

Executive Summary Physical Inspection Federal Way - Area 054

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2009/2011
Number of Improved Sales: 908
Range of Sale Dates: 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$78,300	\$132,000	\$210,300			11.24%
2014 Value	\$71,500	\$191,700	\$263,200	\$281,000	93.5%	7.75%
Change	-\$6,800	+\$59,700	+\$52,900			
% Change	-8.7%	+45.2%	+25.2%			

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 7.75% is an improvement from the previous COD of 11.24%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

Population – Improved Valuation Change Summary

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$77,000	\$120,000	\$197,000
2014 Value	\$69,200	\$169,700	\$238,900
% Change	-10.1%	+41.4%	+21.3%

Number of one to three unit residences in the population: 12,140

Physical Inspection Area:

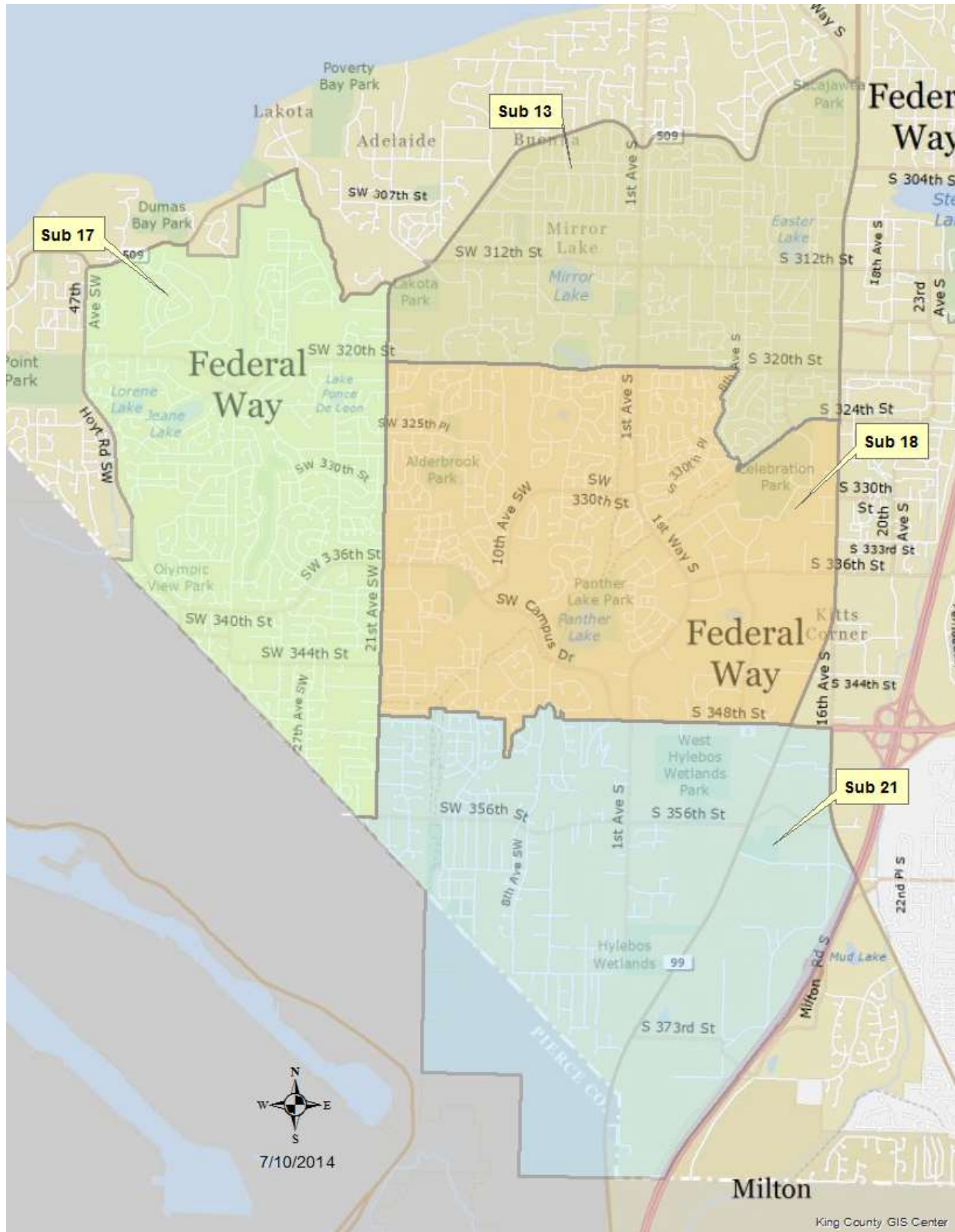
State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 054 – Federal Way, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 054 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Land valuation during the previous physical inspection was established at a time when developers were buying larger tracts of land at a premium price and subdividing the tracts into multiple building sites thus affecting all properties. Since that time a significant downturn in development occurred resulting in lower land values. Currently development is beginning to recover.

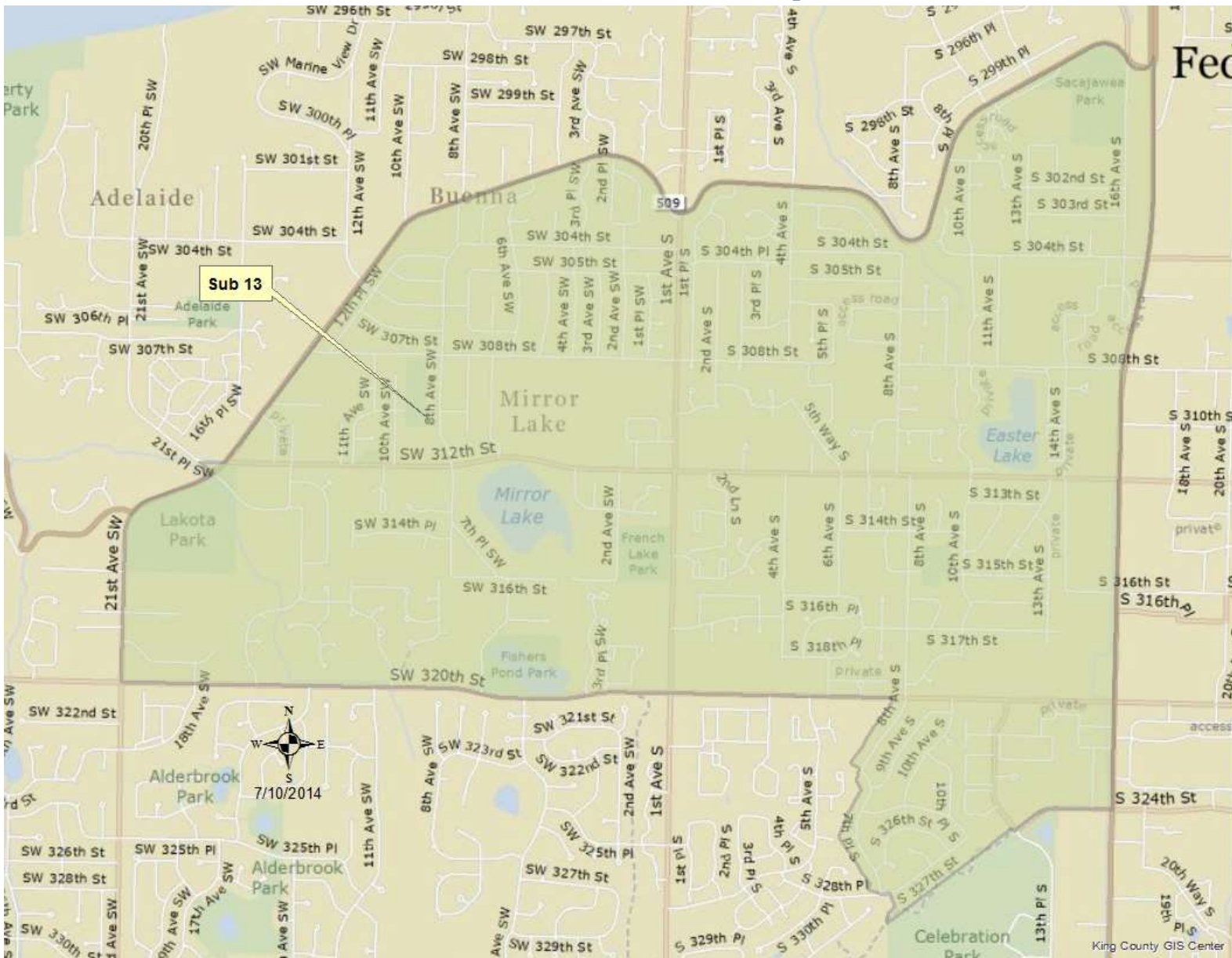


Area 054 Map

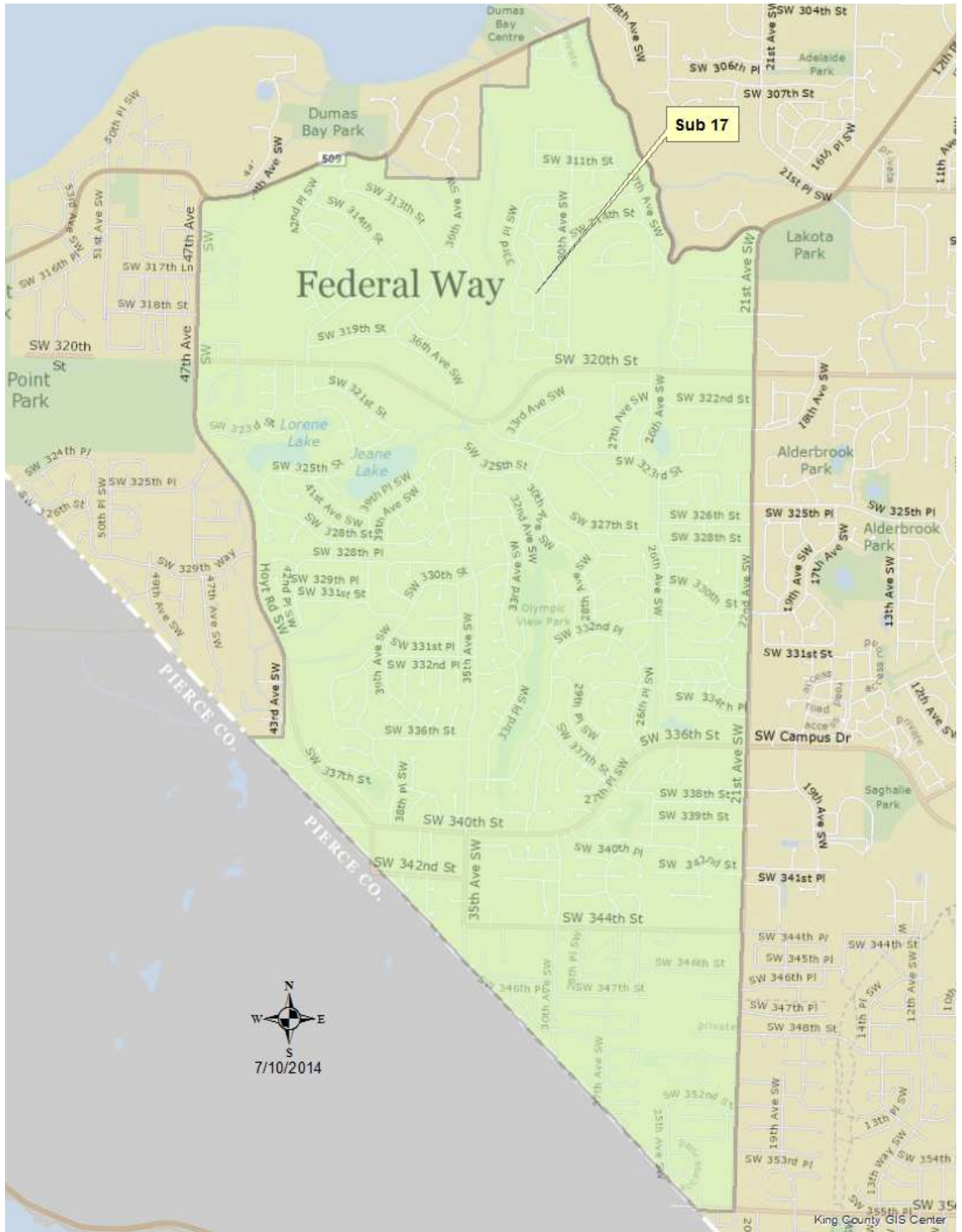


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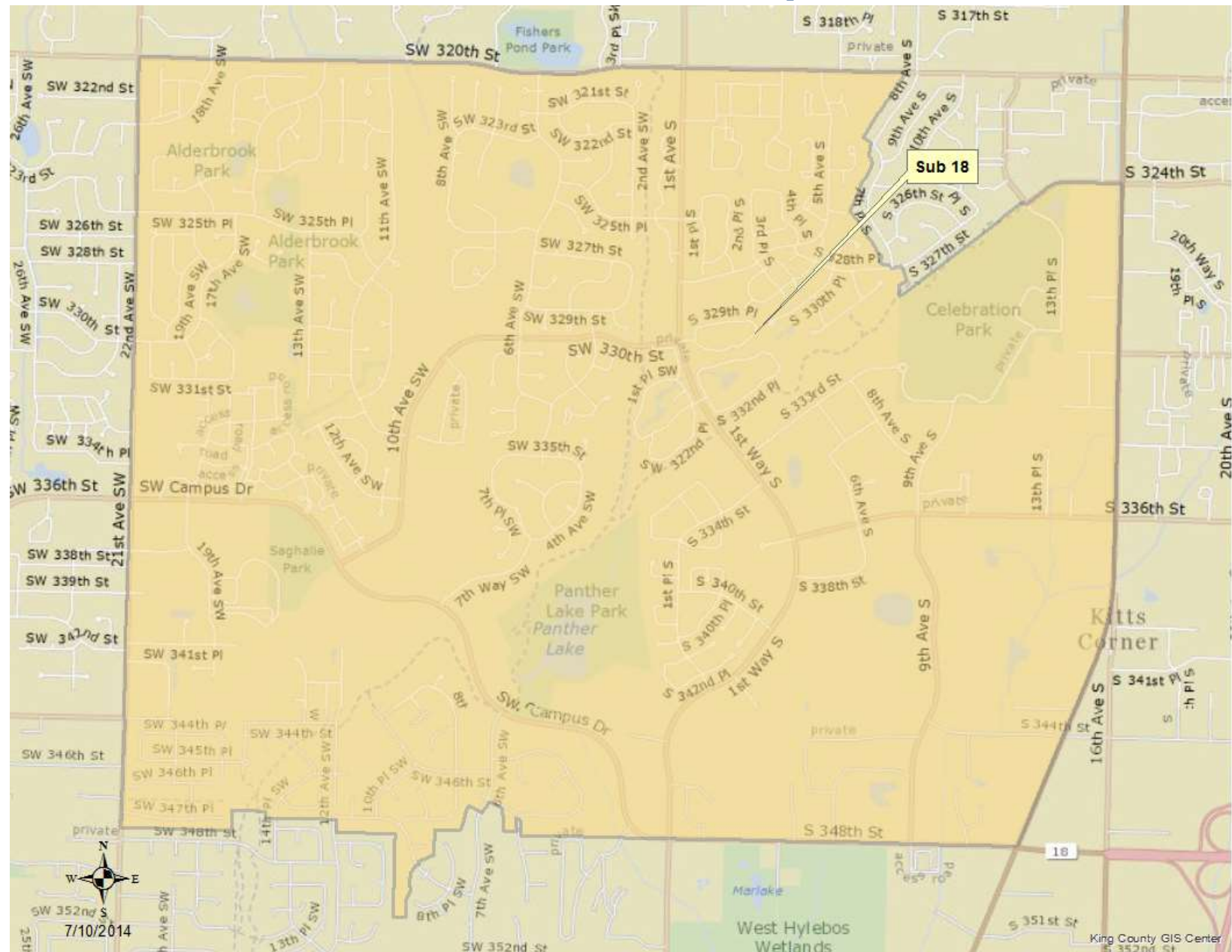
Area 054 - Sub Area 13 Map



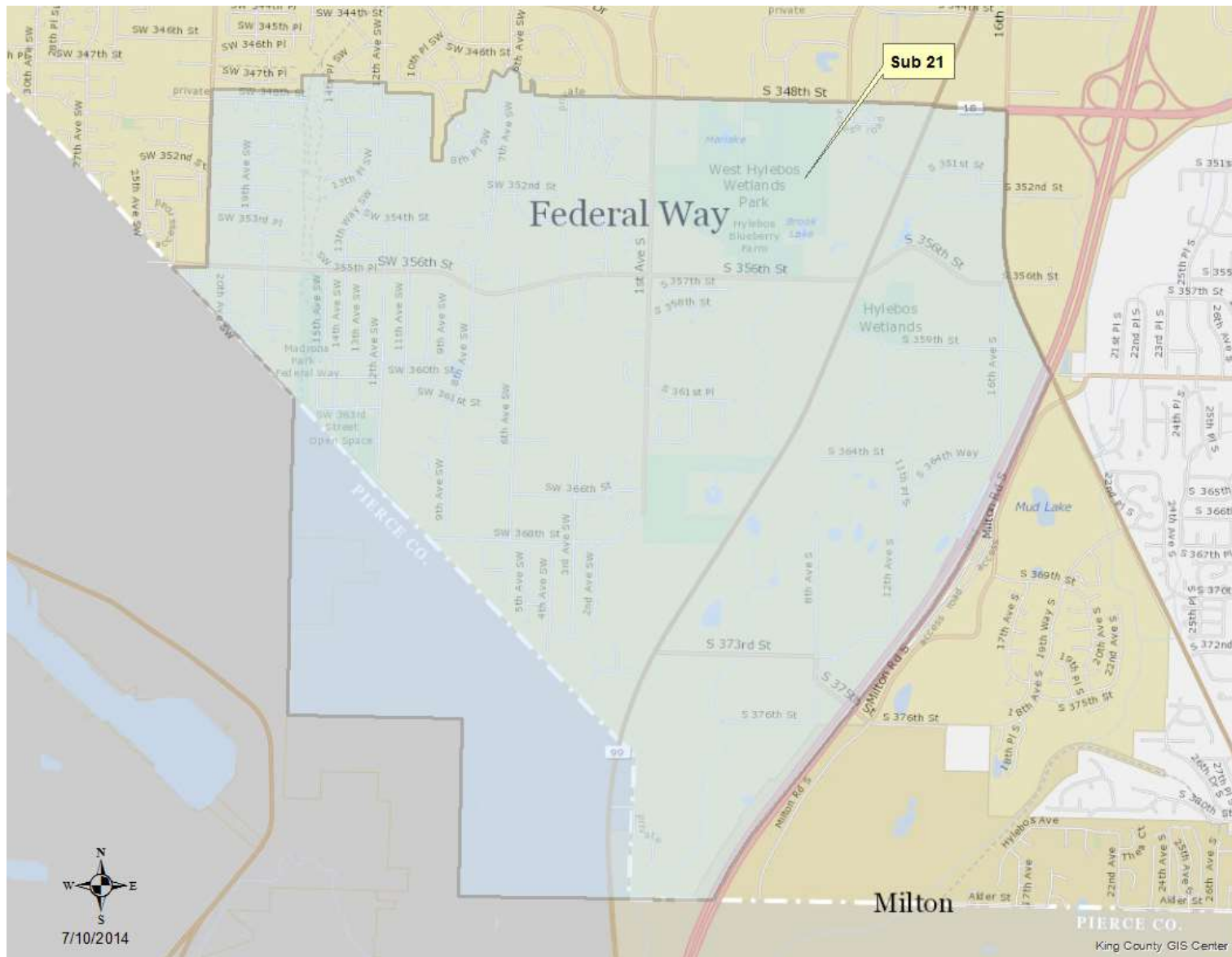
Area 054 - Sub Area 17 Map



Area 054 - Sub Area 18 Map



Area 054 - Sub Area 21 Map



Sales Sample Representation of Population

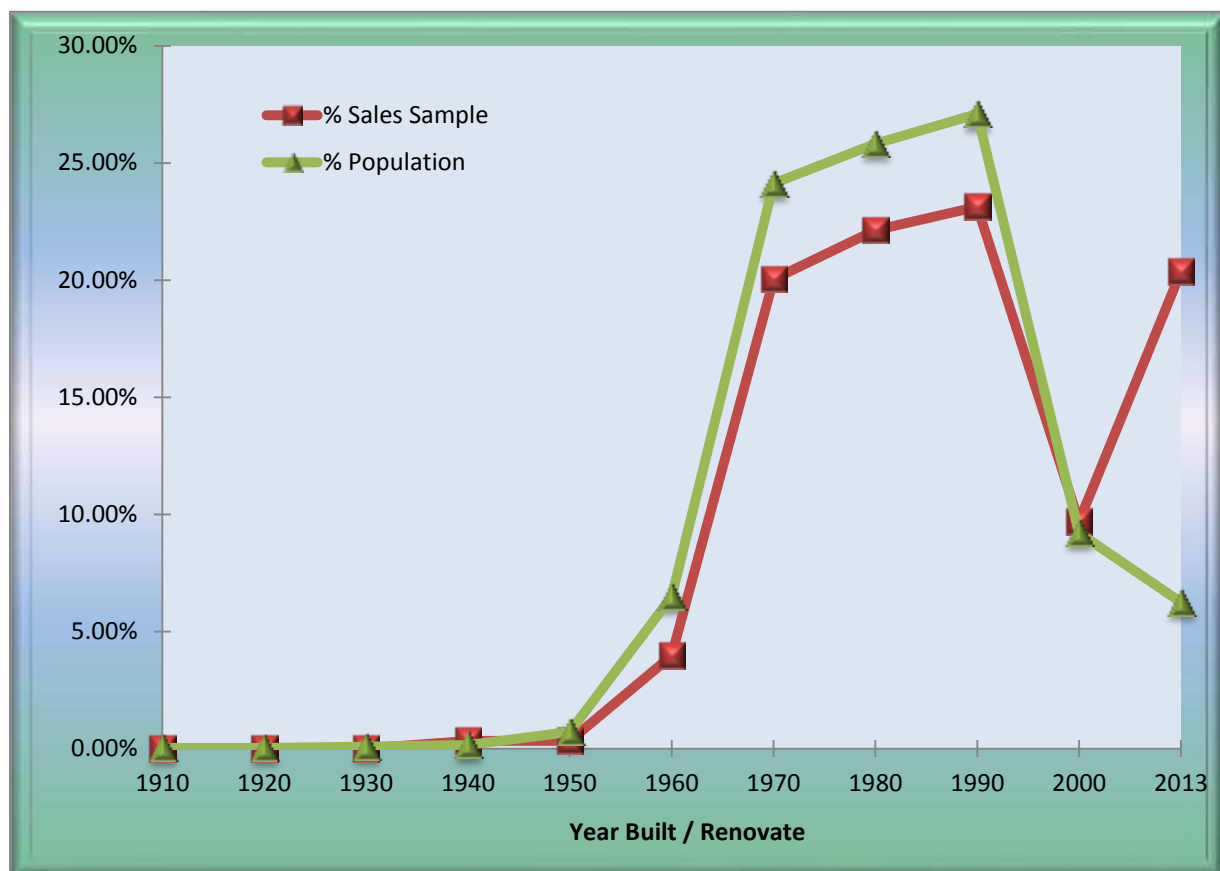
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	3	0.33%
1950	3	0.33%
1960	36	3.96%
1970	182	20.04%
1980	201	22.14%
1990	210	23.13%
2000	88	9.69%
2013	185	20.37%
	908	

Population

Year Built/Ren	Frequency	% Population
1910	3	0.02%
1920	3	0.02%
1930	10	0.08%
1940	18	0.15%
1950	87	0.72%
1960	786	6.47%
1970	2,929	24.13%
1980	3,136	25.83%
1990	3,290	27.10%
2000	1,119	9.22%
2013	759	6.25%
	12,140	



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

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

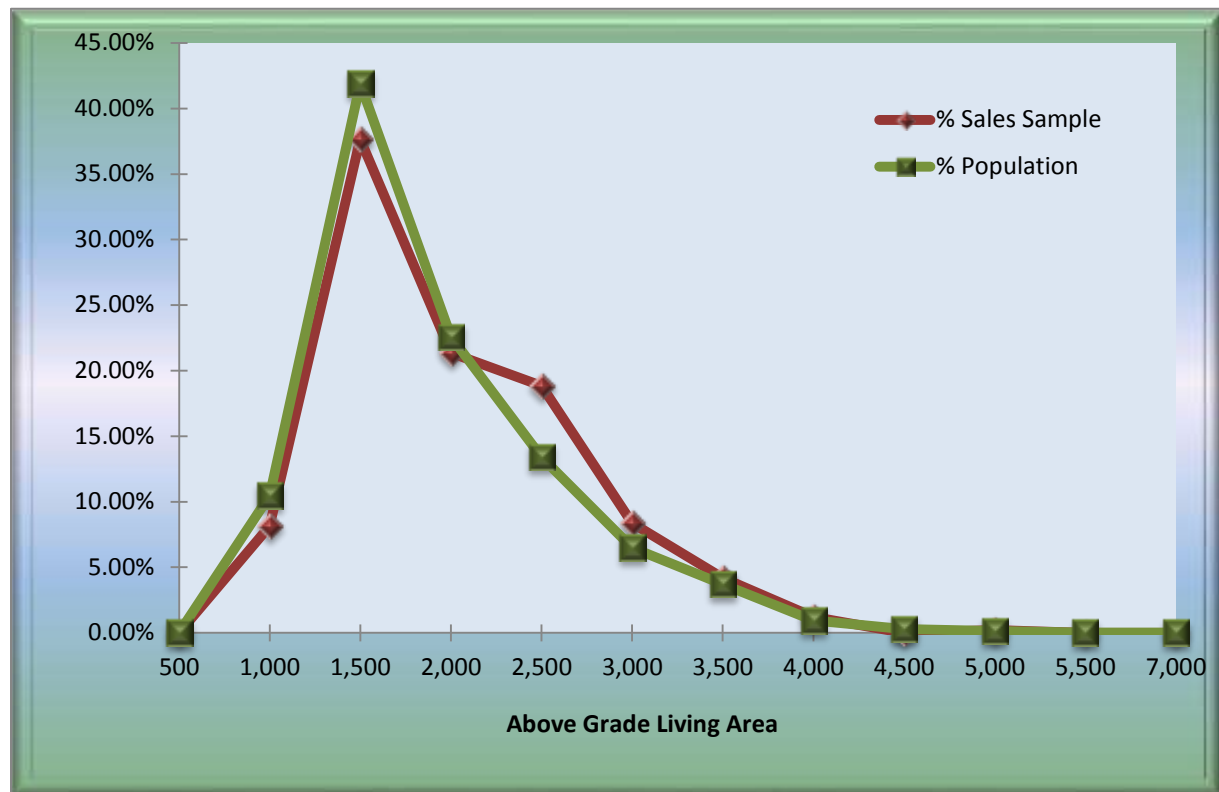
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	74	8.15%
1,500	342	37.67%
2,000	194	21.37%
2,500	171	18.83%
3,000	76	8.37%
3,500	38	4.19%
4,000	11	1.21%
4,500	0	0.00%
5,000	2	0.22%
5,500	0	0.00%
7,000	0	0.00%
908		

Population

AGLA	Frequency	% Population
500	1	0.01%
1,000	1,272	10.48%
1,500	5,089	41.92%
2,000	2,740	22.57%
2,500	1,625	13.39%
3,000	789	6.50%
3,500	450	3.71%
4,000	115	0.95%
4,500	36	0.30%
5,000	17	0.14%
5,500	3	0.02%
7,000	3	0.02%
12,140		



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.

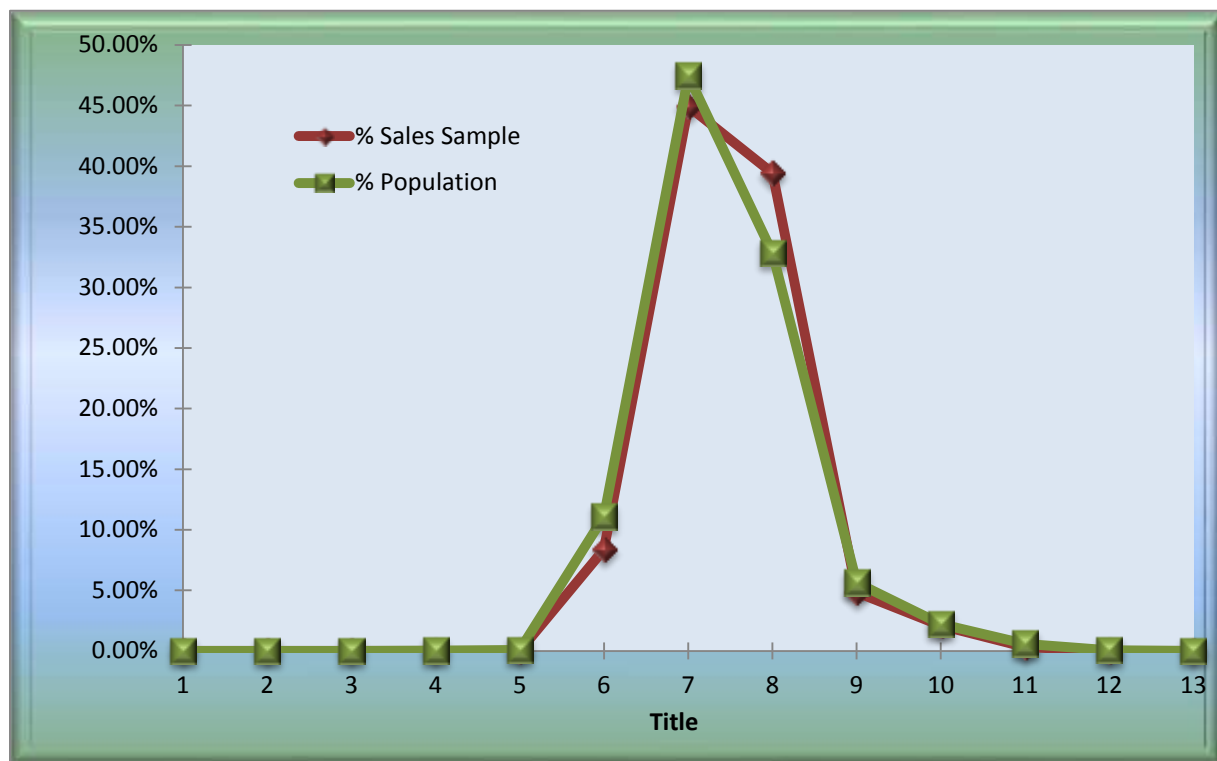
Sales Sample Representation of Population Building Grade

Sales

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	76	8.37%
7	408	44.93%
8	358	39.43%
9	44	4.85%
10	19	2.09%
11	3	0.33%
12	0	0.00%
13	0	0.00%
908		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.02%
5	11	0.09%
6	1,348	11.10%
7	5,761	47.45%
8	3,985	32.83%
9	685	5.64%
10	269	2.22%
11	71	0.58%
12	7	0.06%
13	0	0.00%
12,140		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 16, 2014

Appraisal Team Members and Participation

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

- Ted Gundram – Appraiser II: Team lead, scheduling, coordination, analysis, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection, review, and report writing.
- Randy Raven – Senior Appraiser: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection.
- Sheila Hulin – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.
- Robert Dubos– Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.
- Robert Persian – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.
- Stephanie Pratt – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.
- Heather Hagen – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels

is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

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

Standards and Measurement of Data Accuracy

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

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

Identification of the Area

Name or Designation:

Area 054 - Federal Way

Boundaries:

Area 54 extents south from Dash Point Road to the King/Pierce County line and 47th Ave SW / Hoyt Rd SW on the west to Pacific HWY 5 / Interstate 5 on the east.

