

Residential Revalue

2012 Assessment Roll

Fautleroy

Area 17

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<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.

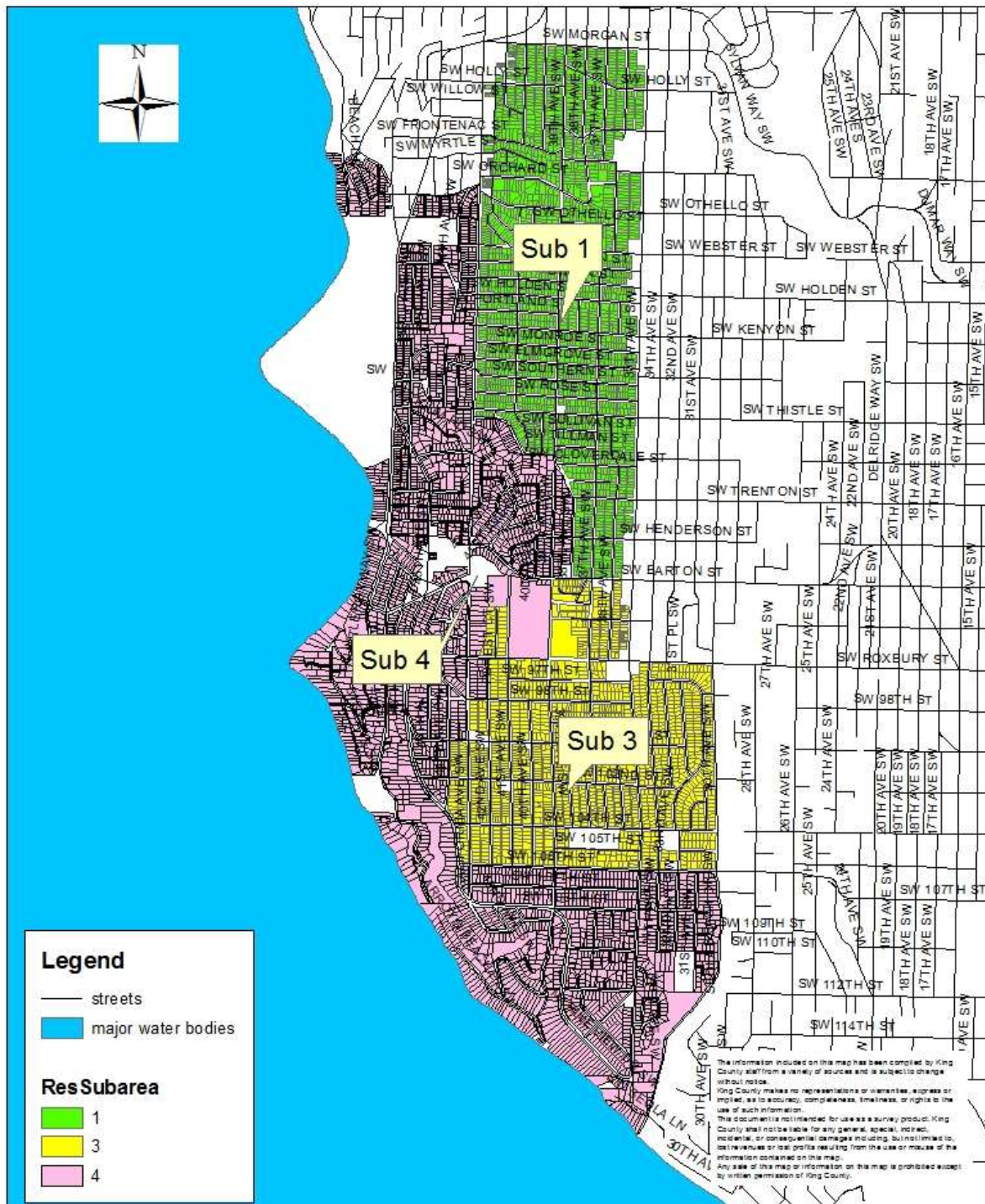
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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

**King County AREA 17 ResSubarea Map**

Fauntleroy's Housing



Grade 5/ Year Built 1923/ Total Living Area 660



Grade 6/ Year Built 1924/ Total Living Area 740



Grade 7/ Year Built 1955/ Total Living Area 1580



Grade 8/ Year Built 1981/ Total Living Area 2120



Grade 9/ Year Built 1977/ Total Living Area 2800



Grade 10/ Year Built 1997/ Total Living Area 2720



Grade 11/ Year Built 2000/Total Living Area 5988



Grade 12/ Year Built 1999/Total Living Area 6320

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

Area Name / Number: Fauntleroy / Area 17

Number of Improved Sales: 525

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	\$163,900	\$218,400	\$382,300			
2012 Value	\$162,600	\$197,000	\$359,600	\$393,500	91.4%	9.17%
Change	-\$1,300	-\$21,400	-\$22,700			
% Change	-.8%	-9.8%	-5.9%			

*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	\$180,600	\$216,400	\$397,000
2012 Value	\$175,000	\$187,700	\$362,700
Percent Change	-3.1%	-13.3%	-8.6%

Number of one to three unit residences in the population: 6012

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	3	0.57%
1920	23	4.38%
1930	35	6.67%
1940	20	3.81%
1950	148	28.19%
1960	120	22.86%
1970	33	6.29%
1980	16	3.05%
1990	14	2.67%
2000	30	5.71%
2012	83	15.81%
	525	

Population		
Year Built/Ren	Frequency	% Population
1910	91	1.51%
1920	312	5.19%
1930	433	7.20%
1940	321	5.34%
1950	1658	27.58%
1960	1310	21.79%
1970	477	7.93%
1980	272	4.52%
1990	320	5.32%
2000	361	6.00%
2012	457	7.60%
	6012	

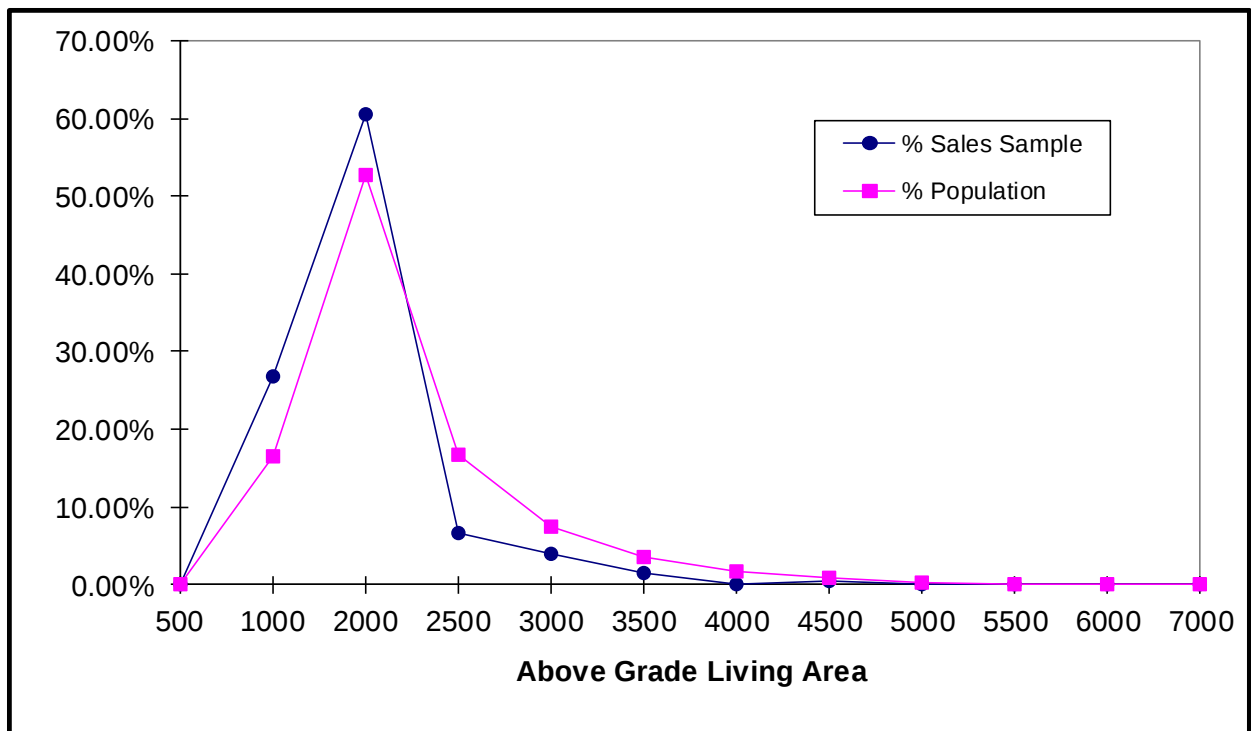


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	141	26.86%
2000	318	60.57%
2500	35	6.67%
3000	21	4.00%
3500	8	1.52%
4000	0	0.00%
4500	2	0.38%
5000	0	0.00%
5500	0	0.00%
6000	0	0.00%
7000	0	0.00%
	525	

Population		
AGLA	Frequency	% Population
500	5	0.08%
1000	993	16.52%
2000	3164	52.63%
2500	1003	16.68%
3000	453	7.53%
3500	217	3.61%
4000	100	1.66%
4500	49	0.82%
5000	12	0.20%
5500	9	0.15%
6000	4	0.07%
7000	3	0.05%
	6012	

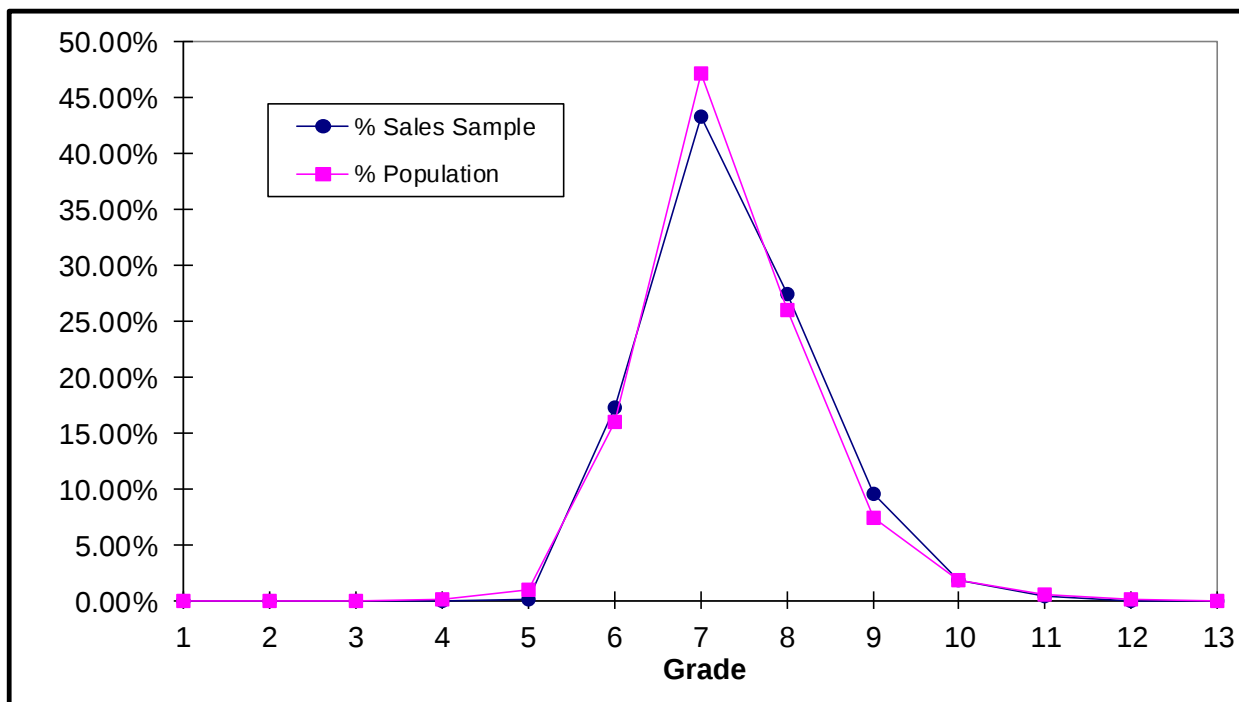


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	1	0.19%
6	91	17.33%
7	227	43.24%
8	144	27.43%
9	50	9.52%
10	10	1.90%
11	2	0.38%
12	0	0.00%
13	0	0.00%
525		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.13%
5	56	0.93%
6	960	15.97%
7	2832	47.11%
8	1565	26.03%
9	442	7.35%
10	113	1.88%
11	32	0.53%
12	4	0.07%
13	0	0.00%
6012		



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 17---Fauntleroy

Boundaries:

The neighborhood boundaries are irregular; The Northern boundary is SW Morgan Street; The Eastern boundary begins at 35th Avenue SW in the northern portion of the area and gradually works easterly towards 30th Avenue SW in the Southern portion of the area. The Southern and Western boundaries are the 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:

Fauntleroy is located in southwest portion of West Seattle. This area includes market districts of Fauntleroy, Arbor Heights and West of Marine Drive.

There is good access to downtown Seattle, highway 99, and I-5 via the West Seattle Freeway. In addition, the area is near business and commercial centers, including the Morgan Street Junction, Westwood Town Center and the West Seattle Junction. It also contains Lincoln Park with its wooded areas and beaches. There are several miles of waterfront parks and beaches that outline the northern and western perimeter providing recreational amenities.

This area includes waterfront and view areas along the Puget Sound. Located near the water are numerous high quality homes, together with homes with topography issues and excellent views from along the hillsides. Homes located further from the water are typically smaller and of lesser quality. In order to maximize highest and best use new construction is typically higher in quality as vacant land is scarce. This area is also experiencing denser building construction in the form of Townhomes.

