

Residential Revalue

2013 Assessment Roll

Queen Anne

Area 12

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Seattle, WA 98104-2384

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 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 2013 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.

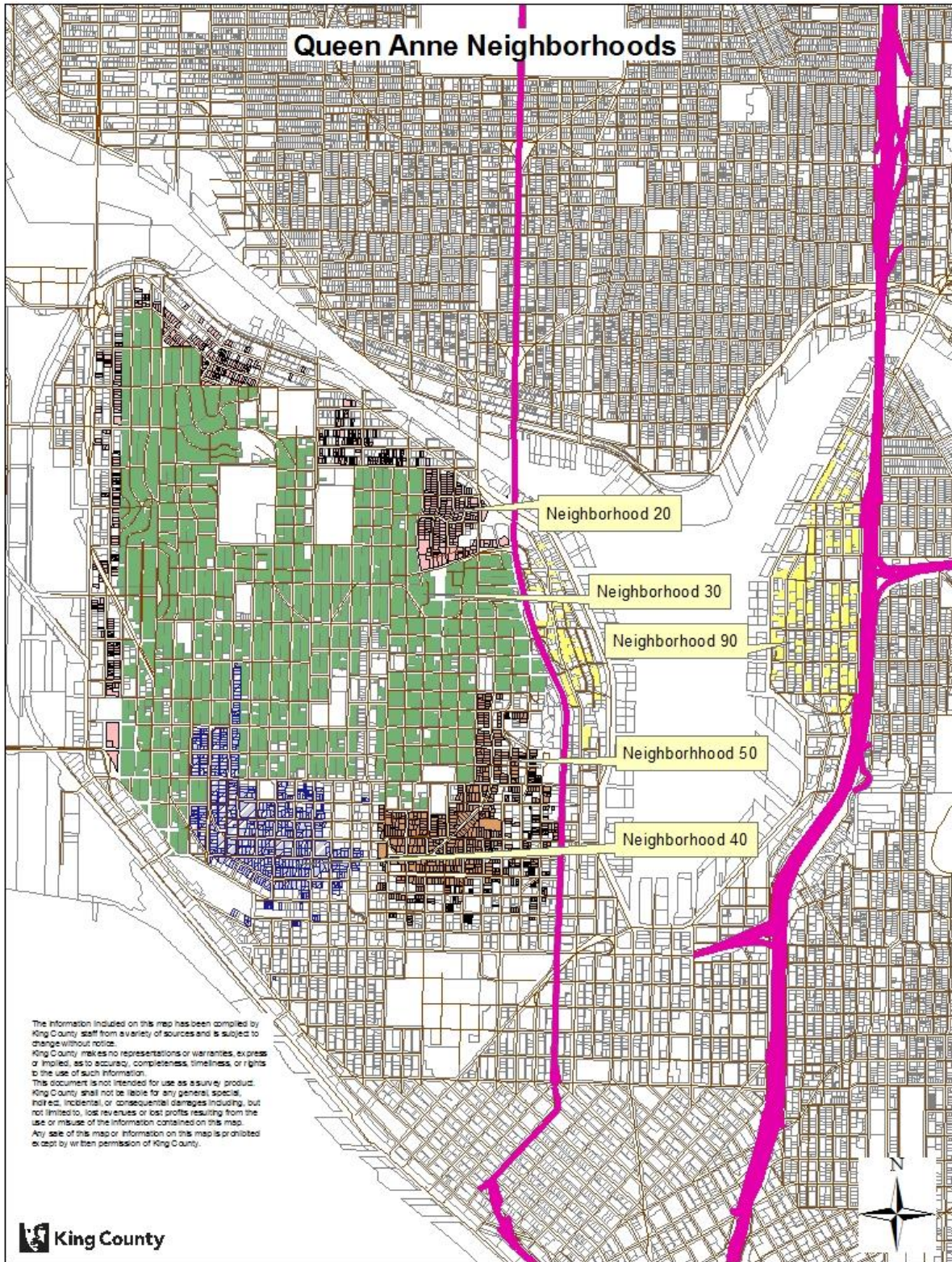
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Queen Anne Housing



Grade 6/ Year Built 1919/ Total Living Area 580



Grade 8/ Year Built 2008/Total Living Area 1460



Grade 9/ Year Built 1930/ Total Living Area 2060



Grade 10/ Year Built 1981/Total Living Area 2630



Grade 11/ Year Built 2008/ Total Living Area 7750



Grade 12/ Year Built 1996/ Total Living Area 9820

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

Characteristics-Based Market Adjustment for 2013 Assessment Roll

Area Name / Number: Queen Anne / 12

Previous Physical Inspection: 2009

Number of Improved Sales: 808

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$276,500	\$309,100	\$585,600			
2013 Value	\$291,200	\$332,300	\$623,500	\$690,500	90.3%	11.47%
Change	+\$14,700	+\$23,200	+\$37,900			
% Change	+5.3%	+7.5%	+6.5%			

*Sales are time adjusted to 1/1/2013.

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
2012 Value	\$324,800	\$286,900	\$611,700
2013 Value	\$342,300	\$309,200	\$651,500
Percent Change	+5.4%	+7.8%	+6.5%

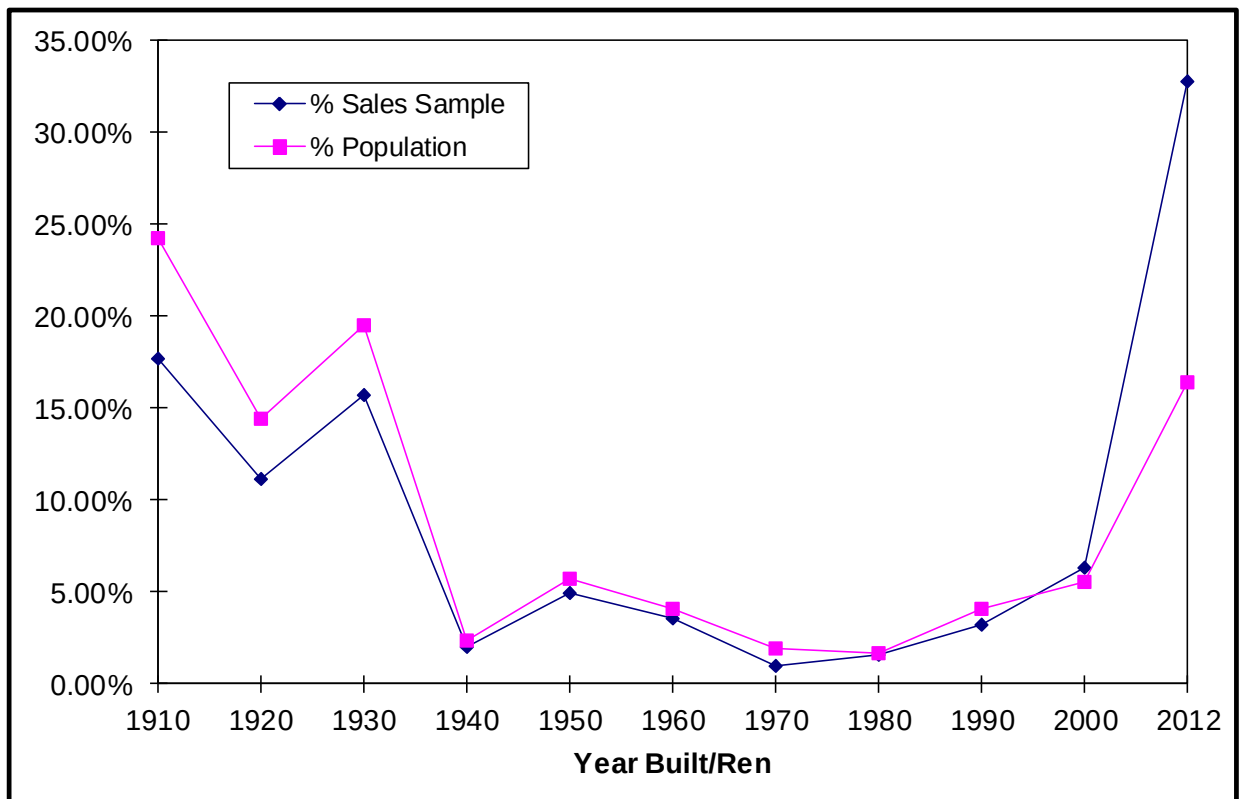
Number of one to three unit residences in the population: 6503.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment **except** Sub Area 9 excluding all parcels in neighborhood 40 and all duplex/triplex properties which received an upward adjustment due to lower assessment ratios than other parcels. Townhomes in neighborhood 90 received a higher upward adjustment due to lower assessment ratios.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	143	17.70%
1920	90	11.14%
1930	127	15.72%
1940	16	1.98%
1950	40	4.95%
1960	29	3.59%
1970	8	0.99%
1980	13	1.61%
1990	26	3.22%
2000	51	6.31%
2012	265	32.80%
	808	

Population		
Year Built/Ren	Frequency	% Population
1910	1579	24.28%
1920	940	14.45%
1930	1268	19.50%
1940	154	2.37%
1950	370	5.69%
1960	263	4.04%
1970	128	1.97%
1980	109	1.68%
1990	267	4.11%
2000	359	5.52%
2012	1066	16.39%
	6503	

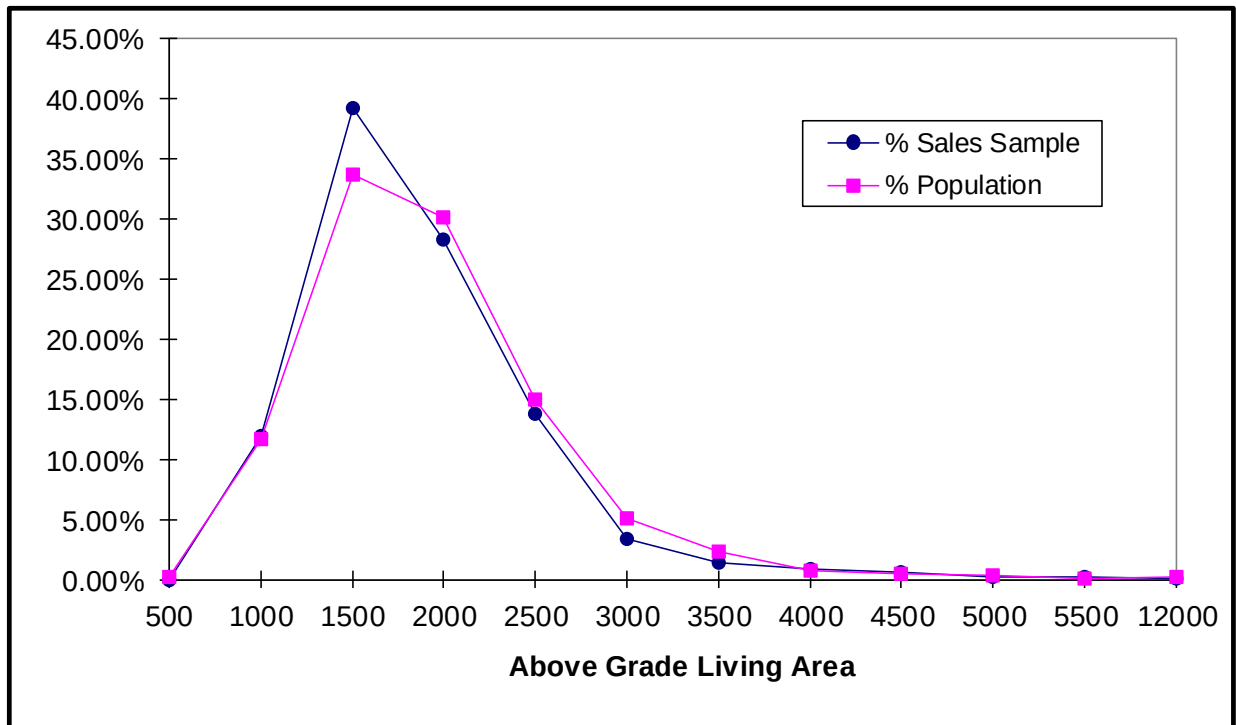


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	96	11.88%
1500	317	39.23%
2000	229	28.34%
2500	111	13.74%
3000	27	3.34%
3500	11	1.36%
4000	7	0.87%
4500	5	0.62%
5000	2	0.25%
5500	2	0.25%
12000	1	0.12%
	808	

Population		
AGLA	Frequency	% Population
500	11	0.17%
1000	763	11.73%
1500	2191	33.69%
2000	1955	30.06%
2500	974	14.98%
3000	331	5.09%
3500	155	2.38%
4000	47	0.72%
4500	34	0.52%
5000	20	0.31%
5500	8	0.12%
12000	14	0.22%
	6503	

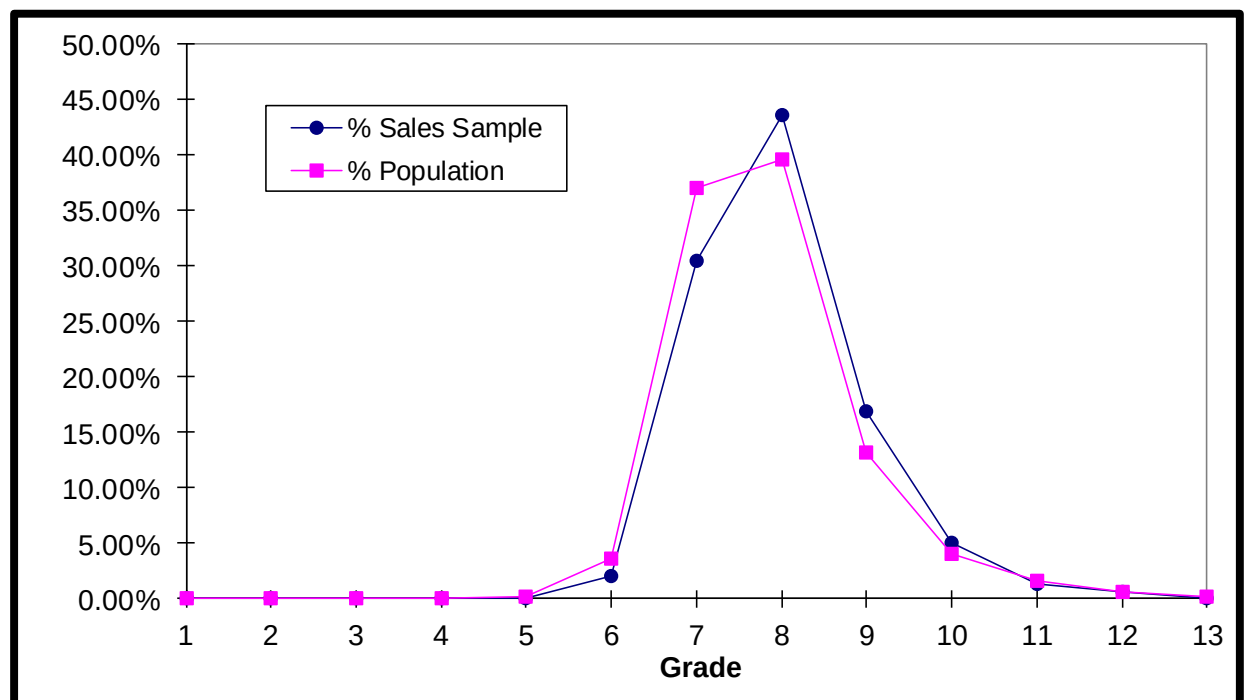


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	17	2.10%
7	246	30.45%
8	352	43.56%
9	136	16.83%
10	41	5.07%
11	11	1.36%
12	5	0.62%
13	0	0.00%
808		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	14	0.22%
6	232	3.57%
7	2412	37.09%
8	2576	39.61%
9	855	13.15%
10	265	4.08%
11	102	1.57%
12	36	0.55%
13	11	0.17%
6503		



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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 9 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a 5.4% overall increase (based on truncation) was made to the land assessment for the 2013 Assessment Year.

2013 Land Value = 2012 Land Value x 1.055, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment **except** Sub Area 9 excluding all parcels in neighborhood 40 and all duplex/triplex properties which received an upward adjustment due to lower assessment ratios than other parcels. Townhomes in neighborhood 90 received a higher upward adjustment due to lower assessment ratios.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 808 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.3%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +6.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 12 Adjustments

2013 Total Value = 2012 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Standard Area Adjustment

3.92%	
Sub Area 9 excluding Neighborhood 40 and excluding all Duplex and Triplex parcels	Yes
% Adjustment	10.33%
Townhome Neighborhood 90	Yes
% Adjustment	11.99%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Area 9, excluding parcels in neighborhood 40 and excluding all duplex and triplex parcels, would *approximately* receive a 10.33% upward adjustment. 2351 parcels in the improved population would receive this adjustment. There were 209 sales.

Also, a Townhome located in neighborhood 90 would receive an 11.99% upward adjustment. 203 parcels in the improved population would receive this adjustment. There were 49 sales

There were no properties that would receive a multiple variable adjustment.

61% of the population of Single Family Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 12 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, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.054, resulting in an adjusted value of \$553,350 (\$525,000 X 1.054 = \$553,000 – rounded to the nearest \$1000).

