

Executive Summary Physical Inspection Wedgwood/Bryant - Area 045 Physical Inspection

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2007
Number of Improved Sales: 661
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
2013 Value	\$220,600	\$216,700	\$437,300			10.86%
2014 Value	\$263,900	\$239,200	\$503,100	\$538,200	93.4%	9.21%
Change	+\$43,300	+\$22,500	+\$65,800			
% Change	+19.6%	+10.4%	+15.0%			

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 9.21% is an improvement from the previous COD of 10.86%. 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

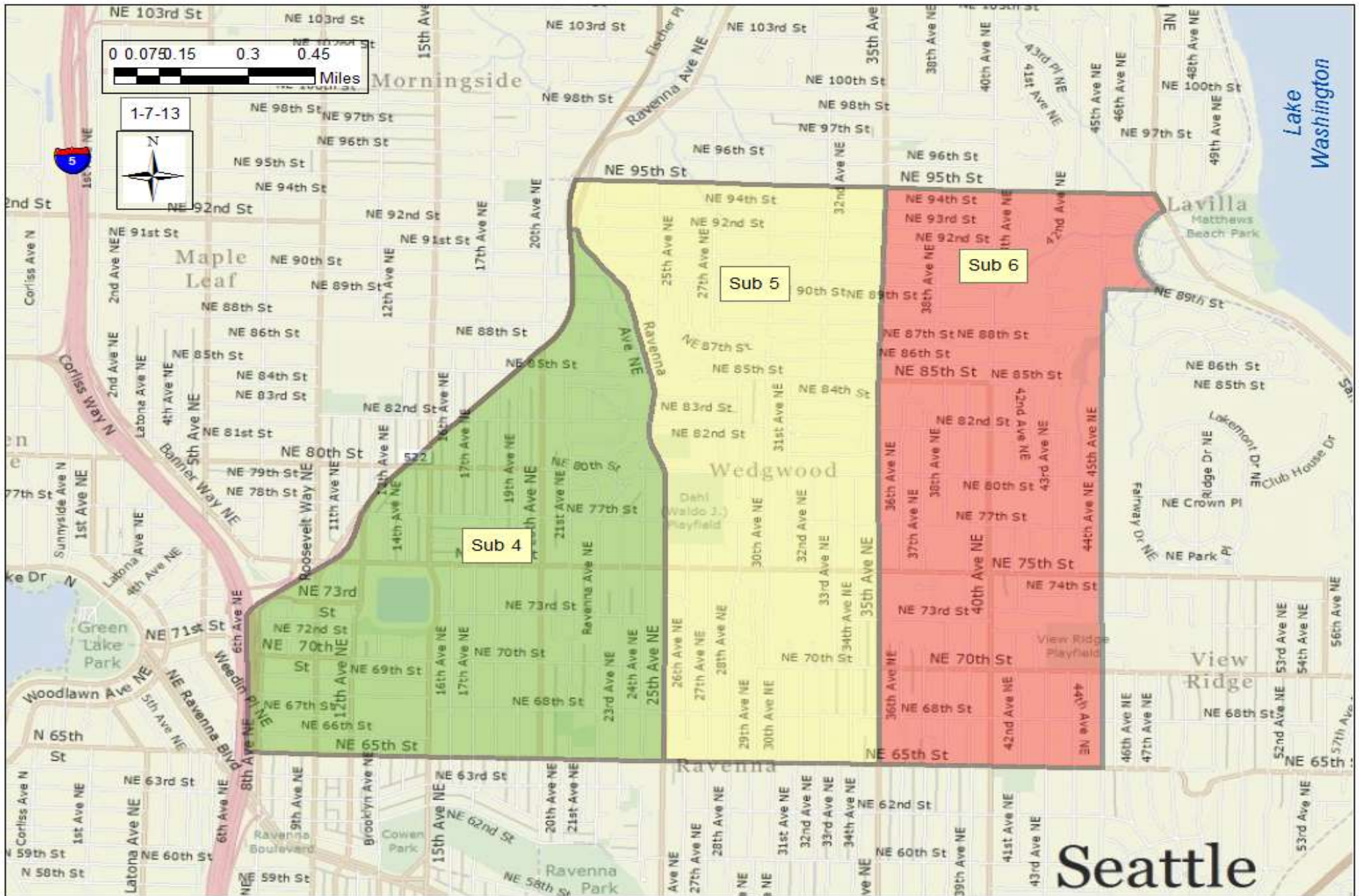
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$231,100	\$204,800	\$435,900
2014 Value	\$277,200	\$211,200	\$488,400
% Change	+19.9%	+3.1%	+12.0%

Number of one to three unit residences in the population: 6,463

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 045 – Wedgwood/Bryant, 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 45-Map

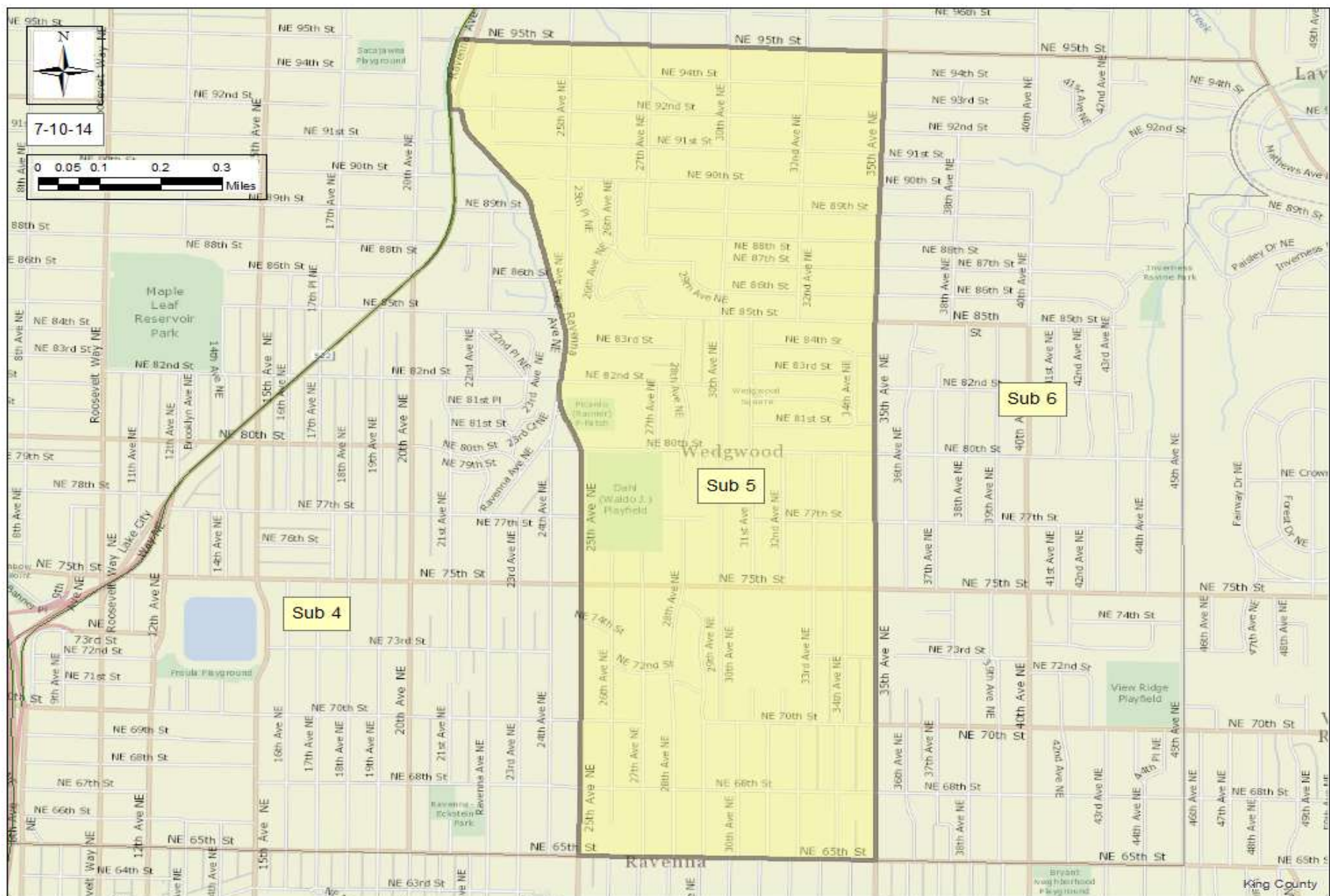


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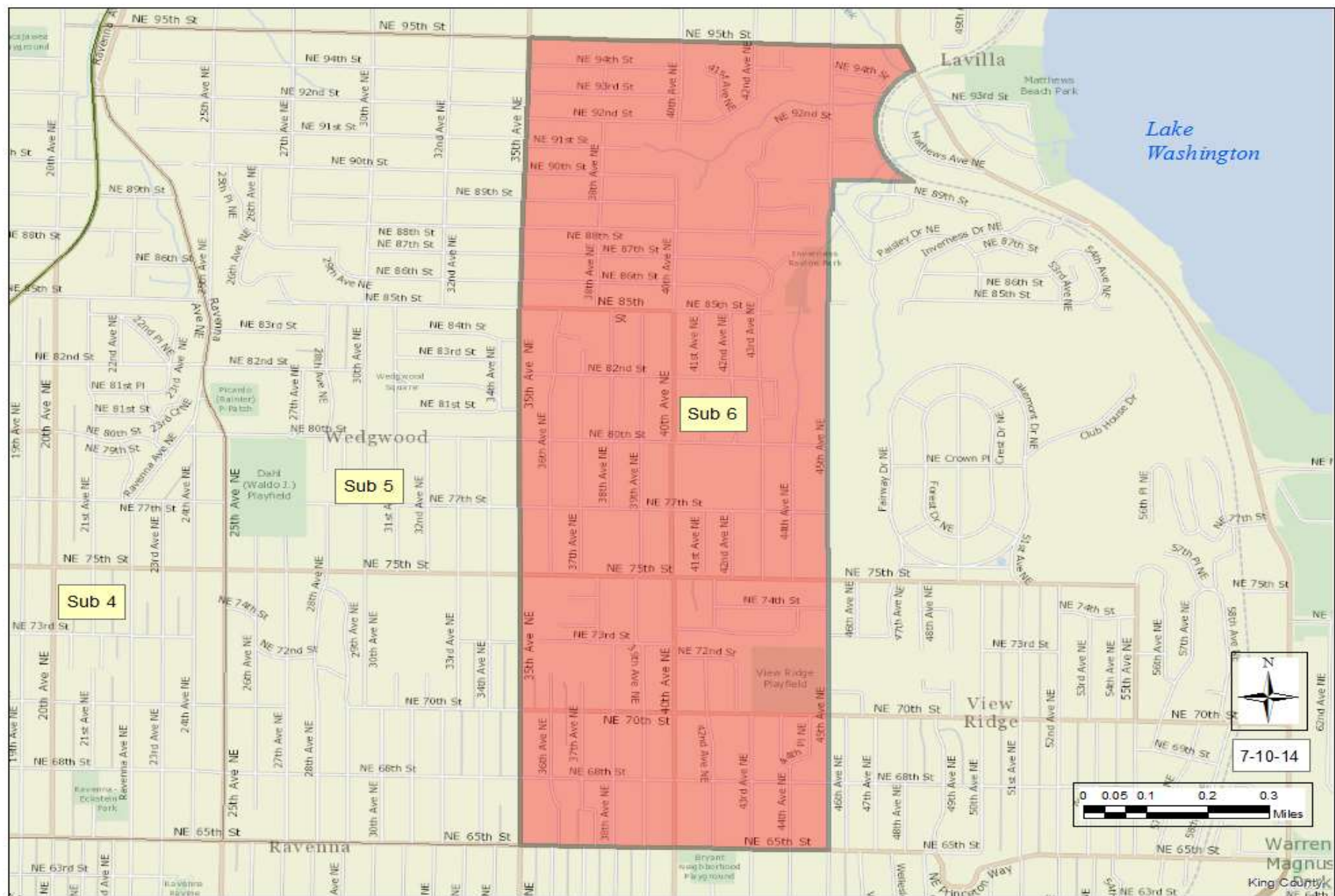
Area 045 – Sub Area 4 Map



Area 045 – Sub Area 6 Map



Area 045 – Sub Area 6 Map



Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	29	4.39%
1920	20	3.03%
1930	122	18.46%
1940	45	6.81%
1950	187	28.29%
1960	110	16.64%
1970	20	3.03%
1980	10	1.51%
1990	17	2.57%
2000	15	2.27%
2013	86	13.01%
	661	

Population

Year Built/Ren	Frequency	% Population
1910	218	3.37%
1920	249	3.85%
1930	1,107	17.13%
1940	387	5.99%
1950	1,941	30.03%
1960	1,242	19.22%
1970	252	3.90%
1980	173	2.68%
1990	222	3.43%
2000	198	3.06%
2013	474	7.33%
	6,463	



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.

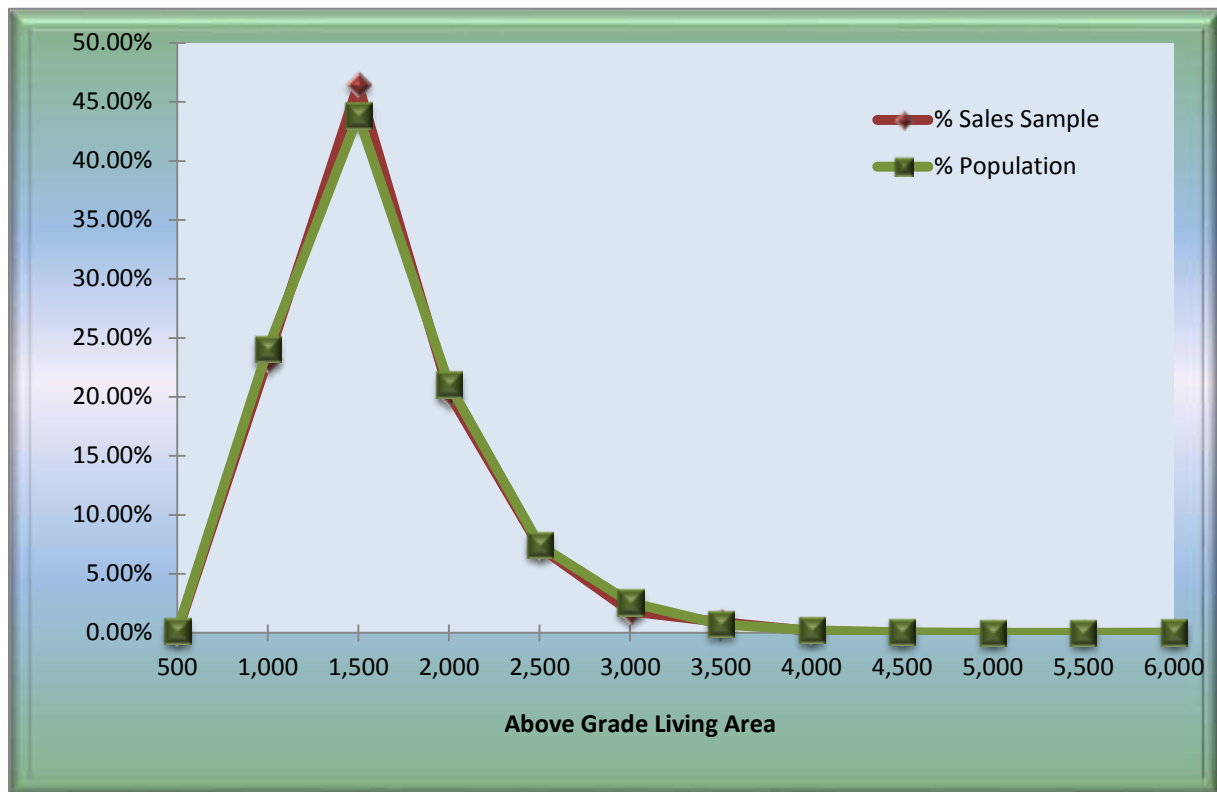
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	153	23.15%
1,500	307	46.44%
2,000	134	20.27%
2,500	48	7.26%
3,000	12	1.82%
3,500	6	0.91%
4,000	1	0.15%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
661		

Population

AGLA	Frequency	% Population
500	8	0.12%
1,000	1,552	24.01%
1,500	2,832	43.82%
2,000	1,360	21.04%
2,500	480	7.43%
3,000	166	2.57%
3,500	47	0.73%
4,000	13	0.20%
4,500	4	0.06%
5,000	0	0.00%
5,500	0	0.00%
6,000	1	0.02%
6,463		



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.