Maps:

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

Area Description:

Area 054 is located in the south western portion of King County within the city limits of Federal Way. Federal Way is home to Weyerhaeuser, Totem Ocean and World Vision. Attractions in Federal Way include The Weyerhaeuser King County Aquatics Center one of only four Olympic caliber facilities in the nation, Celebration Park featuring nationally renowned softball and soccer fields, Wild Waves Theme Park the largest amusement park in the region, The Commons at Federal Way an indoor regional shopping center, and two botanical gardens; The Rhododendron Species Foundation and Botanical Garden, and The Pacific Rim Bonsai Collection. Other major city and state parks in or near Area 54 are: Steel Lake, Dash Point State Park, Five Mile Lake, and Hylebos Wetlands Park. Interstate 5, HWY 99 and HWY 18 provide good access into and out of the area. Area 54 has 12,877 parcels in 4 sub areas identified as 13, 17, 18 and 21.

Sub Area 13 has 3181 parcels of which 3108 are improved with a traditional stick built structure and 21 parcels are improved with a manufactured home. Most of this sub area is built out resulting in little new construction activity. Mirror Lake is a small 18 acre private lake located within sub 13. Sub 13 is improved with mostly grade 7 homes built in the 1960's.

Sub Area 17 has 4896 parcels of which 4802 are improved with a traditional stick built structure and 42 parcels are improved with a manufactured home. Most of this sub area is in the Twin Lakes neighborhood of Federal Way. The Twin Lakes Community includes a golf course, community parks, and 3 manmade lakes; Lorene, Jeanne and Ponce De Leon. A portion of this sub features Puget Sound and Olympic Mountain views. There has been little new construction activity in this sub area. Most of the homes are grade 7 and 8 built between 1960 and 1990.

Sub Area 18 has 2769 parcels of which 2657 are improved with a traditional stick built structure. This sub area includes the West Campus and The Ridge neighborhoods, the latter once featured as a Street of Dreams Community. The majority of the higher grade improvements, grade 9 thru 12, are located in sub 18. This sub area has most of the new construction in area 54 primarily in the plat of Wynstone. Most of the homes are grade 8 built in the 1980's.



Sub Area 21 has 2031 parcels of which 1703 are improved with a traditional stick built structure and 97 parcels are improved with a manufactured home. This sub area has the majority of larger square footage and acreage parcels. Sub 21 has the highest concentration of the parcels with environmental concerns in area 54. The Hylebos Wetlands Park, a 120 acre park featuring trails and a large wetland system, is located here. This sub has seen limited new construction in recent years. Most of the homes are grade 7 built in the 1980's.

Land Valuation

Vacant sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014. There were 7 single land sales and 7 multi parcel sales available for consideration in area 54. In addition, 3 land sales from the adjacent area 52 were considered in the development of the land model. Adjustments for view, sensitive areas, topography, traffic, power lines, and waterfront were considered. A typical building lot is 6,000 to 10,000 square feet and would have a value range of \$50,000 to \$90,000.

The market recognized a premium for Mirror Lake water front. Water front parcels on Mirror Lake received an additional adjustment of \$600 per waterfront footage.

The market also recognized a premium for lake frontage and view amenities in sub 17. (See adjustments on page 22.)

Land Model

Model Development, Description and Conclusions:

For platted lots a per site valuation schedule was developed using the land allocation approach of improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in area 54, we estimated a starting land to total value allocation of 25%. The allocation percentage was determined after reviewing and analyzing the vacant sales, builder and developer sales, multi-parcel sales, and new improved sales in the area. The starting allocation percentage was used in conjunction with the Assessor's depreciation table to calculate the indicated land values for sold improved parcels. These indicated values were adjusted to account for a wide range of plat and neighborhood influences. The resulting platted land values ranged from \$40,000 to \$125,000.

For tax lots and platted parcels that are more tax lot in nature, a valuation schedule by lot size was developed. Due to the limited number of buildable land sales, the platted land valuation analysis was used to assist in establishing a baseline for a buildable lot. The resulting tax lot land value ranged from \$50,000 to \$124,000 for parcels under 1 acre and \$124,000 to \$404,000 for parcels of 1 acre to 20 acres. It was necessary to interpolate between lot sizes to develop the tax lot schedule where market evidence was not represented.

Land Valuation Example:

1 acre value	\$124,000
Wetland Adjustment less 10%	-\$12,000
Average Territorial View	+\$5,000
Total Adjusted Value	\$117,000

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

Land Value Model Calibration

Plat Name	Major	Site Value
ALDER GROVE	010060	\$58,000
ALDER GROVE NO. 02	010061	\$58,000
ALDERBROOK DIV NO. 01	010450	\$65,000
ALDERBROOK DIV NO. 02	010451	\$65,000
ALDERBROOK DIV NO. 03	010452	\$65,000
ALDERBROOK DIV NO. 04	010453	\$65,000
ALDERBROOK DIV NO. 05	010454	\$65,000
ALDERBROOK DIV NO. 06	010455	\$65,000
ALDERBROOK DIV NO. 07	010456	\$65,000
ALDERBROOK DIV NO. 08	010457	\$68,000
ALDERDALE DIV NO. 01	010920	\$66,000
ALDERDALE DIV NO. 02	010921	\$66,000
ALDERWOOD SOUTH	011460	\$58,000
ALDERWOOD SOUTH DIV NO. 02	011470	\$58,000
APPLE LANE ADD	024800	\$55,000
AQUACENE ADD	025300	\$55,000
BALCHS ALBERT MARINE VIEW	039580	\$50,000
BELCARO PARK DIV NO. 01	064300	\$55,000
BELCARO PARK DIV NO. 02	064310	\$55,000
BELLACARINO WOODS DIV 2	066231	\$90,000
BELLACARINO WOODS DIV NO. 01	066230	\$90,000
BIRCHWOOD VILLAGE	081850	\$46,000
BLACKBERRY HILL	084850	\$57,000
BONI HEIGHTS ADD	091800	\$55,000
BONI TERRACE ADD	091900	\$55,000
BRASK ADD	104250	\$55,000
BRIGADOON BRAE NO. 01	109960	\$58,000
BRIGADOON BRAE NO. 02	109961	\$58,000
BRIGADOON GLEN NO. 01	109975	\$64,000
BRIGADOON GLEN NO. 02	109976	\$64,000
BRIGHTON PARK OF FEDERAL WAY	111263	\$90,000
BROOKFIELD COUNTRY ESTATES	113780	\$110,000
BROOKLAKE HEIGHTS	113960	\$80,000
BROOKLAKE MANOR DIV NO. 01	114000	\$58,000
BROOKLAKE MANOR DIV NO. 02	114001	\$58,000
CAMPUS GLEN	132140	\$68,000
CAMPUS HIGHLANDS DIV NO. 01	132170	\$80,000
CAMPUS HIGHLANDS DIV NO. 01 (Folio 21724A)	132170	\$122,000
CAMPUS HIGHLANDS DIV NO. 02	132171	\$80,000

Plat Name	Major	Site Value
CAMPUS HIGHLANDS DIV NO. 03	132172	\$122,000
CAMPUS HIGHLANDS DIV NO. 04	132173	\$80,000
CAMPUS HIGHLANDS DIV NO. 05	132174	\$85,000
CAMPUS HIGHLANDS DIV NO. 05 (Folio 21726B)	132174	\$122,000
CAMPUS RIDGE	132190	\$80,000
CENTENNIAL ESTATES DIV #1	147330	\$47,000
CENTURY CITY DIV NO. 01	150240	\$60,000
CENTURY CITY DIV NO. 02	150241	\$60,000
CENTURY PALISADES DIV NO. 01 CORR PLAT	150310	\$76,000
CENTURY PALISADES DIV NO. 02	150320	\$76,000
CENTURY PALISADES DIV NO. 03	150330	\$76,000
COLELLA ESTATES	167300	\$89,000
CONTINENTAL MANOR	174500	\$55,000
CONTINENTAL MANOR NO. 02	174510	\$55,000
CORONADO	176110	\$58,000
COUNTRY LANE DIV NO. 01	178830	\$48,000
COUNTRY LANE DIV NO. 02	178850	\$48,000
COUNTRY LANE DIV NO. 03	178870	\$48,000
COUNTRY LANE DIV NO. 04	178880	\$48,000
COUNTRY LANE DIV NO. 05	178890	\$48,000
COUNTRY VILLAGE NO. 04	179010	\$70,000
DANVILLE STATION DIV NO. 01	189545	\$77,000
DANVILLE STATION DIV NO. 02	189546	\$77,000
DECAUTER GLEN	193840	\$76,000
DEVONSHIRE	202100	\$90,000
DUMAS BAY NO. 02	211551	\$70,000
EMBERWOOD ADD	232950	\$55,000
EMBERWOOD NO. 02	232960	\$55,000
EMBERWOOD NO. 03	232970	\$55,000
EMMETTS ROY H COUNTRY LANE ADD	233730	\$50,000
EVERGREEN ESTATES SOUTH	241330	\$75,000
FEDERAL WAY SITES ADD	250160	\$55,000
FEDWAY ADD	250300	\$71,000
FIRCREST PARK	255700	\$66,000
FLEMINGS FIRST ADD	257180	\$58,000
FORESTA ADD	259970	\$48,000
GILLS F C CEDAR PARK	276230	\$64,000
GLENEDEN ESTATES	279150	\$70,000
GRANDE VISTA	286730	\$115,000
GRANVILLE PLACE	286850	\$70,000



Plat Name	Major	Site Value
GREENS THE	290931	\$80,000
GROUSEPOINTE	294450	\$78,000
GROUSEPOINTE DIV NO. 02	294451	\$78,000
HAMPSTEAD GREEN DIV NO. 01	306560	\$62,000
HAMPSTEAD GREEN DIV NO. 02	306561	\$62,000
HERITAGE WEST	326070	\$60,000
HIDDEN LANE	327581	\$46,000
HIDDEN VILLAGE ADD	327610	\$50,000
HIGH POINT PARK DIV NO. 01	327900	\$58,000
HIGH POINT PARK III	327905	\$90,000
HIGHLINE S & L ASSN 2ND ADD	330630	\$50,000
HIGHLINE S & L ASSN FIRST ADD	330620	\$50,000
HILLSIDE HEIGHTS	337530	\$60,000
HOLIDAY PARK ADD	339180	\$48,000
HOLIDAY PARK NO. 02	339190	\$48,000
HOLIDAY PARK NO. 03	339210	\$48,000
HUMANE WOODS	351800	\$58,000
INGRID MANOR	358400	\$60,000
KRUSE ADD	394550	\$62,000
LAKOTA CREST	416680	\$85,000
LAKOTA TRAILS PH 01	416795	\$65,000
LAKOTA TRAILS PH 02	416796	\$65,000
LAKOTA WOODS DIV NO. 01	416800	\$55,000
LAKOTA WOODS DIV NO. 02	416810	\$55,000
LOCHAVEN DIV NO. 01	438800	\$71,000
LOCHAVEN DIV NO. 02	438801	\$71,000
LORRAINE LANE	440670	\$70,000
LOVEJOY MANOR	442410	\$58,000
MADRONA MEADOWS	502860	\$67,000
MADRONA TRAILS DIV 01	502945	\$58,000
MADRONA TRAILS DIV 02	502946	\$64,000
MARINE VIEW PARK	515365	\$55,000
MARINE VIEW PARK ESTATES	515370	\$55,000
MARINE VIEW TERRACE ADD	515390	\$55,000
MC ALPINE ADD	525980	\$55,000
MEADOWLANE ONE	542090	\$76,000
MEADOWPARK DIV NO. 01	542242	\$67,000
MEADOWPARK DIV NO. 02	542243	\$67,000
MEADOWS OF PANTHER LAKE THE DIV NO. 01	542350	\$55,000
MING COURT	554760	\$85,000



Plat Name	Major	Site Value
MIRROR GLEN DIV NO. 01	555730	\$55,000
MIRROR GLEN DIV NO. 02	555731	\$55,000
MIRROR GLEN DIV NO. 03	555732	\$55,000
MIRROR LAKE	555920	\$55,000
MIRROR LAKE EAST	555960	\$60,000
MIRROR LAKE ESTATES ADD	555750	\$70,000
MIRROR LAKE GLEN ADD	555770	\$50,000
MIRROR LAKE HEIGHTS ADD	555780	\$66,000
MIRROR LAKE LANE ADD	555820	\$58,000
MIRROR LAKE TERRACE	555990	\$64,000
MIRROR LAKE VILLAGE ADD	556000	\$48,000
MIRROR WOOD	556050	\$75,000
MOUNTAIN VIEW HEIGHTS	570780	\$100,000
NINE FIRS	609330	\$68,000
NINELAKE PARK NO. 01	609390	\$60,000
NINELAKE PARK NO. 02	609400	\$60,000
NORTH SHORE	615100	\$58,000
OLYMPIC PLAIN	638515	\$58,000
OLYMPIC VIEW RIDGE NO. 01	638660	\$58,000
OLYMPIC VIEW RIDGE NO. 02	638670	\$58,000
ORCHID LANE	640370	\$77,000
PARKLANE ESTATES DIV NO. 01	666490	\$67,000
PARKLANE ESTATES DIV NO. 02	666491	\$67,000
PARKWOOD CAMPUS	667265	\$80,000
PENA SUBDIVISION	670530	\$77,000
POINTE AT WEST CAMPUS DIV NO. 01 THE	683782	\$85,000
RAINIER MANOR ADD	713780	\$55,000
RIDGE DIV NO. 01 THE	729800	\$120,000
RIDGE DIV NO. 02 THE	729801	\$120,000
RIDGE DIV NO. 03 THE	729802	\$120,000
RIDGE DIV NO. 04 THE	729803	\$120,000
RIDGE DIV NO. 05 THE	729804	\$125,000
RIDGE DIV NO. 06 THE	729805	\$125,000
ROSELLA LANE	742800	\$65,000
ROSEWOOD LANE	743680	\$100,000
ROWLAND HEIGHTS	745080	\$60,000
SAGHALIE FIRS	750380	\$80,000
SECOMA TERRACE	768390	\$90,000
SHARON LANE ADD	771620	\$50,000
SILVERWOOD	779645	\$78,000



Plat Name	Major	Site Value
SOUNDCREST DIV NO. 01	787500	\$55,000
SOUNDCREST DIV NO. 02	787520	\$60,000
SOUNDCREST DIV NO. 03	787540	\$60,000
SOUTH CAMPUS BIBLE SCHOOL SUBDIV	787960	\$70,000
SOUTHAMPTON COURT	788878	\$70,000
SPRINGWOOD PARK NO. 01	794150	\$50,000
SPRINGWOOD PARK NO. 02	794160	\$50,000
SPRINGWOOD PARK NO. 03	794170	\$50,000
SPRINGWOOD WEST	794180	\$60,000
SQUIRE WEST	794300	\$60,000
STAFFORD GREEN	795450	\$80,000
STAHL'S ADD	795620	\$55,000
STAHL'S DIV NO. 02	795630	\$55,000
STARWOOD DIV NO. 01	797200	\$58,000
STERLING WOODS	800200	\$90,000
TERHUNE ADD	858120	\$58,000
TERRA LANE	858220	\$60,000
TERRACENE ADD	858800	\$60,000
THOMAS ADD	860340	\$55,000
TUSCANY WOODS	872450	\$90,000
TWIN LAKES HIGHLANDS	873213	\$76,000
TWIN LAKES NO. 01	873180	\$76,000
TWIN LAKES NO. 02	873190	\$76,000
TWIN LAKES NO. 03	873195	\$76,000
TWIN LAKES NO. 04	873196	\$76,000
TWIN LAKES NO. 05	873198	\$76,000
TWIN LAKES NO. 06	873199	\$76,000
TWIN LAKES NO. 07	873201	\$76,000
TWIN LAKES NO. 08	873202	\$76,000
TWIN LAKES NO. 09	873203	\$76,000
TWIN LAKES NO. 10	873204	\$76,000
TWIN LAKES PARK	873216	\$67,000
VILLAGE GREEN NO. 01	894430	\$50,000
VILLAGE PARK DIV A	894500	\$50,000
VILLAGE PARK DIV B	894510	\$50,000
VILLAGE PARK DIV C	894520	\$50,000
VILLAGE PARK DIV D	894530	\$50,000
VUETOPIA DIV NO. 03	896580	\$58,000
VUETOPIA DIV NO. 04	896590	\$58,000
WAYFAIR ADD	920200	\$55,000



Plat Name	Major	Site Value
WEDGEWOOD WEST DIV NO. 01	921150	\$58,000
WEDGEWOOD WEST DIV NO. 02	921151	\$62,000
WEDGEWOOD WEST NO. 03	921152	\$64,000
WEST CAMPUS DIV NO. 01	926490	\$72,000
WEST CAMPUS DIV NO. 02	926491	\$75,000
WEST CAMPUS DIV NO. 03	926492	\$80,000
WEST CAMPUS DIV NO. 04	926493	\$80,000
WEST CAMPUS DIV NO. 05	926494	\$80,000
WEST CAMPUS DIV NO. 06	926495	\$90,000
WEST CAMPUS DIV NO. 07	926496	\$90,000
WEST HIGHLANDS DIV NO. 01	926870	\$47,000
WEST HIGHLANDS DIV NO. 02	926871	\$47,000
WEST MARC	926975	\$65,000
WESTRIDGE DIV NO. 02	931500	\$55,000
WESTWAY (TOWNHOUSE PLAT)	932090	\$40,000
WESTWOOD HOMES ADD	932430	\$68,000
WESTWOOD HOMES NO. 02	932431	\$68,000
WESTWOOD HOMES NO. 03	932432	\$68,000
WOOD VALE	951090	\$64,000
WOODRIDGE PARK	954280	\$67,000
WYNSTONE EAST	957850	\$85,000
WYNSTONE PLAT AT FEDERAL WAY	957814	\$85,000

Lot Size		Lot Size		Lot Size	
Acre/Sqft	Value	Acre/Sqft	Value	Acre/Sqft	Value
6000	\$50,000	1.25	\$129,000	11	\$316,000
7000	\$52,000	1.5	\$134,000	11.25	\$319,000
8000	\$54,000	1.75	\$139,000	11.5	\$322,000
9000	\$56,000	2	\$144,000	11.75	\$325,000
10000	\$58,000	2.25	\$149,000	12	\$328,000
11000	\$60,000	2.5	\$154,000	12.25	\$331,000
12000	\$62,000	2.75	\$159,000	12.5	\$334,000
13000	\$64,000	3	\$164,000	12.75	\$337,000
14000	\$66,000	3.25	\$169,000	13	\$340,000
15000	\$68,000	3.5	\$174,000	13.25	\$343,000
16000	\$70,000	3.75	\$179,000	13.5	\$346,000
17000	\$72,000	4	\$184,000	13.75	\$349,000
18000	\$74,000	4.25	\$189,000	14	\$352,000
19000	\$76,000	4.5	\$194,000	14.25	\$355,000
20000	\$78,000	4.75	\$199,000	14.5	\$358,000
21000	\$80,000	5	\$204,000	14.75	\$361,000
22000	\$82,000	5.25	\$209,000	15	\$364,000
23000	\$84,000	5.5	\$214,000	15.25	\$366,000
24000	\$86,000	5.75	\$219,000	15.5	\$368,000
25000	\$88,000	6	\$224,000	15.75	\$370,000
26000	\$90,000	6.25	\$229,000	16	\$372,000
27000	\$92,000	6.5	\$234,000	16.25	\$374,000
28000	\$94,000	6.75	\$239,000	16.5	\$376,000
29000	\$96,000	7	\$244,000	16.75	\$378,000
30000	\$98,000	7.25	\$249,000	17	\$380,000
31000	\$100,000	7.5	\$254,000	17.25	\$382,000
32000	\$102,000	7.75	\$259,000	17.5	\$384,000
33000	\$104,000	8	\$264,000	17.75	\$386,000
34000	\$106,000	8.25	\$269,000	18	\$388,000
35000	\$108,000	8.5	\$274,000	18.25	\$390,000
36000	\$110,000	8.75	\$279,000	18.5	\$392,000
37000	\$112,000	9	\$284,000	18.75	\$394,000
38000	\$114,000	9.25	\$289,000	19	\$396,000
39000	\$116,000	9.5	\$294,000	19.25	\$398,000
40000	\$118,000	9.75	\$299,000	19.5	\$400,000
41000	\$120,000	10	\$304,000	19.75	\$402,000
42000	\$122,000	10.25	\$307,000	20	\$404,000
43000	\$124,000	10.5	\$310,000	over 20ac plus \$8,000 per acre	
1 acre	\$124,000	10.75	\$313,000		

Waterfront	
Mirror Lake	
Major 555920	
Tax Lot Schedule Plus	\$600 per WFT ft
Major 555750	
Platted Lot Schedule Plus	\$600 per WFT ft
Tax Lots	
Tax Lot Schedule Plus	\$600 per WFT ft
Lake Jeane & Lorene	
Platted Lot Schedule Plus	\$24,000
Lake Ponce De Leon	
Platted Lot Schedule Plus	\$18,000

*** View adjustments are cumulative**

Puget Sound View	Add
Fair	\$10,000
Average	\$15,000
Good	\$30,000
Excellent	\$40,000

Territorial View	Add
Average	\$5,000
Good	\$8,000
Excellent	\$10,000

Olympics View	Add
Average	\$8,000
Good	\$12,000
Excellent	\$16,000

Small lake (non-WFT) View	Add
Average	\$5,000

Traffic	Subtract
Moderate	\$3,000
High	\$5,000
Extreme	\$7,000

Fairway (Add)	\$4,000
Powerlines (Subtract)	\$5,000
Unbuildable	15% of Schedule or Previous
Environmental	Schedule less 5% to 70%*
	*depending on severity and an estimate of market impact

Improved Parcel Valuation

Improved Parcel Data:

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

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

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

Model Development, Description and Conclusions:

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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that sub areas 17 and 21 the plats of Birchwood Village major 081850, Grande Vista major 286730, Heritage West major 326070, Madrona Trails Div 2 major 502946, Ming Court major 554760, Village Park Div A major 894500, West Campus Div No. 2 major 926491, Wynstone East major 957850 and detached garage were influential in the market. Supplemental models were developed for parcels where the model did not predict well. Generally, this was due to the unique nature of the property or a lack of representation in the sales sample.

Manufactured Homes:

There are 156 manufactured homes as primary residences in area 54. All manufactured homes were field inspected, characteristics checked and updated as needed. A supplemental model was developed utilizing the 3 available sales in area 54 and 4 sales from the adjacent area 55. A market adjusted cost approach was used to value these properties.

Manufactured homes 1979 and older were valued utilizing 3 methods:

1. Single Wide (MH RCNLD + \$5,000 + accessory RCNLD + New Land)
2. Double Wide (MH RCNLD + \$25,000 + accessory RCNLD + New Land)
3. Double Wide Class Good (MH RCNLD + \$45,000 + accessory RCNLD + New Land)

Manufactured homes 1980 and newer were valued using:

MH RCNLD + \$30,000 + accessory RCNLD + New Land

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

Improved Parcel Total Value Model Calibration

Variable	Definition
SaleDay	Time Adjustment
SaleDaySq	Time Adjustment
Sub17YN	Sub Area 17
Sub21YN	Sub Area 21
BaseLandC	2015 Adjusted Base Land Value
BldgRcnC	Building Replacement Cost New
AgeC	Improvement Age
ConditionC	Improvement Condition
DetGarC	Detached Garage
GRANDE VISTA	Plat in sub 17
HERITAGE WEST	Plat in sub 13
MADRONA TRAILS DIV 02	Plat in sub 17
VILLAGE PARK DIV A	Plat in Sub 17
WEST CAMPUS DIV NO. 02	Plat in sub 18
WYNSTONE EAST	Plat in sub 18

Multiplicative Model

$(1-0.06) * 1.438408 + 4.540216E-04 * \text{SaleDay} + 3.084159E-07 * \text{SaleDaySq} + 1.314379E-02 * \text{Sub21YN} - 1.485048E-02 * \text{Sub17YN} - 3.951812E-02 * \text{PlatMADRONA TRAILS DIV 02YN} - 6.089694E-02 * \text{PlatGRANDE VISTAYN} + .3048674 * \text{BaseLandC} + .5095007 * \text{BldgRcnC} - .115971 * \text{AgeC} + .3802693 * \text{ConditionC} - 3.605113E-02 * \text{PlatHERITAGE WESTYN} + 1.188363E-02 * \text{DetGarC} + .0319811 * \text{PlatVILLAGE PARK DIV AYN} - 2.350366E-02 * \text{PlatWEST CAMPUS DIV NO. 02YN} - 3.077106E-02 * \text{PlatWYNSTONE EASTYN}$

EMV values were not generated for:

- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value

Of the improved parcels in the population, 11,987 parcels increased in value. They were comprised of 234 single family residences on commercially zoned land and 11,753 single family residences or other parcels.

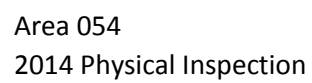
Of the vacant land parcels greater than \$1,000, 7 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.



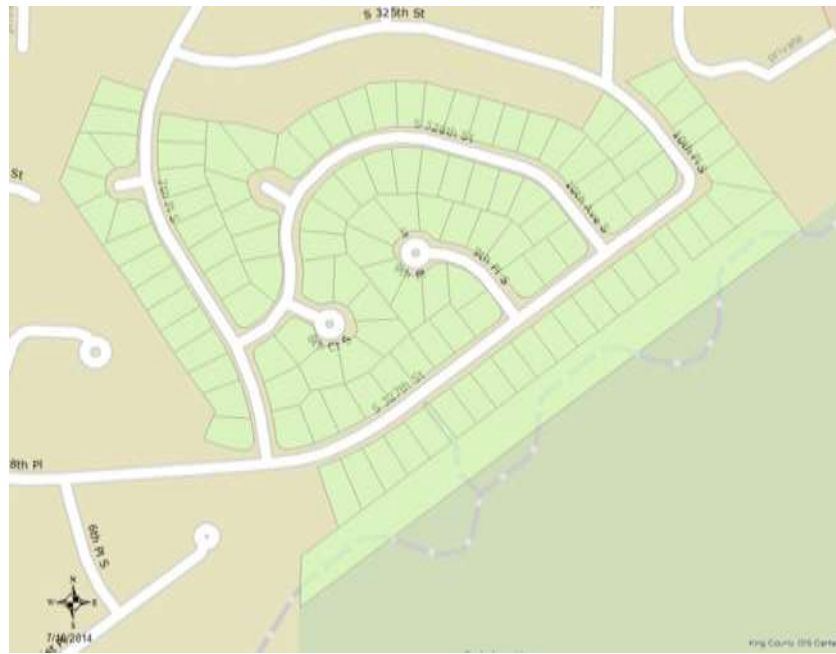
Supplemental Models and Exceptions

Adjustments	
Poor Cond	New Land +\$1,000 or previous improvement value
EMV < Base land	New Land + Tot RCNLD
Roll Improvement = \$1000	New Land +\$1,000
Roll Improvement = \$100	New Land +\$100
Building Grade 11	EMV*.96
Building Grade 12	EMV*.96
Obsolescence	Improvement EMV less % Obsol + New Land
Net Condition	case by case
Percent Complete	Improvement EMV less % complete + New Land
Additional Cost	Considered in EMV
Unfinished Area	Considered in EMV
Plat Ming Court (maj. 554760)	Tot EMV *1.04
Plat Birchwood Village (maj. 081850)	Tot EMV * .97
Multiple Improvements	Bldg 1EMV + Bldg 2 RCNLD x .70
Multiple Imp Manufactured Home	Bldg 1EMV + MH RCNLD
In Ground Pools	EMV + pool RCNLD x.25 (rounded to nearest thousand)
Res. Imp. & Misc. Accessory	EMV + Misc. Accy Cost
Accessory Only	New Land + RCNLD
Carport & CPEQ	\$2,000 per stall

BIRCHWOOD VILLAGE



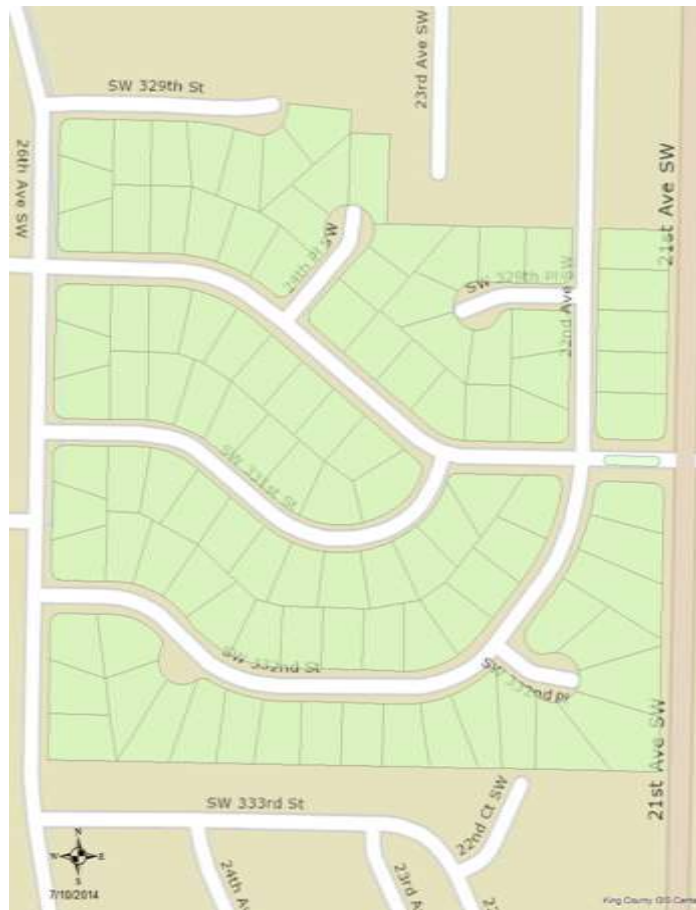
MADRONA TRAILS DIV 02



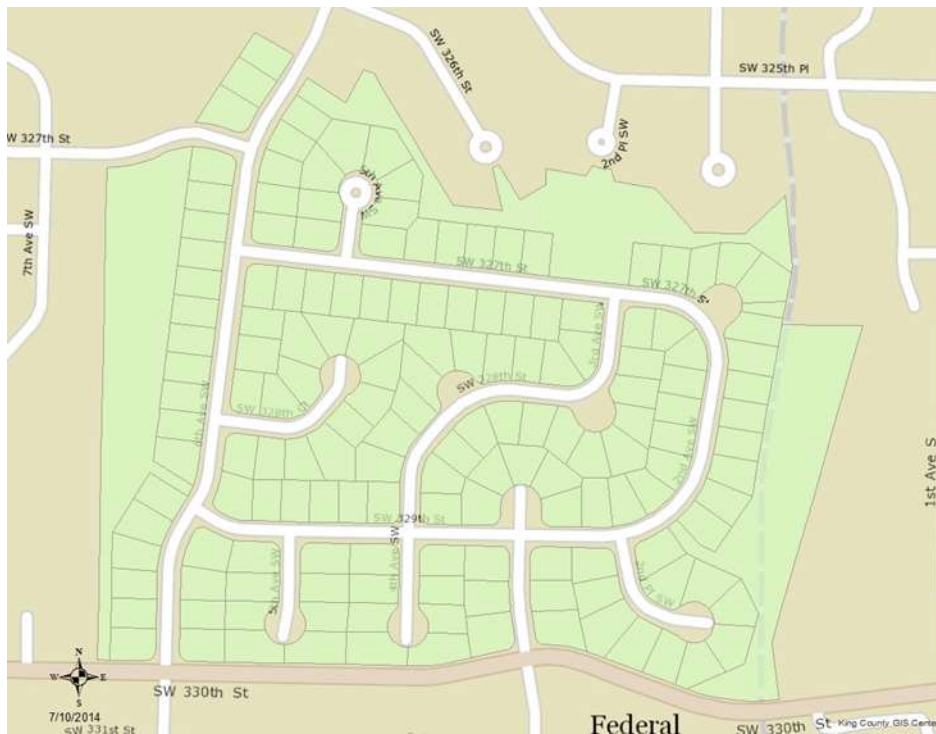
MING COURT



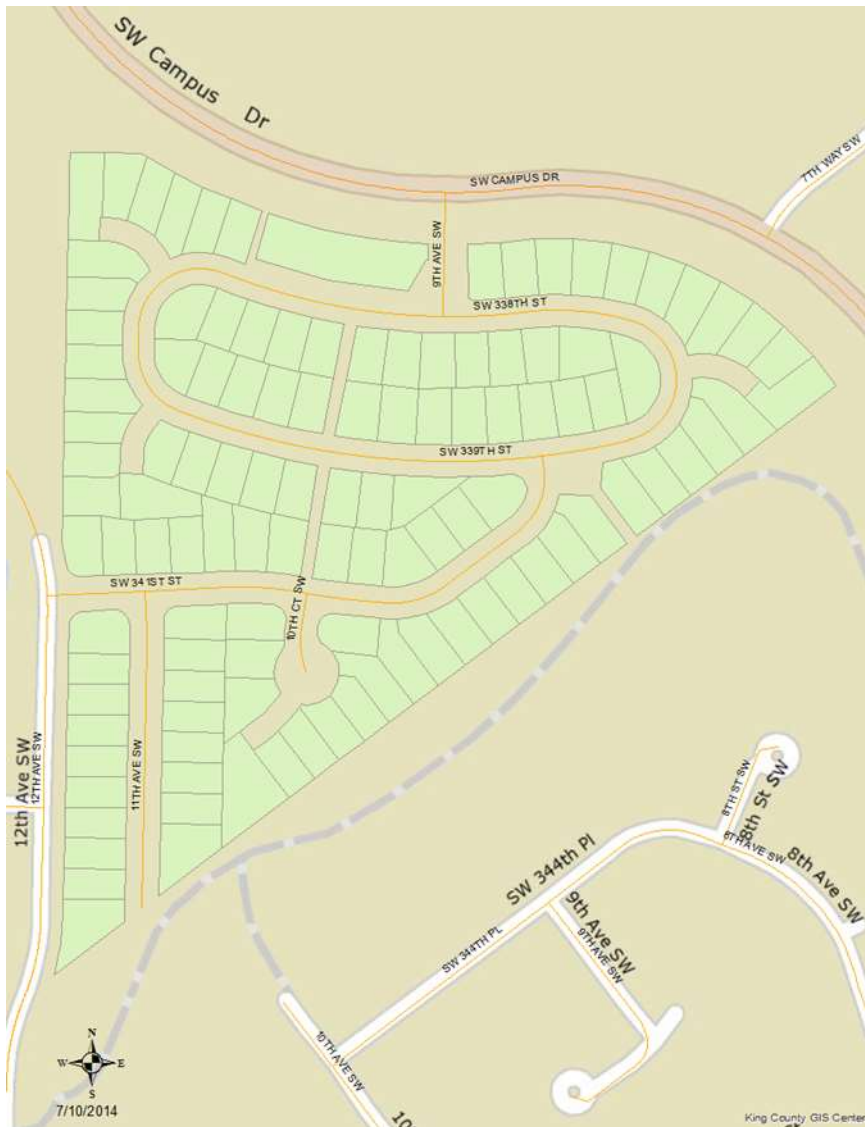
VILLAGE PARK DIV A



WEST CAMPUS DIV NO. 02



WYNSTONE EAST



Area 054 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 1.154, resulting in an adjusted value of \$548,000 ($\$475,000 \times 1.154 = \$548,150$) – truncated to the nearest \$1000.