Though there have been slide concerns in this area in the past; most slide issues appear to have been remedied with the land stabilized through retention walls or other means. The cost of these land stabilization efforts appears economically feasible due to a strong demand for water, mountain, and city views. The City of Seattle has designated areas that would be considered steep slope, potential slide areas and /or Environmentally Critical Areas (ECA). New development has been occurring in these areas but must comply with ECA restrictions.

Area 17 is comprised of three subareas. Historically, the subarea boundaries have been based on geographical locations that are naturally separated by major arterials, as well as, by population size to facilitate the workloads for the appraisal teams.

Subarea1 is located in the northeast portion and contains neighborhood 90. Homes in this area enjoy somewhat close access to Lincoln Park. The area is interspersed with new construction with lots becoming available through tear downs. Approximately 35% of the homes in this neighborhood enjoy Puget Sound views. Less than 10% are impacted by topography. Homes along 35th Ave SW are impacted by traffic noise.

Subarea 3 is located between subareas 1 and 4. This subarea contains neighborhoods 30 & 40. Most homes in this area do not have views with the exception of properties along and nearby

Marine View Drive SW which have up to Excellent Puget Sound views. There are some minor topography issues in this area.

Subarea 4 stretches from north to south along the Puget Sound and includes neighborhoods 10, 50, 60, 70. This is the most diverse subarea in terms of construction quality and year built. It includes many view homes which have also have topography issues. All waterfront properties are located in subarea 4. Many of the properties in the area have varying degrees of Puget Sound views. . Homes along Fauntleroy Way SW are impacted by intermittent traffic influences from the nearby Fauntleroy Ferry Terminal.

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.

Area 17 contains 6514 parcels of which approximately 95% are improved. They generally range in size from 751sf to 2.72 acres. There were a very limited number of vacant parcel sales during the last three years. A few vacant land sales from nearby Area 16 were also used. There were no vacant waterfront sales available. The Sales Comparison approach was also utilized to determine land values which was supplemented by the analysis of allocated land values from improved properties.

Characteristics found to have the most influence on land include location, views, topography, lot size, and traffic. Within Area 17, view and waterfront neighborhoods generally have the larger, higher-quality homes and the higher land values. Even non-view lots within these neighborhoods benefit from the nearby view or waterfront properties. In addition, there are a number of neighborhoods that have relatively distinctive characteristics (although in many cases boundaries between neighborhoods are gradational, and there are differing pockets within neighborhoods). These neighborhoods have been assigned codes as a means of identifying the different land values within them. An attached neighborhood map indicates the identified neighborhoods.

A typical non waterfront lot in the area has an average value range of \$120,000 to \$200,000 with consideration given for sensitive areas, views, and access.)

Townhome land values within a complex were equalized so units would have similar land values regardless of actual lot SF. Interior units are typically located on smaller lots and were given a reduced land value compared to units on exterior lots. Townhome lots typically range in size from approximately 751sf to 2,461sf. Typical land values range from \$80,000 to \$115,000

Neighborhoods

There area is comprised of 8 neighborhoods. The following is a brief description of each neighborhood.

Homes in neighborhood 10 enjoy close access to Lincoln Park. They majority were built in the 1950's to the 1960's. They are typically Grade 7's and 8's, though Grades from 5 to 11 are represented in this neighborhood. The area is interspersed with new construction with lots becoming available through tear down or mitigation on slope impacted sites. Approximately 65% of the homes in this neighborhood enjoy Puget Sound views. Approximately 30% are impacted by topography. Homes along Fauntleroy Way SW are impacted by intermittent traffic influences from the nearby Fauntleroy Ferry Terminal.

Similar to Neighborhood 10, homes in neighborhood 20 also enjoy close access to Lincoln Park. Homes are typically from the 1950's and 1960's. They are typically Grade 7's, though there are Grades up to 10 represented. As with Neighborhood 10 new construction is taking place on lots becoming available through houses being torn down. Approximately 40% of the homes in this neighborhood enjoy Puget Sound views. Approximately 10% are impacted by topography. Homes along Fauntleroy Way, as well as along SW Barton Street are impacted by intermittent traffic influences from the nearby Ferry Terminal. The steep and wooded ravine of Fauntleroy Park runs through a portion of Neighborhood 20.

Homes in Neighborhood 30 are typically from the 1940's to the 1960's. They are typically grade 6's and 7's, and go up to Grade 10. The vast majority of the homes in this area do not have views with the exception of properties along and nearby Marine View Drive SW which have up to Excellent Puget Sound Views. Properties are not impacted by topography in this neighborhood.

Homes in neighborhood 40 are typically built in the 1940's and are Grade 6. There are some minor topography issues in this neighborhood and if there is any view, it is typically territorial.

Homes in neighborhood 50 have been built in the 1940's through 1960's with the 1950's being slightly predominant. Homes are typically Grade 7's or 8's with a range of Grades 6 to 11. Similar to Neighborhood 30; most homes in this area do not have views with the exception of properties along and nearby Marine View Drive which have up to Excellent Puget Sound Views.

Neighborhood 60 includes homes built from the early 1900's to new construction. There is a small clustering around the 1950's but overall, the distribution is scattered along this parameter. Grades range between 5 to 13, but are most typically grade 8. Nearly 85% of the improved properties are coded with a Puget Sound View. Approximately 60% of the properties are coded with topography.

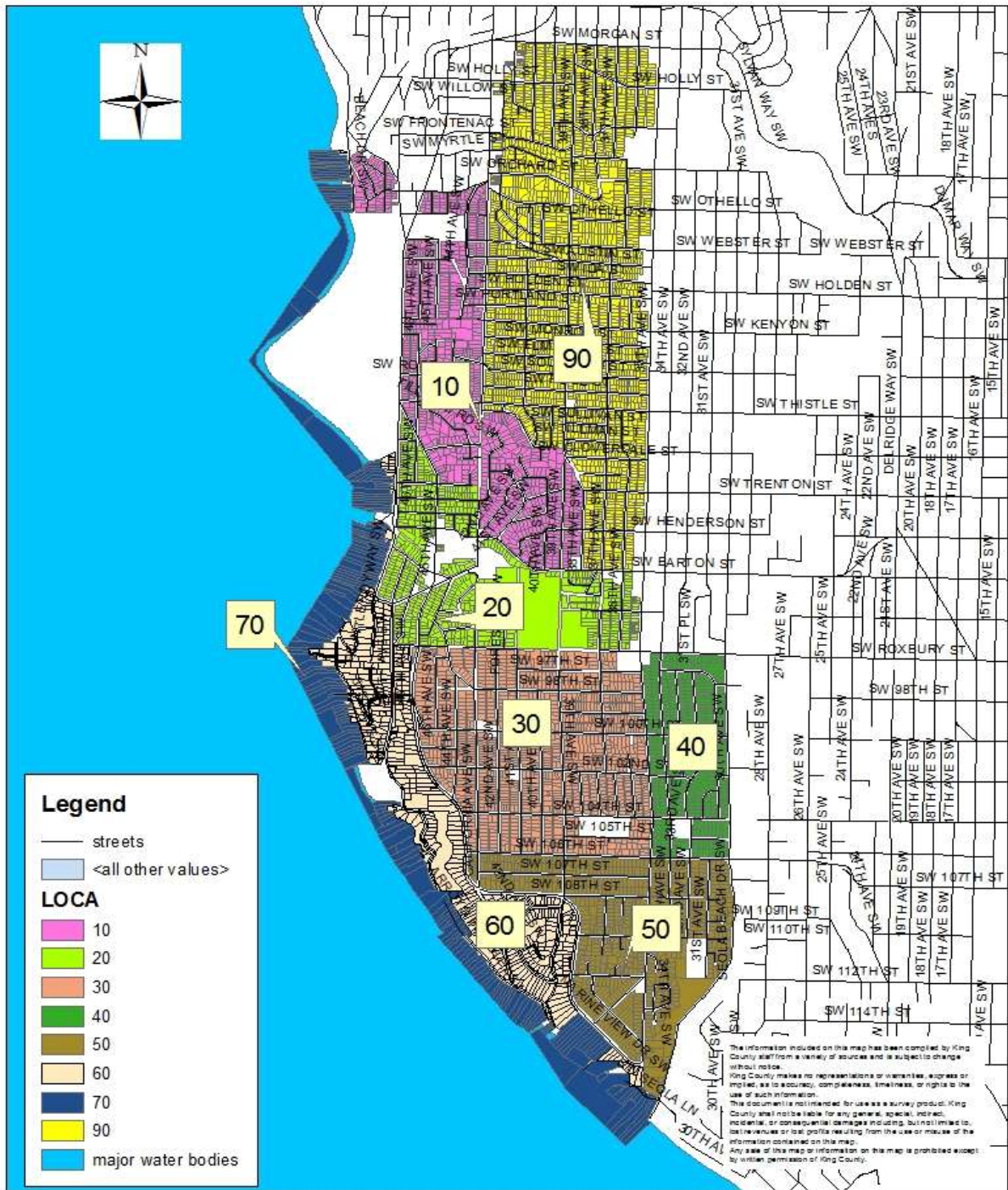
Neighborhood 70 is located East of Neighborhoods 10 and 60, either North or South of Lincoln Park and includes the waterfront properties along the Puget Sound. These properties enjoy predominantly low bank Puget Sound waterfront with a few area of medium and high bank sites. Improvements along the waterfront range from 8 to 11 with a number of higher grade homes grouped at prime locations. Mansion quality homes can be found along the most desirable waterfront lots. Waterfront land values were determined in a manner later described in this report, and which considered the waterfront land as in Neighborhood 70 with an additional adjustment for waterfront footage.

Homes in this Neighborhood 90 enjoy somewhat close access to Lincoln Park. Homes are typically from the 1940's to the 1950's. They are typically Grade 7's and 8's, though there are Grades from 5 to 11 represented in this neighborhood. The area is interspersed with new construction with lots becoming available due to tear downs. Approximately 35% of the homes in this neighborhood enjoy Puget Sound views. Less than 10% are impacted by topography. Homes along 35th Ave SW are impacted by traffic noise.

Neighborhood Map



King County AREA 17 Location Map LocA



***Vacant Sales Used In This Physical Inspection Analysis
Area 17***

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
17	1	271660	0008	5/24/2011	230000	6,875	Y	N
17	1	301330	0597	6/29/2011	167500	4,227	Y	N
17	1	301330	0910	3/28/2011	185000	4,211	Y	N
17	4	003400	1516	8/22/2011	200000	6,600	Y	N
17	4	022303	9188	6/15/2011	125000	7,198	Y	N
17	4	022303	9279	7/8/2011	165000	18,300	Y	N
17	4	131530	0045	12/8/2010	340000	6,000	Y	N
17	4	248720	0530	9/14/2011	157000	6,400	Y	N
17	4	259420	0555	4/26/2011	141000	9,152	N	N
17	4	259530	0015	12/4/2009	220000	9,286	N	N
17	4	916960	0304	12/6/2011	110,000	10,095	N	N
16	7	762570	1005	3/15/2010	305000	6,000	Y	N
16	7	793600	0128	8/2/2011	150000	7,680	Y	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 17***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	178250	0172	12/30/2010	247,000	MULTI-PARCEL SALE;
1	178250	0172	6/28/2010	167,000	IMP. CHAR SINCE SALE; MULTI-PARCEL SALE
1	249220	0551	9/29/2009	422,500	MULTI-PARCEL SALE;
1	301330	1115	3/18/2010	775,000	MULTI-PARCEL SALE;
1	301330	1175	10/6/2009	95,000	QUIT CLAIM DEED;
1	431770	0223	5/20/2010	450,000	IMP. CHAR SINCE SALE; MULTI-PARCEL SALE;
3	249120	1070	8/24/2011	286,000	MULTI-PARCEL SALE;
4	022303	9244	3/17/2011	1,018,000	MULTI-PARCEL SALE;
4	022303	9315	9/22/2009	765,000	MULTI-PARCEL SALE;
4	028700	0223	4/7/2010	850,000	MULTI-PARCEL SALE;
4	234680	0590	11/17/2009	10,000	NO MARKET EXPOSURE
4	259530	0081	6/28/2010	17,472	QUIT CLAIM DEED; STATEMENT TO DOR;
4	259530	0081	3/31/2010	110,000	NO MARKET EXPOSURE
4	384460	0020	1/4/2010	60,000	NON REPRESENTATIVE SALE
4	766670	7810	7/30/2010	1,325,000	MULTI-PARCEL SALE;
4	916960	0250	6/9/2011	255,000	QUIT CLAIM DEED

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 Properties located in Neighborhoods 30 & 50 needed downward adjustments. Homes built before 1940 needed an upward adjustment. Homes in Fair condition needed a downward adjustment. Home in Good and Very Good condition needed an upward adjustment.

