

Residential Revalue

2013 Assessment Roll

CAPITOL HILL

Area 13

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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>

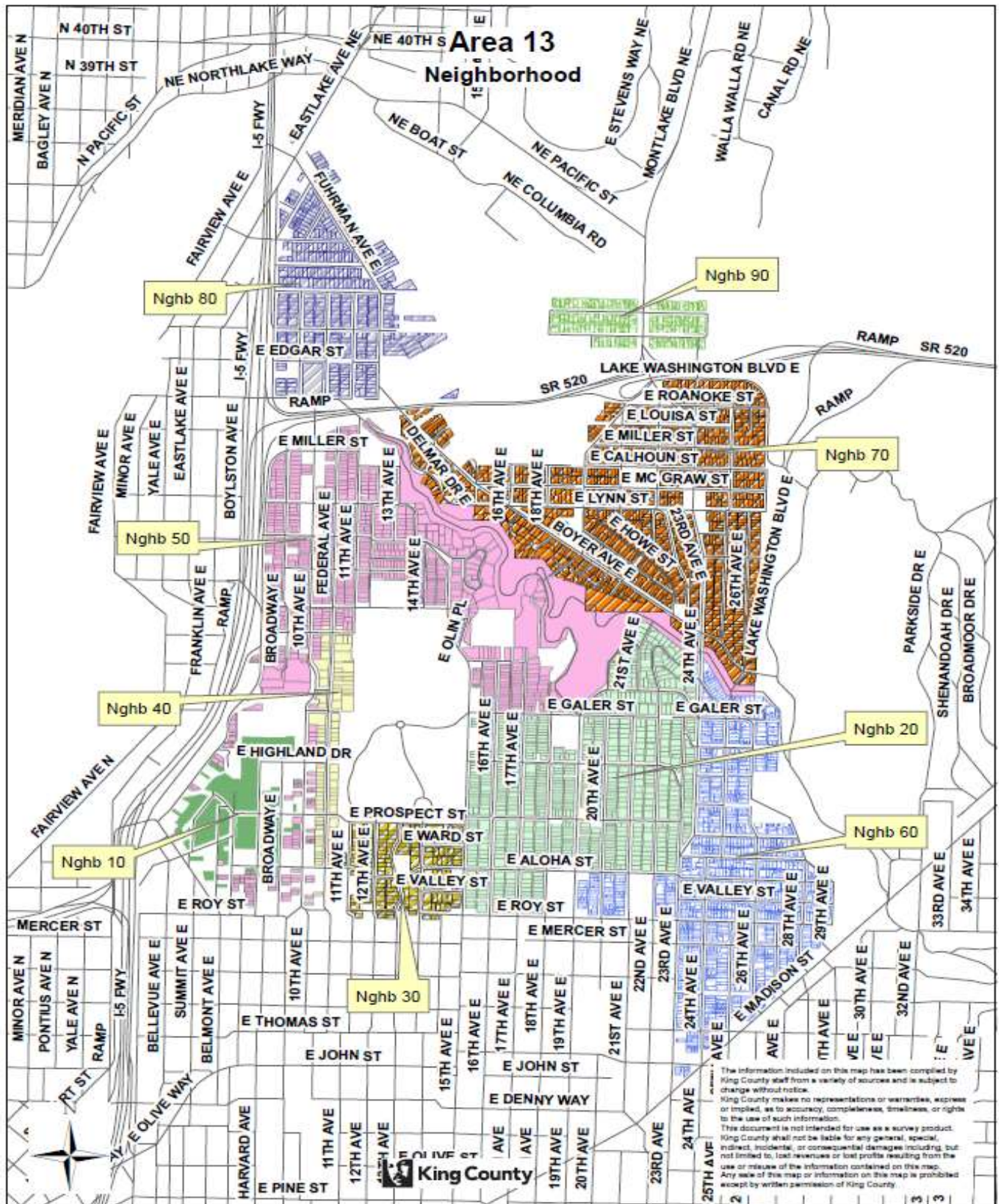
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

SUB AREA MAP





Capitol Hill

Housing



Grade 6/ Year Built 1951/ Total Living Area 830 SF



Grade 10/ Year Built 1904 Total Living Area 3220 SF



Grade 8/ Year Built 1905/ Total Living Area 2250SF



Grade 11/ Year Built 1902 Total Living Area 3670 SF



Grade 9/ Year Built 2007/ Total Living Area 1600SF
(Townhouse)



Grade 13/ Year Built 1903 Total Living Area 3920 SF

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: Capitol Hill / Area 13

Previous Physical Inspection: 2011

Number of Improved Sales: 435

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	\$336,300	\$365,500	\$701,800			
2013 Value	\$359,400	\$438,200	\$797,600	\$872,100	91.5%	9.03%
Change	+\$23,100	+\$72,700	+\$95,800			
% Change	+6.9%	+19.9%	+13.7%			

*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	\$350,500	\$360,900	\$711,400
2013 Value	\$374,600	\$433,600	\$808,200
Percent Change	+6.9%	+20.1%	+13.6%

Number of one to three unit residences in the population: 4179

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 several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in neighborhoods 40, 60 and 80 were at higher ratios compared to the rest of the population which resulted in smaller upward adjustments be applied. The analysis results showed that the remainder of the area required a single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	103	23.68%
1920	45	10.34%
1930	124	28.51%
1940	20	4.60%
1950	11	2.53%
1960	9	2.07%
1970	4	0.92%
1980	5	1.15%
1990	17	3.91%
2000	20	4.60%
2012	77	17.70%
	435	

Population		
Year Built/Ren	Frequency	% Population
1910	1030	24.65%
1920	618	14.79%
1930	1232	29.48%
1940	168	4.02%
1950	128	3.06%
1960	110	2.63%
1970	73	1.75%
1980	101	2.42%
1990	201	4.81%
2000	187	4.47%
2012	331	7.92%
	4179	

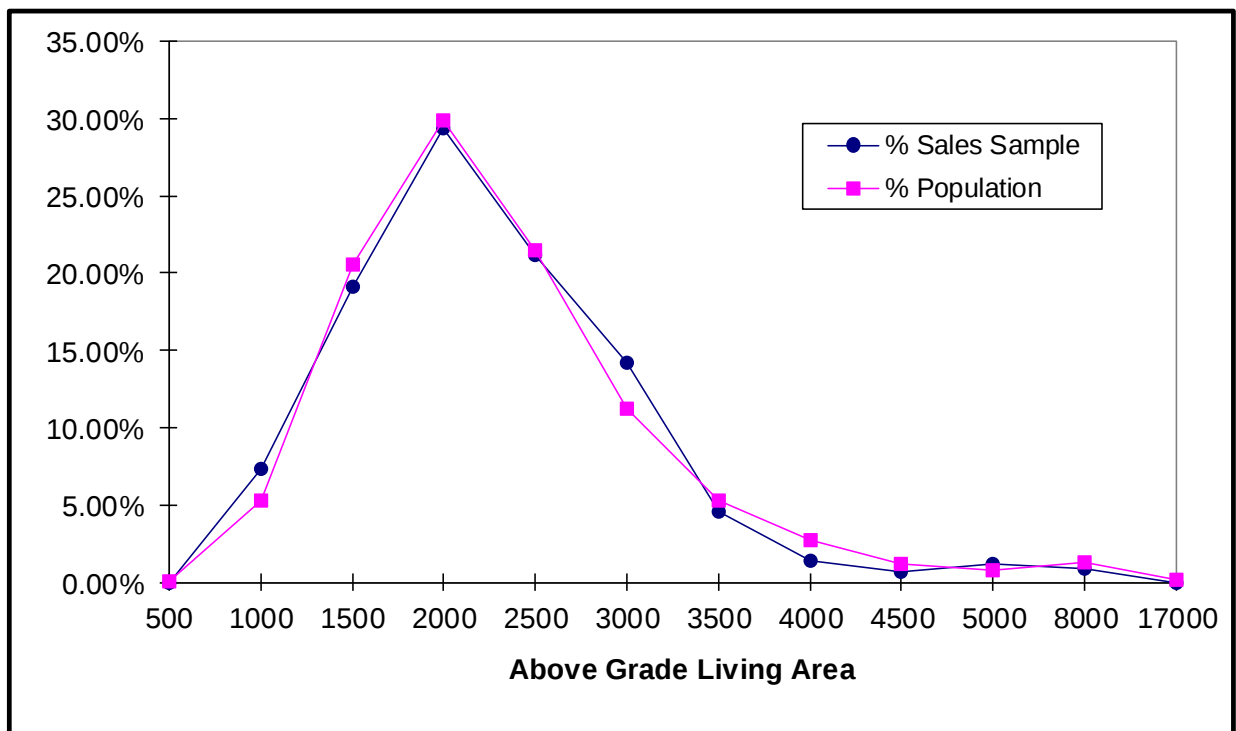


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	32	7.36%
1500	83	19.08%
2000	128	29.43%
2500	92	21.15%
3000	62	14.25%
3500	20	4.60%
4000	6	1.38%
4500	3	0.69%
5000	5	1.15%
8000	4	0.92%
17000	0	0.00%
		435

Population		
AGLA	Frequency	% Population
500	4	0.10%
1000	223	5.34%
1500	861	20.60%
2000	1249	29.89%
2500	897	21.46%
3000	470	11.25%
3500	220	5.26%
4000	112	2.68%
4500	50	1.20%
5000	32	0.77%
8000	54	1.29%
17000	7	0.17%
		4179

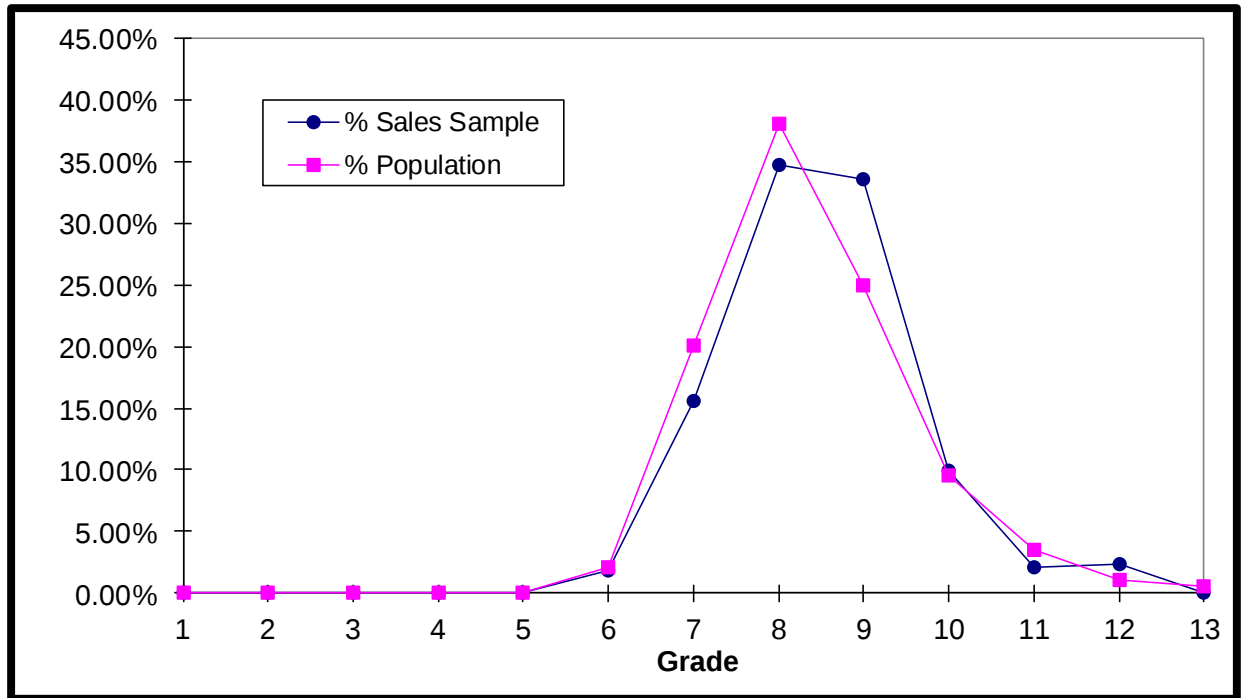


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	8	1.84%
7	68	15.63%
8	151	34.71%
9	146	33.56%
10	43	9.89%
11	9	2.07%
12	10	2.30%
13	0	0.00%
435		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.05%
6	87	2.08%
7	842	20.15%
8	1593	38.12%
9	1042	24.93%
10	400	9.57%
11	146	3.49%
12	45	1.08%
13	22	0.53%
4179		



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 4 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a 6.9% overall increase (based on truncation) was made to the land assessment for the 2013 Assessment Year.