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.136	13.6%
2/1/2011	1.143	14.3%
3/1/2011	1.149	14.9%
4/1/2011	1.156	15.6%
5/1/2011	1.161	16.1%
6/1/2011	1.166	16.6%
7/1/2011	1.170	17.0%
8/1/2011	1.174	17.4%
9/1/2011	1.177	17.7%
10/1/2011	1.179	17.9%
11/1/2011	1.181	18.1%
12/1/2011	1.182	18.2%
1/1/2012	1.182	18.2%
2/1/2012	1.181	18.1%
3/1/2012	1.180	18.0%
4/1/2012	1.179	17.9%
5/1/2012	1.176	17.6%
6/1/2012	1.173	17.3%
7/1/2012	1.169	16.9%
8/1/2012	1.165	16.5%
9/1/2012	1.159	15.9%
10/1/2012	1.154	15.4%
11/1/2012	1.147	14.7%
12/1/2012	1.140	14.0%
1/1/2013	1.133	13.3%
2/1/2013	1.124	12.4%
3/1/2013	1.116	11.6%
4/1/2013	1.107	10.7%
5/1/2013	1.097	9.7%
6/1/2013	1.087	8.7%
7/1/2013	1.076	7.6%
8/1/2013	1.064	6.4%
9/1/2013	1.052	5.2%
10/1/2013	1.040	4.0%
11/1/2013	1.027	2.7%
12/1/2013	1.014	1.4%
1/1/2014	1.000	0.0%

Area 054 Market Value Changes Over Time

The time adjustment formula for Area 054 is: $1/\text{EXP}(4.540216\text{E-}04*\text{SaleDay} + 3.084159\text{E-}07*\text{SaleDaySq})$

$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Results

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

The resulting assessment level is 93.5% . The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +21.3%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 11.24% to 7.75%.

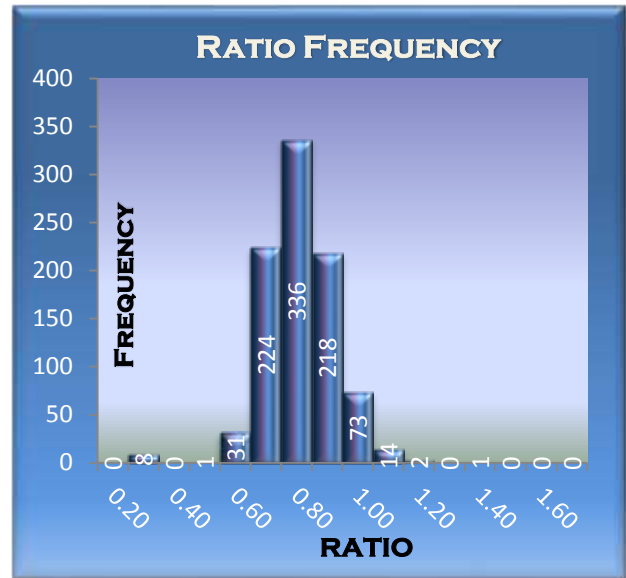
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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

Physical Inspection Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Federal Way	1/1/2013	7/10/2014	1/2011 - 12/2013
Area Number: 54	Appr ID:	Property Type:	Adjusted for
	TGUN	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	908
Mean Assessed Value	210,300
Mean Adj. Sales Price	281,000
Standard Deviation AV	66,132
Standard Deviation SP	86,383
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.759
Median Ratio	0.753
Weighted Mean Ratio	0.748
UNIFORMITY	
Lowest ratio	0.210
Highest ratio:	1.336
Coefficient of Dispersion	11.24%
Standard Deviation	0.113
Coefficient of Variation	14.91%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.743
Upper limit	0.762
95% Confidence: Mean	
Lower limit	0.751
Upper limit	0.766
SAMPLE SIZE EVALUATION	
N (population size)	12140
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.113
Recommended minimum:	20
Actual sample size:	908
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	476
# ratios above mean:	432
z:	1.460
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

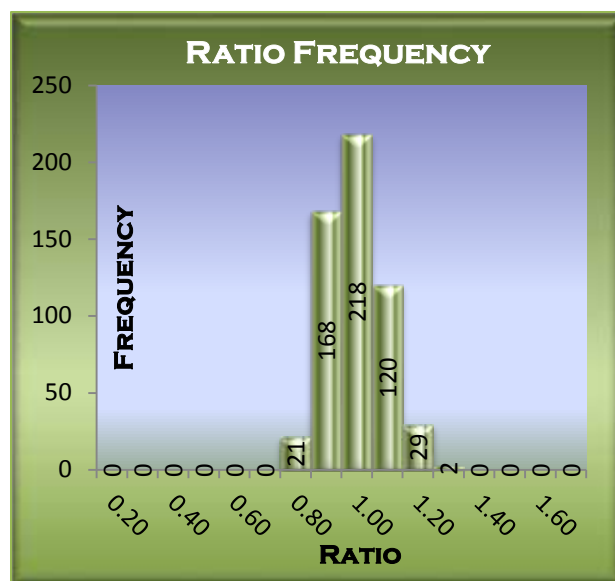
1 to 3 Unit Residences throughout Area 054

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

Physical Inspection Ratio Study Report (After) – 2014 Assessments

District: SW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Federal Way	1/1/2014	7/10/2014	1/2011 - 12/2013
Area Number: 54	Appr. ID:	Property Type:	Adjusted for
	TGUN	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	908
Mean Assessed Value	263,200
Mean Sales Price	281,000
Standard Deviation AV	76,343
Standard Deviation SP	86,383
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.946
Median Ratio	0.935
Weighted Mean Ratio	0.937
UNIFORMITY	
Lowest ratio	0.656
Highest ratio:	1.336
Coefficient of Dispersion	7.75%
Standard Deviation	0.095
Coefficient of Variation	10.00%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.928
Upper limit	0.942
95% Confidence: Mean	
Lower limit	0.940
Upper limit	0.952
SAMPLE SIZE EVALUATION	
N (population size)	12140
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.095
Recommended minimum:	14
Actual sample size:	908
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	508
# ratios above mean:	400
z:	3.584
Conclusion:	Non-normal
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 054

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

Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	072104	9223	02/18/11	\$129,000	\$148,000	580	6	1980	3	11,325	N	N	521 SW 316TH ST
13	0	178830	0105	05/22/12	\$124,900	\$147,000	800	6	1958	5	11,700	N	N	1042 SW 308TH ST
13	0	178890	0130	07/19/13	\$143,900	\$154,000	810	6	1960	4	9,075	N	N	30404 4TH AVE SW
13	0	178870	0090	07/03/12	\$146,000	\$171,000	820	6	1959	5	8,424	N	N	841 SW 305TH ST
13	0	178870	0165	10/01/12	\$124,000	\$143,000	820	6	1959	5	8,496	N	N	841 SW 306TH ST
13	0	178880	0860	08/09/13	\$171,000	\$181,000	840	6	1959	5	8,856	N	N	30548 6TH AVE SW
13	0	178880	0930	09/30/13	\$138,450	\$144,000	840	6	1959	4	8,712	N	N	553 SW 304TH ST
13	0	178890	0090	01/14/13	\$139,900	\$158,000	840	6	1960	4	9,600	N	N	420 SW 305TH ST
13	0	178890	0200	08/18/11	\$145,000	\$170,000	840	6	1960	4	9,600	N	N	30519 5TH AVE SW
13	0	556000	0200	08/08/12	\$110,000	\$128,000	840	6	1961	4	10,527	N	N	104 SW 305TH ST
13	0	259970	0070	11/20/13	\$175,500	\$179,000	880	6	1969	5	7,280	N	N	30145 3RD PL SW
13	0	259970	0080	01/26/11	\$159,900	\$183,000	880	6	1970	4	7,820	N	N	30151 3RD PL SW
13	0	259970	0100	10/10/11	\$125,000	\$147,000	880	6	1969	4	7,000	N	N	30161 3RD PL SW
13	0	556000	0670	07/26/12	\$195,000	\$227,000	880	6	1961	5	8,450	N	N	30513 2ND AVE SW
13	0	178890	0730	09/26/13	\$199,950	\$208,000	900	6	1960	5	8,400	N	N	30574 4TH AVE SW
13	0	259970	0020	08/21/13	\$123,000	\$130,000	910	6	1970	4	9,243	N	N	30111 3RD PL SW
13	0	787500	0050	08/06/13	\$120,000	\$127,000	960	6	1955	3	9,375	N	N	1229 S 312TH ST
13	0	232960	0110	10/15/13	\$199,950	\$207,000	970	6	1965	5	8,400	N	N	30451 3RD PL S
13	0	339210	0190	03/11/13	\$150,000	\$167,000	970	6	1963	4	8,395	N	N	30617 2ND AVE S
13	0	339210	0310	11/08/12	\$130,000	\$149,000	970	6	1965	3	10,695	N	N	30811 2ND AVE S
13	0	794170	0410	07/02/12	\$135,000	\$158,000	970	6	1968	3	7,200	N	N	511 S 317TH ST
13	0	556000	0680	11/13/13	\$113,600	\$116,000	1,010	6	1961	3	10,057	N	N	30505 1ST PL SW
13	0	178850	0065	04/12/13	\$175,000	\$193,000	1,040	6	1958	5	10,350	N	N	1019 SW 305TH ST
13	0	178890	0100	07/12/13	\$199,000	\$213,000	1,050	6	1960	5	9,000	N	N	428 SW 305TH ST
13	0	178830	0035	06/14/13	\$187,000	\$202,000	1,080	6	1958	5	8,424	N	N	1004 SW 307TH ST
13	0	178880	0200	11/18/11	\$140,000	\$165,000	1,080	6	1959	4	8,640	N	N	30527 7TH AVE SW
13	0	178830	0120	03/14/13	\$165,000	\$184,000	1,110	6	1958	5	10,650	N	N	1020 SW 308TH ST
13	0	178850	0095	09/24/13	\$134,600	\$140,000	1,160	6	1959	3	9,200	N	N	1012 SW 306TH ST
13	0	339180	0310	04/26/12	\$119,500	\$141,000	1,210	6	1961	3	8,700	N	N	30224 2ND AVE S
13	0	178870	0055	06/24/11	\$169,950	\$199,000	1,220	6	1959	5	8,424	N	N	819 SW 304TH ST
13	0	339190	0040	10/06/11	\$159,000	\$188,000	1,230	6	1962	5	9,450	N	N	112 S 304TH PL
13	0	178880	0780	06/12/13	\$200,000	\$217,000	1,250	6	1959	5	9,000	N	N	30514 7TH AVE SW
13	0	232960	0020	09/06/12	\$200,000	\$232,000	1,250	6	1962	5	8,400	N	N	346 S 304TH PL
13	0	339180	0360	09/25/13	\$154,000	\$161,000	1,300	6	1961	4	8,510	N	N	159 S 302ND ST
13	0	178850	0070	03/09/12	\$130,000	\$153,000	1,320	6	1958	4	9,360	N	N	30506 12TH PL SW
13	0	556000	0890	12/26/12	\$175,300	\$199,000	1,350	6	1961	4	8,400	N	N	30623 1ST PL SW
13	0	416795	0530	02/04/13	\$164,000	\$184,000	810	7	1992	3	9,113	N	N	31952 14TH WAY SW



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	555731	0170	06/25/13	\$184,000	\$198,000	810	7	1981	5	9,158	N	N	827 SW 316TH CT
13	0	326070	0150	04/10/12	\$134,000	\$158,000	830	7	1970	3	7,544	N	N	32613 7TH PL S
13	0	555731	0010	06/10/13	\$155,000	\$168,000	830	7	1981	3	6,695	N	N	31710 8TH PL SW
13	0	178880	0410	02/27/13	\$200,000	\$223,000	840	7	1959	5	8,330	N	N	646 SW 308TH ST
13	0	326070	0580	06/16/11	\$156,000	\$182,000	840	7	1970	4	7,938	N	N	32603 8TH CT S
13	0	326070	1070	03/28/13	\$233,888	\$259,000	840	7	1970	5	6,204	N	N	814 S 326TH ST
13	0	555730	0060	10/18/13	\$210,000	\$217,000	850	7	1982	3	10,000	N	N	31804 10TH PL SW
13	0	039580	0050	06/28/12	\$133,000	\$156,000	910	7	1963	4	9,702	N	N	525 SW 302ND ST
13	0	039580	0140	01/08/13	\$202,000	\$228,000	940	7	1966	5	7,881	N	N	519 SW 303RD ST
13	0	515370	0020	03/14/11	\$164,950	\$190,000	940	7	1971	4	9,450	N	N	30339 10TH AVE S
13	0	555731	0180	12/29/11	\$140,000	\$165,000	940	7	1981	3	6,939	N	N	823 SW 316TH CT
13	0	232970	0210	09/06/12	\$215,000	\$249,000	960	7	1967	4	10,509	N	N	30809 3RD AVE S
13	0	771620	0090	04/09/13	\$159,950	\$177,000	960	7	1963	4	8,460	N	N	30834 6TH PL SW
13	0	326070	0480	09/20/11	\$185,000	\$218,000	980	7	1973	4	7,107	N	N	833 S 326TH ST
13	0	555730	0300	07/09/13	\$212,250	\$228,000	1,000	7	1980	4	7,245	N	N	1034 SW 316TH PL
13	0	024800	0230	02/26/13	\$242,500	\$271,000	1,010	7	1962	5	9,600	N	N	31034 10TH AVE SW
13	0	064310	0150	10/04/13	\$160,000	\$166,000	1,010	7	1967	3	10,830	N	N	450 S 304TH ST
13	0	232950	0230	10/02/13	\$192,000	\$200,000	1,010	7	1961	4	9,885	N	N	622 S 305TH ST
13	0	232960	0170	05/03/11	\$167,000	\$194,000	1,010	7	1965	4	8,960	N	N	30633 4TH AVE S
13	0	555731	0300	05/23/13	\$155,000	\$169,000	1,020	7	1983	4	7,980	N	N	912 SW 316TH PL
13	0	337530	0050	08/13/13	\$228,000	\$242,000	1,028	7	1981	4	8,395	N	N	31629 1ST PL S
13	0	174500	0120	07/23/13	\$239,999	\$256,000	1,030	7	1967	5	14,847	N	N	30448 9TH AVE S
13	0	326070	0900	03/06/12	\$156,600	\$185,000	1,040	7	1974	4	6,600	N	N	32614 10TH AVE S
13	0	091900	0043	03/23/12	\$235,000	\$277,000	1,050	7	1963	5	20,142	N	N	30467 10TH AVE S
13	0	555920	0261	06/05/13	\$170,000	\$184,000	1,060	7	1967	4	12,500	N	N	31448 8TH AVE SW
13	0	787540	0110	10/18/13	\$193,000	\$199,000	1,060	7	1967	4	14,850	N	N	31432 11TH PL S
13	0	064310	0210	05/13/13	\$207,000	\$226,000	1,080	7	1967	4	9,440	N	N	30310 6TH AVE S
13	0	326070	0980	08/16/11	\$145,000	\$170,000	1,080	7	1974	3	6,955	N	N	850 S 326TH ST
13	0	555731	0270	05/14/12	\$151,200	\$178,000	1,080	7	1987	3	7,488	N	N	31618 9TH PL SW
13	0	232950	0310	04/08/13	\$165,000	\$182,000	1,090	7	1965	4	9,889	N	N	426 S 305TH ST
13	0	232960	0310	05/07/12	\$149,950	\$176,000	1,090	7	1962	4	8,424	N	N	30513 4TH AVE S
13	0	326070	1000	06/26/13	\$192,300	\$207,000	1,090	7	1975	4	7,020	N	N	842 S 326TH ST
13	0	416795	0370	02/15/13	\$205,000	\$230,000	1,090	7	1992	3	6,992	N	N	31754 14TH WAY SW
13	0	337530	0450	10/04/12	\$229,950	\$265,000	1,100	7	1985	5	9,739	N	N	111 S 317TH PL
13	0	858800	0510	11/08/13	\$200,000	\$205,000	1,100	7	1956	3	11,670	N	N	31613 13TH AVE S
13	0	515370	0080	02/22/11	\$164,500	\$189,000	1,110	7	1968	3	7,210	N	N	30225 10TH AVE S
13	0	555750	0260	01/12/12	\$190,000	\$225,000	1,120	7	1963	4	9,579	N	N	213 SW 313TH ST



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	039580	0150	06/03/13	\$160,000	\$174,000	1,140	7	1966	4	9,000	N	N	529 SW 303RD ST
13	0	555732	0200	09/05/12	\$174,000	\$202,000	1,140	7	1994	3	6,450	N	N	807 SW 318TH PL
13	0	794300	0150	09/30/13	\$237,650	\$247,000	1,140	7	1981	4	9,100	N	N	31419 3RD PL S
13	0	337530	0180	11/15/12	\$166,500	\$191,000	1,160	7	1983	3	10,195	N	N	31608 3RD PL S
13	0	072104	9121	06/12/12	\$137,500	\$161,000	1,170	7	1954	4	13,689	N	N	845 SW 312TH ST
13	0	416795	0170	11/12/12	\$215,000	\$246,000	1,170	7	1993	3	9,342	N	N	31753 14TH WAY SW
13	0	609390	0080	02/04/11	\$184,900	\$211,000	1,170	7	1960	3	9,954	N	N	32106 9TH AVE S
13	0	609400	0100	02/14/13	\$204,000	\$229,000	1,170	7	1959	4	11,232	N	N	31734 8TH AVE S
13	0	609400	0300	06/12/13	\$204,500	\$221,000	1,170	7	1959	5	9,375	N	N	849 S 318TH ST
13	0	794180	0050	10/04/13	\$264,950	\$275,000	1,180	7	1984	4	8,000	N	N	31702 4TH AVE S
13	0	064300	0170	02/27/13	\$160,100	\$179,000	1,190	7	1962	3	13,600	N	N	30246 7TH AVE S
13	0	555990	0050	08/29/13	\$207,000	\$218,000	1,190	7	1993	3	6,158	N	N	906 SW 313TH CT
13	0	150240	0150	09/07/11	\$165,000	\$194,000	1,200	7	1967	4	8,614	N	N	32424 10TH PL S
13	0	174500	0080	04/16/12	\$142,000	\$167,000	1,210	7	1967	4	7,248	N	N	30600 9TH AVE S
13	0	556000	0150	12/13/12	\$182,000	\$207,000	1,210	7	1961	5	8,591	N	N	135 SW 304TH ST
13	0	064300	0050	07/13/13	\$155,000	\$166,000	1,230	7	1962	3	11,200	N	N	506 S 302ND ST
13	0	232970	0040	05/12/11	\$199,000	\$231,000	1,230	7	1966	4	9,266	N	N	30405 3RD AVE S
13	0	515370	0150	09/17/13	\$216,000	\$226,000	1,230	7	1975	4	7,210	N	N	30326 10TH AVE S
13	0	081850	0120	04/05/12	\$148,000	\$174,000	1,240	7	1986	3	3,097	N	N	31025 9TH AVE S
13	0	555780	0270	06/10/13	\$245,000	\$265,000	1,240	7	1963	4	12,870	N	N	31226 2ND AVE SW
13	0	326070	0160	09/18/12	\$175,000	\$202,000	1,260	7	1970	5	7,590	N	N	32619 7TH PL S
13	0	039580	0160	11/26/13	\$166,000	\$169,000	1,270	7	1966	3	8,160	N	N	30312 6TH AVE SW
13	0	232970	0020	10/14/13	\$211,000	\$218,000	1,270	7	1966	5	8,400	N	N	302 S 304TH PL
13	0	358400	0330	05/17/13	\$167,000	\$182,000	1,270	7	1968	3	8,505	N	N	1041 S 317TH ST
13	0	858800	0310	07/30/13	\$225,000	\$240,000	1,270	7	1968	5	11,475	N	N	925 S 317TH ST
13	0	794300	0060	08/24/11	\$175,000	\$206,000	1,288	7	1984	4	7,200	N	N	310 S 314TH PL
13	0	064310	0240	10/04/11	\$196,000	\$231,000	1,290	7	1967	4	10,350	N	N	526 S 303RD ST
13	0	555780	0070	09/09/13	\$255,000	\$267,000	1,290	7	1963	4	12,960	N	N	111 SW 313TH ST
13	0	326070	1060	10/26/11	\$145,000	\$171,000	1,293	7	1970	4	9,152	N	N	818 S 326TH ST
13	0	416810	0100	10/21/13	\$225,000	\$232,000	1,300	7	1963	5	10,112	N	N	31452 13TH AVE SW
13	0	555780	0220	10/11/13	\$269,900	\$280,000	1,300	7	1966	5	13,920	N	N	134 SW 312TH PL
13	0	232950	0210	09/18/12	\$167,000	\$193,000	1,320	7	1962	4	9,884	N	N	636 S 305TH ST
13	0	787540	0225	10/21/11	\$227,000	\$268,000	1,320	7	1962	4	10,990	N	N	31314 10TH AVE S
13	0	525980	0210	05/04/12	\$130,000	\$153,000	1,330	7	1984	3	7,888	N	N	30803 11TH AVE SW
13	0	525980	0490	06/09/11	\$199,900	\$233,000	1,330	7	1983	5	5,700	N	N	31120 11TH PL SW
13	0	039580	0370	03/12/12	\$191,500	\$226,000	1,340	7	1966	5	8,400	N	N	602 SW 302ND ST
13	0	555990	0030	11/12/12	\$209,950	\$240,000	1,340	7	1993	3	8,801	N	N	830 SW 313TH CT



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	082104	9173	05/06/13	\$195,000	\$214,000	1,350	7	1994	5	9,900	N	N	31445 4TH AVE S
13	0	326070	0830	09/08/11	\$159,000	\$187,000	1,350	7	1974	3	6,954	N	N	32510 10TH PL S
13	0	337530	0510	11/03/11	\$186,000	\$220,000	1,350	7	1985	4	7,920	N	N	31708 2ND AVE S
13	0	416800	0140	03/21/13	\$165,000	\$183,000	1,350	7	1962	3	10,400	N	N	1221 SW 313TH ST
13	0	525980	0160	07/25/12	\$185,000	\$216,000	1,350	7	1983	3	7,888	N	N	30907 11TH AVE SW
13	0	232970	0100	07/01/11	\$147,000	\$172,000	1,360	7	1966	3	8,400	N	N	30451 3RD AVE S
13	0	232970	0480	08/29/12	\$185,000	\$215,000	1,360	7	1965	5	8,625	N	N	311 S 304TH PL
13	0	150241	0370	07/21/11	\$219,950	\$258,000	1,370	7	1973	3	8,500	N	N	32417 7TH PL S
13	0	515390	0390	02/16/12	\$129,500	\$153,000	1,370	7	1967	4	5,000	N	N	30202 11TH PL S
13	0	150240	0400	03/21/11	\$198,900	\$229,000	1,380	7	1967	4	14,504	N	N	1017 S 324TH PL
13	0	052104	9034	09/04/12	\$209,950	\$243,000	1,390	7	1969	4	13,068	N	N	841 S DASH POINT RD
13	0	787540	0130	12/14/12	\$154,500	\$176,000	1,390	7	1956	4	11,625	N	N	31406 11TH PL S
13	0	233730	0040	11/09/11	\$155,000	\$183,000	1,420	7	1961	4	9,450	N	N	30107 2ND PL SW
13	0	081850	0480	07/28/11	\$159,000	\$187,000	1,430	7	1986	3	3,873	N	N	916 S 310TH PL
13	0	081850	0580	05/14/12	\$155,000	\$182,000	1,430	7	1986	3	3,675	N	N	816 S 310TH PL
13	0	082104	9205	08/24/11	\$155,000	\$182,000	1,430	7	1966	4	10,018	N	N	31011 8TH AVE S
13	0	515390	0340	07/23/13	\$214,000	\$228,000	1,430	7	1967	4	7,350	N	N	30117 11TH PL S
13	0	416795	0230	08/31/13	\$245,000	\$258,000	1,450	7	1991	4	7,623	N	N	31703 14TH WAY SW
13	0	771620	0040	12/20/12	\$146,000	\$166,000	1,450	7	1963	4	8,460	N	N	30835 6TH PL SW
13	0	064310	0220	08/01/11	\$230,000	\$270,000	1,480	7	1967	5	8,800	N	N	30306 6TH AVE S
13	0	081850	0390	11/21/13	\$165,000	\$168,000	1,480	7	1985	4	3,385	N	N	911 S 310TH PL
13	0	337530	0250	02/24/11	\$182,000	\$209,000	1,490	7	1985	4	7,700	N	N	31611 4TH AVE S
13	0	555770	0030	07/01/11	\$160,000	\$187,000	1,490	7	1966	4	10,500	N	N	30818 7TH AVE SW
13	0	232970	0070	07/23/13	\$137,000	\$146,000	1,500	7	1967	3	8,400	N	N	30429 3RD AVE S
13	0	787540	0070	02/20/13	\$200,000	\$224,000	1,530	7	1959	5	9,375	N	N	1134 S 313TH ST
13	0	025300	0305	11/18/13	\$177,000	\$180,000	1,540	7	1955	4	10,350	N	N	30026 13TH AVE S
13	0	150241	0090	09/25/12	\$205,000	\$237,000	1,560	7	1974	4	8,400	N	N	32112 8TH AVE S
13	0	232970	0030	07/30/13	\$226,500	\$241,000	1,560	7	1965	5	8,400	N	N	226 S 304TH PL
13	0	555780	0210	08/24/11	\$155,000	\$182,000	1,560	7	1964	4	9,628	N	N	130 SW 312TH PL
13	0	072104	9087	08/17/11	\$250,000	\$294,000	1,570	7	1985	4	67,518	N	N	836 SW 312TH ST
13	0	555990	0020	09/18/12	\$245,000	\$283,000	1,580	7	1993	3	8,277	N	N	826 SW 313TH CT
13	0	794170	0320	01/14/13	\$192,000	\$217,000	1,590	7	1968	5	7,500	N	N	416 S 318TH PL
13	0	064310	0140	04/20/13	\$168,000	\$185,000	1,610	7	1967	3	12,200	N	N	460 S 304TH ST
13	0	150240	0100	11/19/13	\$234,900	\$239,000	1,620	7	1966	4	8,400	N	N	32314 10TH PL S
13	0	072104	9123	09/23/13	\$229,000	\$239,000	1,640	7	1961	4	22,651	N	N	31140 14TH AVE SW
13	0	025300	0220	02/21/13	\$140,000	\$157,000	1,710	7	1954	3	10,400	N	N	1439 S 303RD ST
13	0	554760	0050	02/23/11	\$275,000	\$316,000	1,715	7	2010	3	8,312	N	N	608 S 310TH CT



