

Residential Revalue

2012 Assessment Roll

Magnolia

Area 11

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Magnolia's Housing



Grade 6/ Year Built 1948/ Total Living Area 870



Grade 7/ Year Built 1947/ Total Living Area 1090



Grade 8/ Year Built 1955/ Total Living Area 1590



Grade 9/ Year Built 1930/ Total Living Area 2670



Grade 10/ Year Built 2006/ Total Living Area 4102



Grade 12/ Year Built 2009/ Total Living Area 4620

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Magnolia / Area 11

Number of Improved Sales: 590

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$277,600	\$254,700	\$532,300			
2012 Value	\$255,300	\$278,700	\$534,000	\$582,600	91.7%	8.85%
Change	-\$22,300	+\$24,000	+\$1,700			
% Change	-8.0%	+9.4%	+0.3%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. 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%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$313,400	\$256,800	\$570,200
2012 Value	\$297,000	\$257,200	\$554,200
Percent Change	-5.2%	+0.2%	-2.8%

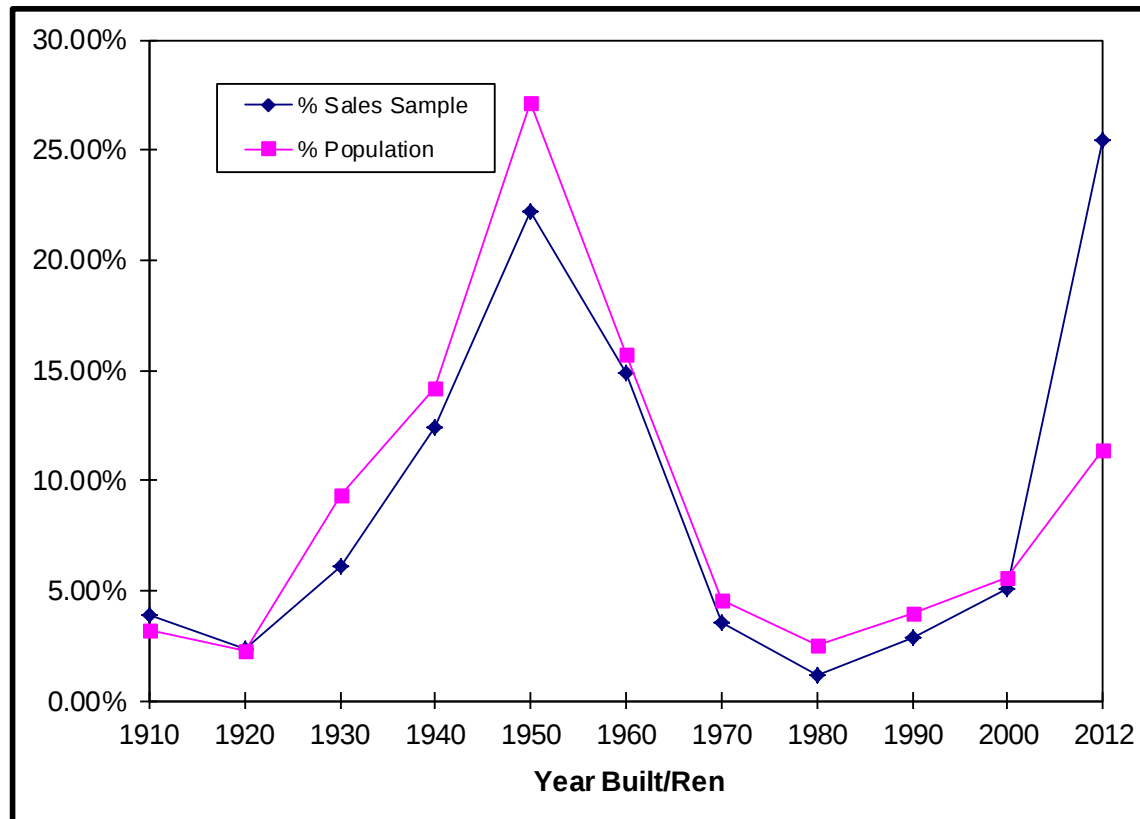
Number of one to three unit residences in the population: 6071

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	23	3.90%
1920	14	2.37%
1930	36	6.10%
1940	73	12.37%
1950	131	22.20%
1960	88	14.92%
1970	21	3.56%
1980	7	1.19%
1990	17	2.88%
2000	30	5.08%
2012	150	25.42%
	590	

Population		
Year Built/Ren	Frequency	% Population
1910	193	3.18%
1920	137	2.26%
1930	567	9.34%
1940	860	14.17%
1950	1649	27.16%
1960	955	15.73%
1970	277	4.56%
1980	155	2.55%
1990	243	4.00%
2000	341	5.62%
2012	694	11.43%
	6071	

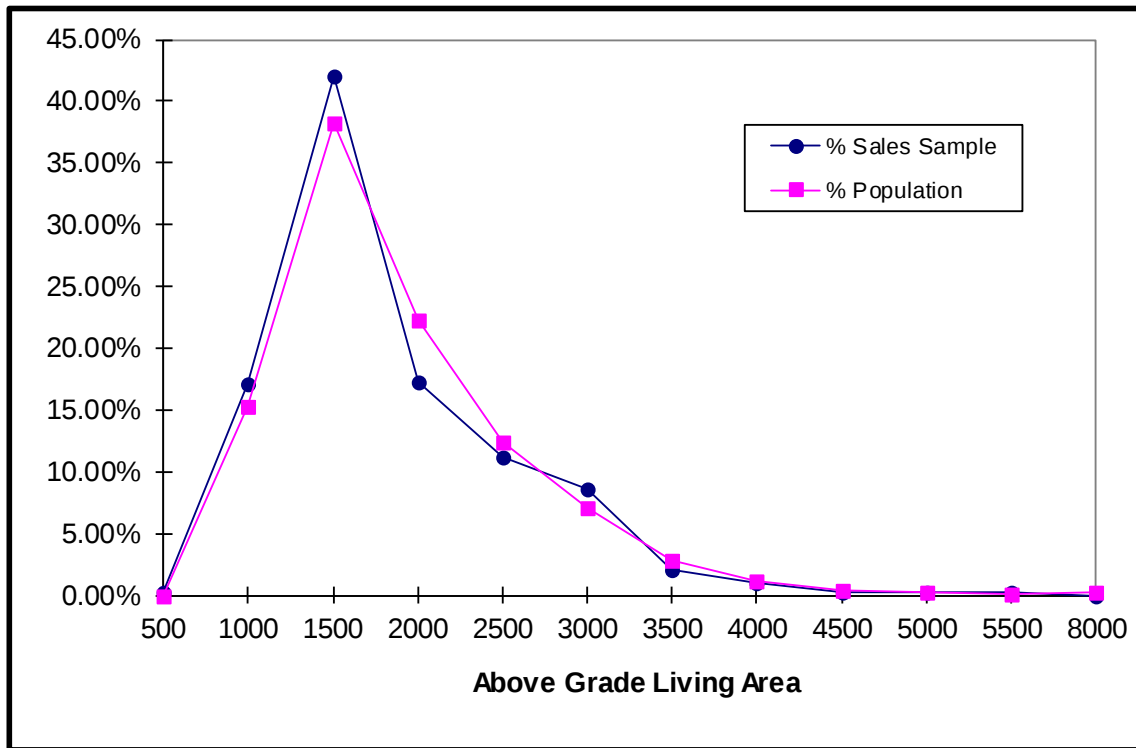


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to have statistical significance and results are reflected in the model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.17%
1000	101	17.12%
1500	248	42.03%
2000	102	17.29%
2500	66	11.19%
3000	51	8.64%
3500	12	2.03%
4000	6	1.02%
4500	1	0.17%
5000	1	0.17%
5500	1	0.17%
8000	0	0.00%
	590	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	923	15.20%
1500	2318	38.18%
2000	1348	22.20%
2500	752	12.39%
3000	431	7.10%
3500	175	2.88%
4000	65	1.07%
4500	25	0.41%
5000	16	0.26%
5500	8	0.13%
8000	10	0.16%
	6071	

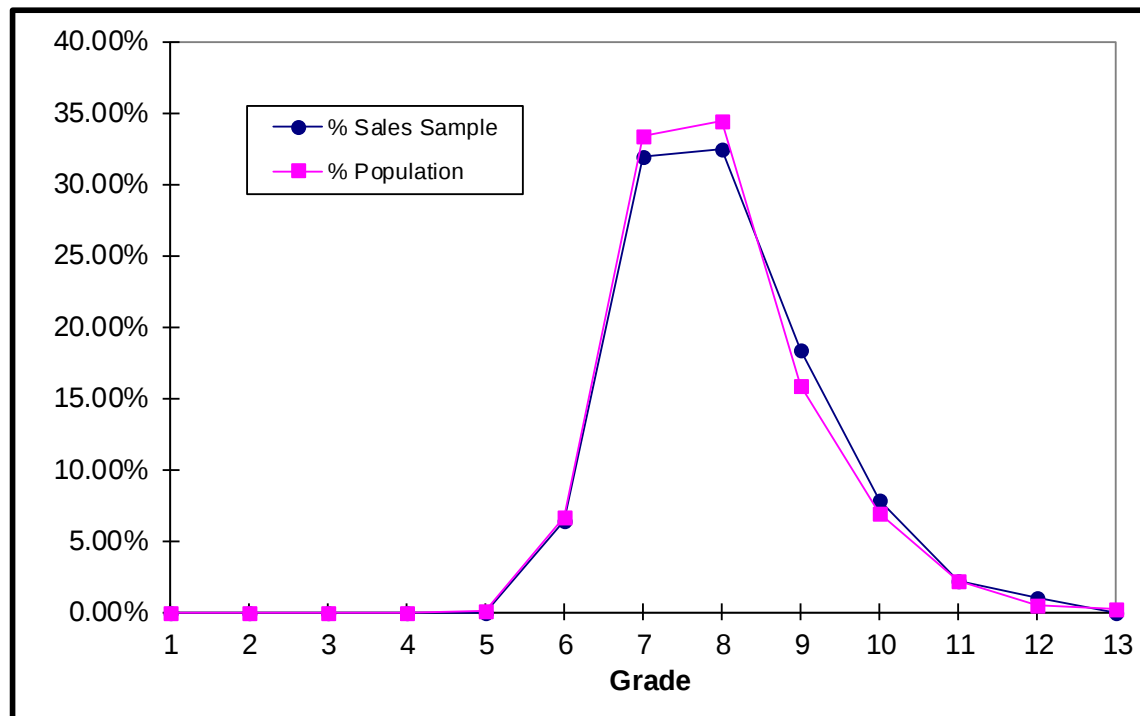


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	38	6.44%
7	188	31.86%
8	191	32.37%
9	108	18.31%
10	46	7.80%
11	13	2.20%
12	6	1.02%
13	0	0.00%
590		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.05%
6	402	6.62%
7	2028	33.40%
8	2087	34.38%
9	965	15.90%
10	417	6.87%
11	132	2.17%
12	27	0.44%
13	10	0.16%
6071		



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

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 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 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)

Identification of the Area

Name or Designation:

Area 11---Magnolia

Boundaries:

Area 11 is bounded by Shilshole Bay, Hiram M. Chittenden Locks, and Salmon Bay on the North. The Eastern boundary is 15th Avenue West. The Western and Southern boundaries are Puget Sound.

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 11 / Magnolia is located northwest of the Seattle Central Business District (CBD). The Magnolia neighborhood is located on a hill, most of which is primarily residential with limited retail commercial use. In the Northeastern and Eastern portion of Area 11 are Fisherman's Terminal and Interbay. Fisherman's Bay is primarily commercial and serves the marine industry and is home of the Seattle Fishing fleet. Interbay is primarily railroad yards as well as Cruise Ship terminals.

Topography is a significant consideration for the area, especially with areas along Puget Sound and the Southeastern portion of Magnolia Hill. Landslides have been recorded and some parcels have been rendered unbuildable due to these issues.

Magnolia is somewhat isolated from the remainder of Seattle with only three access points; Magnolia Bridge at the south, Dravis Street at the center and Emerson Street from the North. Employment is generally available in the nearby Seattle CBD.

Approximately 95% of the parcels in this area are improved and a majority portion of the remaining undeveloped land would be considered unbuildable. New construction typically follows the teardown of an existing improvement.

The typical grade of homes in the area is 7 or 8 on a scale of 1-13. Most homes were built in the late 1930's and 1940's. Approximately 60% of the parcels have some degree of view' most often of Puget Sound, Seattle Skyline, Cascade or Olympic Mountains. High quality homes are scattered within the entire area but are most prevalent along a Puget Sound view corridor in the Southwestern portion of the area. Waterfront properties run along Puget Sound and are primarily high bank along the Western and Southern portions of Magnolia and low bank along Shilshole Bay. These low bank properties may include private moorage buoys and private docks for direct marine access into Puget Sound.

Area 11 is an extremely diverse area with sales of non-waterfront properties ranging from \$205,500 to \$3,275,000. Average sale price per neighborhood is listed in the land portion of this report. Overall, the average sale for non-waterfront improved properties was \$572,024 and the average sale for waterfront improved properties was \$1,268,333.

Area 11 is divided into four subareas. Subarea 1 is the northern most area and is north of Discovery Park. This subarea includes the community of Lawtonwood as well as homes along Shilshole Bay. Subarea 3 is on the eastern side of Magnolia with BNSF railroad yards, marine commercial services, fishing fleet terminal, and Cruise ship terminals. Commercial activity is generally to the North and East of Gilman Avenue. Subarea 5 is along the Southern and Western portion. It is predominantly residential and many of the homes are view properties. Located on the south end of Magnolia is Eliot Bay Marina which is considered one of the most desirable marina's in the Seattle Area. Subarea 7 is the interior portion of Magnolia which is primarily residential with schools and Magnolia Village retail stores toward the southern portion of Subarea 7.

Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. In Area 11 approximately 95% of all parcels have a house on them. Therefore, there are very few vacant parcels in this area and a very limited number of sales of vacant land. Vacant sales and tear down sales from 1/2009 to 1/2012 were utilized in Area 11 to develop a model for the valuation of each land parcel.

Due to the many possible combinations of adjustments for location, view, lot size, topography, traffic, etc.; improved sales were also used as supporting information of land value and land characteristic adjustments. Extracted land values from improved sales were utilized in adjusting the view, traffic, and neighborhood adjustments through paired sales analysis.

Due to the lack of sales; waterfront sale analysis consisted of vacant or tear down sales as well as consideration of extracted land values from improved sales. First, waterfront sales were valued on upland schedule; then extraction was used to determine the waterfront land value. The difference between the extracted land value and the upland value was then converted to a waterfront foot adjustment.

For non-waterfront parcels; a typical lot in the area has an average value range between \$200,000 and \$360,000 and the average lot is approximately \$296,000, depending on size, location and view amenity.

Townhome land values within a complex were equalized so units would have similar land values regardless of actual lot SF. Townhome lots typically range in size from 829sf to 2,289sf. Typical land values range from \$84,000 to \$117,000

Neighborhoods

This area is comprised of 7 neighborhoods. Following is a brief description of each neighborhood.

Neighborhood 10 is generally located on the central portion of Area 11. This area is impacted by topography issues on the western and eastern portions of the neighborhood. Homes in this neighborhood are typically Grade 7's and 8's; though there are higher grades also represented. There are no waterfront properties in this neighborhood.

Neighborhood 20 is directly South and West of Neighborhood 10. This area is impacted by topography issues as well as average to excellent Puget Sound and Seattle Skyline views. Homes in this neighborhood are typically Grade 8's and 9's with higher grades along the most desirable view corridors. This neighborhood includes Puget Sound waterfront properties.

Neighborhood 30 is directly North of Neighborhood 20 and includes Lawtonwood. Discovery Park is included in this neighborhood and it provides many recreational opportunities for the surrounding community. This area is impacted by topography issues. It also impacted by the West Point treatment plant to the west; this plant is well separated from the residential use and does not appear to have a negative effect on property values for the area. Homes in this neighborhood are typically Grade 9's and 10's with higher grade near the more desirable view areas. This neighborhood includes Shilshole Bay waterfront properties.