Market Adjustment to 1/1/2013		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2010	0.976	-2.4%
2/1/2010	0.984	-1.6%
3/1/2010	0.991	-0.9%
4/1/2010	0.998	-0.2%
5/1/2010	1.005	0.5%
6/1/2010	1.011	1.1%
7/1/2010	1.016	1.6%
8/1/2010	1.022	2.2%
9/1/2010	1.027	2.7%
10/1/2010	1.031	3.1%
11/1/2010	1.036	3.6%
12/1/2010	1.039	3.9%
1/1/2011	1.043	4.3%
2/1/2011	1.046	4.6%
3/1/2011	1.048	4.8%
4/1/2011	1.050	5.0%
5/1/2011	1.052	5.2%
6/1/2011	1.053	5.3%
7/1/2011	1.054	5.4%
8/1/2011	1.054	5.4%
9/1/2011	1.054	5.4%
10/1/2011	1.054	5.4%
11/1/2011	1.053	5.3%
12/1/2011	1.052	5.2%
1/1/2012	1.051	5.1%
2/1/2012	1.049	4.9%
3/1/2012	1.046	4.6%
4/1/2012	1.043	4.3%
5/1/2012	1.040	4.0%
6/1/2012	1.037	3.7%
7/1/2012	1.033	3.3%
8/1/2012	1.028	2.8%
9/1/2012	1.023	2.3%
10/1/2012	1.018	1.8%
11/1/2012	1.012	1.2%
12/1/2012	1.007	0.7%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	277060	5400	5/9/12	\$422,000	\$439,000	620	6	1909	Avg	2900	N	N	3215 11TH AVE W
002	524480	1275	7/31/12	\$301,500	\$310,000	740	6	1916	Good	3943	N	N	2609 3RD AVE N
002	787150	0691	11/19/10	\$405,250	\$421,000	770	6	1927	Avg	2360	N	N	2419 10TH AVE W
002	744300	1455	7/13/10	\$340,000	\$346,000	890	6	1920	Avg	6875	Y	N	909 W EMERSON ST
002	681910	0360	8/16/11	\$585,000	\$617,000	890	6	1950	Avg	6000	N	N	2912 1ST AVE W
002	524480	0220	11/4/10	\$323,900	\$336,000	910	6	1947	Avg	4000	Y	N	2919 3RD AVE N
002	744300	0690	12/5/12	\$335,000	\$337,000	990	6	1953	Avg	4400	Y	N	657 W NICKERSON ST
002	701220	0021	11/14/12	\$440,000	\$444,000	1070	6	1924	Avg	3825	N	N	406 W SMITH ST
002	766270	0190	5/24/12	\$287,000	\$298,000	680	7	1910	Avg	1719	N	N	1012 W RAYE ST
002	197220	5650	10/5/10	\$308,000	\$318,000	700	7	1952	Good	2101	N	N	20 FLORENTIA ST
002	242503	9041	9/23/11	\$398,000	\$420,000	770	7	1919	Avg	2238	N	N	2501 5TH AVE W
002	097600	0668	4/14/11	\$275,000	\$289,000	780	7	1978	Avg	2250	N	N	316 W ARMOUR ST
002	242503	9025	6/27/12	\$458,000	\$473,000	810	7	1915	Avg	3280	N	N	2555 5TH AVE W
002	277060	5055	9/22/10	\$485,000	\$500,000	820	7	1908	Avg	6000	Y	N	3623 12TH AVE W
002	524480	0555	11/30/11	\$485,000	\$510,000	860	7	1920	VGood	4000	N	N	2907 WARREN AVE N
002	097600	0669	12/3/12	\$425,000	\$428,000	860	7	1978	Avg	1650	N	N	314 W ARMOUR ST
002	766270	0205	10/10/11	\$304,200	\$321,000	870	7	1917	Avg	3700	N	N	1009 W BOTHWELL ST
002	277060	5335	4/18/12	\$586,000	\$610,000	870	7	1949	Good	6000	Y	N	3241 12TH AVE W
002	511340	0300	5/18/10	\$492,000	\$496,000	880	7	1947	Avg	8952	Y	N	1240 W BOTHWELL ST
002	524480	1161	9/20/12	\$496,500	\$507,000	880	7	1940	Good	4945	N	N	2614 3RD AVE N
002	242503	9050	4/27/10	\$395,000	\$396,000	890	7	1910	Avg	2568	N	N	506 W SMITH ST
002	744300	0646	8/17/12	\$285,000	\$292,000	890	7	2004	Avg	1186	N	N	808 B W ARGAND ST
002	253330	0210	7/10/12	\$595,000	\$614,000	890	7	1951	Avg	5510	Y	N	2821 10TH AVE W
002	197220	5792	4/26/11	\$319,000	\$335,000	900	7	2006	Avg	1402	N	N	39-6 ETRURIA ST
002	242503	9089	1/25/10	\$399,000	\$392,000	910	7	1918	Avg	3326	N	N	515 W PLEASANT PL
002	277160	1855	6/28/10	\$504,000	\$512,000	920	7	1914	Avg	4000	N	N	2227 11TH AVE W
002	524480	1125	6/23/10	\$456,000	\$463,000	920	7	1949	Avg	4000	N	N	307 NEWELL ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	342960	0061	1/20/10	\$435,000	\$427,000	930	7	1980	Avg	2450	N	N	2654 9TH AVE W
002	524480	0435	4/23/12	\$497,500	\$518,000	950	7	1922	Good	4000	Y	N	2905 2ND AVE N
002	940630	0032	6/27/12	\$448,800	\$464,000	950	7	1925	Avg	2720	N	N	810 W MCGRAW ST
002	787150	0240	8/10/12	\$425,000	\$436,000	960	7	1908	Avg	4000	N	N	2567 9TH AVE W
002	274960	0290	11/26/10	\$352,500	\$366,000	970	7	1949	Avg	4996	N	N	3449 9TH AVE W
002	681910	0402	6/23/10	\$526,500	\$534,000	980	7	1955	Good	2829	Y	N	11 W FLORENTIA ST
002	524480	0920	4/2/12	\$520,750	\$543,000	990	7	1925	Good	4146	N	N	2708 MAYFAIR AVE N
002	681910	0150	5/14/10	\$550,000	\$554,000	990	7	1923	Avg	3600	N	N	2724 1ST AVE W
002	277060	5380	12/19/11	\$355,000	\$373,000	1000	7	1939	Avg	6000	N	N	3232 12TH AVE W
002	511340	0570	9/17/12	\$445,000	\$454,000	1000	7	1946	Good	5357	N	N	2836 13TH AVE W
002	927020	0285	5/22/12	\$455,800	\$473,000	1000	7	1981	Avg	3600	N	N	2405 5TH AVE W
002	701520	0715	6/27/12	\$430,000	\$444,000	1010	7	1953	Avg	6600	N	N	3229 7TH AVE W
002	097600	0325	4/19/12	\$570,000	\$594,000	1010	7	1926	Good	3000	N	N	316 W NEWELL ST
002	192930	0070	7/11/11	\$555,000	\$585,000	1010	7	1957	Avg	3300	Y	N	360 NEWELL ST
002	524480	0735	7/13/11	\$635,000	\$669,000	1010	7	1915	Avg	5040	N	N	2716 WARREN AVE N
002	524480	0385	7/5/11	\$485,000	\$511,000	1020	7	1915	Good	4200	N	N	2926 WARREN AVE N
002	511340	0151	9/26/12	\$649,000	\$661,000	1020	7	1947	Avg	9267	N	N	1203 W BOTHWELL ST
002	524480	0870	5/10/11	\$340,000	\$358,000	1030	7	1926	Avg	3960	Y	N	2715 MAYFAIR AVE N
002	277110	4955	8/20/10	\$405,000	\$415,000	1040	7	1903	Avg	4000	Y	N	2534 13TH AVE W
002	192930	0120	10/4/10	\$417,000	\$430,000	1040	7	1954	Avg	3560	N	N	361 NEWELL ST
002	242503	9073	10/25/10	\$691,000	\$715,000	1040	7	1914	VGood	2640	N	N	811 W HALLADAY ST
002	265250	2010	5/27/11	\$500,000	\$526,000	1050	7	1913	Good	1560	N	N	2412 2ND AVE W
002	277060	4630	5/11/12	\$439,000	\$456,000	1070	7	1949	Avg	6000	Y	N	3413 13TH AVE W
002	286710	0361	4/25/12	\$380,000	\$396,000	1070	7	1951	Avg	4440	Y	N	800 W FULTON ST
002	701520	0645	6/3/11	\$520,000	\$548,000	1070	7	1927	Good	4728	N	N	3336 8TH AVE W
002	787150	0440	9/1/11	\$560,000	\$590,000	1100	7	1915	Avg	3400	N	N	2582 WESTVIEW DR W
002	744300	1466	11/15/11	\$350,000	\$368,000	1110	7	1995	Avg	2703	N	N	3436 9TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