Area 17 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 17 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, 2011 would be adjusted by the time trend factor of 0.975, resulting in an adjusted value of \$512,000 ($\$525,000 \times .975 = \$511,875$ – rounded to the nearest \$1000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.832	-16.8%
2/1/2009	0.836	-16.4%
3/1/2009	0.840	-16.0%
4/1/2009	0.844	-15.6%
5/1/2009	0.849	-15.1%
6/1/2009	0.853	-14.7%
7/1/2009	0.857	-14.3%
8/1/2009	0.862	-13.8%
9/1/2009	0.866	-13.4%
10/1/2009	0.871	-12.9%
11/1/2009	0.875	-12.5%
12/1/2009	0.880	-12.0%
1/1/2010	0.884	-11.6%
2/1/2010	0.889	-11.1%
3/1/2010	0.893	-10.7%
4/1/2010	0.898	-10.2%
5/1/2010	0.902	-9.8%
6/1/2010	0.907	-9.3%
7/1/2010	0.912	-8.8%
8/1/2010	0.916	-8.4%
9/1/2010	0.921	-7.9%
10/1/2010	0.926	-7.4%
11/1/2010	0.931	-6.9%
12/1/2010	0.936	-6.4%
1/1/2011	0.940	-6.0%
2/1/2011	0.945	-5.5%
3/1/2011	0.950	-5.0%
4/1/2011	0.955	-4.5%
5/1/2011	0.960	-4.0%
6/1/2011	0.965	-3.5%
7/1/2011	0.970	-3.0%
8/1/2011	0.975	-2.5%
9/1/2011	0.980	-2.0%
10/1/2011	0.985	-1.5%
11/1/2011	0.990	-1.0%
12/1/2011	0.995	-0.5%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
1	249320	0435	3/5/10	330,000	295,000	590	6	1945	4	3,200	Y	N	8430 40TH AVE SW
1	269560	0335	6/8/10	232,000	211,000	610	6	1941	4	4,493	N	N	8001 37TH AVE SW
1	112100	0215	6/10/09	302,500	258,000	620	6	1926	3	6,296	Y	N	6760 37TH AVE SW
1	431770	0215	3/16/11	360,000	343,000	650	6	1914	4	9,051	N	N	4008 SW OTHELLO ST
1	269560	0270	5/10/11	226,000	217,000	660	6	1941	3	5,366	N	N	3530 SW ELMGROVE ST
1	352403	9031	10/7/11	215,000	212,000	720	6	1948	5	4,182	N	N	3621 SW DONOVAN ST
1	249120	0120	11/23/10	219,000	205,000	720	6	1943	3	3,991	N	N	3617 SW TRENTON ST
1	029300	0245	6/14/10	230,000	209,000	730	6	1941	3	4,975	N	N	3508 SW KENYON ST
1	923890	1225	4/17/09	320,000	271,000	740	6	2008	3	5,100	N	N	4133 SW IDA ST
1	563750	0250	4/24/09	347,250	294,000	760	6	1920	3	6,035	Y	N	6515 39TH AVE SW
1	269560	0160	10/24/11	300,000	297,000	770	6	1932	3	4,488	N	N	3615 SW KENYON ST
1	271660	0225	10/11/11	385,000	380,000	770	6	1930	4	3,600	Y	N	6906 40TH AVE SW
1	984230	0620	11/12/09	235,000	206,000	770	6	1949	3	4,110	N	N	3514 SW ROSE ST
1	029300	0015	7/2/09	340,000	292,000	780	6	1942	3	7,214	N	N	7800 39TH AVE SW
1	431820	0265	5/20/09	308,500	263,000	780	6	1923	3	5,888	N	N	7426 CALIFORNIA AVE SW
1	249220	0615	4/3/09	290,000	245,000	780	6	1942	4	4,080	N	N	3528 SW IDA ST
1	249220	0525	10/19/11	215,000	212,000	790	6	1910	3	4,080	N	N	3535 SW AUSTIN ST
1	006500	0100	7/8/09	385,000	330,000	790	6	1925	4	6,042	N	N	6522 36TH AVE SW
1	984230	0595	4/9/09	282,500	239,000	790	6	1950	3	4,110	N	N	3515 SW SOUTHERN ST
1	563750	0135	11/9/11	240,000	238,000	820	6	1947	3	6,250	N	N	6506 41ST AVE SW
1	269560	0120	6/19/09	249,900	214,000	820	6	1942	3	4,494	N	N	7919 37TH AVE SW
1	178200	0190	3/14/11	210,000	200,000	830	6	1942	3	6,034	N	N	8601 36TH AVE SW
1	248920	0165	8/31/11	343,500	336,000	930	6	1920	3	5,500	N	N	6929 37TH AVE SW
1	269560	0345	9/3/09	249,500	216,000	960	6	1942	3	5,250	N	N	8015 37TH AVE SW
1	431920	0395	5/8/09	425,000	361,000	980	6	1929	4	12,456	N	N	3642 SW OTHELLO ST
1	301330	0475	4/28/10	345,000	311,000	1,010	6	1994	4	4,224	N	N	4107 SW SOUTHERN ST

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
1	431920	0125	12/23/11	265,000	265,000	1,020	6	1916	3	8,439	N	N	7114 38TH AVE SW
1	178250	0055	6/23/09	338,000	289,000	1,020	6	1942	4	4,600	N	N	8552 37TH AVE SW
1	271660	0080	9/22/10	440,000	407,000	1,050	6	1923	3	9,785	Y	N	6732 41ST AVE SW
1	431770	0140	8/3/09	337,500	291,000	1,060	6	1910	3	7,504	N	N	4001 SW MYRTLE ST
1	006500	0215	3/3/10	360,000	322,000	1,090	6	1918	3	6,418	N	N	6522 37TH AVE SW
1	249220	0956	3/22/10	349,950	314,000	1,170	6	1917	5	4,080	N	N	3730 SW HOLDEN ST
1	248920	0095	12/15/09	720,000	635,000	1,230	6	1951	4	7,550	Y	N	6915 38TH AVE SW
1	301330	0550	8/25/09	254,500	220,000	1,380	6	1968	3	6,859	N	N	8312 CALIFORNIA AVE SW
1	249220	0750	6/8/10	320,000	291,000	700	7	1943	3	4,080	N	N	3616 SW HOLDEN ST
1	178200	0160	5/19/09	308,000	262,000	730	7	1942	4	5,000	N	N	8608 36TH AVE SW
1	563750	0083	5/15/09	206,000	175,000	730	7	2006	3	824	N	N	6518 B 42ND AVE SW
1	271910	0380	6/24/09	497,900	426,000	740	7	1933	5	5,900	Y	N	6715 41ST AVE SW
1	269560	0455	4/29/09	390,000	331,000	740	7	1942	5	5,038	N	N	3717 SW ELMGROVE ST
1	269560	0490	3/29/10	385,000	346,000	750	7	1941	4	4,899	N	N	8106 37TH AVE SW
1	386990	0142	3/1/11	238,000	226,000	765	7	2006	3	1,007	N	N	7114 C CALIFORNIA AVE SW
1	249120	0865	9/14/11	272,000	267,000	770	7	1948	4	6,001	N	N	3522 SW BARTON ST
1	269560	0150	9/3/09	288,000	250,000	770	7	1948	3	4,472	N	N	3542 SW MONROE ST
1	301330	0515	12/28/09	425,000	376,000	780	7	1975	3	4,456	Y	N	4114 SW ROSE ST
1	923890	0980	1/20/11	330,000	311,000	800	7	1944	3	5,100	Y	N	4137 SW PORTLAND ST
1	301330	1210	11/10/11	279,500	277,000	810	7	1941	3	5,869	Y	N	3919 SW SOUTHERN ST
1	301330	1135	4/6/11	393,000	376,000	810	7	1942	5	5,232	N	N	3908 SW SOUTHERN ST
1	301330	0675	8/27/10	275,000	253,000	810	7	1942	4	4,320	N	N	3953 SW KENYON ST
1	249320	0445	7/8/09	392,500	337,000	810	7	1948	5	6,400	N	N	8434 40TH AVE SW
1	249020	0350	6/24/09	343,000	294,000	810	7	1941	3	5,100	N	N	3924 SW HOLDEN ST
1	006500	0140	6/10/09	356,500	305,000	810	7	1942	3	6,418	Y	N	6521 36TH AVE SW
1	178200	0230	3/4/11	278,500	265,000	820	7	1942	4	4,880	N	N	8645 36TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
1	178150	0235	1/24/11	295,000	278,000	820	7	1944	4	4,961	N	N	3722 SW TILLMAN ST
1	248920	0155	6/16/10	339,000	308,000	820	7	1940	3	4,132	N	N	3700 SW MYRTLE ST
1	249020	0135	6/8/10	274,000	249,000	820	7	1943	3	5,100	N	N	3907 SW AUSTIN ST
1	870460	0060	11/18/11	292,800	291,000	830	7	1930	4	6,669	Y	N	9023 37TH AVE SW
1	178200	0185	7/9/10	330,000	301,000	830	7	1943	4	5,100	N	N	3613 SW CLOVERDALE ST
1	178200	0050	1/12/10	325,000	288,000	830	7	1942	4	6,860	N	N	8447 35TH AVE SW
1	178200	0220	10/21/09	349,950	306,000	830	7	1942	4	5,425	N	N	8633 36TH AVE SW
1	178250	0075	12/15/11	184,900	184,000	840	7	1942	2	4,573	N	N	3622 SW CLOVERDALE ST
1	178200	0200	3/26/10	280,000	251,000	840	7	1942	5	5,130	N	N	8613 36TH AVE SW
1	249020	0285	9/9/09	300,000	260,000	840	7	1940	3	5,100	N	N	3937 SW IDA ST
1	984230	0485	3/30/09	359,000	303,000	840	7	1939	5	7,372	N	N	3522 SW THISTLE ST
1	112100	0220	5/1/09	470,000	399,000	870	7	1929	4	6,297	Y	N	6754 37TH AVE SW
1	269560	0035	11/3/10	308,000	287,000	880	7	1940	4	4,494	N	N	3744 SW MONROE ST
1	301330	1235	5/13/11	315,000	303,000	890	7	1941	3	5,856	N	N	3909 SW SOUTHERN ST
1	984230	0710	4/8/11	325,000	311,000	890	7	1951	3	5,468	N	N	3530 SW SOUTHERN ST
1	870460	0005	6/22/10	360,000	328,000	890	7	1941	4	6,300	N	N	3723 SW HENDERSON ST
1	301330	0610	5/19/09	360,000	306,000	890	7	1951	5	4,246	N	N	4208 SW THISTLE ST
1	178200	0145	5/18/11	265,000	255,000	920	7	1942	4	5,031	N	N	8624 36TH AVE SW
1	178150	0300	1/20/11	250,000	236,000	920	7	1944	3	5,370	N	N	3739 SW TILLMAN ST
1	029300	0088	4/14/10	400,000	360,000	920	7	1947	4	6,383	N	N	7717 37TH AVE SW
1	301330	1015	4/13/10	390,000	351,000	920	7	1957	3	4,201	Y	N	3935 SW ELMGROVE ST
1	984230	0665	10/20/09	384,000	335,000	920	7	2009	3	5,418	N	N	8218 37TH AVE SW
1	248920	0275	6/27/11	355,400	344,000	930	7	1942	3	6,300	N	N	6936 37TH AVE SW
1	249220	0435	9/21/09	329,000	286,000	930	7	1956	3	4,080	N	N	3732 SW IDA ST
1	431770	0160	12/16/11	375,000	373,000	940	7	1990	3	10,288	N	N	3904 SW ORCHARD ST
1	431920	0710	2/5/09	270,000	226,000	940	7	1949	3	4,590	N	N	3503 SW OTHELLO ST

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
1	249020	0590	12/15/09	332,000	293,000	950	7	1943	3	5,100	N	N	3940 SW KENYON ST
1	923890	1300	8/12/11	335,000	327,000	960	7	1941	4	5,100	N	N	4106 SW HOLDEN ST
1	249220	0775	8/24/09	343,000	297,000	970	7	1923	3	6,120	N	N	3528 SW HOLDEN ST
1	178200	0060	7/24/09	250,000	215,000	970	7	1942	3	6,860	N	N	8457 35TH AVE SW
1	248920	0270	4/19/10	429,000	386,000	1,000	7	1928	4	6,300	N	N	6932 37TH AVE SW
1	923890	1275	4/5/10	375,000	337,000	1,000	7	1914	4	5,100	N	N	4132 SW HOLDEN ST
1	249320	0400	9/21/09	390,000	339,000	1,000	7	1951	4	3,475	Y	N	3911 SW THISTLE ST
1	249220	0040	10/27/11	354,000	350,000	1,010	7	1952	5	5,833	N	N	3529 SW WEBSTER ST
1	301330	0895	10/6/09	305,000	266,000	1,010	7	1947	3	4,000	N	N	8007 39TH AVE SW
1	178150	0250	8/10/09	325,000	281,000	1,010	7	1944	5	4,961	N	N	3708 SW TILLMAN ST
1	249120	0250	6/22/09	322,000	276,000	1,010	7	1950	3	6,432	N	N	8806 38TH AVE SW
1	269560	0090	4/12/11	295,000	282,000	1,030	7	1949	4	4,494	N	N	3718 SW MONROE ST
1	301330	0151	1/7/10	360,500	319,000	1,030	7	1950	3	4,481	N	N	4149 SW MONROE ST
1	984230	0305	5/28/09	328,000	280,000	1,040	7	1950	3	4,403	N	N	8307 37TH AVE SW
1	301330	0378	9/13/11	460,000	452,000	1,050	7	1984	4	4,234	Y	N	4122 SW SOUTHERN ST
1	249220	0195	2/22/10	525,000	468,000	1,060	7	1955	4	4,030	N	N	3725 SW WEBSTER ST
1	301330	0980	3/19/09	385,000	324,000	1,070	7	1919	4	4,505	Y	N	3957 SW ELMGROVE ST
1	301330	0690	2/25/11	295,000	280,000	1,080	7	1925	3	4,464	N	N	3937 SW KENYON ST
1	249120	0700	5/18/10	317,000	287,000	1,080	7	1953	3	6,377	N	N	9050 37TH AVE SW
1	352403	9027	3/23/10	400,000	359,000	1,080	7	1954	4	5,110	N	N	3610 SW DONOVAN ST
1	029300	0078	10/19/10	335,000	311,000	1,090	7	1950	3	7,436	N	N	7720 38TH AVE SW
1	271910	0400	7/29/09	377,000	325,000	1,090	7	1941	4	6,250	N	N	6707 42ND AVE SW
1	984230	0460	8/12/11	272,500	266,000	1,100	7	1948	3	4,360	N	N	8307 35TH AVE SW
1	178250	0040	5/5/11	299,950	288,000	1,100	7	1942	4	4,600	N	N	8510 37TH AVE SW
1	178250	0040	9/18/09	350,000	288,000	1,100	7	1942	4	4,600	N	N	8510 37TH AVE SW
1	301330	0968	4/20/09	350,000	296,000	1,100	7	1965	4	4,184	N	N	3906 SW ELMGROVE ST

