

Residential Revalue

2013 Assessment Roll

Central Area

Area 15

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.

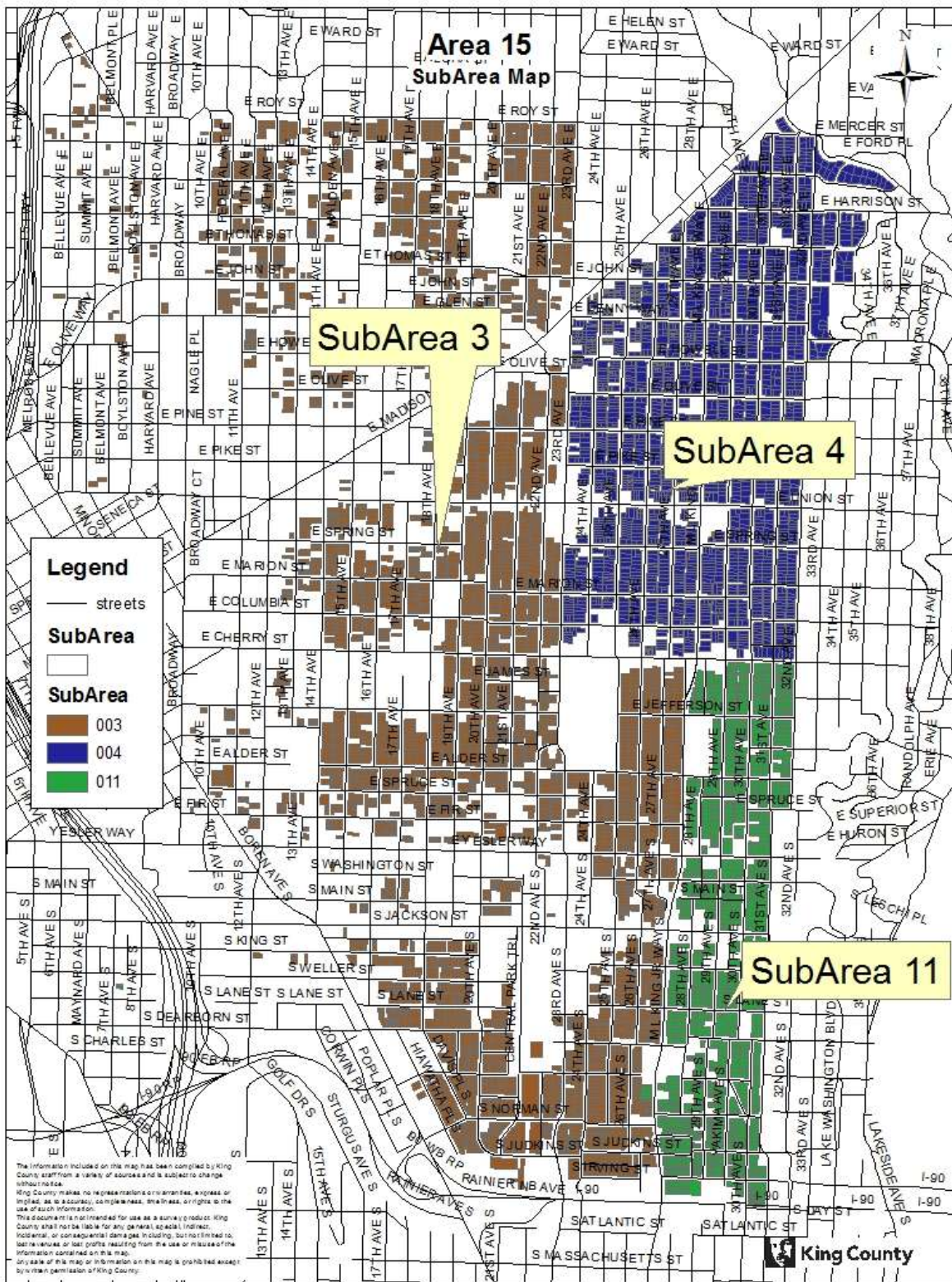
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

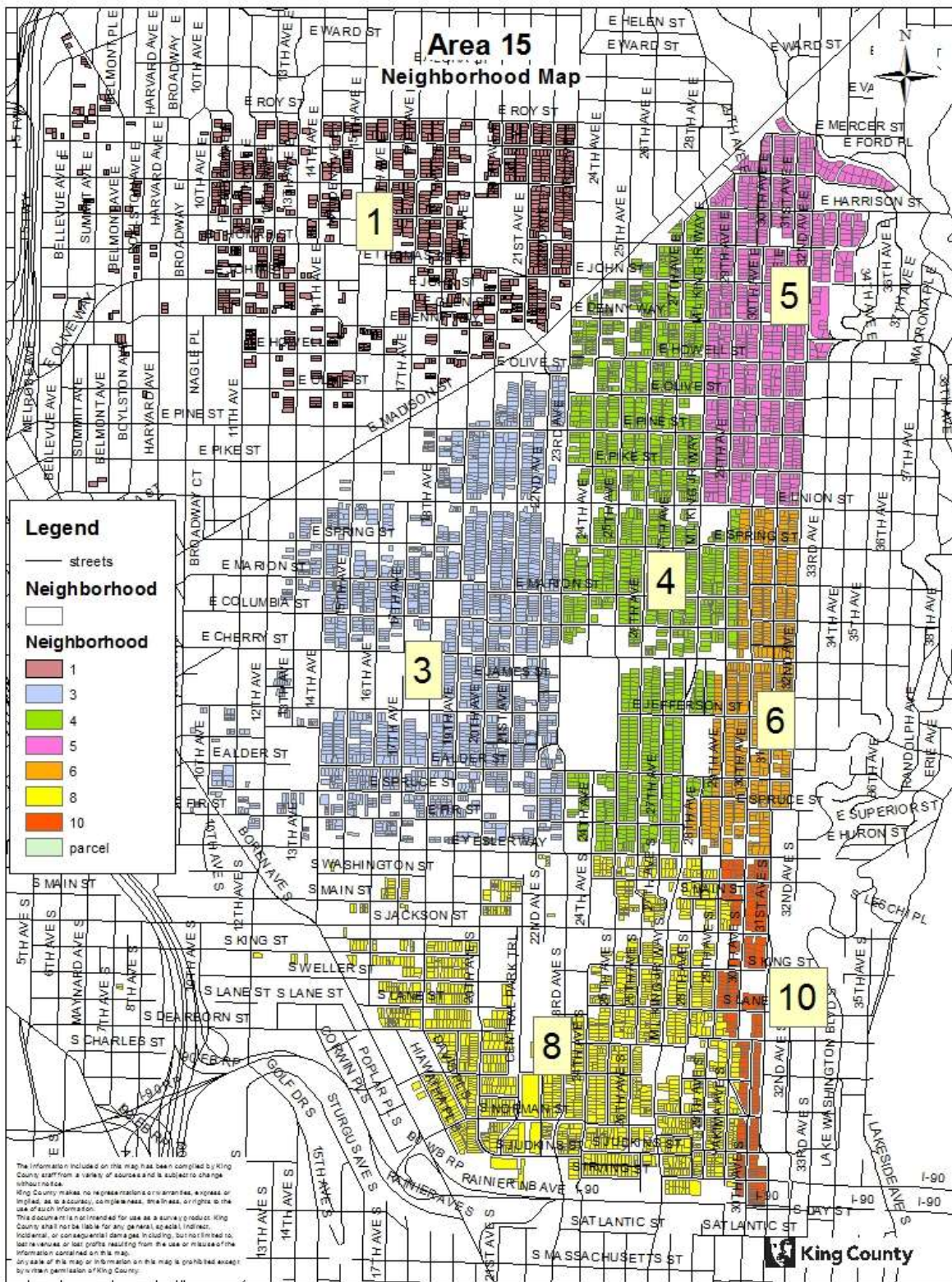
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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





Central Area's Housing



Grade 5/ Year Built 1906/ Total Living Area 770



Grade 6/ Year Built 1910/ Total Living Area 1,200



Grade 7/ Year Built 1912/ Total Living Area 1,270



Grade 8/ Year Built 2005/ Total Living Area 1,310



Grade 9/ Year Built 1909/ Total Living Area 2,780



Grade 10/ Year Built 2008/ Total Living Area 2,650

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: Central Area / Area 15

Previous Physical Inspection: 2007

Number of Improved Sales: 902

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	\$140,000	\$244,300	\$384,300			
2013 Value	\$149,800	\$274,600	\$424,400	\$470,600	91.4%	12.65%
Change	+\$9,800	+\$30,300	+\$40,100			
% Change	+7.0%	+12.4%	+10.4%			

*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. *The 2013 COD of 12.65% is an improvement from the previous COD of 13.60%.* 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	\$159,000	\$206,200	\$365,200
2013 Value	\$170,400	\$232,400	\$402,800
Percent Change	+7.2%	+12.7%	+10.3%

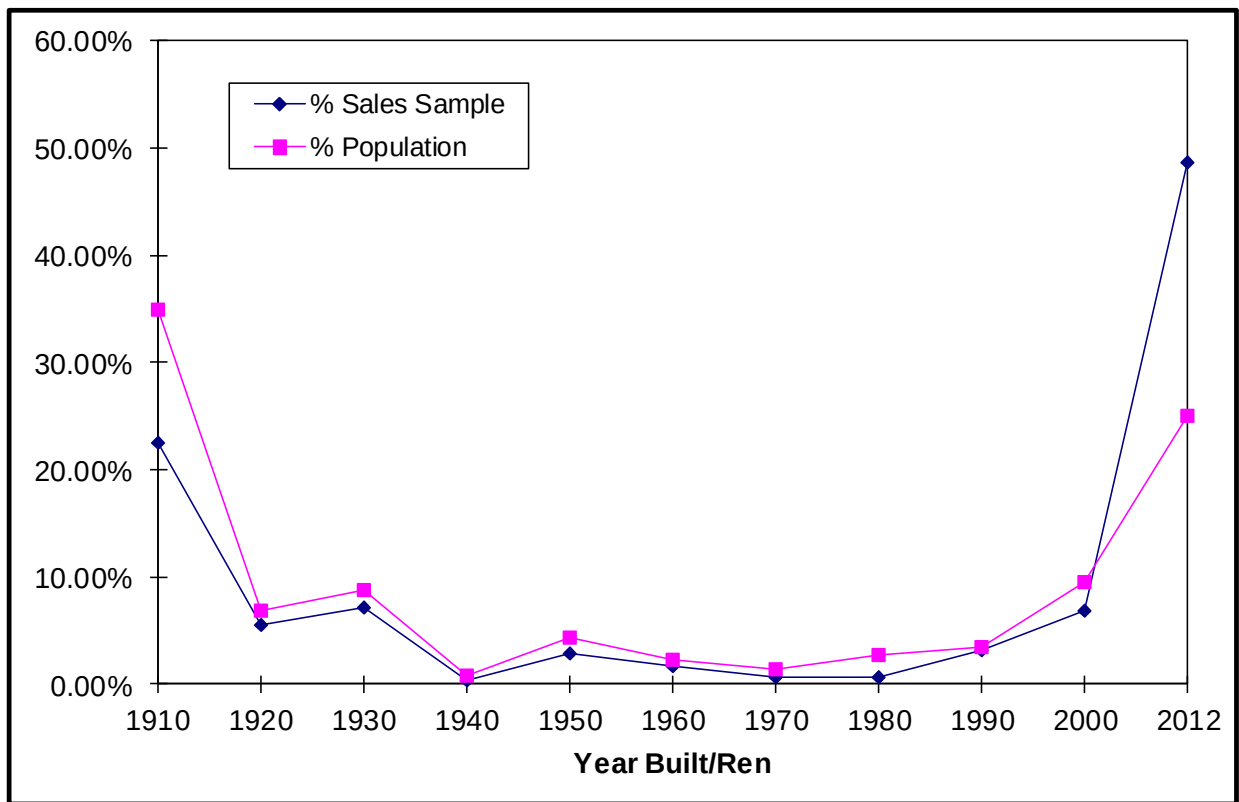
Number of one to three unit residences in the population: 7255

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 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 Neighborhood 8 excluding parcels coded with traffic greater than moderate required an upward adjustment less than the overall area. Parcels located in Major 133400 (Capitol Court Add) required no adjustment from previous. Parcels coded with traffic greater than moderate were at a higher assessment ratio than the population and required a downward adjustment. 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	203	22.51%
1920	50	5.54%
1930	64	7.10%
1940	3	0.33%
1950	26	2.88%
1960	15	1.66%
1970	6	0.67%
1980	6	0.67%
1990	28	3.10%
2000	62	6.87%
2012	439	48.67%
	902	

Population		
Year Built/Ren	Frequency	% Population
1910	2530	34.87%
1920	497	6.85%
1930	635	8.75%
1940	56	0.77%
1950	319	4.40%
1960	167	2.30%
1970	105	1.45%
1980	194	2.67%
1990	249	3.43%
2000	686	9.46%
2012	1817	25.04%
	7255	

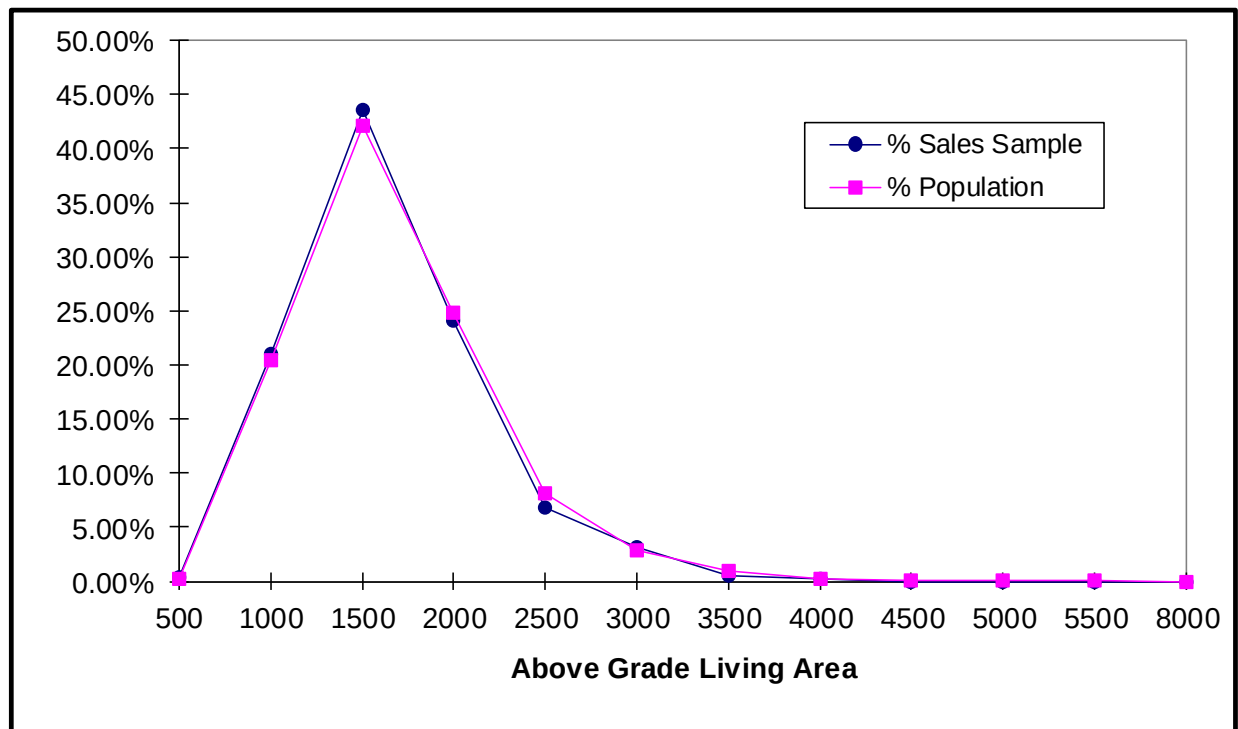


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.33%
1000	190	21.06%
1500	393	43.57%
2000	218	24.17%
2500	62	6.87%
3000	29	3.22%
3500	5	0.55%
4000	2	0.22%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	902	

Population		
AGLA	Frequency	% Population
500	16	0.22%
1000	1483	20.44%
1500	3052	42.07%
2000	1804	24.87%
2500	592	8.16%
3000	211	2.91%
3500	66	0.91%
4000	21	0.29%
4500	5	0.07%
5000	2	0.03%
5500	3	0.04%
8000	0	0.00%
	7255	

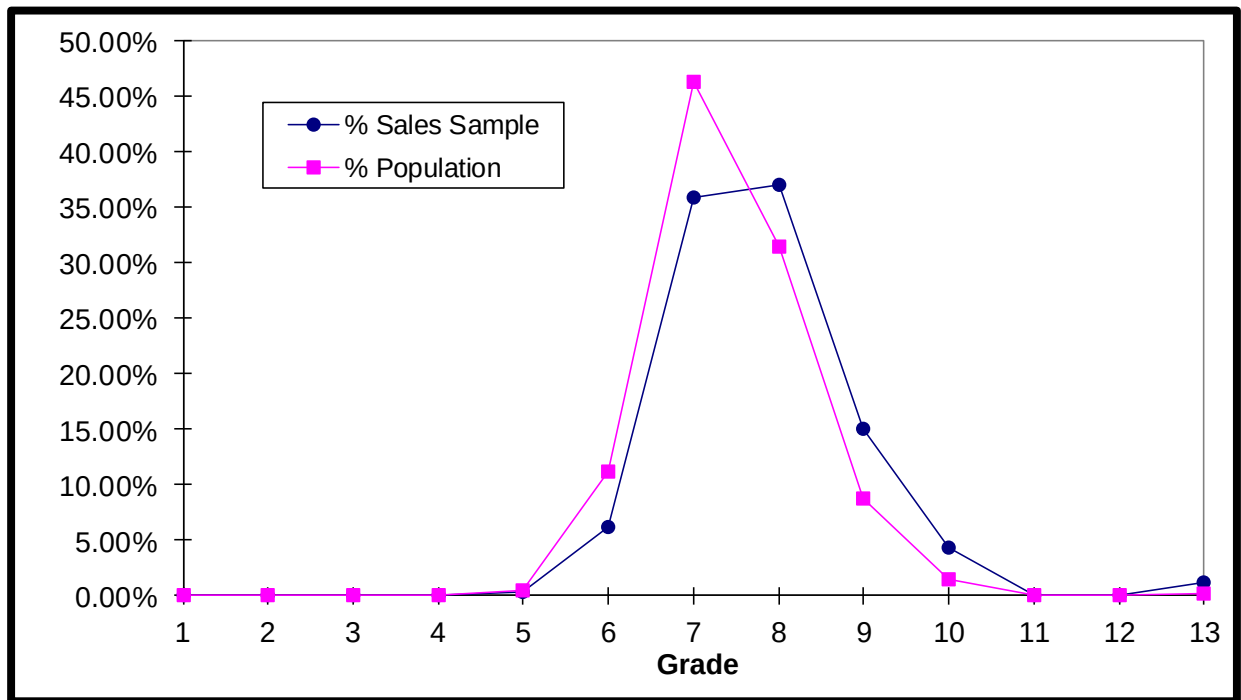


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	3	0.33%
6	56	6.21%
7	323	35.81%
8	334	37.03%
9	136	15.08%
10	39	4.32%
11	0	0.00%
12	0	0.00%
13	11	1.22%
902		

Population		
Grade	Frequency	% Population
1	1	0.01%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	34	0.47%
6	811	11.18%
7	3364	46.37%
8	2283	31.47%
9	636	8.77%
10	109	1.50%
11	4	0.06%
12	0	0.00%
13	12	0.17%
7255		



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

Based on the 17 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.2% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.075, with the result truncated 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 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 Neighborhood 8 excluding parcels coded with traffic greater than moderate required an upward adjustment less than the overall area. Parcels located in Major 133400 (Capitol Court Add) required no adjustment from previous. Parcels coded with traffic greater than moderate were at a higher assessment ratio than the population and required a downward adjustment. 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 902 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 91.4%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of 10.4%. 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.

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

13.60%

Neighborhood8NoTraffic>1	Yes
% Adjustment	2.82%
Major 133400 Capitol Court Add	Yes
% Adjustment	0.00%
Traffic>Moderate	Yes
% Adjustment	-1.13%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Neighborhood 8 excluding parcels coded with a traffic greater than moderate would *approximately* receive a 2.82% upward adjustment. 1342 parcels in the improved population would receive this adjustment. There were 156 sales.

For instance, a parcel in Major 133400 (Capitol Court Add) would *approximately* receive no adjustment. 12 parcels in the improved population would receive this adjustment. There were 11 sales.