2013 Land Value = 2012 Land Value x 1.07, 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 several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in neighborhoods 40, 60 and 80 were at higher ratios compared to the rest of the population which resulted in smaller upward adjustments be applied. The analysis results showed that the remainder of the area required a single standard area adjustment.

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 435 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. 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 91.6%. 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 2013) results in an average total change from the 2012 assessments of 13.6%. This decrease 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 13 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

15.29%

Neighborhood

40

Yes

% Adjustment

5.86%

Neighborhood

60

Yes

% Adjustment

10.64%

Neighborhood

80

Yes

% Adjustment

7.72%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Neighborhood 40 would *approximately* receive a 5.86% upward adjustment. 83 parcels in the improved population would receive this adjustment. There were 7 sales.

For instance, a House located in Neighborhood 60 would *approximately* receive a 10.64% upward adjustment. 775 parcels in the improved population would receive this adjustment. There were 76 sales.

For instance, a House located in Neighborhood 80 would *approximately* receive a 7.72% upward adjustment. 343 parcels in the improved population would receive this adjustment. There were 45 sales.

71% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 13 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 1.125, resulting in an adjusted value of \$590,000 (\$525,000 X 1.125=\$590,625 – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2010	1.060	6.0%
2/1/2010	1.069	6.9%
3/1/2010	1.076	7.6%
4/1/2010	1.084	8.4%
5/1/2010	1.091	9.1%
6/1/2010	1.098	9.8%
7/1/2010	1.103	10.3%
8/1/2010	1.109	10.9%
9/1/2010	1.113	11.3%
10/1/2010	1.117	11.7%
11/1/2010	1.121	12.1%
12/1/2010	1.124	12.4%
1/1/2011	1.126	12.6%
2/1/2011	1.128	12.8%
3/1/2011	1.129	12.9%
4/1/2011	1.129	12.9%
5/1/2011	1.129	12.9%
6/1/2011	1.128	12.8%
7/1/2011	1.127	12.7%
8/1/2011	1.125	12.5%
9/1/2011	1.122	12.2%
10/1/2011	1.119	11.9%
11/1/2011	1.115	11.5%
12/1/2011	1.111	11.1%
1/1/2012	1.106	10.6%
2/1/2012	1.101	10.1%
3/1/2012	1.095	9.5%
4/1/2012	1.088	8.8%
5/1/2012	1.081	8.1%
6/1/2012	1.073	7.3%
7/1/2012	1.064	6.4%
8/1/2012	1.055	5.5%
9/1/2012	1.045	4.5%
10/1/2012	1.035	3.5%
11/1/2012	1.024	2.4%
12/1/2012	1.012	1.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	220750	0430	12/27/12	\$342,000	\$343,000	950	6	1903	Avg	4000	N	N	2028 10TH AVE E
003	133780	0105	10/25/11	\$525,000	\$586,000	820	7	1901	Avg	3600	N	N	1808 E PROSPECT ST
003	133930	0050	2/24/12	\$577,750	\$633,000	910	7	1954	VGood	4336	N	N	1236 19TH AVE E
003	442310	0125	5/4/12	\$465,000	\$502,000	980	7	1944	Avg	4500	N	N	2307 12TH AVE E
003	220750	0225	6/3/10	\$376,600	\$413,000	1020	7	1919	Avg	4000	N	N	2230 10TH AVE E
003	133880	0795	8/12/11	\$470,000	\$528,000	1020	7	1905	Avg	4600	N	N	725 21ST AVE E
003	220750	0485	7/27/11	\$499,000	\$562,000	1170	7	1908	Good	4000	N	N	2011 FEDERAL AVE E
003	191210	0882	12/21/10	\$375,000	\$422,000	1180	7	2000	Avg	1248	N	N	2310 D 10TH AVE E
003	191210	0875	5/1/11	\$359,000	\$405,000	1200	7	2000	Avg	1248	N	N	2310 C 10TH AVE E
003	674270	0240	7/28/12	\$555,000	\$586,000	1400	7	1902	Avg	5760	Y	N	2218 BROADWAY E
003	266300	0110	3/14/11	\$400,000	\$452,000	1410	7	1921	Avg	4000	N	N	934 10TH AVE E
003	133780	0265	7/22/11	\$500,000	\$563,000	1710	7	1911	Avg	4800	N	N	1123 18TH AVE E
003	676270	0216	6/22/12	\$545,000	\$581,000	1740	7	1906	Good	3000	N	N	1115 BROADWAY E
003	220750	0105	9/21/10	\$520,000	\$580,000	1740	7	1911	Avg	2760	N	N	2205 12TH AVE E
003	220750	0285	10/11/10	\$725,000	\$811,000	1770	7	1903	VGood	4000	N	N	2217 FEDERAL AVE E
003	220750	0235	2/23/11	\$549,000	\$619,000	1930	7	1919	Avg	4000	N	N	2220 10TH AVE E
003	359250	0575	11/19/12	\$675,000	\$686,000	2100	7	1927	Avg	4200	N	N	2218 E GALER ST
003	867090	0155	12/13/10	\$675,000	\$759,000	2170	7	1912	Avg	3800	Y	N	1221 E BOSTON ST
003	795520	0010	10/20/12	\$645,000	\$663,000	1080	8	2003	Avg	3915	Y	N	1939 BROADWAY E
003	220750	0305	4/18/11	\$735,500	\$830,000	1200	8	1904	VGood	3895	N	N	2233 FEDERAL AVE E
003	676270	0375	11/21/12	\$510,000	\$518,000	1230	8	2002	Avg	1215	N	N	1131 B 10TH AVE E
003	266300	0025	7/30/12	\$525,000	\$554,000	1240	8	1950	Avg	4000	N	N	941 10TH AVE E
003	676270	0373	2/7/12	\$467,500	\$514,000	1240	8	2002	Avg	1213	N	N	1135 B 10TH AVE E
003	676270	0372	10/4/11	\$510,000	\$571,000	1240	8	2002	Avg	1287	N	N	1135 A 10TH AVE E
003	191210	0245	1/5/12	\$778,000	\$860,000	1270	8	1925	VGood	4500	N	N	2352 FEDERAL AVE E
003	266300	0114	8/4/11	\$475,000	\$534,000	1308	8	2005	Avg	790	N	N	928 B 10TH AVE E
003	133780	0545	12/5/12	\$800,000	\$809,000	1320	8	1900	Good	4800	N	N	1118 16TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	266300	0117	6/8/10	\$433,000	\$476,000	1362	8	2005	Avg	876	N	N	930 E 10TH AVE E
003	686170	0065	10/17/12	\$768,000	\$790,000	1430	8	1951	Avg	5000	N	N	2222 13TH AVE E
003	676270	0465	2/1/11	\$435,000	\$490,000	1480	8	2005	Avg	980	N	N	1112 B 10TH AVE E
003	676270	0462	10/15/12	\$495,000	\$510,000	1480	8	2005	Avg	937	N	N	1110 B 10TH AVE E
003	212504	9040	9/17/10	\$863,000	\$963,000	1510	8	1904	Good	4280	N	N	1506 17TH AVE E
003	983120	0595	6/6/11	\$750,000	\$846,000	1520	8	1937	VGood	5000	N	N	920 BROADWAY E
003	133860	0015	7/23/12	\$842,500	\$891,000	1540	8	1940	Good	4172	Y	N	1150 23RD AVE E
003	359250	0531	8/18/11	\$548,750	\$617,000	1570	8	1931	Good	3256	Y	N	1510 24TH AVE E
003	133780	0990	5/10/10	\$815,000	\$891,000	1600	8	1906	VGood	4800	N	N	1209 17TH AVE E
003	359250	0390	5/25/10	\$760,000	\$833,000	1620	8	1939	Good	4385	N	N	2603 E GARFIELD ST
003	133880	0490	11/15/11	\$598,000	\$666,000	1640	8	1925	Avg	5390	N	N	907 23RD AVE E
003	133780	0205	6/6/11	\$675,000	\$761,000	1650	8	1906	Good	3600	N	N	1163 18TH AVE E
003	191210	0130	6/14/12	\$915,000	\$978,000	1660	8	1907	Good	6000	N	N	2305 11TH AVE E
003	133880	0100	11/26/12	\$842,698	\$855,000	1690	8	1912	Good	4320	N	N	911 20TH AVE E
003	867090	0195	7/13/11	\$810,000	\$912,000	1720	8	1920	Avg	3952	Y	N	1232 E CROCKETT ST
003	359250	0701	12/13/11	\$640,000	\$710,000	1800	8	1924	Good	3000	N	N	1637 22ND AVE E
003	983120	0535	3/23/11	\$740,000	\$835,000	1810	8	1927	Good	5000	N	N	929 BROADWAY E
003	359250	0550	12/12/11	\$558,000	\$619,000	1820	8	1924	VGood	5250	Y	N	1520 24TH AVE E
003	133780	0610	8/28/12	\$930,000	\$973,000	1830	8	1904	Avg	4800	N	N	1159 16TH AVE E
003	133830	0420	3/8/12	\$780,000	\$853,000	1850	8	1926	Avg	3200	N	N	2008 E PROSPECT ST
