

Executive Summary Physical Inspection Snoqualmie Ridge / Issaquah Highlands Area 075 Physical Inspection

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2008
Number of Improved Sales: 1408
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	\$187,500	\$256,900	\$444,400			8.80%
2014 Value	\$202,500	\$356,400	\$558,900	\$598,300	93.5%	5.53%
Change	+\$15,000	+\$99,500	+\$114,500			
% Change	+8.0%	+38.7%	+25.8%			

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 5.53% is an improvement from the previous COD of 8.80%. 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	\$191,800	\$259,000	\$450,800
2014 Value	\$202,000	\$352,800	\$554,800
% Change	+5.3%	+36.2%	+23.1%

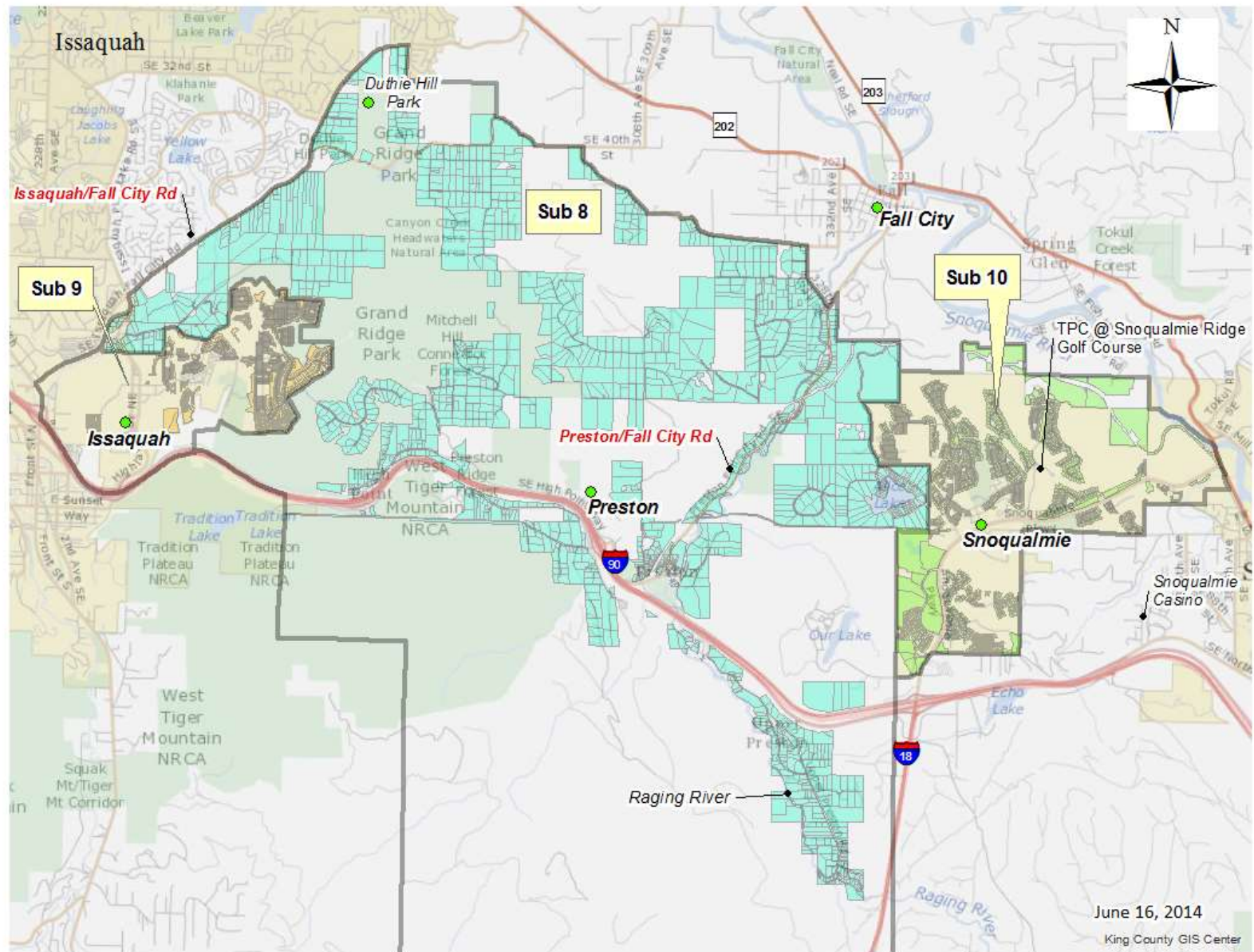
Number of one to three unit residences in the population: 5,771

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 075 – Snoqualmie Ridge / Issaquah Highlands, 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 075 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.

Area 075 - Area Map



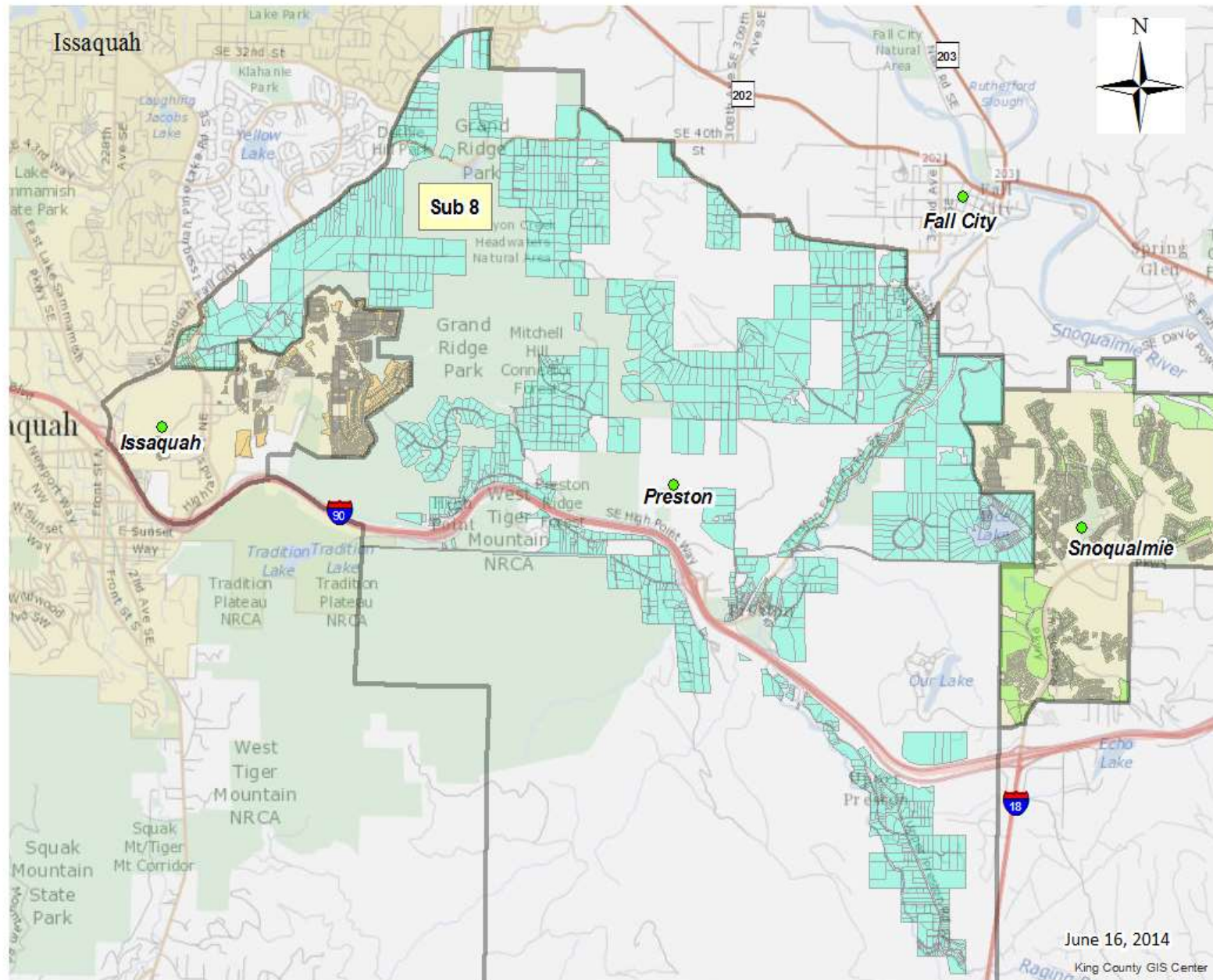
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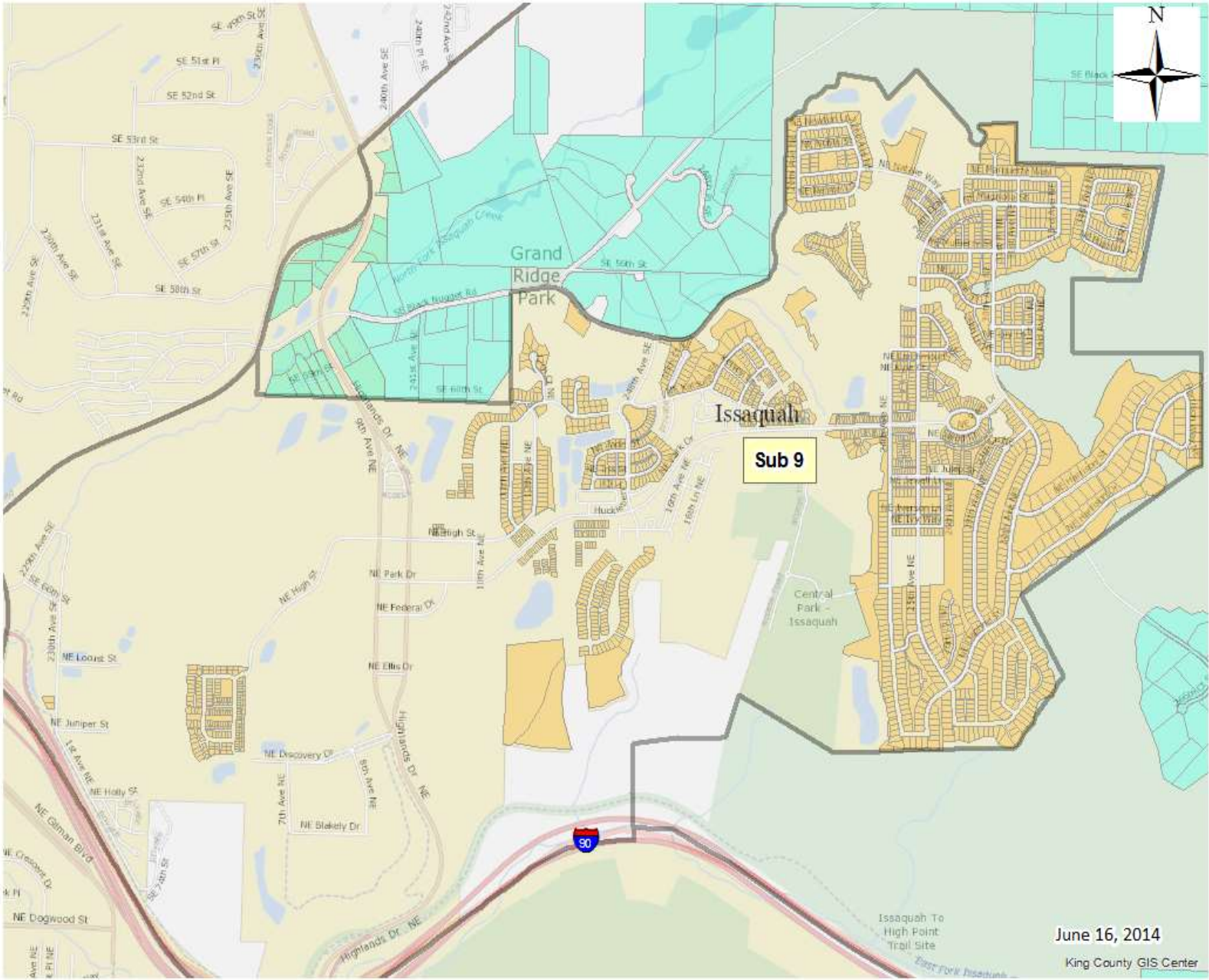
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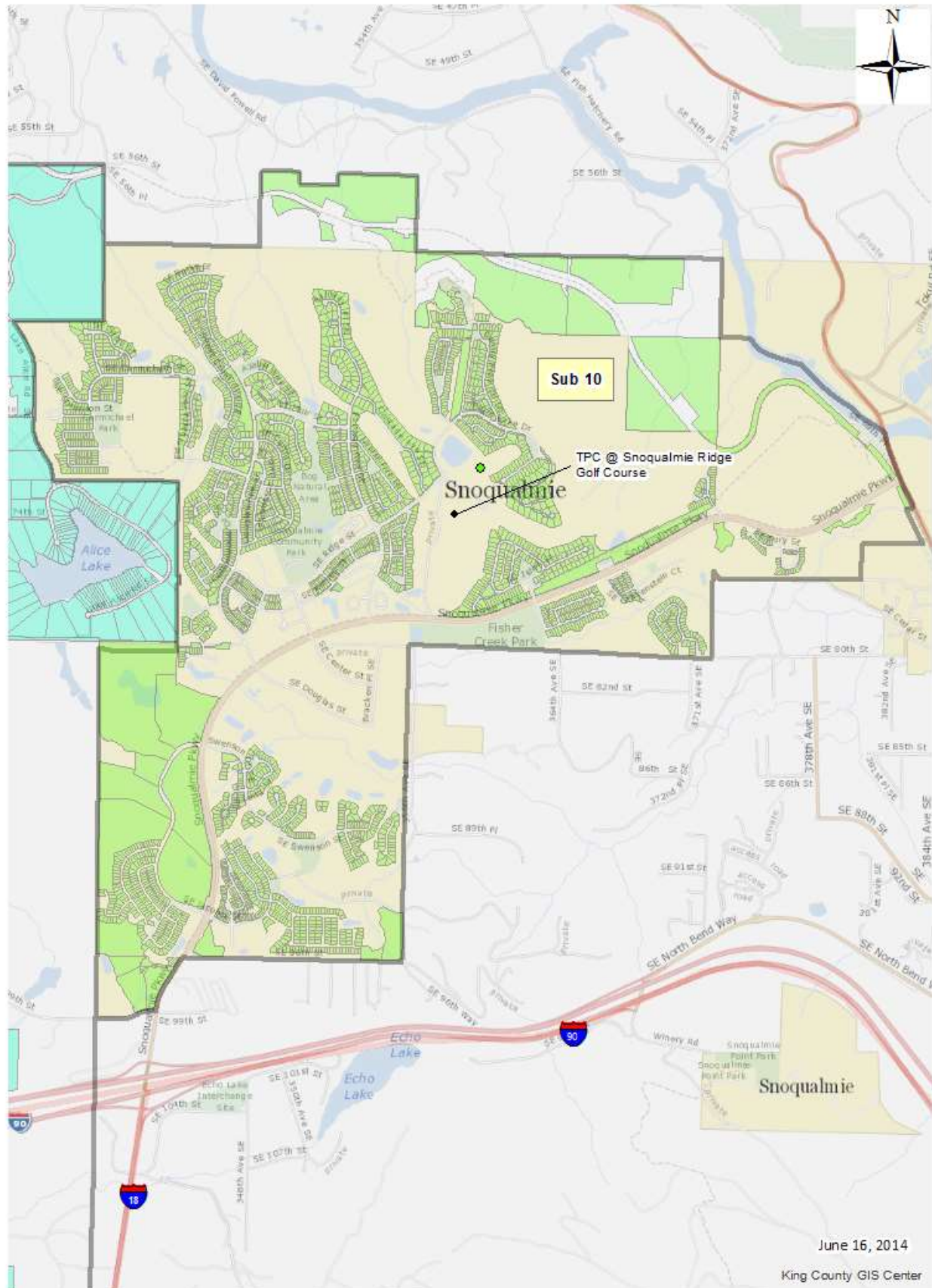
Area 075 – Sub Area 8 Map



Area 075 – Sub Area 9 Map



Area 075 - Sub Area 10 Map



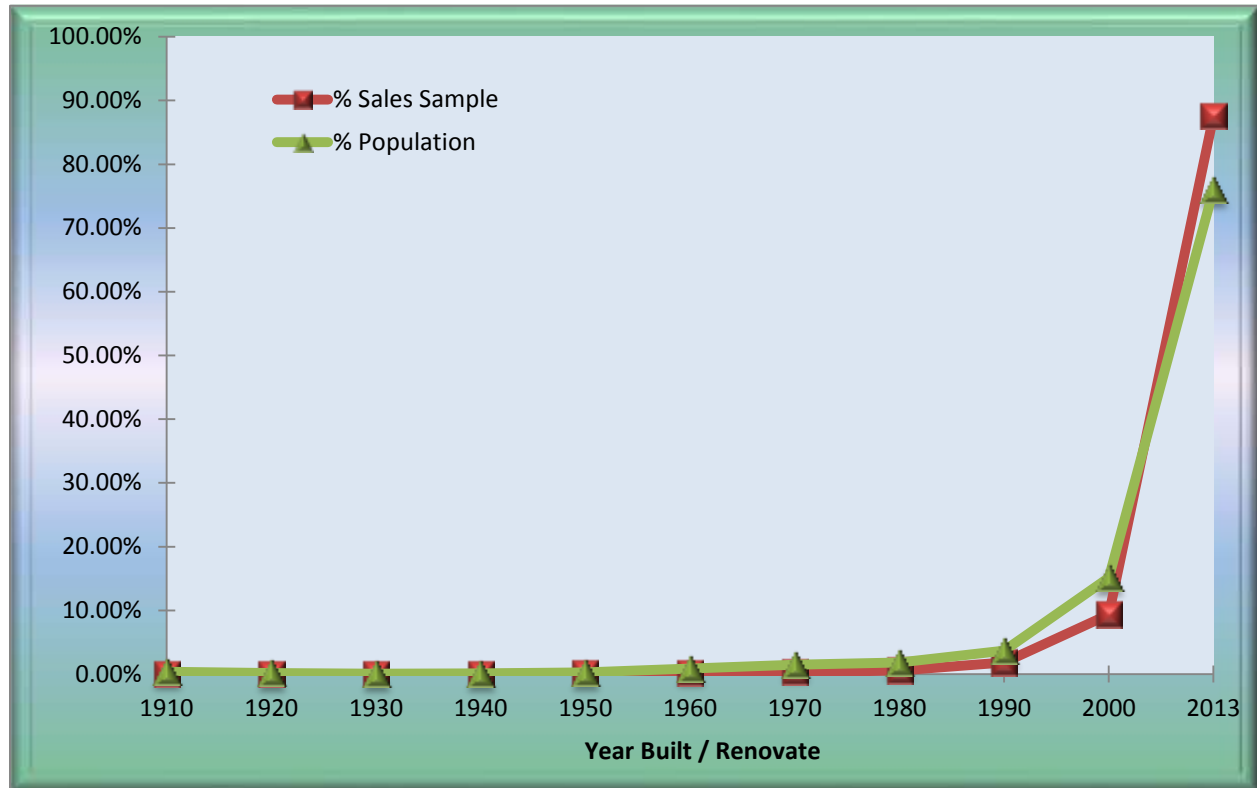
Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.07%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	2	0.14%
1960	2	0.14%
1970	4	0.28%
1980	8	0.57%
1990	26	1.85%
2000	132	9.38%
2013	1,233	87.57%
1,408		

Population

Year Built/Ren	Frequency	% Population
1910	22	0.38%
1920	11	0.19%
1930	4	0.07%
1940	7	0.12%
1950	15	0.26%
1960	49	0.85%
1970	84	1.46%
1980	105	1.82%
1990	213	3.69%
2000	873	15.13%
2013	4,388	76.04%
5,771		



Sales of new homes built over the last few years are heavily represented in this sample. This new home representation is an accurate representation of the area as a whole. 76% of the population was built between 2000 to current.

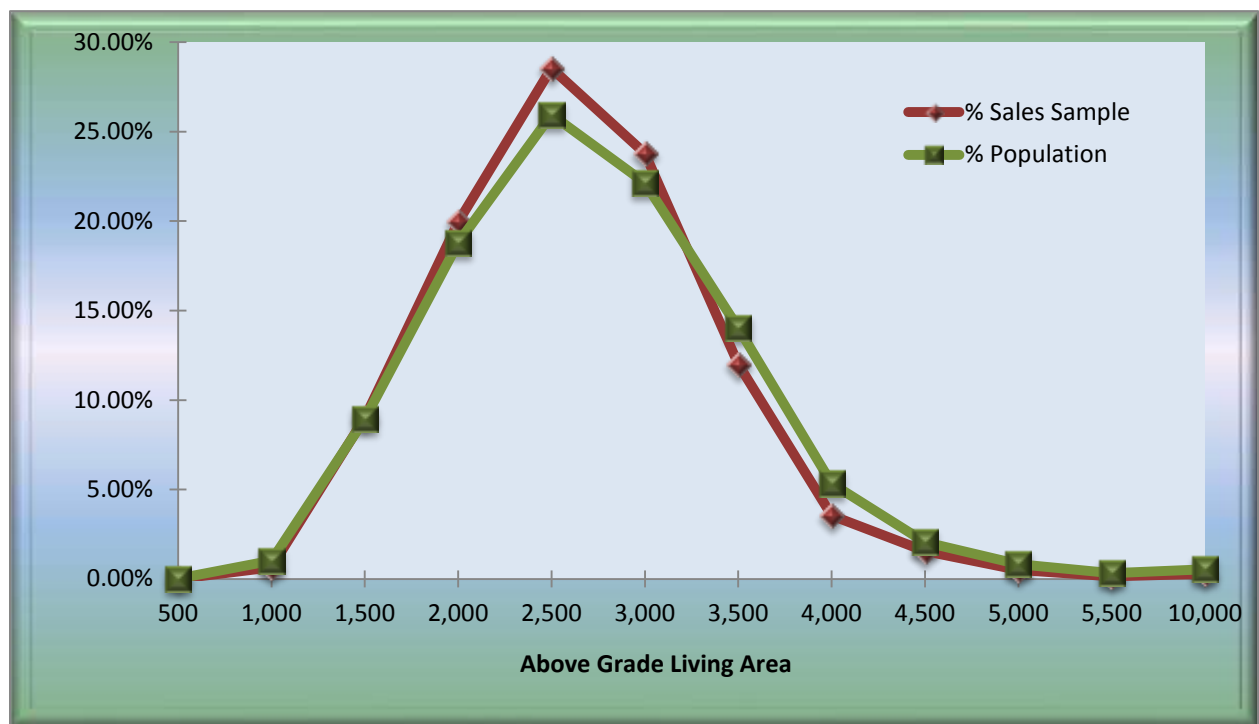
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	9	0.64%
1,500	127	9.02%
2,000	281	19.96%
2,500	402	28.55%
3,000	335	23.79%
3,500	169	12.00%
4,000	50	3.55%
4,500	22	1.56%
5,000	7	0.50%
5,500	2	0.14%
10,000	4	0.28%
1,408		

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	59	1.02%
1,500	516	8.94%
2,000	1,085	18.80%
2,500	1,498	25.96%
3,000	1,278	22.15%
3,500	809	14.02%
4,000	308	5.34%
4,500	119	2.06%
5,000	48	0.83%
5,500	19	0.33%
10,000	31	0.54%
5,771		



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.



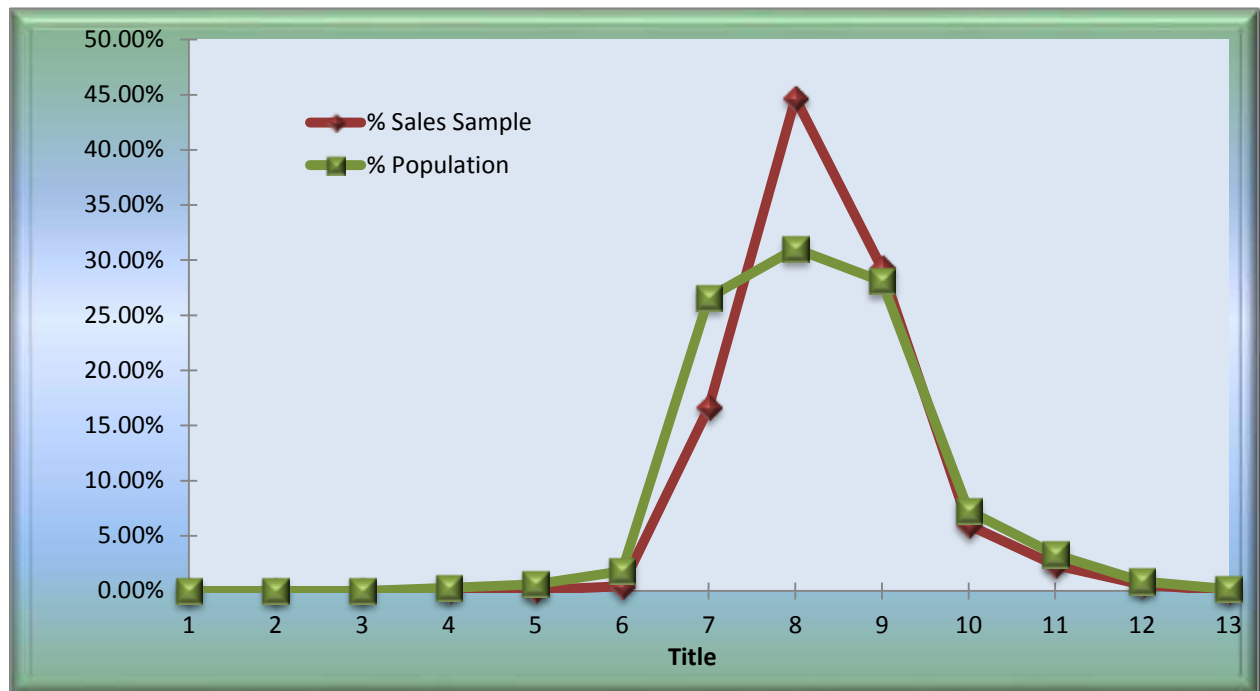
Sales Sample Representation of Population Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.07%
5	1	0.07%
6	6	0.43%
7	234	16.62%
8	629	44.67%
9	412	29.26%
10	84	5.97%
11	33	2.34%
12	8	0.57%
13	0	0.00%
1,408		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	16	0.28%
5	34	0.59%
6	103	1.78%
7	1,535	26.60%
8	1,792	31.05%
9	1,621	28.09%
10	419	7.26%
11	191	3.31%
12	50	0.87%
13	10	0.17%
5,771		



The sales sample frequency distribution follows the population distribution somewhat close with regard to Building Grades. The over representation of grade 8 sales is due to a high number of new home sales. This distribution is adequate for both accurate analysis and appraisals.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 23, 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.

- Rick Sowers – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Joel Ledbetter – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Traci Williams – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Trevor Swedberg – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Ian Lamb – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Gary Downing – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$20,000 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 075 - Snoqualmie Ridge / Issaquah Highlands

Boundaries:

The northern boundary begins at East Lake Sammamish Pkwy and the Issaquah Fall City Road then runs in a north easterly direction along the Issaquah Fall Road out to the Preston Fall City Road. At the Preston Fall City Road and the southern city limits of Fall City, the northern boundary continues to run in a south easterly direction out to and along the northern boundary of the Snoqualmie Ridge plat. The Snoqualmie Ridge plat contains the eastern boundary which then runs south to the intersection of I-90, then southerly along Highway 18 to section 30-23-07 where the western boundary begins. The western boundary then runs directly north to I-90 then in a westerly direction to East Lake Sammamish Pkwy and north to the point of beginning.

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 075 is located just east of the southern portion of Lake Sammamish where it expands in a north and easterly direction along the I-90 corridor. Area access to freeways and major commercial centers varies from fair to good depending on proximity to I-90, with commute times to Bellevue typically approaching 30 minutes or more. Recreational access to rivers, lakes and mountains is excellent for all properties, making this a great area for outdoor enthusiasts. This area includes three unique Sub Areas; each very distinct from one another. Sub Area 8 is the largest, most diverse and least developed of the Sub Areas. It is largely rural in character and includes the small town of Preston near I-90. It is located centrally in Area 75 between Sub Area 9 and Sub Area 10. Both, Subarea 9 and 10 are large platted urban-villages. These three Sub Areas are described more fully in the following paragraphs.

Sub Area 8 contains 1,462 total properties of which 1,017 are improved and 445 are vacant. It is located in the central portion of Area 75 and is by far the largest of the sub areas, extending over 6 miles from west to east and over 3 miles from north to south. It is typically very rural in nature with large estate and acreage sites throughout including waterfront land on the Raging River and a small lake (Lake Alice). Housing is typically single family, ranging from cabins to high end luxury structures and includes 64 mobile homes. Individually these properties are selling from \$123,000 to \$1,750,000. They were built from 1900 to the present, with a quality of construction ranging from grade 1 to 13 and total living from 610 to 8,970.

Sub Area 9 is located at the very western portion of Area 75, located in the city of Issaquah commonly known as "Issaquah Highlands". It includes a total of 2,442 properties, of which 2181 are improved and 261 are vacant. It was developed with an urban-village concept "having a lifestyle of convenience" with mixed use zoning, medium density development and good public transportation. With developed trails, open spaces, parks, it is pedestrian friendly with a network of sidewalks and trails, for walking and biking. Area development began with platting and construction of mostly residential housing, which has been active through the present day. To attract buyers from various economic backgrounds abundant opportunity of choices in quality, size and type of housing are available. These range from apartments to condominiums, townhomes and single family residences. Adding value to many of the properties are views of the Olympics, surrounding territory and Lake Sammamish. Residential properties are selling from \$190,000 to \$2,050,000. They were built from 1998 to the present, with a

quality of construction ranging from grade 6 to 12 and total living from 850 to 9,960. Prior to the last three years very little commercial construction had taken place. Recent new construction projects are underway or completed that include new businesses, restaurants, movie theater, grocery store, shopping mall and a hospital.

Sub Area 10 is located at the very eastern portion of Area 75; it is commonly known as “Snoqualmie Ridge” and includes 3,159 total properties of which 2935 are improved and 224 are vacant. Though not as extensive as “Issaquah Highlands” it is similar in age and also developed with an urban-village concept. Some examples of the many fine amenities in this area are excellent Cascade Mountain and Snoqualmie Valley views. Another highly rated amenity is the Jack Nicklaus designed members only “TCP Snoqualmie Ridge Golf Course”. Included in the area are community parks, trails, public transportation and good freeway access to I-90. The commercial area was specifically planned to support the residences of this community; including a grocery store, restaurants, various shops, library and school. Housing types include apartments, condominiums, townhouses and single family residences. Individually these properties are selling from \$255,000 to \$1,300,000, built from 1998 to the present, with quality of construction ranging from grade 7 to 13 and total living from 1,040 to 7,930.

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. Area 75 is large and diverse with a total of 7,063 properties of which 873 are vacant. Platted sites range in size from 745 square feet to 29,262 square feet and non-platted lots from 2,350 square feet to 138.75 acres. Platted lots were valued by site, with values ranging from \$115,000 to \$705,000. Non-platted lots were valued by size, with values ranging from \$57,000 to \$1,186,000. Final land values included consideration for positive impacts such as golf course and views and the negative impacts such as traffic and sensitive areas.

All land sales were physically inspected and verified in the field with effort to contact the buyer or seller when necessary or possible. There were a total of 56 vacant sales utilized in the land valuation model, two of which are located just north and adjacent to Sub Area 8 in Area 94-7. The characteristics of each sale were compared and categorized, for the purpose of estimating land values and establishing adjustments for additional amenities or impacts affecting value. Therefore, special attention and analysis was given throughout Area 75 to identify and quantify these attributes. The land allocation and land abstraction methods were also incorporated in the land model analysis for additional support and validation when land sales were limited. The most influential characteristics identified affecting sales price included lot size, views, golf course, water frontage, topography, traffic, access, sensitive areas, utility access and location. The majority of sensitive areas, access and utility issues are found throughout Sub Area 8.

The diversity of Area 75 was made very evident as land inspection progressed. With the inclusion of analysis from all available market sales, several market areas were identified having an impact on land values. This included support for individual land models for each Sub Area and within in each Sub Area, several neighborhoods were observed.

Land Model

Model Development, Description and Conclusions:

In considering the uniqueness, diversity and many property types within Area 75, additional support and validation from the land allocation and land abstraction methods were incorporated in the land model analysis. These methods were invaluable in validating land values where vacant land sales were limited. Overall, values and ratios from both methods were found to be compatible with the vacant land sales and considered reliable in helping to determine the final land values. For example on lake front properties, the land allocation and land abstraction methods from improved sales were utilized for lack of vacant sales. A combination of a fixed site value plus an additional front foot value was used for Lake Front land values. Additional adjustments to all sites were applied for positive attributes such as views and negative adjustments for inferior attributes such as traffic nuisance and topography. These adjustments are based on analyzing matched vacant and improved sales combined with years of appraisal experience and knowledge in the area. For example, vacant sales in Sub Area 9 indicated a \$40,000 upward adjustment for an excellent territorial view site verses a non-view site. Match paired sales in Sub Area 10 indicated a \$10,000 downward adjustment for moderate traffic impact and an upward adjustment of \$10,000 for property located on a green belt in Sub Area 9. Additional adjustments to the schedule not covered in exceptions are noted in the notes field of that particular parcel. Listed below are descriptions and the conclusions for each individual Sub Area and neighborhood.

Sub Area 8 has 1,481 parcels with the smallest improved site at 2350 square feet and the largest at 30.50 acres. The average lot size is 3.72 acres and there are 23 available vacant land sales which

adequately supported a land valuation model for non-waterfront properties. Two of the supporting sales are located in Area 94-7 adjacent to the north boundary of Sub Area 8. The vacant land sales ranged from 15,805 square feet to 26.44 acres in size, two are severely impacted and another is located on the Raging River. Observed within Sub Area 8 were 4 additional neighborhoods standing apart from the typical properties. These required a simple adjustment to the land model used throughout the entire Sub Area. Standard improved platted lots in the Town of Preston range from \$76,000 to \$140,000. Non-platted improved lots range in value from \$57,000 to \$589,000. Value consideration was given for views, traffic noise, access, sensitive areas, waterfront and neighborhood influence. Sub Area 8 lacks public sewer and water in most cases; adjustments were made or considered for sites lacking the adequate size to accommodate a well and/or septic system.

- Neighborhood 1 - located in the western portion of the area along the Issaquah Fall City Road. This neighborhood has a superior location to Issaquah Highlands shopping and has overall higher end housing averaging grade 9 quality of construction and an average time adjusted sale price of \$851,000. It was essential to account for the superior amenities of this neighborhood by applying a 40% upward adjustment to the area baseland model.
- Neighborhood 2 - located at the very southwestern portion of the area along I-90 with an average quality of construction of grade 6 and an average time adjusted sale price of \$382,000. Observed impacts in this neighborhood were overall adverse topography/access and the I-90 traffic noise in comparison to the remainder of Sub Area 8. A slight downward adjustment of 10% to the baseland model was applied to account for the lower than average sale prices for the area.
- Neighborhood 3 - known as Grand Ridge Estates. This is an upscale and small gated plat of 40 estate size lots averaging nearly 2.5 acres in size. All houses are custom built grade 10 and above. There were several vacant land sales averaging \$325,000 to establish land values for these lots.
- Neighborhood 4 - located just east of Neighborhood 1, is recognized as having some of the same economic influence that Neighborhood 1 enjoys but to a lesser degree. The average quality of construction is between grade 8 and 9 and an average time adjusted selling price at \$745,000. An increase of 30% was applied to the baseland model to account for the better location of this neighborhood.

Regarding waterfront; the Raging River had one good vacant site sale, with existing minor impacts. This sale supported baseland values compatible to the basic land model plus \$25,000 for standard quality river frontage. Downward adjustments were made for poor quality waterfront or other environmental impacts.

Lake Alice waterfront had no available vacant sales but did have 9 good improved sales with an average adjusted sale price of \$599,000. Using land allocation and land abstraction methods a land model was developed, resulting in average land value ratios of 60% for waterfront land.

Sub Area 9 had 32 vacant land sales located in the premium Harrison Street development (neighborhood 5), the high end area of Sub Area 9. These sales were of various view and non-view property that were used to set the high end base values and the view adjustments throughout Sub Area 9. There were 5 neighborhoods recognized in establishing baseland values, with separate analysis on townhome properties. Final land values are based on average selling price, average lot size, average quality of construction (grade) and housing type. Lots range in value from \$115,000 to \$410,000 with consideration for views, greenbelt amenity and neighborhood influence as described below.



- Neighborhood 1 - has an average adjusted selling price of \$464,000. The average lot size is 2,890 square feet, has an average house grade of 7 to 8 and an average baseland value of \$200,000.
- Neighborhood 2 - has an average adjusted selling price of \$637,000. The average lot size is 2,400 square and has an average house grade of 8. Few properties have view, those that do, range from average to very good and have an average new baseland value of \$232,000.
- Neighborhood 3 - has an average adjusted selling price of \$681,000. The average lot size is 4,600 square feet with an average house grade of 9. There are several view properties ranging from average to very good with an average new baseland value of \$258,000.
- Neighborhood 4 - has an average adjusted selling price of \$935,000. The average lot size is 5,800 square feet and an average house grade of 10. This neighborhood supports some of the higher quality homes and better views in the area, with an average baseland value of \$287,000.
- Neighborhood 5 - has an average adjusted selling price of \$1,415,000. The average lot size is 15,000 square feet with an average house grade of 11. This is the premium neighborhood in Issaquah Highlands with the better views and customs homes and an average baseland value of \$375,000.

Townhouse Property

Townhouses located on an interior site, have an average adjusted selling price of \$416,000, an average lot size of 1,300 square feet with an average improvement grade of 8, and an average baseland value of \$123,000.

Townhouses located on an exterior site have an average adjusted selling price of \$453,000, an average lot size of 2,100 square feet with an average improvement grade of 8, and an average baseland value of \$134,000.

Sub Area 10 had one good vacant lot sale available for use in building the baseland model. It is located in a premium gated plat called "Eagles Nest". This sale established the high end base lot value at \$260,000 for the area. This vacant lot sale of with additional support from the land allocation and land abstraction methods established values for this Sub Area's baseland model. There were 5 neighborhoods recognized based on average selling price, average lot size, average quality of construction (grade) and housing type. Site values in this area range from \$120,000 to \$350,000 with consideration given for views, greenbelt amenity, golf course access and neighborhood influence.

- Neighborhood 1 - has an average adjusted selling price of \$398,000, average lot size of 2,687 square feet, average improvement grade 8 and an average baseland value of \$146,000. This is a nice townhouse plat with various views of the territory and mountains.
- Neighborhood 2 - has an average adjusted selling price of \$467,000, average lot size of 5,789 square feet, average improvement grade 7 and an average baseland value of \$168,000.
- Neighborhood 3 - has an average adjusted selling price of \$590,000, average lot size of 6,738 square feet, average improvement grade 8 - 9 and an average baseland value of \$190,000. Several sites in this neighborhood are located on the golf course.
- Neighborhood 4 - has an average adjusted selling price of \$869,000, a lot size average of 12,369 square feet with an average improvement grade of 10 and an average baseland value of \$245,000. Several sites in this neighborhood are located on the golf course.
- Neighborhood 5 - has an average adjusted selling price of \$1,191,000, average lot size of 16,300 square feet, average improvement grade of 11 and an average baseland value of \$308,000. Golf course lots in this neighborhood include excellent views; they are the premium sites for this area.

- Neighborhood 6 - has an average adjusted selling price of \$406,000, average lot size of 3,360 square feet, average improvement grade 8 and an average baseland value of \$143,000. This is a mixed plat of townhouses and single family.