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	084850	0070	07/15/11	\$196,000	\$230,000	1,780	7	1999	3	4,560	N	N	31130 3RD CT S
13	0	609400	0170	04/10/12	\$165,000	\$194,000	1,780	7	1959	4	12,150	N	N	846 S 318TH ST
13	0	064310	0090	06/10/11	\$237,000	\$277,000	1,790	7	1967	4	10,200	N	N	501 S 303RD ST
13	0	250160	0130	09/27/12	\$179,900	\$208,000	1,820	7	1962	4	9,500	N	N	30325 13TH AVE S
13	0	555780	0170	07/18/12	\$224,950	\$262,000	1,820	7	1964	4	10,605	N	N	108 SW 312TH PL
13	0	787540	0075	09/12/13	\$236,000	\$247,000	1,902	7	1956	4	9,289	N	N	31224 10TH AVE S
13	0	062104	9090	04/03/13	\$262,900	\$291,000	1,940	7	1954	5	30,864	N	N	405 SW DASH POINT RD
13	0	082104	9213	06/26/13	\$296,600	\$320,000	1,940	7	1967	4	42,090	N	N	915 S 304TH ST
13	0	025300	0215	08/12/13	\$232,000	\$246,000	2,010	7	1954	5	10,400	N	N	1447 S 303RD ST
13	0	554760	0150	06/22/13	\$315,000	\$340,000	2,120	7	2010	3	8,070	N	N	31010 7TH PL S
13	0	554760	0100	04/15/11	\$294,950	\$342,000	2,330	7	2010	3	7,239	N	N	613 S 310TH CT
13	0	554760	0060	05/21/13	\$350,000	\$382,000	2,410	7	2010	3	7,323	N	N	606 S 310TH CT
13	0	554760	0090	07/07/11	\$299,950	\$351,000	2,411	7	2010	3	7,212	N	N	609 S 310TH CT
13	0	091900	0135	10/30/12	\$257,950	\$296,000	3,860	7	1966	4	10,500	N	N	30625 11TH AVE S
13	0	555920	0045	09/17/13	\$360,000	\$376,000	1,280	8	1996	3	17,475	Y	Y	545 SW 312TH ST
13	0	241330	0970	02/18/11	\$219,950	\$252,000	1,370	8	1977	4	6,650	N	N	510 S 310TH PL
13	0	241330	0470	11/20/12	\$225,000	\$257,000	1,390	8	1979	4	6,860	N	N	30610 4TH AVE S
13	0	241330	0040	07/15/13	\$283,000	\$303,000	1,420	8	1977	4	7,127	N	N	31108 5TH WAY S
13	0	241330	0160	06/18/13	\$249,000	\$269,000	1,420	8	1978	3	9,482	N	N	30904 5TH PL S
13	0	241330	0350	12/12/11	\$205,000	\$242,000	1,480	8	1979	4	7,350	N	N	30610 5TH PL S
13	0	241330	0070	08/19/13	\$274,000	\$290,000	1,560	8	1977	4	6,650	N	N	511 S 310TH PL
13	0	241330	0260	06/18/12	\$260,000	\$304,000	1,640	8	1978	4	7,878	N	N	443 S 308TH ST
13	0	416796	0010	10/18/13	\$268,000	\$277,000	1,840	8	1992	4	6,100	N	N	1220 SW 317TH ST
13	0	556050	0280	10/12/12	\$265,000	\$305,000	1,850	8	1986	4	9,280	N	N	1015 SW 314TH PL
13	0	667265	0420	06/25/12	\$220,000	\$257,000	1,870	8	1995	3	8,038	N	N	30803 1ST PL S
13	0	667265	0190	11/15/12	\$266,000	\$304,000	1,880	8	1995	4	8,354	N	N	325 S 309TH ST
13	0	555820	0250	12/04/13	\$290,000	\$294,000	1,910	8	2006	3	10,626	N	N	31123 8TH AVE SW
13	0	150240	0490	11/23/11	\$235,000	\$278,000	1,960	8	1966	4	10,208	N	N	32347 10TH AVE S
13	0	241330	0750	04/08/11	\$249,750	\$289,000	2,040	8	1979	4	6,440	N	N	30650 4TH PL S
13	0	555820	0251	12/04/13	\$313,000	\$317,000	2,081	8	2006	3	10,675	N	N	31125 8TH AVE SW
13	0	667265	0100	08/10/12	\$265,000	\$308,000	2,120	8	1994	3	7,279	N	N	324 S 309TH ST
13	0	667265	0050	10/19/12	\$280,000	\$322,000	2,170	8	1994	4	7,669	N	N	30816 3RD PL S
13	0	179010	0060	03/28/13	\$235,000	\$260,000	2,200	8	1965	4	16,875	N	N	1805 SW 317TH PL
13	0	795450	0270	02/11/13	\$257,500	\$289,000	2,280	8	1988	3	9,186	N	N	315 S 302ND PL
13	0	667265	0250	09/12/13	\$280,000	\$293,000	2,330	8	1995	4	8,347	N	N	30907 5TH WAY S
13	0	416680	0100	08/13/12	\$315,000	\$366,000	2,441	8	2007	3	7,357	N	N	31045 2ND PL SW
13	0	416680	0190	01/17/11	\$335,000	\$382,000	2,441	8	2007	3	7,838	N	N	118 SW 310TH PL



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	416680	0430	04/15/13	\$329,950	\$364,000	2,506	8	2007	3	7,291	N	N	31174 2ND PL SW
13	0	795450	0230	12/17/13	\$312,000	\$314,000	2,680	8	1988	3	9,231	N	N	304 S 302ND PL
13	0	416680	0110	06/24/11	\$330,000	\$386,000	2,708	8	2007	3	8,095	N	N	31027 2ND PL SW
13	0	667265	0180	03/27/12	\$354,900	\$418,000	2,810	8	1994	4	9,214	N	N	321 S 309TH ST
13	0	667265	0200	10/19/12	\$322,500	\$371,000	2,950	8	1995	4	7,433	N	N	329 S 309TH ST
13	0	554760	0110	02/15/11	\$375,000	\$430,000	3,126	8	2010	3	7,257	N	N	623 S 310TH CT
13	0	554760	0080	06/28/11	\$390,000	\$456,000	3,154	8	2010	3	7,648	N	N	605 S 310TH CT
13	0	554760	0120	08/01/11	\$385,000	\$452,000	3,202	8	2010	3	7,232	N	N	31028 7TH PL S
13	0	555920	0140	07/17/13	\$510,000	\$546,000	3,060	9	1991	4	20,250	Y	Y	31422 7TH PL SW
13	0	072104	9096	10/18/11	\$435,000	\$513,000	4,850	10	2001	3	40,902	N	N	31617 6TH AVE SW
17	0	894520	0200	10/21/11	\$145,000	\$171,000	720	6	1963	5	7,245	N	N	32919 26TH AVE SW
17	0	894520	0220	05/29/13	\$104,000	\$113,000	840	6	1962	3	8,640	N	N	32902 26TH PL SW
17	0	894510	0020	11/09/11	\$115,900	\$137,000	860	6	1962	4	8,400	N	N	2450 SW 328TH ST
17	0	894520	0400	09/23/13	\$135,000	\$141,000	880	6	1963	4	8,850	N	N	2738 SW 330TH ST
17	0	932090	0090	09/24/13	\$152,000	\$159,000	900	6	1977	5	3,400	N	N	33407 26TH AVE SW
17	0	932090	1000	11/05/13	\$109,950	\$113,000	900	6	1976	5	3,145	N	N	33319 24TH AVE SW
17	0	894510	0400	04/29/13	\$123,000	\$135,000	920	6	1962	3	8,563	N	N	2311 SW 328TH ST
17	0	932090	0720	10/12/12	\$116,500	\$134,000	950	6	1978	5	3,400	N	N	2300 SW 333RD ST
17	0	894430	0580	07/02/12	\$159,000	\$186,000	970	6	1968	5	8,750	N	N	33262 26TH PL SW
17	0	894430	0710	09/27/12	\$125,000	\$144,000	970	6	1968	4	8,250	N	N	2608 SW 332ND PL
17	0	894500	0940	05/01/13	\$155,000	\$170,000	970	6	1962	4	8,631	N	N	2404 SW 330TH ST
17	0	894520	0790	07/29/12	\$167,000	\$195,000	970	6	1963	5	9,520	N	N	32905 28TH AVE SW
17	0	932090	0120	09/15/11	\$125,000	\$147,000	980	6	1977	4	3,526	N	N	33420 26TH AVE SW
17	0	932090	0340	08/07/13	\$127,000	\$135,000	980	6	1978	5	3,040	N	N	33410 24TH AVE SW
17	0	330630	0170	08/02/11	\$143,000	\$168,000	1,010	6	1967	4	9,750	N	N	34039 22ND PL SW
17	0	330630	0280	12/13/12	\$165,800	\$189,000	1,010	6	1967	5	9,750	N	N	34032 22ND PL SW
17	0	894530	0150	08/21/13	\$188,000	\$199,000	1,010	6	1963	5	9,230	N	N	2724 SW 331ST ST
17	0	894500	0110	10/23/13	\$168,000	\$173,000	1,040	6	1962	5	8,400	N	N	2215 SW 332ND ST
17	0	894520	0160	05/10/13	\$159,000	\$174,000	1,040	6	1962	4	8,400	N	N	32817 26TH AVE SW
17	0	894500	0350	04/03/13	\$165,000	\$183,000	1,080	6	1962	4	9,009	N	N	2416 SW 332ND ST
17	0	894520	0020	08/27/13	\$149,999	\$158,000	1,080	6	1964	5	8,400	N	N	2737 SW 327TH ST
17	0	330630	0630	11/02/12	\$165,000	\$189,000	1,100	6	1967	4	9,750	N	N	2203 SW 342ND ST
17	0	894510	0130	08/18/11	\$180,000	\$212,000	1,140	6	1962	5	8,760	N	N	2210 SW 328TH ST
17	0	894520	0660	12/18/12	\$156,560	\$178,000	1,170	6	1963	5	7,920	N	N	32819 28TH AVE SW
17	0	894530	0120	12/10/12	\$172,000	\$196,000	1,200	6	1963	5	8,470	N	N	33113 28TH AVE SW
17	0	894530	0260	10/26/12	\$165,000	\$190,000	1,200	6	1963	4	8,910	N	N	33116 28TH AVE SW
17	0	894510	0230	09/10/12	\$123,000	\$142,000	1,224	6	1962	4	8,364	N	N	32843 22ND AVE SW



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	010060	0560	04/25/13	\$195,000	\$214,000	1,230	6	1970	5	7,504	N	N	33322 28TH PL SW
17	0	932090	0100	11/12/13	\$159,950	\$163,000	1,350	6	1970	5	3,345	N	N	33411 26TH AVE SW
17	0	330630	0040	08/07/13	\$140,000	\$149,000	1,360	6	1968	3	9,750	N	N	2334 SW 341ST PL
17	0	894520	0860	01/23/12	\$123,750	\$146,000	1,384	6	1965	4	8,960	N	N	33004 29TH AVE SW
17	0	894500	0860	04/24/12	\$194,500	\$229,000	1,410	6	1962	5	8,424	N	N	2230 SW 330TH ST
17	0	894520	0930	06/25/13	\$225,000	\$243,000	1,529	6	1966	5	8,330	N	N	33003 27TH AVE SW
17	0	502945	0850	05/25/12	\$206,400	\$242,000	820	7	1980	5	6,980	N	N	2631 SW 351ST ST
17	0	502945	0160	07/17/12	\$150,000	\$175,000	970	7	1981	4	7,187	N	N	2632 SW 347TH ST
17	0	502945	1100	09/11/13	\$232,000	\$243,000	970	7	1981	5	7,364	N	N	2703 SW 347TH ST
17	0	894430	0160	08/09/13	\$210,000	\$223,000	970	7	1967	5	7,215	N	N	2901 SW 332ND PL
17	0	894430	0340	07/22/11	\$130,000	\$152,000	970	7	1967	3	8,692	N	N	2731 SW 332ND CT
17	0	894520	0610	07/31/13	\$227,000	\$242,000	970	7	1966	5	8,395	N	N	32711 28TH AVE SW
17	0	894520	0690	12/12/11	\$213,000	\$252,000	970	7	1966	5	8,436	N	N	32778 29TH AVE SW
17	0	502945	0290	06/11/12	\$198,000	\$232,000	980	7	1980	5	6,625	N	N	2639 SW 347TH PL
17	0	502945	0600	02/05/13	\$218,500	\$245,000	1,000	7	1980	5	8,386	N	N	34920 26TH CT SW
17	0	502945	0860	08/21/12	\$135,000	\$157,000	1,000	7	1980	4	7,022	N	N	2635 SW 351ST ST
17	0	502945	0940	04/02/12	\$159,000	\$187,000	1,000	7	1980	4	6,953	N	N	2632 SW 351ST PL
17	0	502945	0950	07/30/13	\$215,000	\$229,000	1,000	7	1980	5	8,867	N	N	2628 SW 351ST PL
17	0	921151	0210	07/19/13	\$250,000	\$267,000	1,000	7	1978	5	7,169	N	N	33703 38TH PL SW
17	0	896590	0020	04/25/11	\$153,000	\$177,000	1,010	7	1968	3	9,411	N	N	2412 SW 326TH ST
17	0	894500	0980	04/03/13	\$176,000	\$195,000	1,020	7	2013	3	8,453	N	N	2428 SW 330TH ST
17	0	109975	0400	07/18/12	\$160,157	\$187,000	1,030	7	1974	3	7,800	N	N	32917 33RD AVE SW
17	0	010060	0640	12/22/11	\$185,000	\$219,000	1,040	7	1976	5	9,100	N	N	2652 SW 333RD PL
17	0	010060	0670	04/18/11	\$175,000	\$203,000	1,040	7	1975	4	7,300	N	N	2664 SW 333RD PL
17	0	010060	1190	09/26/12	\$240,000	\$277,000	1,040	7	1975	5	7,440	N	N	2665 SW 335TH PL
17	0	327900	0010	03/20/13	\$198,000	\$220,000	1,040	7	1979	5	7,865	N	N	3912 SW 332ND PL
17	0	438800	0120	03/14/13	\$237,000	\$264,000	1,040	7	1977	4	6,906	N	N	31435 32ND AVE SW
17	0	010060	0080	07/21/11	\$190,000	\$223,000	1,050	7	1975	4	9,100	N	N	33430 26TH PL SW
17	0	010060	0420	11/15/12	\$170,000	\$195,000	1,050	7	1976	4	9,100	N	N	33423 26TH PL SW
17	0	011460	0270	07/11/13	\$233,000	\$250,000	1,060	7	1969	4	10,925	N	N	34414 28TH PL SW
17	0	327900	0370	11/11/13	\$169,950	\$174,000	1,060	7	1979	2	7,350	N	N	33332 40TH AVE SW
17	0	502945	0500	09/03/13	\$187,000	\$197,000	1,060	7	1980	5	7,146	N	N	2645 SW 348TH PL
17	0	502945	0920	11/29/12	\$124,950	\$143,000	1,060	7	1980	3	7,057	N	N	2642 SW 351ST PL
17	0	327900	0180	10/08/13	\$175,000	\$181,000	1,070	7	1979	4	8,030	N	N	33337 41ST AVE SW
17	0	438800	0140	12/11/12	\$154,900	\$176,000	1,070	7	1971	4	6,440	N	N	31601 32ND AVE SW
17	0	109960	0200	09/06/11	\$213,200	\$251,000	1,090	7	1976	5	6,400	N	N	33408 35TH AVE SW
17	0	438800	0390	10/30/12	\$159,900	\$184,000	1,090	7	1969	5	7,366	N	N	3027 SW 316TH ST



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	954280	1680	11/28/12	\$248,000	\$283,000	1,090	7	1978	5	7,700	N	N	2917 SW 337TH ST
17	0	327900	0430	05/20/13	\$175,000	\$191,000	1,100	7	1979	5	8,100	N	N	3919 SW 332ND PL
17	0	638670	0230	07/10/13	\$253,500	\$272,000	1,100	7	1972	5	8,162	N	N	2316 SW 325TH ST
17	0	638670	0430	11/16/11	\$195,000	\$230,000	1,100	7	1972	4	8,265	N	N	32514 24TH AVE SW
17	0	797200	0170	04/17/12	\$226,000	\$266,000	1,100	7	1978	5	9,927	N	N	34510 30TH AVE SW
17	0	873213	1340	08/28/13	\$240,000	\$253,000	1,100	7	1978	4	8,500	N	N	3802 SW 331ST ST
17	0	873216	0190	08/19/13	\$235,000	\$248,000	1,100	7	1984	5	7,676	N	N	33835 31ST AVE SW
17	0	873216	0270	06/24/13	\$260,000	\$280,000	1,100	7	1984	5	10,319	N	N	3138 SW 339TH ST
17	0	011470	0080	07/15/13	\$267,000	\$286,000	1,110	7	1974	4	10,640	N	N	2505 SW 346TH ST
17	0	894720	0090	03/22/11	\$176,000	\$203,000	1,120	7	1978	4	12,150	N	N	2303 SW 344TH ST
17	0	894720	0090	03/27/13	\$175,000	\$194,000	1,120	7	1978	4	12,150	N	N	2303 SW 344TH ST
17	0	536020	0044	09/06/13	\$163,000	\$171,000	1,130	7	1985	4	7,443	N	N	3220 SW 340TH ST
17	0	109961	0780	12/14/12	\$140,000	\$159,000	1,140	7	1971	3	8,700	N	N	33491 38TH AVE SW
17	0	797200	0070	02/25/13	\$188,500	\$211,000	1,140	7	1969	4	9,623	N	N	34429 30TH AVE SW
17	0	894500	1070	06/27/11	\$175,000	\$205,000	1,140	7	1962	5	9,546	N	N	2401 SW 329TH ST
17	0	109976	0300	06/26/13	\$250,000	\$269,000	1,150	7	1976	4	7,700	N	N	3416 SW 333RD ST
17	0	438800	0260	03/09/11	\$139,500	\$161,000	1,150	7	1970	4	10,132	N	N	3003 SW 317TH PL
17	0	921150	0220	08/23/12	\$189,000	\$219,000	1,150	7	1978	4	8,100	N	N	3710 SW 338TH PL
17	0	010060	0530	11/02/12	\$245,000	\$281,000	1,160	7	1976	5	7,370	N	N	33406 28TH PL SW
17	0	638660	0260	08/21/12	\$175,000	\$203,000	1,160	7	1987	3	9,472	N	N	2418 SW 325TH ST
17	0	858120	0060	08/19/13	\$191,800	\$203,000	1,160	7	1977	4	7,000	N	N	3315 SW 340TH PL
17	0	921152	0170	09/10/13	\$258,500	\$271,000	1,160	7	1989	5	8,645	N	N	4225 SW 337TH PL
17	0	109975	0430	01/12/11	\$179,900	\$205,000	1,170	7	1974	4	7,700	N	N	3316 SW 329TH CT
17	0	502945	1000	01/08/13	\$135,000	\$153,000	1,170	7	1980	4	7,000	N	N	2637 SW 351ST PL
17	0	109961	0530	12/21/12	\$191,475	\$217,000	1,180	7	1976	3	6,400	N	N	3810 SW 336TH ST
17	0	954280	1940	06/20/11	\$257,500	\$301,000	1,180	7	1978	5	7,275	N	N	33024 30TH AVE SW
17	0	954280	1950	11/21/11	\$169,000	\$200,000	1,180	7	1978	3	7,275	N	N	33018 30TH AVE SW
17	0	921151	0260	06/23/13	\$238,500	\$257,000	1,190	7	1979	5	6,900	N	N	33628 39TH AVE SW
17	0	921151	0790	08/21/12	\$199,000	\$231,000	1,200	7	1979	4	6,370	N	N	3838 SW 339TH ST
17	0	921151	0790	09/23/13	\$200,000	\$209,000	1,200	7	1979	4	6,370	N	N	3838 SW 339TH ST
17	0	921151	0890	06/27/12	\$213,500	\$250,000	1,200	7	1979	5	7,068	N	N	3821 SW 339TH ST
17	0	951090	0130	12/03/13	\$225,000	\$228,000	1,200	7	1968	5	8,000	N	N	32704 35TH AVE SW
17	0	954280	0580	06/13/12	\$235,000	\$275,000	1,200	7	1977	5	8,250	N	N	33612 33RD PL SW
17	0	951090	0460	08/23/13	\$295,000	\$311,000	1,220	7	1969	3	13,200	N	N	32736 32ND AVE SW
17	0	438800	0500	07/19/12	\$178,750	\$209,000	1,230	7	1973	4	7,580	N	N	31410 32ND AVE SW
17	0	438800	0330	08/27/12	\$170,000	\$197,000	1,240	7	1973	3	6,440	N	N	3013 SW 317TH ST
17	0	873213	1390	03/11/13	\$260,000	\$289,000	1,240	7	1978	5	10,000	N	N	3829 SW 331ST ST



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	330620	0215	07/05/13	\$155,000	\$167,000	1,250	7	1959	4	9,606	N	N	2134 SW 339TH ST
17	0	638660	0030	06/25/13	\$225,000	\$243,000	1,250	7	1967	4	7,203	N	N	2519 SW 325TH PL
17	0	010921	0440	08/29/11	\$175,000	\$206,000	1,260	7	1986	3	7,200	N	N	2732 SW 342ND ST
17	0	921150	0450	01/02/13	\$153,100	\$173,000	1,260	7	1978	4	6,500	N	N	3705 SW 338TH PL
17	0	954280	0890	11/08/11	\$186,500	\$220,000	1,260	7	1978	4	7,810	N	N	32921 30TH AVE SW
17	0	858120	0130	04/12/11	\$199,950	\$231,000	1,270	7	1976	5	7,000	N	N	3205 SW 341ST ST
17	0	954280	1730	06/17/13	\$269,950	\$292,000	1,270	7	1978	5	9,200	N	N	2932 SW 337TH ST
17	0	894510	0140	07/30/13	\$203,000	\$216,000	1,278	7	1962	5	8,760	N	N	2202 SW 328TH ST
17	0	894510	0140	12/26/12	\$182,000	\$206,000	1,278	7	1962	5	8,760	N	N	2202 SW 328TH ST
17	0	109960	0520	09/27/13	\$211,860	\$221,000	1,280	7	1970	4	6,400	N	N	33569 36TH AVE SW
17	0	109961	0330	06/12/13	\$163,000	\$176,000	1,290	7	1976	4	7,290	N	N	3718 SW 335TH CT
17	0	921151	0600	07/12/13	\$289,900	\$311,000	1,290	7	1979	5	7,081	N	N	4004 SW 337TH ST
17	0	010920	0070	02/23/12	\$170,500	\$201,000	1,300	7	1979	4	7,760	N	N	2932 SW 339TH ST
17	0	109976	0410	05/23/11	\$140,000	\$163,000	1,300	7	1975	4	7,200	N	N	33118 33RD AVE SW
17	0	438801	0310	07/19/13	\$240,000	\$257,000	1,300	7	1976	4	8,334	N	N	3120 SW 313TH PL
17	0	438801	0320	11/15/11	\$235,000	\$278,000	1,300	7	1975	4	9,588	N	N	3121 SW 313TH PL
17	0	442410	0060	10/29/13	\$133,000	\$137,000	1,300	7	1968	3	13,344	N	N	3517 SW 343RD ST
17	0	502945	0180	06/09/11	\$143,500	\$167,000	1,300	7	1981	3	6,930	N	N	2641 SW 347TH ST
17	0	638660	0050	12/13/12	\$185,000	\$210,000	1,300	7	1967	5	8,019	N	N	2509 SW 325TH PL
17	0	921150	0610	04/16/13	\$209,000	\$230,000	1,300	7	1979	4	8,400	N	N	33827 36TH AVE SW
17	0	932430	0130	10/14/13	\$275,000	\$284,000	1,310	7	1965	5	11,418	N	N	2155 SW 322ND ST
17	0	109961	1170	05/15/12	\$160,000	\$188,000	1,330	7	1977	3	6,400	N	N	33226 37TH AVE SW
17	0	954280	0090	02/08/12	\$215,371	\$254,000	1,330	7	1978	5	7,840	N	N	33213 32ND PL SW
17	0	954280	0530	11/18/13	\$262,000	\$267,000	1,330	7	1978	5	8,000	N	N	3219 SW 338TH ST
17	0	873213	0800	06/04/13	\$238,800	\$259,000	1,340	7	1978	5	8,814	N	N	3714 SW 330TH ST
17	0	954280	1850	10/08/13	\$214,950	\$223,000	1,340	7	1977	4	7,200	N	N	33218 30TH AVE SW
17	0	010920	0310	11/12/12	\$235,000	\$269,000	1,350	7	1984	4	7,956	N	N	2613 SW 340TH PL
17	0	351800	0200	07/08/11	\$188,000	\$220,000	1,370	7	1986	3	7,825	N	N	2711 SW 351ST ST
17	0	873213	0700	07/07/11	\$215,000	\$252,000	1,370	7	1978	4	8,250	N	N	33020 37TH CT SW
17	0	438800	0310	06/25/13	\$225,000	\$243,000	1,380	7	2012	3	6,992	N	N	3027 SW 317TH ST
17	0	873213	0260	06/22/12	\$202,000	\$236,000	1,390	7	1978	4	7,575	N	N	33008 36TH AVE SW
17	0	954280	0650	03/20/13	\$189,000	\$210,000	1,390	7	1978	4	7,700	N	N	33434 33RD PL SW
17	0	010060	0650	02/26/13	\$195,000	\$218,000	1,400	7	1975	4	9,100	N	N	2656 SW 333RD PL
17	0	109976	0130	06/21/12	\$248,000	\$290,000	1,400	7	1975	4	5,616	N	N	33115 33RD AVE SW
17	0	951090	0550	11/29/11	\$220,000	\$260,000	1,400	7	1968	4	22,500	N	N	32705 30TH AVE SW
17	0	109976	0050	05/10/12	\$167,000	\$196,000	1,410	7	1975	3	9,900	N	N	3311 SW 330TH ST
17	0	330620	0180	03/26/13	\$170,000	\$188,000	1,420	7	1983	5	9,619	N	N	2117 SW 338TH ST



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	176110	0270	11/12/12	\$195,000	\$223,000	1,440	7	1985	4	8,326	N	N	2313 SW 349TH PL
17	0	638660	0220	06/11/12	\$189,900	\$223,000	1,440	7	1968	4	8,000	N	N	2324 SW 325TH ST
17	0	279150	0040	11/14/13	\$228,500	\$233,000	1,450	7	1988	5	7,225	N	N	3036 SW 346TH PL
17	0	438801	0330	01/24/13	\$251,000	\$283,000	1,460	7	1976	4	9,057	N	N	3115 SW 313TH PL
17	0	951090	0500	01/24/11	\$179,900	\$205,000	1,460	7	1968	4	14,240	N	N	32710 32ND AVE SW
17	0	010921	0370	08/10/11	\$257,500	\$303,000	1,470	7	1981	5	6,930	N	N	2821 SW 342ND ST
17	0	873213	0850	02/27/13	\$241,500	\$270,000	1,480	7	1978	4	7,905	N	N	33025 38TH AVE SW
17	0	873213	0360	12/05/11	\$247,000	\$292,000	1,490	7	1978	4	8,625	N	N	3626 SW 331ST ST
17	0	873204	0880	06/23/11	\$219,000	\$256,000	1,510	7	1979	4	7,800	N	N	3937 SW 328TH PL
17	0	921152	0510	06/05/13	\$245,000	\$266,000	1,520	7	1989	3	12,118	N	N	4061 SW 337TH ST
17	0	109975	0500	01/26/11	\$239,900	\$274,000	1,560	7	1975	3	6,500	N	N	32922 33RD AVE SW
17	0	109960	0580	08/06/12	\$160,000	\$186,000	1,616	7	1969	4	7,254	N	N	33502 37TH AVE SW
17	0	954280	0520	05/18/12	\$183,000	\$215,000	1,620	7	1978	5	8,100	N	N	33808 33RD PL SW
17	0	010060	0720	04/19/13	\$244,950	\$270,000	1,670	7	1975	5	7,200	N	N	2684 SW 333RD PL
17	0	010060	0820	03/11/11	\$170,000	\$196,000	1,670	7	1975	4	7,350	N	N	33419 28TH PL SW
17	0	921152	0040	06/17/13	\$234,950	\$254,000	1,670	7	1989	4	9,305	N	N	4244 SW 337TH PL
17	0	109976	0180	03/06/13	\$255,000	\$284,000	1,720	7	1975	4	7,600	N	N	3309 SW 332ND ST
17	0	858120	0440	01/12/11	\$195,000	\$222,000	1,750	7	1976	5	7,210	N	N	3316 SW 340TH PL
17	0	921152	0500	11/02/11	\$210,000	\$248,000	1,760	7	1989	3	14,035	N	N	4065 SW 337TH ST
17	0	010061	0020	12/27/13	\$215,000	\$215,000	1,850	7	1977	4	7,480	N	N	33425 29TH PL SW
17	0	286850	0070	06/20/13	\$264,000	\$285,000	1,920	7	1977	5	10,683	N	N	3310 34TH PL SW
17	0	788878	0080	04/21/11	\$209,900	\$243,000	1,930	7	1992	3	7,547	N	N	34523 32ND CT SW
17	0	109976	0090	07/07/13	\$230,000	\$247,000	1,950	7	1975	3	9,460	N	N	3310 SW 331ST ST
17	0	536020	0057	11/06/12	\$204,000	\$234,000	1,970	7	1997	3	8,059	N	N	3318 SW 340TH ST
17	0	279150	0060	09/30/13	\$250,000	\$260,000	1,980	7	1988	3	7,225	N	N	3046 SW 346TH PL
17	0	109975	0510	08/14/12	\$224,950	\$262,000	2,000	7	1975	4	7,200	N	N	32916 33RD AVE SW
17	0	010921	0040	09/11/12	\$210,000	\$243,000	2,020	7	1985	3	7,280	N	N	34108 30TH AVE SW
17	0	242103	9043	10/04/11	\$225,000	\$265,000	2,040	7	1967	3	100,841	N	N	2345 SW 350TH PL
17	0	351800	0150	03/16/12	\$198,000	\$234,000	2,060	7	1990	3	7,208	N	N	2811 SW 350TH PL
17	0	932432	0050	03/14/13	\$220,000	\$245,000	2,090	7	1980	3	9,826	N	N	2410 SW 322ND ST
17	0	873204	0250	09/12/13	\$225,000	\$236,000	950	8	1981	3	8,901	N	N	4228 SW 328TH CT
17	0	211551	0310	12/17/13	\$255,390	\$257,000	1,000	8	1983	5	9,120	N	N	4605 SW 316TH PL
17	0	327900	0030	10/16/12	\$245,000	\$282,000	1,030	8	1979	5	12,070	N	N	3924 SW 332ND PL
17	0	211551	0280	09/26/13	\$224,800	\$234,000	1,080	8	1985	4	7,622	N	N	4617 SW 316TH PL
17	0	873204	0300	01/11/11	\$235,000	\$267,000	1,080	8	1981	5	7,542	N	N	4225 SW 328TH CT
17	0	211551	0460	08/29/12	\$209,000	\$242,000	1,100	8	1985	4	8,820	N	N	31421 46TH PL SW
17	0	010921	0650	04/09/12	\$195,000	\$230,000	1,140	8	1983	3	7,220	N	N	2734 SW 341ST ST