003	359250	0705	5/27/10	\$699,000	\$766,000	1860	8	1924	Good	3000	N	N	1641 22ND AVE E
003	359250	0705	8/8/11	\$725,000	\$815,000	1860	8	1924	Good	3000	N	N	1641 22ND AVE E
003	212504	9029	5/11/11	\$875,000	\$988,000	1890	8	1926	Good	5670	Y	N	2015 E CRESCENT DR
003	220750	0770	8/13/10	\$770,000	\$855,000	1900	8	1927	Avg	4000	N	N	1910 FEDERAL AVE E
003	220750	0530	6/21/10	\$760,000	\$837,000	1930	8	1904	Good	4000	N	N	2026 FEDERAL AVE E
003	686170	0100	12/21/12	\$678,000	\$681,000	2040	8	1921	Avg	5000	N	N	2221 13TH AVE E
003	220750	0585	12/13/10	\$830,000	\$933,000	2060	8	1922	Good	4000	N	N	2017 11TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	220750	0825	7/29/11	\$885,000	\$996,000	2080	8	2010	Avg	4000	N	N	1929 11TH AVE E
003	133780	1085	7/12/12	\$870,000	\$923,000	2110	8	1905	Good	4440	N	N	1250 16TH AVE E
003	359250	0745	4/27/12	\$835,000	\$903,000	2120	8	1924	Good	8585	N	N	1611 INTERLAKEN PL E
003	133880	0435	10/8/12	\$1,015,000	\$1,048,000	2140	8	1921	Good	3521	N	N	2207 E PROSPECT ST
003	220750	0270	6/1/12	\$681,000	\$730,000	2160	8	1925	Avg	4000	N	N	2207 FEDERAL AVE E
003	266300	0420	8/17/10	\$679,000	\$754,000	2160	8	1924	Good	4000	N	N	738 10TH AVE E
003	018800	0080	7/21/11	\$555,000	\$625,000	2180	8	1954	Good	5590	N	N	1610 LAKEVIEW BLVD E
003	220750	0175	5/9/12	\$565,000	\$609,000	2180	8	1910	Avg	4000	N	N	2207 11TH AVE E
003	359250	0713	7/19/11	\$749,000	\$843,000	2180	8	1925	Avg	3055	N	N	1651 22ND AVE E
003	133780	1105	3/7/12	\$738,000	\$807,000	2270	8	1906	Good	4800	N	N	1247 18TH AVE E
003	674270	0205	1/18/12	\$745,000	\$822,000	2300	8	1921	Avg	4000	Y	N	815 E LYNN ST
003	133880	0195	5/6/11	\$935,000	\$1,055,000	2330	8	1906	Avg	4600	N	N	934 20TH AVE E
003	867090	0120	4/28/11	\$912,500	\$1,030,000	2460	8	1922	Good	5250	Y	N	1242 E NEWTON ST
003	133780	0770	5/17/11	\$585,000	\$660,000	2500	8	1902	Avg	4640	N	N	1158 15TH AVE E
003	220750	0265	4/12/10	\$759,072	\$825,000	2520	8	1915	Avg	4000	N	N	2203 FEDERAL AVE E
003	983120	0560	12/13/10	\$800,000	\$900,000	2530	8	1948	VGood	5000	N	N	907 BROADWAY E
003	133780	0725	7/13/12	\$1,100,000	\$1,167,000	2630	8	1907	Avg	4640	N	N	1118 15TH AVE E
003	133880	0491	4/18/11	\$655,000	\$740,000	2760	8	1993	Avg	5750	N	N	2220 E ALOHA ST
003	116900	0405	8/3/11	\$1,100,000	\$1,237,000	2870	8	1915	VGood	7583	N	N	1907 14TH AVE E
003	669950	0130	4/8/11	\$843,500	\$952,000	3460	8	1909	Avg	6400	N	N	2356 BROADWAY E
003	983120	0228	10/22/12	\$630,000	\$647,000	1120	9	2004	Avg	1439	N	N	747 A HARVARD AVE E
003	018800	0090	1/30/12	\$435,000	\$479,000	1255	9	1984	Avg	3117	N	N	1604 LAKEVIEW BLVD E
003	983120	0233	2/1/10	\$510,000	\$545,000	1350	9	2008	Avg	1410	N	N	739 A HARVARD AVE E
003	983120	0234	7/6/10	\$527,000	\$582,000	1350	9	2008	Avg	1410	N	N	739B HARVARD AVE E
003	202504	9199	4/7/11	\$579,000	\$654,000	1550	9	2010	Avg	1575	N	N	1577 LAKEVIEW BLVD E
003	133780	0185	2/23/10	\$925,000	\$994,000	1590	9	1901	Good	4800	N	N	1150 18TH AVE E
003	202504	9134	7/28/11	\$627,000	\$705,000	1620	9	2010	Avg	2193	N	N	1575 LAKEVIEW BLVD E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133780	1160	8/10/11	\$725,000	\$815,000	1700	9	1908	Avg	2800	N	N	1203 18TH AVE E
003	983120	0070	6/4/12	\$865,000	\$927,000	1750	9	1942	Good	5750	N	N	707 E PROSPECT ST
003	116900	0290	7/18/12	\$669,000	\$709,000	1760	9	1929	Avg	4120	Y	N	1935 15TH AVE E
003	359250	0667	4/16/12	\$620,000	\$672,000	1770	9	1925	Good	3000	N	N	2110 E CRESCENT DR
003	220750	0760	3/1/11	\$900,000	\$1,016,000	1770	9	1926	VGood	4000	N	N	1918 FEDERAL AVE E
003	630640	0105	3/7/12	\$722,000	\$789,000	1780	9	1994	Avg	4000	Y	N	1924 HARVARD AVE E
003	220750	0935	4/27/12	\$975,000	\$1,055,000	1780	9	1905	Good	6000	N	N	1933 FEDERAL AVE E
003	674270	0261	4/11/11	\$749,000	\$846,000	1800	9	1924	Good	3564	N	N	906 E BOSTON ST
003	359250	0950	3/31/11	\$717,500	\$810,000	1840	9	1925	Good	3068	N	N	2052 E CRESCENT DR
003	359250	0710	10/5/12	\$725,000	\$749,000	1850	9	1925	Good	2978	N	N	1647 22ND AVE E
003	133780	0255	4/13/10	\$1,146,000	\$1,246,000	1850	9	2009	Avg	4800	N	N	1131 18TH AVE E
003	133780	0615	7/9/10	\$855,000	\$945,000	1870	9	1905	Avg	4800	N	N	1157 16TH AVE E
003	133780	0284	8/22/11	\$700,000	\$786,000	1880	9	1905	Good	2975	N	N	1714 E PROSPECT ST
003	133860	0035	6/28/11	\$1,016,000	\$1,145,000	1890	9	1909	Good	4381	Y	N	1132 23RD AVE E
003	359250	1016	5/11/10	\$730,000	\$798,000	1920	9	1924	Avg	3900	N	N	2008 E CRESCENT DR
003	133780	0005	11/1/12	\$890,000	\$911,000	1940	9	1908	VGood	4800	N	N	1163 19TH AVE E
003	359250	0533	3/27/12	\$800,000	\$871,000	1940	9	2012	Avg	3331	N	N	1513 INTERLAKEN PL E
003	359250	0711	3/23/10	\$820,000	\$887,000	1960	9	1925	Good	3365	N	N	1646 21ST AVE E
003	133330	0005	9/29/10	\$865,000	\$966,000	1960	9	1936	Avg	15100	Y	N	1600 E BOSTON TER
003	983120	0075	5/15/12	\$1,550,000	\$1,669,000	1990	9	1940	Good	11500	N	N	957 HARVARD AVE E
003	133780	0420	11/16/10	\$1,125,000	\$1,263,000	2020	9	2005	Avg	4800	N	N	1155 17TH AVE E
003	191210	0150	9/28/11	\$880,000	\$985,000	2020	9	1924	Good	4000	N	N	2308 FEDERAL AVE E
003	133680	0710	11/3/11	\$699,950	\$781,000	2030	9	1908	Fair	5760	N	N	716 17TH AVE E
003	133780	0390	8/2/11	\$1,050,000	\$1,181,000	2040	9	1904	Good	4800	N	N	1150 17TH AVE E
003	220750	0490	8/22/12	\$970,000	\$1,017,000	2060	9	1906	Good	4000	N	N	2015 FEDERAL AVE E
003	359250	0860	8/16/12	\$1,103,000	\$1,158,000	2060	9	1904	Good	8533	N	N	2155 E INTERLAKEN BLVD
003	133830	0435	6/24/11	\$937,000	\$1,056,000	2070	9	1910	Good	4600	N	N	1118 20TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133930	0075	9/12/11	\$943,649	\$1,058,000	2080	9	1916	Good	4759	N	N	1909 E GALER ST
003	133680	0060	3/30/10	\$1,105,000	\$1,197,000	2110	9	1905	VGood	5800	N	N	912 15TH AVE E
003	686170	0130	5/3/10	\$912,500	\$996,000	2120	9	1919	VGood	5000	N	N	2206 12TH AVE E
003	133880	0525	12/5/11	\$835,000	\$927,000	2120	9	1909	Good	5450	N	N	1025 23RD AVE E
003	133630	0020	9/6/12	\$862,000	\$899,000	2120	9	1904	VGood	4060	N	N	951 12TH AVE E
003	266300	0200	10/31/12	\$1,125,000	\$1,152,000	2140	9	1926	VGood	4000	N	N	925 FEDERAL AVE E
003	133680	0785	7/8/11	\$795,000	\$896,000	2140	9	1904	VGood	5760	N	N	745 18TH AVE E
003	133680	0225	7/6/12	\$1,145,000	\$1,217,000	2140	9	1902	Avg	5760	N	N	723 16TH AVE E
003	359250	0901	6/15/11	\$765,000	\$863,000	2150	9	1928	Avg	7200	Y	N	2111 E INTERLAKEN BLVD
003	133880	0870	12/1/10	\$835,000	\$938,000	2150	9	1906	Good	4320	N	N	722 19TH AVE E
003	948870	0060	12/21/12	\$860,000	\$864,000	2200	9	1925	Good	4500	N	N	1816 10TH AVE E
003	359250	0666	8/9/11	\$820,000	\$922,000	2220	9	1926	Avg	3948	N	N	1609 22ND AVE E
003	133880	0210	4/25/10	\$1,100,000	\$1,199,000	2240	9	1907	Good	4600	N	N	922 20TH AVE E
003	133680	0150	5/5/11	\$787,500	\$889,000	2260	9	1904	Avg	5800	N	N	820 15TH AVE E