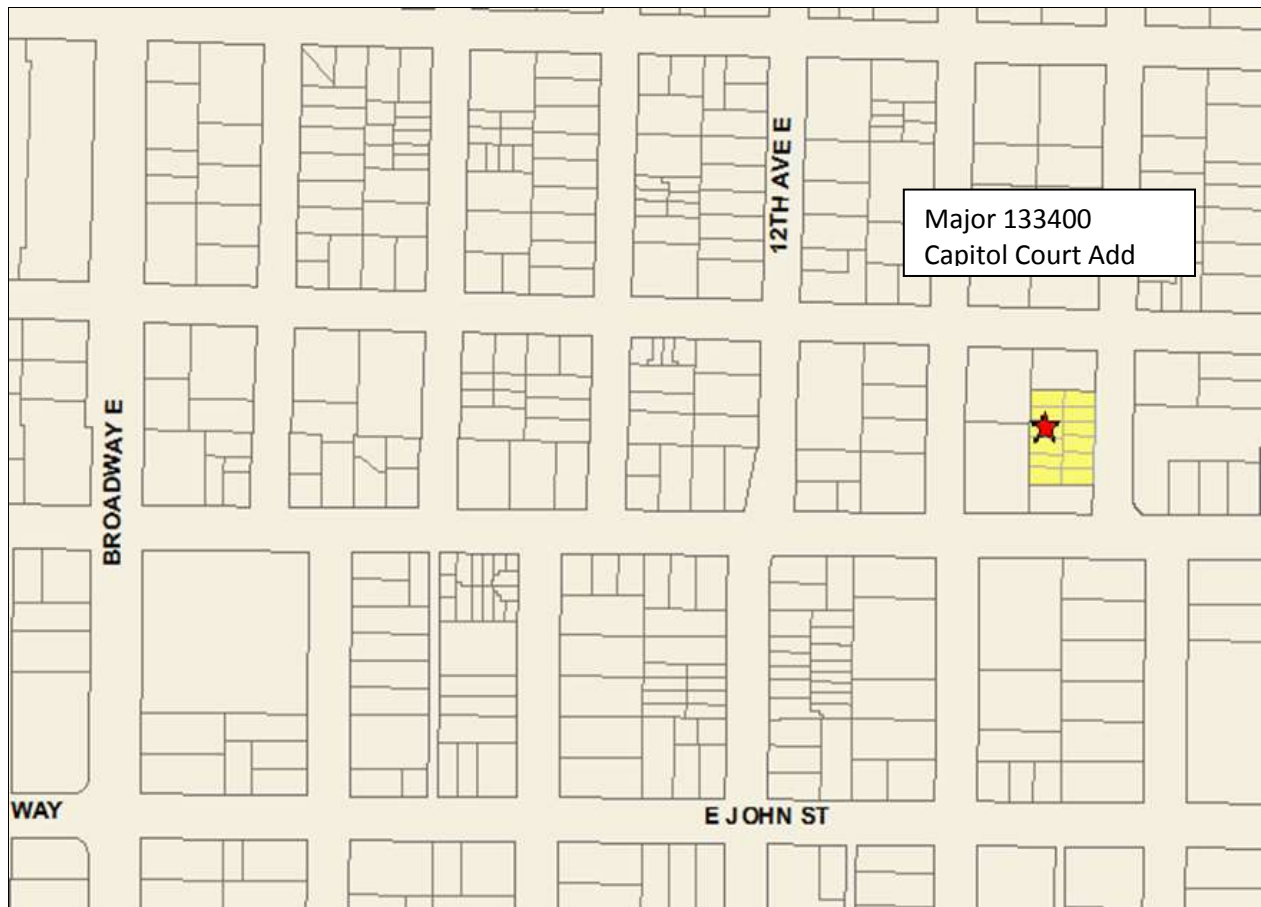
For instance, a parcel coded with traffic greater than moderate and not located in Neighborhood 8 would *approximately* receive a -1.13% downward adjustment. 785 parcels in the improved population would receive this adjustment. There were 81 sales.

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

70% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 15 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
133400	Capitol Court Add	11	12	91.60%	SE-26-25-4	3	10	2009	14 th Ave E & E Thomas St.



Area 15 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 1.096, resulting in an adjusted value of \$575,000 ($\$525,000 \times 1.096 = \$575,400$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.990	-1.0%
2/1/2010	1.001	0.1%
3/1/2010	1.011	1.1%
4/1/2010	1.021	2.1%
5/1/2010	1.030	3.0%
6/1/2010	1.039	3.9%
7/1/2010	1.047	4.7%
8/1/2010	1.055	5.5%
9/1/2010	1.062	6.2%
10/1/2010	1.068	6.8%
11/1/2010	1.073	7.3%
12/1/2010	1.078	7.8%
1/1/2011	1.083	8.3%
2/1/2011	1.086	8.6%
3/1/2011	1.089	8.9%
4/1/2011	1.092	9.2%
5/1/2011	1.094	9.4%
6/1/2011	1.095	9.5%
7/1/2011	1.096	9.6%
8/1/2011	1.096	9.6%
9/1/2011	1.095	9.5%
10/1/2011	1.094	9.4%
11/1/2011	1.092	9.2%
12/1/2011	1.089	8.9%
1/1/2012	1.086	8.6%
2/1/2012	1.082	8.2%
3/1/2012	1.078	7.8%
4/1/2012	1.073	7.3%
5/1/2012	1.068	6.8%
6/1/2012	1.061	6.1%
7/1/2012	1.055	5.5%
8/1/2012	1.047	4.7%
9/1/2012	1.039	3.9%
10/1/2012	1.030	3.0%
11/1/2012	1.021	2.1%
12/1/2012	1.011	1.1%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 15
(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	605860	0156	3/10/11	\$187,000	\$204,000	750	5	1903	Good	3200	N	N	813 25TH AVE S
003	713730	0045	7/18/11	\$230,000	\$252,000	820	5	1900	Good	3297	N	N	1123 MARTIN LUTHER KING JR WAY S
003	219760	0377	10/5/10	\$290,000	\$310,000	1940	5	1901	Avg	2820	N	N	1019 E JEFFERSON ST
003	912610	0360	10/18/12	\$243,000	\$249,000	620	6	1923	Avg	3600	N	N	615 21ST AVE
003	600350	1360	4/22/10	\$230,000	\$236,000	700	6	1906	Avg	1600	N	N	1008 E JOHN ST
003	722850	1814	4/9/10	\$305,000	\$312,000	800	6	1945	Avg	4950	N	N	1466 20TH AVE
003	765860	0060	5/10/12	\$305,000	\$325,000	820	6	1951	Avg	5820	N	N	1101 24TH AVE S
003	794260	0920	3/10/11	\$300,000	\$327,000	830	6	1918	Avg	3315	N	N	1415 E JEFFERSON ST
003	277910	0035	12/11/11	\$299,000	\$325,000	830	6	1923	Good	3600	N	N	163 25TH AVE
003	981870	0675	7/9/12	\$283,500	\$298,000	840	6	1961	Good	3200	N	N	501 27TH AVE
003	981870	0175	9/27/10	\$285,000	\$304,000	880	6	1973	Good	3000	N	N	169 27TH AVE
003	379600	0365	4/12/11	\$307,000	\$335,000	920	6	1901	Good	2500	N	N	206 25TH AVE S
003	872810	0585	10/12/12	\$234,000	\$240,000	920	6	1911	Avg	2730	Y	N	1103 20TH AVE S
003	516070	0045	10/3/12	\$259,000	\$267,000	940	6	1903	Good	4000	N	N	931 25TH AVE S
003	912610	0156	6/22/12	\$250,000	\$264,000	990	6	1903	Avg	2550	N	N	825 21ST AVE
003	331950	1765	2/1/11	\$280,000	\$304,000	1030	6	1900	Good	2480	N	N	1843 S KING ST
003	872810	0600	8/17/11	\$263,000	\$288,000	1050	6	1907	Avg	5940	N	N	1111 20TH AVE S
003	982670	0635	6/9/10	\$389,000	\$405,000	1070	6	1906	VGood	3840	N	N	124 16TH AVE
003	225450	2485	2/16/11	\$330,000	\$359,000	1080	6	1901	Avg	3840	N	N	815 20TH AVE
003	095500	0095	9/13/11	\$425,000	\$465,000	1100	6	1900	VGood	3200	N	N	2208 E JOHN ST
003	685270	0565	2/15/10	\$596,000	\$600,000	1120	6	1906	Good	3000	N	N	426 10TH AVE E
003	794260	0910	12/3/10	\$475,000	\$512,000	1120	6	1918	Fair	8667	N	N	355 15TH AVE
003	570750	0035	3/20/12	\$433,500	\$466,000	1120	6	1922	Avg	4000	N	N	1814 E DENNY WAY
003	331950	0355	9/6/12	\$229,000	\$238,000	1130	6	1918	Good	1953	N	N	2030 S MAIN ST
003	722850	1035	5/6/11	\$325,000	\$356,000	1230	6	1909	Avg	3810	N	N	1428 21ST AVE
003	125020	0680	9/20/12	\$290,000	\$300,000	1260	6	1901	Avg	7200	N	N	510 26TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(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	225450	1755	1/22/10	\$340,000	\$339,000	1620	6	1900	Avg	4800	N	N	816 15TH AVE
003	225450	0775	11/13/12	\$560,000	\$569,000	1620	6	1908	Good	3840	N	N	817 13TH AVE
003	685270	0535	1/5/11	\$491,500	\$532,000	1840	6	1901	Avg	3792	N	N	1016 E HARRISON ST
003	331950	0966	5/11/12	\$215,000	\$229,000	390	7	2005	Avg	836	N	N	2031 B S MAIN ST
003	225450	1495	10/26/12	\$250,000	\$256,000	650	7	1921	Avg	3840	N	N	922 14TH AVE
003	981870	0685	9/22/11	\$240,100	\$263,000	650	7	1944	Avg	2486	N	N	510 27TH AVE
003	981870	0687	6/22/11	\$239,000	\$262,000	650	7	1944	Avg	1688	N	N	508 27TH AVE
003	366750	0131	2/22/11	\$290,000	\$316,000	690	7	2006	Avg	1145	N	N	116 A 20TH AVE E
003	331950	0291	3/30/11	\$185,000	\$202,000	700	7	2003	Avg	1281	N	N	2011 A S WASHINGTON ST
003	722850	1905	12/30/10	\$180,000	\$195,000	710	7	1985	Avg	956	N	N	2004 E PINE ST
003	722850	1905	4/16/12	\$209,000	\$224,000	710	7	1985	Avg	956	N	N	2004 E PINE ST
003	723460	1344	7/16/12	\$496,000	\$521,000	720	7	2005	Avg	1881	N	N	1516 18TH AVE
003	331950	1840	5/11/12	\$370,500	\$395,000	740	7	1907	Good	4480	N	N	1810 S WELLER ST
003	440020	0071	2/17/11	\$250,000	\$272,000	750	7	2003	Avg	1106	N	N	519 B 20TH AVE E
003	440020	0072	2/17/11	\$250,000	\$272,000	750	7	2003	Avg	1167	N	N	519 A 20TH AVE E
003	981870	0640	3/24/12	\$315,000	\$338,000	770	7	1922	Avg	3340	N	N	519 27TH AVE
003	722850	1902	7/11/11	\$200,000	\$219,000	780	7	1985	Avg	1026	N	N	1604 20TH AVE
003	000760	0110	6/20/11	\$210,000	\$230,000	820	7	2008	Avg	1406	N	N	101 27TH AVE S
003	712830	0320	12/28/11	\$249,500	\$271,000	820	7	1902	VGood	4500	Y	N	1018 20TH AVE S
003	331950	2105	7/31/12	\$390,000	\$408,000	820	7	1916	Good	4480	N	N	1827 S WELLER ST
003	331950	0916	6/29/11	\$219,900	\$241,000	830	7	2005	Avg	1244	N	N	2001 A S MAIN ST
003	765860	0182	8/14/12	\$289,950	\$303,000	840	7	2005	Avg	1567	N	N	1111 23RD AVE S
003	912610	0625	6/11/10	\$314,900	\$328,000	860	7	2005	Avg	1883	N	N	415 21ST AVE
003	912610	1600	8/9/10	\$237,000	\$250,000	861	7	1999	Avg	2580	N	N	807 23RD AVE
003	331950	1509	6/29/11	\$215,000	\$236,000	875	7	2006	Avg	1162	N	N	1643 S JACKSON PL
003	949770	0131	1/25/11	\$300,000	\$326,000	900	7	2007	Avg	984	N	N	120 B 21ST AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(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	095800	0245	3/9/10	\$405,000	\$410,000	910	7	1912	VGood	5576	N	N	328 21ST AVE E
003	713230	0035	8/11/10	\$227,800	\$241,000	930	7	2009	Avg	787	N	N	1634 S DEARBORN ST
003	722850	2089	2/5/10	\$405,000	\$406,000	930	7	1907	Avg	2721	N	N	1913 E PINE ST
003	912610	0316	7/6/10	\$390,000	\$409,000	930	7	1906	VGood	2800	N	N	614 20TH AVE
003	722850	0785	11/8/11	\$355,000	\$387,000	930	7	1912	Avg	3968	N	N	2110 E PINE ST
003	605860	0265	12/22/11	\$350,000	\$381,000	950	7	1979	Avg	5000	N	N	825 24TH AVE S
003	723460	1195	9/8/11	\$323,000	\$354,000	960	7	1904	VGood	1353	N	N	1801 19TH AVE
003	949770	0118	3/22/10	\$337,500	\$343,000	1024	7	2000	Avg	929	N	N	127 D 22ND AVE E
003	290870	0046	10/15/10	\$379,000	\$406,000	1030	7	1902	Good	1500	N	N	1322 E REMINGTON CT
003	193730	0050	6/3/10	\$348,000	\$362,000	1030	7	1921	Good	4000	Y	N	1838 S DEARBORN ST
003	723460	1356	4/12/10	\$430,000	\$440,000	1040	7	2004	Avg	1367	N	N	1524 C 18TH AVE
003	121100	0185	5/10/12	\$267,950	\$286,000	1040	7	1908	Avg	3000	N	N	549 27TH AVE
003	794830	0145	11/10/11	\$474,000	\$517,000	1040	7	1916	Good	2560	N	N	1208 E BARCLAY CT
003	095500	0150	7/19/12	\$480,000	\$504,000	1040	7	1926	Avg	4200	N	N	218 22ND AVE E
003	808040	0045	12/8/10	\$444,000	\$479,000	1040	7	1980	Good	3600	N	N	113 17TH AVE E
003	516070	0065	2/23/10	\$396,000	\$399,000	1050	7	2004	Avg	4000	N	N	949 25TH AVE S
003	331950	0317	10/20/11	\$300,000	\$328,000	1060	7	2011	Avg	987	N	N	2031 S WASHINGTON ST
003	754480	0405	7/9/12	\$282,000	\$297,000	1060	7	2003	Avg	1598	N	N	2209 E JAMES ST
003	331950	1375	5/17/10	\$333,000	\$345,000	1060	7	1921	Good	4800	N	N	1814 S KING ST
003	331950	2176	7/13/10	\$250,000	\$262,000	1070	7	2006	Avg	1220	N	N	1631 B S WELLER ST
003	982670	1610	8/11/11	\$283,000	\$310,000	1090	7	2002	Avg	1481	N	N	102 22ND AVE S
003	095500	0185	9/5/12	\$513,475	\$533,000	1090	7	1910	Good	4200	N	N	227 22ND AVE E
003	713230	0555	6/30/11	\$325,000	\$356,000	1090	7	1928	Good	4000	Y	N	936 HIAWATHA PL S
003	912610	1605	12/10/10	\$217,500	\$235,000	1092	7	1999	Avg	2580	N	N	811 23RD AVE
003	128530	0095	7/19/12	\$250,000	\$263,000	1100	7	1908	Avg	4050	N	N	1301 26TH AVE S
003	225450	0990	11/11/10	\$245,000	\$263,000	1100	7	1903	Avg	2640	N	N	1315 E MARION ST

Improved Sales Used in this Annual Update Analysis
Area 15
(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	331950	2040	8/16/11	\$278,000	\$305,000	1100	7	1978	Avg	6600	N	N	2026 S LANE ST
003	331950	0319	10/20/11	\$315,000	\$344,000	1130	7	2011	Avg	1270	N	N	2035 S WASHINGTON ST
003	712830	0180	7/16/12	\$370,000	\$389,000	1130	7	2012	Avg	5250	N	N	1007 20TH AVE S
003	794260	0007	10/3/12	\$275,000	\$283,000	1130	7	1903	Avg	3920	N	N	615 20TH AVE
003	712830	0585	10/1/12	\$250,000	\$258,000	1140	7	1940	Good	3000	N	N	863 20TH PL S
003	125020	0216	10/25/12	\$429,990	\$440,000	1150	7	2004	Avg	3280	N	N	2500 S LANE ST
003	379600	0376	5/19/10	\$358,000	\$371,000	1150	7	1910	Avg	2100	N	N	216 25TH AVE S
003	379600	0376	11/18/12	\$399,000	\$405,000	1150	7	1910	Avg	2100	N	N	216 25TH AVE S
003	130330	0020	9/26/11	\$454,000	\$497,000	1170	7	1901	Good	4050	N	N	321 CORYELL CT E
003	134430	0070	8/25/11	\$330,000	\$361,000	1170	7	1950	Avg	6300	N	N	420 21ST AVE E
003	303720	0010	3/22/10	\$359,000	\$365,000	1180	7	2004	Avg	2090	N	N	166 A 17TH AVE
003	392740	0041	7/1/10	\$299,000	\$313,000	1190	7	2005	Avg	1586	Y	N	1222 A E FIR ST
003	303720	0065	9/29/11	\$249,900	\$273,000	1190	7	1996	Avg	2500	N	N	209 17TH AVE
003	125020	0275	1/11/10	\$309,950	\$308,000	1200	7	2008	Avg	2228	N	N	513 B 26TH AVE S
003	125020	0276	3/24/10	\$307,500	\$313,000	1200	7	2008	Avg	1365	N	N	513 A 26TH AVE S
003	125020	0278	1/14/10	\$309,950	\$308,000	1200	7	2008	Avg	2231	N	N	515 A 26TH AVE S
003	125020	0280	10/27/10	\$310,000	\$332,000	1200	7	2009	Avg	1738	N	N	511 A 26TH AVE S
003	125020	0281	10/21/10	\$320,000	\$343,000	1200	7	2009	Avg	1858	N	N	511 B 26TH AVE S
003	981870	0095	4/16/12	\$280,000	\$300,000	1200	7	1925	Good	5500	N	N	198 26TH AVE
003	684070	1005	2/23/10	\$434,000	\$438,000	1210	7	2009	Avg	5000	N	N	313 MARTIN LUTHER KING JR WAY
003	331950	0318	10/20/11	\$319,950	\$350,000	1220	7	2011	Avg	1262	N	N	2033 S WASHINGTON ST
003	957802	0020	5/24/11	\$348,500	\$382,000	1220	7	2008	Avg	1001	N	N	1625 S LANE ST
003	982670	1370	6/28/10	\$365,000	\$382,000	1230	7	2009	Avg	3840	N	N	221 21ST AVE
003	723460	1525	7/23/10	\$498,500	\$525,000	1230	7	1912	Good	4905	N	N	902 18TH AVE
003	794260	1525	8/24/11	\$367,500	\$403,000	1240	7	2011	Avg	5120	N	N	332 17TH AVE
003	957802	0030	8/6/12	\$335,000	\$350,000	1240	7	2008	Avg	1335	N	N	1627 S LANE ST