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

Land Value Model Calibration

Land Model Subarea 8

Acres	SF	BaseLand	Acres	SF	BaseLand
0.09	4000	\$103,000	1.5	65340	\$160,000
0.14	6000	\$106,000	1.75	76230	\$164,000
0.18	8000	\$110,000	2	87120	\$169,000
0.23	10000	\$113,000	2.5	108900	\$174,000
0.34	15000	\$120,000	3	130680	\$180,000
0.46	20000	\$127,000	3.5	152460	\$185,000
0.57	25000	\$132,000	4	174240	\$190,000
0.69	30000	\$137,000	4.5	196020	\$195,000
0.80	35000	\$142,000	5	217800	\$200,000
0.92	40000	\$147,000	Greater than 5 acres + \$7,000 per acre		
1 Acre	43560	\$150,000	10	435600	\$235,000
1.25	54450	\$155,000	Greater than 10 acres + \$6,000 per acre		
*Interpolation of values is used between listed lot sizes.					
Neighborhood	Adjustment		Raging River Waterfront		
1	BaseLand x 1.4		Baseland + \$25,000		
2	BaseLand x .90		Poor quality -5%		
3	BaseLand = \$325,000				
4	BaseLand x 1.3				
Lake Alice	Water Front Feet				
	50' or less	\$2,200 per front foot + Baseland value			
	51' to 100'	\$110,000 + \$1,600 per front foot + Baseland value			
	101' to 160'	\$190,000 + \$1,000 per front foot + Baseland value			
	Over 160'	\$250,000 + Baseland value			
Views	Average	Good	Excellent		
Territory	+\$5,000	+\$10,000	+\$20,000		
Cascades	+\$5,000	+\$10,000	+\$20,000		
*Values are Cumulative					
Additional Sites	+45000 each		Traffic		
Forest land	\$10,000 per acre		Moderate	-\$10,000	
Topography	-5% to -80%		Heavy	-\$20,000	
Sensitive Areas	-5% to -80%		Extreme	-\$30,000	
No-Perc	-70%				
Buildable Uncertainty	-30 to -50%				
Access	-5 to -40%				

Land Value Model Calibration

Land Models continued on next page:

Land Model Subarea 9				
Neighborhood		Baseland Value		
1		\$200,000		
2		\$220,000		
3		\$250,000		
4		\$265,000		
5		\$300,000		
Townhomes	Interior Site	\$125,000		
	Exterior Site	\$135,000		
Views	Fair	AVG	GOOD	EXC
Territorial	\$0	+\$15,000	+\$30,000	+\$40,000
Olympics	\$0	+\$15,000	+\$30,000	+\$40,000
Seattle	\$0	+\$10,000	+\$20,000	+\$30,000
Puget Sound	+\$10,000	+\$15,000	+\$20,000	+\$25,000
Lake Sammamish	+\$10,000	+\$15,000	+\$20,000	+\$30,000
Bellevue (Other)	\$0	+\$15,000	+\$20,000	+\$25,000
*Values are Cumulative				
Greenbelt	+\$10,000			
Traffic	-\$20,000	Front of Imp faces Traffic		
Traffic	-\$10,000	Back yard of Imp faces Traffic		
Power Lines	-\$10,000			

Land Models continued on next page:

Land Value Model Calibration

Land Model Subarea 10

Neighborhood

1	Townhouse Plat - Interior sites - \$120,000
	Exterior Sites - \$130,000
2	\$165,000
3	\$180,000
4	\$205,000
5	\$260,000
6	Mixed Use Plat – Townhouse - \$140,000 Single Family - \$150,000

Views	Average	Good	Excellent
Cascade	+\$10,000	+\$20,000	+\$30,000
Territorial	+\$10,000	+\$15,000	+\$20,000

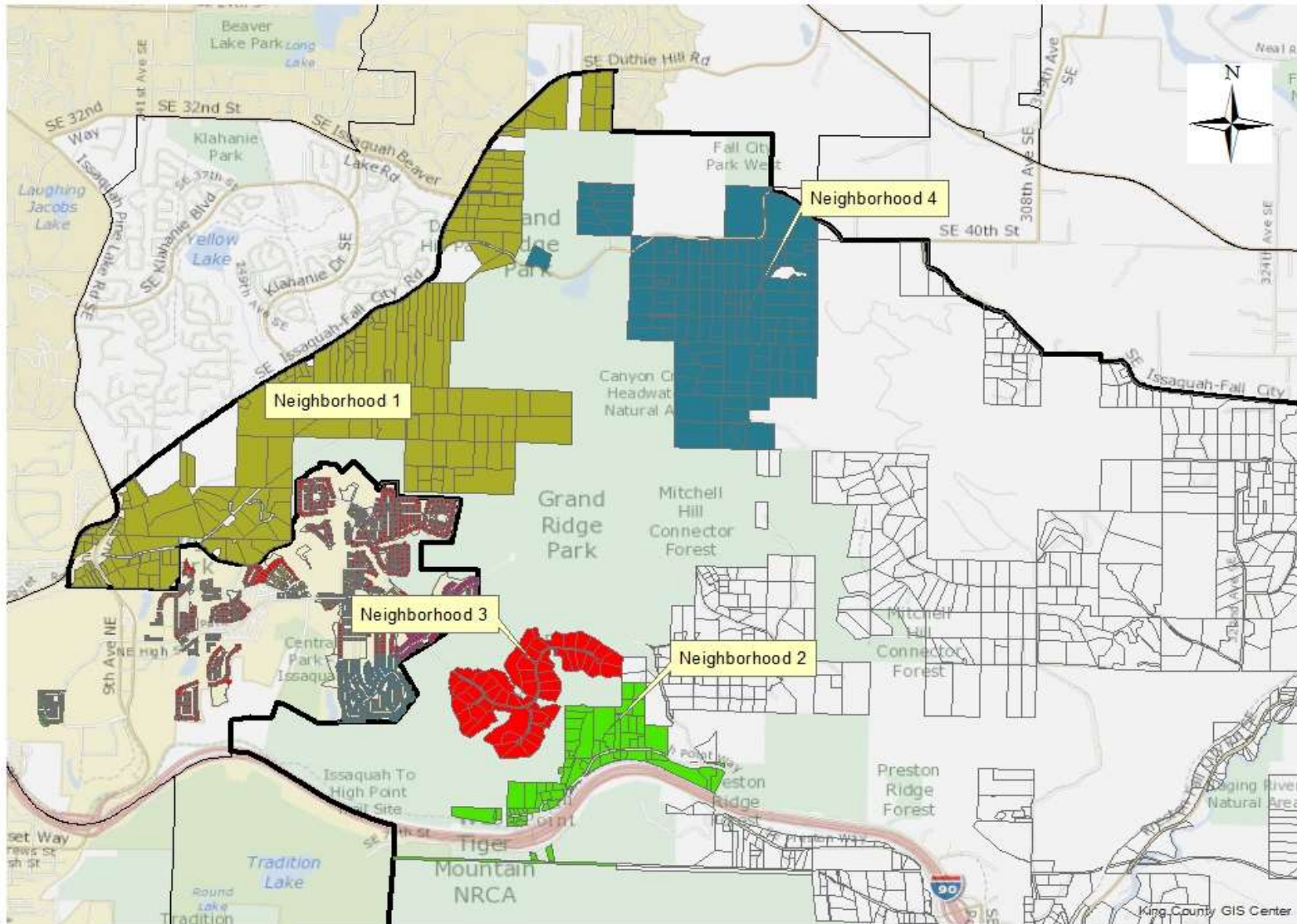
*Value adjustments are Cumulative

Greenbelt	+\$10,000 - +\$15,000
Golf Fairway	+\$40,000
Moderate Traffic	-\$10,000
Power Lines	-\$10,000
Topography	-5% to -50%

Tax lots

Development sites	Estimated number of lots x \$180,000 x .25 (For development costs)
Non-Development Sites	Use Area 75 -8 land schedule

Area 075 – Sub Area 8 Neighborhood Map



June 16, 2014

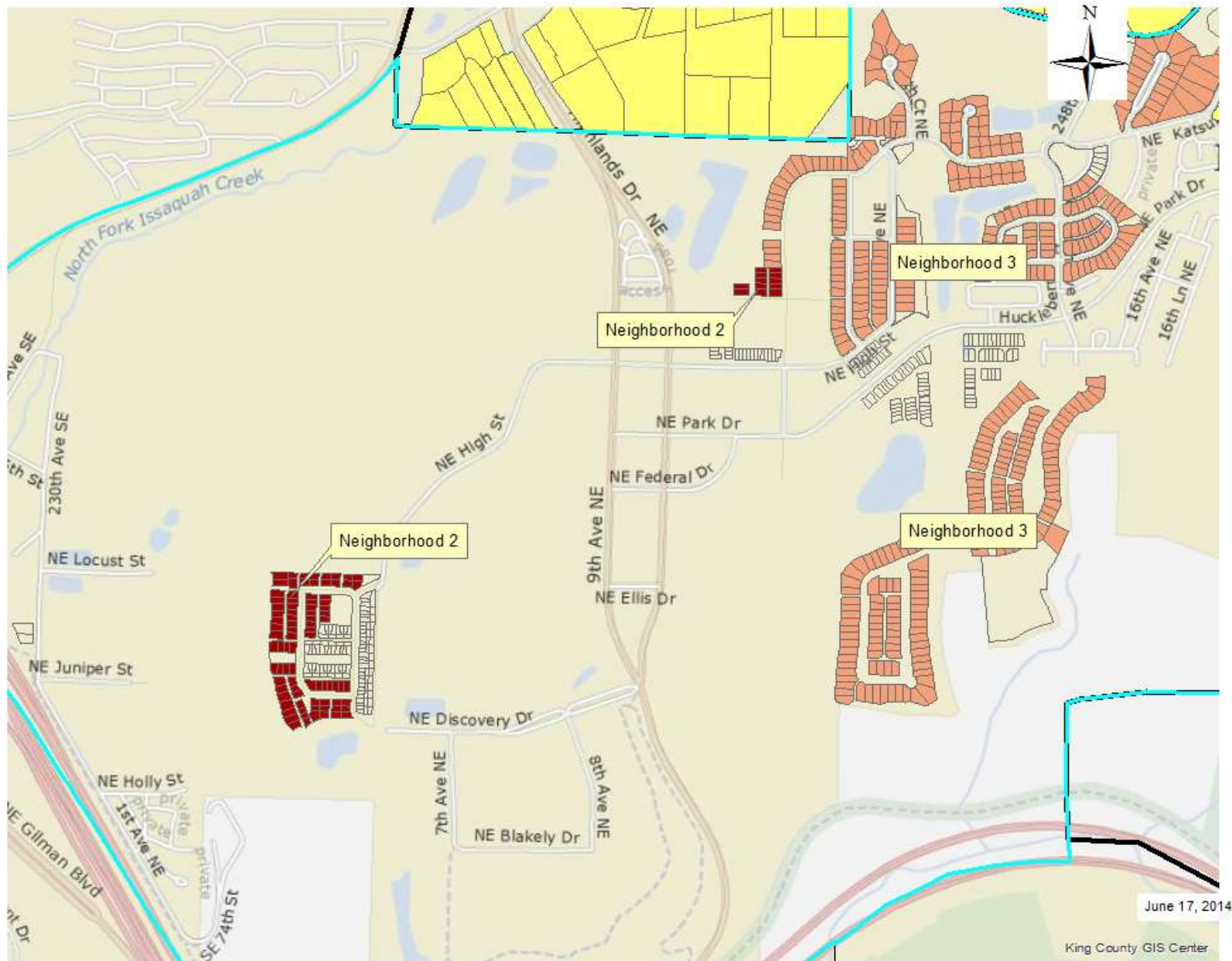
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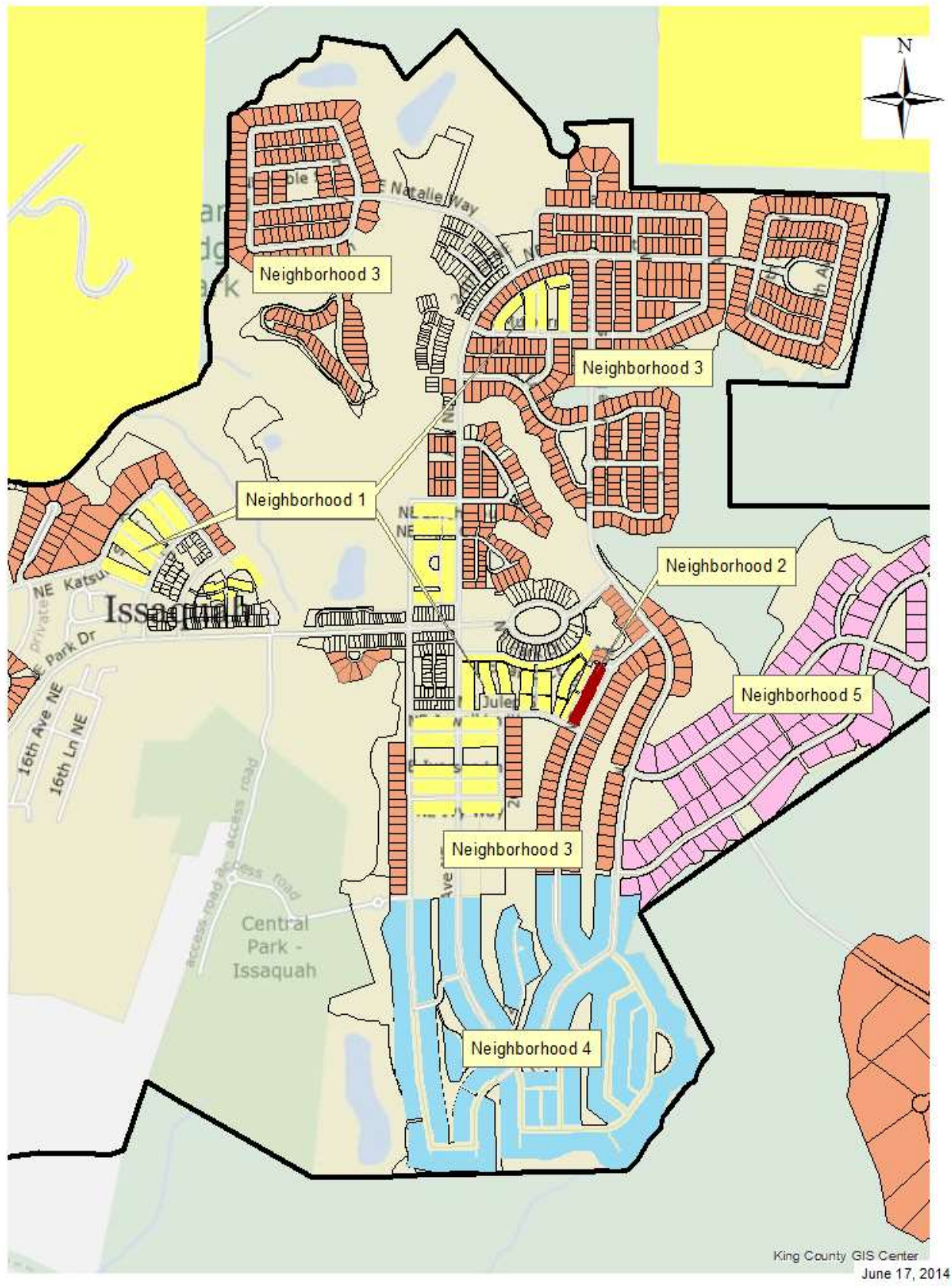
King County

Department of Assessments

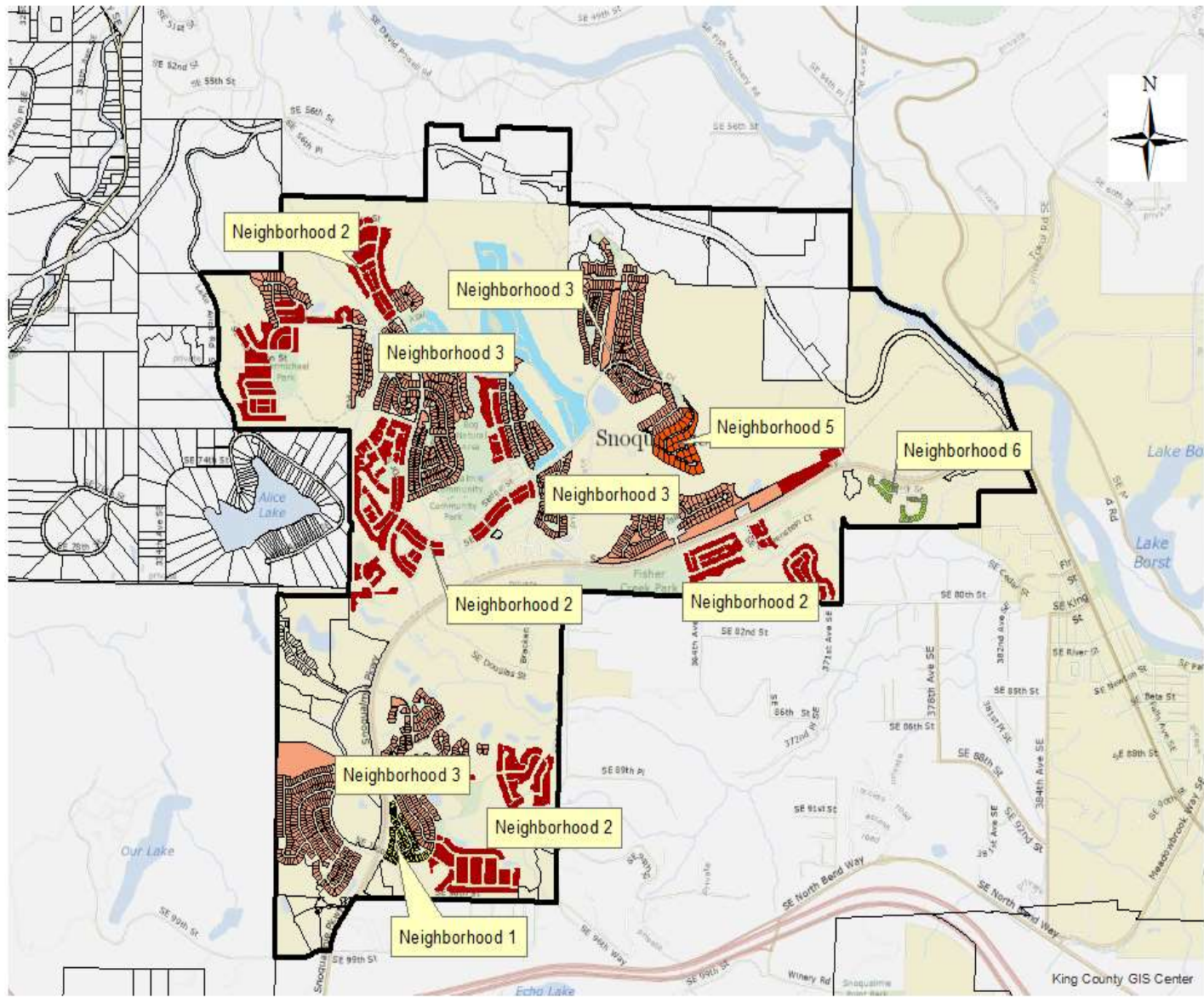
Area 075 – Sub Area 9 Neighborhood Map



Area 075 – Sub Area 9 Neighborhood Map



Area 075 - Sub Area 10 Neighborhood Map



June 17, 2014

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. Characteristics that indicated possible significance in the marketplace were determined to be Sub Area, age, grade, condition, stories, living area, building cost, land issues and neighborhoods. In addition to standard physical property characteristics, the analysis showed in Sub Area 9 that Grade 10 and above excluding neighborhood 5, Issaquah Highlands Div 92 & 94 (Major 363012), Forest Ridge at Issaquah Highland C (Major 259749), Issaquah Highlands Division 93 (Major 363022), West Highlands Park (Major 926885, excluding townhomes) and in Sub Area 10, Snoqualmie Ridge Plat 19 (Major 785330), Snoqualmie Ridge Plat 22 (Major 785334), Neighborhood 6 townhomes and grades higher than 9, were influential in the market.

The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables or market segments that would be used in the valuation model. Through this process a valuation model was derived for each individual Sub Area. After the models were developed, neighborhood plats including their amenities and characteristics were analyzed further. As a result of this thorough investigation several adjustments were made to these neighborhood plats. The EMV model excluded properties having multiple houses.

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

Sub Area 8

Variable	Definition
Sale Day	Time Adjustment
BaseLandC	2015 Adjusted Base Land Value
TotalRcnldC	Total Cost New Less Depreciation

Multiplicative Model

$(1-0.06) * \text{EXP}(.740912 + 2.201348\text{E-}04 * \text{SaleDay} + .4618723 * \text{BaseLandC} + .5681844 * \text{TotalRcnldC}) * 1000.$

Sub Area 9

Variable	Definition
SaleDay	Time Adjustment
SaleDaySq	Time Adjustment
Maj363012	Major 363012
Maj259749	Major 259749
Maj363022	Major 363022
Maj926885 PresUse=2	Major 926885 Present use 2 (single family)
BaseLandC	2015 Adjusted Base Land Value
TotalRcnldC	Total Cost New Less Depreciation
HiGradeNoNH5YN	Bldg Grade 10 and above, excluding Nghb 5

Multiplicative Model

$(1-0.06) * \text{EXP}(1.00132 + 7.412222\text{E-}04 * \text{SaleDay} + 4.777237\text{E-}07 * \text{SaleDaySq} - 3.419211\text{E-}02 * \text{Maj363012} + 1.045015\text{E-}02 * \text{Maj259749} - 2.158901\text{E-}02 * \text{Maj363022} + 2.964162\text{E-}02 * \text{Maj926885PresUse2} + .3107425 * \text{BaseLandC} + .6631993 * \text{TotalRcnldC} - 3.076359\text{E-}02 * \text{HiGradeNoNH5YN}) * 1000.$

Sub Area 10

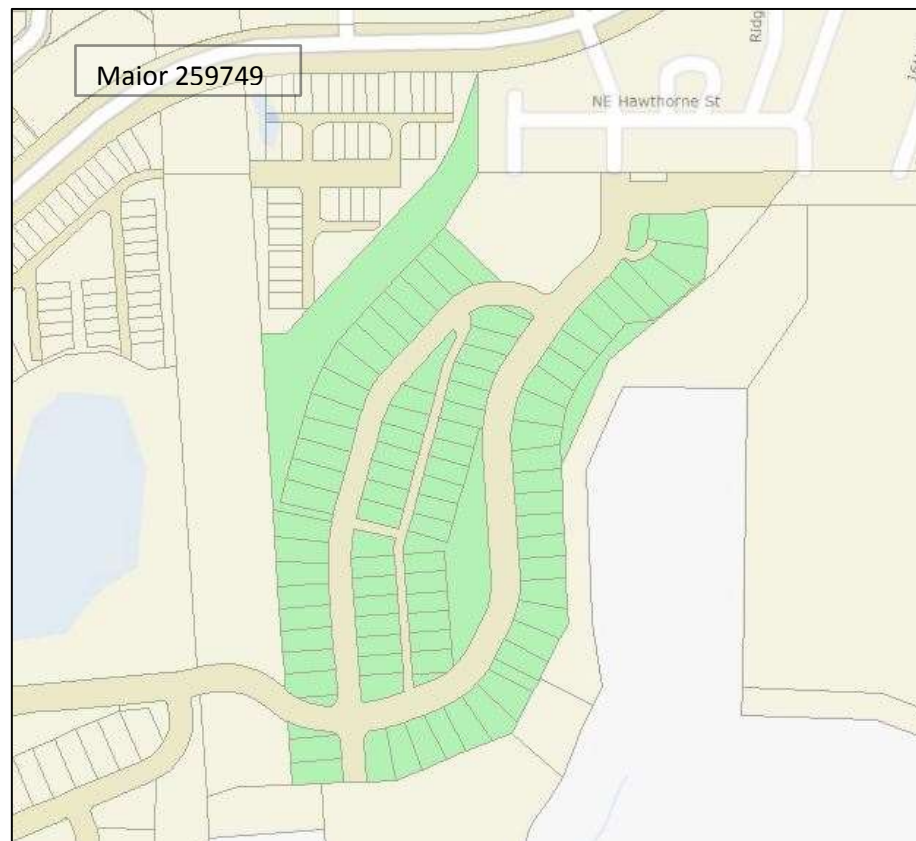
Variable	Definition
SaleDay	Time Adjustment
SaleDaySq	Time Adjustment
Nghb6_TH	Neighborhood 6 Townhouse
Maj785330YN	Major 785330
Maj785334YN	Major 785334
BaseLandC	2015 Adjusted Base Land Value
TotalRcnldC	Total Cost New Less Depreciation
AgeC	Depreciation
HiGradeYN	Bldg Grade 10 and above

Multiplicative Model

$(1-0.06) * \text{EXP}(1.187222 + 5.268867\text{E-}04 * \text{SaleDay} + 3.47663\text{E-}07 * \text{SaleDaySq} - 5.140252\text{E-}02 * \text{Nghb6_TH} - 2.724964\text{E-}02 * \text{Maj785330YN} - .0356425 * \text{Maj785334YN} + .2532604 * \text{BaseLandC} + .6472849 * \text{TotalRcnldC} + 3.302719\text{E-}02 * \text{AgeC} - 1.738424\text{E-}02 * \text{HiGradeYN}) * 1000.$

Improved Parcel Total Value Model Calibration

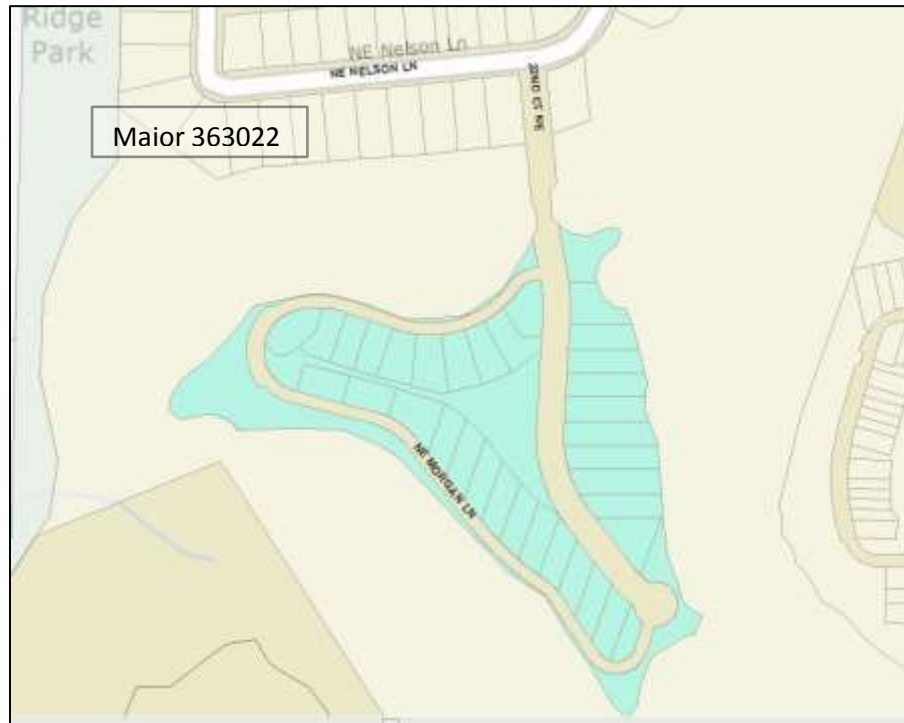
Subarea 9 Plat Variables



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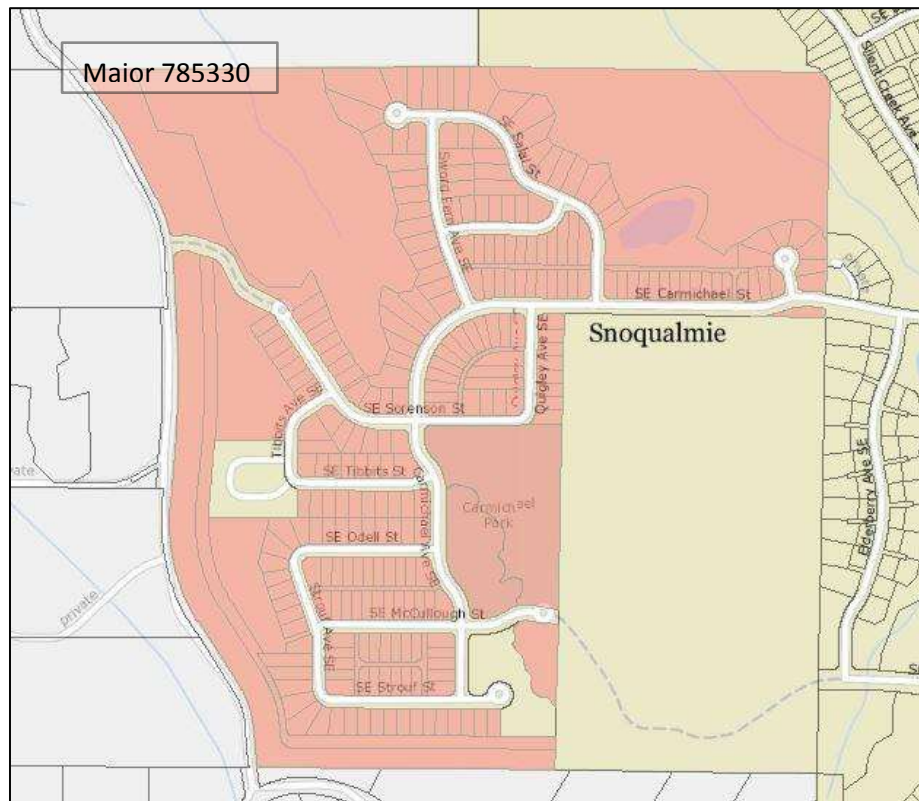
Improved Parcel Total Value Model Calibration

Subarea 9 Plat Variables



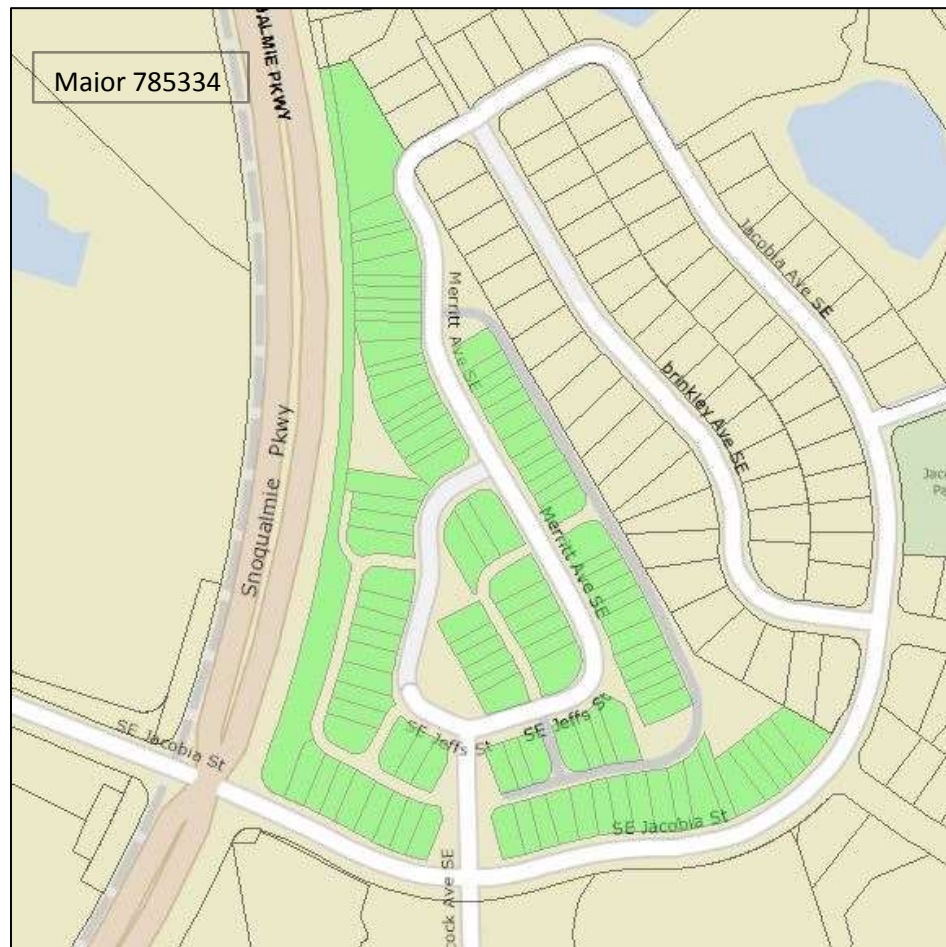
Improved Parcel Total Value Model Calibration

Subarea 10 Neighborhood and Plat Variable



Improved Parcel Total Value Model Calibration

Subarea 10 Plat Variable



Improved Parcel Total Value Model Calibration

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 5665 parcels increased in value. They were comprised of 2 single family residences on commercially zoned land and 5663 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 163 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Subarea 8

Very good condition	EMV x 1.05
Fair Condition	Total RCNLD
Poor Condition	Bldg RCNLD x 0.5 + Baseland + Accy RCNLD
Houses 1920 & older	Bldg RCNLD x 2 + Baseland + Accy RCNLD
Grade 12 and 13 In Neighborhoods 1, 3 & 4	EMV x 1.1
Houses < 800sf of living area	Total RCNLD

Subarea 9

Neighborhood 3	EMV x .96	Present Use 29 (Townhouse)
Neighborhood 5	EMV x .97	Grade 10 and above
Issaquah Highlands Div 2 (Major 362976)	EMV x .98	
Issaquah Highlands Div 1 (Major 362978)	EMV x .95	
Issaquah Highlands Div 4 (Major 362979)	EMV x 1.1	
Issaquah Highlands Div 14 (Major 362983)	EMV x 1.05	
Issaquah Highlands Div 50+ (Major 362992)	EMV x 1.02	Grade 7 only
Issaquah Highlands Div 25A (Major 362995)	EMV x 0.95	Present use 29 (Townhouse)
Issaquah Highlands Div 25A (Major 362995)	EMV x 0.96	Present use 2 (Single Family)
Issaquah Highlands Div 25B (Major 362996)	EMV x 0.95	Present use 29 (Townhouse)
Issaquah Highlands Div 25B (Major 362996)	EMV x 0.96	Present use 2 (Single Family)
Issaquah Highlands Div 82+ (Major 362997)	EMV x 0.96	
Issaquah Highlands Div 37 (Major 362999)	EMV x 0.96	
Issq Hghlnds Village GRN 29 (Major 363000)	EMV x 0.95	
Issq Hghlnds Village GRN 30 (Major 363001)	EMV x 0.97	Present use 29 (Townhouse)
Issq Hghlnds Village GRN 42 (Major 363002)	EMV x 0.97	Present use 29 (Townhouse)
Issq Hghlnds Village GRN 40 (Major 363005)	EMV x 0.95	
Issq Hghlnds Village GRN 48 (Major 363006)	EMV x 0.96	
Issq Hghlnds Village GRN 52 (Major 363007)	EMV x 0.96	
Issaquah Highlands Div 96 (Major 363008)	EMV x 1.05	
Issaquah Highlands Div 32 (Major 363013)	EMV x 1.03	
Issaquah Highlands Div 36 (Major 363015)	EMV x 0.95	
Issaquah Highlands Div 28 (Major 363019)	EMV x 0.95	
Issaquah Highlands BLK 8C (Major 363024)	EMV x 0.97	Present use 29 (Townhouse)
Vista Park 2 (Major 895600)	EMV x 0.96	



Supplemental Models and Exceptions

Subarea 10			
Snoqualmie Ridge Plat I Div I/J	(Major 785200)	EMV x 1.07	
Snoqualmie Ridge Plat II Div H	(Major 785202)	EMV x 1.04	
Snoqualmie Ridge Plat 3-Div P & Q	(Major 785203)	EMV x 0.96	
Snoqualmie Ridge Plat 3 Pcl O Div2	(Major 785209)	EMV x 1.05	Grade 9
Snoqualmie Ridge Plat 5 PAR R	(Major 785210)	EMV x 1.07	
Snoqualmie Ridge Plat 5 PAR R	(Major 785211)	EMV x 1.05	Grade 9
Snoqualmie Ridge Plat 17 Pcl L-West	(Major 785214)	EMV x 1.04	
Snoqualmie Ridge PL 10-Fisher CK V	(Major 785215)	EMV x 1.06	
Snoqualmie Ridge Plat 12-Woody CK	(Major 785218)	EMV x 0.96	
Snoqualmie Ridge Plat 7 Pcl L-East	(Major 785219)	EMV x 1.04	
Snoqualmie Ridge Plat 12-Woody CRK E	(Major 785321)	EMV x 0.98	
Snoqualmie Ridge Plat 8 Pcl W	(Major 785322)	EMV x 0.95	Grade 8 &9
Snoqualmie Ridge Plat 13	(Major 785323)	EMV x 0.95	
Snoqualmie Ridge Plat 7 Par L-E Div 2	(Major 785325)	EMV x 1.04	
Snoqualmie Ridge Plat 17 Par Y-2	(Major 785326)	EMV x 0.95	
Snoqualmie Ridge Plat 16	(Major 785327)	EMV x 1.03	Grade 8
Snoqualmie Ridge Plat 18	(Major 785329)	EMV x 1.03	Grade 8
Snoqualmie Ridge PL 20P-S8, thru S10	(Major 785331)	EMV x 0.95	Grade 9
Snoqualmie Ridge Plat 20	(Major 785332)	EMV x 0.95	
Snoqualmie Ridge Plat 23 Pcl N6	(Major 785335)	EMV x 1.06	
Snoqualmie Ridge PL 24-P1 PC S2, S3, S4 & S22	(Major 785336)	EMV x 1.06	Grade 7 (2 Sty)
Snoqualmie Ridge PL 24-P1 PC S2, S3, S4 & S22	(Major 785336)	EMV x 1.08	Grade 7 (1 sty)
Snoqualmie Ridge PL 24-P1 PC S2, S3, S4 & S22	(Major 785336)	EMV x 0.97	Grade 9
Snoqualmie Ridge PL 24-P2 PC S2, S3, S4, & S22	(Major 785337)	EMV x 0.97	Grade 9
2.5 Story Homes		EMV x 0.95	



Area 075-8 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 1.106, resulting in an adjusted value of \$525,000 ($\$475,000 \times 1.106 = \$525,350$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.273	27.3%
2/1/2011	1.264	26.4%
3/1/2011	1.256	25.6%
4/1/2011	1.248	24.8%
5/1/2011	1.240	24.0%
6/1/2011	1.231	23.1%
7/1/2011	1.223	22.3%
8/1/2011	1.215	21.5%
9/1/2011	1.207	20.7%
10/1/2011	1.199	19.9%
11/1/2011	1.190	19.0%
12/1/2011	1.183	18.3%
1/1/2012	1.175	17.5%
2/1/2012	1.167	16.7%
3/1/2012	1.159	15.9%
4/1/2012	1.151	15.1%
5/1/2012	1.144	14.4%
6/1/2012	1.136	13.6%
7/1/2012	1.128	12.8%
8/1/2012	1.121	12.1%
9/1/2012	1.113	11.3%
10/1/2012	1.106	10.6%
11/1/2012	1.098	9.8%
12/1/2012	1.091	9.1%
1/1/2013	1.084	8.4%
2/1/2013	1.076	7.6%
3/1/2013	1.070	7.0%
4/1/2013	1.062	6.2%
5/1/2013	1.055	5.5%
6/1/2013	1.048	4.8%
7/1/2013	1.041	4.1%
8/1/2013	1.034	3.4%
9/1/2013	1.027	2.7%
10/1/2013	1.020	2.0%
11/1/2013	1.014	1.4%
12/1/2013	1.007	0.7%
1/1/2014	1.000	0.0%

Area 075-9 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 1.270, resulting in an adjusted value of \$603,000 ($\$475,000 \times 1.270 = \$603,250$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.269	26.9%
2/1/2011	1.281	28.1%
3/1/2011	1.290	29.0%
4/1/2011	1.300	30.0%
5/1/2011	1.308	30.8%
6/1/2011	1.315	31.5%
7/1/2011	1.321	32.1%
8/1/2011	1.326	32.6%
9/1/2011	1.329	32.9%
10/1/2011	1.332	33.2%
11/1/2011	1.333	33.3%
12/1/2011	1.333	33.3%
1/1/2012	1.332	33.2%
2/1/2012	1.329	32.9%
3/1/2012	1.326	32.6%
4/1/2012	1.321	32.1%
5/1/2012	1.316	31.6%
6/1/2012	1.309	30.9%
7/1/2012	1.301	30.1%
8/1/2012	1.291	29.1%
9/1/2012	1.281	28.1%
10/1/2012	1.270	27.0%
11/1/2012	1.257	25.7%
12/1/2012	1.244	24.4%
1/1/2013	1.230	23.0%
2/1/2013	1.214	21.4%
3/1/2013	1.200	20.0%
4/1/2013	1.183	18.3%
5/1/2013	1.165	16.5%
6/1/2013	1.147	14.7%
7/1/2013	1.128	12.8%
8/1/2013	1.108	10.8%
9/1/2013	1.087	8.7%
10/1/2013	1.066	6.6%
11/1/2013	1.044	4.4%
12/1/2013	1.023	2.3%
1/1/2014	1.000	0.0%

Area 075-10 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 1.183, resulting in an adjusted value of \$561,000 ($\$475,000 \times 1.183 = \$561,925$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.173	17.3%
2/1/2011	1.182	18.2%
3/1/2011	1.188	18.8%
4/1/2011	1.195	19.5%
5/1/2011	1.201	20.1%
6/1/2011	1.206	20.6%
7/1/2011	1.210	21.0%
8/1/2011	1.214	21.4%
9/1/2011	1.217	21.7%
10/1/2011	1.219	21.9%
11/1/2011	1.220	22.0%
12/1/2011	1.221	22.1%
1/1/2012	1.221	22.1%
2/1/2012	1.220	22.0%
3/1/2012	1.218	21.8%
4/1/2012	1.215	21.5%
5/1/2012	1.212	21.2%
6/1/2012	1.207	20.7%
7/1/2012	1.203	20.3%
8/1/2012	1.197	19.7%
9/1/2012	1.190	19.0%
10/1/2012	1.183	18.3%
11/1/2012	1.175	17.5%
12/1/2012	1.167	16.7%
1/1/2013	1.157	15.7%
2/1/2013	1.147	14.7%
3/1/2013	1.137	13.7%
4/1/2013	1.126	12.6%
5/1/2013	1.114	11.4%
6/1/2013	1.102	10.2%
7/1/2013	1.089	8.9%
8/1/2013	1.075	7.5%
9/1/2013	1.061	6.1%
10/1/2013	1.047	4.7%
11/1/2013	1.031	3.1%
12/1/2013	1.016	1.6%
1/1/2014	1.000	0.0%

Area 075 Market Value Changes Over Time

The time adjustment formula for Area 075-8 is: $1/\text{EXP}(\text{SaleDay} * 2.201348\text{E-}04)$

The time adjustment formula for Area 075-9 is: $1/\text{EXP}(\text{SaleDay} * 7.412222\text{E-}04 + \text{SaleDaySq} * 4.777237\text{E-}07)$

The time adjustment formula for Area 075-10 is: $1/\text{EXP}(\text{SaleDay} * 5.268867\text{E-}04 + \text{SaleDaySq} * 3.47663\text{E-}07)$

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

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

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 +23.1%. 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 8.80% to 5.53%.