003	133780	0245	10/18/10	\$1,236,000	\$1,383,000	2270	9	2009	Avg	4800	N	N	1139 18TH AVE E
003	676270	0545	11/1/11	\$1,025,010	\$1,143,000	2290	9	1915	Good	5500	N	N	1153 FEDERAL AVE E
003	133860	0085	3/24/10	\$875,000	\$947,000	2290	9	1989	Good	4172	Y	N	1222 23RD AVE E
003	133680	0890	10/5/12	\$878,500	\$908,000	2320	9	1906	Avg	5160	N	N	914 18TH AVE E
003	133830	0385	10/25/10	\$1,230,000	\$1,378,000	2320	9	1922	Avg	6900	N	N	1123 21ST AVE E
003	669950	0040	11/29/10	\$750,000	\$843,000	2370	9	1906	Avg	5000	Y	N	2323 BROADWAY E
003	133680	0915	5/17/12	\$1,100,000	\$1,184,000	2390	9	1906	VGood	5280	N	N	900 18TH AVE E
003	133880	0240	1/19/11	\$845,000	\$952,000	2400	9	2010	Avg	4000	N	N	2008 E ALOHA ST
003	133630	0155	5/24/10	\$970,000	\$1,063,000	2430	9	1906	Good	5800	N	N	723 12TH AVE E
003	133880	0185	3/27/12	\$1,125,000	\$1,225,000	2430	9	1910	VGood	4600	N	N	942 20TH AVE E
003	116900	0360	5/31/11	\$785,500	\$886,000	2460	9	1910	Avg	4232	N	N	1939 14TH AVE E
003	867090	0060	8/13/10	\$1,080,000	\$1,199,000	2480	9	1914	Good	4000	N	N	1243 E NEWTON ST
003	133630	0080	7/1/11	\$1,050,000	\$1,183,000	2490	9	1928	Good	8040	Y	N	902 11TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133830	0390	10/15/12	\$1,165,000	\$1,200,000	2520	9	1906	Good	6900	N	N	1117 21ST AVE E
003	116900	0280	2/22/12	\$930,000	\$1,020,000	2550	9	1913	Avg	4120	N	N	1927 15TH AVE E
003	116900	0280	6/21/11	\$1,000,000	\$1,127,000	2550	9	1913	Avg	4120	N	N	1927 15TH AVE E
003	133680	0405	10/2/12	\$1,100,500	\$1,138,000	2560	9	1904	Good	6000	N	N	952 16TH AVE E
003	133680	0405	10/31/12	\$1,500,000	\$1,536,000	2560	9	1904	Good	6000	N	N	952 16TH AVE E
003	442310	0075	8/16/11	\$692,900	\$779,000	2580	9	1912	Avg	4500	N	N	2326 12TH AVE E
003	133630	0380	9/21/12	\$775,000	\$805,000	2580	9	1903	Good	5000	N	N	722 12TH AVE E
003	133830	0180	9/21/12	\$1,400,000	\$1,454,000	2630	9	1925	Avg	8640	Y	N	1235 22ND AVE E
003	133630	0395	5/2/11	\$970,000	\$1,095,000	2660	9	1905	Good	4979	N	N	736 12TH AVE E
003	212504	9100	3/18/11	\$1,200,000	\$1,355,000	2670	9	1926	Good	7425	Y	N	2051 E CRESCENT DR
003	867090	0115	2/7/11	\$1,200,000	\$1,353,000	2720	9	1916	VGood	5275	Y	N	1238 E NEWTON ST
003	133780	0480	2/15/12	\$1,035,000	\$1,136,000	2760	9	1907	Good	6000	N	N	1117 17TH AVE E
003	948870	0006	4/8/10	\$1,045,000	\$1,135,000	2850	9	1909	Good	4000	N	N	1820 FEDERAL AVE E
003	133680	0755	11/13/12	\$1,171,000	\$1,194,000	2850	9	1906	Good	5760	N	N	717 18TH AVE E
003	116900	0205	6/18/10	\$1,050,000	\$1,156,000	2850	9	1912	Avg	4200	Y	N	1934 14TH AVE E
003	133830	0535	3/5/12	\$1,100,000	\$1,203,000	2860	9	1908	Good	4320	N	N	1141 20TH AVE E
003	133730	0195	9/15/10	\$1,020,000	\$1,138,000	2870	9	1906	Good	4738	N	N	909 15TH AVE E
003	133680	0440	2/20/10	\$875,000	\$940,000	2890	9	1905	Avg	4800	N	N	922 16TH AVE E
003	134230	0290	4/16/12	\$912,000	\$989,000	2890	9	1979	Avg	4760	N	N	1543 17TH AVE E
003	021600	0010	5/29/12	\$1,063,000	\$1,141,000	2890	9	1953	Avg	8100	N	N	1512 ARBORETUM PL E
003	212504	9061	12/1/11	\$900,000	\$1,000,000	2970	9	1908	Good	8064	N	N	1536 17TH AVE E
003	133680	0630	5/19/11	\$1,200,000	\$1,354,000	3030	9	1993	Avg	4500	N	N	925 18TH AVE E
003	133860	0080	3/20/12	\$1,125,000	\$1,227,000	3070	9	1908	Good	8448	Y	N	1228 23RD AVE E
003	133860	0230	10/7/12	\$1,350,000	\$1,394,000	3080	9	1990	Avg	6480	Y	N	1216 22ND AVE E
003	266300	0225	10/3/11	\$1,320,000	\$1,477,000	3430	9	1929	Good	6000	N	N	947 FEDERAL AVE E
003	359250	0375	6/28/12	\$1,200,000	\$1,278,000	3480	9	1910	Good	5670	N	N	2611 E INTERLAKEN BLVD
003	133630	0270	2/13/12	\$1,175,000	\$1,290,000	3570	9	2004	Avg	5000	N	N	1215 E ALOHA ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	113000	0075	4/6/11	\$1,400,000	\$1,581,000	3580	9	1909	VGood	5000	N	N	1653 FEDERAL AVE E
003	867090	0105	6/6/11	\$1,130,000	\$1,275,000	3630	9	1915	VGood	4100	Y	N	1228 E NEWTON ST
003	676270	0505	5/27/10	\$1,345,000	\$1,475,000	4550	9	1917	Good	5000	N	N	1117 FEDERAL AVE E
003	262470	0039	7/2/12	\$735,000	\$782,000	900	10	2009	Avg	2125	N	N	1312 LAKEVIEW BLVD E
003	262470	0035	9/21/11	\$720,000	\$807,000	1070	10	2009	Avg	1336	Y	N	1312 B LAKEVIEW BLVD E
003	262470	0038	5/17/11	\$595,000	\$672,000	1370	10	2009	Avg	1548	N	N	1308 A LAKEVIEW BLVD E
003	262470	0038	8/8/12	\$685,000	\$721,000	1370	10	2009	Avg	1548	N	N	1308 A LAKEVIEW BLVD E
003	220750	0395	6/6/11	\$860,000	\$970,000	1670	10	2002	Avg	5120	N	N	2023 10TH AVE E
003	894410	0025	1/18/11	\$730,000	\$823,000	1770	10	1906	Avg	3353	N	N	1009 SUMMIT AVE E
003	216390	0105	11/13/12	\$1,100,000	\$1,121,000	1970	10	1906	Good	7440	N	N	1111 BELLEVUE PL E
003	212504	9023	6/27/11	\$1,040,000	\$1,172,000	2080	10	1910	Good	4850	N	N	1524 17TH AVE E
003	133880	0515	8/9/10	\$950,000	\$1,054,000	2150	10	1907	Good	5400	N	N	1011 23RD AVE E
003	359250	0786	4/12/11	\$883,000	\$997,000	2180	10	1931	Avg	4223	N	N	1644 22ND AVE E
003	133880	0385	5/20/11	\$1,250,000	\$1,411,000	2280	10	1927	Good	5400	N	N	917 22ND AVE E
003	133680	0205	4/1/11	\$1,160,000	\$1,310,000	2640	10	1909	Good	5760	N	N	707 16TH AVE E
003	116900	0115	8/8/11	\$1,075,000	\$1,209,000	2710	10	1910	VGood	7020	Y	N	1932 15TH AVE E
003	359250	0790	5/4/11	\$1,291,250	\$1,458,000	2720	10	1930	VGood	5456	N	N	1650 22ND AVE E
003	133680	0345	7/26/12	\$1,300,000	\$1,374,000	2760	10	1905	Good	5760	N	N	703 17TH AVE E
003	133830	0060	11/16/10	\$1,320,000	\$1,481,000	2850	10	1909	VGood	4320	N	N	1211 20TH AVE E
003	133630	0595	7/29/10	\$1,385,000	\$1,535,000	2930	10	1914	VGood	7403	N	N	932 13TH AVE E
003	133880	0370	12/9/10	\$1,200,000	\$1,349,000	2940	10	1928	Avg	8640	N	N	903 22ND AVE E
003	359250	0945	5/24/10	\$1,700,000	\$1,863,000	3000	10	1936	Good	8400	N	N	1721 21ST AVE E
003	133330	0055	2/24/12	\$1,590,000	\$1,743,000	3020	10	1939	Avg	37200	N	N	1674 E BOSTON TER
003	133830	0110	12/30/11	\$1,350,000	\$1,494,000	3040	10	1909	Avg	6900	N	N	1211 21ST AVE E
003	133880	0535	4/4/12	\$1,500,000	\$1,631,000	3090	10	1909	Good	5466	N	N	1031 23RD AVE E
003	116900	0285	8/6/12	\$1,261,000	\$1,328,000	3100	10	2012	Avg	4120	N	N	1929 15TH AVE E
003	133680	0660	4/21/10	\$1,839,126	\$2,002,000	3140	10	2007	Avg	6000	N	N	947 18TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133630	0475	8/29/12	\$1,243,000	\$1,300,000	3140	10	1994	Avg	4650	N	N	908 12TH AVE E
003	359250	1035	7/10/12	\$1,448,000	\$1,537,000	3150	10	1925	Good	7900	N	N	1627 PEACH CT E
003	133680	0725	7/27/12	\$1,700,000	\$1,796,000	3280	10	1906	Good	5760	N	N	702 17TH AVE E
003	133730	0145	12/3/12	\$1,608,750	\$1,627,000	3320	10	1905	VGood	8325	N	N	1414 E VALLEY ST
003	133680	0015	8/30/12	\$1,150,000	\$1,202,000	3360	10	1995	Avg	5800	N	N	1020 15TH AVE E
003	191210	0110	8/17/11	\$1,675,000	\$1,882,000	3420	10	1910	Avg	10000	N	N	2309 11TH AVE E