Improved Sales Used in this Annual Update Analysis
Area 15
(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	912610	0275	12/9/11	\$310,000	\$337,000	1240	7	1993	Avg	3600	N	N	717 21ST AVE
003	713230	0685	7/2/10	\$399,950	\$419,000	1260	7	1905	VGood	3136	Y	N	1122 HIAWATHA PL S
003	754480	0190	9/17/10	\$265,000	\$282,000	1270	7	1900	VGood	3000	N	N	418 22ND AVE
003	722850	2370	4/30/10	\$355,000	\$366,000	1280	7	1903	Avg	4719	N	N	937 20TH AVE
003	600350	0975	1/27/10	\$605,250	\$605,000	1280	7	1908	Good	2280	N	N	110 10TH AVE E
003	723460	1221	10/26/10	\$416,500	\$447,000	1280	7	1904	Good	2114	N	N	1807 E HOWELL ST
003	723460	1221	6/2/11	\$508,000	\$556,000	1280	7	1904	Good	2114	N	N	1807 E HOWELL ST
003	722850	0390	6/22/10	\$240,000	\$251,000	1290	7	1902	Avg	4740	N	N	935 23RD AVE
003	912610	0520	12/22/11	\$272,500	\$296,000	1290	7	1900	Good	1976	N	N	509 21ST AVE
003	912610	0520	1/4/12	\$350,000	\$380,000	1290	7	1900	Good	1976	N	N	509 21ST AVE
003	225450	1912	7/3/12	\$456,750	\$481,000	1300	7	1943	Good	5120	N	N	1617 E MARION ST
003	723460	0005	3/8/11	\$375,000	\$409,000	1300	7	1943	Good	3373	N	N	902 15TH AVE
003	134430	0185	12/21/10	\$445,000	\$481,000	1310	7	1908	Good	4200	N	N	523 23RD AVE E
003	872810	0830	6/20/12	\$319,000	\$337,000	1310	7	1998	Avg	2925	Y	N	2108 S JUDKINS ST
003	193480	0006	11/1/12	\$317,000	\$324,000	1320	7	2010	Avg	1920	N	N	1913 E SPRUCE ST
003	130330	0055	7/16/10	\$498,000	\$523,000	1320	7	1901	VGood	2542	N	N	327 19TH AVE E
003	605860	0290	3/23/12	\$260,000	\$279,000	1320	7	1994	Avg	3002	N	N	814 23RD AVE S
003	712830	0850	7/20/12	\$402,000	\$422,000	1330	7	1907	Good	3000	N	N	2024 S DEARBORN ST
003	125020	0557	3/6/10	\$291,000	\$295,000	1340	7	2003	Avg	1852	N	N	303 27TH AVE S
003	366750	0021	3/9/10	\$440,000	\$446,000	1350	7	2003	Avg	1288	N	N	126 B 19TH AVE E
003	366750	0022	7/20/11	\$405,000	\$444,000	1350	7	2003	Avg	1288	N	N	126 C 19TH AVE E
003	722850	1790	9/29/11	\$471,500	\$516,000	1380	7	1900	Good	7500	Y	N	1438 20TH AVE
003	684070	1711	12/20/10	\$368,000	\$398,000	1400	7	1910	Good	3570	N	N	105 25TH AVE
003	957802	0120	4/27/11	\$499,000	\$546,000	1460	7	2008	Avg	2982	N	N	1639 S LANE ST
003	912610	0205	2/8/10	\$480,000	\$482,000	1470	7	2008	Avg	3600	N	N	710 20TH AVE
003	722850	2385	7/27/12	\$325,000	\$341,000	1480	7	1904	Avg	4840	N	N	929 20TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	278410	0045	6/2/11	\$629,000	\$689,000	1480	7	1918	Good	3500	N	N	1819 E JOHN ST
003	600350	1355	11/16/12	\$380,000	\$386,000	1490	7	1905	Good	3200	N	N	200 10TH AVE E
003	042404	9065	8/2/12	\$365,000	\$382,000	1490	7	2000	Avg	2521	N	N	1116 26TH AVE S
003	937930	0010	3/8/12	\$249,990	\$269,000	1490	7	1997	Avg	2400	N	N	506 24TH AVE S
003	712830	0370	10/11/11	\$265,000	\$290,000	1500	7	1904	Good	6000	N	N	2017 S CHARLES ST
003	225450	2275	11/8/11	\$462,500	\$505,000	1510	7	1903	Good	5760	Y	N	708 19TH AVE
003	121100	0225	1/27/12	\$295,000	\$320,000	1510	7	1921	Good	3000	N	N	544 27TH AVE
003	712830	0590	9/21/11	\$355,000	\$388,000	1520	7	1910	VGood	3000	N	N	2018 S CHARLES ST
003	605860	0325	7/5/12	\$415,000	\$437,000	1520	7	1917	Avg	5000	N	N	911 24TH AVE S
003	981870	0075	7/21/10	\$380,000	\$400,000	1520	7	1923	Good	3000	N	N	190 26TH AVE
003	982670	1665	9/29/11	\$375,000	\$410,000	1530	7	1906	VGood	4200	N	N	164 22ND AVE
003	042404	9064	3/15/12	\$283,000	\$305,000	1540	7	1995	Avg	4999	N	N	1117 26TH AVE S
003	332504	9019	2/27/12	\$605,000	\$653,000	1550	7	2006	Good	5110	N	N	2202 E OLIVE ST
003	000760	0054	8/24/10	\$369,950	\$392,000	1550	7	1907	Avg	4061	N	N	160 23RD AVE
003	331950	0555	3/1/12	\$452,000	\$487,000	1550	7	1908	Good	2640	N	N	212 17TH AVE S
003	712830	0220	3/28/11	\$355,000	\$388,000	1550	7	1997	Avg	3000	N	N	2011 S INGERSOLL PL
003	225550	0125	2/19/10	\$290,000	\$292,000	1570	7	1900	Avg	3600	N	N	725 17TH AVE
003	685270	0231	2/24/12	\$420,000	\$453,000	1590	7	1908	Avg	3000	N	N	1057 E HARRISON ST
003	225450	1625	7/17/12	\$415,000	\$436,000	1600	7	1904	Avg	3200	N	N	1411 E COLUMBIA ST
003	216390	0340	7/12/12	\$420,000	\$442,000	1610	7	1905	Good	2400	N	N	911 BELMONT AVE E
003	000760	0095	10/11/11	\$288,000	\$315,000	1610	7	1900	Avg	7320	N	N	123 24TH AVE
003	304320	0006	2/12/10	\$517,000	\$520,000	1610	7	1902	Good	2320	N	N	1900 E DENNY WAY
003	685270	0117	10/12/11	\$595,000	\$650,000	1670	7	1900	Good	2639	N	N	1111 E REPUBLICAN ST
003	684070	1025	6/14/11	\$325,000	\$356,000	1680	7	1914	Avg	4500	N	N	354 26TH AVE
003	794260	2110	5/24/10	\$315,000	\$327,000	1690	7	1966	Avg	3320	N	N	1609 E ALDER ST
003	130330	0090	6/16/11	\$375,000	\$411,000	1700	7	2011	Avg	3280	N	N	311 19TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(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	331950	1755	2/12/10	\$308,000	\$310,000	1700	7	1926	Avg	4480	N	N	1835 S KING ST
003	722850	1095	7/20/11	\$464,500	\$509,000	1720	7	1905	Avg	5080	N	N	1464 21ST AVE
003	128530	0120	4/23/10	\$445,000	\$457,000	1730	7	1990	Avg	4600	N	N	2450 S IRVING ST
003	722850	1070	5/10/11	\$310,000	\$339,000	1750	7	1903	Avg	5080	N	N	1452 21ST AVE
003	125020	0735	4/11/12	\$282,000	\$302,000	1750	7	1906	Good	5400	N	N	533 MARTIN LUTHER KING JR WAY S
003	193480	0046	8/16/10	\$365,000	\$386,000	1780	7	1905	Good	4400	N	N	167 20TH AVE
003	332000	0870	3/4/11	\$610,000	\$665,000	1790	7	1915	VGood	4920	Y	N	703 18TH AVE S
003	257240	0220	8/1/12	\$489,000	\$512,000	1800	7	1905	Avg	4500	N	N	209 15TH AVE
003	225450	1185	11/23/10	\$462,000	\$498,000	1800	7	1900	Good	3090	N	N	1106 13TH AVE
003	501100	0075	12/14/11	\$442,000	\$481,000	1800	7	1913	Good	4000	N	N	614 22ND AVE E
003	723460	0876	8/1/12	\$475,000	\$497,000	1810	7	1903	Avg	3720	N	N	1128 17TH AVE
003	722850	0600	4/10/12	\$375,000	\$402,000	1810	7	1909	VGood	2226	N	N	2215 E OLIVE ST
003	722850	0325	7/6/12	\$225,000	\$237,000	1830	7	1905	Avg	2765	N	N	953 23RD AVE
003	912610	0365	10/16/12	\$426,700	\$438,000	1840	7	1901	Good	3600	N	N	617 21ST AVE
003	225450	1485	7/5/12	\$359,000	\$378,000	1870	7	1901	Avg	3840	N	N	914 14TH AVE
003	605860	0315	3/9/12	\$249,000	\$268,000	1930	7	1940	Avg	5000	N	N	901 24TH AVE S
003	392740	0035	4/4/12	\$370,000	\$397,000	1940	7	1932	Good	3255	N	N	1214 E FIR ST
003	685270	0571	12/5/11	\$475,000	\$517,000	2000	7	1908	Avg	2981	N	N	1007 E REPUBLICAN ST
003	685270	0010	9/21/11	\$465,000	\$509,000	2030	7	1905	Good	4100	N	N	621 12TH AVE E
003	722850	0525	10/25/12	\$393,750	\$403,000	2100	7	1920	Avg	7110	N	N	1426 22ND AVE
003	501100	0070	3/11/11	\$470,000	\$512,000	2120	7	1913	Avg	4000	N	N	610 22ND AVE E
003	128530	0085	11/12/12	\$257,000	\$261,000	2150	7	1943	Avg	4600	N	N	2449 S JUDKINS ST
003	982670	1175	4/14/11	\$400,000	\$437,000	2240	7	1900	Good	4980	N	N	126 20TH AVE
003	000760	0046	2/22/11	\$308,900	\$336,000	2290	7	1999	Avg	5160	N	N	212 23RD AVE
003	304320	0175	9/9/11	\$550,000	\$602,000	2430	7	1908	Good	4800	N	N	1811 20TH AVE
003	036300	0035	4/10/12	\$525,000	\$563,000	2540	7	1906	Avg	3000	N	N	164 25TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	225850	0040	4/4/12	\$310,000	\$333,000	2674	7	1901	Fair	5120	Y	N	720 19TH AVE
003	193480	0185	4/7/10	\$470,000	\$481,000	2680	7	1989	Avg	5900	N	N	169 18TH AVE
003	095500	0053	8/28/12	\$739,000	\$768,000	3000	7	1961	Avg	8200	N	N	2209 E THOMAS ST
003	219760	0480	5/11/12	\$830,000	\$885,000	3060	7	1905	Avg	7200	N	N	208 10TH AVE
003	982770	0015	6/7/10	\$319,000	\$332,000	500	8	2009	Avg	1078	N	N	122 B 22ND AVE
003	982770	0016	5/18/10	\$325,000	\$336,000	500	8	2009	Avg	1078	N	N	122 A 22ND AVE
003	181380	0007	3/16/10	\$410,000	\$416,000	630	8	2009	Avg	671	N	N	123 24TH AVE E
003	181380	0008	9/2/10	\$350,000	\$372,000	630	8	2009	Avg	1172	N	N	121 24TH AVE E
003	722850	2246	7/1/11	\$410,000	\$449,000	690	8	2011	Avg	1230	N	N	1504 B 19TH AVE
003	042404	9279	11/17/10	\$210,000	\$226,000	750	8	2009	Avg	1462	N	N	2425 S NORMAN ST
003	042404	9279	7/13/12	\$260,000	\$273,000	750	8	2009	Avg	1462	N	N	2425 S NORMAN ST
003	042404	9281	9/25/12	\$270,000	\$279,000	750	8	2009	Avg	1170	N	N	2421 S NORMAN ST
003	042404	9281	6/9/10	\$288,500	\$300,000	750	8	2009	Avg	1170	N	N	2421 S NORMAN ST
003	722850	2247	7/1/11	\$411,000	\$450,000	760	8	2011	Avg	1635	N	N	1504 A 19TH AVE
003	042404	9278	5/14/12	\$233,000	\$248,000	790	8	2009	Avg	1774	N	N	2427 S NORMAN ST
003	982770	0017	2/18/10	\$415,000	\$418,000	790	8	2009	Avg	1619	N	N	120 A 22ND AVE
003	982770	0018	5/17/10	\$381,500	\$395,000	790	8	2009	Avg	1618	N	N	120 B 22ND AVE
003	570750	0037	9/4/12	\$384,700	\$399,000	800	8	2010	Avg	1021	N	N	111 19TH AVE E
003	570750	0037	7/14/10	\$335,000	\$352,000	800	8	2010	Avg	1021	N	N	111 19TH AVE E
003	042404	9280	12/16/10	\$212,950	\$230,000	810	8	2009	Avg	1084	N	N	2423 S NORMAN ST
003	042404	9283	11/17/10	\$219,950	\$237,000	830	8	2009	Avg	1034	N	N	2417 S NORMAN ST
003	327480	0513	7/11/12	\$328,350	\$345,000	830	8	2009	Avg	903	N	N	943 B MARTIN L THER KING JR WAY S
003	570750	0038	7/9/10	\$399,950	\$420,000	840	8	2010	Avg	1129	N	N	113 19TH AVE E
003	723460	0902	1/28/11	\$272,500	\$296,000	840	8	2008	Avg	1252	N	N	1125 A 18TH AVE
003	723460	0903	2/4/11	\$274,000	\$298,000	840	8	2008	Avg	1253	N	N	1125 B 18TH AVE
003	570750	0039	9/20/10	\$349,950	\$373,000	860	8	2010	Avg	898	N	N	1825 E GLEN ST

Improved Sales Used in this Annual Update Analysis
Area 15
(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	278460	0015	9/19/11	\$345,000	\$378,000	870	8	1908	Good	1265	N	N	1807 E THOMAS ST
003	042404	9046	5/5/10	\$292,000	\$301,000	880	8	2009	Avg	2825	N	N	2415 S NORMAN ST
003	042404	9282	5/7/10	\$299,950	\$310,000	880	8	2009	Avg	2467	N	N	2419 S NORMAN ST
003	600350	1438	8/26/10	\$390,000	\$413,000	880	8	2005	Avg	596	N	N	231 11TH AVE E
003	636290	0077	2/10/11	\$278,000	\$302,000	880	8	2010	Avg	925	N	N	724 B 25TH AVE S
003	570750	0041	12/1/10	\$409,000	\$441,000	880	8	2010	Avg	1029	N	N	1823 E GLEN ST
003	570750	0042	9/20/10	\$385,000	\$410,000	880	8	2010	Avg	909	N	N	1827 E GLEN ST
003	723460	0898	1/1/11	\$298,000	\$323,000	880	8	2008	Avg	925	N	N	1129 B 18TH AVE
003	723460	0900	3/4/11	\$272,800	\$297,000	880	8	2008	Avg	825	N	N	1127 A 18TH AVE
003	723460	0904	2/9/11	\$283,000	\$308,000	880	8	2008	Avg	825	N	N	1127 B 18TH AVE
003	636290	0076	9/21/10	\$295,000	\$314,000	890	8	2010	Avg	1191	N	N	724 A 25TH AVE S
003	636290	0078	1/24/11	\$293,000	\$318,000	890	8	2010	Avg	1326	N	N	724 C 25TH AVE S
003	814120	0021	5/26/11	\$385,000	\$422,000	890	8	2011	Avg	1419	N	N	516 B 20TH AVE E
003	814120	0022	5/10/11	\$383,950	\$420,000	890	8	2011	Avg	1414	N	N	516 A 20TH AVE E
003	095500	0453	5/12/10	\$369,999	\$382,000	900	8	2009	Avg	1114	N	N	146 B 21ST AVE E
003	765860	0094	5/20/10	\$299,000	\$310,000	910	8	2007	Avg	1639	N	N	1125 24TH AVE S
003	765860	0098	3/25/11	\$285,000	\$311,000	910	8	2007	Avg	1421	N	N	1127 A 24TH AVE S
003	193480	0129	6/11/10	\$315,000	\$328,000	930	8	2006	Avg	2026	N	N	166 A 18TH AVE
003	684070	1610	1/12/12	\$232,458	\$252,000	950	8	2007	Avg	1029	N	N	100B 26TH AVE
003	327480	0515	6/13/12	\$360,000	\$381,000	950	8	2009	Avg	1299	N	N	943 C MARTIN L THER KING JR WAY S
003	722850	1889	1/10/11	\$355,000	\$385,000	950	8	2007	Avg	1996	N	N	1609 B 21ST AVE
003	225450	2093	5/3/12	\$305,000	\$326,000	960	8	2007	Avg	1085	N	N	820 17TH AVE
003	684070	0391	6/13/12	\$439,950	\$466,000	960	8	2012	Avg	3892	N	N	517 TEMPLE PL
003	981870	0070	8/10/10	\$515,000	\$544,000	970	8	2010	Avg	3000	N	N	186 26TH AVE
003	257240	0212	7/23/12	\$360,000	\$378,000	980	8	2006	Avg	1228	N	N	211 A 15TH AVE
003	570750	0040	7/1/10	\$389,950	\$408,000	980	8	2010	Avg	1439	N	N	1821 E GLEN ST

Improved Sales Used in this Annual Update Analysis
Area 15
(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	125020	0722	6/10/10	\$329,000	\$343,000	1000	8	2009	Avg	1260	N	N	2614 S LANE ST
003	125020	0723	2/24/10	\$341,000	\$344,000	1000	8	2009	Avg	1260	N	N	2616 S LANE ST
003	125020	0724	7/27/10	\$319,000	\$336,000	1000	8	2009	Avg	1135	N	N	537 A MARTIN L THER KING JR WAY S
003	193480	0132	11/2/11	\$285,000	\$311,000	1000	8	2006	Avg	1055	N	N	164 A 18TH AVE
003	982670	1628	12/1/10	\$348,000	\$375,000	1020	8	2007	Avg	1553	N	N	2215 E YESLER WAY
003	982670	1628	11/20/12	\$360,000	\$365,000	1020	8	2007	Avg	1553	N	N	2215 E YESLER WAY
003	303720	0140	7/12/10	\$394,000	\$414,000	1020	8	2010	Avg	993	N	N	167 B 16TH AVE
003	982670	1624	1/10/12	\$305,000	\$331,000	1020	8	2007	Avg	928	N	N	2213 A E YESLER WAY
003	095500	0455	4/28/10	\$422,000	\$434,000	1030	8	2009	Avg	1800	N	N	148 21ST AVE E
003	366750	0100	8/5/10	\$445,000	\$470,000	1040	8	2009	Avg	1207	N	N	1920 E JOHN ST
003	723460	0831	5/18/10	\$409,000	\$423,000	1040	8	2006	Avg	1375	N	N	927 C 18TH AVE
003	982670	0718	7/21/10	\$302,000	\$318,000	1040	8	2010	Avg	1145	N	N	1617 A E FIR ST
003	982670	0719	6/30/10	\$302,500	\$317,000	1040	8	2010	Avg	1253	N	N	1617 B E FIR ST
003	095500	0180	11/2/10	\$569,000	\$611,000	1040	8	1989	Avg	4200	N	N	229 22ND AVE E
003	366750	0058	1/23/12	\$323,000	\$350,000	1040	8	1999	Avg	1146	N	N	127 D 20TH AVE E
003	095500	0375	2/28/12	\$387,000	\$417,000	1060	8	2005	Avg	1033	N	N	125 B 21ST AVE E
003	303720	0142	12/28/10	\$350,000	\$379,000	1060	8	2010	Avg	1689	N	N	165 A 16TH AVE
003	723460	1348	8/22/11	\$459,000	\$503,000	1060	8	2005	Avg	1429	N	N	1512 C 18TH AVE
003	872810	0765	10/19/12	\$352,500	\$361,000	1060	8	2006	Avg	1400	N	N	2017 A S NORMAN ST
003	095500	0374	4/27/10	\$420,000	\$432,000	1080	8	2005	Avg	1345	N	N	125 C 21ST AVE E
003	723460	1029	9/25/12	\$458,000	\$473,000	1080	8	2008	Avg	1176	N	N	1521 C 18TH AVE
003	125020	0763	8/29/12	\$293,000	\$305,000	1087	8	2005	Avg	1796	N	N	513 MARTIN LUTHER KING JR WAY S
003	125020	0767	12/12/12	\$271,000	\$273,000	1087	8	2005	Avg	1796	N	N	515 MARTIN LUTHER KING JR WAY S
003	366750	0098	6/7/10	\$455,000	\$473,000	1100	8	2009	Avg	1522	N	N	1924 E JOHN ST
003	982670	0715	1/12/11	\$285,000	\$309,000	1100	8	2010	Avg	1224	N	N	1615 A E FIR ST
003	982670	0716	7/30/10	\$296,500	\$313,000	1100	8	2010	Avg	1173	N	N	1615 B E FIR ST

Improved Sales Used in this Annual Update Analysis
Area 15
(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	225450	1767	5/8/12	\$386,000	\$412,000	1100	8	1999	Avg	1562	N	N	822 15TH AVE
003	366750	0096	4/28/10	\$489,000	\$503,000	1120	8	2009	Avg	953	N	N	203 20TH AVE E
003	366750	0099	6/24/10	\$435,000	\$455,000	1120	8	2009	Avg	916	N	N	1922 E JOHN ST
003	685270	0525	4/9/12	\$440,000	\$472,000	1140	8	2006	Avg	1237	N	N	419 FEDERAL AVE E
003	912610	1121	6/21/12	\$370,000	\$391,000	1140	8	2006	Avg	1619	N	N	615 22ND AVE
003	685270	0528	1/18/11	\$415,000	\$450,000	1140	8	2006	Avg	1236	N	N	433 FEDERAL AVE E
003	422690	0230	2/26/10	\$505,000	\$510,000	1150	8	2008	Avg	1555	N	N	1404 A E FIR ST
003	422690	0233	6/22/10	\$470,000	\$491,000	1150	8	2008	Avg	845	N	N	1406 B E FIR ST
003	600300	0802	9/1/12	\$526,000	\$546,000	1150	8	2006	Avg	1334	N	N	1619 A 14TH AVE
003	982670	1743	2/22/10	\$275,000	\$277,000	1152	8	2005	Avg	1591	N	N	2223 E SPRUCE ST
003	422690	0232	5/21/10	\$494,000	\$512,000	1152	8	2008	Avg	861	N	N	1406 A E FIR ST
003	982670	1744	4/5/11	\$260,000	\$284,000	1152	8	2005	Avg	1592	N	N	2221 E SPRUCE ST
003	125020	0721	1/5/10	\$400,000	\$396,000	1160	8	2009	Avg	2269	N	N	2612 S LANE ST
003	723460	1026	11/14/11	\$429,000	\$468,000	1160	8	2008	Avg	1327	N	N	1523 A 18TH AVE
003	125020	0206	7/6/11	\$315,000	\$345,000	1170	8	2007	Avg	1798	N	N	528 25TH AVE S
003	366750	0095	4/19/10	\$494,000	\$507,000	1170	8	2009	Avg	1357	N	N	205 20TH AVE E
003	366750	0097	3/22/10	\$502,000	\$511,000	1170	8	2009	Avg	1259	N	N	201 20TH AVE E
003	135530	0004	11/2/10	\$495,000	\$531,000	1175	8	2007	Avg	1588	N	N	1402 E OLIVE ST
003	600300	1624	4/26/10	\$455,000	\$468,000	1180	8	2002	Avg	932	N	N	1806 B 14TH AVE
003	982670	0735	2/16/11	\$335,000	\$365,000	1180	8	2008	Avg	1532	N	N	1707 E FIR ST
003	685270	0416	6/6/11	\$546,000	\$598,000	1190	8	1995	Avg	1512	N	N	617 A FEDERAL AVE E
003	684070	1663	6/7/12	\$280,000	\$297,000	1200	8	2007	Avg	1224	N	N	2508 B E YESLER WAY
003	949770	0070	5/12/10	\$422,000	\$436,000	1200	8	2005	Avg	1462	N	N	121 B 21ST AVE E
003	095500	0454	3/21/10	\$379,950	\$387,000	1210	8	2009	Avg	1287	N	N	146 A 21ST AVE E
003	225450	1042	7/26/12	\$443,000	\$464,000	1210	8	2009	Avg	1486	N	N	1308 E MARION ST
003	912610	0345	11/2/10	\$380,000	\$408,000	1218	8	1999	Avg	1801	N	N	609 21ST AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	685270	0097	9/24/10	\$567,000	\$605,000	1220	8	2005	Avg	1275	N	N	514 B 11TH AVE E
003	982670	0739	3/23/11	\$312,725	\$341,000	1220	8	2008	Avg	1496	N	N	1711 E FIR ST
003	982670	0739	3/16/12	\$345,000	\$371,000	1220	8	2008	Avg	1496	N	N	1711 E FIR ST
003	722850	1369	3/15/10	\$410,000	\$416,000	1230	8	2007	Avg	2811	N	N	991 21ST AVE
003	519110	0200	11/26/12	\$469,990	\$476,000	1230	8	1913	Avg	3080	N	N	2021 E MERCER ST
003	685270	0412	5/20/11	\$425,000	\$465,000	1235	8	1995	Avg	1490	N	N	615 B FEDERAL AVE E
003	042404	9273	12/9/10	\$388,500	\$419,000	1240	8	2003	Avg	1967	N	N	1110 24TH AVE S
003	712830	0090	9/8/11	\$418,000	\$458,000	1240	8	1912	VGood	4000	Y	N	855 20TH AVE S
003	225450	1943	7/24/12	\$323,768	\$340,000	1240	8	1994	Avg	2670	N	N	1618 E COLUMBIA ST
003	125020	0294	5/17/10	\$395,000	\$409,000	1250	8	2002	Avg	2386	N	N	505 26TH AVE S
003	712830	0305	1/22/10	\$385,000	\$384,000	1251	8	2001	Avg	3000	N	N	2016 S NORMAN ST
003	712830	0310	4/29/10	\$375,000	\$386,000	1251	8	2001	Avg	3000	N	N	2012 S NORMAN ST
003	225450	1914	7/2/12	\$560,000	\$590,000	1270	8	2007	Avg	1451	N	N	831 17TH AVE
003	303720	0141	2/9/11	\$347,500	\$378,000	1280	8	2010	Avg	1324	N	N	167 A 16TH AVE
003	422690	0234	2/16/11	\$469,000	\$510,000	1280	8	2008	Avg	1682	N	N	1406 C E FIR ST
003	501100	0165	8/10/12	\$615,000	\$642,000	1290	8	1907	VGood	3285	N	N	2205 E MERCER ST
003	723460	1347	4/19/12	\$549,000	\$587,000	1300	8	2005	Avg	1175	N	N	1512 B 18TH AVE
003	600350	1980	4/29/10	\$669,000	\$689,000	1300	8	1901	VGood	1610	N	N	1208 E THOMAS ST
003	982670	1395	3/16/11	\$391,000	\$426,000	1310	8	2002	Avg	1800	N	N	201 22ND AVE
003	982670	1397	12/23/11	\$375,000	\$408,000	1310	8	2002	Avg	1800	N	N	205 22ND AVE
003	722850	0830	5/10/10	\$510,000	\$527,000	1310	8	1908	Good	5080	N	N	1618 21ST AVE
003	685270	0155	6/14/10	\$450,000	\$469,000	1335	8	2006	Avg	900	N	N	418 A 11TH AVE E
003	193480	0178	9/3/10	\$380,000	\$404,000	1340	8	2008	Avg	1243	N	N	165 B 18TH AVE
003	722850	1368	5/6/11	\$378,000	\$414,000	1340	8	2007	Avg	2418	N	N	989 21ST AVE
003	937930	0080	10/22/10	\$282,500	\$303,000	1340	8	2006	Avg	2195	N	N	519 25TH AVE S
003	982670	0705	10/26/11	\$290,000	\$317,000	1350	8	2005	Avg	1374	N	N	117 C 17TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	303720	0143	10/4/10	\$444,000	\$474,000	1380	8	2010	Avg	1612	N	N	165 B 16TH AVE
003	636290	0075	10/22/10	\$356,800	\$382,000	1380	8	2010	Avg	4055	N	N	722 25TH AVE S
003	912610	0525	4/20/11	\$375,000	\$410,000	1400	8	2002	Avg	1876	N	N	515 21ST AVE
003	912610	0836	4/20/10	\$418,000	\$429,000	1410	8	2001	Avg	1529	N	N	426 21ST AVE
003	912610	0840	6/15/11	\$356,950	\$391,000	1410	8	2001	Avg	1620	N	N	2109 E JEFFERSON ST
003	937930	0055	9/15/11	\$425,000	\$465,000	1410	8	2006	Avg	2584	N	N	541 25TH AVE S
003	982670	0933	2/1/10	\$372,000	\$372,000	1410	8	2009	Avg	898	N	N	107 B 19TH AVE
003	723460	1421	1/13/12	\$510,000	\$553,000	1440	8	1996	Avg	1802	N	N	1811 E PIKE ST
003	722850	1220	11/21/12	\$310,000	\$314,000	1450	8	1904	Avg	7620	N	N	921 22ND AVE
003	982670	1791	8/8/11	\$323,000	\$354,000	1460	8	2001	Avg	1981	N	N	219 23RD AVE
003	982670	0722	3/7/12	\$374,000	\$403,000	1460	8	2005	Avg	1045	N	N	1621 E FIR ST
003	723460	1531	10/26/12	\$380,000	\$389,000	1460	8	1901	Avg	3600	Y	N	910 18TH AVE
003	193480	0184	3/8/11	\$387,000	\$422,000	1480	8	2007	Avg	1539	N	N	163 18TH AVE
003	193730	0216	4/21/10	\$340,000	\$349,000	1500	8	2009	Avg	1406	N	N	828 DAVIS PL S
003	303720	0135	7/12/12	\$480,000	\$505,000	1500	8	2009	Avg	1712	N	N	161 16TH AVE
003	423240	0800	8/24/10	\$520,000	\$551,000	1510	8	1905	Good	2400	N	N	1616 E HARRISON ST
003	225450	1145	4/17/12	\$659,000	\$705,000	1520	8	1902	VGood	3600	N	N	907 14TH AVE
003	982670	1403	9/11/12	\$415,500	\$430,000	1520	8	2002	Avg	1800	N	N	2120 E SPRUCE ST
003	982670	1407	2/25/10	\$410,000	\$414,000	1520	8	2002	Avg	1800	N	N	2116 E SPRUCE ST
003	257240	0005	8/13/12	\$330,000	\$344,000	1540	8	1908	Good	3010	N	N	214 15TH AVE
003	982670	0934	1/25/10	\$405,000	\$404,000	1550	8	2009	Avg	898	N	N	107 A 19TH AVE
003	600350	0887	8/30/12	\$428,200	\$445,000	1550	8	1903	VGood	4200	N	N	1119 E JOHN ST
003	722850	1675	4/30/10	\$535,000	\$551,000	1550	8	1903	VGood	5000	N	N	1433 21ST AVE
003	440020	0070	2/28/11	\$479,000	\$522,000	1560	8	1908	Avg	2545	N	N	521 20TH AVE E
003	327480	0507	3/27/12	\$395,000	\$424,000	1570	8	2009	Avg	1182	N	N	939 B MARTIN L THER KING JR WAY S
003	327480	0509	3/15/12	\$399,000	\$429,000	1570	8	2009	Avg	1067	N	N	939 C MARTIN L THER KING JR WAY S

