SALE>25K
005	25	106800	0590	5/15/12	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE
005	15	107000	0010	7/24/13	\$1,000,080	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	15	107000	0050	12/20/13	\$1,170,277	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	15	107000	0050	11/26/13	\$1,170,227	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	15	107000	0240	12/4/13	\$1,150,000	PERCENT COMPLETE
005	15	107000	0380	10/29/13	\$970,044	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	25	136430	0170	12/3/13	\$2,900,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
005	27	136430	0250	3/1/13	\$650,000	DOR RATIO;QUIT CLAIM DEED
005	27	136730	0045	2/9/12	\$4,700,000	LACK OF REPRESENTATION LARGE LOT
005	26	136730	0065	11/17/13	\$1,500,000	DIAGNOSTIC OUTLIER/BOX OUTLIER
005	27	136780	0045	4/16/13	\$2,400,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	25	137080	0395	3/16/11	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	25	137080	0395	3/12/11	\$525,000	RELOCATION - SALE TO SERVICE
005	26	137080	0545	2/18/13	\$823,750	UNFINISHED AREA
005	27	137080	0910	11/7/12	\$1,525,000	PERCENT COMPLETE
005	27	137080	1275	5/17/11	\$960,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	27	137080	1375	2/14/12	\$750,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
005	27	137080	1380	8/13/13	\$1,200,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	26	137080	1515	12/27/11	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	26	137080	1650	11/6/13	\$1,370,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	26	137080	2135	5/20/13	\$750,000	ACTIVE PERMIT BEFORE SALE>25K
005	25	137080	2395	3/22/12	\$495,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
005	25	137080	2420	9/28/11	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;ESTATE ADMINISTRATOR
005	25	137080	2785	6/6/11	\$362,000	NON-REPRESENTITIVE SALE
005	25	137080	2860	2/23/12	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	26	137080	2950	4/27/11	\$1,130,000	NON-REPRESENTATIVE SALE
005	25	137080	3590	6/21/13	\$633,443	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	24	137080	3655	3/6/13	\$800,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	26	137380	0055	4/30/12	\$1,235,000	NON-REPRESENTATIVE SALE
005	26	137680	0005	10/23/13	\$799,000	ACTIVE PERMIT BEFORE SALE>25K
005	25	137680	0110	10/26/13	\$625,000	NO MARKET EXPOSURE
005	25	202120	0085	12/9/13	\$1,380,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	25	202120	0270	8/17/12	\$1,165,005	IMP CHARS DON'T MATCH SALES CHARS; FINANCIAL INSTITUTION RESALE
005	25	202120	0555	7/1/11	\$797,500	UNFINISHED AREA-RELOCATION – SALE FROM SERVICE
005	25	202120	0555	7/1/11	\$797,500	UNFINISHED AREA;RELOCATION - SALE TO SERVICE
005	26	202120	0740	7/26/12	\$1,191,000	EXEMPT FROM EXCISE TAX; BANKRUPTCY; NO MARKET EXPOSURE
005	25	202120	0771	9/21/11	\$491,500	QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	26	202120	1000	3/15/11	\$680,000	NON-REPRESENTATIVE SALE
005	15	232503	9095	6/14/11	\$352,199	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
005	24	232503	9106	6/17/13	\$2,700,000	LACK OF REPRESENTATION LARGE LOT
005	64	277160	3605	4/28/11	\$360,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	25	327130	0135	8/28/12	\$470,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	25	327130	0155	6/3/11	\$521,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	25	327130	0735	9/16/11	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;ESTATE ADMINISTRATOR
005	26	327180	0500	12/19/12	\$622,000	EXEMPT FROM EXCISE TAX; BANKRUPTCY; NO MARKET EXPOSURE
005	15	354790	0045	5/10/12	\$465,000	UNFINISHED AREA
005	27	395690	0020	11/13/13	\$1,950,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	26	395690	0190	4/25/13	\$990,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	15	503430	0040	6/29/11	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;ESTATE ADMINISTRATOR
005	15	503430	0051	9/10/12	\$197,078	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	26	503530	0960	8/3/11	\$675,000	NON-REPRESENTATIVE SALE
005	26	503530	0960	9/19/12	\$211,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	25	503730	0010	7/7/11	\$563,500	NON-REPRESENTATIVE SALE
005	26	503730	0040	6/21/12	\$1,035,000	RELOCATION - SALE TO SERVICE
005	26	503730	0065	4/19/12	\$1,895,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	26	503730	0244	1/12/11	\$1,001,088	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
005	15	503930	0128	5/15/13	\$735,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
005	25	503980	0095	11/1/12	\$427,000	DOR RATIO
005	25	503980	0095	8/15/12	\$325,000	DOR RATIO
005	26	555330	0040	4/4/13	\$671,000	LACK OF REPRESENTATION FAIR CONDITION
005	28	555330	0380	7/26/11	\$600,000	TEAR DOWN; NO MARKET EXPOSURE
007	14	058200	0105	4/22/11	\$430,000	IMP COUNT
007	14	058200	0260	6/18/13	\$130,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
007	14	058200	0415	12/4/13	\$608,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	14	087100	0104	8/1/13	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	14	087100	1226	8/9/13	\$335,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
007	14	087100	1880	10/10/13	\$550,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	15	087100	1984	1/28/11	\$375,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	15	119300	0575	2/17/11	\$212,224	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	15	137080	3850	8/28/13	\$510,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	14	137080	4145	6/28/13	\$554,412	RELATED PARTY, FRIEND, OR NEIGHBOR
007	14	137730	0105	10/26/11	\$400,000	NO MARKET EXPOSURE
007	14	137730	0125	2/14/12	\$370,647	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
007	14	137730	0165	7/21/11	\$341,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	14	137780	0125	10/28/13	\$141,000	DOR RATIO
007	14	222503	9074	12/6/12	\$432,500	OBSOLESCENCE;PREVIMP<=25K
007	15	232503	9063	2/3/11	\$222,000	DOR RATIO;QUIT CLAIM DEED
007	14	286460	0050	10/11/11	\$275,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	15	286460	0165	11/10/11	\$641,443	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
007	15	286460	0165	7/6/12	\$570,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
007	44	423540	0850	5/26/11	\$210,000	DOR RATIO;BUILDER OR DEVELOPER SALES
007	44	423540	0897	8/26/11	\$179,600	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	44	423540	1030	4/1/11	\$200,000	DOR RATIO;SHORT SALE; FINANCIAL INSTITUTION RESALE
007	25	503530	0385	8/30/12	\$121,380	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
007	25	503530	0600	9/20/11	\$689,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	25	503530	0830	3/24/11	\$276,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	25	503530	0830	3/14/11	\$276,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	25	503530	0836	2/18/11	\$469,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
007	14	503830	0035	4/9/13	\$365,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
007	14	503830	0035	12/21/12	\$400,500	EXEMPT FROM EXCISE TAX; BANKRUPTCY; NO MARKET EXPOSURE
007	14	504130	0055	8/7/13	\$925,000	PERCENT COMPLETE
007	14	504130	0055	10/23/12	\$464,000	DOR RATIO;%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
007	14	504230	0029	4/25/13	\$600,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	14	504230	0085	4/4/12	\$40,000	DOR RATIO
007	14	504230	0105	1/5/11	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	15	504230	0165	8/29/11	\$344,617	DOR RATIO;NO MARKET EXPOSURE
007	43	682110	0075	10/28/13	\$445,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	44	682110	0515	6/24/11	\$335,400	RELATED PARTY, FRIEND, OR NEIGHBOR
007	44	682110	0870	7/10/13	\$651,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	13	682110	1165	7/11/13	\$445,000	\$1,000 SALE OR LESS
007	13	682110	1356	9/13/13	\$390,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	14	682110	1395	12/2/13	\$350,000	PREVIMP<=25K
007	14	682110	1405	3/14/13	\$675,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	14	682110	1530	3/5/13	\$287,500	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2,
007	14	682110	1530	3/5/13	\$287,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
007	14	682110	1530	8/1/13	\$840,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	14	682110	1666	5/21/13	\$475,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	13	682110	1730	6/5/12	\$480,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
007	14	682110	1770	12/12/12	\$315,000	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; STATEMENT TO DOR
007	13	682110	1840	1/10/11	\$415,000	DIAGNOSTIC OUTLIER/BOX OUTLIER
007	13	682110	1855	7/26/12	\$404,000	PREVIMP<=25K
007	15	682160	0085	2/23/11	\$400,000	NO MARKET EXPOSURE
007	14	682160	0235	4/27/12	\$439,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	14	682160	0245	8/5/11	\$480,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
007	44	691770	0005	9/7/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in This Annual Update Analysis

