

## Executive Summary Physical Inspection Central Area - Area 015 Physical Inspection

**Appraisal Date:** 1/1/2014  
**Previous Physical Inspection:** 2007  
**Number of Improved Sales:** 973  
**Range of Sale Dates:** 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

### Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$144,600	\$277,700	\$422,300			12.63%
<b>2014 Value</b>	\$152,600	\$340,400	\$493,000	\$533,500	93.1%	10.54%
<b>Change</b>	+\$8,000	+\$62,800	+\$70,800			
<b>% Change</b>	+5.5%	+22.6%	+16.7%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.54% is an improvement from the previous COD of 12.63%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

### Population – Improved Valuation Change Summary

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
<b>2013 Value</b>	\$168,600	\$235,300	\$403,900
<b>2014 Value</b>	\$180,500	\$268,800	\$449,300
<b>% Change</b>	+7.1%	+14.2%	+11.2%

Number of one to three unit residences in the population: 7,040

### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 015 – Central Area, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

## Area 015 - Area Map



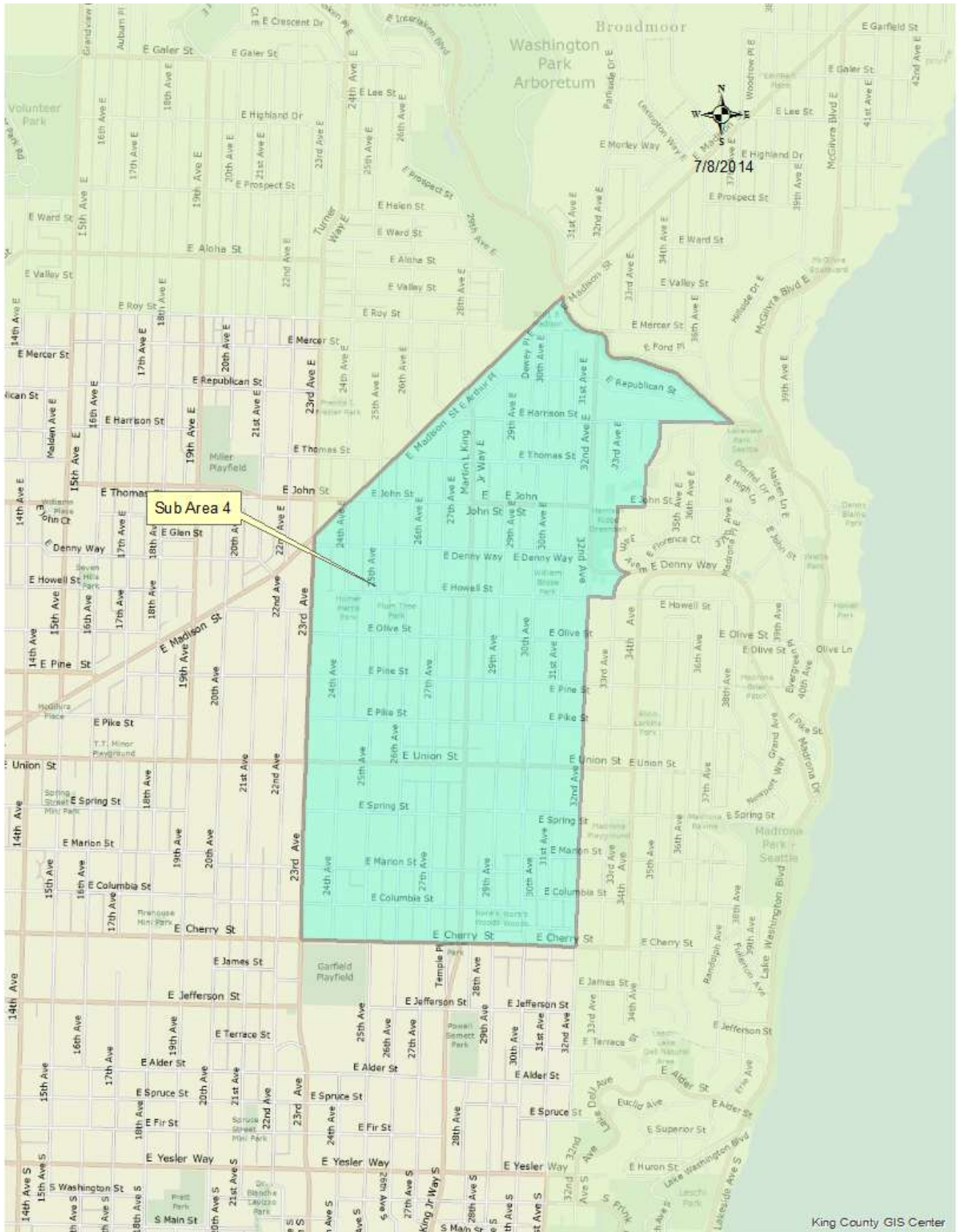
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## Area 015 – Sub Area 3 Map

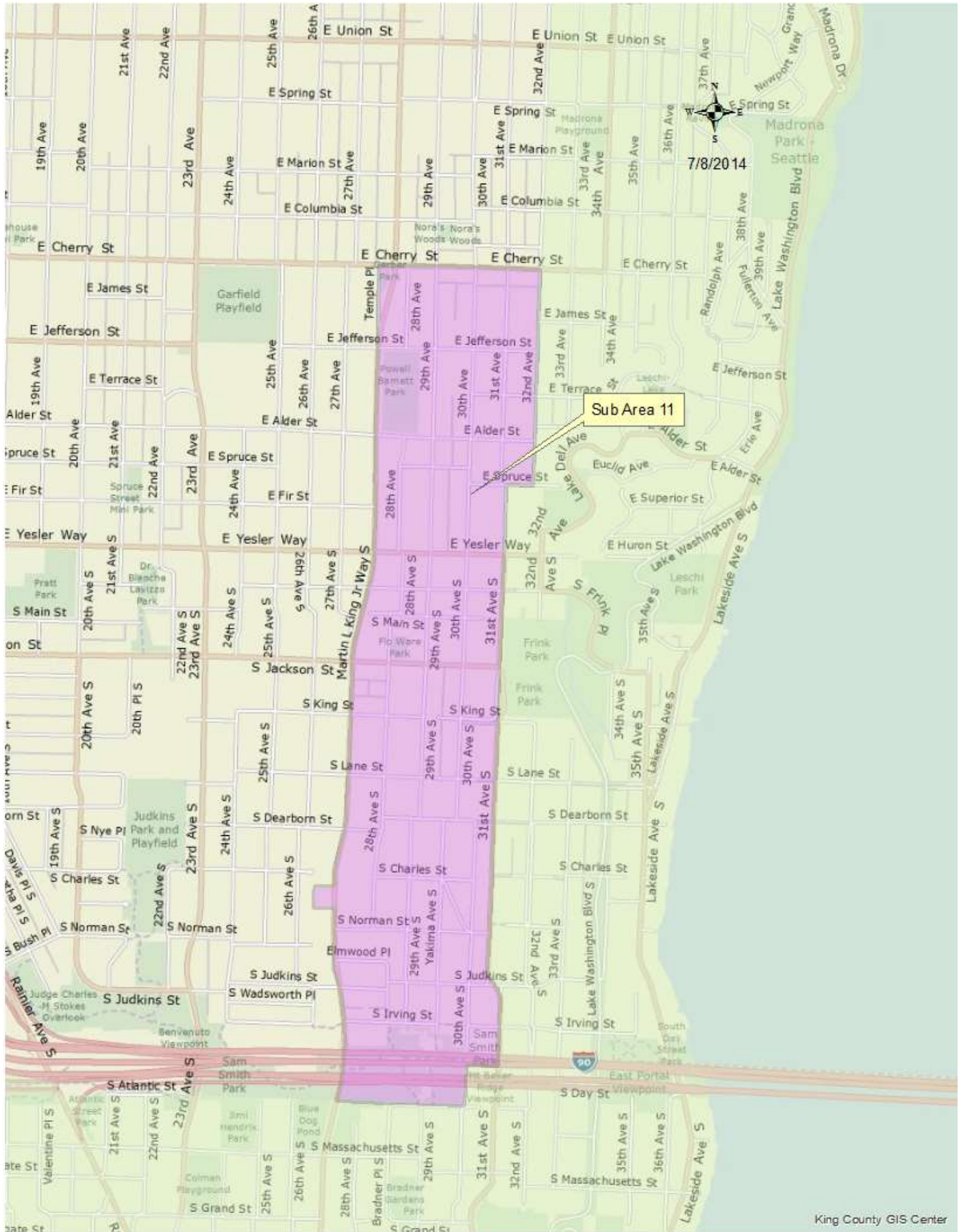


## Area 015 – Sub Area 4 Map





## Area 015 - Sub Area 11 Map



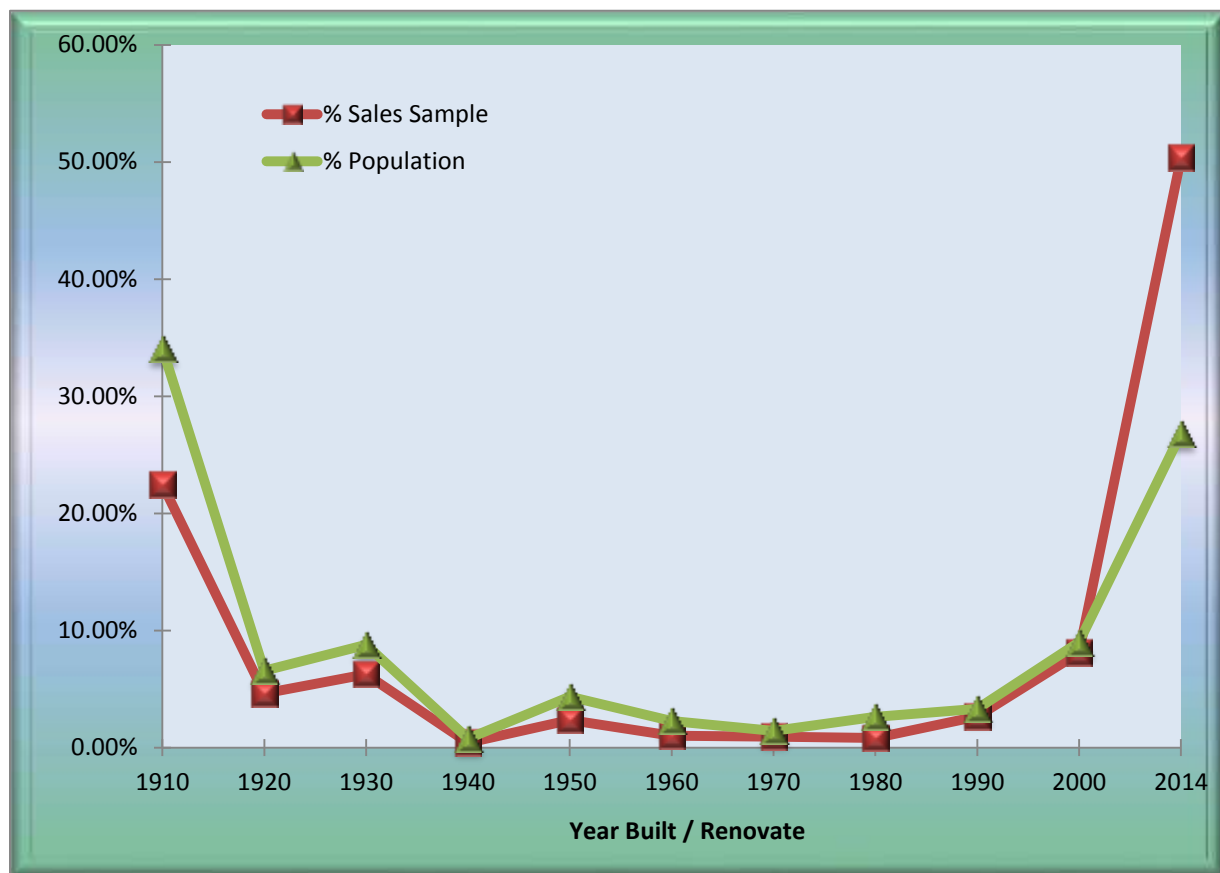
## Sales Sample Representation of Population Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	219	22.46%
1920	44	4.62%
1930	61	6.26%
1940	4	0.41%
1950	23	2.36%
1960	10	1.03%
1970	9	0.92%
1980	8	0.82%
1990	26	2.67%
2000	79	8.10%
2014	490	50.36%
	973	

### Population

Year Built/Ren	Frequency	% Population
1910	2,400	34.09%
1920	462	6.56%
1930	617	8.76%
1940	54	0.77%
1950	306	4.35%
1960	159	2.26%
1970	100	1.42%
1980	185	2.63%
1990	234	3.32%
2000	634	9.01%
2014	1,889	26.83%
	7,040	



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.

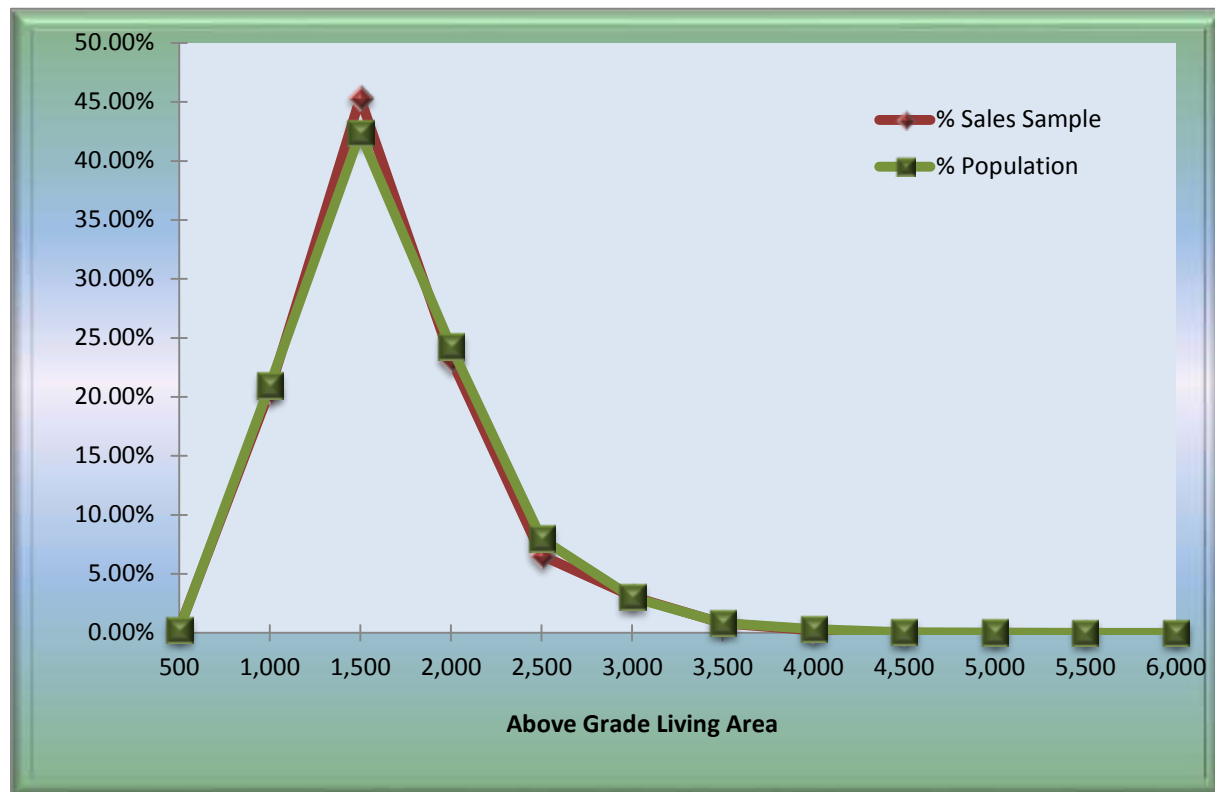
## Sales Sample Representation of Population Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	3	0.31%
1,000	198	20.51%
1,500	442	45.33%
2,000	226	23.18%
2,500	64	6.56%
3,000	30	3.08%
3,500	8	0.82%
4,000	2	0.21%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
973		

### Population

AGLA	Frequency	% Population
500	16	0.23%
1,000	1,473	20.92%
1,500	2,983	42.37%
2,000	1,709	24.28%
2,500	561	7.97%
3,000	211	3.00%
3,500	59	0.84%
4,000	22	0.31%
4,500	4	0.06%
5,000	2	0.03%
5,500	0	0.00%
6,000	0	0.00%
7,040		



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

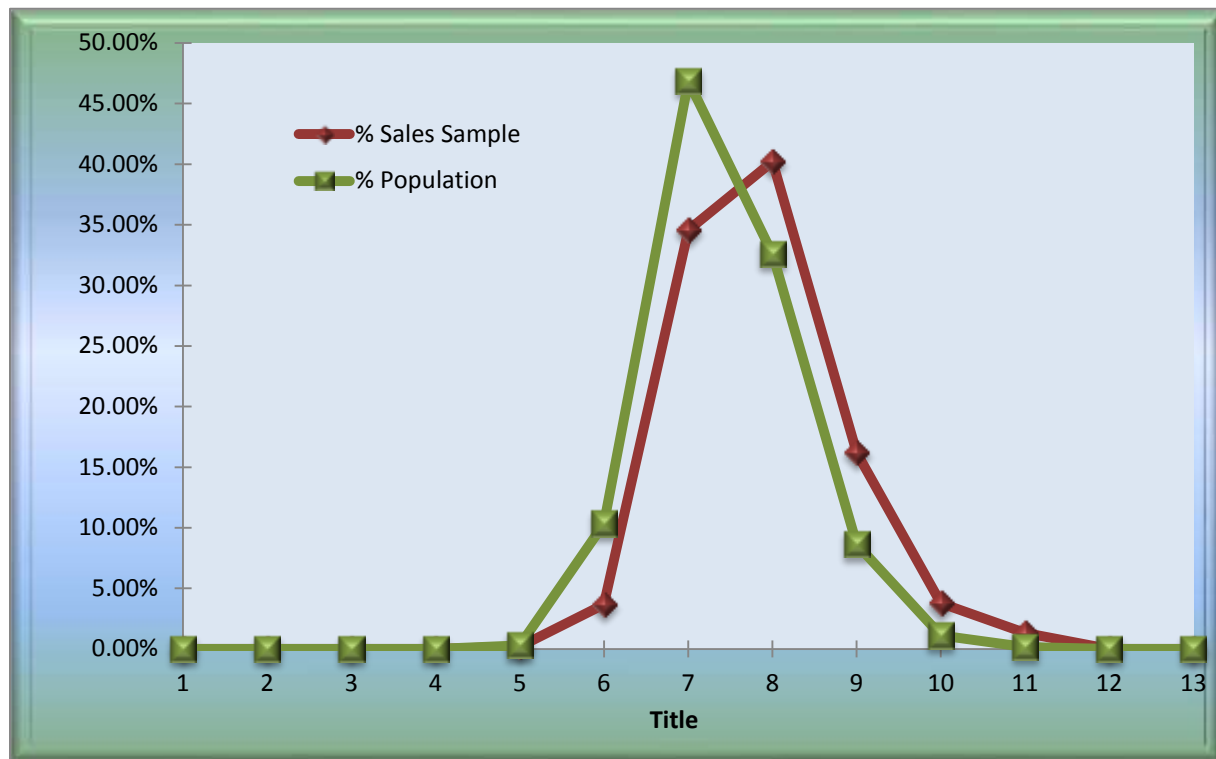
## Sales Sample Representation of Population Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.21%
6	36	3.69%
7	335	34.56%
8	392	40.21%
9	158	16.21%
10	37	3.79%
11	13	1.33%
12	0	0.00%
13	0	0.00%
973		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	21	0.30%
6	727	10.33%
7	3,299	46.86%
8	2,294	32.59%
9	608	8.64%
10	79	1.12%
11	12	0.17%
12	0	0.00%
13	0	0.00%
7,040		



The sales sample frequency distribution follows the population distribution relatively closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.



# Physical Inspection Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: July 16, 2014**

## Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Karen Anderson – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Dan Bradley – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation. Dan's primary geographical area of responsibility was 15-4 and 15-11, neighborhood 60.
- David Ek – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation. David's primary geographical area of responsibility was 15-3, neighborhoods 10 and 20.
- David McCroskey – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation. David's primary geographical area of responsibility was 15-3, neighborhood 30, and 15-4, neighborhood 50.
- Sean Rhodes – Appraiser I: Sales verification, appraisal analysis, land appraisal, and physical inspection. Sean's primary geographical area of responsibility was 15-4 and 15-11, neighborhoods 50 and 60.
- Andrew Rose – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation. Andy's primary geographical area of responsibility was 15-3, 15-4, and 15-11, neighborhoods 40, 70, and 80.
- Kim Thurman – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation. Kim's primary geographical area of responsibility was 15-3 and 15-11 Neighborhood 80.

## 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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$10,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## Highest and Best Use Analysis

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

## Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

## Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.



# Identification of the Area

**Name or Designation:**

Area 015 - Central Area

**Boundaries:**

Area 15 is bounded by E Roy Street and Lakeview Boulevard E to the north, 36th Avenue E and 31st Avenue E to the east, Interstate 90 to the south, and Interstate 5 and 7<sup>th</sup> Avenue South to the west.

**Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

**Area Description:**

Area 015 is located just east of downtown Seattle, within close proximity to the downtown business district, and has easy access to both Interstate 5 and Interstate 90. It is bordered by the International District, First Hill, Capitol Hill, Leschi, and Madison Park. The Central Area is one of Seattle's oldest residential neighborhoods; and is currently undergoing gentrification, with older homes being torn down or renovated and new dwellings being constructed on infill lots. Much of the new construction consists of townhouse plats and multi-family residences, interspersed with new detached dwellings. The vast majority of the housing stock is comprised of grade 7 (approximately 47%) and grade 8 (approximately 32%) dwellings. Approximately 34% of the dwellings were constructed before 1910 and approximately 27% were constructed after 2000.

Area 15 is divided into three Sub-Areas:

Sub Area 3 comprises the western portion of Area 15, and is the largest of the three sub-areas. It includes neighborhoods 10, 20 and 30, as well as portions of neighborhoods 40 and 80. It is subject to commercial influences, and only 35% of the parcels are zoned single family; the remaining parcels have a higher zoning. There are a number of hospitals, as well as Seattle Central Community College, and Seattle University located either within the boundaries or immediately adjacent to this sub area. Approximately 26% of the parcels are improved with townhouses.

Sub Area 4 is located in the northeast portion of Area 15 and includes neighborhood 50 and portions of neighborhoods 40 and 60. Over 75% of the dwellings in this area are single family residences. The Madison Valley is included in this sub area which was previously impacted by flooding. However, a new water retention system constructed by the City of Seattle has effectively eliminated the potential for future flooding.

Sub Area 11: is located in the southeastern portion of Area 15 and includes neighborhood 70 and portions of neighborhoods 40, 60 and 80. Approximately 70% of the parcels are improved with single family residences.

Area 15 is divided into 8 neighborhoods, based on location, zoning, building grade and condition, and traffic. Neighborhood is a primary factor for base land value calculation in Area 15. A detailed description regarding neighborhood classification and characteristics is provided on page 13.





## Land Valuation

Vacant sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014.

Area 15 contains 7,726 parcels and approximately 2% are vacant. Location, zoning, lot size, views, topography and traffic noise are the primary influences to land value. Tear down sales were also analyzed as supporting evidence, as many older dwellings have been torn down to make way for construction of townhouse plats and single family residences. 52 sales were available for land value development for Area 15.

A typical 5,000 square-foot, non-view, SF 5000 zoned lot has a value of \$171,000 to \$250,000 based on neighborhood. A typical non-view, L zoned lot of 1,200sf has a value of \$83,000 to \$114,000 based on neighborhood.

### Topography Adjustment

All parcels were coded for topography based upon GIS analysis of King County topography contours overlay and city of Seattle overlays. Parcels in which topography was coded were analyzed to determine if an adjustment was needed. Those parcels in which topography has a negative impact on values were adjusted from -10% to -90% (based on sales and appraiser judgment).

Topography issues can cause a reduction in values by either reducing the site's utility or by significantly increasing the costs to develop the parcel into a building site. The amount of this cost to cure is expressed as a percentage of base land value and is shown in the 'percent base land value' impact field (%BLV) of Real Property. For improved parcels falling into the latter situation the costs of development have been reflected in the improvement value. This adjustment considers that after an improvement has been placed on a parcel, the cost to cure for topography has been realized as additional building costs and is best reflected in the improved value. The amount of extra construction cost has been shifted from land to improvement.

### Land Model

#### **Model Development, Description and Conclusions:**

52 vacant land sales from Area 15 were used to derive land value. Data on lot size, zoning, location, topography, access, utilities, and views were considered while developing the land model. The sales comparison approach and appraisal judgment were used to determine land value. Land abstraction method was used for tear down sales.

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

## Neighborhood and Other Exceptions

Area 15 is divided into eight neighborhoods based on location, zoning, building grade, condition, and traffic noise. Neighborhood is a primary factor for base land value calculation in Area 15.

**Neighborhood 10:** Approximately 10% of the parcels in Area 15 are located in this neighborhood. It is located in Sub Area 3 north of E Madison Street, directly east of Seattle's downtown business district. The values in this neighborhood are positively impacted by its proximity to Capitol Hill. The zoning is predominately multi-family (95%), with the remainder zoned neighborhood commercial (5%). There is no single family zoning in this neighborhood. A number of older dwellings have been torn down to make way for multi-family, townhouses, and boarding houses. Most of the dwellings are grade 8 (42%) or grade 7 (26%). Approximately 47% of the improvements were built prior to 1920 and 44% were built after 2000. A new light rail station is being constructed at the northern boundary.

**Neighborhood 20:** Approximately 5% of the parcels in Area 15 are located in this neighborhood. It is located in Sub Area 3, north of E Madison Street and east of 15th Avenue E. Like neighborhood 10 its values are positively impacted by its location directly south of the upscale Capitol Hill neighborhood, but neighborhood 20 is more residential in nature, and less impacted by commercial influences. The zoning is predominately single family (80%), with the remaining mostly multi-family zoning (18%). The housing stock is predominately grade 8 (44%) or grade 7 (32%), but it also has a higher concentration of grade 9 and 10 dwellings (20%), more in keeping with Capitol Hill. 61% of the improvements were built prior to 1920 and approximately 14% were built after 2000.

**Neighborhood 30:** Approximately 23% of the parcels in Area 15 are located in this neighborhood. It is located on the west side of Area 15, in Sub Area 3, south of E Madison Street and west of 23rd Avenue. This area is heavily impacted by commercial influences, with Seattle Central Community College, Seattle University and several large hospitals located either within or immediately adjacent to this neighborhood. The zoning is predominately multi-family (56%), and single family (41%), with the remainder being higher, commercial zoning. Building grades are predominately 7 (38%) or 8 (37%). 49% of the improvements were built prior to 1920 and approximately 30% were built after 2000.

**Neighborhood 40:** Approximately 21% of the parcels in Area 15 are located in this neighborhood. It is located within Sub Areas 3 and 4, directly south of E Madison Street, between 23rd Avenue to the west and Martin Luther King Jr. Way to the east, and E Yesler Way to the south. It is predominately single family zoning (59%), with most of the remaining parcels zoned multi-family (39%). Garfield High School is located within the boundaries of this neighborhood. 36% of the improvements were built prior to 1920 and approximately 25% were built after 2000.