Improved Sales Used in this Annual Update Analysis
Area 15
(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	171040	0105	7/24/12	\$640,000	\$671,000	1570	8	1984	Avg	3200	N	N	835 15TH AVE
003	722850	2435	6/20/11	\$485,000	\$531,000	1580	8	1923	Good	1888	N	N	1904 E MARION ST
003	327480	0505	12/2/11	\$419,000	\$456,000	1600	8	2009	Avg	3073	N	N	939 A MARTIN L THER KING JR WAY S
003	982670	1780	11/19/12	\$390,000	\$396,000	1630	8	2007	Avg	1794	N	N	211 B 23RD AVE
003	982670	1781	4/14/10	\$374,950	\$384,000	1630	8	2007	Avg	1794	N	N	211 A 23RD AVE
003	982670	1785	5/19/10	\$374,950	\$388,000	1630	8	2007	Avg	1791	N	N	217 B 23RD AVE
003	982670	1786	2/10/11	\$334,000	\$363,000	1630	8	2007	Avg	1793	N	N	217 A 23RD AVE
003	982670	1787	4/1/10	\$379,950	\$388,000	1630	8	2007	Avg	1886	Y	N	215 B 23RD AVE
003	982670	1787	5/9/12	\$399,000	\$425,000	1630	8	2007	Avg	1886	Y	N	215 B 23RD AVE
003	912610	0611	8/25/10	\$436,000	\$462,000	1650	8	2007	Avg	1607	N	N	2026 E TERRACE ST
003	723460	1535	4/10/10	\$475,000	\$486,000	1660	8	2002	Avg	1825	N	N	914 A 18TH AVE
003	685170	0360	3/28/11	\$525,000	\$573,000	1660	8	1904	Good	4100	Y	N	621 13TH AVE E
003	125020	0695	5/29/12	\$462,500	\$491,000	1670	8	2008	Avg	1871	N	N	520 A 26TH AVE S
003	912610	0155	9/14/12	\$435,000	\$450,000	1670	8	2011	Avg	2100	N	N	2015 E MARION ST
003	912610	0155	2/14/11	\$428,000	\$466,000	1670	8	2011	Avg	2100	N	N	2015 E MARION ST
003	216390	0435	7/20/12	\$500,000	\$525,000	1680	8	1902	Good	3766	N	N	704 BELLEVUE AVE E
003	180690	0065	10/5/11	\$799,000	\$874,000	1690	8	1906	Good	3600	N	N	324 17TH AVE E
003	130330	0035	4/13/12	\$470,000	\$503,000	1700	8	1996	Avg	1800	N	N	315 CORYELL CT E
003	684070	1125	2/16/10	\$425,000	\$428,000	1720	8	1930	Good	4400	N	N	328 25TH AVE
003	193730	0217	3/25/10	\$360,000	\$367,000	1760	8	2009	Avg	1394	N	N	830 DAVIS PL S
003	193730	0215	2/24/10	\$402,500	\$406,000	1760	8	2009	Avg	2670	N	N	826 DAVIS PL S
003	225450	1295	5/19/11	\$517,500	\$566,000	1780	8	1903	Avg	3840	N	N	1123 14TH AVE
003	605860	0154	9/19/12	\$360,000	\$372,000	1790	8	2002	Avg	1679	N	N	807 25TH AVE S
003	712830	0284	2/10/12	\$399,500	\$432,000	1790	8	2005	Avg	3000	N	N	2028 S NORMAN ST
003	712830	0350	1/1/11	\$414,800	\$449,000	1790	8	1927	Good	3000	N	N	2001 S CHARLES ST
003	193480	0065	7/9/12	\$450,000	\$474,000	1790	8	1986	Avg	4000	N	N	1900 E SPRUCE ST

Improved Sales Used in this Annual Update Analysis
Area 15
(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	912610	0780	7/13/11	\$330,500	\$362,000	1800	8	1998	Avg	3600	N	N	2100 E ALDER ST
003	216390	0270	10/9/12	\$520,000	\$534,000	1830	8	1904	Good	3600	N	N	710 SUMMIT AVE E
003	794260	1410	5/19/10	\$490,000	\$507,000	1830	8	1903	Good	5120	Y	N	325 17TH AVE
003	912610	1760	10/19/11	\$378,888	\$414,000	1840	8	1901	Avg	2580	N	N	729 23RD AVE
003	722850	2240	9/26/12	\$615,000	\$634,000	1840	8	1904	Good	4848	N	N	1502 19TH AVE
003	095800	0050	6/28/12	\$440,000	\$464,000	1850	8	1998	Avg	3752	N	N	325 23RD AVE E
003	225450	1490	10/26/12	\$432,500	\$442,000	1880	8	1901	Good	3840	N	N	918 14TH AVE
003	095500	0195	11/6/12	\$436,000	\$444,000	1880	8	1907	Avg	4200	N	N	217 22ND AVE E
003	564660	0066	4/26/10	\$457,000	\$470,000	1890	8	2009	Avg	1526	N	N	729 B 16TH AVE
003	564660	0071	3/21/10	\$475,000	\$483,000	1890	8	2009	Avg	1526	N	N	725 B 16TH AVE
003	564660	0065	5/2/10	\$483,500	\$498,000	1900	8	2009	Avg	1794	N	N	729 C 16TH AVE
003	564660	0070	4/21/10	\$484,500	\$498,000	1900	8	2009	Avg	1793	N	N	725 C 16TH AVE
003	564660	0067	3/1/10	\$515,000	\$521,000	1930	8	2009	Avg	1483	N	N	729 A 16TH AVE
003	134430	0010	2/23/11	\$552,000	\$601,000	1930	8	1929	Avg	6300	N	N	355 22ND AVE E
003	152330	0035	4/1/10	\$460,000	\$470,000	1930	8	1997	Avg	4340	N	N	925 25TH AVE S
003	765860	0082	2/16/10	\$519,000	\$522,000	1950	8	2009	Avg	2457	N	N	1115 24TH AVE S
003	605860	0180	7/6/10	\$508,000	\$533,000	1950	8	1914	Good	5000	N	N	819 25TH AVE S
003	794260	1660	10/20/10	\$495,000	\$530,000	1960	8	2009	Avg	4800	N	N	1801 E JEFFERSON ST
003	912610	0110	7/5/12	\$550,000	\$580,000	1980	8	1900	Good	5400	N	N	803 21ST AVE
003	684820	0272	12/28/12	\$700,000	\$701,000	1990	8	1952	Good	3630	N	N	406 E REPUBLICAN ST
003	225450	1850	1/4/12	\$531,500	\$577,000	2040	8	1926	Avg	3520	Y	N	801 16TH AVE
003	600350	1732	12/19/12	\$599,000	\$602,000	2070	8	1906	Good	2880	N	N	202 13TH AVE E
003	330370	0060	4/17/12	\$498,000	\$533,000	2140	8	1901	Good	3663	N	N	620 MALDEN AVE E
003	722850	2380	7/17/12	\$570,000	\$599,000	2160	8	1902	Avg	4961	N	N	933 20TH AVE
003	685070	0670	11/19/10	\$553,000	\$595,000	2290	8	1906	Avg	2370	N	N	421 BOYLSTON AVE E
003	872810	0810	5/25/10	\$365,000	\$379,000	2320	8	2005	Avg	3000	N	N	1124 21ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(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	722850	2309	8/6/10	\$360,000	\$380,000	2340	8	1908	Avg	3630	N	N	977 20TH AVE
003	600300	0790	10/1/12	\$654,000	\$674,000	2400	8	1909	Good	5120	N	N	1623 14TH AVE
003	794260	1550	4/11/11	\$465,000	\$508,000	2400	8	1901	Good	5120	N	N	310 17TH AVE
003	277910	0435	12/17/10	\$484,000	\$523,000	2730	8	2006	Avg	3600	N	N	170 24TH AVE
003	685270	0320	2/1/11	\$652,000	\$708,000	2840	8	1900	Good	6000	N	N	505 11TH AVE E
003	128530	0035	10/5/11	\$550,000	\$601,000	2880	8	2011	Avg	4600	N	N	2421 S JUDKINS ST
003	600300	1998	9/29/11	\$405,000	\$443,000	780	9	2010	Avg	1027	N	N	113 A 13TH AVE E
003	600300	1999	11/29/11	\$390,000	\$425,000	780	9	2010	Avg	976	N	N	113 B 13TH AVE E
003	600300	2009	6/23/11	\$453,000	\$496,000	780	9	2010	Avg	1027	N	N	107 A 13TH AVE E
003	600300	1995	5/4/12	\$470,000	\$502,000	860	9	2010	Avg	1183	N	N	111 A 13TH AVE E
003	600300	2005	11/29/11	\$405,000	\$441,000	860	9	2010	Avg	1183	N	N	109 C 13TH AVE E
003	600300	2005	5/14/12	\$480,000	\$511,000	860	9	2010	Avg	1183	N	N	109 C 13TH AVE E
003	600350	0745	11/7/12	\$434,500	\$443,000	880	9	2007	Avg	733	N	N	1816 B 11TH AVE
003	723460	0682	5/31/12	\$425,888	\$452,000	880	9	2012	Avg	1086	N	N	1122 B 16TH AVE
003	723460	0683	5/28/12	\$425,888	\$452,000	880	9	2012	Avg	1086	N	N	1122 A 16TH AVE
003	600300	1996	7/5/12	\$433,000	\$456,000	900	9	2010	Avg	719	N	N	111 B 13TH AVE E
003	600300	2006	7/24/12	\$445,000	\$467,000	900	9	2010	Avg	719	N	N	13TH AVE E
003	600300	1997	10/12/11	\$485,000	\$530,000	920	9	2010	Avg	896	N	N	111 C 13TH AVE E
003	600300	2007	4/24/12	\$475,000	\$508,000	920	9	2010	Avg	896	N	N	13TH AVE E
003	600350	0730	8/17/12	\$434,500	\$453,000	990	9	2006	Avg	886	N	N	1804 11TH AVE E
003	330370	0225	3/13/12	\$569,995	\$614,000	1040	9	2011	Avg	1208	N	N	438 MALDEN AVE E
003	225450	1327	4/1/10	\$590,000	\$602,000	1060	9	2009	Avg	1210	N	N	1114 C 14TH AVE
003	331950	1767	6/21/11	\$393,000	\$431,000	1080	9	2010	Avg	2000	N	N	1841 S KING ST
003	765860	0152	11/19/10	\$392,500	\$422,000	1100	9	2010	Avg	1073	N	N	1105 B 23RD AVE S
003	765860	0151	9/17/10	\$410,000	\$437,000	1110	9	2010	Avg	1159	N	N	1105 A 23RD AVE S
003	225450	1328	6/9/10	\$580,000	\$604,000	1120	9	2009	Avg	880	N	N	1114 B 14TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	225450	1329	4/1/10	\$590,000	\$602,000	1120	9	2009	Avg	1210	N	N	1114 A 14TH AVE
003	765860	0154	10/7/10	\$417,000	\$446,000	1130	9	2010	Avg	1530	N	N	1107 A 23RD AVE S
003	600350	0754	3/26/10	\$435,000	\$443,000	1130	9	2007	Avg	965	N	N	1822 A 11TH AVE
003	225450	1330	4/8/10	\$599,000	\$613,000	1180	9	2009	Avg	2027	N	N	1112 14TH AVE
003	225450	1331	4/22/10	\$595,000	\$611,000	1180	9	2009	Avg	2030	N	N	1116 14TH AVE
003	330370	0132	3/30/12	\$617,000	\$662,000	1190	9	2002	Avg	1286	N	N	510 B MALDEN AVE E
003	600350	1577	6/10/12	\$589,950	\$625,000	1200	9	2008	Avg	1230	N	N	213 B 12TH AVE E
003	600350	1573	4/1/11	\$535,000	\$584,000	1200	9	2008	Avg	1330	N	N	217 B 12TH AVE E
003	723460	1387	5/3/11	\$545,000	\$596,000	1240	9	2006	Avg	2174	Y	N	1816 E PIKE ST
003	723460	0007	6/7/12	\$646,000	\$685,000	1240	9	2012	Avg	2667	Y	N	1508 E MARION ST
003	765860	0153	8/31/10	\$415,000	\$440,000	1290	9	2010	Avg	1485	N	N	1107 B 23RD AVE S
003	225550	0060	12/6/11	\$456,000	\$497,000	1310	9	1998	Avg	1975	Y	N	712 16TH AVE
003	219760	0398	2/16/10	\$430,000	\$433,000	1320	9	2009	Avg	1366	N	N	403 11TH AVE
003	600350	0750	12/29/10	\$425,000	\$460,000	1320	9	2007	Avg	734	N	N	1812 B 11TH AVE
003	723460	0008	5/9/12	\$568,000	\$606,000	1340	9	2012	Avg	1926	N	N	1510 E MARION ST
003	684820	0222	9/22/10	\$515,000	\$549,000	1350	9	2009	Avg	1047	N	N	411 D SUMMIT AVE E
003	684820	0223	3/7/11	\$475,000	\$518,000	1350	9	2009	Avg	1047	N	N	411 C SUMMIT AVE E
003	858480	0100	4/29/10	\$437,625	\$451,000	1360	9	2009	Avg	1029	N	N	218 A 12TH AVE E
003	858480	0110	4/29/10	\$498,500	\$513,000	1360	9	2009	Avg	1029	N	N	216 B 12TH AVE E
003	858480	0120	3/18/10	\$485,000	\$493,000	1360	9	2009	Avg	1029	N	N	216 A 12TH AVE E
003	278460	0096	9/1/11	\$510,000	\$558,000	1380	9	2011	Avg	1094	N	N	1802 E JOHN ST
003	685270	0203	6/13/11	\$526,000	\$576,000	1380	9	2003	Avg	1309	N	N	1109 E HARRISON ST
003	723460	1017	11/14/11	\$373,900	\$408,000	1440	9	2007	Avg	1067	N	N	1719 E PINE ST
003	278460	0098	9/1/11	\$540,000	\$591,000	1450	9	2011	Avg	1172	N	N	1806 E JOHN ST
003	600300	1641	4/26/11	\$689,000	\$753,000	1450	9	2008	Avg	2009	N	N	1417 E DENNY WAY
003	808040	0125	2/24/10	\$587,500	\$593,000	1460	9	2008	Avg	1785	N	N	1830 15TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	808040	0128	3/25/10	\$555,000	\$565,000	1460	9	2008	Avg	1229	N	N	1505 E DENNY WAY
003	278460	0097	9/1/11	\$522,500	\$572,000	1470	9	2011	Avg	1135	N	N	1804 E JOHN ST
003	982670	1368	7/6/10	\$541,000	\$567,000	1480	9	2006	Avg	1736	N	N	215 A 21ST AVE
003	685270	0227	8/20/10	\$610,000	\$646,000	1490	9	2007	Avg	1252	N	N	316 FEDERAL AVE E
003	685270	0228	10/13/11	\$525,000	\$574,000	1490	9	2007	Avg	1250	N	N	318 FEDERAL AVE E
003	423240	0210	7/19/11	\$868,000	\$951,000	1490	9	1900	VGood	6120	N	N	602 18TH AVE E
003	858480	0070	2/10/10	\$519,000	\$521,000	1550	9	2009	Avg	1592	N	N	220 B 12TH AVE E
003	858480	0080	1/15/10	\$525,000	\$522,000	1550	9	2009	Avg	1583	N	N	220 A 12TH AVE E
003	134430	0270	2/6/12	\$440,000	\$476,000	1580	9	1914	Avg	4200	N	N	335 23RD AVE E
003	722850	1908	10/15/12	\$439,900	\$451,000	1596	9	2000	Avg	996	N	N	1614 A 20TH AVE
003	685170	0326	9/13/11	\$575,000	\$629,000	1630	9	2002	Avg	1535	N	N	1200 E REPUBLICAN ST
003	685170	0327	7/28/11	\$565,000	\$619,000	1630	9	2002	Avg	1683	N	N	1208 E REPUBLICAN ST
003	423240	1290	7/19/11	\$885,000	\$970,000	1670	9	1904	VGood	2800	N	N	346 16TH AVE E
003	519110	0205	5/10/11	\$898,000	\$983,000	1700	9	2006	Avg	3388	N	N	2025 E MERCER ST
003	605860	0032	9/19/11	\$450,000	\$492,000	1705	9	2007	Avg	2150	N	N	818 26TH AVE S
003	858480	0030	1/4/10	\$580,000	\$575,000	1710	9	2009	Avg	1307	N	N	222 B 12TH AVE E
003	858480	0040	1/19/10	\$600,000	\$598,000	1710	9	2009	Avg	1308	N	N	224 A 12TH AVE E
003	125020	0615	2/3/12	\$476,000	\$515,000	1720	9	2010	Avg	2070	N	N	436 26TH AVE S
003	125020	0615	10/7/10	\$488,000	\$522,000	1720	9	2010	Avg	2070	N	N	436 26TH AVE S
003	685170	0325	6/7/10	\$605,000	\$630,000	1820	9	2002	Avg	1315	N	N	1202 E REPUBLICAN ST
003	516070	0015	6/18/10	\$530,000	\$553,000	1830	9	2006	Avg	4000	N	N	942 24TH AVE S
003	225650	0014	10/19/12	\$559,000	\$573,000	1870	9	2006	Avg	1519	N	N	825 18TH AVE
003	423240	0985	4/21/10	\$800,000	\$822,000	1870	9	1906	Good	4800	N	N	409 18TH AVE E
003	912610	1542	3/8/11	\$463,495	\$505,000	1900	9	1999	Avg	2580	N	N	2201 E MARION ST
003	225650	0015	6/7/11	\$490,000	\$537,000	1910	9	2006	Avg	1580	N	N	825 18TH AVE
003	225650	0015	6/7/11	\$490,000	\$537,000	1910	9	2006	Avg	1580	N	N	825 18TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	423240	0830	3/9/11	\$1,120,000	\$1,221,000	1910	9	2005	Avg	5640	N	N	405 17TH AVE E
003	095500	0431	3/16/10	\$485,000	\$493,000	1965	9	2009	Avg	1444	N	N	128 21ST AVE E
003	423240	0495	11/2/10	\$870,000	\$934,000	1970	9	1907	VGood	5400	N	N	509 17TH AVE E
003	277910	0102	4/26/10	\$705,000	\$725,000	2010	9	2007	Avg	4000	N	N	2425 E ALDER ST
003	981870	0245	9/30/11	\$588,000	\$643,000	2080	9	2011	Avg	5000	N	N	160 27TH AVE
003	794260	1355	6/12/12	\$568,500	\$602,000	2120	9	1998	Avg	5120	N	N	316 16TH AVE
003	133680	0265	2/16/12	\$975,000	\$1,053,000	2250	9	1905	VGood	5160	N	N	621 16TH AVE E
003	814120	0070	9/16/10	\$850,000	\$905,000	2260	9	1906	Good	4800	N	N	521 21ST AVE E
003	095800	0220	11/30/11	\$635,000	\$692,000	2320	9	1986	Avg	4920	N	N	310 21ST AVE E
003	501100	0035	4/6/10	\$1,010,000	\$1,033,000	2420	9	2004	Avg	4000	N	N	613 22ND AVE E
003	330370	0510	10/1/12	\$1,050,000	\$1,082,000	2420	9	1906	Good	5188	N	N	607 MALDEN AVE E
003	794260	1600	12/17/10	\$688,800	\$744,000	2560	9	1904	Good	5120	N	N	325 18TH AVE
003	723460	1546	6/28/12	\$700,000	\$739,000	2580	9	1900	VGood	3690	N	N	1811 E SPRING ST
003	794260	1635	5/13/10	\$799,999	\$827,000	2720	9	2010	Avg	4000	N	N	1819 E JEFFERSON ST
003	225450	2335	4/27/10	\$645,000	\$664,000	2750	9	2010	Avg	4800	N	N	721 20TH AVE
003	723460	0681	7/20/11	\$450,000	\$493,000	2850	9	1904	VGood	2628	N	N	1124 16TH AVE
003	723460	0681	3/2/12	\$615,000	\$663,000	2850	9	1904	VGood	2628	N	N	1124 16TH AVE
003	330370	0355	5/19/10	\$967,750	\$1,002,000	2880	9	1990	Avg	5092	N	N	413 MALDEN AVE E
003	794260	1585	9/17/12	\$549,000	\$568,000	3160	9	1905	Good	5120	N	N	313 18TH AVE
003	794260	1515	8/15/12	\$600,000	\$626,000	3330	9	2005	Avg	5120	N	N	340 17TH AVE
003	723460	1196	2/16/12	\$499,999	\$540,000	1200	10	2011	Avg	587	N	N	1828 E HOWELL ST
003	723460	1197	4/4/12	\$499,000	\$535,000	1200	10	2011	Avg	618	N	N	1826 E HOWELL ST
003	423240	0599	5/20/10	\$607,000	\$629,000	1210	10	2002	Avg	1380	N	N	517 B 16TH AVE E
003	794260	1630	10/21/11	\$649,000	\$709,000	1220	10	2011	Avg	4800	N	N	355 19TH AVE
003	133400	0070	2/1/10	\$880,000	\$881,000	1230	10	2009	Avg	1315	N	N	315 A 14TH AVE E
003	133400	0120	6/29/10	\$775,000	\$811,000	1230	10	2009	Avg	1307	N	N	317 C 14TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(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	330370	0157	5/27/10	\$599,000	\$622,000	1230	10	2005	Avg	1266	N	N	528 B MALDEN AVE E
003	133400	0080	11/9/10	\$670,000	\$720,000	1240	10	2009	Avg	988	N	N	315 B 14TH AVE E
003	133400	0090	10/7/10	\$695,000	\$743,000	1240	10	2009	Avg	1262	N	N	315 C 14TH AVE E
003	133400	0110	10/7/10	\$675,000	\$721,000	1240	10	2009	Avg	997	N	N	317 B 14TH AVE E
003	423240	0606	7/6/11	\$560,000	\$614,000	1260	10	2002	Avg	1404	N	N	515 B 16TH AVE E
003	423240	0605	3/28/11	\$570,000	\$622,000	1280	10	2002	Avg	1335	N	N	515 A 16TH AVE E
003	722850	2286	7/12/10	\$790,000	\$829,000	1470	10	2008	Avg	2690	N	N	1528 19TH AVE
003	133400	0010	8/19/10	\$680,000	\$720,000	1530	10	2009	Avg	1178	N	N	311 B 14TH AVE E
003	133400	0020	3/9/11	\$575,000	\$627,000	1530	10	2009	Avg	1048	N	N	311 A 14TH AVE E
003	133400	0030	2/17/11	\$580,000	\$631,000	1530	10	2009	Avg	1047	N	N	309 B 14TH AVE E
003	133400	0040	12/27/10	\$634,000	\$686,000	1530	10	2009	Avg	1181	N	N	309 A 14TH AVE E
003	133400	0050	1/27/11	\$560,000	\$608,000	1530	10	2009	Avg	1183	N	N	307 B 14TH AVE E
003	133400	0060	11/18/10	\$620,000	\$667,000	1530	10	2009	Avg	1257	N	N	307 A 14TH AVE E
003	723460	1198	2/16/12	\$629,900	\$681,000	1540	10	2011	Avg	704	N	N	1820 E HOWELL ST
003	216390	0358	7/1/10	\$617,000	\$646,000	1610	10	2003	Avg	1442	N	N	923 BELMONT AVE E
003	722850	2291	10/24/12	\$615,000	\$629,000	1690	10	2008	Avg	1415	N	N	1903 E PINE ST
003	722850	2290	5/30/12	\$697,500	\$741,000	1720	10	2008	Avg	2597	N	N	1911 E PINE ST
003	600300	2045	12/16/10	\$630,000	\$681,000	2020	10	1902	VGood	3066	N	N	800 E DENNY WAY
003	722850	0789	3/22/12	\$623,010	\$670,000	2320	10	2012	Avg	2804	N	N	2104 E PINE ST
003	246090	0126	9/11/12	\$699,000	\$724,000	2360	10	2006	Avg	2790	N	N	2204 S NORMAN ST
003	794830	0150	3/28/11	\$845,000	\$922,000	2560	10	2003	Avg	2560	N	N	1206 E BARCLAY CT
003	423240	0975	7/12/10	\$1,290,000	\$1,354,000	2760	10	2004	Avg	5400	N	N	403 18TH AVE E
003	278410	0090	1/19/10	\$750,000	\$747,000	2760	10	1903	Good	5000	N	N	122 18TH AVE E
003	278410	0090	3/7/12	\$800,000	\$862,000	2760	10	1903	Good	5000	N	N	122 18TH AVE E
003	133680	0795	4/7/10	\$1,780,000	\$1,821,000	2760	10	1906	VGood	5160	N	N	620 17TH AVE E
003	423240	0945	11/24/10	\$1,370,000	\$1,476,000	2880	10	1999	Avg	4900	N	N	408 17TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(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	685170	0365	3/28/11	\$675,000	\$737,000	3700	10	1902	Avg	5000	Y	N	619 13TH AVE E
003	255995	0080	3/20/12	\$515,000	\$554,000	1280	13	2011	Avg	535	N	N	1851 16TH AVE
003	255995	0070	8/10/12	\$783,950	\$819,000	1430	13	2011	Avg	1275	N	N	1515 E DENNY WAY
003	255995	0090	6/6/12	\$717,000	\$760,000	1480	13	2011	Avg	526	N	N	1859 16TH AVE
003	255995	0100	3/27/12	\$759,950	\$816,000	1520	13	2011	Avg	609	N	N	1857 16TH AVE
003	255995	0110	6/12/12	\$755,000	\$800,000	1520	13	2011	Avg	609	N	N	1855 16TH AVE
003	255995	0120	8/29/12	\$860,000	\$894,000	1850	13	2011	Avg	1075	N	N	1853 16TH AVE
003	255995	0060	3/29/12	\$849,950	\$913,000	2270	13	2011	Avg	959	N	N	1849 16TH AVE
003	255995	0050	5/2/12	\$849,950	\$907,000	2300	13	2011	Avg	1041	N	N	1517 E DENNY WAY
003	255995	0020	7/23/12	\$984,000	\$1,032,000	2310	13	2011	Avg	1707	N	N	1843 16TH AVE
003	255995	0010	7/26/12	\$1,049,950	\$1,101,000	2360	13	2011	Avg	1707	N	N	1845 16TH AVE
003	255995	0040	3/17/12	\$1,075,000	\$1,156,000	2440	13	2011	Avg	2019	N	N	1841 16TH AVE
004	982820	1480	12/2/11	\$260,000	\$283,000	590	6	1928	Avg	4800	N	N	1717 29TH AVE
004	982870	1804	7/18/11	\$278,000	\$305,000	620	6	1908	Avg	1120	N	N	2614 E JOHN ST
004	982870	1280	5/26/10	\$180,000	\$187,000	650	6	1950	Avg	5400	N	N	1830 MARTIN LUTHER KING JR WAY
004	982870	1280	11/5/10	\$260,000	\$279,000	650	6	1950	Avg	5400	N	N	1830 MARTIN LUTHER KING JR WAY
004	982820	0800	4/2/12	\$235,000	\$252,000	720	6	1913	Avg	1920	Y	N	2618 E OLIVE ST
004	982820	0990	6/6/10	\$280,000	\$291,000	730	6	1927	Fair	3600	Y	N	2621 E PINE ST
004	982870	0400	6/9/11	\$317,125	\$347,000	760	6	1950	Good	4400	N	N	209 31ST AVE E
004	118900	0410	12/21/12	\$220,000	\$221,000	770	6	1915	Avg	5314	N	N	2808 E UNION ST
004	684070	0080	11/15/10	\$319,950	\$344,000	770	6	1944	Good	4991	N	N	2518 E COLUMBIA ST
004	982820	1365	9/20/11	\$266,777	\$292,000	780	6	1944	Good	6720	N	N	1731 MARTIN LUTHER KING JR WAY
004	982820	0186	4/27/12	\$362,666	\$387,000	790	6	1908	Good	2601	N	N	1733 25TH AVE
004	118900	0225	12/8/11	\$234,000	\$255,000	800	6	2005	Avg	3136	N	N	2722 E UNION ST
004	982870	1715	2/14/12	\$290,000	\$313,000	800	6	1945	Good	2345	N	N	202 26TH AVE E
004	982870	1430	5/14/12	\$290,000	\$309,000	885	6	1903	VGood	7037	N	N	1801 MARTIN LUTHER KING JR WAY