Neighborhood 40 is directly East of Neighborhood 30 and North of Neighborhood 10. This area is impacted by topography. Homes in this neighborhood are typically Grade 7's and 8's

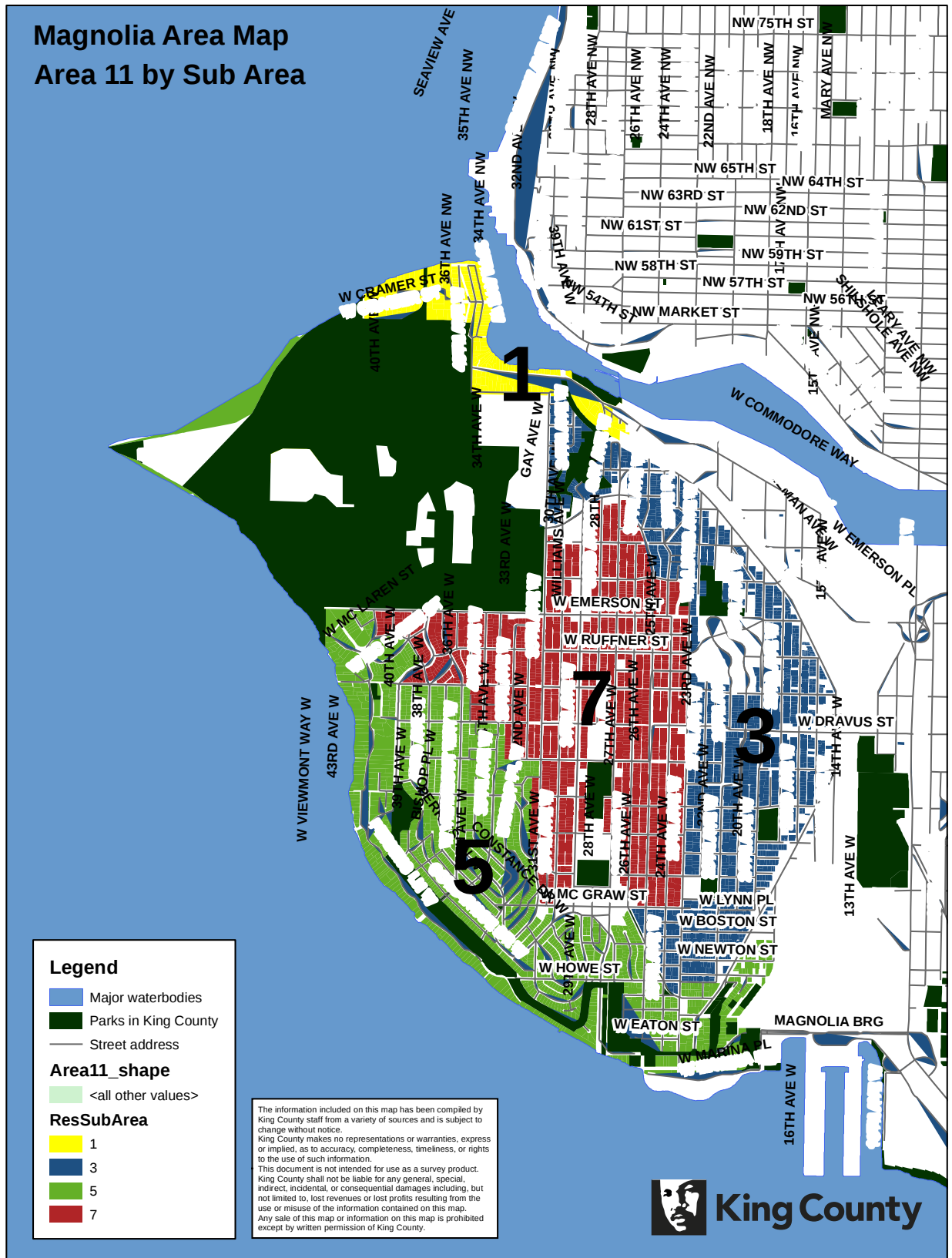
Neighborhood 50 is directly East of Neighborhood's 40 and 10. This area is impacted by topography issues. Homes in this neighborhood are typically Grade 6's and 7's.

Neighborhood 60 is directly East of Neighborhood 50. This area is impacted by topography issues. Homes in this neighborhood are typically Grade 7's and 8's and includes a greater concentration of townhomes. Homes in this neighborhood are affected by their proximity to the BNSF railroad yards, Fisherman's Terminal and a Cruise ship terminal. There are no waterfront properties in this neighborhood. This area has the highest concentration of townhomes in the Magnolia area.

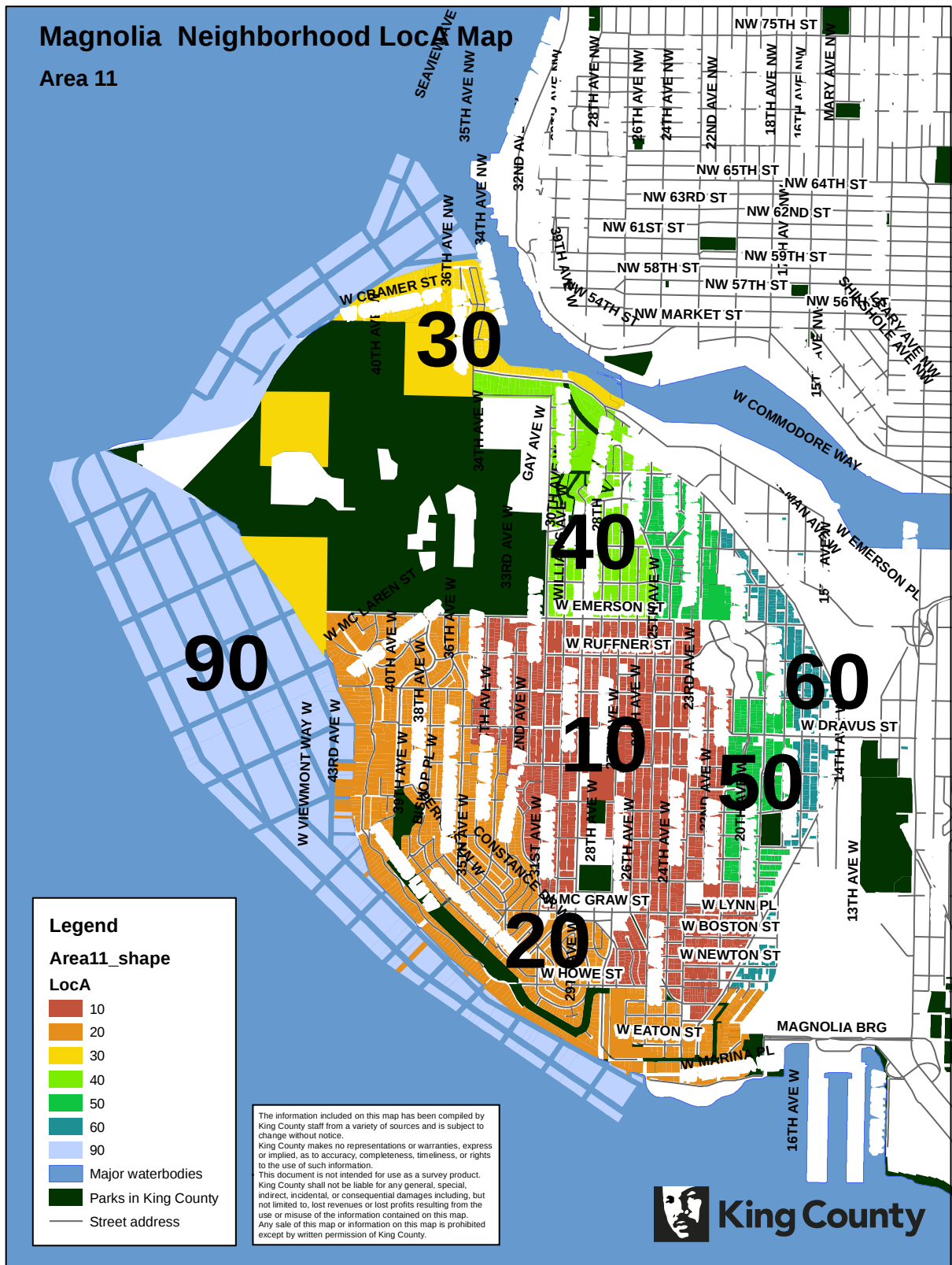
Neighborhood 90 is the underwater / tideland only parcels which lie to the North and West of Magnolia. The majority of these parcels are government owned though there are a few private parcels included in Neighborhood 90.

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

Magnolia Area Map Area 11 by Sub Area



Neighborhood Map



Vacant Sales Used In This Physical Inspection Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	102503	9324	5/16/2011	\$200,000	5,415	N	N
001	102503	9325	4/12/2011	\$190,000	6,929	N	N
001	102503	9326	5/17/2011	\$200,000	7,024	N	N
001	102503	9123	6/26/2009	\$562,000	18,170	N	N
003	423790	1221	10/27/2011	\$249,950	3,975	N	N
003	026900	1185	1/6/2010	\$540,000	7,680	Y	N
003	277060	1455	11/18/2011	\$220,000	6,000	N	N
003	277060	1782	9/15/2010	\$65,000	1,618	N	N
003	277060	2372	2/22/2010	\$105,000	1,911	N	N
003	423540	0215	12/3/2011	\$240,000	3,600	N	N
007	087100	0375	6/14/2011	\$175,000	3,061	Y	N
007	087100	1464	8/8/2011	\$225,000	5,102	N	N
007	137730	0025	4/21/2010	\$480,000	7,920	N	N
007	812770	0335	2/23/2009	\$385,000	8,250	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	102503	9028	5/4/10	\$2,450,000	MULTI-PARCEL SALE;
003	026900	0466	6/15/11	\$200,000	TEAR DOWN; NO MARKET EXPOSURE; QUIT CLAIM
003	277060	2910	3/3/11	\$1,900,000	MULTI-PARCEL SALE;
003	277060	2915	3/3/11	\$1,900,000	MULTI-PARCEL SALE;
005	020750	0011	3/9/11	\$150,000	NO MARKET EXPOSURE;
005	136430	0555	12/28/10	\$30,000	NO MARKET EXPOSURE;
005	202120	0333	5/10/11	\$975,000	BUILDER OR DEVELOPER SALE
005	503530	1007	2/10/11	\$375,000	NO MARKET EXPOSURE;
005	503530	1012	2/28/11	\$375,000	NO MARKET EXPOSURE;
005	766620	0386	2/26/10	\$1,865,000	MULTI-PARCEL SALE;
005	766620	0715	6/11/10	\$1,600,000	MULTI-PARCEL SALE;
005	766620	0725	6/11/10	\$1,600,000	MULTI-PARCEL SALE;
005	766620	0733	6/11/10	\$1,600,000	MULTI-PARCEL SALE;

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.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed variables such as: neighborhood and location, waterfront footage, lot size, view, grade, condition, and age were influential in the market. Non waterfront improved properties located in Lawtonwood required an additional upward adjustment of 10%. Neighborhood 60 parcels received a reduction of 5%. Grades 10 and 11 received an adjustment of an additional 5% while Grade 12's were increased by 10% These adjustments to the EMV model were determined by examining strata tables of AV ratio's after the new model had been applied to the sales.

Area 11 was also analyzed using Geostatistical Analysis. This analysis reflects the relationship between the improvements and the similarity of the improvements to each other. This is intended to provide "feathering" between neighborhoods.

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

Area 11 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, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.927, resulting in an adjusted value of \$486,000 ($\$525,000 \times .927 = \$486,675$ – truncated to the nearest \$1000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.890	-11.0%
2/1/2009	0.896	-10.4%
3/1/2009	0.901	-9.9%
4/1/2009	0.906	-9.4%
5/1/2009	0.912	-8.8%
6/1/2009	0.917	-8.3%
7/1/2009	0.922	-7.8%
8/1/2009	0.927	-7.3%
9/1/2009	0.932	-6.8%
10/1/2009	0.936	-6.4%
11/1/2009	0.941	-5.9%
12/1/2009	0.945	-5.5%
1/1/2010	0.949	-5.1%
2/1/2010	0.954	-4.6%
3/1/2010	0.957	-4.3%
4/1/2010	0.961	-3.9%
5/1/2010	0.964	-3.6%
6/1/2010	0.968	-3.2%
7/1/2010	0.971	-2.9%
8/1/2010	0.974	-2.6%
9/1/2010	0.977	-2.3%
10/1/2010	0.980	-2.0%
11/1/2010	0.982	-1.8%
12/1/2010	0.985	-1.5%
1/1/2011	0.987	-1.3%
2/1/2011	0.989	-1.1%
3/1/2011	0.991	-0.9%
4/1/2011	0.993	-0.7%
5/1/2011	0.994	-0.6%
6/1/2011	0.996	-0.4%
7/1/2011	0.997	-0.3%
8/1/2011	0.998	-0.2%
9/1/2011	0.999	-0.1%
10/1/2011	0.999	-0.1%
11/1/2011	1.000	0.0%
12/1/2011	1.000	0.0%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
001	759070	0055	12/22/09	\$715,000	\$677,000	810	7	1978	Avg.	3,734	Y	Y	5606 39TH AVE W
001	423790	0541	5/26/09	\$835,000	\$764,000	1,680	8	1957	VGood	13,250	Y	N	3123 W HARLEY ST
001	102503	9139	6/30/10	\$719,000	\$698,000	2,010	8	1997	Avg.	6,030	Y	N	3760 W COMMODORE WAY
001	102503	9027	10/10/11	\$1,300,000	\$1,299,000	1,830	9	1952	Avg.	37,393	Y	Y	4223 W SEMPLE ST
001	102503	9306	9/15/10	\$805,000	\$787,000	2,250	9	1992	Avg.	11,000	N	N	4542 C W CRAMER ST
001	102503	9314	9/22/11	\$1,225,000	\$1,223,000	2,319	9	1997	Avg.	5,541	Y	Y	3756 W COMMODORE WAY
001	102503	9149	2/3/10	\$1,087,500	\$1,037,000	2,540	9	2008	Avg.	18,720	N	N	4518 W CRAMER ST
001	102503	9135	6/17/10	\$1,350,000	\$1,308,000	2,650	9	1952	Avg.	14,070	Y	Y	3736 W COMMODORE WAY
001	102503	9329	8/2/10	\$899,000	\$875,000	3,120	9	2004	Avg.	7,698	Y	N	3522 W LAWTON CIR
001	102503	9328	6/23/09	\$867,500	\$798,000	3,610	9	2004	Avg.	5,613	N	N	3516 W LAWTON CIR
001	102503	9068	9/28/10	\$950,000	\$930,000	2,970	10	1998	Avg.	4,275	N	N	5443 45TH AVE W
001	102503	9239	5/2/11	\$1,248,000	\$1,240,000	3,480	10	1990	VGood	10,080	Y	N	3704 W LAWTON ST
001	102503	9332	7/29/09	\$1,100,000	\$1,019,000	2,660	11	2008	Avg.	5,022	Y	N	5238 40TH AVE W
001	102503	9333	12/10/09	\$1,100,000	\$1,041,000	2,800	11	2008	Avg.	5,000	Y	N	5240 40TH AVE W
001	759070	0045	2/18/10	\$2,100,000	\$2,006,000	4,730	12	1991	Avg.	7,975	Y	Y	5602 39TH AVE W
003	423540	0316	3/18/10	\$260,000	\$249,000	450	6	1948	VGood	3,288	N	N	4440 35TH AVE W
003	701070	0715	12/21/11	\$260,000	\$259,000	630	6	1924	Avg.	2,810	N	N	3105 W GOVERNMENT WAY
003	277060	0281	2/10/10	\$389,000	\$371,000	670	6	1924	VGood	4,950	N	N	2323 W EMERSON ST
003	277110	4070	4/18/09	\$270,000	\$245,000	670	6	1937	Avg.	2,500	N	N	2850 21ST AVE W
003	277060	2370	6/29/09	\$330,000	\$304,000	700	6	1926	VGood	2,088	N	N	2014 W BARRETT ST
003	277060	1781	9/13/10	\$205,500	\$201,000	770	6	1999	Avg.	1,885	N	N	3445 21ST AVE W
003	277060	0840	10/26/09	\$399,000	\$375,000	780	6	1952	Good	2,896	N	N	2646 23RD AVE W
003	277060	2045	5/11/11	\$300,000	\$298,000	790	6	1905	Good	4,800	N	N	3014 22ND AVE W
003	277060	6915	3/23/09	\$358,000	\$323,000	800	6	1950	Good	6,615	N	N	4201 26TH AVE W
003	701070	0910	10/25/10	\$349,950	\$343,000	820	6	1951	Avg.	3,860	N	N	4421 29TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277110	1100	9/26/11	\$224,450	\$224,000	830	6	1944	Avg.	4,140	N	N	3832 23RD AVE W
003	691770	0356	10/13/09	\$345,000	\$323,000	840	6	1947	Avg.	3,522	N	N	2907 W ELMORE ST
003	036900	0820	9/30/11	\$315,000	\$314,000	850	6	1953	Good	5,250	N	N	4001 24TH AVE W
003	277060	1660	3/15/10	\$295,000	\$282,000	860	6	1940	Avg.	4,007	N	N	3645 22ND AVE W
003	701070	0020	5/25/10	\$316,500	\$306,000	870	6	1947	Avg.	4,800	N	N	4215 28TH AVE W
003	232630	0020	3/24/10	\$355,000	\$340,000	870	6	1947	VGood	4,000	N	N	2819 W ELMORE ST
003	277060	1675	8/7/09	\$370,000	\$343,000	900	6	1952	Avg.	2,886	N	N	3456 22ND AVE W
003	277060	1875	10/21/11	\$250,000	\$249,000	910	6	1907	Avg.	2,750	N	N	2110 W DRAVUS ST
003	668150	0060	6/22/10	\$345,000	\$334,000	910	6	1919	Avg.	5,040	Y	N	2822 PATTEN PL W
003	701070	1255	9/23/10	\$325,000	\$318,000	950	6	1916	Avg.	4,000	Y	N	4434 28TH PL W
003	423540	0185	7/28/09	\$295,000	\$273,000	580	7	2003	Avg.	1,364	N	N	3300 A W GOVERNMENT
003	423540	0186	6/23/09	\$290,000	\$266,000	580	7	2003	Avg.	1,306	N	N	3300 B W GOVERNMENT
003	277060	0639	9/22/10	\$335,000	\$327,000	806	7	1954	Avg.	2,540	N	N	2316 W DRAVUS ST
003	423790	1560	3/16/11	\$430,000	\$426,000	830	7	1952	VGood	4,000	N	N	4515 35TH AVE W
003	277060	2265	9/11/09	\$341,000	\$318,000	830	7	1908	Good	4,200	N	N	2849 21ST AVE W
003	277060	1012	9/20/10	\$459,000	\$449,000	840	7	1947	Good	6,000	N	N	2822 23RD AVE W
003	277110	3040	2/3/10	\$335,000	\$319,000	840	7	1925	VGood	3,262	N	N	2849 THORNDYKE AVE W
003	119300	0255	8/7/11	\$440,000	\$439,000	900	7	1931	VGood	3,111	Y	N	2611 W BERTONA ST
003	232130	0230	12/13/11	\$379,000	\$378,000	930	7	1924	Avg.	6,000	N	N	2917 W BOSTON ST
003	277060	1380	11/9/11	\$349,000	\$348,000	930	7	1910	VGood	3,960	N	N	3221 22ND AVE W
003	277160	3670	5/17/10	\$329,600	\$318,000	930	7	1918	Avg.	4,000	N	N	2107 THORNDYKE AVE W
003	277110	1921	3/19/09	\$315,000	\$284,000	930	7	2006	Avg.	1,251	N	N	3622 A 22ND AVE W
003	026900	1010	3/5/10	\$405,000	\$387,000	960	7	1963	Avg.	4,104	Y	N	2512 27TH AVE W
003	701070	0090	9/6/10	\$560,000	\$547,000	970	7	1947	VGood	5,000	N	N	4214 28TH PL W
003	277160	3975	9/8/11	\$419,000	\$418,000	1,000	7	1937	Avg.	4,000	Y	N	2600 W NEWTON ST