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
1	984230	0035	6/27/11	243,500	236,000	1,120	7	1964	3	4,166	N	N	3742 SW SOUTHERN ST
1	249220	0330	8/9/11	289,500	283,000	1,140	7	1913	3	4,400	N	N	3705 SW AUSTIN ST
1	249020	0615	7/15/09	300,000	258,000	1,140	7	1942	3	5,100	N	N	3916 SW KENYON ST
1	249220	0375	6/15/11	395,000	382,000	1,150	7	1918	4	4,080	N	N	3737 SW AUSTIN ST
1	352403	9175	4/26/11	337,000	323,000	1,160	7	1958	4	5,049	N	N	3617 SW DONOVAN ST
1	301330	0180	7/24/09	525,000	452,000	1,160	7	1974	3	6,359	Y	N	4131 SW MONROE ST
1	178150	0371	11/15/11	285,000	283,000	1,170	7	1943	4	4,692	N	N	3707 SW CLOVERDALE ST
1	431920	0855	8/18/09	512,500	443,000	1,170	7	1952	5	9,500	Y	N	3712 SW WEBSTER ST
1	249020	0025	12/2/10	330,000	309,000	1,180	7	1957	4	5,100	N	N	3921 SW WEBSTER ST
1	984230	0050	11/11/09	380,000	333,000	1,180	7	1994	3	4,158	N	N	3728 SW SOUTHERN ST
1	431820	0260	6/24/10	430,000	392,000	1,190	7	1911	4	5,886	N	N	7366 CALIFORNIA AVE SW
1	178150	0155	4/28/09	323,000	274,000	1,190	7	1944	4	4,725	N	N	3713 SW SULLIVAN ST
1	249120	0385	9/10/09	369,950	321,000	1,200	7	1942	4	6,437	N	N	8817 37TH AVE SW
1	150480	0020	8/13/10	325,000	298,000	1,210	7	1944	5	4,500	N	N	3710 SW BARTON ST
1	249020	0275	10/28/09	449,975	394,000	1,230	7	1949	4	5,100	N	N	3927 SW IDA ST
1	271910	0009	7/19/11	258,000	251,000	1,240	7	2007	3	1,686	N	N	6531 C 42ND AVE SW
1	006500	0210	9/14/09	465,000	404,000	1,240	7	1924	5	6,417	N	N	6528 37TH AVE SW
1	301330	1155	1/8/09	370,000	308,000	1,240	7	1924	3	4,906	Y	N	8202 41ST AVE SW
1	301330	0225	11/23/11	340,000	338,000	1,250	7	1952	4	4,246	N	N	4142 SW ELMGROVE ST
1	984230	0490	1/20/10	425,000	377,000	1,260	7	1954	4	5,150	N	N	3526 SW THISTLE ST
1	301330	0645	9/22/09	440,000	383,000	1,300	7	1956	3	6,534	Y	N	4118 SW THISTLE ST
1	112100	0010	6/29/09	375,000	321,000	1,310	7	1941	4	9,048	N	N	6715 35TH AVE SW
1	271910	0011	8/24/10	274,000	252,000	1,320	7	2007	3	1,132	N	N	6531 B 42ND AVE SW
1	248920	0115	6/1/10	465,000	422,000	1,320	7	1920	4	7,461	Y	N	3717 SW WILLOW ST
1	431920	0765	2/8/11	410,000	388,000	1,340	7	1925	4	9,500	Y	N	3639 SW OTHELLO ST
1	923890	1130	1/25/11	400,000	378,000	1,350	7	1923	4	7,570	N	N	7718 CALIFORNIA AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
1	301330	0765	11/9/10	342,000	319,000	1,360	7	1955	3	6,311	Y	N	3944 SW MONROE ST
1	431920	0700	11/22/11	283,000	281,000	1,370	7	1906	3	8,374	N	N	7311 35TH AVE SW
1	178150	0422	8/19/09	310,000	268,000	1,380	7	1943	4	6,936	Y	N	3710 SW DONOVAN ST
1	178150	0420	5/14/10	495,000	448,000	1,390	7	1958	5	7,140	Y	N	3716 SW DONOVAN ST
1	271660	0100	12/11/09	510,000	449,000	1,390	7	1924	3	10,910	Y	N	6746 41ST AVE SW
1	923890	1365	4/28/11	325,000	312,000	1,410	7	1958	3	4,880	Y	N	7560 CALIFORNIA AVE SW
1	248920	0255	12/8/09	365,000	321,000	1,420	7	1914	4	6,300	N	N	6916 37TH AVE SW
1	301330	0608	9/9/09	419,950	364,000	1,430	7	1935	3	5,635	N	N	4103 SW ROSE ST
1	249120	0745	5/6/11	352,000	338,000	1,440	7	1925	4	6,394	N	N	9015 36TH AVE SW
1	029300	0021	5/28/09	540,000	460,000	1,440	7	1955	4	6,384	N	N	7720 39TH AVE SW
1	249020	0195	10/8/10	390,000	362,000	1,470	7	1912	4	5,355	N	N	3952 SW IDA ST
1	301330	1475	8/25/09	328,500	284,000	1,610	7	1968	3	4,210	Y	N	4028 SW THISTLE ST
1	006500	0390	5/12/09	610,000	519,000	1,910	7	1984	4	6,248	Y	N	6512 39TH AVE SW
1	923890	1270	10/19/11	464,000	458,000	1,940	7	1941	5	5,100	N	N	4136 SW HOLDEN ST
1	352590	0050	10/1/10	535,000	495,000	2,270	7	1989	3	3,824	Y	N	6916 HEIGHTS AVE SW
1	249320	0220	12/20/10	560,000	526,000	1,000	8	1955	4	3,754	Y	N	8474 42ND AVE SW
1	386990	0038	11/12/10	322,600	301,000	1,020	8	2008	3	944	Y	N	4215 SW HOLLY ST
1	431820	0468	3/19/10	325,000	291,000	1,050	8	2007	3	1,997	N	N	7204 A CALIFORNIA AVE SW
1	431820	0466	10/2/09	335,000	292,000	1,060	8	2007	3	1,230	N	N	7204 B CALIFORNIA AVE SW
1	386990	0033	5/7/09	389,000	330,000	1,060	8	2008	3	1,755	Y	N	4219 SW HOLLY ST
1	386990	0034	5/7/09	385,000	327,000	1,060	8	2008	3	1,382	Y	N	4209 SW HOLLY ST
1	029300	0058	7/8/09	380,000	326,000	1,090	8	1947	3	7,432	N	N	7737 38TH AVE SW
1	112100	0496	8/6/10	585,500	537,000	1,110	8	1948	4	7,642	Y	N	3820 SW WILLOW ST
1	386990	0039	8/22/09	390,000	337,000	1,140	8	2008	3	814	Y	N	4217 SW HOLLY ST
1	386990	0036	4/13/09	380,000	322,000	1,140	8	2008	3	814	Y	N	4211 SW HOLLY ST
1	249020	0165	9/30/11	450,000	443,000	1,150	8	2005	3	5,100	N	N	3937 SW AUSTIN ST