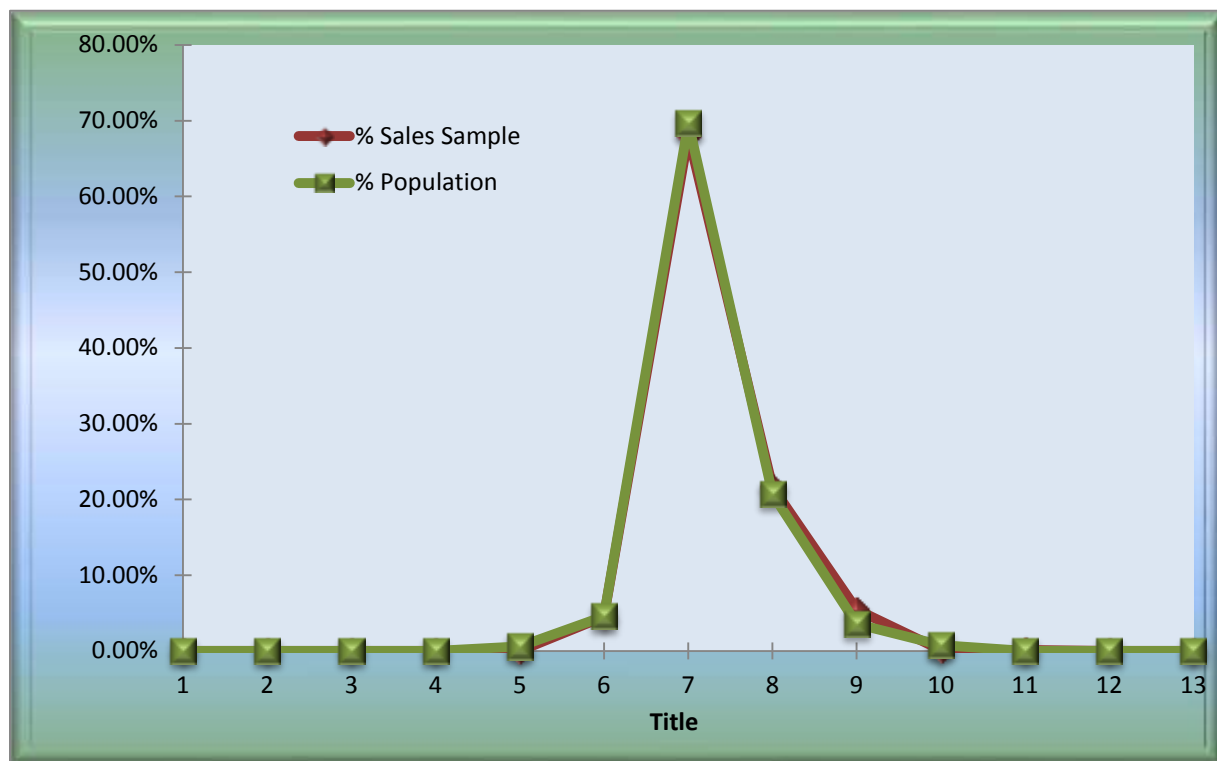
Sales Sample Representation of Population Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	30	4.54%
7	450	68.08%
8	143	21.63%
9	36	5.45%
10	1	0.15%
11	1	0.15%
12	0	0.00%
13	0	0.00%
661		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	38	0.59%
6	297	4.60%
7	4,506	69.72%
8	1,338	20.70%
9	231	3.57%
10	50	0.77%
11	2	0.03%
12	0	0.00%
13	0	0.00%
6,463		



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 11, 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.

- Frank Lippman – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Diana Brown – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Cheryl Lewis – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Eric Myhre – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

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 045 - Wedgwood/Bryant

Boundaries:

Area 45 is bounded on the south by NE 65th Street, on the west by I-5 and Lake City Way NE, on the north by NE 95th Street and on the east by 45th Ave NE.

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 045 is located within the Seattle city limits and north of the downtown core. This area has easy access to major freeways, I-5 and 520. This area has an overall population that is heterogeneous and urban in nature. It includes a range of grades from 5 to 11 with a preponderance of grade 7 homes. Homes were built between 1900 and 2013, most of which were built between 1924 and 1955. About 36% of the population was built between 1924 and 1959. This area is influenced by its proximity to the University of Washington, Northgate Mall, University Village shopping mall as well as several small parks. There are very few vacant lots in this area, less than 1%. The limited availability of vacant lots in this area has caused builders to buy lower quality homes, demolish them and build one or more homes on the site.

Neighborhood 1 is located in the northwest corner of area 45. It is negatively impacted by high density zoning, proximity to a mobile home park off of Lake City Way NE and environmental issues including riparian corridors.

Neighborhood 2 is located on the south west edge of area 45. It is impacted by its proximity to the I-5 freeway, high density zoning, including much commercial zoning and extensive negative traffic impacts. During model development no adjustment was found to be necessary for this neighborhood other than negative traffic noise impacts as listed in the land model.

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. There were only 5 vacant land sales in area 45 during this time period. There were, however, a number of tear down sales where the purchaser acquired the property with the intention of removing the existing improvement and constructing a new one. These sales were used along with typical land to building ratios of 30% on sales of newer homes to determine land values in the area.

Typical lot size is 5000 square feet. Positive adjustments were made for additional square footage and views. Negative adjustments were made for smaller lots, topographical issues, traffic impacts, location (neighborhood 1) and proximity to commercial properties. Neighborhood 1 lies east of Lake City Way NE, south of NE 95th St, west of Ravenna Ave NE and north of NE 85th St. For detached town homes the land was valued using the "SF" land schedule. During the analysis it was determined that no adjustment was necessary for traffic or other nuisance on lots developed with a town house. Lots in neighborhood 1 were discounted by 20% before any other adjustment.

A typical 5000 square foot single family lot has a land value of \$300,000

Land Model

Model Development, Description and Conclusions:

The land model adjusts between -10 and -30% for traffic noise, access issues, restrictive size or shape, topography and external influences. Positive adjustments of 5% to 60% are made for views.

Most parcels zoned for town home development (L-1 & L-3) have already been developed with town homes and were valued at \$115,000 per site.

For example, a lot zoned SF 5000 with 5150 square feet and located in neighborhood 1 would be valued at $\$300,000 \times 0.80 = \$240,000$. If the lot was impacted by heavy traffic it would then be reduced in value by 20%. $\$240,000 \times 0.80 = \$192,000$.

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

Land Value Model Calibration

LAND VALUE CHART AREA 45				
Lot size	LR1	LR 2 & 3	SF5000	SF7200
1-699	\$1,000	\$1,000	\$1,000	\$1,000
700-999	\$115,000	\$115,000	\$115,000	\$125,000
1000-1599	\$115,000	\$115,000	\$115,000	\$125,000
1600-1800	\$115,000	\$115,000	\$135,000	\$135,000
1801-1999	\$115,000	\$205,000	\$142,000	\$142,000
2000-2400	\$115,000	\$205,000	\$150,000	\$150,000
2401-2500	\$205,000	\$205,000	\$165,000	\$165,000
2501-3000	\$205,000	\$205,000	\$165,000	\$165,000
3001-3200	\$205,000	\$320,000	\$175,000	\$175,000
3201-3499	\$205,000	\$320,000	\$175,000	\$175,000
3500-4000	\$205,000	\$320,000	\$235,000	\$235,000
4001-4200	\$320,000	\$320,000	\$270,000	\$270,000
4201-4499	\$320,000	\$435,000	\$279,000	\$279,000
4500-4999	\$320,000	\$435,000	\$285,000	\$285,000
5000-5400	\$320,000	\$435,000	\$300,000	\$300,000
5401-5600	\$320,000	\$550,000	\$303,000	\$303,000
5601-5999	\$435,000	\$550,000	\$305,000	\$305,000
6000-6600	\$435,000	\$550,000	\$307,000	\$307,000
6601-6999	\$435,000	\$665,000	\$310,000	\$310,000
7000-7200	\$435,000	\$665,000	\$314,000	\$314,000
7201-7999	\$550,000	\$665,000	\$314,000	\$314,000
8000-8999	\$550,000		\$321,000	\$321,000
9000-9999			\$328,000	\$328,000
10000-10999			\$335,000	\$335,000
11000-11999			\$350,000	\$350,000
12000-12999			\$365,000	\$365,000
13000-13999			\$395,000	\$395,000
14000-19999			\$410,000	\$410,000
20000+				\$550,000

Detached town homes land valued as SF zoned.

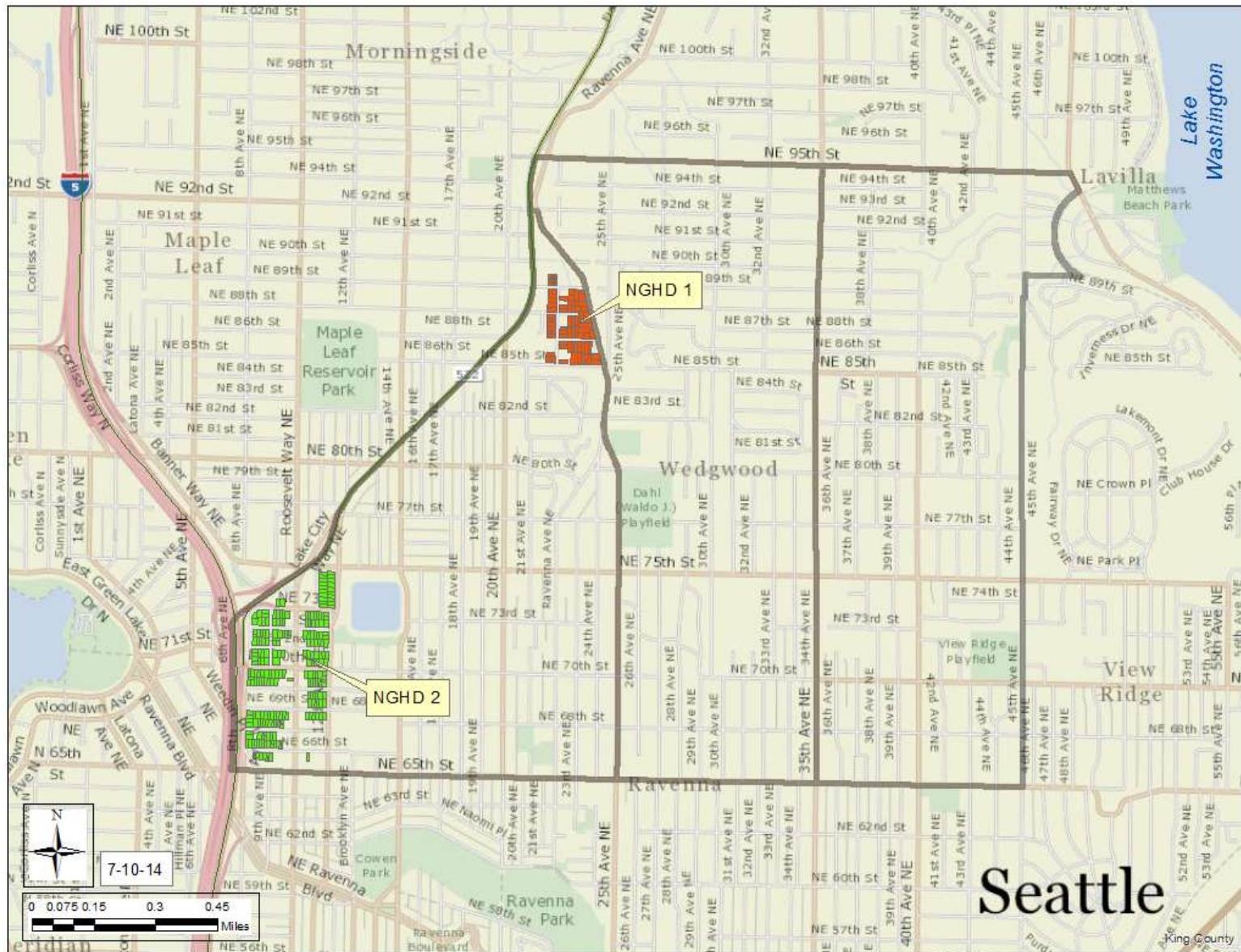
Neighborhood 1 = 80% of chart value.

Town houses no reduction for traffic or other nuisance.

Negative adjustments		
Traffic noise		
Moderate	Yes	-10%
High	Yes	-20%
Extreme	Yes	-30%
Access		
Restricted	Yes	-5%
Legal Undeveloped	Yes	-25%
Walk Ins	Yes	-20%
Water problem	Yes	-10%
Restricted Size/Shape	Yes	-10%
Topo	Yes	-10%
Other Nuisance	Yes	-10%

Positive Adjustments		
Note: The highest view adjustment % prevails.		
Views		
Lake Wash		
Fair	Yes	+20%
Average	Yes	+40%
Good	Yes	+60%
Small Lake		
Average	Yes	+15%
Territorial		
Average	Yes	+5%
Good	Yes	+10%
Cascade/Olympic Mountain		
Average	Yes	+5%
Good	Yes	+10%
Seattle Skyline		
Average	Yes	+15%
Good	Yes	+25%

Area 045 – Neighborhood Map



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Neighborhood & Other Exceptions

Neighborhood 1 is located in the northwest corner of area 45. It lies north of NE 85th Street and west of Ravenna Ave NE. There are 79 parcels located in neighborhood 1. It is negatively impacted by high density zoning, proximity to a mobile home park off of Lake City Way NE and environmental issues including riparian corridors.

Neighborhood 2 is located on the south west edge of area 45. It is impacted by its proximity to the I-5 freeway, high density zoning, including much commercial zoning and extensive negative traffic impacts. There are 202 parcels in neighborhood 2. Of these parcels 20 have been rezoned to Midrise development and are being transferred to the commercial Division. During model development no adjustment was found to be necessary for this neighborhood other than negative traffic noise impacts as listed in the land model.



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:

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

A cost based multiplicative regression model was developed for valuing the majority of parcels in area 45. The model was applied to detached single family, duplex and triplex residences as well as townhouse style residences. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the model was not deemed to be accurate. The valuation models were applied to the population after each parcel had been inspected in the field. Based on the sales an overall assessment level of 93.4% was achieved. The uniformity of assessment improved as the COD was reduced from 10.86% to 9.21%.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values In addition to standard physical property characteristic. The analysis showed that location, land value, age, grade, designation as town house, number of units and condition were influential in the market. The model was applicable to homes with grades 6-11, all ages and all conditions with the exceptions of "poor" and "fair". The model was not applicable to homes with grades less than 6 or parcels with more than one house

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
Nghb1YN	Located within neighborhood 1
TownHouseYN	Present use is town house plat
MultiUnitYN	Number of units greater than 1
BaseLandC	2015 Adjusted Base Land Value
AgeC	Age of improvement
OldAgeYN	Improvement built before 1940
GoodYN	Improvement condition is good
VGoodYN	Improvement condition is very good
CombCost	Imp RCN + Accessory RCNLD
OthNuisYN	Land coded for other nuisance
HvyTrafYN	Land coded for traffic noise

Multiplicative Model

$(1-0.06) * 2.804756 + 2.022645E-04 * \text{SaleDay} - .1120207 * \text{Nghb1YN} - 7.458157E-02 * \text{TownHouseYN} - .045872 * \text{MultiUnitYN} + 9.555557E-02 * \text{BaseLandC} - 6.851596E-02 * \text{AgeC} + 1.839454E-02 * \text{OldAgeYN} + 3.663542E-02 * \text{GoodYN} + 7.990124E-02 * \text{VGoodYN} + .5991606 * \text{CombCost} - .0263574 * \text{OthNuisYN} - 2.882708E-02 * \text{HvyTrafYN}$

EMV values were not generated for:

- Buildings with grade less than 3
- 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
- Poor or fair condition buildings

Of the improved parcels in the population, 5749 parcels increased in value. They were comprised of 244 single family residences on commercially zoned land and 5505 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 27 parcels increased in value. Tax exempt parcels were excluded from the parcels which increased in value.



Supplemental Models and Exceptions

Area 45 Supplemental Models

Grade 4 or 5 value imp at \$1000 and place 99% obsolescence on imp.

Grade 6: Total EMV X .95

Grade 10: Total EMV X .96

Poor condition: RCN X .10 + Base Land Value

Fair condition: ((Imp EMV as average condition) + (total Imp RCN X .25))/2 + Base Land Value

2 imps but only one building site: Total of: Imp EMV of imp #1 + the greater of RCNLD of imp #2 or 50% of RCN + Base Land Value

New imp < 75% complete use RCNLD + Base Land Value

Area 045 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 1.097, resulting in an adjusted value of \$521,000 ($\$475,000 \times 1.097 = \$521,075$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.248	24.8%
2/1/2011	1.240	24.0%
3/1/2011	1.233	23.3%
4/1/2011	1.226	22.6%
5/1/2011	1.218	21.8%
6/1/2011	1.211	21.1%
7/1/2011	1.203	20.3%
8/1/2011	1.196	19.6%
9/1/2011	1.188	18.8%
10/1/2011	1.181	18.1%
11/1/2011	1.174	17.4%
12/1/2011	1.167	16.7%
1/1/2012	1.159	15.9%
2/1/2012	1.152	15.2%
3/1/2012	1.145	14.5%
4/1/2012	1.138	13.8%
5/1/2012	1.131	13.1%
6/1/2012	1.124	12.4%
7/1/2012	1.117	11.7%
8/1/2012	1.110	11.0%
9/1/2012	1.104	10.4%
10/1/2012	1.097	9.7%
11/1/2012	1.090	9.0%
12/1/2012	1.083	8.3%
1/1/2013	1.077	7.7%
2/1/2013	1.070	7.0%
3/1/2013	1.064	6.4%
4/1/2013	1.057	5.7%
5/1/2013	1.051	5.1%
6/1/2013	1.044	4.4%
7/1/2013	1.038	3.8%
8/1/2013	1.031	3.1%
9/1/2013	1.025	2.5%
10/1/2013	1.019	1.9%
11/1/2013	1.012	1.2%
12/1/2013	1.006	0.6%
1/1/2014	1.000	0.0%

Area 045

Market Value Changes Over Time

The time adjustment formula for Area 045 is: $1/\text{EXP} (2.022645\text{E-}04 * \text{SaleDay})$
 $\text{SaleDay} = \text{SaleDate} - 41640$

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 93.4%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +12.0%. 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 10.86 % to 9.21%.

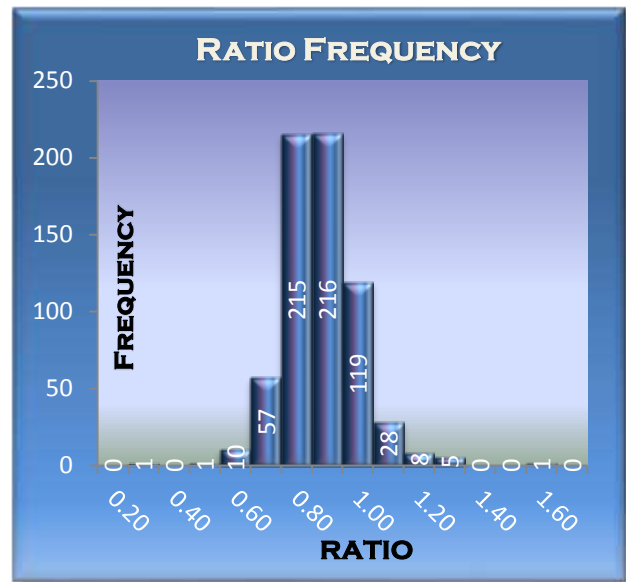
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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.