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277160	3975	8/12/10	\$425,000	\$414,000	1,000	7	1937	Avg.	4,000	Y	N	2600 W NEWTON ST
003	277060	6775	12/7/11	\$315,000	\$314,000	1,030	7	1956	Avg.	5,830	Y	N	4224 WILLIAMS AVE W
003	701070	0900	3/10/10	\$463,500	\$444,000	1,040	7	1953	Avg.	4,400	N	N	4413 29TH AVE W
003	277060	0625	7/2/09	\$389,950	\$359,000	1,040	7	1944	Avg.	7,000	Y	N	3212 24TH AVE W
003	277060	0232	7/27/11	\$340,000	\$339,000	1,050	7	1995	Avg.	1,682	N	N	3843 A 23RD AVE W
003	277160	4791	2/10/11	\$510,000	\$504,000	1,070	7	1952	Avg.	3,584	N	N	2600 W HOWE ST
003	119200	0710	10/15/10	\$385,000	\$377,000	1,070	7	1940	Avg.	6,250	N	N	3014 28TH AVE W
003	423790	1469	6/23/10	\$385,000	\$373,000	1,080	7	1952	Good	6,000	N	N	4563 35TH AVE W
003	423790	1555	6/8/09	\$435,000	\$399,000	1,080	7	1952	VGood	4,000	N	N	4519 35TH AVE W
003	277060	6825	11/15/11	\$284,950	\$284,000	1,100	7	2006	Avg.	1,520	N	N	4252 WILLIAMS AVE W
003	277160	3821	12/4/09	\$530,000	\$501,000	1,100	7	1941	VGood	4,000	Y	N	2107 26TH AVE W
003	503630	0920	12/29/11	\$426,000	\$425,000	1,120	7	1964	Good	4,325	Y	N	3439 24TH AVE W
003	277060	6765	11/14/11	\$314,500	\$314,000	1,120	7	1956	Avg.	5,720	Y	N	4214 WILLIAMS AVE W
003	423540	0182	9/18/11	\$352,500	\$352,000	1,120	7	2003	Avg.	1,328	N	N	3302 A W GOVERNMENT
003	036900	0080	5/27/11	\$294,000	\$292,000	1,120	7	1957	Avg.	5,875	Y	N	4013 WILLIAMS AVE W
003	423540	0183	6/2/10	\$359,950	\$348,000	1,120	7	2003	Avg.	972	N	N	3302 B W GOVERNMENT
003	701070	1195	11/23/09	\$325,000	\$306,000	1,120	7	1910	Avg.	5,272	N	N	4449 28TH AVE W
003	423540	0184	7/27/09	\$396,000	\$366,000	1,120	7	2003	Avg.	1,287	N	N	3302 C W GOVERNMENT
003	277060	0145	7/8/11	\$465,000	\$463,000	1,130	7	1956	Good	7,000	Y	N	3842 24TH AVE W
003	503630	0245	6/23/10	\$475,000	\$460,000	1,150	7	1951	Avg.	6,000	Y	N	3716 28TH AVE W
003	277060	1662	3/3/10	\$390,000	\$373,000	1,150	7	1999	VGood	1,991	N	N	3643 22ND AVE W
003	423540	0099	5/18/09	\$380,650	\$348,000	1,150	7	2003	Avg.	2,289	N	N	3316 b W GOVERNMENT
003	277160	4770	4/7/09	\$425,000	\$385,000	1,150	7	1953	Avg.	3,584	N	N	2623 W PLYMOUTH ST
003	423540	0200	2/24/09	\$372,500	\$335,000	1,150	7	2003	Avg.	2,225	N	N	3316 A W GOVERNMENT
003	924190	0130	10/17/11	\$420,000	\$419,000	1,160	7	1961	Avg.	5,632	N	N	3010 25TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277060	0720	8/3/11	\$430,505	\$429,000	1,160	7	1952	Avg.	7,000	N	N	3036 24TH AVE W
003	701070	1300	9/20/11	\$375,000	\$374,000	1,190	7	1974	Avg.	3,600	Y	N	4400 28TH PL W
003	277160	4700	12/19/11	\$486,450	\$486,000	1,200	7	1923	Good	4,000	N	N	2643 W NEWTON ST
003	277160	3940	6/3/10	\$360,000	\$348,000	1,200	7	1936	Avg.	5,000	N	N	2626 W NEWTON ST
003	701070	0805	12/23/11	\$399,000	\$398,000	1,210	7	1952	Avg.	5,000	N	N	4417 30TH AVE W
003	503630	0215	4/14/11	\$370,000	\$367,000	1,210	7	1947	Avg.	6,000	Y	N	3618 28TH AVE W
003	026900	0623	11/4/11	\$530,000	\$529,000	1,220	7	1947	Good	5,900	Y	N	2569 24TH AVE W
003	701070	1275	12/9/11	\$417,000	\$416,000	1,240	7	1963	Avg.	4,500	Y	N	4416 28TH PL W
003	701070	0255	8/25/10	\$550,000	\$537,000	1,240	7	1959	Avg.	5,010	Y	N	4222 29TH AVE W
003	701070	0300	1/6/09	\$408,000	\$363,000	1,260	7	1988	Avg.	6,699	N	N	2928 W ELMORE ST
003	277160	0825	8/19/09	\$391,000	\$363,000	1,270	7	1910	Avg.	5,000	Y	N	2325 W SMITH ST
003	232130	0335	10/14/09	\$655,000	\$614,000	1,280	7	1925	Good	6,000	N	N	2020 29TH AVE W
003	423540	0450	5/13/09	\$450,000	\$411,000	1,310	7	1908	VGood	3,300	N	N	4352 36TH AVE W
003	277060	0435	5/7/09	\$490,000	\$447,000	1,310	7	1963	Avg.	5,000	N	N	3450 24TH AVE W
003	423540	0315	12/1/11	\$635,000	\$634,000	1,320	7	1951	VGood	7,989	N	N	4436 35TH AVE W
003	277160	3360	8/17/11	\$400,000	\$399,000	1,320	7	1959	Avg.	5,000	Y	N	2435 W LYNN ST
003	691770	0365	5/2/11	\$485,000	\$482,000	1,330	7	1951	Avg.	9,868	Y	N	4045 29TH AVE W
003	277160	3730	2/8/11	\$460,000	\$455,000	1,400	7	1920	Good	4,000	Y	N	2435 W BOSTON ST
003	277060	0780	1/22/10	\$489,250	\$465,000	1,400	7	1946	Good	7,000	Y	N	3033 23RD AVE W
003	232130	0295	2/9/09	\$400,000	\$358,000	1,420	7	1925	Avg.	5,000	Y	N	2809 W BOSTON ST
003	701070	0270	4/14/10	\$522,000	\$502,000	1,480	7	1912	VGood	4,000	N	N	2911 W MANSELL ST
003	026900	1351	9/20/11	\$416,500	\$416,000	1,510	7	1955	Avg.	5,525	Y	N	2415 W MCGRW ST
003	701070	0230	1/14/11	\$515,000	\$508,000	1,670	7	1907	Good	5,267	N	N	4312 29TH AVE W
003	036900	0980	12/7/09	\$452,000	\$427,000	1,730	7	1983	Avg.	6,000	N	N	3843 24TH AVE W
003	423790	1460	9/2/09	\$464,400	\$432,000	1,800	7	1952	Good	4,000	N	N	4571 35TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277060	1085	5/24/10	\$439,000	\$424,000	1,820	7	2006	Avg.	4,000	N	N	2843 22ND AVE W
003	277060	0760	4/16/10	\$665,000	\$640,000	1,890	7	1981	Good	6,160	Y	N	3011 23RD AVE W
003	423790	0005	4/27/10	\$380,000	\$366,000	1,960	7	1919	Avg.	4,400	N	N	3118 W GOVERNMENT WAY
003	701070	0550	8/24/10	\$465,000	\$454,000	2,030	7	2008	Avg.	5,100	N	N	4332 31ST AVE W
003	277060	2095	10/5/10	\$607,000	\$594,000	2,050	7	1963	Good	6,000	Y	N	3007 21ST AVE W
003	277060	2090	7/19/10	\$610,000	\$593,000	2,050	7	1962	Good	6,000	Y	N	3001 21ST AVE W
003	277060	0935	2/15/11	\$299,950	\$296,000	2,090	7	1911	Fair	6,000	N	N	2643 22ND AVE W
003	423790	1200	10/28/09	\$525,000	\$493,000	2,350	7	1910	VGood	3,417	N	N	4558 35TH AVE W
003	701070	1395	2/7/11	\$394,000	\$389,000	2,400	7	1925	Avg.	4,400	N	N	4340 30TH AVE W
003	693360	0410	12/18/09	\$440,000	\$416,000	2,500	7	1910	Avg.	7,056	Y	N	3230 25TH AVE W
003	277060	6795	3/11/10	\$526,200	\$504,000	2,800	7	1968	Avg.	4,400	Y	N	4238 WILLIAMS AVE W
003	277160	3312	8/5/09	\$385,000	\$357,000	800	8	2006	Avg.	829	N	N	2205 THORNDYKE AVE W
003	277160	3316	4/22/10	\$265,000	\$255,000	850	8	2006	Avg.	1,926	N	N	2201 THORNDYKE AVE W
003	701070	1360	7/21/10	\$435,000	\$423,000	860	8	2001	Avg.	4,400	N	N	4335 29TH AVE W
003	277160	4645	1/20/10	\$428,500	\$407,000	910	8	1945	Avg.	4,000	N	N	2600 W PLYMOUTH ST
003	277110	2143	7/24/09	\$320,000	\$296,000	980	8	2008	Avg.	965	N	N	3402 21ST AVE W
003	423540	0503	5/21/10	\$345,000	\$333,000	1,000	8	2004	Avg.	1,565	N	N	4316 D 36TH AVE W
003	277110	2010	8/26/11	\$350,248	\$349,000	1,040	8	2001	Avg.	1,440	N	N	3610 22ND AVE W
003	277110	2144	7/16/09	\$330,000	\$305,000	1,040	8	2008	Avg.	1,327	N	N	3400 21ST AVE W
003	277110	2142	6/18/09	\$335,000	\$308,000	1,040	8	2008	Avg.	1,236	N	N	3404 21ST AVE W
003	026900	0551	7/27/10	\$425,000	\$413,000	1,060	8	1953	Avg.	7,680	N	N	2420 W RAYE ST
003	277060	1772	12/23/10	\$279,950	\$276,000	1,080	8	2009	Avg.	923	N	N	3469 21ST AVE W
003	277060	1785	12/23/10	\$279,950	\$276,000	1,080	8	2009	Avg.	953	N	N	3457 21ST AVE W
003	277060	1786	12/23/10	\$279,950	\$276,000	1,080	8	2009	Avg.	953	N	N	3459 21ST AVE W
003	277060	1767	12/22/10	\$279,950	\$276,000	1,080	8	2009	Avg.	922	N	N	3477 21ST AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277060	1771	12/22/10	\$279,950	\$276,000	1,080	8	2009	Avg.	923	N	N	3467 21ST AVE W
003	277060	1787	11/29/10	\$310,000	\$305,000	1,080	8	2009	Avg.	1,275	N	N	3461 21ST AVE W
003	277060	1783	11/15/10	\$299,950	\$295,000	1,080	8	2009	Avg.	1,335	N	N	3455 21ST AVE W
003	277060	1775	10/6/10	\$319,950	\$313,000	1,080	8	2009	Avg.	922	N	N	3451 21ST AVE W
003	277060	1774	7/15/10	\$329,950	\$320,000	1,080	8	2009	Avg.	922	N	N	3449 21ST AVE W
003	277060	1766	4/6/10	\$344,950	\$331,000	1,080	8	2009	Avg.	922	N	N	3475 21ST AVE W
003	277060	1787	3/25/10	\$344,950	\$331,000	1,080	8	2009	Avg.	1,275	N	N	3461 21ST AVE W
003	277060	1784	3/11/10	\$344,950	\$330,000	1,080	8	2009	Avg.	1,508	N	N	3471 21ST AVE W
003	277060	1769	3/10/10	\$344,950	\$330,000	1,080	8	2009	Avg.	1,238	N	N	3465 21ST AVE W
003	277060	1764	3/4/10	\$344,950	\$330,000	1,080	8	2009	Avg.	1,237	N	N	3473 21ST AVE W
003	277060	1773	2/24/10	\$344,950	\$329,000	1,080	8	2009	Avg.	1,231	N	N	3447 21ST AVE W
003	277060	1768	2/18/10	\$344,950	\$329,000	1,080	8	2009	Avg.	1,447	N	N	3479 21ST AVE W
003	277060	1779	11/13/09	\$369,950	\$348,000	1,080	8	2009	Avg.	1,291	N	N	3453 21ST AVE W
003	277110	2139	4/28/10	\$352,000	\$339,000	1,100	8	2008	Avg.	1,320	N	N	2024 W BERTONA ST
003	277110	2140	6/10/09	\$339,000	\$311,000	1,100	8	2008	Avg.	977	N	N	2022 W BERTONA ST
003	277110	2141	3/9/09	\$373,000	\$336,000	1,100	8	2008	Good	1,376	N	N	2020 W BERTONA ST
003	277060	1777	1/7/09	\$325,000	\$289,000	1,100	8	2006	Avg.	1,397	N	N	3435 A 21ST AVE W
003	693360	0255	10/19/09	\$355,000	\$333,000	1,110	8	1952	Avg.	4,800	Y	N	2508 W DRAVUS ST
003	119300	0340	12/19/11	\$849,000	\$848,000	1,120	8	2008	VGood	6,000	N	N	2910 27TH AVE W
003	277060	1751	7/10/09	\$330,000	\$304,000	1,120	8	2008	Avg.	1,540	N	N	3413 B 21ST AVE W
003	277060	1752	6/24/09	\$325,000	\$299,000	1,120	8	2008	Avg.	1,260	N	N	3413 A 21ST AVE W
003	693360	0240	6/1/10	\$436,000	\$421,000	1,130	8	1953	Avg.	4,800	Y	N	2518 W DRAVUS ST
003	277060	1917	12/16/10	\$340,000	\$335,000	1,140	8	2006	Avg.	1,349	N	N	3229 A 21ST AVE W
003	277160	2886	8/6/09	\$432,000	\$400,000	1,140	8	2008	Avg.	1,504	N	N	2320 THORNDYKE AVE W
003	277060	2501	8/1/09	\$330,000	\$305,000	1,140	8	2008	Avg.	1,377	N	N	3204 B 21ST AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277110	2156	5/19/11	\$285,000	\$283,000	1,160	8	2007	Avg.	1,192	N	N	3412 B 21ST AVE W
003	277110	2158	5/29/09	\$320,000	\$293,000	1,160	8	2007	Avg.	1,263	N	N	3410 B 21ST AVE W
003	277160	0595	2/18/10	\$595,000	\$568,000	1,190	8	1953	VGood	5,886	Y	N	2219 W HALLADAY ST
003	701070	0935	4/26/11	\$449,950	\$447,000	1,200	8	1965	Avg.	6,240	N	N	4436 30TH AVE W
003	277160	3370	7/13/09	\$575,000	\$531,000	1,210	8	1951	Good	4,000	Y	N	2441 W LYNN ST
003	277060	0643	12/11/09	\$399,500	\$378,000	1,230	8	2001	Good	1,837	Y	N	3201 23RD AVE W
003	277060	0646	1/22/09	\$400,000	\$357,000	1,230	8	2001	VGood	1,973	N	N	2308 W DRAVUS ST
003	277060	1712	7/22/11	\$349,500	\$348,000	1,290	8	2002	Avg.	1,579	N	N	3422 B 22ND AVE W
003	277060	1696	5/25/11	\$365,000	\$363,000	1,300	8	2005	Avg.	1,348	N	N	3430A 22ND AVE W
003	277060	1694	10/14/09	\$380,000	\$356,000	1,300	8	2005	Avg.	1,348	N	N	3432A 22ND AVE W
003	277060	1694	1/14/09	\$365,000	\$325,000	1,300	8	2005	Avg.	1,348	N	N	3432A 22ND AVE W
003	277060	1546	8/4/10	\$383,000	\$373,000	1,320	8	2003	Avg.	1,515	N	N	3451 B 22ND AVE W
003	277060	1687	5/28/10	\$435,000	\$420,000	1,320	8	2007	Avg.	1,428	N	N	3448 B 22ND AVE W
003	277060	1688	4/27/10	\$430,000	\$414,000	1,320	8	2007	Avg.	1,408	N	N	3448 A 22ND AVE W
003	503630	0446	10/20/09	\$702,000	\$659,000	1,320	8	1961	VGood	5,940	Y	N	2608 W BERTONA ST
003	277060	1782	6/21/11	\$335,000	\$333,000	1,330	8	2011	Avg.	1,618	N	N	3441 21ST AVE W
003	277160	3355	1/6/09	\$580,000	\$516,000	1,350	8	1959	VGood	5,000	Y	N	2431 W LYNN ST
003	277060	6625	8/16/10	\$699,000	\$681,000	1,390	8	1912	VGood	4,400	Y	N	4225 WILLIAMS AVE W
003	277160	4675	1/8/10	\$517,600	\$491,000	1,390	8	1958	Avg.	4,000	N	N	2623 W NEWTON ST
003	277060	2500	7/11/11	\$385,000	\$383,000	1,400	8	2008	Avg.	1,684	N	N	3204 A 21ST AVE W
003	701070	1090	9/13/11	\$550,000	\$549,000	1,430	8	1984	Avg.	4,000	Y	N	4434 29TH AVE W
003	277060	2499	5/1/11	\$365,000	\$362,000	1,530	8	2008	Avg.	1,472	N	N	3206 A 21ST AVE W
003	277060	2498	2/24/11	\$365,000	\$361,000	1,530	8	2008	Avg.	1,471	N	N	3206 B 21ST AVE W
003	232630	0071	7/21/11	\$513,671	\$512,000	1,550	8	1971	Avg.	5,324	Y	N	2832 W ELMORE PL
003	119300	0085	7/12/11	\$550,000	\$548,000	1,570	8	1931	Good	5,250	N	N	3215 27TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277160	2887	2/12/10	\$412,000	\$393,000	1,570	8	2008	Avg.	1,209	N	N	2321 23RD AVE W
003	701070	0227	12/28/10	\$653,000	\$644,000	1,580	8	1977	Good	5,720	Y	N	4316 29TH AVE W
003	277060	0207	4/13/09	\$420,000	\$381,000	1,590	8	1999	Avg.	2,900	Y	N	3815 23RD AVE W
003	277060	1375	12/28/11	\$480,000	\$479,000	1,610	8	1905	VGood	6,000	N	N	3219 22ND AVE W
003	232130	0020	12/2/11	\$685,000	\$684,000	1,620	8	1941	VGood	5,000	Y	N	2911 W MCGRAW ST
003	119300	0182	9/14/11	\$692,700	\$691,000	1,720	8	1951	VGood	3,125	N	N	3243 WHALLEY PL W
003	119200	0160	11/18/11	\$575,000	\$574,000	1,790	8	1926	VGood	5,625	Y	N	3013 26TH AVE W
003	277110	4235	5/16/11	\$499,000	\$496,000	1,810	8	2001	Avg.	2,500	Y	N	2652 22ND AVE W
003	119300	0280	7/8/09	\$775,000	\$715,000	1,810	8	1932	VGood	6,339	Y	N	3228 WHALLEY PL W
003	026900	1249	5/19/11	\$520,000	\$517,000	1,840	8	1950	Avg.	8,064	Y	N	2419 25TH AVE W
003	036900	0965	9/2/10	\$618,000	\$603,000	1,850	8	1906	VGood	6,000	Y	N	3829 24TH AVE W
003	232130	0246	10/29/09	\$640,000	\$601,000	1,870	8	1939	Avg.	4,500	Y	N	2111 29TH AVE W
003	119200	0015	9/16/10	\$695,000	\$680,000	1,880	8	1926	VGood	5,000	Y	N	3051 26TH AVE W
003	232130	0015	12/8/11	\$690,000	\$689,000	1,980	8	1927	VGood	5,000	Y	N	2917 W MCGRAW ST
003	423790	1395	8/24/09	\$637,500	\$593,000	2,120	8	2007	Avg.	5,000	N	N	3510 W LAWTON ST
003	232130	0245	8/18/11	\$752,117	\$750,000	2,150	8	1924	Good	5,500	Y	N	2117 29TH AVE W
003	119300	0005	11/19/09	\$640,000	\$603,000	2,390	8	1990	Avg.	7,500	N	N	3252 28TH AVE W
003	232130	0045	3/2/09	\$700,000	\$630,000	2,440	8	1925	Good	5,000	Y	N	2912 W LYNN ST
003	701070	0936	7/7/10	\$595,000	\$578,000	2,860	8	2000	Avg.	4,442	N	N	4432 30TH AVE W
003	277060	1446	5/10/10	\$462,000	\$446,000	1,160	9	2009	VGood	1,144	N	N	3444 B 23RD AVE W
003	277060	1447	4/6/10	\$458,000	\$440,000	1,160	9	2009	Good	1,144	N	N	3444 A 23RD AVE W
003	277160	3035	1/11/10	\$680,000	\$646,000	1,580	9	1953	Avg.	8,000	Y	N	2644 W LYNN ST
003	277060	2372	7/8/10	\$625,000	\$607,000	1,650	9	2010	VGood	1,911	N	N	2012 W BARRETT ST
003	202120	0175	5/11/09	\$800,000	\$730,000	1,710	9	1937	VGood	5,846	Y	N	1820 CONDON WAY W
003	119300	0435	1/25/10	\$650,000	\$619,000	1,830	9	1931	Good	6,000	N	N	2908 28TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277160	2857	9/18/09	\$475,000	\$443,000	1,930	9	2008	Avg.	915	N	N	2312 W LYNN ST
003	277160	2858	9/18/09	\$545,000	\$509,000	1,970	9	2008	Avg.	1,418	N	N	2310 W LYNN ST
003	277160	2855	2/11/09	\$609,000	\$546,000	1,970	9	2008	Avg.	1,590	N	N	2302 THORNDYKE AVE W
003	693360	0070	11/17/10	\$594,950	\$585,000	2,060	9	1996	Avg.	4,050	Y	N	3243 26TH AVE W
003	924190	0115	12/6/10	\$865,000	\$852,000	2,120	9	2007	Avg.	5,760	N	N	3018 25TH AVE W
003	423540	0282	3/10/11	\$515,000	\$510,000	2,300	9	1992	Avg.	4,475	N	N	4433 BRYGGER DR W
003	026900	0840	4/27/11	\$900,000	\$894,000	2,340	9	2003	Avg.	4,260	Y	N	2553 27TH AVE W
003	423790	1545	10/2/09	\$722,000	\$676,000	2,360	9	2004	VGood	4,000	N	N	4527 35TH AVE W
003	026900	0925	7/7/10	\$799,000	\$776,000	2,370	9	1949	Good	6,400	N	N	2512 28TH AVE W
003	232130	0545	12/7/10	\$857,440	\$844,000	2,410	9	2000	Avg.	5,850	Y	N	1902 29TH AVE W
003	924190	0155	3/3/11	\$725,000	\$718,000	2,540	9	2000	Avg.	4,224	Y	N	2941 25TH AVE W
003	036900	0130	6/2/11	\$795,000	\$791,000	2,820	9	1949	Good	9,350	Y	N	3802 28TH AVE W
003	036900	0605	2/1/11	\$850,000	\$840,000	2,890	9	2010	Avg.	5,500	Y	N	3821 25TH AVE W
003	423790	0040	8/18/10	\$870,000	\$848,000	3,140	9	1992	VGood	5,500	N	N	4519 31ST AVE W
003	026900	1200	4/24/09	\$1,000,000	\$910,000	3,420	9	2007	Avg.	7,680	Y	N	2425 24TH AVE W
003	026900	0985	10/8/09	\$1,100,000	\$1,031,000	3,440	9	2008	Avg.	7,680	Y	N	2532 27TH AVE W
003	152503	9057	7/16/10	\$420,000	\$408,000	1,090	10	2008	Avg.	1,036	N	N	4308 36TH AVE W
003	152503	9056	6/24/10	\$450,000	\$436,000	1,090	10	2008	Avg.	1,036	N	N	4310 36TH AVE W
003	152503	9056	3/4/10	\$510,000	\$488,000	1,090	10	2008	Avg.	1,036	N	N	4310 36TH AVE W
003	152503	9014	9/2/10	\$400,000	\$390,000	1,150	10	2009	Avg.	1,087	N	N	3514 W GOVERNMENT WAY
003	152503	9060	8/9/10	\$400,000	\$389,000	1,150	10	2009	Avg.	983	N	N	4304 D 36TH AVE W
003	152503	9044	10/7/09	\$515,000	\$482,000	1,180	10	2008	Avg.	1,661	N	N	4306 36TH AVE W
003	152503	9055	7/21/09	\$570,000	\$527,000	1,180	10	2008	VGood	1,478	N	N	4312 36TH AVE W
003	152503	9059	9/28/10	\$425,000	\$416,000	1,220	10	2009	Avg.	1,206	N	N	4304 B 36TH AVE W
003	152503	9058	12/7/09	\$565,000	\$534,000	1,220	10	2009	Avg.	1,338	N	N	4304 A 36TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
003	277060	2336	3/22/11	\$412,500	\$409,000	1,250	10	2008	Avg.	1,495	N	N	3040 A 21ST AVE W
003	277060	1452	6/15/09	\$450,000	\$413,000	1,290	10	2008	Avg.	1,525	N	N	3442 A 23RD AVE W
003	277060	1453	2/23/09	\$495,000	\$445,000	1,290	10	2008	Avg.	1,525	N	N	3442 B 23RD AVE W
003	277060	2335	1/4/10	\$465,000	\$441,000	1,300	10	2008	Avg.	1,410	N	N	3042 21ST AVE W
003	277060	2334	11/4/09	\$452,000	\$425,000	1,300	10	2008	Avg.	1,340	N	N	3042 A 21ST AVE W
003	277060	1450	7/27/10	\$425,000	\$413,000	1,400	10	2008	Avg.	1,592	N	N	3440 B 23RD AVE W
003	277060	1451	6/15/10	\$419,000	\$406,000	1,400	10	2008	Avg.	1,356	N	N	3440 B 23RD AVE W
003	277160	2930	2/15/10	\$855,000	\$816,000	2,040	10	1997	Avg.	4,000	Y	N	2454 W LYNN ST
003	232130	0518	9/23/11	\$899,000	\$898,000	2,120	10	2002	Avg.	4,103	N	N	2801 W NEWTON ST
003	277160	4745	6/18/10	\$830,000	\$804,000	2,540	10	2005	Avg.	4,570	N	N	2641 W PLYMOUTH ST
003	277060	1117	7/7/09	\$780,000	\$719,000	2,600	10	2006	Avg.	3,500	Y	N	3052 23RD AVE W
003	277160	3895	4/1/09	\$870,000	\$788,000	2,660	10	2002	Avg.	6,700	Y	N	2114 28TH AVE W
003	277160	3945	8/4/09	\$1,300,000	\$1,205,000	2,920	10	2008	Avg.	5,500	Y	N	2622 W NEWTON ST
003	026900	1125	9/24/10	\$1,050,000	\$1,028,000	3,310	10	2005	Avg.	5,120	Y	N	2517 25TH AVE W
003	277060	0700	12/1/11	\$520,000	\$519,000	1,010	11	2011	Avg.	2,066	Y	N	3058 24TH AVE W
003	277060	0701	12/1/11	\$560,000	\$559,000	1,010	11	2011	Avg.	1,864	Y	N	3056 24TH AVE W
003	277060	0702	12/1/11	\$550,000	\$549,000	1,220	11	2009	Avg.	1,532	Y	N	3054 24TH AVE W
005	137080	3640	6/30/09	\$490,000	\$451,000	800	7	1944	Good	5,097	Y	N	2138 MONTVALE PL W
005	137080	3625	4/28/11	\$447,800	\$445,000	880	7	1942	Good	5,171	Y	N	2124 MONTVALE PL W
005	137080	4325	12/7/10	\$474,900	\$467,000	880	7	1942	VGood	4,209	N	N	3303 W CROCKETT ST
005	136430	0075	4/9/09	\$880,000	\$798,000	880	7	1939	Avg.	13,659	Y	Y	1959 PERKINS LN W
005	137080	4461	5/21/09	\$475,000	\$434,000	930	7	1942	Good	5,111	N	N	3308 W CROCKETT ST
005	232503	9067	11/13/09	\$583,000	\$549,000	980	7	1942	Good	6,428	N	N	2145 CONDON WAY W
005	354790	0070	3/15/11	\$398,500	\$395,000	990	7	1938	Good	5,000	N	N	2718 W BLAINE ST
005	354790	0175	4/19/10	\$389,000	\$374,000	1,100	7	1949	Avg.	5,000	N	N	2607 W HOWE ST