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
1	269560	0025	2/9/09	443,500	371,000	1,180	8	1954	3	4,494	N	N	3811 SW KENYON ST
1	271910	0320	6/20/11	490,450	475,000	1,190	8	1942	3	5,900	Y	N	6715 40TH AVE SW
1	262403	9133	5/6/11	440,520	423,000	1,220	8	1986	3	5,899	Y	N	4042 SW MYRTLE ST
1	249020	0345	1/28/11	540,000	510,000	1,220	8	1962	5	5,100	N	N	3930 SW HOLDEN ST
1	248920	0100	4/15/10	730,000	657,000	1,260	8	1949	5	7,182	Y	N	6911 38TH AVE SW
1	923890	1230	10/12/09	425,000	371,000	1,270	8	1968	3	5,100	N	N	4137 SW IDA ST
1	178150	0314	12/15/10	355,000	333,000	1,280	8	1948	3	4,736	N	N	3755 SW TILLMAN ST
1	271660	0075	9/16/11	450,000	442,000	1,330	8	1941	3	24,600	Y	N	6765 41ST AVE SW
1	984230	0330	4/23/09	396,600	336,000	1,370	8	1944	3	5,705	N	N	3716 SW THISTLE ST
1	352590	0065	9/16/10	515,000	476,000	1,400	8	1930	3	5,315	Y	N	6919 HEIGHTS AVE SW
1	563750	0096	3/29/10	386,500	347,000	1,430	8	2008	3	1,601	N	N	6528 A 42ND AVE SW
1	271910	0037	7/20/09	391,000	336,000	1,430	8	2008	3	1,551	N	N	6530 A 42ND AVE SW
1	271910	0035	3/31/09	390,000	329,000	1,430	8	2008	3	1,562	N	N	6530 B 42ND AVE SW
1	269560	0170	8/15/11	523,000	511,000	1,440	8	1947	5	4,472	N	N	3605 SW KENYON ST
1	301330	0110	5/25/10	464,000	420,000	1,440	8	1948	3	4,769	Y	N	4130 SW MONROE ST
1	248920	0080	11/19/10	589,950	551,000	1,500	8	1955	3	6,250	Y	N	3814 SW MYRTLE ST
1	301330	0831	4/26/10	420,000	379,000	1,510	8	1977	3	4,366	Y	N	8000 41ST AVE SW
1	301330	0950	4/20/10	505,000	455,000	1,600	8	1990	3	10,480	N	N	3916 SW ELMGROVE ST
1	271910	0075	10/5/10	516,000	478,000	1,650	8	1971	4	5,900	Y	N	6541 41ST AVE SW
1	301330	0575	12/1/11	475,000	473,000	1,820	8	1991	3	4,239	Y	N	4131 SW ROSE ST
1	301330	0458	9/7/10	565,000	521,000	1,830	8	1998	3	4,232	Y	N	4119 SW SOUTHERN ST
1	431920	0750	3/9/09	622,500	524,000	2,200	8	1991	3	9,500	Y	N	3653 SW OTHELLO ST
1	923890	1240	10/2/09	655,050	571,000	2,260	8	1938	5	10,011	N	N	7604 CALIFORNIA AVE SW
1	301330	1500	3/9/11	699,000	665,000	2,340	8	2008	3	6,299	Y	N	4008 SW THISTLE ST
1	249020	0410	10/13/09	557,000	486,000	2,400	8	1997	3	5,100	N	N	3933 SW HOLDEN ST
1	271910	0385	11/25/09	665,000	584,000	2,540	8	2005	3	5,900	Y	N	6707 41ST AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
1	431820	0225	3/17/11	589,000	561,000	2,560	8	2008	3	5,009	N	N	7323 GLENRIDGE WAY SW
1	271660	0240	6/17/09	660,000	565,000	4,410	8	1997	3	5,000	N	N	3911 SW WILLOW ST
1	249220	0332	1/11/09	565,000	471,000	930	9	2008	3	3,752	Y	N	3701 SW AUSTIN ST
1	563750	0230	3/22/10	599,000	537,000	1,560	9	1997	3	6,000	N	N	6526 40TH AVE SW
1	431770	0386	6/25/10	900,000	820,000	1,640	9	2007	3	9,522	Y	N	7319 39TH AVE SW
1	431770	0325	3/12/10	690,000	617,000	1,660	9	1993	4	10,457	Y	N	7344 40TH AVE SW
1	431920	0325	6/23/11	715,000	692,000	2,070	9	1946	4	9,000	Y	N	7237 36TH AVE SW
1	301330	0981	1/8/10	595,000	527,000	2,100	9	2009	3	4,235	Y	N	3955 SW ELMGROVE ST
1	178150	0410	8/5/10	699,950	642,000	2,180	9	2006	3	7,140	Y	N	3730 SW DONOVAN ST
1	431820	0292	5/17/10	570,000	516,000	2,380	9	2005	3	7,619	N	N	7383 GLENRIDGE WAY SW
1	178150	0315	12/16/10	540,000	506,000	2,430	9	2000	3	4,630	Y	N	8558 39TH AVE SW
1	301330	1252	9/24/09	715,000	622,000	2,540	9	2008	3	4,565	Y	N	3958 SW ROSE ST
1	249220	0380	12/7/09	660,000	581,000	2,580	9	2008	3	4,080	N	N	3741 SW AUSTIN ST
1	301330	1156	12/4/09	747,300	658,000	2,690	9	2008	3	3,857	Y	N	8212 41ST AVE SW
1	431920	0015	7/27/09	765,000	659,000	2,810	9	1991	3	9,500	Y	N	7124 39TH AVE SW
1	984230	0365	11/9/11	699,900	694,000	2,860	9	2007	3	4,168	Y	N	3744 SW THISTLE ST
1	301330	1025	5/6/10	740,000	668,000	3,030	9	2006	3	4,607	N	N	3921 SW ELMGROVE ST
1	431770	0320	5/19/11	899,000	865,000	3,080	10	2004	3	9,500	N	N	7342 40TH AVE SW
1	271660	0015	8/11/10	1,025,000	941,000	3,080	11	2006	3	7,250	Y	N	6926 PARSHALL PL SW
1	271660	0010	5/25/11	1,180,000	1,137,000	4,090	11	2006	3	9,225	Y	N	6920 PARSHALL PL SW
3	003700	0165	5/3/10	243,000	219,000	750	5	1938	4	5,320	N	N	3551 SW 98TH ST
3	745400	1290	8/9/11	200,000	195,000	670	6	1942	5	6,300	N	N	10111 33RD AVE SW
3	745400	0990	7/2/10	221,500	202,000	670	6	1942	4	6,720	N	N	9816 31ST AVE SW
3	745400	0870	3/18/10	253,000	227,000	670	6	1942	4	6,783	N	N	9813 31ST AVE SW
3	745400	1385	1/22/10	184,057	163,000	670	6	1942	3	6,300	N	N	10107 34TH AVE SW
3	745400	0455	11/6/09	240,000	210,000	670	6	1942	3	7,866	N	N	3311 SW 97TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
3	745400	0010	8/19/09	258,000	223,000	670	6	1942	4	6,720	N	N	9614 34TH AVE SW
3	003700	0630	3/19/09	208,000	175,000	670	6	1937	3	5,320	N	N	3740 SW 100TH ST
3	745400	1255	9/8/11	255,000	250,000	710	6	1942	4	7,000	N	N	3311 SW 100TH ST
3	745400	1215	1/12/10	284,500	252,000	710	6	1942	5	6,300	N	N	10120 34TH AVE SW
3	745400	0405	11/19/09	250,000	219,000	710	6	1942	3	6,300	N	N	9826 34TH AVE SW
3	745400	0600	6/30/09	240,000	206,000	710	6	1942	4	6,300	N	N	9722 33RD AVE SW
3	745400	0760	4/9/09	249,000	211,000	710	6	1942	4	6,528	N	N	9834 32ND AVE SW
3	745400	1370	8/10/11	166,000	162,000	740	6	1942	3	6,300	N	N	10019 34TH AVE SW
3	745400	1180	12/10/10	152,000	142,000	740	6	1942	2	6,300	N	N	10025 32ND AVE SW
3	745400	0895	5/20/10	225,200	204,000	740	6	1942	4	6,477	N	N	9901 31ST AVE SW
3	745400	0650	5/4/10	247,000	223,000	740	6	1942	4	6,300	N	N	9807 32ND AVE SW
3	745400	0045	6/15/09	220,000	188,000	740	6	1942	3	6,840	N	N	3207 SW ROXBURY ST
3	745400	0540	11/17/09	249,250	219,000	770	6	1942	4	7,560	N	N	3218 SW 100TH ST
3	003700	0620	8/30/11	219,950	215,000	800	6	1937	4	5,320	N	N	3732 SW 100TH ST
3	745400	0270	7/22/10	238,500	218,000	810	6	1942	4	8,450	N	N	3403 SW ROXBURY ST
3	245840	0015	11/22/10	215,000	201,000	820	6	1948	3	6,300	N	N	10248 35TH AVE SW
3	249120	1225	7/7/10	250,500	229,000	820	6	1948	4	5,950	N	N	9430 36TH AVE SW
3	025400	0600	8/22/11	215,000	210,000	840	6	1942	3	5,320	N	N	10051 40TH AVE SW
3	745400	1175	2/3/11	225,000	213,000	880	6	1942	5	6,300	N	N	10019 32ND AVE SW
3	745400	1220	4/13/10	250,000	225,000	880	6	1942	4	6,300	N	N	10114 34TH AVE SW
3	252580	0030	3/1/11	190,000	180,000	900	6	1991	3	12,376	N	N	10437 35TH AVE SW
3	935700	0230	9/11/09	260,500	226,000	940	6	1942	4	4,700	N	N	10205 36TH AVE SW
3	025400	0705	11/16/11	259,000	257,000	970	6	1959	4	5,280	N	N	10030 40TH AVE SW
3	811860	0340	12/6/10	246,500	231,000	980	6	1938	4	7,980	N	N	10432 40TH AVE SW
3	289560	0350	11/17/11	294,000	292,000	1,050	6	1944	5	5,236	N	N	4127 SW 102ND ST
3	935700	0440	1/5/11	268,000	252,000	1,060	6	1947	4	5,700	N	N	10204 37TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
3	745400	1350	9/10/09	325,000	282,000	1,090	6	1942	4	7,420	N	N	3419 SW 100TH ST
3	259530	0315	3/6/09	339,950	286,000	1,090	6	1932	5	8,400	N	N	3943 SW 97TH ST
3	190960	0180	5/3/10	361,000	326,000	1,110	6	1928	4	6,600	N	N	10055 37TH AVE SW
3	811860	0240	7/5/11	270,500	262,000	1,130	6	1916	4	7,980	N	N	10444 41ST AVE SW
3	745400	0965	4/22/10	279,500	252,000	1,130	6	1942	4	6,720	N	N	9910 31ST AVE SW
3	245840	0120	10/30/09	258,000	226,000	1,140	6	1941	3	6,300	N	N	10248 34TH AVE SW
3	259530	0335	1/19/10	293,250	260,000	1,160	6	1943	3	8,400	N	N	3921 SW 97TH ST
3	025400	0265	11/23/09	343,000	301,000	1,200	6	1939	4	5,303	N	N	10034 CALIFORNIA AVE SW
3	935700	0070	12/28/10	247,800	233,000	1,380	6	1947	4	6,000	N	N	10245 35TH AVE SW
3	745400	0395	3/6/10	320,000	286,000	1,410	6	2006	3	6,300	N	N	9902 34TH AVE SW
3	025400	0455	6/9/09	317,500	271,000	1,430	6	1924	3	5,320	N	N	10043 41ST AVE SW
3	935700	0190	4/13/09	406,250	344,000	1,460	6	1942	4	6,000	N	N	10220 36TH AVE SW
3	003700	0554	8/24/10	414,000	361,000	1,560	6	2000	3	9,310	N	N	3721 SW 99TH ST
3	003700	0554	1/23/09	432,000	361,000	1,560	6	2000	3	9,310	N	N	3721 SW 99TH ST
3	249120	1289	8/23/10	200,000	184,000	730	7	2006	3	1,040	Y	N	9427 C 35TH AVE SW
3	312380	0075	5/6/09	232,500	197,000	820	7	1950	3	8,060	N	N	9843 42ND AVE SW
3	935700	0470	8/12/09	287,500	248,000	860	7	1950	4	5,300	N	N	10221 37TH AVE SW
3	289560	0214	7/2/09	278,000	238,000	900	7	1972	3	6,650	N	N	10232 41ST AVE SW
3	190960	0145	2/18/10	285,000	254,000	920	7	1925	5	5,010	N	N	3753 SW 100TH ST
3	289560	0085	7/23/09	334,500	288,000	920	7	1951	4	5,368	N	N	3920 SW 104TH ST
3	811860	0330	10/7/09	300,000	261,000	940	7	1953	3	7,980	N	N	10420 40TH AVE SW
3	190960	0151	10/12/09	342,500	299,000	1,010	7	1952	5	5,516	N	N	10022 39TH AVE SW
3	935700	0215	10/26/11	260,000	257,000	1,030	7	1952	3	4,700	N	N	10202 36TH AVE SW
3	935700	0746	3/7/11	330,000	314,000	1,040	7	1958	4	5,700	N	N	10253 37TH PL SW
3	935700	0170	10/22/09	302,000	264,000	1,040	7	1942	4	6,000	N	N	10230 36TH AVE SW
3	249120	1280	7/16/09	296,000	254,000	1,060	7	2004	3	1,311	Y	N	9433 B 35TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
3	003700	0100	6/15/09	269,950	231,000	1,060	7	1965	4	5,320	N	N	3724 SW 99TH ST
3	245840	0435	6/17/10	318,000	289,000	1,090	7	1965	4	7,200	N	N	10224 31ST AVE SW
3	745400	1275	6/20/09	285,000	244,000	1,090	7	1942	3	6,300	N	N	10025 33RD AVE SW
3	249120	1020	3/18/11	250,000	238,000	1,100	7	1950	3	2,693	N	N	9241 35TH AVE SW
3	245840	0370	8/10/09	340,000	293,000	1,100	7	1953	4	5,922	N	N	3115 SW 103RD ST
3	004900	0016	5/26/11	324,950	313,000	1,110	7	1954	4	8,040	N	N	3113 SW 104TH ST
3	004900	0030	11/22/10	345,000	322,000	1,110	7	1955	4	8,040	N	N	3106 SW 105TH ST
3	004900	0006	7/15/09	314,000	270,000	1,110	7	1954	3	8,040	Y	N	3129 SW 104TH ST
3	935700	0010	2/20/09	312,500	262,000	1,110	7	1938	4	4,200	N	N	10205 35TH AVE SW
3	025400	0755	7/26/10	285,000	261,000	1,140	7	1962	3	7,980	N	N	10041 39TH AVE SW
3	003700	0336	4/21/10	315,000	284,000	1,140	7	1959	4	6,600	N	N	9902 37TH AVE SW
3	025400	0480	4/21/10	333,500	300,000	1,150	7	1980	4	5,291	Y	N	10025 41ST AVE SW
3	312380	0080	9/21/11	289,000	284,000	1,160	7	1950	4	8,060	N	N	9837 42ND AVE SW
3	003700	0560	7/9/10	289,950	265,000	1,180	7	1968	4	5,320	N	N	3717 SW 99TH ST
3	289560	0660	11/17/11	289,000	287,000	1,190	7	1949	4	5,320	N	N	10223 42ND AVE SW
3	025400	0525	6/25/09	420,000	360,000	1,190	7	1967	4	6,026	N	N	4025 SW 100TH ST
3	251840	0030	10/9/09	305,000	266,000	1,200	7	1948	4	7,850	N	N	3528 SW 105TH ST
3	935700	0380	6/14/11	281,500	272,000	1,240	7	1975	3	6,000	N	N	10238 37TH AVE SW
3	025400	0549	9/14/10	247,000	228,000	1,270	7	1948	3	5,280	N	N	10022 41ST AVE SW
3	004900	0060	4/26/10	325,000	293,000	1,270	7	1979	3	8,040	N	N	3101 SW 105TH ST
3	025400	0078	8/12/10	379,000	348,000	1,290	7	1984	3	4,800	Y	N	10014 44TH AVE SW
3	811860	0120	7/20/11	399,950	389,000	1,350	7	1951	4	7,980	Y	N	10420 42ND AVE SW
3	245840	0280	7/6/09	292,500	251,000	1,350	7	1953	4	9,000	N	N	10209 31ST AVE SW
3	251840	0047	2/20/09	310,000	260,000	1,350	7	1937	4	9,954	N	N	10425 35TH AVE SW
3	935700	1065	6/22/09	329,950	282,000	1,370	7	1951	4	5,940	N	N	10208 39TH AVE SW
3	289560	0540	11/17/10	350,000	327,000	1,440	7	1951	4	7,980	N	N	10220 CALIFORNIA AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
3	811860	0135	9/14/10	385,000	355,000	1,460	7	2003	3	7,980	N	N	10440 42ND AVE SW
3	025400	0205	7/15/09	450,000	387,000	1,470	7	1925	4	7,200	N	N	10009 CALIFORNIA AVE SW
3	312380	0235	4/29/10	505,000	456,000	1,500	7	1991	4	8,618	Y	N	9849 40TH AVE SW
3	190960	0006	1/1/09	350,000	291,000	1,530	7	1950	4	7,200	N	N	10015 35TH AVE SW
3	251840	0046	10/12/11	397,300	392,000	1,540	7	1957	5	8,879	N	N	10417 35TH AVE SW
3	259530	0271	6/13/11	372,500	360,000	1,660	7	1953	4	6,600	N	N	3920 SW 97TH ST
3	251840	0034	6/29/11	339,950	329,000	1,770	7	1994	4	7,286	N	N	3527 SW 104TH ST
3	811860	0204	12/5/11	419,950	418,000	1,870	7	1967	5	7,980	N	N	10402 41ST AVE SW
3	935700	0115	7/13/09	417,000	358,000	1,900	7	1966	5	3,800	N	N	10262 36TH AVE SW
3	259780	0122	6/17/11	346,000	335,000	2,160	7	1952	4	10,080	N	N	9323 FOREST CT SW
3	003700	0190	12/9/10	300,000	281,000	2,230	7	1994	3	5,320	N	N	3529 SW 98TH ST
3	150480	0090	10/21/10	390,000	362,000	2,350	7	2005	3	6,826	N	N	9235 36TH AVE SW
3	533820	0005	6/10/10	319,000	290,000	1,190	8	1952	3	10,000	N	N	10404 35TH AVE SW
3	533820	0015	10/17/11	325,000	321,000	1,630	8	1952	4	10,000	N	N	10411 34TH AVE SW
3	150480	0165	5/3/10	448,500	405,000	1,870	8	1990	3	7,204	N	N	9455 37TH AVE SW
3	935700	0965	3/25/10	445,000	399,000	1,970	8	2004	3	5,000	Y	N	10257 38TH AVE SW
3	312380	0090	10/20/09	510,000	446,000	2,110	8	1997	3	8,060	N	N	9821 42ND AVE SW
3	289560	0555	2/25/10	425,000	379,000	2,220	8	2006	3	5,332	N	N	10230 CALIFORNIA AVE SW
3	289560	0556	8/6/09	495,000	427,000	2,220	8	2006	3	5,332	N	N	10234 CALIFORNIA AVE SW
3	025400	0325	11/13/09	425,000	373,000	2,310	8	2003	3	5,297	N	N	10029 42ND AVE SW
3	022303	9331	10/6/10	460,000	426,000	2,090	9	1994	3	7,345	Y	N	10447 35TH AVE SW
3	025400	0330	11/10/09	510,000	447,000	2,510	9	2008	3	5,297	N	N	10025 42ND AVE SW
3	022303	9246	9/18/09	635,000	552,000	3,270	9	2003	3	7,252	N	N	3528 SW 106TH ST
4	352403	9226	4/1/10	348,000	312,000	580	6	1930	4	4,290	N	N	4605 SW MONROE ST
4	248720	0395	6/23/10	307,000	280,000	740	6	1949	3	6,150	N	N	4330 SW CAMBRIDGE ST
4	003400	1865	8/25/11	240,000	235,000	760	6	1941	3	4,320	Y	N	8237 CALIFORNIA AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	012303	9335	4/6/09	249,000	210,000	820	6	1947	4	20,304	N	N	10646 34TH AVE SW
4	352403	9118	5/7/10	350,000	316,000	860	6	1930	4	2,898	N	N	7920 FAUNTLEROY WAY SW
4	025400	0025	1/6/10	375,000	332,000	940	6	1928	4	6,032	N	N	4404 SW 101ST ST
4	248770	0240	12/3/09	327,000	288,000	970	6	1944	4	5,050	N	N	4535 SW DIRECTOR ST
4	003400	1880	5/10/11	225,000	216,000	1,000	6	1941	3	4,320	Y	N	8225 CALIFORNIA AVE SW
4	109000	0075	3/10/10	343,950	308,000	1,020	6	1923	5	4,200	N	N	4449 SW KENYON PL
4	109000	0020	8/24/09	362,500	314,000	1,120	6	1926	3	4,200	N	N	4452 SW KENYON PL
4	248720	0161	8/23/11	270,000	264,000	1,330	6	1918	3	4,000	Y	N	9269 44TH AVE SW
4	923890	0115	6/15/11	370,000	358,000	1,600	6	1911	4	5,686	N	N	4502 SW AUSTIN ST
4	632900	0040	10/26/11	215,000	213,000	530	7	1977	3	1,500	Y	N	11424 ARROYO BEACH PL SW
4	916960	0130	10/12/11	398,500	393,000	810	7	1951	4	6,000	Y	N	8434 46TH AVE SW
4	432220	0230	3/9/11	399,950	380,000	840	7	2010	3	5,350	Y	N	7313 VASHON PL SW
4	352403	9119	2/6/09	340,000	284,000	860	7	1930	4	5,028	N	N	8002 FAUNTLEROY WAY SW
4	432220	0185	11/19/09	427,000	375,000	870	7	1929	5	5,350	N	N	7312 BLAKE PL SW
4	248720	0165	4/25/11	278,200	267,000	890	7	1954	4	5,000	Y	N	9265 44TH AVE SW
4	432220	0095	12/2/09	424,000	373,000	890	7	1915	4	4,975	N	N	4555 SW OTHELLO ST
4	710000	0070	1/11/11	229,500	216,000	910	7	1948	3	8,308	N	N	3731 SW 106TH ST
4	632900	0015	12/13/10	322,500	302,000	920	7	1955	3	3,000	Y	N	11410 ARROYO BEACH PL SW
4	923890	0855	12/19/11	335,000	333,000	930	7	1926	3	5,000	Y	N	7710 44TH AVE SW
4	003400	1060	12/20/10	330,000	310,000	930	7	1915	3	4,000	N	N	8320 FAUNTLEROY WAY SW
4	916910	0247	6/6/11	350,000	338,000	960	7	1951	3	5,000	N	N	8630 46TH AVE SW
4	632900	0635	4/28/11	210,000	201,000	990	7	1947	3	8,100	N	N	11269 35TH AVE SW
4	432220	0191	8/25/09	549,000	475,000	990	7	1953	4	6,206	N	N	7322 BLAKE PL SW
4	025400	0055	9/11/09	423,000	367,000	1,000	7	1940	4	6,032	Y	N	4408 SW 102ND ST
4	632900	0420	9/16/11	375,000	368,000	1,080	7	2010	3	10,260	Y	N	11202 MARINE VIEW DR SW
4	923890	0840	6/30/09	366,000	314,000	1,080	7	1926	4	4,284	Y	N	7603 CALIFORNIA AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	809840	0035	10/26/11	306,950	304,000	1,090	7	1942	5	6,720	N	N	3919 SW 106TH ST
4	248820	0373	8/18/11	324,950	318,000	1,110	7	2008	3	1,163	Y	N	9002 45TH AVE SW
4	809840	0085	7/2/10	402,810	367,000	1,120	7	1942	4	7,280	N	N	4011 SW 106TH ST
4	923890	0005	5/14/09	405,000	344,000	1,120	7	1956	4	5,915	N	N	4503 SW WEBSTER ST
4	916910	0170	3/26/09	405,000	342,000	1,120	7	1952	3	5,000	N	N	8651 46TH AVE SW
4	710000	0075	11/23/10	290,000	271,000	1,150	7	1948	4	8,308	N	N	3735 SW 106TH ST
4	710000	0210	5/24/10	339,000	307,000	1,150	7	1948	4	8,710	N	N	3707 SW 107TH ST
4	003400	1302	2/1/11	435,000	411,000	1,160	7	1955	4	5,500	Y	N	8035 45TH AVE SW
4	632900	0565	4/19/11	335,450	321,000	1,180	7	1947	5	8,100	N	N	3605 SW 112TH ST
4	632900	0550	12/2/09	332,000	292,000	1,180	7	1947	5	9,034	N	N	3623 SW 112TH ST
4	248720	0181	10/1/10	480,000	444,000	1,190	7	1956	4	5,760	Y	N	4315 SW BRACE POINT DR
4	632900	0465	4/4/11	296,000	283,000	1,200	7	1947	5	8,100	N	N	11247 37TH AVE SW
4	248290	0050	6/4/10	490,000	445,000	1,200	7	1981	4	8,300	Y	N	8500 FAUNTLEE CREST SW
4	012303	9369	3/9/11	270,000	257,000	1,210	7	1947	4	7,488	N	N	3313 SW 106TH ST
4	176960	0202	12/21/10	300,000	282,000	1,210	7	1946	5	8,700	N	N	11023 37TH AVE SW
4	923890	0560	2/27/09	481,500	404,000	1,210	7	1938	3	8,950	Y	N	7721 44TH AVE SW
4	176960	0095	10/5/11	300,000	296,000	1,230	7	1956	3	7,500	N	N	3720 SW 110TH ST
4	109000	0046	6/20/11	345,000	334,000	1,230	7	1960	3	10,084	N	N	4428 SW KENYON PL
4	122303	9011	4/27/11	315,000	302,000	1,250	7	1978	3	13,485	N	N	11606 35TH AVE SW
4	012303	9562	4/11/11	320,000	306,000	1,250	7	1962	3	7,680	N	N	10832 32ND AVE SW
4	511900	0020	8/12/09	324,950	281,000	1,250	7	1960	3	7,260	N	N	10811 32ND AVE SW
4	022303	9187	4/18/11	401,000	384,000	1,260	7	1955	4	5,238	Y	N	10100 MARINE VIEW DR SW
4	038700	0065	9/27/11	290,000	285,000	1,270	7	1954	3	8,300	N	N	11310 32ND AVE SW
4	884530	0090	3/10/11	362,500	345,000	1,270	7	1924	4	4,600	Y	N	7411 CALIFORNIA AVE SW
4	259420	0301	7/1/10	355,000	324,000	1,270	7	1975	3	7,680	N	N	9735 44TH AVE SW
4	632900	0690	10/6/09	323,000	281,000	1,280	7	1985	3	8,100	N	N	3559 SW OCEAN VIEW DR