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	211551	0260	07/20/11	\$224,000	\$263,000	1,140	8	1983	4	9,462	N	N	4624 SW 316TH PL
17	0	010920	0350	02/18/12	\$240,000	\$283,000	1,160	8	1979	5	7,210	N	N	33811 26TH AVE SW
17	0	502946	0290	04/08/13	\$211,000	\$233,000	1,200	8	1984	5	6,510	N	N	2715 SW 347TH PL
17	0	193840	0020	10/29/13	\$280,000	\$288,000	1,240	8	1976	4	7,705	N	N	2413 SW 319TH PL
17	0	873196	0460	06/01/12	\$254,000	\$298,000	1,240	8	1975	5	7,950	N	N	4144 SW 322ND ST
17	0	873202	0090	01/07/11	\$228,000	\$259,000	1,250	8	1978	3	8,000	N	N	4304 SW 321ST ST
17	0	873204	0160	02/01/12	\$235,000	\$278,000	1,250	8	1981	4	7,956	N	N	4104 SW 328TH PL
17	0	873180	0180	08/23/13	\$298,500	\$315,000	1,260	8	1966	4	9,700	N	N	32205 24TH AVE SW
17	0	873180	0320	10/26/11	\$214,000	\$253,000	1,260	8	1966	3	8,240	Y	N	2414 SW 322ND PL
17	0	010921	0200	11/23/11	\$185,000	\$219,000	1,270	8	1983	4	7,225	N	N	2841 SW 341ST CT
17	0	873213	1280	05/01/13	\$275,000	\$302,000	1,280	8	1978	4	10,450	N	N	32923 39TH AVE SW
17	0	873201	0300	05/19/11	\$264,900	\$308,000	1,290	8	1978	5	9,170	N	N	32828 43RD PL SW
17	0	010921	0210	02/22/11	\$245,000	\$281,000	1,310	8	1987	4	7,280	N	N	2835 SW 341ST CT
17	0	873204	0330	11/15/12	\$294,500	\$337,000	1,310	8	1981	5	7,416	N	N	32853 42ND PL SW
17	0	502946	0490	12/19/12	\$209,950	\$239,000	1,320	8	1983	3	7,221	N	N	2813 SW 349TH PL
17	0	873190	0700	02/20/13	\$192,500	\$215,000	1,320	8	1968	4	8,400	N	N	32129 33RD AVE SW
17	0	873198	0920	06/18/13	\$257,000	\$278,000	1,320	8	1977	4	7,600	N	N	3618 SW 318TH ST
17	0	873195	0160	08/14/13	\$245,000	\$260,000	1,330	8	1970	4	8,000	N	N	32719 40TH AVE SW
17	0	294451	0260	11/14/12	\$240,000	\$275,000	1,350	8	1996	3	7,302	N	N	34224 31ST AVE SW
17	0	873180	1160	07/19/11	\$237,000	\$278,000	1,350	8	1967	4	8,898	N	N	32220 23RD AVE SW
17	0	873198	0540	08/08/13	\$258,950	\$275,000	1,350	8	1980	3	14,400	N	N	31402 36TH AVE SW
17	0	873201	0380	04/25/13	\$283,000	\$311,000	1,350	8	1979	5	8,806	N	N	4218 SW 328TH ST
17	0	502946	0340	01/13/11	\$195,000	\$222,000	1,360	8	1983	4	7,828	N	N	2743 SW 347TH PL
17	0	873198	0570	05/03/11	\$249,950	\$290,000	1,360	8	1979	4	9,790	N	N	31310 36TH AVE SW
17	0	873213	1080	05/30/13	\$255,000	\$277,000	1,360	8	1978	5	7,725	N	N	3520 SW 328TH PL
17	0	873198	1250	11/12/13	\$295,000	\$302,000	1,370	8	1976	4	7,100	N	N	3811 SW 313TH ST
17	0	873201	0530	08/12/13	\$285,000	\$302,000	1,370	8	1980	4	7,992	N	N	32537 42ND PL SW
17	0	010920	0440	11/16/12	\$240,000	\$275,000	1,390	8	1979	4	13,934	N	N	2606 SW 340TH PL
17	0	873213	1320	11/07/13	\$250,000	\$256,000	1,390	8	1978	3	7,500	N	N	3811 SW 330TH PL
17	0	010920	0360	08/22/12	\$222,500	\$258,000	1,400	8	1979	5	6,386	N	N	33819 26TH AVE SW
17	0	873180	0010	06/20/13	\$227,000	\$245,000	1,400	8	1966	4	8,714	N	N	2102 SW 322ND PL
17	0	873180	0220	04/06/12	\$260,000	\$306,000	1,400	8	1968	4	8,900	N	N	32235 24TH AVE SW
17	0	010920	0540	07/16/12	\$255,000	\$298,000	1,420	8	1979	5	8,160	N	N	33942 28TH PL SW
17	0	193840	0030	05/02/13	\$259,950	\$285,000	1,420	8	1976	4	8,625	N	N	2407 SW 319TH PL
17	0	873195	0870	08/27/12	\$205,000	\$238,000	1,420	8	1972	4	10,656	N	N	32550 36TH AVE SW
17	0	150320	0090	06/03/11	\$205,000	\$239,000	1,430	8	1964	3	11,500	N	N	2724 SW 312TH PL
17	0	873198	0050	08/21/13	\$299,000	\$316,000	1,430	8	1977	4	8,000	N	N	31960 36TH AVE SW



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	873202	0860	06/23/11	\$230,000	\$269,000	1,440	8	1978	4	9,120	N	N	32100 43RD PL SW
17	0	873203	0330	08/09/13	\$250,000	\$265,000	1,450	8	1977	4	8,800	N	N	4103 SW 328TH ST
17	0	010920	0570	04/01/13	\$260,000	\$288,000	1,460	8	1979	4	6,696	N	N	33932 28TH PL SW
17	0	873190	1160	07/25/12	\$230,000	\$268,000	1,460	8	1966	3	7,875	N	N	32159 32ND AVE SW
17	0	873198	2490	06/28/12	\$269,950	\$316,000	1,470	8	1973	4	8,000	N	N	31436 41ST AVE SW
17	0	193840	0390	10/12/12	\$258,000	\$297,000	1,480	8	1977	4	10,640	N	N	31847 25TH AVE SW
17	0	873198	2930	04/23/13	\$257,000	\$283,000	1,510	8	1973	3	11,430	N	N	31615 42ND AVE SW
17	0	010921	0410	07/29/13	\$226,000	\$241,000	1,530	8	1986	4	7,227	N	N	2745 SW 342ND ST
17	0	010920	0200	06/23/12	\$200,000	\$234,000	1,550	8	1981	4	8,064	N	N	2849 SW 340TH PL
17	0	255700	0810	08/11/11	\$160,000	\$188,000	1,550	8	1980	4	11,000	N	N	33628 26TH CT SW
17	0	873195	0600	12/20/12	\$199,990	\$227,000	1,560	8	1968	3	7,370	N	N	3215 SW 326TH ST
17	0	873198	0450	08/16/11	\$239,500	\$282,000	1,560	8	1976	3	8,585	N	N	31602 36TH AVE SW
17	0	873180	0210	06/21/11	\$235,000	\$275,000	1,570	8	1966	4	9,051	N	N	32229 24TH AVE SW
17	0	010920	0230	09/25/12	\$250,000	\$289,000	1,580	8	1979	4	7,210	N	N	2831 SW 340TH PL
17	0	255700	0480	05/03/13	\$278,000	\$305,000	1,580	8	1979	4	7,242	N	N	33701 28TH AVE SW
17	0	873190	0800	01/25/13	\$260,000	\$293,000	1,580	8	1968	4	7,350	N	N	32169 33RD AVE SW
17	0	873198	2620	05/25/11	\$211,000	\$246,000	1,580	8	1973	4	8,500	N	N	4105 SW 315TH ST
17	0	010920	0660	01/16/11	\$237,000	\$270,000	1,590	8	1981	3	7,210	N	N	33913 28TH PL SW
17	0	873198	3170	07/25/11	\$270,000	\$317,000	1,590	8	1973	5	7,600	N	N	3733 SW 319TH ST
17	0	954280	1420	07/01/11	\$205,000	\$240,000	1,610	8	1978	4	6,864	N	N	33741 31ST AVE SW
17	0	954280	1600	06/18/12	\$256,000	\$300,000	1,610	8	1978	5	11,592	N	N	33734 31ST AVE SW
17	0	873190	1240	08/08/13	\$316,000	\$335,000	1,620	8	1971	4	10,500	N	N	32305 29TH AVE SW
17	0	873190	2290	06/20/13	\$231,000	\$249,000	1,620	8	1967	4	7,171	N	N	4033 SW 321ST ST
17	0	873195	0530	05/07/13	\$260,000	\$285,000	1,620	8	1968	5	8,000	N	N	32745 35TH AVE SW
17	0	873198	3140	08/12/11	\$219,950	\$258,000	1,620	8	1974	3	8,000	N	N	3755 SW 319TH ST
17	0	873190	1730	08/24/11	\$285,000	\$335,000	1,650	8	1967	3	7,956	N	N	3612 SW 325TH ST
17	0	536020	0012	04/21/11	\$330,000	\$383,000	1,682	8	2011	3	8,289	N	N	34208 34TH AVE SW
17	0	873195	0790	05/16/12	\$223,450	\$262,000	1,700	8	1968	3	8,000	N	N	3510 SW 327TH ST
17	0	255700	0170	05/26/11	\$224,950	\$262,000	1,710	8	1979	4	9,490	N	N	33631 27TH PL SW
17	0	542090	0100	03/13/13	\$264,000	\$294,000	1,730	8	1983	4	22,414	N	N	3420 SW 344TH ST
17	0	873199	0630	11/11/13	\$298,950	\$306,000	1,740	8	1978	4	7,280	Y	N	4125 SW 314TH ST
17	0	327905	0030	10/14/11	\$274,000	\$323,000	1,754	8	2004	3	17,070	N	N	4220 SW 331ST PL
17	0	873198	1760	04/29/13	\$219,900	\$241,000	1,770	8	1969	4	8,000	N	N	3917 SW 317TH ST
17	0	873180	1130	08/19/13	\$340,000	\$359,000	1,800	8	1968	5	11,093	N	N	2301 SW 323RD ST
17	0	873190	2240	10/22/12	\$225,000	\$259,000	1,810	8	1967	5	7,171	N	N	4107 SW 321ST ST
17	0	873180	0840	09/19/12	\$210,001	\$243,000	1,840	8	1966	3	7,300	N	N	2714 SW 323RD ST
17	0	873202	0690	07/26/11	\$259,950	\$305,000	1,840	8	1978	4	7,800	Y	Y	4249 SW 323RD ST



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	873190	0750	08/28/12	\$212,000	\$246,000	1,890	8	1968	3	7,875	N	N	32149 33RD AVE SW
17	0	873199	0170	08/09/11	\$342,500	\$402,000	1,890	8	1977	4	8,640	Y	N	4144 SW 314TH ST
17	0	294450	0510	08/13/12	\$220,000	\$256,000	1,920	8	1990	3	9,453	N	N	2805 SW 342ND PL
17	0	873195	1390	05/12/11	\$224,000	\$260,000	1,950	8	1968	4	8,910	N	N	32568 39TH AVE SW
17	0	279150	0300	05/20/13	\$240,000	\$262,000	1,960	8	1990	5	6,675	N	N	34801 30TH AVE SW
17	0	873190	1910	06/04/12	\$264,950	\$311,000	1,960	8	1967	4	7,950	N	N	32511 35TH AVE SW
17	0	873190	0420	09/19/12	\$283,900	\$328,000	1,980	8	1966	5	9,000	N	N	2750 SW 323RD ST
17	0	873195	1120	11/21/13	\$292,000	\$297,000	1,990	8	1969	5	7,900	N	N	3644 SW 328TH ST
17	0	255700	0630	12/02/11	\$229,000	\$271,000	1,995	8	1981	4	7,102	N	N	33730 27TH PL SW
17	0	502946	0420	07/30/13	\$250,000	\$266,000	2,000	8	1983	4	7,604	N	N	2710 SW 347TH PL
17	0	873180	0550	09/10/13	\$250,000	\$262,000	2,000	8	1965	4	8,200	Y	N	32121 26TH AVE SW
17	0	873198	3070	04/05/12	\$224,900	\$265,000	2,000	8	1975	4	9,600	N	N	31765 42ND AVE SW
17	0	502946	0330	08/21/13	\$229,000	\$242,000	2,030	8	1984	4	6,666	N	N	2739 SW 347TH PL
17	0	167300	0280	09/12/11	\$298,000	\$351,000	2,033	8	2005	3	9,367	N	N	31115 27TH AVE SW
17	0	255700	0950	01/10/11	\$207,250	\$236,000	2,040	8	1979	4	9,000	N	N	33645 26TH CT SW
17	0	873202	0480	03/23/11	\$254,500	\$294,000	2,100	8	1978	4	10,240	N	N	4607 SW 323RD ST
17	0	873196	0200	05/16/11	\$329,500	\$383,000	2,110	8	1974	4	7,840	Y	Y	3951 SW 324TH ST
17	0	873196	0200	04/18/13	\$299,950	\$330,000	2,110	8	1974	4	7,840	Y	Y	3951 SW 324TH ST
17	0	294451	0200	12/19/13	\$310,000	\$312,000	2,120	8	1996	3	8,905	N	N	34321 31ST AVE SW
17	0	193840	0400	09/09/13	\$258,000	\$271,000	2,140	8	1977	4	12,099	N	N	31851 25TH AVE SW
17	0	873190	0900	10/28/13	\$271,500	\$279,000	2,140	8	1967	4	8,400	N	N	3307 SW 323RD ST
17	0	150330	0080	08/14/13	\$267,800	\$284,000	2,160	8	1966	3	12,147	N	N	2728 SW 315TH ST
17	0	211551	0070	06/12/12	\$239,950	\$281,000	2,160	8	1981	4	6,840	N	N	4511 SW 317TH PL
17	0	873190	0140	10/01/13	\$300,000	\$312,000	2,190	8	1966	4	10,115	N	N	32001 28TH AVE SW
17	0	873190	1260	10/11/12	\$220,000	\$253,000	2,200	8	1971	4	6,375	N	N	32315 29TH AVE SW
17	0	873198	2820	09/25/12	\$289,950	\$335,000	2,230	8	1972	5	8,000	N	N	31512 42ND AVE SW
17	0	542090	0080	12/20/12	\$269,950	\$307,000	2,240	8	2004	3	7,200	N	N	3415 SW 343RD ST
17	0	211551	0050	12/12/13	\$294,500	\$297,000	2,247	8	1982	4	7,210	N	N	4523 SW 317TH PL
17	0	167300	0270	08/02/13	\$345,000	\$367,000	2,256	8	2005	3	8,248	N	N	31109 27TH AVE SW
17	0	873195	0350	04/26/13	\$293,000	\$322,000	2,270	8	1969	4	9,114	N	N	3609 SW 328TH ST
17	0	873202	0800	11/14/13	\$304,000	\$310,000	2,270	8	1978	5	7,488	N	N	4254 SW 323RD ST
17	0	294450	0310	07/31/12	\$305,124	\$355,000	2,290	8	1991	4	8,083	N	N	2816 SW 342ND PL
17	0	294450	0560	06/20/13	\$315,000	\$340,000	2,320	8	1989	4	7,807	N	N	2720 SW 343RD PL
17	0	873190	0580	06/14/13	\$295,000	\$319,000	2,320	8	1967	4	7,875	N	N	32130 32ND AVE SW
17	0	142103	9101	04/16/13	\$311,000	\$343,000	2,323	8	2005	3	7,219	N	N	32334 HOYT RD SW
17	0	873195	1010	05/16/12	\$233,000	\$274,000	2,340	8	1968	3	8,415	N	N	32605 36TH AVE SW
17	0	294450	0420	04/20/12	\$215,000	\$253,000	2,400	8	1992	3	7,215	N	N	34234 30TH AVE SW



Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
17	0	167300	0750	06/18/13	\$325,000	\$351,000	2,423	8	2007	3	7,533	N	N	3122 SW 309TH ST
17	0	440670	0050	03/18/13	\$270,000	\$300,000	2,460	8	2001	3	8,325	N	N	34508 35TH PL SW
17	0	954280	1320	10/24/13	\$249,900	\$257,000	2,470	8	1978	4	8,800	N	N	33810 32ND CT SW
17	0	873198	2600	05/21/13	\$290,000	\$316,000	2,480	8	1971	4	8,000	N	N	4120 SW 315TH ST
17	0	873198	3250	03/12/13	\$369,000	\$411,000	2,500	8	1978	5	8,200	N	N	31913 36TH AVE SW
17	0	873190	1490	07/10/12	\$272,000	\$318,000	2,580	8	1967	4	10,200	N	N	32326 29TH AVE SW
17	0	167300	0140	07/25/13	\$363,000	\$387,000	2,931	8	2005	3	7,254	N	N	2911 SW 311TH ST
17	0	873198	1600	04/17/12	\$275,000	\$324,000	3,310	8	1972	3	7,920	N	N	3778 SW 319TH ST
17	0	873198	0290	03/08/11	\$309,000	\$356,000	3,460	8	1970	4	8,640	N	N	3517 SW 318TH CT
17	0	873198	2990	04/12/11	\$325,000	\$376,000	3,610	8	1973	4	10,355	N	N	4213 SW 317TH ST
17	0	873190	0210	11/09/12	\$275,000	\$315,000	3,730	8	1967	4	8,787	N	N	2715 SW 322ND ST
17	0	873190	1220	10/19/12	\$295,000	\$339,000	4,000	8	1966	4	8,085	N	N	2927 SW 323RD ST
17	0	873199	0740	12/18/12	\$360,000	\$409,000	1,550	9	1977	4	8,000	Y	N	3927 SW 313TH ST
17	0	873198	2280	03/04/13	\$268,000	\$299,000	1,590	9	1972	4	8,200	Y	N	4005 SW 314TH ST
17	0	873196	0120	11/15/13	\$285,000	\$291,000	1,610	9	1980	4	7,802	Y	Y	32518 40TH CT SW
17	0	873199	0400	05/20/13	\$269,000	\$293,000	1,620	9	1977	4	8,700	N	N	4211 SW 315TH ST
17	0	873198	1040	05/29/12	\$270,000	\$317,000	1,670	9	1973	4	8,112	N	N	31636 37TH AVE SW
17	0	873195	0110	08/06/13	\$461,000	\$490,000	1,720	9	1985	5	11,178	Y	Y	32655 39TH PL SW
17	0	873199	0040	09/03/13	\$462,000	\$486,000	1,740	9	1978	4	8,200	Y	N	3928 SW 313TH ST
17	0	873199	0250	09/24/12	\$355,000	\$410,000	1,860	9	1978	4	15,000	Y	N	31313 42ND PL SW
17	0	873199	0340	07/27/13	\$335,000	\$357,000	1,860	9	1978	4	8,800	N	N	31417 42ND PL SW
17	0	873198	1920	07/29/13	\$410,000	\$437,000	2,170	9	1974	4	8,000	Y	N	3920 SW 314TH ST
17	0	873198	1660	09/06/12	\$300,000	\$348,000	2,230	9	1971	4	8,000	N	N	31718 42ND AVE SW
17	0	873180	0460	10/29/13	\$337,000	\$346,000	2,290	9	1969	4	11,310	Y	Y	32230 26TH AVE SW
17	0	286730	0250	06/08/12	\$335,000	\$393,000	2,400	9	2012	3	7,200	N	N	33402 42ND AVE SW
17	0	873196	0030	06/03/11	\$480,000	\$560,000	2,452	9	2003	3	11,696	Y	Y	4028 SW 327TH ST
17	0	327905	0090	04/06/11	\$380,000	\$439,000	2,820	9	1999	3	12,811	N	N	33145 42ND PL SW
17	0	286730	0100	06/05/13	\$390,000	\$423,000	2,968	10	2008	3	7,946	N	N	33401 42ND AVE S
17	0	286730	0010	08/26/11	\$394,000	\$463,000	3,019	10	2007	3	8,639	N	N	33231 42ND AVE SW
17	0	286730	0040	07/19/12	\$381,000	\$444,000	3,099	10	2008	3	8,408	N	N	33311 42ND AVE SW
17	0	286730	0130	05/09/12	\$420,000	\$494,000	3,482	10	2008	3	9,941	N	N	33417 42ND AVE S
17	0	286730	0330	02/25/13	\$430,000	\$481,000	3,550	10	2008	3	7,200	N	N	33302 42ND AVE SW
17	0	286730	0210	01/20/12	\$441,500	\$522,000	3,751	10	2008	4	7,499	N	N	33424 42ND AVE SW
17	0	286730	0230	10/04/11	\$455,000	\$537,000	3,751	10	2008	3	7,200	N	N	33412 42ND AVE SW
18	0	010450	0330	07/11/12	\$185,000	\$216,000	870	7	1981	3	8,577	N	N	32219 16TH PL SW
18	0	010450	0780	07/03/12	\$175,500	\$205,000	870	7	1981	3	7,364	N	N	32040 16TH PL SW
18	0	666491	0370	06/02/11	\$172,000	\$201,000	960	7	1992	3	6,173	N	N	34416 15TH CT SW



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Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	926870	0310	11/04/13	\$149,500	\$153,000	1,100	7	1984	3	1,302	N	N	247 S 329TH LN
18	0	010451	0200	10/30/13	\$197,000	\$202,000	1,120	7	1984	4	7,210	N	N	32212 13TH PL SW
18	0	010450	0130	11/28/11	\$199,900	\$236,000	1,130	7	1983	3	7,000	N	N	32228 14TH AVE SW
18	0	010450	0920	05/13/13	\$220,000	\$240,000	1,130	7	1983	3	7,334	N	N	32204 16TH AVE SW
18	0	010450	0410	06/07/13	\$174,000	\$189,000	1,160	7	1981	3	7,624	N	N	32039 16TH PL SW
18	0	010455	0080	05/22/12	\$205,000	\$241,000	1,260	7	1988	5	7,077	N	N	32928 17TH AVE SW
18	0	666491	0050	12/13/13	\$187,500	\$189,000	1,290	7	1991	4	7,230	N	N	1402 SW 344TH PL
18	0	132140	0910	07/23/12	\$202,000	\$236,000	1,299	7	1995	4	13,306	N	N	515 S 331ST PL
18	0	010455	0480	03/30/11	\$223,000	\$258,000	1,340	7	1988	4	7,943	N	N	32727 19TH PL SW
18	0	926870	0010	08/02/12	\$140,000	\$163,000	1,390	7	1986	3	1,302	N	N	254 S 328TH LN
18	0	926871	0100	03/17/11	\$148,000	\$171,000	1,390	7	1987	3	1,302	N	N	32906 3RD PL S
18	0	742800	0170	07/24/13	\$238,101	\$254,000	1,430	7	1988	4	8,180	N	N	1717 SW 347TH PL
18	0	750380	0150	07/20/11	\$255,985	\$300,000	1,468	7	2011	3	7,242	N	N	34021 19TH PL SW
18	0	750380	0040	03/11/12	\$239,995	\$283,000	1,469	7	2011	3	7,248	N	N	34023 19TH AVE SW
18	0	750380	0090	06/11/12	\$239,995	\$281,000	1,469	7	2011	3	7,239	N	N	1926 SW 341ST PL
18	0	750380	0120	10/03/12	\$239,995	\$277,000	1,469	7	2012	3	7,200	N	N	34010 19TH PL SW
18	0	926870	0250	12/27/11	\$180,000	\$213,000	1,470	7	1985	3	2,052	N	N	234 S 329TH LN
18	0	926871	0260	05/15/12	\$175,000	\$206,000	1,470	7	1986	3	2,052	N	N	316 S 328TH LN
18	0	926871	0440	09/28/11	\$200,000	\$236,000	1,470	7	1986	3	2,052	N	N	417 S 328TH PL
18	0	010455	0670	03/16/12	\$192,400	\$227,000	1,490	7	1988	3	6,533	N	N	32919 17TH AVE SW
18	0	010456	0480	03/15/11	\$207,000	\$239,000	1,490	7	1990	3	7,320	N	N	32713 20TH AVE SW
18	0	010456	0110	08/28/12	\$214,500	\$249,000	1,600	7	1989	3	9,016	N	N	1906 SW 328TH CT
18	0	742800	0210	08/16/12	\$220,000	\$256,000	1,640	7	1989	4	6,069	N	N	1700 SW 347TH PL
18	0	750380	0030	04/26/12	\$253,000	\$298,000	1,658	7	2011	3	7,228	N	N	34019 19TH AVE SW
18	0	750380	0110	09/09/11	\$249,999	\$294,000	1,677	7	2011	3	7,202	N	N	34016 19TH PL SW
18	0	750380	0210	03/11/12	\$252,500	\$298,000	1,677	7	2011	3	7,209	N	N	1913 SW 341ST ST
18	0	750380	0210	12/01/13	\$270,000	\$274,000	1,677	7	2011	3	7,209	N	N	1913 SW 341ST ST
18	0	750380	0240	11/29/12	\$259,995	\$297,000	1,677	7	2012	3	8,029	N	N	1931 SW 341ST PL
18	0	750380	0050	01/07/13	\$264,995	\$300,000	1,687	7	2011	3	7,280	N	N	1904 SW 341ST PL
18	0	666490	0190	10/18/13	\$280,000	\$289,000	1,690	7	1990	5	6,000	N	N	34725 14TH PL SW
18	0	010454	0570	05/11/11	\$241,000	\$280,000	1,700	7	1986	4	5,995	N	N	32403 18TH AVE SW
18	0	132140	0270	07/23/13	\$250,000	\$267,000	1,715	7	1995	3	8,250	N	N	616 S 328TH PL
18	0	132140	0750	11/08/12	\$220,000	\$252,000	1,715	7	1996	3	7,628	N	N	208 S 330TH PL
18	0	666490	0460	10/14/11	\$225,000	\$265,000	1,740	7	1990	4	5,474	N	N	34640 14TH PL SW
18	0	132140	0400	12/03/13	\$244,000	\$247,000	1,741	7	1995	4	14,960	N	N	801 S 327TH ST
18	0	010452	0090	12/25/11	\$209,000	\$247,000	1,750	7	1985	4	7,210	N	N	1507 SW 325TH PL
18	0	750380	0180	10/26/12	\$254,995	\$293,000	1,850	7	2012	3	7,204	N	N	34035 19TH AVE SW



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Improved Sales Used in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	750380	0100	05/02/12	\$261,782	\$308,000	1,860	7	2011	3	7,803	N	N	34024 19TH PL SW
18	0	010450	0890	05/06/13	\$215,000	\$236,000	1,863	7	1981	3	7,334	N	N	1501 SW 321ST ST
18	0	750380	0190	12/05/11	\$268,251	\$317,000	1,870	7	2012	3	7,211	N	N	1903 SW 341ST ST
18	0	750380	0220	04/18/12	\$261,160	\$307,000	1,870	7	2011	3	7,209	N	N	1919 SW 341ST ST
18	0	666490	0230	11/28/11	\$239,900	\$283,000	1,920	7	1990	4	6,243	N	N	34718 14TH PL SW
18	0	666490	0120	10/03/12	\$230,000	\$265,000	1,960	7	1990	3	6,000	N	N	34635 14TH PL SW
18	0	010455	0350	02/12/13	\$222,500	\$249,000	1,990	7	1989	3	6,965	N	N	1830 SW 326TH ST
18	0	010455	0600	10/15/12	\$219,000	\$252,000	1,990	7	1989	3	6,625	N	N	32831 17TH AVE SW
18	0	666490	0250	04/24/13	\$225,299	\$248,000	1,990	7	1990	3	6,181	N	N	1331 SW 347TH PL
18	0	010455	0090	05/14/13	\$285,000	\$311,000	2,000	7	1988	5	7,168	N	N	32922 17TH AVE SW
18	0	010454	0540	03/29/12	\$240,000	\$283,000	2,004	7	1986	5	7,276	N	N	1831 SW 324TH ST
18	0	010453	0060	10/30/13	\$279,900	\$288,000	2,010	7	1985	4	6,510	N	N	1904 SW 325TH PL
18	0	010454	0500	04/19/11	\$190,000	\$220,000	2,020	7	1987	3	6,009	N	N	1921 SW 324TH ST
18	0	750380	0230	08/29/12	\$297,895	\$346,000	2,031	7	2012	3	7,209	N	N	1925 SW 341ST ST
18	0	750380	0290	03/27/12	\$297,038	\$350,000	2,031	7	2012	3	7,235	N	N	1926 SW 342ND PL
18	0	010456	0370	12/05/12	\$215,000	\$245,000	2,040	7	1990	3	7,084	N	N	32512 20TH CT SW
18	0	010456	0350	07/10/12	\$222,700	\$260,000	2,090	7	1990	3	7,390	N	N	32520 20TH CT SW
18	0	750380	0330	08/07/12	\$308,713	\$359,000	2,212	7	2012	3	7,205	N	N	1909 SW 342ND PL
18	0	750380	0010	09/11/12	\$299,995	\$347,000	2,236	7	2012	3	7,241	N	N	34007 19TH AVE SW
18	0	750380	0080	03/16/12	\$309,995	\$366,000	2,236	7	2011	3	7,206	N	N	1920 SW 341ST PL
18	0	132140	0250	12/17/12	\$230,000	\$261,000	2,238	7	1996	3	6,600	N	N	604 S 328TH PL
18	0	750380	0270	05/05/12	\$311,995	\$367,000	2,250	7	2012	3	7,201	N	N	1920 SW 342ND PL
18	0	750380	0320	09/05/12	\$313,110	\$363,000	2,250	7	2012	3	7,201	N	N	1919 SW 342ND PL
18	0	132140	0830	04/12/13	\$251,500	\$277,000	2,256	7	1995	3	9,292	N	N	421 S 330TH PL
18	0	132140	0880	01/18/12	\$229,000	\$271,000	2,256	7	1995	3	6,268	N	N	32817 6TH PL S
18	0	750380	0060	09/05/12	\$309,020	\$358,000	2,289	7	2012	3	7,206	N	N	1910 SW 341ST PL
18	0	750380	0250	05/07/12	\$315,170	\$370,000	2,305	7	2012	3	7,201	N	N	1904 SW 342ND PL
18	0	750380	0300	05/05/12	\$314,990	\$370,000	2,305	7	2012	3	7,217	N	N	1927 SW 342ND PL
18	0	750380	0200	01/09/12	\$303,495	\$359,000	2,308	7	2012	3	7,209	N	N	1907 SW 341ST ST
18	0	750380	0310	08/01/12	\$324,865	\$378,000	2,439	7	2012	3	7,254	N	N	1923 SW 342ND PL
18	0	750380	0130	09/10/12	\$315,350	\$365,000	2,597	7	2012	3	7,204	N	N	34013 19TH PL SW
18	0	750380	0280	03/06/12	\$337,438	\$398,000	2,597	7	2012	3	7,441	N	N	1924 SW 342ND PL
18	0	276230	0050	06/22/11	\$230,000	\$269,000	840	8	1976	4	10,908	N	N	34624 4TH PL S
18	0	926490	0580	08/20/13	\$285,000	\$301,000	1,150	8	1979	4	14,544	N	N	616 SW 320TH PL
18	0	926490	0310	11/29/12	\$250,000	\$285,000	1,280	8	1980	3	21,609	N	N	32023 3RD AVE SW
18	0	276230	0090	07/18/12	\$199,900	\$233,000	1,290	8	1976	3	9,600	N	N	34603 4TH PL S
18	0	926490	0100	08/22/12	\$223,000	\$259,000	1,290	8	1978	3	7,700	N	N	32238 2ND AVE SW