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002	681910	0290	7/26/10	\$532,500	\$544,000	1120	7	1925	Good	4000	Y	N	7 W FULTON ST
002	701170	0062	9/12/11	\$475,000	\$501,000	1140	7	1925	Avg	3800	N	N	2559 6TH AVE W
002	277110	4761	9/23/10	\$652,000	\$672,000	1140	7	1952	Avg	5000	Y	N	2507 11TH AVE W
002	690520	0085	5/18/12	\$625,000	\$649,000	1150	7	1941	Good	4750	Y	N	3027 11TH AVE W
002	787150	0230	12/30/11	\$655,000	\$688,000	1150	7	1908	Good	4000	N	N	2559 9TH AVE W
002	197220	5217	11/10/10	\$457,000	\$474,000	1160	7	2008	Avg	1421	N	N	64 W ETRURIA ST
002	265250	2105	12/21/10	\$570,000	\$594,000	1170	7	1908	Good	4574	N	N	2447 2ND AVE W
002	787150	0350	4/23/12	\$568,000	\$591,000	1170	7	1907	Avg	3200	N	N	914 W HALLADAY ST
002	197220	5181	9/26/12	\$392,000	\$399,000	1180	7	1924	Avg	3000	N	N	3 W DRAVUS ST
002	197220	5562	4/15/11	\$399,950	\$420,000	1190	7	2006	Avg	1877	N	N	124 W FLORENTIA ST
002	286710	0216	8/13/12	\$599,922	\$616,000	1240	7	1947	Avg	4800	N	N	814 W ARMOUR ST
002	197220	5218	3/14/11	\$412,000	\$432,000	1240	7	2008	Avg	1421	N	N	66 W ETRURIA ST
002	253330	0355	3/5/12	\$342,000	\$358,000	1250	7	1923	Avg	4176	N	N	833 W FULTON ST
002	277060	4212	4/24/12	\$370,000	\$385,000	1260	7	2008	Avg	1482	Y	N	2543 B 13TH AVE W
002	701520	0270	10/11/10	\$550,000	\$568,000	1270	7	1951	Avg	5930	Y	N	850 W ETRURIA ST
002	524480	1140	11/18/10	\$505,000	\$524,000	1270	7	1927	Good	4300	N	N	2626 3RD AVE N
002	277060	4332	10/11/12	\$395,000	\$401,000	1270	7	1992	Avg	1500	N	N	2840 14TH AVE W
002	126020	0020	9/8/11	\$599,950	\$633,000	1270	7	1928	Avg	3400	N	N	2714 10TH AVE W
002	277060	4330	11/26/12	\$430,000	\$433,000	1270	7	1992	Avg	1500	N	N	2842 14TH AVE W
002	701520	0655	10/24/12	\$512,500	\$520,000	1290	7	1949	Avg	6197	N	N	707 W BERTONA ST
002	197220	5580	10/25/10	\$375,000	\$388,000	1290	7	1927	Avg	2499	N	N	112 W FLORENTIA ST
002	277060	4995	4/25/11	\$398,500	\$419,000	1300	7	2008	Avg	1525	Y	N	3636 B 13TH AVE W
002	277060	4996	5/24/11	\$410,000	\$432,000	1300	7	2008	Avg	1525	Y	N	3636 A 13TH AVE W
002	192504	9058	7/22/11	\$545,000	\$575,000	1300	7	1955	Good	16514	N	N	2538 MAYFAIR AVE N
002	265250	1310	10/19/10	\$670,000	\$693,000	1300	7	1914	Good	4320	N	N	2523 1ST AVE N
002	285120	0090	9/21/10	\$625,000	\$644,000	1300	7	1912	Good	5080	N	N	2565 4TH AVE W
002	286710	0025	12/1/10	\$601,150	\$625,000	1320	7	2010	Avg	3750	N	N	815 W NEWELL ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	242503	9118	5/23/12	\$552,000	\$573,000	1350	7	1928	Good	5040	N	N	2565 3RD AVE W
002	265250	1915	4/23/11	\$440,000	\$463,000	1360	7	1906	Avg	3150	N	N	106 W MCGRAW ST
002	265250	0405	3/25/10	\$400,000	\$399,000	1370	7	1915	Avg	4200	N	N	2506 2ND AVE W
002	277110	5085	6/7/11	\$673,500	\$709,000	1380	7	1969	Avg	4000	Y	N	2541 12TH AVE W
002	242503	9081	3/17/10	\$560,000	\$557,000	1390	7	1915	Avg	3939	N	N	2571 5TH AVE W
002	701520	0515	8/24/10	\$720,000	\$738,000	1390	7	1927	Avg	4876	Y	N	3274 CONKLING PL W
002	701170	0080	4/6/10	\$627,500	\$627,000	1400	7	1928	Good	3320	N	N	2566 6TH AVE W
002	927020	0200	5/3/12	\$644,000	\$670,000	1410	7	1906	Avg	5400	N	N	2443 5TH AVE W
002	277110	4905	8/30/11	\$380,000	\$401,000	1420	7	1911	Avg	5000	Y	N	2558 13TH AVE W
002	701520	0750	8/26/10	\$435,000	\$446,000	1420	7	1952	Avg	6096	Y	N	733 W DRAVUS ST
002	681910	0385	8/23/12	\$580,000	\$594,000	1430	7	1927	Avg	4440	Y	N	2911 1ST AVE N
002	277060	3820	6/7/12	\$345,000	\$357,000	1440	7	1903	Avg	3000	Y	N	1409 W DRAVUS ST
002	701170	0055	8/16/12	\$599,500	\$615,000	1460	7	1910	VGood	3300	N	N	611 W PLEASANT PL
002	701520	0845	5/18/11	\$629,300	\$662,000	1460	7	1946	Avg	6783	Y	N	721 W ETRURIA ST
002	277060	5250	12/23/10	\$435,500	\$454,000	1480	7	1926	Avg	6000	N	N	3240 13TH AVE W
002	277060	5250	10/3/12	\$463,000	\$471,000	1480	7	1926	Avg	6000	N	N	3240 13TH AVE W
002	744300	1490	4/20/12	\$575,000	\$599,000	1490	7	2011	Avg	4500	Y	N	1008 W RUFFNER ST
002	286710	0110	11/1/12	\$513,100	\$520,000	1510	7	1923	Avg	5050	N	N	806 W NEWELL ST
002	927020	0090	10/24/11	\$473,000	\$498,000	1520	7	1906	Good	3600	N	N	2422 6TH AVE W
002	265250	1145	9/10/12	\$785,000	\$802,000	1520	7	1916	Good	4800	N	N	2514 QUEEN ANNE AVE N
002	197220	5216	1/24/11	\$459,000	\$480,000	1540	7	2008	Avg	1281	N	N	62 W ETRURIA ST
002	197220	5215	1/7/11	\$475,000	\$496,000	1540	7	2008	Avg	1281	N	N	60 W ETRURIA ST
002	927020	0180	7/11/11	\$460,000	\$485,000	1580	7	1905	Good	4800	N	N	2451 5TH AVE W
002	197220	5155	6/24/10	\$483,000	\$490,000	1580	7	1909	Good	3600	N	N	19 W DRAVUS ST
002	277060	4997	10/12/12	\$440,000	\$447,000	1600	7	2009	Avg	1475	N	N	3636 C 13TH AVE W
002	511340	0400	9/27/11	\$524,000	\$552,000	1630	7	1946	Good	5319	N	N	2855 13TH AVE W
002	197220	5295	2/29/12	\$410,000	\$429,000	1650	7	1925	Avg	3720	N	N	2 W ETRURIA ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	272160	0100	6/11/12	\$615,000	\$637,000	1660	7	1925	Good	3840	Y	N	2549 WARREN AVE N
002	524480	0350	6/15/12	\$574,950	\$595,000	1660	7	1910	Avg	2800	N	N	153 FLORENTIA ST
002	701220	0066	5/24/11	\$540,000	\$568,000	1680	7	1923	Avg	4200	N	N	2506 4TH AVE W
002	681910	0351	8/2/12	\$495,000	\$509,000	1700	7	2007	Avg	1258	N	N	2920 B 1ST AVE W
002	265250	0235	8/27/12	\$566,000	\$580,000	1720	7	1908	Avg	4800	N	N	2511 2ND AVE W
002	744300	0710	10/19/12	\$430,000	\$436,000	1730	7	1910	Avg	4400	Y	N	643 W NICKERSON ST
002	511340	0540	11/9/12	\$710,000	\$718,000	1760	7	1946	Avg	4896	N	N	2806 13TH AVE W
002	197220	5560	4/29/11	\$605,000	\$636,000	1770	7	2006	Avg	5323	N	N	122 W FLORENTIA ST
002	524480	0670	9/11/12	\$650,000	\$664,000	1780	7	1929	VGood	3600	Y	N	2711 WARREN AVE N
002	524480	1705	3/9/10	\$575,000	\$571,000	1780	7	1914	Avg	3556	Y	N	353 FULTON ST
002	927020	0275	2/22/12	\$560,000	\$586,000	1840	7	1905	Avg	3600	N	N	2411 5TH AVE W
002	701320	0165	2/23/12	\$650,000	\$680,000	1860	7	1924	Avg	3600	N	N	2456 4TH AVE W
002	787150	0320	10/5/10	\$565,000	\$583,000	1950	7	1930	Avg	5200	N	N	2576 10TH AVE W
002	890000	0265	7/17/12	\$655,000	\$675,000	2040	7	1924	Avg	4688	N	N	3015 4TH AVE W
002	265250	1090	10/2/12	\$725,000	\$738,000	2040	7	1909	Good	3600	N	N	2540 QUEEN ANNE AVE N
002	701520	0914	4/2/10	\$685,000	\$684,000	2120	7	1960	Avg	4427	Y	N	741 W FLORENTIA PL
002	265250	2330	2/16/12	\$555,000	\$581,000	2200	7	2000	Avg	5400	N	N	2416 3RD AVE W
002	524480	1500	12/5/12	\$545,000	\$548,000	920	8	1909	Good	1960	N	N	2624 WARREN AVE N
002	277060	5370	5/22/12	\$465,000	\$483,000	980	8	1948	Avg	6000	Y	N	3240 12TH AVE W
002	701520	0070	9/8/11	\$465,000	\$490,000	1030	8	1954	Avg	5400	Y	N	3202 11TH AVE W
002	690520	0125	8/26/11	\$445,000	\$469,000	1030	8	1947	Avg	4945	Y	N	3010 12TH AVE W
002	690520	0125	7/10/12	\$498,000	\$514,000	1030	8	1947	Avg	4945	Y	N	3010 12TH AVE W
002	277060	4104	3/1/10	\$360,000	\$357,000	1040	8	2007	Avg	2208	Y	N	2548 14TH AVE W
002	097600	0535	10/20/11	\$475,000	\$500,000	1040	8	1992	Avg	3175	N	N	2707 4TH AVE W
002	277060	4102	7/24/12	\$409,000	\$421,000	1050	8	2007	Avg	762	Y	N	2544 14TH AVE W
002	097600	0255	11/14/12	\$425,000	\$429,000	1080	8	1914	Good	4621	N	N	2617 3RD AVE W
002	277060	5375	8/15/12	\$510,000	\$523,000	1090	8	1948	Avg	6000	Y	N	3236 12TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	277110	4715	11/15/12	\$430,000	\$434,000	1090	8	1926	Avg	4000	Y	N	2524 12TH AVE W
002	511340	0129	10/22/12	\$659,000	\$668,000	1090	8	1948	Avg	7576	Y	N	2655 11TH AVE W
002	277060	5346	8/24/12	\$659,000	\$675,000	1100	8	1951	Good	6000	Y	N	3251 12TH AVE W
002	681910	0037	5/18/12	\$661,000	\$686,000	1100	8	1927	Good	2860	N	N	2620 QUEEN ANNE AVE N
002	265250	0420	8/21/12	\$694,000	\$711,000	1100	8	1926	Avg	3145	N	N	118 W SMITH ST
002	277060	3523	3/15/11	\$355,000	\$372,000	1140	8	2010	Avg	1250	N	N	3439 A 14TH AVE W
002	277060	3525	12/28/10	\$355,000	\$370,000	1140	8	2010	Avg	1250	N	N	3439 C 14TH AVE W
002	701520	0760	5/24/12	\$675,000	\$700,000	1140	8	1948	Good	5556	Y	N	723 W DRAVUS ST
002	787150	0405	7/12/11	\$750,000	\$791,000	1140	8	1928	VGood	4200	N	N	2567 10TH AVE W
002	690520	0076	6/1/10	\$495,000	\$500,000	1150	8	1942	Avg	3936	Y	N	3037 11TH AVE W
002	701520	0375	3/19/10	\$507,500	\$505,000	1180	8	1949	Avg	4875	N	N	3323 9TH AVE W
002	744300	0491	1/12/11	\$339,000	\$354,000	1180	8	2001	Avg	1031	Y	N	665 W EMERSON ST
002	277060	3524	8/2/10	\$390,000	\$399,000	1180	8	2010	Avg	1250	N	N	3439 B 14TH AVE W
002	744300	0491	3/15/11	\$350,000	\$367,000	1180	8	2001	Avg	1031	Y	N	665 W EMERSON ST
002	097600	0320	11/28/12	\$715,000	\$720,000	1190	8	1949	Good	3350	Y	N	2702 4TH AVE W
002	197220	7039	4/10/12	\$413,000	\$431,000	1200	8	2001	Avg	1297	N	N	162 A FLORENTIA ST
002	197220	7037	7/1/11	\$430,000	\$453,000	1200	8	2001	Avg	1297	N	N	162 B FLORENTIA ST
002	701520	0400	5/18/10	\$546,063	\$550,000	1220	8	1952	Avg	8000	N	N	823 W CREMONA ST
002	274960	0300	7/17/12	\$585,000	\$603,000	1220	8	2012	Avg	2004	N	N	903 W EMERSON ST
002	027500	0035	3/8/12	\$506,400	\$530,000	1220	8	1918	Avg	2790	N	N	2603 9TH AVE W
002	197220	5840	1/12/12	\$413,000	\$434,000	1230	8	2004	Avg	1370	N	N	65 ETRURIA ST
002	277060	4360	3/15/10	\$480,000	\$477,000	1240	8	2009	Avg	1275	N	N	2812 B 14TH AVE W
002	940580	0055	6/10/10	\$720,000	\$729,000	1250	8	1925	Good	4200	N	N	2420 8TH AVE W
002	286710	0060	6/21/11	\$502,000	\$529,000	1260	8	1911	Avg	3500	N	N	803 W NEWELL ST
002	949170	0045	9/21/12	\$529,950	\$541,000	1260	8	1921	Avg	1980	N	N	1004 W NEWELL ST
002	286710	0060	9/11/12	\$591,405	\$604,000	1260	8	1911	Avg	3500	N	N	803 W NEWELL ST
002	701520	0010	10/1/12	\$475,300	\$484,000	1280	8	1938	Avg	5164	Y	N	3261 10TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	277060	4363	12/1/10	\$435,000	\$452,000	1280	8	2009	Avg	1726	N	N	2814 B 14TH AVE W
002	277060	4362	5/6/10	\$480,000	\$483,000	1280	8	2009	Avg	1727	N	N	2814 A 14TH AVE W
002	787150	0725	1/27/11	\$385,000	\$402,000	1300	8	1925	Avg	2436	Y	N	2408 11TH AVE W
002	524480	1325	5/11/10	\$670,000	\$674,000	1310	8	1909	Good	4760	N	N	2637 3RD AVE N
002	766270	0076	11/5/12	\$500,000	\$506,000	1320	8	1984	Avg	2400	Y	N	2657 10TH AVE W
002	949170	0030	8/26/10	\$595,500	\$611,000	1330	8	1918	Avg	2610	Y	N	2719 10TH AVE W
002	265250	1535	10/24/11	\$510,000	\$537,000	1340	8	1910	Avg	2166	N	N	5 SMITH ST
002	274960	0301	9/13/12	\$572,500	\$585,000	1350	8	2012	Avg	1722	N	N	905 W EMERSON ST
002	277060	5040	7/26/11	\$539,950	\$569,000	1360	8	1918	Good	6000	Y	N	3609 12TH AVE W
002	277060	5150	3/2/10	\$603,500	\$598,000	1360	8	1979	Avg	6000	Y	N	3406 13TH AVE W
002	511340	0369	3/29/12	\$485,000	\$506,000	1380	8	1946	Avg	4222	N	N	2707 PROSCH AVE W
002	524480	1425	5/25/12	\$675,000	\$700,000	1380	8	1918	Good	4000	Y	N	2631 MAYFAIR AVE N
002	524480	0469	6/5/12	\$460,750	\$477,000	1400	8	1967	Avg	4000	N	N	161 FLORENTIA ST
002	242503	9083	7/12/11	\$582,000	\$613,000	1410	8	1916	Avg	3280	N	N	2575 5TH AVE W
002	524480	0975	3/30/12	\$621,005	\$648,000	1410	8	1949	Good	4800	N	N	2721 3RD AVE N
002	265250	0940	6/6/12	\$670,000	\$694,000	1410	8	1911	Avg	3600	N	N	2529 QUEEN ANNE AVE N
002	524480	1435	12/21/12	\$570,000	\$571,000	1440	8	1917	Good	4000	N	N	2637 MAYFAIR AVE N
002	277060	4345	7/10/12	\$487,000	\$502,000	1450	8	1919	Avg	3353	N	N	2828 14TH AVE W
002	927020	0060	4/13/12	\$725,000	\$756,000	1460	8	1905	Avg	7200	N	N	2442 6TH AVE W
002	957808	0040	3/7/11	\$499,000	\$523,000	1460	8	2006	Avg	954	N	N	18 A W ETRURIA ST
002	524480	0580	7/8/11	\$674,000	\$710,000	1480	8	1908	Good	4000	N	N	2925 WARREN AVE N
002	701170	0035	8/28/12	\$553,500	\$567,000	1490	8	1914	Avg	3762	N	N	2562 7TH AVE W
002	213870	0245	5/4/11	\$743,000	\$781,000	1500	8	1915	VGood	3565	N	N	2416 WARREN AVE N
002	265250	1860	7/27/11	\$655,075	\$691,000	1530	8	1907	Good	3510	N	N	2431 1ST AVE W
002	524480	0180	6/12/12	\$825,000	\$854,000	1530	8	2006	Avg	4000	N	N	2914 MAYFAIR AVE N
002	856990	0046	9/30/11	\$530,000	\$559,000	1540	8	1915	Good	2350	N	N	919 W NEWELL ST
002	277060	5074	9/3/10	\$725,000	\$745,000	1570	8	1985	Avg	6000	Y	N	3643 12TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	957808	0100	8/12/11	\$515,000	\$543,000	1570	8	2006	Avg	1207	N	N	12 C W ETRURIA ST
002	265250	1530	9/19/11	\$460,000	\$485,000	1580	8	1910	Avg	2280	N	N	11 SMITH ST
002	277110	4975	5/8/12	\$726,000	\$755,000	1600	8	1979	Avg	8000	Y	N	2516 13TH AVE W
002	701170	0060	2/21/12	\$721,000	\$755,000	1600	8	1924	Avg	3800	N	N	2569 6TH AVE W
002	272160	0135	9/11/11	\$680,000	\$717,000	1610	8	1925	Good	3358	N	N	2556 WARREN AVE N
002	277060	4980	3/27/12	\$600,000	\$626,000	1620	8	2012	Avg	3017	Y	N	3650 13TH AVE W
002	701520	0995	3/8/10	\$555,000	\$551,000	1620	8	1931	Avg	5000	Y	N	806 W BARRETT ST
002	277060	4978	4/2/12	\$615,000	\$642,000	1620	8	2012	Avg	2983	Y	N	3652 13TH AVE W
002	744300	1468	10/4/12	\$430,000	\$438,000	1620	8	1995	Avg	1357	Y	N	3421 8TH AVE W
002	277060	4409	11/4/11	\$439,000	\$462,000	1640	8	2006	Avg	1728	Y	N	3020 A 14TH AVE W
002	197220	5100	5/1/10	\$615,000	\$618,000	1640	8	2008	Avg	3600	N	N	57 W DRAVUS ST
002	265250	1800	5/3/12	\$718,000	\$747,000	1640	8	1906	Good	3600	N	N	2410 1ST AVE W
002	701520	0055	7/1/10	\$591,000	\$601,000	1650	8	1941	Avg	5400	Y	N	3211 10TH AVE W
002	265300	0210	9/6/11	\$760,000	\$801,000	1650	8	1908	VGood	3600	N	N	115 W SMITH ST
002	197220	5844	4/30/12	\$454,000	\$472,000	1650	8	2004	Avg	978	N	N	63 B ETRURIA ST
002	787150	0485	5/17/11	\$725,000	\$763,000	1670	8	1928	Good	3852	Y	N	2512 11TH AVE W
002	890000	0286	10/3/12	\$486,500	\$495,000	1680	8	2003	Avg	2433	Y	N	3017 HUMES PL W
002	701320	0245	6/10/11	\$621,200	\$654,000	1680	8	1910	VGood	3600	N	N	2455 3RD AVE W
002	277060	5160	4/20/11	\$616,950	\$648,000	1680	8	1994	Avg	3850	Y	N	3402 13TH AVE W
002	253330	0420	8/24/10	\$730,000	\$749,000	1680	8	1914	Avg	4000	Y	N	2918 9TH AVE W
002	890000	0285	8/27/10	\$468,000	\$480,000	1690	8	2003	Avg	3420	Y	N	3015 HUMES PL W
002	524480	0340	11/18/11	\$585,000	\$616,000	1700	8	1912	Avg	4000	N	N	2935 MAYFAIR AVE N
002	265250	0840	9/25/12	\$670,500	\$683,000	1700	8	1914	Avg	3997	N	N	2502 1ST AVE W
002	701520	1035	5/16/12	\$665,000	\$691,000	1720	8	1949	Avg	13160	Y	N	900 W BARRETT ST
002	524480	1625	1/26/10	\$584,500	\$574,000	1730	8	1910	Avg	4200	Y	N	2612 1ST AVE N
002	524480	0675	3/16/12	\$745,000	\$778,000	1740	8	1995	Avg	4400	N	N	2717 WARREN AVE N
002	787150	0665	7/2/12	\$850,000	\$878,000	1740	8	1908	VGood	3256	N	N	2402 WESTVIEW DR W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	277110	4655	5/20/11	\$490,000	\$516,000	1760	8	1951	Avg	4000	Y	N	1115 W RAYE ST
002	787150	0415	7/21/10	\$625,000	\$638,000	1760	8	1915	Avg	3771	N	N	2575 10TH AVE W
002	097600	0930	1/23/11	\$475,000	\$496,000	1770	8	1988	Avg	3175	N	N	411 W BARRETT ST
002	272160	0015	7/6/12	\$789,000	\$814,000	1770	8	1923	Good	3840	Y	N	2546 1ST AVE N
002	265300	0215	7/21/11	\$741,000	\$781,000	1770	8	1909	Avg	4050	N	N	121 W SMITH ST
002	277060	3519	8/2/10	\$435,000	\$445,000	1790	8	2010	Avg	1250	N	N	3437 C 14TH AVE W
002	277060	5085	2/11/10	\$490,000	\$483,000	1800	8	1979	Avg	6000	Y	N	3653 12TH AVE W
002	277060	4260	5/11/12	\$567,500	\$590,000	1820	8	1954	Avg	6000	Y	N	2641 PROSCH AVE W
002	511340	0575	4/27/11	\$658,000	\$692,000	1820	8	1989	Avg	4944	N	N	2840 13TH AVE W
002	342960	0080	6/29/10	\$930,000	\$945,000	1820	8	1925	Good	4002	N	N	812 W BOTHWELL ST
002	277060	3522	12/6/10	\$385,000	\$400,000	1830	8	2010	Avg	1250	N	N	3437 A 14TH AVE W
002	265250	1415	5/24/12	\$635,000	\$659,000	1835	8	1914	Avg	5040	N	N	2453 1ST AVE N
002	277060	3521	8/2/10	\$418,388	\$428,000	1840	8	2010	Avg	1250	N	N	3437 B 14TH AVE W
002	701320	0275	5/18/11	\$637,000	\$670,000	1840	8	1910	Good	4800	N	N	2429 3RD AVE W
002	787150	0335	2/23/10	\$894,000	\$885,000	1840	8	1937	Good	4000	N	N	2562 10TH AVE W
002	524480	1645	3/16/10	\$730,000	\$726,000	1870	8	1924	Avg	4000	Y	N	116 RAYE ST
002	277060	3903	10/15/10	\$515,000	\$532,000	1875	8	2005	Avg	1727	Y	N	2819 B 14TH AVE W
002	701520	0880	8/21/12	\$640,000	\$656,000	1880	8	1984	Avg	5104	Y	N	711 W FLORENTIA PL
002	701220	0215	8/10/11	\$644,000	\$679,000	1880	8	2003	Avg	3727	N	N	300 W HALLADAY ST
002	524480	1610	6/1/10	\$779,000	\$787,000	1890	8	1905	Good	4200	Y	N	2624 1ST AVE N
002	524480	0780	4/18/12	\$808,500	\$842,000	1900	8	2008	Avg	4000	N	N	2705 2ND AVE N
002	097600	0878	4/27/11	\$540,000	\$568,000	1910	8	2000	Avg	2001	Y	N	2906 5TH AVE W
002	524480	0620	12/29/12	\$634,000	\$634,000	1920	8	1926	Good	4160	N	N	2716 1ST AVE N
002	342960	0006	3/9/11	\$799,000	\$838,000	1920	8	1919	Good	3500	N	N	2606 9TH AVE W
002	690520	0265	6/21/11	\$695,000	\$732,000	1940	8	1949	Good	4500	Y	N	3006 13TH AVE W
002	253330	0660	9/18/12	\$793,000	\$809,000	1970	8	1931	Avg	4500	Y	N	2921 10TH PL W
002	681910	0052	2/28/12	\$665,000	\$696,000	1990	8	1997	Avg	3680	Y	N	10 RAYE ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	242503	9008	6/24/10	\$675,000	\$685,000	1990	8	1988	Avg	3644	N	N	820 W HALLADAY ST
002	192504	9065	10/5/12	\$650,000	\$661,000	2032	8	2006	Avg	5000	N	N	2544 MAYFAIR AVE N
002	277060	5395	6/8/11	\$620,000	\$653,000	2070	8	2004	Good	2700	N	N	3217 11TH AVE W
002	796510	0310	6/17/11	\$795,000	\$837,000	2080	8	1920	Avg	3360	N	N	818 W WHEELER ST
002	272160	0065	9/8/10	\$770,000	\$792,000	2090	8	1923	Avg	3960	Y	N	2523 WARREN AVE N
002	511340	0070	2/14/11	\$520,000	\$544,000	2100	8	1927	Good	3924	Y	N	2822 12TH AVE W
002	192930	0065	2/28/12	\$625,000	\$654,000	2110	8	1957	Good	6000	Y	N	2709 4TH AVE N
002	274960	0250	5/27/11	\$759,000	\$799,000	2170	8	1910	Avg	9600	N	N	3417 9TH AVE W
002	690520	0205	9/2/11	\$850,000	\$896,000	2210	8	2005	Avg	4646	Y	N	3027 12TH AVE W
002	690520	0185	10/24/12	\$768,000	\$779,000	2240	8	2003	Avg	5662	Y	N	3047 12TH AVE W
002	690520	0330	3/11/10	\$795,000	\$790,000	2470	8	2008	Avg	5442	N	N	3047 13TH AVE W
002	701520	0916	5/3/10	\$850,000	\$854,000	2470	8	2008	Avg	4513	Y	N	735 W FLORENTIA PL
002	796510	0105	5/4/10	\$835,000	\$839,000	2490	8	1922	Avg	7200	N	N	2522 8TH AVE W
002	701320	0265	12/21/12	\$700,000	\$702,000	2540	8	1927	VGood	4800	N	N	2437 3RD AVE W
002	027500	0030	4/3/12	\$712,000	\$743,000	2560	8	1924	Good	5467	N	N	2607 9TH AVE W
002	794010	0050	3/9/10	\$829,950	\$824,000	2640	8	1991	Avg	6350	N	N	2807 4TH AVE W
002	285120	0020	5/18/12	\$970,000	\$1,007,000	2640	8	2009	Avg	3760	N	N	417 W RAYE ST
002	681910	0305	11/27/12	\$727,500	\$733,000	2740	8	1997	Avg	4800	N	N	2814 1ST AVE W
002	524480	1635	6/25/12	\$817,500	\$845,000	2740	8	2001	Avg	4200	Y	N	2604 1ST AVE N
002	511340	0045	5/23/11	\$900,000	\$947,000	2820	8	1970	Good	4008	Y	N	2840 12TH AVE W
002	744300	0675	7/21/11	\$374,000	\$394,000	790	9	2003	Avg	2378	N	N	675 W NICKERSON ST
002	744300	0672	4/8/11	\$434,000	\$456,000	1020	9	2003	Avg	2105	N	N	669 W NICKERSON ST
002	744300	0843	1/8/10	\$600,000	\$587,000	1030	9	2008	Avg	1458	Y	N	662 B W EMERSON ST
002	744300	0843	9/27/12	\$575,000	\$586,000	1030	9	2008	Avg	1458	Y	N	662 B W EMERSON ST
002	265250	1175	7/12/12	\$550,000	\$567,000	1090	9	2005	Avg	3480	N	N	8 SMITH ST
002	265300	0185	6/27/12	\$574,000	\$593,000	1150	9	1929	Avg	2080	Y	N	114 W MCGRAW PL
002	681910	0181	6/26/12	\$722,000	\$746,000	1200	9	1929	Good	5500	Y	N	14 W NEWELL ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	265250	1770	12/6/10	\$660,000	\$686,000	1210	9	1907	Good	3600	N	N	2426 1ST AVE W
002	277160	1950	6/29/11	\$630,000	\$664,000	1280	9	1924	Avg	3040	Y	N	1953 11TH AVE W
002	197220	5633	7/26/10	\$455,000	\$464,000	1340	9	2007	Avg	1369	Y	N	8 C FLORENTIA ST
002	277060	4320	4/27/11	\$345,000	\$363,000	1460	9	2008	Avg	1570	N	N	2851 PROSCH AVE W
002	277060	4321	4/27/11	\$365,000	\$384,000	1460	9	2008	Avg	1428	N	N	2853 PROSCH AVE W
002	277060	4319	4/27/11	\$380,000	\$400,000	1460	9	2008	Avg	1502	N	N	2852 14TH AVE W
002	277060	4938	1/25/11	\$431,000	\$450,000	1480	9	2002	Avg	1369	Y	N	3815 B 12TH AVE W
002	277060	4318	4/27/11	\$380,000	\$400,000	1490	9	2008	Avg	1502	N	N	2850 14TH AVE W
002	192930	0055	8/2/10	\$618,000	\$632,000	1530	9	2002	Avg	3002	Y	N	2719 4TH AVE N
002	524480	0315	9/22/11	\$670,500	\$707,000	1530	9	1912	Good	4000	N	N	2915 MAYFAIR AVE N
002	940630	0045	5/26/10	\$930,000	\$939,000	1570	9	2005	Avg	4800	N	N	2415 8TH AVE W
002	524480	1575	12/20/11	\$755,000	\$794,000	1600	9	2006	Avg	4110	Y	N	103 NEWELL ST
002	787150	0050	4/28/11	\$829,000	\$872,000	1620	9	1907	Avg	4000	N	N	2432 10TH AVE W
002	690520	0419	12/13/11	\$570,000	\$599,000	1660	9	1999	Avg	1785	Y	N	2651 12TH AVE W
002	192930	0331	10/20/10	\$694,000	\$718,000	1680	9	1995	Avg	6400	Y	N	410 RAYE ST
002	787150	0680	4/27/11	\$890,000	\$936,000	1740	9	1910	Good	4683	Y	N	2415 10TH AVE W
002	949170	0065	5/2/10	\$699,000	\$702,000	1760	9	1999	Avg	3048	Y	N	2700 11TH AVE W
002	701520	0160	3/1/12	\$815,000	\$853,000	1760	9	1931	Avg	5000	N	N	3273 CONKLING PL W
002	701520	0025	7/15/11	\$672,500	\$709,000	1770	9	1977	Avg	5047	Y	N	3245 10TH AVE W
002	701170	0037	5/20/10	\$635,000	\$640,000	1790	9	2007	Avg	3286	N	N	2564 7TH AVE W
002	701170	0037	12/28/12	\$735,000	\$736,000	1790	9	2007	Avg	3286	N	N	2564 7TH AVE W
002	927020	0030	12/11/12	\$710,000	\$713,000	1900	9	1996	Avg	2250	N	N	2452 6TH AVE W
002	277060	4942	11/19/10	\$445,000	\$462,000	1910	9	2002	Avg	1369	N	N	3811 B 12TH AVE W
002	787150	0175	8/3/12	\$675,000	\$694,000	1910	9	1908	Avg	4000	N	N	2524 10TH AVE W
002	701520	0180	4/18/12	\$828,000	\$863,000	1930	9	1931	Avg	5000	N	N	3253 CONKLING PL W
002	265250	2170	2/23/10	\$978,000	\$968,000	1960	9	2007	Avg	3600	N	N	2423 2ND AVE W
002	265250	2170	6/21/12	\$1,075,000	\$1,112,000	1960	9	2007	Avg	3600	N	N	2423 2ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	511340	0231	12/12/12	\$775,000	\$778,000	2000	9	1993	Avg	5169	Y	N	2635 12TH AVE W
002	701520	0015	12/3/12	\$795,000	\$800,000	2010	9	1928	Avg	5213	Y	N	3255 10TH AVE W
002	511340	0090	6/24/11	\$795,000	\$838,000	2020	9	1928	Avg	8400	Y	N	2717 11TH AVE W
002	787150	0285	8/10/12	\$875,000	\$899,000	2030	9	2012	Avg	2760	N	N	917 W RAYE ST
002	701520	0950	11/1/12	\$711,000	\$720,000	2060	9	1927	Avg	6800	Y	N	3014 10TH AVE W
002	277060	5020	9/18/12	\$731,785	\$747,000	2100	9	1987	Avg	5400	Y	N	3610 13TH AVE W
002	286710	0335	9/30/11	\$850,000	\$896,000	2170	9	1991	Avg	5925	Y	N	814 W FULTON ST
002	524480	1240	8/6/11	\$780,000	\$822,000	2210	9	2005	Avg	4000	N	N	2618 MAYFAIR AVE N
002	787150	0155	5/1/12	\$720,000	\$749,000	2310	9	1921	Good	4000	N	N	2538 10TH AVE W
002	690520	0320	5/1/12	\$860,000	\$895,000	2390	9	2000	Avg	5457	N	N	1301 W DRAVUS ST
002	277060	5287	12/14/11	\$825,000	\$867,000	2470	9	1914	Avg	6240	N	N	3206 13TH AVE W
002	274960	0090	3/31/10	\$1,150,000	\$1,148,000	2520	9	2008	Avg	4800	Y	N	3411 10TH AVE W
002	277110	4695	7/19/10	\$824,000	\$840,000	2560	9	2008	Avg	4000	Y	N	2542 12TH AVE W
002	701520	0835	11/20/12	\$900,000	\$908,000	2580	9	1990	Avg	5610	Y	N	729 W ETRURIA ST
002	274960	0006	7/6/10	\$907,500	\$923,000	3190	9	2008	Avg	4800	N	N	1023 W RUFFNER ST
002	511340	0405	6/14/10	\$899,950	\$912,000	3330	9	2007	Avg	5315	N	N	2847 13TH AVE W
002	277110	5095	4/24/12	\$863,200	\$899,000	1710	10	1973	VGood	4000	Y	N	2549 12TH AVE W
002	169990	0035	8/25/11	\$760,000	\$801,000	1830	10	1979	Avg	3550	Y	N	2566 NOB HILL AVE N
002	701520	0125	2/25/10	\$868,000	\$859,000	2030	10	1981	Avg	4839	Y	N	3260 11TH AVE W
002	701520	0305	4/5/10	\$1,165,000	\$1,164,000	2160	10	2008	Avg	5174	Y	N	3222 10TH AVE W
002	277110	4840	8/29/12	\$1,365,000	\$1,398,000	2420	10	2005	Avg	4000	Y	N	2545 11TH AVE W
002	277110	4840	8/4/10	\$1,495,000	\$1,528,000	2420	10	2005	Avg	4000	Y	N	2545 11TH AVE W
002	277060	5235	3/26/12	\$1,033,000	\$1,078,000	2750	10	2004	Avg	6000	Y	N	1221 W BERTONA ST
002	253330	0500	11/10/11	\$1,085,000	\$1,142,000	2870	10	1927	Avg	6000	Y	N	915 W BARRETT ST
002	524480	1667	5/1/12	\$1,150,000	\$1,196,000	3180	10	2012	Avg	3331	Y	N	2623 WARREN AVE N
002	524480	1666	5/3/12	\$1,200,000	\$1,248,000	3180	10	2012	Avg	3331	Y	N	2621 WARREN AVE N
002	524480	1665	3/9/11	\$1,151,000	\$1,207,000	3420	10	2010	Avg	3332	Y	N	2619 WARREN AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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
002	265250	0910	8/31/12	\$1,043,888	\$1,068,000	3450	10	1986	Avg	7200	N	N	2545 QUEEN ANNE AVE N
002	277060	5355	7/22/10	\$1,393,549	\$1,422,000	4210	10	2010	Avg	7800	Y	N	3255 11TH AVE W
002	277110	4720	9/8/10	\$950,000	\$977,000	2970	11	1993	Avg	4000	Y	N	2520 12TH AVE W
002	681910	0020	4/1/11	\$1,165,000	\$1,223,000	3680	11	2003	Avg	6000	Y	N	2611 1ST AVE N
005	545730	0478	1/19/11	\$378,500	\$395,000	600	6	1924	Avg	1760	N	N	105 VALLEY ST
005	545730	0478	11/14/12	\$410,000	\$414,000	600	6	1924	Avg	1760	N	N	105 VALLEY ST
005	196470	0070	11/8/12	\$477,586	\$483,000	630	6	1982	Avg	2040	N	N	2618 YALE AVE E
005	202504	9146	11/9/12	\$550,000	\$556,000	860	6	1966	Avg	4215	N	N	2347 MINOR AVE E
005	545830	0080	5/26/11	\$516,800	\$544,000	2110	6	1907	Avg	2550	Y	N	1017 TAYLOR AVE N
005	880790	0235	8/11/10	\$249,000	\$255,000	630	7	1943	Avg	1376	N	N	1706 DEXTER AVE N
005	880790	0230	9/25/12	\$300,000	\$306,000	630	7	1943	Avg	1370	N	N	1700 DEXTER AVE N
005	290220	0871	10/18/12	\$415,000	\$421,000	640	7	1949	Avg	1325	N	N	2315 A FRANKLIN AVE E
005	290220	0837	5/25/10	\$351,000	\$354,000	750	7	2006	Avg	1064	N	N	2326 B FRANKLIN AVE E
005	290220	1179	5/14/12	\$420,000	\$436,000	800	7	2000	Avg	1287	N	N	2307 MINOR AVE E
005	545780	0560	7/6/12	\$430,000	\$444,000	970	7	1922	Good	3640	Y	N	314 ALOHA ST
005	290220	1121	3/2/10	\$450,000	\$446,000	970	7	1918	Avg	4103	Y	N	2335 YALE AVE E
005	290220	0296	2/8/10	\$465,000	\$458,000	1040	7	2009	Avg	1134	N	N	67 E BOSTON ST
005	545830	0507	2/22/10	\$395,000	\$391,000	1070	7	1908	Good	2221	N	N	565 VALLEY ST
005	930130	0665	12/27/11	\$390,000	\$410,000	1080	7	1904	Avg	2075	Y	N	2100 8TH AVE N
005	168940	1532	7/13/10	\$429,900	\$438,000	1110	7	2008	Avg	1125	Y	N	1514 C TAYLOR AVE N
005	168940	1529	1/7/11	\$424,000	\$442,000	1110	7	2008	Avg	1121	Y	N	1514 A TAYLOR AVE N
005	168940	1523	4/15/11	\$424,000	\$446,000	1110	7	2008	Avg	1121	Y	N	1512 C TAYLOR AVE N
005	290220	0129	3/25/10	\$439,950	\$438,000	1160	7	2008	Avg	1181	N	N	2042 C EASTLAKE AVE E
005	352890	1210	5/15/12	\$484,700	\$503,000	1180	7	1956	Avg	2800	N	N	2415 DEXTER AVE N
005	196470	0120	10/24/12	\$575,000	\$583,000	1190	7	1931	Good	2212	N	N	110 E ROANOKE ST
005	290220	0130	4/16/10	\$440,000	\$441,000	1200	7	2008	Avg	1013	N	N	2042 B EASTLAKE AVE E
005	202370	0110	11/9/12	\$405,000	\$409,000	1240	7	1936	Avg	3360	N	N	2161 DEXTER AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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	545830	0742	2/25/11	\$462,500	\$484,000	1240	7	2005	Avg	1295	N	N	1020 B TAYLOR AVE N
005	609600	0065	5/24/12	\$540,000	\$560,000	1240	7	1927	Avg	2130	Y	N	1414 TAYLOR AVE N
005	202370	0100	4/25/11	\$419,000	\$440,000	1280	7	1942	Avg	3500	Y	N	2158 6TH AVE N
005	204100	0056	2/9/12	\$399,000	\$418,000	1300	7	1925	Avg	3265	N	N	2154 DEXTER AVE N
005	202504	9062	5/28/10	\$625,000	\$631,000	1340	7	1912	Avg	2800	N	N	109 E ROANOKE ST
005	290220	0551	6/25/12	\$535,000	\$553,000	1380	7	1913	Avg	4400	N	N	2220 YALE AVE E
005	202504	9101	2/15/12	\$430,000	\$450,000	1390	7	1994	Avg	2141	N	N	2511 MINOR AVE E
005	609600	0170	7/10/12	\$430,000	\$444,000	1410	7	1926	Avg	3840	N	N	502 LEE ST
005	168940	1525	5/25/10	\$421,000	\$425,000	1410	7	2008	Avg	997	N	N	1516 C TAYLOR AVE N
005	753080	0026	9/12/12	\$675,000	\$690,000	1430	7	1901	Avg	5170	Y	N	2371 YALE AVE E
005	224950	0065	11/8/12	\$538,300	\$544,000	1440	7	1996	Avg	1714	N	N	904 6TH AVE N
005	202504	9028	11/23/12	\$570,000	\$575,000	1470	7	1943	Avg	4200	N	N	2355 MINOR AVE E
005	202504	9114	11/23/12	\$570,000	\$575,000	1470	7	1943	Avg	4200	N	N	2349 MINOR AVE E
005	290220	0120	11/21/12	\$500,000	\$504,000	1480	7	1910	Avg	2100	N	N	215 E BOSTON ST
005	290220	0425	10/28/10	\$530,000	\$549,000	1580	7	1911	Avg	2600	N	N	2231 YALE AVE E
005	290220	0741	10/20/11	\$500,000	\$527,000	1720	7	1904	Avg	2342	Y	N	2319 BOYLSTON AVE E
005	196470	0095	5/25/11	\$530,000	\$558,000	1790	7	1924	Avg	3420	N	N	104 E ROANOKE ST
005	290220	0050	9/13/10	\$450,000	\$463,000	1950	7	1908	Avg	3118	N	N	2044 FRANKLIN AVE E
005	408630	0085	4/18/12	\$594,000	\$619,000	2010	7	1984	Avg	2640	Y	N	1912 FRANKLIN AVE E
005	195970	0110	11/16/12	\$625,000	\$631,000	2210	7	1921	Good	5500	N	N	2618 EASTLAKE AVE E
005	545830	0055	3/11/11	\$675,000	\$708,000	2230	7	1988	Avg	2489	N	N	511 PROSPECT ST
005	545830	0055	11/8/12	\$750,000	\$758,000	2230	7	1988	Avg	2489	N	N	511 PROSPECT ST
005	202504	9196	12/29/10	\$480,000	\$500,000	900	8	2010	Avg	1293	N	N	2351 B YALE AVE E
005	202504	9197	8/12/10	\$565,000	\$578,000	900	8	2010	Avg	1301	N	N	2351 A YALE AVE E
005	202504	9013	1/20/10	\$427,500	\$419,000	910	8	2008	Avg	1236	N	N	2526 A YALE AVE E
005	202504	9195	1/18/11	\$459,000	\$479,000	920	8	2010	Avg	907	N	N	2353 B YALE AVE E
005	202504	9083	7/6/10	\$535,000	\$544,000	920	8	2010	Avg	900	N	N	2351 A YALE AVE E