Improved Sales Used in this Annual Update Analysis
Area 15
(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	2180	1/15/10	\$275,000	\$274,000	900	6	1908	Avg	4800	Y	N	1819 26TH AVE
004	982870	1325	3/31/11	\$335,000	\$366,000	900	6	1950	Avg	6000	N	N	1811 29TH AVE
004	983930	0015	9/18/12	\$350,000	\$362,000	910	6	1910	Avg	2640	Y	N	3113 E PIKE ST
004	982870	1506	10/22/12	\$350,000	\$358,000	940	6	1901	Avg	4800	Y	N	122 27TH AVE E
004	982870	2590	2/1/12	\$164,375	\$178,000	1140	6	1952	Good	1501	N	N	133 A 25TH AVE E
004	920990	0110	5/3/10	\$345,247	\$356,000	1230	6	1963	Avg	4400	N	N	517 31ST AVE E
004	982870	2780	10/17/12	\$434,000	\$445,000	1250	6	1906	Avg	4800	N	N	1831 24TH AVE
004	983930	0385	4/25/12	\$375,000	\$401,000	640	7	1924	VGood	4400	Y	N	1434 29TH AVE
004	982820	1918	5/21/10	\$337,750	\$350,000	640	7	1945	Good	3333	N	N	2905 E OLIVE ST
004	982820	1920	12/5/11	\$273,000	\$297,000	640	7	1945	Good	3870	N	N	2907 E OLIVE ST
004	796010	0215	11/29/12	\$300,000	\$303,000	710	7	1903	Good	1811	N	N	2720 E COLUMBIA ST
004	501600	0735	9/4/12	\$286,000	\$297,000	770	7	1918	Good	3885	N	N	311 MARTIN LUTHER KING JR WAY E
004	982870	2095	6/2/10	\$272,000	\$283,000	790	7	1918	Avg	2400	N	N	2508 E HOWELL ST
004	983930	0395	6/3/12	\$389,900	\$414,000	810	7	1944	Avg	4600	N	N	1429 29TH AVE
004	982870	1675	10/25/11	\$265,000	\$289,000	820	7	1906	Avg	5123	N	N	215 MARTIN LUTHER KING JR WAY E
004	920990	0645	12/27/11	\$340,000	\$370,000	820	7	1901	Avg	2160	N	N	326 DEWEY PL E
004	982820	2170	11/9/10	\$429,000	\$461,000	820	7	1924	Good	3300	N	N	3008 E PINE ST
004	796010	0096	4/7/11	\$237,000	\$259,000	840	7	1918	Avg	2560	N	N	2807 E MARION ST
004	721740	0970	11/9/10	\$439,000	\$472,000	840	7	1923	Good	5760	N	N	936 24TH AVE
004	501600	0924	9/21/12	\$285,000	\$294,000	860	7	2008	Avg	1184	N	N	309 27TH AVE E
004	501600	0925	1/28/10	\$355,000	\$355,000	860	7	2008	Avg	1187	N	N	305 27TH AVE E
004	722850	0030	11/1/10	\$220,000	\$236,000	860	7	1923	Avg	3600	N	N	1632 23RD AVE
004	155620	0050	8/4/11	\$333,150	\$365,000	870	7	2011	Avg	2784	N	N	719 29TH AVE
004	982820	2314	10/16/12	\$499,000	\$512,000	870	7	1984	Avg	4680	Y	N	3003 E PINE ST
004	912610	2025	10/26/12	\$283,000	\$289,000	880	7	1900	Good	3605	N	N	822 23RD AVE
004	118900	1490	5/24/12	\$335,000	\$356,000	900	7	1910	Good	5377	N	N	928 MARTIN LUTHER KING JR WAY