Area 011 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	44	691770	0005	2/13/13	\$444,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	44	691770	0070	1/8/13	\$499,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	53	691770	0840	10/15/13	\$510,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	44	691770	0860	5/14/12	\$246,476	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
007	44	691770	0965	8/10/11	\$515,000	RELOCATION - SALE TO SERVICE
007	44	691770	1110	7/10/12	\$350,000	PREVIMP<=25K
007	44	701070	0401	6/13/11	\$503,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
007	44	701070	0610	8/24/12	\$220,000	NON-REPRESENTATIVE SALE
007	15	812770	0125	4/5/13	\$709,400	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	15	812770	0125	4/4/13	\$709,400	RELOCATION - SALE TO SERVICE
007	14	812770	0205	6/19/12	\$900,000	OBSOLESCENCE
007	15	812770	0600	4/25/11	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	15	812770	0625	5/6/13	\$553,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
007	15	812770	0685	5/22/13	\$800,000	NO MARKET EXPOSURE
007	15	812770	0730	7/19/11	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	14	812770	0865	8/29/13	\$390,000	LACK OF REPRESENTATION GRADE 5
007	14	894110	0050	9/4/12	\$10,000	DOR RATIO; SEGREGATION AND/OR MERGER
007	14	894110	0130	1/30/12	\$400,000	DOR RATIO; PERCENT COMPLETE
007	14	894110	0155	6/28/13	\$429,385	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis

Area 011

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	45	102503	9324	5/16/2011	\$200,000	5,415	N	N
001	45	102503	9325	4/12/2011	\$190,000	6,929	N	N
001	45	102503	9326	5/17/2011	\$200,000	7,024	N	N
003	15	026900	0256	12/11/2012	\$216,000	5,001	Y	N
003	63	036900	0990	7/15/2013	\$250,000	6,000	N	N
003	44	423790	1190	7/18/2012	\$235,000	3,200	N	N
003	44	423790	1221	10/27/2011	\$249,950	3,975	N	N
005	26	327130	0532	2/1/2013	\$250,000	3,705	Y	N
007	14	087100	0375	6/14/2011	\$175,000	3,061	Y	N
007	14	087100	1464	8/8/2011	\$225,000	5,102	N	N
007	14	137080	4010	5/25/2012	\$327,000	6,000	N	N
007	14	137730	0100	8/5/2011	\$358,000	6,240	N	N
007	14	152503	9024	9/27/2012	\$361,800	6,100	N	N
007	14	222503	9095	9/6/2012	\$300,000	8,021	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 011

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	64	277060	0935	2/15/2011	\$299,950	SEG/MERGER; TEAR DOWN
003	64	277060	0940	2/14/2011	\$211,500	SEG/MERGER; TEAR DOWN
003	64	277060	1455	11/18/2011	\$220,000	SEG/MERGER
003	64	277060	1685	4/5/2011	\$100,000	MULTI-PARCEL SALE
003	64	277060	1686	4/5/2011	\$100,000	MULTI-PARCEL SALE
003	64	277060	1770	2/23/2012	\$285,000	SEG/MERGER; TEAR DOWN; NO MARKET EXPOSURE
003	64	277060	1910	5/30/2012	\$375,000	SEG/MERGER; TEAR DOWN
003	64	277060	2490	3/28/2012	\$400,000	SEG/MERGER; TEAR DOWN
003	44	423540	0260	5/22/2012	\$120,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
003	54	693360	0035	6/4/2012	\$485,000	SEG/MERGER; TEAR DOWN
005	15	020750	0011	3/9/2011	\$150,000	NO MARKET EXPOSURE
005	15	107000	0010	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0020	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0030	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0040	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0050	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0060	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0070	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0080	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0090	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0100	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0110	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0120	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0130	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0140	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0150	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0160	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0170	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0180	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0190	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0200	5/24/2012	\$14,400,000	MULTI-PARCEL SALE

Vacant Sales Removed in this Annual Update Analysis

Area 011

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	15	107000	0210	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0250	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0260	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0270	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0280	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0290	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0300	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0310	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0320	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0330	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0340	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0350	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0360	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0370	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0380	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	15	107000	0390	5/24/2012	\$14,400,000	MULTI-PARCEL SALE
005	26	136730	0110	7/31/2013	\$2,700,000	MULTI-PARCEL SALE
005	25	137080	2640	1/31/2013	\$891,000	MULTI-PARCEL SALE
005	24	232503	9101	10/5/2012	\$13,500	RELATED PARTY; FRIEND OR NEIGHBOR
005	64	277160	4375	12/26/2012	\$293,000	SEG/MERGER; TEAR DOWN
005	26	503530	1007	2/10/2011	\$375,000	NO MARKET EXPOSURE
005	26	503530	1012	2/28/2011	\$375,000	NO MARKET EXPOSURE
005	28	555330	0380	7/26/2011	\$600,000	TEAR DOWN; NO MARKET EXPOSURE
005	25	778690	0075	6/6/2013	\$100,000	MULTI-PARCEL SALE
005	25	778690	0080	6/6/2013	\$100,000	MULTI-PARCEL SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

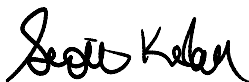
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review



2-19-2014

Appraiser II

Date