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: SE / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Snoqualmie Ridge / Issaquah Highlands		1/1/2013	6/23/2014	1/2011 - 12/2013
Area Number: 75		Appr ID:	Property Type:	Adjusted for time?
		RSOW	1 to 3 Unit	Yes
SAMPLE STATISTICS				
Sample size (n)	1408			
Mean Assessed Value	444,400			
Mean Adj. Sales Price	598,300			
Standard Deviation AV	138,768			
Standard Deviation SP	200,100			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.754			
Median Ratio	0.751			
Weighted Mean Ratio	0.743			
UNIFORMITY				
Lowest ratio	0.538			
Highest ratio:	1.376			
Coefficient of Dispersion	8.80%			
Standard Deviation	0.088			
Coefficient of Variation	11.63%			
Price Related Differential (PRD)	1.016			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.746			
Upper limit	0.756			
95% Confidence: Mean				
Lower limit	0.750			
Upper limit	0.759			
SAMPLE SIZE EVALUATION				
N (population size)	5771			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.088			
Recommended minimum:	12			
Actual sample size:	1408			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	727			
# ratios above mean:	681			
z:	1.226			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

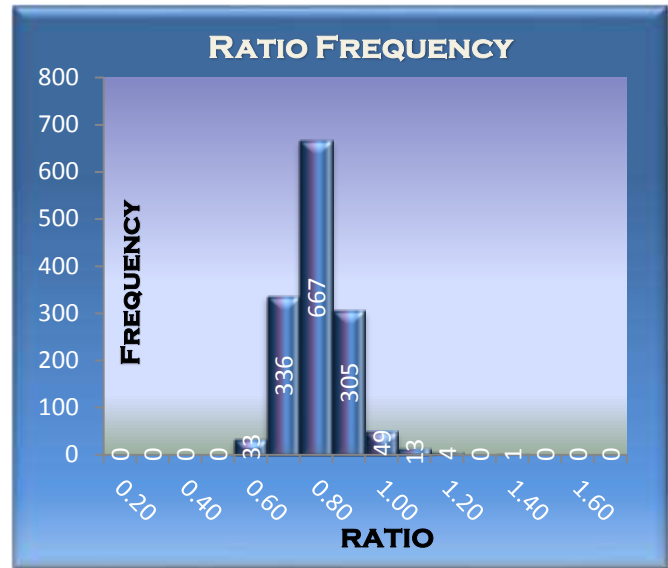
RATIO FREQUENCY

RATIO	FREQUENCY
0.50	33
0.60	336
0.70	667
0.80	305
0.90	49
1.00	13
1.10	4
1.20	0
1.30	1
1.40	0
1.50	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 075

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



COMMENTS:

1 to 3 Unit Residences throughout Area 075

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



Physical Inspection Ratio Study Report (After) – 2014 Assessments

District: SE / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Snoqualmie Ridge /		1/1/2014	6/23/2014	1/2011 - 12/2013
Issaquah Highlands		Appr. ID:	Property Type:	Adjusted for time?
Area Number: 75		RSOW	1 to 3 Unit	Yes
SAMPLE STATISTICS				
Sample size (n)		1408		
Mean Assessed Value		558,900		
Mean Sales Price		598,300		
Standard Deviation AV		181,302		
Standard Deviation SP		200,001		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.935		
Weighted Mean Ratio		0.934		
UNIFORMITY				
Lowest ratio		0.746		
Highest ratio:		1.294		
Coefficient of Dispersion		5.53%		
Standard Deviation		0.069		
Coefficient of Variation		7.32%		
Price Related Differential (PRD)		1.005		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.932		
Upper limit		0.939		
95% Confidence: Mean				
Lower limit		0.935		
Upper limit		0.942		
SAMPLE SIZE EVALUATION				
N (population size)		5771		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.069		
Recommended minimum:		8		
Actual sample size:		1408		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		737		
# ratios above mean:		671		
z:		1.759		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

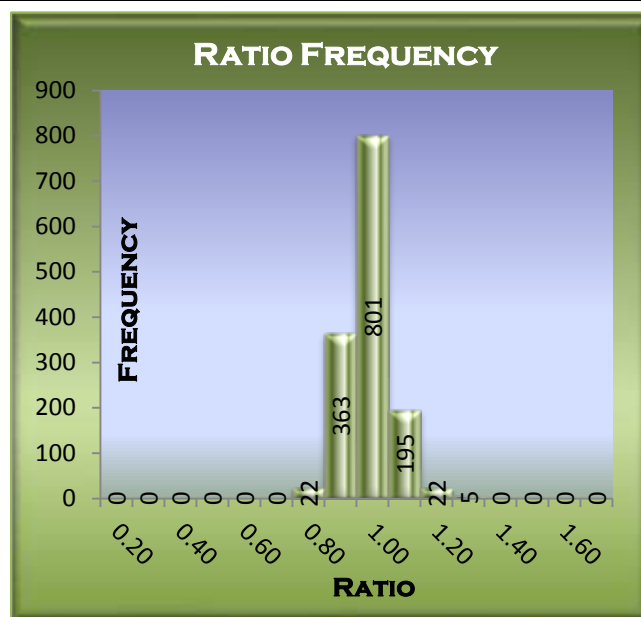
RATIO FREQUENCY

RATIO	FREQUENCY
0.60	22
0.80	363
1.00	801
1.20	195
1.40	5

COMMENTS:

1 to 3 Unit Residences throughout Area 075

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



COMMENTS:

1 to 3 Unit Residences throughout Area 075

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

Mobile Home Valuation

Mobile Home Data:

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

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2013 update for the 2014 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. 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, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

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. All Mobile homes in Area 75 are located in Subarea 8. There are 7 mobile home sales and were considered adequate in representing the total population within Area 75.

Mobile Home Total Value Model Calibration

A market adjusted cost approach was used to appraise mobile homes.

Mobile Homes in average or better condition: Valued at Total RCNLD + \$50,000

Mobile Homes in poor/fair condition: Valued at Total RCNLD

There are 64 parcels in Area 75 improved with a mobile home and 7 sales used in the valuation. Sales used were from 1/1/2011 to 12/31/2013.

Mobile Home Results

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

The resulting assessment level is 95.2%. 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 +1.06%. 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 2014 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 are displayed in the *Mobile Home Ratio Study Report (After)* page included in this report showing an improvement in the COD from 9.39% to 7.97%

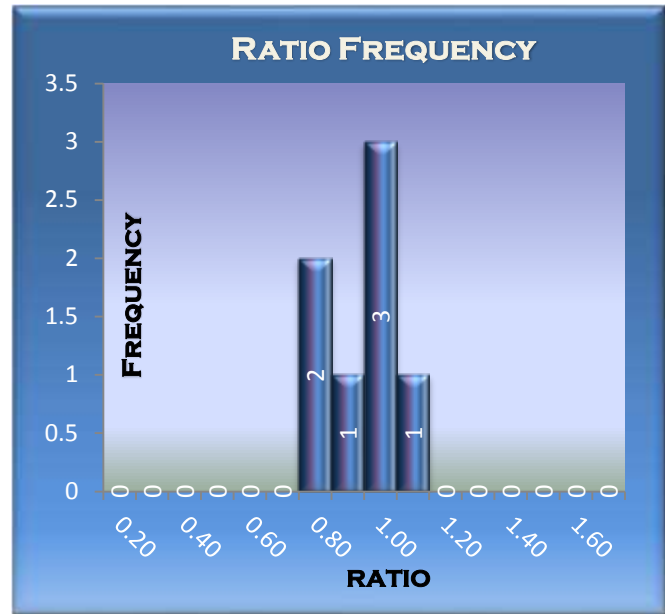
The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

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.

Mobile Home Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Snoqualmie Ridge / Issaquah Highlands	1/1/2013	6/23/2014	1/2011 - 12/2013
Area Number: 75	Appr ID:	Property Type:	Adjusted for time?
	RSOW	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	7
Mean Assessed Value	292,400
Mean Adj. Sales Price	335,000
Standard Deviation AV	106,937
Standard Deviation SP	158,592
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.899
Median Ratio	0.921
Weighted Mean Ratio	0.873
UNIFORMITY	
Lowest ratio	0.762
Highest ratio:	1.034
Coefficient of Dispersion	9.39%
Standard Deviation	0.107
Coefficient of Variation	11.89%
Price Related Differential (PRD)	1.030
RELIABILITY	
95% Confidence: Median	
Lower limit	0.762
Upper limit	1.034
95% Confidence: Mean	
Lower limit	0.820
Upper limit	0.978
SAMPLE SIZE EVALUATION	
N (population size)	64
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.107
Recommended minimum:	17
Actual sample size:	7
Conclusion:	Uh-oh
NORMALITY	
Binomial Test	
# ratios below mean:	3
# ratios above mean:	4
z:	0.378
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

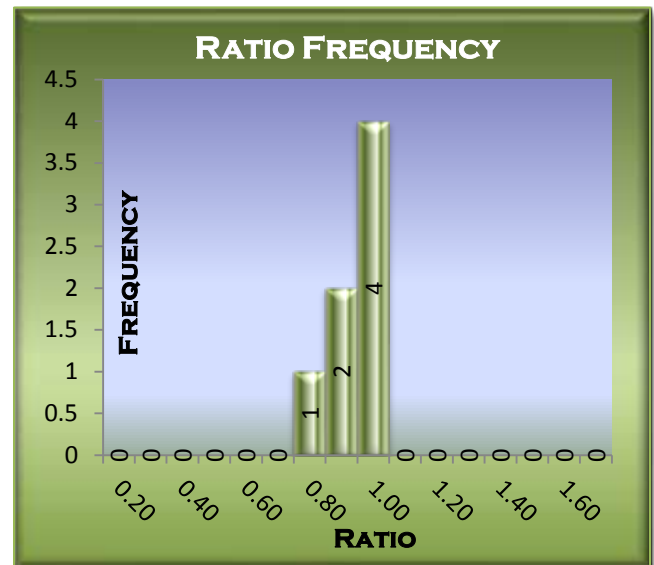
1 to 3 Unit Residences throughout Area 075

Sales prices are adjusted for time to the assessment date of 1/1/2014

Mobile Home Ratio Study Report (After) – 2014 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Snoqualmie Ridge /	1/1/2014	6/23/2014	1/2011 - 12/2013
Issaquah Highlands	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 75	RSOW	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	7
Mean Assessed Value	294,000
Mean Sales Price	335,000
Standard Deviation AV	104,386
Standard Deviation SP	158,592
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.905
Median Ratio	0.952
Weighted Mean Ratio	0.878
UNIFORMITY	
Lowest ratio	0.755
Highest ratio:	0.992
Coefficient of Dispersion	7.97%
Standard Deviation	0.096
Coefficient of Variation	10.61%
Price Related Differential (PRD)	1.031
RELIABILITY	
95% Confidence: Median	
Lower limit	0.755
Upper limit	0.992
95% Confidence: Mean	
Lower limit	0.834
Upper limit	0.976
SAMPLE SIZE EVALUATION	
N (population size)	64
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.096
Recommended minimum:	14
Actual sample size:	7
Conclusion:	Uh-oh
NORMALITY	
Binomial Test	
# ratios below mean:	3
# ratios above mean:	4
z:	0.378
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 075

Sales prices are adjusted for time to the assessment date of 1/1/2014

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
008	0	322407	9058	03/28/13	\$140,000	\$148,000	820	4	1949	3	43,560	N	N	8203 308TH AVE SE
008	0	102307	9072	01/12/12	\$286,000	\$335,000	1,280	5	2009	3	16,148	N	N	33125 SE 126TH ST
008	0	102307	9064	12/03/13	\$230,000	\$231,000	580	6	1990	4	11,100	Y	Y	33324 SE 126TH ST
008	0	689330	0600	06/14/12	\$200,000	\$226,000	1,050	6	1998	3	14,815	N	N	8550 310TH AVE SE
008	0	102307	9040	06/20/11	\$310,000	\$380,000	1,090	6	1955	3	42,766	Y	Y	32912 SE 121ST ST
008	0	102307	9047	04/25/12	\$275,000	\$314,000	1,140	6	2005	3	55,321	Y	Y	33514 SE 126TH ST
008	0	689330	0225	07/22/13	\$165,000	\$171,000	1,270	6	1906	4	12,600	N	N	8515 310TH AVE SE
008	0	398030	0350	06/21/13	\$449,000	\$468,000	1,760	6	1974	4	22,018	Y	Y	7837 LAKE ALICE RD SE
008	0	398030	0115	09/18/13	\$450,000	\$460,000	820	7	2010	3	16,019	Y	Y	7249 LAKE ALICE RD SE
008	0	398030	0115	07/20/11	\$330,000	\$401,000	820	7	2010	3	16,019	Y	Y	7249 LAKE ALICE RD SE
008	0	398030	0055	08/24/12	\$455,000	\$507,000	1,060	7	1981	4	18,350	Y	Y	7420 337TH PL SE
008	0	302407	9017	08/30/12	\$260,000	\$289,000	1,170	7	2007	3	180,774	N	N	7807 288TH AVE SE
008	0	042307	9018	06/26/12	\$470,000	\$530,000	1,350	7	1980	4	443,876	Y	Y	10113 UPPER PRESTON RD SE
008	0	689350	0010	03/01/12	\$250,199	\$290,000	1,600	7	1989	3	48,181	N	N	8309 308TH AVE SE
008	0	689330	0015	04/12/12	\$222,800	\$255,000	1,800	7	1960	3	13,080	N	N	8612 308TH AVE SE
008	0	202407	9022	09/20/13	\$511,650	\$523,000	2,170	7	1973	4	155,073	N	N	30514 SE 64TH ST
008	0	302407	9091	03/22/12	\$475,000	\$548,000	2,430	7	2000	4	94,525	Y	N	6510 284TH AVE SE
008	0	102307	9073	05/20/12	\$445,000	\$506,000	2,520	7	2007	3	13,850	N	N	33211 SE 126TH ST
008	0	032307	9089	07/22/13	\$450,000	\$466,000	2,610	7	1987	3	47,480	N	N	10917 329TH CT SE
008	0	332407	9092	10/15/12	\$261,000	\$287,000	1,320	8	2004	3	48,787	N	Y	9438 312TH AVE SE
008	0	302407	9072	04/22/13	\$420,000	\$444,000	1,390	8	1969	4	54,910	Y	N	6419 282ND AVE SE
008	0	292407	9060	05/21/13	\$450,000	\$472,000	1,740	8	1999	3	261,360	Y	N	7217 308TH AVE SE
008	0	398030	0155	11/07/12	\$750,000	\$822,000	1,970	8	1983	4	31,450	Y	Y	7319 LAKE ALICE RD SE
008	0	272407	9051	05/07/13	\$630,000	\$664,000	2,240	8	1987	4	215,186	Y	Y	33505 SE 74TH ST
008	0	212407	9073	05/18/12	\$500,000	\$569,000	2,330	8	1985	4	219,106	Y	N	31130 SE 60TH ST
008	0	102307	9103	01/27/11	\$385,000	\$487,000	2,350	8	2000	3	39,190	N	N	12314 UPPER PRESTON RD SE
008	0	032307	9090	04/08/12	\$475,000	\$546,000	3,000	8	1996	3	77,101	N	N	10905 329TH CT SE
008	0	032307	9083	10/27/12	\$530,000	\$582,000	3,430	8	1979	4	108,464	N	N	33108 SE 110TH ST
008	0	272407	9046	06/12/13	\$539,800	\$564,000	3,430	8	1989	4	217,800	N	N	33506 SE 74TH ST
008	0	192407	9050	10/02/13	\$484,000	\$493,000	1,700	9	1990	3	381,150	Y	N	5931 290TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
008	0	398030	0220	10/14/13	\$724,500	\$737,000	1,740	9	1987	5	21,851	Y	Y	7429 LAKE ALICE RD SE
008	0	322407	9094	06/11/12	\$495,000	\$561,000	2,090	9	2003	3	60,112	Y	N	8207 293RD AVE SE
008	0	202407	9066	06/03/13	\$799,950	\$838,000	2,100	9	1990	4	217,800	Y	N	29818 SE 58TH ST
008	0	282407	9020	09/09/13	\$435,000	\$446,000	2,170	9	1990	3	95,406	Y	Y	32305 SE 68TH ST
008	0	398030	0230	11/13/13	\$800,000	\$808,000	2,700	9	1981	4	32,000	Y	Y	7571 LAKE ALICE RD SE
008	0	222407	9094	07/16/13	\$615,000	\$638,000	2,750	9	1985	4	209,088	Y	N	5420 324TH PL SE
008	0	172407	9053	06/26/12	\$762,500	\$861,000	2,890	9	1990	5	223,027	Y	N	4562 308TH AVE SE
008	0	202407	9035	04/21/11	\$620,000	\$770,000	3,000	9	1990	4	219,978	Y	N	5424 298TH AVE SE
008	0	332407	9086	02/11/13	\$625,000	\$671,000	3,780	9	1987	3	97,574	N	N	8331 316TH PL SE
008	0	102307	9153	09/23/13	\$710,000	\$725,000	3,890	9	2006	3	72,745	N	N	11227 UPPER PRESTON RD SE
008	0	272407	9089	05/22/13	\$905,000	\$950,000	4,320	9	2003	3	468,112	Y	N	6821 LAKE ALICE RD SE
008	0	222407	9096	07/18/13	\$799,000	\$828,000	2,100	10	1985	5	209,088	Y	N	32440 SE 54TH ST
008	0	272407	9074	07/16/13	\$500,000	\$518,000	2,150	10	1991	3	218,671	Y	N	32814 SE 76TH ST
008	0	212407	9080	09/11/13	\$670,355	\$687,000	3,110	10	1996	3	218,671	N	N	31807 SE 48TH ST
008	0	212407	9030	08/24/11	\$930,000	\$1,124,000	3,640	10	1998	3	676,922	Y	N	5133 322ND AVE SE
008	0	152407	9189	08/20/13	\$1,750,000	\$1,802,000	4,650	10	2007	3	306,506	Y	N	32733 SE 46TH LN
008	0	152407	9190	06/07/11	\$890,000	\$1,094,000	5,890	10	2007	3	241,160	Y	N	32715 SE 46TH LN
008	0	102307	9121	09/23/13	\$1,146,287	\$1,171,000	6,230	10	1996	3	113,256	Y	Y	12375 UPPER PRESTON RD SE
008	0	272407	9032	07/19/13	\$1,095,000	\$1,135,000	4,400	11	2004	3	782,176	N	N	6540 PRESTON-FALL CITY RD SE
008	0	102307	9142	06/21/13	\$1,350,000	\$1,408,000	6,530	11	2000	3	102,366	N	N	12331 UPPER PRESTON RD SE
008	0	202407	9042	11/05/12	\$1,000,000	\$1,097,000	2,890	12	1996	3	217,800	N	N	5510 298TH AVE SE
008	1	142406	9054	12/20/13	\$483,000	\$484,000	1,480	7	1966	4	61,419	N	N	4605 252ND AVE SE
008	1	222406	9083	09/24/12	\$467,000	\$517,000	1,490	8	1981	5	30,490	N	N	24025 SE BLACK NUGGET RD
008	1	142406	9073	09/10/13	\$525,000	\$538,000	1,670	8	1979	4	54,389	N	N	4354 257TH PL SE
008	1	222406	9108	02/07/12	\$490,000	\$570,000	1,900	8	1947	5	30,231	N	N	23602 SE BLACK NUGGET RD
008	1	122406	9077	03/14/13	\$560,000	\$597,000	2,450	8	1981	4	99,752	N	N	26417 SE 37TH ST
008	1	122406	9013	06/22/12	\$500,000	\$565,000	4,480	8	1990	2	110,207	N	N	26421 SE DUTHIE HILL RD
008	1	142406	9083	04/05/11	\$560,000	\$698,000	2,800	10	1999	3	48,787	N	N	25223 SE ISSAQUAH-FALL CITY RD
008	1	232406	9162	01/22/13	\$1,265,000	\$1,364,000	4,160	11	1993	3	216,541	N	N	5411 247TH PL SE
008	1	142406	9048	04/02/12	\$1,140,000	\$1,312,000	4,530	11	2006	3	355,449	N	N	25635 SE OLD BLACK NUGGET RD

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
008	1	132406	9023	01/29/13	\$1,370,000	\$1,475,000	5,320	11	2007	3	190,792	N	N	26010 SE OLD BLACK NUGGET RD
008	1	232406	9161	09/24/12	\$1,120,500	\$1,241,000	4,640	12	1993	3	213,504	N	N	5419 247TH PL SE
008	2	252406	9067	11/19/12	\$375,000	\$410,000	1,500	7	1970	5	88,862	N	N	27516 SE HIGH POINT WAY
008	2	328130	0160	10/04/11	\$276,500	\$331,000	1,720	7	1992	4	19,110	N	N	26833 SE 76TH PL
008	2	302407	9075	02/27/12	\$350,000	\$405,000	1,510	8	1977	4	87,300	Y	N	6917 277TH WAY SE
008	4	182407	9014	07/31/13	\$479,600	\$496,000	1,470	7	1977	5	169,448	N	N	4520 286TH AVE SE
008	4	182407	9060	10/25/13	\$624,000	\$633,000	1,850	7	1967	4	185,565	N	N	27819 SE ISSAQUAH-FALL CITY RD
008	4	182407	9053	01/10/11	\$499,900	\$635,000	1,520	8	1985	3	147,668	N	N	28616 SE 45TH ST
008	4	182407	9022	03/26/13	\$639,500	\$680,000	1,590	8	1987	4	73,180	N	N	4051 280TH AVE SE
008	4	122406	9069	08/10/12	\$655,500	\$733,000	1,710	8	1978	5	213,879	N	N	3925 274TH AVE SE
008	4	182407	9047	06/06/11	\$577,000	\$709,000	2,470	8	1984	4	140,699	N	N	28918 SE 45TH ST
008	4	182407	9039	02/10/11	\$500,000	\$630,000	1,790	9	1996	3	184,694	N	N	28515 SE 41ST ST
008	4	182407	9019	06/20/13	\$665,000	\$694,000	2,560	9	1983	4	435,600	N	N	4710 286TH AVE SE
008	4	182407	9105	04/04/12	\$592,000	\$681,000	2,660	9	1993	3	208,216	N	N	4607 286TH AVE SE
008	4	182407	9002	05/02/13	\$636,000	\$671,000	3,130	9	1999	3	172,428	N	N	28415 SE ISSAQUAH-FALL CITY RD
008	4	182407	9065	04/22/13	\$830,000	\$877,000	2,750	10	1990	4	254,390	N	N	4323 287TH AVE SE
008	4	182407	9045	08/08/13	\$975,000	\$1,006,000	3,280	10	2001	3	183,823	N	N	4107 278TH AVE SE
008	4	182407	9006	01/25/11	\$897,750	\$1,136,000	4,470	10	2004	3	183,823	N	N	4114 278TH AVE SE
009	1	363007	0020	03/04/13	\$250,000	\$299,000	1,050	7	2005	3	2,679	N	N	2635 NE JARED CT
009	1	363007	0020	12/22/11	\$208,000	\$277,000	1,050	7	2005	3	2,679	N	N	2635 NE JARED CT
009	1	363007	0040	10/23/11	\$222,000	\$295,000	1,050	7	2005	3	3,668	N	N	2699 NE JARED CT
009	1	362992	0070	06/14/13	\$396,000	\$450,000	1,260	7	2003	3	3,338	N	N	2507 NE JULEP ST
009	1	362992	0540	03/19/13	\$320,000	\$380,000	1,260	7	2003	3	2,850	N	N	2559 NE IVY WAY
009	1	362999	0070	08/12/13	\$375,000	\$412,000	1,260	7	2005	3	2,925	N	N	1961 25TH AVE NE
009	1	362999	0200	01/28/13	\$349,500	\$425,000	1,260	7	2005	3	3,131	N	N	2467 NE KYLE CT
009	1	362999	0200	07/02/12	\$329,900	\$429,000	1,260	7	2005	3	3,131	N	N	2467 NE KYLE CT
009	1	362997	0750	04/11/13	\$414,000	\$487,000	1,350	7	2004	3	1,783	N	N	2725 NE NORTHSTAR LN
009	1	362997	0630	11/08/13	\$412,000	\$428,000	1,360	7	2005	3	1,929	N	N	2464 28TH PL NE
009	1	362992	0040	06/27/11	\$290,000	\$382,000	1,440	7	2003	3	3,009	N	N	2469 NE JULEP ST
009	1	362992	0170	08/28/12	\$315,000	\$403,000	1,440	7	2003	3	3,021	N	N	2491 NE JEWELL LN

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	1	362992	0270	01/12/11	\$355,000	\$452,000	1,440	7	2003	3	3,000	N	N	2478 NE IVERSON LN
009	1	362992	0010	05/16/13	\$439,900	\$508,000	1,630	7	2003	3	3,055	N	N	2419 NE JULEP ST
009	1	362999	0130	10/02/13	\$449,950	\$479,000	1,630	7	2005	3	2,888	N	N	2495 NE LARCHMOUNT ST
009	1	362999	0190	09/06/12	\$399,900	\$511,000	1,630	7	2005	3	3,131	N	N	2445 NE KYLE CT
009	1	362999	0230	08/09/12	\$390,000	\$502,000	1,630	7	2005	3	3,915	N	N	1990 24TH AVE NE
009	1	362999	0340	10/03/12	\$400,000	\$507,000	1,630	7	2005	3	3,348	N	N	2422 NE KEYSTONE CT
009	1	362997	0720	04/03/12	\$325,000	\$429,000	1,770	7	2005	3	2,667	N	N	2467 28TH PL NE
009	1	362992	0060	07/11/12	\$410,000	\$532,000	1,890	7	2003	3	3,012	N	N	2499 NE JULEP ST
009	1	362992	0220	04/27/11	\$419,000	\$547,000	1,890	7	2003	3	3,054	N	N	2415 NE JEWELL LN
009	1	362992	0410	04/12/11	\$359,029	\$467,000	1,890	7	2003	3	3,160	N	N	2460 NE IVY WAY
009	1	362992	0490	07/12/12	\$410,000	\$532,000	1,890	7	2003	3	3,000	N	N	2473 NE IVY WAY
009	1	362999	0290	02/10/12	\$370,000	\$491,000	1,890	7	2005	3	3,817	N	N	1904 24TH AVE NE
009	1	362996	0240	04/04/11	\$360,000	\$468,000	1,640	8	2003	3	2,014	N	N	1850 NE KINCAID WALK
009	1	363006	0100	11/21/13	\$436,000	\$449,000	1,700	8	2005	3	2,429	N	N	1732 25TH AVE NE
009	1	363007	0170	07/25/11	\$378,250	\$501,000	1,700	8	2005	3	2,935	N	N	1753 27TH LN NE
009	1	363006	0180	09/20/13	\$436,000	\$468,000	1,760	8	2005	3	3,035	N	N	1798 25TH AVE NE
009	1	363007	0140	07/22/13	\$451,000	\$502,000	1,760	8	2005	3	3,194	N	N	1789 27TH LN NE
009	1	362987	0060	07/29/13	\$545,000	\$604,000	1,940	8	2001	3	4,142	N	N	2081 NE KATSURA ST
009	1	362987	0120	08/28/13	\$540,000	\$588,000	1,940	8	2001	3	4,260	N	N	2011 NE KENILWORTH LN
009	1	363006	0080	01/29/13	\$430,000	\$522,000	2,080	8	2005	3	2,700	N	N	1760 25TH AVE NE
009	1	363006	0210	10/31/11	\$356,000	\$474,000	2,080	8	2006	3	2,959	N	N	1722 25TH WALK NE
009	1	363007	0180	10/01/13	\$520,000	\$554,000	2,080	8	2006	3	2,935	N	N	1747 27TH LN NE
009	2	895600	0300	01/06/11	\$450,000	\$572,000	1,470	8	2010	3	2,808	N	N	1745 9TH CT NE
009	2	926885	0570	07/08/13	\$539,142	\$605,000	1,470	8	2013	3	2,014	N	N	813 4TH AVE NE
009	2	926885	0590	08/13/13	\$532,152	\$585,000	1,470	8	2013	3	2,188	N	N	803 4TH AVE NE
009	2	926885	0580	07/29/13	\$515,578	\$572,000	1,480	8	2013	3	1,804	N	N	809 4TH AVE NE
009	2	926885	0670	06/03/13	\$520,847	\$596,000	1,500	8	2013	3	1,836	N	N	313 NE DENNY WAY
009	2	926885	0690	12/13/12	\$505,193	\$625,000	1,500	8	2013	3	1,684	N	N	301 NE DENNY WAY
009	2	926885	0700	06/20/13	\$519,950	\$589,000	1,500	8	2013	3	1,428	N	N	299 NE DENNY WAY
009	2	926885	0710	05/21/13	\$506,708	\$584,000	1,500	8	2013	3	1,428	N	N	297 NE DENNY WAY

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	2	926885	1130	06/13/12	\$514,144	\$671,000	1,500	8	2012	3	1,964	N	N	316 NE EAGLE WAY
009	2	926885	1140	05/16/12	\$479,950	\$629,000	1,500	8	2012	3	1,977	Y	N	340 NE EAGLE WAY
009	2	926885	1210	03/16/12	\$479,950	\$635,000	1,500	8	2011	3	2,010	Y	N	404 NE HIGH ST
009	2	926885	0740	02/28/13	\$474,950	\$570,000	1,580	8	2012	3	1,551	N	N	851 3RD AVE NE
009	2	926885	0730	05/22/12	\$441,950	\$579,000	1,590	8	2012	3	2,034	N	N	849 3RD AVE NE
009	2	926885	0970	07/31/12	\$479,500	\$619,000	1,650	8	2012	3	2,074	N	N	959 3RD AVE NE
009	2	926885	0890	10/24/11	\$490,000	\$653,000	1,680	8	2011	3	2,108	Y	N	885 3RD AVE NE
009	2	926885	0950	02/15/12	\$465,000	\$617,000	1,680	8	2011	3	2,074	N	N	943 3RD AVE NE
009	2	926885	0660	01/08/13	\$501,011	\$614,000	1,690	8	2013	3	2,766	N	N	321 NE DENNY WAY
009	2	926885	0680	04/25/13	\$504,522	\$589,000	1,690	8	2013	3	2,054	N	N	303 NE DENNY WAY
009	2	926885	0720	06/26/13	\$523,646	\$592,000	1,690	8	2013	3	1,848	N	N	295 NE DENNY WAY
009	2	926885	0810	10/29/12	\$611,950	\$770,000	1,690	8	2012	3	3,219	Y	N	813 3RD PL NE
009	2	926885	1120	08/29/12	\$495,950	\$635,000	1,690	8	2012	3	2,090	N	N	324 NE EAGLE WAY
009	2	926885	1150	04/04/12	\$469,000	\$619,000	1,690	8	2012	3	2,090	N	N	332 NE EAGLE WAY
009	2	926885	1200	05/21/13	\$545,000	\$628,000	1,690	8	2011	3	2,607	N	N	400 NE HIGH ST
009	2	926885	1020	09/19/11	\$565,000	\$751,000	1,730	8	2011	3	2,810	Y	N	939 3RD CT NE
009	2	926885	1030	03/15/12	\$575,000	\$761,000	1,730	8	2012	3	2,843	Y	N	945 3RD CT NE
009	2	926885	0870	04/25/12	\$579,000	\$762,000	1,790	8	2012	3	3,466	Y	N	879 3RD AVE NE
009	2	926885	0750	03/26/12	\$464,950	\$614,000	1,810	8	2012	3	2,336	N	N	863 3RD AVE NE
009	2	926885	0830	02/01/13	\$634,990	\$771,000	1,830	8	2013	3	2,698	Y	N	877 3RD AVE NE
009	2	895600	0230	12/05/12	\$460,000	\$571,000	1,870	8	2009	3	2,189	N	N	1764 9TH CT NE
009	2	926885	0600	06/29/12	\$469,950	\$611,000	1,930	8	2011	3	1,959	N	N	375 NE DENNY WAY
009	2	926885	0610	08/24/12	\$449,950	\$577,000	1,930	8	2011	3	1,870	N	N	365 NE DENNY WAY
009	2	926885	0630	09/07/12	\$469,950	\$601,000	1,930	8	2012	3	2,090	N	N	347 NE DENNY WAY
009	2	926885	1090	12/19/11	\$457,000	\$608,000	1,930	8	2011	3	2,949	N	N	296 NE EAGLE WAY
009	2	926885	1110	04/25/12	\$469,950	\$618,000	1,930	8	2011	3	2,090	N	N	300 NE EAGLE WAY
009	2	926885	0910	02/27/12	\$489,950	\$649,000	2,060	8	2011	3	2,307	N	N	903 3RD AVE NE
009	2	926885	0930	03/14/12	\$484,950	\$642,000	2,060	8	2011	3	2,074	N	N	923 3RD AVE NE
009	2	926885	0800	02/15/13	\$710,583	\$857,000	2,070	8	2012	3	3,260	Y	N	827 3RD PL NE
009	2	926885	0820	11/15/12	\$688,027	\$861,000	2,070	8	2012	3	3,131	Y	N	801 3RD PL NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	2	926885	0760	12/07/12	\$659,950	\$819,000	2,100	8	2013	3	3,496	Y	N	883 3RD PL NE
009	2	926885	0770	10/29/13	\$738,066	\$772,000	2,100	8	2013	3	2,714	Y	N	869 3RD PL NE
009	2	926885	0770	02/15/13	\$669,950	\$808,000	2,100	8	2013	3	2,714	Y	N	869 3RD PL NE
009	2	926885	0790	04/22/11	\$610,000	\$796,000	2,100	8	2011	3	4,192	Y	N	839 3RD PL NE
009	2	926885	1010	11/19/12	\$649,950	\$812,000	2,100	8	2012	3	2,892	Y	N	921 3RD CT NE
009	2	926885	1070	01/15/13	\$679,950	\$831,000	2,100	8	2013	3	3,672	Y	N	989 3RD CT NE
009	2	926885	0880	08/16/11	\$535,491	\$710,000	2,120	8	2011	3	2,257	Y	N	881 3RD AVE NE
009	2	926885	0900	08/22/11	\$527,000	\$700,000	2,120	8	2011	3	2,356	Y	N	889 3RD AVE NE
009	2	926885	0960	06/24/11	\$478,000	\$630,000	2,120	8	2011	3	2,074	N	N	951 3RD AVE NE
009	2	926885	0980	07/02/13	\$614,000	\$692,000	2,120	8	2011	3	2,354	N	N	963 3RD AVE NE
009	2	926885	0980	10/21/11	\$539,950	\$719,000	2,120	8	2011	3	2,354	N	N	963 3RD AVE NE
009	2	926885	0920	08/26/11	\$499,000	\$663,000	2,150	8	2011	3	2,074	N	N	911 3RD AVE NE
009	2	926885	0940	12/15/11	\$489,950	\$652,000	2,150	8	2011	3	2,074	N	N	937 3RD AVE NE
009	2	926885	0640	11/26/12	\$445,000	\$554,000	2,170	8	2012	3	1,870	N	N	339 NE DENNY WAY
009	2	926885	1220	04/02/13	\$520,000	\$614,000	2,170	8	2010	3	2,232	N	N	398 NE DENNY WAY
009	2	926885	1720	09/15/11	\$450,000	\$598,000	2,170	8	2008	3	2,046	N	N	960 3RD AVE NE
009	2	926885	0620	03/13/12	\$462,000	\$611,000	2,210	8	2011	3	2,090	N	N	357 NE DENNY WAY
009	2	926885	0650	12/13/11	\$469,990	\$626,000	2,210	8	2012	3	2,230	N	N	333 NE DENNY WAY
009	2	926885	1040	01/26/12	\$635,000	\$844,000	2,210	8	2011	3	3,087	Y	N	951 3RD CT NE
009	2	926885	1050	04/25/12	\$650,000	\$856,000	2,210	8	2012	3	3,194	Y	N	967 3RD CT NE
009	2	926885	1080	04/13/11	\$474,000	\$617,000	2,210	8	2011	3	1,941	Y	N	298 NE EAGLE WAY
009	2	926885	1100	05/17/11	\$474,000	\$621,000	2,210	8	2011	3	1,954	Y	N	308 NE EAGLE WAY
009	2	926885	1170	03/10/11	\$469,000	\$606,000	2,210	8	2010	3	1,987	Y	N	348 NE EAGLE WAY
009	2	926885	1760	03/22/12	\$524,950	\$694,000	2,220	8	2008	3	1,984	N	N	359 NE EAGLE WAY
009	2	926885	0840	04/05/13	\$609,950	\$719,000	2,230	8	2013	3	2,295	Y	N	873 3RD AVE NE
009	2	926885	0850	04/12/13	\$599,950	\$705,000	2,230	8	2013	3	2,108	Y	N	869 3RD AVE NE
009	2	926885	0860	04/23/13	\$604,950	\$707,000	2,230	8	2013	3	2,356	Y	N	865 3RD AVE NE
009	2	926885	1240	01/21/11	\$459,800	\$587,000	2,240	8	2010	3	1,984	N	N	372 NE DENNY WAY
009	2	926885	1060	02/19/13	\$699,950	\$843,000	2,260	8	2013	3	3,513	Y	N	985 3RD CT NE
009	2	926885	0780	09/05/12	\$639,950	\$818,000	2,340	8	2012	3	3,629	Y	N	855 3RD PL NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	2	926885	0990	12/19/12	\$659,950	\$815,000	2,340	8	2013	3	3,485	Y	N	901 3RD CT NE
009	2	926885	1000	12/11/12	\$659,950	\$818,000	2,340	8	2013	3	2,923	Y	N	913 3RD CT NE
009	2	363009	0040	03/23/12	\$569,900	\$753,000	2,160	10	2007	3	2,147	N	N	1785 28TH AVE NE
009	2	363009	0120	03/15/12	\$588,000	\$778,000	2,480	10	2006	3	2,324	Y	N	1761 28TH AVE NE
009	2	363009	0090	07/12/12	\$575,000	\$746,000	2,540	10	2006	3	2,147	N	N	1771 28TH AVE NE
009	3	362997	0410	09/05/12	\$382,500	\$489,000	1,830	7	2004	3	3,076	N	N	2603 NE MAGNOLIA ST
009	3	362997	0440	02/04/13	\$460,000	\$557,000	1,830	7	2004	3	3,461	Y	N	2705 NE MAGNOLIA ST
009	3	362997	0460	07/19/13	\$525,000	\$585,000	1,830	7	2004	3	3,071	Y	N	2773 NE MAGNOLIA ST
009	3	362997	0470	09/04/12	\$429,000	\$549,000	1,830	7	2004	3	3,504	Y	N	2807 NE MAGNOLIA ST
009	3	362997	0510	06/03/13	\$474,000	\$542,000	1,830	7	2004	3	3,199	N	N	2943 NE MAGNOLIA ST
009	3	363015	0160	08/16/13	\$437,500	\$480,000	1,320	8	2006	3	2,688	N	N	1999 NE KENSINGTON CT
009	3	363015	0110	09/06/12	\$330,000	\$422,000	1,380	8	2006	3	3,942	N	N	2583 NE KENSINGTON CT
009	3	363015	0080	12/26/12	\$295,000	\$363,000	1,550	8	2006	3	3,150	N	N	2574 NE KIRKWOOD PL
009	3	363015	0290	10/24/12	\$345,900	\$436,000	1,590	8	2005	3	2,520	N	N	1972 25TH AVE NE
009	3	363003	0020	08/29/12	\$395,000	\$506,000	1,640	8	2005	3	3,600	N	N	2491 NE LAURELWOOD LN
009	3	363003	0160	08/16/12	\$405,000	\$521,000	1,640	8	2004	3	4,641	N	N	2028 25TH AVE NE
009	3	363003	0520	06/28/11	\$387,500	\$511,000	1,710	8	2004	3	3,128	N	N	2049 LARCHMOUNT DR NE
009	3	362979	0200	07/31/12	\$411,000	\$530,000	1,720	8	1999	3	3,502	N	N	1481 NE IRIS ST
009	3	363003	0280	06/25/13	\$506,000	\$572,000	1,740	8	2005	3	3,456	N	N	2542 LONGMIRE CT NE
009	3	259749	0510	06/29/12	\$369,990	\$481,000	1,800	8	2012	3	2,934	N	N	1568 14TH PL NE
009	3	259749	0540	10/05/12	\$422,082	\$535,000	1,800	8	2013	3	2,934	N	N	1584 14TH PL NE
009	3	259749	0560	12/03/12	\$439,990	\$547,000	1,800	8	2013	3	2,910	N	N	1598 14TH PL NE
009	3	259749	0570	11/13/12	\$463,077	\$579,000	1,800	8	2013	3	3,434	N	N	1606 14TH PL NE
009	3	259749	0590	01/08/13	\$475,990	\$583,000	1,800	8	2013	3	2,934	N	N	1620 14TH PL NE
009	3	259749	0600	04/16/13	\$496,453	\$582,000	1,800	8	2013	3	2,934	N	N	1626 14TH PL NE
009	3	259749	0630	06/20/13	\$533,990	\$605,000	1,800	8	2013	3	2,887	N	N	1644 14TH PL NE
009	3	259749	0640	04/14/13	\$575,007	\$675,000	1,800	8	2013	3	2,935	N	N	1648 14TH PL NE
009	3	259749	0670	02/19/13	\$490,000	\$590,000	1,800	8	2012	3	2,772	N	N	1604 NE FALLS DR
009	3	259749	0670	08/06/12	\$394,017	\$508,000	1,800	8	2012	3	2,772	N	N	1604 NE FALLS DR
009	3	259749	0690	09/27/12	\$469,757	\$597,000	1,800	8	2013	3	2,772	N	N	1616 NE FALLS DR