Physical Inspection Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Wedgwood/Bryant	1/1/2013	7/11/2014	1/2011 - 12/2013
Area Number: 45	Appr ID:	Property Type:	Adjusted for time?
	FLIP	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	661
Mean Assessed Value	437,300
Mean Adj. Sales Price	538,200
Standard Deviation AV	104,992
Standard Deviation SP	151,749
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.830
Median Ratio	0.819
Weighted Mean Ratio	0.813
UNIFORMITY	
Lowest ratio	0.289
Highest ratio:	1.551
Coefficient of Dispersion	10.86%
Standard Deviation	0.118
Coefficient of Variation	14.18%
Price Related Differential (PRD)	1.021
RELIABILITY	
95% Confidence: Median	
Lower limit	0.809
Upper limit	0.831
95% Confidence: Mean	
Lower limit	0.821
Upper limit	0.839
SAMPLE SIZE EVALUATION	
N (population size)	6463
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.118
Recommended minimum:	22
Actual sample size:	661
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	353
# ratios above mean:	308
z:	1.750
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

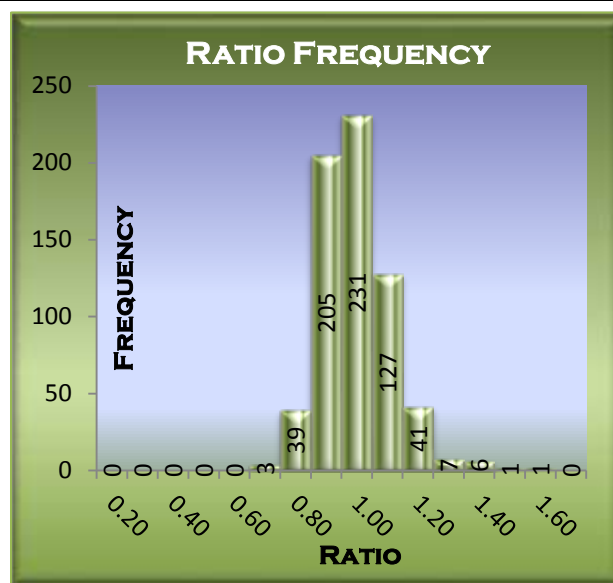
1 to 3 Unit Residences throughout Area 045

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

Physical Inspection Ratio Study Report (After) – 2014 Assessments

District: NW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Wedgwood/Bryant	1/1/2014	7/11/2014	1/2011 - 12/2013
Area Number: 45	Appr. ID:	Property Type:	Adjusted for time?
	FLIP	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	661
Mean Assessed Value	503,100
Mean Sales Price	538,200
Standard Deviation AV	130,406
Standard Deviation SP	151,749
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.946
Median Ratio	0.934
Weighted Mean Ratio	0.935
UNIFORMITY	
Lowest ratio	0.689
Highest ratio:	1.536
Coefficient of Dispersion	9.21%
Standard Deviation	0.112
Coefficient of Variation	11.87%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.924
Upper limit	0.946
95% Confidence: Mean	
Lower limit	0.938
Upper limit	0.955
SAMPLE SIZE EVALUATION	
N (population size)	6463
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.112
Recommended minimum:	20
Actual sample size:	661
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	355
# ratios above mean:	306
z:	1.906
Conclusion:	Normal*
*i.e. no evidence of non-	



COMMENTS:

1 to 3 Unit Residences throughout Area 045

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

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	0	954720	1065	08/01/12	\$249,000	\$277,000	570	6	1949	3	2,160	N	N	1908 NE 65TH ST
004	0	642410	0012	10/26/12	\$294,000	\$321,000	580	6	1948	4	5,100	N	N	7733 25TH AVE NE
004	0	288770	3510	12/19/12	\$292,000	\$315,000	650	6	1925	3	2,850	N	N	7745 20TH AVE NE
004	0	288770	2090	02/28/13	\$275,000	\$293,000	790	6	1907	4	2,850	N	N	7756 16TH AVE NE
004	0	792010	0006	11/18/12	\$230,500	\$250,000	870	6	1929	3	3,100	N	N	6857 25TH AVE NE
004	0	954720	2830	08/14/12	\$229,500	\$254,000	990	6	1947	3	3,060	N	N	7024 15TH AVE NE
004	0	921540	0030	06/17/11	\$289,950	\$350,000	1,020	6	1953	3	5,264	N	N	7389 25TH AVE NE
004	0	717730	0175	03/21/11	\$283,500	\$348,000	1,100	6	1952	4	6,205	N	N	7545 23RD AVE NE
004	0	288770	2035	05/10/11	\$322,500	\$392,000	1,110	6	1909	5	4,305	N	N	7731 16TH AVE NE
004	0	716920	0175	09/19/11	\$280,000	\$332,000	1,260	6	1941	5	3,963	N	N	6542 23RD AVE NE
004	0	681460	0220	10/28/13	\$415,000	\$420,000	1,390	6	1907	3	2,952	N	N	7004 BROOKLYN AVE NE
004	0	203850	0180	07/17/12	\$345,000	\$384,000	760	7	1927	4	5,640	N	N	6522 20TH AVE NE
004	0	954720	2760	12/09/11	\$325,000	\$379,000	760	7	1907	5	3,060	N	N	6811 16TH AVE NE
004	0	954720	4065	11/05/12	\$428,500	\$467,000	770	7	1948	5	3,060	N	N	7037 20TH AVE NE
004	0	288770	1595	09/17/12	\$422,500	\$465,000	770	7	1925	3	2,850	N	N	8007 17TH AVE NE
004	0	717530	0035	04/18/13	\$391,000	\$412,000	780	7	1926	5	2,250	N	N	7049 B RAVENNA AVE NE
004	0	954720	3970	06/14/11	\$480,000	\$580,000	800	7	1925	4	4,080	N	N	7040 19TH AVE NE
004	0	318810	0390	10/17/12	\$303,000	\$331,000	830	7	1942	3	6,038	N	N	2120 NE 83RD ST
004	0	297980	0315	07/09/12	\$345,000	\$385,000	830	7	1928	4	2,500	N	N	7731 14TH AVE NE
004	0	318810	0350	11/21/11	\$325,000	\$380,000	830	7	1942	3	5,914	N	N	8081 RAVENNA AVE NE
004	0	318810	0205	08/30/12	\$355,000	\$392,000	840	7	1942	3	6,490	N	N	2140 NE 81ST PL
004	0	288770	0945	06/12/13	\$448,125	\$467,000	850	7	1929	5	2,850	N	N	8018 19TH AVE NE
004	0	297980	0205	09/04/12	\$311,000	\$343,000	850	7	1925	3	4,216	N	N	7826 LAKE CITY WAY NE
004	0	318810	0070	11/28/11	\$342,950	\$400,000	850	7	1942	5	6,490	N	N	8225 21ST AVE NE
004	0	717730	0445	01/09/13	\$400,000	\$430,000	860	7	1950	4	6,196	N	N	7532 23RD AVE NE
004	0	288770	0705	08/23/13	\$375,000	\$385,000	870	7	1921	3	5,700	N	N	8215 19TH AVE NE
004	0	318810	0554	05/04/12	\$375,000	\$424,000	870	7	1942	3	7,128	N	N	8213 23RD AVE NE
004	0	318660	0025	04/23/13	\$412,000	\$434,000	880	7	1942	3	5,500	N	N	8043 RAVENNA AVE NE
004	0	318760	0040	08/13/12	\$435,000	\$482,000	880	7	1949	4	4,512	N	N	7705 22ND AVE NE
004	0	954720	1505	09/27/11	\$449,000	\$531,000	890	7	1925	5	4,080	N	N	6842 19TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	0	717370	0869	06/14/12	\$383,000	\$429,000	900	7	1956	3	6,180	N	N	7041 23RD AVE NE
004	0	717370	0586	05/08/12	\$468,000	\$529,000	900	7	1948	4	6,000	N	N	7047 21ST AVE NE
004	0	288770	0696	04/27/12	\$449,950	\$509,000	900	7	1938	5	4,275	N	N	8205 19TH AVE NE
004	0	109300	0240	08/31/13	\$500,000	\$513,000	910	7	1948	4	4,532	N	N	6828 24TH AVE NE
004	0	109300	0200	12/27/12	\$456,000	\$491,000	910	7	1948	4	4,532	N	N	6846 24TH AVE NE
004	0	109300	0055	12/15/11	\$459,000	\$534,000	910	7	1948	5	4,120	N	N	6845 23RD AVE NE
004	0	954720	2990	09/15/11	\$375,000	\$444,000	920	7	1926	3	4,080	N	N	7017 16TH AVE NE
004	0	288770	1111	01/06/11	\$399,000	\$498,000	920	7	1927	3	3,325	Y	N	8038 18TH AVE NE
004	0	682010	0080	11/20/12	\$310,000	\$337,000	930	7	1949	4	5,922	N	N	1706 NE 75TH ST
004	0	717370	0593	05/20/13	\$581,000	\$608,000	940	7	1948	5	4,950	N	N	2065 NE 73RD ST
004	0	052504	9102	02/08/11	\$384,300	\$476,000	940	7	1924	4	4,080	N	N	1325 NE 70TH ST
004	0	716920	0090	07/12/12	\$434,000	\$484,000	960	7	1925	4	4,080	N	N	6525 23RD AVE NE
004	0	954720	3315	04/26/12	\$415,000	\$470,000	960	7	1908	3	4,590	N	N	1710 NE 70TH ST
004	0	717780	0090	09/16/13	\$493,000	\$504,000	970	7	1985	3	2,880	N	N	7323 23RD AVE NE
004	0	716820	0140	07/29/13	\$440,000	\$425,000	970	7	1940	3	5,504	N	N	2122 NE 73RD ST
004	0	288770	1965	03/04/13	\$382,500	\$407,000	970	7	1929	3	2,700	N	N	7710 15TH AVE NE
004	0	716820	0140	08/13/12	\$384,000	\$425,000	970	7	1940	3	5,504	N	N	2122 NE 73RD ST
004	0	717220	0195	07/22/11	\$374,000	\$448,000	970	7	1952	4	4,020	N	N	7557 RAVENNA AVE NE
004	0	954720	2655	03/01/11	\$350,000	\$432,000	990	7	1949	3	4,320	N	N	1517 NE 70TH ST
004	0	954720	2700	08/22/13	\$425,000	\$436,000	1,000	7	1921	3	4,590	N	N	6839 16TH AVE NE
004	0	343550	0020	07/23/12	\$610,000	\$679,000	1,000	7	1941	5	7,200	N	N	7340 20TH AVE NE
004	0	954720	5520	12/02/11	\$360,000	\$420,000	1,010	7	1926	3	3,300	Y	N	7352 15TH AVE NE
004	0	753730	0020	01/22/13	\$385,000	\$413,000	1,020	7	1922	4	4,440	N	N	7517 BROOKLYN AVE NE
004	0	716820	0005	05/05/11	\$425,000	\$517,000	1,020	7	1946	4	5,891	N	N	7302 20TH AVE NE
004	0	716920	0155	11/06/13	\$520,000	\$526,000	1,030	7	1930	5	4,080	N	N	6526 23RD AVE NE
004	0	318660	0430	09/18/13	\$475,000	\$485,000	1,030	7	1938	4	3,808	N	N	2003 NE 80TH ST
004	0	318810	0445	01/09/13	\$365,000	\$392,000	1,030	7	1942	5	7,716	N	N	8240 23RD AVE NE
004	0	318810	0460	01/29/12	\$344,750	\$397,000	1,050	7	1942	5	6,050	N	N	8226 23RD AVE NE
004	0	954720	5630	08/29/11	\$465,000	\$553,000	1,050	7	1927	5	2,800	N	N	7337 16TH AVE NE
004	0	954720	4675	03/01/13	\$480,000	\$511,000	1,060	7	1992	3	3,060	Y	N	7327 19TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	0	717370	0871	03/15/12	\$550,000	\$628,000	1,060	7	1948	4	5,150	N	N	7031 24TH AVE NE
004	0	365870	0690	02/09/12	\$390,000	\$449,000	1,060	7	1910	4	3,060	N	N	1212 NE 69TH ST
004	0	109300	0095	05/15/13	\$539,950	\$566,000	1,070	7	1943	3	6,180	N	N	6848 23RD AVE NE
004	0	288770	1985	03/13/13	\$399,000	\$423,000	1,070	7	1914	5	2,873	N	N	7703 16TH AVE NE
004	0	318660	0405	09/22/12	\$435,000	\$478,000	1,080	7	1937	3	5,116	N	N	7748 20TH AVE NE
004	0	954720	4520	07/19/12	\$440,000	\$490,000	1,080	7	1915	5	3,315	N	N	7330 18TH AVE NE
004	0	682010	0015	07/13/12	\$385,000	\$429,000	1,080	7	1925	4	4,181	N	N	1508 NE 75TH ST
004	0	682010	0300	04/27/12	\$390,000	\$442,000	1,080	7	1925	3	5,702	N	N	1607 NE 77TH ST
004	0	318660	0180	06/16/11	\$467,000	\$564,000	1,080	7	1936	5	4,191	N	N	8014 20TH AVE NE
004	0	717530	0165	08/06/13	\$385,000	\$397,000	1,090	7	1954	3	5,000	N	N	7060 20TH AVE NE
004	0	716820	0015	03/25/13	\$474,000	\$502,000	1,090	7	1928	4	5,891	N	N	7310 20TH AVE NE
004	0	921540	0095	09/25/12	\$311,500	\$342,000	1,093	7	1953	3	4,794	N	N	7015 25TH AVE NE
004	0	318660	0703	12/06/13	\$520,000	\$523,000	1,100	7	1973	4	6,180	N	N	7700 24TH AVE NE
004	0	954720	2585	10/22/13	\$390,000	\$396,000	1,100	7	1924	4	4,590	N	N	6826 15TH AVE NE
004	0	717730	0565	04/01/11	\$455,000	\$558,000	1,110	7	1957	4	6,180	N	N	7539 24TH AVE NE
004	0	318810	0145	10/19/11	\$365,000	\$430,000	1,120	7	1942	3	6,384	N	N	8151 21ST AVE NE
004	0	717730	0735	07/18/11	\$365,500	\$438,000	1,120	7	1939	4	6,180	N	N	7338 24TH AVE NE
004	0	954720	5600	12/19/12	\$480,000	\$518,000	1,130	7	1926	4	3,264	N	N	7353 16TH AVE NE
004	0	954720	2875	11/29/11	\$315,000	\$368,000	1,130	7	1926	3	3,150	N	N	7042 15TH AVE NE
004	0	288770	0805	10/26/11	\$360,000	\$423,000	1,130	7	1946	3	4,370	N	N	8206 19TH AVE NE
004	0	717370	0878	10/26/11	\$431,400	\$507,000	1,140	7	1947	4	5,150	N	N	7050 24TH AVE NE
004	0	288770	0545	10/21/13	\$455,450	\$462,000	1,160	7	1953	5	5,723	N	N	1706 NE 82ND ST
004	0	275470	0015	10/15/13	\$485,000	\$493,000	1,160	7	1921	4	3,888	N	N	7023 RAVENNA AVE NE
004	0	318760	0080	08/19/13	\$405,000	\$416,000	1,160	7	1937	4	5,467	N	N	7750 22ND AVE NE
004	0	726620	0145	09/20/12	\$325,000	\$357,000	1,170	7	1949	3	4,861	N	N	1916 NE 75TH ST
004	0	681460	0020	03/10/11	\$388,000	\$478,000	1,170	7	1949	5	7,440	N	N	7023 15TH AVE NE
004	0	052504	9174	12/04/12	\$303,000	\$328,000	1,180	7	2008	3	1,231	N	N	7552A 12TH AVE NE
004	0	717530	0025	11/08/11	\$400,000	\$469,000	1,180	7	1946	4	4,500	N	N	7047 RAVENNA AVE NE
004	0	052504	9065	07/29/11	\$290,000	\$347,000	1,180	7	2008	3	872	N	N	7554B b 12TH AVE NE
004	0	717370	0514	06/16/11	\$420,000	\$507,000	1,190	7	1947	4	8,320	N	N	7522 21ST AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	0	954720	0600	06/20/13	\$444,500	\$462,000	1,200	7	1910	5	4,182	N	N	6526 17TH AVE NE
004	0	052504	9173	10/10/12	\$301,500	\$330,000	1,200	7	2008	3	998	N	N	7552B b 12TH AVE NE
004	0	954720	2340	08/07/13	\$560,000	\$577,000	1,210	7	1919	5	4,590	N	N	6848 16TH AVE NE
004	0	954720	4400	09/04/13	\$415,000	\$425,000	1,220	7	1927	5	3,060	N	N	7323 20TH AVE NE
004	0	052504	9170	02/03/12	\$309,950	\$357,000	1,240	7	2008	3	1,103	N	N	7554C c 12TH AVE NE
004	0	954720	2775	06/05/13	\$480,000	\$501,000	1,250	7	1910	4	3,060	N	N	1512 NE 70TH ST
004	0	318810	0280	09/09/13	\$470,000	\$481,000	1,260	7	1942	5	6,110	N	N	2113 NE 81ST PL
004	0	717730	0015	04/16/13	\$405,000	\$427,000	1,260	7	1940	4	6,120	N	N	7550 RAVENNA AVE NE
004	0	508140	0025	05/17/12	\$327,000	\$369,000	1,260	7	1966	3	4,080	N	N	7719 25TH AVE NE
004	0	717370	0587	05/28/13	\$428,945	\$448,000	1,280	7	1914	3	5,000	N	N	7043 21ST AVE NE
004	0	052504	9171	10/11/13	\$340,000	\$346,000	1,320	7	2008	3	1,218	N	N	7554A 12TH AVE NE
004	0	297980	0100	12/12/11	\$445,000	\$518,000	1,320	7	1928	4	3,798	N	N	7714 14TH AVE NE
004	0	717370	0669	10/02/13	\$449,000	\$457,000	1,330	7	1947	3	5,100	N	N	6554 23RD AVE NE
004	0	681460	0015	12/24/13	\$427,000	\$428,000	1,340	7	1901	4	6,960	N	N	7027 15TH AVE NE
004	0	954720	2730	07/25/13	\$575,000	\$594,000	1,340	7	1925	4	4,590	N	N	6823 16TH AVE NE
004	0	682010	0180	10/24/13	\$435,000	\$441,000	1,350	7	1923	3	4,160	N	N	7604 15TH AVE NE
004	0	717730	0625	01/31/13	\$465,000	\$498,000	1,350	7	1987	4	3,090	N	N	7540 24TH AVE NE
004	0	717730	0620	07/11/12	\$430,000	\$480,000	1,350	7	1987	3	3,090	N	N	7542 24TH AVE NE
004	0	000900	0300	08/30/11	\$465,000	\$553,000	1,360	7	1949	4	5,150	N	N	7014 24TH AVE NE
004	0	954720	4385	09/26/13	\$435,000	\$444,000	1,390	7	1927	3	4,590	N	N	7329 20TH AVE NE
004	0	288770	0871	06/20/13	\$485,000	\$505,000	1,390	7	1948	4	4,275	N	N	8233 20TH AVE NE
004	0	275470	0110	12/06/13	\$485,000	\$488,000	1,400	7	1967	3	5,170	N	N	7019 21ST AVE NE
004	0	815660	0010	03/16/13	\$400,000	\$424,000	1,400	7	1910	3	6,120	N	N	6823 25TH AVE NE
004	0	954720	4360	04/13/13	\$525,000	\$554,000	1,410	7	1940	4	5,100	N	N	7337 20TH AVE NE
004	0	365870	0750	08/27/12	\$502,000	\$555,000	1,410	7	1902	5	3,570	N	N	1201 NE 69TH ST
004	0	954720	5620	11/20/12	\$472,500	\$513,000	1,420	7	1927	4	3,400	N	N	7343 16TH AVE NE
004	0	288770	3336	10/31/12	\$428,000	\$497,000	1,420	7	1928	4	2,562	N	N	1807 NE 80TH ST
004	0	288770	3336	02/25/11	\$402,500	\$497,000	1,420	7	1928	4	2,562	N	N	1807 NE 80TH ST
004	0	954720	5110	09/21/12	\$613,000	\$674,000	1,430	7	1927	5	4,080	N	N	7340 16TH AVE NE
004	0	954720	1150	02/07/12	\$499,000	\$574,000	1,430	7	1910	5	3,060	N	N	6530 19TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	0	288770	3335	05/05/11	\$475,000	\$578,000	1,440	7	1928	4	3,306	N	N	1803 NE 80TH ST
004	0	954720	2740	08/08/12	\$616,000	\$683,000	1,460	7	1926	4	4,590	N	N	6817 16TH AVE NE
004	0	723760	0170	03/14/11	\$463,000	\$570,000	1,460	7	1929	3	4,308	N	N	7716 18TH AVE NE
004	0	954720	5610	07/13/11	\$618,000	\$742,000	1,470	7	1926	5	3,400	N	N	7349 16TH AVE NE
004	0	525730	0070	12/06/11	\$440,000	\$513,000	1,480	7	1926	4	4,974	N	N	7715 15TH AVE NE
004	0	052504	9116	03/18/11	\$380,000	\$467,000	1,480	7	1923	3	2,975	N	N	1352 NE 68TH ST
004	0	723760	0060	02/21/13	\$537,500	\$573,000	1,500	7	1928	4	3,588	N	N	7722 19TH AVE NE
004	0	954720	4010	06/14/11	\$629,000	\$759,000	1,500	7	1939	4	4,080	N	N	7056 19TH AVE NE
004	0	343550	0005	12/06/12	\$501,000	\$542,000	1,510	7	1942	4	7,200	N	N	7356 20TH AVE NE
004	0	954720	4305	01/21/11	\$325,000	\$404,000	1,540	7	1940	3	4,080	N	N	1915 NE 75TH ST
004	0	314260	0175	08/21/13	\$535,000	\$550,000	1,560	7	1928	4	3,515	N	N	7541 19TH AVE NE
004	0	318660	0450	10/12/12	\$598,750	\$655,000	1,560	7	1937	5	5,083	N	N	7742 21ST AVE NE
004	0	000900	0175	05/23/12	\$525,000	\$591,000	1,560	7	1921	4	5,150	N	N	7016 23RD AVE NE
004	0	000900	0095	04/11/11	\$492,000	\$602,000	1,560	7	1964	4	5,150	N	N	7011 23RD AVE NE
004	0	954720	4850	12/17/12	\$473,000	\$511,000	1,570	7	1926	4	3,060	N	N	7356 17TH AVE NE
004	0	723760	0065	10/01/12	\$535,000	\$587,000	1,570	7	1928	5	3,588	N	N	7718 19TH AVE NE
004	0	723760	0055	08/10/12	\$625,000	\$693,000	1,600	7	1929	5	3,660	N	N	7726 19TH AVE NE
004	0	318660	0065	06/26/12	\$540,000	\$604,000	1,600	7	1941	3	7,064	N	N	8010 23RD AVE NE
004	0	716920	0185	04/16/12	\$505,000	\$573,000	1,600	7	1954	5	6,761	N	N	6543 24TH AVE NE
004	0	726620	0065	02/16/12	\$512,000	\$588,000	1,600	7	1926	4	3,800	N	N	7508 18TH AVE NE
004	0	717730	0256	04/22/11	\$391,000	\$477,000	1,610	7	1919	3	4,635	N	N	7331 23RD AVE NE
004	0	954720	4045	05/21/13	\$600,000	\$628,000	1,630	7	1928	4	4,080	N	N	7047 20TH AVE NE
004	0	203850	0185	04/08/11	\$596,500	\$730,000	1,630	7	1928	5	5,640	N	N	6524 20TH AVE NE
004	0	954720	2150	04/03/13	\$525,000	\$555,000	1,650	7	1909	3	4,080	N	N	6821 18TH AVE NE
004	0	318810	0140	03/28/12	\$585,000	\$666,000	1,660	7	1942	5	6,413	N	N	8123 21ST AVE NE
004	0	318660	0690	06/04/13	\$575,000	\$600,000	1,670	7	1942	5	6,180	N	N	7726 24TH AVE NE
004	0	052504	9165	07/01/11	\$565,000	\$680,000	1,670	7	1941	5	4,042	N	N	1261 NE 69TH ST
004	0	954720	1000	04/05/12	\$652,000	\$742,000	1,680	7	1923	5	4,590	N	N	6529 19TH AVE NE
004	0	288770	3455	04/15/11	\$640,000	\$782,000	1,680	7	1928	5	4,305	N	N	7742 19TH AVE NE
004	0	288770	3265	12/12/12	\$551,500	\$596,000	1,710	7	1926	5	3,587	N	N	7708 17TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	0	717530	0050	07/08/11	\$580,000	\$697,000	1,710	7	1926	5	4,950	N	N	2111 NE 73RD ST
004	0	954720	4370	08/15/13	\$616,000	\$634,000	1,740	7	1940	5	6,630	N	N	7331 20TH AVE NE
004	0	954720	5150	12/03/13	\$635,000	\$639,000	1,752	7	1925	5	3,060	N	N	7356 16TH AVE NE
004	0	288770	0876	04/18/12	\$378,000	\$429,000	1,770	7	1985	3	3,325	N	N	8241 20TH AVE NE
004	0	297980	0070	08/03/12	\$485,000	\$538,000	1,790	7	2001	4	3,798	N	N	7724 14TH AVE NE
004	0	717780	0045	11/15/13	\$825,000	\$833,000	1,870	7	1925	5	5,700	N	N	7300 RAVENNA AVE NE
004	0	682010	0070	12/27/13	\$529,000	\$530,000	1,940	7	1926	4	5,040	N	N	1620 NE 75TH ST
004	0	716920	0075	10/23/12	\$542,000	\$592,000	1,950	7	1910	4	6,120	N	N	6537 23RD AVE NE
004	0	288770	3400	08/26/11	\$604,000	\$719,000	1,990	7	1928	4	3,800	N	N	7741 19TH AVE NE
004	0	954720	3465	08/07/13	\$785,000	\$809,000	2,020	7	1925	4	5,100	N	N	7055 18TH AVE NE
004	0	954720	0990	03/14/12	\$675,000	\$771,000	2,020	7	1921	5	4,080	N	N	6533 19TH AVE NE
004	0	275470	0120	07/28/13	\$660,000	\$681,000	2,030	7	1921	4	5,120	N	N	7017 21ST AVE NE
004	0	753730	0110	08/16/13	\$566,000	\$582,000	2,050	7	1906	3	3,800	N	N	7515 14TH AVE NE
004	0	318660	0605	04/15/12	\$605,000	\$687,000	2,140	7	1993	4	8,613	N	N	7710 RAVENNA AVE NE
004	0	525730	0065	03/04/13	\$669,999	\$712,000	2,160	7	1926	5	4,973	N	N	7717 15TH AVE NE
004	0	717530	0175	03/11/13	\$550,000	\$584,000	860	8	2013	3	5,000	N	N	7062 20TH AVE NE
004	0	954720	5255	09/07/11	\$515,000	\$611,000	930	8	1922	5	3,060	N	N	7313 17TH AVE NE
004	0	717370	0670	04/26/12	\$560,000	\$634,000	1,010	8	1947	5	4,860	N	N	6555 24TH AVE NE
004	0	682010	0285	02/02/12	\$560,000	\$645,000	1,100	8	1955	4	7,602	N	N	1617 NE 77TH ST
004	0	717730	0045	01/09/13	\$400,000	\$430,000	1,170	8	1954	5	6,120	N	N	7532 RAVENNA AVE NE
004	0	318760	0155	11/28/11	\$384,500	\$449,000	1,200	8	1939	3	5,135	N	N	2225 NE 80TH ST
004	0	716920	0195	05/08/12	\$515,000	\$582,000	1,230	8	1958	4	4,080	N	N	6537 24TH AVE NE
004	0	288770	1415	10/05/12	\$485,000	\$528,000	1,250	8	1929	4	2,850	N	N	8023 18TH AVE NE
004	0	288770	1415	02/23/12	\$460,000	\$528,000	1,250	8	1929	4	2,850	N	N	8023 18TH AVE NE
004	0	717370	0667	02/04/13	\$569,000	\$608,000	1,300	8	1956	3	4,040	N	N	6551 23RD AVE NE
004	0	726620	0105	05/10/11	\$475,000	\$578,000	1,300	8	1963	3	3,800	N	N	7529 19TH AVE NE
004	0	954720	0210	05/03/13	\$675,000	\$715,000	1,320	8	1909	5	4,080	N	N	6529 16TH AVE NE
004	0	954720	0210	05/21/12	\$635,000	\$715,000	1,320	8	1909	5	4,080	N	N	6529 16TH AVE NE
004	0	288770	1620	01/30/12	\$545,000	\$628,000	1,330	8	2011	3	4,301	N	N	8023 17TH AVE NE
004	0	716950	0110	09/19/12	\$409,000	\$450,000	1,340	8	2005	3	1,099	N	N	6521 C 25TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	0	716950	0020	04/29/11	\$390,000	\$475,000	1,340	8	2005	3	1,101	N	N	6533 B 25TH AVE NE
004	0	508140	0320	03/25/11	\$502,500	\$617,000	1,360	8	2003	3	5,000	N	N	7549 25TH AVE NE
004	0	717220	0096	11/01/13	\$580,000	\$587,000	1,440	8	1931	4	3,600	N	N	2017 NE 77TH ST
004	0	717780	0005	10/16/13	\$450,000	\$457,000	1,450	8	1976	3	2,945	N	N	7332 RAVENNA AVE NE
004	0	954720	5560	03/26/12	\$365,000	\$416,000	1,480	8	1931	3	3,500	N	N	1509 NE 75TH ST
004	0	726620	0020	05/11/11	\$490,000	\$596,000	1,480	8	1927	3	4,119	N	N	7515 18TH AVE NE
004	0	716950	0040	01/18/11	\$387,000	\$481,000	1,500	8	2005	3	1,741	N	N	6533 D 25TH AVE NE
004	0	954720	3740	03/22/12	\$427,500	\$488,000	1,503	8	1929	3	4,080	N	N	7057 19TH AVE NE
004	0	726620	0075	12/11/12	\$450,000	\$487,000	1,510	8	1929	4	3,393	N	N	1816 NE 75TH ST
004	0	954720	1310	10/18/13	\$569,000	\$578,000	1,530	8	1930	3	4,590	N	N	6511 20TH AVE NE
004	0	288770	3185	03/12/13	\$500,000	\$531,000	1,550	8	1932	4	2,946	N	N	1707 NE 80TH ST
004	0	318660	0105	06/17/11	\$569,000	\$687,000	1,550	8	1930	5	4,604	N	N	8019 21ST AVE NE
004	0	318660	0160	11/13/12	\$500,000	\$544,000	1,570	8	1931	3	3,900	N	N	2010 NE 80TH ST
004	0	318660	0275	02/03/12	\$427,500	\$492,000	1,580	8	1930	3	5,116	N	N	7723 21ST AVE NE
004	0	682010	0135	01/24/13	\$544,500	\$583,000	1,590	8	1931	4	5,040	N	N	1523 NE 76TH ST
004	0	954720	4350	04/13/12	\$580,000	\$659,000	1,610	8	1940	5	5,100	N	N	7341 20TH AVE NE
004	0	288770	1195	03/15/12	\$650,000	\$742,000	1,640	8	2009	3	2,850	N	N	8011 19TH AVE NE
004	0	954720	4560	05/15/13	\$660,000	\$692,000	1,650	8	1929	4	6,120	N	N	7348 18TH AVE NE
004	0	717370	0659	04/04/13	\$503,000	\$581,000	1,670	8	2010	3	1,670	N	N	6544 23RD AVE NE
004	0	717370	0659	04/13/11	\$475,000	\$581,000	1,670	8	2010	3	1,670	N	N	6544 23RD AVE NE
004	0	052504	9077	04/17/13	\$580,000	\$611,000	1,680	8	1930	3	9,017	N	N	7524 12TH AVE NE
004	0	954720	1185	06/06/12	\$617,000	\$693,000	1,690	8	1929	4	4,590	N	N	6550 19TH AVE NE
004	0	954720	0940	11/15/11	\$559,000	\$654,000	1,690	8	1911	4	4,080	N	N	6555 19TH AVE NE
004	0	052504	9147	02/09/11	\$439,000	\$544,000	1,700	8	1930	3	5,100	N	N	7520 12TH AVE NE
004	0	753730	0115	02/10/12	\$570,000	\$656,000	1,720	8	1929	5	3,800	N	N	7517 14TH AVE NE
004	0	288770	3310	01/02/13	\$669,950	\$721,000	1,750	8	1936	5	4,275	N	N	7747 18TH AVE NE
004	0	275470	0020	06/28/11	\$557,000	\$671,000	1,810	8	2004	3	3,271	N	N	7019 RAVENNA AVE NE
004	0	288770	0820	12/24/12	\$615,000	\$663,000	1,850	8	1930	5	3,990	N	N	8201 20TH AVE NE
004	0	288770	1345	10/07/13	\$599,000	\$610,000	1,860	8	2013	3	4,305	N	N	8016 17TH AVE NE
004	0	288770	1541	03/21/13	\$599,000	\$635,000	1,900	8	1931	5	4,275	N	N	8020 16TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	0	954720	3610	11/07/12	\$760,000	\$827,000	1,980	8	1925	5	5,168	N	N	7002 18TH AVE NE
004	0	954720	1825	12/12/11	\$762,500	\$888,000	1,980	8	1992	4	4,590	N	N	6849 19TH AVE NE
004	0	525730	0025	04/06/11	\$505,000	\$618,000	2,040	8	1969	3	4,960	N	N	7745 15TH AVE NE
004	0	681460	0285	06/01/11	\$770,000	\$932,000	2,120	8	1927	5	4,480	N	N	7019 BROOKLYN AVE NE
004	0	954720	0930	09/22/11	\$775,000	\$917,000	2,130	8	1915	5	4,080	N	N	6557 19TH AVE NE
004	0	954720	0735	07/06/12	\$830,000	\$927,000	2,150	8	1919	5	6,120	N	N	6523 18TH AVE NE
004	0	954720	4740	12/07/12	\$800,000	\$866,000	2,280	8	1920	4	6,120	N	N	1702 NE 73RD ST
004	0	324750	0180	12/18/13	\$826,000	\$828,000	2,510	8	2007	3	3,840	N	N	6842 21ST AVE NE
004	0	318660	0440	02/04/11	\$710,000	\$880,000	1,590	9	1935	5	5,047	N	N	7748 21ST AVE NE
004	0	954720	4655	07/16/13	\$775,000	\$802,000	1,680	9	1994	3	3,060	N	N	7341 19TH AVE NE
004	0	954720	3090	07/22/13	\$670,000	\$692,000	1,720	9	1985	3	5,100	N	N	7030 16TH AVE NE
004	0	954720	1745	08/21/13	\$800,000	\$822,000	1,810	9	2013	3	6,120	N	N	6838 18TH AVE NE
004	0	288770	1980	06/13/12	\$625,000	\$701,000	1,880	9	2012	3	2,726	N	N	1516 NE 77TH ST
004	0	954720	1300	07/31/13	\$699,500	\$722,000	1,930	9	1930	5	4,590	N	N	6515 20TH AVE NE
004	0	682010	0341	12/30/13	\$765,000	\$765,000	2,080	9	2013	3	4,405	N	N	7620 15TH AVE NE
004	0	954720	4735	07/18/11	\$759,500	\$911,000	2,090	9	2007	3	3,060	N	N	1708 NE 73RD ST
004	0	288770	1340	11/18/13	\$769,000	\$776,000	2,250	9	2013	3	2,870	N	N	8018 17TH AVE NE
004	0	954720	2425	09/05/13	\$839,000	\$859,000	2,270	9	1999	3	3,060	N	N	6843 17TH AVE NE
004	0	753730	0100	09/12/11	\$680,000	\$806,000	2,270	9	2011	3	3,800	N	N	7511 14TH AVE NE
004	0	682010	0335	05/09/11	\$629,500	\$766,000	2,280	9	2001	3	5,040	N	N	1513 NE 77TH ST
004	0	954720	2420	09/04/13	\$873,500	\$895,000	2,380	9	2007	3	3,060	N	N	6847 17TH AVE NE
004	0	716820	0095	08/23/11	\$840,000	\$1,000,000	2,570	9	2007	3	5,001	N	N	7316 21ST AVE NE
004	0	954720	1495	01/23/13	\$854,950	\$916,000	2,720	9	2012	3	4,080	N	N	6838 19TH AVE NE
004	0	275520	0115	12/13/12	\$965,000	\$1,043,000	2,800	9	2007	3	6,394	N	N	6804 20TH AVE NE
004	0	000900	0050	11/08/12	\$899,000	\$979,000	2,800	9	2012	3	3,811	N	N	7008 RAVENNA AVE NE
004	0	954720	3805	10/30/13	\$928,000	\$940,000	3,040	9	2006	3	6,120	N	N	7031 19TH AVE NE
004	0	324750	0065	10/05/12	\$914,000	\$1,002,000	3,210	9	2007	3	5,120	N	N	6831 21ST AVE NE
004	1	510140	2060	04/17/13	\$224,000	\$236,000	1,040	6	1948	4	6,757	N	N	8818 23RD AVE NE
004	1	509895	0040	02/26/13	\$279,900	\$250,000	992	7	2011	3	1,117	N	N	2130 NE 89TH ST
004	1	509895	0050	04/24/12	\$225,000	\$255,000	992	7	2011	3	768	N	N	2132 NE 89TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	1	509895	0040	04/13/12	\$219,900	\$250,000	992	7	2011	3	1,117	N	N	2130 NE 89TH ST
004	1	509895	0020	03/23/12	\$225,000	\$257,000	1,006	7	2011	3	768	N	N	2126 NE 89TH ST
004	1	509895	0030	03/14/12	\$227,000	\$259,000	1,006	7	2011	3	1,117	N	N	2128 NE 89TH ST
004	1	509895	0060	03/27/12	\$219,000	\$250,000	1,018	7	2011	3	1,046	N	N	2134 NE 89TH ST
004	1	509895	0010	03/01/12	\$227,000	\$260,000	1,018	7	2011	3	1,034	N	N	2124 NE 89TH ST
004	1	509895	0080	05/07/12	\$243,000	\$275,000	1,128	7	2011	3	1,921	N	N	2112 NE 89TH ST
004	1	509895	0120	03/14/12	\$247,500	\$283,000	1,128	7	2011	3	1,974	N	N	2120 NE 89TH ST
004	1	510140	0655	12/19/13	\$420,000	\$360,000	1,170	7	1987	3	5,744	N	N	8627 RAVENNA AVE NE
004	1	510140	0655	08/18/12	\$325,000	\$360,000	1,170	7	1987	3	5,744	N	N	8627 RAVENNA AVE NE
004	1	509895	0090	05/10/12	\$275,000	\$311,000	1,321	7	2011	3	1,636	N	N	2116 NE 89TH ST
004	1	509895	0100	04/29/12	\$279,000	\$316,000	1,321	7	2011	3	1,635	N	N	2118 NE 89TH ST
004	1	510140	0644	06/02/11	\$317,000	\$384,000	1,340	7	2005	3	1,339	N	N	8614 A 23RD AVE NE
004	1	509895	0070	03/13/12	\$265,000	\$303,000	1,391	7	2011	3	1,049	N	N	2114 NE 89TH ST
004	1	509895	0110	05/28/12	\$266,000	\$299,000	1,404	7	2011	3	1,062	N	N	2122 NE 89TH ST
004	1	510140	0647	11/28/12	\$320,000	\$347,000	1,550	7	1965	3	6,380	N	N	2313 NE 88TH ST
004	1	510140	0745	09/04/12	\$344,950	\$380,000	1,670	7	2012	3	2,486	N	N	8623 23RD AVE NE
004	1	510140	0747	08/31/12	\$325,000	\$359,000	1,670	7	2012	3	1,323	N	N	8619 23RD AVE NE
004	1	510140	0746	08/28/12	\$340,000	\$375,000	1,670	7	2012	3	1,628	N	N	8621 23RD AVE NE
004	1	510140	2070	06/07/13	\$569,250	\$594,000	3,420	7	1965	3	5,413	N	N	8800 23RD AVE NE
004	1	510140	2002	06/21/12	\$427,500	\$479,000	3,570	7	1972	3	6,720	N	N	8821 23RD AVE NE
004	2	952810	2160	05/28/13	\$360,000	\$376,000	660	6	1910	3	4,635	N	N	915 NE 70TH ST
004	2	913810	0220	11/05/12	\$370,000	\$403,000	810	6	1911	5	3,000	N	N	913 NE 73RD ST
004	2	365870	0390	07/26/13	\$545,800	\$564,000	900	7	1912	5	3,060	N	N	1019 NE 69TH ST
004	2	913810	0236	06/28/12	\$460,000	\$514,000	940	7	1907	4	4,000	N	N	903 NE 73RD ST
004	2	365870	0395	08/01/13	\$465,000	\$480,000	1,000	7	1911	4	3,060	N	N	1017 NE 69TH ST
004	2	913710	2010	05/25/11	\$300,000	\$364,000	1,070	7	1939	3	3,500	Y	N	7000 8TH AVE NE
004	2	952810	2675	05/03/13	\$430,000	\$452,000	1,140	7	1924	3	3,700	N	N	835 NE 68TH ST
004	2	913710	1226	03/13/13	\$370,000	\$393,000	1,360	7	1907	5	2,026	N	N	923 NE 72ND ST
004	2	671670	0160	05/11/11	\$472,700	\$575,000	1,420	7	1907	4	3,000	N	N	1021 NE 72ND ST
004	2	913710	1131	09/23/11	\$470,000	\$556,000	1,480	7	1900	4	5,500	Y	N	810 NE 72ND ST