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	926491	0050	07/25/13	\$255,000	\$272,000	1,290	8	1980	4	7,768	N	N	522 SW 327TH PL
18	0	926491	0510	08/13/13	\$252,000	\$267,000	1,290	8	1980	4	6,997	N	N	32916 4TH AVE SW
18	0	010457	0280	01/25/13	\$214,950	\$242,000	1,300	8	1993	3	6,003	N	N	33050 16TH PL SW
18	0	926491	0480	11/27/12	\$240,000	\$274,000	1,310	8	1980	3	9,131	N	N	32903 3RD AVE SW
18	0	926492	0490	05/09/13	\$245,000	\$268,000	1,310	8	1986	3	8,225	N	N	32206 8TH AVE SW
18	0	926490	0880	04/09/12	\$235,000	\$277,000	1,330	8	1979	4	7,485	N	N	523 SW 324TH ST
18	0	926490	1670	08/07/13	\$235,000	\$250,000	1,330	8	1978	4	8,211	N	N	32317 2ND AVE SW
18	0	926490	2210	07/15/13	\$292,000	\$313,000	1,340	8	1984	3	7,700	N	N	32521 6TH AVE SW
18	0	926494	0610	08/21/13	\$330,000	\$349,000	1,360	8	1987	4	9,799	N	N	1306 SW 328TH CT
18	0	926490	0230	07/22/13	\$225,000	\$240,000	1,370	8	1979	3	11,510	N	N	32018 2ND AVE SW
18	0	926493	0510	05/17/12	\$245,000	\$288,000	1,410	8	1985	3	8,753	N	N	32309 11TH AVE SW
18	0	010457	0680	05/21/13	\$209,000	\$228,000	1,430	8	1994	3	6,796	N	N	33013 18TH AVE SW
18	0	926490	1060	05/21/12	\$275,500	\$323,000	1,460	8	1980	5	9,406	N	N	413 SW 322ND ST
18	0	010457	0310	09/20/11	\$211,538	\$249,000	1,510	8	1993	3	6,072	N	N	33032 16TH PL SW
18	0	926491	0970	08/29/12	\$230,000	\$267,000	1,530	8	1980	3	7,350	N	N	329 SW 327TH PL
18	0	926490	2090	12/09/12	\$279,500	\$318,000	1,560	8	1978	5	8,492	N	N	502 SW 326TH ST
18	0	926491	1020	09/17/13	\$225,000	\$235,000	1,590	8	1979	3	8,066	N	N	308 SW 328TH ST
18	0	926492	0060	09/08/11	\$239,900	\$282,000	1,590	8	1984	4	9,138	N	N	32244 7TH AVE SW
18	0	926490	1440	09/10/13	\$200,000	\$210,000	1,610	8	1978	3	7,673	N	N	32236 3RD AVE SW
18	0	926491	0400	07/17/13	\$220,000	\$235,000	1,610	8	1986	3	11,537	N	N	32913 2ND PL SW
18	0	926490	1630	08/09/11	\$234,950	\$276,000	1,620	8	1978	3	8,694	N	N	214 SW 324TH CT
18	0	926491	0340	07/24/13	\$250,000	\$267,000	1,640	8	1982	4	9,594	N	N	32928 2ND PL SW
18	0	926490	1690	05/25/12	\$215,000	\$252,000	1,660	8	1978	4	7,350	N	N	32301 2ND AVE SW
18	0	926491	1170	02/26/13	\$294,000	\$328,000	1,720	8	1979	4	7,665	N	N	533 SW 328TH CT
18	0	926493	0170	09/14/12	\$335,000	\$388,000	1,750	8	1985	4	7,700	N	N	32234 11TH AVE SW
18	0	926494	0360	03/20/13	\$259,000	\$288,000	1,750	8	1987	3	7,349	N	N	1222 SW 326TH PL
18	0	957814	0100	02/15/12	\$273,245	\$323,000	1,753	8	2011	3	5,178	N	N	33829 12TH PL SW
18	0	957814	0110	01/17/12	\$259,595	\$307,000	1,753	8	2011	3	5,405	N	N	33831 12TH PL SW
18	0	010457	0620	06/20/13	\$230,000	\$248,000	1,770	8	1993	3	6,300	N	N	1710 SW 331ST PL
18	0	926493	0150	08/17/11	\$233,000	\$274,000	1,790	8	1987	3	7,700	N	N	32222 11TH AVE SW
18	0	926492	0120	12/17/12	\$296,000	\$336,000	1,800	8	1985	4	9,265	N	N	32210 7TH AVE SW
18	0	926492	1060	07/13/12	\$219,000	\$256,000	1,840	8	1983	3	11,331	N	N	32420 8TH AVE SW
18	0	926493	0260	09/25/11	\$250,000	\$295,000	1,870	8	1986	3	7,700	N	N	32400 11TH AVE SW
18	0	926492	0440	08/07/13	\$274,000	\$291,000	1,890	8	1984	3	7,703	N	N	32234 8TH AVE SW
18	0	926491	1380	02/05/13	\$239,500	\$269,000	1,910	8	1982	4	7,467	N	N	32813 2ND AVE SW
18	0	926494	0020	09/13/12	\$260,000	\$301,000	1,930	8	1988	3	12,765	N	N	1122 SW 325TH PL
18	0	926492	0750	02/23/11	\$289,900	\$333,000	1,940	8	1983	3	8,910	N	N	32619 8TH AVE SW



Improved Sales Used in this Physical Inspection Analysis

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	926491	0710	09/18/13	\$295,000	\$308,000	1,950	8	1984	4	7,917	N	N	32919 6TH AVE SW
18	0	926493	0660	12/13/11	\$287,000	\$339,000	1,970	8	1987	4	14,028	N	N	32240 11TH PL SW
18	0	957814	0350	04/18/12	\$290,225	\$342,000	1,989	8	2011	3	7,215	N	N	1414 SW 340TH ST
18	0	132170	0610	12/20/12	\$265,000	\$301,000	1,990	8	1990	3	8,119	N	N	34414 8TH CT SW
18	0	132173	0090	03/15/11	\$238,800	\$275,000	2,010	8	1994	3	7,755	N	N	819 SW 347TH PL
18	0	132173	0220	06/10/11	\$240,000	\$280,000	2,020	8	1992	3	9,111	N	N	829 SW 347TH CT
18	0	132171	0160	11/22/13	\$300,000	\$305,000	2,030	8	1990	5	7,870	N	N	34415 10TH AVE SW
18	0	926494	0570	04/25/12	\$360,000	\$424,000	2,030	8	1988	4	7,700	N	N	32617 13TH AVE SW
18	0	957814	0320	06/08/12	\$272,075	\$319,000	2,044	8	2012	3	7,204	N	N	0
18	0	132173	0420	08/21/12	\$220,000	\$256,000	2,050	8	1991	3	9,562	N	N	34610 11TH CT SW
18	0	957814	0250	06/01/12	\$293,385	\$344,000	2,067	8	2012	3	7,504	N	N	1305 SW 340TH ST
18	0	926491	0450	10/18/12	\$265,000	\$305,000	2,070	8	1984	4	10,208	N	N	244 SW 330TH ST
18	0	926492	0280	12/26/12	\$242,500	\$275,000	2,070	8	1983	3	8,011	N	N	32218 7TH PL SW
18	0	132170	0690	10/30/13	\$268,000	\$275,000	2,080	8	1989	3	8,674	N	N	34462 8TH AVE SW
18	0	957814	0300	10/26/11	\$289,245	\$341,000	2,090	8	2012	3	7,505	N	N	1333 SW 340TH ST
18	0	132171	0380	05/04/12	\$290,000	\$341,000	2,100	8	1990	4	8,764	N	N	34475 9TH AVE SW
18	0	926491	1270	06/13/11	\$205,000	\$239,000	2,100	8	1980	3	8,795	N	N	514 SW 328TH CT
18	0	926494	0550	03/26/13	\$272,000	\$302,000	2,100	8	1987	3	7,700	N	N	32605 13TH AVE SW
18	0	926494	0710	07/31/13	\$336,000	\$358,000	2,110	8	1987	4	8,941	N	N	32720 13TH AVE SW
18	0	640370	0070	02/26/13	\$282,500	\$316,000	2,125	8	2005	3	6,270	N	N	34223 13TH PL SW
18	0	926492	0950	11/06/11	\$315,000	\$372,000	2,130	8	1983	4	9,185	N	N	720 SW 327TH ST
18	0	926494	0520	09/16/13	\$322,500	\$337,000	2,180	8	1989	3	8,115	N	N	32521 13TH AVE SW
18	0	132170	0700	09/21/12	\$288,000	\$333,000	2,190	8	1989	4	7,490	N	N	34468 8TH AVE SW
18	0	189545	0140	09/14/12	\$280,000	\$324,000	2,190	8	2004	3	7,299	N	N	1836 SW 345TH PL
18	0	926491	0330	09/26/13	\$295,000	\$307,000	2,200	8	1986	4	10,219	N	N	32916 2ND PL SW
18	0	926494	0070	07/11/13	\$324,900	\$348,000	2,210	8	1987	4	9,347	N	N	32420 12TH AVE SW
18	0	957814	0130	12/15/11	\$317,315	\$375,000	2,215	8	2011	3	6,296	N	N	33907 12TH PL SW
18	0	957814	0230	12/07/11	\$329,325	\$389,000	2,218	8	2011	3	9,287	N	N	1211 SW 340TH ST
18	0	957814	0380	07/26/11	\$323,270	\$379,000	2,232	8	2011	3	7,200	N	N	1326 SW 340TH ST
18	0	957814	0090	08/01/12	\$364,900	\$425,000	2,238	8	2012	3	5,150	N	N	33908 12TH PL SW
18	0	957814	0190	03/14/13	\$381,910	\$425,000	2,238	8	2013	3	7,539	N	N	34006 13TH CT SW
18	0	957814	0270	10/02/12	\$328,292	\$379,000	2,238	8	2012	3	7,214	N	N	1313 SW 340TH ST
18	0	957814	0360	11/23/11	\$299,845	\$354,000	2,238	8	2011	3	7,209	N	N	1404 SW 340TH ST
18	0	189546	0200	12/30/13	\$342,000	\$342,000	2,240	8	2005	3	8,050	N	N	34502 16TH AVE SW
18	0	957850	0760	08/28/13	\$397,258	\$419,000	2,247	8	2013	3	5,206	N	N	1014 SW 339TH ST
18	0	957850	0780	06/03/13	\$377,650	\$410,000	2,247	8	2013	3	5,306	N	N	1026 SW 339TH ST
18	0	957850	0020	05/17/13	\$326,230	\$356,000	2,273	8	2013	3	5,000	N	N	34109 11TH AVE SW



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	957850	0030	10/10/13	\$325,110	\$337,000	2,285	8	2013	3	5,000	N	N	34115 111TH AVE SW
18	0	957850	0090	04/01/13	\$356,005	\$394,000	2,291	8	2013	3	5,001	N	N	34213 11TH AVE SW
18	0	957850	1080	09/13/13	\$319,565	\$335,000	2,291	8	2013	3	5,528	N	N	1004 SW 341ST ST
18	0	957814	0210	09/13/12	\$337,605	\$391,000	2,294	8	2012	3	7,212	N	N	1203 SW 340TH ST
18	0	957850	0250	10/25/13	\$364,900	\$376,000	2,308	8	2013	3	5,001	N	N	34116 10TH CT SW
18	0	957850	0160	11/21/13	\$334,825	\$341,000	2,312	8	2013	3	5,000	N	N	34112 11TH AVE SW
18	0	957814	0010	01/31/13	\$317,605	\$357,000	2,316	8	2013	3	15,645	N	N	34002 12TH PL SW
18	0	132190	0210	04/12/12	\$290,000	\$342,000	2,320	8	1994	3	7,522	N	N	32322 7TH AVE SW
18	0	010457	0460	06/15/12	\$260,000	\$305,000	2,330	8	1992	3	7,802	N	N	33011 17TH CT SW
18	0	189545	0150	11/18/11	\$245,000	\$289,000	2,330	8	2004	3	7,483	N	N	1824 SW 345TH PL
18	0	926494	0740	05/23/13	\$295,000	\$321,000	2,330	8	1987	3	9,070	N	N	1229 SW 327TH PL
18	0	132173	0760	11/28/12	\$299,900	\$342,000	2,350	8	1993	4	8,231	N	N	34616 9TH CT SW
18	0	926491	1060	03/01/12	\$205,000	\$242,000	2,380	8	1980	3	10,204	N	N	328 SW 328TH ST
18	0	640370	0170	08/08/13	\$265,000	\$281,000	2,383	8	2005	3	6,241	N	N	34109 13TH PL SW
18	0	640370	0190	05/15/13	\$270,000	\$295,000	2,383	8	2005	3	6,372	N	N	34101 13TH PL SW
18	0	189546	0330	04/04/12	\$257,600	\$304,000	2,408	8	2005	3	7,202	N	N	1781 SW 345TH PL
18	0	683782	0580	09/25/12	\$278,000	\$321,000	2,410	8	1990	3	6,500	N	N	721 SW 328TH ST
18	0	957814	0170	10/18/12	\$336,610	\$387,000	2,416	8	2012	3	6,317	N	N	33927 12TH PL SW
18	0	957814	0260	06/18/12	\$330,115	\$387,000	2,416	8	2012	3	7,467	N	N	1309 SW 340TH ST
18	0	132173	0070	08/19/13	\$266,500	\$282,000	2,430	8	1994	3	8,431	N	N	803 SW 347TH PL
18	0	957850	0040	10/01/13	\$336,785	\$350,000	2,436	8	2013	3	5,000	N	N	34119 11TH AVE SW
18	0	957850	0130	12/18/13	\$386,900	\$389,000	2,436	8	2013	3	5,000	N	N	34128 11TH AVE SW
18	0	957850	0980	09/01/13	\$369,655	\$389,000	2,436	8	2013	3	5,174	N	N	1003 SW 339TH ST
18	0	957850	1020	09/13/13	\$343,860	\$360,000	2,436	8	2013	3	6,500	N	N	810 SW 341ST ST
18	0	957850	1100	11/25/13	\$354,320	\$360,000	2,436	8	2013	3	5,922	N	N	1016 SW 341ST ST
18	0	132173	0630	04/22/11	\$235,000	\$272,000	2,440	8	1991	3	8,337	N	N	950 SW 347TH ST
18	0	957850	0740	05/10/13	\$406,707	\$445,000	2,442	8	2013	3	5,184	N	N	1002 SW 339TH ST
18	0	957850	0770	06/18/13	\$406,475	\$439,000	2,442	8	2013	3	5,067	N	N	1020 SW 339TH ST
18	0	957814	0050	01/24/13	\$343,625	\$387,000	2,446	8	2013	3	5,151	N	N	33928 12TH PL SW
18	0	957814	0080	09/27/12	\$405,682	\$468,000	2,446	8	2012	3	5,150	N	N	33914 28TH PL SW
18	0	957814	0160	11/14/12	\$358,115	\$410,000	2,446	8	2013	3	6,940	N	N	33921 12TH PL SW
18	0	957814	0020	12/13/12	\$350,085	\$398,000	2,456	8	2013	3	8,317	N	N	34004 12TH PL SW
18	0	957814	0070	10/11/12	\$389,345	\$448,000	2,456	8	2013	3	5,150	N	N	33918 12TH PL SW
18	0	957814	0180	06/01/12	\$342,785	\$402,000	2,456	8	2012	3	7,566	N	N	33933 12TH PL SW
18	0	957814	0200	03/06/13	\$425,240	\$474,000	2,456	8	2013	3	7,425	N	N	34012 13TH CT SW
18	0	957814	0420	11/08/11	\$365,560	\$432,000	2,456	8	2012	3	7,495	N	N	34005 13TH CT SW
18	0	957814	0430	09/21/12	\$370,020	\$428,000	2,456	8	2013	3	10,026	N	N	34009 13TH CT SW



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	957814	0220	05/01/12	\$328,410	\$386,000	2,478	8	2011	3	7,203	N	N	1207 SW 340TH ST
18	0	189546	0080	11/04/13	\$305,000	\$313,000	2,494	8	2005	3	8,100	N	N	1811 SW 346TH PL
18	0	189546	0080	04/04/11	\$268,000	\$310,000	2,494	8	2005	3	8,100	N	N	1811 SW 346TH PL
18	0	926493	0360	05/05/11	\$335,000	\$389,000	2,530	8	1984	3	8,461	N	N	1067 SW 325TH CT
18	0	132171	0090	04/23/13	\$265,000	\$291,000	2,540	8	1990	3	7,350	N	N	34509 10TH AVE SW
18	0	926493	0990	08/09/11	\$255,000	\$300,000	2,540	8	1991	3	11,252	N	N	32015 11TH AVE SW
18	0	957814	0240	07/10/12	\$330,705	\$386,000	2,540	8	2012	3	12,368	N	N	1301 SW 340TH ST
18	0	957850	0380	12/27/13	\$364,500	\$365,000	2,553	8	2013	3	5,730	N	N	727 SW 339TH ST
18	0	957850	0410	11/15/13	\$398,950	\$407,000	2,553	8	2013	3	7,697	N	N	713 SW 339TH ST
18	0	957814	0140	05/17/12	\$318,000	\$374,000	2,558	8	2012	3	7,278	N	N	33913 12TH PL SW
18	0	132171	0180	02/20/13	\$329,990	\$369,000	2,560	8	1990	5	7,350	N	N	926 SW 344TH PL
18	0	926494	0780	09/27/11	\$260,000	\$307,000	2,570	8	1987	3	7,508	N	N	1234 SW 327TH PL
18	0	957814	0280	06/17/13	\$374,900	\$405,000	2,586	8	2011	3	7,213	N	N	1317 SW 340TH ST
18	0	640370	0060	08/26/13	\$295,000	\$311,000	2,588	8	2005	3	6,270	N	N	34227 13TH PL SW
18	0	640370	0040	07/02/13	\$270,000	\$290,000	2,600	8	2005	3	6,136	N	N	34305 13TH PL SW
18	0	640370	0270	06/25/12	\$275,000	\$322,000	2,610	8	2004	3	4,728	N	N	1208 SW 342ND PL
18	0	957814	0030	05/13/13	\$375,900	\$411,000	2,642	8	2013	3	7,297	N	N	34008 12TH PL SW
18	0	957850	0480	12/12/13	\$417,926	\$422,000	2,655	8	2013	3	5,268	N	N	726 SW 338TH ST
18	0	926492	0230	12/15/11	\$226,000	\$267,000	2,660	8	1984	3	8,728	N	N	32248 7TH PL SW
18	0	957814	0040	11/14/12	\$361,665	\$414,000	2,662	8	2013	3	7,276	N	N	33934 12TH PL SW
18	0	957850	0750	06/28/13	\$425,000	\$458,000	2,663	8	2013	3	5,183	N	N	1008 SW 339TH ST
18	0	957814	0310	07/28/11	\$355,900	\$418,000	2,668	8	2011	3	7,212	N	N	1401 SW 340TH ST
18	0	957814	0060	01/10/13	\$398,350	\$450,000	2,704	8	2013	3	5,150	N	N	33922 12TH PL SW
18	0	957814	0150	07/19/12	\$330,700	\$386,000	2,734	8	2012	3	7,256	N	N	33917 12TH PL SW
18	0	926492	0840	01/25/11	\$353,000	\$403,000	2,780	8	1987	3	8,250	N	N	32616 7TH AVE SW
18	0	957814	0120	07/12/12	\$319,900	\$374,000	2,794	8	2012	3	5,190	N	N	33903 12TH PL SW
18	0	957850	0670	12/12/13	\$447,637	\$452,000	2,854	8	2013	3	5,153	N	N	728 SW 339TH ST
18	0	957850	0490	10/18/13	\$404,950	\$418,000	2,879	8	2013	3	5,268	N	N	730 SW 338TH ST
18	0	957850	0220	08/23/13	\$407,682	\$430,000	2,913	8	2013	3	11,366	N	N	34115 10TH CT SW
18	0	957814	0290	11/21/12	\$384,310	\$439,000	2,926	8	2013	3	7,201	N	N	1325 SW 340TH ST
18	0	957814	0340	11/01/12	\$427,765	\$491,000	2,938	8	2013	3	7,806	N	N	1425 SW 340TH ST
18	0	957814	0370	11/30/11	\$405,535	\$479,000	2,938	8	2011	3	7,200	N	N	1334 SW 340TH ST
18	0	957850	0080	08/21/13	\$409,861	\$433,000	2,945	8	2013	3	5,000	N	N	34209 11TH AVE SW
18	0	670530	0060	08/29/12	\$305,000	\$354,000	3,004	8	2006	3	7,205	N	N	1842 SW 344TH PL
18	0	926491	1440	03/19/13	\$307,500	\$342,000	3,120	8	1980	4	8,239	N	N	32816 3RD AVE SW
18	0	957850	0140	09/13/13	\$505,380	\$529,000	3,140	8	2013	3	5,000	N	N	34122 11TH AVE SW
18	0	957850	0110	07/26/13	\$399,900	\$426,000	3,160	8	2013	3	7,787	N	N	34208 11TH AVE SW



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	0	957850	1090	08/05/13	\$426,500	\$453,000	3,160	8	2013	3	5,763	N	N	1010 SW 341ST ST
18	0	640370	0430	11/02/12	\$336,000	\$385,000	3,180	8	2004	3	5,866	N	N	34224 13TH PL SW
18	0	926491	1300	07/11/12	\$299,000	\$349,000	3,220	8	1980	4	9,023	N	N	32738 6TH AVE SW
18	0	957814	0440	12/21/11	\$432,215	\$511,000	3,414	8	2012	3	11,055	N	N	34013 13TH CT SW
18	0	957814	0400	11/02/11	\$455,500	\$538,000	3,430	8	2011	3	7,898	N	N	1312 SW 340TH ST
18	0	957814	0400	08/22/13	\$432,000	\$456,000	3,430	8	2011	3	7,898	N	N	1312 SW 340TH ST
18	0	957814	0390	02/01/12	\$409,040	\$483,000	3,434	8	2011	3	7,200	N	N	1320 SW 340TH ST
18	0	957850	0150	10/11/13	\$437,788	\$453,000	3,452	8	2013	3	5,000	N	N	34118 11TH AVE SW
18	0	957814	0330	06/15/12	\$421,585	\$494,000	3,476	8	2012	3	7,229	N	N	0
18	0	729800	0180	11/23/11	\$325,000	\$384,000	1,720	9	1985	3	11,149	N	N	33142 2ND PL SW
18	0	926493	0770	05/30/13	\$357,500	\$389,000	1,940	9	1986	3	12,527	N	N	1130 SW 322ND ST
18	0	926496	0170	10/22/13	\$339,000	\$350,000	1,990	9	1989	4	7,767	N	N	33505 11TH PL SW
18	0	926495	0220	03/27/12	\$308,000	\$363,000	2,250	9	1987	4	9,377	N	N	1088 SW 330TH CT
18	0	683782	0140	09/24/12	\$277,000	\$320,000	2,420	9	1990	3	9,247	N	N	743 SW 328TH PL
18	0	926495	0100	01/14/13	\$303,000	\$342,000	2,460	9	1989	3	7,566	N	N	1229 SW 330TH PL
18	0	926495	0270	08/13/12	\$300,000	\$349,000	2,460	9	1989	3	8,797	N	N	1089 SW 330TH CT
18	0	926496	0460	04/26/13	\$325,500	\$358,000	2,490	9	1989	4	9,075	N	N	1103 SW 334TH PL
18	0	926496	0890	05/15/13	\$283,000	\$309,000	2,580	9	1989	3	8,575	N	N	33313 10TH CT SW
18	0	926496	0560	04/05/11	\$326,000	\$377,000	2,690	9	1987	3	8,577	N	N	1123 SW 333RD PL
18	0	926496	0910	07/18/11	\$315,000	\$369,000	2,830	9	1989	3	9,304	N	N	33321 10TH CT SW
18	0	926495	0380	04/18/12	\$350,000	\$412,000	2,850	9	1989	3	8,508	N	N	33105 10TH PL SW
18	0	729801	0080	05/14/13	\$352,000	\$385,000	2,860	9	1986	3	10,866	N	N	527 SW 331ST ST
18	0	926495	0780	01/31/11	\$298,678	\$341,000	2,860	9	1987	3	7,768	N	N	33301 12TH AVE SW
18	0	926491	0470	07/07/11	\$345,000	\$404,000	2,930	9	1981	4	9,082	N	N	32911 3RD AVE SW
18	0	132172	0280	09/09/13	\$389,950	\$409,000	3,020	9	1990	3	13,692	N	N	34713 6TH AVE SW
18	0	683782	0020	11/14/11	\$375,000	\$443,000	3,070	9	1991	3	8,060	N	N	32710 7TH AVE SW
18	0	729800	0220	10/07/13	\$359,950	\$373,000	2,690	10	1987	3	10,223	N	N	33127 2ND PL SW
18	0	729800	0200	12/14/11	\$500,000	\$591,000	2,870	10	1987	4	11,458	N	N	33130 2ND PL SW
18	0	729805	0310	12/04/12	\$470,000	\$536,000	2,930	10	1990	4	14,371	N	N	33540 4TH AVE SW
18	0	132170	0040	12/12/11	\$395,000	\$467,000	3,330	10	1990	3	21,437	N	N	460 SW 345TH PL
18	0	132170	0240	01/18/12	\$410,000	\$484,000	3,380	10	1990	3	21,820	N	N	34505 5TH PL SW
18	0	132170	0060	09/30/13	\$540,000	\$562,000	3,640	10	1990	3	20,002	N	N	440 SW 345TH ST
18	0	729800	0210	04/08/13	\$455,000	\$503,000	3,730	10	1988	3	11,112	N	N	33126 2ND PL SW
18	0	729805	0300	07/26/12	\$431,000	\$502,000	3,210	11	1991	3	16,087	N	N	33604 4TH AVE SW
18	0	132170	0120	12/05/13	\$559,950	\$567,000	3,750	11	1994	4	19,573	N	N	425 SW 346TH PL
21	0	795630	0080	02/15/13	\$176,500	\$198,000	1,080	6	1962	5	9,600	N	N	35128 19TH AVE SW
21	0	795620	0100	02/08/11	\$182,000	\$208,000	1,120	6	1962	4	10,015	N	N	1947 SW 350TH ST



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21	0	440560	0056	07/10/13	\$195,000	\$209,000	1,200	6	1953	4	16,464	N	N	35919 11TH AVE SW
21	0	795620	0120	11/04/13	\$180,000	\$185,000	1,260	6	1962	3	10,030	N	N	1933 SW 350TH ST
21	0	322104	9090	10/30/13	\$200,000	\$206,000	1,280	6	1949	4	8,499	N	N	306 S 373RD ST
21	0	440560	0150	11/29/12	\$138,499	\$158,000	1,300	6	1941	4	12,600	N	N	35827 9TH AVE SW
21	0	252103	9054	01/02/11	\$314,950	\$358,000	1,670	6	1938	5	19,250	N	N	35716 20TH AVE SW
21	0	252103	9004	10/08/13	\$189,000	\$196,000	730	7	1936	4	68,717	N	N	1909 SW 356TH ST
21	0	440561	0150	08/07/12	\$185,470	\$216,000	820	7	1977	3	12,750	N	N	35849 9TH AVE SW
21	0	920200	0050	10/17/11	\$148,700	\$175,000	960	7	1967	3	10,444	N	N	1641 SW 351ST ST
21	0	920200	0240	05/17/12	\$147,000	\$173,000	960	7	1967	3	11,056	N	N	1622 SW 350TH ST
21	0	440560	0005	09/10/13	\$235,620	\$247,000	1,020	7	1940	5	15,585	N	N	35620 12TH AVE SW
21	0	542350	0280	04/06/11	\$149,900	\$173,000	1,020	7	1983	3	7,451	N	N	34802 19TH CT SW
21	0	542350	0240	07/29/13	\$179,950	\$192,000	1,050	7	1983	3	7,577	N	N	34809 17TH CT SW
21	0	306560	0140	03/12/12	\$183,000	\$216,000	1,070	7	1992	4	6,673	N	N	35931 18TH AVE SW
21	0	306560	0160	10/01/13	\$215,000	\$224,000	1,070	7	1992	4	5,400	N	N	35919 18TH AVE SW
21	0	542350	0180	05/30/13	\$219,900	\$239,000	1,070	7	1983	3	6,740	N	N	1700 SW 348TH ST
21	0	306560	0120	03/16/11	\$165,000	\$190,000	1,090	7	1992	3	5,053	N	N	35822 20TH AVE SW
21	0	926975	0370	11/18/13	\$223,000	\$227,000	1,120	7	1987	3	6,600	N	N	1807 SW 355TH PL
21	0	926975	0380	11/27/12	\$193,500	\$221,000	1,130	7	1987	3	7,541	N	N	1801 SW 355TH PL
21	0	306561	0030	12/20/12	\$185,000	\$210,000	1,160	7	1993	3	7,196	N	N	35629 18TH AVE SW
21	0	302104	9105	12/19/13	\$205,000	\$206,000	1,170	7	1967	5	9,600	N	N	35803 6TH AVE SW
21	0	713780	0040	01/09/13	\$153,000	\$173,000	1,170	7	1968	4	9,085	N	N	35631 14TH AVE SW
21	0	502860	0780	05/29/12	\$245,000	\$287,000	1,180	7	1989	4	6,459	N	N	1322 SW 350TH ST
21	0	542243	0260	11/05/11	\$215,000	\$254,000	1,180	7	1989	3	9,315	N	N	34927 11TH CT SW
21	0	502860	0700	08/03/12	\$185,000	\$215,000	1,200	7	1990	3	6,307	N	N	1416 SW 350TH ST
21	0	542243	0060	09/25/13	\$170,000	\$177,000	1,200	7	1989	3	6,000	N	N	34812 10TH PL SW
21	0	542242	0190	06/15/13	\$215,000	\$233,000	1,210	7	1989	3	9,699	N	N	34804 13TH AVE SW
21	0	502860	0660	05/24/11	\$223,000	\$260,000	1,220	7	1989	3	10,331	N	N	1425 SW 350TH ST
21	0	218000	0410	04/08/13	\$170,000	\$188,000	1,240	7	1981	3	10,400	N	N	36120 13TH AVE SW
21	0	926975	0760	07/13/11	\$242,000	\$284,000	1,260	7	1986	3	10,128	N	N	1804 SW 352ND PL
21	0	502860	0640	07/18/12	\$190,000	\$222,000	1,360	7	1990	3	7,130	N	N	1413 SW 350TH ST
21	0	926975	0780	08/09/13	\$226,000	\$240,000	1,370	7	1986	4	7,544	N	N	1812 SW 352ND PL
21	0	302104	9025	10/01/12	\$289,000	\$333,000	1,410	7	1957	5	116,305	N	N	35215 1ST AVE S
21	0	114000	0200	12/27/13	\$195,000	\$195,000	1,420	7	1971	3	9,620	N	N	229 S 357TH ST
21	0	795620	0090	01/17/13	\$199,950	\$226,000	1,420	7	1962	5	9,874	N	N	1957 SW 350TH ST
21	0	926975	0680	12/14/11	\$249,000	\$294,000	1,430	7	1986	5	8,368	N	N	35216 19TH AVE SW
21	0	542243	0050	12/28/11	\$199,950	\$236,000	1,460	7	1989	3	6,022	N	N	34806 10TH PL SW
21	0	542243	0020	06/12/12	\$234,000	\$274,000	1,470	7	1989	4	9,113	N	N	1006 SW 348TH PL