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	259749	0730	01/09/13	\$470,264	\$576,000	1,800	8	2013	3	2,772	N	N	1646 NE FALLS DR
009	3	259749	0740	01/13/13	\$492,990	\$603,000	1,800	8	2013	3	2,772	N	N	1652 NE FALLS DR
009	3	259749	0770	02/25/13	\$476,675	\$572,000	1,800	8	2013	3	2,925	N	N	1668 NE FALLS DR
009	3	259749	0780	03/13/13	\$506,309	\$604,000	1,800	8	2013	3	2,823	N	N	1672 NE FALLS DR
009	3	259749	0790	05/05/13	\$535,990	\$623,000	1,800	8	2013	3	2,886	N	N	1676 NE FALLS DR
009	3	259749	0800	05/30/13	\$530,990	\$609,000	1,800	8	2013	3	2,967	N	N	1678 NE FALLS DR
009	3	363015	0250	04/17/13	\$465,000	\$545,000	1,830	8	2005	3	2,861	N	N	1916 25TH AVE NE
009	3	362983	0330	03/06/12	\$510,000	\$675,000	1,840	8	1999	3	3,385	N	N	1578 NE IRIS ST
009	3	362979	0150	06/24/13	\$542,000	\$613,000	1,860	8	1999	3	4,643	N	N	1405 NE IRIS ST
009	3	362983	0160	08/28/13	\$547,000	\$596,000	1,870	8	1999	3	5,542	N	N	1567 NE IRIS ST
009	3	363011	0430	02/27/12	\$355,000	\$470,000	1,920	8	2005	3	3,841	N	N	3043 NE MARQUETTE WAY
009	3	363011	0590	03/20/12	\$375,300	\$496,000	1,920	8	2005	3	3,741	N	N	3171 NE MARQUETTE WAY
009	3	363011	0620	07/16/13	\$518,000	\$579,000	1,920	8	2005	3	3,741	N	N	3223 NE MARQUETTE WAY
009	3	363003	0440	11/08/13	\$555,000	\$576,000	1,950	8	2004	3	3,720	N	N	2066 25TH AVE NE
009	3	363003	0510	06/17/13	\$545,000	\$619,000	1,950	8	2004	3	3,680	N	N	2043 LARCHMOUNT DR NE
009	3	363003	0370	04/13/11	\$425,000	\$553,000	1,970	8	2004	3	3,734	N	N	2522 LARCHMOUNT DR NE
009	3	259749	0010	09/26/13	\$704,990	\$754,000	2,020	8	2013	3	5,112	Y	N	1695 14TH PL NE
009	3	259749	0040	06/17/13	\$699,990	\$795,000	2,020	8	2013	3	4,000	Y	N	1671 14TH PL NE
009	3	259749	0060	12/09/13	\$679,990	\$691,000	2,020	8	2013	3	4,000	Y	N	1665 14TH PL NE
009	3	259749	0080	04/05/13	\$703,782	\$830,000	2,020	8	2013	3	4,543	Y	N	1645 14TH PL NE
009	3	259749	0100	03/26/13	\$635,247	\$753,000	2,020	8	2013	3	4,189	Y	N	1635 14TH PL NE
009	3	259749	0120	02/20/13	\$596,215	\$718,000	2,020	8	2013	3	4,000	Y	N	1623 14TH PL NE
009	3	259749	0150	12/23/12	\$568,085	\$701,000	2,020	8	2013	3	4,588	Y	N	1603 14TH PL NE
009	3	259749	0180	11/28/12	\$593,990	\$739,000	2,020	8	2013	3	3,804	Y	N	1587 14TH PL NE
009	3	259749	0190	10/03/12	\$545,860	\$692,000	2,020	8	2013	3	3,810	Y	N	1581 14TH PL NE
009	3	259749	0220	07/25/12	\$492,946	\$637,000	2,020	8	2012	3	4,143	Y	N	1563 14TH PL NE
009	3	259749	0280	11/15/13	\$548,414	\$567,000	2,020	8	2013	3	3,727	N	N	1573 NE FALLS DR
009	3	259749	0290	10/15/13	\$608,990	\$643,000	2,020	8	2012	3	4,269	N	N	1579 NE FALLS DR
009	3	259749	0330	08/05/12	\$453,223	\$584,000	2,020	8	2013	3	3,951	N	N	1607 NE FALLS DR
009	3	259749	0350	08/31/12	\$461,039	\$590,000	2,020	8	2013	3	4,097	N	N	1619 NE FALLS DR

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	259749	0360	10/18/12	\$498,686	\$629,000	2,020	8	2013	3	3,467	N	N	1625 NE FALLS DR
009	3	259749	0390	11/25/12	\$535,969	\$668,000	2,020	8	2013	3	3,569	N	N	1649 NE FALLS DR
009	3	259749	0420	04/05/13	\$627,990	\$741,000	2,020	8	2013	3	4,246	N	N	1667 NE FALLS DR
009	3	259749	0430	02/11/13	\$577,730	\$698,000	2,020	8	2013	3	4,304	N	N	1673 NE FALLS DR
009	3	259749	0440	03/20/13	\$596,767	\$709,000	2,020	8	2013	3	3,934	N	N	1681 NE FALLS DR
009	3	259749	0450	03/13/13	\$590,506	\$704,000	2,020	8	2013	3	3,373	N	N	1683 NE FALLS DR
009	3	259749	0460	04/29/13	\$618,990	\$722,000	2,020	8	2013	3	3,386	N	N	1687 NE FALLS DR
009	3	259749	0470	05/03/13	\$629,990	\$733,000	2,020	8	2013	3	3,772	N	N	1691 NE FALLS DR
009	3	259749	0480	05/23/13	\$640,040	\$737,000	2,020	8	2013	3	3,504	N	N	1693 NE FALLS DR
009	3	259749	0830	08/13/13	\$603,404	\$663,000	2,020	8	2012	3	4,762	N	N	1699 NE FALLS DR
009	3	259749	0860	09/10/13	\$595,000	\$643,000	2,020	8	2013	3	6,200	N	N	1705 NE FALLS DR
009	3	362997	0800	09/04/12	\$481,000	\$615,000	2,040	8	2005	3	4,758	N	N	2513 NE MULBERRY ST
009	3	259749	0310	12/02/13	\$629,990	\$643,000	2,050	8	2012	3	4,617	N	N	1593 NE FALLS DR
009	3	259749	0500	07/11/12	\$472,426	\$613,000	2,050	8	2012	3	3,647	N	N	1564 14TH PL NE
009	3	259749	0520	07/31/12	\$400,765	\$517,000	2,050	8	2012	3	2,934	N	N	1574 14TH PL NE
009	3	259749	0530	09/07/12	\$456,229	\$583,000	2,050	8	2012	3	2,934	N	N	1576 14TH PL NE
009	3	259749	0550	10/18/12	\$460,000	\$581,000	2,050	8	2013	3	2,934	N	N	1592 14TH PL NE
009	3	259749	0580	12/10/12	\$495,000	\$613,000	2,050	8	2013	3	3,099	N	N	1612 14TH PL NE
009	3	259749	0610	01/14/13	\$504,296	\$617,000	2,050	8	2013	3	2,934	N	N	1628 14TH PL NE
009	3	259749	0620	01/23/13	\$500,453	\$610,000	2,050	8	2013	3	2,934	N	N	1636 14TH PL NE
009	3	259749	0650	07/21/12	\$488,657	\$632,000	2,050	8	2012	3	3,105	N	N	1590 NE FALLS DR
009	3	259749	0660	07/17/12	\$415,236	\$538,000	2,050	8	2012	3	2,772	N	N	1596 NE FALLS DR
009	3	259749	0680	09/13/12	\$491,963	\$628,000	2,050	8	2013	3	2,772	N	N	1610 NE FALLS DR
009	3	259749	0700	12/05/12	\$500,403	\$621,000	2,050	8	2013	3	2,772	N	N	1624 NE FALLS DR
009	3	259749	0710	12/05/12	\$512,386	\$636,000	2,050	8	2013	3	2,772	N	N	1630 NE FALLS DR
009	3	259749	0720	12/10/12	\$490,390	\$608,000	2,050	8	2013	3	2,772	N	N	1638 NE FALLS DR
009	3	259749	0750	03/03/13	\$556,990	\$667,000	2,050	8	2013	3	2,772	N	N	1660 NE FALLS DR
009	3	259749	0760	02/11/13	\$514,990	\$622,000	2,050	8	2013	3	2,772	N	N	1664 NE FALLS DR
009	3	259749	0810	05/31/13	\$586,990	\$673,000	2,050	8	2013	3	3,155	N	N	1682 NE FALLS DR
009	3	259749	0820	06/14/13	\$614,990	\$700,000	2,050	8	2013	3	4,343	N	N	1684 NE FALLS DR

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	362979	0070	10/18/11	\$434,000	\$578,000	2,060	8	1998	3	3,898	N	N	1406 NE JADE ST
009	3	363003	0070	06/16/12	\$453,500	\$591,000	2,060	8	2005	3	3,600	N	N	2492 NE LARCHWOOD LN
009	3	362983	0150	06/18/12	\$475,000	\$619,000	2,080	8	1999	3	7,618	N	N	1575 NE IRIS ST
009	3	362976	0140	12/31/12	\$471,000	\$579,000	2,080	8	2002	3	3,779	N	N	1733 12TH AVE NE
009	3	362979	0170	08/15/11	\$463,000	\$614,000	2,120	8	1999	3	3,477	N	N	1435 NE IRIS ST
009	3	362979	0280	09/24/13	\$561,000	\$600,000	2,120	8	1999	3	3,200	N	N	1771 14TH AVE NE
009	3	362979	0330	05/18/12	\$461,000	\$604,000	2,120	8	1999	3	3,703	N	N	1750 14TH AVE NE
009	3	362983	0100	10/25/12	\$520,000	\$655,000	2,120	8	1999	3	5,091	N	N	1566 NE JADE ST
009	3	362997	1210	06/12/12	\$495,000	\$646,000	2,120	8	2005	3	4,272	N	N	2497 31ST AVE NE
009	3	363011	0640	11/04/13	\$559,950	\$583,000	2,120	8	2005	3	3,741	N	N	3285 NE MARQUETTE WAY
009	3	362979	0020	06/07/13	\$545,000	\$622,000	2,160	8	1999	3	4,216	N	N	1482 NE JADE ST
009	3	362979	0140	11/18/13	\$591,969	\$611,000	2,160	8	1999	3	4,409	N	N	1685 14TH AVE NE
009	3	362979	0340	05/16/13	\$518,000	\$598,000	2,160	8	1999	3	3,431	N	N	1796 14TH AVE NE
009	3	362983	0250	10/21/11	\$475,000	\$633,000	2,160	8	1999	3	4,468	N	N	1513 NE IRIS ST
009	3	362983	0240	03/18/11	\$440,000	\$570,000	2,180	8	1999	3	3,666	N	N	1519 NE IRIS ST
009	3	362997	0880	12/28/12	\$490,000	\$603,000	2,190	8	2005	3	3,640	N	N	2761 NE MULBERRY ST
009	3	362997	1270	03/15/13	\$511,000	\$609,000	2,190	8	2004	3	3,627	N	N	2441 31ST AVE NE
009	3	362976	0250	05/04/12	\$437,500	\$575,000	2,240	8	2002	3	4,950	N	N	1742 12TH AVE NE
009	3	363011	0530	01/15/13	\$496,000	\$606,000	2,260	8	2005	3	3,649	N	N	2970 NE MAGNOLIA ST
009	3	363003	0380	01/12/12	\$465,000	\$618,000	2,310	8	2005	3	4,984	N	N	2520 LARCHMOUNT DR NE
009	3	895600	0110	11/18/11	\$530,000	\$706,000	2,320	8	2010	3	4,734	Y	N	1851 10TH AVE NE
009	3	895600	0170	10/17/13	\$605,000	\$638,000	2,320	8	2010	3	3,995	Y	N	1793 10TH AVE NE
009	3	895600	0170	08/22/11	\$560,000	\$743,000	2,320	8	2010	3	3,995	Y	N	1793 10TH AVE NE
009	3	895600	0200	12/13/13	\$635,000	\$643,000	2,320	8	2010	3	3,994	Y	N	1773 10TH AVE NE
009	3	259749	0020	08/01/13	\$709,990	\$786,000	2,350	8	2013	3	4,243	Y	N	1689 14TH PL NE
009	3	259749	0030	07/24/13	\$709,990	\$790,000	2,350	8	2013	3	4,006	Y	N	1685 14TH PL NE
009	3	259749	0050	08/06/13	\$719,990	\$795,000	2,350	8	2013	3	4,000	Y	N	1669 14TH PL NE
009	3	259749	0070	07/16/13	\$715,000	\$799,000	2,350	8	2013	3	4,328	Y	N	1657 14TH PL NE
009	3	259749	0090	07/15/13	\$709,990	\$794,000	2,350	8	2013	3	4,514	Y	N	1643 14TH PL NE
009	3	259749	0110	02/24/13	\$700,403	\$842,000	2,350	8	2013	3	4,000	Y	N	1627 14TH PL NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	259749	0130	02/19/13	\$687,912	\$828,000	2,350	8	2013	3	4,000	Y	N	1617 14TH PL NE
009	3	259749	0140	12/30/12	\$625,343	\$769,000	2,350	8	2013	3	4,155	Y	N	1615 14TH PL NE
009	3	259749	0160	12/12/12	\$613,550	\$760,000	2,350	8	2013	3	4,209	Y	N	1599 14TH PL NE
009	3	259749	0170	10/22/12	\$579,990	\$731,000	2,350	8	2013	3	4,039	Y	N	1595 14TH PL NE
009	3	259749	0200	09/27/12	\$599,990	\$762,000	2,350	8	2013	3	3,815	Y	N	1575 14TH PL NE
009	3	259749	0210	08/09/12	\$533,569	\$687,000	2,350	8	2012	3	3,821	Y	N	1567 14TH PL NE
009	3	259749	0270	08/05/13	\$659,990	\$729,000	2,350	8	2013	3	4,064	N	N	1565 NE FALLS DR
009	3	259749	0300	10/10/13	\$676,990	\$717,000	2,350	8	2012	3	4,975	N	N	1585 NE FALLS DR
009	3	259749	0340	08/26/12	\$489,730	\$628,000	2,350	8	2013	3	4,514	N	N	1613 NE FALLS DR
009	3	259749	0370	10/02/12	\$514,280	\$652,000	2,350	8	2013	3	3,495	N	N	1633 NE FALLS DR
009	3	259749	0380	10/08/12	\$534,680	\$677,000	2,350	8	2013	3	3,532	N	N	1641 NE FALLS DR
009	3	259749	0400	12/03/12	\$559,267	\$695,000	2,350	8	2013	3	3,607	N	N	1655 NE FALLS DR
009	3	259749	0410	01/18/13	\$584,194	\$713,000	2,350	8	2013	3	3,798	N	N	1661 NE FALLS DR
009	3	259749	0490	07/24/13	\$649,990	\$723,000	2,350	8	2013	3	4,027	N	N	1697 NE FALLS DR
009	3	259749	0840	06/20/13	\$679,990	\$771,000	2,350	8	2013	3	5,305	N	N	1701 NE FALLS DR
009	3	259749	0850	06/18/13	\$689,990	\$783,000	2,350	8	2013	3	5,291	N	N	1703 NE FALLS DR
009	3	362983	0020	09/16/13	\$591,000	\$636,000	2,380	8	1999	3	3,770	N	N	1515 NE JONQUIL LN
009	3	362983	0020	10/02/12	\$480,000	\$609,000	2,380	8	1999	3	3,770	N	N	1515 NE JONQUIL LN
009	3	362997	1180	04/04/13	\$575,000	\$679,000	2,390	8	2005	3	3,627	N	N	2476 30TH AVE NE
009	3	363011	0400	04/23/12	\$475,000	\$625,000	2,400	8	2005	3	3,841	N	N	2987 NE MARQUETTE WAY
009	3	363011	0420	03/05/13	\$539,900	\$646,000	2,400	8	2005	3	4,225	N	N	3021 NE MARQUETTE WAY
009	3	363011	0660	05/17/12	\$485,000	\$636,000	2,400	8	2005	3	4,396	N	N	3288 NE MAGNOLIA ST
009	3	363012	0240	07/11/12	\$375,000	\$486,000	1,620	9	2007	3	4,935	N	N	2581 22ND AVE NE
009	3	363012	0050	12/29/11	\$414,000	\$551,000	1,670	9	2005	3	4,008	N	N	2114 NE NELSON LN
009	3	363012	0320	07/09/12	\$370,000	\$480,000	1,670	9	2005	3	4,049	N	N	2052 NE NATALIE WAY
009	3	362991	0720	06/27/12	\$460,000	\$598,000	1,840	9	2003	3	3,200	N	N	2017 31ST LN NE
009	3	362991	0700	05/06/13	\$502,500	\$584,000	1,890	9	2005	3	3,200	N	N	2055 31ST LN NE
009	3	362991	0730	01/13/13	\$511,000	\$625,000	1,930	9	2003	3	4,057	N	N	2011 31ST LN NE
009	3	362993	0190	02/01/12	\$450,000	\$598,000	1,980	9	2003	3	3,640	N	N	2315 29TH AVE NE
009	3	362991	0680	01/06/12	\$410,000	\$545,000	2,010	9	2005	3	3,632	N	N	2091 31ST LN NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	895600	0460	07/12/12	\$470,000	\$609,000	2,010	9	2009	3	3,200	N	N	1783 11TH AVE NE
009	3	362991	0820	08/14/12	\$458,000	\$589,000	2,020	9	2004	3	3,280	N	N	2129 32ND AVE NE
009	3	362991	0540	09/09/13	\$555,100	\$600,000	2,040	9	2005	3	3,000	N	N	2056 30TH LN NE
009	3	895600	0550	06/18/12	\$492,500	\$642,000	2,190	9	2009	3	3,579	N	N	1893 11TH AVE NE
009	3	362991	0160	04/13/12	\$470,000	\$620,000	2,200	9	2004	3	4,153	N	N	2047 29TH LN NE
009	3	362991	0410	04/06/12	\$468,200	\$618,000	2,200	9	2005	3	3,589	N	N	2176 32ND AVE NE
009	3	362993	0100	06/24/11	\$500,000	\$659,000	2,250	9	2003	3	4,882	N	N	2893 NE LOGAN ST
009	3	363012	0260	09/11/12	\$489,950	\$625,000	2,260	9	2007	3	4,225	N	N	2615 22ND AVE NE
009	3	363012	0420	10/01/12	\$530,000	\$673,000	2,260	9	2006	3	3,640	N	N	2054 NE NOBLE ST
009	3	363012	0590	10/08/13	\$629,000	\$667,000	2,270	9	2006	3	3,444	N	N	2039 NE NEWTON LN
009	3	362991	0020	08/01/11	\$512,315	\$679,000	2,290	9	2003	3	3,978	N	N	2962 NE LOGAN ST
009	3	362991	0110	04/04/12	\$505,000	\$667,000	2,290	9	2005	3	5,206	N	N	2107 29TH LN NE
009	3	363012	0330	07/16/13	\$553,000	\$618,000	2,290	9	2005	3	3,507	N	N	2058 NE NATALIE WAY
009	3	363012	0450	09/06/12	\$527,000	\$674,000	2,290	9	2006	3	3,869	N	N	2102 NE NOBLE ST
009	3	363012	0570	02/21/13	\$530,000	\$638,000	2,290	9	2006	3	3,444	N	N	2071 NE NEWTON LN
009	3	362998	0650	07/26/12	\$509,900	\$659,000	2,310	9	2005	3	4,076	N	N	3471 NE MONTEREY LN
009	3	362998	0650	06/06/11	\$495,000	\$651,000	2,310	9	2005	3	4,076	N	N	3471 NE MONTEREY LN
009	3	362998	0730	06/10/11	\$500,000	\$658,000	2,310	9	2006	3	4,741	N	N	3423 NE MONTEREY LN
009	3	362998	0890	06/18/12	\$489,500	\$638,000	2,310	9	2004	3	3,900	N	N	3440 NE MADISON WAY
009	3	362998	0890	05/09/11	\$475,000	\$622,000	2,310	9	2004	3	3,900	N	N	3440 NE MADISON WAY
009	3	362992	0590	09/28/11	\$484,000	\$644,000	2,320	9	2003	3	5,000	N	N	1790 26TH AVE NE
009	3	362998	0630	05/19/13	\$600,000	\$692,000	2,330	9	2005	3	4,606	N	N	3483 NE MEADOW WAY
009	3	363012	0080	02/27/13	\$455,000	\$546,000	2,330	9	2005	3	3,752	N	N	2066 NE NELSON LN
009	3	362991	0780	04/25/13	\$575,000	\$672,000	2,340	9	2006	3	3,244	N	N	2059 32ND AVE NE
009	3	363012	0270	10/10/11	\$489,900	\$652,000	2,340	9	2007	3	4,258	N	N	2625 22ND AVE NE
009	3	363012	0290	06/28/12	\$508,000	\$661,000	2,340	9	2007	3	3,556	N	N	2173 NE NOBLE ST
009	3	363012	0310	10/17/13	\$615,000	\$648,000	2,340	9	2007	3	4,140	N	N	2162 NE NATALIE WAY
009	3	363012	0340	10/20/11	\$475,000	\$632,000	2,340	9	2007	3	3,507	N	N	2061 NE NOBLE ST
009	3	363012	0510	06/11/13	\$559,000	\$637,000	2,340	9	2006	3	4,907	N	N	2189 NE NEWTON LN
009	3	895600	0450	04/30/13	\$550,000	\$641,000	2,350	9	2008	3	3,200	N	N	1777 11TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	895600	0520	05/28/13	\$539,950	\$620,000	2,350	9	2008	3	3,200	N	N	1879 11TH AVE NE
009	3	363022	0240	10/05/12	\$587,888	\$745,000	2,390	9	2012	3	3,202	N	N	2170 NE MORGAN LN
009	3	363022	0250	07/16/13	\$695,000	\$777,000	2,390	9	2012	3	4,076	N	N	2174 NE MORGAN LN
009	3	363022	0250	08/13/12	\$623,000	\$802,000	2,390	9	2012	3	4,076	N	N	2174 NE MORGAN LN
009	3	362992	1320	07/31/12	\$536,500	\$693,000	2,410	9	2003	3	5,000	N	N	1741 24TH AVE NE
009	3	362998	0680	05/22/12	\$505,000	\$662,000	2,410	9	2006	3	3,533	N	N	3453 NE MONTEREY LN
009	3	362998	0820	05/07/13	\$595,000	\$691,000	2,410	9	2005	3	4,000	N	N	3462 NE MARION LN
009	3	362998	0870	05/21/13	\$575,000	\$663,000	2,410	9	2005	3	4,088	N	N	3450 NE MADISON WAY
009	3	362998	0900	01/07/13	\$525,000	\$644,000	2,410	9	2004	3	4,063	N	N	3436 NE MADISON WAY
009	3	363012	0410	03/23/11	\$510,000	\$661,000	2,410	9	2006	3	3,640	N	N	2038 NE NOBLE ST
009	3	363022	0220	08/24/12	\$585,000	\$751,000	2,410	9	2012	3	4,573	N	N	2166 NE MORGAN LN
009	3	363022	0340	02/23/12	\$597,500	\$792,000	2,410	9	2011	3	3,825	N	N	2200 NE MORGAN LN
009	3	362991	0600	11/16/12	\$506,000	\$633,000	2,430	9	2003	3	3,000	N	N	2166 30TH LN NE
009	3	362976	0010	04/26/12	\$530,000	\$697,000	2,460	9	2003	3	4,564	N	N	1790 11TH AVE NE
009	3	362998	0670	04/11/12	\$510,000	\$673,000	2,470	9	2006	3	3,881	N	N	3461 NE MONTEREY LN
009	3	362976	0080	06/20/12	\$510,000	\$664,000	2,490	9	2003	3	4,050	N	N	1746 11TH AVE NE
009	3	362991	0260	07/14/11	\$530,000	\$701,000	2,510	9	2003	3	3,959	N	N	3161 NE LARKSPUR LN
009	3	363022	0210	05/03/12	\$599,285	\$788,000	2,520	9	2011	3	3,316	N	N	2162 NE MORGAN LN
009	3	362991	0200	08/13/12	\$552,000	\$710,000	2,560	9	2003	3	4,903	N	N	3011 NE LARKSPUR LN
009	3	363022	0300	04/26/12	\$599,742	\$789,000	2,560	9	2012	3	4,017	N	N	2188 NE MORGAN LN
009	3	363017	0010	10/01/13	\$699,800	\$746,000	2,580	9	2006	3	8,221	N	N	2395 23RD LN NE
009	3	363022	0260	09/07/12	\$599,742	\$767,000	2,580	9	2012	3	3,244	N	N	2178 NE MORGAN LN
009	3	363022	0280	10/02/12	\$605,000	\$768,000	2,580	9	2012	3	2,925	N	N	2184 NE MORGAN LN
009	3	363022	0290	05/08/12	\$599,760	\$788,000	2,580	9	2012	3	3,651	N	N	2186 NE MORGAN LN
009	3	363022	0320	05/29/12	\$595,000	\$779,000	2,580	9	2011	3	3,650	N	N	2196 NE MORGAN LN
009	3	363022	0230	11/08/12	\$601,000	\$753,000	2,610	9	2013	3	3,246	N	N	2168 NE MORGAN LN
009	3	362976	0360	11/11/11	\$505,000	\$673,000	2,630	9	2003	3	5,572	N	N	1258 NE KATSURA ST
009	3	362976	0370	08/14/12	\$552,500	\$711,000	2,630	9	2003	3	5,280	N	N	1148 NE KATSURA ST
009	3	363022	0310	09/22/11	\$621,600	\$827,000	2,630	9	2011	3	3,876	N	N	2192 NE MORGAN LN
009	3	362991	0220	01/24/13	\$605,000	\$737,000	2,640	9	2005	3	4,798	N	N	3061 NE LARKSPUR LN

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	362991	0320	06/16/12	\$552,000	\$720,000	2,640	9	2005	3	3,600	N	N	2048 32ND AVE NE
009	3	362991	0150	12/04/13	\$670,000	\$683,000	2,660	9	2004	3	4,336	N	N	2059 29TH LN NE
009	3	362997	0280	10/17/13	\$673,000	\$710,000	2,660	9	2004	3	5,001	N	N	3170 NE NORTON LN
009	3	362997	0350	09/06/13	\$640,000	\$693,000	2,660	9	2004	3	4,977	N	N	3143 NE NORTON LN
009	3	363012	0470	01/11/12	\$440,000	\$585,000	2,670	9	2007	3	3,475	N	N	2136 NE NOBLE ST
009	3	362993	0170	07/11/11	\$512,000	\$677,000	2,700	9	2004	3	4,004	N	N	2372 29TH PL NE
009	3	362992	0580	03/19/13	\$614,000	\$730,000	2,710	9	2004	3	5,000	N	N	1802 26TH AVE NE
009	3	362992	1310	12/20/12	\$590,000	\$728,000	2,710	9	2003	3	5,000	N	N	1753 24TH AVE NE
009	3	362992	1330	02/06/13	\$590,000	\$714,000	2,710	9	2003	3	5,000	N	N	1729 24TH AVE NE
009	3	362992	1330	03/17/11	\$550,000	\$712,000	2,710	9	2003	3	5,000	N	N	1729 24TH AVE NE
009	3	362992	1300	09/23/13	\$625,000	\$669,000	2,720	9	2003	3	5,000	N	N	1765 24TH AVE NE
009	3	362993	0060	10/20/13	\$591,250	\$622,000	2,730	9	2003	3	3,813	N	N	2845 NE LOGAN ST
009	3	362991	0400	01/26/11	\$532,000	\$680,000	2,770	9	2004	3	3,600	N	N	2162 32ND AVE NE
009	3	362991	0500	12/10/13	\$688,000	\$699,000	2,770	9	2005	3	4,382	N	N	3034 NE LOGAN ST
009	3	363022	0270	10/30/12	\$620,500	\$780,000	2,770	9	2013	3	2,974	N	N	2180 NE MORGAN LN
009	3	363022	0330	08/16/11	\$616,600	\$818,000	2,770	9	2011	3	3,990	N	N	2198 NE MORGAN LN
009	3	362988	0240	06/01/12	\$615,000	\$804,000	2,800	9	2005	3	4,182	N	N	2178 30TH AVE NE
009	3	362991	0080	05/08/13	\$620,000	\$719,000	2,800	9	2004	3	4,142	N	N	2921 NE LOGAN ST
009	3	363012	0620	06/13/11	\$560,000	\$737,000	2,810	9	2007	3	5,974	N	N	2548 22ND AVE NE
009	3	363012	0910	11/26/12	\$595,000	\$741,000	2,810	9	2006	3	5,024	N	N	2026 NE NEWTON LN
009	3	363012	0990	06/25/12	\$550,000	\$716,000	2,820	9	2006	3	5,482	N	N	2190 NE NEWTON LN
009	3	362998	0490	02/23/12	\$600,000	\$796,000	2,840	9	2004	3	4,400	Y	N	2421 34TH AVE NE
009	3	363022	0020	05/23/11	\$588,000	\$772,000	2,840	9	2007	3	4,534	N	N	2584 22ND CT NE
009	3	362986	0090	06/25/12	\$582,000	\$758,000	2,850	9	2000	3	8,275	N	N	2049 16TH CT NE
009	3	363022	0200	07/01/11	\$625,000	\$825,000	2,850	9	2008	3	3,571	N	N	2158 NE MORGAN LN
009	3	362988	0254	05/10/12	\$587,500	\$771,000	2,860	9	2005	3	3,284	N	N	2048 30TH AVE NE
009	3	362998	0030	03/20/13	\$717,250	\$853,000	2,870	9	2006	3	4,400	Y	N	2539 34TH AVE NE
009	3	362997	0040	05/13/13	\$685,000	\$793,000	2,890	9	2004	3	7,120	N	N	3075 NE MULBERRY ST
009	3	362997	0110	06/21/12	\$591,000	\$770,000	2,910	9	2004	3	5,000	N	N	3221 NE MULBERRY ST
009	3	362998	0230	11/06/12	\$625,000	\$784,000	2,930	9	2005	3	4,800	N	N	2544 35TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	362998	0760	07/01/13	\$660,000	\$744,000	2,940	9	2004	3	4,082	N	N	3434 NE MARION LN
009	3	363012	0760	03/02/12	\$580,000	\$769,000	2,950	9	2006	3	6,655	N	N	2519 20TH AVE NE
009	3	362998	0240	07/30/13	\$713,000	\$790,000	2,960	9	2005	3	4,800	N	N	2530 35TH AVE NE
009	3	362998	0240	09/06/11	\$585,000	\$777,000	2,960	9	2005	3	4,800	N	N	2530 35TH AVE NE
009	3	363011	0080	09/09/13	\$736,000	\$795,000	2,980	9	2005	3	8,244	Y	N	2629 30TH CT NE
009	3	363011	0120	04/25/13	\$670,000	\$783,000	2,980	9	2006	3	6,114	N	N	2620 30TH CT NE
009	3	363011	0180	06/20/12	\$539,900	\$703,000	2,980	9	2005	3	4,750	N	N	3106 NE MARQUETTE WAY
009	3	363011	0240	10/08/13	\$711,000	\$754,000	2,980	9	2006	3	4,750	N	N	3262 NE MARQUETTE WAY
009	3	362997	0060	01/02/13	\$625,000	\$768,000	2,990	9	2004	3	5,000	N	N	3119 NE MULBERRY ST
009	3	362992	1080	06/18/12	\$630,000	\$821,000	3,010	9	2003	3	5,110	Y	N	1717 28TH AVE NE
009	3	362997	0250	06/26/12	\$605,000	\$787,000	3,010	9	2005	3	6,202	N	N	3199 NE MAGNOLIA ST
009	3	363004	0010	08/30/12	\$610,000	\$781,000	3,020	9	2005	3	5,000	N	N	1701 24TH AVE NE
009	3	362997	0290	11/28/11	\$575,000	\$766,000	3,020	9	2004	3	5,001	N	N	3162 NE NORTON LN
009	3	362997	0210	08/19/12	\$595,000	\$764,000	3,030	9	2004	3	5,001	N	N	3145 NE MAGNOLIA ST
009	3	363012	0710	08/13/13	\$750,000	\$824,000	3,060	9	2007	3	5,240	N	N	2049 NE NELSON LN
009	3	363012	0800	06/26/13	\$720,000	\$814,000	3,190	9	2005	3	5,392	N	N	2585 20TH AVE NE
009	3	363012	0940	07/18/12	\$595,000	\$770,000	3,190	9	2006	3	5,000	N	N	2076 NE NEWTON LN
009	3	363012	1070	08/25/11	\$575,000	\$763,000	3,190	9	2006	3	5,028	N	N	2614 22ND AVE NE
009	3	362987	0320	07/03/13	\$668,000	\$752,000	3,210	9	2001	3	5,101	N	N	2050 NE KATSURA ST
009	3	363011	0130	03/20/13	\$695,000	\$826,000	3,230	9	2006	3	7,150	N	N	2608 30TH CT NE
009	3	363011	0130	02/18/11	\$645,000	\$829,000	3,230	9	2006	3	7,150	N	N	2608 30TH CT NE
009	3	363012	0780	07/27/12	\$600,000	\$775,000	3,230	9	2006	3	5,440	N	N	2551 20TH AVE NE
009	3	362992	0830	04/20/11	\$580,000	\$756,000	3,260	9	2003	3	5,608	N	N	1726 28TH AVE NE
009	3	362992	0850	05/17/13	\$706,000	\$815,000	3,260	9	2003	3	5,608	N	N	1714 28TH AVE NE
009	3	363012	0880	07/01/13	\$710,000	\$800,000	3,310	9	2005	3	5,558	N	N	2711 20TH AVE NE
009	3	363012	0900	08/09/11	\$608,000	\$806,000	3,330	9	2006	3	6,930	N	N	2006 NE NEWTON LN
009	3	363012	1030	06/20/12	\$530,000	\$691,000	3,340	9	2007	3	5,000	N	N	2678 22ND AVE NE
009	3	363012	1090	12/05/12	\$661,000	\$821,000	3,340	9	2006	3	6,370	N	N	2582 22ND AVE NE
009	3	363012	0770	04/22/13	\$661,500	\$774,000	3,370	9	2006	3	5,465	N	N	2537 20TH AVE NE
009	3	363012	0840	09/23/11	\$595,000	\$792,000	3,370	9	2006	3	5,294	N	N	2649 20TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	3	362997	0100	06/23/11	\$625,000	\$824,000	3,470	9	2004	3	5,000	N	N	3199 NE MULBERRY ST
009	3	362997	0370	10/23/12	\$677,950	\$855,000	3,470	9	2004	3	7,047	N	N	2410 31ST AVE NE
009	3	363011	0270	10/18/13	\$731,000	\$770,000	3,490	9	2006	3	8,108	N	N	2586 33RD AVE NE
009	3	363011	0290	07/09/13	\$756,000	\$848,000	3,490	9	2005	3	5,000	N	N	2550 33RD AVE NE
009	3	362992	0840	12/27/12	\$600,000	\$739,000	3,620	9	2003	3	5,608	N	N	1720 28TH AVE NE
009	3	362987	0380	01/04/13	\$587,000	\$721,000	2,860	10	2000	3	14,200	Y	N	1718 NE KATSURA ST
009	3	362989	0150	06/01/12	\$950,742	\$1,244,000	3,160	10	2004	3	5,909	Y	N	1677 30TH AVE NE
009	3	362989	0080	08/28/12	\$691,100	\$886,000	3,310	10	2004	3	5,941	Y	N	1733 30TH AVE NE
009	3	362989	0180	03/10/11	\$1,025,000	\$1,325,000	3,350	10	2004	3	6,021	Y	N	1653 30TH AVE NE
009	3	362994	0230	03/29/11	\$680,000	\$883,000	3,450	10	2003	3	8,002	N	N	1780 30TH AVE NE
009	3	362994	0200	06/14/13	\$877,000	\$998,000	3,830	10	2004	3	9,231	N	N	1802 30TH AVE NE
009	3	362994	0200	11/30/11	\$695,000	\$926,000	3,830	10	2004	3	9,231	N	N	1802 30TH AVE NE
009	4	363020	0560	01/02/13	\$574,500	\$706,000	2,460	9	2006	3	3,600	N	N	2952 NE DAVIS LOOP
009	4	363020	0640	07/17/13	\$735,000	\$821,000	2,540	9	2009	3	5,760	N	N	2918 NE DAVIS LOOP
009	4	363020	0420	07/12/13	\$725,000	\$812,000	2,570	9	2007	3	3,600	N	N	1458 29TH PL NE
009	4	363020	0530	09/11/12	\$580,000	\$740,000	2,570	9	2007	3	4,961	N	N	1492 29TH PL NE
009	4	363020	0410	05/07/12	\$580,000	\$762,000	2,580	9	2007	3	6,599	N	N	1456 29TH PL NE
009	4	363020	0520	04/19/13	\$639,900	\$750,000	2,580	9	2007	3	5,787	N	N	1486 29TH PL NE
009	4	363016	0130	08/02/12	\$635,000	\$819,000	2,830	9	2005	3	6,312	Y	N	1615 24TH AVE NE
009	4	363016	0100	01/16/13	\$680,000	\$831,000	2,850	9	2006	3	5,925	Y	N	1635 24TH AVE NE
009	4	363016	0100	03/02/11	\$580,000	\$748,000	2,850	9	2006	3	5,925	Y	N	1635 24TH AVE NE
009	4	363016	0320	05/23/12	\$616,800	\$808,000	3,050	9	2006	3	6,150	Y	N	1645 25TH AVE NE
009	4	363016	0210	06/03/11	\$572,500	\$753,000	3,070	9	2006	3	7,329	N	N	1554 24TH AVE NE
009	4	363016	0300	04/11/13	\$657,000	\$773,000	3,120	9	2006	3	5,000	N	N	1636 24TH AVE NE
009	4	363016	0270	07/24/13	\$692,500	\$770,000	3,160	9	2006	3	5,000	N	N	1616 24TH AVE NE
009	4	363018	0150	03/12/13	\$807,500	\$963,000	3,200	9	2006	3	4,582	Y	N	1513 24TH AVE NE
009	4	363018	0310	06/23/13	\$770,000	\$872,000	3,350	9	2006	3	5,107	N	N	1516 24TH AVE NE
009	4	363018	0370	12/13/11	\$530,000	\$706,000	3,350	9	2006	3	5,000	N	N	1542 24TH AVE NE
009	4	363018	0340	05/30/12	\$600,000	\$785,000	3,370	9	2006	3	5,000	N	N	1528 24TH AVE NE
009	4	363018	0340	01/24/11	\$605,000	\$773,000	3,370	9	2006	3	5,000	N	N	1528 24TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	4	363016	0090	02/24/11	\$678,000	\$873,000	3,440	9	2011	3	5,045	Y	N	1641 24TH AVE NE
009	4	363018	0170	09/13/11	\$685,000	\$911,000	3,480	9	2006	3	4,500	Y	N	1505 24TH AVE NE
009	4	363018	0210	12/05/13	\$870,000	\$887,000	3,630	9	2006	3	5,775	Y	N	1489 24TH AVE NE
009	4	363016	0150	07/21/11	\$600,000	\$794,000	3,640	9	2006	3	5,000	Y	N	1595 24TH AVE NE
009	4	363018	0230	04/22/13	\$850,000	\$994,000	3,660	9	2006	3	9,430	Y	N	1483 24TH AVE NE
009	4	363020	0220	08/23/11	\$582,557	\$773,000	2,150	10	2011	3	5,000	N	N	1486 26TH AVE NE
009	4	363020	0180	02/05/13	\$626,146	\$759,000	2,460	10	2011	3	5,000	N	N	1474 26TH AVE NE
009	4	363020	0210	09/15/11	\$636,706	\$847,000	2,460	10	2011	3	5,000	N	N	1482 26TH AVE NE
009	4	363020	0140	06/13/12	\$647,678	\$845,000	2,570	10	2012	3	3,825	N	N	1447 26TH AVE NE
009	4	363020	0200	11/28/11	\$674,488	\$899,000	2,570	10	2011	3	5,000	N	N	1480 26TH AVE NE
009	4	363020	0120	11/04/13	\$700,000	\$729,000	2,710	10	2009	3	3,400	N	N	1461 26TH AVE NE
009	4	363020	0020	11/29/11	\$520,000	\$693,000	2,850	10	2008	3	3,400	N	N	2442 NE DAVIS LOOP
009	4	363020	0710	12/11/13	\$957,500	\$972,000	2,900	10	2007	3	6,450	Y	N	2473 NE DAVIS LOOP
009	4	363016	0540	06/03/11	\$599,000	\$787,000	2,930	10	2006	3	5,810	N	N	1568 25TH AVE NE
009	4	363020	0850	04/03/13	\$759,500	\$897,000	2,970	10	2007	3	6,154	N	N	1410 29TH CT NE
009	4	363020	0160	01/26/12	\$738,419	\$982,000	3,040	10	2012	3	5,000	N	N	1458 26TH AVE NE
009	4	363020	0170	02/11/13	\$699,950	\$846,000	3,040	10	2012	3	5,000	N	N	1466 26TH AVE NE
009	4	363020	0190	07/17/13	\$752,000	\$840,000	3,040	10	2011	3	5,000	N	N	1478 26TH AVE NE
009	4	363020	0190	07/18/11	\$679,753	\$899,000	3,040	10	2011	3	5,000	N	N	1478 26TH AVE NE
009	4	363020	0110	02/17/11	\$618,000	\$795,000	3,050	10	2009	3	3,400	N	N	1467 26TH AVE NE
009	4	363020	0670	04/05/11	\$875,000	\$1,138,000	3,130	10	2007	3	6,000	N	N	2425 NE DAVIS LOOP
009	4	363020	0800	12/17/13	\$811,000	\$819,000	3,130	10	2007	3	5,039	N	N	2689 NE DAVIS LOOP
009	4	363018	0670	03/08/13	\$767,000	\$917,000	3,270	10	2007	3	4,500	N	N	2855 NE DAPHNE ST
009	4	363020	0090	06/12/13	\$840,000	\$957,000	3,460	10	2008	3	4,500	N	N	1479 26TH AVE NE
009	4	363016	0390	09/19/13	\$910,000	\$977,000	3,510	10	2006	3	6,541	Y	N	1585 25TH AVE NE
009	4	363018	0590	08/07/12	\$790,000	\$1,018,000	3,520	10	2006	3	5,500	N	N	2603 NE DAPHNE ST
009	4	363018	0570	04/20/11	\$928,888	\$1,212,000	3,610	10	2008	3	5,515	Y	N	2492 NE DAPHNE ST
009	4	363016	0430	03/06/12	\$850,000	\$1,126,000	3,630	10	2006	3	6,615	Y	N	1539 25TH AVE NE
009	4	363018	0610	04/19/13	\$835,000	\$978,000	3,670	10	2007	3	6,261	N	N	2657 NE DAPHNE ST
009	4	363018	0610	04/26/12	\$815,000	\$1,073,000	3,670	10	2007	3	6,261	N	N	2657 NE DAPHNE ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	4	363018	0520	06/10/12	\$848,000	\$1,107,000	3,680	10	2008	3	6,107	Y	N	2440 NE DAPHNE ST
009	4	363020	1000	04/04/13	\$745,000	\$879,000	3,850	10	2007	3	6,877	N	N	2951 DAYTON CT NE
009	4	363020	1090	10/05/11	\$830,000	\$1,105,000	3,850	10	2006	3	7,233	N	N	2989 NE DAVIS LOOP
009	4	363020	1040	09/18/11	\$858,250	\$1,142,000	3,880	10	2006	3	5,240	N	N	2967 NE DAVIS LOOP
009	4	363020	0760	09/03/13	\$870,000	\$944,000	3,890	10	2008	3	7,210	N	N	2591 NE DAVIS LOOP
009	4	363020	0310	05/08/13	\$1,100,000	\$1,277,000	3,150	11	2007	3	6,000	Y	N	1475 29TH PL NE
009	4	362992	1190	07/22/11	\$899,000	\$1,190,000	3,200	11	2006	3	5,500	Y	N	1651 28TH AVE NE
009	4	362992	1210	04/25/12	\$935,000	\$1,231,000	3,330	11	2005	3	5,500	Y	N	1639 28TH AVE NE
009	4	362992	1250	12/10/12	\$917,000	\$1,137,000	3,370	11	2005	3	5,500	Y	N	1615 28TH AVE NE
009	4	362992	0980	09/06/13	\$825,000	\$893,000	3,380	11	2006	3	7,113	N	N	1636 28TH AVE NE
009	4	363016	0020	09/13/13	\$1,150,000	\$1,240,000	3,430	11	2006	3	6,698	Y	N	2700 NE DAPHNE ST
009	4	363020	0390	09/21/12	\$960,000	\$1,222,000	3,470	11	2008	3	7,671	Y	N	1449 29TH PL NE
009	4	362992	1604	02/12/13	\$800,000	\$966,000	3,520	11	2006	3	6,088	N	N	1586 30TH AVE NE
009	4	363016	0010	10/15/12	\$1,075,000	\$1,359,000	3,560	11	2006	3	7,987	Y	N	2734 NE DAPHNE ST
009	4	363018	0020	04/06/11	\$922,275	\$1,200,000	3,560	11	2007	3	6,000	Y	N	1531 24TH CT NE
009	4	362992	1602	06/09/11	\$800,000	\$1,053,000	3,760	11	2006	3	6,850	N	N	1594 30TH AVE NE
009	4	363018	0040	07/24/13	\$1,075,000	\$1,196,000	3,830	11	2007	3	6,879	Y	N	1523 24TH CT NE
009	4	363020	0840	02/17/12	\$885,000	\$1,175,000	3,860	11	2007	3	10,712	N	N	1408 29TH CT NE
009	5	363021	0280	03/12/12	\$907,078	\$1,201,000	2,660	10	2012	3	9,242	N	N	3493 NE HARRISON ST
009	5	363021	0470	10/17/13	\$1,250,000	\$1,318,000	2,630	11	2013	3	13,362	Y	N	3168 NE HARRISON DR
009	5	363014	0040	04/15/13	\$1,290,035	\$1,515,000	3,100	11	2013	3	11,461	Y	N	3036 NE HARRISON DR
009	5	363014	0150	05/13/13	\$1,135,000	\$1,314,000	3,330	11	2013	3	10,220	N	N	3019 NE HARRISON DR
009	5	363021	0170	02/12/13	\$1,299,000	\$1,570,000	3,410	11	2012	3	16,375	N	N	3566 NE HARRISON DR
009	5	363014	0160	02/04/13	\$962,019	\$1,166,000	4,080	11	2013	3	15,168	N	N	3013 NE HARRISON DR
009	5	363021	0230	04/26/13	\$1,200,000	\$1,401,000	4,280	11	2007	3	9,601	Y	N	1756 HARRISON WAY NE
009	5	363014	0010	01/26/13	\$1,230,000	\$1,497,000	4,320	11	2012	3	18,039	N	N	3006 NE HARRISON DR
009	5	363021	0300	04/30/13	\$1,175,000	\$1,369,000	4,670	11	2007	3	11,046	Y	N	3489 NE HARRISON ST
009	5	363021	0310	02/16/12	\$1,425,000	\$1,892,000	5,030	11	2008	3	11,229	Y	N	1755 HARRISON WAY NE
009	5	363021	0450	03/12/13	\$1,698,000	\$2,026,000	2,500	12	2012	3	12,577	Y	N	3234 NE HARRISON DR
009	5	362994	0020	12/26/12	\$1,335,000	\$1,645,000	2,960	12	2005	3	15,977	Y	N	3052 NE HARRISON ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	5	362994	0050	11/08/11	\$1,050,000	\$1,399,000	3,180	12	2006	3	15,000	Y	N	3174 NE HARRISON ST
009	66	363008	0130	01/20/12	\$285,000	\$379,000	1,400	7	2005	3	1,491	Y	N	2373 NE NATALIE WAY
009	66	363008	0410	09/07/11	\$330,000	\$438,000	1,650	7	2006	3	1,898	N	N	2448 24TH CT NE
009	66	363008	0480	09/21/12	\$315,000	\$401,000	1,650	7	2005	3	2,676	N	N	2255 NE MARION LN
009	66	363005	0130	03/22/13	\$285,000	\$338,000	1,050	8	2006	3	1,107	N	N	2373 NE PARK DR
009	66	363005	0140	11/21/11	\$225,000	\$299,000	1,050	8	2006	3	1,107	N	N	2379 NE PARK DR
009	66	363000	0100	08/27/13	\$322,900	\$352,000	1,110	8	2005	3	865	N	N	2352 NE PARK DR
009	66	363000	0160	08/01/12	\$253,000	\$326,000	1,110	8	2005	3	865	N	N	2376 NE PARK DR
009	66	363000	0170	05/24/13	\$328,000	\$377,000	1,110	8	2005	3	865	N	N	2380 NE PARK DR
009	66	363002	0290	07/23/13	\$360,000	\$400,000	1,120	8	2005	3	1,255	N	N	2447 NE PARK DR
009	66	363002	0300	05/17/12	\$247,000	\$324,000	1,120	8	2005	3	1,255	N	N	2455 NE PARK DR
009	66	362996	0560	06/12/12	\$265,000	\$346,000	1,150	8	2003	3	819	N	N	1912 17TH AVE NE
009	66	362996	0460	05/22/13	\$350,000	\$403,000	1,160	8	2004	3	813	N	N	2008 17TH AVE NE
009	66	362995	0040	10/17/13	\$333,000	\$351,000	1,160	8	2003	3	956	N	N	1831 NE KENYON CT
009	66	362995	0080	05/31/13	\$330,000	\$378,000	1,160	8	2003	3	956	N	N	1857 NE KENYON CT
009	66	363002	0060	02/19/13	\$329,900	\$397,000	1,160	8	2004	3	1,237	N	N	2432 NE JULEP ST
009	66	363002	0120	06/01/11	\$293,500	\$385,000	1,160	8	2004	3	1,317	N	N	1724 24TH AVE NE
009	66	363002	0220	05/06/12	\$253,000	\$332,000	1,160	8	2005	3	1,355	N	N	1764 24TH AVE NE
009	66	363002	0230	02/14/13	\$329,900	\$398,000	1,160	8	2005	3	1,616	N	N	1768 24TH AVE NE
009	66	363002	0390	03/29/13	\$334,000	\$395,000	1,160	8	2005	3	1,381	N	N	1755 25TH AVE NE
009	66	363005	0170	11/12/13	\$319,000	\$330,000	1,230	8	2006	3	1,107	N	N	2391 NE PARK DR
009	66	363005	0170	02/23/12	\$220,000	\$291,000	1,230	8	2006	3	1,107	N	N	2391 NE PARK DR
009	66	363002	0040	10/07/13	\$360,000	\$382,000	1,280	8	2004	3	1,495	N	N	2454 NE JULEP ST
009	66	363002	0040	10/22/12	\$315,000	\$397,000	1,280	8	2004	3	1,495	N	N	2454 NE JULEP ST
009	66	813887	0050	12/17/13	\$374,640	\$378,000	1,450	8	2012	3	1,679	N	N	1395 NE PARK DR
009	66	813887	0080	11/21/12	\$325,135	\$406,000	1,450	8	2012	3	1,680	N	N	1419 NE PARK DR
009	66	813887	0110	04/29/13	\$340,235	\$396,000	1,450	8	2013	3	1,681	N	N	1443 NE PARK DR
009	66	813887	0120	05/01/13	\$331,915	\$386,000	1,450	8	2013	3	1,681	N	N	1451 NE PARK DR
009	66	813887	0180	01/30/13	\$338,860	\$411,000	1,450	8	2013	3	1,597	N	N	1406 NE HICKORY LN
009	66	813887	0240	03/05/13	\$335,390	\$401,000	1,450	8	2013	3	1,426	N	N	1411 NE HICKORY LN