Neighborhood 50: Approximately 10% of the parcels in Area 15 are located in this neighborhood. It is located within Sub Area 4, in the north east portion of Area 15. It is located directly south of E Madison, and is bounded by E Union Street to the south and Martin Luther King Jr. Way to the west. The area known as the Madison Valley comprises the north half of Neighborhood 50. The vast majority of parcels in this neighborhood are single family zoning (99%), with the remainder being L1 zoning. The majority of dwellings are grade 7 (53%) but there are a number of grade 8 (21%), grade 6 (14%) and grade 9 (8%). 27% of the improvements were built prior to 1920 and approximately 12% were built after 2000. This neighborhood is mostly residential in nature.

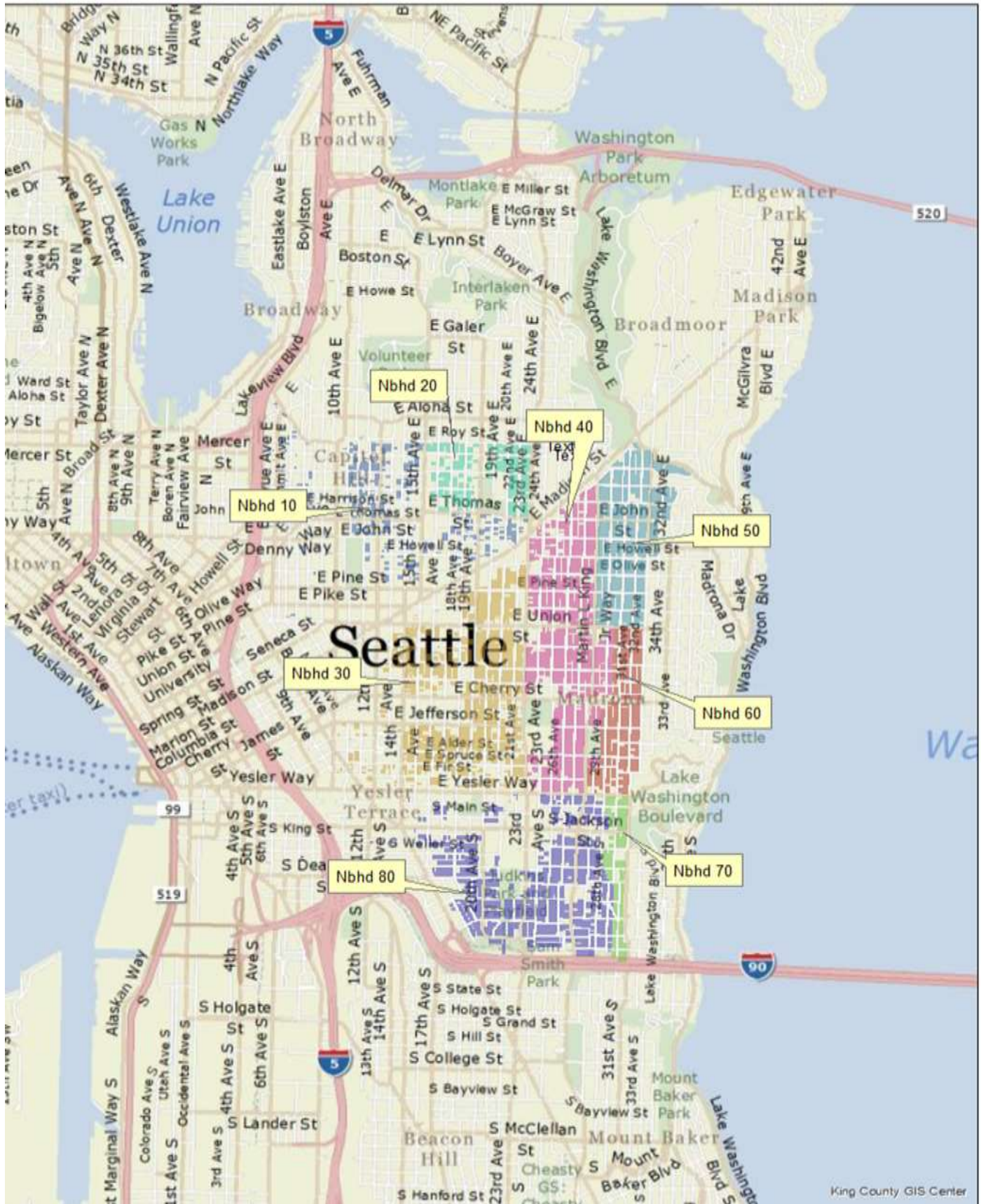
Neighborhood 60: Approximately 6% of the parcels in Area 15 are located in this neighborhood. It is located in Sub-Areas 4 and 11 and is bounded by E Union Street to the north, 32nd Avenue to the east Yesler Way to the south, and 28th Avenue and 29th Avenue to the west. The majority of the dwellings in this neighborhood are grade 7 (43%) or grade 8 (43%). 56% of the improvements were built prior to 1920 and approximately 8% were built after 2000. The vast majority of parcels are zoned single family (94%) with the remainder multi-family zoning (6%). This neighborhood is less impacted by commercial influences, and has an increased number of higher grade dwellings making this one of the higher value neighborhoods within Area 15.

Neighborhood 70: Only 2% of the parcels in Area 15 are located in this neighborhood. It is located in Sub Area 11, and is bounded by Yesler Way to the north, 31st Avenue South to the east, Interstate 90 to the south, and 29th Avenue and 30th Avenue to the west. .The predominant building grades are 7 (36%) and 8 (35%). 44% of the improvements were built prior to 1920 and 17% were built after 2000. 74% of the parcels are zoned single family and multi-family zoning makes up 24%, the remainder is zoned neighborhood commercial. This neighborhood is situated along a ridge and approximately 54% of the parcels enjoy view amenities ranging from territorial to Lake Washington, with some city of Seattle and Puget Sound views as well, making this another one of Area 15's higher value neighborhoods.

Neighborhood 80: Approximately 21% of the parcels in Area 15 are in this neighborhood. It is located in Sub Areas 3 and 11 and is bounded by Yesler Way to the north, 29th Avenue South and Yakima Avenue South to the east, Interstate 90 to the south, and Rainier Avenue South and 7th Avenue South to the west. The building grades are predominately 7 (55%), and approximately 38% of the improvements were built prior to 1920 and approximately 32% were built after 2000. The zoning in this neighborhood is mostly multi-family (69%) and single family (30%).



## Area 15 Neighborhood Map



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# Land Value Model Calibration

## Base Land Value

Lot Size (Sqft.)	Single Family Zoning
500	\$166,000
1,000	\$185,000
1,500	\$196,000
2,000	\$203,000
2,500	\$209,000
3,000	\$214,000
3,500	\$218,000
4,000	\$222,000
4,500	\$225,000
5,000	\$228,000
6,000	\$233,000
7,000	\$237,000
8,000	\$241,000
9,000	\$244,000
10,000	\$247,000
11,000	\$249,000
12,000	\$252,000
13,000	\$254,000
14,000	\$256,000
15,000	\$258,000
16,000	\$259,000
17,000	\$261,000
18,000	\$263,000
19,000	\$264,000
20,000	\$265,000
21,000	\$267,000
22,000	\$268,000
23,000	\$269,000
24,000	\$270,000
25,000	\$272,000
26,000	\$273,000

Lot Size	Multi-Family & Residential Small Lot Zoning
450	\$72,000
800	\$88,000
1,200	\$104,000
1,600	\$120,000
2,000	\$170,000
2,400	\$203,000
3,200	\$270,000
4,000	\$336,000
4,800	\$402,000
5,600	\$468,000
6,400	\$535,000
8,000	\$667,000
9,600	\$800,000
11,200	\$933,000
12,800	\$1,065,000
14,400	\$1,198,000
16,000	\$1,330,000
17,600	\$1,463,000
19,200	\$1,596,000
20,800	\$1,728,000
22,400	\$1,861,000
24,000	\$1,993,000
25,600	\$2,126,000
27,200	\$2,259,000
28,800	\$2,391,000
30,400	\$2,524,000
32,000	\$2,656,000
33,600	\$2,789,000
35,200	\$2,922,000
36,800	\$3,054,000
38,400	\$3,187,000

## Neighborhood Adjustments

Neighborhood Adjustments	Base Land Value Adjustment
10	100% of Base Land Value
20	110% of Base Land Value
30	80% of Base Land Value
40	85% of Base Land Value
50	90% of Base Land Value
60	100% of Base Land Value
70	100% of Base Land Value
80	75% of Base Land Value
Land values are not interpolated	

### Land Value Calculation Example 1:

Zoning: SF5000  
 Neighborhood: 40  
 Traffic Noise: Moderate  
 Lot Size: 6,000 SF  
 Land value per Single Family schedule: \$233,000  
 Neighborhood Adjustment: -.15  
 Traffic Adjustment: -.10  
 Total Adjustment: -.25  
 Total Land Value:  $233,000 * .75 = \$174,000$

### Land Value Calculation Example 2:

Zoning: LR1  
 Neighborhood: 30  
 View: Good Territorial  
 Lot Size: 2,000  
 Land value per Multi-Family schedule: \$170,000  
 Neighborhood Adjustment: -.20  
 View Adjustment: .10  
 Total Adjustment: -.10  
 Total Land Value:  $170,000 * .90 = \$153,000$



**Small lots and lots with irregular size/shape:**

Appraiser judgment may override any land schedule value.

**Large Lots-Developable Parcel:**

Land value considers the number of potential building sites based on historical examples and discussions with builders and developers. As always, appraiser judgment applies and there may be exceptions to this methodology. These type of parcels are typically handled on an individual basis.

**Grouping of zone designation are as follows:****Single Family Zoning**

SF5000	Residential, Single-family 5,000
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**Multi-Family Zoning & Residential Small Lot**

LR1	Residential, Multifamily, Lowrise 1
LR2	Residential, Multifamily, Lowrise 2
LR3	Residential, Multifamily, Lowrise 3
RSL	Residential Small Lot
MR	Residential, Multifamily, Midrise

See city of Seattle DPD website for a complete list of Central Area zoning.

Commercial Zoned Parcels with residential improvements were considered on a case by case basis and valued according to the highest and best use.

Lots within townhouse plats were equalized to account for larger parcels being impacted by parking or access for small lots within the plat.



**Adjustments (Apply to all base land values)**

Seattle Skyline	Adjustment
Average	10%
Good	15%
Excellent	20%

Puget Sound	Adjustment
Fair	15%
Average	20%
Good	25%
Excellent	30%

Lake Washington Adjustment	
Fair	15%
Average	25%
Good	35%
Excellent	40%

Small Lake/River	Adjustment
Fair	5%
Average	10%
Good	15%
Excellent	20%

Mountain	Adjustment
Average	5%
Good	10%
Excellent	15%

<b>Territorial</b>	<b>Adjustment</b>
Average	5%
Good	10%
Excellent	15%

Traffic	Adjustment
Moderate	-10%
Heavy	-20%
Extreme	-30%

**Adjustments:**

It should be noted that only the highest view adjustment will be applied to a parcel.

If a parcel has an excellent Seattle Skyline view (20%), Good Puget Sound view (25%), and a good Territorial view ((10%), the highest adjustment (25%) will be applied.

**Negative Adjustments:** Are cumulative.

If a parcel has heavy traffic noise (-20%) and topography code 3 (-30%), the base land value of the parcel receives a 50% downward adjustment.

The land schedule and adjustments were typically used to value land. Negative and positive adjustments apply to all base land values. However, in all cases, appraiser judgment prevailed.

Topography	Adjustment
Moderate to Extreme (Code 1 through 9)	Negative 10% through negative 90%

<b>Restricted</b>	
<b>Size/Shape</b>	<b>Adjustment</b>
Yes	-20%

Access	Adjustment
Restricted	-5%
Legal/Undev	-25%
Private	0%
Public	0%
Walk In	-20%

<b>Other Nuisances</b> (External nuisances such as location adjacent to an apartment building) <b>Other Problems</b> (Such as many stairs to entry of dwelling) <b>Water Problems</b>	<b>Adjustment</b>
Yes	-10%

# Improved Parcel Valuation

## Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values.

In addition to standard physical property characteristics, the analysis showed that some specific Neighborhoods in combination with Sub-Area were influential in the market and required specific variable adjustments in the model. Sub Area 3, Neighborhood 10; Sub Area 3 Neighborhood 20; and Sub Area 4, Neighborhood 60 all received variable adjustments in the model.

The analysis also showed that traffic noise, both heavy and extreme, required specific variable adjustment in the model.

There was a lack of sales of parcels in poor condition and parcels with multiple improvements. The lack of sales made it impossible to develop specification with the model for these strata. The parcels with improvements in poor condition were valued using Replacement Cost New less Depreciation (RCNLD) plus new land. Parcels with multiple improvements were typically valued at total EMV for the primary improvements, plus RCNLD for additional improvements, but as always, appraiser judgment prevailed.

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

## Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLandC	2015 Adjusted Base Land Value
+ Age	Age of Improvement
+ Combo Cost	Building Replacement Cost New plus Accessory Cost New Less Depreciation
+ Extreme Traffic	Traffic Noise = Extreme
+ Fair	Condition of Improvement = Fair
+ Good	Condition of Improvement = Good
+VGood	Condition of Improvement = Very Good
+ Grade	Building Grade of Improvement
+Heavy Traffic	Traffic Noise = Heavy
+Neighborhood 80	Neighborhood = 80
+Sub3Nghb10	Sub Area = 3 and Neighborhood = 10
+Sub3Nghb20	Sub Area = 3 and Neighborhood = 20
+Sub4Nghb60	Sub Area = 4 and Neighborhood = 60

### Multiplicative Model

$(1-0.06) * 2.39833050090586 - 0.0600709935606369 * \text{AgeC} + 0.208187112412644 * \text{BaseLandC} +$   
 $0.432274191883027 * \text{Combo} - 0.089024787616083 * \text{ExtremeTrafYN} - 0.120714607455447 * \text{FairYN} +$   
 $0.0603624836040146 * \text{GoodYN} + 0.0831714251098724 * \text{GradeC} - 0.0382630734190982 * \text{HvyTrafYN}$   
 $- 0.0586104456104191 * \text{Nghb80} + 0.0519232340006119 * \text{Sub3Nbhd10} + 0.0585494867531454 * \text{Sub3Nbhd20}$   
 $+ 0.053501588733396 * \text{Sub4Nbhd60} + 0.106551644302116 * \text{VGoodYN}$

### EMV values were not generated for:

- Buildings with grade less than 4
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Buildings with unfinished area
- Buildings less than 100% complete

Of the improved parcels in the population, 7476 parcels increased in value. They were comprised of 105 single family residences on commercially zoned land and 7371 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 179 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.





## Supplemental Models and Exceptions

Accessory Only: Total Replacement Cost New Less Depreciation (RCNLD)

Poor Condition: New Land + Building RCNLD, or New Land + Value in Use. Appraiser judgment prevailed, and a note explaining the valuation method was left in Real Property.

Multiple Improvements: EMV for Imp 1 + Building RCNLD for each additional improvement.

EMV Less Than New Land: New Land + Building RCNLD, or New Land + Value in Use. Appraiser judgment prevailed, and note explaining the valuation method was left in Real Property.

## Area 015 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.111, resulting in an adjusted value of \$527,000 ( $\$475,000 \times 1.111 = \$527,725$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.287	28.7%
2/1/2011	1.278	27.8%
3/1/2011	1.270	27.0%
4/1/2011	1.261	26.1%
5/1/2011	1.252	25.2%
6/1/2011	1.243	24.3%
7/1/2011	1.235	23.5%
8/1/2011	1.226	22.6%
9/1/2011	1.217	21.7%
10/1/2011	1.209	20.9%
11/1/2011	1.200	20.0%
12/1/2011	1.192	19.2%
1/1/2012	1.183	18.3%
2/1/2012	1.175	17.5%
3/1/2012	1.167	16.7%
4/1/2012	1.159	15.9%
5/1/2012	1.151	15.1%
6/1/2012	1.143	14.3%
7/1/2012	1.135	13.5%
8/1/2012	1.127	12.7%
9/1/2012	1.119	11.9%
10/1/2012	1.111	11.1%
11/1/2012	1.103	10.3%
12/1/2012	1.096	9.6%
1/1/2013	1.088	8.8%
2/1/2013	1.080	8.0%
3/1/2013	1.073	7.3%
4/1/2013	1.065	6.5%
5/1/2013	1.058	5.8%
6/1/2013	1.051	5.1%
7/1/2013	1.043	4.3%
8/1/2013	1.036	3.6%
9/1/2013	1.028	2.8%
10/1/2013	1.021	2.1%
11/1/2013	1.014	1.4%
12/1/2013	1.007	0.7%
1/1/2014	1.000	0.0%

## Area 015 Market Value Changes Over Time

The time adjustment formula for Area 015 is:  $1/EXP (1/EXP (0.000230331614308363 * SaleDay))$

$SaleDay = SaleDate - 41640$

## Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 93.1% . 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +11.2%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 12.63% to 10.54%.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office. Choose Building Grade Statement



## Physical Inspection Ratio Study Report (Before) - 2013 Assessments

District: WC / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Central Area		1/1/2013	7/8/2014	1/2011 - 12/2013
Area Number: 15		Appr ID:	Property Type:	Adjusted for time?
		KAND	1 to 3 Unit	Yes
SAMPLE STATISTICS				
Sample size (n)	973			
Mean Assessed Value	422,300			
Mean Adj. Sales Price	533,500			
Standard Deviation AV	140,627			
Standard Deviation SP	189,683			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.809			
Median Ratio	0.797			
Weighted Mean Ratio	0.792			
UNIFORMITY				
Lowest ratio	0.295			
Highest ratio:	1.545			
Coefficient of Dispersion	12.63%			
Standard Deviation	0.136			
Coefficient of Variation	16.77%			
Price Related Differential (PRD)	1.022			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.790			
Upper limit	0.805			
95% Confidence: Mean				
Lower limit	0.801			
Upper limit	0.818			
SAMPLE SIZE EVALUATION				
N (population size)	7040			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.136			
Recommended minimum:	29			
Actual sample size:	973			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	537			
# ratios above mean:	436			
z:	3.238			
Conclusion:	Non-normal			

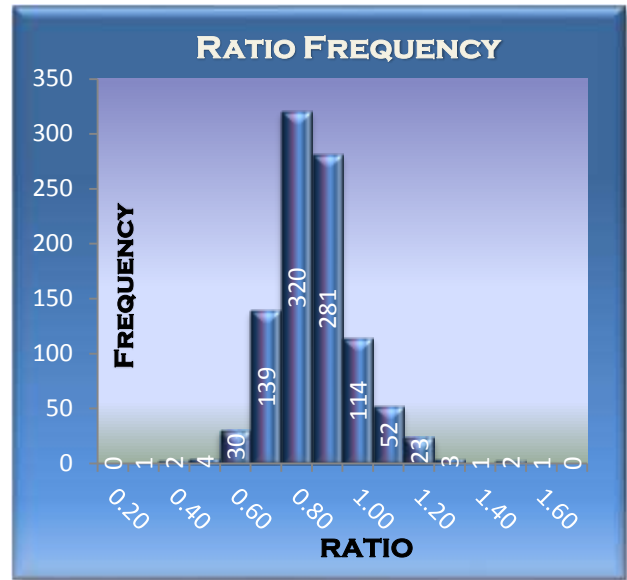
### RATIO FREQUENCY

RATIO	FREQUENCY
0.50-0.60	30
0.60-0.70	139
0.70-0.80	320
0.80-0.90	281
0.90-1.00	114
1.00-1.10	52
1.10-1.20	23
1.20-1.30	3
1.30-1.40	1
1.40-1.50	2
1.50-1.60	1
1.60-1.70	0

COMMENTS:

1 to 3 Unit Residences throughout Area 015

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014



### COMMENTS:

1 to 3 Unit Residences throughout Area 015

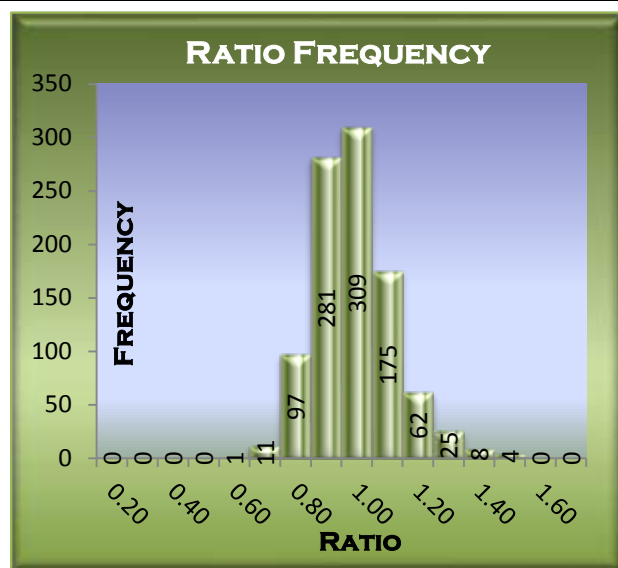
Sales Prices are adjusted for time to the  
Assessment Date of 1/1/2014



## Physical Inspection Ratio Study Report (After) – 2014 Assessments

<b>District: WC / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Central Area</b>	<b>1/1/2014</b>	<b>7/8/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 15</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>KAND</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	973
<b>Mean Assessed Value</b>	493,000
<b>Mean Sales Price</b>	533,500
<b>Standard Deviation AV</b>	157,290
<b>Standard Deviation SP</b>	189,683
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.942
<b>Median Ratio</b>	0.931
<b>Weighted Mean Ratio</b>	0.924
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.594
<b>Highest ratio:</b>	1.485
<b>Coefficient of Dispersion</b>	10.54%
<b>Standard Deviation</b>	0.127
<b>Coefficient of Variation</b>	13.53%
<b>Price Related Differential (PRD)</b>	1.019
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.921
Upper limit	0.941
<b>95% Confidence: Mean</b>	
Lower limit	0.934
Upper limit	0.950
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	7040
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.127
<b>Recommended minimum:</b>	26
<b>Actual sample size:</b>	973
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	522
# ratios above mean:	451
z:	2.276
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout Area 015

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	304320	0169	04/09/13	\$237,799	\$253,000	626	7	1997	3	1,319	N	N	1817 B 20TH AVE
3	10	366750	0132	04/30/13	\$333,000	\$352,000	700	7	2006	3	494	N	N	116 B 20TH AVE E
3	10	366750	0131	02/22/11	\$290,000	\$369,000	710	7	2006	3	1,145	N	N	116 A 20TH AVE E
3	10	366750	0149	02/05/13	\$330,050	\$356,000	720	7	2004	3	905	N	N	2005 E JANSEN CT
3	10	949770	0053	09/16/13	\$340,000	\$348,000	720	7	2003	3	587	N	N	107 B 21ST AVE E
3	10	278460	0015	09/19/11	\$345,000	\$418,000	870	7	1908	3	1,265	N	N	1807 E THOMAS ST
3	10	949770	0131	01/25/11	\$300,000	\$384,000	900	7	2007	3	984	N	N	120 B 21ST AVE E
3	10	723460	1195	09/08/11	\$323,000	\$392,000	960	7	2011	3	1,353	N	N	1801 19TH AVE
3	10	366750	0055	06/21/13	\$415,000	\$434,000	1,040	7	1999	3	1,246	N	N	125 A 20TH AVE E
3	10	366750	0058	01/23/12	\$323,000	\$380,000	1,040	7	1999	3	1,146	N	N	127 D 20TH AVE E
3	10	685270	0231	02/24/12	\$420,000	\$491,000	1,590	7	1908	3	3,000	N	N	1057 E HARRISON ST
3	10	216390	0340	07/12/12	\$420,000	\$475,000	1,610	7	1905	3	2,400	N	N	913 BELMONT AVE E
3	10	570750	0089	10/23/13	\$540,000	\$549,000	1,620	7	1941	3	2,400	N	N	1825 E DENNY WAY
3	10	278410	0045	06/02/11	\$629,000	\$782,000	1,760	7	1918	4	3,500	N	N	1819 E JOHN ST
3	10	600300	2050	02/21/13	\$550,000	\$591,000	1,900	7	1902	4	2,479	N	N	110 HARVARD AVE E
3	10	685270	0571	12/05/11	\$475,000	\$566,000	2,000	7	1908	3	2,981	N	N	1007 E REPUBLICAN ST
3	10	949770	0095	08/07/13	\$395,000	\$409,000	2,100	7	1910	2	3,250	N	N	107 22ND AVE E
3	10	600350	0845	04/04/13	\$775,000	\$825,000	2,290	7	1903	3	3,600	N	N	108 11TH AVE E
3	10	600300	1935	11/02/12	\$440,000	\$485,000	2,350	7	1903	3	3,200	N	N	1211 E JOHN ST
3	10	600350	0730	12/01/13	\$500,000	\$504,000	500	8	2006	3	886	N	N	1804 11TH AVE E
3	10	600350	0730	08/17/12	\$434,500	\$488,000	500	8	2006	3	886	N	N	1804 11TH AVE E
3	10	570750	0037	09/04/12	\$384,700	\$430,000	800	8	2010	3	1,021	N	N	111 19TH AVE E
3	10	685270	0157	04/22/13	\$499,000	\$529,000	900	8	2006	3	1,213	N	N	418 C 11TH AVE E
3	10	172880	0102	08/20/13	\$519,000	\$535,000	950	8	2006	3	1,328	N	N	1621 C 15TH AVE
3	10	095500	0445	08/22/13	\$400,000	\$412,000	1,000	8	2006	3	1,044	N	N	138 A 21ST AVE E
3	10	600300	0800	03/26/13	\$489,000	\$522,000	1,050	8	2006	3	1,355	N	N	1621 B 14TH AVE
3	10	095500	0375	02/28/12	\$387,000	\$452,000	1,060	8	2005	3	1,033	N	N	125 B 21ST AVE E
3	10	600300	1622	04/08/13	\$532,500	\$566,000	1,100	8	2002	3	1,316	N	N	1808 14TH AVE E
3	10	808040	0142	09/24/13	\$550,000	\$563,000	1,100	8	2005	3	1,381	N	N	1806 A 15TH AVE
3	10	135530	0011	11/27/13	\$508,889	\$513,000	1,125	8	2007	3	1,236	N	N	1406 E OLIVE ST
3	10	685270	0525	04/09/12	\$440,000	\$509,000	1,140	8	2006	3	1,237	N	N	419 FEDERAL AVE E
3	10	685270	0528	01/18/11	\$415,000	\$532,000	1,140	8	2006	3	1,236	N	N	433 FEDERAL AVE E
3	10	600300	0802	09/01/12	\$526,000	\$588,000	1,150	8	2006	3	1,334	N	N	1619 A 14TH AVE
3	10	723460	1162	08/26/13	\$529,000	\$545,000	1,150	8	2006	3	1,021	N	N	1715 B 18TH AVE
3	10	723460	1165	07/11/13	\$504,000	\$525,000	1,170	8	2006	3	1,013	N	N	1717 B 18TH AVE

## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	723460	1164	07/15/13	\$533,500	\$555,000	1,170	8	2006	3	1,245	N	N	1717 A 18TH AVE
3	10	685270	0416	06/06/11	\$546,000	\$678,000	1,190	8	1995	3	1,512	N	N	617 A FEDERAL AVE E
3	10	949770	0070	05/28/13	\$511,500	\$538,000	1,200	8	2005	3	1,462	N	N	121 B 21ST AVE E
3	10	685270	0095	03/27/13	\$553,000	\$590,000	1,220	8	2005	3	1,468	N	N	514 A 11TH AVE E
3	10	685270	0410	08/08/13	\$610,000	\$631,000	1,240	8	1995	4	1,398	N	N	619 B FEDERAL AVE E
3	10	685270	0412	05/20/11	\$425,000	\$530,000	1,240	8	1995	3	1,490	N	N	615 B FEDERAL AVE E
3	10	723460	1221	06/02/11	\$508,000	\$631,000	1,280	8	1904	3	2,114	N	N	1807 E HOWELL ST
3	10	366750	0022	07/20/11	\$405,000	\$498,000	1,350	8	2003	3	1,288	N	N	126 C 19TH AVE E
3	10	600350	0885	03/04/13	\$440,000	\$472,000	1,360	8	1903	3	4,200	N	N	1113 E JOHN ST
3	10	600300	1030	11/01/12	\$760,000	\$838,000	1,380	8	1903	4	2,400	N	N	1211 E HOWELL ST
3	10	330370	0376	11/09/12	\$575,000	\$633,000	1,400	8	1909	5	1,581	N	N	1404 E HARRISON ST
3	10	330370	0385	09/18/13	\$620,000	\$635,000	1,400	8	1909	4	3,010	N	N	408 14TH AVE E
3	10	278410	0035	08/12/11	\$715,000	\$874,000	1,410	8	2011	3	3,500	N	N	1815 E JOHN ST
3	10	685270	0236	03/22/13	\$690,000	\$737,000	1,490	8	1903	4	4,000	N	N	427 11TH AVE E
3	10	366750	0130	04/01/13	\$587,875	\$626,000	1,540	8	2006	3	1,564	N	N	118 20TH AVE E
3	10	685270	0556	10/23/13	\$735,000	\$747,000	1,540	8	1908	4	4,000	N	N	418 10TH AVE E
3	10	600350	0887	08/30/12	\$428,200	\$479,000	1,550	8	1903	3	4,200	N	N	1119 E JOHN ST
3	10	330370	0055	05/22/13	\$635,000	\$669,000	1,580	8	1905	4	3,465	N	N	616 MALDEN AVE E
3	10	216390	0358	01/28/13	\$642,500	\$695,000	1,610	8	2003	3	1,442	N	N	923 BELMONT AVE E
3	10	216390	0435	07/20/12	\$500,000	\$565,000	1,680	8	1902	3	3,766	N	N	704 BELLEVUE AVE E
3	10	880490	0530	01/22/13	\$470,000	\$509,000	1,700	8	1900	3	3,185	N	N	611 E HOWELL ST
3	10	685270	0117	10/12/11	\$595,000	\$717,000	1,770	8	1900	3	2,639	N	N	1111 E REPUBLICAN ST
3	10	685270	0091	08/06/13	\$709,000	\$734,000	1,920	8	1903	4	3,000	N	N	510 11TH AVE
3	10	304320	0175	09/09/11	\$550,000	\$668,000	2,430	8	1908	3	4,800	N	N	1811 20TH AVE
3	10	685270	0320	02/01/11	\$652,000	\$833,000	2,840	8	1900	3	6,000	N	N	505 11TH AVE E
3	10	808090	0135	04/23/13	\$815,000	\$864,000	3,080	8	1904	4	4,800	N	N	123 18TH AVE E
3	10	600300	1998	09/29/11	\$405,000	\$490,000	780	9	2010	3	1,027	N	N	113 A 13TH AVE E
3	10	600300	1999	11/29/11	\$390,000	\$465,000	780	9	2010	3	976	N	N	113 B 13TH AVE E
3	10	600300	2009	06/23/11	\$453,000	\$560,000	780	9	2010	3	1,027	N	N	107 A 13TH AVE E
3	10	600300	1995	05/04/12	\$470,000	\$541,000	860	9	2010	3	1,183	N	N	111 A 13TH AVE E
3	10	600300	2005	05/14/12	\$480,000	\$551,000	860	9	2010	3	1,183	N	N	109 C 13TH AVE E
3	10	600300	2005	11/29/11	\$405,000	\$483,000	860	9	2010	3	1,183	N	N	109 C 13TH AVE E
3	10	600350	0745	11/07/12	\$434,500	\$479,000	880	9	2007	3	733	N	N	1816 B 11TH AVE
3	10	600300	1996	07/05/12	\$433,000	\$491,000	900	9	2010	3	719	N	N	111 B 13TH AVE E
3	10	600300	2006	07/24/12	\$445,000	\$502,000	900	9	2010	3	719	N	N	13TH AVE E





## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	600300	1997	10/12/11	\$485,000	\$585,000	920	9	2010	3	896	N	N	111 C 13TH AVE E
3	10	600300	2007	04/24/12	\$475,000	\$548,000	920	9	2010	3	896	N	N	109 A 13TH AVE E
3	10	330370	0225	03/13/12	\$569,995	\$663,000	1,040	9	2011	3	1,208	N	N	438 MALDEN AVE E
3	10	330370	0221	03/27/12	\$579,995	\$673,000	1,040	9	2011	3	1,212	N	N	422 MALDEN AVE E
3	10	330370	0222	03/12/12	\$569,995	\$664,000	1,040	9	2011	3	1,212	N	N	428 MALDEN AVE E
3	10	330370	0226	03/26/12	\$559,995	\$650,000	1,040	9	2011	3	1,209	N	N	434 MALDEN AVE E
3	10	330370	0160	03/26/13	\$640,000	\$683,000	1,120	9	2003	3	943	N	N	1457 E MERCER ST
3	10	330370	0223	02/22/12	\$609,995	\$713,000	1,180	9	2011	3	1,337	N	N	430 MALDEN AVE E
3	10	330370	0224	03/06/12	\$609,995	\$711,000	1,180	9	2011	3	1,337	N	N	432 MALDEN AVE E
3	10	570750	0030	08/12/13	\$590,000	\$610,000	1,180	9	1998	3	1,342	N	N	1815 E GLEN ST
3	10	330370	0132	11/21/13	\$600,000	\$606,000	1,190	9	2002	3	1,286	N	N	510 B MALDEN AVE E
3	10	330370	0132	03/30/12	\$617,000	\$715,000	1,190	9	2002	3	1,286	N	N	510 B MALDEN AVE E
3	10	330370	0220	03/19/12	\$589,995	\$686,000	1,200	9	2011	3	1,337	N	N	424 MALDEN AVE E
3	10	330370	0219	03/13/12	\$600,000	\$698,000	1,200	9	2011	3	1,337	N	N	436 MALDEN AVE E
3	10	600350	1570	06/06/13	\$639,000	\$671,000	1,200	9	2008	3	1,229	N	N	219 B 12TH AVE E
3	10	600350	1577	06/10/12	\$589,950	\$673,000	1,200	9	2008	3	1,230	N	N	213 B 12TH AVE E
3	10	600350	1579	10/21/13	\$725,000	\$737,000	1,200	9	2008	3	1,330	N	N	215 A 12TH AVE E
3	10	600350	1573	04/01/11	\$535,000	\$675,000	1,200	9	2008	3	1,330	N	N	217 B 12TH AVE E
3	10	723460	1196	02/16/12	\$499,999	\$585,000	1,200	9	2011	3	587	N	N	1828 E HOWELL ST
3	10	723460	1197	04/04/12	\$499,000	\$578,000	1,200	9	2011	3	618	N	N	1826 E HOWELL ST
3	10	685270	0201	10/15/13	\$540,000	\$550,000	1,340	9	2003	3	684	N	N	1103 E HARRISON ST
3	10	684820	0223	03/07/11	\$475,000	\$602,000	1,350	9	2009	3	1,047	N	N	411 C SUMMIT AVE E
3	10	685270	0297	05/29/13	\$660,000	\$694,000	1,360	9	2006	3	1,242	N	N	529 B 11TH AVE E
3	10	278460	0096	12/11/13	\$651,000	\$654,000	1,380	9	2011	3	1,094	N	N	1802 E JOHN ST
3	10	278460	0096	09/01/11	\$510,000	\$621,000	1,380	9	2011	3	1,094	N	N	1802 E JOHN ST
3	10	685270	0200	04/10/13	\$585,000	\$622,000	1,380	9	2003	3	1,311	N	N	1101 E HARRISON ST
3	10	685270	0203	06/13/11	\$526,000	\$652,000	1,380	9	2003	3	1,309	N	N	1109 E HARRISON ST
3	10	685270	0298	08/16/13	\$671,000	\$693,000	1,390	9	2005	3	1,213	N	N	527 A 11TH AVE E
3	10	600350	0747	12/30/13	\$582,500	\$583,000	1,410	9	2007	3	1,181	N	N	1814 A 11TH AVE
3	10	278460	0098	09/01/11	\$540,000	\$657,000	1,450	9	2011	3	1,172	N	N	1806 E JOHN ST
3	10	600300	1641	04/26/11	\$689,000	\$864,000	1,450	9	2008	3	2,009	N	N	1417 E DENNY WAY
3	10	278460	0097	04/08/13	\$569,000	\$605,000	1,470	9	2011	3	1,135	N	N	1804 E JOHN ST
3	10	278460	0097	09/01/11	\$522,500	\$636,000	1,470	9	2011	3	1,135	N	N	1804 E JOHN ST
3	10	685270	0228	10/13/11	\$525,000	\$633,000	1,490	9	2007	3	1,250	N	N	318 FEDERAL AVE E
3	10	723460	1198	02/16/12	\$629,900	\$738,000	1,540	9	2011	3	704	N	N	1820 E HOWELL ST



**King County**

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## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	685170	0326	09/13/11	\$575,000	\$698,000	1,630	9	2002	3	1,535	N	N	1200 E REPUBLICAN ST
3	10	685170	0327	07/28/11	\$565,000	\$693,000	1,630	9	2002	3	1,683	N	N	1208 E REPUBLICAN ST
3	10	600350	0825	09/24/13	\$1,022,200	\$1,046,000	2,019	9	1903	5	4,562	N	N	1110 E DENNY WAY
3	10	278410	0090	07/04/13	\$675,000	\$704,000	2,560	9	1903	3	2,531	N	N	122 18TH AVE E
3	10	278410	0090	03/07/12	\$800,000	\$932,000	2,560	9	1903	3	2,531	N	N	122 18TH AVE E
3	10	330370	0355	06/04/13	\$1,097,500	\$1,152,000	2,880	9	1904	5	5,092	N	N	413 MALDEN AVE E
3	10	685170	0241	04/09/13	\$708,800	\$754,000	1,100	10	2007	3	1,107	N	N	427 A 13TH AVE E
3	10	685170	0242	07/24/13	\$704,000	\$731,000	1,100	10	2007	3	824	N	N	427 B 13TH AVE E
3	10	685170	0243	08/15/13	\$730,000	\$754,000	1,100	10	2007	3	1,086	N	N	427 C 13TH AVE E
3	10	133400	0120	01/17/13	\$775,000	\$840,000	1,230	10	2009	3	1,307	N	N	317 C 14TH AVE E
3	10	685170	0239	09/06/13	\$730,000	\$750,000	1,270	10	2007	3	1,489	N	N	429 13TH AVE E
3	10	133400	0020	03/09/11	\$575,000	\$729,000	1,530	10	2009	3	1,048	N	N	311 A 14TH AVE E
3	10	133400	0030	02/17/11	\$580,000	\$739,000	1,530	10	2009	3	1,047	N	N	309 B 14TH AVE E
3	10	133400	0040	05/08/13	\$719,500	\$760,000	1,530	10	2009	3	1,181	N	N	309 A 14TH AVE E
3	10	133400	0050	01/27/11	\$560,000	\$717,000	1,530	10	2009	3	1,183	N	N	307 B 14TH AVE E
3	10	330370	0510	10/01/12	\$1,050,000	\$1,167,000	2,420	10	1906	3	4,631	N	N	607 MALDEN AVE E
3	10	255995	0080	03/20/12	\$515,000	\$598,000	1,210	11	2011	3	535	N	N	1851 16TH AVE
3	10	255995	0070	08/10/12	\$783,950	\$881,000	1,650	11	2011	3	1,275	N	N	1515 E DENNY WAY
3	10	255995	0050	05/02/12	\$849,950	\$978,000	1,720	11	2011	3	1,041	N	N	1517 E DENNY WAY
3	10	255995	0060	03/29/12	\$849,950	\$986,000	1,720	11	2011	3	959	N	N	1849 16TH AVE
3	10	255995	0090	06/06/12	\$717,000	\$818,000	1,860	11	2011	3	526	N	N	1859 16TH AVE
3	10	255995	0110	12/19/13	\$875,000	\$878,000	1,910	11	2011	3	609	N	N	1855 16TH AVE
3	10	255995	0110	06/12/12	\$755,000	\$861,000	1,910	11	2011	3	609	N	N	1855 16TH AVE
3	10	255995	0100	03/27/12	\$759,950	\$882,000	1,920	11	2011	3	609	N	N	1857 16TH AVE
3	10	255995	0040	03/17/12	\$1,075,000	\$1,250,000	2,230	11	2011	3	2,019	N	N	1841 16TH AVE
3	10	255995	0030	07/23/12	\$1,070,000	\$1,208,000	2,260	11	2011	3	2,338	N	N	1519 E DENNY WAY
3	10	255995	0120	08/29/12	\$860,000	\$963,000	2,340	11	2011	3	1,075	N	N	1853 16TH AVE
3	10	255995	0010	07/26/12	\$1,049,950	\$1,185,000	2,950	11	2011	3	1,707	N	N	1845 16TH AVE
3	20	095500	0095	09/13/11	\$425,000	\$516,000	1,100	6	1900	5	3,200	N	N	2208 E JOHN ST
3	20	814120	0020	09/16/11	\$287,500	\$349,000	710	7	1905	5	1,973	N	N	514 20TH AVE E
3	20	440020	0071	02/17/11	\$250,000	\$318,000	760	7	2003	3	1,106	N	N	519 B 20TH AVE E
3	20	440020	0072	02/17/11	\$250,000	\$318,000	760	7	2003	3	1,167	N	N	519 A 20TH AVE E
3	20	095500	0075	12/16/13	\$350,000	\$351,000	900	7	1908	3	4,200	N	N	217 23RD AVE E
3	20	501100	0100	03/04/13	\$455,000	\$488,000	1,020	7	1977	5	4,000	N	N	607 23RD AVE E
3	20	095500	0150	07/19/12	\$480,000	\$542,000	1,040	7	1926	4	4,200	N	N	218 22ND AVE E



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## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	095500	0185	09/05/12	\$513,475	\$574,000	1,090	7	1910	4	4,200	N	N	227 22ND AVE E
3	20	130330	0020	09/26/11	\$454,000	\$549,000	1,170	7	1998	3	4,050	N	N	321 CORYELL CT E
3	20	130330	0055	06/11/13	\$534,300	\$560,000	1,320	7	1901	5	2,542	N	N	327 19TH AVE E
3	20	130330	0015	11/14/13	\$475,000	\$480,000	1,380	7	1902	4	2,700	N	N	325 CORYELL CT E
3	20	423240	1225	09/23/13	\$700,000	\$716,000	1,540	7	2012	3	1,820	N	N	1711 E HARRISON ST
3	20	814120	0021	05/26/11	\$385,000	\$479,000	890	8	2011	3	1,419	N	N	516 B 20TH AVE E
3	20	814120	0022	05/10/11	\$383,950	\$480,000	890	8	2011	3	1,414	N	N	516 A 20TH AVE E
3	20	423240	1378	10/03/13	\$400,000	\$408,000	1,040	8	2004	3	1,313	N	N	335 A 16TH AVE E
3	20	423240	1376	06/18/13	\$438,000	\$458,000	1,050	8	2004	3	1,202	N	N	335 C 16TH AVE E
3	20	501100	0165	08/10/12	\$615,000	\$691,000	1,290	8	1907	5	3,285	N	N	2205 E MERCER ST
3	20	423240	0210	07/19/11	\$868,000	\$1,067,000	1,490	8	1900	5	6,120	N	N	602 18TH AVE E
3	20	440020	0055	07/29/13	\$699,000	\$725,000	1,520	8	2006	3	1,909	N	N	507 20TH AVE E
3	20	134430	0270	02/06/12	\$440,000	\$516,000	1,580	8	2011	3	4,200	N	N	335 23RD AVE E
3	20	423240	1375	05/06/13	\$618,000	\$653,000	1,610	8	2004	3	1,687	N	N	331 16TH AVE E
3	20	180690	0065	10/05/11	\$799,000	\$965,000	1,690	8	1906	5	3,600	N	N	324 17TH AVE E
3	20	130330	0035	04/13/12	\$470,000	\$543,000	1,700	8	1996	3	1,800	N	N	315 CORYELL CT E
3	20	095800	0050	06/28/12	\$440,000	\$500,000	1,850	8	1998	3	3,752	N	N	325 23RD AVE E
3	20	134430	0010	02/23/11	\$552,000	\$702,000	1,930	8	1929	3	6,300	N	N	355 22ND AVE E
3	20	423240	0602	09/11/13	\$638,000	\$655,000	1,190	9	2002	3	1,315	N	N	511 B 16TH AVE E
3	20	423240	0606	07/06/11	\$560,000	\$691,000	1,260	9	2002	3	1,404	N	N	515 B 16TH AVE E
3	20	423240	0605	03/28/11	\$570,000	\$719,000	1,280	9	2002	3	1,335	N	N	515 A 16TH AVE E
3	20	423240	1290	07/19/11	\$885,000	\$1,088,000	1,670	9	1904	5	2,800	N	N	346 16TH AVE E
3	20	423240	1035	08/20/13	\$849,000	\$876,000	1,690	9	1906	5	3,160	N	N	1715 E REPUBLICAN ST
3	20	519110	0205	05/10/11	\$898,000	\$1,122,000	1,700	9	2006	3	3,388	N	N	2025 E MERCER ST
3	20	180690	0040	02/28/13	\$730,000	\$783,000	1,750	9	1903	5	2,582	N	N	306 18TH AVE E
3	20	423240	0830	03/09/11	\$1,120,000	\$1,420,000	1,910	9	2005	3	5,640	N	N	405 17TH AVE E
3	20	133680	0265	02/16/12	\$975,000	\$1,142,000	2,250	9	1905	5	5,160	N	N	621 16TH AVE E
3	20	095800	0220	11/30/11	\$635,000	\$757,000	2,320	9	1986	3	4,920	N	N	310 21ST AVE E
3	20	423240	1345	05/20/11	\$1,340,000	\$1,670,000	2,120	10	2000	3	6,240	N	N	337 17TH AVE E
3	30	912610	0855	10/10/13	\$370,000	\$377,000	550	6	1940	5	3,599	N	N	410 21ST AVE
3	30	912610	0360	10/18/12	\$243,000	\$269,000	620	6	1923	3	3,600	N	N	615 21ST AVE
3	30	754480	0380	03/03/13	\$232,000	\$249,000	800	6	1908	4	1,950	N	N	500 22ND AVE
3	30	794260	0920	03/10/11	\$300,000	\$380,000	860	6	1918	3	3,315	N	N	1415 E JEFFERSON ST
3	30	754480	0350	12/09/13	\$263,000	\$264,000	890	6	1901	4	3,000	N	N	517 23RD AVE
3	30	912610	0156	06/22/12	\$250,000	\$284,000	990	6	1903	3	2,550	N	N	825 21ST AVE



**King County**

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## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	912610	0575	11/05/13	\$434,765	\$441,000	1,060	6	1917	4	3,600	N	N	414 20TH AVE
3	30	225450	2485	02/16/11	\$330,000	\$420,000	1,080	6	1901	4	3,840	N	N	815 20TH AVE
3	30	722850	1035	05/06/11	\$325,000	\$406,000	1,230	6	1909	3	3,810	N	N	1428 21ST AVE
3	30	794930	0040	10/18/13	\$355,000	\$361,000	1,460	6	1905	3	2,592	N	N	1225 E JEFFERSON ST
3	30	225850	0020	10/03/13	\$375,000	\$383,000	710	7	1912	4	4,930	N	N	703 19TH AVE
3	30	722850	1905	04/16/12	\$209,000	\$241,000	710	7	1985	3	956	N	N	2004 E PINE ST
3	30	794260	1070	08/07/13	\$361,000	\$373,000	760	7	1925	3	4,800	Y	N	315 15TH AVE
3	30	722850	1902	07/11/11	\$200,000	\$246,000	780	7	1985	3	1,026	N	N	1604 20TH AVE
3	30	722850	1150	09/05/12	\$309,950	\$346,000	890	7	1907	4	3,810	N	N	975 22ND AVE
3	30	722850	0785	11/08/11	\$355,000	\$425,000	930	7	1912	3	3,968	N	N	2110 E PINE ST
3	30	193480	0160	05/08/13	\$285,000	\$301,000	960	7	2005	3	1,385	N	N	167 D 19TH AVE
3	30	912610	0311	04/03/13	\$450,000	\$479,000	1,000	7	1906	5	2,720	N	N	618 20TH AVE
3	30	912610	1730	04/08/13	\$219,000	\$233,000	1,010	7	2010	3	2,580	N	N	711 23RD AVE
3	30	225450	1346	07/31/13	\$425,000	\$440,000	1,020	7	2001	4	1,040	N	N	1126 F 14TH AVE
3	30	723460	1492	04/25/13	\$367,000	\$389,000	1,040	7	1995	4	1,020	N	N	1821 E UNION ST
3	30	723460	1493	05/03/13	\$382,500	\$405,000	1,040	7	1995	4	1,020	N	N	1823 E UNION ST
3	30	754480	0405	07/09/12	\$282,000	\$319,000	1,060	7	2003	3	1,598	N	N	2209 E JAMES ST
3	30	722850	2545	03/10/13	\$543,000	\$581,000	1,090	7	1904	5	3,600	N	N	1120 19TH AVE
3	30	722850	0599	09/08/11	\$415,000	\$504,000	1,140	7	1903	5	1,872	N	N	2211 E OLIVE ST
3	30	722850	0705	09/13/13	\$435,000	\$446,000	1,140	7	1901	5	2,322	N	N	1606 22ND AVE
3	30	912610	0331	04/10/13	\$440,000	\$468,000	1,150	7	1903	4	3,600	N	N	606 20TH AVE
3	30	722850	2165	10/10/13	\$320,000	\$326,000	1,170	7	1903	3	3,630	N	N	1409 20TH AVE
3	30	303720	0065	09/29/11	\$249,900	\$302,000	1,190	7	1996	3	2,500	N	N	209 17TH AVE
3	30	794260	1525	08/24/11	\$367,500	\$448,000	1,240	7	2011	3	5,120	N	N	332 17TH AVE
3	30	794830	0145	11/10/11	\$474,000	\$568,000	1,240	7	1916	5	2,560	N	N	1208 E BARCLAY CT
3	30	912610	0275	12/09/11	\$310,000	\$369,000	1,240	7	1993	3	3,600	N	N	717 21ST AVE
3	30	794260	0040	09/18/12	\$556,000	\$620,000	1,250	7	1902	5	5,120	Y	N	544 19TH AVE
3	30	219760	0510	06/24/13	\$429,000	\$448,000	1,300	7	1906	5	1,800	N	N	1014 E SPRUCE ST
3	30	723460	0005	10/14/11	\$380,000	\$458,000	1,300	7	1943	3	3,373	N	N	902 15TH AVE
3	30	193480	0006	11/01/12	\$317,000	\$350,000	1,320	7	2010	3	1,920	N	N	1913 E SPRUCE ST
3	30	225450	2069	10/16/13	\$532,250	\$542,000	1,320	7	1901	4	2,349	N	N	802 17TH AVE
3	30	722850	0790	02/22/13	\$340,000	\$365,000	1,340	7	1920	3	2,501	N	N	2108 E PINE ST
3	30	722850	1790	09/29/11	\$471,500	\$570,000	1,380	7	1900	4	7,500	Y	N	1438 20TH AVE
3	30	564660	0075	01/14/11	\$415,000	\$533,000	1,390	7	1930	3	4,800	Y	N	721 16TH AVE
3	30	722850	2120	06/28/13	\$559,000	\$584,000	1,420	7	2013	4	7,272	N	N	1447 20TH AVE





## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	722850	1220	11/21/12	\$310,000	\$340,000	1,450	7	1904	3	7,620	N	N	921 22ND AVE
3	30	912610	0675	08/23/13	\$333,500	\$344,000	1,450	7	1995	3	3,600	N	N	316 20TH AVE
3	30	794260	2165	11/04/13	\$327,500	\$332,000	1,460	7	1929	3	1,886	N	N	222 15TH AVE
3	30	225450	2275	11/08/11	\$462,500	\$554,000	1,510	7	1903	4	5,760	Y	N	708 19TH AVE
3	30	912610	0975	12/03/13	\$500,000	\$503,000	1,510	7	2013	3	3,600	N	N	512 21ST AVE
3	30	982670	1665	09/29/11	\$375,000	\$453,000	1,540	7	1906	3	4,200	N	N	164 22ND AVE
3	30	794260	0125	07/19/13	\$435,000	\$452,000	1,550	7	1922	3	7,680	N	N	521 20TH AVE
3	30	225450	1625	07/17/12	\$415,000	\$469,000	1,600	7	1904	3	3,200	N	N	1411 E COLUMBIA ST
3	30	754480	0070	06/06/13	\$425,000	\$446,000	1,610	7	1909	5	2,800	N	N	2212 E ALDER ST
3	30	225450	0775	11/13/12	\$560,000	\$616,000	1,620	7	1908	4	3,840	N	N	817 13TH AVE
3	30	912610	0035	07/16/13	\$440,000	\$457,000	1,620	7	1900	4	3,600	N	N	903 21ST AVE
3	30	912610	1356	08/12/13	\$625,000	\$646,000	1,620	7	2013	3	3,600	N	N	2114 E COLUMBIA ST
3	30	219760	0495	12/30/13	\$2,220,000	\$2,221,000	1,640	7	1903	3	14,400	N	N	1023 E ALDER ST
3	30	982670	1417	07/22/13	\$465,000	\$483,000	1,650	7	2000	3	2,157	N	N	2119 E ALDER ST
3	30	912610	0155	09/14/12	\$435,000	\$485,000	1,670	7	2011	3	2,100	N	N	2015 E MARION ST
3	30	912610	0155	02/14/11	\$428,000	\$545,000	1,670	7	2011	3	2,100	N	N	2015 E MARION ST
3	30	722850	1095	07/20/11	\$464,500	\$571,000	1,720	7	1905	4	5,080	N	N	1464 21ST AVE
3	30	225450	1585	02/05/13	\$420,000	\$453,000	1,750	7	1904	3	3,840	N	N	710 14TH AVE
3	30	722850	1640	11/26/12	\$605,000	\$664,000	1,780	7	1991	5	5,000	N	N	1459 21ST AVE
3	30	193480	0065	07/09/12	\$450,000	\$510,000	1,790	7	1986	3	4,000	N	N	1900 E SPRUCE ST
3	30	257240	0220	08/01/12	\$489,000	\$551,000	1,800	7	1905	3	4,500	N	N	209 15TH AVE
3	30	722850	0600	04/10/12	\$375,000	\$434,000	1,810	7	1909	4	2,226	N	N	2215 E OLIVE ST
3	30	722850	0325	07/06/12	\$225,000	\$255,000	1,830	7	1905	3	2,765	N	N	953 23RD AVE
3	30	912610	0365	10/16/12	\$426,700	\$472,000	1,840	7	1901	4	3,600	N	N	617 21ST AVE
3	30	225450	1485	07/05/12	\$359,000	\$407,000	1,870	7	1901	3	3,840	N	N	914 14TH AVE
3	30	392740	0035	04/04/12	\$370,000	\$428,000	1,940	7	1932	4	3,255	N	N	1214 E FIR ST
3	30	723460	0875	03/29/13	\$410,000	\$437,000	1,980	7	1902	3	3,480	N	N	1126 17TH AVE
3	30	982670	1175	04/14/11	\$400,000	\$503,000	2,240	7	1900	3	4,980	N	N	126 20TH AVE
3	30	982670	1015	06/04/13	\$490,000	\$514,000	2,260	7	1903	3	7,680	N	N	115 20TH AVE
3	30	225850	0040	04/04/12	\$310,000	\$359,000	2,670	7	1901	3	5,120	Y	N	720 19TH AVE
3	30	982670	1740	10/31/13	\$409,850	\$416,000	2,710	7	1901	3	5,244	N	N	169 23RD AVE
3	30	219760	0480	05/11/12	\$830,000	\$953,000	2,740	7	1905	3	7,200	N	N	208 10TH AVE
3	30	193480	0136	07/10/13	\$725,000	\$755,000	3,470	7	1998	3	4,400	N	N	154 18TH AVE
3	30	723460	1344	07/16/12	\$496,000	\$561,000	720	8	2005	4	1,881	N	N	1516 18TH AVE
3	30	723460	0902	01/28/11	\$272,500	\$349,000	840	8	2008	3	1,252	N	N	1125 A 18TH AVE