Improved Sales Used in this Annual Update Analysis
Area 12
(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	202504	9195	8/24/12	\$554,000	\$568,000	920	8	2010	Avg	907	N	N	2353 B YALE AVE E
005	202504	9186	1/26/10	\$359,000	\$353,000	930	8	2008	Avg	1249	N	N	2516 C YALE AVE E
005	202504	9190	5/19/10	\$395,000	\$398,000	960	8	2008	Avg	852	N	N	2526 B YALE AVE E
005	545830	0723	5/3/10	\$418,000	\$420,000	1000	8	2008	Avg	857	N	N	566 B WARD ST
005	290220	0682	3/12/12	\$560,000	\$585,000	1000	8	2000	Avg	846	N	N	2233 B BOYLSTON AVE E
005	545830	0726	4/28/10	\$410,000	\$412,000	1040	8	2008	Avg	1214	N	N	562 B WARD ST
005	545830	0727	5/11/10	\$425,000	\$428,000	1040	8	2008	Avg	1214	N	N	562 A WARD ST
005	545830	0725	3/30/10	\$518,000	\$517,000	1050	8	2008	Avg	1302	Y	N	560 B WARD ST
005	545780	0531	10/9/12	\$435,000	\$442,000	1060	8	2005	Avg	1039	N	N	304 A VALLEY ST
005	290220	1125	11/9/12	\$498,000	\$503,000	1070	8	2005	Avg	1022	N	N	2337 B YALE AVE E
005	290220	0059	8/18/11	\$440,000	\$464,000	1080	8	1999	Avg	1360	N	N	2038 FRANKLIN AVE E
005	290220	0057	9/27/11	\$440,000	\$464,000	1080	8	1999	Avg	1213	N	N	2028 FRANKLIN AVE E
005	202504	9183	1/19/10	\$693,330	\$680,000	1080	8	2008	Avg	1130	Y	N	2352 B MINOR AVE E
005	545780	0523	12/8/11	\$370,000	\$389,000	1100	8	2004	Avg	1328	N	N	310 A VALLEY ST
005	545830	0719	2/11/10	\$521,000	\$514,000	1100	8	2008	Avg	1386	Y	N	564 A WARD ST
005	545830	0721	2/23/10	\$519,500	\$514,000	1100	8	2008	Avg	1387	Y	N	564 C WARD ST
005	545830	0720	4/26/10	\$495,000	\$497,000	1150	8	2008	Avg	913	Y	N	564 B WARD ST
005	545830	0724	4/26/10	\$439,000	\$441,000	1160	8	2008	Avg	1324	N	N	566 A WARD ST
005	545830	0722	1/20/10	\$489,250	\$480,000	1160	8	2008	Avg	1324	N	N	566 C WARD ST
005	545830	0722	12/17/12	\$545,000	\$547,000	1160	8	2008	Avg	1324	N	N	566 C WARD ST
005	352890	0767	12/2/10	\$474,950	\$494,000	1190	8	2008	Avg	2076	N	N	562 MCGRAW ST
005	352890	0708	4/18/12	\$370,000	\$385,000	1220	8	2006	Avg	1321	N	N	561 HALLADAY ST
005	352890	0766	3/29/12	\$486,000	\$507,000	1250	8	2008	Avg	2594	N	N	560 MCGRAW ST
005	168940	1557	9/7/10	\$390,000	\$401,000	1300	8	2008	Avg	728	N	N	566 B GALER ST
005	168940	1555	9/10/10	\$409,000	\$421,000	1300	8	2008	Avg	863	N	N	568 B GALER ST
005	168940	1547	12/20/10	\$380,000	\$396,000	1300	8	2008	Avg	860	N	N	562 GALER ST
005	168940	1549	2/9/11	\$369,950	\$387,000	1300	8	2008	Avg	729	N	N	564 C GALER ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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	352890	0773	4/27/10	\$482,000	\$484,000	1330	8	2008	Avg	1367	N	N	556 MCGRAW ST
005	168940	1550	10/27/10	\$399,000	\$413,000	1340	8	2008	Avg	1388	N	N	562 C GALER ST
005	168940	1548	2/9/11	\$380,000	\$398,000	1340	8	2008	Avg	886	N	N	564 GALER ST
005	168940	1556	6/8/10	\$450,000	\$455,000	1340	8	2008	Avg	884	N	N	566 A GALER ST
005	168940	1558	7/27/10	\$429,000	\$438,000	1340	8	2008	Avg	1388	N	N	566 C GALER ST
005	168940	1546	10/15/10	\$431,888	\$446,000	1340	8	2008	Avg	1282	N	N	562 A GALER ST
005	202504	9189	2/23/10	\$452,000	\$447,000	1380	8	2008	Avg	1371	N	N	2518 C YALE AVE E
005	202504	9187	3/31/10	\$460,000	\$459,000	1380	8	2008	Avg	1371	N	N	2518 A YALE AVE E
005	202504	9192	6/3/10	\$456,000	\$461,000	1380	8	2008	Avg	1389	N	N	2524 A YALE AVE E
005	202504	9194	4/16/10	\$465,000	\$466,000	1380	8	2008	Avg	1381	N	N	2524 C YALE AVE E
005	692670	0655	10/24/12	\$630,000	\$639,000	1420	8	1921	Avg	5000	Y	N	525 HOWE ST
005	545780	1244	2/18/11	\$440,000	\$461,000	1440	8	2002	Avg	932	Y	N	360 ALOHA ST
005	545780	1245	3/24/11	\$437,500	\$459,000	1440	8	2002	Avg	875	Y	N	358 ALOHA ST
005	202504	9188	3/12/10	\$442,000	\$439,000	1460	8	2008	Avg	1030	N	N	2518 B YALE AVE E
005	290220	0139	4/20/10	\$425,000	\$426,000	1470	8	2009	Avg	846	N	N	20XX E EASTLAKE AVE E
005	769821	0060	5/5/10	\$435,000	\$437,000	1480	8	2006	Avg	915	N	N	722 C NOB HILL AVE N
005	196470	0050	1/5/10	\$624,950	\$611,000	1480	8	2008	Avg	1584	N	N	2623 YALE AVE E
005	290220	0138	4/12/10	\$425,000	\$425,000	1490	8	2009	Avg	1128	N	N	20XX D EASTLAKE AVE E
005	196470	0057	3/22/10	\$585,000	\$583,000	1500	8	2008	Avg	1974	N	N	2625 YALE TER E
005	609600	0005	8/24/11	\$553,000	\$583,000	1540	8	1904	Avg	4480	Y	N	1405 6TH AVE N
005	769821	0070	5/12/11	\$550,000	\$579,000	1540	8	2006	Avg	1422	N	N	722 D NOB HILL AVE N
005	688990	0099	5/25/12	\$398,000	\$413,000	1550	8	2007	Avg	1050	N	N	554 HIGHLAND DR
005	338390	0041	12/9/10	\$397,000	\$413,000	1570	8	2004	Avg	993	N	N	1802 FRANKLIN AVE E
005	195970	1155	8/17/12	\$648,500	\$665,000	1570	8	1909	Avg	4400	Y	N	2727 BOYLSTON AVE E
005	545830	0687	12/23/10	\$415,000	\$432,000	1590	8	2008	Avg	983	N	N	567 WARD PL
005	545830	0695	6/24/10	\$485,000	\$492,000	1600	8	2008	Avg	1525	N	N	569 WARD PL
005	609600	0110	7/10/12	\$675,000	\$696,000	1600	8	1928	Avg	5200	Y	N	1419 TAYLOR AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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	338390	0049	5/21/10	\$460,000	\$464,000	1610	8	2004	Avg	1106	N	N	1816 FRANKLIN AVE E
005	338390	0049	5/14/12	\$470,000	\$488,000	1610	8	2004	Avg	1106	N	N	1816 FRANKLIN AVE E
005	196470	0056	1/29/10	\$755,000	\$743,000	1660	8	2008	Avg	1402	N	N	2622 D YALE AVE E
005	196470	0055	2/19/10	\$755,000	\$746,000	1660	8	2008	Avg	1345	N	N	2624 YALE AVE E
005	202504	9014	5/19/11	\$630,000	\$663,000	1960	8	1953	Avg	5500	N	N	2505 YALE AVE E
005	692670	0660	5/4/12	\$995,000	\$1,035,000	1960	8	1936	Avg	7000	Y	N	531 HOWE ST
005	195970	1445	5/21/10	\$749,950	\$756,000	2140	8	1901	Avg	5500	N	N	2819 FRANKLIN AVE E
005	290220	0293	4/28/10	\$525,000	\$527,000	1010	9	2009	Avg	1162	N	N	2044 MINOR AVE E
005	545830	0718	3/16/10	\$517,000	\$514,000	1050	9	2008	Avg	1302	Y	N	560 A WARD ST
005	224950	0061	8/20/12	\$520,000	\$533,000	1080	9	2012	Avg	1114	N	N	908 6TH AVE N
005	545730	0698	6/26/10	\$610,000	\$619,000	1390	9	2002	Avg	1159	N	N	815 B 2ND AVE N
005	224950	0058	8/2/12	\$580,000	\$596,000	1400	9	2012	Avg	1607	N	N	910 6TH AVE N
005	290220	1067	5/9/11	\$558,000	\$587,000	1410	9	1998	Avg	1650	N	N	2330 YALE AVE E
005	545780	0458	12/3/10	\$625,000	\$650,000	1470	9	2006	Avg	1212	N	N	313 A ALOHA ST
005	545780	1950	4/11/12	\$537,950	\$561,000	1480	9	2008	Avg	1419	N	N	1110 B TAYLOR AVE N
005	168940	1416	9/4/12	\$1,225,000	\$1,253,000	1520	9	2012	Avg	2863	Y	N	1508 5TH AVE N
005	202504	9170	5/14/10	\$685,000	\$690,000	1810	9	1992	Avg	1849	N	N	2504 YALE AVE E
005	202504	9029	7/28/10	\$875,000	\$894,000	1820	9	1999	Avg	2108	Y	N	2360 FAIRVIEW AVE E
005	609650	0200	9/24/12	\$460,000	\$469,000	1910	9	1996	Avg	1578	N	N	1418 6TH AVE N
005	609650	0202	8/26/11	\$685,000	\$722,000	1910	9	1996	Avg	1579	Y	N	1412 6TH AVE N
005	202504	9169	7/2/10	\$700,000	\$712,000	1990	9	1993	Avg	1880	N	N	2510 YALE AVE E
005	545780	1944	5/25/12	\$660,000	\$685,000	2020	9	2008	Avg	1516	N	N	1106 C TAYLOR AVE N
005	545780	1948	4/2/12	\$605,000	\$631,000	2030	9	2008	Avg	1205	N	N	1108 C TAYLOR AVE N
005	545780	1616	1/13/10	\$715,000	\$700,000	2330	9	1997	Avg	1762	Y	N	1007 5TH AVE N
005	195970	0245	3/27/12	\$530,000	\$553,000	1020	10	2011	Avg	1167	N	N	2617 B BOYLSTON AVE E
005	195970	0246	3/27/12	\$530,000	\$553,000	1020	10	2011	Avg	1167	N	N	2617 A BOYLSTON AVE E
005	195970	0248	10/15/12	\$859,999	\$873,000	1670	10	2011	Avg	1570	N	N	2615 B BOYLSTON AVE E