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	66	813887	0280	08/06/12	\$329,990	\$425,000	1,450	8	2012	3	1,426	N	N	1389 NE HICKORY LN
009	66	813887	0320	12/03/12	\$337,445	\$419,000	1,450	8	2013	3	1,426	N	N	1375 NE HICKORY LN
009	66	363001	0040	12/16/11	\$264,000	\$351,000	1,540	8	2005	3	1,827	N	N	2428 NE PARK DR
009	66	363001	0090	02/08/13	\$320,000	\$387,000	1,540	8	2005	3	1,827	N	N	2468 NE PARK DR
009	66	926885	1310	10/24/12	\$384,714	\$485,000	1,540	8	2012	3	997	N	N	858 3RD AVE NE
009	66	926885	1320	12/19/12	\$385,000	\$475,000	1,540	8	2012	3	997	N	N	862 3RD AVE NE
009	66	926885	1370	10/01/12	\$373,648	\$474,000	1,540	8	2012	3	998	N	N	870 3RD AVE NE
009	66	926885	1380	10/30/12	\$369,000	\$464,000	1,540	8	2012	3	998	N	N	865 4TH AVE NE
009	66	926885	1430	06/06/11	\$369,950	\$486,000	1,540	8	2011	3	998	N	N	859 4TH AVE NE
009	66	926885	1440	09/06/13	\$410,000	\$444,000	1,540	8	2011	3	997	N	N	857 4TH AVE NE
009	66	926885	1440	04/07/11	\$369,950	\$481,000	1,540	8	2011	3	997	N	N	857 4TH AVE NE
009	66	926885	1490	04/03/13	\$416,000	\$491,000	1,540	8	2011	3	997	N	N	871 4TH AVE NE
009	66	926885	1490	06/10/11	\$375,800	\$494,000	1,540	8	2011	3	997	N	N	871 4TH AVE NE
009	66	926885	1500	11/04/11	\$350,000	\$466,000	1,540	8	2011	3	997	N	N	875 4TH AVE NE
009	66	926885	1550	05/04/12	\$350,000	\$460,000	1,540	8	2011	3	998	N	N	887 4TH AVE NE
009	66	926885	1560	01/17/12	\$359,950	\$479,000	1,540	8	2011	3	997	N	N	890 3RD AVE NE
009	66	926885	1610	05/14/12	\$369,950	\$485,000	1,540	8	2012	3	998	N	N	884 3RD AVE NE
009	66	926885	1620	06/08/12	\$364,000	\$475,000	1,540	8	2012	3	997	N	N	880 3RD AVE NE
009	66	813887	0070	07/26/12	\$343,000	\$443,000	1,590	8	2012	3	1,679	N	N	1411 NE PARK DR
009	66	813887	0170	01/30/13	\$342,720	\$416,000	1,590	8	2013	3	1,597	N	N	1418 NE HICKORY LN
009	66	813887	0190	02/14/13	\$353,510	\$426,000	1,590	8	2013	3	1,597	N	N	1400 NE HICKORY LN
009	66	813887	0250	02/27/13	\$371,675	\$446,000	1,590	8	2013	3	1,426	N	N	1399 NE HICKORY LN
009	66	813887	0290	08/20/12	\$352,811	\$453,000	1,590	8	2012	3	1,426	N	N	1385 NE HICKORY LN
009	66	813887	0330	12/02/12	\$361,020	\$449,000	1,590	8	2013	3	1,426	N	N	1371 NE HICKORY LN
009	66	989500	0020	01/17/13	\$244,000	\$298,000	850	9	2011	3	981	N	N	1719 9TH PL NE
009	66	989500	0050	12/28/12	\$365,000	\$449,000	870	9	2011	3	900	N	N	1707 9TH PL NE
009	66	363024	0030	05/15/12	\$381,550	\$500,000	1,600	9	2007	3	1,168	N	N	1129 NE HIGH ST
009	66	363024	0110	02/06/12	\$356,000	\$473,000	1,710	9	2007	3	1,285	N	N	1162 NE PARK DR
009	67	363008	0010	02/12/13	\$270,000	\$326,000	1,440	7	2005	3	2,184	N	N	2203 NE NATALIE WAY
009	67	363008	0150	11/17/11	\$272,000	\$362,000	1,440	7	2005	3	2,219	N	N	2200 NE MARION LN

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	67	363008	0300	03/22/11	\$345,000	\$447,000	1,450	7	2005	3	1,384	N	N	2684 NE MAGNOLIA ST
009	67	363008	0270	08/03/11	\$337,000	\$446,000	1,540	7	2005	3	1,783	Y	N	2738 NE MAGNOLIA ST
009	67	926885	1290	12/17/12	\$355,983	\$440,000	1,020	8	2012	3	1,104	N	N	304 NE DARBY LN
009	67	926885	1350	01/25/13	\$284,950	\$347,000	1,020	8	2012	3	1,068	N	N	334 NE DARBY LN
009	67	926885	1410	03/06/12	\$276,126	\$365,000	1,020	8	2011	3	1,068	N	N	364 NE DARBY LN
009	67	926885	1470	11/22/11	\$322,950	\$430,000	1,020	8	2011	3	1,104	N	N	387 NE EATON LN
009	67	926885	1530	04/04/13	\$294,950	\$348,000	1,020	8	2011	3	1,068	N	N	355 NE EATON LN
009	67	926885	1590	02/11/13	\$284,950	\$344,000	1,020	8	2012	3	1,068	N	N	327 NE EAGLE WAY
009	67	926885	1840	02/03/11	\$292,000	\$374,000	1,020	8	2010	3	1,068	N	N	340 NE EATON WAY
009	67	363002	0370	09/25/13	\$350,000	\$374,000	1,160	8	2005	3	1,733	N	N	1763 25TH AVE NE
009	67	363002	0450	10/02/13	\$355,000	\$378,000	1,160	8	2004	3	1,509	N	N	1731 25TH AVE NE
009	67	363002	0090	04/15/11	\$295,000	\$384,000	1,170	8	2004	3	1,741	N	N	2402 NE JULEP ST
009	67	363002	0480	01/03/11	\$295,000	\$374,000	1,170	8	2004	3	2,062	N	N	1719 25TH AVE NE
009	67	363002	0250	04/02/13	\$350,000	\$413,000	1,210	8	2005	3	1,865	N	N	2405 NE PARK DR
009	67	363002	0330	06/03/13	\$369,000	\$422,000	1,210	8	2005	3	1,890	N	N	2479 NE PARK DR
009	67	926885	0270	03/29/13	\$370,000	\$438,000	1,230	8	2009	3	1,237	N	N	867 5TH PL NE
009	67	926885	1340	10/30/12	\$279,950	\$352,000	1,230	8	2012	3	1,068	N	N	328 NE DARBY LN
009	67	926885	1400	09/10/12	\$341,230	\$436,000	1,230	8	2012	3	1,068	N	N	358 NE DARBY LN
009	67	926885	1460	04/05/11	\$346,707	\$451,000	1,230	8	2011	3	1,104	N	N	390 NE DARBY LN
009	67	926885	1520	12/05/12	\$281,000	\$349,000	1,230	8	2011	3	1,068	N	N	361 NE EATON LN
009	67	926885	1580	03/08/12	\$335,000	\$443,000	1,230	8	2011	3	1,068	N	N	331 NE EATON LN
009	67	926885	1830	09/23/13	\$300,995	\$322,000	1,230	8	2010	3	1,068	N	N	334 NE EATON WAY
009	67	926885	1830	04/07/11	\$279,950	\$364,000	1,230	8	2010	3	1,068	N	N	334 NE EATON WAY
009	67	362996	0610	09/17/13	\$293,000	\$315,000	1,240	8	2003	3	1,163	N	N	1752 NE PARK DR
009	67	926885	1640	01/27/12	\$341,000	\$453,000	1,240	8	2012	3	1,104	N	N	301 NE EATON LN
009	67	362996	0590	07/08/11	\$285,000	\$376,000	1,340	8	2003	3	1,635	N	N	1740 NE PARK DR
009	67	362996	0030	11/09/12	\$280,000	\$351,000	1,360	8	2004	3	2,193	N	N	1873 NE KENYON CT
009	67	362996	0080	08/01/13	\$427,000	\$472,000	1,360	8	2004	3	2,000	N	N	1905 NE KENYON CT
009	67	362995	0010	05/28/13	\$360,000	\$413,000	1,360	8	2003	3	2,381	N	N	1807 NE KENYON CT
009	67	362996	0530	04/05/13	\$373,250	\$440,000	1,370	8	2004	3	1,375	N	N	1936 17TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	67	363005	0150	11/07/11	\$320,000	\$426,000	1,380	8	2006	3	2,001	N	N	2385 PARK DR
009	67	362996	0550	05/23/11	\$348,300	\$457,000	1,430	8	2003	3	1,863	Y	N	1924 17TH AVE NE
009	67	362996	0580	01/12/11	\$349,950	\$445,000	1,430	8	2003	3	1,842	N	N	1888 17TH AVE NE
009	67	362995	0050	02/22/12	\$324,000	\$429,000	1,450	8	2003	3	1,947	N	N	1837 NE KENYON CT
009	67	363005	0190	11/09/12	\$325,000	\$407,000	1,450	8	2006	3	2,027	N	N	2397 NE PARK DR
009	67	363000	0010	07/17/13	\$367,506	\$410,000	1,470	8	2005	3	2,275	Y	N	2316 NE PARK DR
009	67	363000	0090	12/20/12	\$266,000	\$328,000	1,470	8	2005	3	1,612	Y	N	2348 NE PARK DR
009	67	363000	0060	08/01/13	\$360,000	\$398,000	1,480	8	2005	3	2,250	Y	N	2336 NE PARK DR
009	67	362996	0660	11/20/13	\$350,000	\$360,000	1,490	8	2003	3	1,722	N	N	1923 18TH AVE NE
009	67	363005	0030	08/01/12	\$289,000	\$373,000	1,500	8	2006	3	2,843	N	N	2313 NE PARK DR
009	67	363005	0060	05/25/12	\$295,000	\$386,000	1,500	8	2006	3	2,263	N	N	2331 NE PARK DR
009	67	926885	0310	06/26/13	\$440,000	\$497,000	1,520	8	2009	3	1,507	N	N	850 4TH AVE NE
009	67	926885	1330	01/07/13	\$415,000	\$509,000	1,520	8	2012	3	1,405	N	N	864 3RD AVE NE
009	67	926885	1360	08/30/12	\$400,000	\$512,000	1,520	8	2012	3	1,406	N	N	868 3RD AVE NE
009	67	926885	1390	10/19/12	\$409,950	\$517,000	1,520	8	2012	3	1,405	N	N	863 4TH AVE NE
009	67	926885	1420	07/19/11	\$395,800	\$523,000	1,520	8	2011	3	1,405	N	N	861 4TH AVE NE
009	67	926885	1450	03/23/11	\$404,800	\$525,000	1,520	8	2011	3	1,487	N	N	853 4TH AVE NE
009	67	926885	1480	05/05/11	\$399,950	\$523,000	1,520	8	2011	3	1,487	N	N	869 4TH AVE NE
009	67	926885	1510	07/06/11	\$395,000	\$522,000	1,520	8	2011	3	1,406	N	N	879 4TH AVE NE
009	67	926885	1540	02/14/12	\$399,950	\$531,000	1,520	8	2011	3	1,406	N	N	883 4TH AVE NE
009	67	926885	1570	09/26/11	\$390,000	\$519,000	1,520	8	2011	3	1,405	N	N	888 3RD AVE NE
009	67	926885	1600	04/25/12	\$407,459	\$536,000	1,520	8	2012	3	1,405	N	N	886 3RD AVE NE
009	67	926885	1820	04/22/11	\$385,000	\$502,000	1,520	8	2010	3	1,405	N	N	925 4TH AVE NE
009	67	926885	1850	07/05/12	\$375,000	\$487,000	1,520	8	2010	3	1,406	N	N	917 4TH AVE NE
009	67	926885	1850	02/14/11	\$385,000	\$494,000	1,520	8	2010	3	1,406	N	N	917 4TH AVE NE
009	67	362996	0740	08/13/13	\$365,000	\$401,000	1,540	8	2004	3	1,949	Y	N	1955 18TH PL NE
009	67	926885	1300	10/30/12	\$427,146	\$537,000	1,540	8	2012	3	1,499	N	N	856 3RD AVE NE
009	67	926885	1630	11/04/11	\$420,000	\$559,000	1,540	8	2011	3	1,487	N	N	876 3RD AVE NE
009	67	926885	1880	03/08/13	\$430,000	\$514,000	1,540	8	2010	3	1,487	N	N	905 4TH AVE NE
009	67	813887	0040	11/27/12	\$399,990	\$498,000	1,600	8	2012	3	2,341	N	N	1389 NE PARK DR

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	67	813887	0090	07/10/12	\$349,680	\$453,000	1,600	8	2012	3	2,228	N	N	1427 NE PARK DR
009	67	813887	0100	04/29/13	\$381,235	\$444,000	1,600	8	2013	3	2,228	N	N	1435 NE PARK DR
009	67	813887	0130	04/30/13	\$378,195	\$440,000	1,600	8	2013	3	2,230	N	N	1465 NE PARK DR
009	67	813887	0140	03/14/13	\$401,440	\$478,000	1,630	8	2013	3	2,118	N	N	1448 NE PARK DR
009	67	813887	0160	01/15/13	\$374,845	\$458,000	1,630	8	2013	3	2,519	N	N	1424 NE HICKORY LN
009	67	813887	0200	01/31/13	\$396,060	\$481,000	1,630	8	2013	3	2,533	N	N	1392 NE HICKORY LN
009	67	813887	0210	05/16/13	\$417,430	\$482,000	1,630	8	2013	3	2,642	N	N	1380 NE HICKORY LN
009	67	813887	0230	02/15/13	\$390,190	\$471,000	1,630	8	2013	3	1,891	N	N	1423 NE HICKORY LN
009	67	813887	0260	03/04/13	\$395,620	\$473,000	1,630	8	2013	3	2,060	N	N	1393 NE HICKORY LN
009	67	813887	0300	08/07/12	\$369,653	\$476,000	1,630	8	2012	3	1,891	N	N	1381 NE HICKORY LN
009	67	813887	0310	12/02/12	\$379,191	\$471,000	1,630	8	2013	3	1,891	N	N	1379 NE HICKORY LN
009	67	813887	0340	11/30/12	\$375,725	\$467,000	1,630	8	2013	3	1,891	N	N	1367 NE HICKORY LN
009	67	813887	0150	03/19/13	\$387,970	\$461,000	1,720	8	2013	3	2,278	N	N	1440 NE HICKORY LN
009	67	813887	0220	06/04/13	\$424,015	\$485,000	1,720	8	2013	3	2,118	N	N	1372 NE HICKORY LN
009	67	813887	0270	08/06/12	\$355,875	\$459,000	1,720	8	2012	3	1,880	N	N	1391 NE HICKORY LN
009	67	363003	0350	10/19/12	\$380,000	\$479,000	1,780	8	2004	3	3,603	N	N	2526 LARCHMOUNT DR NE
009	67	363019	0040	03/26/13	\$340,000	\$403,000	1,840	8	2006	3	2,256	N	N	2312 NE PARK DR
009	67	989500	0030	11/15/13	\$360,000	\$372,000	900	9	2011	3	1,161	N	N	1723 9TH PL NE
009	67	989500	0030	10/31/12	\$374,000	\$470,000	900	9	2011	3	1,161	N	N	1723 9TH PL NE
009	67	989500	0040	12/07/12	\$374,000	\$464,000	900	9	2011	3	1,005	N	N	1703 9TH PL NE
009	67	989500	0060	08/07/12	\$374,000	\$482,000	1,090	9	2011	3	1,088	N	N	1703 9TH PL NE
009	67	989500	0080	08/24/12	\$480,000	\$616,000	1,260	9	2011	3	1,188	N	N	1735 9TH PL NE
009	67	989500	0090	12/07/12	\$475,000	\$589,000	1,260	9	2011	3	1,188	N	N	1731 9TH PL NE
009	67	989500	0100	05/16/12	\$485,000	\$636,000	1,260	9	2011	3	1,232	N	N	1727 9TH PL NE
009	67	363024	0050	05/17/11	\$355,000	\$465,000	1,580	9	2007	3	1,425	N	N	1153 NE HIGH ST
009	67	363024	0080	03/21/13	\$470,000	\$558,000	1,660	9	2007	3	1,427	N	N	1189 NE HIGH ST
009	67	363013	0030	01/28/13	\$467,500	\$568,000	1,890	9	2006	3	3,280	N	N	2586 NE PARK DR
009	67	363013	0030	10/17/12	\$375,000	\$473,000	1,890	9	2006	3	3,280	N	N	2586 NE PARK DR
009	67	363013	0100	10/26/11	\$420,000	\$559,000	1,890	9	2006	3	3,632	N	N	2654 NE PARK DR
009	67	363013	0140	08/29/12	\$458,000	\$587,000	1,890	9	2006	3	3,708	N	N	2557 NE PARK DR