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	723460	0903	02/04/11	\$274,000	\$350,000	840	8	2008	3	1,253	N	N	1125 B 18TH AVE
3	30	723460	0900	03/04/11	\$272,800	\$346,000	880	8	2008	3	825	N	N	1127 A 18TH AVE
3	30	723460	0898	01/01/11	\$298,000	\$384,000	880	8	2008	3	925	N	N	1129 B 18TH AVE
3	30	723460	0904	02/09/11	\$283,000	\$361,000	880	8	2008	3	825	N	N	1127 B 18TH AVE
3	30	193480	0131	07/17/13	\$385,000	\$400,000	930	8	2006	3	1,416	N	N	166 B 18TH AVE
3	30	225450	1829	09/06/13	\$635,000	\$652,000	940	8	1990	5	3,185	N	N	815 16TH AVE
3	30	722850	1889	01/10/11	\$355,000	\$456,000	950	8	2007	3	1,996	N	N	1609 B 21ST AVE
3	30	225450	2093	05/03/12	\$305,000	\$351,000	960	8	2007	3	1,085	N	N	820 17TH AVE
3	30	794260	1115	09/03/13	\$432,500	\$445,000	960	8	2005	4	2,458	N	N	353 16TH AVE
3	30	257240	0212	07/23/12	\$360,000	\$406,000	980	8	2006	3	1,228	N	N	211 A 15TH AVE
3	30	193480	0132	11/02/11	\$285,000	\$342,000	1,000	8	2006	3	1,055	N	N	164 A 18TH AVE
3	30	000760	0206	03/12/13	\$389,000	\$416,000	1,020	8	2007	3	1,364	N	N	120 13TH AVE
3	30	000760	0219	03/12/13	\$389,000	\$416,000	1,020	8	2007	3	1,320	N	N	116 13TH AVE
3	30	912610	0745	07/02/13	\$580,000	\$605,000	1,020	8	1999	4	3,198	N	N	2101 E TERRACE ST
3	30	000760	0218	07/22/13	\$345,000	\$358,000	1,040	8	2007	3	924	N	N	118 13TH AVE
3	30	912610	0540	05/23/11	\$335,000	\$417,000	1,040	8	2001	3	2,190	N	N	523 B 21ST AVE
3	30	912610	1585	09/26/13	\$380,000	\$389,000	1,050	8	1993	3	2,580	N	N	800 22ND AVE
3	30	723460	1346	04/23/13	\$526,100	\$558,000	1,060	8	2005	5	1,424	Y	N	1512 A 18TH AVE
3	30	723460	1348	08/22/11	\$459,000	\$560,000	1,060	8	2005	4	1,429	Y	N	1512 C 18TH AVE
3	30	723460	1029	09/25/12	\$458,000	\$510,000	1,080	8	2008	3	1,176	N	N	1521 C 18TH AVE
3	30	225450	1767	05/08/12	\$386,000	\$444,000	1,100	8	1999	3	1,562	N	N	822 15TH AVE
3	30	982670	0715	01/12/11	\$285,000	\$366,000	1,100	8	2010	3	1,224	N	N	1615 A E FIR ST
3	30	723460	1406	08/07/13	\$495,000	\$512,000	1,110	8	2007	4	1,391	N	N	1414 A 18TH AVE
3	30	723460	0095	10/15/13	\$520,000	\$529,000	1,120	8	2005	5	1,260	N	N	1507 B E UNION ST
3	30	723460	0098	06/17/13	\$481,164	\$504,000	1,120	8	2005	4	1,379	N	N	1136 A 15TH AVE
3	30	723460	0823	05/02/13	\$435,000	\$460,000	1,130	8	2007	3	1,234	N	N	930 17TH AVE
3	30	912610	1121	06/21/12	\$370,000	\$421,000	1,140	8	2006	3	1,619	N	N	615 22ND AVE
3	30	912610	0872	10/02/13	\$395,000	\$403,000	1,150	8	2007	3	1,379	N	N	2108 E TERRACE ST
3	30	982670	0701	08/28/13	\$375,000	\$386,000	1,150	8	2005	3	1,297	N	N	117 A 17TH AVE
3	30	723460	1024	11/11/13	\$535,000	\$541,000	1,160	8	2008	3	1,328	N	N	1523 C 18TH AVE
3	30	723460	1026	11/14/11	\$429,000	\$513,000	1,160	8	2008	3	1,327	N	N	1523 A 18TH AVE
3	30	723460	1413	02/26/13	\$494,000	\$530,000	1,170	8	2007	4	1,552	N	N	1420 A 18TH AVE
3	30	982670	0735	02/16/11	\$335,000	\$427,000	1,180	8	2008	3	1,532	N	N	1707 E FIR ST
3	30	225450	1042	07/26/12	\$443,000	\$500,000	1,210	8	2009	3	1,486	N	N	1308 E MARION ST
3	30	723460	1027	02/19/13	\$495,000	\$532,000	1,220	8	2008	4	1,470	N	N	1521 A 18TH AVE



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## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	912610	0522	01/04/12	\$350,000	\$414,000	1,220	8	2011	3	1,629	N	N	511 21ST AVE
3	30	982670	0739	03/16/12	\$345,000	\$401,000	1,220	8	2008	3	1,496	N	N	1711 E FIR ST
3	30	982670	0739	03/23/11	\$312,725	\$395,000	1,220	8	2008	3	1,496	N	N	1711 E FIR ST
3	30	723460	1404	08/02/13	\$536,500	\$556,000	1,230	8	2007	4	1,357	N	N	1414 C 18TH AVE
3	30	225450	1943	07/24/12	\$323,768	\$365,000	1,240	8	1994	3	2,670	N	N	1618 E COLUMBIA ST
3	30	225450	1772	08/13/13	\$530,000	\$547,000	1,240	8	2008	4	1,301	N	N	830 B 15TH AVE
3	30	225450	1773	12/03/13	\$545,000	\$549,000	1,240	8	2008	4	1,300	N	N	830 A 15TH AVE
3	30	722850	2360	03/09/13	\$595,000	\$637,000	1,260	8	1904	5	3,630	N	N	945 20TH AVE
3	30	225450	1914	07/02/12	\$560,000	\$635,000	1,270	8	2007	4	1,451	N	N	831 17TH AVE
3	30	303720	0141	02/09/11	\$347,500	\$443,000	1,280	8	2010	3	1,324	N	N	167 A 16TH AVE
3	30	422690	0234	02/16/11	\$469,000	\$597,000	1,280	8	2008	3	1,682	N	N	1406 C E FIR ST
3	30	723460	1347	04/19/12	\$549,000	\$634,000	1,300	8	2005	5	1,175	Y	N	1512 B 18TH AVE
3	30	225550	0060	12/06/11	\$456,000	\$543,000	1,310	8	1998	3	1,975	Y	N	712 16TH AVE
3	30	982670	1395	03/16/11	\$391,000	\$495,000	1,310	8	2002	3	1,800	N	N	201 22ND AVE
3	30	982670	1397	12/23/11	\$375,000	\$445,000	1,310	8	2002	3	1,800	N	N	205 22ND AVE
3	30	225450	1150	06/20/13	\$430,000	\$450,000	1,320	8	1989	3	2,400	N	N	1314 E MARION ST
3	30	257240	0243	07/12/13	\$393,000	\$409,000	1,330	8	1999	3	2,058	N	N	1416 E SPRUCE ST
3	30	722850	1368	05/06/11	\$378,000	\$473,000	1,340	8	2007	3	2,418	N	N	989 21ST AVE
3	30	794260	1710	03/11/13	\$480,000	\$514,000	1,350	8	1903	3	5,120	N	N	312 18TH AVE
3	30	722850	0605	08/23/13	\$522,000	\$538,000	1,360	8	1904	5	1,989	N	N	2203 E OLIVE ST
3	30	912610	0525	04/20/11	\$375,000	\$471,000	1,400	8	2002	3	1,876	N	N	515 21ST AVE
3	30	912610	0840	06/15/11	\$356,950	\$442,000	1,400	8	2001	3	1,620	N	N	2109 E JEFFERSON ST
3	30	722850	1515	04/02/13	\$525,000	\$559,000	1,420	8	1996	4	4,994	N	N	926 20TH AVE
3	30	723460	1421	01/13/12	\$510,000	\$602,000	1,440	8	1996	4	1,802	N	N	1811 E PIKE ST
3	30	982670	1791	08/08/11	\$323,000	\$395,000	1,460	8	2001	3	1,981	N	N	219 23RD AVE
3	30	982670	0722	03/07/12	\$374,000	\$436,000	1,460	8	2005	3	1,045	N	N	1621 E FIR ST
3	30	193480	0182	07/08/13	\$469,000	\$489,000	1,480	8	2007	3	1,537	N	N	163 B 18TH AVE
3	30	193480	0184	03/08/11	\$387,000	\$491,000	1,480	8	2007	3	1,539	N	N	163 A 18TH AVE
3	30	722850	2385	01/07/13	\$595,000	\$646,000	1,480	8	1904	4	4,840	N	N	929 20TH AVE
3	30	225450	1135	07/12/13	\$517,800	\$539,000	1,490	8	1902	5	2,279	N	N	915 14TH AVE
3	30	303720	0135	07/12/12	\$480,000	\$543,000	1,500	8	2009	3	1,712	N	N	161 16TH AVE
3	30	982670	1690	01/15/13	\$429,955	\$466,000	1,510	8	2012	3	1,121	N	N	158 A 22ND AVE
3	30	982670	1691	01/08/13	\$412,500	\$448,000	1,510	8	2012	3	1,155	N	N	158 B 22ND AVE
3	30	982670	1692	02/04/13	\$416,000	\$449,000	1,510	8	2012	3	1,923	N	N	158 C 22ND AVE
3	30	225450	1145	04/17/12	\$659,000	\$761,000	1,520	8	1902	5	3,600	N	N	907 14TH AVE



**King County**

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## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	982670	1403	09/11/12	\$415,500	\$464,000	1,520	8	2002	3	1,800	N	N	2120 E SPRUCE ST
3	30	912610	0860	04/22/13	\$515,000	\$546,000	1,560	8	1900	5	1,496	N	N	406 21ST AVE
3	30	171040	0105	07/24/12	\$640,000	\$722,000	1,570	8	1984	4	3,200	N	N	835 15TH AVE
3	30	722850	2435	06/20/11	\$485,000	\$600,000	1,580	8	1923	4	1,888	N	N	1904 E MARION ST
3	30	912610	0735	04/24/13	\$469,950	\$498,000	1,600	8	2013	3	1,649	N	N	319 21ST AVE
3	30	912610	0736	05/28/13	\$470,000	\$494,000	1,600	8	2013	3	1,948	N	N	321 21ST AVE
3	30	982670	0720	06/11/13	\$464,000	\$486,000	1,600	8	2005	3	1,289	N	N	1619 E FIR ST
3	30	982670	1780	11/19/12	\$390,000	\$428,000	1,630	8	2007	3	1,794	N	N	211 B 23RD AVE
3	30	982670	1786	02/10/11	\$334,000	\$426,000	1,630	8	2007	3	1,793	N	N	217 A 23RD AVE
3	30	982670	1787	05/09/12	\$399,000	\$458,000	1,630	8	2007	3	1,886	N	N	215 B 23RD AVE
3	30	723460	1536	06/24/13	\$560,000	\$585,000	1,660	8	2002	4	1,828	N	N	916 A 18TH AVE
3	30	723460	1544	03/15/13	\$500,000	\$535,000	1,660	8	2002	3	1,825	N	N	914 B 18TH AVE
3	30	225850	0010	11/12/13	\$420,000	\$425,000	1,740	8	1901	3	5,120	N	N	711 19TH AVE
3	30	225450	1295	05/19/11	\$517,500	\$645,000	1,780	8	1903	4	3,840	N	N	1123 14TH AVE
3	30	912610	0780	07/13/11	\$330,500	\$407,000	1,800	8	1998	3	3,600	N	N	2100 E ALDER ST
3	30	794260	1918	03/25/13	\$645,000	\$688,000	1,830	8	1999	4	5,004	N	N	315 20TH AVE
3	30	722850	2240	09/26/12	\$615,000	\$684,000	1,840	8	1904	4	4,848	N	N	1502 19TH AVE
3	30	794260	0050	08/02/13	\$638,000	\$661,000	1,840	8	1902	5	5,120	Y	N	536 19TH AVE
3	30	912610	1760	10/19/11	\$378,888	\$456,000	1,840	8	1901	3	2,580	N	N	729 23RD AVE
3	30	722850	1230	03/26/13	\$705,000	\$752,000	1,850	8	2009	5	3,683	N	N	917 22ND AVE
3	30	982670	1335	04/01/13	\$575,000	\$613,000	1,850	8	2013	3	3,840	N	N	206 20TH AVE
3	30	225450	1780	12/11/13	\$672,850	\$676,000	1,880	8	1902	3	3,200	N	N	834 15TH AVE
3	30	722850	2315	10/16/13	\$566,000	\$576,000	1,900	8	1902	4	7,260	N	N	971 20TH AVE
3	30	912610	0458	08/05/13	\$645,000	\$668,000	1,930	8	2001	5	3,600	N	N	512 20TH AVE
3	30	912610	0436	11/05/13	\$625,000	\$633,000	1,960	8	1996	4	5,400	N	N	522 20TH AVE
3	30	912610	0110	07/05/12	\$550,000	\$624,000	1,980	8	1900	3	5,400	N	N	803 21ST AVE
3	30	225450	1850	01/04/12	\$531,500	\$629,000	2,040	8	1926	3	3,520	Y	N	801 16TH AVE
3	30	722850	1875	03/13/13	\$790,000	\$845,000	2,070	8	2013	3	5,000	N	N	1621 21ST AVE
3	30	794260	1695	08/30/13	\$470,000	\$484,000	2,090	8	1902	3	5,120	N	N	324 18TH AVE
3	30	722850	2380	07/17/12	\$570,000	\$644,000	2,160	8	1902	4	4,961	N	N	933 20TH AVE
3	30	722850	0789	03/22/12	\$623,010	\$724,000	2,320	8	2012	3	2,804	N	N	2104 E PINE ST
3	30	722850	1270	03/22/11	\$585,000	\$739,000	2,370	8	1987	3	5,080	N	N	938 21ST AVE
3	30	225450	1425	04/07/11	\$739,130	\$931,000	2,400	8	1905	4	3,600	N	N	1113 15TH AVE
3	30	794260	1550	04/11/11	\$465,000	\$585,000	2,400	8	1901	4	5,120	N	N	310 17TH AVE
3	30	723460	0681	03/02/12	\$615,000	\$718,000	2,850	8	2012	3	2,628	N	N	1124 16TH AVE





## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	794260	1970	09/04/13	\$565,000	\$581,000	2,940	8	1903	4	3,850	N	N	1913 E ALDER ST
3	30	723460	0682	05/31/12	\$425,888	\$487,000	880	9	2012	3	1,086	N	N	1122 B 16TH AVE
3	30	723460	0683	05/28/12	\$425,888	\$487,000	880	9	2012	3	1,086	N	N	1122 A 16TH AVE
3	30	723460	1420	11/27/13	\$410,500	\$414,000	940	9	2000	3	1,008	N	N	1803 E PIKE ST
3	30	290870	0044	03/12/13	\$515,000	\$551,000	990	9	2009	3	1,109	N	N	1320 E REMINGTON CT
3	30	794260	0007	03/25/13	\$610,000	\$651,000	1,130	9	2012	3	3,920	N	N	615 20TH AVE
3	30	794260	1630	10/21/11	\$649,000	\$781,000	1,220	9	2011	4	4,800	N	N	355 19TH AVE
3	30	723460	1387	05/03/11	\$545,000	\$682,000	1,240	9	2006	3	2,174	Y	N	1816 E PIKE ST
3	30	723460	0007	06/07/12	\$646,000	\$737,000	1,240	9	2012	3	2,667	Y	N	1508 E MARION ST
3	30	225650	0016	03/28/13	\$568,000	\$606,000	1,250	9	2006	3	2,346	N	N	823 18TH AVE
3	30	722850	1908	10/15/12	\$439,900	\$487,000	1,340	9	2000	3	996	N	N	1614 A 20TH AVE
3	30	723460	0008	05/09/12	\$568,000	\$652,000	1,340	9	2012	3	1,926	N	N	1510 E MARION ST
3	30	723460	1017	11/14/11	\$373,900	\$447,000	1,440	9	2007	3	1,067	N	N	1719 E PINE ST
3	30	723460	1015	04/25/13	\$479,950	\$509,000	1,450	9	2007	4	1,375	N	N	1715 E PINE ST
3	30	225550	0080	08/07/13	\$586,740	\$607,000	1,580	9	2013	3	778	N	N	1602 E CHERRY ST
3	30	225550	0081	08/08/13	\$615,000	\$636,000	1,580	9	2013	3	1,783	N	N	1604 E CHERRY ST
3	30	225550	0079	10/14/13	\$615,500	\$627,000	1,640	9	2013	3	1,040	N	N	700 16TH AVE
3	30	722850	2230	02/22/13	\$600,000	\$645,000	1,660	9	2013	3	1,898	Y	N	1432 A 19TH AVE
3	30	722850	2229	03/25/13	\$594,500	\$634,000	1,660	9	2013	3	1,899	Y	N	1434 A 19TH AVE
3	30	982670	0710	07/10/12	\$660,000	\$747,000	1,840	9	2012	3	2,400	N	N	121 17TH AVE
3	30	982670	0712	07/05/12	\$675,000	\$765,000	1,840	9	2012	3	2,398	N	N	123 17TH AVE
3	30	225650	0014	10/19/12	\$559,000	\$618,000	1,870	9	2006	3	1,519	N	N	825 18TH AVE
3	30	912610	1542	03/08/11	\$463,495	\$588,000	1,900	9	1999	3	2,580	N	N	2201 E MARION ST
3	30	722850	2231	03/01/13	\$627,000	\$673,000	1,930	9	2013	3	1,739	Y	N	1432 B 19TH AVE
3	30	722850	2232	02/14/13	\$619,000	\$667,000	1,930	9	2013	3	1,739	Y	N	1434 B 19TH AVE
3	30	257240	0110	10/15/13	\$825,000	\$840,000	1,940	9	1906	4	4,455	N	N	152 15TH AVE
3	30	794260	1355	06/12/12	\$568,500	\$648,000	2,120	9	1998	3	5,120	Y	N	316 16TH AVE
3	30	794260	1991	06/14/13	\$763,000	\$799,000	2,120	9	2013	3	4,732	N	N	218 19TH AVE
3	30	723460	1546	06/28/12	\$700,000	\$795,000	2,580	9	1900	4	3,690	N	N	1811 E SPRING ST
3	30	794260	1870	10/05/12	\$710,000	\$788,000	2,790	9	2012	3	5,120	N	N	310 19TH AVE
3	30	794260	1585	09/17/12	\$549,000	\$612,000	3,160	9	1905	3	5,120	N	N	313 18TH AVE
3	30	794260	1515	08/15/12	\$600,000	\$674,000	3,330	9	2005	3	5,120	N	N	340 17TH AVE
3	30	794260	1575	06/11/12	\$650,000	\$741,000	3,430	9	2007	3	8,800	Y	N	305 18TH AVE
3	30	723460	1454	10/01/13	\$570,000	\$582,000	960	10	2013	3	778	Y	N	1104 B 18TH AVE
3	30	723460	1453	10/01/13	\$650,000	\$664,000	1,120	10	2013	3	1,043	Y	N	1104 A 18TH AVE



**King County**

**Department of Assessments**

## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	723460	0115	12/04/13	\$799,000	\$804,000	1,350	10	2013	3	1,770	N	N	1123 16TH AVE
3	30	723460	0116	12/24/13	\$864,900	\$866,000	1,350	10	2013	3	1,769	N	N	1121 16TH AVE E
3	30	723460	0117	12/23/13	\$699,000	\$700,000	1,390	10	2013	3	1,830	N	N	1125 16TH AVE E
3	30	723460	1531	06/26/13	\$812,000	\$848,000	1,430	10	2013	3	1,875	Y	N	912 18TH AVE
3	30	722850	2286	07/26/13	\$825,000	\$856,000	1,470	10	2008	3	2,690	N	N	1528 19TH AVE
3	30	723460	1532	08/23/13	\$799,950	\$824,000	1,490	10	2013	3	1,745	Y	N	910 18TH AVE
3	30	722850	2291	10/24/12	\$615,000	\$680,000	1,690	10	2008	3	1,415	N	N	1903 E PINE ST
3	30	722850	2290	05/30/12	\$697,500	\$797,000	1,720	10	2008	3	2,597	N	N	1911 E PINE ST
3	30	794830	0150	03/28/11	\$845,000	\$1,066,000	2,560	10	2003	3	2,560	N	N	1206 E BARCLAY CT
3	40	684070	0960	03/26/13	\$225,570	\$241,000	700	6	1950	3	5,000	N	N	357 MLK JR WAY
3	40	981870	0675	07/09/12	\$283,500	\$321,000	840	6	1961	4	3,200	N	N	501 27TH AVE
3	40	981870	0685	09/22/11	\$240,100	\$291,000	650	7	1944	3	2,486	N	N	510 27TH AVE
3	40	981870	0687	06/22/11	\$239,000	\$296,000	650	7	1944	3	1,688	N	N	508 27TH AVE
3	40	981870	0640	03/24/12	\$315,000	\$366,000	770	7	1922	3	3,340	N	N	519 27TH AVE
3	40	277910	0035	12/11/11	\$299,000	\$356,000	830	7	1923	4	3,600	N	N	163 25TH AVE
3	40	981870	0615	10/08/13	\$335,000	\$342,000	940	7	1924	3	4,100	N	N	360 27TH AVE
3	40	121100	0185	05/10/12	\$267,950	\$308,000	1,040	7	1908	3	3,000	N	N	549 27TH AVE
3	40	000760	0179	02/22/11	\$200,000	\$254,000	1,080	7	1920	2	3,500	N	N	206 25TH AVE
3	40	684070	0270	03/19/13	\$508,000	\$543,000	1,080	7	1926	5	5,000	N	N	532 25TH AVE
3	40	684070	0410	08/26/11	\$270,000	\$329,000	1,080	7	1946	3	5,000	N	N	2716 E JEFFERSON ST
3	40	121100	0225	01/27/12	\$295,000	\$347,000	1,510	7	1921	3	3,000	N	N	544 27TH AVE
3	40	684070	1050	11/07/13	\$380,000	\$385,000	1,540	7	1925	2	4,500	N	N	332 26TH AVE
3	40	000760	0203	07/22/13	\$450,000	\$467,000	1,560	7	1920	5	3,485	N	N	169 24TH AVE
3	40	981870	0610	02/01/13	\$382,000	\$413,000	1,600	7	1925	4	4,000	N	N	356 27TH AVE
3	40	000760	0095	10/11/11	\$288,000	\$347,000	1,610	7	1900	2	7,320	N	N	123 24TH AVE
3	40	684070	1135	12/19/13	\$350,000	\$351,000	1,840	7	1925	3	4,400	N	N	318 25TH AVE
3	40	981870	0105	02/07/11	\$285,000	\$364,000	1,890	7	1905	2	3,500	N	N	197 27TH AVE
3	40	981870	0230	08/29/13	\$474,000	\$488,000	1,910	7	1904	4	3,000	N	N	150 27TH AVE
3	40	181380	0008	07/10/13	\$415,000	\$432,000	630	8	2009	3	1,172	N	N	121 24TH AVE E
3	40	684070	1610	01/12/12	\$232,458	\$274,000	950	8	2007	3	1,029	N	N	100 A 26TH AVE
3	40	684070	0391	06/13/12	\$439,950	\$501,000	960	8	2012	3	3,892	N	N	517 TEMPLE PL
3	40	684070	1608	06/13/11	\$260,000	\$322,000	1,120	8	2007	3	1,420	N	N	100 B 26TH AVE
3	40	684070	1663	06/07/12	\$280,000	\$320,000	1,200	8	2007	3	1,224	N	N	2508 B E YESLER WAY
3	40	277910	0135	04/16/13	\$520,000	\$552,000	1,360	8	1926	5	3,040	N	N	207 25TH AVE
3	40	684070	1195	02/20/13	\$520,000	\$559,000	1,540	8	1914	5	4,400	N	N	337 26TH AVE

## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	40	684070	1185	12/20/12	\$560,000	\$611,000	1,590	8	2012	3	4,300	N	N	323 26TH AVE
3	40	000760	0093	10/08/13	\$705,000	\$719,000	2,120	8	1901	4	7,320	N	N	117 24TH AVE
3	40	981870	0245	09/30/11	\$588,000	\$711,000	2,080	9	2011	3	5,000	N	N	160 27TH AVE
3	40	981870	0110	05/20/13	\$644,000	\$678,000	2,200	9	2008	3	4,000	N	N	191 27TH AVE
3	40	036300	0035	06/11/13	\$619,000	\$649,000	2,540	9	2012	3	3,000	N	N	164 25TH AVE
3	40	036300	0035	04/10/12	\$525,000	\$607,000	2,540	9	2012	3	3,000	N	N	164 25TH AVE
3	80	605860	0156	03/10/11	\$187,000	\$237,000	750	5	1903	4	3,200	N	N	813 25TH AVE S
3	80	713730	0045	07/18/11	\$230,000	\$283,000	820	5	1900	4	3,297	N	N	1123 MLK JR WAY S
3	80	193730	0005	06/17/13	\$320,000	\$335,000	820	6	1945	4	6,500	N	N	1802 S DEARBORN ST
3	80	725420	0035	02/25/12	\$349,000	\$408,000	830	6	1904	5	2,600	N	N	110 26TH AVE S
3	80	872810	0585	10/12/12	\$234,000	\$259,000	920	6	1911	3	2,730	N	N	1103 20TH AVE S
3	80	516070	0045	10/03/12	\$259,000	\$288,000	940	6	1903	4	4,000	N	N	931 25TH AVE S
3	80	872810	0600	08/17/11	\$263,000	\$321,000	1,050	6	1907	3	5,940	N	N	1111 20TH AVE S
3	80	379600	0365	04/12/11	\$307,000	\$386,000	1,380	6	1901	4	2,500	N	N	206 25TH AVE S
3	80	605860	0220	09/23/13	\$225,000	\$230,000	1,980	6	1900	3	2,500	N	N	812 24TH AVE S
3	80	331950	0295	10/15/13	\$279,000	\$284,000	700	7	2003	3	1,483	N	N	2011 E S WASHINGTON ST
3	80	331950	1840	05/11/12	\$370,500	\$425,000	740	7	1907	4	4,480	N	N	1810 S WELLER ST
3	80	331950	0966	05/11/12	\$215,000	\$247,000	760	7	2005	3	836	N	N	2031 B S MAIN ST
3	80	331950	2105	07/31/12	\$390,000	\$440,000	820	7	1916	4	4,480	N	N	1827 S WELLER ST
3	80	712830	0320	12/28/11	\$249,500	\$296,000	820	7	1902	5	4,500	Y	N	1018 20TH AVE S
3	80	331950	0916	06/29/11	\$219,900	\$272,000	830	7	2005	3	1,244	N	N	2001 A S MAIN ST
3	80	331950	0924	05/24/13	\$284,500	\$299,000	830	7	2005	3	1,160	N	N	306 A 20TH AVE S
3	80	331950	0926	09/24/13	\$280,000	\$286,000	830	7	2005	3	1,160	N	N	306 B 20TH AVE S
3	80	331950	0293	03/01/13	\$243,500	\$261,000	850	7	2003	3	676	N	N	2011 C S WASHINGTON ST
3	80	331950	1509	06/29/11	\$215,000	\$266,000	875	7	2006	3	1,162	N	N	1643 S JACKSON PL
3	80	331950	2165	06/12/13	\$349,000	\$366,000	880	7	2003	3	1,687	N	N	1621 A S WELLER ST
3	80	636290	0152	08/06/13	\$310,000	\$321,000	900	7	2005	3	1,540	N	N	2610 S DEARBORN ST
3	80	605860	0265	12/22/11	\$350,000	\$415,000	950	7	1979	4	5,000	N	N	825 24TH AVE S
3	80	125020	0416	12/18/13	\$355,000	\$356,000	960	7	2008	3	1,290	N	N	314 B 25TH AVE S
3	80	713230	0043	05/24/12	\$192,100	\$220,000	960	7	2009	3	1,174	N	N	1624 S DEARBORN ST
3	80	152330	0130	04/08/13	\$370,000	\$394,000	980	7	1960	4	4,340	N	N	901 26TH AVE S
3	80	765860	0016	08/26/13	\$342,500	\$353,000	980	7	2005	3	1,076	N	N	1134 23RD AVE S
3	80	765860	0182	08/14/12	\$289,950	\$326,000	990	7	2005	3	1,567	N	N	1111 23RD AVE S
3	80	125020	0422	07/03/13	\$329,900	\$344,000	1,000	7	2005	3	1,400	N	N	318 C 25TH AVE S
3	80	331950	0332	04/15/13	\$380,000	\$404,000	1,030	7	2005	3	1,289	N	N	2111 S WASHINGTON ST



**King County**

**Department of Assessments**

## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	80	712830	0780	07/10/13	\$360,000	\$375,000	1,030	7	1978	3	6,000	N	N	2017 S LANE ST
3	80	331950	0317	10/20/11	\$300,000	\$361,000	1,060	7	2011	3	987	N	N	2031 S WASHINGTON ST
3	80	516070	0145	02/25/13	\$336,000	\$361,000	1,070	7	1981	3	4,000	N	N	945 26TH AVE S
3	80	713230	0555	06/30/11	\$325,000	\$401,000	1,090	7	1928	3	4,000	N	N	936 HIAWATHA PL S
3	80	982670	1610	08/11/11	\$283,000	\$346,000	1,090	7	2002	3	1,481	N	N	102 22ND AVE S
3	80	128530	0095	07/19/12	\$250,000	\$283,000	1,100	7	1908	3	4,050	N	N	1301 26TH AVE S
3	80	331950	1825	11/13/13	\$410,000	\$415,000	1,100	7	1904	4	4,480	N	N	1820 S WELLER ST
3	80	331950	2040	08/16/11	\$278,000	\$340,000	1,100	7	1978	3	6,600	N	N	2026 S LANE ST
3	80	765860	0037	04/26/13	\$339,000	\$359,000	1,120	7	2006	3	1,102	N	N	1110 B 23RD AVE S
3	80	331950	0320	10/20/11	\$324,950	\$391,000	1,130	7	2011	3	1,271	N	N	2037 S WASHINGTON ST
3	80	331950	0319	10/20/11	\$315,000	\$379,000	1,130	7	2011	3	1,270	N	N	2035 S WASHINGTON ST
3	80	712830	0180	07/16/12	\$370,000	\$418,000	1,130	7	2012	3	5,250	N	N	1007 20TH AVE S
3	80	125020	0216	10/25/12	\$429,990	\$475,000	1,150	7	2004	3	3,280	N	N	2500 S LANE ST
3	80	152330	0010	11/25/13	\$409,000	\$413,000	1,170	7	1900	4	4,340	N	N	906 24TH AVE S
3	80	636290	0035	11/01/13	\$399,500	\$405,000	1,170	7	1904	4	3,360	N	N	735 25TH AVE S
3	80	331950	2178	05/24/13	\$386,000	\$406,000	1,200	7	2006	3	2,041	N	N	1629 S WELLER ST
3	80	331950	0318	10/20/11	\$319,950	\$385,000	1,220	7	2011	3	1,262	N	N	2033 S WASHINGTON ST
3	80	872810	0671	12/31/13	\$260,000	\$260,000	1,220	7	1998	3	2,242	Y	N	1119 C 21ST AVE S
3	80	636290	0140	07/12/13	\$450,000	\$468,000	1,240	7	2007	3	2,329	N	N	726 26TH AVE S
3	80	605860	0280	01/25/13	\$289,950	\$314,000	1,290	7	1995	3	3,003	N	N	820 23RD AVE S
3	80	712830	0875	07/12/13	\$348,000	\$362,000	1,310	7	1996	3	3,000	N	N	2010 S DEARBORN ST
3	80	872810	0830	06/20/12	\$319,000	\$363,000	1,310	7	1998	3	2,925	Y	N	2108 S JUDKINS ST
3	80	605860	0290	03/23/12	\$260,000	\$302,000	1,320	7	1994	3	3,002	N	N	814 23RD AVE S
3	80	605860	0390	05/06/13	\$307,000	\$324,000	1,330	7	1907	4	3,300	N	N	911 23RD AVE S
3	80	712830	0850	07/20/12	\$402,000	\$454,000	1,330	7	1907	4	3,000	N	N	2024 S DEARBORN ST
3	80	125020	0504	02/07/13	\$275,000	\$297,000	1,360	7	1915	4	3,000	N	N	314 26TH AVE S
3	80	152330	0005	06/25/13	\$420,000	\$439,000	1,440	7	1900	4	4,340	N	N	902 24TH AVE S
3	80	042404	9065	08/02/12	\$365,000	\$411,000	1,490	7	2000	3	2,521	N	N	1116 26TH AVE S
3	80	937930	0010	03/08/12	\$249,990	\$291,000	1,490	7	1997	3	2,400	N	N	506 24TH AVE S
3	80	712830	0590	09/21/11	\$355,000	\$430,000	1,520	7	1910	5	3,000	N	N	2018 S CHARLES ST
3	80	042404	9064	03/15/12	\$283,000	\$329,000	1,540	7	1995	3	4,999	N	N	1117 26TH AVE S
3	80	331950	0555	03/01/12	\$452,000	\$528,000	1,550	7	1908	4	2,640	N	N	212 17TH AVE S
3	80	712830	0220	03/28/11	\$355,000	\$448,000	1,550	7	1997	3	3,000	N	N	2011 S INGERSOLL PL
3	80	128530	0080	08/21/13	\$355,000	\$366,000	1,680	7	1995	3	4,600	N	N	2445 S JUDKINS ST
3	80	125020	0735	04/11/12	\$282,000	\$326,000	1,750	7	1906	4	5,400	N	N	533 MLK JR WAY S



**King County**

**Department of Assessments**

## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	80	331950	0360	10/24/13	\$391,000	\$397,000	1,760	7	1964	3	4,800	N	N	2026 S MAIN ST
3	80	125020	0590	05/30/13	\$435,000	\$457,000	1,920	7	1911	4	3,551	N	N	412 26TH AVE S
3	80	605860	0315	03/09/12	\$249,000	\$290,000	1,930	7	1940	3	5,000	N	N	901 24TH AVE S
3	80	042404	9279	07/13/12	\$260,000	\$294,000	750	8	2009	3	1,462	N	N	2425 S NORMAN ST
3	80	042404	9281	09/25/12	\$270,000	\$300,000	750	8	2009	3	1,170	N	N	2421 S NORMAN ST
3	80	042404	9278	05/14/12	\$233,000	\$267,000	790	8	2009	3	1,774	N	N	2427 S NORMAN ST
3	80	327480	0513	07/11/12	\$328,350	\$372,000	830	8	2009	3	903	N	N	943 B MLK JR WAY S
3	80	636290	0077	02/10/11	\$278,000	\$355,000	880	8	2010	3	925	N	N	724 B 25TH AVE S
3	80	636290	0078	01/24/11	\$293,000	\$375,000	890	8	2010	3	1,326	N	N	724 C 25TH AVE S
3	80	332000	0970	02/11/13	\$399,900	\$431,000	910	8	2013	3	3,600	N	N	1841 S LANE ST
3	80	765860	0098	03/25/11	\$285,000	\$360,000	910	8	2007	3	1,421	N	N	1127 A 24TH AVE S
3	80	516070	0100	07/01/13	\$399,000	\$416,000	930	8	1900	4	4,000	N	N	940 25TH AVE S
3	80	982670	1624	01/10/12	\$305,000	\$360,000	1,020	8	2007	3	928	N	N	2213 A E YESLER WAY
3	80	982670	1628	11/20/12	\$360,000	\$395,000	1,020	8	2007	3	1,553	N	N	2215 E YESLER WAY
3	80	872810	0765	10/19/12	\$352,500	\$390,000	1,060	8	2006	3	1,400	N	N	2017 A S NORMAN ST
3	80	125020	0763	08/29/12	\$293,000	\$328,000	1,087	8	2005	3	1,796	N	N	513 MLK JR WAY S
3	80	073000	0020	04/15/13	\$409,000	\$434,000	1,090	8	2013	3	1,636	N	N	1316 26TH AVE S
3	80	937930	0057	10/25/13	\$385,000	\$391,000	1,100	8	2006	3	1,071	N	N	539 25TH AVE S
3	80	379600	0376	11/18/12	\$399,000	\$438,000	1,150	8	1910	3	2,100	N	N	216 25TH AVE S
3	80	957802	0070	10/08/13	\$345,000	\$352,000	1,150	8	2008	3	1,221	N	N	1647 S LANE ST
3	80	872810	0761	08/23/13	\$394,000	\$406,000	1,160	8	2006	3	1,518	N	N	2015 B S NORMAN ST
3	80	872810	0763	05/30/13	\$385,500	\$405,000	1,160	8	2006	3	1,355	N	N	2015 A S NORMAN ST
3	80	125020	0206	07/06/11	\$315,000	\$388,000	1,170	8	2007	3	1,798	N	N	528 25TH AVE S
3	80	957802	0020	05/24/11	\$348,500	\$434,000	1,220	8	2008	3	1,001	Y	N	1625 S LANE ST
3	80	712830	0090	09/08/11	\$418,000	\$508,000	1,240	8	1912	5	4,000	Y	N	855 20TH AVE S
3	80	957802	0030	08/06/12	\$335,000	\$377,000	1,240	8	2008	3	1,335	Y	N	1627 S LANE ST
3	80	712830	0310	05/23/13	\$405,000	\$426,000	1,251	8	2001	3	3,000	N	N	2012 S NORMAN ST
3	80	605860	0206	05/06/13	\$385,000	\$407,000	1,360	8	2003	3	1,947	N	N	826 24TH AVE S
3	80	636290	0075	06/25/13	\$412,000	\$430,000	1,380	8	2010	3	4,055	N	N	722 25TH AVE S
3	80	605860	0154	09/19/12	\$360,000	\$401,000	1,410	8	2002	3	1,679	N	N	807 25TH AVE S
3	80	937930	0055	09/15/11	\$425,000	\$516,000	1,410	8	2006	3	2,584	N	N	541 25TH AVE S
3	80	042404	9075	11/22/13	\$430,000	\$434,000	1,440	8	2003	3	2,084	N	N	1112 24TH AVE S
3	80	605860	0325	07/05/12	\$415,000	\$471,000	1,520	8	1917	3	5,000	N	N	911 24TH AVE S
3	80	331950	1326	10/21/13	\$465,000	\$473,000	1,530	8	1928	3	4,895	N	N	415 20TH AVE S
3	80	327480	0507	03/27/12	\$395,000	\$458,000	1,570	8	2009	3	1,182	N	N	939 B MLK JR WAY S





## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	80	327480	0509	03/15/12	\$399,000	\$464,000	1,570	8	2009	3	1,067	N	N	939 C MLK JR WAY S
3	80	957802	0120	04/27/11	\$499,000	\$625,000	1,580	8	2008	3	2,982	N	N	1639 S LANE ST
3	80	327480	0505	12/02/11	\$419,000	\$499,000	1,600	8	2009	3	3,073	N	N	939 A MLK JR WAY S
3	80	125020	0200	04/24/13	\$459,950	\$487,000	1,610	8	2013	3	1,751	N	N	512 25TH AVE S
3	80	125020	0201	05/09/13	\$457,000	\$483,000	1,610	8	2013	3	1,751	N	N	518 25TH AVE S
3	80	125020	0202	04/16/13	\$469,950	\$499,000	1,610	8	2013	3	1,845	N	N	514 25TH AVE S
3	80	125020	0203	04/16/13	\$469,950	\$499,000	1,610	8	2013	3	1,845	N	N	516 25TH AVE S
3	80	125020	0695	05/29/12	\$462,500	\$529,000	1,670	8	2008	3	1,871	N	N	520 A 26TH AVE S
3	80	332000	0870	03/04/11	\$610,000	\$774,000	1,790	8	1915	5	4,920	N	N	703 18TH AVE S
3	80	712830	0350	01/01/11	\$414,800	\$534,000	1,790	8	1927	4	3,000	N	N	2001 S CHARLES ST
3	80	712830	0284	02/10/12	\$399,500	\$468,000	1,790	8	2005	3	3,000	N	N	2028 S NORMAN ST
3	80	152330	0025	07/13/13	\$580,000	\$603,000	2,210	8	1902	3	4,340	N	N	920 24TH AVE S
3	80	128530	0035	10/05/11	\$550,000	\$664,000	2,880	8	2011	3	4,600	N	N	2421 S JUDKINS ST
3	80	128530	0030	07/06/11	\$550,000	\$678,000	2,880	8	2011	3	4,600	N	N	2419 S JUDKINS ST
3	80	331950	1767	06/21/11	\$393,000	\$486,000	1,080	9	2010	3	2,000	N	N	1841 S KING ST
3	80	605860	0032	09/19/11	\$450,000	\$545,000	1,140	9	2007	3	2,150	N	N	818 26TH AVE S
3	80	125020	0615	02/03/12	\$476,000	\$559,000	1,720	9	2010	3	2,070	N	N	436 26TH AVE S
3	80	765860	0060	10/23/13	\$619,950	\$630,000	1,720	9	2013	3	1,665	N	N	2323 S NORMAN ST
3	80	765860	0061	09/12/13	\$629,000	\$645,000	1,760	9	2013	3	2,290	N	N	2321 S NORMAN ST
3	80	712830	0586	06/24/12	\$699,950	\$796,000	2,200	9	2012	3	3,000	N	N	2020 S CHARLES ST
3	80	246090	0126	10/14/13	\$729,950	\$743,000	2,360	10	2006	3	2,790	N	N	2204 S NORMAN ST
3	80	246090	0126	09/11/12	\$699,000	\$780,000	2,360	10	2006	3	2,790	N	N	2204 S NORMAN ST
3	80	193730	0270	03/03/11	\$651,000	\$826,000	2,480	10	2010	3	3,200	Y	N	826 19TH AVE S
4	40	982870	1804	07/18/11	\$278,000	\$342,000	620	6	1908	4	1,120	N	N	2614 E JOHN ST
4	40	982820	1365	09/20/11	\$266,777	\$323,000	780	6	1944	4	6,720	N	N	1731 MLK JR WAY
4	40	721740	0520	02/01/13	\$335,000	\$362,000	800	6	1900	5	3,840	N	N	1124 25TH AVE
4	40	982870	1430	05/14/12	\$290,000	\$333,000	885	6	1903	5	7,037	N	N	1801 MLK JR WAY
4	40	982870	1720	10/02/13	\$935,000	\$955,000	1,280	6	1944	4	9,000	N	N	206 26TH AVE E
4	40	982870	2555	10/15/13	\$530,000	\$540,000	1,330	6	1901	3	4,800	N	N	120 24TH AVE E
4	40	684070	0161	04/06/12	\$115,000	\$133,000	390	7	1926	4	1,354	N	N	702 26TH AVE
4	40	684070	0162	07/01/13	\$166,600	\$174,000	590	7	1926	4	2,342	N	N	2608 E CHERRY ST
4	40	982870	1520	02/07/13	\$345,000	\$372,000	640	7	1909	4	3,136	N	N	2711 E JOHN ST
4	40	796010	0215	11/29/12	\$300,000	\$329,000	710	7	1903	4	1,811	N	N	2720 E COLUMBIA ST
4	40	982820	0990	11/26/12	\$468,500	\$514,000	730	7	1927	5	3,600	N	N	2621 E PINE ST
4	40	982820	1360	06/21/13	\$451,000	\$472,000	770	7	1944	4	2,202	N	N	1734 27TH AVE



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	982820	0186	04/27/12	\$362,666	\$418,000	790	7	1908	4	2,601	N	N	1733 25TH AVE
4	40	118900	0225	12/08/11	\$234,000	\$278,000	800	7	2005	3	3,136	N	N	2722 E UNION ST
4	40	982870	1715	02/14/12	\$290,000	\$340,000	800	7	1945	4	2,345	N	N	202 26TH AVE E
4	40	684070	0011	12/05/13	\$435,000	\$438,000	820	7	2000	3	3,331	N	N	2610 E MARION ST
4	40	982870	1675	10/25/11	\$265,000	\$319,000	820	7	1906	4	5,123	N	N	215 MLK JR WAY E
4	40	796010	0096	04/07/11	\$237,000	\$298,000	840	7	1918	3	2,560	N	N	2807 E MARION ST
4	40	501600	0924	09/21/12	\$285,000	\$317,000	860	7	2008	3	1,184	N	N	309 27TH AVE E
4	40	155620	0050	08/04/11	\$333,150	\$408,000	870	7	2011	3	2,784	N	N	719 29TH AVE
4	40	796010	0300	03/20/13	\$400,600	\$428,000	880	7	1907	5	3,600	N	N	807 27TH AVE
4	40	912610	2025	10/26/12	\$283,000	\$313,000	880	7	1900	4	3,605	N	N	822 23RD AVE
4	40	118900	0075	03/27/13	\$324,950	\$347,000	890	7	1921	2	3,312	N	N	2610 E UNION ST
4	40	118900	1490	05/24/12	\$335,000	\$383,000	900	7	1910	4	5,377	N	N	928 MLK JR WAY
4	40	982870	2060	03/12/12	\$292,675	\$341,000	950	7	1993	3	1,741	N	N	1823 B 27TH AVE
4	40	721740	0092	05/16/11	\$377,000	\$470,000	960	7	1910	3	4,165	Y	N	1420 24TH AVE
4	40	118900	0525	08/29/13	\$445,000	\$458,000	980	7	1913	3	5,296	N	N	2707 E UNION ST
4	40	796010	0200	10/24/13	\$410,000	\$417,000	980	7	1905	4	3,600	N	N	806 27TH AVE
4	40	982870	2020	07/13/11	\$501,850	\$618,000	1,000	7	1909	5	3,200	N	N	2623 E DENNY WAY
4	40	982820	0335	05/18/11	\$359,500	\$448,000	1,010	7	1915	3	3,000	Y	N	2410 E PIKE ST
4	40	140730	0020	07/22/11	\$260,000	\$319,000	1,020	7	2006	3	1,167	N	N	1818 A 23RD AVE
4	40	912610	2020	10/29/13	\$302,950	\$307,000	1,020	7	1900	4	3,615	N	N	824 23RD AVE
4	40	982820	0710	09/04/13	\$425,000	\$437,000	1,040	7	1968	4	2,204	N	N	1708 26TH AVE
4	40	982870	1425	06/24/13	\$402,500	\$421,000	1,040	7	1907	4	3,700	N	N	1815 MLK JR WAY
4	40	381440	0135	11/21/12	\$385,500	\$423,000	1,050	7	1903	4	2,984	N	N	911 29TH AVE
4	40	118900	1010	01/07/13	\$380,000	\$413,000	1,060	7	1908	3	6,000	N	N	938 26TH AVE
4	40	684070	0070	10/24/11	\$378,000	\$454,000	1,060	7	1924	4	5,996	N	N	806 25TH AVE
4	40	501600	0927	03/06/13	\$420,000	\$450,000	1,080	7	2008	3	1,316	N	N	307 B 27TH AVE E
4	40	684070	0120	08/17/12	\$352,000	\$395,000	1,080	7	1925	3	6,000	N	N	816 26TH AVE
4	40	721740	0980	10/25/13	\$404,000	\$410,000	1,090	7	1927	3	5,120	N	N	930 24TH AVE
4	40	118900	0905	10/13/11	\$430,000	\$518,000	1,100	7	1912	4	3,408	N	N	2606 E SPRING ST
4	40	140730	0021	11/09/12	\$305,500	\$336,000	1,100	7	2006	3	913	N	N	1818 B 23RD AVE
4	40	684070	0105	10/19/11	\$390,000	\$469,000	1,120	7	1923	4	6,007	N	N	2521 E MARION ST
4	40	982820	0055	10/08/13	\$439,950	\$449,000	1,120	7	1908	4	3,750	N	N	1609 24TH AVE
4	40	982820	0070	06/12/12	\$349,950	\$399,000	1,120	7	1901	4	3,976	N	N	1621 24TH AVE
4	40	796010	0345	05/02/13	\$455,000	\$481,000	1,160	7	1908	5	3,600	N	N	711 27TH AVE
4	40	118900	0220	10/03/13	\$360,000	\$368,000	1,170	7	1904	5	3,146	N	N	2718 E UNION ST



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	381440	0070	07/18/12	\$325,000	\$367,000	1,190	7	1926	3	4,212	Y	N	816 29TH AVE
4	40	982820	0825	12/06/13	\$466,000	\$469,000	1,210	7	1991	3	5,101	Y	N	1606 26TH AVE
4	40	982870	1925	09/14/11	\$425,000	\$516,000	1,210	7	1900	5	2,780	N	N	121 27TH AVE E
4	40	982870	1550	02/02/11	\$350,000	\$447,000	1,240	7	1910	5	4,035	N	N	121 MLK JR WAY E
4	40	982870	2123	05/19/11	\$400,000	\$499,000	1,260	7	1997	3	1,715	N	N	1818 A 25TH AVE
4	40	982820	0705	07/05/13	\$440,000	\$459,000	1,280	7	1903	5	2,121	N	N	1700 26TH AVE
4	40	982870	2671	04/25/12	\$302,000	\$348,000	1,393	7	1998	3	1,610	N	N	1830 24TH AVE
4	40	721740	0715	10/24/13	\$465,000	\$472,000	1,420	7	1905	5	3,840	N	N	1110 24TH AVE
4	40	051900	0185	05/24/12	\$360,000	\$412,000	1,440	7	1909	3	2,700	N	N	2407 E MARION ST
4	40	982870	1521	09/09/12	\$600,000	\$670,000	1,480	7	1986	3	3,920	N	N	134 27TH AVE E
4	40	982820	0135	09/04/12	\$535,000	\$598,000	1,490	7	1901	4	4,200	N	N	1733 24TH AVE
4	40	982820	1195	04/30/12	\$450,000	\$518,000	1,540	7	1925	5	4,800	N	N	2720 E PIKE ST
4	40	181380	0015	04/02/12	\$375,000	\$434,000	1,550	7	1901	3	4,070	N	N	2323 E MADISON ST
4	40	381440	0090	06/10/11	\$535,000	\$664,000	1,660	7	1925	3	3,978	Y	N	828 29TH AVE
4	40	721740	1185	06/13/13	\$485,037	\$508,000	1,760	7	1962	4	3,199	N	N	924 25TH AVE
4	40	722850	0096	06/20/13	\$416,000	\$435,000	1,770	7	1900	5	2,320	N	N	2310 E PIKE ST
4	40	982820	1302	12/13/12	\$270,000	\$295,000	1,820	7	1913	3	4,800	N	N	1605 MLK JR WAY
4	40	051900	0010	08/15/11	\$515,000	\$629,000	1,950	7	1930	4	3,720	N	N	907 24TH AVE
4	40	912610	1975	10/24/12	\$311,100	\$344,000	2,020	7	2000	3	3,460	N	N	716 23RD AVE
4	40	381440	0130	04/23/12	\$481,000	\$555,000	2,170	7	2011	3	2,870	N	N	905 29TH AVE
4	40	796010	0455	04/15/13	\$225,000	\$239,000	2,210	7	1914	2	3,200	N	N	725 MLK JR WAY
4	40	982820	0702	10/23/13	\$344,100	\$350,000	790	8	1990	4	782	N	N	2518 E OLIVE ST
4	40	982870	1783	11/01/12	\$428,320	\$472,000	860	8	2003	3	1,377	N	N	217 B 27TH AVE E
4	40	684070	0227	11/01/13	\$290,000	\$294,000	880	8	2006	3	1,379	N	N	711 A 26TH AVE
4	40	982870	1487	12/20/13	\$333,500	\$334,000	880	8	2005	3	720	N	N	2710 B E DENNY WAY
4	40	982870	2770	07/19/11	\$252,500	\$310,000	893	8	2007	3	961	N	N	1835 A 24TH AVE
4	40	983930	1255	09/26/12	\$368,000	\$409,000	900	8	1911	3	4,950	N	N	928 29TH AVE
4	40	982870	2125	07/08/11	\$362,000	\$446,000	920	8	1901	5	2,314	N	N	1830 25TH AVE
4	40	982820	0550	01/06/12	\$425,000	\$502,000	950	8	2011	3	2,400	N	N	2504 E PINE ST
4	40	684070	0235	11/18/13	\$326,150	\$329,000	960	8	1930	5	1,675	N	N	723 B 26TH AVE
4	40	982870	2288	04/07/11	\$386,000	\$486,000	970	8	2004	3	1,166	N	N	127 B 26TH AVE E
4	40	684070	0224	06/18/13	\$310,000	\$324,000	1,000	8	1931	5	1,612	N	N	713 B 26TH AVE
4	40	982870	2390	11/27/13	\$525,000	\$529,000	1,010	8	2008	3	1,164	N	N	209 B 26TH AVE E
4	40	982870	2676	07/03/13	\$445,000	\$464,000	1,040	8	2008	3	1,370	N	N	1832 B 24TH AVE
4	40	982870	2597	07/18/13	\$475,000	\$494,000	1,050	8	2013	3	1,402	N	N	131 A 25TH AVE E