003	133880	0335	10/25/12	\$1,650,000	\$1,693,000	3630	10	2008	Avg	6480	N	N	938 21ST AVE E
003	133680	0650	10/2/12	\$1,630,000	\$1,686,000	3700	10	1907	VGood	6000	N	N	939 18TH AVE E
003	133680	0410	10/18/12	\$1,411,000	\$1,452,000	4140	10	1906	VGood	6000	N	N	946 16TH AVE E
003	133830	0075	2/22/11	\$1,670,000	\$1,884,000	4330	10	1909	VGood	7590	Y	N	1251 21ST AVE E
003	220750	0875	4/20/11	\$1,325,000	\$1,496,000	4630	10	2008	Avg	4000	N	N	1914 10TH AVE E
003	795520	0065	10/5/10	\$1,400,000	\$1,565,000	6170	10	1976	Avg	10624	N	N	2010 BROADWAY E
003	359250	0373	9/5/12	\$1,623,000	\$1,694,000	2380	11	2009	Avg	5670	N	N	2606 GARFIELD ST
003	795520	0031	11/13/12	\$1,250,000	\$1,274,000	2540	11	1996	Avg	4400	Y	N	1947 BROADWAY E
003	674270	0135	9/8/10	\$1,390,000	\$1,549,000	2610	11	1989	VGood	3667	Y	N	2222 HARVARD AVE E
003	133630	0636	5/25/11	\$685,000	\$773,000	2770	11	1981	Avg	5445	N	N	714 13TH AVE E
003	134630	0004	10/17/12	\$1,225,000	\$1,261,000	2920	11	1978	Good	6030	N	N	1021 14TH AVE E
003	116900	0005	3/1/12	\$1,825,000	\$1,998,000	4600	11	1918	Good	9000	Y	N	2212 EVERETT AVE E
003	134630	0140	1/6/10	\$1,925,000	\$2,043,000	5730	11	1905	VGood	11750	N	N	720 14TH AVE E
003	113000	0065	4/18/12	\$1,980,000	\$2,146,000	6290	11	1910	Good	10000	N	N	1017 E BLAINE ST
003	220750	0185	10/12/10	\$1,495,000	\$1,672,000	2690	12	2009	Avg	4000	N	N	2215 11TH AVE E
003	983120	0153	11/18/11	\$1,340,000	\$1,492,000	2890	12	2006	Avg	2991	N	N	715 HARVARD AVE E
003	983120	0152	11/2/11	\$1,365,000	\$1,522,000	2890	12	2006	Avg	3804	N	N	711 HARVARD AVE E
003	983120	0155	10/26/10	\$1,450,000	\$1,624,000	2890	12	2006	Avg	2968	N	N	721 HARVARD AVE E
003	983120	0156	1/18/12	\$1,460,000	\$1,611,000	2890	12	2006	Avg	2992	N	N	723 HARVARD AVE E
003	983120	0157	10/15/11	\$1,448,000	\$1,618,000	2890	12	2006	Avg	2992	N	N	725 HARVARD AVE E
003	983120	0155	5/24/10	\$1,550,000	\$1,699,000	2890	12	2006	Avg	2968	N	N	721 HARVARD AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	339880	0120	9/9/10	\$2,250,000	\$2,508,000	4570	12	1919	Good	6600	N	N	1014 E GALER ST
003	116900	0145	5/12/10	\$3,000,000	\$3,280,000	4670	12	2007	Avg	9179	Y	N	1910 15TH AVE E
003	133830	0395	7/13/10	\$2,300,000	\$2,542,000	7070	12	1909	VGood	16675	N	N	1107 21ST AVE E
004	501500	1205	3/29/10	\$450,000	\$487,000	620	6	1914	VGood	4000	N	N	2613 E ALOHA ST
004	501600	2535	5/22/12	\$266,000	\$286,000	670	6	1901	Avg	2900	N	N	324 23RD AVE E
004	501600	2045	9/11/12	\$425,000	\$443,000	700	6	1951	Good	5000	N	N	603 26TH AVE E
004	501500	1095	7/17/12	\$310,000	\$328,000	820	6	1906	Avg	2600	N	N	2406 E VALLEY ST
004	501600	1840	2/6/12	\$390,000	\$429,000	900	6	1908	Good	4438	N	N	609 29TH AVE E
004	533220	0520	4/23/12	\$364,000	\$394,000	1120	6	1947	Good	4000	N	N	2815 E ALOHA ST
004	501600	2120	12/29/10	\$339,500	\$382,000	720	7	1928	Avg	3300	Y	N	440 25TH AVE E
004	501500	0845	4/26/12	\$365,500	\$395,000	740	7	1910	Avg	4000	N	N	2434 E ALOHA ST
004	501600	2080	6/25/12	\$370,000	\$394,000	820	7	1910	Good	4600	N	N	617 26TH AVE E
004	501500	1200	6/27/12	\$467,000	\$498,000	940	7	1901	Avg	4000	N	N	2617 E ALOHA ST
004	501500	1335	3/24/10	\$375,000	\$406,000	950	7	1901	Avg	4000	N	N	2629 E VALLEY ST
004	501600	1085	9/17/10	\$485,000	\$541,000	970	7	1963	Good	3750	Y	N	324 25TH AVE E
004	501600	1145	5/9/12	\$445,000	\$480,000	1090	7	1957	Avg	5300	N	N	602 27TH AVE E
004	320430	0225	9/30/11	\$424,500	\$475,000	1090	7	1927	Avg	2500	Y	N	2410 E HIGHLAND DR
004	320430	0745	6/2/10	\$415,000	\$456,000	1120	7	1947	Avg	6000	N	N	1113 26TH AVE E
004	134430	0355	6/19/12	\$416,000	\$444,000	1280	7	1917	Good	4200	N	N	516 23RD AVE E
004	533220	0555	4/23/12	\$490,000	\$530,000	1440	7	1910	VGood	4000	N	N	2814 E VALLEY ST
004	501600	1442	7/2/10	\$405,000	\$447,000	1500	7	2000	Avg	1144	N	N	2616 E MADISON ST
004	320430	1150	3/26/12	\$519,000	\$565,000	1810	7	1987	Avg	3000	N	N	1406 26TH AVE E
004	320430	1155	6/4/12	\$538,000	\$577,000	1810	7	1987	Avg	3000	N	N	1402 26TH AVE E
004	982870	2907	4/26/10	\$355,000	\$387,000	840	8	2010	Avg	658	N	N	215 D 24TH AVE E
004	982870	2906	3/22/10	\$367,500	\$397,000	840	8	2010	Avg	658	N	N	215 C 24TH AVE E
004	982870	2905	3/11/10	\$369,950	\$399,000	860	8	2010	Avg	669	N	N	215 B 24TH AVE E
004	982870	2908	3/15/10	\$405,000	\$437,000	860	8	2010	Avg	2273	N	N	215 E 24TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(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
004	982870	2904	3/10/10	\$415,000	\$448,000	860	8	2010	Avg	1207	N	N	215 A 24TH AVE E
004	982870	2463	1/26/10	\$405,000	\$432,000	940	8	2009	Avg	1396	N	N	228 B 24TH AVE E
004	982870	2892	8/12/10	\$345,000	\$383,000	960	8	2005	Avg	1210	N	N	227 A 24TH AVE E
004	982870	2902	7/13/11	\$350,000	\$394,000	1000	8	2006	Avg	1010	N	N	217 A 24TH AVE E
004	982870	2460	2/18/10	\$399,950	\$429,000	1000	8	2009	Avg	1003	N	N	226 B 24TH AVE E
004	320430	1220	1/10/12	\$600,000	\$663,000	1030	8	1954	Avg	6000	N	N	2801 E INTERLAKEN BLVD
004	982870	2880	5/3/11	\$443,000	\$500,000	1090	8	1996	Avg	1681	N	N	2315 E THOMAS ST
004	501600	1545	8/22/11	\$485,000	\$545,000	1130	8	1915	Good	3333	N	N	445 27TH AVE E
004	320430	0100	10/26/10	\$560,000	\$627,000	1210	8	2009	Avg	3720	N	N	1413 25TH AVE E
004	501600	1013	4/27/11	\$492,000	\$555,000	1260	8	1998	Avg	2011	N	N	2530 E E MADISON ST
004	501500	0752	8/16/10	\$390,000	\$433,000	1280	8	2010	Avg	2000	N	N	2451 E WARD ST
004	501600	1009	5/27/11	\$479,000	\$540,000	1310	8	1998	Avg	1345	N	N	2530 C E MADISON ST
004	501600	2460	12/8/11	\$560,000	\$622,000	1320	8	1990	Avg	3200	Y	N	317 25TH AVE E
004	320430	0440	8/3/12	\$436,000	\$460,000	1370	8	1928	Avg	3000	Y	N	1115 25TH AVE E
004	501500	1515	8/2/12	\$644,000	\$679,000	1370	8	1907	Good	2100	Y	N	714 24TH AVE E
004	320430	0825	12/19/12	\$535,000	\$538,000	1450	8	1928	Avg	4800	N	N	1218 25TH AVE E
004	501500	1475	10/8/10	\$649,500	\$726,000	1520	8	1900	Good	4000	Y	N	2429 E VALLEY ST
004	501500	0960	6/26/12	\$830,050	\$885,000	1660	8	1914	Good	6200	Y	N	2310 E VALLEY ST
004	320430	0585	7/26/12	\$665,000	\$703,000	1670	8	2010	Avg	4560	Y	N	1076 25TH AVE E
004	501500	1230	4/30/10	\$704,000	\$768,000	1700	8	1998	Avg	4000	N	N	2600 E VALLEY ST
004	320430	0385	8/18/11	\$630,000	\$708,000	1760	8	1985	Good	3000	Y	N	2406 E PROSPECT ST
004	501500	1085	4/19/12	\$702,000	\$761,000	1810	8	1901	Good	4200	N	N	2400 E VALLEY ST
004	320430	0170	4/7/12	\$649,000	\$705,000	1990	8	1928	Avg	4800	Y	N	1218 24TH AVE E
004	320430	0160	2/14/12	\$719,000	\$789,000	2110	8	2011	Avg	4800	Y	N	1222 24TH AVE E
004	982870	2885	8/4/11	\$623,500	\$701,000	2300	8	1907	Good	5360	N	N	229 24TH AVE E
004	501500	1055	7/19/10	\$729,950	\$808,000	2310	8	2010	Avg	4000	N	N	2413 E ALOHA ST
004	320430	1030	4/25/12	\$965,000	\$1,044,000	2920	8	1940	Good	6318	N	N	2520 E LEE ST