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
004	2	365870	0530	02/22/12	\$320,000	\$367,000	1,560	7	1925	3	4,590	N	N	1009 NE 70TH ST
004	2	365870	0380	05/06/13	\$622,500	\$653,000	2,040	7	1910	4	4,080	N	N	1023 NE 69TH ST
004	2	952810	2125	07/31/12	\$485,000	\$539,000	2,320	7	1901	4	6,180	N	N	836 NE 69TH ST
004	2	952810	2854	12/17/12	\$327,500	\$354,000	1,200	8	2007	3	1,484	N	N	825 B NE 67TH ST
004	2	952810	2850	09/01/12	\$355,000	\$392,000	1,280	8	2007	3	1,602	N	N	823 a NE 67TH ST
004	2	671670	0370	05/01/12	\$568,000	\$643,000	1,630	8	1912	5	4,500	N	N	1018 NE 72ND ST
004	2	952810	3050	06/14/13	\$672,000	\$700,000	1,790	8	1910	4	4,636	N	N	831 NE 66TH ST
004	2	671670	0292	09/12/13	\$650,000	\$658,000	1,830	8	2010	3	3,000	N	N	1101 NE 73RD ST
004	2	671670	0292	07/29/11	\$549,950	\$658,000	1,830	8	2010	3	3,000	N	N	1101 NE 73RD ST
004	2	913710	1121	09/04/13	\$595,000	\$609,000	1,960	8	1911	4	5,200	Y	N	802 NE 72ND ST
004	2	671670	0368	01/11/13	\$705,000	\$757,000	2,124	9	2012	3	3,000	N	N	1016 NE 72ND ST
005	0	565260	0400	11/19/13	\$330,000	\$333,000	640	6	1940	4	5,560	N	N	3007 NE 95TH ST
005	0	510140	4256	07/09/13	\$275,000	\$285,000	660	6	1949	3	3,520	N	N	2326 NE 92ND ST
005	0	792010	0110	09/24/12	\$343,000	\$377,000	720	6	1925	4	5,250	N	N	6837 27TH AVE NE
005	0	549970	0058	10/21/13	\$393,000	\$399,000	780	6	1947	3	2,691	N	N	7039 33RD AVE NE
005	0	717020	0090	12/14/12	\$367,000	\$397,000	780	6	1927	3	3,800	N	N	7019 34TH AVE NE
005	0	510140	4244	06/27/11	\$256,000	\$308,000	820	6	1951	4	7,293	N	N	2308 NE 92ND ST
005	0	536320	0266	10/27/11	\$359,500	\$422,000	880	6	1937	3	5,029	N	N	3039 NE 90TH ST
005	0	510140	2479	11/09/12	\$318,500	\$347,000	1,000	6	1911	3	5,389	N	N	9112 23RD AVE NE
005	0	565260	0782	03/24/12	\$426,000	\$486,000	1,020	6	2011	3	8,353	N	N	2701 NE 91ST ST
005	0	565260	0445	07/27/12	\$265,000	\$295,000	1,110	6	1926	3	5,016	N	N	9417 32ND AVE NE
005	0	565260	0165	10/03/12	\$365,000	\$400,000	750	7	1993	3	2,600	N	N	9112 32ND AVE NE
005	0	921290	0645	10/14/12	\$464,000	\$508,000	780	7	1942	5	6,000	N	N	3141 NE 82ND ST
005	0	921290	0105	06/22/12	\$365,000	\$409,000	810	7	1942	3	6,000	N	N	8010 30TH AVE NE
005	0	921290	0870	02/01/13	\$415,000	\$444,000	820	7	1941	3	6,000	N	N	3304 NE 80TH ST
005	0	921290	0900	02/22/12	\$259,975	\$298,000	820	7	1941	3	6,801	N	N	3416 NE 80TH ST
005	0	921290	0255	11/17/11	\$350,000	\$409,000	820	7	1942	3	6,000	N	N	3159 NE 85TH ST
005	0	921290	0305	03/10/11	\$426,000	\$524,000	820	7	1942	4	6,000	N	N	3134 NE 84TH ST
005	0	864150	0267	08/06/13	\$275,000	\$283,000	830	7	2005	3	1,305	N	N	9125 23RD AVE NE
005	0	717020	0100	04/12/12	\$502,000	\$570,000	840	7	1929	5	3,800	N	N	7025 34TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
005	0	921290	0950	08/15/13	\$463,000	\$476,000	860	7	1941	4	6,900	N	N	8110 34TH AVE NE
005	0	043900	0495	10/19/12	\$305,000	\$333,000	860	7	1951	3	6,000	N	N	2723 NE 87TH ST
005	0	921290	0630	09/23/11	\$420,000	\$497,000	870	7	1942	4	6,000	N	N	3121 NE 82ND ST
005	0	921290	0115	05/17/12	\$475,000	\$536,000	880	7	1942	4	6,000	N	N	8409 31ST AVE NE
005	0	921290	0150	09/13/11	\$495,000	\$587,000	880	7	1942	5	6,000	N	N	8209 31ST AVE NE
005	0	332750	0070	07/16/11	\$466,000	\$559,000	880	7	1947	3	8,280	Y	N	2571 NE 83RD ST
005	0	921440	0055	07/11/13	\$511,000	\$529,000	890	7	1947	3	5,724	N	N	7225 27TH AVE NE
005	0	921290	0695	12/17/12	\$494,000	\$533,000	890	7	1942	3	6,000	N	N	3122 NE 81ST ST
005	0	921440	0010	09/23/11	\$335,000	\$396,000	890	7	1947	4	5,184	N	N	7269 27TH AVE NE
005	0	921290	0185	12/27/13	\$520,000	\$521,000	900	7	1942	5	6,000	N	N	8101 31ST AVE NE
005	0	536320	0179	08/14/13	\$406,000	\$418,000	900	7	1947	3	7,798	N	N	3011 NE 87TH ST
005	0	921440	0300	06/04/13	\$466,000	\$486,000	910	7	1947	3	6,240	N	N	7210 28TH AVE NE
005	0	921490	0050	08/28/13	\$522,500	\$536,000	920	7	1947	4	5,033	N	N	7211 29TH AVE NE
005	0	536320	0270	04/11/11	\$309,000	\$378,000	920	7	1956	3	5,916	N	N	3028 NE 89TH ST
005	0	741020	0357	11/20/13	\$350,000	\$353,000	930	7	1996	3	1,144	N	N	6525 C 35TH AVE NE
005	0	510140	4317	05/05/13	\$411,500	\$432,000	930	7	1946	5	7,250	N	N	2318 NE 94TH ST
005	0	741020	0358	05/03/13	\$380,000	\$399,000	930	7	1996	3	1,561	N	N	6527 C 35TH AVE NE
005	0	797720	0265	08/27/12	\$570,000	\$630,000	930	7	1942	5	4,590	Y	N	7536 30TH AVE NE
005	0	565260	1431	08/13/13	\$451,000	\$464,000	960	7	1928	3	7,930	N	N	2507 NE 91ST ST
005	0	510140	2486	06/19/13	\$451,200	\$469,000	960	7	1950	4	6,235	N	N	2318 NE 91ST ST
005	0	717020	0055	12/09/11	\$501,700	\$584,000	970	7	1949	5	3,800	N	N	7014 33RD AVE NE
005	0	536320	0269	09/01/12	\$375,000	\$414,000	980	7	1942	3	6,281	N	N	3012 NE 89TH ST
005	0	717020	0040	06/13/11	\$467,000	\$564,000	980	7	1949	5	3,800	N	N	7028 33RD AVE NE
005	0	042504	9049	06/12/12	\$387,600	\$435,000	990	7	2006	3	6,342	N	N	2610 NE 65TH ST
005	0	792010	0050	01/29/13	\$375,000	\$401,000	1,000	7	1942	3	5,100	N	N	6843 26TH AVE NE
005	0	332750	0060	11/13/12	\$451,000	\$490,000	1,000	7	1947	4	8,280	Y	N	2581 NE 83RD ST
005	0	893810	0130	03/06/13	\$500,000	\$531,000	1,010	7	1937	5	4,559	N	N	6852 27TH AVE NE
005	0	921440	0150	02/28/13	\$419,500	\$446,000	1,010	7	1952	3	5,778	N	N	7234 27TH AVE NE
005	0	676920	0070	08/15/13	\$550,000	\$566,000	1,020	7	1953	3	6,426	N	N	2633 NE 82ND ST
005	0	797720	1395	07/16/13	\$625,000	\$647,000	1,020	7	1950	5	5,100	N	N	7559 34TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
005	0	797720	0505	09/20/13	\$400,000	\$408,000	1,030	7	1939	4	6,120	N	N	7542 31ST AVE NE
005	0	921540	0185	11/30/12	\$430,000	\$466,000	1,040	7	1954	3	5,100	N	N	7024 25TH AVE NE
005	0	921290	0620	03/29/11	\$412,500	\$506,000	1,050	7	1942	4	6,000	N	N	3109 NE 82ND ST
005	0	921440	0090	06/19/13	\$495,000	\$515,000	1,060	7	1947	5	6,156	N	N	7025 27TH AVE NE
005	0	921490	0075	10/25/11	\$510,000	\$599,000	1,060	7	1952	3	5,471	N	N	7266 29TH AVE NE
005	0	254570	0140	09/10/12	\$463,000	\$510,000	1,070	7	1941	3	6,343	N	N	2739 NE 89TH ST
005	0	717020	0140	06/05/12	\$595,000	\$668,000	1,070	7	1947	5	5,795	N	N	7002 34TH AVE NE
005	0	921290	0130	12/01/11	\$480,000	\$560,000	1,070	7	1942	4	6,000	N	N	8315 31ST AVE NE
005	0	921440	0395	05/27/11	\$420,000	\$509,000	1,080	7	1947	3	5,488	N	N	7031 28TH AVE NE
005	0	676920	0060	10/24/13	\$352,000	\$357,000	1,090	7	1939	3	6,000	N	N	2625 NE 82ND ST
005	0	565260	1195	05/21/13	\$348,000	\$364,000	1,090	7	1961	3	8,589	N	N	2519 NE 95TH ST
005	0	740970	0270	11/19/12	\$498,000	\$541,000	1,090	7	1926	3	4,500	N	N	6822 30TH AVE NE
005	0	565260	1105	11/16/12	\$348,000	\$378,000	1,090	7	1928	4	4,349	N	N	2507 NE 95TH ST
005	0	741020	0040	02/22/12	\$423,333	\$486,000	1,100	7	1942	3	5,376	N	N	6831 35TH AVE NE
005	0	510140	4270	11/12/12	\$363,300	\$395,000	1,110	7	1931	3	8,525	N	N	9213 25TH AVE NE
005	0	565260	0810	03/29/11	\$440,000	\$540,000	1,110	7	1974	5	7,253	N	N	2739 NE 91ST ST
005	0	536320	0076	10/09/13	\$415,000	\$422,000	1,120	7	1951	3	6,120	N	N	3222 NE 87TH ST
005	0	565260	0680	03/16/12	\$449,000	\$513,000	1,120	7	1929	5	6,240	N	N	3032 NE 91ST ST
005	0	549920	0085	06/13/13	\$400,000	\$417,000	1,130	7	1909	3	3,800	N	N	7051 34TH AVE NE
005	0	921440	0255	12/07/11	\$540,000	\$629,000	1,130	7	1947	4	6,570	N	N	7205 28TH AVE NE
005	0	740970	0320	07/26/11	\$510,000	\$611,000	1,130	7	1965	3	7,424	N	N	6843 30TH AVE NE
005	0	921490	0125	03/17/11	\$444,750	\$547,000	1,130	7	1952	3	5,332	N	N	7206 29TH AVE NE
005	0	508140	0480	06/04/13	\$469,000	\$489,000	1,140	7	1954	4	5,100	N	N	7526 26TH AVE NE
005	0	565260	1166	12/12/12	\$433,625	\$469,000	1,150	7	1955	3	6,120	N	N	9417 27TH AVE NE
005	0	254570	0145	06/22/11	\$550,000	\$663,000	1,150	7	1941	5	6,343	N	N	2745 NE 89TH ST
005	0	042504	9125	09/14/13	\$590,000	\$603,000	1,160	7	1947	4	5,500	Y	N	6534 28TH AVE NE
005	0	127930	0045	07/31/13	\$750,000	\$774,000	1,160	7	1946	5	6,000	N	N	6515 28TH AVE NE
005	0	740970	0460	05/01/12	\$610,000	\$690,000	1,160	7	1927	5	6,000	N	N	6549 31ST AVE NE
005	0	042504	9052	11/01/11	\$365,000	\$428,000	1,160	7	1921	5	7,600	N	N	2518 NE 65TH ST
005	0	127930	0090	06/15/11	\$455,000	\$549,000	1,170	7	1947	5	5,000	N	N	6502 28TH AVE NE