Improved Sales Used in this Annual Update Analysis
Area 15
(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	0600	12/6/11	\$349,500	\$381,000	930	7	1945	Avg	4400	N	N	1831 31ST AVE
004	920990	0070	7/12/12	\$495,000	\$521,000	940	7	2011	Avg	3200	N	N	508 31ST AVE E
004	721740	0300	9/30/10	\$330,000	\$352,000	940	7	1997	Avg	3600	N	N	2514 E UNION ST
004	982820	0550	1/6/12	\$425,000	\$461,000	950	7	2011	Avg	2400	N	N	2504 E PINE ST
004	721740	0215	8/11/10	\$280,000	\$296,000	950	7	1906	Avg	3840	N	N	1425 25TH AVE
004	982870	0995	5/10/11	\$233,150	\$255,000	960	7	1909	Avg	3200	N	N	2810 E JOHN ST
004	721740	1220	3/1/10	\$290,000	\$293,000	960	7	1909	Good	4800	N	N	919 26TH AVE
004	982870	0290	5/10/12	\$420,000	\$448,000	960	7	1967	Good	4000	Y	N	225 32ND AVE E
004	721740	0092	5/16/11	\$377,000	\$413,000	960	7	1990	Avg	4165	Y	N	1420 24TH AVE
004	982820	2115	4/20/10	\$500,000	\$513,000	970	7	1951	VGood	6600	N	N	3001 E HOWELL ST
004	982820	2080	12/27/11	\$382,000	\$415,000	980	7	2011	Avg	4400	Y	N	3008 E OLIVE ST
004	536620	0215	11/5/12	\$290,000	\$296,000	990	7	1906	Avg	4057	Y	N	826 30TH AVE
004	982870	1035	12/15/12	\$299,000	\$301,000	990	7	1950	Avg	6000	N	N	230 MARTIN LUTHER KING JR WAY E
004	982870	2134	5/2/12	\$406,000	\$433,000	1000	7	2003	Avg	1241	N	N	1826 A 25TH AVE
004	920990	0230	6/20/11	\$223,300	\$245,000	1000	7	1907	Fair	4128	N	N	2956 E REPUBLICAN ST
004	982870	2020	7/13/11	\$501,850	\$550,000	1000	7	1909	Good	3200	Y	N	2623 E DENNY WAY
004	982820	0335	5/18/11	\$359,500	\$393,000	1010	7	1915	Avg	3000	Y	N	2410 E PIKE ST
004	982820	1925	9/15/11	\$385,000	\$421,000	1010	7	1954	Avg	6360	N	N	1631 30TH AVE
004	140730	0020	7/22/11	\$260,000	\$285,000	1020	7	2006	Avg	1167	N	N	1818 A 23RD AVE
004	982870	0580	7/29/10	\$340,000	\$358,000	1020	7	1928	Good	4400	N	N	3019 E DENNY WAY
004	982820	1930	11/17/10	\$280,000	\$301,000	1020	7	1954	Avg	6360	N	N	1625 30TH AVE
004	982870	1405	5/11/10	\$459,900	\$475,000	1030	7	1923	VGood	3725	N	N	1829 MARTIN LUTHER KING JR WAY
004	982870	0005	5/6/11	\$325,000	\$356,000	1040	7	1950	Good	4000	N	N	3104 E HOWELL ST
004	982820	1990	3/31/11	\$295,000	\$322,000	1040	7	1956	Avg	6600	N	N	1720 29TH AVE
004	381440	0135	11/21/12	\$385,500	\$391,000	1050	7	1903	Avg	2984	N	N	911 29TH AVE
004	982820	0952	5/7/10	\$482,500	\$498,000	1050	7	1920	Good	6000	Y	N	1512 26TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	982820	0985	4/27/10	\$479,500	\$493,000	1050	7	1941	Avg	7200	Y	N	1532 26TH AVE
004	536620	0435	3/19/12	\$350,000	\$376,000	1060	7	1908	Avg	3606	N	N	762 31ST AVE
004	684070	0065	10/14/11	\$465,000	\$508,000	1060	7	1918	Avg	5996	N	N	812 25TH AVE
004	684070	0070	10/24/11	\$378,000	\$413,000	1060	7	1924	Avg	5996	N	N	806 25TH AVE
004	982820	0585	3/17/10	\$416,000	\$423,000	1070	7	1901	VGood	3600	Y	N	2515 E OLIVE ST
004	982820	1695	5/29/12	\$345,000	\$366,000	1070	7	1926	Avg	4800	N	N	1525 29TH AVE
004	684070	0120	8/17/12	\$352,000	\$367,000	1080	7	1925	Avg	6000	N	N	816 26TH AVE
004	982820	1960	4/27/10	\$337,000	\$347,000	1080	7	1957	Avg	4500	N	N	2914 E PINE ST
004	381440	0120	5/13/11	\$310,500	\$340,000	1090	7	2007	Avg	1889	N	N	809 29TH AVE
004	140730	0021	11/9/12	\$305,500	\$311,000	1100	7	2006	Avg	913	N	N	1818 B 23RD AVE
004	118900	0905	10/13/11	\$430,000	\$470,000	1100	7	1912	Good	3408	N	N	2606 E SPRING ST
004	982820	0430	10/25/10	\$300,000	\$322,000	1110	7	1904	Avg	4800	N	N	1503 25TH AVE
004	684070	0105	10/19/11	\$390,000	\$426,000	1120	7	1923	Avg	6007	N	N	2521 E MARION ST
004	982820	1690	3/25/11	\$374,000	\$408,000	1130	7	1926	Good	4800	N	N	1529 29TH AVE
004	531710	0312	8/25/10	\$375,000	\$398,000	1130	7	1956	Avg	6020	N	N	3223 E HARRISON ST
004	982870	0765	1/15/10	\$405,000	\$403,000	1150	7	1918	Avg	4800	N	N	1819 30TH AVE
004	982870	0765	4/11/12	\$412,000	\$441,000	1150	7	1918	Avg	4800	N	N	1819 30TH AVE
004	982820	0425	4/5/10	\$310,000	\$317,000	1150	7	1981	Avg	7200	N	N	1507 25TH AVE
004	982820	0425	3/11/11	\$474,000	\$517,000	1150	7	1981	Avg	7200	N	N	1507 25TH AVE
004	982870	0160	9/17/10	\$410,500	\$437,000	1170	7	1950	Avg	5000	N	N	124 31ST AVE E
004	381440	0070	7/18/12	\$325,000	\$341,000	1190	7	1926	Avg	4212	Y	N	816 29TH AVE
004	536620	0080	1/13/12	\$450,000	\$488,000	1190	7	1925	Avg	3812	N	N	820 31ST AVE
004	982870	1925	9/14/11	\$425,000	\$465,000	1210	7	1900	Good	2780	N	N	121 27TH AVE E
004	982870	1550	2/2/11	\$350,000	\$380,000	1240	7	1910	Good	4035	N	N	121 MARTIN LUTHER KING JR WAY E
004	381440	0050	10/4/10	\$325,000	\$347,000	1250	7	1904	Avg	4297	Y	N	817 30TH AVE
004	536620	0240	5/27/11	\$470,300	\$515,000	1250	7	1908	Good	3945	N	N	769 31ST AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	982820	2595	9/27/10	\$475,000	\$507,000	1250	7	1928	Avg	3200	Y	N	1702 31ST AVE
004	920990	0025	9/30/11	\$500,000	\$547,000	1250	7	1982	VGood	3233	Y	N	525 32ND AVE E
004	982870	1590	1/29/10	\$394,000	\$394,000	1260	7	1922	Avg	4000	N	N	206 27TH AVE E
004	140730	0036	3/27/12	\$390,000	\$419,000	1280	7	2001	Avg	2158	N	N	1822 B 23RD AVE
004	983930	0760	3/21/11	\$550,000	\$600,000	1280	7	1919	Good	4400	N	N	1110 30TH AVE
004	660000	0197	10/18/11	\$569,900	\$623,000	1310	7	1929	Good	3490	N	N	3340 E REPUBLICAN ST
004	982820	1250	11/18/11	\$440,000	\$480,000	1310	7	1926	Good	4800	N	N	1628 27TH AVE
004	982870	0040	5/19/10	\$460,000	\$476,000	1310	7	1946	Good	5000	N	N	1830 31ST AVE
004	982820	1385	4/23/10	\$450,000	\$462,000	1330	7	2006	Avg	9600	N	N	2718 E OLIVE ST
004	536620	0085	6/30/11	\$410,000	\$449,000	1330	7	1923	Good	3838	N	N	822 31ST AVE
004	982870	0255	11/30/11	\$350,000	\$381,000	1330	7	1944	Avg	6000	N	N	3103 E THOMAS ST
004	536620	0205	1/31/11	\$443,975	\$482,000	1350	7	1991	Avg	3068	Y	N	818 30TH AVE
004	381440	0095	5/13/10	\$358,000	\$370,000	1360	7	1903	Avg	2727	N	N	829 29TH AVE
004	920990	0160	1/13/10	\$455,000	\$452,000	1360	7	1910	Avg	4400	N	N	518 30TH AVE E
004	660000	0082	3/7/11	\$455,000	\$496,000	1360	7	1981	Avg	4368	N	N	3323 E HARRISON ST
004	982820	0495	11/2/12	\$383,000	\$391,000	1380	7	1910	Avg	3200	Y	N	1529 26TH AVE
004	982870	0520	8/15/12	\$451,100	\$471,000	1380	7	1970	Avg	4800	N	N	3006 E HOWELL ST
004	181380	0015	4/2/12	\$375,000	\$402,000	1390	7	1901	Good	4070	N	N	2323 E MADISON ST
004	982870	2671	4/25/12	\$302,000	\$323,000	1393	7	1998	Avg	1610	N	N	1830 24TH AVE
004	982820	2085	10/25/12	\$482,000	\$493,000	1420	7	1985	Avg	4400	Y	N	1710 30TH AVE
004	983930	0780	8/29/12	\$425,000	\$442,000	1430	7	1909	Avg	4400	Y	N	1126 30TH AVE
004	051900	0185	5/24/12	\$360,000	\$383,000	1440	7	1909	Avg	2700	N	N	2407 E MARION ST
004	982870	2665	1/8/10	\$345,000	\$342,000	1449	7	2005	Avg	959	Y	N	1826 B 24TH AVE
004	982820	1790	4/1/10	\$517,000	\$528,000	1450	7	1907	Good	3600	N	N	1512 29TH AVE
004	982870	0750	7/18/11	\$539,000	\$591,000	1450	7	1984	Avg	4800	N	N	1825 30TH AVE
004	982820	0295	6/16/10	\$495,000	\$516,000	1480	7	1925	VGood	4440	N	N	1627 25TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	982820	0135	9/4/12	\$535,000	\$555,000	1490	7	1901	Good	4200	N	N	1733 24TH AVE
004	051900	0190	6/2/12	\$277,000	\$294,000	1530	7	1909	Avg	2400	N	N	822 24TH AVE
004	536620	0020	7/20/12	\$440,000	\$462,000	1540	7	1909	Avg	3600	N	N	825 32ND AVE
004	982820	1195	4/30/12	\$450,000	\$481,000	1540	7	1925	VGood	4800	N	N	2720 E PIKE ST
004	983930	1115	8/9/11	\$499,950	\$548,000	1540	7	1926	Avg	4400	Y	N	915 31ST AVE
004	983930	0190	3/5/10	\$475,000	\$481,000	1620	7	1922	Avg	5600	Y	N	3011 E PIKE ST
004	983930	1175	5/27/10	\$512,250	\$532,000	1640	7	1914	Good	4400	N	N	934 30TH AVE
004	501600	0190	5/16/12	\$412,000	\$439,000	1660	7	1901	Good	3960	N	N	413 DEWEY PL E
004	381440	0090	6/10/11	\$535,000	\$586,000	1660	7	1925	Avg	3978	Y	N	828 29TH AVE
004	982870	1347	9/27/10	\$477,500	\$509,000	1690	7	2010	Avg	1160	N	N	2710 E HOWELL ST
004	983930	0995	6/23/11	\$455,000	\$498,000	1690	7	1913	Good	4400	N	N	919 32ND AVE
004	982870	0985	10/4/12	\$370,000	\$381,000	1700	7	1953	Avg	4800	N	N	2918 E JOHN ST
004	501600	0175	5/25/11	\$540,000	\$591,000	1750	7	1989	Avg	3912	N	N	403 DEWEY PL E
004	982820	0395	10/6/10	\$566,500	\$605,000	1820	7	2001	Avg	4800	N	N	1531 25TH AVE
004	982820	1302	12/13/12	\$270,000	\$272,000	1820	7	1913	Avg	4800	N	N	1605 MARTIN LUTHER KING JR WAY
004	536620	0035	11/30/10	\$450,000	\$485,000	1840	7	1907	Avg	3600	N	N	813 32ND AVE
004	982820	2180	7/2/10	\$560,000	\$586,000	1900	7	1909	Avg	4400	Y	N	1612 30TH AVE
004	684070	0110	5/3/10	\$415,000	\$428,000	1910	7	1926	Avg	6011	N	N	828 26TH AVE
004	051900	0010	8/15/11	\$515,000	\$564,000	1950	7	1930	Avg	3720	N	N	907 24TH AVE
004	381440	0130	4/23/12	\$481,000	\$514,000	2170	7	2011	Avg	2870	N	N	905 29TH AVE
004	982870	1760	3/30/10	\$530,100	\$541,000	2200	7	1995	Avg	3200	N	N	2617 E THOMAS ST
004	796010	0320	3/5/12	\$255,000	\$275,000	2470	7	1914	Avg	5400	N	N	725 1/2 27TH AVE
004	982820	0940	6/4/10	\$455,000	\$473,000	810	8	1927	VGood	3600	Y	N	2608 E PIKE ST
004	982870	1783	11/1/12	\$428,320	\$437,000	860	8	2003	Avg	1377	N	N	217 B 27TH AVE E
004	982870	2770	7/19/11	\$252,500	\$277,000	893	8	2007	Avg	961	N	N	1835 A 24TH AVE
004	983930	1255	9/26/12	\$368,000	\$380,000	900	8	1911	Avg	4950	N	N	928 29TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	2125	7/8/11	\$362,000	\$397,000	920	8	1901	Good	2314	N	N	1830 25TH AVE
004	982870	2060	3/12/12	\$292,675	\$315,000	950	8	1993	Avg	1741	N	N	1823 B 27TH AVE
004	332504	9062	3/3/11	\$262,500	\$286,000	970	8	2006	Avg	1263	N	N	1728 23RD AVE
004	982870	2049	8/10/10	\$462,000	\$488,000	1040	8	2010	Avg	1325	N	N	1829 27TH AVE
004	982870	2651	6/11/12	\$423,000	\$448,000	1070	8	2007	Avg	1339	N	N	1812 B 24TH AVE
004	982820	2481	8/29/12	\$519,500	\$540,000	1090	8	1991	Avg	1920	Y	N	3112 E PIKE ST
004	982870	1984	6/22/11	\$316,000	\$346,000	1100	8	2001	Avg	1459	Y	N	1812 B 26TH AVE
004	982870	2309	11/13/12	\$419,000	\$426,000	1105	8	2007	Avg	1092	N	N	103 B 26TH AVE E
004	982870	2050	8/27/10	\$420,000	\$445,000	1120	8	2010	Avg	1600	Y	N	1833 27TH AVE
004	982870	2051	10/12/10	\$423,000	\$453,000	1120	8	2010	Avg	1600	N	N	1831 27TH AVE
004	982820	0743	3/16/10	\$384,500	\$391,000	1120	8	1998	Avg	1310	N	N	1728 26TH AVE
004	982820	0744	2/17/11	\$360,000	\$392,000	1120	8	1998	Avg	1188	N	N	1730 26TH AVE
004	982820	2435	8/15/12	\$650,000	\$678,000	1150	8	1981	Good	4000	Y	N	1527 32ND AVE
004	982870	1607	1/11/11	\$475,000	\$515,000	1150	8	1993	Avg	2350	N	N	220 27TH AVE E
004	181380	0045	3/29/12	\$440,000	\$472,000	1170	8	2004	Avg	1643	N	N	2324 E DENNY WAY
004	332504	9030	11/12/12	\$391,000	\$398,000	1200	8	2005	Avg	2031	N	N	1742 23RD AVE
004	118900	0825	7/18/11	\$499,000	\$547,000	1200	8	1905	Avg	3960	N	N	1121 27TH AVE
004	501600	0210	6/22/10	\$494,700	\$517,000	1200	8	1988	Avg	4960	N	N	2921 E REPUBLICAN ST
004	501600	0065	11/22/11	\$509,000	\$555,000	1210	8	1925	Avg	5040	N	N	2908 E REPUBLICAN ST
004	982870	2123	5/19/11	\$400,000	\$438,000	1220	8	1997	Avg	1715	N	N	1818 A 25TH AVE
004	982820	2630	6/9/10	\$450,000	\$469,000	1230	8	1929	Good	4000	Y	N	1718 31ST AVE
004	118900	0700	9/27/10	\$420,000	\$448,000	1250	8	1906	Avg	4128	N	N	1118 27TH AVE
004	982870	1791	6/4/10	\$478,000	\$497,000	1260	8	2008	Avg	1288	N	N	209 B 27TH AVE E
004	982870	1792	5/20/10	\$475,000	\$492,000	1260	8	2008	Avg	1298	N	N	209 A 27TH AVE E
004	721740	0740	3/24/10	\$405,000	\$412,000	1260	8	1999	Avg	1920	N	N	1124 24TH AVE
004	920990	0200	6/16/11	\$399,000	\$437,000	1300	8	2006	Avg	5570	N	N	527 30TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(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	983930	0215	3/30/10	\$510,000	\$520,000	1300	8	1908	Avg	4400	Y	N	1415 31ST AVE
004	536620	0195	4/13/10	\$670,000	\$687,000	1300	8	1994	Avg	3038	Y	N	816 30TH AVE
004	982820	1473	2/8/10	\$430,000	\$432,000	1330	8	1994	Avg	5404	N	N	1725 29TH AVE
004	983930	0290	5/24/11	\$440,000	\$482,000	1350	8	1915	Avg	4400	Y	N	2915 E PIKE ST
004	920990	0255	1/25/11	\$435,900	\$473,000	1360	8	1903	Good	4187	N	N	428 DEWEY PL E
004	982820	1322	12/19/11	\$425,000	\$462,000	1370	8	1993	Avg	4001	N	N	2710 E OLIVE ST
004	982820	2405	9/22/11	\$565,000	\$618,000	1390	8	1909	VGood	4000	Y	N	1530 31ST AVE
004	982870	2243	5/23/11	\$470,000	\$515,000	1400	8	2008	Avg	1368	N	N	118 C 25TH AVE E
004	982820	0090	3/4/11	\$565,000	\$616,000	1420	8	1901	VGood	4320	N	N	1633 24TH AVE
004	982870	2812	8/3/11	\$483,000	\$529,000	1427	8	2000	Avg	1189	N	N	1819 A 24TH AVE
004	982870	2814	5/17/10	\$438,000	\$453,000	1427	8	2000	Avg	801	N	N	1819 B 24TH AVE
004	982870	1371	2/10/11	\$350,000	\$381,000	1440	8	2008	Avg	1494	N	N	1828 B 27TH AVE
004	982870	1371	2/10/11	\$364,000	\$396,000	1440	8	2008	Avg	1494	N	N	1828 B 27TH AVE
004	982870	1372	9/5/12	\$399,000	\$414,000	1440	8	2008	Avg	1254	N	N	1828 A 27TH AVE
004	982870	1375	11/21/12	\$546,000	\$554,000	1440	8	2008	Avg	1431	N	N	1824 A 27TH AVE
004	982870	2244	8/25/10	\$449,950	\$477,000	1440	8	2008	Avg	1019	N	N	118 B 25TH AVE E
004	982870	2249	8/11/11	\$465,000	\$509,000	1440	8	2009	Avg	1010	N	N	122 B 25TH AVE E
004	920990	0190	5/24/12	\$472,650	\$502,000	1490	8	2005	Avg	4432	N	N	537 30TH AVE E
004	982820	0305	7/6/11	\$550,000	\$603,000	1510	8	2007	Avg	4800	N	N	1621 25TH AVE
004	982870	1020	7/6/10	\$595,000	\$624,000	1520	8	2009	Avg	4800	N	N	216 MARTIN LUTHER KING JR WAY E
004	982870	2288	4/7/11	\$386,000	\$422,000	1520	8	2004	Avg	1166	N	N	127 B 26TH AVE E
004	982820	1772	9/13/11	\$425,000	\$465,000	1530	8	1906	Avg	3840	N	N	1506 29TH AVE
004	982870	1730	8/26/10	\$337,000	\$357,000	1560	8	2011	Avg	1749	N	N	216 26TH AVE E
004	982870	1730	7/21/11	\$495,000	\$542,000	1560	8	2011	Avg	1749	N	N	216 26TH AVE E
004	983930	1010	12/9/10	\$475,000	\$513,000	1560	8	1923	Avg	4400	N	N	907 32ND AVE
004	982870	2391	12/13/10	\$454,000	\$490,000	1570	8	2008	Avg	1229	N	N	209 A 26TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 15
(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	2241	5/6/11	\$455,000	\$498,000	1590	8	2009	Avg	930	N	N	116 B 25TH AVE E
004	982870	2246	3/12/12	\$440,000	\$474,000	1590	8	2009	Avg	939	N	N	126 B 25TH AVE E
004	982870	2285	6/22/11	\$317,000	\$347,000	1620	8	2004	Avg	1402	N	N	125 A 26TH AVE E
004	982870	2239	11/29/11	\$445,000	\$485,000	1640	8	2009	Avg	1256	N	N	116 C 25TH AVE E
004	982870	2247	9/21/10	\$465,000	\$496,000	1640	8	2009	Avg	1260	N	N	126 A 25TH AVE E
004	982870	2251	10/20/11	\$460,000	\$503,000	1640	8	2009	Avg	1269	N	N	126 C 25TH AVE E
004	982870	1373	1/24/12	\$525,000	\$569,000	1650	8	2008	Avg	1744	N	N	1826 27TH AVE
004	982820	1202	7/27/10	\$463,000	\$488,000	1650	8	1929	Good	3150	N	N	1606 27TH AVE
004	982820	0275	3/9/11	\$372,500	\$406,000	1680	8	2007	Avg	3600	Y	N	1630 24TH AVE
004	983930	0485	10/15/10	\$420,000	\$450,000	1680	8	1913	Good	4000	N	N	1111 29TH AVE
004	381440	0005	6/21/12	\$725,000	\$766,000	1690	8	1907	Good	4080	Y	N	909 30TH AVE
004	982870	0020	1/23/12	\$335,000	\$363,000	1690	8	1909	Good	4000	N	N	1814 31ST AVE
004	983930	0875	7/21/10	\$305,000	\$321,000	1700	8	1906	Avg	4400	Y	N	1109 32ND AVE
004	983930	0875	12/17/10	\$585,000	\$632,000	1700	8	1906	Avg	4400	Y	N	1109 32ND AVE
004	721740	0490	4/9/12	\$580,000	\$622,000	1750	8	2004	Avg	3840	N	N	1106 25TH AVE
004	982870	1511	5/28/12	\$565,000	\$600,000	1780	8	1983	Avg	5416	Y	N	126 27TH AVE E
004	982870	1511	3/25/10	\$565,000	\$576,000	1780	8	1983	Avg	5416	Y	N	126 27TH AVE E
004	982820	0075	2/25/11	\$540,000	\$588,000	1830	8	2002	Avg	3600	N	N	1627 24TH AVE
004	982820	0075	9/3/12	\$676,000	\$702,000	1830	8	2002	Avg	3600	N	N	1627 24TH AVE
004	983930	0970	6/10/10	\$655,000	\$682,000	1830	8	1909	Good	5500	N	N	933 32ND AVE
004	920990	0005	3/1/11	\$502,000	\$547,000	1850	8	1906	Good	5278	Y	N	601 LAKE WASHINGTON BLVD E
004	983930	0755	2/13/12	\$523,750	\$566,000	1890	8	1910	VGood	2496	N	N	1104 30TH AVE
004	536620	0410	3/10/10	\$660,000	\$669,000	1910	8	1912	Good	5210	N	N	3108 E CHERRY ST
004	983930	0800	12/20/10	\$437,000	\$472,000	1950	8	2010	Avg	2880	Y	N	3001 E UNION ST
004	536620	0450	8/5/10	\$667,500	\$705,000	1950	8	1909	Avg	3611	N	N	772 31ST AVE
004	536620	0150	12/10/10	\$580,000	\$626,000	1970	8	2007	Avg	3602	Y	N	811 31ST AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	912610	1975	10/24/12	\$311,100	\$318,000	2020	8	2000	Avg	3460	N	N	716 23RD AVE
004	531710	0285	12/21/10	\$598,000	\$647,000	2220	8	1979	Avg	5679	N	N	545 LAKE WASHINGTON BLVD E
004	051900	0256	6/6/12	\$435,000	\$461,000	2240	8	1927	Avg	5007	N	N	2323 E COLUMBIA ST
004	982870	1521	9/9/12	\$600,000	\$622,000	2280	8	1986	Avg	3920	Y	N	134 27TH AVE E
004	983930	0825	3/7/11	\$742,500	\$809,000	2410	8	1908	Good	4400	Y	N	1137 32ND AVE
004	118900	0030	3/21/12	\$367,000	\$395,000	2550	8	1902	Good	5040	N	N	1420 26TH AVE
004	983930	1170	9/10/12	\$575,000	\$596,000	2630	8	1960	VGood	4400	Y	N	930 30TH AVE
004	531710	0286	2/29/12	\$765,000	\$825,000	2670	8	2011	Avg	7129	N	N	3200 E REPUBLICAN ST
004	982820	1613	11/1/12	\$588,800	\$601,000	2760	8	2006	Avg	3995	N	N	2818 E PINE ST
004	920990	0210	6/24/11	\$575,000	\$630,000	3070	8	2010	Avg	4065	N	N	523 30TH AVE E
004	982870	2561	7/8/10	\$372,000	\$390,000	1050	9	2008	Avg	1327	N	N	128 A 24TH AVE E
004	982870	2563	10/26/10	\$320,000	\$343,000	1070	9	2008	Avg	1481	N	N	128 C 24TH AVE E
004	982870	2827	6/9/11	\$445,000	\$487,000	1090	9	2009	Avg	1765	N	N	1809 24TH AVE
004	982870	1731	5/8/12	\$577,000	\$615,000	1150	9	2012	Avg	1721	N	N	216 B 26TH AVE E
004	982870	2825	4/6/10	\$579,000	\$592,000	1160	9	2009	Avg	1276	N	N	1815 24TH AVE
004	982870	2826	4/14/10	\$565,000	\$579,000	1160	9	2009	Avg	1699	N	N	1811 24TH AVE
004	982870	2850	11/11/10	\$535,000	\$575,000	1180	9	2010	Avg	1199	N	N	1807 B 24TH AVE
004	982870	2562	9/8/10	\$350,000	\$372,000	1200	9	2008	Avg	997	N	N	128 B 24TH AVE E
004	982870	2558	1/26/11	\$351,000	\$381,000	1210	9	2008	Avg	954	N	N	124 C 24TH AVE E
004	982870	2559	9/17/10	\$363,000	\$387,000	1210	9	2008	Avg	952	N	N	124 B 24TH AVE E
004	982870	2560	8/10/10	\$372,000	\$393,000	1210	9	2008	Avg	1343	N	N	124 A 24TH AVE E
004	982870	2853	1/12/11	\$500,000	\$542,000	1220	9	2010	Avg	1777	N	N	1807 D 24TH AVE
004	982870	2851	12/6/10	\$537,000	\$579,000	1240	9	2010	Avg	1290	N	N	1807 A 24TH AVE
004	982870	2852	1/6/11	\$509,000	\$551,000	1240	9	2010	Avg	1686	N	N	1807 C 24TH AVE
004	982820	0779	3/5/10	\$465,000	\$471,000	1300	9	2008	Avg	1541	N	N	1711 A 27TH AVE
004	982820	0781	5/7/10	\$455,000	\$469,000	1300	9	2008	Avg	1451	N	N	1711 B 27TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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	982820	0782	4/26/10	\$540,000	\$555,000	1320	9	2008	Avg	1809	N	N	1713 27TH AVE
004	982820	0711	8/23/11	\$697,000	\$763,000	1340	9	2009	Avg	2595	N	N	1706 26TH AVE
004	982820	2581	5/11/11	\$580,000	\$635,000	1490	9	2007	Avg	2373	Y	N	3122 E PINE ST
004	982870	1716	2/14/12	\$470,000	\$508,000	1500	9	2011	Avg	1078	N	N	2606 E JOHN ST
004	982870	1717	2/29/12	\$470,000	\$507,000	1500	9	2011	Avg	1981	N	N	2608 E JOHN ST
004	118900	0005	3/29/11	\$649,000	\$708,000	1570	9	2011	Avg	3366	N	N	1436 26TH AVE
004	982870	0200	5/3/12	\$725,000	\$774,000	1610	9	1982	VGood	4000	Y	N	121 32ND AVE E
004	536620	0165	8/2/12	\$658,000	\$689,000	1710	9	1907	VGood	3872	Y	N	802 30TH AVE
004	501600	0268	12/10/12	\$692,500	\$698,000	1730	9	2000	Avg	4200	N	N	304 29TH AVE E
004	982820	0855	11/12/10	\$529,000	\$569,000	1760	9	2010	Avg	4800	Y	N	1630 26TH AVE
004	501600	0275	1/19/12	\$727,500	\$789,000	1770	9	1997	Avg	3698	N	N	303 DEWEY PL E
004	982820	0706	10/7/11	\$537,000	\$587,000	1840	9	1999	Avg	2821	Y	N	2606 E OLIVE ST
004	155620	0095	5/10/12	\$605,000	\$645,000	2040	9	1994	Avg	3776	N	N	710 29TH AVE
004	501600	0075	6/24/11	\$640,000	\$701,000	2040	9	1991	Avg	4800	N	N	2918 E REPUBLICAN ST
004	982820	2025	6/9/11	\$730,000	\$800,000	2100	9	2000	Avg	7200	N	N	1719 30TH AVE
004	982870	1428	7/13/10	\$490,000	\$514,000	2120	9	2003	Avg	3512	N	N	1809 MARTIN LUTHER KING JR WAY
004	982820	0830	9/11/12	\$820,000	\$849,000	2130	9	2007	Avg	4800	Y	N	1614 26TH AVE
004	982820	1505	1/5/10	\$675,000	\$669,000	2150	9	2010	Avg	4000	N	N	2822 E OLIVE ST
004	982820	1774	11/16/12	\$675,000	\$686,000	2160	9	1991	Avg	4275	N	N	2900 E PIKE ST
004	796010	0270	7/27/10	\$710,000	\$748,000	2280	9	2006	Avg	5280	N	N	825 27TH AVE
004	982820	1485	5/26/10	\$705,000	\$731,000	2480	9	2006	Avg	4800	N	N	1711 29TH AVE
004	920990	0310	9/13/12	\$710,000	\$735,000	2890	9	2005	Avg	4400	N	N	423 31ST AVE E
004	982820	0583	8/11/10	\$756,000	\$799,000	2060	10	2010	Avg	3600	N	N	1631 26TH AVE
004	982820	0583	10/19/12	\$835,000	\$856,000	2060	10	2010	Avg	3600	N	N	1631 26TH AVE
004	982870	0605	9/15/11	\$710,000	\$777,000	2130	10	2007	Avg	4400	N	N	1825 31ST AVE
011	364410	0065	1/21/11	\$150,000	\$163,000	610	6	1909	Avg	2268	N	N	1302 29TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 15
(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
011	364410	0072	8/9/11	\$214,950	\$235,000	670	6	1960	VGood	2356	N	N	1306 29TH AVE S
011	364410	0073	6/27/11	\$210,000	\$230,000	670	6	1960	VGood	1675	N	N	1308 29TH AVE S
011	056700	0430	12/12/12	\$265,000	\$267,000	700	6	1922	Avg	4000	Y	N	907 YAKIMA AVE S
011	429480	0025	2/10/12	\$293,000	\$317,000	840	6	1914	Good	2000	N	N	707 29TH AVE S
011	125020	1155	4/12/11	\$275,000	\$300,000	920	6	2007	Avg	3600	N	N	537 29TH AVE S
011	783380	0090	3/9/10	\$375,000	\$380,000	970	6	1901	Good	4800	N	N	315 28TH AVE S
011	327480	0173	11/8/10	\$250,000	\$269,000	1010	6	1905	Avg	2880	N	N	2720 S NORMAN ST
011	713730	0070	8/21/12	\$310,000	\$323,000	1980	6	1908	Avg	3198	N	N	2708 S ELMWOOD PL
011	364410	0250	6/6/10	\$360,000	\$375,000	780	7	1906	Avg	3360	Y	N	1323 30TH AVE S
011	073000	0138	10/12/12	\$225,000	\$231,000	800	7	2006	Avg	2142	N	N	2723 A S JUDKINS ST
011	056700	0384	3/24/11	\$255,000	\$278,000	840	7	2009	Avg	856	N	N	1126 29TH AVE S
011	684070	0570	12/17/12	\$440,000	\$442,000	850	7	1920	Avg	4550	N	N	522 28TH AVE
011	713730	0245	3/10/11	\$280,000	\$305,000	860	7	1919	Avg	2805	N	N	2710 S JUDKINS ST
011	936360	0440	8/24/11	\$450,000	\$493,000	900	7	1912	Good	3000	N	N	518 31ST AVE
011	536620	0660	12/16/11	\$270,000	\$294,000	930	7	1906	Avg	3000	N	N	524 30TH AVE
011	364410	0160	10/1/10	\$428,100	\$457,000	950	7	1997	Avg	4320	Y	N	1325 YAKIMA AVE S
011	684070	0495	5/26/11	\$419,000	\$459,000	960	7	1925	Good	4277	N	N	523 28TH AVE
011	341660	0618	6/1/11	\$430,000	\$471,000	970	7	1923	Good	3440	N	N	111 31ST AVE S
011	056700	0710	6/1/11	\$319,950	\$350,000	980	7	2011	Avg	3090	N	N	927 29TH AVE S
011	713730	0250	9/25/12	\$286,000	\$295,000	990	7	1980	Avg	2805	N	N	2708 S JUDKINS ST
011	103200	0071	12/19/11	\$198,000	\$215,000	990	7	1998	Avg	2429	N	N	1362 MARTIN LUTHER KING JR WAY S
011	536620	0705	10/2/12	\$470,000	\$484,000	1000	7	1987	Avg	4500	N	N	541 31ST AVE
011	125020	0840	11/19/10	\$265,500	\$286,000	1070	7	1958	Avg	5040	N	N	539 28TH AVE S
011	056700	0680	4/26/12	\$290,000	\$310,000	1080	7	2003	Avg	1071	N	N	2821 S CHARLES ST
011	690920	0035	6/18/10	\$249,950	\$261,000	1100	7	2002	Avg	2050	Y	N	1316 B 30TH AVE S
011	713730	0165	12/22/10	\$319,950	\$346,000	1100	7	1908	Good	2805	N	N	2713 S ELMWOOD PL