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
005	137080	4275	12/28/09	\$468,500	\$444,000	1,110	7	1939	Avg.	6,874	N	N	1918 34TH AVE W
005	503430	0056	4/11/11	\$500,000	\$496,000	1,120	7	1952	VGood	4,112	N	N	3615 W FULTON ST
005	137080	3590	12/16/10	\$410,000	\$404,000	1,150	7	1940	Avg.	5,394	Y	N	1943 34TH AVE W
005	327130	0760	3/22/11	\$470,000	\$466,000	1,160	7	1937	Avg.	5,336	N	N	3215 42ND AVE W
005	277160	4215	3/15/10	\$459,950	\$441,000	1,310	7	1951	Good	4,000	N	N	2319 W CROCKETT ST
005	106800	0620	6/9/09	\$590,000	\$541,000	1,390	7	1940	Avg.	6,801	Y	N	2522 37TH AVE W
005	327130	0640	8/18/09	\$613,500	\$570,000	1,980	7	1942	Avg.	8,120	N	N	3244 43RD AVE W
005	137080	2820	12/14/09	\$444,500	\$420,000	830	8	1940	Avg.	5,000	N	N	2276 VIEWMONT WAY W
005	137080	3645	3/14/11	\$590,000	\$585,000	960	8	1944	VGood	5,097	Y	N	2142 MONTVALE PL W
005	137080	4280	8/19/10	\$612,000	\$597,000	1,010	8	1940	VGood	6,022	N	N	1922 34TH AVE W
005	232503	9093	1/21/10	\$570,000	\$542,000	1,040	8	1951	Avg.	5,402	N	N	2116 31ST AVE W
005	327130	0676	5/14/10	\$480,000	\$463,000	1,050	8	1952	Avg.	3,531	N	N	4201 W BERTONA ST
005	503430	0051	5/29/09	\$538,000	\$492,000	1,060	8	1952	Good	4,400	Y	N	3700 W ARMOUR PL
005	137080	4405	8/24/11	\$381,000	\$380,000	1,090	8	1947	Avg.	6,013	N	N	2122 WOLFE PL W
005	202120	0335	10/4/10	\$600,000	\$588,000	1,110	8	1927	Good	5,000	N	N	1716 31ST AVE W
005	277160	4197	5/26/09	\$404,000	\$369,000	1,110	8	2008	Avg.	1,121	N	N	2335 A W CROCKETT ST
005	137080	3575	2/5/10	\$587,500	\$560,000	1,160	8	1941	Avg.	5,394	N	N	1927 34TH AVE W
005	232503	9076	5/19/11	\$375,000	\$373,000	1,170	8	1953	Avg.	5,850	N	N	2251 CONDON WAY W
005	232503	9096	3/31/11	\$377,500	\$374,000	1,170	8	1953	Avg.	5,850	N	N	2255 CONDON WAY W
005	232503	9044	8/11/09	\$637,000	\$591,000	1,170	8	1951	Good	6,710	N	N	2102 31ST AVE W
005	137680	0065	2/23/09	\$599,000	\$538,000	1,180	8	1965	Good	4,378	Y	N	2638 38TH AVE W
005	327130	0175	10/12/10	\$522,500	\$512,000	1,230	8	1952	Good	4,350	N	N	3233 44TH AVE W
005	137680	0170	5/7/10	\$510,000	\$492,000	1,240	8	1951	Good	7,308	Y	N	2646 BISHOP PL W
005	137080	2815	6/8/09	\$628,500	\$576,000	1,240	8	1937	Good	5,000	N	N	2272 VIEWMONT WAY W
005	137080	2420	9/28/11	\$525,000	\$524,000	1,250	8	1951	Avg.	3,891	Y	N	2465 36TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
005	137080	3540	3/2/11	\$628,000	\$622,000	1,250	8	1940	Good	5,512	Y	N	1952 35TH AVE W
005	327130	0165	2/15/10	\$585,000	\$558,000	1,290	8	1952	Good	5,800	N	N	3237 44TH AVE W
005	137080	3010	5/18/11	\$636,000	\$632,000	1,310	8	1941	Good	5,500	N	N	1921 EDMONTON PL W
005	503930	0121	7/26/11	\$600,000	\$598,000	1,320	8	1951	Good	4,914	Y	N	1945 31ST AVE W
005	503930	0195	10/7/09	\$406,000	\$380,000	1,320	8	1950	Avg.	6,750	N	N	1936 CLISE PL W
005	106800	0465	4/23/10	\$1,140,000	\$1,098,000	1,400	8	1942	Avg.	9,638	Y	N	2640 39TH AVE W
005	137080	3070	4/12/11	\$531,000	\$527,000	1,430	8	1938	Avg.	3,299	Y	N	2036 36TH AVE W
005	327180	0175	3/2/10	\$825,000	\$789,000	1,450	8	1941	VGood	5,800	Y	N	3046 42ND AVE W
005	137080	2335	10/1/10	\$750,000	\$734,000	1,460	8	1955	VGood	5,629	Y	N	2520 MONTAVISTA PL W
005	106800	0355	7/7/09	\$780,000	\$719,000	1,480	8	1940	Good	7,801	N	N	2606 40TH AVE W
005	202120	0795	3/16/11	\$585,000	\$580,000	1,540	8	1958	Avg.	5,000	Y	N	1563 30TH AVE W
005	327130	0395	6/20/11	\$570,000	\$567,000	1,570	8	1955	Avg.	5,800	N	N	3246 44TH AVE W
005	503430	0010	6/16/10	\$760,000	\$736,000	1,580	8	1954	VGood	5,000	Y	N	2681 BISHOP PL W
005	503930	0137	3/2/09	\$690,000	\$621,000	1,590	8	1950	Good	6,688	Y	N	1923 31ST AVE W
005	137080	0350	4/13/10	\$680,000	\$654,000	1,600	8	1954	Avg.	4,929	Y	N	2200 EASTMONT WAY W
005	106800	0025	12/7/11	\$799,000	\$798,000	1,610	8	1940	VGood	9,551	Y	N	2800 39TH AVE W
005	222503	9086	7/22/10	\$727,000	\$707,000	1,750	8	1941	Good	6,082	Y	N	3705 W BARRETT ST
005	503730	0125	7/9/10	\$629,000	\$611,000	1,820	8	1931	Avg.	5,750	Y	N	1547 THORNDYKE AVE W
005	327180	0055	2/28/11	\$525,000	\$520,000	1,880	8	1938	Good	4,756	N	N	3030 VIEWMONT WAY W
005	137080	1475	7/6/10	\$625,000	\$607,000	1,900	8	1924	Avg.	5,350	Y	N	2519 42ND AVE W
005	137080	3040	5/28/09	\$836,500	\$766,000	1,910	8	1940	Avg.	5,500	N	N	2006 36TH AVE W
005	232503	9043	5/19/09	\$615,000	\$562,000	2,110	8	1929	Good	6,160	N	N	2109 CONDON WAY W
005	503730	0045	7/28/11	\$820,000	\$818,000	2,230	8	1940	Good	5,750	Y	N	1526 28TH AVE W
005	106800	0425	3/24/10	\$700,000	\$671,000	2,240	8	1942	Avg.	7,801	N	N	2629 39TH AVE W
005	136430	0030	8/1/11	\$1,137,400	\$1,134,000	2,690	8	1926	Avg.	10,044	Y	Y	2333 PERKINS LN W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
005	277160	4222	8/6/09	\$455,700	\$422,000	940	9	2008	Avg.	1,406	N	N	2315 W CROCKETT ST
005	277160	4221	8/7/09	\$485,000	\$449,000	1,120	9	2008	Avg.	1,149	N	N	2313 W CROCKETT ST
005	277160	4220	6/29/09	\$485,000	\$446,000	1,120	9	2008	Avg.	1,443	N	N	2311 W CROCKETT ST
005	136430	0320	4/27/11	\$1,950,000	\$1,938,000	1,200	9	1960	VGood	19,274	Y	Y	3057 PERKINS LN W
005	136780	0095	10/18/11	\$620,000	\$619,000	1,420	9	1956	Good	7,557	N	N	4505 W RAYE ST
005	137080	2770	3/19/09	\$700,000	\$632,000	1,460	9	1954	VGood	4,534	N	N	2125 MONTVALE PL W
005	137080	3239	3/2/10	\$850,000	\$813,000	1,470	9	1948	Avg.	7,199	Y	N	1546 MAGNOLIA BLVD W
005	503930	0138	6/15/10	\$650,000	\$630,000	1,560	9	1950	Good	6,114	Y	N	1917 31ST AVE W
005	202120	0815	7/27/10	\$620,000	\$603,000	1,600	9	1954	Avg.	5,000	Y	N	1450 MAGNOLIA BLVD W
005	202120	0505	6/9/10	\$675,000	\$653,000	1,620	9	1976	Avg.	5,000	Y	N	3017 W HAYES ST
005	137080	0440	3/4/10	\$822,000	\$787,000	1,630	9	1930	Avg.	5,272	Y	N	2221 EASTMONT WAY W
005	503930	0090	11/5/09	\$605,000	\$569,000	1,650	9	1952	Avg.	6,230	Y	N	1934 31ST AVE W
005	137080	2930	4/8/09	\$750,000	\$680,000	1,650	9	1948	Good	5,876	Y	N	3528 W HOWE ST
005	137080	2550	12/16/11	\$660,000	\$659,000	1,760	9	1938	Good	5,445	Y	N	2310 EASTMONT WAY W
005	327180	0870	7/20/09	\$917,500	\$848,000	1,760	9	1941	Good	5,800	Y	N	3006 43RD AVE W
005	106900	0010	1/27/09	\$930,000	\$832,000	1,760	9	1941	VGood	8,180	Y	N	2855 W VIEWMONT WAY W
005	137080	1910	1/14/11	\$832,500	\$822,000	1,780	9	1951	Good	6,968	Y	N	3817 W PARKMONT PL
005	137080	0062	1/14/11	\$885,000	\$874,000	1,850	9	1971	Avg.	6,628	Y	N	2216 VIEWMONT WAY W
005	202120	0365	7/22/09	\$1,012,500	\$936,000	1,850	9	1932	VGood	5,000	Y	N	3000 W HAYES ST
005	503530	0686	8/10/11	\$765,000	\$763,000	1,880	9	1960	Avg.	16,819	N	N	4504 W BERTONA ST
005	327130	0625	2/7/11	\$696,000	\$688,000	1,910	9	1966	Avg.	9,280	N	N	3236 43RD AVE W
005	137080	1615	5/4/10	\$867,000	\$836,000	1,960	9	1936	Good	5,350	Y	N	2569 W VIEWMONT WAY W
005	327180	0465	7/1/09	\$930,000	\$857,000	1,980	9	1961	Good	6,000	N	N	3055 44TH AVE W
005	137080	1930	11/19/10	\$967,500	\$951,000	2,000	9	1938	Good	5,350	Y	N	2511 CRESTMONT PL W
005	137080	0635	12/15/10	\$920,000	\$907,000	2,010	9	1926	VGood	3,747	Y	N	2359 ROSEMONT PL W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
005	137080	2605	8/10/10	\$670,000	\$653,000	2,010	9	1936	Avg.	4,964	Y	N	2253 VIEWMONT WAY W
005	503730	0050	2/2/11	\$969,000	\$958,000	2,020	9	1926	VGood	5,750	Y	N	1522 28TH AVE W
005	137080	1331	11/17/10	\$1,200,000	\$1,180,000	2,020	9	1951	Good	9,630	Y	N	2415 CRANE DR W
005	137080	1665	4/21/11	\$860,000	\$854,000	2,040	9	1930	Good	6,700	Y	N	2500 W VIEWMONT WAY W
005	137080	0380	2/3/11	\$880,000	\$870,000	2,090	9	1937	Avg.	5,350	Y	N	2228 EASTMONT WAY W
005	137080	1515	12/27/11	\$750,000	\$749,000	2,120	9	1937	Avg.	4,815	Y	N	2467 42ND AVE W
005	327180	1070	11/3/09	\$750,000	\$705,000	2,120	9	1930	Good	4,640	N	N	3011 W VIEWMONT WAY W
005	323810	0021	9/27/10	\$1,062,000	\$1,040,000	2,140	9	1948	Good	8,638	Y	N	2838 39TH AVE W
005	137080	1425	12/14/09	\$1,100,000	\$1,041,000	2,140	9	1938	Good	4,203	Y	N	2533 CRANE DR W
005	202120	0333	5/10/11	\$975,000	\$969,000	2,157	9	2011	Avg.	5,000	N	N	1712 31ST AVE W
005	137080	2040	5/27/10	\$715,000	\$691,000	2,160	9	1928	Avg.	5,350	N	N	2570 VIEWMONT WAY W
005	395690	0310	12/19/11	\$900,000	\$899,000	2,170	9	1932	Good	8,775	Y	N	2809 MAGNOLIA BLVD W
005	106800	0015	10/22/09	\$730,000	\$685,000	2,210	9	1937	Good	9,518	Y	N	2814 39TH AVE W
005	137080	1810	4/19/10	\$1,150,000	\$1,107,000	2,240	9	2008	Avg.	5,502	Y	N	3919 W PARKMONT PL
005	137380	0075	5/1/09	\$1,050,000	\$957,000	2,290	9	1967	Good	7,267	Y	N	2834 44TH AVE W
005	327180	0255	2/17/11	\$1,115,000	\$1,104,000	2,310	9	1937	Good	5,800	Y	N	3037 42ND AVE W
005	354790	0550	6/11/10	\$920,000	\$891,000	2,360	9	1965	Good	5,000	Y	N	1734 MAGNOLIA WAY W
005	323860	0040	7/16/10	\$870,000	\$846,000	2,410	9	1950	VGood	5,501	Y	N	3721 W FULTON ST
005	137080	1580	7/22/10	\$773,000	\$752,000	2,420	9	1989	Avg.	5,250	Y	N	2516 42ND AVE W
005	503730	0095	10/14/09	\$879,250	\$824,000	2,480	9	1913	Good	8,625	Y	N	1523 THORNDYKE AVE W
005	137080	2150	11/9/10	\$807,500	\$793,000	2,520	9	1999	Avg.	5,000	Y	N	2515 MONTAVISTA PL W
005	202120	0260	11/3/10	\$1,049,000	\$1,030,000	2,520	9	2003	Avg.	5,000	Y	N	2810 W HAYES ST
005	137080	0255	5/9/11	\$825,000	\$820,000	2,540	9	1935	Good	4,355	Y	N	2252 W VIEWMONT WAY W
005	137080	1685	8/17/09	\$1,000,000	\$929,000	2,540	9	1939	VGood	6,500	Y	N	2516 W VIEWMONT WAY W
005	354790	0145	3/15/11	\$790,000	\$783,000	2,620	9	1920	VGood	8,075	N	N	2606 W BLAINE ST