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21	0	306560	0470	04/29/13	\$224,950	\$247,000	1,510	7	1992	3	6,263	N	N	36012 20TH AVE SW
21	0	306560	0240	11/29/12	\$192,000	\$219,000	1,520	7	1992	3	5,522	N	N	1720 SW 359TH ST
21	0	306560	0390	07/27/11	\$196,000	\$230,000	1,520	7	1993	3	8,745	N	N	35921 18TH CT SW
21	0	926975	0900	11/28/12	\$230,000	\$262,000	1,520	7	1987	3	7,700	N	N	2020 SW 353RD PL
21	0	306560	0170	02/12/13	\$205,000	\$230,000	1,530	7	1992	3	5,400	N	N	35913 18TH AVE SW
21	0	306560	0280	11/07/12	\$206,000	\$236,000	1,550	7	1994	4	5,864	N	N	1705 SW 359TH ST
21	0	322104	9109	03/28/11	\$220,000	\$254,000	1,570	7	1942	3	94,525	N	N	7001 JOHNSON RD NE
21	0	306560	0400	06/29/11	\$187,300	\$219,000	1,580	7	1993	3	6,710	N	N	35915 18TH CT SW
21	0	502860	0560	07/16/13	\$249,900	\$267,000	1,620	7	1990	3	6,373	N	N	1426 SW 351ST ST
21	0	502860	0720	08/20/13	\$249,500	\$264,000	1,620	7	1989	4	7,115	N	N	1404 SW 350TH ST
21	0	502860	0350	11/04/11	\$228,900	\$270,000	1,640	7	1990	5	6,000	N	N	35321 13TH PL SW
21	0	542243	0140	10/28/11	\$228,000	\$269,000	1,640	7	1989	3	6,735	N	N	34942 10TH PL SW
21	0	502860	1210	10/09/13	\$249,950	\$259,000	1,650	7	1990	3	7,083	N	N	35213 13TH PL SW
21	0	542242	0400	05/23/13	\$239,950	\$261,000	1,660	7	1990	3	6,885	N	N	1347 SW 348TH ST
21	0	302104	9104	10/22/13	\$349,995	\$361,000	1,680	7	1968	5	24,750	N	N	721 SW 365TH ST
21	0	542243	0170	03/02/12	\$185,000	\$218,000	1,680	7	1990	3	6,000	N	N	1019 SW 350TH PL
21	0	502860	0860	08/03/12	\$190,000	\$221,000	1,690	7	1990	3	6,039	N	N	35108 13TH PL SW
21	0	502860	1370	03/01/11	\$220,000	\$253,000	1,700	7	1990	3	10,291	N	N	1101 SW 352ND ST
21	0	322104	9158	08/16/11	\$295,001	\$347,000	1,710	7	2009	3	44,644	N	N	37222 8TH AVE S
21	0	290931	0040	03/03/11	\$249,995	\$287,000	1,720	7	2010	3	5,000	N	N	1730 SW 357TH CT
21	0	502860	0390	10/09/12	\$217,950	\$251,000	1,720	7	1990	3	6,346	N	N	1409 SW 352ND CT
21	0	306561	0120	01/25/12	\$227,000	\$268,000	1,760	7	1993	5	5,466	N	N	35803 18TH AVE SW
21	0	502860	2080	09/06/13	\$274,500	\$288,000	1,830	7	1989	4	6,847	N	N	1223 SW 354TH PL
21	0	302104	9124	07/05/12	\$280,000	\$327,000	1,840	7	1969	4	35,239	N	N	36313 6TH AVE SW
21	0	502860	1300	05/10/12	\$195,000	\$229,000	1,840	7	1991	3	6,877	N	N	1138 SW 352ND ST
21	0	290931	0070	01/05/11	\$265,000	\$301,000	1,850	7	2010	3	5,200	N	N	1726 SW 357TH CT
21	0	542243	0250	02/20/13	\$237,500	\$266,000	1,860	7	1989	3	7,218	N	N	34931 11TH CT SW
21	0	542242	0310	09/24/12	\$242,900	\$281,000	1,880	7	1990	4	6,000	N	N	34809 14TH PL SW
21	0	542242	0210	11/16/12	\$195,000	\$223,000	1,890	7	1990	3	7,957	N	N	1306 SW 348TH ST
21	0	502860	1730	09/12/11	\$206,000	\$243,000	1,900	7	1990	3	6,403	N	N	35341 11TH CT SW
21	0	542243	0370	07/27/12	\$189,500	\$221,000	1,940	7	1991	3	7,094	N	N	34917 10TH PL SW
21	0	542242	0440	08/23/13	\$289,500	\$306,000	1,980	7	1990	3	8,232	N	N	34817 13TH CT SW
21	0	290931	0030	05/19/11	\$275,000	\$320,000	2,020	7	2010	3	5,754	N	N	1742 357TH AVE SE
21	0	542242	0260	06/13/13	\$291,000	\$315,000	2,130	7	1990	4	6,000	N	N	1336 SW 348TH ST
21	0	713780	0460	08/27/13	\$290,000	\$306,000	2,200	7	2005	3	9,684	N	N	35852 13TH AVE SW
21	0	290931	0180	07/01/11	\$293,000	\$343,000	2,290	7	2011	3	5,452	N	N	35802 18TH AVE SW
21	0	290931	0140	02/08/11	\$319,070	\$365,000	2,300	7	2010	3	5,396	N	N	1743 SW 357TH CT



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21	0	290931	0100	05/14/11	\$298,000	\$347,000	2,380	7	2010	3	5,737	N	N	1719 SW 357TH CT
21	0	290931	0160	03/08/11	\$299,995	\$345,000	2,380	7	2011	3	5,368	N	N	35720 18TH AVE SW
21	0	290931	0190	06/23/11	\$299,995	\$351,000	2,380	7	2011	3	5,562	N	N	35806 18TH AVE SW
21	0	290931	0200	07/20/11	\$312,500	\$366,000	2,440	7	2011	3	6,060	N	N	35814 18TH AVE SW
21	0	290931	0080	07/06/11	\$329,995	\$386,000	2,450	7	2010	3	5,121	N	N	1722 SW 357TH CT
21	0	290931	0170	05/11/11	\$329,995	\$384,000	2,450	7	2011	3	6,208	N	N	35724 18TH AVE SW
21	0	322104	9007	12/07/12	\$325,000	\$370,000	1,550	8	1979	5	54,450	N	N	37107 12TH AVE S
21	0	292104	9061	01/14/13	\$268,350	\$303,000	1,800	8	1978	3	40,665	N	N	35430 1ST AVE S
21	0	787960	0080	11/04/11	\$215,000	\$254,000	1,850	8	2002	3	7,205	N	N	1959 SW 352ND ST
21	0	787960	0060	05/16/13	\$267,567	\$292,000	1,960	8	2002	4	7,943	N	N	1943 SW 352ND ST
21	0	132174	0650	12/03/13	\$305,000	\$309,000	2,010	8	1997	4	7,182	N	N	35030 8TH PL SW
21	0	779645	0480	11/09/12	\$271,500	\$311,000	2,120	8	2003	3	5,457	N	N	907 SW 364TH PL
21	0	132174	0220	04/29/13	\$335,000	\$368,000	2,170	8	1996	3	25,116	N	N	34731 7TH AVE SW
21	0	440560	0195	05/08/12	\$310,000	\$364,000	2,280	8	2003	3	15,935	N	N	35629 8TH AVE SW
21	0	132174	0870	08/26/11	\$340,000	\$400,000	2,460	8	1996	3	15,084	N	N	34930 7TH AVE SW
21	0	768390	0070	04/12/13	\$310,000	\$342,000	2,470	8	2007	3	9,217	N	N	702 SW 358TH ST
21	0	132174	0250	05/03/12	\$295,000	\$347,000	2,490	8	1996	4	11,236	N	N	34819 7TH AVE SW
21	0	800200	0040	02/24/11	\$349,950	\$402,000	2,490	8	2010	3	18,813	N	N	713 SW 362ND PL
21	0	132174	0400	09/13/13	\$320,000	\$335,000	2,510	8	1994	3	9,572	N	N	34817 8TH PL SW
21	0	132174	0840	05/31/11	\$335,000	\$391,000	2,520	8	1994	3	15,618	N	N	34941 7TH AVE SW
21	0	132174	0440	10/17/12	\$283,000	\$326,000	2,530	8	1994	3	6,944	N	N	34847 8TH PL SW
21	0	111263	0060	03/09/11	\$375,000	\$432,000	2,570	8	2011	3	5,714	N	N	36424 10TH CT SW
21	0	111263	0140	07/16/12	\$365,000	\$426,000	2,570	8	2011	3	5,527	N	N	36419 10TH CT SW
21	0	111263	0200	07/13/11	\$380,000	\$445,000	2,570	8	2011	3	5,794	N	N	36447 10TH CT SW
21	0	066231	0060	06/13/13	\$312,360	\$338,000	2,600	8	1998	3	15,427	N	N	714 SW 356TH PL
21	0	779645	0610	06/19/12	\$283,000	\$331,000	2,610	8	2002	3	6,360	N	N	702 SW 363RD CT
21	0	111263	0210	04/25/11	\$396,550	\$460,000	2,690	8	2011	3	6,871	N	N	923 SW 365TH ST
21	0	111263	0240	06/04/12	\$380,000	\$446,000	2,750	8	2011	3	6,183	N	N	915 SW 365TH PL
21	0	290931	0150	11/21/13	\$350,000	\$356,000	2,830	8	2008	3	5,995	N	N	35714 18TH AVE SW
21	0	066231	0030	12/16/11	\$249,950	\$295,000	2,860	8	1999	3	9,790	N	N	723 SW 356TH PL
21	0	132174	0700	12/16/13	\$320,000	\$322,000	2,870	8	1997	3	7,580	N	N	719 SW 350TH CT
21	0	132174	0320	01/21/13	\$349,900	\$394,000	2,890	8	1995	3	14,946	N	N	34828 8TH PL SW
21	0	779645	0550	06/05/13	\$260,000	\$282,000	2,980	8	2003	3	5,346	N	N	36316 8TH AVE SW
21	0	779645	0640	11/17/11	\$245,000	\$289,000	2,980	8	2002	3	5,854	N	N	708 SW 363RD CT
21	0	111263	0170	08/12/13	\$379,950	\$403,000	2,990	8	2013	3	5,800	N	N	36433 10TH CT SW
21	0	111263	0180	07/10/13	\$379,950	\$408,000	2,990	8	2013	3	5,405	N	N	36437 10TH CT SW
21	0	290931	0120	02/28/12	\$310,500	\$367,000	3,030	8	2008	3	5,805	N	N	1727 SW 357TH CT



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21	0	111263	0260	06/06/12	\$395,000	\$463,000	3,080	8	2012	3	6,034	N	N	911 SW 365TH ST
21	0	111263	0150	08/25/11	\$405,000	\$476,000	3,090	8	2011	3	6,097	N	N	36425 10TH CT SW
21	0	111263	0070	06/18/13	\$376,000	\$406,000	3,230	8	2011	3	5,846	N	N	36422 10TH CT SW
21	0	066231	0100	06/22/12	\$359,000	\$420,000	3,320	8	1998	3	8,968	N	N	35500 8TH AVE SW
21	0	570780	0040	12/27/13	\$350,000	\$351,000	2,300	9	1992	3	13,636	N	N	230 SW 368TH ST
21	0	066231	0330	07/02/12	\$370,000	\$433,000	2,510	9	1997	3	9,308	N	N	35213 5TH AVE SW
21	0	066231	0190	12/26/11	\$243,500	\$288,000	2,520	9	1998	3	11,200	N	N	35314 7TH AVE SW
21	0	066231	0410	12/20/13	\$352,000	\$354,000	2,680	9	1997	3	6,600	N	N	417 SW 353RD ST
21	0	066231	0370	10/29/12	\$390,000	\$448,000	2,700	9	1997	3	9,946	N	N	513 SW 353RD ST
21	0	066231	0770	08/12/13	\$320,000	\$339,000	2,850	9	1997	3	8,505	N	N	806 SW 355TH CT
21	0	768390	0160	10/28/13	\$358,000	\$368,000	2,900	9	2004	3	11,098	N	N	711 SW 357TH ST
21	0	202100	0230	12/02/13	\$349,000	\$354,000	3,070	9	2005	3	8,743	N	N	36121 10TH CT SW
21	0	768390	0190	07/01/13	\$385,000	\$414,000	3,110	9	2004	3	12,025	N	N	724 SW 357TH ST
21	0	066231	0290	04/20/12	\$347,500	\$409,000	3,290	9	1996	3	8,312	N	N	516 SW 353RD ST
21	0	302104	9145	05/23/13	\$360,000	\$392,000	4,530	9	1994	3	42,688	N	N	36727 9TH AVE SW
21	0	132174	0080	09/13/13	\$447,000	\$468,000	2,850	10	1993	3	20,932	N	N	416 SW 350TH PL
21	0	113780	0150	05/06/13	\$360,000	\$394,000	3,110	10	1988	3	15,776	N	N	308 S 361ST PL
21	0	113780	0100	06/10/11	\$449,950	\$525,000	3,180	10	1989	4	19,415	N	N	36116 3RD PL S
21	0	570780	0060	08/10/11	\$430,000	\$505,000	3,480	10	1991	3	16,749	Y	N	36618 2ND PL SW
21	0	132174	0070	11/15/13	\$534,000	\$545,000	3,820	11	1994	3	21,756	N	N	423 SW 348TH CT