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	632900	0295	7/7/10	365,000	333,000	1,290	7	1947	5	8,160	N	N	11405 37TH AVE SW
4	029000	0060	12/10/09	465,000	410,000	1,290	7	1947	3	7,200	Y	N	4100 SW 109TH ST
4	710000	0050	6/22/09	329,950	282,000	1,290	7	1948	3	8,308	N	N	3707 SW 106TH ST
4	511900	0220	5/11/11	344,000	331,000	1,300	7	1963	4	8,700	N	N	10849 34TH AVE SW
4	632900	0435	6/23/09	340,000	291,000	1,320	7	1947	4	9,180	N	N	11211 37TH AVE SW
4	916910	0010	7/31/09	465,000	401,000	1,330	7	1937	5	3,402	N	N	8416 FAUNTLEROY WAY SW
4	932280	0290	10/27/10	310,000	288,000	1,350	7	1952	3	6,600	Y	N	10604 MARINE VIEW DR SW
4	511900	0040	12/8/09	417,000	367,000	1,350	7	1961	4	7,260	N	N	10823 32ND AVE SW
4	012303	9559	11/12/10	315,000	294,000	1,360	7	1963	3	8,385	N	N	10622 32ND AVE SW
4	248770	0035	5/26/10	465,000	421,000	1,440	7	1915	3	8,000	N	N	4510 SW CONCORD ST
4	248720	0636	6/17/09	555,000	475,000	1,450	7	1963	4	9,216	Y	N	9401 KILBOURNE CT SW
4	248820	0416	10/12/11	395,000	390,000	1,490	7	1957	5	4,400	N	N	4407 SW HENDERSON ST
4	259420	0279	3/8/11	445,000	423,000	1,530	7	1975	4	7,680	N	N	9722 45TH AVE SW
4	571500	0090	8/12/10	389,950	358,000	1,590	7	1952	4	8,512	N	N	3802 SW 108TH ST
4	012303	9272	10/14/10	309,950	288,000	1,600	7	2010	3	6,600	N	N	10605 SEOLA BEACH DR SW
4	923890	0815	10/19/09	630,000	550,000	1,640	7	1926	5	4,788	Y	N	7616 44TH AVE SW
4	126150	0090	11/20/09	450,000	395,000	1,680	7	1963	5	7,656	N	N	3410 SW 108TH ST
4	234680	0005	5/3/10	435,000	393,000	1,710	7	1944	3	8,364	Y	N	9603 47TH AVE SW
4	038700	0160	10/1/10	265,000	245,000	1,760	7	1954	4	6,448	N	N	11421 34TH AVE SW
4	710000	0015	6/23/11	350,000	339,000	1,860	7	1948	5	8,308	N	N	3517 SW 106TH ST
4	248720	1105	9/14/09	525,000	456,000	1,870	7	1926	5	5,354	N	N	4603 SW WILDWOOD PL
4	259530	0081	2/16/11	399,950	379,000	1,890	7	2011	3	8,129	N	N	9631 42ND AVE SW
4	923890	0860	9/1/11	540,000	529,000	2,460	7	1923	4	5,347	Y	N	4316 SW PORTLAND ST
4	710000	0115	11/3/11	345,000	342,000	870	8	2010	3	8,308	N	N	3706 SW 107TH ST
4	248720	0625	4/14/10	527,950	475,000	1,090	8	1951	4	7,220	Y	N	9361 44TH AVE SW
4	248820	0260	3/9/11	380,000	361,000	1,120	8	1952	3	4,850	N	N	4416 SW HENDERSON ST