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
005	137380	0185	9/15/11	\$1,150,000	\$1,148,000	2,670	9	1930	VGood	7,581	Y	N	2802 43RD AVE W
005	137080	2160	12/28/09	\$720,000	\$683,000	2,680	9	1983	Avg.	5,000	Y	N	2525 MONTAVISTA PL W
005	106900	0060	3/2/09	\$1,700,000	\$1,531,000	2,690	9	1939	VGood	8,549	Y	N	2811 VIEWMONT WAY W
005	395690	0350	12/8/10	\$1,240,000	\$1,221,000	2,940	9	1937	Good	8,775	Y	N	4520 W ARMOUR ST
005	137080	3201	5/25/10	\$925,000	\$894,000	2,950	9	2001	Avg.	4,987	Y	N	3447 W BLAINE ST
005	503730	0244	1/12/11	\$1,001,088	\$988,000	2,970	9	1984	Avg.	8,625	Y	N	1525 MAGNOLIA WAY W
005	503530	0660	10/27/10	\$1,175,000	\$1,153,000	2,970	9	1929	Good	40,516	Y	N	3431 MAGNOLIA BLVD W
005	503980	0090	8/18/10	\$548,000	\$534,000	3,030	9	1964	Avg.	7,024	N	N	1515 MAGNOLIA BLVD W
005	327130	0050	12/14/09	\$1,360,000	\$1,287,000	3,140	9	1987	Good	10,500	N	N	3228 MAGNOLIA BLVD W
005	327130	0325	9/20/11	\$960,000	\$959,000	3,200	9	2008	Avg.	5,800	N	N	3212 44TH AVE W
005	137080	2260	9/21/11	\$1,020,000	\$1,018,000	1,630	10	1961	Good	4,861	Y	N	2433 MONTAVISTA PL W
005	136730	0027	6/17/11	\$1,800,000	\$1,793,000	1,900	10	1962	VGood	27,300	Y	N	4517 W DRAVUS ST
005	137080	1485	7/9/10	\$1,080,000	\$1,049,000	1,910	10	1937	Good	5,350	Y	N	2529 42ND AVE W
005	137080	1625	11/3/11	\$840,000	\$839,000	2,010	10	1936	Good	5,350	Y	N	2577 W VIEWMONT WAY W
005	137080	0910	1/11/10	\$1,450,000	\$1,378,000	2,030	10	1951	Good	7,480	Y	N	2324 MAGNOLIA BLVD W
005	327180	0760	8/3/09	\$770,000	\$713,000	2,310	10	1986	Avg.	4,060	Y	N	3008 44TH AVE W
005	136430	0045	9/22/09	\$1,104,200	\$1,032,000	2,330	10	1983	Avg.	12,517	Y	Y	2307 PERKINS LN W
005	137080	2015	5/11/11	\$1,250,000	\$1,243,000	2,530	10	2003	Avg.	5,350	Y	N	2546 WESTMONT WAY W
005	137080	3450	10/29/10	\$1,182,500	\$1,161,000	2,540	10	1991	Avg.	5,711	Y	N	3525 W HOWE ST
005	503730	0255	4/14/09	\$1,000,000	\$908,000	2,610	10	2005	Avg.	5,750	Y	N	1533 MAGNOLIA WAY W
005	137080	1045	12/17/10	\$1,710,000	\$1,686,000	2,690	10	1994	Avg.	6,600	Y	N	2450 MAGNOLIA BLVD W
005	020750	0010	11/24/10	\$720,000	\$708,000	2,790	10	1946	VGood	6,006	N	N	2200 32ND AVE W
005	137080	2235	6/22/10	\$1,175,000	\$1,139,000	2,940	10	2006	Avg.	5,000	Y	N	2409 MONTAVISTA PL W
005	202120	0360	11/19/09	\$1,020,000	\$962,000	2,950	10	1996	Avg.	5,000	N	N	1711 30TH AVE W
005	137380	0230	4/21/09	\$1,465,000	\$1,332,000	2,960	10	2005	Avg.	6,773	Y	N	2853 42ND AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
005	106900	0030	4/30/10	\$1,621,620	\$1,563,000	2,980	10	1941	VGood	8,626	Y	N	2839 W VIEWMONT WAY W
005	137080	0930	6/23/11	\$1,835,000	\$1,828,000	2,700	11	2005	Avg.	5,500	Y	N	2336 MAGNOLIA BLVD W
005	137080	0315	12/27/10	\$1,400,000	\$1,381,000	2,700	11	2008	Avg.	5,350	Y	N	2215 VIEWMONT WAY W
005	106800	0100	7/28/09	\$1,095,000	\$1,014,000	2,760	11	1984	Avg.	7,054	N	N	2828 VIEWMONT WAY W
005	137080	1950	4/6/11	\$1,700,000	\$1,687,000	2,900	11	2006	VGood	5,029	Y	N	3805 W PARKMONT PL
005	137080	1225	8/17/10	\$1,432,000	\$1,397,000	2,910	11	1992	Avg.	4,459	Y	N	2518 CONSTANCE DR W
005	187750	0040	5/16/11	\$1,385,000	\$1,377,000	3,624	11	2005	Avg.	8,548	Y	N	3005 39TH AVE W
005	137380	0145	10/13/10	\$1,550,000	\$1,520,000	4,330	11	2007	Avg.	6,300	Y	N	2850 43RD AVE W
005	202120	0990	11/4/11	\$2,700,000	\$2,699,000	5,460	11	1936	VGood	8,775	Y	N	2929 W EATON ST
005	202120	0800	4/28/10	\$3,275,000	\$3,157,000	2,910	12	2005	Avg.	10,000	Y	N	3000 W EATON ST
005	137080	2140	12/7/10	\$1,500,000	\$1,477,000	3,630	12	2009	Avg.	4,950	Y	N	2503 MONTAVISTA PL W
005	137080	2221	12/13/11	\$2,105,000	\$2,104,000	3,640	12	2006	Avg.	5,670	Y	N	2480 CRESTMONT PL W
005	327180	0595	3/20/09	\$1,900,000	\$1,717,000	3,640	12	1926	Avg.	23,040	N	N	3020 MAGNOLIA BLVD W
007	682210	0195	5/19/10	\$430,000	\$415,000	740	6	1910	Good	6,000	N	N	3222 35TH AVE W
007	682110	1296	8/9/11	\$396,000	\$395,000	780	6	1943	Good	6,240	N	N	3603 34TH AVE W
007	682110	0045	3/24/11	\$380,000	\$377,000	780	6	1944	Good	6,000	N	N	4017 32ND AVE W
007	087100	0485	11/20/09	\$346,000	\$326,000	780	6	1943	Avg.	5,102	N	N	3419 37TH AVE W
007	691770	0795	12/18/09	\$425,000	\$402,000	820	6	1942	Avg.	4,500	N	N	3844 30TH AVE W
007	691770	0815	5/28/09	\$415,000	\$380,000	820	6	1942	Good	4,500	N	N	3826 30TH AVE W
007	691770	0820	9/2/11	\$420,000	\$419,000	830	6	1942	VGood	4,500	N	N	3822 30TH AVE W
007	691770	0820	5/21/09	\$390,000	\$356,000	830	6	1942	VGood	4,500	N	N	3822 30TH AVE W
007	142503	9021	3/17/10	\$344,000	\$329,000	840	6	1942	Avg.	6,400	N	N	3011 31ST AVE W
007	812770	0055	4/26/10	\$437,500	\$421,000	860	6	1930	Good	4,640	Y	N	2525 28TH AVE W
007	682210	0210	4/9/09	\$470,000	\$426,000	860	6	1910	Good	6,000	N	N	3238 35TH AVE W
007	682110	1840	1/10/11	\$415,000	\$409,000	880	6	1943	Avg.	2,343	N	N	3450 34TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
007	682110	1760	6/24/10	\$300,000	\$291,000	880	6	1943	Avg.	2,771	N	N	3425 33RD AVE W
007	682110	1825	9/10/11	\$335,000	\$334,000	890	6	2007	Avg.	2,741	N	N	3434 34TH AVE W
007	423540	0980	6/24/10	\$370,000	\$359,000	960	6	1924	Good	4,800	N	N	4206 33RD AVE W
007	691770	0175	11/30/11	\$386,000	\$385,000	1,030	6	1944	Avg.	5,160	N	N	4042 31ST AVE W
007	682110	2045	4/9/10	\$405,000	\$389,000	1,080	6	1942	Avg.	5,760	Y	N	3211 31ST AVE W
007	682110	0180	3/10/11	\$332,500	\$329,000	1,200	6	1908	Avg.	6,000	N	N	4005 33RD AVE W
007	691770	0180	1/20/09	\$385,000	\$343,000	740	7	1944	Avg.	4,800	N	N	4038 31ST AVE W
007	682110	0215	7/26/10	\$369,950	\$360,000	780	7	1949	Avg.	6,000	N	N	4030 34TH AVE W
007	504230	0070	7/13/09	\$440,000	\$406,000	780	7	1949	Avg.	4,260	N	N	3022 W RAYE ST
007	087100	1456	2/22/10	\$349,999	\$334,000	810	7	1948	Avg.	5,102	N	N	3606 40TH AVE W
007	058200	0265	8/5/10	\$499,900	\$487,000	850	7	1944	Good	6,000	N	N	3602 32ND AVE W
007	682110	1705	6/28/10	\$450,000	\$436,000	870	7	1943	Avg.	6,000	N	N	3434 35TH AVE W
007	682110	0605	9/3/09	\$347,000	\$323,000	870	7	1948	Good	5,760	N	N	3844 36TH AVE W
007	682110	2386	9/23/09	\$284,500	\$266,000	880	7	1945	Good	1,722	N	N	3056 31ST AVE W
007	087100	0618	9/2/09	\$499,500	\$465,000	890	7	1949	Good	4,458	N	N	3717 W RUFFNER ST
007	682110	2385	11/19/09	\$265,000	\$250,000	900	7	1945	Good	1,818	N	N	3058 31ST AVE W
007	682110	1260	7/23/09	\$442,000	\$409,000	910	7	1915	Avg.	6,000	N	N	3643 34TH AVE W
007	504130	0100	6/28/11	\$342,000	\$340,000	920	7	1942	Avg.	5,419	N	N	3051 36TH AVE W
007	812770	0775	12/27/11	\$343,708	\$343,000	930	7	1939	Avg.	4,640	Y	N	2441 28TH AVE W
007	058200	0219	6/17/09	\$445,000	\$409,000	930	7	1951	Avg.	4,800	N	N	3617 31ST AVE W
007	058200	0220	2/14/09	\$415,000	\$372,000	930	7	1951	Avg.	4,800	N	N	3615 31ST AVE W
007	682210	0785	2/24/10	\$556,000	\$531,000	940	7	1942	VGood	4,312	N	N	3050 35TH AVE W
007	701070	0645	6/30/09	\$473,500	\$436,000	940	7	1954	Avg.	4,000	N	N	4330 32ND AVE W
007	682110	2379	5/6/09	\$278,000	\$253,000	940	7	1945	Good	1,804	N	N	3052 31ST AVE W
007	423540	0965	9/8/10	\$430,000	\$420,000	950	7	1942	Good	4,800	N	N	4216 33RD AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
007	058200	0097	12/14/09	\$420,000	\$397,000	950	7	1948	Avg.	6,000	N	N	3712 30TH AVE W
007	423540	0960	7/21/09	\$540,000	\$499,000	950	7	1942	VGood	4,800	N	N	4220 33RD AVE W
007	142503	9007	2/20/09	\$462,000	\$415,000	950	7	1947	Good	6,400	N	N	3002 32ND AVE W
007	682110	0340	12/1/09	\$393,000	\$371,000	960	7	1944	Avg.	6,000	N	N	4022 35TH AVE W
007	058200	0423	6/23/09	\$419,950	\$386,000	960	7	1950	Avg.	3,750	N	N	2815 W TILDEN ST
007	137080	4186	3/22/09	\$349,900	\$316,000	960	7	1948	Avg.	5,400	N	N	2527 PIEDMONT PL W
007	812770	0875	5/6/11	\$439,000	\$436,000	970	7	1939	Avg.	4,600	Y	N	2436 29TH AVE W
007	691770	0675	1/7/11	\$430,000	\$424,000	970	7	1943	Avg.	8,580	N	N	3820 29TH AVE W
007	682110	1275	6/29/10	\$328,500	\$318,000	980	7	1904	Good	6,000	N	N	3629 34TH AVE W
007	736960	0025	12/1/10	\$457,000	\$450,000	990	7	1941	Good	5,000	N	N	3424 VIEWMONT WAY W
007	701070	0590	3/25/11	\$350,000	\$347,000	1,000	7	1955	Avg.	4,280	N	N	4327 31ST AVE W
007	682210	0655	8/26/09	\$412,000	\$383,000	1,000	7	1946	Avg.	6,840	N	N	3042 34TH AVE W
007	128830	0070	8/20/10	\$630,000	\$614,000	1,010	7	1940	VGood	5,580	N	N	2624 31ST AVE W
007	666200	0010	3/11/10	\$545,000	\$522,000	1,010	7	1941	VGood	5,535	N	N	4010 W PROSPER ST
007	087100	0475	8/26/09	\$500,000	\$465,000	1,020	7	1943	Good	5,102	Y	N	3427 37TH AVE W
007	894110	0195	7/21/09	\$414,000	\$382,000	1,020	7	1947	Avg.	5,816	N	N	3630 39TH AVE W
007	691770	0135	8/25/10	\$515,000	\$502,000	1,030	7	1949	Good	4,800	N	N	4015 31ST AVE W
007	137080	3755	4/28/10	\$595,000	\$573,000	1,030	7	1941	Good	6,000	N	N	2428 35TH AVE W
007	691770	0980	12/20/09	\$420,000	\$398,000	1,030	7	1941	Avg.	6,000	N	N	3816 31ST AVE W
007	682160	0450	8/3/09	\$464,000	\$430,000	1,050	7	1945	Good	6,000	Y	N	3008 30TH AVE W
007	691770	0625	5/18/11	\$408,000	\$405,000	1,070	7	1947	Avg.	5,400	N	N	3848 29TH AVE W
007	137080	4130	6/28/10	\$489,200	\$474,000	1,070	7	1940	Good	4,800	N	N	2557 35TH AVE W
007	894110	0100	7/17/09	\$499,000	\$461,000	1,070	7	1945	Good	6,224	N	N	3620 38TH AVE W
007	137780	0100	6/8/10	\$395,000	\$382,000	1,080	7	1942	Good	6,912	N	N	2823 35TH AVE W
007	137080	4005	7/27/11	\$367,950	\$367,000	1,090	7	1937	Avg.	6,000	N	N	2559 34TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
007	137730	0160	8/18/11	\$350,000	\$349,000	1,100	7	1941	Avg.	6,240	N	N	2602 35TH AVE W
007	137730	0165	7/21/11	\$341,500	\$340,000	1,100	7	1941	Good	6,240	N	N	2608 35TH AVE W
007	682160	0460	11/10/09	\$600,000	\$565,000	1,100	7	1945	VGood	6,600	Y	N	3016 30TH AVE W
007	682210	0435	7/17/09	\$490,000	\$452,000	1,100	7	1953	VGood	6,000	N	N	3232 33RD AVE W
007	812770	0305	7/1/11	\$378,000	\$376,000	1,110	7	1939	Avg.	5,000	Y	N	2551 30TH AVE W
007	232503	9059	4/28/09	\$510,000	\$464,000	1,110	7	1941	VGood	7,020	N	N	2850 30TH AVE W
007	682110	0765	6/22/11	\$360,000	\$358,000	1,120	7	1943	Good	6,000	N	N	3829 33RD AVE W
007	812770	0311	5/5/10	\$440,000	\$424,000	1,120	7	1941	Avg.	5,500	Y	N	2543 30TH AVE W
007	222503	9076	7/31/09	\$405,000	\$375,000	1,120	7	1941	Avg.	5,888	N	N	2659 34TH AVE W
007	682110	0025	3/17/10	\$630,000	\$604,000	1,130	7	1993	VGood	6,000	N	N	4037 32ND AVE W
007	058200	0436	11/19/10	\$374,000	\$367,000	1,140	7	1953	Avg.	4,800	N	N	3610 29TH AVE W