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	982870	2134	05/02/12	\$406,000	\$467,000	1,050	8	2003	3	1,241	N	N	1826 A 25TH AVE
4	40	684070	0065	10/14/11	\$465,000	\$560,000	1,060	8	2011	3	5,996	N	N	812 25TH AVE
4	40	982870	2285	06/22/11	\$317,000	\$392,000	1,070	8	2004	3	1,402	N	N	125 A 26TH AVE E
4	40	982870	2651	06/11/12	\$423,000	\$482,000	1,070	8	2007	3	1,339	Y	N	1812 B 24TH AVE
4	40	982870	2250	06/27/13	\$575,000	\$600,000	1,100	8	2009	3	1,364	N	N	122 A 25TH AVE E
4	40	982870	1984	06/22/11	\$316,000	\$391,000	1,100	8	2001	3	1,459	Y	N	1812 B 26TH AVE
4	40	982870	2243	05/23/11	\$470,000	\$586,000	1,100	8	2008	3	1,368	N	N	118 C 25TH AVE E
4	40	982870	1485	10/16/13	\$495,000	\$504,000	1,110	8	2005	3	1,872	N	N	2708 E DENNY WAY
4	40	982820	0744	02/17/11	\$360,000	\$458,000	1,120	8	1998	4	1,188	N	N	1730 26TH AVE
4	40	982870	2268	10/18/13	\$459,000	\$467,000	1,140	8	2006	3	1,232	N	N	132 B 25TH AVE E
4	40	982870	1372	09/05/12	\$399,000	\$446,000	1,140	8	2008	3	1,254	N	N	1828 A 27TH AVE
4	40	982870	1375	11/21/12	\$546,000	\$600,000	1,140	8	2008	3	1,431	Y	N	1824 A 27TH AVE
4	40	982870	2249	08/11/11	\$465,000	\$569,000	1,140	8	2009	3	1,010	N	N	122 B 25TH AVE E
4	40	982870	2244	09/19/13	\$575,000	\$589,000	1,140	8	2008	3	1,019	N	N	118 B 25TH AVE E
4	40	982820	0425	03/11/11	\$474,000	\$600,000	1,150	8	1981	5	7,200	N	N	1507 25TH AVE
4	40	982870	1607	01/11/11	\$475,000	\$610,000	1,150	8	1993	4	2,350	N	N	220 27TH AVE E
4	40	332504	9067	05/06/13	\$422,500	\$447,000	1,160	8	2005	3	1,298	N	N	1744 23RD AVE
4	40	332504	9069	08/29/13	\$464,000	\$478,000	1,160	8	2005	3	1,303	N	N	1748 23RD AVE
4	40	982870	1371	02/10/11	\$350,000	\$446,000	1,160	8	2008	3	1,494	N	N	1828 B 27TH AVE
4	40	982870	1371	02/10/11	\$364,000	\$464,000	1,160	8	2008	3	1,494	N	N	1828 B 27TH AVE
4	40	181380	0045	03/29/12	\$440,000	\$510,000	1,170	8	2004	3	1,643	N	N	2324 E DENNY WAY
4	40	118900	0825	07/18/11	\$499,000	\$614,000	1,200	8	1905	3	3,960	N	N	1121 27TH AVE
4	40	332504	9030	11/12/12	\$391,000	\$430,000	1,200	8	2005	3	2,031	N	N	1742 23RD AVE
4	40	982870	1362	11/07/13	\$550,000	\$557,000	1,210	8	2007	3	1,573	Y	N	1816 A 27TH AVE
4	40	982870	1363	06/11/13	\$550,000	\$576,000	1,210	8	2007	3	1,537	Y	N	1816 B 27TH AVE
4	40	982870	1364	04/01/13	\$548,000	\$584,000	1,210	8	2007	3	1,904	Y	N	1818 27TH AVE
4	40	118900	0210	04/24/13	\$441,000	\$467,000	1,250	8	2008	3	3,164	N	N	2712 E UNION ST
4	40	332504	9068	07/31/13	\$469,000	\$486,000	1,250	8	2005	3	1,071	N	N	1746 23RD AVE
4	40	721740	0741	04/29/13	\$452,000	\$478,000	1,260	8	1999	3	1,920	N	N	1128 24TH AVE
4	40	140730	0036	03/27/12	\$390,000	\$452,000	1,280	8	2001	3	2,158	N	N	1822 B 23RD AVE
4	40	982870	1373	01/24/12	\$525,000	\$618,000	1,280	8	2008	3	1,744	Y	N	1826 27TH AVE
4	40	118900	0805	05/30/13	\$509,000	\$535,000	1,310	8	1910	4	4,080	N	N	1127 27TH AVE
4	40	982820	1250	11/18/11	\$440,000	\$526,000	1,310	8	2010	3	4,800	N	N	1628 27TH AVE
4	40	982820	0230	11/15/13	\$642,600	\$650,000	1,330	8	2000	3	4,200	N	N	1703 25TH AVE
4	40	118900	1325	10/10/12	\$454,000	\$503,000	1,340	8	1910	5	2,975	N	N	2717 E SPRING ST



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	982820	1322	12/19/11	\$425,000	\$504,000	1,370	8	1993	3	4,001	N	N	2710 E OLIVE ST
4	40	982820	1200	03/26/13	\$524,900	\$560,000	1,380	8	1929	4	3,150	N	N	1600 27TH AVE
4	40	912610	1935	01/25/13	\$315,000	\$341,000	1,400	8	1906	3	2,400	N	N	2303 E COLUMBIA ST
4	40	982820	0260	08/08/13	\$655,000	\$677,000	1,400	8	2007	3	3,600	N	N	1622 24TH AVE
4	40	721740	0255	08/30/13	\$548,000	\$564,000	1,420	8	2004	3	2,053	N	N	1422 A 25TH AVE
4	40	982820	0090	03/04/11	\$565,000	\$717,000	1,420	8	1901	5	4,320	N	N	1633 24TH AVE
4	40	982870	2812	08/03/11	\$483,000	\$592,000	1,427	8	2000	3	1,189	N	N	1819 A 24TH AVE
4	40	051900	0100	04/10/13	\$475,000	\$505,000	1,430	8	1917	4	4,560	N	N	823 25TH AVE
4	40	721740	0246	06/05/13	\$475,000	\$499,000	1,440	8	2007	3	1,836	N	N	1424 25TH AVE
4	40	982870	2260	05/20/13	\$504,000	\$531,000	1,480	8	2006	3	1,169	N	N	130 B 25TH AVE E
4	40	721740	1095	04/29/13	\$489,900	\$519,000	1,510	8	1907	4	3,000	N	N	2415 E SPRING ST
4	40	982820	0305	07/06/11	\$550,000	\$678,000	1,510	8	2007	3	4,800	N	N	1621 25TH AVE
4	40	051900	0190	02/01/13	\$535,000	\$578,000	1,530	8	1909	5	2,400	N	N	822 24TH AVE
4	40	982820	0210	11/12/13	\$550,000	\$556,000	1,540	8	2004	3	2,383	N	N	1715 25TH AVE
4	40	982870	1730	10/04/13	\$579,000	\$591,000	1,560	8	2010	3	1,749	N	N	216 26TH AVE E
4	40	982870	2246	03/12/12	\$440,000	\$512,000	1,590	8	2009	3	939	N	N	126 B 25TH AVE E
4	40	982870	2241	05/06/11	\$455,000	\$569,000	1,590	8	2009	3	930	N	N	116 B 25TH AVE E
4	40	982870	2251	10/20/11	\$460,000	\$554,000	1,640	8	2009	3	1,269	N	N	126 C 25TH AVE E
4	40	982870	2239	11/29/11	\$445,000	\$531,000	1,640	8	2009	3	1,256	N	N	116 C 25TH AVE E
4	40	181380	0055	06/11/12	\$477,000	\$544,000	1,660	8	1903	3	3,200	N	N	111 24TH AVE E
4	40	982820	0275	03/09/11	\$372,500	\$472,000	1,680	8	2007	3	3,600	Y	N	1630 24TH AVE
4	40	796010	0110	04/22/13	\$436,000	\$462,000	1,710	8	1994	3	3,600	N	N	820 MLK JR WAY
4	40	721740	0490	04/09/12	\$580,000	\$671,000	1,750	8	2004	3	3,840	N	N	1106 25TH AVE
4	40	982870	1511	05/28/12	\$565,000	\$646,000	1,780	8	1983	4	5,416	Y	N	126 27TH AVE E
4	40	982820	0840	08/26/13	\$605,700	\$624,000	1,870	8	1915	4	5,400	Y	N	1620 26TH AVE
4	40	051900	0256	06/06/12	\$435,000	\$496,000	2,240	8	1927	4	5,007	N	N	2323 E COLUMBIA ST
4	40	051900	0240	05/10/13	\$661,000	\$698,000	2,970	8	1992	3	5,582	N	N	811 24TH AVE
4	40	796010	0318	08/08/13	\$479,500	\$496,000	1,040	9	2013	3	1,462	N	N	727 A 27TH AVE
4	40	796010	0319	07/19/13	\$445,000	\$462,000	1,040	9	2013	3	1,012	N	N	727 B 27TH AVE
4	40	721740	0115	07/03/13	\$459,000	\$479,000	1,060	9	2008	3	1,423	N	N	1412 A 24TH AVE
4	40	982870	2827	06/09/11	\$445,000	\$552,000	1,090	9	2009	3	1,765	N	N	1809 24TH AVE
4	40	982870	2590	02/20/13	\$549,000	\$590,000	1,100	9	2013	3	1,501	N	N	133 A 25TH AVE E
4	40	982870	2310	11/25/13	\$485,000	\$489,000	1,105	9	2007	3	1,093	N	N	103 C 26TH AVE E
4	40	982870	2309	11/13/12	\$419,000	\$461,000	1,105	9	2007	3	1,092	N	N	103 B 26TH AVE E
4	40	982870	2840	12/12/12	\$599,950	\$656,000	1,110	9	2012	3	1,377	N	N	1810 C 23RD AVE E





## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	982870	2838	12/12/12	\$590,000	\$645,000	1,110	9	2012	3	1,349	N	N	1810 A 23RD AVE E
4	40	982870	2839	01/02/13	\$588,000	\$639,000	1,110	9	2012	3	1,363	N	N	1810 B 23RD AVE E
4	40	982870	1731	05/08/12	\$577,000	\$663,000	1,150	9	2012	3	1,721	N	N	216 B 26TH AVE E
4	40	982870	2308	11/27/13	\$528,000	\$532,000	1,175	9	2007	3	1,730	N	N	103 A 26TH AVE E
4	40	982870	2565	06/12/11	\$350,000	\$434,000	1,210	9	2008	3	1,354	N	N	124 D 24TH AVE E
4	40	982870	2558	01/26/11	\$351,000	\$449,000	1,210	9	2008	3	954	N	N	124 C 24TH AVE E
4	40	982870	2853	01/12/11	\$500,000	\$642,000	1,220	9	2010	3	1,777	N	N	1807 D 24TH AVE
4	40	982870	2852	01/06/11	\$509,000	\$654,000	1,240	9	2010	3	1,686	N	N	1807 C 24TH AVE
4	40	982820	0778	11/18/13	\$571,000	\$577,000	1,300	9	2008	3	1,451	N	N	1717 B 27TH AVE
4	40	982820	0711	08/23/11	\$697,000	\$850,000	1,340	9	2009	3	2,595	N	N	1706 26TH AVE
4	40	982820	0072	08/02/13	\$683,000	\$707,000	1,350	9	2002	3	3,600	N	N	1625 24TH AVE
4	40	982870	1929	04/08/13	\$495,500	\$527,000	1,350	9	2006	3	1,133	N	N	119 B 27TH AVE E
4	40	982870	1930	05/17/13	\$559,000	\$589,000	1,385	9	2006	3	2,275	N	N	119 27TH AVE E
4	40	118900	0007	03/07/11	\$490,000	\$621,000	1,390	9	2010	3	2,039	N	N	2607 E PIKE ST
4	40	982870	1716	02/14/12	\$470,000	\$551,000	1,500	9	2011	3	1,078	N	N	2606 E JOHN ST
4	40	982870	1717	02/29/12	\$470,000	\$549,000	1,500	9	2011	3	1,981	N	N	2608 E JOHN ST
4	40	118900	0005	03/29/11	\$649,000	\$819,000	1,570	9	2011	3	3,366	N	N	1436 26TH AVE
4	40	982820	0075	09/03/12	\$676,000	\$756,000	1,830	9	2002	3	3,600	N	N	1627 24TH AVE
4	40	982820	0075	02/25/11	\$540,000	\$686,000	1,830	9	2002	3	3,600	N	N	1627 24TH AVE
4	40	982820	0706	10/07/11	\$537,000	\$648,000	1,840	9	1999	4	2,821	Y	N	2606 E OLIVE ST
4	40	155620	0095	05/10/12	\$605,000	\$695,000	2,040	9	1994	3	3,776	N	N	710 29TH AVE
4	40	982870	2155	08/24/13	\$829,000	\$854,000	2,100	9	2003	3	3,176	Y	N	1837 26TH AVE
4	40	912610	1980	06/21/13	\$663,000	\$693,000	2,130	9	2013	3	3,450	N	N	712 23RD AVE
4	40	982820	1357	05/01/13	\$592,000	\$626,000	2,230	9	2004	3	1,920	Y	N	1728 27TH AVE
4	40	982870	1853	07/08/13	\$574,000	\$598,000	1,284	10	2006	3	1,223	N	N	114 B 26TH AVE E
4	40	982820	0975	03/11/13	\$895,000	\$958,000	1,680	10	2003	3	4,800	Y	N	1522 26TH AVE
4	40	982820	0621	09/20/13	\$792,000	\$811,000	1,910	10	2013	3	1,937	N	N	2502 E OLIVE ST
4	40	982820	0583	10/19/12	\$835,000	\$924,000	2,060	10	2010	3	3,600	N	N	1631 26TH AVE
4	40	982820	0830	09/11/12	\$820,000	\$915,000	2,130	10	2007	3	4,800	Y	N	1614 26TH AVE
4	50	982870	0340	09/11/13	\$390,000	\$400,000	720	6	1950	3	4,400	N	N	212 30TH AVE E
4	50	501600	0500	07/18/13	\$408,500	\$425,000	930	6	1908	4	4,000	N	N	2829 E ARTHUR PL
4	50	920990	0415	12/05/13	\$435,000	\$438,000	1,230	6	1941	3	4,850	N	N	424 31ST AVE E
4	50	982820	1920	12/05/11	\$273,000	\$325,000	640	7	1945	3	3,870	N	N	2907 E OLIVE ST
4	50	983930	0385	04/25/12	\$375,000	\$432,000	640	7	1924	3	4,400	Y	N	1434 29TH AVE
4	50	982870	0520	09/24/13	\$337,000	\$345,000	680	7	1970	3	2,526	N	N	3008 E HOWELL ST



**King County**

**Department of Assessments**

Area 015

2014 Physical Inspection

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## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	982870	0519	11/13/13	\$311,000	\$315,000	680	7	1970	3	2,275	N	N	3006 E HOWELL ST
4	50	982870	0400	06/09/11	\$317,125	\$394,000	760	7	1950	3	4,400	N	N	209 31ST AVE E
4	50	983930	0350	02/25/13	\$460,000	\$494,000	810	7	1944	4	5,500	N	N	1406 29TH AVE
4	50	920990	0645	12/27/11	\$340,000	\$403,000	820	7	1901	3	2,160	N	N	326 DEWEY PL E
4	50	982820	2314	10/16/12	\$499,000	\$552,000	870	7	1984	3	4,680	Y	N	3003 E PINE ST
4	50	982870	1325	03/31/11	\$335,000	\$422,000	900	7	2010	3	6,000	N	N	1811 29TH AVE
4	50	982820	1590	08/19/13	\$446,173	\$460,000	910	7	2007	3	4,800	N	N	1625 29TH AVE
4	50	920990	0295	03/21/13	\$438,000	\$468,000	930	7	1981	3	4,400	N	N	433 31ST AVE E
4	50	982870	0600	12/06/11	\$349,500	\$416,000	930	7	1945	3	4,400	N	N	1831 31ST AVE
4	50	920990	0070	07/12/12	\$495,000	\$560,000	940	7	2011	3	3,200	N	N	508 31ST AVE E
4	50	982870	0290	05/10/12	\$420,000	\$482,000	960	7	1967	3	4,000	Y	N	225 32ND AVE E
4	50	982870	0995	05/10/11	\$233,150	\$291,000	960	7	1909	3	3,200	N	N	2810 E JOHN ST
4	50	982820	2080	12/27/11	\$382,000	\$453,000	980	7	2011	3	4,400	Y	N	3008 E OLIVE ST
4	50	982820	1925	09/15/11	\$385,000	\$467,000	1,010	7	1954	3	6,360	N	N	1631 30TH AVE
4	50	982820	1990	12/04/13	\$583,000	\$587,000	1,040	7	1956	5	6,600	N	N	1720 29TH AVE
4	50	982820	1990	03/31/11	\$295,000	\$372,000	1,040	7	1956	5	6,600	N	N	1720 29TH AVE
4	50	982870	0005	05/06/11	\$325,000	\$406,000	1,040	7	1950	3	4,000	N	N	3104 E HOWELL ST
4	50	982820	1695	05/29/12	\$345,000	\$394,000	1,070	7	1926	3	4,800	N	N	1525 29TH AVE
4	50	982820	1690	03/25/11	\$374,000	\$472,000	1,130	7	1926	3	4,800	N	N	1529 29TH AVE
4	50	982870	0167	10/05/13	\$415,000	\$423,000	1,140	7	1979	3	4,000	N	N	3107 E JOHN ST
4	50	982870	0765	04/11/12	\$412,000	\$476,000	1,150	7	1918	4	4,800	N	N	1819 30TH AVE
4	50	982820	2550	09/06/13	\$420,000	\$431,000	1,170	7	1927	3	4,000	Y	N	1629 32ND AVE
4	50	982870	0160	03/01/13	\$469,000	\$503,000	1,170	7	1950	3	5,000	N	N	124 31ST AVE E
4	50	920990	0025	09/30/11	\$500,000	\$604,000	1,250	7	1982	5	3,233	Y	N	525 32ND AVE E
4	50	982870	1235	12/11/13	\$345,000	\$347,000	1,280	7	1950	3	4,000	N	N	2804 E HOWELL ST
4	50	660000	0197	05/13/13	\$631,000	\$666,000	1,310	7	1929	5	3,490	N	N	3340 E REPUBLICAN ST
4	50	982820	1465	05/29/13	\$535,000	\$562,000	1,310	7	1944	3	7,200	N	N	2819 E HOWELL ST
4	50	982870	0255	11/30/11	\$350,000	\$417,000	1,330	7	1944	3	6,000	N	N	3103 E THOMAS ST
4	50	660000	0082	03/07/11	\$455,000	\$577,000	1,360	7	1981	3	4,368	N	N	3323 E HARRISON ST
4	50	982870	0045	02/12/13	\$300,000	\$323,000	1,400	7	1946	3	7,000	N	N	1836 31ST AVE
4	50	982820	2085	10/25/12	\$482,000	\$533,000	1,420	7	1985	3	4,400	Y	N	1710 30TH AVE
4	50	982870	0750	07/18/11	\$539,000	\$663,000	1,450	7	1984	4	4,800	N	N	1825 30TH AVE
4	50	982870	0235	04/25/13	\$625,000	\$662,000	1,560	7	1915	5	4,500	Y	N	206 31ST AVE E
4	50	501600	0170	06/11/13	\$547,000	\$573,000	1,630	7	1903	5	4,800	N	N	2908 E HARRISON ST
4	50	501600	0190	05/16/12	\$412,000	\$473,000	1,660	7	1901	4	3,960	N	N	413 DEWEY PL E



**King County**

**Department of Assessments**

Area 015

2014 Physical Inspection

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## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	501600	0180	11/18/13	\$545,000	\$551,000	1,670	7	1989	3	3,932	N	N	405 DEWEY PL E
4	50	982870	0985	10/04/12	\$370,000	\$411,000	1,700	7	1953	4	4,800	N	N	2918 E JOHN ST
4	50	501600	0175	05/25/11	\$540,000	\$672,000	1,750	7	1989	3	3,912	Y	N	403 DEWEY PL E
4	50	982870	0550	12/19/13	\$375,000	\$376,000	1,990	7	1902	3	4,400	N	N	1818 30TH AVE
4	50	501600	0495	08/09/13	\$505,000	\$522,000	830	8	1927	4	1,920	N	N	417 29TH AVE E
4	50	920990	0230	11/10/11	\$455,000	\$545,000	1,000	8	1907	5	4,128	N	N	2956 E REPUBLICAN ST
4	50	660000	0071	04/03/13	\$543,500	\$579,000	1,120	8	1965	3	9,298	N	N	304 33RD AVE E
4	50	982820	2435	08/15/12	\$650,000	\$730,000	1,150	8	1981	4	4,000	Y	N	1527 32ND AVE
4	50	660000	0080	04/17/13	\$755,000	\$801,000	1,160	8	2007	4	4,753	N	N	3317 E HARRISON ST
4	50	501600	0065	11/22/11	\$509,000	\$608,000	1,210	8	1925	4	5,040	N	N	2908 E REPUBLICAN ST
4	50	920990	0200	06/16/11	\$399,000	\$494,000	1,300	8	2006	3	5,570	N	N	527 30TH AVE E
4	50	982820	1955	04/01/13	\$424,000	\$452,000	1,350	8	1913	3	5,400	N	N	1611 30TH AVE
4	50	982820	2650	08/20/13	\$467,000	\$482,000	1,350	8	1928	3	3,200	Y	N	1730 31ST AVE
4	50	983930	0290	05/24/11	\$440,000	\$548,000	1,350	8	1915	3	4,400	Y	N	2915 E PIKE ST
4	50	920990	0255	01/25/11	\$435,900	\$558,000	1,360	8	1903	3	4,187	N	N	428 DEWEY PL E
4	50	982820	2535	06/26/13	\$595,000	\$621,000	1,360	8	1929	4	3,025	Y	N	3103 E OLIVE ST
4	50	982820	2460	03/18/13	\$525,000	\$561,000	1,380	8	1907	3	4,000	Y	N	1515 32ND AVE
4	50	982820	2405	07/08/13	\$635,000	\$661,000	1,390	8	1909	5	4,000	Y	N	1530 31ST AVE
4	50	982820	2405	09/22/11	\$565,000	\$684,000	1,390	8	1909	5	4,000	Y	N	1530 31ST AVE
4	50	501600	0150	09/13/12	\$615,000	\$686,000	1,470	8	1924	5	4,800	N	N	418 29TH AVE E
4	50	177850	0035	06/28/11	\$454,500	\$562,000	1,480	8	2009	3	4,000	N	N	224 32ND AVE E
4	50	920990	0190	05/24/12	\$472,650	\$541,000	1,490	8	2005	3	4,432	N	N	537 30TH AVE E
4	50	982820	2581	05/11/11	\$580,000	\$725,000	1,490	8	2007	3	2,373	Y	N	3122 E PINE ST
4	50	982820	1772	09/13/11	\$425,000	\$516,000	1,530	8	1906	3	3,840	N	N	1506 29TH AVE
4	50	982870	0560	03/06/13	\$700,000	\$750,000	1,590	8	1901	5	4,400	N	N	1826 30TH AVE
4	50	982820	2505	06/25/13	\$651,000	\$680,000	1,770	8	1930	4	4,000	Y	N	1616 31ST AVE
4	50	982870	0325	12/26/13	\$765,000	\$766,000	1,840	8	2003	4	4,400	N	N	200 30TH AVE E
4	50	920990	0005	03/01/11	\$502,000	\$637,000	1,850	8	1906	4	5,278	Y	N	601 LAKE WASH. BLVD E
4	50	982870	0732	06/24/13	\$619,600	\$647,000	1,950	8	1994	4	4,796	N	N	1831 30TH AVE
4	50	982870	1216	04/22/13	\$599,950	\$636,000	2,300	8	2008	3	4,477	N	N	107 29TH AVE E
4	50	177850	0020	12/23/13	\$730,000	\$732,000	2,380	8	2006	4	4,000	N	N	214 32ND AVE E
4	50	982820	2400	08/12/13	\$564,000	\$583,000	2,570	8	1908	3	4,000	Y	N	1524 31ST AVE
4	50	531710	0286	02/29/12	\$765,000	\$893,000	2,670	8	2011	3	7,129	N	N	3200 E REPUBLICAN ST
4	50	982820	1613	11/01/12	\$588,800	\$650,000	2,760	8	2006	3	3,995	N	N	2818 E PINE ST
4	50	920990	0210	06/24/11	\$575,000	\$711,000	3,070	8	2010	3	4,065	N	N	523 30TH AVE E