Improved Sales Used in this Annual Update Analysis
Area 12
(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	195970	0247	11/1/12	\$885,000	\$896,000	1670	10	2011	Avg	1571	N	N	2615 A BOYLSTON AVE E
005	930130	0215	8/10/12	\$849,000	\$872,000	1840	10	2006	Avg	1923	Y	N	2010 8TH AVE N
005	545780	1568	5/2/12	\$875,000	\$910,000	2040	10	2005	Avg	1329	Y	N	423 WARD ST
005	545780	1841	8/31/11	\$805,000	\$849,000	2070	10	2005	Avg	1700	Y	N	512 A PROSPECT ST
005	545780	1837	7/11/12	\$850,000	\$877,000	2110	10	2005	Avg	1648	Y	N	516 B PROSPECT ST
005	930130	0656	7/21/10	\$1,200,000	\$1,224,000	2750	10	2002	Avg	2671	Y	N	2102 8TH AVE N
005	930130	0260	11/14/12	\$1,080,000	\$1,091,000	2240	11	2008	Avg	2758	Y	N	2030 8TH AVE N
005	930130	0270	7/20/10	\$1,150,000	\$1,173,000	2240	11	2008	Avg	2758	Y	N	2034 8TH AVE N
009	239710	1410	9/28/11	\$285,000	\$300,000	620	6	1918	Avg	1515	N	N	516 W HOWE ST
009	239710	0280	12/13/12	\$335,000	\$336,000	790	6	1902	Avg	3600	N	N	2112 6TH AVE W
009	239710	0275	1/6/10	\$350,000	\$342,000	830	6	1901	Good	3600	N	N	2116 6TH AVE W
009	239710	0190	8/15/11	\$395,000	\$416,000	960	6	1903	Good	3600	N	N	2107 6TH AVE W
009	423290	1186	10/11/12	\$399,000	\$406,000	720	7	1990	Avg	1800	N	N	14 W BLAINE ST
009	179450	0551	9/21/12	\$412,000	\$420,000	800	7	1916	VGood	2639	N	N	2128 3RD AVE W
009	701120	1445	8/31/12	\$557,000	\$570,000	830	7	1916	Good	5400	Y	N	1928 11TH AVE W
009	005200	0019	6/18/12	\$380,000	\$393,000	840	7	2008	Avg	1155	N	N	1210 A 6TH AVE N
009	005200	0020	4/23/12	\$379,950	\$396,000	840	7	2008	Avg	1105	N	N	1210 B 6TH AVE N
009	005200	0021	4/23/12	\$379,950	\$396,000	840	7	2008	Avg	1105	N	N	1212 A 6TH AVE N
009	005200	0022	4/16/12	\$379,950	\$396,000	840	7	2008	Avg	1156	N	N	1212 B 6TH AVE N
009	423290	0235	10/18/12	\$473,400	\$481,000	870	7	1906	Good	3600	N	N	1806 6TH AVE W
009	423290	1995	12/15/11	\$375,000	\$394,000	880	7	1900	Avg	3600	N	N	1615 3RD AVE W
009	701120	0845	5/2/11	\$410,000	\$431,000	900	7	1902	Avg	3600	N	N	1928 8TH AVE W
009	352890	0491	2/22/12	\$630,000	\$660,000	930	7	1910	Avg	2164	N	N	2411 BIGELOW AVE N
009	239710	1415	4/18/12	\$497,000	\$518,000	940	7	1916	Avg	3080	N	N	611 W CROCKETT ST
009	080900	2525	3/22/11	\$520,000	\$546,000	950	7	1911	Avg	2475	N	N	161 CROCKETT ST
009	423290	1920	9/18/12	\$620,000	\$633,000	960	7	1909	Avg	3600	N	N	1610 3RD AVE W
009	080900	3010	10/29/10	\$525,000	\$543,000	980	7	1909	Avg	4000	N	N	361 BOSTON ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	239710	0550	11/9/11	\$320,000	\$337,000	1000	7	1967	Avg	1803	N	N	2139 4TH AVE W
009	323220	0180	10/16/12	\$391,000	\$397,000	1010	7	1907	Avg	1465	N	N	1209 W HOWE ST
009	186060	0706	1/4/12	\$505,000	\$530,000	1010	7	1923	Avg	2400	N	N	815 W GARFIELD ST
009	005200	0015	8/2/12	\$379,950	\$391,000	1020	7	2008	Avg	1144	N	N	1214 B 6TH AVE N
009	005200	0017	8/2/12	\$379,950	\$391,000	1020	7	2008	Avg	1095	N	N	1208 B 6TH AVE N
009	005200	0016	5/14/12	\$379,950	\$395,000	1020	7	2008	Avg	1095	N	N	1214 A 6TH AVE N
009	701120	1595	3/18/10	\$441,000	\$439,000	1020	7	1910	Avg	1800	N	N	1959 10TH AVE W
009	239710	1050	4/7/11	\$630,500	\$662,000	1020	7	1906	VGood	3600	N	N	1937 4TH AVE W
009	179450	0200	10/28/10	\$585,000	\$605,000	1030	7	1909	VGood	3600	N	N	2218 1ST AVE W
009	213870	0085	5/14/12	\$465,000	\$483,000	1030	7	1911	Good	1340	N	N	201 MCGRAW ST
009	080900	1945	6/11/10	\$685,000	\$694,000	1080	7	1924	Good	4453	N	N	309 NEWTON ST
009	423290	0365	5/3/12	\$638,000	\$664,000	1080	7	1907	Avg	3600	N	N	1824 5TH AVE W
009	701120	0770	7/16/12	\$530,000	\$546,000	1090	7	1925	Avg	3600	N	N	2147 7TH AVE W
009	005200	0070	8/2/12	\$399,950	\$411,000	1100	7	2008	Avg	2641	N	N	1209 AURORA AVE N
009	005200	0069	4/23/12	\$399,950	\$416,000	1100	7	2008	Avg	1280	N	N	1211 AURORA AVE N
009	701120	1482	11/1/12	\$417,000	\$422,000	1100	7	1925	Avg	2800	N	N	1016 W HOWE ST
009	179450	0695	5/3/11	\$590,000	\$621,000	1110	7	1904	VGood	3600	N	N	115 W BOSTON ST
009	080900	1920	8/24/10	\$705,000	\$723,000	1110	7	1925	Good	4800	N	N	1910 3RD AVE N
009	239710	1035	6/21/11	\$685,000	\$722,000	1120	7	1906	Good	3600	N	N	1947 4TH AVE W
009	239710	0095	9/12/11	\$625,000	\$659,000	1130	7	1905	VGood	3600	N	N	2104 7TH AVE W
009	239710	1240	4/5/11	\$615,000	\$646,000	1140	7	1996	Avg	3600	N	N	1945 5TH AVE W
009	080900	2760	7/12/11	\$654,000	\$689,000	1150	7	2001	Avg	3000	N	N	164 CROCKETT ST
009	423290	2015	4/14/11	\$560,000	\$588,000	1160	7	1973	Avg	2700	N	N	302 W GARFIELD ST
009	179450	0295	12/4/12	\$395,000	\$397,000	1180	7	1904	Avg	2700	N	N	117 W MCGRAW ST
009	239710	0530	5/20/10	\$554,655	\$559,000	1240	7	1957	Avg	3600	N	N	2149 4TH AVE W
009	545780	0605	6/27/11	\$635,000	\$669,000	1250	7	1957	Avg	4158	Y	N	325 WARD ST
009	239710	1285	6/27/11	\$525,000	\$553,000	1300	7	1906	Avg	3600	N	N	1917 5TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	179450	0570	4/29/10	\$609,000	\$612,000	1320	7	1910	Avg	3600	N	N	2118 3RD AVE W
009	534420	0035	10/29/12	\$575,000	\$583,000	1330	7	1915	Avg	4850	N	N	311 MCGRAW ST
009	323220	0095	2/11/10	\$430,000	\$424,000	1340	7	1931	Avg	2006	N	N	1830 12TH AVE W
009	277160	2447	5/17/12	\$425,000	\$441,000	1340	7	2005	Avg	1570	N	N	20xx 14TH AVE W
009	239710	0615	5/14/12	\$440,000	\$457,000	1350	7	1910	Avg	2400	N	N	315 W MCGRAW ST
009	239710	0902	7/18/11	\$570,000	\$601,000	1360	7	1906	Good	3200	N	N	306 W HOWE ST
009	423290	3760	4/14/10	\$660,000	\$661,000	1360	7	1984	Avg	3600	N	N	1517 1ST AVE W
009	080900	0730	4/13/10	\$535,000	\$535,000	1380	7	1925	Good	2775	N	N	214 GARFIELD ST
009	239710	0801	11/20/12	\$538,000	\$543,000	1380	7	1906	Avg	3600	N	N	2105 3RD AVE W
009	186110	0285	1/6/12	\$647,000	\$679,000	1390	7	1912	Good	2400	N	N	1014 W BLAINE ST
009	213870	0086	11/7/11	\$340,000	\$358,000	1410	7	1910	Avg	1800	N	N	2320 2ND AVE N
009	192930	0245	10/21/12	\$593,000	\$602,000	1450	7	1909	VGood	5000	Y	N	411 RAYE ST
009	239710	1465	4/6/11	\$563,000	\$591,000	1450	7	1912	Avg	3600	N	N	1929 6TH AVE W
009	186060	0365	10/19/12	\$550,000	\$558,000	1460	7	1906	Avg	3600	N	N	1818 8TH AVE W
009	080900	2150	12/28/11	\$510,000	\$536,000	1470	7	1908	Avg	3200	N	N	1918 4TH AVE N
009	179450	0555	8/29/10	\$600,000	\$616,000	1470	7	1910	Avg	3600	N	N	2122 3RD AVE W
009	423290	0475	7/28/11	\$427,500	\$451,000	1500	7	1907	Avg	3600	N	N	1815 4TH AVE W
009	186060	0355	3/9/11	\$557,000	\$584,000	1500	7	1906	Good	4800	N	N	1824 8TH AVE W
009	423290	3265	7/9/12	\$525,000	\$542,000	1500	7	1900	VGood	2400	N	N	321 W GARFIELD ST
009	239710	1080	8/18/11	\$520,000	\$548,000	1540	7	1926	Avg	3600	N	N	1919 4TH AVE W
009	352890	0181	7/7/12	\$483,500	\$499,000	1570	7	1914	Avg	3500	N	N	2512 4TH AVE N
009	192930	0225	4/16/12	\$535,000	\$557,000	1590	7	1925	Good	4000	Y	N	407 RAYE ST
009	534420	0100	10/23/12	\$450,000	\$456,000	1610	7	1907	Avg	3910	N	N	205 MCGRAW ST
009	186140	0140	9/11/12	\$628,000	\$642,000	1650	7	1955	Avg	5400	Y	N	1524 11TH AVE W
009	213870	0100	5/20/10	\$865,000	\$872,000	1650	7	1907	Avg	4371	N	N	2404 2ND AVE N
009	701120	1295	1/30/12	\$471,500	\$494,000	1690	7	1918	Good	2400	N	N	910 W HOWE ST
009	239710	0685	5/12/11	\$700,000	\$736,000	1700	7	1989	Avg	3600	N	N	2116 4TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	701120	1480	5/17/10	\$479,950	\$484,000	1720	7	1925	Avg	2800	N	N	1024 W HOWE ST
009	080900	2260	6/4/11	\$665,000	\$700,000	1720	7	1907	Good	3520	N	N	365 CROCKETT ST
009	701120	0115	11/4/11	\$557,000	\$587,000	1730	7	1906	Good	3600	N	N	2107 10TH AVE W
009	080900	1365	1/7/10	\$675,000	\$660,000	1760	7	1902	Avg	6000	N	N	1817 4TH AVE N
009	080900	0939	5/19/10	\$575,000	\$580,000	1790	7	1918	Good	2760	N	N	208 HAYES ST
009	423290	1635	1/18/12	\$689,000	\$723,000	1820	7	1922	Avg	3200	N	N	1634 2ND AVE W
009	213870	0175	9/29/10	\$635,000	\$655,000	1860	7	1923	Avg	4300	N	N	2446 LORENTZ PL N
009	080900	0655	2/3/10	\$665,000	\$655,000	1860	7	1902	Avg	4650	N	N	209 HAYES ST
009	173280	0935	11/14/12	\$528,250	\$534,000	1880	7	1970	Avg	4500	N	N	1313 4TH AVE W
009	701120	1290	9/24/12	\$550,000	\$561,000	1980	7	1914	Avg	2520	N	N	1902 10TH AVE W
009	701120	1282	9/26/12	\$409,500	\$417,000	1990	7	1914	Avg	2520	N	N	1906 10TH AVE W
009	423290	0620	3/22/10	\$637,000	\$634,000	2030	7	1925	Good	5400	N	N	1815 3RD AVE W
009	186140	0010	10/19/10	\$650,000	\$672,000	2070	7	1924	Avg	6240	N	N	1610 11TH AVE W
009	080900	0300	2/3/11	\$638,000	\$667,000	2080	7	1968	Avg	4500	N	N	1520 NOB HILL AVE N
009	423290	0525	5/2/12	\$939,000	\$977,000	2100	7	2011	Avg	3600	N	N	1824 4TH AVE W
009	277160	1470	7/14/10	\$645,000	\$657,000	2100	7	1981	Good	4200	Y	N	2208 14TH AVE W
009	701120	1520	11/22/11	\$549,950	\$579,000	2180	7	1910	Good	1927	N	N	1921 10TH AVE W
009	212720	0015	9/20/12	\$600,000	\$612,000	2270	7	1902	Avg	5000	N	N	1428 1ST AVE N
009	186110	0075	4/9/10	\$800,000	\$800,000	2500	7	1924	Good	5400	Y	N	1823 9TH AVE W
009	421240	0025	1/10/12	\$552,000	\$580,000	2580	7	1908	Avg	4050	N	N	1426 WARREN AVE N
009	701120	1521	6/20/12	\$400,000	\$414,000	730	8	2005	Avg	1673	N	N	1921 B 10TH AVE W
009	701120	1472	8/16/12	\$420,000	\$431,000	810	8	2006	Avg	1144	N	N	1910 A 11TH AVE W
009	173280	0187	1/4/10	\$365,000	\$357,000	815	8	2005	Avg	957	N	N	1414 B 4TH AVE W
009	173280	0186	11/2/10	\$343,000	\$355,000	815	8	2005	Avg	969	N	N	1414 A 4TH AVE W
009	080900	3275	7/21/10	\$339,000	\$346,000	840	8	2008	Avg	1547	N	N	210 A BOSTON ST
009	080900	3274	1/22/10	\$365,000	\$358,000	840	8	2008	Avg	932	N	N	210 B BOSTON ST
009	080900	3356	5/12/10	\$358,000	\$360,000	840	8	2008	Avg	799	N	N	214 B BOSTON ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	080900	3357	4/20/10	\$363,000	\$364,000	840	8	2008	Avg	1063	N	N	214 A BOSTON ST
009	701120	1451	11/29/12	\$436,000	\$439,000	960	8	2005	Avg	1525	N	N	1922 11TH AVE W
009	701120	0543	4/2/10	\$435,000	\$434,000	970	8	2009	Avg	959	N	N	2129 B 8TH AVE W
009	277160	2427	1/14/11	\$305,000	\$318,000	980	8	2010	Avg	1179	N	N	2046 C 14TH AVE W
009	277160	2426	1/20/11	\$306,000	\$320,000	980	8	2010	Avg	878	N	N	2046 B 14TH AVE W
009	277160	2425	1/21/11	\$310,000	\$324,000	980	8	2010	Avg	1600	N	N	2046 A 14TH AVE W
009	277160	2426	11/13/12	\$395,000	\$399,000	980	8	2010	Avg	878	N	N	2046 B 14TH AVE W
009	179450	0480	11/15/10	\$475,000	\$493,000	1000	8	1909	Avg	2700	N	N	2200 3RD AVE W
009	080900	3353	2/26/10	\$440,000	\$436,000	1040	8	2008	Avg	1405	N	N	216 A BOSTON ST
009	080900	3353	7/30/12	\$435,000	\$447,000	1040	8	2008	Avg	1405	N	N	216 A BOSTON ST
009	080900	3354	2/16/10	\$442,000	\$437,000	1040	8	2008	Avg	1167	N	N	216 B BOSTON ST
009	080900	2750	11/15/11	\$530,000	\$558,000	1050	8	1935	VGood	3523	N	N	2109 2ND AVE N
009	387990	0761	3/26/12	\$400,000	\$418,000	1060	8	2009	Avg	1156	N	N	920 A 2ND AVE W
009	387990	0763	3/20/12	\$399,000	\$417,000	1060	8	2009	Avg	1014	N	N	918 B 2ND AVE W
009	387990	0750	3/28/12	\$403,250	\$421,000	1080	8	2009	Avg	1051	N	N	920 C 2ND AVE W
009	387990	0762	3/26/12	\$406,000	\$424,000	1100	8	2009	Avg	1198	N	N	918 A 2ND AVE W
009	701120	0055	5/7/12	\$639,888	\$665,000	1100	8	1950	Avg	5400	Y	N	2126 11TH AVE W
009	701120	0394	9/22/10	\$419,000	\$432,000	1110	8	2001	Avg	1500	N	N	821 W MCGRAW ST
009	080900	3271	4/1/10	\$435,000	\$434,000	1120	8	2008	Avg	958	N	N	212 B BOSTON ST
009	080900	3269	10/3/12	\$485,000	\$494,000	1120	8	2008	Avg	1201	N	N	212 A BOSTON ST
009	387990	0764	3/27/12	\$405,000	\$423,000	1140	8	2009	Avg	1197	N	N	918 C 2ND AVE W
009	277160	2428	3/29/11	\$333,000	\$350,000	1180	8	2010	Avg	932	N	N	2042 C 14TH AVE W
009	277160	2420	2/9/11	\$340,000	\$356,000	1180	8	2010	Avg	1262	N	N	2042 D 14TH AVE W
009	277160	2429	2/9/11	\$340,000	\$356,000	1180	8	2010	Avg	932	N	N	2042 B 14TH AVE W
009	277160	2430	1/21/11	\$355,000	\$371,000	1190	8	2010	Avg	1600	N	N	2042 A 14TH AVE W
009	179450	0155	2/17/11	\$710,000	\$743,000	1210	8	1909	Good	3600	N	N	25 W MCGRAW ST
009	179450	0235	8/28/12	\$685,000	\$701,000	1230	8	1925	Good	3600	N	N	2233 1ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	173280	1185	6/15/11	\$830,500	\$875,000	1230	8	1959	Avg	7367	N	N	1302 7TH AVE W
009	080900	2585	8/25/11	\$595,950	\$628,000	1240	8	1915	Good	2600	N	N	170 NEWTON ST
009	239710	1516	3/9/12	\$465,000	\$486,000	1250	8	1928	Avg	3300	N	N	615 W CROCKETT ST
009	239710	1275	5/6/10	\$630,000	\$634,000	1250	8	1907	Good	3600	N	N	1923 5TH AVE W
009	239710	1116	10/18/12	\$452,500	\$459,000	1280	8	1908	Avg	1560	N	N	415 W CROCKETT ST
009	701120	0562	11/24/10	\$510,000	\$530,000	1340	8	2010	Avg	1504	N	N	2139 B 8TH AVE W
009	701120	0795	11/8/11	\$600,000	\$632,000	1340	8	1925	Avg	2385	N	N	715 W CROCKETT ST
009	080900	1135	7/15/10	\$700,000	\$713,000	1340	8	1925	Avg	6000	N	N	1711 NOB HILL AVE N
009	080900	1135	6/21/11	\$770,000	\$811,000	1340	8	1925	Avg	6000	N	N	1711 NOB HILL AVE N
009	277160	2102	11/27/12	\$529,000	\$533,000	1350	8	1996	Avg	2625	N	N	1922 12TH AVE W
009	179450	0300	11/16/11	\$549,000	\$578,000	1360	8	1904	Avg	2700	N	N	2234 2ND AVE W
009	239710	1105	11/19/10	\$648,500	\$673,000	1360	8	1913	Good	2400	N	N	406 W HOWE ST
009	080900	2745	3/16/10	\$635,000	\$631,000	1380	8	1922	VGood	2774	N	N	2111 2ND AVE N
009	239710	0850	7/5/12	\$537,000	\$554,000	1380	8	1908	Avg	5400	N	N	1937 3RD AVE W
009	080900	3190	5/18/11	\$587,000	\$618,000	1380	8	1906	Avg	4000	N	N	2203 4TH AVE N
009	080900	3039	7/5/11	\$515,000	\$543,000	1400	8	2007	Avg	1466	N	N	2109A 4TH AVE N
009	421240	0030	6/28/11	\$536,000	\$565,000	1420	8	1907	Avg	4050	N	N	1427 ORANGE PL N
009	352890	0170	6/24/10	\$880,000	\$893,000	1440	8	1906	Good	5250	Y	N	417 HALLADAY ST
009	701120	0560	9/1/10	\$640,000	\$657,000	1440	8	2010	Avg	1795	N	N	2140 8TH AVE W
009	423290	0230	2/24/11	\$560,000	\$587,000	1460	8	1918	Good	3600	N	N	1810 6TH AVE W
009	179450	0285	12/28/10	\$615,000	\$641,000	1460	8	1914	VGood	1935	N	N	106 W BOSTON ST
009	080900	3255	11/15/10	\$760,000	\$788,000	1460	8	1960	Avg	6000	N	N	2217 NOB HILL AVE N
009	080900	3359	12/1/11	\$472,000	\$497,000	1470	8	2007	Avg	1916	N	N	2202 WARREN AVE N
009	423290	1985	1/24/11	\$645,000	\$674,000	1470	8	1907	Good	3600	N	N	1621 3RD AVE W
009	956180	0035	7/11/11	\$800,000	\$843,000	1490	8	1998	Avg	3288	N	N	1234 2ND AVE N
009	423290	3030	4/4/12	\$618,000	\$645,000	1490	8	1910	Avg	3300	N	N	510 W GALER ST
009	239710	1370	6/1/10	\$472,500	\$478,000	1500	8	1955	Good	3600	N	N	1924 6TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	080900	1285	6/4/10	\$797,000	\$806,000	1500	8	1903	Avg	5773	Y	N	1808 4TH AVE N
009	239710	1015	3/29/12	\$635,000	\$663,000	1500	8	1921	Good	3000	N	N	405 W CROCKETT ST
009	689040	0040	10/26/11	\$599,000	\$631,000	1510	8	1979	Avg	4000	Y	N	410 HIGHLAND DR
009	731890	0045	8/2/12	\$556,500	\$572,000	1510	8	1929	Avg	2905	N	N	1518 WARREN AVE N
009	387990	1835	12/21/10	\$468,000	\$487,000	1520	8	1936	VGood	4108	N	N	608 W MERCER PL
009	239710	0640	1/17/12	\$660,000	\$693,000	1560	8	1907	VGood	3600	N	N	2142 4TH AVE W
009	080900	1970	4/11/12	\$784,000	\$817,000	1560	8	1929	Good	6600	N	N	315 NEWTON ST
009	168940	0008	2/7/11	\$775,000	\$811,000	1570	8	1901	Good	3401	Y	N	413 GARFIELD ST
009	173280	0800	4/13/12	\$927,500	\$967,000	1610	8	1902	Good	3840	Y	N	1213 4TH AVE W
009	352890	0316	1/23/12	\$689,000	\$723,000	1620	8	1918	Good	2500	N	N	2464 4TH AVE N
009	701120	0045	6/22/10	\$735,000	\$746,000	1620	8	2006	Avg	1833	Y	N	2200 B 11TH AVE W
009	616990	0075	7/19/10	\$990,000	\$1,009,000	1620	8	1941	Good	7680	Y	N	1114 8TH AVE W
009	271410	0015	9/13/11	\$783,000	\$825,000	1630	8	1923	Good	2458	Y	N	404 COMSTOCK PL
009	423290	3385	11/5/10	\$740,000	\$767,000	1640	8	1905	Good	3000	N	N	311 W GARFIELD ST
009	701120	0897	10/22/12	\$520,000	\$527,000	1660	8	1988	Avg	2700	N	N	710 W HOWE ST
009	186110	0265	9/23/10	\$549,950	\$567,000	1670	8	1904	Avg	2372	N	N	1816 11TH AVE W
009	179450	0355	11/19/12	\$717,000	\$723,000	1680	8	1912	Avg	5400	N	N	2225 2ND AVE W
009	179450	0620	3/25/10	\$605,000	\$603,000	1680	8	1926	Avg	2700	N	N	103 W BOSTON ST
009	239710	1395	8/1/12	\$700,000	\$720,000	1690	8	1909	Good	3600	N	N	1908 6TH AVE W
009	081000	0065	10/25/10	\$505,000	\$522,000	1700	8	1914	Avg	3000	N	N	159 HAYES ST
009	168940	0440	7/20/12	\$645,000	\$664,000	1710	8	1922	Avg	4000	N	N	462 BOSTON ST
009	423290	4005	4/5/10	\$600,000	\$599,000	1710	8	1918	Avg	3200	Y	N	1531 1ST AVE N
009	239710	1115	8/3/10	\$639,000	\$653,000	1720	8	1903	Good	2040	N	N	1958 5TH AVE W
009	239710	1385	9/24/10	\$825,000	\$850,000	1750	8	1908	VGood	3600	N	N	1914 6TH AVE W
009	168940	0126	3/22/12	\$634,000	\$662,000	1760	8	1926	Avg	3196	Y	N	1905 BIGELOW AVE N
009	609600	0230	3/9/11	\$765,000	\$802,000	1760	8	1936	Avg	4048	Y	N	1420 BIGELOW AVE N
009	186140	0065	11/15/12	\$609,000	\$615,000	1760	8	1999	Avg	1800	N	N	1007 W GARFIELD ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	701120	0760	7/23/12	\$697,500	\$718,000	1780	8	1914	Good	3600	N	N	2141 7TH AVE W
009	080900	1305	10/12/10	\$815,000	\$842,000	1780	8	1922	Avg	3000	N	N	352 BLAINE ST
009	239710	0185	9/14/11	\$555,000	\$585,000	1800	8	1990	Avg	3600	N	N	2111 6TH AVE W
009	080900	2810	5/14/10	\$692,500	\$697,000	1800	8	1909	Avg	3200	N	N	2118 2ND AVE N
009	387990	1830	3/5/12	\$635,000	\$664,000	1810	8	1940	VGood	3400	Y	N	600 W MERCER PL
009	179450	0580	6/6/12	\$600,000	\$622,000	1820	8	1921	Avg	4650	N	N	2114 3RD AVE W
009	080900	0450	4/26/11	\$740,000	\$778,000	1820	8	1924	Avg	3200	N	N	1606 NOB HILL AVE N
009	186060	0535	5/24/11	\$850,000	\$895,000	1830	8	1996	Avg	3600	Y	N	1628 9TH AVE W
009	169890	0240	3/27/12	\$665,000	\$694,000	1870	8	1929	Good	2625	N	N	2502 NOB HILL AVE N
009	186110	0076	8/18/11	\$952,000	\$1,004,000	1870	8	1908	VGood	5400	Y	N	1821 9TH AVE W
009	080900	2975	12/12/12	\$905,000	\$909,000	1870	8	1916	Good	2400	N	N	2100 NOB HILL AVE N
009	701420	0030	8/2/10	\$729,000	\$745,000	1900	8	1921	Avg	4600	N	N	117 GARFIELD ST
009	168940	0200	7/27/11	\$985,000	\$1,038,000	1900	8	1924	VGood	3963	N	N	2307 BIGELOW AVE N
009	701420	0030	2/24/11	\$749,000	\$785,000	1900	8	1921	Avg	4600	N	N	117 GARFIELD ST
009	701120	1481	8/12/11	\$595,000	\$627,000	1930	8	2010	Avg	2800	N	N	1020 W HOWE ST
009	352890	0315	7/2/12	\$719,000	\$742,000	1940	8	1918	Avg	2750	N	N	2466 4TH AVE N
009	080900	0895	6/10/11	\$790,000	\$832,000	1940	8	1922	Good	3750	N	N	1722 WARREN AVE N
009	388090	0150	1/9/12	\$945,000	\$992,000	1950	8	1923	Good	2974	Y	N	1024 5TH AVE W
009	212720	0065	1/14/10	\$560,000	\$549,000	1980	8	1924	Avg	5000	N	N	1423 WARREN AVE N
009	423290	2240	5/18/11	\$525,000	\$553,000	1980	8	1910	Avg	3400	N	N	1632 5TH AVE W
009	387990	1860	5/13/11	\$569,000	\$599,000	1980	8	1942	Avg	6400	Y	N	630 W MERCER PL
009	423290	4020	6/1/12	\$900,000	\$933,000	1990	8	2007	Avg	4400	Y	N	1525 1ST AVE N
009	239710	0635	10/16/12	\$727,500	\$739,000	2000	8	1906	Avg	3600	N	N	2146 4TH AVE W
009	186140	0055	7/9/12	\$804,500	\$830,000	2000	8	2000	Avg	3600	N	N	1605 10TH AVE W
009	179450	0855	7/25/12	\$530,000	\$546,000	2020	8	1970	Avg	3600	N	N	2108 1ST AVE W
009	352890	0290	6/21/10	\$775,000	\$786,000	2040	8	1927	Avg	5250	N	N	425 SMITH ST
009	179450	0215	6/4/12	\$716,000	\$742,000	2050	8	1903	Good	5400	N	N	2206 1ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	179450	0325	7/9/12	\$817,000	\$843,000	2070	8	1905	VGood	5400	N	N	2212 2ND AVE W
009	545780	1765	11/14/11	\$899,000	\$946,000	2080	8	1990	Avg	2800	Y	N	1120 4TH AVE N
009	169990	0097	6/26/12	\$625,000	\$646,000	2090	8	1985	Avg	5066	Y	N	317 QUEEN ANNE DR
009	080900	1170	2/3/12	\$765,000	\$802,000	2090	8	1905	Good	4400	N	N	1702 NOB HILL AVE N
009	186110	0310	8/27/12	\$908,000	\$930,000	2090	8	1907	Good	5580	N	N	1624 11TH AVE W
009	239710	0410	10/27/11	\$703,000	\$741,000	2110	8	1920	Good	3600	N	N	415 W MCGRAW ST
009	887300	0005	9/10/12	\$1,050,000	\$1,073,000	2120	8	1904	VGood	5300	N	N	101 LEE ST
009	692670	0840	6/21/11	\$1,050,000	\$1,106,000	2120	8	1923	VGood	5650	Y	N	1702 BIGELOW AVE N
009	616990	1295	8/1/12	\$750,000	\$771,000	2120	8	1913	Avg	5400	Y	N	1420 11TH AVE W
009	190660	0010	12/18/12	\$950,000	\$953,000	2160	8	1920	Avg	4761	Y	N	1208 BIGELOW AVE N
009	186060	0265	7/3/12	\$927,000	\$957,000	2160	8	1903	Good	3900	N	N	1603 7TH AVE W
009	423290	3145	1/30/12	\$540,000	\$566,000	2190	8	1907	Avg	3600	N	N	422 W GALER ST
009	080900	1040	10/12/11	\$505,000	\$532,000	2190	8	1901	Avg	4100	N	N	308 HAYES ST
009	192930	0305	7/23/10	\$1,100,000	\$1,122,000	2200	8	1913	VGood	3944	N	N	2551 5TH AVE N
009	080900	1395	7/14/10	\$725,000	\$739,000	2230	8	1927	Good	3600	N	N	1802 3RD AVE N
009	423290	2420	3/16/10	\$829,000	\$824,000	2230	8	1906	Good	2400	N	N	521 W BLAINE ST
009	423290	3825	1/3/12	\$825,000	\$867,000	2250	8	1905	Good	7200	N	N	1512 1ST AVE W
009	423290	1950	8/15/11	\$819,000	\$864,000	2270	8	1907	VGood	2400	N	N	303 W BLAINE ST
009	173280	0885	5/22/12	\$825,000	\$856,000	2270	8	1919	Good	3520	N	N	1218 5TH AVE W
009	545780	1775	9/4/12	\$1,065,000	\$1,089,000	2280	8	1925	Avg	2800	Y	N	1112 4TH AVE N
009	692670	0480	6/6/12	\$931,500	\$965,000	2300	8	1919	Avg	4875	N	N	1920 BIGELOW AVE N
009	423290	2590	7/7/10	\$619,500	\$630,000	2310	8	1909	Avg	3600	N	N	1607 6TH AVE W
009	387990	0400	6/22/10	\$950,000	\$964,000	2370	8	1910	Good	5100	N	N	15 W PROSPECT ST
009	168940	1305	2/4/10	\$1,250,000	\$1,231,000	2380	8	1921	Good	5500	Y	N	1622 BIGELOW AVE N
009	080900	2680	9/21/10	\$800,000	\$824,000	2410	8	1911	Avg	6000	N	N	2007 WARREN AVE N
009	080900	2640	3/4/11	\$780,000	\$817,000	2450	8	1905	Avg	6000	N	N	2018 1ST AVE N
009	168940	0605	7/10/12	\$975,000	\$1,006,000	2460	8	1922	Good	3360	Y	N	505 BOSTON ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	239710	0970	7/22/10	\$750,000	\$765,000	2480	8	1902	Good	3600	Y	N	1924 4TH AVE W
009	423290	1255	3/6/12	\$850,000	\$889,000	2540	8	1909	Avg	7200	Y	N	1601 1ST AVE N
009	352890	0455	6/12/12	\$757,000	\$784,000	2560	8	1914	Avg	5040	N	N	407 WHEELER ST
009	692670	0405	10/5/10	\$1,060,000	\$1,094,000	2640	8	1920	Avg	4500	N	N	2001 5TH AVE N
009	080900	3260	6/15/10	\$1,000,000	\$1,013,000	2972	8	2000	Avg	6000	N	N	2211 NOB HILL AVE N
009	387990	0795	12/20/12	\$815,000	\$817,000	3070	8	1954	Avg	4900	N	N	114 W KINNEAR PL
009	051870	0100	6/15/10	\$429,000	\$435,000	1010	9	2003	Avg	710	N	N	2205 BIGELOW AVE N
009	701120	1161	9/12/12	\$565,000	\$577,000	1020	9	2007	Avg	1161	Y	N	1943C 8TH AVE W
009	387990	1290	3/19/10	\$615,000	\$612,000	1350	9	2007	Avg	941	N	N	509 C W OLYMPIC PL
009	387990	1290	6/20/12	\$641,000	\$663,000	1350	9	2007	Avg	941	N	N	509 C W OLYMPIC PL
009	080900	2705	9/6/11	\$649,000	\$684,000	1370	9	2011	Avg	1911	N	N	154 CROCKETT ST
009	179450	0650	9/16/10	\$825,000	\$849,000	1380	9	1906	VGood	5400	N	N	2111 1ST AVE W
009	051870	0090	2/1/12	\$527,500	\$553,000	1390	9	2003	Avg	1236	N	N	2205 BIGELOW AVE N
009	387990	1965	12/9/10	\$707,800	\$736,000	1410	9	1907	Avg	3204	Y	N	715 W PROSPECT ST
009	387990	1286	8/7/12	\$765,000	\$786,000	1450	9	2007	Avg	1203	Y	N	505 B W OLYMPIC PL
009	239710	0601	4/2/12	\$706,000	\$737,000	1480	9	1914	Avg	2400	N	N	402 W CROCKETT ST
009	173180	0939	5/15/12	\$510,000	\$530,000	1490	9	2008	Avg	1048	N	N	217 W LEE ST
009	173180	0938	4/24/12	\$525,000	\$547,000	1490	9	2008	Avg	1241	N	N	219 W LEE ST
009	080900	3286	2/22/10	\$610,000	\$603,000	1500	9	2000	Avg	2112	N	N	2200 A 2ND AVE N
009	080900	3285	5/25/10	\$618,000	\$624,000	1500	9	2000	Avg	2508	N	N	2200 B 2ND AVE N
009	387990	1284	4/27/11	\$600,000	\$631,000	1530	9	2007	Avg	1415	N	N	501 A W OLYMPIC PL
009	387990	1495	6/9/10	\$865,000	\$876,000	1560	9	1929	Avg	2862	Y	N	1009 5TH AVE W
009	701420	0044	1/5/10	\$665,000	\$650,000	1640	9	2001	Avg	1726	N	N	118 GALER ST
009	545730	0855	4/30/12	\$859,000	\$894,000	1660	9	1924	Avg	6000	Y	N	168 WARD ST
009	186060	0205	1/7/10	\$960,000	\$939,000	1680	9	1901	Avg	3835	Y	N	1633 7TH AVE W
009	173230	0095	5/13/10	\$979,000	\$986,000	1720	9	1923	VGood	4530	Y	N	1411 1ST AVE N
009	173180	0940	12/13/11	\$620,000	\$652,000	1720	9	2008	Avg	1264	N	N	215 W LEE ST