007	087100	1681	6/21/11	\$505,000	\$503,000	1,160	7	1954	Good	4,800	N	N	3646 ARAPAHOE PL W
007	682110	1601	5/22/09	\$485,000	\$443,000	1,160	7	1969	Avg.	6,000	N	N	3409 W RUFFNER ST
007	137080	4171	5/3/10	\$425,000	\$409,000	1,180	7	1948	Avg.	5,400	N	N	2521 PIEDMONT PL W
007	235180	0020	4/5/10	\$552,500	\$531,000	1,190	7	1948	Good	5,185	N	N	3311 38TH AVE W
007	701070	0401	6/13/11	\$503,000	\$501,000	1,200	7	1958	Good	3,000	N	N	3114 W ELMORE ST
007	682210	0395	5/9/11	\$397,000	\$394,000	1,200	7	1950	Good	4,340	N	N	3200 W DRAVUS ST
007	682110	0526	7/17/09	\$348,000	\$321,000	1,200	7	1941	Avg.	6,000	N	N	3831 35TH AVE W
007	137780	0200	7/26/10	\$431,500	\$420,000	1,210	7	1942	Good	6,784	N	N	2838 35TH AVE W
007	087100	0425	12/8/09	\$455,000	\$430,000	1,210	7	1951	Avg.	6,122	Y	N	3409 37TH AVE W
007	812770	0301	9/3/09	\$425,000	\$396,000	1,220	7	1939	Avg.	5,750	Y	N	2555 30TH AVE W
007	682110	0690	11/5/10	\$354,000	\$347,000	1,230	7	1942	Avg.	6,000	N	N	3810 35TH AVE W
007	503530	0125	2/18/10	\$355,000	\$339,000	1,230	7	1941	Avg.	6,000	N	N	3633 41ST AVE W
007	106800	0635	4/11/11	\$480,000	\$476,000	1,240	7	1941	Good	6,985	N	N	2537 36TH AVE W
007	682110	2380	4/13/09	\$300,000	\$272,000	1,250	7	1945	Good	1,830	N	N	3050 31ST AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
007	503530	0085	2/24/11	\$541,000	\$535,000	1,260	7	1939	VGood	6,000	N	N	3636 41ST AVE W
007	137780	0160	8/16/11	\$396,950	\$396,000	1,280	7	1942	Good	7,876	N	N	2855 35TH AVE W
007	137730	0090	6/29/10	\$470,000	\$456,000	1,280	7	1941	Good	6,240	N	N	2623 35TH AVE W
007	682210	0695	10/27/09	\$406,500	\$382,000	1,330	7	1941	Avg.	6,000	N	N	3027 34TH AVE W
007	682210	0176	7/19/11	\$400,000	\$398,000	1,340	7	1942	Good	4,260	N	N	3414 W DRAVUS ST
007	423540	1030	9/1/11	\$412,500	\$411,000	1,350	7	1943	Good	4,800	N	N	4309 32ND AVE W
007	682110	0970	9/14/11	\$560,000	\$559,000	1,390	7	1910	VGood	6,000	N	N	3840 33RD AVE W
007	682110	1175	8/20/09	\$535,000	\$497,000	1,390	7	1921	Good	6,000	N	N	3605 33RD AVE W
007	682110	1350	8/20/09	\$450,000	\$418,000	1,410	7	1916	Good	6,000	N	N	3646 35TH AVE W
007	682160	0245	8/5/11	\$480,000	\$478,000	1,430	7	1937	VGood	6,000	N	N	3246 29TH AVE W
007	423540	0850	9/13/11	\$395,000	\$394,000	1,450	7	1944	Avg.	5,400	N	N	4227 33RD AVE W
007	691770	1035	10/11/11	\$405,000	\$404,000	1,460	7	1955	Avg.	6,000	N	N	3833 31ST AVE W
007	691770	0965	10/16/09	\$535,000	\$502,000	1,470	7	1940	Avg.	6,480	N	N	3826 31ST AVE W
007	701070	0650	9/14/10	\$425,000	\$415,000	1,520	7	1995	Avg.	4,000	N	N	4326 32ND AVE W
007	682210	0445	10/14/10	\$470,000	\$461,000	1,540	7	2000	Avg.	6,000	N	N	3244 33RD AVE W
007	812770	0227	7/23/09	\$533,000	\$493,000	1,570	7	1939	Good	4,590	Y	N	2910 W SMITH ST
007	682210	0795	3/11/09	\$550,000	\$496,000	1,580	7	1910	Good	6,000	N	N	3047 35TH AVE W
007	058200	0865	1/5/10	\$640,000	\$607,000	1,660	7	1941	Good	7,200	N	N	3421 28TH AVE W
007	682210	0765	11/18/11	\$380,000	\$379,000	1,700	7	1918	Avg.	6,000	N	N	3030 35TH AVE W
007	682110	1465	3/4/09	\$395,000	\$356,000	1,730	7	1910	Avg.	6,000	N	N	3644 36TH AVE W
007	682110	0595	6/20/10	\$520,000	\$504,000	1,740	7	1910	Good	6,000	N	N	3836 36TH AVE W
007	503830	0040	2/5/10	\$587,500	\$560,000	1,760	7	1998	Avg.	6,300	Y	N	2815 31ST AVE W
007	682160	0160	1/14/10	\$581,900	\$553,000	1,820	7	1938	Good	6,000	N	N	3235 28TH AVE W
007	682110	0270	5/27/10	\$405,000	\$391,000	1,880	7	1910	Avg.	6,000	N	N	4047 34TH AVE W
007	058200	0385	7/7/10	\$499,950	\$485,000	1,950	7	1914	Good	5,400	N	N	3623 28TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
007	087100	0380	5/5/11	\$516,000	\$513,000	1,960	7	1910	Good	6,122	Y	N	3405 36TH AVE W
007	812770	0825	9/1/09	\$424,000	\$395,000	2,120	7	1925	Avg.	4,387	Y	N	2401 28TH AVE W
007	423540	0892	2/26/10	\$315,000	\$301,000	800	8	2006	Avg.	928	N	N	4264 33RD AVE W
007	058200	0635	8/23/11	\$575,000	\$574,000	960	8	1951	Good	5,880	Y	N	3512 31ST AVE W
007	137080	4169	10/9/09	\$425,000	\$398,000	960	8	1948	Good	5,400	N	N	2515 PIEDMONT PL W
007	087100	1880	7/26/11	\$399,400	\$398,000	1,020	8	1950	Avg.	5,612	N	N	3446 ARAPAHOE PL W
007	087100	1913	12/30/10	\$423,900	\$418,000	1,050	8	1950	Avg.	4,592	N	N	3429 40TH AVE W
007	682160	0005	8/19/11	\$539,950	\$538,000	1,060	8	1941	Good	5,400	N	N	2909 W BERTONA ST
007	812770	0860	5/19/10	\$560,000	\$541,000	1,060	8	1950	Avg.	4,600	N	N	2424 29TH AVE W
007	503530	0506	10/17/11	\$469,950	\$469,000	1,100	8	1948	Good	4,261	N	N	3705 MAGNOLIA BLVD W
007	682160	0375	4/23/10	\$474,000	\$456,000	1,100	8	1941	Avg.	6,000	Y	N	2905 W DRAVUS ST
007	423540	0759	2/15/11	\$520,000	\$514,000	1,110	8	1946	VGood	7,200	N	N	4232 34TH AVE W
007	682310	0251	6/10/10	\$427,500	\$414,000	1,130	8	1949	Avg.	6,000	N	N	2627 32ND AVE W
007	286460	0441	2/9/10	\$410,000	\$391,000	1,130	8	1948	Avg.	4,612	N	N	4015 W PROSPER ST
007	119300	0575	10/17/11	\$444,500	\$444,000	1,180	8	1928	Avg.	6,000	Y	N	2917 28TH AVE W
007	137080	3805	5/13/10	\$825,000	\$796,000	1,200	8	1941	VGood	5,000	N	N	2427 35TH AVE W
007	503530	0595	3/24/10	\$610,000	\$585,000	1,220	8	1939	Avg.	6,730	N	N	3515 MAGNOLIA BLVD W
007	813670	0030	4/26/10	\$662,500	\$638,000	1,260	8	1950	Good	6,223	Y	N	2820 31ST AVE W
007	232503	9085	7/12/11	\$449,950	\$448,000	1,270	8	1950	Good	6,912	N	N	2855 31ST AVE W
007	682110	0875	8/18/09	\$470,000	\$436,000	1,290	8	1951	Avg.	6,000	N	N	3849 32ND AVE W
007	503530	0805	6/14/11	\$448,800	\$447,000	1,310	8	1939	Avg.	5,400	N	N	4325 W EMERSON ST
007	682160	0285	5/7/11	\$430,000	\$427,000	1,310	8	1942	Avg.	6,000	N	N	3025 28TH AVE W
007	087100	1560	4/19/11	\$405,000	\$402,000	1,330	8	1957	Avg.	5,102	N	N	3636 40TH AVE W
007	503830	0005	10/31/11	\$455,000	\$454,000	1,340	8	1958	Good	6,300	N	N	2816 32ND AVE W
007	087100	1550	8/27/09	\$505,000	\$470,000	1,350	8	1959	Good	6,122	N	N	3630 40TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
007	232503	9097	8/26/10	\$389,000	\$379,000	1,360	8	1955	Avg.	6,000	N	N	3111 W BARRETT ST
007	087100	0525	7/21/10	\$480,000	\$467,000	1,360	8	1940	Avg.	6,122	N	N	3424 38TH AVE W
007	503530	0600	9/20/11	\$689,000	\$688,000	1,370	8	1939	Good	6,160	N	N	3505 MAGNOLIA BLVD W
007	235180	0005	9/29/09	\$705,000	\$659,000	1,380	8	1961	Good	4,100	N	N	3801 W BERTONA ST
007	813670	0035	7/1/10	\$537,000	\$521,000	1,390	8	1950	Good	6,174	Y	N	2821 31ST AVE W
007	504230	0145	11/18/09	\$625,000	\$589,000	1,390	8	1939	Avg.	8,340	Y	N	2924 W RAYE ST
007	503530	0335	10/22/09	\$625,000	\$587,000	1,430	8	1957	Good	6,998	N	N	3718 MAGNOLIA BLVD W
007	058200	0640	3/21/11	\$506,000	\$501,000	1,480	8	1956	Good	6,000	Y	N	3506 31ST AVE W
007	682110	1786	5/21/11	\$525,000	\$522,000	1,490	8	1998	Avg.	2,694	N	N	3308 W BERTONA ST
007	504230	0175	12/19/09	\$549,250	\$520,000	1,500	8	1936	Avg.	6,916	Y	N	2627 29TH AVE W
007	087100	1160	7/21/09	\$640,000	\$592,000	1,500	8	1959	Good	6,122	N	N	3420 39TH AVE W
007	894110	0205	10/5/09	\$600,000	\$562,000	1,510	8	1959	Good	5,510	N	N	3642 39TH AVE W
007	691770	0275	9/26/11	\$483,000	\$482,000	1,530	8	1983	Avg.	7,920	N	N	4003 30TH AVE W
007	504080	0005	7/11/11	\$552,000	\$550,000	1,540	8	1941	Avg.	8,161	Y	N	3001 38TH AVE W
007	503530	0320	4/23/09	\$640,000	\$582,000	1,540	8	1957	Avg.	7,235	N	N	3644 MAGNOLIA BLVD W
007	503530	0535	10/18/10	\$593,000	\$581,000	1,550	8	1936	Good	5,525	Y	N	3635 MAGNOLIA BLVD W
007	736960	0030	5/12/11	\$476,000	\$473,000	1,560	8	1956	Avg.	5,000	N	N	3430 VIEWMONT WAY W
007	119300	0485	2/25/09	\$485,000	\$436,000	1,560	8	1930	Avg.	6,000	Y	N	2864 29TH AVE W
007	137080	3775	12/21/11	\$585,000	\$584,000	1,590	8	1999	Avg.	6,000	N	N	2448 35TH AVE W
007	058200	0085	5/27/10	\$545,000	\$527,000	1,690	8	1949	Good	6,000	N	N	2904 W TILDEN ST
007	736960	0130	12/7/09	\$617,250	\$583,000	1,700	8	1950	Avg.	5,193	N	N	3414 42ND AVE W
007	812770	0690	2/8/11	\$557,822	\$552,000	1,740	8	1938	Good	6,300	Y	N	2429 29TH AVE W
007	682110	0965	4/8/11	\$615,000	\$610,000	1,750	8	1910	VGood	6,000	N	N	3832 33RD AVE W
007	503530	0745	5/26/11	\$568,500	\$565,000	1,770	8	2006	Avg.	2,804	N	N	3639 43RD AVE W
007	682110	2292	7/30/10	\$535,000	\$521,000	1,770	8	2004	Avg.	1,566	Y	N	3039 B 30TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
007	682160	0090	8/19/11	\$652,000	\$650,000	1,830	8	1952	Good	6,000	Y	N	3200 30TH AVE W
007	682210	0200	1/3/11	\$545,000	\$538,000	1,830	8	1931	Good	6,000	N	N	3228 35TH AVE W
007	682110	1330	7/7/09	\$620,000	\$572,000	1,970	8	1927	Good	6,000	N	N	3628 35TH AVE W
007	894110	0020	10/18/10	\$628,000	\$616,000	2,060	8	1990	Good	5,816	Y	N	3620 37TH AVE W
007	087100	0505	12/21/09	\$835,000	\$791,000	2,060	8	2007	Avg.	4,592	N	N	3416 38TH AVE W
007	087100	1105	9/1/09	\$735,000	\$684,000	2,100	8	1933	Avg.	7,143	Y	N	3427 38TH AVE W
007	682110	0480	8/16/10	\$625,000	\$609,000	2,130	8	1990	Good	6,005	N	N	4034 36TH AVE W
007	736960	0045	3/25/11	\$535,000	\$530,000	2,150	8	1940	Good	5,617	N	N	3444 VIEWMONT WAY W
007	058200	0536	6/3/10	\$634,000	\$613,000	2,300	8	2001	Avg.	4,448	N	N	3510 29TH AVE W
007	503530	0515	10/19/10	\$614,000	\$602,000	2,360	8	1940	Good	5,014	N	N	3606 43RD AVE W
007	682110	0455	7/30/09	\$780,000	\$722,000	2,380	8	1997	VGood	6,000	N	N	4016 36TH AVE W
007	137780	0265	7/8/10	\$591,950	\$575,000	2,550	8	1993	Avg.	6,400	N	N	2827 34TH AVE W
007	087100	0445	10/12/09	\$540,000	\$506,000	2,560	8	1940	Good	5,102	N	N	3714 W BERTONA ST
007	682210	0185	9/25/09	\$580,000	\$542,000	2,870	8	1989	Avg.	6,000	N	N	3212 35TH AVE W
007	812770	0880	2/23/10	\$740,000	\$707,000	3,030	8	2003	Avg.	4,600	N	N	2440 29TH AVE W
007	682110	2383	3/1/10	\$430,000	\$411,000	1,240	9	2008	Avg.	1,505	Y	N	3062 31ST AVE W
007	682110	2384	5/18/09	\$464,000	\$424,000	1,240	9	2008	Avg.	1,559	Y	N	3060 31ST AVE W
007	682110	2377	3/6/09	\$461,400	\$416,000	1,240	9	2008	Avg.	1,487	Y	N	3054 B 31ST AVE W
007	682110	2378	2/19/09	\$464,000	\$417,000	1,240	9	2008	Avg.	1,482	Y	N	3054 A 31ST AVE W
007	682160	0300	1/28/10	\$625,000	\$595,000	1,650	9	1931	Avg.	6,000	N	N	3009 28TH AVE W
007	503530	0235	5/28/09	\$765,000	\$700,000	1,720	9	1954	Avg.	6,000	N	N	3657 VIEWMONT WAY W
007	503530	0485	7/2/10	\$561,000	\$544,000	1,750	9	1979	Avg.	5,010	N	N	3638 43RD AVE W
007	503530	0225	11/30/11	\$640,000	\$639,000	1,780	9	1955	Good	6,000	N	N	3669 VIEWMONT WAY W
007	222503	9092	5/19/09	\$520,000	\$475,000	1,830	9	1945	Avg.	7,600	N	N	2811 36TH AVE W
007	682160	0335	10/3/11	\$750,000	\$749,000	1,840	9	1928	Good	6,000	Y	N	3020 29TH AVE W