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
009	67	363013	0010	02/17/11	\$452,500	\$582,000	1,910	9	2006	3	4,363	N	N	2562 NE PARK DR
009	67	363013	0060	06/06/13	\$546,201	\$624,000	1,910	9	2006	3	3,828	N	N	2598 NE PARK DR
009	67	363013	0080	11/01/13	\$574,000	\$599,000	1,910	9	2006	3	3,291	N	N	2626 NE PARK DR
009	67	363013	0090	11/26/12	\$485,000	\$604,000	1,910	9	2006	3	3,150	N	N	2640 NE PARK DR
009	67	363013	0300	08/08/13	\$395,000	\$435,000	2,310	9	2006	3	3,777	N	N	2691 NE PARK DR
009	68	362975	0100	06/24/13	\$387,500	\$438,000	1,500	8	2000	3	3,437	N	N	1957 12TH CT NE
009	68	362975	0180	05/22/13	\$510,000	\$587,000	2,080	8	2000	3	5,176	N	N	1106 NE LAUREL CT
009	68	362980	0350	12/09/13	\$518,500	\$527,000	2,010	9	1999	3	3,349	N	N	1422 NE KATSURA ST
009	68	362980	0390	07/09/13	\$540,000	\$606,000	2,010	9	1999	3	3,349	N	N	1454 NE KATSURA ST
009	68	362980	0270	05/08/13	\$555,000	\$644,000	2,080	9	2000	3	3,728	N	N	1954 14TH CT NE
009	68	362980	0130	04/19/13	\$530,000	\$621,000	2,100	9	1999	3	4,691	N	N	1405 NE KATSURA ST
009	68	362980	0320	07/24/13	\$536,000	\$596,000	2,100	9	1999	3	4,127	N	N	1906 14TH CT NE
009	68	362980	0230	03/23/13	\$525,000	\$623,000	2,120	9	2000	3	4,772	N	N	1983 14TH CT NE
009	68	362980	0160	12/21/11	\$370,000	\$492,000	2,150	9	2000	3	4,105	N	N	1905 14TH CT NE
009	68	362992	1480	08/21/13	\$586,000	\$641,000	2,170	9	2004	3	4,524	N	N	1889 30TH AVE NE
009	68	362992	1472	11/16/11	\$457,500	\$609,000	2,170	9	2004	3	4,750	N	N	1811 30TH AVE NE
009	68	363017	0030	03/30/12	\$480,000	\$634,000	2,280	9	2006	3	4,740	N	N	2359 23RD LN NE
009	68	362980	0260	07/17/13	\$495,000	\$553,000	2,360	9	2000	3	4,220	N	N	1978 14TH CT NE
010	1	785334	0740	03/27/12	\$353,990	\$430,000	1,120	8	2012	3	4,227	Y	N	9219 MITTEN AVE SE
010	1	785334	0750	07/17/12	\$354,990	\$425,000	1,120	8	2012	3	2,952	Y	N	9217 MITTEN AVE SE
010	1	785334	0760	07/19/12	\$355,162	\$425,000	1,120	8	2012	3	3,054	Y	N	9215 MITTEN AVE SE
010	1	785334	0770	04/10/12	\$357,265	\$433,000	1,120	8	2012	3	4,353	Y	N	9213 MITTEN AVE SE
010	1	785334	0940	11/19/12	\$274,990	\$321,000	1,240	8	2012	3	1,566	Y	N	9121 MERRITT AVE SE
010	1	785334	0900	05/09/13	\$294,645	\$327,000	1,410	8	2013	3	2,048	N	N	9129 MERRITT AVE SE
010	1	785334	0910	05/13/13	\$286,990	\$318,000	1,410	8	2013	3	1,649	N	N	9127 MERRITT AVE SE
010	1	785334	0590	12/18/12	\$330,315	\$383,000	1,530	8	2012	3	3,631	N	N	9313 MITTEN AVE SE
010	1	785334	0370	05/20/13	\$300,000	\$331,000	1,620	8	2008	3	3,072	N	N	34714 SE JACOBIA ST
010	1	785334	0400	12/15/11	\$272,250	\$332,000	1,620	8	2008	3	3,058	N	N	34708 SE JACOBIA ST
010	1	785334	0510	07/22/13	\$352,000	\$380,000	1,620	8	2008	3	2,891	N	N	34627 SE JEFFS ST
010	1	785334	0650	12/06/12	\$324,000	\$377,000	1,620	8	2008	3	2,378	Y	N	9301 MITTEN AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	1	785334	0700	12/14/11	\$300,000	\$366,000	1,630	8	2008	3	1,902	Y	N	9308 MITTEN AVE SE
010	1	785334	0390	09/03/13	\$347,500	\$368,000	1,650	8	2008	3	2,394	N	N	34710 SE JACOBIA ST
010	1	785334	0580	07/16/12	\$297,000	\$356,000	1,730	8	2008	3	4,136	Y	N	34721 SE JEFFS ST
010	1	785334	0610	05/22/12	\$307,990	\$372,000	1,750	8	2012	3	2,731	N	N	9309 MITTEN AVE SE
010	1	785334	0840	11/15/11	\$327,500	\$399,000	1,760	8	2010	3	4,770	N	N	9214 MITTEN AVE SE
010	1	785334	0840	03/16/11	\$339,990	\$405,000	1,760	8	2010	3	4,770	N	N	9214 MITTEN AVE SE
010	1	785334	0950	11/15/11	\$325,000	\$396,000	1,760	8	2011	3	3,236	Y	N	9119 MERRITT AVE SE
010	1	785334	0920	05/17/13	\$390,000	\$432,000	1,770	8	2013	3	3,504	Y	N	9125 MERRITT AVE SE
010	1	785334	0930	09/17/13	\$390,000	\$410,000	1,770	8	2011	3	3,198	Y	N	9123 MERRITT AVE SE
010	1	785334	0930	08/26/11	\$354,900	\$431,000	1,770	8	2011	3	3,198	Y	N	9123 MERRITT AVE SE
010	1	785334	0090	08/25/12	\$359,990	\$429,000	1,790	8	2012	3	1,721	Y	N	9210 MERRITT AVE SE
010	1	785334	0100	09/21/12	\$325,000	\$385,000	1,790	8	2012	3	1,722	Y	N	9212 MERRITT AVE
010	1	785334	0190	04/21/11	\$410,000	\$491,000	1,790	8	2010	3	2,673	Y	N	9304 MERRITT AVE SE
010	1	785334	0310	02/01/11	\$309,990	\$366,000	1,810	8	2010	3	3,011	N	N	34806 SE JACOBIA ST
010	1	785334	0620	12/17/12	\$328,955	\$382,000	1,810	8	2012	3	2,992	N	N	9307 MITTEN AVE SE
010	1	785334	0080	06/06/12	\$348,915	\$421,000	1,820	8	2012	3	1,721	Y	N	9208 MERRITT AVE
010	1	785334	0110	06/03/13	\$382,990	\$421,000	1,820	8	2012	3	1,721	Y	N	9214 MERRITT AVE
010	1	785334	0600	08/03/12	\$320,000	\$382,000	1,820	8	2012	3	2,523	N	N	9311 MITTEN AVE SE
010	1	785334	0200	04/08/11	\$382,990	\$458,000	1,830	8	2010	3	1,999	Y	N	9306 MERRITT AVE
010	1	785334	0230	02/13/13	\$390,000	\$445,000	1,830	8	2010	3	1,999	Y	N	9312 MERRITT AVE SE
010	1	785334	0300	04/26/13	\$377,500	\$421,000	1,850	8	2010	3	4,613	Y	N	34810 SE JACOBIA ST
010	1	785334	0320	05/31/11	\$305,000	\$367,000	1,850	8	2010	3	3,589	N	N	34804 SE JACOBIA ST
010	1	785334	0070	08/20/12	\$360,000	\$429,000	1,870	8	2012	3	2,406	Y	N	9206 MERRITT AVE
010	1	785334	0120	03/01/12	\$372,000	\$453,000	1,870	8	2012	3	2,646	Y	N	9216 MERRITT AVE
010	1	785334	0850	04/26/11	\$297,000	\$356,000	1,870	8	2010	3	3,076	N	N	9216 MITTEN AVE SE
010	2	785218	0050	11/16/11	\$272,500	\$332,000	1,430	7	2005	3	3,658	N	N	7810 FISHER AVE SE
010	2	785323	0550	09/22/11	\$255,000	\$310,000	1,450	7	2004	3	5,175	N	N	36911 SE BRAEBURN ST
010	2	785215	0590	08/02/11	\$320,000	\$388,000	1,530	7	2003	3	4,914	Y	N	35116 SE KINSEY ST
010	2	785205	0070	11/01/13	\$330,000	\$340,000	1,540	7	1999	3	3,222	N	N	7730 DOUGLAS AVE SE
010	2	785205	0250	06/27/11	\$262,000	\$317,000	1,540	7	1999	3	3,471	N	N	7914 DOUGLAS AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785206	0090	06/07/13	\$328,000	\$360,000	1,540	7	2000	3	3,658	N	N	34735 SE RIDGE ST
010	2	785206	0120	12/06/13	\$355,500	\$360,000	1,540	7	2000	3	3,675	N	N	34725 SE RIDGE ST
010	2	785206	0230	07/19/13	\$334,000	\$361,000	1,540	7	2000	3	3,405	N	N	34632 SE KINSEY ST
010	2	785206	0500	02/07/11	\$301,000	\$356,000	1,540	7	2000	3	3,411	N	N	7821 INGRAM LN SE
010	2	785205	0210	08/28/13	\$345,000	\$366,000	1,590	7	1999	3	3,248	N	N	7906 DOUGLAS AVE SE
010	2	785206	0220	07/05/13	\$338,000	\$367,000	1,590	7	2000	3	3,959	N	N	34630 SE KINSEY ST
010	2	785206	0220	05/18/12	\$267,500	\$323,000	1,590	7	2000	3	3,959	N	N	34630 SE KINSEY ST
010	2	785206	0550	07/19/13	\$343,500	\$371,000	1,590	7	2000	3	4,746	N	N	7831 INGRAM LN SE
010	2	785215	0180	05/03/13	\$364,500	\$405,000	1,700	7	2003	3	4,000	N	N	35223 SE RIDGE ST
010	2	785215	0330	10/14/11	\$318,500	\$388,000	1,700	7	2004	3	4,058	N	N	7423 FAIRWAY AVE SE
010	2	785215	0430	07/30/13	\$350,000	\$376,000	1,700	7	2003	3	5,663	N	N	35302 SE KINSEY ST
010	2	785218	0490	03/29/13	\$350,000	\$394,000	1,700	7	2004	3	3,982	N	N	36407 SE FOREST ST
010	2	785336	0490	02/19/13	\$350,000	\$399,000	1,708	7	2009	3	15,415	N	N	34905 SE KELLER ST
010	2	785218	0060	08/01/13	\$375,000	\$403,000	1,740	7	2005	3	3,727	N	N	7814 FISHER AVE SE
010	2	785336	0580	08/29/12	\$396,280	\$471,000	1,740	7	2012	3	6,709	N	N	9329 HEBNER AVE SE
010	2	785330	0080	04/25/12	\$318,000	\$385,000	1,750	7	2006	3	5,250	N	N	33909 SE STROUF ST
010	2	785330	1140	03/27/12	\$295,000	\$358,000	1,750	7	2006	3	5,000	N	N	33729 SE SORENSON ST
010	2	785336	0800	10/09/12	\$411,835	\$486,000	1,760	7	2013	3	5,873	N	N	9425 MCBANE AVE SE
010	2	785336	0970	03/22/11	\$413,273	\$493,000	1,770	7	2011	3	7,095	N	N	9501 POINT AVE SE
010	2	785205	0200	09/08/11	\$310,000	\$377,000	1,780	7	1999	3	3,273	N	N	7904 DOUGLAS AVE SE
010	2	785330	1850	08/02/11	\$270,000	\$327,000	1,890	7	2006	3	4,661	N	N	34027 SE INDIAN PLUM ST
010	2	785330	1910	06/26/13	\$278,000	\$303,000	1,890	7	2006	3	4,397	N	N	34003 SE INDIAN PLUM ST
010	2	785205	0160	12/12/11	\$275,000	\$335,000	1,920	7	1999	3	3,388	N	N	7828 DOUGLAS AVE SE
010	2	785336	0520	03/30/11	\$350,000	\$418,000	1,950	7	2009	3	5,569	N	N	9408 TEMPLETON AVE SE
010	2	785336	0610	11/26/12	\$397,215	\$463,000	1,950	7	2013	3	5,653	N	N	9411 HEBNER AVE SE
010	2	785336	0780	12/27/12	\$381,250	\$441,000	1,950	7	2013	3	5,866	N	N	9415 MCBANE AVE SE
010	2	785336	0880	09/28/12	\$378,345	\$447,000	1,950	7	2012	3	5,867	N	N	9404 MCBANE AVE SE
010	2	785323	0610	09/06/13	\$384,000	\$406,000	1,960	7	2004	3	6,756	N	N	7809 MELROSE LN SE
010	2	785323	0700	07/18/13	\$370,000	\$400,000	1,960	7	2004	3	4,205	N	N	7830 CORTLAND AVE SE
010	2	785327	0850	06/26/12	\$317,000	\$381,000	1,960	7	2005	3	4,575	N	N	6401 DOUGLAS AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785327	0950	10/19/11	\$310,000	\$378,000	1,960	7	2005	3	4,617	N	N	6515 DOUGLAS AVE SE
010	2	785327	1120	07/18/11	\$307,800	\$373,000	1,960	7	2005	3	4,279	N	N	6510 SILENT CREEK AVE SE
010	2	785330	0340	10/22/13	\$399,000	\$413,000	1,960	7	2006	3	5,046	N	N	33828 SE ODELL ST
010	2	785330	0690	04/27/12	\$280,000	\$339,000	1,960	7	2007	3	4,400	N	N	33824 SE MCCULLOUGH ST
010	2	785330	0820	12/06/12	\$319,950	\$372,000	1,960	7	2006	3	4,400	N	N	33911 SE ODELL ST
010	2	785330	1030	02/24/12	\$309,000	\$376,000	1,960	7	2006	3	4,766	N	N	33903 SE SORENSON ST
010	2	785215	0290	12/17/12	\$350,000	\$406,000	1,970	7	2003	3	5,454	N	N	35333 SE RIDGE ST
010	2	785321	0110	11/04/13	\$369,500	\$380,000	1,970	7	2004	3	4,960	N	N	36705 SE GRAVENSTEIN CT
010	2	785321	0130	08/15/13	\$385,000	\$411,000	1,970	7	2004	3	3,773	N	N	36701 SE GRAVENSTEIN CT
010	2	785321	0160	11/15/13	\$373,000	\$382,000	1,970	7	2004	3	3,184	N	N	36706 SE GRAVENSTEIN CT
010	2	785321	0190	07/22/13	\$421,000	\$454,000	1,970	7	2004	3	3,469	N	N	36712 SE GRAVENSTEIN CT
010	2	785336	0710	06/01/12	\$377,800	\$456,000	1,970	7	2011	3	5,866	N	N	9408 HEBNER AVE SE
010	2	785336	0760	02/14/11	\$379,165	\$449,000	1,970	7	2011	3	5,866	N	N	9407 MCBANE AVE SE
010	2	785321	0150	07/26/12	\$305,000	\$365,000	1,990	7	2004	3	3,171	N	N	36704 SE GRAVENSTEIN CT
010	2	785327	0970	07/18/13	\$410,000	\$443,000	2,020	7	2005	3	4,618	N	N	6521 DOUGLAS AVE SE
010	2	785213	0510	10/27/13	\$380,000	\$392,000	2,040	7	2003	3	4,969	N	N	7324 SILENT CREEK AVE SE
010	2	785330	0620	03/19/13	\$350,000	\$395,000	2,060	7	2006	3	4,413	N	N	33918 SE MCCULLOUGH ST
010	2	785330	0710	05/02/13	\$379,900	\$423,000	2,060	7	2006	3	4,400	N	N	33818 SE MCCULLOUGH ST
010	2	785332	0990	02/03/12	\$291,000	\$354,000	2,070	7	2007	3	7,253	N	N	35325 SE SWENSON ST
010	2	785323	0720	07/27/12	\$293,000	\$350,000	2,080	7	2004	3	4,307	N	N	7826 CORTLAND AVE SE
010	2	785330	0550	03/07/11	\$320,000	\$380,000	2,090	7	2006	3	4,376	N	N	33827 SE MCCULLOUGH ST
010	2	785330	0580	12/21/12	\$325,000	\$377,000	2,090	7	2006	3	4,400	N	N	33907 SE MCCULLOUGH ST
010	2	785200	0130	05/16/12	\$359,000	\$434,000	2,120	7	1998	3	7,667	N	N	7208 AUTUMN AVE SE
010	2	785200	0300	04/24/12	\$374,000	\$453,000	2,120	7	1998	3	7,910	N	N	7243 AUTUMN AVE SE
010	2	785200	0570	09/19/11	\$323,500	\$394,000	2,120	7	1998	3	6,422	N	N	6918 AUTUMN AVE SE
010	2	785203	1020	08/31/11	\$328,000	\$399,000	2,120	7	2000	3	4,500	N	N	7529 RAVEN AVE SE
010	2	785213	0090	05/28/13	\$405,000	\$446,000	2,120	7	2002	3	4,171	N	N	7213 DOUGLAS AVE SE
010	2	785332	0640	03/27/12	\$320,000	\$388,000	2,190	7	2007	3	7,907	N	N	8809 SWENSON AVE SE
010	2	785332	1130	03/31/11	\$339,900	\$406,000	2,190	7	2007	3	5,332	N	N	35323 SE VENN ST
010	2	785336	0600	01/31/13	\$410,000	\$470,000	2,190	7	2010	3	5,630	N	N	9407 HEBNER AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785336	1170	02/12/13	\$441,000	\$504,000	2,190	7	2011	3	6,000	N	N	9513 TEMPLETON AVE SE
010	2	785336	1170	02/03/11	\$411,710	\$486,000	2,190	7	2011	3	6,000	N	N	9513 TEMPLETON AVE SE
010	2	785336	1000	11/17/11	\$394,000	\$480,000	2,200	7	2011	3	4,945	N	N	9422 POINT AVE SE
010	2	785330	2360	04/05/13	\$395,000	\$444,000	2,210	7	2006	3	5,000	N	N	34006 SE SORENSON ST
010	2	785323	0620	03/06/13	\$325,000	\$369,000	2,230	7	2004	3	6,116	N	N	7813 MELROSE LN SE
010	2	785323	0650	08/01/11	\$350,000	\$424,000	2,230	7	2004	3	6,875	Y	N	7827 MELROSE LN SE
010	2	785213	0680	06/19/13	\$400,000	\$437,000	2,240	7	2002	3	7,569	N	N	7303 SILENT CREEK AVE SE
010	2	785213	0830	03/18/11	\$320,000	\$381,000	2,240	7	2002	3	6,047	N	N	7119 SILENT CREEK AVE SE
010	2	785215	0370	07/24/12	\$398,000	\$476,000	2,240	7	2003	3	5,829	Y	N	35328 SE KINSEY ST
010	2	785330	1830	05/29/13	\$391,000	\$431,000	2,320	7	2006	3	7,261	N	N	34031 SE INDIAN PLUM ST
010	2	785330	2180	06/17/13	\$399,950	\$437,000	2,320	7	2006	3	5,375	N	N	34310 SE CARMICHAEL ST
010	2	785218	0100	07/08/13	\$385,000	\$418,000	2,340	7	2006	3	4,710	N	N	7819 COBBLE AVE SE
010	2	785327	1060	03/08/13	\$375,000	\$425,000	2,340	7	2005	3	4,557	N	N	6530 SILENT CREEK AVE SE
010	2	785218	0260	06/03/13	\$338,800	\$372,000	2,350	7	2004	3	4,456	N	N	36426 SE FOREST ST
010	2	785218	0290	11/17/11	\$327,000	\$399,000	2,350	7	2004	3	4,456	N	N	36506 SE FOREST ST
010	2	785200	0150	08/12/13	\$385,000	\$412,000	2,360	7	1998	3	4,127	N	N	7216 AUTUMN AVE SE
010	2	785203	0110	03/12/13	\$359,950	\$407,000	2,360	7	1999	3	4,653	Y	N	7527 DOUGLAS AVE SE
010	2	785218	0330	07/22/13	\$415,000	\$448,000	2,360	7	2003	3	4,833	N	N	36522 SE FOREST ST
010	2	785218	0690	08/19/13	\$419,500	\$447,000	2,360	7	2004	3	4,744	N	N	36530 SE WOODY CREEK LN
010	2	785323	0430	05/29/13	\$436,000	\$480,000	2,360	7	2004	3	4,829	N	N	7821 CORTLAND AVE SE
010	2	785323	0490	03/22/13	\$315,000	\$355,000	2,360	7	2004	3	6,200	N	N	36832 SE BRAEBURN ST
010	2	785203	0230	12/11/13	\$348,000	\$351,000	2,370	7	2000	3	4,539	N	N	34516 COTTONWOOD DR SE
010	2	785210	0120	07/19/13	\$416,000	\$449,000	2,380	7	2001	3	5,131	N	N	34520 SE JAY CT
010	2	785330	2200	06/18/13	\$472,000	\$516,000	2,380	7	2010	3	9,053	N	N	6605 SALMON BERRY CT SE
010	2	785330	2200	02/16/11	\$400,000	\$474,000	2,380	7	2010	3	9,053	N	N	6605 SALMON BERRY CT SE
010	2	785203	0460	02/02/12	\$325,000	\$396,000	2,390	7	2000	3	5,316	N	N	34529 SE LINDEN LOOP
010	2	785213	0210	07/06/11	\$350,000	\$423,000	2,390	7	2003	3	4,078	N	N	7126 CRANBERRY CT SE
010	2	785327	1170	08/15/12	\$329,950	\$393,000	2,390	7	2005	3	4,110	N	N	6418 SILENT CREEK AVE SE
010	2	785213	0060	10/05/12	\$350,000	\$413,000	2,400	7	2002	3	3,736	N	N	7233 DOUGLAS AVE SE
010	2	785203	0280	08/15/12	\$320,000	\$382,000	2,410	7	2000	3	4,004	N	N	34530 COTTONWOOD DR SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785203	0350	11/26/12	\$330,000	\$385,000	2,410	7	2000	3	3,987	N	N	7518 COTTONWOOD DR SE
010	2	785213	0260	11/17/11	\$330,000	\$402,000	2,410	7	2002	3	5,034	N	N	7214 CRANBERRY CT SE
010	2	785200	0250	12/16/11	\$406,000	\$495,000	2,420	7	1998	3	7,334	N	N	7253 AUTUMN AVE SE
010	2	785203	0040	10/10/11	\$388,000	\$473,000	2,420	7	1999	3	5,347	N	N	7425 DOUGLAS AVE SE
010	2	785203	0160	09/14/12	\$378,000	\$448,000	2,420	7	1999	3	3,710	N	N	7623 DOUGLAS AVE SE
010	2	785203	0200	11/21/11	\$339,000	\$413,000	2,420	7	1999	3	6,089	N	N	7703 DOUGLAS AVE SE
010	2	785332	0430	11/28/12	\$305,600	\$356,000	2,430	7	2007	3	5,287	N	N	8811 VENN AVE SE
010	2	785336	0510	01/25/11	\$380,000	\$448,000	2,430	7	2009	3	5,582	N	N	9404 TEMPLETON AVE SE
010	2	785336	0720	01/31/11	\$406,100	\$479,000	2,430	7	2011	3	5,867	N	N	9404 HEBNER AVE SE
010	2	785336	0730	05/01/12	\$410,610	\$497,000	2,430	7	2012	3	7,016	N	N	9330 HEBNER AVE SE
010	2	785330	2220	03/08/13	\$379,000	\$430,000	2,440	7	2006	3	6,638	N	N	6529 SALMON BERRY CT SE
010	2	785330	2220	11/08/11	\$355,000	\$433,000	2,440	7	2006	3	6,638	N	N	6529 SALMON BERRY CT SE
010	2	785200	0450	02/26/13	\$391,000	\$445,000	2,460	7	1998	3	7,766	N	N	7027 AUTUMN AVE SE
010	2	785200	0460	06/09/11	\$369,000	\$445,000	2,460	7	1998	3	7,085	N	N	7023 AUTUMN AVE SE
010	2	785200	0550	06/09/12	\$368,500	\$444,000	2,460	7	1998	3	9,672	Y	N	6923 AUTUMN AVE SE
010	2	785203	0180	08/21/12	\$350,000	\$417,000	2,460	7	1999	3	3,707	N	N	7629 DOUGLAS AVE SE
010	2	785330	0600	12/14/11	\$337,000	\$411,000	2,460	7	2006	3	4,376	N	N	33913 SE MCCULLOUGH ST
010	2	785330	0810	05/29/13	\$420,000	\$463,000	2,460	7	2006	3	4,400	N	N	33907 SE ODELL ST
010	2	785330	1940	06/20/13	\$335,000	\$366,000	2,460	7	2007	3	4,888	N	N	34006 SE CARMICHAEL ST
010	2	785213	0470	04/19/12	\$410,000	\$497,000	2,480	7	2002	3	5,018	N	N	7303 COTTONWOOD DR SE
010	2	785218	0900	05/14/13	\$409,000	\$453,000	2,480	7	2004	3	6,430	N	N	36317 SE WOODY CREEK LN
010	2	785323	0090	01/03/12	\$330,000	\$402,000	2,480	7	2004	3	5,279	N	N	7720 MELROSE LN SE
010	2	785323	0300	05/03/13	\$415,000	\$462,000	2,480	7	2004	3	6,757	N	N	37027 SE GALA CT
010	2	785326	0040	04/19/13	\$380,000	\$425,000	2,480	7	2005	3	4,500	Y	N	37103 SE STEWART ST
010	2	785326	0070	11/18/13	\$403,000	\$412,000	2,480	7	2005	3	5,680	Y	N	37027 SE STEWART ST
010	2	785326	0160	03/17/11	\$385,000	\$458,000	2,480	7	2005	3	4,995	N	N	7014 ALLMAN AVE SE
010	2	785323	0400	11/20/12	\$365,000	\$426,000	2,530	7	2004	3	4,500	N	N	7833 CORTLAND AVE SE
010	2	785323	0540	01/15/11	\$382,000	\$449,000	2,550	7	2000	3	4,458	N	N	36909 SE BRAEBURN ST
010	2	785332	1180	04/24/12	\$319,900	\$387,000	2,550	7	2008	3	6,405	N	N	9027 VENN AVE SE
010	2	785218	0410	02/04/13	\$315,000	\$361,000	2,560	7	2004	3	5,194	N	N	36505 SE FOREST ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785330	0140	04/18/12	\$340,000	\$412,000	2,570	7	2006	3	6,933	N	N	33815 SE STROUF ST
010	2	785330	1060	03/18/11	\$355,000	\$423,000	2,570	7	2007	3	5,798	N	N	33821 SE SORENSON ST
010	2	785330	2170	10/11/12	\$362,000	\$427,000	2,570	7	2006	3	4,377	N	N	34306 SE CARMICHAEL ST
010	2	785323	0440	06/27/12	\$334,000	\$401,000	2,590	7	2004	3	4,738	N	N	7817 CORTLAND AVE SE
010	2	785327	1290	01/04/13	\$420,000	\$485,000	2,590	7	2005	3	4,921	N	N	6429 SILENT CREEK AVE SE
010	2	785327	1070	09/11/12	\$398,000	\$472,000	2,600	7	2005	3	4,557	N	N	6526 SILENT CREEK AVE SE
010	2	785336	0770	11/14/12	\$439,390	\$514,000	2,620	7	2013	3	5,866	N	N	9411 MCBANE AVE SE
010	2	785210	0070	09/16/11	\$390,500	\$475,000	2,640	7	2000	3	6,111	N	N	7908 SE STELLER WAY
010	2	785210	0190	08/27/12	\$390,000	\$464,000	2,640	7	2001	3	4,961	N	N	34511 SE JAY CT
010	2	785213	0200	06/20/12	\$412,000	\$496,000	2,640	7	2003	3	4,693	N	N	7119 CRANBERRY CT SE
010	2	785203	0450	03/21/13	\$350,000	\$395,000	2,660	7	2000	3	5,997	N	N	34531 SE LINDEN LOOP
010	2	785203	0490	12/13/12	\$420,000	\$488,000	2,660	7	2000	3	5,286	N	N	34504 SE LINDEN LOOP
010	2	785326	0240	09/17/13	\$418,000	\$440,000	2,710	7	2005	3	4,500	N	N	7114 ALLMAN AVE SE
010	2	785336	0480	08/08/12	\$446,500	\$533,000	2,710	7	2011	3	9,248	N	N	34901 SE KELLER ST
010	2	785336	0500	08/09/11	\$439,380	\$533,000	2,710	7	2011	3	7,295	N	N	9330 TEMPLETON AVE SE
010	2	785336	0530	12/29/11	\$433,103	\$528,000	2,710	7	2012	3	5,545	N	N	9412 TEMPLETON AVE SE
010	2	785336	0590	01/23/12	\$420,000	\$512,000	2,710	7	2011	3	5,619	N	N	9403 HEBNER AVE SE
010	2	785336	0640	08/13/12	\$415,000	\$495,000	2,710	7	2012	3	5,761	N	N	9425 HEBNER AVE SE
010	2	785336	0690	12/03/13	\$460,000	\$466,000	2,710	7	2010	3	5,866	N	N	9416 HEBNER AVE SE
010	2	785336	0700	08/17/12	\$430,000	\$513,000	2,710	7	2012	3	5,866	N	N	9412 HEBNER AVE SE
010	2	785336	0750	03/29/13	\$480,000	\$540,000	2,710	7	2011	3	5,867	N	N	9403 MCBANE AVE SE
010	2	785336	0750	02/23/11	\$426,945	\$506,000	2,710	7	2011	3	5,867	N	N	9403 MCBANE AVE SE
010	2	785336	0860	07/25/12	\$439,900	\$527,000	2,710	7	2012	3	5,866	N	N	9412 MCBANE AVE SE
010	2	785336	1190	08/22/11	\$433,380	\$527,000	2,710	7	2011	3	7,322	N	N	9508 TEMPLETON AVE SE
010	2	785336	1220	08/18/11	\$429,970	\$522,000	2,710	7	2011	3	5,000	N	N	35011 SE TERRACE ST
010	2	785218	0210	10/04/13	\$435,000	\$454,000	2,720	7	2004	3	4,456	N	N	36406 SE FOREST ST
010	2	785218	0230	09/11/12	\$385,000	\$457,000	2,720	7	2003	3	4,456	N	N	36414 SE FOREST ST
010	2	785218	0240	08/29/12	\$330,000	\$392,000	2,720	7	2003	3	4,456	N	N	36418 SE FOREST ST
010	2	785218	0350	12/06/13	\$396,000	\$401,000	2,720	7	2003	3	6,347	N	N	36529 SE FOREST ST
010	2	785218	0370	04/01/13	\$413,000	\$465,000	2,720	7	2003	3	5,654	N	N	36521 SE FOREST ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785330	1000	01/24/11	\$365,000	\$430,000	2,720	7	2006	3	4,587	N	N	33904 SE TIBBITS ST
010	2	785330	1200	02/16/13	\$464,900	\$530,000	2,720	7	2006	3	5,425	N	N	33806 SE SORENSON ST
010	2	785323	0250	04/26/11	\$402,000	\$482,000	2,730	7	2004	3	6,651	Y	N	37118 SE GALA CT
010	2	785329	0020	07/30/13	\$489,950	\$527,000	2,740	7	2006	3	7,191	N	N	6325 SILENT CREEK AVE SE
010	2	785203	0750	02/14/13	\$377,000	\$430,000	2,760	7	2000	3	9,416	N	N	7513 FERN AVE SE
010	2	785330	1740	11/06/13	\$465,000	\$478,000	2,770	7	2006	3	6,196	N	N	33926 SE INDIAN PLUM ST
010	2	785330	1740	08/31/11	\$330,000	\$401,000	2,770	7	2006	3	6,196	N	N	33926 SE INDIAN PLUM ST
010	2	785330	1750	05/20/13	\$426,300	\$471,000	2,770	7	2006	3	5,435	N	N	33930 SE INDIAN PLUM ST
010	2	785330	1800	10/09/13	\$469,990	\$490,000	2,770	7	2006	3	8,583	N	N	34022 SE INDIAN PLUM ST
010	2	785213	0450	08/14/12	\$420,000	\$501,000	2,780	7	2002	3	5,095	N	N	7311 COTTONWOOD DR SE
010	2	785218	0150	05/07/13	\$414,000	\$460,000	2,830	7	2003	3	4,421	N	N	36304 SE FOREST ST
010	2	785332	0830	02/14/11	\$434,000	\$514,000	2,850	7	2009	3	7,140	N	N	9003 WEITING AVE SE
010	2	785218	0190	11/22/11	\$340,000	\$415,000	2,870	7	2006	3	4,456	N	N	36326 SE FOREST ST
010	2	785332	1140	12/22/11	\$375,000	\$457,000	2,870	7	2007	3	5,577	N	N	35317 SE VENN ST
010	2	785210	0060	06/04/13	\$475,000	\$522,000	2,880	7	2001	3	6,111	N	N	7902 SE STELLER WAY
010	2	785218	0740	05/08/13	\$440,000	\$489,000	2,880	7	2003	3	6,434	N	N	36527 SE WOODY CREEK LN
010	2	785330	2370	10/04/12	\$399,000	\$471,000	2,910	7	2006	3	6,479	N	N	34002 SE SORENSON ST
010	2	785210	0100	08/01/11	\$399,999	\$485,000	2,930	7	2001	3	5,774	N	N	34512 SE JAY CT
010	2	785213	0350	11/21/11	\$421,500	\$514,000	2,960	7	2002	3	5,494	N	N	7231 CRANBERRY CT SE
010	2	785332	0940	02/13/13	\$395,000	\$451,000	3,090	7	2007	3	5,387	N	N	8904 SWENSON AVE SE
010	2	785330	0060	01/24/11	\$349,000	\$411,000	3,100	7	2006	3	5,250	N	N	33919 SE STROUF ST
010	2	785330	0240	09/05/12	\$385,000	\$457,000	3,100	7	2006	3	5,000	N	N	6927 STROUF AVE SE
010	2	785330	1760	05/18/12	\$352,500	\$426,000	3,130	7	2006	3	5,198	N	N	34006 SE INDIAN PLUM ST
010	2	785330	1760	12/06/11	\$322,767	\$394,000	3,130	7	2006	3	5,198	N	N	34006 SE INDIAN PLUM ST
010	2	785330	2210	08/05/13	\$507,829	\$545,000	3,170	7	2006	3	8,117	N	N	6601 SALMON BERRY CT SE
010	2	785218	0870	07/03/13	\$495,000	\$538,000	3,210	7	2004	3	6,614	N	N	36403 SE WOODY CREEK LN
010	2	785336	1150	09/27/11	\$506,485	\$617,000	3,670	7	2011	3	9,733	N	N	9503 TEMPLETON AVE SE
010	2	785336	1310	06/06/12	\$394,900	\$476,000	1,950	8	2012	3	5,000	N	N	35121 SE TERRACE ST
010	2	785336	1350	02/03/12	\$392,420	\$478,000	1,950	8	2012	3	5,000	N	N	35209 SE TERRACE ST
010	2	785336	0110	05/09/11	\$439,995	\$529,000	1,970	8	2011	3	5,787	N	N	34918 SE BRINKLEY ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785336	0160	06/20/12	\$448,350	\$540,000	1,970	8	2011	3	5,443	N	N	35010 SE BRINKLEY ST
010	2	785336	1260	05/01/12	\$389,900	\$472,000	1,970	8	2011	3	5,000	N	N	35027 SE TERRACE ST
010	2	785336	0130	01/30/12	\$379,995	\$463,000	2,000	8	2011	3	5,414	N	N	34926 SE BRINKLEY ST
010	2	785336	0340	05/31/11	\$391,515	\$472,000	2,000	8	2011	3	6,911	N	N	34911 SE BRINKLEY ST
010	2	785336	1030	02/15/12	\$379,995	\$463,000	2,000	8	2011	3	6,634	N	N	9415 RAINES AVE SE
010	2	785336	1110	08/08/11	\$400,945	\$487,000	2,000	8	2011	3	7,081	N	N	9504 RAINES AVE SE
010	2	785336	1400	02/02/12	\$374,995	\$457,000	2,000	8	2011	3	4,750	N	N	35303 SE TERRACE ST
010	2	785336	0090	10/19/11	\$430,000	\$524,000	2,200	8	2011	3	5,414	N	N	34910 SE BRINKLEY ST
010	2	785336	0120	04/06/11	\$414,995	\$496,000	2,200	8	2011	3	5,389	N	N	34922 SE BRINKLEY ST
010	2	785336	0170	08/05/11	\$449,995	\$546,000	2,200	8	2011	3	5,443	N	N	35014 SE BRINKLEY ST
010	2	785336	0380	05/11/11	\$401,655	\$483,000	2,200	8	2011	3	6,134	N	N	34929 SE BRINKLEY ST
010	2	785336	1050	12/13/11	\$409,995	\$500,000	2,200	8	2011	3	7,023	N	N	9423 RAINES AVE SE
010	2	785336	1070	04/05/11	\$447,463	\$535,000	2,200	8	2011	3	6,639	N	N	9412 RAINES AVE SE
010	2	785336	1390	06/15/11	\$428,524	\$517,000	2,200	8	2011	3	4,750	N	N	35229 SE TERRACE ST
010	2	785336	1430	03/17/12	\$410,645	\$499,000	2,200	8	2012	3	4,352	N	N	35315 SE TERRACE ST
010	2	785336	0100	08/11/11	\$469,995	\$571,000	2,280	8	2011	3	5,728	N	N	34914 SE BRINKLEY ST
010	2	785336	0140	11/02/11	\$469,995	\$573,000	2,280	8	2011	3	5,443	N	N	35002 SE BRINKLEY ST
010	2	785329	0220	03/07/11	\$414,900	\$493,000	2,350	8	2006	3	7,411	N	N	34323 SE BURKE ST
010	2	785336	1250	09/09/13	\$459,000	\$485,000	2,430	8	2011	3	5,000	N	N	35023 SE TERRACE ST
010	2	785336	1250	04/26/11	\$409,000	\$490,000	2,430	8	2011	3	5,000	N	N	35023 SE TERRACE ST
010	2	785336	0350	08/09/11	\$405,000	\$492,000	2,530	8	2011	3	6,769	N	N	34919 SE BRINKLEY ST
010	2	785336	0390	09/09/11	\$417,000	\$507,000	2,530	8	2011	3	8,040	N	N	35003 SE BRINKLEY ST
010	2	785336	1080	07/13/11	\$433,995	\$526,000	2,530	8	2011	3	7,798	N	N	9416 RAINES AVE SE
010	2	785336	0250	11/02/11	\$467,465	\$570,000	2,580	8	2012	3	5,000	N	N	35120 SE BRINKLEY ST
010	2	785336	1060	05/04/12	\$465,000	\$563,000	2,590	8	2012	3	7,650	N	N	9503 RAINES AVE SE
010	2	785336	1440	08/01/12	\$439,995	\$526,000	2,610	8	2012	3	4,350	N	N	35321 SE TERRACE ST
010	2	785327	0360	04/04/13	\$492,000	\$553,000	2,620	8	2005	3	6,115	N	N	6218 DOUGLAS AVE SE
010	2	785329	0200	08/16/11	\$510,000	\$620,000	2,660	8	2006	3	6,367	N	N	34400 SE BURKE ST
010	2	785336	0230	03/14/12	\$479,900	\$583,000	2,700	8	2011	3	5,000	N	N	35114 SE BRINKLEY ST
010	2	785336	0240	08/12/13	\$600,000	\$642,000	2,700	8	2011	3	5,000	N	N	35118 SE BRINKLEY ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785336	0240	12/02/11	\$518,595	\$633,000	2,700	8	2011	3	5,000	N	N	35118 SE BRINKLEY ST
010	2	785336	0420	02/10/12	\$510,440	\$622,000	2,700	8	2012	3	8,118	Y	N	34910 SE KELLER ST
010	2	785336	0440	10/04/11	\$473,180	\$576,000	2,700	8	2011	3	5,000	Y	N	34919 SE KELLER ST
010	2	785336	0470	02/06/13	\$500,475	\$573,000	2,700	8	2013	3	6,403	Y	N	35002 SE KELLER ST
010	2	785336	0220	09/05/12	\$485,000	\$576,000	2,710	8	2011	3	5,000	N	N	35110 SE BRINKLEY ST
010	2	785336	0220	08/31/11	\$466,785	\$568,000	2,710	8	2011	3	5,000	N	N	35110 SE BRINKLEY ST
010	2	785336	1270	08/01/12	\$437,765	\$523,000	2,710	8	2012	3	5,000	N	N	35105 SE TERRACE ST
010	2	785336	1280	03/01/13	\$429,265	\$488,000	2,710	8	2013	3	5,000	N	N	35109 SE TERRACE ST
010	2	785336	1290	02/04/13	\$436,295	\$500,000	2,710	8	2013	3	5,000	N	N	35113 SE TERRACE ST
010	2	785336	1300	10/08/12	\$441,982	\$522,000	2,710	8	2013	3	5,000	N	N	35117 SE TERRACE ST
010	2	785336	1320	03/30/12	\$428,380	\$520,000	2,710	8	2012	3	5,000	N	N	35125 SE TERRACE ST
010	2	785336	1340	05/21/12	\$442,770	\$535,000	2,710	8	2012	3	5,000	N	N	35205 SE TERRACE ST
010	2	785336	1360	07/21/12	\$456,625	\$547,000	2,710	8	2012	3	5,000	N	N	35215 SE TERRACE ST
010	2	785336	0080	04/16/12	\$485,025	\$588,000	2,720	8	2011	3	5,984	N	N	34906 SE BRINKLEY ST
010	2	785336	0150	02/15/12	\$454,995	\$554,000	2,720	8	2011	3	5,443	N	N	35006 SE BRINKLEY ST
010	2	785336	0190	03/17/12	\$439,000	\$534,000	2,720	8	2011	3	5,250	N	N	35024 SE BRINKLEY ST
010	2	785336	0360	06/20/11	\$449,995	\$544,000	2,720	8	2011	3	6,895	N	N	34923 SE BRINKLEY ST
010	2	785336	1040	12/12/11	\$440,000	\$537,000	2,720	8	2011	3	6,974	N	N	9419 RAINES AVE SE
010	2	785336	1100	06/01/11	\$490,001	\$591,000	2,720	8	2011	3	6,050	N	N	9424 RAINES AVE SE
010	2	785336	1380	11/01/11	\$441,995	\$539,000	2,720	8	2011	3	5,000	N	N	35225 SE TERRACE ST
010	2	785336	1410	05/12/12	\$465,295	\$563,000	2,720	8	2012	3	4,738	N	N	35307 SE TERRACE ST
010	2	785336	0260	11/09/11	\$475,090	\$579,000	2,750	8	2011	3	5,000	N	N	35126 SE BRINKLEY ST
010	2	785336	0270	09/20/11	\$490,194	\$597,000	2,750	8	2011	3	5,000	N	N	35204 SE BRINKLEY ST
010	2	785336	0310	03/28/13	\$524,900	\$591,000	2,750	8	2010	3	6,805	N	N	35220 SE BRINKLEY ST
010	2	785336	0400	07/09/12	\$498,640	\$598,000	2,750	8	2012	3	7,037	Y	N	34902 SE KELLER ST
010	2	785336	0200	03/28/11	\$498,835	\$595,000	2,760	8	2011	3	6,500	N	N	35102 SE BRINKLEY ST
010	2	785336	0210	03/23/11	\$490,985	\$585,000	2,760	8	2011	3	5,000	N	N	35106 SE BRINKLEY ST
010	2	785329	0150	11/19/12	\$525,000	\$614,000	2,790	8	2006	3	9,196	Y	N	34312 SE BURKE ST
010	2	785327	0620	06/18/12	\$575,000	\$692,000	2,820	8	2005	3	6,908	N	N	34418 SE COCHRANE ST
010	2	785327	0750	05/10/13	\$591,000	\$656,000	2,820	8	2005	3	7,250	N	N	34416 SE DIO ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	2	785329	0260	05/23/13	\$597,900	\$660,000	2,840	8	2006	3	7,383	N	N	34330 SE COCHRANE ST
010	2	785329	0160	04/17/13	\$599,000	\$670,000	2,870	8	2006	3	6,687	Y	N	34316 SE BURKE ST
010	2	785327	0480	07/01/13	\$567,000	\$617,000	2,910	8	2006	3	6,324	N	N	34402 SE BURKE ST
010	2	785327	0470	12/12/13	\$600,000	\$606,000	2,920	8	2005	3	6,254	N	N	34406 SE BURKE ST
010	2	785329	0240	07/27/11	\$420,000	\$509,000	2,920	8	2006	3	10,172	N	N	34315 SE BURKE ST
010	2	785336	0430	08/08/12	\$561,870	\$671,000	3,010	8	2012	3	5,000	Y	N	34914 SE KELLER ST
010	2	785336	1330	11/05/12	\$486,495	\$571,000	3,060	8	2013	3	5,000	N	N	35129 SE TERRACE ST
010	2	785336	0180	02/13/12	\$502,145	\$612,000	3,230	8	2011	3	5,418	N	N	35020 SE BRINKLEY ST
010	2	785336	0330	03/15/13	\$525,000	\$594,000	3,230	8	2011	3	9,589	N	N	34907 SE BRINKLEY ST
010	2	785336	0330	03/14/11	\$499,995	\$595,000	3,230	8	2011	3	9,589	N	N	34907 SE BRINKLEY ST
010	2	785336	0370	11/02/11	\$483,155	\$589,000	3,230	8	2011	3	6,308	N	N	34927 SE BRINKLEY ST
010	2	785336	1090	06/06/11	\$525,871	\$634,000	3,230	8	2011	3	8,196	N	N	9420 RAINES AVE SE
010	2	785336	1420	06/11/12	\$499,995	\$602,000	3,230	8	2012	3	5,899	N	N	35311 SE TERRACE ST
010	2	785336	1370	05/09/12	\$499,995	\$605,000	3,310	8	2012	3	6,500	N	N	35221 SE TERRACE ST
010	3	785217	0690	09/19/13	\$358,500	\$377,000	1,630	8	2003	3	3,304	N	N	6512 WEST CREST VIEW LOOP SE
010	3	785217	0760	08/22/11	\$322,000	\$391,000	1,630	8	2003	3	3,680	N	N	6501 EAST CREST VIEW LOOP SE
010	3	785202	0370	05/31/13	\$375,000	\$413,000	1,680	8	2001	3	3,970	N	N	7609 DOGWOOD LN SE
010	3	785209	0020	08/28/13	\$405,000	\$430,000	1,760	8	2000	3	3,979	N	N	7421 THOMPSON AVE SE
010	3	785217	0620	11/28/12	\$390,000	\$455,000	1,870	8	2003	3	4,186	N	N	6612 WEST CREST VIEW LOOP SE
010	3	785202	0730	08/14/12	\$380,000	\$453,000	1,890	8	2000	3	4,009	N	N	7414 DOGWOOD LN SE
010	3	785337	0600	06/08/12	\$447,995	\$540,000	1,970	8	2012	3	6,552	N	N	9030 JACOBIA AVE SE
010	3	785211	0210	07/22/13	\$425,000	\$458,000	2,020	8	2001	3	5,493	N	N	6925 CURTIS DR SE
010	3	785202	0440	04/11/13	\$445,000	\$499,000	2,070	8	2001	3	5,250	N	N	7630 DOGWOOD LN SE
010	3	785204	0110	05/27/11	\$389,000	\$468,000	2,070	8	1999	3	3,986	N	N	7324 DOUGLAS AVE SE
010	3	785202	0550	07/05/13	\$445,750	\$484,000	2,100	8	1999	3	3,843	N	N	35514 SE KINSEY ST
010	3	785214	0320	06/24/13	\$440,500	\$480,000	2,160	8	2003	3	4,540	N	N	6820 ELDERBERRY AVE SE
010	3	785202	0530	04/09/12	\$412,000	\$500,000	2,190	8	1999	3	4,365	N	N	35517 SE KINSEY ST
010	3	785337	0590	06/07/12	\$454,914	\$548,000	2,200	8	2012	3	6,200	N	N	9026 JACOBIA AVE SE
010	3	785337	0630	08/25/11	\$459,665	\$559,000	2,200	8	2011	3	6,074	N	N	9118 JACOBIA AVE SE
010	3	785204	0150	12/04/13	\$425,000	\$431,000	2,230	8	2000	3	3,986	N	N	7306 DOUGLAS AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785209	0110	11/20/12	\$389,000	\$455,000	2,230	8	2000	3	3,761	N	N	7319 THOMPSON AVE SE
010	3	785322	0730	07/01/11	\$382,500	\$463,000	2,240	8	2004	3	5,857	N	N	36502 SE ISLEY ST
010	3	785202	0290	08/29/11	\$438,500	\$533,000	2,260	8	2000	3	6,739	N	N	7633 DOGWOOD LN SE
010	3	785214	0040	08/07/12	\$406,500	\$486,000	2,270	8	2003	3	5,536	N	N	6915 ELDERBERRY AVE SE
010	3	785214	0150	12/10/12	\$400,000	\$465,000	2,270	8	2003	3	5,450	N	N	6729 ELDERBERRY AVE SE
010	3	785214	0250	03/17/11	\$415,000	\$494,000	2,270	8	2003	3	5,261	N	N	6716 ELDERBERRY AVE SE
010	3	785337	0620	03/01/12	\$461,677	\$562,000	2,280	8	2011	3	6,000	N	N	9114 JACOBIA AVE SE
010	3	785331	0720	06/10/11	\$390,000	\$470,000	2,300	8	2008	3	4,637	N	N	34625 SE LEITZ ST
010	3	785325	0140	06/05/13	\$469,900	\$516,000	2,320	8	2005	3	7,229	N	N	6916 SILENT CREEK AVE SE
010	3	785211	0020	04/16/12	\$401,000	\$486,000	2,380	8	2002	3	7,355	N	N	7024 THOMPSON AVE SE
010	3	785211	0170	07/12/11	\$406,000	\$492,000	2,380	8	2002	3	5,310	N	N	7007 CURTIS DR SE
010	3	785201	0350	08/27/12	\$405,000	\$482,000	2,400	8	1998	3	6,798	N	N	7306 FAIRWAY AVE SE
010	3	785201	0380	01/14/13	\$434,000	\$500,000	2,400	8	1998	3	5,829	N	N	7240 FAIRWAY AVE SE
010	3	785201	0430	07/20/11	\$405,000	\$491,000	2,400	8	1998	3	5,829	N	N	7212 FAIRWAY AVE SE
010	3	785201	0960	10/22/12	\$420,000	\$494,000	2,400	8	1998	3	5,800	N	N	7033 FAIRWAY AVE SE
010	3	785201	0980	07/22/13	\$450,000	\$485,000	2,400	8	1998	3	5,817	N	N	7023 FAIRWAY AVE SE
010	3	785201	0990	06/05/12	\$422,000	\$509,000	2,400	8	1998	3	5,818	N	N	7017 FAIRWAY AVE SE
010	3	785338	0250	11/16/11	\$412,000	\$502,000	2,400	8	2011	3	3,600	N	N	34411 SE NYE ST
010	3	785219	0280	02/20/13	\$484,500	\$552,000	2,410	8	2004	3	6,658	N	N	6818 SILENT CREEK AVE SE
010	3	785209	0170	05/01/12	\$391,000	\$473,000	2,420	8	2000	3	4,270	N	N	7221 THOMPSON AVE SE
010	3	785209	0200	08/13/13	\$415,000	\$443,000	2,420	8	2000	3	4,205	N	N	7207 THOMPSON AVE SE
010	3	785209	0200	10/21/11	\$365,000	\$445,000	2,420	8	2000	3	4,205	N	N	7207 THOMPSON AVE SE
010	3	785209	0860	07/11/13	\$434,950	\$471,000	2,420	8	2000	3	4,209	N	N	34805 SE BURROWS WAY
010	3	785325	0210	08/16/13	\$550,230	\$587,000	2,420	8	2005	3	7,753	N	N	7018 SILENT CREEK AVE SE
010	3	785331	0640	04/05/13	\$477,000	\$536,000	2,420	8	2008	3	8,173	N	N	8805 SWENSON DR SE
010	3	785331	0640	12/16/11	\$450,000	\$549,000	2,420	8	2008	3	8,173	N	N	8805 SWENSON DR SE
010	3	785209	0930	05/27/11	\$393,000	\$473,000	2,430	8	2001	3	4,798	N	N	34826 SE BURROWS WAY
010	3	785219	0530	08/30/12	\$455,000	\$541,000	2,430	8	2004	3	5,806	N	N	7027 COOK CT SE
010	3	785219	0620	09/13/13	\$470,000	\$495,000	2,430	8	2004	3	5,750	N	N	7005 COOK CT SE
010	3	785202	0540	08/28/13	\$477,000	\$506,000	2,460	8	1999	3	4,256	N	N	35518 SE KINSEY ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785338	0060	05/21/13	\$485,000	\$536,000	2,460	8	2009	3	3,989	N	N	9404 FRONTIER AVE SE
010	3	785338	0110	07/03/13	\$485,000	\$527,000	2,460	8	2010	3	4,460	N	N	9420 FRONTIER AVE SE
010	3	785338	0200	01/24/11	\$426,000	\$502,000	2,460	8	2010	3	4,138	N	N	9421 ELM AVE SE
010	3	785204	0210	12/19/12	\$389,449	\$452,000	2,470	8	1999	3	3,811	N	N	7206 DOUGLAS AVE SE
010	3	785214	0260	03/04/13	\$445,000	\$505,000	2,470	8	2003	3	6,386	N	N	6720 ELDERBERRY AVE SE
010	3	785340	0040	04/19/12	\$421,990	\$511,000	2,470	8	2011	3	4,098	Y	N	34325 SE JACOBIA ST
010	3	785325	0170	12/17/13	\$516,500	\$520,000	2,480	8	2005	3	6,695	N	N	7002 SILENT CREEK AVE SE
010	3	785325	0170	08/15/11	\$429,900	\$522,000	2,480	8	2005	3	6,695	N	N	7002 SILENT CREEK AVE SE
010	3	785340	0200	02/11/13	\$478,900	\$547,000	2,480	8	2011	3	4,229	N	N	9322 NYE AVE SE
010	3	785338	0100	07/25/13	\$500,000	\$539,000	2,490	8	2010	3	4,599	N	N	9416 FRONTIER AVE SE
010	3	785341	0170	02/27/13	\$448,148	\$510,000	2,490	8	2013	3	6,537	N	N	9126 NYE AVE SE
010	3	785341	0250	03/20/13	\$476,981	\$539,000	2,490	8	2013	3	4,999	Y	N	34227 SE JACOBIA ST
010	3	785202	0510	12/21/12	\$425,000	\$493,000	2,500	8	1999	3	4,033	N	N	35507 SE KINSEY ST
010	3	785209	0180	05/21/12	\$423,000	\$511,000	2,500	8	2000	3	4,270	N	N	7215 THOMPSON AVE SE
010	3	785338	0010	04/19/13	\$460,000	\$514,000	2,500	8	2010	3	4,691	Y	N	9310 FRONTIER AVE SE
010	3	785338	0160	01/27/11	\$430,000	\$507,000	2,500	8	2010	3	4,279	N	N	9507 ELM AVE SE
010	3	785340	0070	11/29/12	\$424,703	\$495,000	2,500	8	2012	3	4,121	Y	N	34315 SE JACOBIA ST
010	3	785341	0200	11/27/12	\$414,722	\$484,000	2,500	8	2013	3	4,537	N	N	9202 NYE AVE SE
010	3	785341	0220	10/17/12	\$419,088	\$494,000	2,500	8	2012	3	5,122	N	N	9210 NYE AVE SE
010	3	785341	0230	11/08/12	\$419,894	\$492,000	2,500	8	2012	3	5,352	N	N	9214 NYE AVE SE
010	3	785341	0240	12/11/12	\$417,762	\$486,000	2,500	8	2013	3	4,885	Y	N	34229 SE JACOBIA ST
010	3	785341	0280	12/13/12	\$456,360	\$530,000	2,500	8	2013	3	5,487	Y	N	34221 SE JACOBIA ST
010	3	785338	0070	07/25/11	\$415,000	\$503,000	2,510	8	2010	3	4,124	N	N	9406 FRONTIER AVE SE
010	3	785338	0180	09/23/13	\$485,000	\$509,000	2,510	8	2010	3	4,359	N	N	9429 ELM AVE SE
010	3	785338	0180	03/24/11	\$430,000	\$513,000	2,510	8	2010	3	4,359	N	N	9429 ELM AVE SE
010	3	785211	0250	01/18/12	\$450,000	\$549,000	2,520	8	2001	3	6,829	N	N	6926 CURTIS DR SE
010	3	785340	0030	08/03/11	\$439,900	\$534,000	2,520	8	2011	3	4,248	Y	N	34327 SE JACOBIA ST
010	3	785340	0060	10/11/12	\$425,000	\$501,000	2,520	8	2012	3	4,027	Y	N	34319 SE JACOBIA ST
010	3	785340	0110	08/22/12	\$422,612	\$503,000	2,520	8	2012	3	4,701	N	N	9216 NYE AVE SE
010	3	785340	0150	05/10/12	\$418,637	\$506,000	2,520	8	2012	3	3,801	N	N	9302 NYE AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785340	0190	02/25/13	\$475,244	\$541,000	2,520	8	2011	3	3,958	N	N	9318 NYE AVE SE
010	3	785341	0270	03/21/13	\$456,028	\$515,000	2,520	8	2013	3	5,300	Y	N	34223 SE JACOBIA ST
010	3	785341	0290	01/17/13	\$466,854	\$537,000	2,520	8	2013	3	7,376	Y	N	34219 SE JACOBIA ST
010	3	785336	0070	10/13/11	\$460,336	\$561,000	2,530	8	2011	3	8,284	N	N	9128 JACOBIA AVE SE
010	3	785338	0260	05/22/13	\$475,000	\$525,000	2,530	8	2010	3	3,600	N	N	34413 SE NYE ST
010	3	785338	0220	10/18/11	\$420,346	\$512,000	2,540	8	2011	3	4,085	N	N	9413 ELM AVE SE
010	3	785340	0010	10/19/11	\$432,124	\$527,000	2,540	8	2012	3	5,632	Y	N	34331 SE JACOBIA ST
010	3	785340	0020	03/16/12	\$414,990	\$504,000	2,540	8	2012	3	4,382	Y	N	34329 SE JACOBIA ST
010	3	785340	0050	02/18/12	\$407,490	\$496,000	2,540	8	2011	3	4,026	Y	N	34321 SE JACOBIA ST
010	3	785340	0090	01/04/13	\$434,595	\$502,000	2,540	8	2012	3	4,349	Y	N	34307 SE JACOBIA ST
010	3	785340	0100	09/10/12	\$420,183	\$499,000	2,540	8	2012	3	4,398	Y	N	34303 SE JACOBIA ST
010	3	785340	0120	07/12/12	\$433,146	\$520,000	2,540	8	2012	3	4,539	N	N	9220 NYE AVE SE
010	3	785340	0130	08/01/12	\$427,609	\$511,000	2,540	8	2012	3	3,804	N	N	9224 NYE AVE SE
010	3	785340	0140	11/21/12	\$424,342	\$496,000	2,540	8	2012	3	3,800	N	N	9228 NYE AVE SE
010	3	785340	0160	06/18/12	\$424,990	\$512,000	2,540	8	2012	3	3,801	N	N	9306 NYE AVE SE
010	3	785340	0170	08/20/12	\$414,896	\$494,000	2,540	8	2012	3	3,801	N	N	9310 NYE AVE SE
010	3	785340	0180	05/02/13	\$446,830	\$497,000	2,540	8	2012	3	3,852	N	N	9314 NYE AVE SE
010	3	785340	0210	04/23/13	\$485,508	\$542,000	2,540	8	2013	3	5,539	N	N	9326 NYE AVE SE
010	3	785341	0180	02/19/13	\$428,984	\$489,000	2,540	8	2013	3	4,637	N	N	9128 NYE AVE SE
010	3	785341	0190	12/04/12	\$428,549	\$499,000	2,540	8	2013	3	4,559	N	N	9130 NYE AVE SE
010	3	785341	0210	02/20/13	\$428,296	\$488,000	2,540	8	2013	3	4,712	N	N	9206 NYE AVE SE
010	3	785341	0260	03/07/13	\$477,390	\$541,000	2,540	8	2013	3	5,149	Y	N	34225 SE JACOBIA ST
010	3	785201	0330	01/20/12	\$400,000	\$488,000	2,550	8	1998	3	5,827	N	N	7318 FAIRWAY AVE SE
010	3	785340	0080	12/18/12	\$430,004	\$499,000	2,550	8	2012	3	4,261	Y	N	34311 SE JACOBIA ST
010	3	785202	0320	06/28/12	\$459,000	\$552,000	2,580	8	2000	3	5,431	N	N	7619 DOGWOOD LN SE
010	3	785219	0360	03/31/11	\$440,000	\$525,000	2,580	8	2004	3	8,155	N	N	35006 SE CURTIS DR
010	3	785209	0750	07/25/12	\$455,000	\$545,000	2,590	8	2001	3	5,756	N	N	7232 HOFF AVE SE
010	3	785219	0240	04/24/12	\$431,000	\$522,000	2,590	8	2004	3	6,000	N	N	6732 SILENT CREEK AVE SE
010	3	785211	0400	10/09/13	\$525,000	\$547,000	2,600	8	2001	3	6,729	N	N	7114 CURTIS DR SE
010	3	785202	0340	07/27/11	\$400,000	\$485,000	2,630	8	2001	3	4,611	N	N	7615 DOGWOOD LN SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785322	0530	10/23/13	\$471,275	\$488,000	2,640	8	2004	3	4,735	Y	N	7508 PINNACLE PL SE
010	3	785322	0880	10/31/12	\$425,000	\$499,000	2,650	8	2004	3	8,203	N	N	36409 SE ISLEY ST
010	3	785219	0580	05/27/12	\$517,000	\$624,000	2,700	8	2004	3	6,037	N	N	7017 COOK CT SE
010	3	785219	0510	11/16/11	\$450,000	\$549,000	2,710	8	2004	3	6,371	N	N	7031 COOK CT SE
010	3	785219	0550	06/24/13	\$540,000	\$589,000	2,710	8	2004	3	6,038	N	N	7023 COOK CT SE
010	3	785337	0610	10/13/11	\$486,915	\$593,000	2,720	8	2011	3	6,000	N	N	9110 JACOBIA AVE SE
010	3	785337	0650	11/01/11	\$464,345	\$566,000	2,720	8	2011	3	6,200	N	N	9126 JACOBIA AVE SE
010	3	785219	0470	06/06/11	\$425,000	\$512,000	2,740	8	2004	3	7,596	N	N	7018 COOK CT SE
010	3	785322	1030	08/08/12	\$446,000	\$533,000	2,760	8	2004	3	5,278	Y	N	36217 SE ISLEY ST
010	3	785214	0170	01/04/11	\$570,000	\$669,000	2,830	8	2003	3	14,538	N	N	6717 ELDERBERRY AVE SE
010	3	785214	0220	09/02/11	\$450,000	\$547,000	2,830	8	2003	3	15,404	N	N	34402 SE CARMICHAEL ST
010	3	785214	0240	08/16/13	\$538,000	\$574,000	2,830	8	2004	3	8,451	N	N	34410 SE CARMICHAEL ST
010	3	785209	0690	09/26/11	\$452,000	\$550,000	2,850	8	2001	3	6,396	N	N	7223 CURTIS DR SE
010	3	785322	0630	06/14/13	\$453,000	\$496,000	2,860	8	2004	3	11,298	N	N	36324 SE ISLEY ST
010	3	785322	0700	08/29/13	\$475,000	\$504,000	2,860	8	2004	3	8,781	N	N	36422 SE ISLEY ST
010	3	785322	0710	05/06/13	\$460,000	\$511,000	2,860	8	2004	3	8,254	Y	N	36424 SE ISLEY ST
010	3	785209	0610	10/06/11	\$455,000	\$554,000	2,880	8	2001	3	5,726	N	N	34910 SE CURTIS DR
010	3	785322	0750	05/03/12	\$421,000	\$510,000	2,890	8	2004	3	11,842	Y	N	36506 SE ISLEY ST
010	3	785201	0340	04/03/12	\$375,000	\$455,000	2,910	8	1998	3	5,827	N	N	7312 FAIRWAY AVE SE
010	3	785201	0510	03/03/11	\$405,000	\$481,000	2,910	8	1999	3	6,250	N	N	7012 FAIRWAY AVE SE
010	3	785201	1010	08/02/13	\$562,000	\$603,000	2,910	8	1998	3	6,381	N	N	7005 FAIRWAY AVE SE
010	3	785325	0090	07/25/12	\$593,000	\$710,000	2,930	8	2004	3	5,130	N	N	6917 SILENT CREEK AVE SE
010	3	785322	1180	07/23/13	\$570,000	\$615,000	2,950	8	2004	3	7,695	Y	N	7618 HUCKLEBERRY WAY SE
010	3	785202	0260	09/11/13	\$555,000	\$586,000	2,960	8	2001	3	6,534	Y	N	7645 DOGWOOD LN SE
010	3	785202	0260	06/10/11	\$467,500	\$564,000	2,960	8	2001	3	6,534	Y	N	7645 DOGWOOD LN SE
010	3	785219	0430	02/27/12	\$462,200	\$562,000	2,970	8	2005	3	5,936	N	N	35015 SE CURTIS DR
010	3	785219	0450	07/19/13	\$590,000	\$637,000	2,970	8	2005	3	7,561	N	N	35009 CURTIS DR SE
010	3	785322	0580	06/18/13	\$491,000	\$537,000	2,970	8	2004	3	10,599	Y	N	7520 PINNACLE PL SE
010	3	785322	1060	03/14/13	\$492,000	\$557,000	2,980	8	2004	3	6,600	Y	N	7513 PINNACLE PL SE
010	3	785219	0230	07/02/13	\$610,000	\$663,000	2,990	8	2004	3	6,701	N	N	6726 SILENT CREEK AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785337	0640	11/08/11	\$500,495	\$610,000	3,230	8	2011	3	6,445	N	N	9122 JACOBIA AVE SE
010	3	785335	0210	08/16/13	\$515,000	\$550,000	2,260	9	2013	3	8,878	Y	N	35818 SE KENDALL PEAK ST
010	3	785341	0010	02/19/13	\$484,488	\$552,000	2,310	9	2013	3	5,176	N	N	9215 NYE AVE SE
010	3	785341	0110	05/01/13	\$505,192	\$562,000	2,330	9	2013	3	5,848	N	N	34209 SE NYE ST
010	3	785322	0510	05/07/12	\$525,000	\$635,000	2,350	9	2005	3	8,464	Y	N	7502 PINNACLE PL SE
010	3	785217	0430	01/24/12	\$370,000	\$451,000	2,370	9	2003	3	5,333	N	N	6526 SE CREST VIEW LOOP SE
010	3	785342	0120	12/18/13	\$507,000	\$510,000	2,370	9	2013	3	6,092	N	N	9119 ASH AVE SE
010	3	785337	0320	11/20/12	\$567,966	\$664,000	2,380	9	2013	3	5,463	Y	N	9208 BRINKLEY AVE SE
010	3	785337	0310	07/30/13	\$660,500	\$710,000	2,420	9	2012	3	5,457	Y	N	9212 BRINKLEY AVE SE
010	3	785339	0140	03/08/13	\$607,942	\$689,000	2,420	9	2013	3	5,579	Y	N	9425 SATTERLEE AVE SE
010	3	785335	0120	04/26/11	\$449,950	\$539,000	2,450	9	2011	3	8,105	Y	N	35910 SE KENDALL PEAK ST
010	3	785335	0220	01/29/13	\$519,900	\$596,000	2,450	9	2013	3	5,750	Y	N	35814 SE KENDALL PEAK ST
010	3	785337	0300	02/21/13	\$556,210	\$634,000	2,450	9	2013	3	5,172	Y	N	9216 BRINKLEY AVE SE
010	3	785337	0350	12/14/12	\$564,158	\$655,000	2,450	9	2013	3	4,900	Y	N	9128 BRINKLEY AVE SE
010	3	785337	0370	02/20/13	\$542,390	\$618,000	2,450	9	2013	3	4,900	Y	N	9122 BRINKLEY AVE SE
010	3	785339	0110	03/07/13	\$578,130	\$656,000	2,450	9	2013	3	6,946	Y	N	34019 SE MAHONIA ST
010	3	785339	0120	12/13/12	\$595,062	\$692,000	2,450	9	2013	3	9,042	Y	N	34015 SE MAHONIA ST
010	3	785201	0740	07/24/13	\$530,000	\$571,000	2,480	9	1998	3	6,009	N	N	7124 CHANTICLEER AVE SE
010	3	785332	0050	03/29/12	\$440,000	\$534,000	2,490	9	2009	3	5,860	N	N	8825 NORMAN AVE SE
010	3	785341	0020	10/18/12	\$456,158	\$537,000	2,490	9	2013	3	5,515	N	N	9213 NYE AVE SE
010	3	785341	0070	01/05/13	\$462,435	\$534,000	2,490	9	2013	3	6,511	N	N	9125 NYE AVE SE
010	3	785341	0120	04/12/13	\$476,537	\$534,000	2,490	9	2013	3	6,075	N	N	34211 SE NYE ST
010	3	785341	0160	02/01/13	\$501,511	\$575,000	2,490	9	2013	3	7,784	Y	N	34227 SE NYE ST
010	3	785342	0430	05/09/13	\$508,229	\$564,000	2,490	9	2013	3	5,169	Y	N	9112 ASH AVE SE
010	3	785338	0290	08/19/11	\$477,900	\$581,000	2,500	9	2011	3	4,919	Y	N	9328 ELM AVE SE
010	3	785338	0310	10/26/11	\$461,000	\$562,000	2,500	9	2011	3	5,044	N	N	9404 ELM AVE SE
010	3	785338	0340	03/05/12	\$455,000	\$553,000	2,500	9	2011	3	4,648	N	N	9414 ELM AVE SE
010	3	785337	0330	08/01/12	\$549,861	\$658,000	2,500	9	2012	3	5,465	Y	N	9204 BRINKLEY AVE SE
010	3	785337	0340	11/07/12	\$583,254	\$684,000	2,500	9	2012	3	5,317	Y	N	9130 BRINKLEY AVE SE
010	3	785337	0360	12/11/12	\$602,566	\$701,000	2,500	9	2013	3	4,900	Y	N	9126 BRINKLEY AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785337	0380	04/29/13	\$614,550	\$685,000	2,500	9	2013	3	5,050	Y	N	9120 BRINKLEY AVE SE
010	3	785337	0390	05/21/13	\$617,382	\$682,000	2,500	9	2013	3	5,070	Y	N	9116 BRINKLEY AVE SE
010	3	785337	0410	07/15/13	\$614,995	\$665,000	2,500	9	2012	3	4,900	Y	N	9108 BRINKLEY AVE SE
010	3	785341	0050	10/22/12	\$467,176	\$550,000	2,500	9	2013	3	6,481	N	N	9201 NYE AVE SE
010	3	785341	0140	02/26/13	\$522,410	\$594,000	2,500	9	2013	3	5,948	N	N	34219 SE NYE ST
010	3	785342	0410	07/18/13	\$507,920	\$549,000	2,500	9	2013	3	5,350	Y	N	34120 SE ASH ST
010	3	785342	0450	05/16/13	\$524,825	\$581,000	2,500	9	2013	3	4,945	N	N	9120 ASH AVE SE
010	3	785338	0360	05/17/12	\$455,000	\$550,000	2,510	9	2012	3	4,844	N	N	9422 ELM AVE SE
010	3	785335	0180	05/24/12	\$573,375	\$692,000	2,520	9	2011	3	5,730	Y	N	6305 WHITAKER LN SE
010	3	785341	0100	06/03/13	\$478,951	\$527,000	2,520	9	2013	3	7,409	N	N	34205 SE NYE ST
010	3	785338	0490	05/29/12	\$430,000	\$519,000	2,550	9	2008	3	5,916	N	N	34225 SE ELM ST
010	3	785337	0240	03/09/13	\$521,275	\$591,000	2,550	9	2013	3	6,494	Y	N	9225 BRINKLEY AVE SE
010	3	785322	0090	03/25/13	\$495,000	\$558,000	2,560	9	2004	3	8,791	N	N	7712 GREENRIDGE CT SE
010	3	785335	0130	01/04/12	\$691,842	\$844,000	2,560	9	2011	3	7,589	N	N	6209 WHITAKER LN SE
010	3	785337	0250	06/01/12	\$499,990	\$603,000	2,570	9	2012	3	6,854	Y	N	9229 BRINKLEY AVE SE
010	3	785339	0030	04/20/11	\$471,500	\$565,000	2,570	9	2010	3	5,764	N	N	34119 SE MAHONIA ST
010	3	785342	0130	09/27/13	\$537,135	\$563,000	2,590	9	2013	3	6,556	N	N	9117 ASH AVE SE
010	3	785202	0020	09/06/13	\$599,900	\$635,000	2,630	9	2003	3	5,850	Y	N	7308 HEATHER AVE SE
010	3	785202	0210	12/18/13	\$611,000	\$615,000	2,630	9	2000	3	5,192	N	N	7614 HEATHER AVE SE
010	3	785331	0390	08/05/13	\$515,000	\$552,000	2,630	9	2008	3	5,394	N	N	34910 SE MOFFAT ST
010	3	785331	0390	11/27/12	\$484,000	\$565,000	2,630	9	2008	3	5,394	N	N	34910 SE MOFFAT ST
010	3	785337	0230	07/19/13	\$516,351	\$558,000	2,630	9	2013	3	6,899	N	N	9221 BRINKLEY AVE SE
010	3	785337	0270	12/11/12	\$488,235	\$568,000	2,630	9	2013	3	6,687	Y	N	9309 BRINKLEY AVE SE
010	3	785335	0290	04/17/13	\$650,000	\$727,000	2,640	9	2011	3	7,040	Y	N	35712 SE KENDALL PEAK ST
010	3	785335	0290	02/29/12	\$630,000	\$767,000	2,640	9	2011	3	7,040	Y	N	35712 SE KENDALL PEAK ST
010	3	785339	0050	02/11/11	\$509,990	\$603,000	2,650	9	2010	3	5,500	N	N	34111 SE MAHONIA ST
010	3	785324	0500	07/19/13	\$550,000	\$594,000	2,660	9	2005	3	7,226	N	N	35901 SE SANDALEE CT
010	3	785338	0370	06/07/12	\$460,000	\$555,000	2,660	9	2012	3	4,948	N	N	9426 ELM AVE SE
010	3	785338	0280	08/17/11	\$484,912	\$589,000	2,670	9	2011	3	6,662	Y	N	9326 ELM AVE SE
010	3	785338	0350	12/07/11	\$465,944	\$568,000	2,670	9	2011	3	4,746	N	N	9418 ELM AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785336	0040	08/05/13	\$542,182	\$581,000	2,680	9	2013	3	5,196	N	N	9213 JACOBIA AVE SE
010	3	785338	0320	11/14/11	\$454,990	\$555,000	2,680	9	2011	3	5,495	N	N	9406 ELM AVE SE
010	3	785332	0200	08/20/12	\$462,850	\$552,000	2,700	9	2010	3	6,269	N	N	8830 NORMAN AVE SE
010	3	785341	0060	01/07/13	\$479,770	\$554,000	2,700	9	2013	3	6,283	N	N	9129 NYE AVE SE
010	3	785341	0130	06/13/13	\$500,920	\$549,000	2,700	9	2013	3	6,017	N	N	34215 SE NYE ST
010	3	785338	0300	03/22/12	\$442,772	\$538,000	2,710	9	2011	3	4,982	N	N	9400 ELM AVE SE
010	3	785338	0380	03/20/12	\$439,230	\$534,000	2,710	9	2011	3	5,565	N	N	9430 ELM AVE SE
010	3	785209	0270	10/07/11	\$650,000	\$792,000	2,720	9	2001	3	6,285	N	N	7200 CURTIS DR SE
010	3	785209	0510	03/07/11	\$500,000	\$594,000	2,730	9	2000	3	5,500	Y	N	34801 SE CURTIS DR
010	3	785338	0330	04/05/12	\$437,000	\$530,000	2,740	9	2011	3	4,618	N	N	9410 ELM AVE SE
010	3	785322	0180	08/14/12	\$485,000	\$579,000	2,750	9	2005	3	10,058	Y	N	7733 GREENRIDGE CT SE
010	3	785322	0110	05/10/12	\$480,000	\$581,000	2,760	9	2004	3	8,494	N	N	7716 GREENRIDGE CT SE
010	3	785322	0160	01/14/13	\$480,000	\$553,000	2,760	9	2004	3	8,454	Y	N	7730 GREENRIDGE CT SE
010	3	785341	0080	03/19/13	\$502,902	\$568,000	2,760	9	2013	3	8,524	N	N	9121 NYE AVE SE
010	3	785342	0420	08/05/13	\$539,178	\$578,000	2,760	9	2013	3	5,272	Y	N	34116 SE ASH ST
010	3	785201	0790	10/07/13	\$580,000	\$605,000	2,770	9	1998	3	6,476	N	N	7139 LAUREL AVE SE
010	3	785338	0390	11/09/12	\$460,000	\$539,000	2,770	9	2012	3	5,419	N	N	9504 ELM AVE SE
010	3	785341	0030	12/05/12	\$474,517	\$553,000	2,770	9	2013	3	6,110	N	N	9209 NYE AVE SE
010	3	785341	0040	04/03/13	\$498,690	\$561,000	2,770	9	2013	3	6,784	N	N	9205 NYE AVE SE
010	3	785341	0090	03/25/13	\$537,956	\$607,000	2,770	9	2013	3	8,734	N	N	34203 SE NYE ST
010	3	785341	0150	07/03/13	\$490,485	\$533,000	2,770	9	2013	3	5,645	N	N	34223 SE NYE ST
010	3	785342	0440	07/18/13	\$557,821	\$603,000	2,770	9	2013	3	5,162	N	N	9116 ASH AVE SE
010	3	785338	0400	09/25/12	\$465,140	\$551,000	2,780	9	2012	3	5,213	N	N	9508 ELM AVE SE
010	3	785339	0010	03/17/11	\$489,990	\$584,000	2,780	9	2010	3	6,001	N	N	34125 SE MAHONIA ST
010	3	785201	0770	08/01/12	\$515,800	\$617,000	2,790	9	1998	3	6,177	N	N	7125 LAUREL AVE SE
010	3	785211	0660	08/17/11	\$505,000	\$613,000	2,810	9	2000	3	9,351	N	N	34905 RHODODENDRON DR SE
010	3	785211	0730	03/12/11	\$525,000	\$625,000	2,810	9	2000	3	8,111	N	N	34828 RHODODENDRON DR SE
010	3	785322	0500	05/04/11	\$481,000	\$577,000	2,820	9	2005	3	8,139	Y	N	7432 PINNACLE PL SE
010	3	785338	0460	06/17/13	\$525,000	\$574,000	2,820	9	2009	3	5,765	N	N	34307 SE ELM ST
010	3	785330	1680	06/01/11	\$410,000	\$494,000	2,840	9	2006	3	7,001	N	N	34007 SE SALAL ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785339	0090	09/26/12	\$494,557	\$585,000	2,840	9	2012	3	5,500	N	N	34027 SE MAHONIA ST
010	3	785339	0160	08/31/12	\$568,154	\$676,000	2,840	9	2012	3	5,639	Y	N	9325 SATTERLEE AVE SE
010	3	785339	0230	06/21/12	\$485,787	\$585,000	2,840	9	2012	3	3,806	N	N	9426 SATTERLEE AVE SE
010	3	785339	0020	06/03/11	\$459,990	\$554,000	2,850	9	2011	3	5,426	N	N	34121 SE MAHONIA ST
010	3	785339	0150	08/03/12	\$593,491	\$710,000	2,850	9	2012	3	6,377	Y	N	9327 SATTERLEE AVE SE
010	3	785339	0170	11/29/12	\$508,000	\$592,000	2,850	9	2013	3	6,028	Y	N	9326 SATTERLEE AVE SE
010	3	785342	0070	06/25/13	\$545,466	\$595,000	2,850	9	2013	3	8,312	N	N	9209 ASH AVE SE
010	3	785342	0150	10/25/13	\$550,000	\$569,000	2,850	9	2013	3	9,167	N	N	9111 ASH AVE SE
010	3	785322	0520	04/29/13	\$500,000	\$557,000	2,870	9	2005	3	8,611	Y	N	7504 PINNACLE PL SE
010	3	785335	0100	03/23/12	\$537,950	\$654,000	2,880	9	2011	3	6,835	N	N	35920 SE KENDALL PEAK ST
010	3	785335	0250	03/19/12	\$536,000	\$651,000	2,880	9	2011	3	9,253	Y	N	35728 SE KENDALL PEAK ST
010	3	785322	1330	03/26/13	\$548,000	\$618,000	2,920	9	2004	3	6,000	Y	N	7508 SNOWBERRY AVE SE
010	3	785335	0140	10/10/12	\$655,000	\$773,000	2,930	9	2012	3	9,545	Y	N	6215 WHITAKER LN SE
010	3	785335	0300	02/13/13	\$655,000	\$748,000	2,930	9	2012	3	8,069	Y	N	35704 SE KENDALL PEAK ST
010	3	785201	0680	07/10/13	\$600,000	\$650,000	2,950	9	1998	3	10,129	N	N	7314 CHANTICLEER AVE SE
010	3	785201	0780	11/15/13	\$589,000	\$603,000	2,950	9	1999	3	6,072	N	N	7131 LAUREL AVE SE
010	3	785339	0070	12/19/12	\$550,000	\$638,000	2,950	9	2012	3	9,713	N	N	34105 SE MAHONIA ST
010	3	785328	0430	04/19/13	\$673,200	\$753,000	2,960	9	2006	3	5,600	Y	N	6907 OAKMONT AVE SE
010	3	785339	0210	09/24/12	\$541,242	\$641,000	2,960	9	2013	3	5,528	Y	N	9420 SATTERLEE AVE SE
010	3	785339	0240	12/13/12	\$550,395	\$640,000	2,960	9	2013	3	6,798	N	N	34104 SE MAHONIA ST
010	3	785340	0290	12/06/12	\$534,781	\$623,000	2,960	9	2013	3	5,307	N	N	9225 NYE AVE SE
010	3	785342	0010	07/12/13	\$622,018	\$674,000	2,960	9	2013	3	9,428	N	N	34120 SE MAHONIA ST
010	3	785201	0820	03/12/13	\$568,000	\$643,000	2,970	9	1999	3	7,686	N	N	7215 LAUREL AVE SE
010	3	785211	0440	07/10/13	\$630,000	\$683,000	2,980	9	2000	3	11,998	Y	N	34922 RHODODENDRON DR SE
010	3	785217	0510	06/06/12	\$485,000	\$585,000	2,990	9	2003	3	5,126	N	N	6704 EAST CREST VIEW LOOP SE
010	3	785335	0230	04/05/11	\$525,000	\$627,000	2,990	9	2010	3	5,750	Y	N	35810 SE KENDALL PEAK ST
010	3	785211	0540	05/27/13	\$629,088	\$694,000	3,000	9	2001	3	10,318	N	N	35011 RHODODENDRON DR SE
010	3	785335	0110	04/03/12	\$554,990	\$674,000	3,000	9	2011	3	7,028	N	N	35918 SE KENDALL PEAK ST
010	3	785328	0680	12/18/13	\$720,000	\$725,000	3,020	9	2006	3	5,245	Y	N	6827 PINEHURST AVE SE
010	3	785339	0040	04/13/12	\$524,990	\$637,000	3,020	9	2012	3	5,500	N	N	34119 SE MAHONIA ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785217	0110	05/15/12	\$470,000	\$568,000	3,030	9	2003	3	5,269	N	N	6625 WEST CREST VIEW LOOP SE
010	3	785335	0010	05/20/13	\$610,000	\$675,000	3,030	9	2012	3	6,612	N	N	36017 SE KENDALL PEAK ST
010	3	785336	0050	10/17/13	\$644,815	\$669,000	3,030	9	2013	3	5,278	N	N	9219 JACOBIA AVE SE
010	3	785337	0260	06/01/12	\$522,500	\$630,000	3,030	9	2012	3	6,752	Y	N	9305 BRINKLEY AVE SE
010	3	785209	0370	08/22/12	\$750,000	\$894,000	3,040	9	2001	3	7,483	Y	N	7322 CURTIS DR SE
010	3	785211	0680	08/14/12	\$585,000	\$698,000	3,060	9	2001	3	8,660	N	N	34827 RHODODENDRON DR SE
010	3	785335	0060	04/07/12	\$525,000	\$637,000	3,060	9	2010	3	5,500	N	N	35921 SE KENDALL PEAK ST
010	3	785322	1320	07/10/13	\$606,000	\$657,000	3,100	9	2004	3	5,974	Y	N	7502 SNOWBERRY AVE SE
010	3	785328	0170	04/09/12	\$535,000	\$649,000	3,110	9	2006	3	8,627	N	N	36110 SE TURNBERRY ST
010	3	785327	0090	06/05/13	\$630,000	\$693,000	3,120	9	2005	3	7,999	N	N	34701 SE CARMICHAEL LOOP
010	3	785328	0610	02/21/11	\$600,000	\$711,000	3,130	9	2006	3	6,293	Y	N	6904 PINEHURST AVE SE
010	3	785328	0640	08/16/13	\$725,000	\$774,000	3,130	9	2006	3	6,790	Y	N	6914 PINEHURST AVE SE
010	3	785324	0620	05/02/12	\$545,000	\$660,000	3,140	9	2004	3	8,350	Y	N	35903 SE KALEETAN LOOP
010	3	785324	0720	03/13/13	\$540,000	\$611,000	3,140	9	2004	3	6,015	Y	N	6805 DENNY PEAK DR SE
010	3	785201	0830	07/06/11	\$465,000	\$563,000	3,160	9	1998	3	8,765	N	N	7221 LAUREL AVE SE
010	3	785202	0160	11/07/13	\$689,000	\$708,000	3,160	9	2001	3	7,156	Y	N	7520 HEATHER AVE SE
010	3	785322	1340	10/07/11	\$504,500	\$615,000	3,160	9	2004	3	6,000	Y	N	7512 SNOWBERRY AVE SE
010	3	785217	0070	10/24/11	\$425,000	\$518,000	3,180	9	2003	3	5,257	N	N	6711 WEST CREST VIEW LOOP SE
010	3	785217	0140	06/07/13	\$613,000	\$673,000	3,180	9	2003	3	5,438	N	N	6609 WEST CREST VIEW LOOP SE
010	3	785217	0200	04/09/13	\$575,000	\$645,000	3,180	9	2004	3	5,379	N	N	6515 WEST CREST VIEW LOOP SE
010	3	785217	0290	01/11/13	\$515,000	\$594,000	3,180	9	2004	3	7,996	Y	N	35722 SE CREST VIEW LOOP SE
010	3	785324	0390	09/15/13	\$540,000	\$569,000	3,180	9	2005	3	7,320	N	N	6523 DENNY PEAK DR SE
010	3	785342	0470	06/06/13	\$600,271	\$660,000	3,180	9	2013	3	5,548	N	N	9128 ASH AVE SE
010	3	785331	0220	03/01/11	\$506,000	\$601,000	3,190	9	2006	3	5,308	N	N	34803 SE LEITZ ST
010	3	785331	0350	12/03/13	\$570,000	\$578,000	3,190	9	2006	3	4,998	N	N	34805 SE BYBEE ST
010	3	785331	0460	06/06/12	\$535,000	\$645,000	3,190	9	2008	3	5,703	N	N	34917 SE MOFFAT ST
010	3	785331	0470	04/18/11	\$461,200	\$552,000	3,190	9	2008	3	5,923	N	N	34915 SE MOFFAT ST
010	3	785331	0750	09/17/12	\$457,000	\$542,000	3,190	9	2006	3	6,640	N	N	34619 SE LEITZ ST
010	3	785217	0280	05/04/12	\$500,000	\$605,000	3,200	9	2004	3	8,083	Y	N	35718 SE CREST VIEW LOOP SE
010	3	785324	0250	11/25/13	\$689,000	\$702,000	3,200	9	2005	3	10,260	Y	N	6422 DENNY PEAK DR SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785328	0690	01/04/11	\$650,000	\$763,000	3,200	9	2006	3	4,918	Y	N	6825 PINEHURST AVE SE
010	3	785331	0580	05/14/13	\$599,900	\$665,000	3,200	9	2008	3	5,834	N	N	8826 MCINTOSH CT SE
010	3	785322	0300	07/11/12	\$535,000	\$642,000	3,210	9	2004	3	8,886	N	N	7611 SNOWBERRY AVE SE
010	3	785322	1410	08/29/12	\$535,000	\$637,000	3,210	9	2004	3	8,974	Y	N	7628 SNOWBERRY AVE SE
010	3	785327	0050	06/18/13	\$566,500	\$620,000	3,210	9	2005	3	7,559	N	N	34704 SE CARMICHAEL LOOP
010	3	785335	0260	10/24/12	\$615,000	\$724,000	3,210	9	2012	3	9,356	Y	N	35724 SE KENDALL PEAK ST
010	3	785339	0080	07/18/12	\$537,646	\$644,000	3,220	9	2012	3	5,500	N	N	34101 SE MAHONIA ST
010	3	785339	0180	08/08/12	\$546,414	\$653,000	3,220	9	2012	3	6,516	Y	N	9330 SATTERLEE AVE SE
010	3	785339	0220	04/18/13	\$639,264	\$715,000	3,220	9	2013	3	5,470	N	N	9424 SATTERLEE AVE SE
010	3	785339	0260	02/26/13	\$566,310	\$644,000	3,220	9	2013	3	8,894	N	N	34116 SE MAHONIA ST
010	3	785342	0040	05/16/13	\$591,651	\$655,000	3,220	9	2013	3	8,744	N	N	9221 ASH AVE SE
010	3	785217	0560	10/22/12	\$515,000	\$606,000	3,230	9	2003	3	5,548	N	N	6728 CREST VIEW AVE SE
010	3	785324	0470	03/26/13	\$530,000	\$597,000	3,230	9	2005	3	7,689	N	N	6615 DENNY PEAK DR SE
010	3	785331	0010	08/27/12	\$498,500	\$593,000	3,240	9	2007	3	7,003	N	N	8521 BYBEE CT SE
010	3	785331	0010	06/28/11	\$490,000	\$592,000	3,240	9	2007	3	7,003	N	N	8521 BYBEE CT SE
010	3	785331	0090	11/08/12	\$510,000	\$598,000	3,240	9	2007	3	5,300	N	N	8602 LEITZ AVE SE
010	3	785331	0200	08/29/12	\$470,100	\$559,000	3,240	9	2007	3	6,454	N	N	34811 SE LEITZ ST
010	3	785331	0330	11/21/13	\$560,000	\$571,000	3,240	9	2007	3	8,010	N	N	34811 SE BYBEE ST
010	3	785201	0660	09/19/13	\$585,000	\$615,000	3,250	9	1999	3	7,958	N	N	7307 CHANTICLEER AVE SE
010	3	785322	1390	03/14/12	\$535,000	\$650,000	3,250	9	2004	3	6,000	Y	N	7608 SNOWBERRY AVE SE
010	3	785331	0180	12/04/12	\$497,500	\$579,000	3,250	9	2007	3	6,091	N	N	34819 SE LEITZ ST
010	3	785217	0150	10/16/13	\$625,000	\$649,000	3,260	9	2003	3	5,785	N	N	6603 WEST CREST VIEW LOOP SE
010	3	785217	0310	11/12/13	\$645,000	\$661,000	3,260	9	2003	3	8,877	Y	N	35730 SE CREST VIEW LOOP SE
010	3	785330	1540	03/21/13	\$630,000	\$711,000	3,260	9	2007	3	16,446	N	N	34002 SE SALAL ST
010	3	785335	0150	03/27/12	\$599,950	\$729,000	3,290	9	2011	3	8,731	N	N	6219 WHITAKER LN SE
010	3	785331	0880	01/12/11	\$465,000	\$546,000	3,300	9	2006	3	7,880	N	N	34620 SE LEITZ ST
010	3	785331	0400	01/08/13	\$513,400	\$592,000	3,310	9	2008	3	5,451	N	N	34912 SE MOFFAT ST
010	3	785324	0370	03/27/13	\$584,000	\$658,000	3,330	9	2005	3	7,260	N	N	6509 DENNY PEAK DR SE
010	3	785331	0290	04/27/12	\$460,000	\$557,000	3,330	9	2006	3	7,131	N	N	34818 SE LEITZ ST
010	3	785339	0060	03/14/12	\$562,000	\$683,000	3,380	9	2012	3	6,824	N	N	34109 SE MAHONIA ST