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	173180	0941	5/26/11	\$627,500	\$661,000	1720	9	2008	Avg	1249	N	N	213 W LEE ST
009	352890	0065	11/12/10	\$987,000	\$1,023,000	1790	9	1915	VGood	4000	N	N	2407 4TH AVE N
009	179450	0415	10/13/11	\$650,000	\$685,000	1800	9	1915	Good	2360	N	N	219 W MCGRAW ST
009	179450	0415	2/15/11	\$710,000	\$743,000	1800	9	1915	Good	2360	N	N	219 W MCGRAW ST
009	169890	0175	11/14/12	\$701,500	\$708,000	1810	9	1929	Good	3000	Y	N	2514 NOB HILL PL N
009	387990	1293	7/1/10	\$931,000	\$946,000	1810	9	2007	Avg	1939	Y	N	507 C W OLYMPIC PL
009	701120	0625	6/13/12	\$869,000	\$900,000	1840	9	2002	Avg	3600	N	N	2140 8TH AVE W
009	545780	0840	11/6/10	\$897,500	\$930,000	1840	9	1996	Avg	3200	Y	N	1101 NOB HILL AVE N
009	387990	1285	2/8/11	\$905,000	\$947,000	1870	9	2007	Avg	1967	Y	N	505 C OLYMPIC PL
009	387990	1295	2/3/10	\$1,145,000	\$1,127,000	1870	9	2007	Avg	1973	Y	N	507 A W OLYMPIC PL
009	186060	0660	10/26/12	\$1,100,000	\$1,115,000	1920	9	1919	Good	4800	Y	N	1525 8TH AVE W
009	545780	0121	11/2/10	\$1,130,000	\$1,170,000	1940	9	1949	Good	6050	Y	N	211 WARD ST
009	956180	0132	6/1/11	\$800,000	\$842,000	1950	9	2004	Avg	1911	Y	N	1238 3RD AVE N
009	081000	0075	3/15/12	\$854,000	\$892,000	1950	9	1925	VGood	3250	N	N	1621 2ND AVE N
009	080900	2704	12/7/11	\$879,000	\$925,000	1950	9	2011	Avg	2090	N	N	2100 WARREN AVE N
009	239710	1515	4/13/10	\$936,000	\$937,000	1960	9	1928	VGood	3900	Y	N	1956 7TH AVE W
009	239710	1255	1/4/10	\$788,000	\$770,000	1970	9	1998	Avg	3600	N	N	1935 5TH AVE W
009	692670	0030	5/15/12	\$1,102,500	\$1,145,000	1970	9	1925	Avg	4815	N	N	1715 BIGELOW AVE N
009	701120	0435	5/10/11	\$820,000	\$863,000	1970	9	1998	Avg	3600	Y	N	2132 9TH AVE W
009	080900	1840	5/6/10	\$1,384,000	\$1,392,000	1990	9	1915	VGood	6000	N	N	1916 2ND AVE N
009	701120	0825	12/20/10	\$775,000	\$807,000	2060	9	2006	Avg	3600	Y	N	1940 8TH AVE W
009	168940	1250	11/2/10	\$1,200,000	\$1,243,000	2060	9	2006	Avg	5950	Y	N	1616 5TH AVE N
009	616990	0535	9/22/10	\$949,000	\$978,000	2060	9	1930	Avg	3300	Y	N	1233 9TH AVE W
009	352890	0440	3/20/12	\$1,148,500	\$1,200,000	2070	9	1911	Good	3938	N	N	415 WHEELER ST
009	173280	1301	5/11/12	\$750,000	\$779,000	2120	9	2006	Avg	3085	N	N	1411 6TH AVE W
009	701120	0963	5/18/10	\$715,000	\$721,000	2190	9	2009	Avg	1811	N	N	1945 B 7TH AVE W
009	701120	0962	1/25/10	\$745,000	\$732,000	2190	9	2009	Avg	1820	N	N	1945 A 7TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	387990	1890	4/12/11	\$1,015,000	\$1,066,000	2220	9	1924	Good	6250	N	N	611 W KINNEAR PL
009	080900	2751	5/25/12	\$777,000	\$806,000	2260	9	2012	Avg	2478	N	N	2107 2ND AVE N
009	616990	0715	5/23/12	\$950,000	\$986,000	2260	9	1958	Avg	7615	Y	N	719 W LEE ST
009	701120	0961	6/1/11	\$875,000	\$921,000	2270	9	2009	Avg	1782	N	N	1943 A 7TH AVE W
009	212720	0020	9/15/11	\$1,200,000	\$1,265,000	2270	9	1900	VGood	5000	N	N	1424 1ST AVE N
009	239710	1525	9/4/12	\$1,250,000	\$1,279,000	2270	9	1930	VGood	3600	Y	N	1950 7TH AVE W
009	352890	0510	4/12/12	\$835,000	\$870,000	2280	9	1925	Avg	4725	N	N	458 MCGRAW ST
009	352890	0516	1/26/12	\$1,275,000	\$1,337,000	2340	9	1925	Good	5670	Y	N	476 MCGRAW ST
009	689040	0027	3/11/11	\$685,000	\$718,000	2360	9	1999	Avg	1891	Y	N	1203 5TH AVE N
009	545780	1215	8/17/10	\$1,512,500	\$1,550,000	2360	9	2002	Avg	6600	Y	N	359 WARD ST
009	701120	1379	7/28/11	\$1,300,000	\$1,371,000	2360	9	1988	Good	3720	Y	N	1953 9TH AVE W
009	387990	1885	6/24/10	\$1,325,000	\$1,345,000	2390	9	1945	VGood	6000	Y	N	609 W KINNEAR PL
009	545780	1015	4/26/10	\$1,300,000	\$1,305,000	2430	9	1925	Avg	3700	Y	N	353 HIGHLAND DR
009	616990	1025	9/24/12	\$1,210,000	\$1,234,000	2510	9	1910	Avg	4200	Y	N	1428 9TH AVE W
009	616990	0980	10/19/11	\$1,753,000	\$1,847,000	2800	9	1993	Avg	9107	Y	N	1419 8TH AVE W
009	302504	9018	9/18/12	\$1,675,000	\$1,709,000	2830	9	1972	Good	9583	Y	N	1241 BIGELOW AVE N
009	168940	1295	10/18/12	\$1,625,000	\$1,650,000	3150	9	2008	Avg	5500	N	N	1606 BIGELOW AVE N
009	388090	0225	3/25/11	\$1,153,000	\$1,210,000	3170	9	1996	Avg	6400	Y	N	917 3RD AVE W
009	423290	3484	5/11/11	\$975,000	\$1,026,000	3310	9	1907	Avg	4680	N	N	1532 3RD AVE W
009	081000	0052	7/27/11	\$1,535,000	\$1,618,000	3545	9	1984	Good	7200	N	N	1612 WARREN AVE N
009	616990	0790	9/27/10	\$1,750,000	\$1,804,000	4430	9	1999	Good	10800	Y	N	1223 7TH AVE W
009	387690	0083	5/11/10	\$699,000	\$704,000	1410	10	2009	Avg	900	N	N	636 4TH AVE W
009	080900	3545	4/26/12	\$1,025,000	\$1,067,000	1830	10	2005	Avg	5969	N	N	2311 WARREN AVE N
009	616990	0755	7/11/12	\$1,500,000	\$1,547,000	1844	10	2010	Avg	2020	Y	N	1208 8TH AVE W
009	616990	0045	2/22/10	\$1,185,000	\$1,172,000	1960	10	1984	Avg	5130	Y	N	1136 8TH AVE W
009	887300	0045	6/6/11	\$1,175,000	\$1,237,000	2060	10	1977	VGood	5000	Y	N	122 HIGHLAND DR
009	168940	0095	11/8/11	\$947,500	\$998,000	2100	10	1928	Good	4575	N	N	1919 BIGELOW AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(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
009	173180	0990	1/18/11	\$836,000	\$873,000	2200	10	1929	Avg	4500	Y	N	304 W COMSTOCK ST
009	352890	0401	4/19/12	\$1,475,000	\$1,536,000	2240	10	1913	Good	5445	Y	N	471 WHEELER ST
009	168940	0385	12/5/11	\$1,400,000	\$1,473,000	2320	10	1923	Good	5850	N	N	2212 BIGELOW AVE N
009	080900	3295	10/1/10	\$835,000	\$861,000	2340	10	2010	Avg	3200	N	N	2206 2ND AVE N
009	388090	0105	4/16/10	\$1,719,200	\$1,722,000	2480	10	1923	Good	4675	Y	N	354 W KINNEAR PL
009	616990	0623	3/29/12	\$1,050,000	\$1,096,000	2500	10	1991	Avg	3870	Y	N	1216 9TH AVE W
009	423290	2770	11/26/10	\$1,710,000	\$1,776,000	2620	10	2003	Avg	7200	N	N	1516 7TH AVE W
009	239710	1250	11/18/10	\$1,475,000	\$1,531,000	2820	10	2009	Avg	3600	N	N	1937 5TH AVE W
009	192930	0435	8/15/12	\$1,400,000	\$1,437,000	2840	10	1918	Avg	12408	Y	N	2552 5TH AVE N
009	186140	0080	7/21/11	\$1,195,000	\$1,260,000	2840	10	2009	Avg	5520	N	N	1525 10TH AVE W
009	239710	1529	6/4/12	\$1,800,000	\$1,865,000	3000	10	2002	Avg	5400	Y	N	1948 7TH AVE W
009	173280	0425	11/2/12	\$1,665,000	\$1,685,000	3620	10	1993	Avg	7488	Y	N	614 W PROSPECT ST
009	186060	0190	4/25/12	\$2,000,000	\$2,082,000	3900	10	1908	Good	10800	Y	N	716 W GARFIELD ST
009	173280	1490	5/11/10	\$1,525,000	\$1,535,000	3430	11	2006	Avg	4452	N	N	418 W LEE ST
009	173280	1325	7/25/12	\$1,782,000	\$1,834,000	3610	11	1904	Avg	13527	Y	N	620 W LEE ST
009	173280	1212	7/22/10	\$2,250,000	\$2,295,000	3790	11	2006	Avg	5620	Y	N	1425 WILLARD AVE W
009	388090	0210	7/11/11	\$1,900,000	\$2,003,000	4450	11	1910	Good	6400	Y	N	301 W KINNEAR PL
009	545730	0880	10/28/11	\$3,575,000	\$3,766,000	4730	11	2009	Avg	8784	Y	N	167 PROSPECT ST
009	173280	0280	3/5/12	\$3,700,000	\$3,870,000	5280	11	1905	Good	22500	Y	N	421 W HIGHLAND DR
009	545730	0130	9/1/11	\$2,800,000	\$2,952,000	5720	11	1906	Avg	15299	Y	N	103 HIGHLAND DR
009	887300	0025	8/4/10	\$2,745,000	\$2,806,000	3780	12	2003	Avg	6348	Y	N	110 HIGHLAND DR
009	173180	0265	6/13/11	\$2,450,000	\$2,581,000	4110	12	1910	Avg	9000	Y	N	202 W PROSPECT ST
009	956180	0030	8/31/11	\$4,488,000	\$4,732,000	4410	12	2007	Avg	7491	Y	N	1228 2ND AVE N
009	387990	1565	5/11/11	\$2,750,000	\$2,893,000	4830	12	2005	Avg	7045	Y	N	700 W KINNEAR PL
009	173180	0715	8/9/12	\$2,335,000	\$2,398,000	5390	12	2006	Avg	8330	Y	N	16 COMSTOCK ST