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Area 13
(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
004	501600	1370	3/5/12	\$478,900	\$524,000	1670	9	2001	Avg	1617	N	N	300 A 26TH AVE E
004	320430	0645	10/11/11	\$681,000	\$761,000	1840	9	1980	VGood	6000	N	N	1077 26TH AVE E
004	533220	0542	8/10/11	\$719,000	\$808,000	1900	9	2011	Avg	3786	N	N	808 28TH AVE E
004	501500	1550	1/23/12	\$790,000	\$871,000	2040	9	2000	Avg	4000	N	N	2424 E ROY ST
004	501500	0495	5/22/12	\$700,000	\$753,000	2290	9	1984	Avg	4000	N	N	2611 E HELEN ST
004	501500	0340	4/20/11	\$800,000	\$903,000	2330	9	2005	Avg	4000	N	N	2525 E HELEN ST
004	533220	0590	9/17/12	\$739,000	\$768,000	2340	9	2003	Avg	4000	N	N	2805 E VALLEY ST
004	501600	3135	11/27/12	\$830,000	\$842,000	2460	9	2001	Avg	4832	Y	N	611 25TH AVE E
004	501600	2495	12/6/12	\$805,000	\$813,000	2540	9	1998	Avg	6400	Y	N	337 25TH AVE E
004	501500	0748	11/22/10	\$787,500	\$884,000	2550	9	2010	Avg	4000	Y	N	2505 E WARD ST
004	501600	1725	7/27/12	\$870,000	\$919,000	2550	9	2012	Avg	4000	N	N	519 28TH AVE E
004	320430	0710	10/21/10	\$960,000	\$1,075,000	2590	9	2004	Avg	6000	Y	N	1102 25TH AVE E
004	501600	1160	7/29/10	\$773,700	\$857,000	2680	9	2003	Avg	4000	N	N	607 28TH AVE E
004	501500	1045	7/7/11	\$950,000	\$1,070,000	2970	9	1996	Avg	4000	Y	N	2421 E ALOHA ST
004	501600	2025	1/7/11	\$915,000	\$1,031,000	4030	9	2007	Avg	5000	N	N	606 25TH AVE E
004	501500	0346	2/16/12	\$891,000	\$978,000	2560	10	2000	Avg	4000	Y	N	2521 E HELEN ST
005	408880	1475	10/31/12	\$600,000	\$614,000	850	6	1937	Fair	7125	Y	Y	3212 PORTAGE BAY PL E
005	678820	2230	2/22/11	\$485,000	\$547,000	780	7	1936	Good	4000	N	N	1606 E MCGRAW ST
005	195220	0486	7/5/12	\$454,500	\$483,000	870	7	1947	Avg	4344	N	N	2359 BOYER AVE E
005	871210	0125	1/22/10	\$505,000	\$538,000	960	7	1920	Good	3279	N	N	2015 25TH AVE E
005	678820	2370	7/20/12	\$515,500	\$546,000	980	7	1939	Good	6000	N	N	1506 E MCGRAW ST
005	880590	0685	4/26/12	\$509,000	\$551,000	1010	7	1919	Good	4000	N	N	2511 22ND AVE E
005	678820	0820	5/27/11	\$595,000	\$671,000	1010	7	1926	Good	4500	N	N	2214 E MCGRAW ST
005	678820	0195	3/1/12	\$460,350	\$504,000	1030	7	1923	Avg	4500	N	N	2410 E CALHOUN ST
005	678820	0930	11/4/10	\$500,000	\$561,000	1040	7	1923	Good	4000	N	N	2426 E MCGRAW ST
005	678820	1570	7/22/11	\$585,000	\$658,000	1060	7	1924	Good	4000	N	N	2009 E MCGRAW ST
005	195220	0360	9/19/12	\$450,000	\$468,000	1070	7	1951	Avg	5413	Y	N	2409 BOYER AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(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	872210	0865	10/24/12	\$405,000	\$416,000	1080	7	1925	Avg	3154	N	N	1961 22ND AVE E
005	678820	1375	8/13/10	\$505,000	\$561,000	1090	7	1913	Avg	3960	N	N	2319 25TH AVE E
005	560500	0355	8/27/10	\$535,000	\$595,000	1130	7	1938	Good	6047	N	N	1863 E HAMLIN ST
005	871210	0750	7/26/12	\$450,000	\$476,000	1170	7	1939	Avg	4250	N	N	1860 24TH AVE E
005	678820	0525	5/23/11	\$415,000	\$468,000	1180	7	1919	Avg	4000	N	N	1914 E CALHOUN ST
005	678820	1426	7/17/12	\$615,000	\$652,000	1190	7	1921	Good	4500	Y	N	2207 E MCGRAW ST
005	880590	0730	3/2/11	\$425,000	\$480,000	1240	7	1923	Avg	4000	N	N	2020 E MILLER ST
005	880590	0900	7/5/12	\$490,000	\$521,000	1340	7	1924	Avg	3000	N	N	2433 E LOUISA ST
005	872210	1020	3/28/12	\$677,050	\$737,000	1340	7	1925	Good	6171	N	N	1922 BOYER AVE E
005	560500	0405	10/22/12	\$565,000	\$580,000	1360	7	1925	Avg	5429	N	N	2111 E HAMLIN ST
005	678820	2231	3/7/12	\$545,000	\$596,000	1470	7	1927	Good	4000	N	N	1612 E MCGRAW ST
005	195220	0067	2/5/11	\$405,000	\$457,000	1480	7	1926	Avg	3938	N	N	2424 BOYER AVE E
005	871210	0835	8/12/10	\$629,000	\$698,000	1490	7	1924	Good	4250	N	N	1939 25TH AVE E
005	880590	0825	8/15/12	\$470,000	\$494,000	1510	7	1923	Avg	4000	N	N	2212 E MILLER ST
005	880590	0305	7/19/10	\$642,500	\$711,000	1620	7	1922	Good	5600	N	N	2216 E LOUISA ST
005	280460	0130	8/24/11	\$637,500	\$716,000	1710	7	1927	Good	3728	N	N	2523 ROYAL CT E
005	359250	0056	6/7/11	\$699,000	\$788,000	1710	7	1992	Avg	4800	N	N	1756 26TH AVE E
005	359250	0025	6/22/10	\$770,250	\$849,000	1710	7	1923	Avg	4800	N	N	1730 26TH AVE E
005	188000	0040	9/26/12	\$685,000	\$710,000	1740	7	1948	Avg	7297	N	N	2148 BOYER AVE E
005	872210	0315	3/17/10	\$660,000	\$713,000	1770	7	1925	Good	5394	N	N	2017 23RD AVE E
005	872210	0095	5/11/10	\$534,500	\$584,000	1830	7	1921	Avg	4468	N	N	2023 24TH AVE E
005	872210	0340	10/4/12	\$370,000	\$382,000	1860	7	1912	Fair	4118	N	N	2011 E LYNN ST
005	195970	3200	10/19/12	\$485,000	\$499,000	1870	7	1925	Avg	3680	N	N	3257 FUHRMAN AVE E
005	678820	1471	1/28/10	\$642,500	\$686,000	1940	7	1921	Good	4500	N	N	2206 E LYNN ST
005	871210	0815	7/26/10	\$775,000	\$858,000	1940	7	1938	Good	4250	N	N	1917 25TH AVE E
005	678820	0920	8/27/12	\$630,000	\$659,000	2060	7	1922	Avg	5500	N	N	2416 E MCGRAW ST
005	871210	0780	6/9/10	\$625,000	\$687,000	2130	7	1920	VGood	3870	N	N	1830 24TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(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	678820	0615	8/1/12	\$535,000	\$564,000	870	8	1922	Good	3800	N	N	1915 E CALHOUN ST
005	678820	3046	12/3/12	\$377,500	\$382,000	960	8	1930	Avg	2182	N	N	2309 BOYER AVE E
005	195970	2025	12/3/12	\$733,000	\$741,000	1100	8	1947	Avg	5500	Y	N	2830 BOYER AVE E
005	196220	0425	2/3/11	\$638,000	\$719,000	1120	8	1923	VGood	4800	N	N	891 E GWINN PL
005	872210	0850	11/8/11	\$652,000	\$727,000	1130	8	1926	Avg	3230	N	N	1949 E BLAINE ST
005	678820	1826	11/29/10	\$500,000	\$562,000	1170	8	1939	Avg	4416	N	N	1801 E CALHOUN ST
005	280410	0095	10/27/11	\$597,500	\$667,000	1180	8	2001	Avg	3933	N	N	2225 E NORTH ST
005	102900	0035	6/11/12	\$767,500	\$821,000	1220	8	1948	Avg	10888	N	N	2104 16TH AVE E
005	872210	0500	6/5/12	\$605,000	\$648,000	1250	8	1912	Avg	5938	N	N	2029 E NEWTON ST
005	280410	0090	9/16/10	\$565,000	\$630,000	1260	8	1928	Good	3392	N	N	2611 24TH AVE E
005	880590	0745	4/7/11	\$565,000	\$638,000	1300	8	1922	VGood	3240	N	N	2507 22ND AVE E
005	871210	0495	6/9/11	\$705,000	\$795,000	1370	8	1910	Good	4402	N	N	1912 26TH AVE E
005	678820	1230	6/15/11	\$620,000	\$699,000	1380	8	1921	Good	4000	N	N	2515 E MCGRAW ST
005	678820	2357	9/26/11	\$590,000	\$661,000	1390	8	1962	Avg	5040	N	N	1529 E CALHOUN ST
005	872210	0710	4/20/10	\$699,000	\$761,000	1440	8	1926	Good	6137	N	N	1932 E BLAINE ST
005	871210	0690	4/26/12	\$717,000	\$776,000	1440	8	1915	Avg	4178	N	N	1949 26TH AVE E
005	195970	1855	2/9/11	\$680,000	\$767,000	1470	8	1959	Good	5500	Y	N	2827 11TH AVE E
005	215890	0100	4/15/12	\$555,000	\$602,000	1490	8	1927	Good	3200	N	N	1905 22ND AVE E
005	195970	2040	12/21/10	\$575,000	\$647,000	1500	8	1965	Avg	5500	Y	N	2818 BOYER AVE E
005	872210	1050	4/4/12	\$652,000	\$709,000	1510	8	1926	Good	4195	N	N	2269 E HOWE ST
005	215890	0040	11/27/12	\$582,000	\$590,000	1510	8	1926	Avg	4000	N	N	1961 BOYER AVE E
005	195970	2355	3/22/12	\$630,000	\$687,000	1530	8	1922	Good	4800	N	N	874 E GWINN PL
005	195970	2335	9/14/11	\$665,000	\$745,000	1570	8	1927	Avg	6000	N	N	862 E GWINN PL
005	678820	0280	10/26/10	\$587,500	\$658,000	1580	8	1924	Avg	5000	N	N	2211 E MILLER ST
005	196220	0135	4/14/11	\$574,000	\$648,000	1600	8	2005	Avg	2730	Y	N	3207 FUHRMAN AVE E
005	195970	2985	5/8/12	\$500,000	\$539,000	1620	8	1927	Avg	5500	Y	N	3112 FUHRMAN AVE E
005	359250	0075	5/5/12	\$520,000	\$561,000	1640	8	1923	Avg	4479	N	N	1703 26TH AVE E