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785339	0100	08/29/12	\$569,262	\$677,000	3,380	9	2012	3	6,110	N	N	34023 SE MAHONIA ST
010	3	785339	0200	09/19/12	\$580,442	\$688,000	3,380	9	2012	3	5,999	Y	N	9416 SATTERLEE AVE SE
010	3	785328	0620	09/20/12	\$610,500	\$723,000	3,390	9	2006	3	5,805	Y	N	6908 PINEHURST AVE SE
010	3	785342	0020	03/13/13	\$632,121	\$716,000	3,400	9	2013	3	7,367	N	N	9229 ASH AVE SE
010	3	785342	0060	04/04/13	\$591,468	\$665,000	3,400	9	2013	3	8,769	N	N	9213 ASH AVE SE
010	3	785342	0520	06/20/13	\$633,058	\$692,000	3,400	9	2013	3	6,162	N	N	9220 ASH AVE SE
010	3	785335	0240	03/10/11	\$637,950	\$759,000	3,420	9	2010	3	9,805	Y	N	35806 SE KENDALL PEAK ST
010	3	785332	0361	11/09/12	\$545,000	\$639,000	3,430	9	2009	3	6,792	N	N	35126 SE SWENSON ST
010	3	785324	0430	02/01/13	\$526,000	\$603,000	3,450	9	2005	3	8,809	N	N	35907 SE KENNEDY CT
010	3	785324	0510	06/19/13	\$589,000	\$644,000	3,450	9	2005	3	8,496	N	N	35905 SE SANDALEE CT
010	3	785324	0530	06/25/13	\$600,000	\$654,000	3,450	9	2005	3	9,209	N	N	35913 SE SANDALEE CT
010	3	785327	0080	07/29/11	\$513,000	\$622,000	3,480	9	2005	3	6,391	N	N	34624 SE CARMICHAEL ST
010	3	785327	0180	09/25/12	\$560,000	\$663,000	3,530	9	2005	3	8,127	N	N	34618 SE CARMICHAEL LOOP
010	3	785330	1570	06/17/13	\$618,000	\$676,000	3,550	9	2006	3	10,968	N	N	34014 SE SALAL ST
010	3	785330	1610	11/11/11	\$475,000	\$579,000	3,550	9	2007	3	8,750	N	N	34102 SE SALAL ST
010	3	785322	0150	09/14/12	\$530,000	\$629,000	3,560	9	2004	3	9,752	Y	N	7726 GREENRIDGE CT SE
010	3	785331	0440	02/13/12	\$585,000	\$713,000	3,600	9	2008	3	10,264	N	N	34921 SE MOFFAT ST
010	3	785328	0240	08/24/11	\$599,000	\$728,000	3,870	9	2006	3	8,361	Y	N	36210 SE TURNBERRY ST
010	3	785328	0040	11/29/12	\$616,500	\$719,000	3,880	9	2006	3	9,883	Y	N	36203 SE TURNBERRY ST
010	3	785330	1710	07/25/11	\$500,000	\$606,000	3,920	9	2006	3	8,468	N	N	6502 SWORD FERN AVE SE
010	3	785328	0070	05/28/13	\$695,000	\$766,000	3,940	9	2006	3	8,147	Y	N	36117 SE TURNBERRY ST
010	3	785331	0190	07/16/13	\$647,000	\$700,000	4,010	9	2007	3	5,832	N	N	34815 SE LEITZ ST
010	3	785331	0930	05/14/13	\$567,000	\$628,000	4,010	9	2007	3	6,442	N	N	34630 SE LEITZ ST
010	3	785324	0050	12/07/11	\$652,000	\$796,000	4,050	9	2004	3	7,550	Y	N	6802 DENNY PEAK DR SE
010	3	785324	0090	08/17/11	\$650,000	\$790,000	4,050	9	2004	3	9,387	Y	N	6714 DENNY PEAK DR SE
010	3	785324	0030	08/02/11	\$667,000	\$809,000	4,110	9	2004	3	8,583	Y	N	6814 DENNY PEAK DR SE
010	3	785324	0140	09/09/12	\$639,000	\$759,000	4,110	9	2004	3	8,328	Y	N	6616 DENNY PEAK DR SE
010	3	785331	0080	12/18/13	\$687,500	\$692,000	4,150	9	2007	3	5,471	N	N	8526 LEITZ AVE SE
010	3	785338	0520	11/04/13	\$599,000	\$616,000	2,760	10	2009	3	7,342	N	N	9419 ASH AVE SE
010	3	785338	0660	02/15/11	\$584,500	\$692,000	2,760	10	2011	3	8,079	Y	N	9410 ASH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	3	785322	0320	05/01/12	\$619,950	\$751,000	3,050	10	2004	3	7,851	N	N	7601 SNOWBERRY AVE SE
010	3	785322	0350	10/21/11	\$635,000	\$774,000	3,150	10	2004	3	8,004	N	N	7517 SNOWBERRY AVE SE
010	3	785338	0470	04/08/11	\$648,000	\$775,000	3,270	10	2008	3	5,500	N	N	34303 SE ELM ST
010	3	785338	0530	09/05/12	\$575,000	\$683,000	3,270	10	2009	3	6,058	Y	N	9415 ASH AVE SE
010	3	785338	0640	12/03/12	\$585,000	\$682,000	3,270	10	2010	3	5,531	Y	N	9326 ASH AVE SE
010	3	785339	0190	03/14/11	\$634,990	\$756,000	3,520	10	2010	3	6,534	Y	N	9410 SATTERLEE AVE SE
010	3	785322	0460	02/06/12	\$635,000	\$774,000	3,530	10	2006	3	10,493	Y	N	7420 PINNACLE PL SE
010	3	785322	0440	07/10/13	\$794,442	\$861,000	3,860	10	2006	3	10,994	Y	N	7416 PINNACLE PL SE
010	3	785338	0610	02/25/11	\$649,990	\$771,000	3,980	10	2010	3	5,500	N	N	9314 ASH AVE SE
010	4	785198	0080	07/02/12	\$650,000	\$781,000	3,200	10	2003	3	12,800	Y	N	6757 CASCADE AVE SE
010	4	785201	0200	05/22/12	\$670,000	\$809,000	3,290	10	1999	3	9,170	Y	N	7216 LAUREL AVE SE
010	4	785201	0120	01/17/13	\$683,000	\$786,000	3,360	10	2001	3	9,170	Y	N	7102 LAUREL AVE SE
010	4	785199	0390	06/09/11	\$610,000	\$736,000	3,370	10	1999	4	11,669	N	N	6514 CASCADE AVE SE
010	4	785201	0240	04/22/11	\$565,000	\$677,000	3,380	10	2000	3	7,546	Y	N	35531 SE ENGLISH ST
010	4	785199	0420	07/09/13	\$670,000	\$727,000	3,430	10	1999	3	10,115	N	N	6616 CASCADE LN SE
010	4	785201	0260	11/06/12	\$550,000	\$645,000	3,450	10	1999	3	7,865	Y	N	35517 SE ENGLISH ST
010	4	785199	0460	02/29/12	\$594,000	\$723,000	3,480	10	2001	3	9,521	Y	N	6706 CASCADE AVE SE
010	4	785199	0350	02/22/13	\$598,800	\$682,000	3,570	10	1999	3	10,339	N	N	6535 FAIRWAY AVE SE
010	4	785207	0010	09/18/12	\$642,000	\$761,000	3,580	10	2003	3	11,181	N	N	6421 FAIRWAY PL SE
010	4	785199	0260	08/13/12	\$780,000	\$931,000	3,740	10	1999	4	18,222	Y	N	6702 FAIRWAY AVE SE
010	4	785198	0070	07/14/11	\$745,000	\$903,000	3,780	10	2003	3	14,002	Y	N	6767 CASCADE AVE SE
010	4	785208	0030	09/26/11	\$641,000	\$781,000	3,790	10	2000	3	16,001	N	N	35121 AUGUSTA PL SE
010	4	785198	0130	09/10/11	\$759,000	\$924,000	3,830	10	2001	3	18,280	Y	N	6812 CASCADE AVE SE
010	4	785199	0340	07/29/11	\$650,000	\$789,000	3,950	10	1999	3	10,072	N	N	6603 FAIRWAY AVE SE
010	4	785198	0170	05/23/12	\$850,000	\$1,027,000	4,060	10	2001	3	20,806	Y	N	6916 CASCADE AVE SE
010	4	785208	0060	05/14/13	\$840,000	\$931,000	4,170	10	2001	3	10,642	Y	N	35124 AUGUSTA PL SE
010	4	785198	0210	03/23/11	\$760,000	\$906,000	4,230	10	2000	3	18,290	Y	N	7014 CASCADE AVE SE
010	4	785198	0030	04/16/13	\$765,000	\$856,000	4,420	10	2001	3	12,238	Y	N	7101 CASCADE AVE SE
010	4	785198	0110	08/29/12	\$899,900	\$1,071,000	3,540	11	2003	3	15,822	Y	N	6766 CASCADE AVE SE
010	4	785201	0150	10/15/12	\$727,500	\$858,000	3,590	11	2003	3	9,170	Y	N	7124 LAUREL AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 075 -- 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
010	4	785201	0010	07/27/11	\$722,100	\$876,000	4,230	11	2001	3	9,453	Y	N	6914 LAUREL LN SE
010	4	785198	0230	08/23/13	\$1,215,000	\$1,294,000	4,610	11	2001	3	19,070	Y	N	7009 EAGLE LAKE DR
010	4	785207	0080	07/25/12	\$889,000	\$1,065,000	4,780	11	2005	3	14,149	Y	N	35206 PALMETER LN
010	4	785198	0180	10/13/11	\$965,000	\$1,177,000	4,820	11	2001	3	20,003	Y	N	6926 CASCADE AVE SE
010	5	785216	0090	03/19/12	\$730,000	\$887,000	3,950	10	2004	3	16,489	N	N	7211 SAINT ANDREWS LN SE
010	5	785216	0060	06/19/13	\$880,000	\$962,000	4,210	10	2004	3	16,478	Y	N	7133 SAINT ANDREWS LN SE
010	5	785216	0300	01/11/11	\$1,085,000	\$1,276,000	2,530	12	2005	3	13,939	Y	N	7126 SAINT ANDREWS LN SE
010	5	785216	0220	10/09/13	\$1,300,000	\$1,355,000	4,080	12	2006	3	13,178	Y	N	36309 SE SAINT ANDREWS LN
010	5	785216	0130	06/19/12	\$1,225,000	\$1,475,000	5,880	12	2005	3	18,866	Y	N	36211 SE SAINT ANDREWS LN
010	6	386270	0240	02/19/13	\$314,950	\$359,000	1,480	8	2011	3	1,654	N	N	37701 SE FURY ST
010	6	386270	0250	02/26/13	\$314,950	\$358,000	1,480	8	2011	3	1,654	N	N	37705 SE FURY ST
010	6	386270	0230	08/30/12	\$311,800	\$371,000	1,530	8	2011	3	1,654	N	N	37629 SE FURY ST
010	6	386270	0130	06/17/11	\$315,000	\$380,000	1,650	8	2010	3	2,913	N	N	7515 BETTER WAY LOOP SE
010	6	386270	0140	10/24/11	\$295,000	\$359,000	1,650	8	2010	3	2,624	N	N	7513 BETTER WAY LOOP SE
010	6	386270	0150	04/23/12	\$301,000	\$365,000	1,650	8	2011	3	3,572	N	N	7511 BETTER WAY LOOP SE
010	6	386270	0160	02/14/12	\$295,000	\$359,000	1,650	8	2011	3	4,996	N	N	7509 BETTER WAY LOOP SE
010	6	386270	0210	09/19/13	\$404,431	\$425,000	1,700	8	2013	3	2,703	N	N	7429 BETTER WAY LOOP SE
010	6	386270	0170	10/02/13	\$399,900	\$418,000	1,780	8	2011	3	6,561	N	N	7507 BETTER WAY LOOP SE
010	6	386270	0170	08/11/11	\$354,950	\$431,000	1,780	8	2011	3	6,561	N	N	7507 BETTER WAY LOOP SE
010	6	386270	0180	10/23/12	\$352,000	\$414,000	1,800	8	2012	3	3,238	N	N	7505 BETTER WAY LOOP SE
010	6	386270	0190	04/12/12	\$350,209	\$425,000	1,800	8	2012	3	3,093	N	N	7503 BETTER WAY LOOP SE
010	6	386270	0200	12/17/12	\$354,000	\$411,000	1,800	8	2013	3	3,210	N	N	7501 BETTER WAY LOOP SE
010	6	386270	0040	08/16/12	\$389,950	\$465,000	2,020	8	2011	3	3,789	N	N	7420 BETTER WAY LOOP SE
010	6	386270	0060	07/28/11	\$410,000	\$497,000	2,020	8	2010	3	4,169	N	N	7430 BETTER WAY LOOP SE
010	6	386270	0120	02/25/11	\$409,800	\$486,000	2,040	8	2010	3	4,006	N	N	7516 BETTER WAY LOOP SE
010	6	386270	0030	06/15/11	\$373,000	\$450,000	2,120	8	2011	3	3,852	N	N	7416 BETTER WAY LOOP SE
010	6	386270	0050	02/02/11	\$436,800	\$516,000	2,120	8	2010	3	3,515	N	N	7424 BETTER WAY LOOP SE
010	6	386270	0080	09/22/11	\$420,000	\$511,000	2,120	8	2011	3	3,658	N	N	7506 BETTER WAY LOOP SE