Improved Sales Removed in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	097600	0255	1/17/12	\$759,984	BANKRUPTCY; NO MARKET EXPOSURE; FORCED SALE
002	213870	0445	1/13/11	\$1,125,000	IMP CHARS DON'T MATCH SALES CHARS
002	213870	0535	7/1/12	\$13,360	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
002	242503	9019	10/31/11	\$450,000	NON-REPRESENTATIVE SALE
002	242503	9106	8/19/11	\$565,000	IMP CHARS DON'T MATCH SALES CHARS
002	253330	0135	4/20/11	\$309,000	OBSOL
002	253330	0210	12/29/11	\$348,000	BANKRUPTCY; NO MARKET EXPOSURE; FORCED SALE
002	253330	0670	4/6/12	\$927,000	IMP CHARS DON'T MATCH SALES CHARS
002	265250	0190	4/27/12	\$677,000	IMP CHARS DON'T MATCH SALES CHARS
002	265250	1330	12/28/12	\$270,000	NON-REPRESENTATIVE SALE
002	265250	1395	3/23/11	\$357,199	QUIT CLAIM DEED; STATEMENT TO DOR
002	265250	1790	9/12/11	\$429,600	NO MARKET EXPOSURE
002	265250	1970	6/20/12	\$1,220,000	IMP CHARS DON'T MATCH SALES CHARS
002	265250	2250	1/28/11	\$297,000	DOR RATIO
002	265300	0060	6/28/10	\$800,000	NON-REPRESENTATIVE SALE
002	274960	0300	11/26/10	\$105,000	DOR RATIO
002	277060	4365	7/30/12	\$450,000	PREVIMP<=25K
002	277060	4630	12/14/11	\$454,629	BANKRUPTCY; NO MARKET EXPOSURE; FORCED SALE
002	277060	4922	3/18/11	\$390,000	DIAGNOSTIC OUTLIER
002	277060	4980	2/23/11	\$257,500	DOR RATIO;TEAR DOWN
002	277060	4997	7/21/11	\$350,000	NON-REPRESENTATIVE SALE
002	277060	4998	7/21/11	\$350,000	NON-REPRESENTATIVE SALE
002	277060	5090	7/23/12	\$460,000	PREVIMP<=25K
002	277110	4635	11/23/11	\$735,000	IMP CHARS DON'T MATCH SALES CHARS
002	277110	4670	2/1/11	\$260,000	DOR RATIO;%COMPL
002	277110	4890	10/2/12	\$325,000	IMP CHARS DON'T MATCH SALES CHARS
002	277160	1670	6/20/11	\$695,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	277160	1945	12/7/11	\$334,750	NON-REPRESENTATIVE SALE
002	277160	1975	12/29/10	\$240,000	NON-REPRESENTATIVE SALE
002	277160	1980	8/10/12	\$284,000	DIAGNOSTIC OUTLIER
002	286710	0090	12/18/12	\$1,200,000	IMP CHARS DON'T MATCH SALES CHARS
002	511340	0129	10/6/12	\$659,000	RELOCATION - SALE TO SERVICE
002	511340	0479	7/11/11	\$600,000	PREVIMP<=25K
002	524480	0280	5/15/12	\$635,000	IMP CHARS DON'T MATCH SALES CHARS
002	524480	0520	1/20/10	\$380,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN
002	524480	0685	7/16/10	\$100,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	524480	1000	4/10/12	\$647,500	IMP CHARS DON'T MATCH SALES CHARS
002	524480	1240	8/6/11	\$780,000	RELOCATION - SALE TO SERVICE
002	524480	1655	2/28/11	\$441,250	QUIT CLAIM DEED; MULTI-PARCEL SALE
002	524480	1705	4/5/12	\$575,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	681910	0216	5/26/11	\$1,065,000	IMP CHARS DON'T MATCH SALES CHARS
002	681910	0340	2/25/10	\$450,000	PREVIMP<=25K
002	681910	0340	2/17/10	\$444,400	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	681910	0415	3/9/11	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	681910	0445	2/29/12	\$475,000	PERCENT COMPLETE
002	681910	0446	2/3/12	\$461,000	PERCENT COMPLETE
002	681910	0447	4/23/12	\$447,500	PERCENT COMPLETE
002	681910	0448	4/26/12	\$450,000	PERCENT COMPLETE
002	681910	0449	2/8/12	\$458,000	PERCENT COMPLETE
002	681910	0450	4/16/12	\$455,000	PERCENT COMPLETE
002	701320	0255	4/26/11	\$300,000	IMP CHARS DON'T MATCH SALES CHARS
002	701320	0270	5/3/12	\$235,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	701520	0235	9/27/10	\$600,000	PREVIMP<=25K
002	701520	0455	5/24/12	\$585,000	PREVIMP<=25K
002	701520	0495	4/22/11	\$550,013	NO MARKET EXPOSURE
002	701520	0620	3/15/11	\$127,000	DOR RATIO;QUIT CLAIM DEED
002	701520	0745	4/13/10	\$418,000	DOR RATIO
002	701520	0760	5/24/12	\$675,000	RELOCATION - SALE TO SERVICE
002	766270	0045	9/12/11	\$349,200	IMP CHARS CHANGED SINCE SALE
002	787150	0285	2/15/11	\$265,000	DOR RATIO
002	796510	0035	10/19/10	\$657,000	DIAGNOSTIC OUTLIER
002	856990	0055	7/12/11	\$560,000	LACK OF REPRESENTATION
002	940580	0105	2/23/10	\$1,100,000	IMP CHARS DON'T MATCH SALES CHARS
005	005200	0045	9/15/12	\$304,124	DIAGNOSTIC OUTLIER
005	168940	0290	2/15/12	\$305,000	DIAGNOSTIC OUTLIER
005	168940	0290	4/21/11	\$260,000	NO MARKET EXPOSURE
005	168940	1415	10/15/12	\$675,000	ACTIVE PERMIT BEFORE SALE>25K
005	168940	1416	11/18/11	\$58,333	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED
005	192930	0720	2/28/12	\$1,060,000	DIAGNOSTIC OUTLIER
005	195970	2665	6/14/11	\$200,000	IMP CHARS DON'T MATCH SALES CHARS
005	196470	0100	10/12/10	\$257,503	QUIT CLAIM DEED; RELATED PARTY, FRIEND
005	202370	0020	4/21/10	\$399,950	DIAGNOSTIC OUTLIER
005	204100	0025	8/10/10	\$305,000	DIAGNOSTIC OUTLIER
005	224950	0058	7/25/11	\$230,000	DOR RATIO;NO MARKET EXPOSURE
005	290220	0051	8/18/11	\$260,000	NON-REPRESENTATIVE SALE
005	290220	0052	8/18/11	\$275,000	DIAGNOSTIC OUTLIER
005	290220	0053	8/25/11	\$259,900	DIAGNOSTIC OUTLIER
005	290220	0349	10/11/12	\$795,000	IMP CHARS DON'T MATCH SALES CHARS
005	290220	0660	10/14/11	\$460,000	IMP CHARS CHANGED SINCE SALE
005	290220	0816	10/12/11	\$105,093	DOR RATIO;QUIT CLAIM DEED
005	290220	0816	2/3/11	\$107,974	DOR RATIO;QUIT CLAIM DEED
005	290220	0900	12/5/11	\$531,000	DIAGNOSTIC OUTLIER
005	290220	0916	4/27/12	\$418,112	IMP CHARS DON'T MATCH SALES CHARS
005	290220	1161	11/29/12	\$823,800	IMP COUNT
005	290220	1275	2/14/12	\$650,000	ACTIVE PERMIT BEFORE SALE>25K
005	290220	1285	4/27/10	\$1,020,000	IMP CHARS DON'T MATCH SALES CHARS