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	982820	2481	08/29/12	\$519,500	\$582,000	1,090	9	1991	3	1,920	Y	N	3112 E PIKE ST
4	50	982870	0200	05/03/12	\$725,000	\$834,000	1,610	9	2011	4	4,000	Y	N	121 32ND AVE E
4	50	501600	0268	12/10/12	\$692,500	\$757,000	1,730	9	2000	3	4,200	N	N	304 29TH AVE E
4	50	501600	0275	01/19/12	\$727,500	\$857,000	1,770	9	1997	3	3,698	N	N	303 DEWEY PL E
4	50	177850	0010	05/22/13	\$665,000	\$700,000	1,800	9	1993	3	4,000	N	N	206 32ND AVE E
4	50	501600	0075	06/24/11	\$640,000	\$791,000	2,040	9	1991	3	4,800	N	N	2918 E REPUBLICAN ST
4	50	982820	2025	06/09/11	\$730,000	\$906,000	2,100	9	2000	3	7,200	N	N	1719 30TH AVE
4	50	982820	1774	11/16/12	\$675,000	\$742,000	2,160	9	1991	3	4,275	N	N	2900 E PIKE ST
4	50	982870	0521	09/26/13	\$885,000	\$905,000	2,420	9	2013	3	3,995	N	N	1806 30TH AVE
4	50	982870	1035	11/07/13	\$875,000	\$886,000	3,250	9	2013	3	6,000	N	N	230 MLK JR WAY E
4	50	501600	0450	07/26/13	\$1,220,000	\$1,266,000	2,670	10	2005	5	5,120	N	N	317 29TH AVE E
4	50	920990	0650	10/25/13	\$882,000	\$896,000	2,700	10	2013	3	4,360	N	N	320 DEWEY PL E
4	50	660000	0102	09/26/13	\$975,000	\$997,000	1,190	11	2012	3	5,530	N	N	311 34TH AVE E
4	60	983930	1130	12/24/13	\$470,500	\$471,000	1,170	7	1909	3	4,400	Y	N	903 31ST AVE
4	60	536620	0080	01/13/12	\$450,000	\$531,000	1,190	7	1925	4	3,812	N	N	820 31ST AVE
4	60	536620	0240	05/27/11	\$470,300	\$585,000	1,250	7	1908	4	3,945	N	N	769 31ST AVE
4	60	536620	0085	06/30/11	\$410,000	\$506,000	1,330	7	1923	4	3,838	N	N	822 31ST AVE
4	60	536620	0205	01/31/11	\$443,975	\$568,000	1,350	7	1991	3	3,068	Y	N	818 30TH AVE
4	60	983930	0780	08/29/12	\$425,000	\$476,000	1,430	7	1909	3	4,400	Y	N	1126 30TH AVE
4	60	983930	1055	05/28/13	\$607,500	\$639,000	1,490	7	1906	4	4,400	Y	N	928 31ST AVE
4	60	536620	0020	07/20/12	\$440,000	\$497,000	1,540	7	1909	4	3,600	N	N	825 32ND AVE
4	60	983930	1115	08/09/11	\$499,950	\$612,000	1,540	7	1926	4	4,400	Y	N	915 31ST AVE
4	60	536620	0400	07/03/13	\$416,000	\$434,000	1,590	7	1906	3	5,253	N	N	3112 E CHERRY ST
4	60	983930	0995	06/23/11	\$455,000	\$563,000	1,690	7	1913	3	4,400	N	N	919 32ND AVE
4	60	536620	0130	05/07/13	\$695,000	\$734,000	1,630	8	1908	5	3,602	Y	N	825 31ST AVE
4	60	381440	0005	06/21/12	\$725,000	\$825,000	1,690	8	1907	4	4,080	Y	N	909 30TH AVE
4	60	536620	0250	12/31/13	\$645,000	\$645,000	1,700	8	1908	4	3,528	Y	N	765 31ST AVE
4	60	983930	0755	02/13/12	\$523,750	\$614,000	1,890	8	1910	5	2,496	N	N	1104 30TH AVE
4	60	983930	1170	09/10/12	\$575,000	\$642,000	2,630	8	1960	5	4,400	N	N	930 30TH AVE
4	60	536620	0165	08/02/12	\$658,000	\$741,000	1,710	9	1907	4	3,872	Y	N	802 30TH AVE
4	60	983930	1205	04/01/13	\$930,500	\$991,000	2,250	9	2003	3	4,400	N	N	939 30TH AVE
4	60	983930	0825	03/07/11	\$742,500	\$942,000	2,410	9	1908	4	4,400	Y	N	1137 32ND AVE
11	40	684070	0570	12/17/12	\$440,000	\$480,000	850	7	1920	4	4,550	N	N	522 28TH AVE
11	40	684070	0495	05/26/11	\$419,000	\$522,000	960	7	1925	4	4,277	N	N	523 28TH AVE
11	40	684070	0505	09/12/13	\$425,000	\$436,000	1,220	7	1926	4	4,550	N	N	531 28TH AVE



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	40	684070	0475	11/19/12	\$459,000	\$504,000	1,270	7	1926	4	5,005	N	N	503 28TH AVE
11	40	684070	0485	07/07/11	\$439,000	\$541,000	1,520	7	2011	3	4,550	N	N	511 28TH AVE
11	40	684070	0510	11/07/13	\$550,000	\$557,000	2,830	7	1981	3	4,333	N	N	537 28TH AVE
11	60	936360	0440	08/24/11	\$450,000	\$549,000	900	7	1912	4	3,000	N	N	518 31ST AVE
11	60	536620	0660	12/16/11	\$270,000	\$321,000	930	7	1906	3	3,000	N	N	524 30TH AVE
11	60	536620	0585	12/04/12	\$535,000	\$586,000	940	7	1911	5	3,000	N	N	623 32ND AVE
11	60	536620	0705	10/02/12	\$470,000	\$522,000	1,000	7	1987	4	4,500	N	N	541 31ST AVE
11	60	936360	0420	06/15/11	\$300,000	\$372,000	1,120	7	1923	4	3,600	N	N	509 32ND AVE
11	60	936360	0450	05/31/13	\$560,000	\$588,000	1,290	7	1963	3	5,000	N	N	510 31ST AVE
11	60	684070	0665	06/25/12	\$490,000	\$557,000	1,510	7	1925	3	5,700	Y	N	506 29TH AVE
11	60	684070	1480	12/20/11	\$496,000	\$589,000	1,650	7	1925	4	4,550	N	N	211 29TH AVE
11	60	918720	0050	02/15/11	\$449,900	\$573,000	2,320	7	1900	3	5,000	N	N	120 28TH AVE
11	60	036600	0110	05/30/13	\$650,000	\$683,000	2,340	7	1904	4	5,050	N	N	203 30TH AVE
11	60	936360	0125	09/24/13	\$604,000	\$618,000	2,420	7	1900	4	5,000	N	N	3010 E ALDER ST
11	60	536620	0550	07/30/13	\$505,000	\$523,000	930	8	1977	4	3,000	N	N	603 32ND AVE
11	60	918720	0232	03/27/13	\$366,000	\$390,000	1,150	8	2006	3	1,117	N	N	111 B 29TH AVE
11	60	936360	0455	12/07/11	\$636,000	\$757,000	1,370	8	1991	4	3,000	N	N	3100 E JEFFERSON ST
11	60	155620	0245	06/28/11	\$440,000	\$544,000	1,380	8	1994	3	4,255	N	N	525 30TH AVE
11	60	036600	0060	02/26/13	\$480,000	\$515,000	1,390	8	1906	4	3,150	N	N	212 29TH AVE
11	60	936360	0405	10/19/11	\$465,000	\$560,000	1,480	8	1901	4	5,000	N	N	508 30TH AVE
11	60	936360	0285	06/10/11	\$465,000	\$577,000	1,540	8	1911	4	3,400	N	N	416 31ST AVE
11	60	536620	0695	08/09/12	\$511,000	\$575,000	1,570	8	1907	4	3,000	N	N	539 31ST AVE
11	60	936360	0306	06/14/13	\$630,000	\$660,000	1,650	8	1984	4	5,000	N	N	407 31ST AVE
11	60	936360	0280	04/07/11	\$550,000	\$692,000	1,740	8	1912	4	3,300	N	N	422 31ST AVE
11	60	936360	0205	04/15/12	\$595,000	\$687,000	1,760	8	1916	4	5,000	N	N	323 32ND AVE
11	60	918720	0190	05/22/12	\$657,000	\$752,000	1,790	8	1904	5	4,000	N	N	145 29TH AVE
11	60	918720	0320	07/18/12	\$640,000	\$723,000	1,890	8	1906	4	5,750	Y	N	151 30TH AVE
11	60	536620	0570	11/25/13	\$695,000	\$701,000	1,930	8	1906	5	3,000	N	N	613 32ND AVE
11	60	860190	0050	08/21/13	\$757,500	\$781,000	1,960	8	1912	5	5,175	N	N	331 30TH AVE
11	60	155620	0185	09/28/11	\$510,000	\$617,000	2,200	8	1906	5	3,240	N	N	2909 E CHERRY ST
11	60	936360	0005	05/15/12	\$643,500	\$738,000	2,230	8	1990	4	5,000	N	N	3114 E SPRUCE ST
11	60	918720	0090	09/21/11	\$539,000	\$653,000	2,510	8	1900	5	5,001	Y	N	155 28TH AVE
11	60	860190	0075	05/22/13	\$739,000	\$778,000	2,030	9	1904	3	6,600	N	N	322 29TH AVE
11	60	936360	0250	02/18/11	\$734,500	\$935,000	2,280	9	2010	3	5,000	N	N	409 32ND AVE
11	60	936360	0085	06/20/13	\$969,900	\$1,014,000	2,370	9	2009	3	3,250	N	N	3017 E ALDER ST



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	70	341660	0618	12/03/13	\$426,000	\$429,000	970	7	1923	4	3,440	N	N	111 31ST AVE S
11	70	341660	0618	06/01/11	\$430,000	\$535,000	970	7	1923	4	3,440	N	N	111 31ST AVE S
11	70	341660	0530	05/19/11	\$490,000	\$611,000	1,350	7	1995	3	4,000	Y	N	3007 S WASHINGTON ST
11	70	056700	0225	12/19/13	\$507,000	\$509,000	2,090	7	1906	3	9,000	Y	N	1115 30TH AVE S
11	70	035700	0020	11/19/13	\$480,000	\$485,000	1,540	8	1912	5	3,760	N	N	1121 31ST AVE S
11	70	364410	0265	07/11/12	\$749,000	\$848,000	1,580	8	2006	3	3,360	Y	N	1325 30TH AVE S
11	70	125020	1565	04/04/13	\$505,000	\$538,000	1,700	8	2005	3	3,600	Y	N	531 31ST AVE S
11	70	341660	0800	04/27/12	\$685,000	\$789,000	1,980	8	1928	5	4,000	Y	N	119 30TH AVE S
11	70	056700	0217	05/15/13	\$725,000	\$765,000	2,080	8	2007	3	3,000	Y	N	1109 30TH AVE S
11	70	000760	0119	06/05/13	\$535,000	\$562,000	3,080	8	1911	3	5,750	N	N	2921 YESLER WAY
11	70	341660	0803	05/08/13	\$723,700	\$764,000	1,800	9	2000	3	4,000	N	N	115 30TH AVE S
11	70	569900	0009	07/31/13	\$683,300	\$708,000	1,830	9	1980	4	3,996	Y	N	935 31ST AVE S
11	70	341660	0651	09/13/13	\$849,000	\$871,000	2,250	9	2013	3	4,000	N	N	114 30TH AVE S
11	70	569900	0015	11/02/11	\$675,000	\$810,000	2,630	9	2008	3	3,412	Y	N	924 30TH AVE S
11	70	341660	0851	03/03/11	\$685,000	\$869,000	3,970	9	2009	3	5,160	N	N	210 29TH AVE S
11	70	447340	0025	08/16/12	\$820,000	\$921,000	2,480	10	2004	3	2,695	Y	N	711 31ST AVE S
11	70	429480	0115	02/27/13	\$810,000	\$870,000	2,650	10	2002	3	4,200	Y	N	715 30TH AVE S
11	70	125020	1405	05/15/13	\$1,075,000	\$1,134,000	2,990	10	1904	5	7,920	N	N	402 30TH AVE S
11	70	690920	0423	08/05/13	\$1,274,000	\$1,318,000	3,550	10	2006	3	1,952	Y	N	1375 31ST AVE S
11	80	364410	0072	08/09/11	\$214,950	\$263,000	670	6	1960	5	2,356	N	N	1306 29TH AVE S
11	80	364410	0073	06/27/11	\$210,000	\$260,000	670	6	1960	5	1,675	N	N	1308 29TH AVE S
11	80	056700	0430	12/12/12	\$265,000	\$290,000	700	6	1922	3	4,000	Y	N	907 YAKIMA AVE S
11	80	429480	0025	02/10/12	\$293,000	\$344,000	840	6	1914	4	2,000	N	N	707 29TH AVE S
11	80	125020	0995	07/23/13	\$485,000	\$503,000	860	6	1907	5	3,600	N	N	313 29TH AVE S
11	80	125020	1155	04/12/11	\$275,000	\$346,000	920	6	2007	3	3,600	N	N	537 29TH AVE S
11	80	327480	0160	12/10/13	\$264,900	\$266,000	940	6	1908	4	3,720	N	N	931 28TH AVE S
11	80	056700	0731	08/28/13	\$275,000	\$283,000	720	7	2003	3	1,402	N	N	2817 S NORMAN ST
11	80	056700	0732	09/11/13	\$280,900	\$288,000	720	7	2003	3	1,230	N	N	2815 S NORMAN ST
11	80	073000	0138	10/12/12	\$225,000	\$249,000	800	7	2006	3	2,142	N	N	2723 A S JUDKINS ST
11	80	056700	0384	03/24/11	\$255,000	\$322,000	840	7	2009	3	856	N	N	1126 29TH AVE S
11	80	364410	0115	07/24/13	\$374,500	\$389,000	930	7	2005	3	2,350	N	N	2911 S JUDKINS ST
11	80	056700	0710	06/01/11	\$319,950	\$398,000	980	7	2011	3	3,090	N	N	927 29TH AVE S
11	80	103200	0071	12/19/11	\$198,000	\$235,000	990	7	1998	3	2,429	N	N	1362 MLK JR WAY S
11	80	713730	0250	09/25/12	\$286,000	\$318,000	990	7	1980	3	2,805	N	N	2708 S JUDKINS ST
11	80	056700	0680	04/26/12	\$290,000	\$334,000	1,080	7	2003	3	1,071	N	N	2821 S CHARLES ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	80	056700	0330	12/05/11	\$337,000	\$401,000	1,140	7	2011	3	1,448	Y	N	1119 A YAKIMA AVE S
11	80	056700	0331	10/18/11	\$349,000	\$420,000	1,140	7	2011	3	1,399	N	N	1119 B YAKIMA AVE S
11	80	056700	0332	10/24/11	\$369,000	\$444,000	1,140	7	2011	3	1,580	N	N	1117 B YAKIMA AVE S
11	80	056700	0333	11/04/11	\$380,000	\$456,000	1,140	7	2011	3	1,578	N	N	1117 A YAKIMA AVE S
11	80	364410	0100	11/22/13	\$310,000	\$313,000	1,160	7	2001	3	1,882	N	N	2910 S IRVING ST
11	80	056700	0292	09/06/11	\$255,000	\$310,000	1,200	7	1991	4	1,471	N	N	1106 YAKIMA AVE S
11	80	056700	0150	05/20/13	\$420,000	\$442,000	1,210	7	1926	4	2,760	Y	N	933 YAKIMA PL S
11	80	364410	0095	08/22/11	\$207,000	\$253,000	1,240	7	2002	3	1,892	N	N	1318 29TH AVE S
11	80	042404	9275	01/14/11	\$249,000	\$320,000	1,260	7	2008	3	1,156	N	N	818 28TH AVE S
11	80	042404	9276	01/14/11	\$245,000	\$314,000	1,260	7	2008	3	865	N	N	816 28TH AVE S
11	80	042404	9277	01/27/11	\$249,000	\$319,000	1,260	7	2008	3	1,149	N	N	814 28TH AVE S
11	80	713730	0225	04/12/11	\$340,000	\$428,000	1,260	7	1959	4	5,610	N	N	2720 S JUDKINS ST
11	80	056700	0325	09/06/12	\$504,500	\$564,000	1,280	7	1908	4	4,000	Y	N	1107 YAKIMA AVE S
11	80	103200	0089	07/30/13	\$323,000	\$335,000	1,320	7	1998	3	3,002	N	N	2723 S IRVING ST
11	80	713730	0245	03/10/11	\$280,000	\$355,000	1,340	7	1919	3	2,805	N	N	2710 S JUDKINS ST
11	80	073000	0190	05/13/13	\$340,000	\$359,000	1,437	7	1998	3	2,742	N	N	2712 S IRVING ST
11	80	103200	0077	01/22/13	\$340,000	\$368,000	1,437	7	1998	3	3,002	N	N	2711 S IRVING ST
11	80	103200	0091	05/17/13	\$322,700	\$340,000	1,437	7	1998	3	3,390	N	N	2729 S IRVING ST
11	80	125020	1245	09/05/13	\$470,000	\$483,000	1,480	7	1919	4	4,800	N	N	310 29TH AVE S
11	80	140030	0140	03/06/13	\$287,200	\$308,000	1,600	7	1910	3	2,048	N	N	710 28TH AVE S
11	80	056700	0375	12/06/13	\$369,000	\$371,000	1,760	7	1960	3	5,000	N	N	2900 S JUDKINS ST
11	80	327480	0471	05/29/13	\$344,950	\$363,000	730	8	2012	3	1,356	N	N	925 B MLK JR WAY S
11	80	125020	0820	03/19/12	\$318,000	\$370,000	760	8	1905	4	6,000	N	N	520 MLK JR WAY S
11	80	056700	0392	06/24/13	\$335,800	\$351,000	800	8	2009	3	1,201	N	N	1122 C 29TH AVE S
11	80	056700	0733	08/05/13	\$390,000	\$404,000	840	8	2009	3	1,493	N	N	1105 29TH AVE S
11	80	327480	0468	07/31/13	\$344,000	\$356,000	860	8	2012	3	1,298	N	N	921 C MLK JR WAY S
11	80	327480	0461	05/22/13	\$345,000	\$363,000	890	8	2012	3	1,827	N	N	913 B MLK JR WAY S
11	80	327480	0467	06/24/13	\$341,000	\$356,000	950	8	2012	3	957	N	N	921 B MLK JR WAY S
11	80	327480	0473	05/29/13	\$349,000	\$367,000	960	8	2012	3	1,363	N	N	923 A MLK JR WAY S
11	80	327480	0462	01/22/13	\$345,000	\$373,000	970	8	2012	3	1,331	N	N	921 A MLK JR WAY S
11	80	364410	0055	06/28/12	\$397,500	\$451,000	980	8	2012	3	2,670	N	N	2810 S IRVING ST
11	80	327480	0463	09/25/13	\$337,000	\$345,000	1,000	8	2012	3	1,359	N	N	915 C MLK JR WAY S
11	80	327480	0472	04/28/13	\$349,950	\$371,000	1,000	8	2012	3	1,374	N	N	923 B MLK JR WAY S
11	80	327480	0469	06/18/13	\$349,950	\$366,000	1,020	8	2012	3	1,364	N	N	919 B MLK JR WAY S
11	80	327480	0465	06/21/13	\$349,950	\$366,000	1,060	8	2012	3	990	N	N	915 B MLK JR WAY S



## Improved Sales Used in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	80	327480	0470	04/23/13	\$349,950	\$371,000	1,070	8	2012	3	1,357	N	N	919 A MLK JR WAY
11	80	056700	0501	10/10/12	\$419,950	\$466,000	1,150	8	2012	3	1,425	N	N	910 29TH AVE S
11	80	056700	0500	10/10/12	\$419,950	\$466,000	1,160	8	2012	3	1,425	N	N	916 29TH AVE S
11	80	056700	0777	02/12/13	\$349,900	\$377,000	1,160	8	2008	3	1,228	N	N	1214 BRADNER PL S
11	80	713730	0196	11/19/13	\$359,000	\$363,000	1,170	8	2013	3	920	N	N	1133 BRADNER PL S
11	80	713730	0197	12/05/13	\$366,000	\$368,000	1,170	8	2013	3	920	N	N	1135 BRADNER PL S
11	80	713730	0198	11/06/13	\$359,000	\$364,000	1,170	8	2013	3	920	N	N	1137 BRADNER PL S
11	80	713730	0199	10/15/13	\$372,000	\$379,000	1,170	8	2013	3	920	N	N	1139 BRADNER PL S
11	80	327480	0466	02/26/13	\$357,000	\$383,000	1,200	8	2012	3	1,372	N	N	915 A MLK JR WAY S
11	80	713730	0195	10/16/13	\$399,000	\$406,000	1,230	8	2013	3	1,171	N	N	1131 BRADNER PL S
11	80	713730	0201	10/29/13	\$395,000	\$401,000	1,230	8	2013	3	1,652	N	N	1141 BRADNER PL S
11	80	056700	0502	09/20/12	\$419,000	\$467,000	1,320	8	2012	3	1,542	N	N	908 B 29TH AVE S
11	80	056700	0503	10/18/12	\$419,950	\$465,000	1,320	8	2012	3	1,612	N	N	908 A 29TH AVE S
11	80	056700	0580	07/11/11	\$400,000	\$493,000	1,380	8	1912	4	6,000	N	N	820 29TH AVE S
11	80	056700	0419	04/11/13	\$380,500	\$404,000	1,385	8	2006	3	1,372	N	N	2903 S NORMAN ST
11	80	364410	0074	06/13/11	\$314,950	\$390,000	1,390	8	2011	3	1,222	N	N	1310 A 29TH AVE S
11	80	364410	0075	05/23/11	\$310,000	\$386,000	1,390	8	2011	3	1,608	N	N	1310 B 29TH AVE S
11	80	056700	0402	09/25/12	\$340,000	\$378,000	1,410	8	2008	3	1,161	N	N	1114 A 29TH AVE S
11	80	056700	0508	04/19/13	\$420,000	\$446,000	1,470	8	2007	3	1,599	N	N	900 29TH AVE S
11	80	327480	0221	12/17/13	\$365,000	\$366,000	1,490	8	2013	3	1,131	N	N	918 MLK JR WAY S
11	80	327480	0222	12/04/13	\$349,950	\$352,000	1,510	8	2013	3	762	N	N	918 MLK JR WAY S
11	80	713730	0170	10/11/13	\$580,000	\$591,000	1,630	8	1910	4	2,805	N	N	2715 S ELMWOOD PL
11	80	327480	0220	09/23/13	\$449,000	\$459,000	1,700	8	2013	3	1,415	N	N	918 MLK JR WAY S
11	80	379600	0244	02/21/13	\$552,950	\$594,000	1,720	8	2012	3	4,100	N	N	2760 S MAIN ST
11	80	713730	0125	07/20/12	\$515,000	\$582,000	1,550	9	2012	3	2,310	N	N	2734 S ELMWOOD PL
11	80	341660	1000	08/05/11	\$620,000	\$759,000	2,020	9	1906	4	4,300	N	N	2809 S WASHINGTON ST
11	80	379600	0220	12/09/13	\$795,000	\$799,000	2,940	9	1904	5	5,000	N	N	2753 S WASHINGTON ST
11	80	429480	0061	05/20/13	\$659,000	\$694,000	2,450	10	2013	3	4,039	N	N	2810 S DEARBORN ST

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	067600	0120	09/25/13	\$600,000	NO MARKET EXPOSURE
3	10	216390	0270	10/09/12	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	216390	0270	11/13/13	\$675,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	255995	0020	07/23/12	\$984,000	FORCED SALE; Sale price updated by Sales ID group
3	10	278460	0095	01/14/11	\$315,000	SEGREGATION AND/OR MERGER
3	10	304320	0025	10/23/13	\$569,999	BUILDER OR DEVELOPER SALES
3	10	304320	0023	10/03/13	\$575,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	304320	0024	09/24/13	\$540,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	304320	0026	10/15/13	\$560,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	304320	0027	10/25/13	\$529,999	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	304320	0028	10/18/13	\$555,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	330370	0515	10/01/12	\$1,050,000	IMP COUNT
3	10	600300	1392	11/15/12	\$590,000	NO MARKET EXPOSURE
3	10	600300	1473	01/04/11	\$224,059	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	600300	1641	04/26/11	\$689,000	RELOCATION - SALE TO SERVICE
3	10	600350	1732	12/19/12	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	684820	0342	04/10/13	\$628,125	IMP COUNT
3	10	684820	0272	12/28/12	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	684820	0221	11/15/11	\$395,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	684820	0018	05/07/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	685070	0700	06/20/11	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	685170	0360	03/28/11	\$525,000	NO MARKET EXPOSURE
3	10	685170	0260	12/17/12	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	10	685170	0355	12/13/12	\$95,500	NO MARKET EXPOSURE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
3	10	685170	0366	03/28/11	\$675,000	NO MARKET EXPOSURE
3	10	685170	0365	03/28/11	\$675,000	NO MARKET EXPOSURE
3	10	685270	0535	01/05/11	\$491,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	685270	0286	02/27/13	\$475,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	685270	0412	05/27/11	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	685270	0299	01/25/11	\$288,373	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	10	808090	0055	03/21/13	\$442,000	NO MARKET EXPOSURE
3	20	095500	0075	10/31/13	\$261,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	20	095500	0054	01/13/12	\$356,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	095500	0053	08/28/12	\$739,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	095500	0195	11/06/12	\$436,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	130330	0090	06/16/11	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	134430	0070	08/25/11	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	134430	0270	03/15/11	\$217,875	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	20	180690	0075	02/13/13	\$389,500	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
3	20	423240	0415	08/12/13	\$575,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	423240	0425	11/08/11	\$770,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	440020	0070	02/28/11	\$479,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	501100	0075	12/14/11	\$442,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	501100	0070	03/11/11	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	501100	0045	02/20/13	\$1,269,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	20	501100	0045	01/11/12	\$561,590	NO MARKET EXPOSURE; FORCED SALE
3	20	519110	0200	11/26/12	\$469,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	000760	0138	11/27/12	\$223,985	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	171040	0095	06/17/13	\$277,372	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	193480	0022	10/31/11	\$110,652	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	219760	0510	03/01/13	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	219760	0200	06/25/13	\$436,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	225450	1495	10/26/12	\$250,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	225450	1827	11/20/12	\$559,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	225450	2093	02/23/12	\$218,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	30	225450	1095	06/11/13	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
3	30	225550	0125	02/22/13	\$318,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
3	30	225650	0016	03/25/13	\$568,000	RELOCATION - SALE TO SERVICE



## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	225650	0015	06/07/11	\$490,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
3	30	225650	0015	06/07/11	\$490,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR; NO MARKET EXPOSURE
3	30	257240	0181	02/06/12	\$223,200	LEASE OR LEASE-HOLD; AFFORDABLE HOUSING SALES
3	30	257240	0104	02/27/12	\$252,002	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	30	257240	0180	02/28/12	\$225,000	LEASE OR LEASE-HOLD
3	30	257240	0005	08/13/12	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	30	303720	0035	08/10/11	\$542,000	IMP COUNT
3	30	303720	0060	07/29/13	\$250,000	BUILDER OR DEVELOPER SALES
3	30	722850	1660	12/28/12	\$296,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	30	722850	0315	12/07/11	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
3	30	722850	1785	12/26/13	\$197,101	SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	30	722850	1035	05/05/11	\$325,000	RELOCATION - SALE TO SERVICE
3	30	722850	1901	02/17/12	\$157,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	30	722850	1150	08/29/11	\$140,000	NO MARKET EXPOSURE
3	30	722850	1520	11/21/13	\$193,647	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	722850	2246	07/01/11	\$410,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	722850	2247	07/01/11	\$411,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	722850	2385	07/27/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	722850	1070	05/10/11	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	722850	2235	07/25/13	\$627,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
3	30	722850	1875	06/28/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	30	722850	0525	10/25/12	\$393,750	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	30	723460	0005	03/08/11	\$375,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
3	30	723460	0876	08/01/12	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	723460	0681	07/20/11	\$450,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
3	30	723460	0008	04/22/13	\$30,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	723460	1018	12/12/11	\$330,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	30	723460	1370	09/03/12	\$635,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	723460	0118	12/02/13	\$699,000	BUILDER OR DEVELOPER SALES