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
008	0	027810	0025	12/31/12	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	0	032307	9076	01/12/12	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
008	0	102307	9056	08/16/12	\$88,000	NON-REPRESENTATIVE SALE
008	0	102307	9038	05/30/13	\$655,000	MULTIPLE IMPS
008	0	102307	9078	06/20/13	\$200,000	NON-REPRESENTATIVE SALE
008	0	102307	9064	07/02/13	\$265,576	GOVERNMENT AGENCY; CORPORATE AFFILIATES
008	0	192407	9065	12/06/11	\$164,900	NO MARKET EXPOSURE
008	0	192407	9065	10/23/12	\$192,500	NON-REPRESENTATIVE SALE
008	0	192407	9030	02/15/13	\$622,000	RELOCATION - SALE TO SERVICE; MULTIPLE IMPS
008	0	192407	9030	02/16/13	\$622,000	MULTIPLE IMPS
008	0	202407	9042	06/21/11	\$875,000	NON-REPRESENTATIVE SALE; SHORT SALE
008	0	202407	9024	12/23/11	\$365,000	NO MARKET EXPOSURE
008	0	212407	9091	11/07/11	\$625,000	NON-REPRESENTATIVE SALE
008	0	212407	9084	06/13/12	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	212407	9043	08/17/12	\$303,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	222407	9034	06/10/11	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
008	0	262407	9026	08/22/13	\$894,000	MULTIPLE IMPS
008	0	272407	9085	08/11/11	\$507,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	0	272407	9046	03/12/13	\$399,501	NO MARKET EXPOSURE
008	0	272407	9065	06/28/13	\$179,000	NO MARKET EXPOSURE;
008	0	292407	9006	09/09/11	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	292407	9054	07/13/12	\$685,000	NO MARKET EXPOSURE
008	0	292407	9029	10/23/13	\$210,000	NO MARKET EXPOSURE;
008	0	302407	9083	12/15/11	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
008	0	302407	9027	10/18/11	\$205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
008	0	322407	9083	02/21/12	\$291,000	NON-REPRESENTATIVE SALE; SHORT SALE
008	0	332407	9003	12/13/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	332407	9045	12/10/13	\$215,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
008	0	398030	0120	04/13/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	398030	0305	08/16/11	\$333,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
008	0	398030	0035	08/23/11	\$360,000	ESTATE ADMINISTRATOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	398030	0280	09/27/12	\$397,000	QUIT CLAIM DEED; FORCED SALE
008	0	398030	0285	06/12/13	\$133,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	398030	0045	09/05/13	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	689330	0450	11/29/11	\$275,000	ESTATE ADMINISTRATOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
008	0	689330	0600	12/07/11	\$354,743	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	0	813170	0435	10/24/13	\$336,200	NON-REPRESENTATIVE SALE
008	1	122406	9010	12/19/12	\$475,000	NON-REPRESENTATIVE SALE
008	1	142406	9017	04/01/11	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
008	1	222406	9050	08/29/12	\$579,000	MULTIPLE IMPS
008	2	302407	9097	04/13/11	\$10,750	EASEMENT OR RIGHT-OF-WAY
008	2	328130	0130	06/05/13	\$40,000	ESTATE ADMINISTRATOR; RELATED PARTY, FRIEND, OR NEIGHBOR
008	4	182407	9007	07/28/11	\$850,000	NON-REPRESENTATIVE SALE
008	4	182407	9031	10/09/12	\$430,000	NON-REPRESENTATIVE SALE
008	4	182407	9080	01/30/13	\$390,000	NON-REPRESENTATIVE SALE
008	4	182407	9078	03/07/13	\$500,000	NO MARKET EXPOSURE; TIMBER AND FOREST LAND
008	4	182407	9046	06/25/13	\$650,000	NO MARKET EXPOSURE
008	4	182407	9050	07/08/13	\$1,169,553	NO MARKET EXPOSURE
009	1	362997	0750	02/06/13	\$325,000	FORCED SALE;
009	1	362999	0210	04/24/13	\$473,787	CORPORATE AFFILIATES
009	1	363006	0190	01/23/12	\$381,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE
009	1	363006	0100	03/14/12	\$452,081	NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	1	363007	0120	04/18/12	\$225,000	NON-REPRESENTATIVE SALE; SHORT SALE
009	3	259749	0230	08/05/13	\$699,990	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	3	259749	0240	09/23/13	\$689,990	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	3	259749	0250	10/01/13	\$594,990	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	3	259749	0320	10/01/13	\$689,990	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	3	259749	0260	12/20/13	\$669,990	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	3	262406	9040	10/09/13	\$749,990	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	3	362976	0130	08/29/13	\$511,000	CORPORATE AFFILIATES

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	3	362976	0130	11/13/13	\$490,399	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	3	362983	0330	03/06/12	\$470,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
009	3	362983	0160	04/12/13	\$556,871	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
009	3	362983	0070	09/12/13	\$491,000	NON-REPRESENTATIVE SALE
009	3	362991	0720	06/22/12	\$460,000	RELOCATION - SALE TO SERVICE
009	3	362991	0820	07/26/12	\$458,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
009	3	362991	0080	12/21/12	\$480,588	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
009	3	362992	1330	01/19/13	\$590,000	RELOCATION - SALE TO SERVICE
009	3	362994	0200	07/08/11	\$690,000	RELOCATION - SALE TO SERVICE
009	3	362997	0470	11/17/11	\$412,768	NO MARKET EXPOSURE
009	3	362997	0420	02/28/12	\$305,472	BANKRUPTCY; GOVERNMENT AGENCY
009	3	362997	0420	05/30/12	\$336,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE
009	3	362997	1120	07/17/12	\$412,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	3	362998	0650	07/24/12	\$509,900	RELOCATION - SALE TO SERVICE
009	3	362998	0630	04/13/13	\$600,000	RELOCATION - SALE TO SERVICE
009	3	362998	0370	12/11/13	\$279,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	3	362998	0370	12/17/13	\$310,150	BANKRUPTCY
009	3	363011	0160	01/19/11	\$545,000	NON-REPRESENTATIVE SALE
009	3	363011	0270	07/15/13	\$647,082	CORPORATE AFFILIATES
009	3	363011	0640	11/04/13	\$559,950	RELOCATION - SALE TO SERVICE
009	3	363012	0340	10/20/11	\$487,500	RELOCATION - SALE TO SERVICE
009	3	363012	0940	07/12/12	\$595,000	RELOCATION - SALE TO SERVICE
009	3	363015	0250	01/23/13	\$451,927	CORPORATE AFFILIATES; GOVERNMENT AGENCY
009	3	363015	0210	04/12/13	\$399,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	3	363015	0060	04/24/13	\$446,807	BANKRUPTCY
009	3	363015	0060	05/17/13	\$446,807	CORPORATE AFFILIATES; GOVERNMENT AGENCY
009	3	363015	0060	08/09/13	\$406,000	NO MARKET EXPOSURE; SHORT SALE
009	3	895600	0460	06/18/12	\$470,000	RELOCATION - SALE TO SERVICE
009	4	362992	1190	07/22/11	\$899,000	RELOCATION - SALE TO SERVICE
009	4	363016	0680	02/16/11	\$755,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	4	363016	0520	06/21/11	\$575,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	4	363016	0430	03/06/12	\$850,000	RELOCATION - SALE TO SERVICE
009	4	363016	0300	01/16/13	\$550,993	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
009	4	363018	0170	09/13/11	\$685,000	RELOCATION - SALE TO SERVICE
009	4	363020	0030	06/28/11	\$550,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	4	363020	0150	10/21/11	\$748,935	NON-REPRESENTATIVE SALE
009	4	363020	0130	10/25/11	\$512,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	4	363020	0020	11/29/11	\$520,000	RELOCATION - SALE TO SERVICE
009	4	363020	0710	07/09/13	\$771,000	CORPORATE AFFILIATES
009	5	362994	0070	02/03/11	\$2,050,000	NON-REPRESENTATIVE SALE
009	5	363021	0250	12/11/13	\$1,299,253	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	66	362995	0120	06/10/11	\$225,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	66	362995	0180	07/09/12	\$291,500	NO MARKET EXPOSURE; BANKRUPTCY
009	66	362995	0180	11/20/12	\$270,000	NON-REPRESENTATIVE SALE
009	66	362996	0100	12/17/13	\$296,370	NON-REPRESENTATIVE SALE
009	66	363002	0300	01/13/12	\$403,180	NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	66	363005	0140	11/21/11	\$225,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	66	363005	0130	12/13/12	\$333,059	NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	66	813887	0620	08/08/13	\$386,630	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	66	813887	0630	08/08/13	\$398,070	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	66	813887	0640	08/12/13	\$424,085	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	66	813887	0670	10/06/13	\$438,020	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	66	813887	0680	10/16/13	\$382,610	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	66	813887	0690	10/22/13	\$431,350	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	66	813887	0380	12/11/13	\$486,270	NEW IMP; NO PREVIOUS VALUE
009	66	813887	0390	12/16/13	\$493,760	NEW IMP; NO PREVIOUS VALUE
009	66	813887	0400	12/12/13	\$488,770	NEW IMP; NO PREVIOUS VALUE
009	66	926885	0200	08/17/11	\$125,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	66	926885	0360	01/23/13	\$107,506	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	66	926885	0470	05/10/13	\$220,000	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	66	926885	0120	08/07/13	\$264,000	AFFORDABLE HOUSING SALES
009	67	362996	0610	05/14/13	\$211,700	NON-REPRESENTATIVE SALE
009	67	362996	0670	12/02/13	\$318,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	67	363005	0050	03/01/13	\$250,000	NON-REPRESENTATIVE SALE
009	67	813887	0610	08/07/13	\$426,000	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	67	813887	0650	08/29/13	\$451,425	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	67	813887	0660	09/24/13	\$452,410	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	67	813887	0700	10/24/13	\$448,975	LESS THAN 100% COMPLETE PREVIOUS ROLL
009	67	813887	0350	11/20/13	\$506,415	NEW IMP; NO PREVIOUS VALUE
009	67	813887	0360	11/18/13	\$466,925	NEW IMP; NO PREVIOUS VALUE
009	67	813887	0370	12/12/13	\$503,941	NEW IMP; NO PREVIOUS VALUE
009	67	813887	0410	12/17/13	\$483,035	BUILDER OR DEVELOPER SALES
009	67	926885	0410	03/27/13	\$305,454	NON-REPRESENTATIVE; FINANCIAL INSTITUTION RESALE
009	67	926885	0410	04/02/13	\$277,926	GOVERNMENT AGENCY; AFFORDABLE HOUSING SALES
009	67	926885	0330	06/10/13	\$200,000	AFFORDABLE HOUSING SALES
009	67	926885	0380	07/02/13	\$293,800	AFFORDABLE HOUSING SALES
009	67	926885	0310	06/10/13	\$440,000	RELOCATION - SALE TO SERVICE
009	67	926885	0430	07/30/13	\$313,612	NO MARKET EXPOSURE
009	67	926885	0410	10/17/13	\$216,500	NON-REPRESENTATIVE SALE
009	67	926885	0430	12/23/13	\$264,160	NON-REPRESENTATIVE SALE
009	67	989500	0070	12/07/11	\$599,000	NON-REPRESENTATIVE SALE
009	68	362975	0130	10/10/12	\$283,300	NON-REPRESENTATIVE SALE
009	68	362992	1482	06/18/13	\$4,310	RELATED PARTY, FRIEND, OR NEIGHBOR
009	68	363017	0030	03/30/12	\$480,000	RELOCATION - SALE TO SERVICE
009	68	363017	0050	06/03/13	\$448,298	NON-REPRESENTATIVE SALE
010	1	785334	0010	09/17/13	\$418,700	BUILDER OR DEVELOPER SALES
010	1	785334	0020	09/23/13	\$382,820	BUILDER OR DEVELOPER SALES
010	1	785334	0040	09/24/13	\$374,580	LESS THAN 100% COMPLETE PREVIOUS ROLL
010	1	785334	0050	09/30/13	\$390,690	BUILDER OR DEVELOPER SALES
010	1	785334	0060	09/30/13	\$413,170	BUILDER OR DEVELOPER SALES

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
010	1	785334	0030	10/17/13	\$372,515	LESS THAN 100% COMPLETE PREVIOUS ROLL
010	1	785334	0870	10/16/13	\$430,310	BUILDER OR DEVELOPER SALES
010	1	785334	0880	10/24/13	\$329,000	BUILDER OR DEVELOPER SALES
010	1	785334	0890	10/24/13	\$399,885	NEW IMP; NO PREVIOUS VALUE
010	1	785334	1020	12/16/13	\$404,915	BUILDER OR DEVELOPER SALES
010	1	785334	1040	12/17/13	\$404,105	BUILDER OR DEVELOPER SALES
010	2	785200	0480	01/20/12	\$315,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	2	785200	0020	03/06/12	\$308,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	2	785206	0220	11/23/11	\$272,191	CORPORATE AFFILIATES; GOVERNMENT AGENCY
010	2	785206	0120	07/16/13	\$318,977	GOVERNMENT AGENCY; NON-REPRESENTATIVE
010	2	785206	0450	10/25/13	\$315,057	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
010	2	785210	0200	03/15/11	\$345,000	FORCED SALE; NON-REPRESENTATIVE SALE
010	2	785213	0610	03/08/13	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	2	785213	0610	11/13/13	\$48,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
010	2	785215	0160	02/11/11	\$259,000	NON-REPRESENTATIVE SALE
010	2	785215	0090	01/24/12	\$270,000	NON-REPRESENTATIVE SALE
010	2	785215	0640	03/19/13	\$304,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
010	2	785215	0050	04/29/13	\$337,171	CORPORATE AFFILIATES; GOVERNMENT AGENCY
010	2	785218	0710	07/08/11	\$325,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	2	785218	0190	11/12/11	\$340,000	RELOCATION - SALE TO SERVICE
010	2	785218	0290	11/14/11	\$327,000	RELOCATION - SALE TO SERVICE
010	2	785218	0870	05/18/12	\$364,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	2	785218	0280	06/05/12	\$319,000	NON-REPRESENTATIVE SALE
010	2	785321	0100	12/13/11	\$258,000	NO MARKET EXPOSURE
010	2	785321	0150	03/29/12	\$245,100	NO MARKET EXPOSURE
010	2	785321	0100	08/24/12	\$260,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
010	2	785321	0190	07/18/13	\$421,000	NO MARKET EXPOSURE
010	2	785323	0250	03/05/11	\$410,000	RELOCATION - SALE TO SERVICE
010	2	785323	0090	01/03/12	\$330,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
010	2	785323	0190	04/25/13	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
010	2	785327	1280	05/13/13	\$418,600	CORPORATE AFFILIATES
010	2	785329	0080	04/19/12	\$319,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	2	785330	1000	01/25/11	\$365,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
010	2	785330	2150	02/28/11	\$295,000	NON-REPRESENTATIVE SALE
010	2	785330	2040	08/31/12	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	2	785330	2080	09/18/12	\$285,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	2	785330	2450	12/19/12	\$268,500	NON-REPRESENTATIVE SALE; SHORT SALE
010	2	785330	2360	01/15/13	\$380,229	CORPORATE AFFILIATES; GOVERNMENT AGENCY
010	2	785330	0620	07/17/13	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	2	785330	0760	08/05/13	\$386,355	CORPORATE AFFILIATES; GOVERNMENT AGENCY
010	2	785332	0640	02/07/12	\$480,116	NO MARKET EXPOSURE; GOVERNMENT AGENCY
010	2	785332	0940	09/12/12	\$449,100	NO MARKET EXPOSURE; GOVERNMENT AGENCY
010	2	785332	1270	10/22/13	\$522,185	CORPORATE AFFILIATES; GOVERNMENT AGENCY
010	2	785336	0550	12/28/11	\$292,600	NON-REPRESENTATIVE SALE
010	2	785336	0320	12/31/12	\$486,730	BUILDER OR DEVELOPER SALES
010	2	785336	0330	03/16/13	\$525,000	RELOCATION - SALE TO SERVICE
010	2	785336	0200	11/20/13	\$231,170	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
010	3	785201	0510	03/03/11	\$416,000	RELOCATION - SALE TO SERVICE
010	3	785201	0870	12/01/11	\$316,634	NON-REPRESENTATIVE SALE
010	3	785201	0730	02/22/12	\$410,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	3	785202	0260	06/04/11	\$467,500	RELOCATION - SALE TO SERVICE
010	3	785202	0220	04/30/12	\$450,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785202	0110	09/05/13	\$516,000	NON-REPRESENTATIVE SALE
010	3	785202	0520	09/11/13	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
010	3	785204	0160	03/26/12	\$330,000	NON-REPRESENTATIVE SALE
010	3	785204	0040	07/13/12	\$352,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785209	0690	09/26/11	\$452,000	RELOCATION - SALE TO SERVICE
010	3	785209	0690	09/26/11	\$13,000	CORRECTION DEED; RELOCATION - SALE TO SERVICE
010	3	785209	0580	11/17/11	\$380,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
010	3	785209	0140	12/02/11	\$276,257	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
010	3	785209	0140	02/21/12	\$292,500	NON-REPRESENTATIVE SALE
010	3	785209	0260	07/20/12	\$487,500	RELATED PARTY, FRIEND, OR NEIGHBOR
010	3	785209	0750	07/25/12	\$455,000	RELOCATION - SALE TO SERVICE
010	3	785209	0040	08/30/12	\$330,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785209	0090	04/26/13	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785211	0220	01/23/12	\$92,250	CORPORATE AFFILIATES; QUIT CLAIM DEED
010	3	785211	0530	09/06/12	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	3	785211	0590	10/15/12	\$480,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785214	0400	10/19/11	\$334,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	3	785214	0150	12/03/12	\$400,000	RELOCATION - SALE TO SERVICE
010	3	785217	0030	08/02/11	\$449,950	NON-REPRESENTATIVE SALE
010	3	785217	0250	08/22/12	\$410,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785219	0360	03/19/11	\$440,000	RELOCATION - SALE TO SERVICE
010	3	785219	0430	10/03/11	\$520,000	RELOCATION - SALE TO SERVICE
010	3	785219	0430	12/28/11	\$500,000	CORPORATE AFFILIATES
010	3	785219	0220	06/12/12	\$358,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785219	0450	07/18/13	\$590,000	RELOCATION - SALE TO SERVICE
010	3	785322	1240	09/08/11	\$440,000	NON-REPRESENTATIVE SALE
010	3	785322	0490	12/29/11	\$436,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	3	785322	0710	11/05/12	\$389,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785322	0160	01/14/13	\$480,000	RELOCATION - SALE TO SERVICE
010	3	785322	0720	01/23/13	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785322	1040	02/14/13	\$380,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785322	0980	04/25/13	\$325,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785322	0710	05/06/13	\$460,000	RELOCATION - SALE TO SERVICE
010	3	785324	0090	08/02/11	\$682,500	RELOCATION - SALE TO SERVICE
010	3	785324	0050	10/31/11	\$652,000	RELOCATION - SALE TO SERVICE
010	3	785324	0690	01/09/12	\$385,100	NO MARKET EXPOSURE; BANKRUPTCY
010	3	785324	0690	02/27/12	\$462,000	NO MARKET EXPOSURE
010	3	785324	0440	10/16/12	\$470,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
010	3	785324	0150	02/05/13	\$530,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785325	0170	08/10/11	\$429,900	RELOCATION - SALE TO SERVICE
010	3	785325	0200	01/21/12	\$425,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785325	0090	07/05/12	\$593,000	RELOCATION - SALE TO SERVICE
010	3	785327	0080	07/14/11	\$535,000	RELOCATION - SALE TO SERVICE
010	3	785327	0070	07/20/12	\$480,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785328	0240	07/29/11	\$599,000	RELOCATION - SALE TO SERVICE
010	3	785328	0650	08/26/11	\$498,800	NON-REPRESENTATIVE SALE
010	3	785328	0170	11/09/11	\$450,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785328	0140	02/27/12	\$461,111	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	3	785328	0130	03/14/12	\$606,625	QUIT CLAIM DEED
010	3	785328	0620	09/18/12	\$610,500	RELOCATION - SALE TO SERVICE
010	3	785328	0070	05/28/13	\$695,000	RELOCATION - SALE TO SERVICE
010	3	785328	0640	08/13/13	\$725,000	RELOCATION - SALE TO SERVICE
010	3	785330	1710	05/07/11	\$500,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
010	3	785330	1390	09/06/11	\$487,330	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785330	1550	03/23/12	\$470,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785330	1430	06/26/12	\$485,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	3	785331	0290	07/24/11	\$652,064	NO MARKET EXPOSURE
010	3	785331	0180	08/22/12	\$420,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	3	785331	0580	05/14/13	\$599,900	RELOCATION - SALE TO SERVICE
010	3	785332	0050	03/29/12	\$440,000	RELOCATION - SALE TO SERVICE
010	3	785335	0310	09/27/13	\$750,000	LESS THAN 100% COMPLETE PREVIOUS ROLL
010	3	785336	0030	08/08/13	\$559,050	BUILDER OR DEVELOPER SALES
010	3	785336	0020	10/28/13	\$610,322	BUILDER OR DEVELOPER SALES
010	3	785336	0010	11/27/13	\$556,856	BUILDER OR DEVELOPER SALES
010	3	785337	0400	09/23/13	\$662,457	BUILDER OR DEVELOPER SALES
010	3	785337	0220	09/30/13	\$594,621	BUILDER OR DEVELOPER SALES
010	3	785337	0210	12/05/13	\$535,265	BUILDER OR DEVELOPER SALES
010	3	785340	0310	09/24/13	\$605,086	NEW IMP; NO PREVIOUS VALUE

Improved Sales Removed in this Physical Inspection Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
010	3	785340	0300	11/21/13	\$612,969	NEW IMP; NO PREVIOUS VALUE
010	3	785340	0280	12/02/13	\$645,948	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0460	08/05/13	\$617,134	LESS THAN 100% COMPLETE PREVIOUS ROLL
010	3	785342	0050	08/12/13	\$575,756	LESS THAN 100% COMPLETE PREVIOUS ROLL
010	3	785342	0500	08/12/13	\$533,655	LESS THAN 100% COMPLETE PREVIOUS ROLL
010	3	785342	0180	09/23/13	\$522,115	BUILDER OR DEVELOPER SALES
010	3	785342	0140	10/07/13	\$564,670	LESS THAN 100% COMPLETE PREVIOUS ROLL
010	3	785342	0080	10/07/13	\$621,451	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0030	10/11/13	\$604,751	BUILDER OR DEVELOPER SALES
010	3	785342	0530	10/17/13	\$647,194	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0400	10/16/13	\$560,325	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0540	10/30/13	\$604,515	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0380	11/05/13	\$537,484	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0200	11/12/13	\$556,518	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0390	11/21/13	\$592,167	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0210	12/02/13	\$557,865	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0160	12/04/13	\$575,000	LESS THAN 100% COMPLETE PREVIOUS ROLL
010	3	785342	0220	12/06/13	\$548,080	NEW IMP; NO PREVIOUS VALUE
010	3	785342	0190	12/09/13	\$576,703	NEW IMP; NO PREVIOUS VALUE
010	4	785198	0210	03/11/11	\$760,000	RELOCATION - SALE TO SERVICE
010	4	785198	0320	01/10/12	\$649,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
010	4	785199	0340	04/27/11	\$484,583	NO MARKET EXPOSURE
010	4	785207	0080	07/25/12	\$889,000	RELOCATION - SALE TO SERVICE
010	5	785216	0130	06/18/12	\$1,225,000	RELOCATION - SALE TO SERVICE
010	5	785216	0290	08/03/12	\$805,000	NON-REPRESENTATIVE SALE; SHORT SALE
010	6	386270	0280	12/09/13	\$326,852	BUILDER OR DEVELOPER SALES
010	6	386270	0290	12/10/13	\$336,135	BUILDER OR DEVELOPER SALES
010	6	386271	0250	09/26/13	\$365,005	BUILDER OR DEVELOPER SALES
010	6	386271	0200	10/21/13	\$391,081	BUILDER OR DEVELOPER SALES
010	6	386271	0020	11/01/13	\$344,150	BUILDER OR DEVELOPER SALES

Improved Sales Removed in this Physical Inspection Analysis
Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
010	6	386271	0030	11/06/13	\$400,093	BUILDER OR DEVELOPER SALES
010	6	386271	0010	11/08/13	\$343,516	BUILDER OR DEVELOPER SALES

Vacant Sales Used in this Physical Inspection Analysis

Area 075

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
75	007	5	162407	9067	05/17/12	\$335,000	1,099,890	N	N
75	007	5	746700	0060	09/24/13	\$160,000	38,446	Y	N
75	008	0	102307	9110	11/28/11	\$123,000	68,574	Y	Y
75	008	0	192407	9015	11/18/13	\$250,000	380,714	N	N
75	008	0	202407	9013	09/07/12	\$185,000	216,493	Y	N
75	008	0	212407	9005	09/24/13	\$265,000	970,081	N	N
75	008	0	212407	9086	07/13/12	\$210,000	642,945	N	N
75	008	0	272407	9084	01/12/11	\$45,000	48,588	N	Y
75	008	0	322407	9067	07/17/13	\$198,000	214,315	N	N
75	008	0	813170	0165	09/20/13	\$50,000	33,534	N	N
75	008	1	132406	9025	02/19/13	\$230,000	436,906	N	N
75	008	1	132406	9034	08/24/12	\$320,000	784,941	N	N
75	008	1	142406	9018	12/12/13	\$519,000	1,151,726	N	N
75	008	1	142406	9056	06/18/13	\$270,000	61,419	N	N
75	008	1	222406	9135	09/20/13	\$255,000	101,586	N	N
75	008	1	232406	9142	05/28/13	\$225,000	187,733	N	N
75	008	3	242406	9153	09/14/11	\$310,000	103,237	N	N
75	008	3	252406	9083	11/07/12	\$350,000	95,832	N	N
75	008	3	252406	9084	01/23/13	\$400,000	112,384	N	N
75	008	3	252406	9094	09/05/12	\$495,000	85,726	N	N
75	008	3	252406	9099	09/10/12	\$245,000	95,970	N	N
75	008	3	252406	9101	09/04/12	\$250,000	83,200	N	N
75	008	3	252406	9123	09/04/12	\$225,000	87,991	N	N
75	009	5	362994	0060	09/20/13	\$550,000	15,000	Y	N
75	009	5	362994	0090	10/18/13	\$525,000	14,978	Y	N
75	009	5	362994	0100	12/31/13	\$500,000	15,674	Y	N
75	009	5	362994	0110	07/09/13	\$354,000	16,620	N	N
75	009	5	362994	0120	12/20/11	\$275,000	18,392	N	N
75	009	5	362994	0130	02/28/13	\$313,600	16,369	N	N
75	009	5	362994	0130	05/07/12	\$275,000	16,369	N	N
75	009	5	362994	0140	06/09/12	\$310,000	16,186	N	N
75	009	5	363014	0050	10/18/13	\$455,000	11,880	Y	N



King County

Department of Assessments

Vacant Sales Used in this Physical Inspection Analysis

Area 075

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
75	009	5	363014	0070	10/02/13	\$465,000	13,967	Y	N
75	009	5	363014	0090	12/30/13	\$340,000	12,534	N	N
75	009	5	363021	0060	06/09/12	\$393,000	11,759	Y	N
75	009	5	363021	0070	05/08/12	\$381,000	11,279	Y	N
75	009	5	363021	0080	02/06/12	\$325,000	11,472	Y	N
75	009	5	363021	0090	10/18/12	\$395,000	11,270	Y	N
75	009	5	363021	0140	03/07/13	\$414,000	12,483	Y	N
75	009	5	363021	0180	08/27/13	\$338,000	15,424	Y	N
75	009	5	363021	0190	11/28/11	\$225,000	9,716	Y	N
75	009	5	363021	0270	05/23/13	\$307,000	15,616	N	N
75	009	5	363021	0280	08/11/11	\$190,000	9,242	N	N
75	009	5	363021	0320	07/12/12	\$375,000	9,600	Y	N
75	009	5	363021	0380	06/06/12	\$320,000	17,156	Y	N
75	009	5	363021	0390	09/25/13	\$440,000	17,511	Y	N
75	009	5	363021	0400	02/25/13	\$425,000	14,473	Y	N
75	009	5	363021	0410	02/19/13	\$440,000	16,549	Y	N
75	009	5	363021	0420	06/20/12	\$425,000	18,812	Y	N
75	009	5	363021	0430	10/24/12	\$400,000	13,459	Y	N
75	009	5	363021	0470	04/26/11	\$260,000	13,362	Y	N
75	009	5	363021	0510	11/13/12	\$440,000	15,444	Y	N
75	009	5	363021	0520	05/21/12	\$420,000	18,468	Y	N
75	009	5	363021	0530	07/26/12	\$500,000	29,262	Y	N
75	009	5	363021	0540	05/22/13	\$550,000	30,338	Y	N
75	010	5	785216	0020	06/10/13	\$290,000	17,503	Y	N
94	007	5	162407	9067	05/17/12	\$335,000	1,099,890	N	N
94	007	5	746700	0060	09/24/13	\$160,000	38,466	Y	N

Vacant Sales Removed in this Physical Inspection Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
008	0	032307	9091	05/07/12	\$60,000	NO MARKET EXPOSURE
008	0	202407	9065	05/02/12	\$80,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
008	0	212407	9086	03/16/12	\$220,417	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
008	0	212407	9007	01/12/11	\$306,365	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
008	0	222407	9089	11/07/12	\$111,971	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
008	0	322407	9115	06/07/11	\$14,595	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	0	322407	9115	06/07/11	\$20,405	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	0	332407	9062	09/22/11	\$47,500	NO MARKET EXPOSURE
008	0	332407	9044	05/25/11	\$30,535	NO MARKET EXPOSURE
008	1	132406	9038	05/29/12	\$355,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	1	132406	9030	12/14/11	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	1	222406	9109	04/06/12	\$217,000	SEGREGATION AND/OR MERGER
008	1	232406	9024	02/11/11	\$155,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
008	1	242406	9037	11/16/11	\$164,500	NON-REPRESENTATIVE SALE
008	2	328130	0031	04/12/11	\$10,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
008	3	252406	9091	12/16/13	\$504,000	NON-REPRESENTATIVE SALE
009	5	363021	0200	12/30/11	\$225,000	NON-REPRESENTATIVE SALE
009	5	363021	0040	10/27/11	\$245,000	NON-REPRESENTATIVE SALE
009	5	363021	0450	04/28/11	\$250,396	CORPORATE AFFILIATES
009	5	363021	0260	12/11/13	\$299,950	BUILDER OR DEVELOPER SALES
009	5	363021	0340	05/01/12	\$300,000	NON-REPRESENTATIVE SALE
009	5	363021	0350	05/01/12	\$280,000	NON-REPRESENTATIVE SALE
009	5	363021	0460	10/19/11	\$260,000	NON-REPRESENTATIVE SALE
010	0	785336	1490	06/15/11	\$5,173	NON-REPRESENTATIVE SALE

Mobile Home Sales Used in this Physical Inspection Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
8	0	102307	9099	09/04/13	\$230,000	\$236,000	1,056	3	1993	5	33,755	Y	12230 UPPER PRESTON RD SE
8	0	282407	9057	07/12/12	\$225,000	\$253,000	1,144	3	1985	4	83,199	Y	7129 PRESTON-FALL CITY RD SE
8	0	202407	9016	01/23/12	\$224,200	\$262,000	1,344	3	1987	4	208,216	Y	30324 SE 64TH ST
8	0	689330	0105	06/11/13	\$250,000	\$261,000	1,649	4	2001	4	15,800	Y	8432 308TH AVE SE
8	0	102307	9104	09/18/13	\$309,000	\$316,000	2,230	3	1993	6	34,850	Y	33306 SE 124TH ST
8	0	302407	9009	09/02/11	\$275,000	\$331,000	2,640	4	1994	4	121,532	N	28309 SE PRESTON WAY
8	1	242406	9148	03/28/11	\$550,000	\$686,000	972	3	1998	4	450,846	Y	26320 SE BLACK NUGGET RD

Mobile Home Sales Removed in this Physical Inspection Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	102307	9104	06/11/13	\$200,000	NON-REPRESENTATIVE; SHORT SALE
8	0	689330	0105	04/02/13	\$250,000	NO MARKET EXPOSURE; MOBILE HOME
8	0	813070	0130	11/18/11	\$64,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; MOBILE HOME
8	1	142406	9076	04/05/11	\$83,319	NO MARKET EXPOSURE; MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	252406	9065	07/30/12	\$87,668	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

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:

Traci Williams: Sales Verification, New Construction Evaluation, Appeals Response Preparation, Appeal Hearing Attendance

Joel Ledbetter: Appeals Response Preparation.

Trevor Swedberg: Appeals Response Preparation, New Construction Evaluation and Sales Verification.

Ian Lamb: New Construction Evaluation.

Gary Downing: New Construction Evaluation, Appeals Response Preparation and Sales Verification.

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

Rick Sowers: Sales Verification, New Construction Evaluation, Appeals Response Preparation and Appeal Hearing Attendance.

Rick Sowers

7/7/2014

Appraiser II

Date