Improved Sales Used in this Annual Update Analysis
Area 15
(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
011	690920	0005	7/11/12	\$399,950	\$421,000	1110	7	1950	Avg	5600	N	N	3003 S JUDKINS ST
011	936360	0420	6/15/11	\$300,000	\$329,000	1120	7	1923	Good	3600	N	N	509 32ND AVE
011	056700	0330	12/5/11	\$337,000	\$367,000	1140	7	2011	Avg	1448	Y	N	1119 A YAKIMA AVE S
011	056700	0331	10/18/11	\$349,000	\$381,000	1140	7	2011	Avg	1399	N	N	1120 A YAKIMA AVE S
011	056700	0332	10/24/11	\$369,000	\$403,000	1140	7	2011	Avg	1580	N	N	1121 A YAKIMA AVE S
011	056700	0333	11/4/11	\$380,000	\$415,000	1140	7	2011	Avg	1578	N	N	1122 A YAKIMA AVE S
011	690920	0403	9/9/10	\$318,000	\$338,000	1140	7	2001	Avg	2208	N	N	1362 30TH AVE S
011	364410	0100	5/10/10	\$285,000	\$294,000	1160	7	2001	Avg	1882	N	N	1324 B 29TH AVE S
011	684070	0610	10/26/11	\$499,000	\$545,000	1180	7	2011	Avg	4550	N	N	517 29TH AVE
011	056700	0292	9/6/11	\$255,000	\$279,000	1200	7	1991	VGood	1471	Y	N	1106 YAKIMA AVE S
011	341660	0710	11/17/10	\$500,000	\$538,000	1250	7	1949	VGood	7200	N	N	115 31ST AVE
011	713730	0225	4/12/11	\$340,000	\$371,000	1260	7	1959	Good	5610	N	N	2720 S JUDKINS ST
011	684070	0475	7/23/10	\$408,000	\$429,000	1270	7	1926	Avg	5005	N	N	503 28TH AVE
011	684070	0475	11/19/12	\$459,000	\$466,000	1270	7	1926	Avg	5005	N	N	503 28TH AVE
011	341660	0530	5/19/11	\$490,000	\$536,000	1350	7	1995	Avg	4000	Y	N	3007 S WASHINGTON ST
011	056700	0580	7/11/11	\$400,000	\$438,000	1380	7	1912	Avg	6000	N	N	820 29TH AVE S
011	073000	0190	5/3/10	\$357,500	\$368,000	1437	7	1998	Avg	2742	N	N	2712 S IRVING ST
011	713730	0110	7/7/10	\$335,000	\$351,000	1470	7	1996	Avg	2310	N	N	2724 S ELMWOOD PL
011	684070	0665	6/25/12	\$490,000	\$517,000	1510	7	1925	Avg	5700	Y	N	506 29TH AVE
011	684070	0485	7/7/11	\$439,000	\$481,000	1520	7	1924	Avg	4550	N	N	511 28TH AVE
011	684070	0820	12/14/10	\$275,000	\$297,000	1540	7	1924	Avg	4550	Y	N	361 29TH AVE
011	684070	1480	12/20/11	\$496,000	\$539,000	1650	7	1925	Good	4550	N	N	211 29TH AVE
011	684070	1480	3/8/10	\$593,000	\$601,000	1650	7	1925	Good	4550	N	N	211 29TH AVE
011	936360	0415	3/30/10	\$525,000	\$536,000	1670	7	1914	Avg	2470	N	N	503 32ND AVE
011	936360	0185	11/29/10	\$450,000	\$485,000	1740	7	1914	Avg	3200	N	N	303 32ND AVE
011	684070	0815	1/14/10	\$435,000	\$433,000	1910	7	1925	Good	4550	Y	N	357 29TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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
011	341660	1021	6/28/10	\$280,000	\$293,000	1960	7	1907	Avg	3194	N	N	210 28TH AVE S
011	341660	0800	4/27/12	\$685,000	\$732,000	1980	7	1928	Good	4000	Y	N	119 30TH AVE S
011	918720	0050	2/15/11	\$449,900	\$489,000	2320	7	1900	Avg	5000	N	N	120 28TH AVE
011	056700	0390	3/8/10	\$272,500	\$276,000	780	8	2009	Avg	1023	N	N	1122 A 29TH AVE S
011	364410	0055	6/28/12	\$397,500	\$419,000	980	8	2012	Avg	2670	N	N	2810 S IRVING ST
011	341660	0746	3/18/10	\$380,000	\$386,000	1200	8	2009	Avg	1673	N	N	106 30TH AVE
011	936360	0455	12/7/11	\$636,000	\$693,000	1370	8	1991	Avg	3000	N	N	3100 E JEFFERSON ST
011	155620	0245	6/28/11	\$440,000	\$482,000	1380	8	1994	Avg	4255	N	N	525 30TH AVE
011	364410	0074	6/13/11	\$314,950	\$345,000	1390	8	2011	Avg	1222	N	N	1310 A 29TH AVE S
011	364410	0075	5/23/11	\$310,000	\$339,000	1390	8	2011	Avg	1608	N	N	1310 B 29TH AVE S
011	056700	0416	8/20/10	\$289,500	\$307,000	1405	8	2006	Avg	1321	N	N	2909 S NORMAN ST
011	056700	0402	12/3/10	\$315,000	\$340,000	1410	8	2008	Avg	1161	N	N	1114 A 29TH AVE S
011	056700	0402	9/25/12	\$340,000	\$351,000	1410	8	2008	Avg	1161	N	N	1114 A 29TH AVE S
011	056700	0403	11/17/10	\$319,950	\$344,000	1410	8	2008	Avg	892	N	N	1114 B 29TH AVE S
011	056700	0404	11/3/10	\$319,950	\$344,000	1410	8	2008	Avg	1159	N	N	1114 C 29TH AVE S
011	056700	0576	5/25/10	\$387,000	\$401,000	1460	8	2006	Avg	1498	N	N	830 29TH AVE S
011	936360	0405	10/19/11	\$465,000	\$508,000	1480	8	1901	Good	5000	N	N	508 30TH AVE
011	364410	0007	3/15/10	\$299,000	\$304,000	1560	8	1999	Avg	1381	N	N	2805 S JUDKINS ST
011	536620	0695	8/9/12	\$511,000	\$534,000	1570	8	1907	Avg	3000	N	N	539 31ST AVE
011	056700	0405	11/4/10	\$345,000	\$370,000	1580	8	2008	Avg	1395	N	N	1112 29TH AVE S
011	364410	0265	7/11/12	\$749,000	\$788,000	1580	8	2006	Avg	3360	Y	N	1325 30TH AVE S
011	936360	0280	4/7/11	\$550,000	\$601,000	1740	8	1912	Good	3300	N	N	422 31ST AVE
011	936360	0205	4/15/12	\$595,000	\$637,000	1760	8	1916	Good	5000	N	N	323 32ND AVE
011	918720	0190	5/22/12	\$657,000	\$699,000	1790	8	1904	Good	4000	N	N	145 29TH AVE
011	341660	0705	9/13/10	\$526,900	\$561,000	1800	8	1989	Good	6000	N	N	123 31ST AVE
011	918720	0320	7/18/12	\$640,000	\$672,000	1890	8	1906	Good	5750	Y	N	151 30TH AVE

Improved Sales Used in this Annual Update Analysis
Area 15
(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
011	364410	0245	5/25/10	\$450,000	\$467,000	1910	8	2010	Avg	3360	N	N	1319 30TH AVE S
011	918720	0275	11/20/12	\$450,000	\$457,000	1990	8	1900	Good	5000	N	N	134 29TH AVE
011	341660	0810	2/5/10	\$650,000	\$652,000	2020	8	2008	Avg	4000	Y	N	2905 S WASHINGTON ST
011	918720	0280	10/6/10	\$600,000	\$641,000	2120	8	1917	Good	5000	N	N	130 29TH AVE
011	684170	0045	7/13/10	\$551,000	\$579,000	2140	8	1904	Good	3300	N	N	425 30TH AVE
011	155620	0185	9/28/11	\$510,000	\$558,000	2200	8	1906	VGood	3240	N	N	2909 E CHERRY ST
011	936360	0005	5/15/12	\$643,500	\$685,000	2230	8	1990	Good	5000	N	N	3114 E SPRUCE ST
011	918720	0090	9/21/11	\$539,000	\$590,000	2510	8	1900	VGood	5001	Y	N	155 28TH AVE
011	125020	1305	3/29/11	\$550,000	\$600,000	3090	8	1901	VGood	6000	N	N	315 30TH AVE S
011	713730	0125	7/20/12	\$515,000	\$541,000	1550	9	2012	Avg	2310	N	N	2743 S ELMWOOD LN
011	936360	0250	2/18/11	\$734,500	\$799,000	2280	9	2010	Avg	5000	N	N	409 32ND AVE
011	936360	0085	4/20/10	\$900,000	\$924,000	2370	9	2009	Avg	3250	N	N	3017 E ALDER ST
011	918720	0270	11/4/10	\$672,000	\$722,000	2400	9	1996	Avg	5000	Y	N	138 29TH AVE
011	569900	0015	11/2/11	\$675,000	\$737,000	2630	9	2008	Avg	3412	Y	N	924 30TH AVE S
011	341660	0851	3/3/11	\$685,000	\$746,000	3970	9	2009	Avg	5160	N	N	210 29TH AVE S
011	447340	0025	8/16/12	\$820,000	\$855,000	2480	10	2004	Avg	2695	Y	N	711 31ST AVE S
011	042404	9030	2/5/10	\$741,000	\$743,000	2560	10	2005	Avg	3225	Y	N	907 31ST AVE S
011	125020	1350	2/12/10	\$899,000	\$903,000	2750	10	2003	Avg	5100	N	N	326 30TH AVE S

Improved Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	000760	0004	8/11/11	\$190,000	NON-REPRESENTATIVE SALE;FIN INSTITUTION RESALE
003	000760	0006	7/26/11	\$190,000	NON-REPRESENTATIVE SALE;FIN INSTITUTION RESALE
003	000760	0008	7/15/11	\$185,000	NON-REPRESENTATIVE SALE;FIN INSTITUTION RESALE
003	000760	0065	11/9/11	\$242,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
003	000760	0138	11/27/12	\$223,985	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
003	000760	0179	2/22/11	\$200,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
003	000760	0180	4/14/10	\$200,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
003	036300	0070	4/27/10	\$199,912	DOR RATIO;QUIT CLAIM DEED
003	042404	9278	11/15/10	\$200,000	DIAGNOSTIC OUTLIER;NON-NORMAL DISTRIBUTION
003	095500	0054	1/13/12	\$356,000	IMP. CHARS CHANGED SINCE SALE; CHANGE OF USE
003	095500	0520	4/25/12	\$4,950,000	DOR RATIO;PREVIMP<=25K
003	125020	0200	10/13/11	\$250,000	SEG/MERGER;TEAR DOWN
003	125020	0504	4/13/12	\$165,000	IMP CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
003	125020	0535	8/29/12	\$165,000	IMP CHARS DON'T MATCH SALES CHARS
003	125020	0777	3/1/11	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	128530	0030	7/6/11	\$550,000	ACTIVE PERMIT BEFORE SALE>25K
003	128530	0090	7/9/10	\$289,300	IMP COUNT;MULTI-PARCEL SALE
003	128530	0170	1/27/12	\$255,000	NON-REP SALE; FIN. INSTITUTION RESALE
003	133680	0280	9/5/12	\$1,020,000	NO MARKET EXPOSURE
003	134430	0270	3/15/11	\$217,875	DOR RATIO; IMP. CHARS CHANGED SINCE SALE
003	180690	0502	6/3/10	\$169,904	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGH.
003	193480	0022	10/31/11	\$110,652	DOR RATIO;QUIT CLAIM DEED
003	193480	0040	2/29/12	\$285,000	IMP CHARS DON'T MATCH SALES CHARS
003	193730	0261	9/2/11	\$206,000	IMP CHARS DON'T MATCH SALES CHARS
003	225450	0595	1/4/11	\$825,000	RELATED PARTY, FRIEND, OR NEIGH/NO MARKET EXP.
003	225450	1425	4/7/11	\$739,130	UNFIN AREA
003	225450	1827	11/20/12	\$559,500	IMP CHARS DON'T MATCH SALES CHARS
003	225450	2093	2/23/12	\$218,700	NO MARKET EXPOSURE; FORCED SALES
003	225550	0080	8/31/12	\$360,000	SEGREGATION AND/OR MERGER
003	257240	0104	2/27/12	\$252,002	NON-REPRESENTITIV SALE;FIN. INSTIT RESALE
003	257240	0180	7/6/11	\$95,000	DOR RATIO
003	257240	0180	2/28/12	\$225,000	LEASE OR LEASE-HOLD
003	257240	0181	2/6/12	\$223,200	LEASE OR LEASE-HOLD
003	278410	0035	8/12/11	\$715,000	IMP CHARS DON'T MATCH SALES CHARS
003	278460	0095	1/14/11	\$315,000	SEGREGATION AND/OR MERGER
003	278460	0095	3/2/10	\$525,000	SEGREGATION AND/OR MERGER
003	303720	0035	8/10/11	\$542,000	IMP COUNT
003	304320	0025	10/30/12	\$500,000	DOR RATIO;IMP COUNT;PREVIMP<=25K
003	327480	0511	12/12/11	\$365,000	NO MARKET EXPOSURE; FIN. INSTITUTION RESALE
003	330370	0219	3/13/12	\$600,000	DOR RATIO;PREVIMP<=25K
003	330370	0220	3/19/12	\$589,995	DOR RATIO;PREVIMP<=25K
003	330370	0221	3/27/12	\$579,995	DOR RATIO;PREVIMP<=25K
003	330370	0222	3/12/12	\$569,995	DOR RATIO;PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	330370	0223	2/22/12	\$609,995	DOR RATIO;PREVIMP<=25K
003	330370	0224	3/6/12	\$609,995	DOR RATIO;PREVIMP<=25K
003	330370	0226	3/26/12	\$559,995	DOR RATIO;PREVIMP<=25K
003	330370	0376	11/9/12	\$575,000	IMP CHARS DON'T MATCH SALES CHARS
003	330370	0450	11/15/11	\$1,375,000	IMP COUNT;PREVIMP<=25K
003	330370	0490	8/19/10	\$580,000	IMP. CHARS CHANGED SINCE SALE; SHORT SALE
003	330370	0515	10/1/12	\$1,050,000	IMP COUNT
003	331950	0336	10/21/11	\$314,893	BANKRUPTCY; NO MARKET EXPOSURE
003	331950	0336	2/23/12	\$259,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
003	331950	0555	5/16/11	\$191,622	DOR RATIO;QUIT CLAIM DEED; PARTIAL INT (1/3, 1/2, Etc.)
003	331950	0585	6/2/11	\$178,000	NO MARKET EXPOSURE
003	331950	0966	2/3/12	\$147,500	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
003	331950	1598	3/1/12	\$215,000	NON-REPRESENTATIVE SALE
003	331950	1810	3/7/12	\$205,000	NON-REPRESENTATIVE SALE
003	331950	2040	4/20/11	\$285,000	BANKRUPTCY;NO MARKET EXPOSURE
003	331950	2180	7/12/11	\$109,040	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	332000	0810	3/14/11	\$137,000	IMP CHARS DON'T MATCH SALES CHARS
003	332000	0947	3/16/10	\$145,890	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
003	332000	0970	6/21/12	\$160,000	IMP CHARS DON'T MATCH SALES CHARS
003	379600	0054	4/19/11	\$385,561	BANKRUPTCY; NO MARKET EXPOSURE
003	379600	0054	5/14/12	\$240,000	NON-REPRESENTATIVE SALE; FIN. INSTIT. RESALE
003	379600	0376	8/3/11	\$167,172	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	423240	0425	11/8/11	\$770,200	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	423240	0706	5/20/10	\$148,225	DOR RATIO
003	423240	0975	7/2/10	\$1,290,000	RELOCATION - SALE TO SERVICE
003	423240	1095	6/1/10	\$685,000	OBSOL
003	423240	1345	5/20/11	\$1,340,000	LACK OF REPRESENTATION
003	516070	0015	4/28/10	\$530,000	RELOCATION - SALE TO SERVICE
003	516070	0020	7/15/10	\$126,000	DOR RATIO
003	519110	0055	3/9/10	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	564660	0075	1/14/11	\$415,000	UNFIN AREA
003	600300	0852	10/20/11	\$530,000	%COMPL
003	600300	1030	11/1/12	\$760,000	IMP CHARS DON'T MATCH SALES CHARS
003	600300	1392	11/15/12	\$590,000	NO MARKET EXPOSURE
003	600300	1473	1/4/11	\$224,059	DOR RATIO;QUIT CLAIM DEED
003	600300	1641	4/26/11	\$689,000	RELOCATION - SALE TO SERVICE
003	600300	1935	11/2/12	\$440,000	IMP CHARS DON'T MATCH SALES CHARS
003	600350	1081	9/15/10	\$460,000	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
003	605860	0110	5/20/11	\$211,575	IMP CHARS CHANGED SINCE SALE; NO MARKET EXP.
003	605860	0210	10/14/10	\$203,000	UNFIN AREA
003	605860	0265	5/18/11	\$234,000	NON-REPRESENTATIVE SALE
003	605860	0280	9/25/12	\$200,500	NO MARKET EXPOSURE; FORCED SALE
003	605860	0290	10/19/11	\$98,500	DOR RATIO