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	723460	1531	10/26/12	\$380,000	SEGREGATION AND/OR MERGER
3	30	754480	0415	11/07/11	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	754480	0404	10/06/13	\$163,016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	794260	1110	05/30/13	\$380,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	1090	03/13/13	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	2080	05/28/13	\$222,536	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	794260	1225	12/31/11	\$216,421	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	30	794260	1645	05/26/11	\$294,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	1770	05/30/12	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	30	794260	1895	05/29/13	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	1145	06/27/13	\$188,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	794260	0075	07/19/13	\$355,768	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	30	794260	0120	08/26/13	\$117,900	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	794260	1970	02/25/13	\$505,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
3	30	794260	0007	10/03/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	794260	1505	06/06/11	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	794260	1805	06/06/13	\$433,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	794260	1510	03/15/13	\$608,000	1031 TRADE; NO MARKET EXPOSURE
3	30	794260	1785	10/18/13	\$632,298	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	912610	1011	06/28/13	\$300,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; BUILDER OR DEVELOPER SALES
3	30	912610	0765	12/23/13	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	912610	0866	06/27/13	\$278,660	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	30	912610	0040	01/18/11	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	912610	1512	04/16/13	\$154,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	912610	1730	04/13/11	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	912610	0520	12/22/11	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	912610	0520	01/22/11	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
3	30	912610	0975	01/29/13	\$372,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TA
3	30	912610	1356	03/07/13	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	912610	1221	11/20/13	\$409,815	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	30	912610	0355	07/17/12	\$394,678	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	30	912610	0355	08/29/12	\$320,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	30	982670	1190	07/13/11	\$350,000	MULTI-PARCEL SALE
3	30	982670	1350	08/02/12	\$510,000	IMP COUNT
3	30	982670	1485	04/12/11	\$150,000	NO MARKET EXPOSURE
3	30	982670	1744	04/05/11	\$260,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	30	982670	1202	10/30/13	\$317,150	FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	30	982670	0705	10/26/11	\$290,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	30	982670	1335	06/18/12	\$150,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	000760	0046	02/22/11	\$308,900	SHORT SALE
3	40	000760	0065	11/09/11	\$242,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	40	121100	0050	11/15/13	\$231,245	NO MARKET EXPOSURE
3	40	121100	0070	08/13/13	\$409,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	684070	0960	10/30/12	\$267,929	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	40	684070	0400	08/30/11	\$148,500	IMP. CHAR. CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	40	684070	0390	06/22/11	\$340,000	SEGREGATION AND/OR MERGER
3	40	684070	1025	06/14/11	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	981870	0571	06/11/13	\$218,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	981870	0095	04/16/12	\$280,000	SHORT SALE
3	40	981870	0686	11/16/11	\$482,500	SiGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	40	981870	0245	08/11/11	\$3,500	NO MARKET EXPOSURE; QUIT CLAIM DEED
3	80	000760	0110	06/20/11	\$210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	000760	0004	08/11/11	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	000760	0006	07/26/11	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	000760	0008	07/15/11	\$185,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	125020	0535	08/29/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	125020	0504	04/13/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	80	125020	0777	03/01/11	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	80	125020	0767	12/12/12	\$271,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	80	128530	0170	01/27/12	\$255,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	80	128530	0130	12/11/13	\$555,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	80	128530	0130	04/10/13	\$225,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	128530	0085	11/12/12	\$257,000	NO MARKET EXPOSURE;
3	80	152330	0075	05/07/13	\$279,760	SHORT SALE;
3	80	193730	0261	09/02/11	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	327480	0515	06/13/12	\$360,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	80	327480	0511	12/12/11	\$365,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	80	331950	0585	06/02/11	\$178,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	80	331950	1765	02/01/11	\$280,000	NO MARKET EXPOSURE
3	80	331950	0291	03/30/11	\$185,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	80	331950	0966	02/02/12	\$147,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	80	331950	1598	03/01/12	\$215,000	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
3	80	331950	0336	10/21/11	\$314,893	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	80	331950	0336	02/23/12	\$259,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	80	331950	2040	04/20/11	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	80	331950	0355	09/06/12	\$229,000	SHORT SALE
3	80	331950	0555	05/16/11	\$191,622	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
3	80	331950	1810	03/07/12	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	80	331950	2180	07/12/11	\$109,040	NO MARKET EXPOSURE; QUIT CLAIM DEED; STATEMENT TO DOR
3	80	331950	0310	07/24/13	\$184,176	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	80	332000	0810	03/14/11	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	80	332000	0855	09/11/13	\$465,000	SEGREGATION AND/OR MERGER
3	80	332000	0970	06/21/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	379600	0054	04/19/11	\$385,561	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	80	379600	0054	05/14/12	\$240,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	80	379600	0376	08/03/11	\$167,172	NO MARKET EXPOSURE; QUIT CLAIM DEED; STATEMENT TO DOR
3	80	605860	0110	05/20/11	\$211,575	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; IMP. CHAR. CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	80	605860	0005	11/04/13	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	605860	0265	05/18/11	\$234,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
3	80	605860	0280	09/25/12	\$200,500	NO MARKET EXPOSURE; FORCED SALE
3	80	605860	0290	10/19/11	\$98,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	80	636290	0145	12/21/11	\$175,000	NO MARKET EXPOSURE
3	80	636290	0091	11/22/13	\$410,000	% COMPLETE
3	80	636290	0092	12/09/13	\$389,400	% COMPLETE
3	80	636290	0093	12/09/13	\$369,900	% COMPLETE
3	80	636290	0094	12/17/13	\$369,900	% COMPLETE
3	80	712830	0085	05/18/11	\$89,971	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	80	712830	0150	11/07/13	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
3	80	712830	0180	09/26/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	712830	0585	10/01/12	\$250,000	NO MARKET EXPOSURE
3	80	712830	0370	10/11/11	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	712830	0590	04/07/11	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
3	80	712830	0205	12/19/11	\$300,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	80	713230	0033	07/24/13	\$249,500	LEASE OR LEASE-HOLD; AFFORDABLE HOUSING SALES
3	80	713730	0055	03/26/12	\$193,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	713730	0057	03/26/12	\$193,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	80	872810	0585	07/31/12	\$232,972	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	80	872810	0662	12/12/13	\$459,950	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	80	872810	0660	12/12/13	\$640,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
3	80	872810	0660	01/28/13	\$292,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	80	872810	0661	12/12/13	\$480,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	80	937930	0028	06/27/13	\$196,040	SHORT SALE
4	40	051900	0190	06/02/12	\$277,000	NO MARKET EXPOSURE
4	40	051900	0235	02/27/13	\$570,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	051900	0240	12/17/12	\$611,950	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
4	40	118900	1410	10/21/11	\$239,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	118900	1410	07/09/11	\$259,980	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	40	118900	0220	03/13/13	\$210,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
4	40	118900	0815	06/07/13	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	118900	1325	03/06/12	\$191,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	118900	0030	03/21/12	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	118900	1283	11/28/12	\$553,454	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
4	40	118900	1284	12/11/12	\$529,849	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
4	40	118900	0910	05/14/12	\$217,000	SHORT SALE
4	40	140730	0030	10/07/11	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	155620	0050	04/11/11	\$160,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	181380	0055	03/14/12	\$511,649	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS
4	40	332504	9062	03/03/11	\$262,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	40	381440	0120	05/13/11	\$310,500	NO MARKET EXPOSURE
4	40	381440	0130	03/22/11	\$150,000	NO MARKET EXPOSURE
4	40	501600	0735	05/01/13	\$436,500	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	501600	0735	09/04/12	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	684070	0238	11/04/13	\$329,950	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	684070	0235	03/12/13	\$460,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
4	40	721740	0095	12/09/11	\$278,199	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	40	721740	1195	08/14/13	\$350,000	NO MARKET EXPOSURE
4	40	721740	0685	11/22/13	\$163,396	NO MARKET EXPOSURE; QUIT CLAIM DEED
4	40	721740	1280	12/10/12	\$146,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	721740	1160	08/20/13	\$551,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	721740	0180	04/18/11	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
4	40	721740	1075	05/21/12	\$173,603	NO MARKET EXPOSURE; QUIT CLAIM DEED; STATEMENT TO DOR
4	40	721740	0267	02/02/12	\$300,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	40	721740	0735	02/26/13	\$275,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	721740	0495	10/05/11	\$225,000	SHORT SALE
4	40	721740	1186	12/30/13	\$550,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	796010	0208	11/19/13	\$174,000	POOR CONDITION
4	40	796010	0020	11/25/13	\$423,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	796010	0020	02/21/13	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	40	796010	0255	07/22/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	796010	0320	03/05/12	\$255,000	NO MARKET EXPOSURE
4	40	796010	0320	04/12/11	\$159,500	NO MARKET EXPOSURE
4	40	982820	0250	07/09/13	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	40	982820	0800	10/26/12	\$387,500	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	982820	0800	04/02/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	982820	1345	06/14/13	\$715,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
4	40	982820	0495	11/02/12	\$383,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	982820	0550	08/19/11	\$157,000	NO MARKET EXPOSURE
4	40	982820	0237	07/09/12	\$210,000	NON-REPRESENTATIVE SALE
4	40	982820	0620	07/09/13	\$538,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	982820	0620	05/16/12	\$517,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
4	40	982820	1182	04/03/13	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	982820	1202	03/30/12	\$31,199	QUIT CLAIM DEED; STATEMENT TO DOR
4	40	982820	0071	12/03/13	\$750,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	982870	1715	02/11/11	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
4	40	982870	1825	05/07/13	\$380,000	NO MARKET EXPOSURE
4	40	982870	2335	09/24/13	\$510,000	NO MARKET EXPOSURE
4	40	982870	2125	12/31/13	\$19,400	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	982870	2677	09/15/12	\$142,252	RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	982870	1871	09/06/13	\$221,563	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	982870	2243	09/13/13	\$455,000	CORRECTION DEED; RELOCATION - SALE BY SERVICE; MULTI-PARCEL SALE
4	40	982870	2730	07/26/13	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
4	40	982870	1730	07/21/11	\$495,000	SEGREGATION AND/OR MERGER
4	40	982870	2515	11/27/12	\$186,728	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	982870	2590	02/01/12	\$164,375	BANKRUPTCY - RECEIVER OR TRUSTEE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	982870	2590	02/01/12	\$164,375	SEGREGATION AND/OR MERGER
4	40	982870	2310	05/06/13	\$416,307	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
4	40	982870	1723	10/17/13	\$582,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	982870	1725	10/23/13	\$578,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	982870	1726	10/17/13	\$565,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	40	982870	1724	11/14/13	\$539,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	50	118900	0410	12/21/12	\$220,000	NO MARKET EXPOSURE
4	50	118900	0285	10/30/13	\$107,932	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	50	501600	0255	05/10/12	\$182,951	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
4	50	501600	0180	08/28/13	\$450,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	531710	0287	05/31/12	\$600,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	660000	0197	10/18/11	\$569,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	660000	0210	05/08/13	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	660000	0055	11/19/13	\$507,000	NO MARKET EXPOSURE
4	50	920990	0215	05/03/12	\$461,200	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	50	920990	0300	11/19/12	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	920990	0230	06/20/11	\$223,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	920990	0035	05/08/12	\$549,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	920990	0450	04/23/13	\$774,562	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	920990	0670	09/03/13	\$510,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	50	920990	0310	09/13/12	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	982820	2310	06/26/13	\$320,000	NO MARKET EXPOSURE; STATEMENT TO DOR
4	50	982820	1635	09/22/11	\$42,986	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	982820	1480	12/02/11	\$260,000	NO MARKET EXPOSURE
4	50	982820	2080	05/31/11	\$241,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
4	50	982820	2080	05/18/11	\$200,000	NON-REPRESENTATIVE SALE
4	50	982820	2215	10/10/13	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	50	982820	2520	12/26/12	\$300,000	NO MARKET EXPOSURE
4	50	982870	0390	07/11/11	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	982870	0355	07/06/12	\$48,784	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	982870	0355	06/23/12	\$129,787	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	50	982870	0520	08/15/12	\$451,100	SEGREGATION AND/OR MERGER
4	50	982870	1105	11/22/13	\$275,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	50	982870	0140	07/09/12	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	982870	0560	09/20/12	\$262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	982870	0020	01/23/12	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	982870	0300	04/24/13	\$610,000	FINANCIAL INSTITUTION RESALE
4	50	982870	0605	09/15/11	\$710,000	SHORT SALE
4	50	983930	0395	06/03/12	\$389,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	983930	0015	09/18/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	983930	0230	03/20/12	\$8,000	NO MARKET EXPOSURE
4	50	983930	0265	12/03/13	\$880,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	60	536620	0215	11/05/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	536620	0435	03/19/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	536620	0345	04/23/12	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	983930	0760	03/21/11	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	983930	1005	01/31/13	\$140,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
4	60	983930	1015	05/16/13	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
4	60	983930	0925	01/13/12	\$845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	341660	0661	03/21/11	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	536620	0500	11/22/13	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	684070	0610	10/26/11	\$499,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	684070	0610	02/04/11	\$205,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	684070	0675	09/20/13	\$860,000	SEGREGATION AND/OR MERGER
11	60	860190	0110	04/15/13	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
11	60	918720	0105	07/22/13	\$783,215	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
11	60	918720	0105	11/22/13	\$259,875	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	918720	0067	09/25/12	\$108,000	NO MARKET EXPOSURE; QUIT CLAIM DEED

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	60	918720	0155	12/23/13	\$276,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	60	918720	0275	11/20/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	60	936360	0390	03/02/11	\$281,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	60	936360	0005	05/15/12	\$643,500	RELOCATION - SALE TO SERVICE
11	70	000760	0170	10/02/13	\$700,000	NO MARKET EXPOSURE
11	70	056700	0250	07/30/13	\$392,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
11	70	056700	0235	05/29/13	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	70	056700	0050	08/02/13	\$187,963	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	70	125020	1305	03/29/11	\$550,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	70	341660	0800	04/27/12	\$685,000	RELOCATION - SALE TO SERVICE
11	70	364410	0235	11/23/11	\$154,239	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
11	70	447340	0045	04/02/13	\$300,000	NO MARKET EXPOSURE
11	80	056700	0326	03/11/11	\$100,800	CORPORATE AFFILIATES; QUIT CLAIM DEED
11	80	056700	0760	01/15/13	\$275,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	80	056700	0730	11/19/13	\$402,500	NO MARKET EXPOSURE;
11	80	056700	0100	02/17/12	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	80	056700	0100	05/30/12	\$200,000	NO MARKET EXPOSURE;
11	80	056700	0575	08/29/12	\$277,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	80	125020	0786	05/18/12	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	80	125020	1130	05/19/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	80	125020	0785	08/25/13	\$575,000	IMP COUNT
11	80	327480	0160	02/20/13	\$250,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	80	327480	0200	04/30/13	\$180,000	NO MARKET EXPOSURE
11	80	327480	0245	07/31/13	\$321,500	CORPORATE AFFILIATES; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	80	327480	0460	12/26/12	\$350,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
11	80	327480	0025	06/17/13	\$400,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	80	327480	0455	11/20/12	\$480,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
11	80	364410	0065	01/21/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	80	364410	0094	07/31/12	\$244,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 015 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	80	364410	0095	06/05/12	\$105,651	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
11	80	379600	0244	04/23/12	\$175,000	QUIT CLAIM
11	80	429480	0010	11/21/13	\$114,495	NO MARKET EXPOSURE
11	80	429480	0060	01/05/13	\$465,000	NO MARKET EXPOSURE; IMP CHARACTERISTICS CHANGED SINCE SALE
11	80	429480	0060	03/09/12	\$300,001	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
11	80	636290	0250	09/24/13	\$578,888	NO MARKET EXPOSURE
11	80	713730	0070	08/21/12	\$310,000	FORCED SALE; EXEMPT FROM EXCISE TAX
11	80	783380	0090	09/10/13	\$347,100	RELATED PARTY, FRIEND, OR NEIGHBOR
11	80	783380	0080	11/18/11	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR



## Vacant Sales Used in this Physical Inspection Analysis Area 015

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
15	3	10	304320	0025	10/30/12	\$500,000	1,077	N	N
15	3	10	600300	0790	10/01/12	\$654,000	1,081	N	N
15	3	10	600300	0852	10/20/11	\$530,000	1,385	N	N
15	3	10	723460	1140	02/01/13	\$860,000	1,193	N	N
15	3	20	501100	0045	02/02/12	\$356,000	4,000	N	N
15	3	30	225450	1160	10/29/13	\$515,000	3,600	N	N
15	3	30	225450	1490	10/26/12	\$432,500	3,840	N	N
15	3	30	722850	1660	08/05/13	\$320,000	7,500	N	N
15	3	30	722850	0789	06/29/11	\$105,000	2,804	N	N
15	3	30	794260	1380	08/07/12	\$230,000	5,300	N	N
15	3	30	794260	1630	01/19/11	\$125,000	4,800	N	N
15	3	30	912610	0480	07/08/13	\$155,000	3,600	N	N
15	3	30	912610	1090	05/28/13	\$360,000	1,146	N	N
15	3	40	000760	0065	06/13/13	\$370,000	1,245	N	N
15	3	80	042404	9058	10/03/13	\$408,000	1,190	N	N
15	3	80	042404	9284	10/04/11	\$238,000	912	N	N
15	3	80	042404	9058	09/30/11	\$349,950	1,190	N	N
15	3	80	073000	0021	02/07/13	\$469,000	1,623	N	N
15	3	80	331950	0305	08/16/13	\$330,000	4,800	N	N
15	3	80	636290	0070	07/31/13	\$400,000	5,040	N	N
15	3	80	636290	0090	11/04/13	\$400,000	1,815	N	N
15	3	80	636290	0090	03/20/12	\$355,000	1,815	N	N
15	3	80	713230	0536	04/10/13	\$195,000	1,380	N	N
15	3	80	713230	0025	07/14/11	\$85,000	8,008	N	N
15	3	80	765860	0060	05/10/12	\$305,000	1,665	N	N
15	4	40	684070	0162	06/05/12	\$119,500	2,342	N	N
15	4	40	684070	0165	12/08/11	\$130,000	833	N	N
15	4	40	684070	0166	09/16/11	\$132,500	1,239	N	N
15	4	40	684070	0163	07/18/11	\$150,000	1,361	N	N
15	4	40	684070	0160	05/23/11	\$155,000	1,504	N	N
15	4	40	684070	0164	05/20/11	\$165,000	1,267	N	N
15	4	40	982870	1775	08/23/13	\$500,000	4,800	N	N



**King County**

**Department of Assessments**

## Vacant Sales Used in this Physical Inspection Analysis Area 015

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
15	4	40	982870	1506	10/22/12	\$350,000	1,725	N	N
15	4	40	982870	2780	10/17/12	\$434,000	2,015	N	N
15	4	50	531710	0294	08/05/13	\$150,000	5,126	N	N
15	4	50	531710	0286	07/19/11	\$180,000	7,129	N	N
15	4	50	660000	0102	09/14/11	\$140,000	5,530	N	N
15	4	50	920990	0076	07/24/13	\$180,000	4,000	N	N
15	4	50	920990	0650	06/28/12	\$250,000	4,360	N	N
15	4	50	982820	2136	10/13/11	\$150,000	4,648	N	N
15	4	50	982820	2137	03/14/11	\$175,000	4,697	N	N
15	4	50	982870	1080	03/20/13	\$365,000	4,800	N	N
15	4	50	982870	0935	09/27/12	\$180,000	4,800	N	N
15	4	50	983930	0320	01/07/13	\$307,000	4,400	Y	N
15	4	50	983930	0265	06/18/12	\$220,000	4,400	Y	N
15	11	60	684070	1470	02/01/11	\$235,000	4,550	N	N
15	11	70	341660	0651	07/17/12	\$315,000	4,000	N	N
15	11	70	690920	0005	07/11/12	\$399,950	2,028	N	N
15	11	80	636290	0250	11/16/12	\$102,000	2,640	N	N
15	11	80	713730	0195	07/27/12	\$425,000	1,171	N	N
15	11	80	713730	0125	08/18/11	\$95,000	2,310	N	N

## Vacant Sales Removed in this Physical Inspection Analysis Area 015

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	600350	0885	12/03/13	\$1,550,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	10	600350	0887	12/03/13	\$1,550,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	10	685070	0661	11/13/13	\$1,067,712	TEAR DOWN; QUIT CLAIM DEED; MULTI-PARCEL SALE
3	10	949770	0060	12/29/12	\$1,388,200	MULTI-PARCEL SALE
3	20	180690	0075	10/30/13	\$480,000	TEAR DOWN; NO MARKET EXPOSURE
3	20	423240	1380	09/19/13	\$1,275,000	MULTI-PARCEL SALE
3	20	423240	1385	09/19/13	\$1,275,000	MULTI-PARCEL SALE
3	30	193480	0040	02/29/12	\$285,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	225450	1912	07/03/12	\$456,750	TEAR DOWN; BUILDER OR DEVELOPER SALES
3	30	225550	0125	06/10/13	\$380,000	TEAR DOWN; SEGREGATION AND/OR MERGER
3	30	225550	0080	08/31/12	\$360,000	TEAR DOWN; SEGREGATION AND/OR MERGER
3	30	257240	0180	02/28/12	\$60,000	NON-PROFIT ORGANIZATION
3	30	257240	0181	02/06/12	\$61,800	NON-PROFIT ORGANIZATION; AFFORDABLE HOUSING SALES
3	30	257240	0180	07/06/11	\$95,000	NO MARKET EXPOSURE
3	30	722850	1660	10/03/13	\$450,000	TEAR DOWN; NO MARKET EXPOSURE; AND OTHER WARNINGS
3	30	722850	2230	04/25/12	\$500,000	TEAR DOWN; SEGREGATION AND/OR MERGER
3	30	722850	2235	02/04/13	\$750,000	MULTI-PARCEL SALE
3	30	722850	2236	02/04/13	\$750,000	MULTI-PARCEL SALE
3	30	722850	2237	02/04/13	\$750,000	MULTI-PARCEL SALE
3	30	722850	2238	02/04/13	\$750,000	MULTI-PARCEL SALE
3	30	723460	0115	07/24/12	\$620,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
3	30	794260	1991	07/30/12	\$134,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	30	794260	1870	12/06/11	\$40,000	NO MARKET EXPOSURE
3	30	794260	1145	06/27/13	\$181,336	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	794260	1970	06/24/13	\$14,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE; MULTI-PARCEL SALE; AND OTHER WARNINGS
3	30	794260	1991	06/24/13	\$14,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE; MULTI-PARCEL SALE; AND OTHER WARNINGS
3	30	912610	0735	10/23/11	\$160,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	912610	0815	10/29/12	\$525,000	MULTI-PARCEL SALE
3	30	912610	0820	10/29/12	\$525,000	MULTI-PARCEL SALE

## Vacant Sales Removed in this Physical Inspection Analysis Area 015

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	982670	1690	09/19/11	\$160,000	SEGREGATION AND/OR MERGER
3	40	981870	0686	02/18/11	\$100,000	CORPORATE AFFILIATES; SEGREGATION AND/OR MERGER
3	80	125020	0200	10/13/11	\$250,000	TEAR DOWN; SEGREGATION AND/OR MERGER
3	80	125020	0680	09/20/12	\$290,000	TEAR DOWN; NO MARKET EXPOSURE
3	80	605860	0215	09/23/13	\$75,000	NO MARKET EXPOSURE
3	80	636290	0091	07/03/12	\$270,000	NO MARKET EXPOSURE
3	80	636290	0170	05/13/13	\$437,500	MULTI-PARCEL SALE
3	80	636290	0175	05/13/13	\$437,500	MULTI-PARCEL SALE
3	80	765860	0060	08/06/13	\$610,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
3	80	765860	0062	08/06/13	\$610,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
4	40	118900	1445	04/26/12	\$122,000	NO MARKET EXPOSURE
4	40	721740	0305	11/06/13	\$791,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
4	40	721740	0306	11/06/13	\$791,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
4	40	721740	1185	06/20/13	\$100,000	NO MARKET EXPOSURE
4	40	721740	1186	06/20/13	\$100,000	NO MARKET EXPOSURE
4	40	912610	1980	01/30/13	\$160,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	982820	0071	06/12/12	\$151,500	NO MARKET EXPOSURE
4	40	982820	1139	03/13/13	\$407,000	MULTI-PARCEL SALE
4	40	982820	1140	03/13/13	\$407,000	MULTI-PARCEL SALE
4	40	982870	1725	04/25/12	\$440,000	TEAR DOWN; SEGREGATION AND/OR MERGER
4	40	982870	2589	02/20/13	\$549,000	MULTI-PARCEL SALE
4	40	982870	2590	02/20/13	\$549,000	MULTI-PARCEL SALE
4	40	982870	2588	02/19/13	\$731,500	MULTI-PARCEL SALE
4	40	982870	2590	02/19/13	\$731,500	MULTI-PARCEL SALE
4	50	118900	0290	10/01/13	\$145,000	TEAR DOWN; NO MARKET EXPOSURE
4	50	660000	0193	11/08/13	\$670,000	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
4	50	660000	0195	11/08/13	\$670,000	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
4	50	920990	0005	06/10/13	\$683,876	MULTI-PARCEL SALE
4	50	920990	0050	06/10/13	\$683,876	MULTI-PARCEL SALE

## Vacant Sales Removed in this Physical Inspection Analysis Area 015

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	982870	1035	12/15/12	\$299,000	TEAR DOWN
11	70	364410	0495	05/04/13	\$350,000	MULTI-PARCEL SALE; PLANS & PERMITS
11	70	364410	0500	05/04/13	\$350,000	MULTI-PARCEL SALE; PLANS & PERMITS
11	80	056700	0685	04/22/13	\$945,000	MULTI-PARCEL SALE
11	80	056700	0700	04/22/13	\$945,000	MULTI-PARCEL SALE
11	80	125020	1265	04/11/13	\$800,000	TEAR DOWN; MULTI-PARCEL SALE
11	80	125020	1270	04/11/13	\$800,000	TEAR DOWN; MULTI-PARCEL SALE
11	80	327480	0460	09/27/11	\$799,950	MULTI-PARCEL SALE
11	80	327480	0462	09/27/11	\$799,950	MULTI-PARCEL SALE
11	80	327480	0464	09/27/11	\$799,950	MULTI-PARCEL SALE

# USPAP Compliance

## Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

## Definition and date of value estimate:

### Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

### Highest and Best Use

#### **RCW 84.40.030**

*All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*





**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

*Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

**Date of Value Estimate**

**RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.*

**RCW 36.21.080**

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.*

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.



## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

*All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

### **Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)**

*...the entire [fee] estate is to be assessed and taxed as a unit...*

### **Folsom v. Spokane County, 111 Wn. 2d 256 (1988)**

*...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...*

### **The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

## Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.



8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

## Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
  - Dan Bradley, David Ek, David McCroskey, Sean Rhodes, Andrew Rose, Kim Thurman performed:
  - Data Collection and Sales Verification
  - Appeals Response Preparation / Review/ Appeal Hearing Attendance
  - Land and Total Valuation
  - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - Karen Anderson has performed
  - Annual Up-Date Model Development and Report Preparation
  - Data Collection and Sales Verification
  - Appeals Response Preparation / Review
  - Physical Inspection Model Development and Report Preparation
  - Land and Total Valuation
  - New Construction Evaluation

*Karen Anderson*

7/15/2014

Appraiser II

Date