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Area 13
(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	2365	10/22/10	\$656,000	\$735,000	1650	8	1922	VGood	4800	N	N	878 E GWINN PL
005	196220	0480	6/16/11	\$619,000	\$698,000	1660	8	1923	Avg	5040	N	N	847 E GWINN PL
005	280460	0120	8/31/12	\$690,000	\$721,000	1660	8	1927	Avg	3728	N	N	2531 ROYAL CT E
005	880590	0710	7/16/12	\$730,000	\$774,000	1670	8	1924	Good	4000	N	N	2012 E MILLER ST
005	215890	0050	5/6/11	\$721,000	\$814,000	1680	8	1929	VGood	3937	N	N	1906 22ND AVE E
005	372080	0045	6/8/11	\$612,250	\$691,000	1690	8	1924	Avg	5500	Y	N	2710 11TH AVE E
005	195970	0630	3/4/11	\$447,000	\$504,000	1710	8	1965	Avg	5700	Y	N	1106 E ROANOKE ST
005	678820	1495	9/11/12	\$835,000	\$870,000	1740	8	2007	Good	4500	N	N	2310 E LYNN ST
005	202504	9112	8/10/11	\$665,000	\$748,000	1740	8	1924	Avg	3819	N	N	2730 BOYER AVE E
005	872210	0805	5/17/11	\$625,000	\$705,000	1750	8	1928	Good	3458	N	N	1915 E BLAINE ST
005	871210	0145	9/14/11	\$517,500	\$580,000	1780	8	1911	VGood	5900	N	N	2006 24TH AVE E
005	215890	0030	6/23/10	\$775,000	\$854,000	1790	8	1926	VGood	4000	N	N	1953 BOYER AVE E
005	195970	0695	5/19/11	\$559,000	\$631,000	1800	8	1923	Good	4400	N	N	2637 BOYER AVE E
005	195970	1890	3/14/12	\$760,635	\$831,000	1800	8	1921	Good	4180	Y	N	2818 11TH AVE E
005	872210	0990	6/29/12	\$600,000	\$639,000	1830	8	1926	Avg	6425	N	N	1942 BOYER AVE E
005	872210	0735	8/12/10	\$665,000	\$738,000	1840	8	1926	VGood	7023	N	N	1946 E BLAINE ST
005	880590	0100	9/20/11	\$747,000	\$837,000	1840	8	1926	Good	3700	N	N	2411 E ROANOKE ST
005	678820	0635	10/30/12	\$693,350	\$710,000	1880	8	1920	Good	3800	N	N	1935 E CALHOUN ST
005	872210	1075	6/22/11	\$685,000	\$772,000	1890	8	1902	Good	6625	N	N	2209 E HOWE ST
005	215890	0135	8/2/12	\$690,000	\$728,000	1890	8	1927	Avg	3600	N	N	2025 BOYER AVE E
005	195970	2420	10/21/10	\$725,000	\$812,000	1900	8	1919	Good	6000	N	N	917 E ALLISON ST
005	215890	0075	7/20/12	\$760,000	\$805,000	1900	8	1930	Good	4000	N	N	2009 BOYER AVE E
005	871210	0860	9/27/12	\$715,000	\$741,000	1950	8	1930	Good	4250	N	N	1961 25TH AVE E
005	678820	0335	4/27/11	\$608,200	\$687,000	1950	8	1927	Avg	4000	N	N	2216 E CALHOUN ST
005	872210	0130	4/8/11	\$599,000	\$676,000	1980	8	1937	Avg	5803	Y	N	2080 23RD AVE E
005	872210	0445	12/18/12	\$725,000	\$729,000	2050	8	1912	Avg	7247	N	N	1931 E LYNN ST
005	359250	0030	9/27/11	\$772,000	\$864,000	2060	8	1925	Good	4800	N	N	1736 26TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(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	560500	0245	6/4/10	\$736,500	\$809,000	2140	8	1929	Good	5450	N	N	1852 E HAMLIN ST
005	678820	0050	6/1/10	\$635,000	\$697,000	2230	8	1925	Avg	6000	N	N	2463 26TH AVE E
005	196220	0095	7/13/11	\$554,000	\$624,000	2240	8	1922	Avg	5500	N	N	3107 BROADWAY E
005	560500	0375	8/10/10	\$930,000	\$1,032,000	2240	8	1919	VGood	6047	N	N	1879 E HAMLIN ST
005	872210	0980	12/6/10	\$810,000	\$910,000	2330	8	1926	Good	6526	N	N	1948 BOYER AVE E
005	195970	2435	9/8/10	\$507,500	\$566,000	2380	8	1913	Avg	6000	N	N	901 E ALLISON ST
005	871210	0375	8/9/10	\$637,000	\$707,000	2460	8	1924	Good	4414	N	N	2030 26TH AVE E
005	202504	9105	3/28/11	\$1,200,000	\$1,355,000	2550	8	1986	Avg	24351	Y	Y	1203 E HAMLIN ST
005	359250	0230	4/11/11	\$525,000	\$593,000	2690	8	1914	Avg	4500	N	N	1808 24TH AVE E
005	195970	0825	3/25/11	\$785,000	\$886,000	2790	8	1910	Avg	5500	N	N	2721 10TH AVE E
005	196220	0067	8/19/11	\$326,000	\$366,000	1390	9	2007	Avg	1325	N	N	3118 A FRANKLIN AVE E
005	196220	0036	2/25/11	\$405,000	\$457,000	1430	9	2005	Avg	1325	N	N	3140 A FRANKLIN AVE E
005	196220	0054	8/23/11	\$364,000	\$409,000	1540	9	2007	Avg	1321	N	N	3128 A FRANKLIN AVE E
005	196220	0059	6/1/11	\$441,711	\$498,000	1540	9	2007	Avg	1370	N	N	3124 A FRANKLIN AVE E
005	880590	0515	6/27/11	\$558,085	\$629,000	1550	9	1931	Avg	5160	N	N	2511 W MONTLAKE PL E
005	196220	0056	8/4/11	\$387,000	\$435,000	1580	9	2007	Avg	1438	N	N	3126 A FRANKLIN AVE E
005	196220	0066	8/26/11	\$390,000	\$438,000	1580	9	2007	Avg	1438	N	N	3118 B FRANKLIN AVE E
005	196220	0061	5/24/11	\$427,000	\$482,000	1580	9	2007	Avg	1469	N	N	3122 A FRANKLIN AVE E
005	196220	0058	8/24/11	\$355,000	\$399,000	1610	9	2007	Avg	1310	N	N	3124 B FRANKLIN AVE E
005	196220	0053	8/22/11	\$385,000	\$432,000	1610	9	2007	Avg	1359	N	N	3128 B FRANKLIN AVE E
005	196220	0060	8/24/11	\$405,000	\$455,000	1610	9	2007	Avg	1469	N	N	3122 B FRANKLIN AVE E
005	196220	0235	3/16/12	\$780,000	\$851,000	1730	9	1925	VGood	3896	Y	N	928 E ALLISON ST
005	359250	0361	11/20/12	\$648,000	\$659,000	1780	9	1924	Avg	5261	N	N	2616 E INTERLAKEN BLVD
005	560440	0020	4/11/12	\$830,000	\$901,000	1790	9	1980	Avg	8500	Y	N	2016 18TH AVE E
005	872210	0690	4/8/11	\$810,000	\$915,000	1810	9	1926	VGood	4002	N	N	1920 E BLAINE ST
005	560500	0535	5/11/10	\$715,000	\$782,000	1830	9	1930	Avg	5364	N	N	2150 E HAMLIN ST
005	871210	0575	4/26/11	\$737,500	\$833,000	1840	9	1910	VGood	5589	N	N	1916 25TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(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	678820	1971	6/4/10	\$725,000	\$796,000	1850	9	1930	Good	4400	N	N	1806 E LYNN ST
005	195970	2385	9/22/11	\$715,000	\$801,000	1930	9	1923	Good	3207	N	N	3025 FUHRMAN AVE E
005	195970	2970	10/21/11	\$885,000	\$988,000	1980	9	1928	Good	5500	Y	N	3126 FUHRMAN AVE E
005	215890	0265	6/8/11	\$840,000	\$947,000	2000	9	1927	Good	5050	N	N	2012 19TH AVE E
005	280460	0025	5/23/11	\$785,000	\$886,000	2010	9	1931	VGood	4404	N	N	2607 ROYAL CT E
005	872210	1150	10/20/11	\$585,000	\$653,000	2020	9	1927	Avg	3100	N	N	2102 22ND AVE E
005	678820	2130	12/2/10	\$576,000	\$647,000	2030	9	1928	Avg	4000	N	N	1614 E LYNN ST
005	560500	0540	11/18/10	\$1,062,500	\$1,193,000	2040	9	1920	Good	5450	N	N	2146 E HAMLIN ST
005	678820	2040	2/1/11	\$675,000	\$761,000	2130	9	1929	Avg	2790	N	N	2316 16TH AVE E
005	678820	2065	1/12/12	\$699,000	\$772,000	2130	9	1928	Avg	4500	N	N	1615 E MCGRAW ST
005	195970	1935	5/9/12	\$725,000	\$782,000	2160	9	1921	Avg	5060	Y	N	2802 11TH AVE E
005	195220	0220	4/22/11	\$627,500	\$708,000	2290	9	1983	Avg	2798	N	N	2408 DELMAR DR E
005	195220	0175	9/27/10	\$625,000	\$698,000	2300	9	1987	Avg	4553	Y	N	2523 BOYER AVE E
005	195220	0175	11/16/12	\$670,000	\$682,000	2300	9	1987	Avg	4553	Y	N	2523 BOYER AVE E
005	560440	0060	7/15/11	\$840,000	\$946,000	2310	9	1981	Avg	6800	N	N	2000 18TH AVE E
005	678820	2351	8/20/12	\$791,500	\$830,000	2320	9	1990	Avg	5040	N	N	1523 E CALHOUN ST
005	678820	2351	6/17/11	\$789,000	\$890,000	2320	9	1990	Avg	5040	N	N	1523 E CALHOUN ST
005	560500	0255	11/7/12	\$845,000	\$863,000	2390	9	1995	Avg	5450	N	N	1840 E HAMLIN ST
005	195970	1795	8/3/12	\$850,000	\$896,000	2490	9	1909	Avg	5500	Y	N	2832 10TH AVE E
005	560500	0460	12/9/11	\$663,000	\$736,000	2630	9	1915	Avg	5580	N	N	2810 MONTLAKE BLVD NE
005	195970	1735	8/24/12	\$947,500	\$993,000	2670	9	1906	Avg	5500	N	N	2808 BROADWAY E
005	678820	1935	10/27/10	\$600,000	\$672,000	2830	9	1947	Avg	6000	N	N	2316 18TH AVE E
005	195970	1790	10/26/12	\$1,275,000	\$1,308,000	3440	9	1909	Avg	5500	Y	N	2836 10TH AVE E
005	678820	1425	7/23/12	\$1,235,000	\$1,306,000	2350	10	2002	Avg	4500	Y	N	2314 22ND AVE E
005	195970	0420	11/23/11	\$475,000	\$528,000	2520	10	1909	Avg	5500	N	N	2612 HARVARD AVE E
005	195970	1830	3/2/11	\$1,018,000	\$1,149,000	2720	10	1992	Avg	5500	N	N	1016 E HAMLIN ST
005	195970	0820	7/23/12	\$1,500,000	\$1,586,000	2860	10	2005	Avg	5500	N	N	2717 10TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(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	196220	0345	4/21/11	\$950,000	\$1,073,000	3090	10	1910	Good	6000	Y	N	920 E SHELBY ST
005	359250	0250	4/6/10	\$1,125,000	\$1,221,000	3680	10	1919	Good	7800	N	N	2150 E INTERLAKEN BLVD
005	880590	0690	5/6/11	\$1,150,000	\$1,298,000	3270	11	1927	Good	6000	N	N	2515 22ND AVE E