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	024800	0240	11/07/13	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	025300	0040	12/14/11	\$162,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
13	0	025300	0155	08/14/13	\$155,000	SHORT SALE; AUCTION SALE;
13	0	025300	0170	06/14/12	\$110,000	NON-REPRESENTATIVE SALE;
13	0	025300	0235	07/15/13	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
13	0	025300	0255	05/17/11	\$105,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	025300	0310	05/13/13	\$164,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	025300	0365	01/21/11	\$107,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	039580	0080	07/18/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	039580	0140	09/27/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	039580	0160	07/15/13	\$266,881	EXEMPT FROM EXCISE TAX;
13	0	039580	0350	08/23/12	\$120,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	039580	0370	09/27/11	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	039580	0420	11/15/11	\$103,000	NON-REPRESENTATIVE SALE;
13	0	062104	9090	06/27/12	\$130,000	CORPORATE AFFILIATES; IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	064300	0140	09/08/11	\$114,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	064300	0180	10/13/11	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	064300	0210	06/05/13	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	064310	0030	04/04/13	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	072104	9074	04/16/13	\$635,984	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; SECURING OF DEBT;
13	0	072104	9087	09/25/13	\$300,000	PLOTTAGE;
13	0	072104	9088	12/16/13	\$350,000	PLOTTAGE;
13	0	072104	9248	02/21/12	\$211,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	081850	0210	05/03/12	\$123,351	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; SECURING OF DEBT;
13	0	081850	0210	12/17/12	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	081850	0390	06/19/13	\$105,000	NON-REPRESENTATIVE SALE;
13	0	081850	0440	01/30/12	\$114,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	082104	9133	08/18/11	\$131,800	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	082104	9149	05/14/12	\$132,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	082104	9151	06/03/13	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	082104	9173	12/11/12	\$103,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	082104	9173	02/20/13	\$98,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	082104	9213	03/22/12	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	082104	9230	03/29/12	\$112,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	082104	9272	12/20/12	\$145,000	NON-REPRESENTATIVE SALE;
13	0	091800	0080	06/04/13	\$238,322	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
13	0	091900	0010	10/11/13	\$163,700	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
13	0	091900	0015	11/27/13	\$137,950	EXEMPT FROM EXCISE TAX;
13	0	091900	0043	10/06/11	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	091900	0065	04/17/13	\$291,702	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	091900	0065	05/28/13	\$252,167	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	091900	0220	12/04/12	\$141,000	NO MARKET EXPOSURE;
13	0	091900	0265	10/24/12	\$270,469	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	091900	0265	03/04/13	\$199,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	104250	0010	12/05/11	\$332,527	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	104250	0010	03/15/12	\$128,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	104250	0016	05/24/13	\$198,000	NO MARKET EXPOSURE;
13	0	150240	0315	09/17/12	\$148,000	SHORT SALE; NON-REPRESENTATIVE SALE
13	0	150240	0460	08/27/12	\$290,176	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	150240	0460	09/04/12	\$256,958	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	150240	0460	11/15/12	\$165,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	150240	0470	08/08/13	\$161,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	150240	0610	07/08/11	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	150241	0260	06/25/13	\$177,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	150241	0280	08/02/11	\$138,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	174500	0120	03/28/13	\$138,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	178830	0010	12/22/11	\$241,350	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	178830	0010	03/30/12	\$97,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	178830	0035	01/28/13	\$95,400	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	178830	0105	11/10/11	\$56,400	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
13	0	178830	0140	09/14/11	\$114,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	178830	0140	09/14/11	\$114,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE;
13	0	178830	0170	09/16/13	\$103,318	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	178850	0055	07/24/13	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
13	0	178850	0065	12/12/12	\$30,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	178870	0090	12/05/11	\$86,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	178870	0140	01/06/11	\$186,408	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; CORRECTION DEED;
13	0	178870	0140	04/16/12	\$75,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
13	0	178870	0145	05/23/13	\$73,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	178870	0165	08/09/12	\$71,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	178870	0225	02/23/12	\$117,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	178870	0230	02/26/13	\$202,335	EXEMPT FROM EXCISE TAX;
13	0	178870	0230	05/20/13	\$112,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	178880	0010	01/29/13	\$111,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	178880	0080	02/10/12	\$92,500	CORPORATE AFFILIATES; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	178880	0280	02/22/13	\$92,000	NON-REPRESENTATIVE SALE;
13	0	178880	0290	05/12/11	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
13	0	178880	0410	01/23/12	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; SECURING OF DEBT;
13	0	178880	0410	07/24/12	\$90,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	178880	0540	05/14/12	\$109,072	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	178880	0540	08/30/12	\$85,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
13	0	178880	0760	02/07/12	\$106,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	178880	0780	03/05/13	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	178880	0880	05/30/12	\$65,000	NON-REPRESENTATIVE SALE;
13	0	178880	0930	07/24/13	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	178880	0960	05/30/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	178890	0050	05/08/12	\$113,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	178890	0200	04/11/11	\$74,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
13	0	178890	0240	06/29/11	\$60,000	NON-REPRESENTATIVE SALE;
13	0	178890	0360	05/26/11	\$104,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	178890	0370	07/18/11	\$110,100	NON-REPRESENTATIVE SALE;
13	0	178890	0380	01/07/11	\$133,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	178890	0610	06/16/11	\$119,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	178890	0670	12/10/12	\$124,336	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	178890	0670	04/05/13	\$129,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	178890	0730	02/26/13	\$116,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
13	0	178890	0740	04/26/13	\$188,437	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	178890	0740	11/22/13	\$104,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	178890	0740	06/14/13	\$188,436	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	232950	0080	04/05/12	\$190,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	232950	0120	10/06/11	\$82,124	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	232950	0320	07/11/12	\$133,900	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	232960	0050	05/08/12	\$360,241	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	232960	0050	12/18/12	\$135,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	232960	0120	11/21/12	\$129,750	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	232960	0230	08/09/12	\$188,097	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	232960	0230	12/04/12	\$114,551	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	232960	0270	02/03/11	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	232970	0070	01/24/13	\$214,583	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	232970	0090	04/05/12	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	232970	0310	03/23/12	\$97,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
13	0	232970	0310	07/26/12	\$171,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
13	0	232970	0450	10/28/11	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	233730	0160	09/17/13	\$217,978	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	233730	0320	09/13/11	\$135,000	FINANCIAL INSTITUTION RESALE;
13	0	233730	0410	10/12/11	\$255,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	233730	0410	05/21/12	\$100,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
13	0	241330	0100	09/12/12	\$314,304	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	241330	0100	02/26/13	\$240,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	241330	0160	12/20/11	\$181,600	NON-REPRESENTATIVE SALE;
13	0	241330	0510	07/12/13	\$225,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	241330	0650	01/23/13	\$161,501	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	241330	0930	05/24/12	\$160,000	NON-REPRESENTATIVE SALE;
13	0	241330	1040	03/27/13	\$69,468	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	250160	0080	05/09/11	\$135,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	259970	0110	02/07/13	\$73,638	QUIT CLAIM DEED;
13	0	259970	0300	02/17/12	\$105,604	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; SECURING OF DEBT;
13	0	259970	0300	07/06/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
13	0	326070	0620	07/15/11	\$129,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
13	0	326070	0630	09/26/13	\$170,000	NON-REPRESENTATIVE SALE;
13	0	326070	1070	08/15/12	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	326070	1120	10/31/12	\$173,411	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	326070	1120	03/21/13	\$190,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	326070	1130	04/01/13	\$141,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
13	0	327581	0070	12/30/11	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	327581	0190	05/08/12	\$122,500	NON-REPRESENTATIVE SALE;
13	0	337530	0020	12/17/13	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	337530	0050	08/03/11	\$122,640	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
13	0	337530	0050	07/16/12	\$165,000	NON-REPRESENTATIVE SALE;
13	0	339180	0320	09/08/11	\$105,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	339190	0130	10/10/13	\$220,500	EXEMPT FROM EXCISE TAX;
13	0	339190	0210	12/10/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
13	0	339190	0330	11/21/12	\$137,781	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	339190	0380	10/18/12	\$135,000	NON-REPRESENTATIVE SALE;
13	0	339190	0400	03/17/11	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	339210	0200	05/01/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
13	0	358400	0180	12/12/11	\$114,750	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD;
13	0	358400	0180	03/30/12	\$90,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
13	0	358400	0230	06/17/13	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	358400	0260	10/26/11	\$139,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	416680	0050	04/16/13	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	416680	0170	08/28/13	\$353,039	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	416680	0220	11/07/11	\$265,000	NON-REPRESENTATIVE SALE;
13	0	416680	0260	04/05/12	\$308,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	416680	0370	01/25/13	\$295,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	416680	0400	07/25/11	\$70,000	NON-REPRESENTATIVE SALE;
13	0	416795	0100	12/23/11	\$156,362	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	416795	0290	12/13/11	\$162,322	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	416795	0290	06/07/12	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	416800	0060	06/27/13	\$263,617	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
13	0	416800	0140	07/09/12	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	416800	0140	01/22/13	\$95,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
13	0	416810	0100	05/09/13	\$124,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	416810	0460	09/05/13	\$119,300	EXEMPT FROM EXCISE TAX;
13	0	515365	0020	07/11/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	515365	0130	11/15/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	515365	0130	10/23/13	\$224,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	515365	0150	03/28/13	\$165,092	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	515370	0030	02/27/13	\$102,667	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	515370	0050	05/08/12	\$253,798	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	515370	0050	11/15/12	\$160,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	515370	0150	06/26/12	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	515370	0170	10/12/11	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	515390	0080	11/09/12	\$159,900	NO MARKET EXPOSURE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	515390	0350	12/27/13	\$156,200	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
13	0	525980	0020	06/07/11	\$143,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	525980	0080	03/24/11	\$145,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	525980	0080	03/24/11	\$145,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	525980	0260	07/27/11	\$139,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	525980	0460	04/11/12	\$125,000	NON-REPRESENTATIVE SALE;
13	0	555731	0070	02/07/13	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	555731	0120	09/13/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	555731	0240	06/25/13	\$194,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	555731	0240	03/11/13	\$165,723	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	555731	0430	09/26/11	\$115,000	FINANCIAL INSTITUTION RESALE;
13	0	555750	0100	09/21/12	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
13	0	555750	0230	03/14/11	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
13	0	555780	0150	09/24/13	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
13	0	555780	0220	03/06/13	\$154,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
13	0	555780	0280	02/27/13	\$174,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	555780	0290	01/31/12	\$145,000	NON-REPRESENTATIVE SALE;
13	0	555820	0030	07/03/12	\$102,000	NON-REPRESENTATIVE SALE;
13	0	555820	0250	09/12/11	\$70,000	QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	555820	0251	09/12/11	\$70,000	QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	555820	0256	11/12/13	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
13	0	555920	0015	11/03/11	\$32,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	555920	0052	12/26/13	\$121,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
13	0	555960	0010	08/23/12	\$173,705	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY;
13	0	555960	0010	04/12/13	\$202,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	555990	0010	08/29/13	\$274,411	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	556000	0070	08/20/13	\$90,199	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
13	0	556000	0140	08/16/13	\$139,500	EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	556000	0150	02/29/12	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	556000	0450	11/09/11	\$93,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	556000	0510	08/14/13	\$47,589	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	556000	0580	10/10/11	\$116,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	556000	0610	10/02/13	\$191,250	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX;
13	0	556000	0670	12/01/11	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
13	0	556000	0890	08/21/12	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	556000	1040	02/28/11	\$149,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	556000	1160	05/28/13	\$287,994	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	556050	0160	03/08/13	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
13	0	609400	0310	08/15/12	\$123,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	667265	0100	08/10/12	\$265,000	RELOCATION - SALE TO SERVICE;
13	0	667265	0180	01/31/12	\$354,900	RELOCATION - SALE TO SERVICE;
13	0	667265	0260	08/10/11	\$227,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	667265	0290	08/17/11	\$238,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	731640	0070	10/09/13	\$204,000	EXEMPT FROM EXCISE TAX;
13	0	745080	0110	06/22/12	\$133,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	745080	0140	05/11/11	\$175,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
13	0	771620	0100	03/20/13	\$131,059	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	771620	0100	07/10/13	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
13	0	787520	0050	05/20/11	\$197,000	NO MARKET EXPOSURE;
13	0	787520	0075	04/04/12	\$112,500	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	787520	0080	07/25/12	\$115,000	NON-REPRESENTATIVE SALE;
13	0	787520	0175	05/02/11	\$134,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	787520	0245	01/23/12	\$109,075	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	787520	0280	06/03/13	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	787540	0010	02/01/13	\$160,777	EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	787540	0041	12/15/12	\$135,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	787540	0045	11/26/13	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
13	0	794150	0160	12/12/12	\$217,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	794150	0160	11/08/13	\$135,000	FULL SALES PRICE NOT REPORTED; IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	794150	0180	03/26/12	\$124,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	794160	0400	09/06/13	\$137,694	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	794170	0250	02/20/13	\$119,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	858220	0100	04/26/13	\$232,299	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; SECURING OF DEBT;
13	0	858220	0100	05/17/13	\$232,299	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	858800	0015	08/02/11	\$108,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
13	0	858800	0070	09/28/11	\$139,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
13	0	858800	0140	03/21/13	\$141,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	858800	0140	03/21/13	\$141,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	858800	0150	12/06/11	\$124,750	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
13	0	858800	0155	01/10/13	\$166,000	NO MARKET EXPOSURE;
13	0	858800	0250	06/14/12	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	0	858800	0270	06/05/13	\$166,500	NON-REPRESENTATIVE SALE;
13	0	858800	0285	07/19/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	858800	0295	05/24/13	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	858800	0310	12/07/12	\$133,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	0	858800	0385	01/25/12	\$134,899	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
13	0	858800	0395	04/03/12	\$132,000	NON-REPRESENTATIVE SALE; SHORT SALE;
13	0	858800	0600	12/12/11	\$129,000	NO MARKET EXPOSURE;
13	0	931500	0020	11/14/12	\$133,550	NON-REPRESENTATIVE SALE;
17	0	010060	0140	11/06/13	\$173,250	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	010060	0180	12/13/13	\$163,000	NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	010060	0180	05/13/13	\$116,820	NON-PROFIT ORGANIZATION; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	010060	0280	12/10/13	\$136,550	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	010060	0320	04/24/13	\$274,495	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	010060	0320	05/17/13	\$274,495	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	010060	0360	02/25/13	\$132,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	010060	0360	03/09/12	\$106,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	010060	0440	09/05/13	\$151,589	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE;
17	0	010060	0530	03/15/12	\$135,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	010060	0540	11/29/11	\$148,750	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	010060	0600	01/29/13	\$135,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	010060	0720	03/04/13	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	010060	0810	02/05/13	\$175,659	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	010060	0810	05/15/13	\$220,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	010060	1190	05/31/12	\$145,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	010060	1210	09/08/11	\$135,000	NON-REPRESENTATIVE SALE;
17	0	010920	0300	10/15/12	\$307,965	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	010920	0300	04/16/13	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	010920	0310	11/13/12	\$235,000	RELOCATION - SALE TO SERVICE;
17	0	010920	0420	05/10/11	\$132,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	010920	0540	12/07/11	\$122,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	010920	0570	01/24/13	\$211,050	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	010921	0160	12/27/11	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	010921	0160	02/24/12	\$142,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	010921	0230	12/27/11	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	010921	0230	05/22/12	\$164,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
17	0	010921	0270	01/23/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	010921	0370	03/15/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	011460	0100	04/16/12	\$114,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	011460	0110	07/17/13	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	011470	0210	05/04/12	\$149,100	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	011470	0270	12/31/12	\$160,214	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	011470	0270	05/03/13	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	109960	0040	04/16/13	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	109960	0150	07/13/13	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	109960	0200	03/08/11	\$118,000	CORPORATE AFFILIATES; IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	109960	0210	07/30/13	\$181,001	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	109960	0320	05/31/11	\$90,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	109960	0320	06/05/12	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
17	0	109960	0450	03/27/13	\$212,917	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	109960	0450	11/05/13	\$181,555	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	109960	0480	07/26/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	109961	0390	07/30/13	\$188,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	109961	0500	10/27/11	\$366,046	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	109961	0500	03/30/12	\$185,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	109961	0750	07/17/12	\$144,246	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	109961	0750	10/18/12	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	109961	0770	04/13/12	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	109961	1050	04/02/12	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	109961	1050	06/04/12	\$185,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	109961	1080	05/28/13	\$421,537	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	109961	1260	06/15/12	\$136,500	LEASE OR LEASE-HOLD;
17	0	109961	1290	06/27/13	\$188,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	109975	0110	10/06/11	\$168,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	109975	0120	05/14/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	109975	0460	06/13/11	\$150,000	NON-REPRESENTATIVE SALE;
17	0	109975	0470	03/20/13	\$281,544	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	109975	0470	09/03/13	\$192,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	109975	0500	01/26/11	\$280,750	RELOCATION - SALE TO SERVICE; NON-REPRESENTATIVE SALE;
17	0	109975	0570	03/12/13	\$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	109976	0130	03/20/12	\$125,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	109976	0180	11/20/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	109976	0300	06/25/13	\$250,000	RELOCATION - SALE TO SERVICE;
17	0	122103	9059	12/19/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	122103	9073	03/12/13	\$219,668	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	122103	9095	04/05/12	\$139,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	122103	9098	06/27/13	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	122103	9113	08/22/12	\$233,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
17	0	142103	9101	03/01/13	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	150310	0170	10/18/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	150310	0250	08/15/11	\$243,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	150310	0250	11/16/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	150310	0330	04/19/11	\$202,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	150320	0040	11/16/11	\$296,850	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	150320	0040	05/21/12	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	150330	0170	02/06/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
17	0	167300	0310	02/24/12	\$300,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	167300	0590	04/19/13	\$353,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
17	0	167300	0600	01/07/13	\$259,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	167300	0670	11/18/13	\$265,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	167300	0820	10/24/12	\$319,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	176110	0020	05/18/12	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	176110	0340	10/06/11	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	176110	0430	09/17/13	\$155,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	176110	0500	05/23/13	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	176110	0500	04/02/13	\$263,576	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	179000	0080	12/26/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	193840	0030	05/21/12	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
17	0	193840	0080	08/28/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	193840	0320	07/06/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	193840	0560	10/09/13	\$218,495	EXEMPT FROM EXCISE TAX;
17	0	211551	0190	04/18/12	\$179,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	211551	0190	06/18/12	\$182,500	NON-REPRESENTATIVE SALE;
17	0	211551	0260	04/26/13	\$240,210	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	211551	0310	03/27/13	\$164,000	EXEMPT FROM EXCISE TAX;
17	0	211551	0310	05/17/13	\$159,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	211551	0460	03/22/12	\$131,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	211551	0470	03/08/12	\$149,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AFFORDABLE HOUSING SALES;
17	0	211551	0600	02/14/11	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	242103	9079	10/05/12	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	242103	9094	04/01/11	\$90,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME;
17	0	242103	9109	06/06/13	\$457,955	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	255700	0070	12/06/11	\$157,541	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	255700	0090	05/01/12	\$156,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	255700	0150	12/06/11	\$159,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	255700	0250	02/22/12	\$168,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	255700	0580	01/09/12	\$176,500	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	255700	0620	08/01/12	\$161,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	255700	0930	02/13/12	\$288,296	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	255700	0930	04/30/12	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	279150	0380	07/29/13	\$192,500	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	279150	0490	12/05/11	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	279150	0540	12/03/12	\$187,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	286730	0210	04/22/11	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	286730	0220	09/26/12	\$358,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; SHORT SALE;
17	0	286730	0270	06/26/13	\$200,000	NON-REPRESENTATIVE SALE;
17	0	286730	0330	08/24/12	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	286730	0330	10/26/12	\$275,000	CORPORATE AFFILIATES; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	286850	0070	03/04/13	\$123,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	294450	0290	02/17/12	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	294450	0310	04/11/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
17	0	294451	0030	07/15/11	\$164,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
17	0	327900	0030	06/01/12	\$130,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	327900	0610	08/13/13	\$150,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	330620	0020	11/22/11	\$96,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	330620	0125	06/24/13	\$142,402	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; SECURING OF DEBT;
17	0	330620	0150	05/13/13	\$140,251	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	330620	0155	11/07/12	\$226,723	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	330620	0155	03/18/13	\$160,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	330620	0180	10/17/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	330630	0280	07/30/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	394550	0080	07/09/13	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	438800	0140	07/26/12	\$113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	438800	0170	04/26/13	\$182,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
17	0	438800	0310	03/16/12	\$60,001	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	438800	0390	11/25/11	\$203,058	BANKRUPTCY - RECEIVER OR TRUSTEE;
17	0	438800	0390	04/10/12	\$99,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	438800	0400	07/15/13	\$115,000	NON-REPRESENTATIVE SALE;
17	0	438800	0410	02/01/11	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	438801	0040	05/22/13	\$146,727	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	438801	0040	12/06/12	\$183,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	438801	0040	12/06/12	\$183,500	GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX;
17	0	438801	0040	03/25/13	\$145,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	438801	0260	12/18/12	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	442410	0040	08/16/12	\$128,600	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	502945	0250	08/26/11	\$144,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	502945	0550	04/07/11	\$153,800	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	502945	0590	06/27/11	\$145,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	502945	0600	11/01/12	\$131,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	502945	0650	09/12/12	\$130,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
17	0	502945	0850	10/06/11	\$108,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	502945	0890	05/28/13	\$170,568	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	502946	0270	07/29/13	\$238,244	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	502946	0530	02/14/13	\$141,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	536020	0045	06/26/12	\$79,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	638515	0080	07/18/11	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	638660	0010	04/26/13	\$162,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	638660	0050	04/12/12	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	638660	0060	04/19/12	\$105,000	NON-REPRESENTATIVE SALE;
17	0	638660	0100	05/01/12	\$319,581	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	638660	0100	09/13/12	\$152,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	638670	0080	12/23/12	\$244,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	638670	0140	10/09/12	\$156,500	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	638670	0320	01/12/12	\$174,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	797200	0060	09/26/11	\$110,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
17	0	797200	0060	12/12/12	\$165,000	NON-REPRESENTATIVE SALE;
17	0	797200	0170	09/12/11	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	858120	0050	03/18/13	\$165,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	858120	0190	12/13/13	\$196,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	858120	0190	11/04/13	\$204,796	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	858120	0350	05/15/12	\$125,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	873180	0140	03/24/12	\$184,000	NON-REPRESENTATIVE SALE;
17	0	873180	0240	09/14/12	\$209,000	NON-REPRESENTATIVE SALE;
17	0	873180	0360	12/04/12	\$193,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	873180	0400	06/27/13	\$265,000	NON-REPRESENTATIVE SALE;
17	0	873180	0440	04/15/13	\$320,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873180	0590	08/02/13	\$382,401	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873180	0630	10/31/11	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	873180	0880	11/22/11	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	873180	1130	12/06/11	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873180	1130	07/05/12	\$169,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	873180	1240	10/17/12	\$305,717	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873180	1240	04/22/13	\$249,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	873180	1250	07/29/13	\$190,100	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873190	0210	07/06/12	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873190	0470	01/16/12	\$179,250	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873190	0470	05/18/12	\$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
17	0	873190	0510	03/22/13	\$219,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
17	0	873190	0560	03/29/11	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873190	0560	01/30/13	\$250,000	RELOCATION - SALE BY SERVICE; NON-REPRESENTATIVE SALE;
17	0	873190	0560	10/23/12	\$250,000	RELOCATION - SALE TO SERVICE;
17	0	873190	0790	01/15/13	\$208,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	873190	0850	03/11/13	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873190	0850	06/20/13	\$160,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	873190	1470	09/02/11	\$220,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
17	0	873190	1710	06/19/12	\$309,185	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873190	1710	02/13/13	\$247,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	873190	1820	12/27/11	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	873190	2160	11/16/11	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	873190	2520	12/01/11	\$220,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	873190	2550	06/16/11	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873190	2560	05/31/13	\$316,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	873195	0040	03/01/11	\$235,000	CONTRACT OR CASH SALE; FINANCIAL INSTITUTION RESALE;
17	0	873195	0040	12/18/11	\$246,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
17	0	873195	0180	07/23/13	\$250,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873195	0210	03/11/13	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873195	0370	11/07/13	\$179,240	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873195	0530	12/11/12	\$174,601	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873195	0540	10/16/12	\$319,656	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873195	0540	10/25/12	\$283,672	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	873195	0540	07/18/13	\$220,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	873195	0800	10/02/12	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	873195	0870	12/12/11	\$263,760	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873195	1050	08/14/12	\$300,000	NON-REPRESENTATIVE SALE;
17	0	873195	1120	09/05/13	\$213,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	873195	1380	08/28/12	\$294,942	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873195	1380	08/21/13	\$207,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	873195	1490	05/25/12	\$199,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873196	0020	08/22/12	\$319,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	873196	0390	04/17/13	\$393,968	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873196	0390	08/30/13	\$393,968	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873196	0390	11/08/13	\$261,450	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
17	0	873196	0460	01/11/12	\$138,400	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873198	0020	10/01/12	\$190,000	NON-REPRESENTATIVE SALE;
17	0	873198	0020	11/30/11	\$195,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	873198	1000	07/30/13	\$268,548	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873198	1630	08/06/13	\$288,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873198	2210	08/08/12	\$215,000	NON-REPRESENTATIVE SALE;
17	0	873198	2350	04/26/12	\$239,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	873198	2440	01/22/12	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873198	2460	10/28/11	\$195,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
17	0	873198	2610	03/15/12	\$236,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
17	0	873198	2660	08/13/12	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873198	2750	03/13/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873198	2820	05/18/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873198	2940	06/24/13	\$373,874	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873198	3010	08/03/12	\$304,645	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873198	3010	01/09/13	\$217,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	873198	3020	02/15/12	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	873198	3050	07/19/11	\$350,648	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873198	3050	01/03/12	\$150,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	873198	3170	04/30/13	\$318,000	CONTRACT OR CASH SALE;
17	0	873198	3210	08/09/13	\$240,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
17	0	873199	0240	09/07/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873199	0360	10/27/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873201	0300	05/19/11	\$267,900	RELOCATION - SALE TO SERVICE;
17	0	873201	0370	04/16/13	\$213,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE;
17	0	873201	0380	09/25/12	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	873202	0010	05/23/11	\$172,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	873202	0120	07/05/12	\$168,950	NON-REPRESENTATIVE SALE;
17	0	873202	0180	02/07/12	\$234,129	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873202	0180	04/18/12	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	873202	0520	09/09/11	\$171,500	NON-REPRESENTATIVE SALE;
17	0	873202	0700	04/25/13	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	873202	0800	01/24/13	\$184,862	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	873202	0800	03/26/13	\$216,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	873203	0090	04/22/11	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	873203	0260	03/27/12	\$170,475	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	873204	0330	07/18/12	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873204	0350	06/03/13	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	873204	0450	03/02/12	\$189,000	NON-REPRESENTATIVE SALE;
17	0	873204	0730	02/01/12	\$243,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
17	0	873204	0770	12/11/13	\$220,760	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873213	0170	12/13/13	\$232,930	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873213	0620	10/25/13	\$182,301	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873213	0750	09/27/13	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	873213	0950	02/22/13	\$181,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	873213	1220	04/25/11	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	873213	1280	07/18/12	\$153,780	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
17	0	873213	1290	02/16/11	\$195,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	873213	1420	04/25/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	873216	0040	09/25/13	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	873216	0150	02/08/12	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	873216	0160	02/22/12	\$172,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	873216	0300	11/10/11	\$125,357	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	894430	0010	07/15/13	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	894430	0040	12/05/13	\$176,683	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	894430	0320	08/30/11	\$115,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	894430	0330	11/26/13	\$139,859	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	894430	0350	12/11/13	\$126,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	894430	0610	08/10/12	\$136,000	FULL SALES PRICE NOT REPORTED; NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	894430	0610	01/23/12	\$104,940	NO MARKET EXPOSURE; GOVERNMENT AGENCY; NON-PROFIT ORGANIZATION;
17	0	894430	0670	10/07/11	\$115,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	894430	0780	09/13/13	\$88,018	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	894500	0090	10/05/11	\$90,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
17	0	894500	0100	09/09/13	\$142,400	EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	894500	0110	04/02/13	\$111,200	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	894500	0230	11/21/12	\$95,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	894500	0320	04/11/13	\$140,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	894500	0320	07/19/12	\$102,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	894500	0510	09/25/12	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	894500	0510	09/20/13	\$157,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	894500	0640	01/17/13	\$109,801	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	894500	0730	11/09/11	\$192,761	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	894500	0730	02/14/12	\$110,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	894500	0980	01/26/11	\$102,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	894510	0130	03/21/11	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	894510	0170	07/25/12	\$132,000	FULL SALES PRICE NOT REPORTED; NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	894510	0170	10/27/11	\$86,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	894510	0190	09/19/13	\$153,271	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	894510	0190	05/01/12	\$83,900	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	894510	0320	12/19/13	\$166,042	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	894510	0420	12/19/12	\$158,103	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	894510	0420	01/03/13	\$158,103	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	894510	0420	05/30/13	\$120,000	NON-PROFIT ORGANIZATION; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	894510	0420	12/02/13	\$164,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	894520	0150	06/21/12	\$100,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	894520	0320	08/02/11	\$137,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	894520	0690	05/10/11	\$112,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	894520	0750	10/05/11	\$113,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	894520	0790	03/02/11	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	894520	0900	06/25/13	\$124,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	894520	0910	06/06/13	\$124,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	894520	0910	01/15/13	\$136,918	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	894520	0930	03/07/13	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	894530	0100	12/19/12	\$160,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;
17	0	894530	0290	12/06/11	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	894530	0290	05/11/12	\$115,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	896590	0090	03/12/13	\$227,832	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	896590	0090	09/10/13	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	921150	0120	04/07/11	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	921150	0140	04/28/11	\$134,662	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	921150	0230	08/28/13	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
17	0	921150	0720	01/15/13	\$211,986	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	921151	0170	03/14/11	\$164,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	921151	0400	09/16/11	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	921151	0550	06/18/12	\$162,179	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	921151	0550	10/24/12	\$173,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	921151	0660	05/15/13	\$217,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	921151	0760	07/11/13	\$180,000	NO MARKET EXPOSURE;
17	0	921151	0850	12/11/13	\$250,203	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	921151	0890	02/20/12	\$125,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	921152	0120	10/24/13	\$170,000	NON-REPRESENTATIVE SALE;
17	0	921152	0170	11/15/12	\$194,721	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	921152	0170	01/17/13	\$158,225	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	921152	0210	05/16/12	\$170,001	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	932090	0030	11/09/12	\$185,254	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	932090	0030	01/15/13	\$92,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	932090	0040	05/11/12	\$193,640	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	932090	0040	07/06/12	\$57,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
17	0	932090	0060	03/10/11	\$58,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	932090	0060	12/12/13	\$125,000	NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	932090	0070	10/17/12	\$125,000	FULL SALES PRICE NOT REPORTED; NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES;
17	0	932090	0120	02/15/11	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	932090	0170	10/02/12	\$188,944	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	932090	0170	10/07/13	\$101,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	932090	0170	10/12/12	\$169,517	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	932090	0250	02/07/11	\$53,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	932090	0360	02/03/11	\$50,000	NON-REPRESENTATIVE SALE;
17	0	932090	0390	06/29/12	\$79,273	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	932090	0390	11/12/12	\$77,073	NON-PROFIT ORGANIZATION; NON-REPRESENTATIVE SALE; ;
17	0	932090	0450	10/09/13	\$82,864	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	932090	0470	01/15/13	\$80,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	932090	0740	05/16/13	\$80,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	932090	1010	09/25/12	\$80,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	932090	1080	04/09/12	\$80,000	NON-REPRESENTATIVE SALE;
17	0	932090	1270	11/16/12	\$76,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION; NON-REPRESENTATIVE SALE;
17	0	932090	1290	04/24/13	\$211,617	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	932090	1290	09/09/13	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	932090	1290	05/21/13	\$211,617	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	932430	0100	12/19/11	\$161,178	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	932430	0130	12/04/12	\$54,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
17	0	932432	0010	04/16/12	\$321,743	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	932432	0010	04/23/12	\$321,743	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	932432	0010	06/11/12	\$151,600	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
17	0	932432	0040	12/23/13	\$236,752	EXEMPT FROM EXCISE TAX;
17	0	951090	0220	09/03/13	\$173,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	951090	0235	01/14/13	\$157,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	951090	0390	03/29/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	951090	0470	03/26/13	\$210,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	951090	0670	11/03/11	\$168,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	951090	0710	05/21/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	951090	0720	04/03/12	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	954280	0080	04/11/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	954280	0090	11/14/11	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	954280	0130	02/28/12	\$145,000	NON-REPRESENTATIVE SALE; SHORT SALE;
17	0	954280	0560	10/22/12	\$292,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	954280	0560	06/12/13	\$181,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	954280	0580	02/20/12	\$123,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; AUCTION SALE;
17	0	954280	0980	12/06/12	\$262,816	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	954280	0980	05/07/13	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
17	0	954280	1060	07/29/13	\$187,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	954280	1390	03/29/11	\$198,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
17	0	954280	1410	10/14/13	\$55,000	NON-REPRESENTATIVE SALE; SHORT SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	954280	1600	03/04/11	\$158,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	954280	1690	07/17/13	\$259,426	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
17	0	954280	1690	10/24/13	\$225,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	954280	1800	02/22/12	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
18	0	010450	0060	01/30/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010450	0190	01/26/12	\$164,800	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	010450	0260	05/06/13	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
18	0	010450	0270	09/11/12	\$77,395	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	010450	0280	03/03/11	\$96,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010450	0320	08/07/12	\$160,652	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
18	0	010450	0420	10/21/11	\$211,443	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	010450	0420	01/29/12	\$138,100	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
18	0	010450	0450	03/14/13	\$251,629	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	010450	0500	08/28/13	\$155,787	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
18	0	010450	0850	06/20/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
18	0	010450	1060	06/28/13	\$235,000	NO MARKET EXPOSURE;
18	0	010451	0170	08/14/12	\$165,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	010451	0210	09/11/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
18	0	010451	0250	12/21/11	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	010451	0300	09/06/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010451	0390	01/13/12	\$167,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010451	0540	08/24/11	\$146,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010452	0100	05/02/13	\$177,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	010452	0170	11/07/11	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010453	0090	12/20/12	\$241,030	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	010453	0090	06/27/13	\$202,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	010453	0150	05/10/11	\$170,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010453	0180	09/24/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
18	0	010453	0490	09/06/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	010453	0590	03/28/13	\$149,950	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	010454	0090	02/04/11	\$150,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
18	0	010454	0330	02/08/12	\$142,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
18	0	010454	0350	07/29/13	\$188,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	010454	0410	02/06/12	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	010454	0410	02/23/12	\$142,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
18	0	010454	0530	11/20/13	\$156,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
18	0	010454	0540	11/21/11	\$128,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
18	0	010454	0610	08/06/12	\$140,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	010454	0700	11/30/12	\$339,684	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	010454	0700	03/11/13	\$195,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	010454	0760	09/30/13	\$293,053	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	010455	0080	12/22/11	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
18	0	010455	0090	09/26/12	\$165,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
18	0	010455	0370	05/04/12	\$170,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010455	0570	03/19/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	010455	0630	06/17/13	\$310,584	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	010455	0630	12/10/13	\$240,000	EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	010455	0670	11/25/11	\$141,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
18	0	010456	0070	06/25/12	\$209,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
18	0	010456	0560	07/19/13	\$246,401	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	010457	0090	08/07/12	\$313,281	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	010457	0090	02/07/13	\$217,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	010457	0200	06/28/11	\$175,545	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	010457	0200	09/30/11	\$180,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	010457	0350	06/26/13	\$170,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	010457	0620	06/20/13	\$320,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	132140	0450	08/25/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	132171	0170	03/08/13	\$198,429	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	132171	0180	01/06/12	\$406,529	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
18	0	132171	0180	07/17/12	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
18	0	132171	0340	07/09/13	\$135,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
18	0	132171	0490	12/21/11	\$230,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	132173	0520	10/07/13	\$201,690	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
18	0	132190	0040	11/14/11	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	182104	9065	10/28/11	\$290,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	189545	0320	08/02/11	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	189546	0140	04/29/13	\$314,441	EXEMPT FROM EXCISE TAX;
18	0	189546	0150	10/17/13	\$225,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
18	0	189546	0200	02/13/13	\$272,500	EXEMPT FROM EXCISE TAX;
18	0	189546	0440	02/06/12	\$175,000	NON-REPRESENTATIVE SALE;
18	0	276230	0030	08/21/12	\$321,080	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	276230	0030	08/23/12	\$321,079	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	276230	0030	12/27/12	\$206,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	276230	0040	03/30/12	\$141,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	276230	0140	10/09/13	\$185,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
18	0	640370	0320	02/03/12	\$334,979	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	666490	0020	09/30/13	\$354,008	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	666490	0190	05/13/13	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	666490	0250	02/14/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	666491	0070	11/14/13	\$199,303	EXEMPT FROM EXCISE TAX;
18	0	666491	0250	12/28/11	\$141,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
18	0	666491	0330	10/16/13	\$203,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; SECURING OF DEBT;
18	0	683782	0010	02/27/12	\$288,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	683782	0160	05/22/12	\$235,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	729801	0200	09/05/12	\$424,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
18	0	729801	0370	08/10/12	\$317,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
18	0	729803	0090	09/18/13	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	729804	0180	02/26/13	\$450,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
18	0	729804	0590	02/13/13	\$519,451	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	729804	0590	07/02/13	\$383,250	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	729805	0130	07/20/11	\$282,638	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	729805	0580	12/16/12	\$370,000	NO MARKET EXPOSURE;
18	0	742800	0080	10/23/12	\$326,203	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; SECURING OF DEBT;
18	0	742800	0080	10/03/13	\$163,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	742800	0300	06/18/13	\$300,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
18	0	926490	0220	11/01/13	\$240,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	926490	0240	05/21/12	\$244,621	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926490	0240	12/12/12	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926490	0690	01/31/12	\$177,404	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926490	0690	05/08/12	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926490	0860	07/29/13	\$255,000	NO MARKET EXPOSURE;
18	0	926490	0910	05/24/11	\$181,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	926490	0930	03/02/12	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
18	0	926490	1010	06/28/12	\$314,747	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926490	1010	11/28/12	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926490	1060	01/26/12	\$147,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
18	0	926490	1130	05/10/12	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	926490	1340	05/01/12	\$259,338	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	926490	1340	11/29/12	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926490	1340	09/25/12	\$259,338	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
18	0	926490	1450	02/14/11	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	926490	1570	06/04/12	\$226,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926490	1590	07/26/12	\$202,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	926490	1700	05/02/13	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
18	0	926490	1920	04/11/12	\$167,500	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	926490	2030	07/13/12	\$341,104	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	926490	2030	10/15/12	\$235,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
18	0	926490	2270	07/30/13	\$386,366	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	926490	2300	05/23/12	\$150,001	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	926491	0040	04/30/12	\$227,700	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	926491	0520	04/13/11	\$170,000	NON-REPRESENTATIVE SALE;
18	0	926491	0590	09/06/11	\$258,000	LEASE OR LEASE-HOLD;
18	0	926491	0920	07/22/13	\$273,601	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926491	1030	07/20/11	\$242,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	926491	1170	04/05/12	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	926491	1170	06/25/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
18	0	926491	1380	10/17/12	\$166,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
18	0	926492	0280	05/03/12	\$184,451	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
18	0	926492	0630	07/15/13	\$68,613	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	926492	0650	01/23/13	\$411,185	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926492	0650	04/24/13	\$315,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926492	0830	11/13/12	\$240,000	NO MARKET EXPOSURE;
18	0	926492	0880	12/27/12	\$389,331	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926492	0880	06/12/13	\$253,500	GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX;
18	0	926492	0880	06/12/13	\$253,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926492	1030	08/23/13	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	926493	0010	03/07/12	\$237,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
18	0	926493	0140	07/20/12	\$242,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926493	0180	02/07/13	\$197,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926493	0250	10/27/11	\$186,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
18	0	926493	0250	04/23/12	\$210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	926494	0070	07/11/13	\$324,900	RELOCATION - SALE TO SERVICE;
18	0	926494	0280	10/16/12	\$268,000	NO MARKET EXPOSURE;
18	0	926494	0730	06/26/13	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	926494	0930	10/04/12	\$213,000	NON-REPRESENTATIVE SALE; SHORT SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	926495	0180	06/28/12	\$274,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	926495	0240	01/23/13	\$431,092	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926495	0940	09/30/13	\$193,000	NO MARKET EXPOSURE;
18	0	926495	0950	10/09/12	\$229,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926495	1080	02/07/12	\$309,290	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	0	926496	0110	06/11/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
18	0	926496	0160	07/15/11	\$316,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	926496	0630	12/23/13	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE;
18	0	926496	0790	05/09/13	\$299,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	0	926871	0250	08/16/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE;
18	0	957814	0360	11/26/13	\$268,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
21	0	066231	0010	06/10/13	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	066231	0140	04/23/13	\$220,000	NON-REPRESENTATIVE SALE;
21	0	066231	0890	05/28/13	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
21	0	113780	0140	12/17/12	\$335,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	113960	0200	10/29/12	\$215,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	113960	0200	10/29/12	\$275,900	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE;
21	0	113960	0320	12/12/11	\$205,150	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
21	0	113960	0340	06/08/11	\$170,000	NON-REPRESENTATIVE SALE;
21	0	114001	0040	05/31/13	\$222,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
21	0	132174	0140	09/05/13	\$430,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
21	0	132174	0250	08/11/11	\$219,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	132174	0280	11/11/11	\$275,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	132174	0650	02/08/11	\$281,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
21	0	132174	0700	03/05/13	\$362,889	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	132174	0720	01/25/11	\$250,000	FINANCIAL INSTITUTION RESALE;
21	0	132174	0820	07/02/13	\$231,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
21	0	202100	0030	08/08/13	\$312,650	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	202100	0070	10/26/11	\$272,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
21	0	202100	0080	05/24/13	\$315,000	NO MARKET EXPOSURE; FORCED SALE; NON-REPRESENTATIVE SALE;
21	0	202100	0230	06/24/13	\$524,222	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
21	0	202100	0230	10/11/13	\$265,000	NON-PROFIT ORGANIZATION; FINANCIAL INSTITUTION RESALE;
21	0	218000	0655	05/10/12	\$135,150	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	218820	0660	10/30/13	\$141,750	FINANCIAL INSTITUTION RESALE;
21	0	218820	0660	04/02/13	\$317,161	FORCED SALE; EXEMPT FROM EXCISE TAX;
21	0	218820	0675	08/20/12	\$251,080	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
21	0	218820	0675	08/24/11	\$251,080	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	218820	0675	10/29/12	\$151,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	218820	1760	01/18/11	\$176,252	FINANCIAL INSTITUTION RESALE;
21	0	218820	1780	06/17/13	\$101,700	FORCED SALE; EXEMPT FROM EXCISE TAX;
21	0	218820	3615	11/28/12	\$114,530	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
21	0	218820	4045	07/25/11	\$57,000	FINANCIAL INSTITUTION RESALE;
21	0	252103	9030	01/14/11	\$161,200	NON-REPRESENTATIVE SALE;
21	0	252103	9052	12/05/11	\$155,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	257180	0075	04/18/11	\$149,500	NON-REPRESENTATIVE SALE;
21	0	292104	9027	03/20/13	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
21	0	292104	9063	10/09/12	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
21	0	292104	9069	07/27/11	\$204,000	NO MARKET EXPOSURE;
21	0	292104	9071	10/27/11	\$365,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
21	0	292104	9089	02/10/11	\$430,000	MULTI-PARCEL SALE;
21	0	302104	9020	08/09/12	\$650,000	CORPORATE AFFILIATES; BUILDER OR DEVELOPER SALES;
21	0	302104	9022	11/12/12	\$268,000	FORCED SALE;
21	0	302104	9025	12/02/11	\$165,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	302104	9078	03/18/13	\$118,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	302104	9104	05/28/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
21	0	302104	9105	07/15/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	302104	9135	11/10/11	\$550,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	302104	9145	03/28/13	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
21	0	302104	9159	04/09/13	\$212,000	NON-REPRESENTATIVE SALE;
21	0	302104	9171	09/12/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
21	0	302104	9171	06/11/12	\$175,000	NON-REPRESENTATIVE SALE;
21	0	306560	0030	08/05/13	\$221,300	EXEMPT FROM EXCISE TAX;
21	0	306560	0080	01/11/13	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	306560	0120	01/04/11	\$98,500	NON-REPRESENTATIVE SALE;
21	0	306560	0190	03/09/11	\$172,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	306560	0380	03/16/11	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
21	0	306561	0070	07/05/12	\$188,476	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	306561	0120	09/02/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	322104	9058	08/27/13	\$69,198	IMP. CHARACTERISTICS CHANGED SINCE SALE;
21	0	440560	0011	06/09/11	\$120,000	NON-REPRESENTATIVE SALE;
21	0	440560	0060	01/07/11	\$135,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	440561	0100	09/05/13	\$369,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	440561	0160	08/07/13	\$205,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
21	0	502860	0230	06/05/12	\$152,995	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
21	0	502860	0310	06/21/13	\$210,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
21	0	502860	0350	07/21/11	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	502860	1060	06/03/13	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	502860	1590	03/16/12	\$175,000	SHORT SALE; NON-REPRESENTATIVE SALE
21	0	502860	1630	03/21/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
21	0	502860	1720	03/13/13	\$221,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	502860	2070	07/27/12	\$162,000	NON-REPRESENTATIVE SALE;
21	0	502860	2100	01/17/12	\$169,300	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	502860	2230	07/30/13	\$201,141	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
21	0	542242	0060	11/28/11	\$274,426	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	542242	0060	07/25/12	\$162,800	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	542242	0410	12/13/12	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	542242	0510	11/14/13	\$218,714	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
21	0	542242	0590	05/11/12	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	542242	0710	12/03/12	\$172,500	NO MARKET EXPOSURE;
21	0	542242	0830	05/17/13	\$190,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX;
21	0	542242	0830	05/17/13	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	542243	0020	03/15/12	\$157,300	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
21	0	542243	0060	09/07/11	\$43,867	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
21	0	542243	0230	12/07/11	\$188,321	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
21	0	542243	0230	12/07/11	\$188,321	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	542243	0320	12/17/13	\$221,756	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	542243	0340	11/21/12	\$252,981	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	542243	0340	02/25/13	\$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
21	0	542350	0010	07/11/11	\$118,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	542350	0020	07/23/13	\$215,600	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
21	0	542350	0240	10/12/12	\$129,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
21	0	542350	0360	03/26/13	\$89,031	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
21	0	542350	0600	08/09/13	\$187,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
21	0	713780	0055	11/15/12	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	713780	0055	05/13/13	\$177,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
21	0	713780	0085	04/06/11	\$120,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
21	0	713780	0220	01/30/12	\$105,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
21	0	713780	0290	05/30/12	\$170,660	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	713780	0290	09/10/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	713780	0295	08/01/11	\$235,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	713780	0300	11/06/12	\$140,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
21	0	768390	0150	09/13/13	\$330,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	768390	0190	01/15/13	\$436,196	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	779645	0100	09/05/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	779645	0600	08/16/12	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	787960	0010	07/17/13	\$204,150	NON-REPRESENTATIVE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 054 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
21	0	787960	0120	11/04/11	\$209,900	SELLING OR BUYING COSTS AFFECTING SALE PRICE; FINANCIAL INSTITUTION RESALE;
21	0	787960	0210	07/22/13	\$70,508	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
21	0	795620	0020	02/07/13	\$142,300	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE;
21	0	795620	0090	09/18/12	\$107,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	795620	0270	09/27/12	\$105,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	795630	0040	03/08/12	\$121,800	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	795630	0040	09/25/12	\$132,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
21	0	795630	0080	05/08/12	\$103,701	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
21	0	795630	0080	07/19/12	\$113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	859490	0080	12/13/11	\$210,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	920200	0070	09/04/12	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE;
21	0	920200	0100	08/27/13	\$110,000	FORCED SALE;
21	0	920200	0100	09/13/13	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
21	0	920200	0160	03/16/12	\$120,000	NON-REPRESENTATIVE SALE;
21	0	920200	0170	10/15/13	\$136,400	NON-REPRESENTATIVE SALE;
21	0	920200	0200	02/01/12	\$128,000	FINANCIAL INSTITUTION RESALE;
21	0	920200	0210	07/09/13	\$223,350	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX;
21	0	920200	0210	11/20/13	\$208,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
21	0	920200	0240	01/17/12	\$97,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
21	0	926975	0010	09/09/13	\$164,650	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
21	0	926975	0340	09/13/12	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
21	0	926975	0410	02/28/13	\$84,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
21	0	926975	0640	03/04/11	\$328,006	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
21	0	926975	0680	08/10/11	\$149,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
21	0	926975	0840	06/21/11	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Vacant Sales Used in this Physical Inspection Analysis

Area 054

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
54	13	0	072104	9093	10/25/11	\$80,000	65,775	N	N
54	13	0	072104	9093	10/11/13	\$145,000	67,992	N	N
54	13	0	072104	9027	12/19/11	\$99,000	67,992	N	N
54	17	0	122103	9017	01/04/13	\$3,500	7,275	N	N
54	17	0	150310	0480	01/04/13	\$3,500	8,700	N	N
54	17	0	242103	9087	06/26/12	\$200,000	98,881	N	N
54	17	0	286730	0250	05/31/11	\$74,000	7,200	N	N

Multi Parcel Sales

Sub Area	Major	Plat Name	Sale Date	Sale Price	Excise Tax Number	Number of Parcels	Indicated Value Per Lot
018	750380	SAGHALIE FIRS	01/19/11	\$1,998,000	2476008	27	\$74,000
018	957850	WYNSTONE EAST	12/14/12	\$497,000	2579529	7	\$71,000
018	957850	WYNSTONE EAST	03/15/13	\$426,000	2594066	6	\$71,000
018	957850	WYNSTONE EAST	5/7/2013	\$284,000	2603918	4	\$71,000
018	957850	WYNSTONE EAST	06/14/13	\$1,278,000	2611538	18	\$71,000
018	957850	WYNSTONE EAST	09/13/13	\$639,000	2630108	9	\$71,000
018	957850	WYNSTONE EAST	12/12/13	\$426,000	2645683	6	\$71,000

Area 52

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
052	010	052104	9048	08/20/13	\$150,000	211,266	N	N
052	014	102103	9031	08/03/12	\$155,000	110,642	N	N
052	014	122103	9037	12/10/13	\$550,000	865,101	N	N

Vacant Sales Removed in this Physical Inspection Analysis

Area 054

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	072104	9129	12/16/13	\$300,000	PLOTTAGE;
13	0	555730	0470	06/25/11	\$2,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
13	0	555730	0480	06/25/11	\$2,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
17	0	286730	0250	04/06/11	\$36,900	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
17	0	286730	0280	03/01/13	\$95,000	BANKRUPTCY - RECEIVER OR TRUSTEE; PLANS & PERMITS;
21	0	218820	0150	05/10/12	\$3,000	QUIT CLAIM DEED;
21	0	218820	1400	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	218820	1420	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	218820	1460	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	218820	1475	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	218820	1480	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	218820	1490	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	218820	1495	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	218820	3220	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	218820	3265	06/07/11	\$35,000	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
21	0	713780	0160	06/24/13	\$35,000	MULTI-PARCEL SALE;
21	0	713780	0165	06/24/13	\$35,000	MULTI-PARCEL SALE;
21	0	738700	0030	07/25/13	\$120,914	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

Randy Raven

- Data Collection
- Sales Verification
- Appeals Response Review
- Land Valuation
- New Construction Evaluation

Sheila Hulin

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and Total Valuation
- New Construction Evaluation



Robert Dubos

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and Total Valuation
- New Construction Evaluation

Robert Persian

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and Total Valuation
- New Construction Evaluation

Stephanie Pratt

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and Total Valuation
- New Construction Evaluation

Heather Hagen

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and Total Valuation
- New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

Ted Gundram

- Data Collection
- Sales Verification
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

Ted Gundram

7/16/2014

Appraiser II

Date