Improved Sales Used in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
007	087100	1980	5/17/10	\$830,000	\$801,000	2,080	9	2004	Avg.	4,082	N	N	3414 ARAPAHOE PL W
007	812770	0416	9/20/11	\$499,000	\$498,000	2,130	9	1991	Avg.	5,125	Y	N	2553 31ST AVE W
007	504080	0090	9/18/09	\$870,000	\$812,000	2,160	9	1965	Good	6,150	Y	N	3026 38TH AVE W
007	682160	0340	2/17/11	\$750,000	\$742,000	2,270	9	1928	Good	6,000	N	N	3024 29TH AVE W
007	682210	0045	4/20/11	\$790,000	\$784,000	2,320	9	2010	Avg.	6,000	N	N	3215 35TH AVE W
007	701070	0375	5/21/09	\$730,000	\$667,000	2,640	9	2006	Avg.	4,000	N	N	3125 W MANSELL ST
007	812770	0720	12/23/11	\$765,000	\$764,000	2,730	9	2009	Avg.	4,268	Y	N	2918 W MCGRAW ST
007	812770	0720	4/23/10	\$950,000	\$915,000	2,730	9	2009	Avg.	4,268	Y	N	2918 W MCGRAW ST
007	682110	1575	10/8/09	\$790,000	\$740,000	2,750	9	2007	Avg.	5,760	N	N	3436 36TH AVE W
007	812770	0135	1/6/10	\$960,000	\$912,000	2,460	10	2001	Avg.	4,628	Y	N	2542 29TH AVE W
007	812770	0390	9/28/10	\$940,000	\$920,000	2,850	10	2008	Avg.	5,500	N	N	2552 31ST AVE W
007	235180	0075	11/23/09	\$1,410,000	\$1,331,000	2,980	10	2006	Avg.	6,630	Y	N	3309 37TH AVE W
007	137080	4040	1/15/10	\$1,095,000	\$1,041,000	3,370	10	2009	Avg.	6,000	N	N	2538 35TH AVE W
007	503530	0495	12/22/09	\$1,440,000	\$1,365,000	3,970	10	2008	Avg.	7,657	N	N	3715 MAGNOLIA BLVD W
007	503530	0475	11/20/09	\$1,325,000	\$1,250,000	3,260	12	2002	Avg.	7,599	N	N	3406 MAGNOLIA BLVD W