Improved Sales Removed in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	018800	0080	11/12/10	\$375,375	IMP CHARS CHANGE SINCE SALE;FIN. INSTITUTION RESALE
003	113000	0015	2/8/10	\$2,700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	113000	0055	6/1/10	\$1,825,000	NON-REPRESENTATIVE SALE
003	113000	0055	5/15/10	\$1,825,000	RELOCATION - SALE TO SERVICE
003	116900	0125	10/20/11	\$580,000	IMP CHARS DON'T MATCH SALES CHARS
003	133330	0050	1/25/10	\$409,968	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	133630	0445	5/6/10	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	133630	0520	9/21/10	\$799,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	133630	0636	2/24/11	\$831,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXP.
003	133630	0637	1/27/12	\$1,070,000	IMP CHARS DON'T MATCH SALES CHARS
003	133680	0335	4/16/10	\$1,315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133680	0340	5/21/10	\$1,075,000	NO MARKET EXPOSURE
003	133680	0910	10/19/12	\$950,000	IMP CHARS DON'T MATCH SALES CHARS
003	133730	0090	6/14/10	\$1,815,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	133780	0025	10/8/10	\$355,000	DOR RATIO;%COMPL; QUIT CLAIM DEED
003	133780	0155	8/17/11	\$770,000	OBSOL
003	133780	0260	10/8/12	\$907,000	IMP CHARS DON'T MATCH SALES CHARS
003	133780	0625	12/10/12	\$1,150,000	IMP CHARS DON'T MATCH SALES CHARS
003	133780	1090	7/23/12	\$750,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
003	133780	1260	8/10/12	\$325,000	DIAGNOSTIC OUTLIER
003	133830	0355	3/6/12	\$3,100,000	IMP COUNT
003	133880	0185	4/30/10	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	133880	0505	3/5/12	\$760,000	DIAGNOSTIC OUTLIER
003	133880	0715	5/7/10	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	133930	0050	7/19/11	\$399,950	ESTATE ADMIN; IMP. CHARS CHANGED SINCE SALE
003	134230	0040	9/19/12	\$603,670	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
003	134230	0365	7/25/12	\$1,015,000	IMP CHARS DON'T MATCH SALES CHARS
003	134630	0040	1/3/12	\$850,000	NON-REPRESENTATIVE SALE
003	191210	0005	11/6/12	\$1,195,000	IMP CHARS DON'T MATCH SALES CHARS
003	191210	0245	11/21/11	\$778,000	RELOCATION - SALE TO SERVICE
003	191210	0300	4/11/12	\$721,500	IMP CHARS DON'T MATCH SALES CHARS
003	191210	0390	4/2/12	\$537,500	SEG/MERGER
003	202504	9070	9/1/10	\$799,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
003	202504	9198	1/5/11	\$722,000	CORPORATE AFFILIATES;
003	216390	0080	7/19/12	\$608,500	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
003	216390	0080	4/1/11	\$735,000	PREVIMP<=25K
003	220750	0475	8/15/11	\$812,000	NON-REPRESENTATIVE SALE
003	220750	0825	5/19/10	\$475,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	220750	0875	2/1/10	\$1,500,000	EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
003	266300	0117	6/8/10	\$433,000	NO MARKET EXPOSURE
003	359250	0525	7/13/10	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	359250	0550	4/1/11	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	359250	0710	12/28/10	\$410,000	DOR RATIO;NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	359250	0800	2/9/10	\$1,760,000	DIAGNOSTIC OUTLIER
003	359250	1030	12/17/12	\$1,015,000	DIAGNOSTIC OUTLIER
003	359250	1060	5/6/10	\$549,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	359250	1061	4/26/10	\$740,000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE
003	630640	0120	1/5/10	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	669950	0056	9/28/10	\$700,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
003	674270	0230	10/26/10	\$550,000	TEAR DOWN; IMP. CHARS CHANGED SINCE SALE;
003	674270	0340	9/2/10	\$914,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	676270	0430	8/27/12	\$1,300,000	MULTI-PARCEL SALE
003	676270	0480	6/11/12	\$450,000	NON-REPRESENTATIVE SALE
003	867090	0075	5/17/10	\$1,196,000	ESTATE ADMIN; IMP. CHARS CHANGED SINCE SALE
003	939070	0120	12/7/10	\$465,000	IMP COUNT
003	983120	0215	8/12/11	\$880,000	IMP COUNT
003	983120	0230	10/22/12	\$700,000	NON-REPRESENTATIVE SALE
003	983120	0380	10/3/11	\$553,000	IMP CHARS DON'T MATCH SALES CHARS
003	983120	0500	5/10/10	\$2,475,000	LACK OF REPRESENTATION
004	095800	0015	8/2/10	\$500,000	NO MARKET EXPOSURE
004	320430	0160	1/13/10	\$546,000	BANKRUPTCY - RECEIVER; EXEMPT FROM EXCISE TAX
004	320430	0160	6/7/11	\$330,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
004	320430	0385	7/18/11	\$100,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY OR NEIGH.
004	320430	0585	1/26/10	\$378,000	DOR RATIO;NO MARKET EXPOSURE
004	320430	1030	12/12/12	\$936,900	ACTIVE PERMIT BEFORE SALE>25K
004	501500	0070	8/17/11	\$569,000	MULTI-PARCEL SALE;
004	501500	0200	9/11/12	\$435,000	DIAGNOSTIC OUTLIER
004	501500	0210	5/14/12	\$554,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
004	501500	0505	11/29/11	\$295,000	PREVIMP<=25K
004	501500	1000	5/22/10	\$340,000	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
004	501500	1055	2/4/10	\$325,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
004	501500	1060	4/14/11	\$310,000	IMP COUNT;NO MARKET EXPOSURE
004	501500	1260	4/11/11	\$160,000	DOR RATIO;QUIT CLAIM DEED
004	501500	1325	8/29/12	\$285,000	IMP CHARS DON'T MATCH SALES CHARS
004	501500	1350	10/26/12	\$317,000	NON-REPRESENTATIVE SALE
004	501600	0980	5/3/11	\$290,000	IMP CHARS DON'T MATCH SALES CHARS
004	501600	1725	8/25/11	\$190,000	DOR RATIO;ESTATE ADMIN. GUARDIAN, OR EXECUTOR
004	501600	2585	4/30/12	\$856,000	ACTIVE PERMIT BEFORE SALE>25K;%NETCOND
004	501600	2585	5/16/11	\$330,000	DOR RATIO;%NETCOND
004	501600	2971	9/23/10	\$112,407	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
004	533220	0540	2/25/11	\$475,000	DIAGNOSTIC OUTLIER
004	533220	0540	10/28/10	\$443,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	737360	0015	8/4/11	\$742,000	%COMPL
004	737360	0015	9/19/12	\$887,950	%COMPL
005	026000	0015	12/1/11	\$630,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	195970	0730	9/7/12	\$880,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	195970	0830	5/29/12	\$1,600,000	IMP CHARS DON'T MATCH SALES CHARS
005	195970	1825	2/1/12	\$978,748	DIAGNOSTIC OUTLIER
005	195970	2160	10/29/12	\$1,850,000	IMP COUNT
005	195970	2230	3/8/11	\$950,000	LACK OR REPRESENTATION
005	195970	2230	9/6/12	\$1,050,000	LACK OF REPRESENTATION
005	195970	2250	3/1/11	\$550,000	DIAGNOSTIC OUTLIER
005	195970	2300	11/28/12	\$620,000	ACTIVE PERMIT BEFORE SALE>25K
005	195970	2430	7/18/11	\$809,000	IMP CHARS DON'T MATCH SALES CHARS
005	196220	0054	8/14/11	\$364,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	196220	0055	8/4/11	\$361,000	FIN. INSTITUTION RESALE; NON-REPRESENTATIVE SALE
005	196220	0560	5/23/12	\$815,000	IMP COUNT
005	202504	9112	4/19/11	\$405,000	NO MARKET EXPOSURE
005	212504	9122	10/30/12	\$25,000	DOR RATIO
005	215890	0265	4/14/11	\$840,000	RELOCATION - SALE TO SERVICE
005	359250	0025	6/22/10	\$770,250	RELOCATION - SALE TO SERVICE
005	359250	0080	4/5/12	\$700,000	IMP CHARS DON'T MATCH SALES CHARS
005	359250	0175	5/10/11	\$365,000	LACK OF REPRESENTATION
005	359250	0175	4/17/12	\$785,000	IMP CHARS DON'T MATCH SALES CHARS
005	359250	0190	6/8/10	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	359250	0275	10/14/10	\$348,402	DOR RATIO;QUIT CLAIM DEED;
005	359250	0280	10/31/12	\$775,000	IMP CHARS DON'T MATCH SALES CHARS
005	359250	0330	3/23/10	\$860,000	IMP CHARS DON'T MATCH SALES CHARS
005	359250	0340	9/11/12	\$748,000	IMP CHARS DON'T MATCH SALES CHARS
005	372080	0026	11/10/12	\$685,000	IMP CHARS DON'T MATCH SALES CHARS
005	560500	0230	12/12/12	\$312,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	560500	0540	10/29/10	\$1,045,000	RELOCATION - SALE TO SERVICE
005	560500	0544	2/17/10	\$718,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	678820	0035	12/27/11	\$396,000	IMP CHARS DON'T MATCH SALES CHARS
005	678820	0466	12/19/12	\$1,050,000	IMP CHARS DON'T MATCH SALES CHARS
005	678820	0805	1/12/11	\$94,765	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	678820	1050	6/5/12	\$1,010,000	IMP CHARS DON'T MATCH SALES CHARS
005	678820	1615	3/30/10	\$1,076,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	2130	6/16/10	\$500,000	IMP. CHARS CHANGED SINCE SALE
005	678820	3001	9/15/11	\$355,000	NON-REPRESENTATIVE SALE
005	871210	0260	12/18/12	\$57,166	DOR RATIO
005	871210	0315	6/19/12	\$609,500	IMP CHARS DON'T MATCH SALES CHARS
005	872210	0335	9/14/10	\$729,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	872210	0785	3/24/12	\$720,000	SEG/MERGER
005	872210	1045	8/3/10	\$840,000	IMP CHARS DON'T MATCH SALES CHARS
005	872210	1280	8/14/12	\$675,000	IMP CHARS DON'T MATCH SALES CHARS
005	880590	0070	8/26/11	\$557,000	IMP CHARS DON'T MATCH SALES CHARS
005	880590	0080	8/16/12	\$565,000	IMP CHARS DON'T MATCH SALES CHARS
005	880590	0305	3/4/10	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	880590	0745	4/7/11	\$565,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	320430	0511	9/5/2012	\$250,000	4,652	Y	N
004	501500	1114	3/7/2012	\$290,000	4,000	N	N
004	737360	0015	8/4/2011	\$742,000	17,880	Y	N
005	560500	0580	8/25/2011	\$265,000	5,133	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	133330	0120	1/12/2011	\$1,800,000	MULTI-PARCEL SALE;
003	133330	0120	1/13/2011	\$1,800,000	MULTI-PARCEL SALE;
003	133780	0025	10/8/2010	\$355,000	QUIT CLAIM DEED
003	202504	9045	4/15/2010	\$1,135,000	MULTI-PARCEL SALE;
003	216390	1760	2/26/2010	\$10,000	NO MARKET EXPOSURE;
003	216390	1760	2/26/2010	\$10,000	NO MARKET EXPOSURE;
003	220750	0985	10/31/2011	\$710,000	DIAGNOSTIC OUTLIER
003	359250	0533	6/9/2011	\$688,000	MULTI-PARCEL SALE;
003	359250	0533	6/9/2011	\$688,000	MULTI-PARCEL SALE;
003	674270	0232	12/28/2012	\$1,275,000	DOR RATIO
003	674270	0232	10/21/2010	\$182,774	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
003	674270	0232	10/21/2010	\$182,774	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	939070	0105	3/24/2011	\$518,500	MULTI-PARCEL SALE;
004	501500	0201	8/31/2012	\$155,000	NO MARKET EXPOSURE;
004	501500	1450	4/24/2012	\$200,000	MULTI-PARCEL SALE
004	501500	1452	4/24/2012	\$200,000	MULTI-PARCEL SALE
004	501600	1725	8/25/2011	\$190,000	NO MARKET EXPOSURE;
004	501600	2480	2/29/2012	\$533,265	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
004	501600	2485	2/29/2012	\$533,265	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
005	196220	0558	7/27/2012	\$150,000	NO MARKET EXPOSURE;
005	359250	0170	7/13/2011	\$160,000	DIAGNOSTIC OUTLIER