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Area 045 -- 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
005	0	043800	0070	03/27/13	\$690,000	\$730,000	1,180	7	1954	5	5,720	N	N	8033 28TH AVE NE
005	0	797720	0740	07/02/12	\$350,000	\$391,000	1,180	7	1950	3	5,100	N	N	7739 32ND AVE NE
005	0	508140	0450	02/06/12	\$355,000	\$409,000	1,180	7	1950	4	5,100	N	N	7519 26TH AVE NE
005	0	565260	0850	01/18/11	\$400,000	\$498,000	1,190	7	1920	4	10,585	N	N	2719 NE 92ND ST
005	0	676920	0045	08/30/13	\$442,000	\$453,000	1,200	7	1927	3	6,000	N	N	2609 NE 82ND ST
005	0	921540	0150	03/13/13	\$366,000	\$388,000	1,200	7	1970	3	5,100	N	N	7068 25TH AVE NE
005	0	043900	0085	03/11/13	\$409,000	\$434,000	1,200	7	1960	5	6,000	N	N	8528 25TH AVE NE
005	0	797720	1590	07/09/12	\$415,150	\$463,000	1,200	7	1952	3	6,120	N	N	7755 34TH AVE NE
005	0	329080	0015	10/21/11	\$450,000	\$529,000	1,200	7	1958	3	4,160	N	N	7333 33RD AVE NE
005	0	921490	0145	08/06/13	\$450,000	\$464,000	1,220	7	1952	3	6,240	N	N	7008 29TH AVE NE
005	0	792010	0075	01/03/11	\$395,000	\$493,000	1,220	7	1959	3	5,100	N	N	6842 25TH AVE NE
005	0	740970	0025	06/21/13	\$603,000	\$627,000	1,230	7	1960	3	4,000	N	N	6841 32ND AVE NE
005	0	151380	0081	11/14/11	\$515,000	\$603,000	1,230	7	1958	4	7,500	N	N	2543 NE 83RD ST
005	0	921290	0565	03/24/11	\$350,000	\$430,000	1,230	7	1942	3	6,120	N	N	3130 NE 82ND ST
005	0	254570	0115	04/25/12	\$395,000	\$447,000	1,240	7	1940	3	9,515	N	N	2715 NE 89TH ST
005	0	510140	2418	06/17/11	\$365,000	\$440,000	1,240	7	1950	4	5,381	N	N	2309 NE 91ST ST
005	0	792010	0130	03/22/12	\$483,500	\$551,000	1,250	7	1924	4	5,100	N	N	6836 26TH AVE NE
005	0	042504	9163	09/26/13	\$610,000	\$622,000	1,260	7	1955	3	7,335	N	N	7527 28TH AVE NE
005	0	797720	1215	08/11/11	\$358,950	\$428,000	1,260	7	1930	5	7,140	N	N	3302 NE 75TH ST
005	0	676920	0040	07/29/13	\$412,000	\$425,000	1,280	7	1950	3	6,609	N	N	2603 NE 82ND ST
005	0	921290	0380	03/21/13	\$580,000	\$615,000	1,280	7	1942	5	6,000	N	N	3133 NE 84TH ST
005	0	536320	0112	08/12/13	\$450,000	\$463,000	1,310	7	1945	4	6,120	N	N	3210 NE 86TH ST
005	0	043900	0437	03/21/13	\$650,000	\$689,000	1,330	7	1956	5	6,831	N	N	8618 29TH AVE NE
005	0	740970	0655	07/02/12	\$445,000	\$497,000	1,330	7	1928	3	4,000	N	N	6515 32ND AVE NE
005	0	797720	1556	09/02/11	\$450,500	\$535,000	1,330	7	1948	3	6,120	N	N	3309 NE 80TH ST
005	0	565260	0829	05/22/12	\$400,000	\$451,000	1,340	7	1952	3	7,412	N	N	9000 27TH AVE NE
005	0	510140	2151	01/21/11	\$379,000	\$471,000	1,340	7	1955	3	8,063	N	N	8907 25TH AVE NE
005	0	043900	0525	12/08/11	\$332,000	\$387,000	1,350	7	1951	3	7,643	N	N	2615 NE 87TH ST
005	0	921290	0415	09/02/11	\$520,000	\$618,000	1,350	7	1942	4	7,715	N	N	3177 NE 84TH ST
005	0	369290	0285	07/27/12	\$599,950	\$667,000	1,360	7	1939	5	5,700	N	N	6822 29TH AVE NE