Improved Sales Removed in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	057300	0085	8/6/2010	\$750,000	NO MARKET EXPOSURE;
001	057300	0105	12/15/2010	\$695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	102503	9123	6/26/2009	\$562,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	102503	9325	4/12/2011	\$190,000	NEW CONSTRUCTION OR REMODEL
001	102503	9326	5/17/2011	\$200,000	NEW CONSTRUCTION OR REMODEL
001	102503	9330	7/26/2010	\$975,000	RELOCATION - SALE BY SERVICE
001	102503	9330	6/24/2010	\$975,000	RELOCATION - SALE TO SERVICE
003	026900	0095	6/15/2009	\$516,000	MULTI-PARCEL SALE; FINANCIAL INST RESALE;
003	026900	0125	5/3/2011	\$145,000	SEGREGATION/ MERGER; MULTI-PARCEL SALE;
003	026900	0180	11/4/2010	\$630,000	SEGREGATION/MERGER; MULTI-PARCEL SALE;
003	026900	0230	7/18/2011	\$555,000	MULTI-PARCEL SALE;
003	026900	0295	9/16/2009	\$810,000	MULTI-PARCEL SALE;
003	026900	0466	6/15/2011	\$200,000	NO MARKET EXPOSURE; NEW CONSTRUCTION
003	026900	0527	9/21/2011	\$499,950	NO MARKET EXPOSURE;
003	026900	0530	4/7/2010	\$500,000	NEW CONSTRUCTION OR REMODEL
003	026900	0598	11/18/2010	\$590,000	NEW CONSTRUCTION OR REMODEL
003	026900	0815	3/22/2010	\$640,000	NEW CONSTRUCTION OR REMODEL
003	026900	1180	2/24/2009	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	026900	1185	1/6/2010	\$540,000	TEAR DOWN;
003	026900	1238	8/24/2010	\$910,000	NEW CONSTRUCTION OR REMODEL
003	036900	0895	12/8/2011	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	119200	0091	4/21/2011	\$765,000	ACTIVE PERMIT;IMP. CHAR CHANGED
003	119200	0660	9/18/2010	\$425,000	UNFIN AREA
003	232130	0025	10/27/2011	\$337,627	GOVERNMENT AGENCY; FORCED SALE;
003	232130	0240	3/24/2009	\$555,000	NO MARKET EXPOSURE
003	232130	0361	8/15/2011	\$682,000	NEW CONSTRUCTION OR REMODEL
003	232130	0395	7/15/2010	\$218,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232130	0518	9/28/2011	\$449,500	QUIT CLAIM DEED
003	232630	0015	7/17/2009	\$330,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	277060	0235	11/16/2010	\$265,000	QUIT CLAIM DEED; STATEMENT TO DOR
003	277060	0241	2/7/2011	\$260,000	FINANCIAL INSTITUTION RESALE
003	277060	0385	8/23/2010	\$275,000	IMPROVEMENT < 25K
003	277060	0420	11/10/2010	\$380,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	277060	0435	9/28/2011	\$376,312	GOVERNMENT AGENCY; PARTIAL INTEREST;
003	277060	0435	1/20/2010	\$238,964	NO MARKET EXPOSURE
003	277060	0478	2/24/2010	\$445,000	FINANCIAL INSTITUTION RESALE
003	277060	0660	6/22/2009	\$485,000	IMP COUNT
003	277060	0665	11/10/2011	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	277060	0841	11/10/2009	\$510,000	NO MARKET EXPOSURE; RELATED PARTY
003	277060	0940	2/14/2011	\$211,500	IMPROVEMENT < 25K
003	277060	0945	2/14/2011	\$158,500	IMPROVEMENT < 25K
003	277060	1145	6/3/2011	\$1,160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277060	1240	3/11/2011	\$599,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	277060	1455	11/18/2011	\$220,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	277060	1575	11/11/2011	\$430,000	RELOCATION - SALE BY SERVICE
003	277060	1695	12/20/2011	\$370,000	IMP. CHAR CHANGED SINCE SALE; FIN RESALE
003	277060	1697	4/22/2009	\$348,000	RELOCATION - SALE BY SERVICE
003	277060	1697	4/21/2009	\$348,000	RELOCATION - SALE TO SERVICE
003	277060	1732	9/16/2010	\$372,000	RELOCATION - SALE BY SERVICE
003	277060	1732	7/15/2010	\$372,000	RELOCATION - SALE TO SERVICE
003	277060	1776	8/4/2009	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277060	1782	9/15/2010	\$65,000	IMP CHARACTERISTICS CHANGED
003	277060	1849	10/26/2009	\$214,000	NO MARKET EXPOSURE
003	277060	1850	11/9/2009	\$214,000	NO MARKET EXPOSURE
003	277060	2020	5/17/2009	\$390,000	GOVERNMENT AGENCY; QUIT CLAIM DEED;
003	277060	2372	2/22/2010	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	277060	6775	12/2/2011	\$315,000	QUIT CLAIM DEED
003	277110	1100	9/27/2011	\$161,500	NO MARKET EXPOSURE;
003	277110	1987	9/30/2009	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277110	1988	10/21/2009	\$314,950	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277110	1989	9/17/2009	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277110	1990	10/14/2009	\$348,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277110	4120	5/26/2010	\$300,000	FINANCIAL INSTITUTION RESALE
003	277160	0440	12/8/2011	\$415,000	MULTI-PARCEL SALE;
003	277160	0441	12/8/2011	\$415,000	MULTI-PARCEL SALE;
003	277160	2885	6/7/2010	\$371,000	FINANCIAL INSTITUTION RESALE
003	277160	2888	9/27/2010	\$379,950	FINANCIAL INSTITUTION RESALE
003	277160	2888	2/10/2010	\$420,000	EXEMPT FROM EXCISE TAX
003	277160	3265	12/14/2010	\$1,050,000	NON-REP; FINANCIAL INSTITUTION RESALE
003	277160	3320	8/23/2011	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	277160	3665	9/30/2009	\$230,500	BANKRUPTCY; IMP CHAR CHANGED
003	277160	3880	12/17/2010	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	277160	3950	4/6/2010	\$823,000	FINANCIAL INSTITUTION RESALE
003	277160	3975	9/8/2011	\$419,000	RELOCATION - SALE TO SERVICE
003	277160	4035	6/18/2009	\$573,000	NEW CONSTRUCTION OR REMODEL
003	277160	4585	1/29/2010	\$335,000	IMP. CHAR CHANGED SINCE SALE; FIN RESALE
003	277160	4655	1/11/2010	\$950,000	FINANCIAL INSTITUTION RESALE
003	377630	0005	12/6/2011	\$358,333	NO MARKET EXPOSURE
003	423540	0215	12/3/2011	\$240,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
003	423540	0255	11/29/2011	\$216,000	IMPROVEMENT < 25K
003	423540	0315	4/13/2010	\$519,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	423790	1221	10/27/2011	\$249,950	NEW CONSTRUCTION OR REMODEL
003	423790	1360	3/8/2011	\$412,500	RELOCATION - SALE BY SERVICE
003	423790	1360	8/11/2010	\$522,550	RELOCATION - SALE TO SERVICE
003	423790	1380	7/27/2009	\$615,000	RELOCATION - SALE BY SERVICE
003	423790	1380	1/12/2009	\$615,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	423790	1425	1/26/2009	\$390,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	423790	1430	5/18/2011	\$344,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	423790	1455	5/19/2010	\$345,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	423790	1537	6/3/2009	\$150,000	QUIT CLAIM DEED
003	503630	0220	8/8/2011	\$350,000	ESTATE ADMIN; IMP. CHAR CHANGED
003	503630	0240	11/17/2011	\$466,000	RELOCATION - SALE BY SERVICE
003	503630	0240	11/15/2011	\$466,000	RELOCATION - SALE TO SERVICE
003	693360	0090	2/11/2010	\$825,000	SHORT SALE;
003	701070	0020	1/22/2010	\$173,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	701070	0150	11/15/2011	\$141,791	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	701070	0955	11/20/2010	\$80,502	QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	701070	1410	12/14/2011	\$425,000	FINANCIAL INSTITUTION RESALE;
003	924190	0170	8/29/2011	\$462,000	FINANCIAL INSTITUTION RESALE
005	020750	0010	7/26/2010	\$850,000	SEGREGATION AND/OR MERGER
005	020750	0012	6/29/2010	\$699,000	NO MARKET EXPOSURE;
005	020750	0012	6/11/2010	\$699,000	MULTI-PARCEL SALE; FINANCIAL INSTI RESALE;
005	106800	0035	5/18/2009	\$840,000	ESTATE ADMIN; RELATED PARTY
005	106800	0050	8/19/2011	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	106800	0410	4/6/2011	\$684,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	106800	0485	3/11/2010	\$870,000	SHORT SALE
005	106900	0155	8/12/2009	\$789,000	NEW CONSTRUCTION OR REMODEL
005	136430	0165	6/11/2010	\$1,600,000	MULTI-PARCEL SALE;
005	136730	0085	1/18/2011	\$1,000,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
005	136780	0095	3/12/2010	\$680,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	137080	0063	9/9/2009	\$920,000	NO MARKET EXPOSURE
005	137080	0395	3/16/2011	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137080	0395	3/12/2011	\$525,000	RELOCATION; CHARACTERISTICS CHANGED
005	137080	0440	10/7/2009	\$805,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137080	0635	12/8/2010	\$920,000	RELOCATION - SALE TO SERVICE
005	137080	0690	3/16/2010	\$798,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137080	1095	12/17/2010	\$1,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137080	1275	5/17/2011	\$960,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137080	1790	10/8/2009	\$1,210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	137080	2480	4/2/2009	\$792,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
005	137080	2605	7/9/2010	\$685,000	RELOCATION - SALE TO SERVICE
005	137080	2785	6/6/2011	\$362,000	FINANCIAL INSTITUTION RESALE
005	137080	2950	4/27/2011	\$1,130,000	FINANCIAL INSTITUTION RESALE
005	137080	3400	5/11/2010	\$1,300,000	NEW CONSTRUCTION OR REMODEL
005	137080	4435	2/25/2009	\$582,500	NEW CONSTRUCTION OR REMODEL
005	137380	0315	5/19/2011	\$1,349,000	ACTIVE PERMIT BEFORE SALE>25K
005	137380	0331	2/24/2010	\$890,000	FINANCIAL INSTITUTION RESALE
005	187750	0100	5/20/2009	\$1,349,000	BANKRUPTCY; FINANCIAL INSTITUT RESALE
005	202120	0333	5/3/2010	\$625,000	SEGREGATION/ MERGER; MULTI-PARCEL SALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	202120	0335	5/3/2010	\$625,000	SEGREGATION/MERGER; MULTI-PARCEL SALE;
005	202120	0555	7/1/2011	\$797,500	UNFIN AREA;RELOCATION - SALE TO SERVICE
005	202120	0555	7/1/2011	\$797,500	UNFIN AREA
005	202120	0615	2/27/2009	\$907,537	NO MARKET EXPOSURE; EXEMPT FROM EXCISE
005	202120	0660	12/11/2009	\$848,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	202120	0771	9/21/2011	\$491,500	QUIT CLAIM DEED; IMP. CHAR CHANGED
005	202120	1000	3/15/2011	\$680,000	FINANCIAL INSTITUTION RESALE
005	222503	9097	8/15/2010	\$755,000	FINANCIAL INSTITUTION RESALE;
005	232503	9033	5/20/2010	\$635,000	NEW CONSTRUCTION OR REMODEL
005	232503	9095	6/14/2011	\$352,199	FINANCIAL INSTITUTION RESALE
005	232503	9095	4/16/2010	\$525,000	EXEMPT FROM EXCISE TAX
005	277160	3605	4/28/2011	\$360,000	NO MARKET EXPOSURE; FINANCIAL INS RESALE
005	277160	4370	12/7/2009	\$333,000	FINANCIAL INSTITUTION RESALE
005	327130	0155	6/3/2011	\$521,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	327130	0345	12/18/2009	\$537,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	327130	0405	5/27/2010	\$647,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	327130	0440	12/22/2011	\$700,000	SHORT SALE
005	327130	0520	6/8/2010	\$1,374,000	FINANCIAL INSTITUTION RESALE;
005	327130	0735	9/16/2011	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	327130	0770	4/21/2009	\$406,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	327130	0770	2/4/2009	\$549,000	EXEMPT FROM EXCISE TAX
005	327130	0855	3/24/2010	\$1,200,888	FINANCIAL INSTITUTION RESALE
005	327180	0870	5/20/2009	\$769,000	NO MARKET EXPOSURE
005	354790	0580	11/2/2010	\$623,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTI
005	354790	0615	11/10/2010	\$2,120,000	FINANCIAL INSTITUTION RESALE
005	395690	0235	12/20/2010	\$616,000	NO MARKET EXPOSURE
005	503430	0040	6/29/2011	\$465,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED
005	503530	0909	4/26/2010	\$649,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	503530	0960	8/3/2011	\$675,000	FINANCIAL INSTITUTION RESALE
005	503530	1007	2/10/2011	\$375,000	NO MARKET EXPOSURE; IMP CHAR CHANGED
005	503530	1012	2/28/2011	\$375,000	NO MARKET EXPOSURE; IMP CHAR CHANGED
005	503530	1060	2/26/2010	\$1,865,000	MULTI-PARCEL SALE;
005	503530	1102	6/29/2010	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	503730	0010	7/7/2011	\$563,500	NON-REPRESENTATIVE SALE
005	503730	0095	10/1/2009	\$972,500	RELOCATION - SALE TO SERVICE
005	503730	0220	7/1/2009	\$534,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	503930	0128	6/15/2011	\$450,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
005	555330	0380	7/26/2011	\$600,000	NO MARKET EXPOSURE
007	058200	0075	6/1/2010	\$335,000	ESTATE ADMIN; IMP CHAR CHANGED
007	058200	0105	4/22/2011	\$430,000	IMP COUNT
007	058200	0135	5/12/2009	\$411,000	SHORT SALE
007	058200	0280	3/2/2011	\$443,000	FINANCIAL INSTITUTION RESALE
007	058200	0796	7/6/2009	\$490,000	BANKRUPTCY; FINANCIAL INSTITUT RESALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	087100	0375	6/14/2011	\$175,000	VACANT PARCEL
007	087100	1195	6/5/2009	\$449,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	087100	1464	8/8/2011	\$225,000	TEAR DOWN; IMP CHARACTERISTICS CHANGED
007	087100	1850	10/1/2010	\$324,000	ESTATE ADMIN; IMP. CHAR CHANGED
007	087100	1855	9/10/2009	\$340,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
007	087100	1984	1/28/2011	\$375,000	NO MARKET EXPOSURE
007	119300	0575	2/17/2011	\$212,224	QUIT CLAIM DEED; RELATED PARTY,
007	137080	3735	2/18/2010	\$168,445	QUIT CLAIM DEED; PARTIAL INTEREST
007	137080	3740	9/28/2010	\$365,000	FINANCIAL INSTITUTION RESALE;
007	137080	3830	12/30/2010	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	137080	4206	7/14/2010	\$430,000	NO MARKET EXPOSURE; RELATED PARTY
007	137080	4245	1/6/2010	\$500,000	SHORT SALE
007	137730	0025	4/21/2010	\$480,000	TEAR DOWN; IMP CHARACTERISTICS CHANGED
007	137730	0100	8/5/2011	\$358,000	TEAR DOWN;
007	137730	0105	10/26/2011	\$400,000	ACTIVE PERMIT;NO MARKET EXPOSURE
007	152503	9021	6/14/2010	\$400,000	TEAR DOWN; NO MARKET EXPOSURE
007	232503	9059	4/28/2009	\$510,000	RELOCATION - SALE TO SERVICE
007	232503	9063	2/3/2011	\$222,000	QUIT CLAIM DEED
007	286460	0050	10/11/2011	\$275,500	ESTATE ADMINISTRATOR; QUIT CLAIM DEED
007	286460	0165	11/10/2011	\$641,443	FORCED SALE; EXEMPT FROM EXCISE TAX;
007	423540	0850	5/26/2011	\$210,000	BUILDER OR DEVELOPER SALES
007	423540	0897	8/26/2011	\$179,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
007	423540	1030	4/1/2011	\$200,000	SHORT SALE; FINANCIAL INSTITUTION RESALE
007	503530	0260	7/6/2009	\$700,000	NO MARKET EXPOSURE
007	503530	0750	1/20/2010	\$617,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	503530	0830	3/24/2011	\$276,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
007	503530	0830	3/14/2011	\$276,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
007	503530	0836	2/18/2011	\$469,000	FINANCIAL INSTITRESALE; IMP CHAR CHANGED
007	503830	0045	11/8/2011	\$457,000	NEW CONSTRUCTION OR REMODEL
007	504230	0004	11/8/2011	\$462,000	NEW CONSTRUCTION OR REMODEL
007	504230	0105	1/5/2011	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	504230	0165	8/29/2011	\$344,617	NO MARKET EXPOSURE
007	682110	0090	12/20/2011	\$345,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	682110	0515	6/24/2011	\$335,400	RELATED PARTY, FRIEND, OR NEIGHBOR
007	682110	0770	6/29/2010	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	682110	1185	10/25/2010	\$335,000	NON-REP; FINANCIAL INSTITUTION RESALE
007	682110	1395	4/27/2010	\$292,000	IMPROVEMENT < 25K
007	682110	1495	10/19/2010	\$350,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
007	682110	1747	3/8/2011	\$200,000	FINANCIAL INSTITUTION RESALE
007	682110	2292	7/26/2010	\$535,000	RELOCATION - SALE TO SERVICE
007	682110	2325	4/2/2009	\$509,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	682160	0085	2/23/2011	\$400,000	NO MARKET EXPOSURE
007	682160	0200	7/15/2011	\$960,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	682160	0365	6/9/2009	\$702,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	682210	0125	9/29/2009	\$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	682210	0155	8/10/2011	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	682210	0395	7/28/2009	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	682210	0440	11/29/2010	\$349,000	IMP. CHARCHANGED SINCE SALE; SHORT SALE
007	682210	0625	6/12/2009	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	682210	0775	8/17/2010	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	691770	0770	7/2/2009	\$215,540	QUIT CLAIM DEED; PARTIAL INTEREST
007	691770	0900	9/14/2010	\$366,000	IMPROVEMENT < 25K
007	691770	0965	8/10/2011	\$515,000	RELOCATION - SALE TO SERVICE
007	691770	0965	8/8/2011	\$515,000	RELOCATION - SALE BY SERVICE
007	736960	0020	4/27/2009	\$567,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	736960	0075	8/11/2010	\$465,000	BANKRUPTCY FINANCIAL INSTITUTION RESALE
007	736960	0110	11/18/2010	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	812770	0025	8/4/2010	\$275,000	NON-REPRESENTATIVE SALE
007	812770	0211	2/11/2009	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	812770	0335	2/23/2009	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	812770	0600	4/25/2011	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	812770	0716	12/14/2010	\$94,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
007	812770	0730	7/19/2011	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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 91.7%. 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 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -2.8%. This decrease is due partly to market changes over time and the previous assessment levels.

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.