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	248820	0460	7/15/09	370,000	318,000	1,120	8	2006	3	1,265	N	N	9130 B 45TH AVE SW
4	923890	0006	5/9/09	574,950	489,000	1,120	8	1976	5	5,278	N	N	7509 45TH AVE SW
4	248370	0045	9/2/09	470,000	407,000	1,130	8	1953	3	7,400	N	N	8806 42ND AVE SW
4	248770	0266	7/15/11	340,500	332,000	1,140	8	2007	3	1,403	N	N	9113 45TH AVE SW
4	248770	0260	4/1/11	360,000	344,000	1,140	8	2007	3	1,489	N	N	4503 SW DIRECTOR ST
4	248820	0461	12/13/10	278,000	261,000	1,140	8	2006	3	1,259	N	N	9126 A 45TH AVE SW
4	176960	0227	5/18/11	635,000	611,000	1,150	8	1952	5	17,500	Y	N	11001 MARINE VIEW DR SW
4	251050	0045	9/18/09	300,000	261,000	1,150	8	1957	2	6,800	Y	N	4075 SW BARTON ST
4	248420	0085	7/22/09	424,250	365,000	1,160	8	1953	3	5,917	N	N	4028 SW TRENTON ST
4	916960	0306	6/21/10	550,000	501,000	1,170	8	1960	4	10,800	Y	N	4349 SW CLOVERDALE ST
4	028700	0025	8/23/11	724,500	709,000	1,180	8	1951	5	14,718	Y	N	3961 SW ARROYO DR
4	923890	0635	4/8/10	370,000	333,000	1,200	8	1948	3	6,360	N	N	7524 45TH AVE SW
4	178150	0532	4/2/10	590,000	530,000	1,210	8	1954	5	7,000	Y	N	8644 39TH AVE SW
4	248420	0140	8/31/09	470,000	407,000	1,210	8	1954	3	11,700	N	N	8702 40TH AVE SW
4	248820	0255	9/26/11	325,000	320,000	1,220	8	1952	3	4,850	N	N	8910 45TH AVE SW
4	029000	0290	10/16/10	540,000	501,000	1,220	8	1948	3	10,985	Y	N	3937 SW 109TH ST
4	248820	0165	7/29/10	499,000	457,000	1,220	8	1955	5	6,500	Y	N	4319 SW CONCORD ST
4	003400	1585	11/2/10	452,000	421,000	1,240	8	1944	3	9,900	Y	N	8221 NORTHROP PL SW
4	432250	0110	12/9/10	399,000	374,000	1,260	8	1954	3	5,760	N	N	7559 45TH AVE SW
4	248470	0010	9/1/10	450,000	415,000	1,260	8	1954	3	5,500	N	N	8905 41ST AVE SW
4	432250	0195	9/30/11	399,000	393,000	1,270	8	1954	3	5,760	N	N	7570 46TH AVE SW
4	028400	0170	8/13/10	801,000	736,000	1,270	8	1955	3	14,502	Y	Y	11005 ARROYO BEACH PL SW
4	248370	0175	3/10/11	588,800	560,000	1,290	8	1955	4	7,200	Y	N	8845 42ND AVE SW
4	632900	0205	9/15/10	680,000	628,000	1,290	8	1948	5	11,160	Y	N	11461 MARINE VIEW DR SW
4	379900	0025	9/15/09	660,000	573,000	1,290	8	1954	3	8,107	Y	N	11057 MARINE VIEW DR SW
4	432270	0015	12/6/11	330,000	328,000	1,300	8	1958	3	6,270	N	N	7745 46TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	432250	0155	8/4/11	460,000	449,000	1,300	8	1956	5	5,760	N	N	7729 45TH AVE SW
4	248370	0170	6/21/10	689,950	628,000	1,320	8	1953	3	7,200	Y	N	8837 42ND AVE SW
4	028700	0100	11/2/09	668,000	585,000	1,320	8	1955	3	6,240	Y	N	3917 SW ARROYO CT
4	923890	0936	5/4/09	510,000	433,000	1,320	8	1954	4	5,920	Y	N	7801 CALIFORNIA AVE SW
4	248320	0020	9/22/11	562,200	553,000	1,330	8	1954	3	6,000	Y	N	9021 39TH AVE SW
4	248320	0165	5/2/11	589,950	566,000	1,330	8	1952	5	6,448	Y	N	4005 SW HENDERSON ST
4	176960	0064	6/11/09	400,000	342,000	1,330	8	1953	3	6,000	N	N	10831 MARINE VIEW DR SW
4	248720	0595	6/30/10	507,000	462,000	1,340	8	1960	3	7,250	Y	N	9420 KILBOURNE CT SW
4	248320	0010	7/8/09	575,000	494,000	1,340	8	1955	3	6,000	Y	N	9009 39TH AVE SW
4	029000	0130	9/23/11	465,000	457,000	1,350	8	1956	3	8,040	Y	N	10835 42ND AVE SW
4	112303	9018	5/22/11	625,000	602,000	1,350	8	1941	5	7,450	Y	N	11603 MARINE VIEW DR SW
4	012303	9374	10/15/10	356,000	330,000	1,350	8	1981	3	7,565	N	N	11112 30TH PL SW
4	003400	1535	6/24/11	530,000	513,000	1,360	8	1950	4	8,800	Y	N	8017 44TH AVE SW
4	916910	0140	8/26/10	385,000	354,000	1,360	8	1951	4	4,592	Y	N	8646 FAUNTLEROY WAY SW
4	109000	0030	4/29/10	479,900	433,000	1,360	8	1991	3	4,200	N	N	4446 SW KENYON PL
4	923890	0400	7/16/09	405,000	348,000	1,360	8	1954	4	6,360	N	N	7818 FAUNTLEROY WAY SW
4	916960	0051	1/12/09	525,000	437,000	1,360	8	1987	4	8,916	N	N	8462 TILLCUM RD SW
4	248320	0060	10/25/11	550,000	544,000	1,370	8	1952	4	6,600	Y	N	9108 40TH AVE SW
4	248370	0075	9/12/11	425,000	417,000	1,370	8	1952	3	6,400	Y	N	8838 42ND AVE SW
4	029000	0095	2/10/10	575,000	512,000	1,370	8	1953	3	6,360	Y	N	10721 MARINE VIEW DR SW
4	028700	0170	6/23/11	595,000	576,000	1,380	8	1954	5	8,484	Y	N	3924 SW ARROYO CT
4	431570	0577	1/21/09	395,000	330,000	1,380	8	2004	3	1,669	N	N	7321 B 47TH AVE SW
4	432250	0055	8/10/09	385,000	332,000	1,390	8	1954	3	5,428	N	N	7722 FAUNTLEROY WAY SW
4	432250	0185	11/19/10	400,000	373,000	1,420	8	1954	3	5,760	N	N	7700 46TH AVE SW
4	923890	0505	12/2/11	357,000	355,000	1,440	8	1963	3	7,500	N	N	7728 45TH AVE SW
4	248420	0116	8/20/10	535,000	492,000	1,440	8	1954	3	11,665	Y	N	4024 SW DONOVAN ST

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	248320	0195	4/6/10	526,000	473,000	1,440	8	1962	4	4,632	Y	N	4055 SW HENDERSON ST
4	923890	0495	3/22/10	542,000	486,000	1,440	8	1961	4	7,500	N	N	7720 45TH AVE SW
4	248320	0115	3/18/10	510,000	457,000	1,440	8	1951	3	7,200	Y	N	4020 SW HENDERSON ST
4	028700	0095	5/18/09	425,000	362,000	1,460	8	1953	3	6,000	Y	N	3962 SW ARROYO DR
4	234680	0380	5/6/11	456,000	438,000	1,470	8	1967	3	8,184	N	N	9666 48TH AVE SW
4	248320	0085	8/27/09	599,000	519,000	1,480	8	1954	4	6,600	Y	N	9020 40TH AVE SW
4	248370	0195	9/21/10	630,000	582,000	1,490	8	1952	3	7,200	Y	N	8871 42ND AVE SW
4	248320	0055	3/30/10	457,000	410,000	1,490	8	1954	3	8,140	N	N	9114 40TH AVE SW
4	248720	0260	3/23/10	610,000	547,000	1,490	8	1963	4	10,350	Y	N	9357 CALIFORNIA DR SW
4	571500	0010	8/21/09	431,000	373,000	1,500	8	1953	3	9,108	Y	N	10716 39TH AVE SW
4	248470	0015	1/9/09	406,000	338,000	1,520	8	1955	3	6,000	N	N	8841 41ST AVE SW
4	251050	0030	5/3/11	432,000	415,000	1,540	8	1958	3	9,130	Y	N	4101 SW BARTON ST
4	923890	0065	11/3/10	296,500	276,000	1,540	8	1961	3	7,380	N	N	7516 FAUNTLEROY WAY SW
4	511901	0010	1/29/09	460,000	384,000	1,590	8	1979	5	7,395	N	N	10832 31ST AVE SW
4	178150	0510	11/24/09	569,600	501,000	1,650	8	1957	3	6,000	Y	N	8622 39TH AVE SW
4	432250	0130	5/26/10	581,000	527,000	1,670	8	1956	4	7,680	N	N	7705 45TH AVE SW
4	003400	1675	6/25/11	684,850	663,000	1,680	8	2003	3	4,800	Y	N	4326 SW SOUTHERN ST
4	790220	0100	12/6/10	560,000	524,000	1,730	8	1957	4	7,500	Y	N	3925 SW 107TH ST
4	248500	0010	1/20/11	540,000	509,000	1,750	8	1960	3	7,200	Y	N	8731 FAUNTLEE CREST SW
4	916910	0085	6/22/09	625,000	535,000	1,760	8	1931	5	5,600	Y	N	8602 FAUNTLEROY WAY SW
4	923890	0645	4/6/10	610,000	548,000	1,790	8	1915	3	7,000	Y	N	7525 44TH AVE SW
4	352403	9139	3/14/11	620,000	590,000	1,810	8	1949	5	8,400	N	N	9348 FAUNTLEROY WAY SW
4	923890	0765	11/5/09	705,000	618,000	1,810	8	2002	3	4,200	Y	N	7567 CALIFORNIA AVE SW
4	790220	0015	7/10/09	575,000	494,000	1,820	8	1948	3	15,570	Y	N	10662 MARINE VIEW DR SW
4	248720	0455	1/15/10	560,000	496,000	1,850	8	1961	3	7,505	Y	N	4318 SW CAMBRIDGE ST
4	028700	0200	10/11/10	550,000	510,000	1,880	8	1955	4	20,208	Y	N	4002 SW ARROYO CT

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	884530	0005	7/7/09	928,000	796,000	1,880	8	1920	5	6,101	Y	N	7400 44TH AVE SW
4	809840	0225	8/25/10	542,000	499,000	1,930	8	1965	3	11,388	Y	N	4222 SW 107TH ST
4	248420	0185	5/24/10	825,000	747,000	1,940	8	1955	5	6,600	Y	N	8837 39TH AVE SW
4	809840	0300	1/27/10	505,000	449,000	1,950	8	1955	4	8,030	Y	N	4000 SW 107TH ST
4	259420	0248	12/24/10	800,000	751,000	1,970	8	2007	3	5,594	Y	N	9864 46TH AVE SW
4	003400	1070	3/4/10	460,000	411,000	2,000	8	1997	3	3,868	N	N	8328 FAUNTLEROY WAY SW
4	338840	0015	7/15/09	350,000	301,000	2,000	8	1960	3	12,160	N	N	11050 36TH AVE SW
4	249320	0120	7/15/10	840,000	768,000	2,090	8	2000	3	7,600	Y	N	8463 42ND AVE SW
4	028700	0150	12/1/09	515,000	453,000	2,120	8	1952	5	7,888	Y	N	3904 SW ARROYO DR
4	029000	0010	7/26/10	615,000	563,000	2,170	8	1953	4	13,500	Y	N	3934 SW 109TH ST
4	431670	0145	5/20/10	699,500	633,000	2,170	8	2007	3	5,500	N	N	7220 LEDROIT CT SW
4	022303	9248	1/10/11	495,000	466,000	2,350	8	1999	3	10,787	Y	N	10624 39TH AVE SW
4	249120	0620	8/23/10	646,000	594,000	2,370	8	2007	3	6,400	Y	N	9027 38TH AVE SW
4	259420	0580	10/1/09	680,000	592,000	2,520	8	2006	3	6,480	N	N	9655 CALIFORNIA AVE SW
4	012303	9478	3/25/09	420,000	354,000	2,800	8	1995	3	11,250	N	N	10860 35TH AVE SW
4	234680	0340	10/22/09	775,000	677,000	3,310	8	1917	3	15,600	Y	N	9670 48TH AVE SW
4	003400	1648	10/25/10	660,000	614,000	810	9	2005	3	5,098	Y	N	4338 SW SOUTHERN ST
4	003400	1655	4/21/09	660,000	559,000	880	9	2005	3	5,200	Y	N	4330 SW SOUTHERN ST
4	352403	9120	10/3/11	625,000	616,000	1,170	9	2002	3	3,750	Y	N	8801 FAUNTLEROY WAY SW
4	029000	0195	10/24/11	720,000	712,000	1,280	9	1958	4	21,000	Y	N	10827 44TH AVE SW
4	248500	0201	5/20/11	880,000	847,000	1,350	9	1961	5	9,400	Y	N	8624 FAUNTLEE CREST SW
4	352403	9192	7/7/10	619,000	565,000	1,410	9	1953	4	12,600	N	N	4009 SW BARTON ST
4	248500	0195	7/25/11	700,000	681,000	1,530	9	1960	5	10,240	Y	N	8636 FAUNTLEE CREST SW
4	352403	9204	5/3/10	640,000	578,000	1,640	9	1961	3	11,900	Y	N	8550 FAUNTLEE CREST SW
4	790220	0030	11/11/09	502,000	440,000	1,660	9	1961	4	7,500	Y	N	4125 SW 107TH ST
4	248500	0220	7/10/09	715,000	614,000	1,740	9	1961	3	15,300	Y	N	8566 FAUNTLEE CREST SW

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	248820	0240	8/7/09	800,000	690,000	1,940	9	2008	3	6,000	Y	N	4402 SW HENDERSON ST
4	234680	0510	6/9/10	745,200	677,000	1,980	9	2000	3	10,300	Y	N	9828 51ST AVE SW
4	248720	0835	1/5/11	950,000	894,000	2,120	9	2007	3	5,070	Y	N	9363 46TH AVE SW
4	022303	9334	10/14/11	429,000	423,000	2,130	9	2011	3	5,014	N	N	4422 SW 101ST ST
4	431670	0034	4/1/11	569,000	543,000	2,220	9	1990	3	3,479	Y	N	7051 C LINCOLN PK WAY SW
4	916960	0307	11/8/10	740,000	690,000	2,310	9	1981	3	23,133	Y	N	4329 SW DONOVAN ST
4	249320	0100	8/13/09	830,000	717,000	2,330	9	1993	3	7,600	Y	N	8447 42ND AVE SW
4	234680	0230	12/1/09	760,000	669,000	2,350	9	1991	3	9,865	Y	N	9803 49TH AVE SW
4	249120	0525	10/16/09	655,000	572,000	2,350	9	1979	3	6,533	Y	N	9002 39TH AVE SW
4	028400	0080	8/29/11	1,625,000	1,591,000	2,390	9	1998	3	11,439	Y	Y	11095 ARROYO BEACH PL SW
4	028400	0005	3/18/11	1,240,000	1,181,000	2,480	9	2003	3	6,915	Y	Y	11013 ARROYO BEACH PL SW
4	248820	0195	7/26/11	650,000	633,000	2,510	9	2006	3	5,000	Y	N	4306 SW HENDERSON ST
4	352403	9229	9/13/11	709,000	696,000	2,560	9	2008	3	3,763	N	N	4606 SW MONROE ST
4	352403	9053	9/6/11	765,000	750,000	2,580	9	2001	3	4,000	N	N	4349 SW TRENTON ST
4	259780	0070	5/27/09	790,000	673,000	2,600	9	2007	3	12,861	N	N	9270 CALIFORNIA AVE SW
4	022303	9333	3/28/11	657,500	587,000	2,820	9	2007	3	5,026	Y	N	4436 SW 101ST ST
4	022303	9333	8/12/09	680,000	587,000	2,820	9	2007	3	5,026	Y	N	4436 SW 101ST ST
4	109000	0110	4/26/11	640,000	614,000	2,960	9	2004	3	7,997	N	N	4401 SW KENYON PL
4	248820	0180	10/20/09	900,000	786,000	2,960	9	2004	3	8,000	Y	N	4303 SW CONCORD ST
4	259420	0590	6/10/10	611,000	555,000	2,980	9	1967	3	8,940	Y	N	9627 CALIFORNIA AVE SW
4	259420	0595	6/10/10	550,000	500,000	3,300	9	1979	3	9,000	Y	N	9621 CALIFORNIA AVE SW
4	012303	9256	1/4/10	648,500	574,000	3,390	9	1998	3	8,125	N	N	10649 31ST AVE SW
4	932280	0165	10/27/11	745,000	737,000	1,360	10	2006	3	9,904	Y	N	10400 47TH AVE SW
4	259420	0070	6/3/11	720,000	695,000	1,440	10	1961	4	9,900	N	N	9819 46TH AVE SW
4	515470	0016	3/16/10	749,000	671,000	1,480	10	2005	3	5,000	Y	N	8631 FAUNTLEROY WAY SW
4	028700	0055	10/28/09	1,300,000	1,137,000	1,720	10	2004	3	21,960	Y	N	3931 SW ARROYO DR