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Area 045 -- 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
005	0	797720	0485	06/26/13	\$412,000	\$428,000	1,370	7	1961	3	5,610	N	N	7521 32ND AVE NE
005	0	864150	0270	08/22/13	\$323,000	\$332,000	1,377	7	2002	3	1,550	N	N	9101 B 23RD AVE NE
005	0	740970	0110	09/03/13	\$526,300	\$539,000	1,380	7	1929	3	5,000	N	N	6834 31ST AVE NE
005	0	740970	0330	10/26/12	\$493,000	\$538,000	1,380	7	1925	3	4,640	Y	N	6835 30TH AVE NE
005	0	043900	0100	11/08/11	\$399,950	\$469,000	1,380	7	1961	3	6,000	N	N	8510 25TH AVE NE
005	0	043800	0110	09/22/11	\$470,000	\$556,000	1,380	7	1958	4	5,400	Y	N	2817 NE 82ND ST
005	0	740970	0250	09/08/11	\$635,000	\$754,000	1,380	7	1924	5	5,000	N	N	6838 30TH AVE NE
005	0	332750	0020	04/12/11	\$483,000	\$591,000	1,400	7	1947	5	6,000	Y	N	2575 NE 85TH ST
005	0	043800	0130	03/29/12	\$636,000	\$724,000	1,410	7	1958	5	6,860	N	N	8032 28TH AVE NE
005	0	921290	0095	01/05/12	\$410,000	\$475,000	1,410	7	1942	3	6,000	N	N	8020 30TH AVE NE
005	0	536320	0115	12/12/11	\$450,000	\$524,000	1,430	7	1954	3	6,120	N	N	3211 NE 87TH ST
005	0	740970	0555	03/04/13	\$477,750	\$508,000	1,440	7	1924	4	4,500	N	N	6522 30TH AVE NE
005	0	921440	0445	05/10/11	\$619,500	\$753,000	1,450	7	1947	5	7,062	N	N	7002 28TH AVE NE
005	0	536320	0267	11/27/13	\$550,000	\$554,000	1,460	7	1950	5	6,034	N	N	8917 32ND AVE NE
005	0	565260	0970	02/26/13	\$415,000	\$442,000	1,500	7	1920	5	5,834	N	N	2750 NE 92ND ST
005	0	740970	0105	07/10/12	\$525,000	\$586,000	1,500	7	1928	4	4,000	N	N	6838 31ST AVE NE
005	0	536320	0110	12/22/11	\$423,100	\$492,000	1,500	7	1943	5	5,520	N	N	3238 NE 86TH ST
005	0	864150	0253	09/10/13	\$344,000	\$352,000	1,502	7	2005	3	1,477	N	N	9111 A 23RD AVE NE
005	0	815660	0085	04/24/13	\$368,000	\$387,000	1,520	7	1988	3	2,550	N	N	6816 25TH AVE NE
005	0	769710	0065	06/20/11	\$440,000	\$531,000	1,520	7	1946	4	5,910	N	N	3051 NE 86TH ST
005	0	565260	1245	10/01/12	\$386,000	\$423,000	1,530	7	1949	3	11,806	N	N	2548 NE 92ND ST
005	0	254570	0210	05/07/12	\$480,000	\$542,000	1,560	7	1939	4	9,564	N	N	2703 NE 88TH ST
005	0	815660	0145	10/18/11	\$483,650	\$569,000	1,570	7	1910	4	5,100	N	N	6813 26TH AVE NE
005	0	741020	0095	08/16/12	\$725,000	\$803,000	1,580	7	1942	5	6,016	N	N	6848 34TH AVE NE
005	0	043900	0520	12/15/11	\$489,000	\$569,000	1,590	7	1951	4	6,610	N	N	2621 NE 87TH ST
005	0	741020	0165	09/10/12	\$500,000	\$551,000	1,610	7	1941	3	6,400	N	N	6819 34TH AVE NE
005	0	565260	0446	01/24/11	\$405,000	\$503,000	1,620	7	1957	5	5,292	N	N	3057 NE 95TH ST
005	0	536320	0242	05/20/12	\$420,000	\$473,000	1,630	7	1935	4	5,000	N	N	3015 NE 89TH ST
005	0	921290	0635	07/10/13	\$592,506	\$614,000	1,640	7	1942	3	6,000	N	N	3127 NE 82ND ST
005	0	740970	0740	05/20/13	\$565,000	\$591,000	1,680	7	1926	3	4,000	N	N	6512 31ST AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
005	0	536320	0085	05/29/13	\$389,500	\$407,000	1,700	7	1936	3	5,200	N	N	3237 NE 88TH ST
005	0	151380	0181	05/13/13	\$593,300	\$622,000	1,810	7	1986	3	6,137	N	N	2521 NE 83RD ST
005	0	797720	1340	10/02/12	\$605,000	\$663,000	1,850	7	1947	5	5,100	N	N	7541 34TH AVE NE
005	0	369290	0255	05/23/12	\$648,000	\$730,000	1,870	7	1910	5	5,000	N	N	6823 29TH AVE NE
005	0	565260	0235	08/14/13	\$666,750	\$686,000	1,897	7	1928	5	10,578	N	N	3242 NE 92ND ST
005	0	741020	0225	06/20/13	\$700,000	\$728,000	1,920	7	1939	5	6,144	N	N	6830 32ND AVE NE
005	0	741020	0345	06/10/11	\$380,000	\$459,000	1,920	7	1942	3	5,307	N	N	6535 35TH AVE NE
005	0	797720	0031	03/29/12	\$650,000	\$740,000	1,960	7	1947	5	6,120	N	N	3015 NE 80TH ST
005	0	369290	0125	06/03/11	\$446,650	\$541,000	2,020	7	1908	3	5,000	N	N	6827 28TH AVE NE
005	0	043900	0275	12/03/12	\$475,000	\$514,000	2,030	7	1951	5	6,000	N	N	2613 NE 90TH ST
005	0	797720	1290	07/02/13	\$780,000	\$809,000	2,120	7	1948	5	5,100	N	N	7525 34TH AVE NE
005	0	042504	9046	01/17/12	\$660,000	\$763,000	2,430	7	1946	5	5,214	N	N	6543 26TH AVE NE
005	0	254570	0110	12/20/11	\$434,600	\$505,000	2,430	7	1940	4	9,669	N	N	2701 NE 89TH ST
005	0	741020	0412	09/01/11	\$249,000	\$296,000	830	8	2003	3	1,404	N	N	6516 A 34TH AVE NE
005	0	127930	0150	11/01/13	\$419,000	\$424,000	1,000	8	1950	3	5,700	N	N	6502 29TH AVE NE
005	0	042504	9173	04/19/12	\$302,000	\$342,000	1,070	8	2003	3	1,845	N	N	2512 A NE 65TH ST
005	0	741020	0351	03/18/13	\$430,000	\$456,000	1,090	8	2005	3	1,117	N	N	6531 A 35TH AVE NE
005	0	741020	0426	02/02/12	\$357,500	\$412,000	1,090	8	2001	3	1,184	N	N	6534 C 34TH AVE NE
005	0	565260	1290	07/09/12	\$522,000	\$582,000	1,160	8	1936	5	10,037	N	N	2505 NE 92ND ST
005	0	921540	0225	06/06/13	\$515,000	\$537,000	1,250	8	1960	3	6,000	N	N	7209 26TH AVE NE
005	0	510140	2140	04/16/13	\$560,000	\$590,000	1,260	8	1957	4	4,968	N	N	8711 25TH AVE NE
005	0	740970	0035	02/19/13	\$529,000	\$564,000	1,270	8	1950	4	4,000	N	N	6833 32ND AVE NE
005	0	127930	0140	09/20/12	\$480,000	\$528,000	1,310	8	1950	3	5,700	N	N	6512 29TH AVE NE
005	0	921540	0275	07/23/13	\$659,200	\$681,000	1,320	8	1961	4	6,400	N	N	7005 26TH AVE NE
005	0	921540	0355	11/21/12	\$525,000	\$570,000	1,320	8	1962	3	6,944	N	N	7028 26TH AVE NE
005	0	797720	0545	07/16/13	\$455,500	\$471,000	1,370	8	1951	3	5,100	N	N	7541 32ND AVE NE
005	0	043920	0050	05/15/13	\$747,000	\$783,000	1,400	8	1959	4	6,720	N	N	7757 29TH AVE NE
005	0	797720	1840	04/21/11	\$379,000	\$463,000	1,400	8	1965	3	4,590	N	N	7553 35TH AVE NE
005	0	510140	0603	03/30/11	\$388,000	\$476,000	1,430	8	1978	3	6,838	N	N	8519 25TH AVE NE
005	0	921540	0280	11/15/13	\$522,000	\$527,000	1,460	8	1967	3	6,608	N	N	2601 NE 75TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
005	0	740970	0610	11/07/11	\$514,000	\$603,000	1,500	8	1928	3	5,300	N	N	6541 32ND AVE NE
005	0	043900	0070	07/19/13	\$625,000	\$646,000	1,540	8	1958	5	6,783	N	N	8608 25TH AVE NE
005	0	329080	0065	09/25/11	\$515,000	\$609,000	1,540	8	1957	4	5,150	N	N	7336 33RD AVE NE
005	0	797720	1765	04/15/13	\$677,000	\$714,000	1,550	8	1912	5	4,594	N	N	7704 34TH AVE NE
005	0	864150	0195	10/09/12	\$418,500	\$458,000	1,559	8	2005	3	2,520	N	N	9135 B 23RD AVE NE
005	0	043920	0045	07/19/13	\$795,000	\$822,000	1,580	8	1959	5	6,900	N	N	7753 29TH AVE NE
005	0	921540	0220	02/22/11	\$520,000	\$642,000	1,580	8	1960	5	6,000	N	N	7215 26TH AVE NE
005	0	043900	0455	05/03/11	\$499,900	\$609,000	1,590	8	1951	5	5,594	N	N	8611 30TH AVE NE
005	0	127930	0100	09/25/13	\$637,500	\$650,000	1,610	8	1952	4	6,000	N	N	6511 29TH AVE NE
005	0	740970	0100	08/08/11	\$645,550	\$771,000	1,680	8	1928	5	4,000	N	N	6842 31ST AVE NE
005	0	227900	0085	02/01/13	\$561,000	\$600,000	1,700	8	1948	3	8,025	N	N	7010 31ST AVE NE
005	0	797720	1706	07/15/13	\$390,000	\$404,000	1,720	8	1917	3	6,840	N	N	7721 35TH AVE NE
005	0	043900	0005	12/23/13	\$550,000	\$551,000	1,730	8	1929	3	6,129	N	N	8921 25TH PL NE
005	0	042504	9130	05/02/11	\$470,000	\$572,000	1,750	8	1949	3	6,700	Y	N	6549 29TH AVE NE
005	0	740970	0355	12/03/12	\$710,000	\$769,000	1,770	8	2007	3	6,429	N	N	6811 30TH AVE NE
005	0	510140	4353	11/03/11	\$469,000	\$550,000	1,830	8	1989	4	5,502	N	N	9413 25TH AVE NE
005	0	740970	0085	11/15/12	\$830,000	\$902,000	1,860	8	1928	5	4,000	N	N	6852 31ST AVE NE
005	0	740970	0440	01/25/13	\$610,000	\$654,000	1,890	8	1938	3	6,960	N	N	6501 30TH AVE NE
005	0	604940	0105	08/21/12	\$500,000	\$553,000	1,890	8	1925	3	7,695	N	N	2808 NE 82ND ST
005	0	042504	9061	05/27/11	\$480,000	\$582,000	1,920	8	1987	3	4,950	N	N	6546 27TH AVE NE
005	0	740970	0155	02/23/11	\$640,000	\$790,000	1,930	8	1928	5	5,100	N	N	6857 31ST AVE NE
005	0	227900	0090	04/22/13	\$735,000	\$774,000	2,060	8	1948	4	8,560	N	N	7018 31ST AVE NE
005	0	893810	0015	08/01/11	\$645,000	\$771,000	2,070	8	1941	4	8,000	N	N	6842 29TH AVE NE
005	0	797720	0315	06/14/11	\$665,000	\$803,000	2,090	8	2004	3	3,060	Y	N	7518 30TH AVE NE
005	0	510140	2187	12/05/12	\$705,000	\$751,000	2,120	8	2011	3	6,001	N	N	2381 NE 90TH ST
005	0	510140	2187	03/09/11	\$610,000	\$751,000	2,120	8	2011	3	6,001	N	N	2381 NE 90TH ST
005	0	510140	4249	10/25/13	\$630,000	\$639,000	2,150	8	2003	3	5,171	N	N	2323 NE 94TH ST
005	0	740970	0455	11/05/13	\$915,000	\$926,000	2,330	8	1924	5	5,100	N	N	6555 31ST AVE NE
005	0	604940	0037	06/26/13	\$760,000	\$790,000	3,390	8	1998	3	6,400	Y	N	8217 30TH AVE NE
005	0	151380	0027	10/05/11	\$579,980	\$684,000	2,030	9	2004	3	5,003	N	N	2553 NE 85TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
005	0	565260	1453	08/03/12	\$610,000	\$677,000	2,280	9	1999	3	6,158	N	N	9001 27TH AVE NE
005	0	369290	0105	01/29/13	\$805,000	\$862,000	2,700	9	2003	3	4,500	N	N	6819 28TH AVE NE
005	0	329080	0075	07/06/12	\$800,000	\$893,000	2,830	9	1951	5	5,150	N	N	7330 33RD AVE NE
005	0	565260	0625	11/01/12	\$744,500	\$811,000	2,880	9	1998	3	9,901	N	N	3039 NE 92ND ST
005	0	510140	4266	11/27/12	\$822,000	\$891,000	3,320	9	2005	3	6,380	N	N	2347 NE 94TH ST
005	0	369290	0185	05/31/13	\$1,236,500	\$1,291,000	2,310	11	2007	3	5,000	Y	N	2800 NE 68TH ST
006	0	684470	1375	02/21/12	\$323,000	\$371,000	640	6	1928	4	4,590	N	N	3516 NE 88TH ST
006	0	717630	0060	06/28/12	\$317,500	\$355,000	860	6	1947	3	6,000	N	N	4021 NE 75TH ST
006	0	684470	0045	11/14/13	\$410,000	\$414,000	930	6	2013	3	7,650	N	N	3527 NE 95TH ST
006	0	639200	3514	10/01/13	\$419,950	\$428,000	1,260	6	1930	5	5,000	N	N	7511 44TH AVE NE
006	0	521020	0385	08/19/13	\$370,000	\$380,000	1,270	6	1926	1	10,086	N	N	4247 NE 92ND ST
006	0	639200	0635	05/09/12	\$393,500	\$444,000	1,580	6	1924	4	5,700	N	N	7714 36TH AVE NE
006	0	797420	0929	12/18/13	\$400,000	\$401,000	680	7	1926	3	5,396	N	N	3516 NE 65TH ST
006	0	684470	0325	04/03/13	\$388,000	\$410,000	790	7	1943	3	6,120	N	N	3540 NE 93RD ST
006	0	639200	0514	06/13/12	\$302,000	\$339,000	790	7	1950	3	5,000	N	N	7555 37TH AVE NE
006	0	684470	0355	07/07/11	\$302,000	\$363,000	790	7	1943	4	6,916	N	N	9302 35TH AVE NE
006	0	684470	0305	05/27/11	\$372,000	\$451,000	790	7	1943	4	6,120	N	N	3528 NE 93RD ST
006	0	639200	0522	12/19/12	\$325,100	\$351,000	800	7	1951	3	5,000	N	N	7547 37TH AVE NE
006	0	044200	0160	09/16/13	\$497,500	\$508,000	810	7	1948	5	5,664	N	N	8251 42ND AVE NE
006	0	921340	0090	03/08/11	\$410,000	\$505,000	820	7	1946	4	7,750	N	N	3622 NE 84TH ST
006	0	436120	0110	08/01/13	\$433,000	\$447,000	840	7	1949	3	4,944	N	N	6824 37TH AVE NE
006	0	893510	0040	05/23/12	\$431,825	\$486,000	850	7	1945	4	6,500	N	N	6515 42ND AVE NE
006	0	044400	0130	04/30/12	\$350,000	\$396,000	850	7	1951	3	6,120	N	N	4053 NE 87TH ST
006	0	684470	2475	12/01/11	\$295,000	\$344,000	860	7	1949	3	6,630	N	N	3854 NE 87TH ST
006	0	342604	9130	10/28/13	\$455,000	\$461,000	870	7	1954	4	5,481	N	N	4506 NE 94TH ST
006	0	044300	0090	06/21/13	\$525,000	\$546,000	870	7	1949	3	12,798	N	N	8224 43RD AVE NE
006	0	543030	0150	02/11/13	\$450,250	\$481,000	870	7	2008	3	7,874	N	N	7301 39TH AVE NE
006	0	342604	9152	09/11/12	\$341,000	\$376,000	870	7	1954	3	5,799	N	N	4516 NE 94TH ST
006	0	044100	0155	08/27/12	\$465,000	\$514,000	870	7	1947	4	5,512	N	N	8039 37TH AVE NE
006	0	044200	0195	05/05/11	\$450,000	\$548,000	870	7	1948	4	5,664	N	N	8209 42ND AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
006	0	271060	0125	05/13/13	\$430,000	\$451,000	880	7	1949	4	5,883	N	N	6523 38TH AVE NE
006	0	639200	1510	12/11/12	\$483,000	\$522,000	880	7	1950	3	6,000	N	N	7715 39TH AVE NE
006	0	684470	0956	12/04/12	\$285,000	\$309,000	880	7	1979	3	6,120	N	N	9006 35TH AVE NE
006	0	639200	1830	11/15/12	\$399,950	\$435,000	890	7	1950	5	6,000	N	N	7702 39TH AVE NE
006	0	639200	0235	08/24/11	\$240,000	\$286,000	890	7	1947	2	5,200	N	N	7536 35TH AVE NE
006	0	044200	0030	11/22/13	\$515,500	\$520,000	900	7	1947	5	5,664	N	N	8226 40TH AVE NE
006	0	044100	0110	10/01/13	\$505,000	\$514,000	900	7	1947	4	5,406	N	N	8038 36TH AVE NE
006	0	924490	0222	05/20/13	\$492,277	\$515,000	900	7	1946	5	5,300	N	N	8030 40TH AVE NE
006	0	924490	0224	03/19/13	\$488,000	\$517,000	900	7	1946	5	5,300	N	N	8018 40TH AVE NE
006	0	044200	0010	12/20/12	\$430,000	\$464,000	900	7	1947	4	5,664	N	N	8250 40TH AVE NE
006	0	044100	0220	08/06/12	\$459,950	\$510,000	900	7	1947	4	6,148	N	N	8018 37TH AVE NE
006	0	639200	0127	07/25/12	\$324,000	\$360,000	900	7	1946	3	5,000	N	N	7706 35TH AVE NE
006	0	044100	0060	10/07/11	\$490,000	\$578,000	900	7	2010	3	5,141	N	N	8045 36TH AVE NE
006	0	601550	0005	09/27/11	\$475,000	\$561,000	900	7	1947	4	6,000	N	N	8227 38TH AVE NE
006	0	507140	0330	07/11/11	\$395,000	\$474,000	900	7	1946	4	6,000	N	N	4048 NE 88TH ST
006	0	043000	0245	06/14/11	\$419,950	\$507,000	900	7	1953	3	5,618	N	N	7007 43RD AVE NE
006	0	601550	0070	10/08/13	\$470,500	\$479,000	910	7	1947	3	6,000	N	N	8216 38TH AVE NE
006	0	044100	0180	04/10/13	\$560,000	\$591,000	910	7	1947	5	5,880	N	N	8013 37TH AVE NE
006	0	568300	0059	03/19/13	\$542,500	\$575,000	910	7	1950	5	5,628	N	N	6529 44TH AVE NE
006	0	684470	2750	08/22/11	\$334,950	\$399,000	930	7	1943	4	6,120	N	N	3809 NE 89TH ST
006	0	684470	2740	06/09/11	\$320,500	\$387,000	930	7	1943	3	6,120	N	N	3803 NE 89TH ST
006	0	797420	0525	12/26/13	\$457,000	\$458,000	970	7	1951	3	4,275	N	N	7024 36TH AVE NE
006	0	684470	1670	05/14/13	\$405,000	\$424,000	970	7	1941	4	5,061	N	N	3551 NE 87TH ST
006	0	221550	0080	03/06/12	\$476,000	\$545,000	970	7	1945	5	6,000	N	N	8026 38TH AVE NE
006	0	797420	0552	01/17/12	\$425,000	\$491,000	970	7	1952	3	5,040	N	N	7023 40TH AVE NE
006	0	639200	0870	09/19/12	\$464,000	\$510,000	980	7	1990	4	3,000	N	N	7759 38TH AVE NE
006	0	543030	0197	07/10/13	\$500,000	\$518,000	990	7	1960	5	4,920	N	N	3801 NE 75TH ST
006	0	684470	1205	07/20/12	\$412,500	\$459,000	990	7	1926	4	5,100	N	N	3511 NE 89TH ST
006	0	639200	0524	10/30/12	\$389,000	\$424,000	1,000	7	1951	4	5,000	N	N	7541 37TH AVE NE
006	0	639200	0195	08/02/12	\$486,000	\$540,000	1,000	7	1946	5	5,000	N	N	7703 36TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
006	0	858540	0115	01/31/12	\$325,000	\$375,000	1,010	7	1950	3	5,184	N	N	6831 37TH AVE NE
006	0	797420	0765	06/12/11	\$364,500	\$440,000	1,020	7	1941	3	6,120	N	N	6835 40TH AVE NE
006	0	521020	0191	06/21/11	\$415,000	\$500,000	1,030	7	1946	5	5,400	N	N	9416 42ND AVE NE
006	0	221550	0030	01/11/11	\$399,950	\$498,000	1,040	7	1945	3	6,300	N	N	8023 38TH AVE NE
006	0	797420	0502	09/23/13	\$540,000	\$551,000	1,050	7	1936	3	4,370	N	N	3602 NE 70TH ST
006	0	043000	0240	03/07/12	\$420,000	\$480,000	1,050	7	1953	3	5,618	N	N	4216 NE 70TH ST
006	0	684470	0395	08/15/12	\$411,000	\$455,000	1,060	7	1943	4	6,120	N	N	3520 NE 93RD ST
006	0	684470	2340	05/18/12	\$376,000	\$424,000	1,070	7	1949	3	6,120	N	N	3805 NE 87TH ST
006	0	543030	0130	12/06/11	\$530,000	\$618,000	1,070	7	1928	5	7,620	N	N	7327 39TH AVE NE
006	0	601550	0110	01/23/12	\$319,000	\$368,000	1,080	7	1947	3	6,000	N	N	8207 39TH AVE NE
006	0	639200	1880	10/03/13	\$395,000	\$402,000	1,090	7	1951	3	6,000	N	N	7515 40TH AVE NE
006	0	044400	0055	05/12/11	\$352,000	\$428,000	1,090	7	1951	3	6,552	N	N	4062 NE 87TH ST
006	0	639200	0780	05/20/11	\$402,500	\$488,000	1,100	7	1941	4	5,000	N	N	7756 36TH AVE NE
006	0	684470	3160	06/13/13	\$525,000	\$547,000	1,130	7	1955	4	5,100	N	N	3817 NE 91ST ST
006	0	044400	0315	08/06/12	\$399,000	\$443,000	1,130	7	1949	3	7,451	N	N	4220 NE 85TH ST
006	0	684470	3920	10/21/13	\$499,950	\$507,000	1,140	7	1948	3	6,120	N	N	3849 NE 95TH ST
006	0	639200	1890	03/06/13	\$377,500	\$401,000	1,140	7	1950	3	6,000	N	N	7509 40TH AVE NE
006	0	684470	1570	01/16/12	\$299,900	\$347,000	1,140	7	1941	3	5,100	N	N	3524 NE 87TH ST
006	0	684470	3020	04/30/13	\$439,000	\$461,000	1,150	7	1960	3	6,120	N	N	3820 NE 90TH ST
006	0	639200	1640	03/20/13	\$473,500	\$502,000	1,150	7	1950	4	6,000	N	N	7754 39TH AVE NE
006	0	507140	0570	10/14/13	\$404,000	\$411,000	1,160	7	1950	3	6,000	N	N	4239 NE 88TH ST
006	0	511640	0010	08/01/13	\$424,900	\$438,000	1,170	7	1947	3	9,600	N	N	9310 42ND AVE NE
006	0	568300	0109	02/25/11	\$490,000	\$605,000	1,170	7	1949	4	5,670	N	N	6521 45TH AVE NE
006	0	742070	0070	07/03/12	\$400,000	\$447,000	1,180	7	1944	4	6,270	N	N	6808 42ND AVE NE
006	0	518510	0026	08/22/11	\$507,000	\$604,000	1,180	7	1950	3	7,200	N	N	8233 38TH AVE NE
006	0	568350	0070	01/24/13	\$365,000	\$391,000	1,190	7	1951	3	4,770	N	N	7016 38TH AVE NE
006	0	043400	0011	09/15/11	\$463,000	\$549,000	1,190	7	1951	3	5,525	N	N	4011 NE 68TH ST
006	0	568350	0045	04/27/11	\$375,000	\$457,000	1,190	7	1951	3	5,217	N	N	7055 38TH AVE NE
006	0	797420	0944	05/02/12	\$501,000	\$567,000	1,200	7	1949	3	5,080	N	N	6512 36TH AVE NE
006	0	684470	2280	11/28/11	\$530,000	\$619,000	1,200	7	1947	4	6,120	N	N	3854 NE 86TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
006	0	436120	0050	03/28/13	\$515,000	\$545,000	1,210	7	1947	5	3,948	N	N	6821 36TH AVE NE
006	0	684470	3440	04/07/11	\$400,000	\$490,000	1,210	7	1953	4	4,080	N	N	3830 NE 92ND ST
006	0	568350	0055	04/24/13	\$445,000	\$468,000	1,220	7	1951	3	5,029	N	N	7002 38TH AVE NE
006	0	639200	0439	09/12/12	\$464,000	\$511,000	1,220	7	1951	5	5,000	N	N	7510 36TH AVE NE
006	0	568350	0116	05/24/11	\$365,000	\$443,000	1,220	7	1951	3	5,457	N	N	7060 38TH AVE NE
006	0	044300	0020	06/27/11	\$519,000	\$625,000	1,230	7	1949	4	5,664	N	N	8239 43RD AVE NE
006	0	684470	3030	09/13/13	\$396,000	\$405,000	1,240	7	1986	4	3,060	N	N	3824 NE 90TH ST
006	0	543030	0140	08/06/13	\$500,000	\$515,000	1,240	7	1947	4	7,620	N	N	7315 39TH AVE NE
006	0	742070	0010	12/12/12	\$415,000	\$449,000	1,240	7	1927	4	8,100	N	N	6820 40TH AVE NE
006	0	684470	0055	05/25/11	\$370,000	\$449,000	1,240	7	1956	3	6,630	N	N	3533 NE 95TH ST
006	0	684470	3825	11/07/12	\$550,000	\$599,000	1,270	7	1970	4	5,202	N	N	3824 NE 94TH ST
006	0	684470	1415	12/05/13	\$483,000	\$486,000	1,280	7	1997	3	7,650	N	N	3519 NE 88TH ST
006	0	043000	0185	05/02/13	\$640,000	\$672,000	1,280	7	1954	4	5,618	N	N	7029 42ND AVE NE
006	0	043500	0005	06/13/13	\$699,130	\$728,000	1,300	7	1950	5	6,035	N	N	6558 43RD AVE NE
006	0	684470	3305	07/09/12	\$450,000	\$502,000	1,300	7	1953	3	6,300	N	N	3835 NE 92ND ST
006	0	684470	0895	06/11/13	\$525,400	\$548,000	1,330	7	1950	4	6,120	N	N	3555 91ST AVE NE
006	0	342604	9105	05/25/12	\$374,900	\$422,000	1,330	7	1952	3	5,746	N	N	4522 NE 93RD ST
006	0	044100	0130	03/22/12	\$460,000	\$525,000	1,340	7	1947	3	5,565	N	N	8018 36TH AVE NE
006	0	684470	2620	08/16/11	\$338,000	\$403,000	1,340	7	1941	3	6,120	N	N	3820 NE 88TH ST
006	0	521020	0188	02/10/11	\$332,500	\$412,000	1,340	7	1947	3	5,400	N	N	9417 44TH PL NE
006	0	043150	0085	10/11/11	\$485,000	\$572,000	1,360	7	1955	3	6,405	N	N	4412 NE 74TH ST
006	0	639200	0475	11/15/12	\$455,975	\$496,000	1,390	7	1950	4	6,000	N	N	7521 37TH AVE NE
006	0	044400	0265	04/29/13	\$458,000	\$481,000	1,410	7	1949	3	8,063	N	N	4059 NE 86TH ST
006	0	684470	1250	01/05/12	\$342,000	\$396,000	1,420	7	1986	3	3,060	N	N	3537 NE 89TH ST
006	0	044400	0115	03/22/11	\$385,000	\$473,000	1,420	7	1950	4	6,120	N	N	4033 NE 87TH ST
006	0	543030	0160	11/20/13	\$666,500	\$672,000	1,440	7	1913	5	7,620	N	N	7308 38TH AVE NE
006	0	684470	0525	07/11/12	\$525,000	\$585,000	1,440	7	1948	4	7,651	N	N	3542 NE 92ND ST
006	0	797420	0928	11/19/13	\$505,000	\$509,000	1,450	7	1940	4	5,080	N	N	6509 36TH AVE NE
006	0	684470	0805	03/26/13	\$360,000	\$381,000	1,450	7	1949	3	4,590	N	N	3501 91ST AVE NE
006	0	684470	0385	07/27/12	\$404,000	\$449,000	1,460	7	1943	3	6,120	N	N	3516 NE 93RD ST