Improved Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	605860	0405	7/6/10	\$312,500	NO MARKET EXPOSURE; FIN INSTITUTION RESALE
003	636290	0145	12/21/11	\$175,000	DOR RATIO
003	684070	0390	6/22/11	\$340,000	SEGREGATION AND/OR MERGER
003	684070	0400	8/30/11	\$148,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
003	684070	0410	8/26/11	\$270,000	IMP CHARS DON'T MATCH SALES CHARS
003	684070	0960	10/30/12	\$267,929	NO MARKET EXPOSURE; FORCED SALE
003	684070	1065	1/5/10	\$235,000	NON-REPRESENTATIVE SALE
003	684070	1185	12/20/12	\$560,000	IMP CHARS DON'T MATCH SALES CHARS
003	684820	0221	11/15/11	\$395,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
003	685070	0700	6/20/11	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	685170	0110	2/29/12	\$832,000	LACK OF REPRESENTATION
003	685170	0260	12/17/12	\$200,000	DOR RATIO;QUIT CLAIM DEED
003	685170	0355	12/13/12	\$95,500	DOR RATIO;QUIT CLAIM DEED
003	685170	0366	3/28/11	\$675,000	NO MARKET EXPOSURE
003	685270	0299	1/25/11	\$288,373	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
003	685270	0412	5/27/11	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	712830	0085	5/18/11	\$89,971	DOR RATIO;QUIT CLAIM DEED
003	712830	0180	9/26/11	\$160,000	DOR RATIO;IMP. CHARS CHANGED SINCE SALE
003	712830	0205	12/19/11	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	712830	0590	4/7/11	\$205,000	DOR RATIO; IMP. CHARS CHANGED SINCE SALE
003	713230	0030	2/18/10	\$217,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0031	3/24/10	\$225,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0032	4/20/10	\$217,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0033	3/15/10	\$217,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0034	4/6/10	\$217,800	IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0035	8/11/10	\$45,000	DOR RATIO
003	713230	0036	4/29/10	\$235,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0037	4/1/10	\$221,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0040	5/26/10	\$217,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0041	3/29/10	\$207,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0042	3/29/10	\$227,800	NON-PROFIT ORGANIZATION
003	713230	0043	5/24/12	\$192,100	IMP COUNT
003	713230	0043	4/30/10	\$217,800	IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0044	6/12/10	\$227,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0046	4/12/10	\$217,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713230	0047	4/12/10	\$227,800	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	713730	0055	3/26/12	\$193,000	MULTIPARCEL; FINANCIAL INSTITUTION RESALE
003	713730	0057	3/26/12	\$193,000	MULTIPARCEL; FINANCIAL INSTITUTION RESALE
003	722850	0315	12/7/11	\$100,000	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	722850	0599	9/8/11	\$415,000	IMP CHARS DON'T MATCH SALES CHARS
003	722850	0600	12/30/10	\$246,000	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
003	722850	0753	7/2/10	\$215,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	0789	6/29/11	\$105,000	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	722850	1035	5/5/11	\$325,000	RELOCATION - SALE TO SERVICE
003	722850	1150	9/5/12	\$309,950	IMP CHARS DON'T MATCH SALES CHARS
003	722850	1150	8/29/11	\$140,000	NO MARKET EXPOSURE
003	722850	1195	3/26/10	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	722850	1270	3/22/11	\$585,000	UNFIN AREA
003	722850	1640	11/26/12	\$605,000	IMP CHARS DON'T MATCH SALES CHARS
003	722850	1660	12/28/12	\$296,000	NO MARKET EXPOSURE; FORCED SALE
003	722850	1675	3/17/10	\$535,000	RELOCATION - SALE TO SERVICE
003	722850	1875	6/28/12	\$385,000	ACTIVE PERMIT BEFORE SALE>25K
003	722850	1901	2/17/12	\$157,800	NON-REPRESENTATIVE SALE
003	722850	2230	4/25/12	\$500,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
003	722850	2255	11/5/10	\$8,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	723460	0005	10/14/11	\$380,000	SEGREGATION AND/OR MERGER
003	723460	0115	7/24/12	\$620,000	IMP COUNT
003	723460	0851	8/30/10	\$181,000	DOR RATIO;QUIT CLAIM DEED
003	723460	1018	12/12/11	\$330,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
003	723460	1370	9/3/12	\$635,000	NO MARKET EXPOSURE
003	725420	0035	2/25/12	\$349,000	DIAGNOSTIC OUTLIER;ANOMALY DETECTION
003	754480	0110	4/20/10	\$270,000	NON-REPRESENTATIVE SALE; FIN INSTIT RESALE
003	754480	0200	5/11/10	\$147,731	DOR RATIO;QUIT CLAIM DEED
003	754480	0415	11/7/11	\$152,000	BOX PLOT OUTLIER; STATISTICAL OUTLIER
003	765860	0055	2/22/10	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	794260	0040	9/18/12	\$556,000	IMP CHARS DON'T MATCH SALES CHARS
003	794260	1225	12/31/11	\$216,421	IMP CHARS DON'T MATCH SALES CHARS
003	794260	1505	6/6/11	\$310,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	794260	1575	6/11/12	\$650,000	OBSOL
003	794260	1585	12/29/10	\$60,000	DOR RATIO;EXEMPT FROM EXCISE TAX
003	794260	1645	5/26/11	\$294,000	IMP CHARS DON'T MATCH SALES CHARS
003	794260	1690	7/8/10	\$219,739	DOR RATIO;QUIT CLAIM DEED
003	794260	1770	5/30/12	\$250,000	NON-REPRESENTATIVE SALE
003	814120	0020	9/16/11	\$287,500	IMP COUNT
003	872810	0585	7/31/12	\$232,972	NO MARKET EXPOSURE; FORCED SALE
003	912610	0040	1/18/11	\$435,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN
003	912610	0355	7/17/12	\$394,678	NO MARKET EXPOSURE; FORCED SALE
003	912610	0355	7/3/12	\$420,005	NO MARKET EXPOSURE; FORCED SALE
003	912610	0520	1/22/11	\$210,000	IMP. CHARS CHANGED SINCE SALE; SEG/MERGER
003	912610	0540	5/23/11	\$335,000	IMP CHARS DON'T MATCH SALES CHARS
003	912610	0735	10/23/11	\$160,000	TEARDOWN/IMP CHARS CHANGED SINCE SALE
003	912610	0800	9/9/10	\$57,000	DOR RATIO
003	912610	1120	6/23/10	\$140,840	DOR RATIO;QUIT CLAIM DEEDAND OTHER WARNINGS
003	912610	1580	12/13/10	\$139,000	IMP CHARS DON'T MATCH SALES CHARS
003	912610	1730	4/13/11	\$195,000	OBSOL
003	949770	0060	12/29/12	\$1,388,200	DOR RATIO;PREVIMP<=25K;MULTI-PARCEL SALE

Improved Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	981870	0105	2/7/11	\$285,000	IMP CHARS DON'T MATCH SALES CHARS
003	981870	0245	12/31/10	\$125,000	DOR RATIO;TEAR DOWN
003	981870	0685	11/10/10	\$389,995	SEGREGATION AND/OR MERGER
003	981870	0686	11/16/11	\$482,500	%COMPL
003	982670	0710	7/10/12	\$660,000	%COMPL
003	982670	0712	7/5/12	\$675,000	%COMPL
003	982670	0930	3/19/10	\$385,000	%COMPL
003	982670	1190	7/13/11	\$350,000	MULTI-PARCEL SALE
003	982670	1335	6/18/12	\$150,000	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	982670	1350	8/2/12	\$510,000	IMP COUNT
003	982670	1485	4/12/11	\$150,000	NO MARKET EXPOSURE
003	982670	1690	9/19/11	\$160,000	SEGREGATION AND/OR MERGER
004	051900	0240	12/17/12	\$611,950	BANKRUPTCY;FORCED SALE; NO MARKET EXP.
004	118900	0007	3/7/11	\$490,000	%COMPL
004	118900	0010	12/16/10	\$469,500	%COMPL
004	118900	0255	1/5/10	\$272,000	TEARDOWN/IMP CHARS CHANGED SINCE SALE
004	118900	0910	5/14/12	\$217,000	IMP CHARS DON'T MATCH SALES CHARS
004	118900	1283	11/28/12	\$553,454	NO MARKET EXPOSURE; FORCED SALE
004	118900	1284	12/11/12	\$529,849	NO MARKET EXPOSURE; FORCED SALE
004	118900	1325	10/10/12	\$454,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
004	118900	1325	3/6/12	\$191,000	DOR RATIO;OBSOL
004	140730	0030	10/7/11	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	155620	0050	4/11/11	\$160,000	DOR RATIO; NO MARKET EXPOSURE
004	177850	0035	6/28/11	\$454,500	1031 TRADE; AFFORDABLE HOUSING SALES
004	181380	0055	6/11/12	\$477,000	IMP CHARS DON'T MATCH SALES CHARS
004	181380	0055	3/14/12	\$511,649	NO MARKET EXPOSURE; FORCED SALE
004	332504	9062	8/26/10	\$311,585	BANKRUPTCY; NO MARKET EXPOSURE
004	381440	0130	3/22/11	\$150,000	DOR RATIO
004	501600	0150	9/13/12	\$615,000	IMP CHARS DON'T MATCH SALES CHARS
004	501600	0255	5/10/12	\$182,951	DOR RATIO;EXEMPT FROM EXCISE TAX
004	531710	0287	5/31/12	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	536620	0345	4/23/12	\$625,000	OBSOL
004	660000	0102	9/14/11	\$140,000	DOR RATIO;%COMPL
004	684070	0065	8/26/10	\$165,000	DOR RATIO
004	684070	0160	5/23/11	\$155,000	%COMPL;PREVIMP<=25K
004	721740	0095	12/9/11	\$278,199	NO MARKET EXPOSURE; FIN. INSTITUTION RESALE
004	721740	0180	4/18/11	\$340,000	NO MARKET EXPOSURE
004	721740	0215	2/16/10	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	721740	0267	2/2/12	\$300,000	NON REP SALE; FINANCIAL INSTITUTION RESALE
004	721740	0495	10/5/11	\$225,000	IMP CHARS DON'T MATCH SALES CHARS
004	721740	1075	5/21/12	\$173,603	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
004	721740	1280	12/10/12	\$146,000	DOR RATIO;QUIT CLAIM DEED
004	796010	0207	9/3/10	\$98,000	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	796010	0255	3/1/10	\$222,000	EXEMPT FROM EXCISE TAX; NON-REP SALE
004	796010	0315	5/26/10	\$180,000	IMP CHARS DON'T MATCH SALES CHARS
004	796010	0320	4/12/11	\$159,500	NO MARKET EXPOSURE
004	920990	0035	5/8/12	\$549,000	IMP CHARS DON'T MATCH SALES CHARS
004	920990	0215	5/3/12	\$461,200	IMP CHARS DON'T MATCH SALES CHARS
004	920990	0230	11/10/11	\$455,000	IMP CHARS DON'T MATCH SALES CHARS
004	920990	0300	11/19/12	\$740,000	IMP CHARS DON'T MATCH SALES CHARS
004	982820	0070	6/12/12	\$349,950	SEGREGATION AND/OR MERGER
004	982820	0237	7/9/12	\$210,000	NON-REPRESENTATIVE SALE
004	982820	0550	8/19/11	\$157,000	DOR RATIO
004	982820	0620	5/16/12	\$517,000	SEGREGATION AND/OR MERGER
004	982820	0800	10/26/12	\$387,500	IMP CHARS DON'T MATCH SALES CHARS
004	982820	0990	11/26/12	\$468,500	IMP CHARS DON'T MATCH SALES CHARS
004	982820	1202	3/30/12	\$31,199	DOR RATIO;STATEMENT TO DOR
004	982820	1250	10/26/10	\$140,000	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
004	982820	1600	6/23/10	\$207,000	DIAGNOSTIC OUTLIER
004	982820	1635	9/22/11	\$42,986	DOR RATIO;QUIT CLAIM DEED
004	982820	2080	5/18/11	\$200,000	DOR RATIO;NON-REPRESENTATIVE SALE
004	982820	2080	5/31/11	\$241,000	IMP. CHARS CHANGED SINCE SALE; NON-REP SALE
004	982820	2136	10/13/11	\$150,000	PREVIMP<=25K
004	982820	2520	12/26/12	\$300,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
004	982870	0140	7/9/12	\$485,000	IMP CHARS DON'T MATCH SALES CHARS
004	982870	0200	10/27/10	\$350,000	DOR RATIO
004	982870	0235	6/17/10	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982870	0300	12/28/10	\$200,000	DOR RATIO;QUIT CLAIM DEED
004	982870	0355	7/6/12	\$48,784	DOR RATIO;QUIT CLAIM DEED
004	982870	0355	6/23/12	\$129,787	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGH.
004	982870	0390	7/11/11	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	982870	0560	9/20/12	\$262,000	IMP CHARS DON'T MATCH SALES CHARS
004	982870	0585	1/13/10	\$270,000	DIAGNOSTIC OUTLIER; ANOMOLY DETECTION
004	982870	0670	10/12/10	\$185,000	NON-REPRESENTATIVE SALE
004	982870	1715	2/11/11	\$420,000	SEGREGATION AND/OR MERGER
004	982870	1725	4/25/12	\$440,000	SEGREGATION AND/OR MERGER
004	982870	1741	11/16/10	\$172,024	DOR RATIO;QUIT CLAIM DEED
004	982870	1905	9/28/10	\$585,000	IMP CHARS DON'T MATCH SALES CHARS
004	982870	2515	11/27/12	\$186,728	DOR RATIO;QUIT CLAIM DEED
004	982870	2565	6/12/11	\$350,000	IMP COUNT
004	982870	2590	2/1/12	\$164,375	SEGREGATION AND/OR MERGER
004	982870	2677	9/15/12	\$142,252	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	983930	0230	3/20/12	\$8,000	DOR RATIO
004	983930	0800	6/1/10	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	983930	0925	1/13/12	\$845,000	IMP CHARS DON'T MATCH SALES CHARS
011	042404	9030	2/5/10	\$855,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	042404	9275	1/14/11	\$249,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
011	042404	9276	1/14/11	\$245,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
011	042404	9277	1/27/11	\$249,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
011	056700	0100	5/30/12	\$200,000	ACTIVE PERMIT BEFORE SALE>25K
011	056700	0100	2/17/12	\$142,000	DOR RATIO;EXEMPT FROM EXCISE TAX
011	056700	0325	9/6/12	\$504,500	ACTIVE PERMIT BEFORE SALE>25K
011	056700	0326	3/11/11	\$100,800	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED
011	056700	0326	11/16/10	\$360,000	IMP CHARS DON'T MATCH SALES CHARS
011	056700	0330	12/23/10	\$195,000	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
011	056700	0401	10/21/10	\$349,950	IMP COUNT
011	056700	0500	8/17/10	\$280,000	%COMPL;TEAR DOWN; SEGREGATION AND/OR MERGER
011	056700	0500	10/10/12	\$419,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	056700	0501	10/10/12	\$419,950	%COMPL
011	056700	0502	9/20/12	\$419,000	%COMPL
011	056700	0503	10/18/12	\$419,950	%COMPL
011	056700	0575	8/29/12	\$277,000	NO MARKET EXPOSURE;FIN. INSTIT. RESALE
011	056700	0685	10/11/10	\$185,000	PREVIMP<=25K
011	056700	0700	9/14/10	\$260,000	PREVIMP<=25K;NO MARKET EXPOSURE
011	056700	0710	5/20/10	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	125020	0786	5/18/12	\$190,000	IMP CHARS DON'T MATCH SALES CHARS.
011	125020	0820	3/19/12	\$318,000	IMP CHARS DON'T MATCH SALES CHARS
011	125020	1310	9/13/10	\$520,000	IMP COUNT
011	125020	1350	1/25/10	\$899,000	RELOCATION - SALE TO SERVICE
011	327480	0455	11/20/12	\$480,000	ACTIVE PERMIT BEFORE SALE>25K
011	327480	0460	12/26/12	\$350,000	%COMPL
011	341660	0661	3/21/11	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	341660	0800	4/27/12	\$685,000	RELOCATION - SALE TO SERVICE
011	341660	1000	8/5/11	\$620,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
011	364410	0072	3/10/10	\$315,000	IMP. CHARS CHANGED SINCE SALE; SEGR/OR MERGER
011	364410	0094	7/31/12	\$244,000	NON-REPRESENTATIVE SALE
011	364410	0095	8/22/11	\$207,000	DIAGNOSTIC OUTLIER
011	364410	0095	6/5/12	\$105,651	DOR RATIO;QUIT CLAIM DEED
011	364410	0235	11/23/11	\$154,239	DOR RATIO;IMP COUNT;QUIT CLAIM DEED
011	379600	0244	4/23/12	\$175,000	PREVIMP<=25K
011	429480	0060	3/9/12	\$300,001	SEGREGATION AND/OR MERGER
011	536620	0585	12/4/12	\$535,000	IMP CHARS DON'T MATCH SALES CHARS
011	636290	0250	11/16/12	\$102,000	DOR RATIO;ESTATE ADMINISTRATOR
011	684070	0485	12/13/10	\$200,000	IMP CHARS DON'T MATCH SALES CHARS
011	684070	0610	2/4/11	\$205,000	DOR RATIO;ESTATE ADMINISTRATOR
011	690920	0060	3/1/10	\$470,000	IMP CHARS DON'T MATCH SALES CHARS
011	713730	0125	8/18/11	\$95,000	DOR RATIO
011	713730	0165	4/1/10	\$180,000	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
011	713730	0195	7/27/12	\$425,000	SEGREGATION AND/OR MERGER

Improved Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	783380	0080	11/18/11	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	918720	0067	9/25/12	\$108,000	DOR RATIO;QUIT CLAIM DEED
011	936360	0005	5/15/12	\$643,500	RELOCATION - SALE TO SERVICE
011	936360	0285	6/10/11	\$465,000	ACTIVE PERMIT BEFORE SALE>25K
011	936360	0390	3/2/11	\$281,000	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE

Vacant Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	257240	0180	7/6/2011	\$95,000	1,706	N	N
003	332000	0947	3/16/2010	\$145,890	3,600	Y	N
003	501100	0045	2/2/2012	\$356,000	4,000	N	N
003	722850	0789	6/29/2011	\$105,000	2,804	N	N
003	794260	1380	8/7/2012	\$230,000	5,300	N	N
003	794260	1630	1/19/2011	\$12 5,000	4,800	N	N
003	794260	1991	7/30/2012	\$134,000	5,084	N	N
004	118900	1445	4/26/2012	\$122,000	5,482	N	N
004	531710	0286	7/19/2011	\$180,000	7,129	N	N
004	660000	0102	9/14/2011	\$140,000	5,530	N	N
004	920990	0650	6/28/2012	\$250,000	4,360	N	N
004	982820	2136	10/13/2011	\$150,000	4,648	N	N
004	982820	2137	3/14/2011	\$175,000	4,697	N	N
004	983930	0265	6/18/2012	\$220,000	4,400	Y	N
011	341660	0651	7/17/2012	\$315,000	4,000	Y	N
011	684070	1470	2/1/2011	\$235,000	4,550	N	N
011	713730	0125	8/18/2011	\$95,000	2,310	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	095500	0520	4/25/2012	\$4,950,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
003	125020	0200	10/13/2011	\$250,000	SEGREGATION AND/OR MERGER
003	257240	0180	2/28/2012	\$60,000	NON-PROFIT ORGANIZATION
003	257240	0181	2/6/2012	\$61,800	NON-PROFIT ORGANIZATION
003	501100	0045	1/11/2012	\$561,590	NO MARKET EXPOSURE; FORCED SALE
003	713230	0025	7/14/2011	\$85,000	DOR RATIO
003	713230	0030	2/8/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0031	3/24/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0032	4/6/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0033	3/11/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0034	4/6/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0036	4/29/2010	\$45,000	NON-PROFIT ORGANIZATION
003	713230	0037	4/1/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0040	5/26/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0041	3/29/2010	\$65,000	NON-PROFIT ORGANIZATION
003	713230	0042	3/29/2010	\$45,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
003	713230	0043	4/30/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0044	6/22/2010	\$45,000	NON-PROFIT ORGANIZATION
003	713230	0046	4/12/2010	\$55,000	NON-PROFIT ORGANIZATION
003	713230	0047	4/12/2010	\$45,000	NON-PROFIT ORGANIZATION
003	713230	0490	11/24/2010	\$80,000	NO MARKET EXPOSURE; FORCED SALE
003	794260	1870	12/6/2011	\$40,000	DOR RATIO; NO MARKET EXPOSURE
003	912610	0735	10/23/2011	\$160,000	SEGREGATION AND/OR MERGER;
003	912610	0820	10/29/2012	\$525,000	MULTI-PARCEL SALE;
003	981870	0245	8/11/2011	\$3,500	QUIT CLAIM DEED;
003	981870	0245	12/31/2010	\$125,000	NON-REPRESENTATIVE SALE;TEARDOWN
003	981870	0686	2/18/2011	\$100,000	CORPORATE AFFILIATES;
003	981870	0686	11/16/2011	\$482,500	SEGREGATION AND/OR MERGER;TEAR DOWN;
003	982670	0710	5/17/2011	\$270,000	SEGREGATION AND/OR MERGER;
003	982670	1690	9/19/2011	\$160,000	SEGREGATION AND/OR MERGER;
004	118900	0005	5/3/2010	\$415,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL
004	118900	0010	5/3/2010	\$415,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL
004	982820	0071	6/12/2012	\$151,500	SEGREGATION AND/OR MERGER;
004	982870	0935	9/27/2012	\$180,000	SEGREGATION AND/OR MERGER;
004	982870	1346	3/11/2010	\$190,000	MULTI-PARCEL SALE;
004	982870	1347	3/11/2010	\$190,000	MULTI-PARCEL SALE;
004	982870	1570	3/4/2011	\$455,000	MULTI-PARCEL SALE;
004	982870	1725	4/25/2012	\$440,000	SEGREGATION AND/OR MERGER;TEAR DOWN;
004	982870	2840	9/13/2011	\$225,000	SEGREGATION AND/OR MERGER;
011	056700	0500	8/17/2010	\$280,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
011	327480	0460	9/27/2011	\$799,950	MULTI-PARCEL SALE;
011	327480	0462	9/27/2011	\$799,950	MULTI-PARCEL SALE;
011	327480	0464	9/27/2011	\$799,950	MULTI-PARCEL SALE;