Improved Sales Removed in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	290220	1300	8/20/12	\$635,000	NON-REPRESENTATIVE SALE
005	338390	0055	3/18/10	\$196,437	DOR RATIO;QUIT CLAIM DEED
005	338390	0057	1/11/11	\$193,341	DOR RATIO;QUIT CLAIM DEED
005	352890	0766	3/19/12	\$486,000	RELOCATION - SALE TO SERVICE
005	387990	0245	6/26/11	\$625,000	ACTIVE PERMIT BEFORE SALE>25K
005	545730	0665	2/8/10	\$300,000	QUIT CLAIM DEED
005	545780	1600	6/1/10	\$52,134	DOR RATIO;QUIT CLAIM DEED
005	545780	1956	8/7/12	\$1,000	DOR RATIO;QUIT CLAIM DEED; \$1,000 SALE OR LESS
005	545780	1956	7/20/12	\$510,000	IMP CHARS DON'T MATCH SALES CHARS
005	545780	1956	11/28/11	\$260,000	NO MARKET EXP; RELATED PARTY
005	609600	0010	4/21/10	\$390,000	IMP CHARS CHANGED SINCE SALE
005	688990	0099	1/10/12	\$380,830	BANKRUPTCY; NO MARKET EXPOSURE; FORCED SALE
005	692670	0810	10/7/10	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	880790	0232	9/30/10	\$307,500	DIAGNOSTIC OUTLIER
005	930130	0791	4/26/11	\$324,000	DIAGNOSTIC OUTLIER
009	005200	0067	12/10/10	\$40,000	DOR RATIO;%COMPL;QUIT CLAIM DEED
009	080900	0635	9/14/11	\$381,000	IMP CHARS CHANGED SINCE SALE
009	080900	0825	7/18/12	\$730,000	IMP CHARS DON'T MATCH SALES CHARS
009	080900	1195	9/19/12	\$581,000	IMP COUNT
009	080900	1460	6/9/10	\$835,000	IMP CHARS DON'T MATCH SALES CHARS
009	080900	1530	8/24/12	\$723,000	IMP CHARS DON'T MATCH SALES CHARS
009	080900	1550	3/15/11	\$599,950	PREVLAND<=25K
009	080900	1605	1/6/12	\$405,000	IMP CHARS CHANGED SINCE SALE
009	080900	1605	7/3/12	\$704,500	IMP CHARS DON'T MATCH SALES CHARS
009	080900	1785	4/22/10	\$502,500	PERCENT COMPLETE
009	080900	2125	1/1/10	\$720,000	IMP CHARS CHANGED SINCE SALE
009	080900	2705	2/2/11	\$478,000	IMP CHARS CHANGED SINCE SALE
009	080900	2716	2/1/10	\$345,687	RELATED PARTY, FRIEND, OR NEIGHBOR
009	080900	2750	6/29/11	\$595,000	SEGREGATION AND/OR MERGER
009	080900	3286	3/11/11	\$258,000	DOR RATIO;QUIT CLAIM DEED
009	080900	3295	10/1/10	\$202,912	DOR RATIO;QUIT CLAIM DEED
009	080900	3485	6/2/10	\$255,000	DOR RATIO;QUIT CLAIM DEED
009	080900	3530	6/10/11	\$631,000	IMP COUNT
009	080900	3765	5/2/12	\$780,000	IMP CHARS DON'T MATCH SALES CHARS
009	081000	0065	5/24/12	\$721,000	IMP CHARS DON'T MATCH SALES CHARS
009	081000	0075	3/15/12	\$854,000	RELOCATION - SALE TO SERVICE
009	169890	0075	11/15/10	\$525,000	DIAGNOSTIC OUTLIER
009	169890	0125	1/27/11	\$590,000	DIAGNOSTIC OUTLIER
009	173280	0310	10/22/10	\$725,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
009	173280	0610	7/19/12	\$3,175,000	LACK OF REPRESENTATION
009	173280	1340	10/27/11	\$901,000	BANKRUPTCY; NO MARKET EXPOSURE; FORCED SALE
009	173280	1340	4/25/12	\$915,000	NON-REPRESENTATIVE SALE
009	179450	0570	4/28/10	\$609,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	179450	0830	4/26/10	\$586,500	IMP CHARS DON'T MATCH SALES CHARS
009	179450	0835	12/4/12	\$740,000	IMP COUNT
009	186060	0440	8/30/12	\$1,000,000	IMP CHARS DON'T MATCH SALES CHARS
009	186060	0560	5/4/10	\$1,100,000	PREVIMP<=25K
009	186110	0315	1/7/10	\$650,000	IMP CHARS DON'T MATCH SALES CHARS
009	192930	0240	10/23/12	\$860,000	IMP CHARS DON'T MATCH SALES CHARS
009	192930	0276	2/3/10	\$1,700,000	IMP CHARS DON'T MATCH SALES CHARS
009	239710	0030	9/12/11	\$520,000	PERCENT COMPLETE
009	239710	0230	3/11/10	\$480,000	DIAGNOSTIC OUTLIER
009	239710	0235	8/18/11	\$665,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
009	239710	0320	5/3/12	\$280,000	DIAGNOSTIC OUTLIER
009	239710	0790	11/30/10	\$615,000	IMP CHARS DON'T MATCH SALES CHARS
009	239710	1015	3/19/12	\$635,000	RELOCATION - SALE TO SERVICE
009	239710	1360	6/24/10	\$1,130,000	NON-REPRESENTATIVE SALE
009	239710	1460	8/17/10	\$558,000	OBSOL
009	272160	0200	10/10/12	\$11,900	DOR RATIO
009	272160	0215	9/6/12	\$746,000	IMP CHARS DON'T MATCH SALES CHARS
009	277160	1476	6/8/10	\$17,500	DOR RATIO
009	277160	2172	3/7/12	\$285,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
009	277160	2510	7/6/11	\$325,000	PREVIMP<=25K; MULTI-PARCEL SALE
009	323220	0010	10/5/10	\$675,000	IMP CHARS DON'T MATCH SALES CHARS
009	352890	0065	11/12/10	\$987,000	RELOCATION - SALE TO SERVICE
009	352890	0216	11/4/10	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	352890	0231	6/17/10	\$1,385,000	IMP CHARS DON'T MATCH SALES CHARS
009	352890	0570	12/12/11	\$1,035,000	ACTIVE PERMIT BEFORE SALE>25K
009	387990	0390	1/26/11	\$593,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	387990	0750	8/12/11	\$180,000	DOR RATIO
009	387990	0751	2/24/12	\$375,000	NON-REPRESENTATIVE SALE
009	387990	0751	3/26/12	\$375,000	NON-REPRESENTATIVE SALE
009	387990	1284	4/27/11	\$600,000	RELOCATION - SALE TO SERVICE
009	387990	1290	5/23/12	\$641,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
009	387990	1580	8/23/12	\$765,000	PREVIMP<=25K
009	388090	0345	3/19/12	\$1,575,500	PREVIMP<=25K
009	388090	0350	5/24/10	\$1,350,000	PREVIMP<=25K
009	423290	0090	6/25/12	\$762,500	IMP CHARS DON'T MATCH SALES CHARS
009	423290	1860	8/7/10	\$843,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	1860	8/7/10	\$843,500	RELOCATION - SALE TO SERVICE
009	423290	2120	12/10/10	\$355,000	UNFIN AREA
009	423290	2760	6/9/10	\$1,180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	3135	5/26/10	\$425,000	DOR RATIO;TEAR DOWN
009	423290	4050	7/12/12	\$840,000	IMP CHARS DON'T MATCH SALES CHARS
009	545730	0190	8/3/11	\$2,400,000	IMP CHARS DON'T MATCH SALES CHARS
009	545730	0905	11/7/11	\$1,080,000	QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	545730	0950	11/21/11	\$2,750,000	NON-REPRESENTATIVE SALE; SHORT SALE
009	545730	1000	6/13/12	\$379,000	DOR RATIO;QUIT CLAIM DEED
009	545730	1000	11/10/11	\$550,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
009	545780	0635	9/23/12	\$525,000	%NETCOND;PREVIMP<=25K
009	545780	0840	8/30/10	\$960,000	RELOCATION - SALE TO SERVICE
009	545780	0900	11/22/10	\$1,400,000	PREVIMP<=25K
009	545780	0930	12/27/12	\$1,525,000	IMP CHARS DON'T MATCH SALES CHARS
009	545780	1170	12/6/11	\$120,000	DOR RATIO
009	545780	1730	9/7/11	\$742,000	1031 TRADE
009	616990	0245	8/16/10	\$321,500	DOR RATIO
009	616990	0575	3/11/11	\$1,010,000	IMP CHARS DON'T MATCH SALES CHARS
009	616990	0695	11/26/12	\$1,000,000	IMP COUNT
009	616990	0730	11/18/10	\$1,360,000	PERCENT COMPLETE
009	616990	1130	5/15/12	\$1,196,018	IMP CHARS DON'T MATCH SALES CHARS
009	701120	0055	12/29/11	\$447,780	BANKRUPTCY; NO MARKET EXPOSURE; FORCED SALE
009	701120	0135	6/4/12	\$325,000	DIAGNOSTIC OUTLIER
009	701120	0140	4/4/12	\$475,000	PREVIMP<=25K
009	701120	0280	9/27/10	\$775,000	OBSOL
009	701120	0735	7/28/10	\$1,485,000	IMP CHARS DON'T MATCH SALES CHARS
009	701120	0850	8/23/11	\$356,000	DIAGNOSTIC OUTLIER
009	701120	0881	10/6/10	\$430,000	DIAGNOSTIC OUTLIER
009	701120	1025	8/1/11	\$215,000	LACK OF REPRESENTATION
009	701120	1055	11/11/11	\$510,000	PREVIMP<=25K
009	701120	1305	9/16/11	\$859,900	IMP CHARS DON'T MATCH SALES CHARS
009	715920	0010	2/13/12	\$553,000	NON-REPRESENTATIVE SALE
009	770510	0005	11/14/12	\$1,437,500	IMP CHARS DON'T MATCH SALES CHARS
009	956180	0065	2/2/11	\$1,331,000	DIAGNOSTIC OUTLIER
009	956180	0100	3/2/11	\$1,000,000	NON-REPRESENTATIVE SALE

***Vacant Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	197220	5050	2/20/2012	\$318,000	3600	N	N
002	265250	1680	6/22/2012	\$300,000	5400	N	N
002	277110	4670	2/1/2011	\$260,000	4000	Y	N
002	511340	0217	5/30/2012	\$250,000	3880	N	N
002	787150	0285	2/15/2011	\$265,000	2760	N	N
005	204100	0100	3/22/2012	\$315,000	3200	Y	N
009	173280	0310	10/22/2010	\$725,000	4500	Y	N
009	186060	0560	5/4/2010	\$1,100,000	5400	Y	N
009	239710	0030	9/12/2011	\$520,000	5400	N	N

Vacant Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	197220	5681	9/18/2012	\$54,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
002	197220	5682	9/18/2012	\$54,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
002	197220	5683	9/18/2012	\$54,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
002	242503	9120	6/27/2012	\$9,868,658	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE;
002	274960	0300	11/26/2010	\$105,000	SEGMERGE
002	277060	4980	2/23/2011	\$257,500	SEGMERGE
002	277160	1815	3/15/2012	\$800,000	MULTI-PARCEL SALE;
002	277160	1822	3/15/2012	\$800,000	MULTI-PARCEL SALE;
002	299180	0047	5/31/2011	\$691,250	MULTI-PARCEL SALE;
002	524480	1666	6/8/2011	\$611,500	QUIT CLAIM DEED; MULTI-PARCEL SALE;
002	524480	1667	6/8/2011	\$611,500	QUIT CLAIM DEED; MULTI-PARCEL SALE;
005	168940	1416	11/18/2011	\$58,333	CORPORATE AFFILIATES; QUIT CLAIM DEED;
005	545780	1953	8/28/2012	\$105,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	545780	1956	11/29/2011	\$1,270,000	MULTI-PARCEL SALE;
009	005200	0067	12/10/2010	\$40,000	QUIT CLAIM DEED;
009	080900	0500	5/5/2010	\$1,900,000	MULTI-PARCEL SALE;
009	277160	2510	7/6/2011	\$325,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE
009	545780	0990	4/29/2010	\$1,272,500	DOR RATIO
009	616990	0245	8/16/2010	\$321,500	TEARDOWN
009	616990	0730	11/18/2010	\$1,360,000	DOR RATIO
009	701120	1430	2/17/2011	\$180,000	BANKRUPTCY; FORCED SALE
009	701120	1430	8/10/2012	\$65,000	DOR RATIO;PREVIMP<=25K