Improved Sales Used in this Physical Inspection Analysis
Area 17
(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
4	028400	0200	9/27/11	1,075,000	1,058,000	1,870	10	2002	3	11,543	Y	Y	10859 ARROYO BEACH PL SW
4	932280	0341	7/12/11	930,000	903,000	2,300	10	1994	3	22,220	Y	N	10405 47TH AVE SW
4	923890	0912	7/11/11	725,000	704,000	2,780	10	2002	3	5,481	Y	N	7810 44TH AVE SW
4	028700	0166	1/5/11	890,000	838,000	2,830	10	2008	3	9,310	Y	N	11001 39TH AVE SW
4	022303	9330	5/5/09	905,000	769,000	3,250	10	2004	3	5,093	Y	N	10120 MARINE VIEW DR SW

Improved Sales Removed in this Physical Inspection Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	006500	0210	8/25/2009	465,000	RELOCATION - SALE TO SERVICE;
1	112100	0200	10/27/2011	329,963	NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	112100	0520	5/21/2009	675,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	178150	0035	7/1/2010	167,200	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE;
1	178150	0035	12/22/2011	314,950	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	178150	0160	1/25/2011	220,000	QUIT CLAIM DEED
1	178150	0235	7/7/2010	218,000	CORPORATE AFFILIATES;
1	178200	0025	12/30/2010	247,000	MULTI-PARCEL SALE;
1	178200	0025	6/28/2010	167,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE;
1	178250	0105	10/25/2011	205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	178250	0150	12/4/2009	241,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	248920	0095	12/14/2009	720,000	RELOCATION - SALE TO SERVICE;
1	248920	0165	8/15/2011	343,500	RELOCATION - SALE TO SERVICE;
1	249120	0682	12/7/2010	217,426	QUIT CLAIM DEED; STATEMENT TO DOR;
1	249120	0685	9/1/2011	125,000	QUIT CLAIM DEED; STATEMENT TO DOR;
1	249120	0740	12/25/2009	180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	249120	0740	5/20/2010	396,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	249220	0020	8/12/2009	211,715	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	249220	0085	7/18/2011	317,000	NON-REPRESENTATIVE SALE;
1	249220	0205	6/10/2009	183,090	QUIT CLAIM DEED
1	249220	0500	9/1/2009	311,250	NO MARKET EXPOSURE; TENANT;
1	249220	0540	4/22/2010	434,000	NO MARKET EXPOSURE;
1	249220	0555	9/29/2009	422,500	MULTI-PARCEL SALE;
1	249220	0940	10/19/2009	260,000	NON-REPRESENTATIVE SALE;
1	262403	9110	5/22/2009	522,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	262403	9115	3/10/2011	167,086	RELATED PARTY, FRIEND, OR NEIGHBOR
1	269560	0170	9/9/2010	220,000	NON-REPRESENTATIVE SALE;
1	269560	0207	1/23/2009	199,424	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
1	269560	0340	6/15/2011	198,199	NON-REPRESENTATIVE SALE
1	269560	0370	6/22/2011	240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	301330	0040	4/12/2011	212,990	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	301330	0040	7/22/2010	10,000	QUIT CLAIM DEED
1	301330	0040	12/6/2011	290,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	301330	0145	3/23/2011	315,000	NO MARKET EXPOSURE
1	301330	0170	12/28/2010	290,000	NO MARKET EXPOSURE
1	301330	0250	12/29/2010	200,000	STATEMENT TO DOR;
1	301330	0288	8/26/2009	361,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	301330	0505	2/24/2011	280,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	301330	0597	6/29/2011	167,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	301330	0670	3/5/2010	269,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	301330	0690	11/18/2010	365,000	IMP. CHAR CHANGED SINCE SALE; SEG AND/OR MERG
1	301330	0691	12/13/2011	635,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	301330	0910	12/20/2011	620,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	301330	1120	3/18/2010	775,000	MULTI-PARCEL SALE;
1	301330	1254	4/10/2009	299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	386990	0037	12/22/2010	295,000	NON-REPRESENTATIVE SALE
1	431770	0085	3/17/2011	203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	431770	0085	7/28/2011	410,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	431770	0225	5/20/2010	450,000	IMP. CHAR CHANGED SINCE SALE; MULTI-PARCEL SALE;
1	431820	0295	3/9/2011	305,000	NON-REPRESENTATIVE SALE; SHORT SALE;
1	431820	0385	8/25/2011	194,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	431920	0045	11/24/2009	275,000	QUIT CLAIM DEED
1	431920	0325	3/18/2011	715,000	RELOCATION - SALE TO SERVICE;
1	431920	0765	5/21/2010	150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	431920	0765	5/21/2010	150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	563750	0255	8/19/2011	347,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE;
1	923890	0945	12/2/2010	409,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	923890	1115	1/20/2009	185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	923890	1455	11/22/2011	430,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	984230	0090	8/23/2010	235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	984230	0090	12/1/2010	430,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
1	984230	0365	11/9/2011	699,900	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE;
1	984230	0490	12/18/2009	425,000	RELOCATION - SALE TO SERVICE;
1	984230	0665	9/17/2009	384,000	RELOCATION - SALE TO SERVICE;
3	003700	0336	1/22/2010	211,000	IMP. CHAR CHANGED SINCE SALE
3	003700	0345	3/26/2010	315,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	003700	0475	12/28/2010	200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	004900	0005	3/11/2010	169,033	QUIT CLAIM DEED
3	022303	9166	12/16/2010	390,000	NO MARKET EXPOSURE
3	025400	0125	10/5/2011	400,000	NO MARKET EXPOSURE
3	025400	0185	6/27/2011	136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	025400	0185	11/7/2011	241,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	150480	0078	3/24/2010	339,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	150480	0096	12/3/2010	350,350	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	150480	0110	12/7/2010	160,000	PREV IMP<\$25,000
3	150480	0128	4/14/2010	505,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	150480	0138	1/26/2011	449,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	190960	0005	3/21/2011	169,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	190960	0025	3/11/2011	138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	190960	0146	6/24/2011	125,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	190960	0147	8/25/2011	500,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	245840	0120	6/12/2009	365,691	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	245840	0280	11/1/2011	145,000	NON-REPRESENTATIVE SALE;
3	245840	0325	5/13/2009	285,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	249120	1022	4/21/2011	159,000	NON-REPRESENTATIVE SALE
3	249120	1024	1/14/2011	165,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	249120	1026	3/10/2011	159,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE;
3	249120	1075	8/24/2011	286,000	MULTI-PARCEL SALE;
3	249120	1297	8/26/2011	155,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	251840	0034	3/23/2011	263,400	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	259780	0150	4/20/2010	461,700	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	289560	0325	7/6/2011	290,000	NO MARKET EXPOSURE;
3	289560	0520	12/14/2010	270,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE;
3	289560	0680	11/4/2009	249,900	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE;
3	312380	0200	2/23/2009	230,000	IMP. CHAR CHANGED SINCE SALE;
3	571560	0015	8/23/2011	147,500	QUIT CLAIM DEED
3	745400	0095	6/29/2009	5,000	EASEMENT OR RIGHT-OF-WAY;
3	745400	0165	9/2/2011	100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	745400	0165	12/16/2011	192,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	745400	0515	9/14/2009	192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	745400	0590	10/20/2009	120,000	IMP CHARS CHANGED SINCE SALE
3	745400	0610	4/21/2011	200,000	NON-REPRESENTATIVE SALE;
3	745400	0800	3/11/2009	190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	745400	0870	11/19/2009	125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	745400	1225	3/4/2011	65,000	AFFORDABLE HOUSING SALES;
3	745400	1225	3/4/2011	174,900	AFFORDABLE HOUSING SALES;
3	811860	0350	3/3/2011	184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	932280	0325	5/18/2009	255,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
3	935700	0190	4/13/2009	406,250	RELOCATION - SALE TO SERVICE;
3	935700	0295	8/3/2009	182,000	NON-REPRESENTATIVE SALE
3	935700	0400	7/26/2011	285,000	NO MARKET EXPOSURE
3	935700	0440	8/26/2010	165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	935700	1020	11/28/2011	142,500	NON-REPRESENTATIVE SALE; SHORT SALE;
4	003400	0071	9/26/2011	191,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	003400	1020	8/3/2011	206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	003400	1246	10/15/2009	106,448	QUIT CLAIM DEED
4	012303	9272	9/3/2009	217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	012303	9569	5/5/2010	332,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	012303	9645	6/17/2010	340,000	NO MARKET EXPOSURE;
4	022303	9160	3/17/2011	1,018,000	MULTI-PARCEL SALE;

Improved Sales Removed in this Physical Inspection Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	022303	9184	9/22/2009	765,000	MULTI-PARCEL SALE;
4	022303	9273	2/25/2011	255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	022303	9333	8/15/2009	680,000	RELOCATION - SALE TO SERVICE;
4	022303	9335	6/10/2009	250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	028400	0028	6/10/2010	2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	028700	0005	4/2/2010	659,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	028700	0170	2/4/2011	435,000	IMP. CHAR CHANGED SINCE SALE;
4	029000	0235	4/7/2010	850,000	MULTI-PARCEL SALE;
4	038700	0105	4/20/2010	348,315	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	038700	0200	8/18/2009	365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	112303	9021	11/18/2009	605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	126150	0090	11/23/2009	450,000	RELOCATION - SALE TO SERVICE;
4	176960	0023	9/15/2011	355,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	176960	0064	12/6/2010	147,218	QUIT CLAIM DEED
4	176960	0285	5/4/2011	6,000	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY;
4	234680	0003	7/15/2009	577,500	NO MARKET EXPOSURE
4	234680	0110	6/22/2010	1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	234680	0330	12/22/2010	750,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	234680	0481	10/5/2010	266,212	QUIT CLAIM DEED
4	248320	0020	2/23/2010	542,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	248320	0035	5/17/2010	525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	248470	0065	2/28/2011	359,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	248500	0201	1/14/2009	370,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	248720	0115	10/24/2011	399,950	QUESTIONABLE PER APPRAISAL;
4	248720	0930	4/15/2011	431,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	248720	1185	3/23/2011	42,901	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	248720	1355	8/19/2011	650,000	NO MARKET EXPOSURE
4	248720	1356	1/22/2009	600,000	NO MARKET EXPOSURE;
4	248770	0266	7/6/2011	342,500	RELOCATION - SALE TO SERVICE;
4	248820	0416	6/23/2011	260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	249120	0445	3/29/2010	275,000	NO MARKET EXPOSURE
4	249120	0490	4/14/2011	649,000	NON-REPRESENTATIVE SALE; SHORT SALE;
4	249120	0625	2/24/2010	385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	259420	0026	12/17/2009	475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	259420	0060	7/19/2010	800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	259420	0070	6/3/2011	720,000	RELOCATION - SALE TO SERVICE;
4	259420	0215	4/1/2010	220,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
4	259420	0225	2/17/2009	625,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	259420	0227	10/27/2011	495,602	NO MARKET EXP; FORECLOSURE
4	259420	0231	12/22/2009	550,000	NO MARKET EXPOSURE;

Improved Sales Removed in this Physical Inspection Analysis
Area 17
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	259420	0485	9/15/2009	333,500	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	259530	0080	3/17/2010	359,500	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	259780	0025	4/14/2011	935,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	352403	9117	4/29/2009	3,850,000	IMP. CHAR CHANGED SINCE SALE;
4	352403	9135	3/22/2010	1,500,000	IMP. CHAR CHANGED SINCE SALE;
4	352403	9169	5/6/2009	468,000	IMP. CHAR CHANGED SINCE SALE;
4	352403	9183	1/24/2011	277,672	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
4	352403	9228	3/24/2009	299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	431570	0990	6/11/2010	76,777	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
4	431570	1005	7/30/2010	1,325,000	MULTI-PARCEL SALE;
4	431570	1166	12/1/2010	360,000	NON-REPRESENTATIVE SALE;
4	431670	0061	3/22/2011	887,500	NON-REPRESENTATIVE SALE;
4	432220	0135	12/10/2009	457,618	BANKRUPTCY - RECEIVER;FORCLOSURE; NO MARKET EXP
4	432220	0230	5/18/2010	115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	432250	0155	8/3/2011	500,000	RELOCATION - SALE TO SERVICE;
4	511900	0220	5/11/2011	344,000	RELOCATION - SALE TO SERVICE;
4	571500	0030	7/23/2009	325,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.
4	632900	0295	12/2/2010	365,000	NO MARKET EXPOSURE;
4	632900	0305	2/1/2010	357,000	NO MARKET EXPOSURE;
4	632900	0335	4/27/2011	167,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
4	678420	0090	7/13/2011	380,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE;
4	790220	0071	10/6/2009	570,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	809840	0035	2/28/2011	150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	809840	0155	11/23/2010	449,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE;
4	809840	0316	10/20/2011	240,000	NO MARKET EXPOSURE;
4	916960	0181	1/12/2009	530,000	NON-REPRESENTATIVE SALE; SHORT SALE;
4	916960	0185	12/24/2009	525,000	NON-REPRESENTATIVE SALE; SHORT SALE;
4	916960	0215	11/12/2009	545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	923890	0912	3/17/2009	827,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	932280	0025	6/11/2009	1,749,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	932280	0250	2/11/2011	565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	932280	0270	12/1/2009	640,000	PREVIOUS IMP CHAR DON'T MATCH SALES CHAR.

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 91.4%. 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 -8.60%. 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.