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
006	0	684470	0990	11/22/13	\$490,000	\$494,000	1,470	7	1929	4	5,712	N	N	3526 NE 90TH ST
006	0	639200	1935	10/31/12	\$435,000	\$474,000	1,480	7	1985	3	3,000	N	N	7510 39TH AVE NE
006	0	639200	0250	12/08/11	\$370,000	\$431,000	1,480	7	1979	3	4,500	N	N	7555 36TH AVE NE
006	0	521020	0157	02/11/13	\$454,000	\$485,000	1,570	7	1938	3	11,250	N	N	4244 NE 92ND ST
006	0	797420	0785	06/12/12	\$530,000	\$595,000	1,590	7	1951	4	3,985	N	N	6846 38TH AVE NE
006	0	684470	1730	06/11/13	\$417,000	\$435,000	1,640	7	1987	3	3,060	N	N	3552 NE 86TH ST
006	0	390810	0010	05/01/12	\$431,000	\$488,000	1,650	7	1951	4	6,000	N	N	3720 NE 74TH PL
006	0	601550	0230	03/09/12	\$514,000	\$588,000	1,770	7	1946	3	6,000	N	N	8221 40TH AVE NE
006	0	684470	0775	01/10/12	\$439,000	\$508,000	1,770	7	1953	3	6,120	N	N	3514 NE 91ST ST
006	0	639200	3660	06/13/13	\$725,000	\$755,000	1,800	7	1927	5	6,505	N	N	7519 45TH AVE NE
006	0	342604	9102	08/14/12	\$600,000	\$665,000	1,800	7	1951	5	5,871	N	N	9306 45TH AVE NE
006	0	639200	0720	06/18/13	\$630,000	\$656,000	2,110	7	1987	3	3,000	N	N	7701 37TH AVE NE
006	0	044400	0045	03/23/11	\$473,000	\$581,000	2,330	7	1951	3	6,000	N	N	4050 NE 87TH ST
006	0	044100	0145	04/04/12	\$535,000	\$609,000	900	8	1947	5	5,141	N	N	8051 37TH AVE NE
006	0	038100	0225	10/24/12	\$650,000	\$710,000	1,160	8	1952	4	6,237	N	N	6803 44TH AVE NE
006	0	038100	0060	03/19/13	\$503,100	\$533,000	1,190	8	1953	5	5,415	N	N	6854 42ND AVE NE
006	0	742070	0071	08/04/11	\$499,000	\$596,000	1,190	8	1954	4	6,270	N	N	4212 NE 68TH ST
006	0	639200	3665	03/29/12	\$465,000	\$530,000	1,200	8	1958	3	7,150	N	N	7513 45TH AVE NE
006	0	278040	0065	07/30/13	\$660,000	\$681,000	1,230	8	1972	5	6,832	N	N	7045 40TH AVE NE
006	0	043100	0060	02/21/13	\$575,000	\$613,000	1,260	8	1954	3	5,100	N	N	6559 36TH AVE NE
006	0	038100	0195	02/28/12	\$512,750	\$588,000	1,270	8	1952	3	5,841	N	N	6833 44TH AVE NE
006	0	043100	0120	05/31/13	\$575,000	\$601,000	1,280	8	1955	3	5,620	N	N	6552 37TH AVE NE
006	0	043000	0195	09/17/12	\$390,000	\$335,000	1,280	8	1953	3	5,724	N	N	4205 NE 72ND ST
006	0	043000	0195	07/11/12	\$300,000	\$335,000	1,280	8	1953	3	5,724	N	N	4205 NE 72ND ST
006	0	151660	0040	05/31/11	\$645,500	\$782,000	1,370	8	1962	3	5,992	N	N	7022 39TH AVE NE
006	0	521020	0288	12/27/13	\$530,000	\$531,000	1,380	8	1959	3	6,000	N	N	9230 41ST AVE NE
006	0	639200	2590	04/07/11	\$513,000	\$628,000	1,390	8	1978	3	6,000	N	N	7514 41ST AVE NE
006	0	521020	0485	11/13/12	\$545,000	\$593,000	1,410	8	1969	3	10,801	N	N	4503 NE 93RD ST
006	0	038100	0235	07/03/12	\$520,000	\$581,000	1,440	8	1953	3	5,940	N	N	6850 44TH AVE NE
006	0	043150	0021	12/05/13	\$499,000	\$502,000	1,450	8	1958	3	7,130	N	N	4227 NE 75TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
006	0	038100	0075	09/09/13	\$590,000	\$604,000	1,450	8	1954	3	5,723	N	N	4221 NE 70TH ST
006	0	043150	0050	07/19/13	\$550,000	\$537,000	1,480	8	1958	3	7,015	N	N	4313 NE 75TH ST
006	0	043150	0050	02/03/11	\$433,000	\$537,000	1,480	8	1958	3	7,015	N	N	4313 NE 75TH ST
006	0	521020	0276	03/12/12	\$450,000	\$514,000	1,490	8	1954	3	7,988	N	N	9215 41ST AVE NE
006	0	043150	0030	10/03/13	\$559,000	\$569,000	1,520	8	1959	3	7,015	N	N	4233 NE 75TH ST
006	0	043150	0110	06/23/11	\$603,000	\$727,000	1,550	8	1957	3	6,405	N	N	4252 NE 74TH ST
006	0	043150	0115	04/07/11	\$584,000	\$715,000	1,560	8	1957	3	6,405	N	N	4246 NE 74TH ST
006	0	521020	0146	07/08/13	\$812,000	\$842,000	1,620	8	1958	3	16,050	N	N	9223 45TH AVE NE
006	0	038100	0365	03/18/13	\$648,500	\$688,000	1,620	8	1953	4	7,134	N	N	4422 NE 68TH ST
006	0	521020	0282	05/06/13	\$600,000	\$630,000	1,670	8	1955	4	6,076	N	N	9214 41ST AVE NE
006	0	924490	0013	09/06/12	\$789,500	\$870,000	1,760	8	1953	5	14,187	N	N	8061 45TH AVE NE
006	0	639200	3875	08/16/13	\$690,000	\$710,000	1,800	8	1939	3	11,154	N	N	7717 45TH AVE NE
006	0	893510	0055	06/28/13	\$760,000	\$789,000	1,870	8	1945	5	6,885	N	N	6528 42ND AVE NE
006	0	521020	0299	08/22/13	\$600,000	\$616,000	1,910	8	1938	3	10,722	N	N	4029 NE 92ND ST
006	0	507140	0580	12/16/13	\$753,000	\$444,000	1,970	8	2013	3	6,000	N	N	4245 NE 88TH ST
006	0	924490	0020	01/29/13	\$715,000	\$765,000	2,060	8	1954	3	16,920	N	N	8241 45TH AVE NE
006	0	342604	9145	03/05/13	\$668,000	\$710,000	2,170	8	2012	3	7,757	N	N	4550 NE 94TH ST
006	0	639200	0725	08/05/13	\$677,000	\$698,000	2,180	8	2002	3	6,000	N	N	7753 37TH AVE NE
006	0	924490	0225	04/24/13	\$628,500	\$661,000	2,180	8	1996	3	5,824	N	N	8017 42ND AVE NE
006	0	684470	2580	10/27/12	\$725,000	\$791,000	2,548	8	2002	3	5,100	N	N	3825 NE 88TH ST
006	0	924490	0012	04/18/13	\$679,000	\$715,000	2,110	9	1953	3	24,000	N	N	8219 45TH AVE NE
006	0	797420	0786	10/09/12	\$715,000	\$783,000	2,140	9	2012	3	3,683	N	N	6848 38TH AVE NE
006	0	142400	0060	09/28/11	\$744,000	\$879,000	2,260	9	1964	3	7,980	Y	N	4242 NE 89TH ST
006	0	436120	0070	06/20/13	\$880,400	\$916,000	2,310	9	2000	3	4,896	N	N	6816 36TH AVE NE
006	0	521020	0403	06/24/13	\$717,500	\$746,000	2,380	9	1994	3	8,481	N	N	4229 NE 92ND ST
006	0	342604	9121	10/08/12	\$699,950	\$767,000	2,430	9	2006	3	5,555	N	N	4502 NE 94TH ST
006	0	684470	0620	02/11/11	\$545,000	\$675,000	2,680	9	2004	3	5,100	N	N	3511 NE 92ND ST
006	0	639200	3430	12/06/13	\$980,000	\$985,000	2,770	9	2006	3	6,000	N	N	7557 44TH AVE NE
006	0	797420	0516	07/02/12	\$800,000	\$894,000	2,930	9	2012	3	5,985	N	N	7007 37TH AVE NE
006	0	271060	0120	01/16/13	\$1,008,200	\$1,082,000	3,170	9	2012	3	5,883	N	N	6517 38TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 045 -- 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
006	0	142400	0100	01/12/11	\$758,500	\$945,000	1,800	10	1976	4	8,091	Y	N	4243 NE 89TH ST

Improved Sales Removed in this Physical Inspection Analysis

Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	0	052504	9114	05/24/11	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
004	0	109300	0090	03/10/11	\$402,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	0	288770	0876	12/09/11	\$265,600	FORCED SALE; EXEMPT FROM EXCISE TAX;
004	0	288770	1015	05/11/11	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	0	288770	1125	06/22/11	\$470,000	TENANT;
004	0	288770	1205	03/10/13	\$234,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
004	0	288770	1340	09/25/12	\$370,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
004	0	288770	1345	09/25/12	\$370,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
004	0	288770	1425	06/25/13	\$415,000	NO MARKET EXPOSURE;
004	0	288770	1905	08/29/13	\$35,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
004	0	288770	1985	06/15/11	\$340,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER;
004	0	288770	3420	04/08/13	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	0	297980	0025	03/16/12	\$244,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
004	0	297980	0245	09/30/13	\$566,303	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
004	0	318660	0070	09/13/12	\$82,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
004	0	318660	0345	11/27/13	\$230,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
004	0	318660	0703	09/01/11	\$260,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
004	0	318810	0445	08/20/12	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
004	0	508140	0315	09/04/13	\$310,000	MULTI-PARCEL SALE;
004	0	508140	0316	09/09/13	\$310,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR;
004	0	508140	0316	09/04/13	\$310,000	MULTI-PARCEL SALE;
004	0	682010	0210	09/21/11	\$103,335	QUIT CLAIM DEED;
004	0	717370	0507	12/14/12	\$135,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
004	0	717370	0507	04/03/12	\$94,152	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
004	0	717370	0507	04/03/12	\$94,152	PARTIAL INTEREST (1/3, 1/2, Etc.);
004	0	717370	0659	04/18/13	\$503,000	RELOCATION - SALE TO SERVICE;
004	0	717370	0663	03/04/11	\$225,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
004	0	717530	0175	09/07/12	\$271,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	0	717730	0565	10/22/12	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Sales Removed in this Physical Inspection Analysis

Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	0	717730	0565	04/01/11	\$455,000	RELOCATION - SALE TO SERVICE;
004	0	717730	0620	03/01/12	\$482,524	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
004	0	721440	0030	05/06/13	\$487,000	NO MARKET EXPOSURE;
004	0	723760	0145	03/09/12	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
004	0	723760	0170	01/05/11	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
004	0	753730	0005	12/18/12	\$378,000	SEGREGATION AND/OR MERGER;
004	0	753730	0005	08/14/12	\$402,000	SEGREGATION AND/OR MERGER;
004	0	792010	0030	09/24/12	\$255,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
004	0	954720	0895	09/06/12	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
004	0	954720	1150	10/06/11	\$321,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
004	0	954720	1690	02/28/12	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
004	0	954720	1745	01/18/13	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	0	954720	2420	08/30/13	\$873,500	RELOCATION - SALE TO SERVICE;
004	0	954720	4490	08/05/13	\$210,308	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	0	954720	4560	05/15/13	\$660,000	RELOCATION - SALE TO SERVICE;
004	0	954720	4700	06/27/12	\$550,000	NO MARKET EXPOSURE;
004	0	954720	4735	07/18/11	\$759,500	RELOCATION - SALE TO SERVICE;
004	0	954720	5610	07/13/11	\$618,000	RELOCATION - SALE TO SERVICE;
004	1	510140	0642	05/10/13	\$381,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	1	510140	0762	01/20/11	\$235,000	NON-REPRESENTATIVE SALE;
004	1	510140	2072	12/08/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	1	510140	2075	02/09/12	\$221,550	NO MARKET EXPOSURE; FORCED SALE; FINANCIAL INSTITUTION RESALE;
004	2	365870	0040	06/28/12	\$629,500	NO MARKET EXPOSURE;
004	2	671670	0370	02/16/12	\$701,000	SEGREGATION AND/OR MERGER;
004	2	671670	0741	04/26/11	\$346,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
004	2	913710	1131	09/23/11	\$470,000	RELOCATION - SALE TO SERVICE;
004	2	952810	2619	11/06/13	\$700,000	PLOTTAGE;
004	2	952810	2620	11/07/13	\$700,000	PLOTTAGE;
004	2	952810	2700	11/07/13	\$850,000	PLOTTAGE;

Improved Sales Removed in this Physical Inspection Analysis

Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	2	952810	2710	11/07/13	\$700,000	PLOTTAGE;
004	2	952810	2920	01/23/13	\$390,000	NO MARKET EXPOSURE;
004	2	952810	3045	03/29/11	\$358,000	NO MARKET EXPOSURE;
004	2	952810	3047	02/28/12	\$359,950	NO MARKET EXPOSURE;
005	0	042504	9111	03/21/12	\$131,202	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
005	0	042504	9146	04/25/11	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	043800	0130	12/30/11	\$363,000	FORCED SALE; EXEMPT FROM EXCISE TAX;
005	0	043900	0155	07/15/13	\$361,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	043900	0305	02/16/11	\$356,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	043900	0437	10/05/12	\$215,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	151380	0160	12/01/11	\$420,000	NO MARKET EXPOSURE;
005	0	329080	0100	10/12/13	\$367,500	NO MARKET EXPOSURE;
005	0	510140	2435	09/24/12	\$294,154	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
005	0	510140	4317	07/09/12	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	0	536320	0006	02/11/13	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
005	0	565260	0435	05/09/11	\$144,900	QUIT CLAIM DEED;
005	0	565260	0782	08/14/11	\$220,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
005	0	565260	1030	03/16/13	\$290,000	NON-REPRESENTATIVE SALE;
005	0	565260	1140	08/23/13	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	565260	1480	10/29/13	\$282,000	NON-REPRESENTATIVE SALE; SHORT SALE;
005	0	717020	0020	08/29/13	\$425,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
005	0	740970	0085	02/25/12	\$440,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	740970	0100	04/25/11	\$405,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	741020	0240	11/07/13	\$717,500	NO MARKET EXPOSURE;
005	0	792010	0075	01/28/13	\$186,661	SHORT SALE;
005	0	792010	0145	11/25/13	\$348,000	NO MARKET EXPOSURE;
005	0	797720	0033	01/28/13	\$578,050	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	797720	0370	07/03/13	\$450,001	FORCED SALE; EXEMPT FROM EXCISE TAX;
005	0	797720	0965	05/08/12	\$575,000	NON-REPRESENTATIVE SALE; SHORT SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	0	797720	0965	05/08/12	\$575,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
005	0	797720	1570	06/11/12	\$287,500	NO MARKET EXPOSURE;
005	0	864150	0206	03/12/12	\$170,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
005	0	893810	0115	08/28/12	\$452,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	893810	0130	01/23/13	\$35,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER;
005	0	921290	0290	03/11/11	\$575,000	NO MARKET EXPOSURE;
005	0	921290	0890	10/19/11	\$45,515	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
005	0	921290	0950	05/13/13	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	0	921440	0430	05/14/13	\$281,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
005	0	921490	0175	05/13/13	\$221,616	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
005	0	921540	0371	11/07/13	\$400,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;AND OTHER WARNINGS;
006	0	038100	0050	08/10/12	\$565,000	NO MARKET EXPOSURE;
006	0	038100	0075	08/29/13	\$535,000	RELOCATION - SALE TO SERVICE;
006	0	038100	0105	11/05/13	\$550,000	NO MARKET EXPOSURE;
006	0	043000	0115	03/08/13	\$475,000	NO MARKET EXPOSURE;
006	0	043100	0130	07/23/12	\$656,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	043150	0050	07/17/13	\$550,000	RELOCATION - SALE TO SERVICE;
006	0	043150	0245	04/11/11	\$547,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	043150	0390	06/29/11	\$487,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
006	0	043500	0005	06/13/13	\$699,130	RELOCATION - SALE TO SERVICE;
006	0	043500	0125	07/02/12	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	044100	0085	06/21/13	\$396,823	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
006	0	044300	0045	07/03/13	\$436,000	NO MARKET EXPOSURE;
006	0	044400	0115	07/01/13	\$432,000	NO MARKET EXPOSURE;
006	0	044400	0185	08/25/11	\$142,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	0	044400	0225	12/14/12	\$940,000	NO MARKET EXPOSURE;
006	0	044600	0036	08/22/12	\$580,000	NO MARKET EXPOSURE;
006	0	044600	0190	09/05/13	\$300,000	NO MARKET EXPOSURE;
006	0	221550	0080	10/19/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
006	0	278040	0010	11/12/12	\$175,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	0	342604	9078	05/04/12	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
006	0	342604	9078	06/01/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	507140	0345	10/31/12	\$463,262	QUIT CLAIM DEED;
006	0	507140	0580	06/03/13	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	507140	0866	07/06/12	\$625,000	NO MARKET EXPOSURE;
006	0	521020	0160	03/21/13	\$95,000	SEGREGATION AND/OR MERGER; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	0	521020	0236	12/09/11	\$291,000	NON-REPRESENTATIVE SALE; SHORT SALE;
006	0	521020	0279	11/26/13	\$462,990	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	0	543030	0060	08/09/12	\$55,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
006	0	543030	0100	11/22/11	\$248,195	FORCED SALE; EXEMPT FROM EXCISE TAX;
006	0	543030	0100	08/24/12	\$230,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
006	0	568300	0019	07/05/11	\$459,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	568350	0030	02/16/11	\$66,156	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
006	0	601550	0080	04/19/13	\$466,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
006	0	601550	0190	07/19/11	\$390,000	NO MARKET EXPOSURE;
006	0	639200	0850	08/19/13	\$310,000	NO MARKET EXPOSURE;
006	0	639200	1580	04/18/13	\$460,560	NO MARKET EXPOSURE;
006	0	639200	2799	06/13/11	\$535,000	NO MARKET EXPOSURE;
006	0	639200	3370	08/04/11	\$394,000	NO MARKET EXPOSURE;
006	0	639200	3680	07/25/13	\$411,000	NO MARKET EXPOSURE;
006	0	684470	0045	02/08/13	\$185,000	NO MARKET EXPOSURE;
006	0	684470	0045	04/26/13	\$237,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	684470	0180	11/14/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	684470	1640	03/29/12	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	0	684470	1930	06/05/13	\$489,500	NO MARKET EXPOSURE;
006	0	684470	2030	12/18/12	\$379,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
006	0	684470	2640	03/09/11	\$157,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	0	684470	2760	07/29/13	\$307,000	NO MARKET EXPOSURE;

Improved Sales Removed in this Physical Inspection Analysis

Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
006	0	684470	3600	09/26/12	\$470,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE;
006	0	684470	3610	09/26/12	\$470,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE;
006	0	684470	3620	04/25/13	\$35,000	SEGREGATION AND/OR MERGER;
006	0	684470	3710	03/26/13	\$321,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
006	0	684470	3890	05/07/13	\$483,500	MULTI-PARCEL SALE;
006	0	684470	3920	04/08/11	\$304,000	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
006	0	684470	3990	05/07/13	\$483,500	MULTI-PARCEL SALE;
006	0	797420	0508	07/07/11	\$20,000	EASEMENT OR RIGHT-OF-WAY;
006	0	797420	0514	09/15/11	\$100,000	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
006	0	797420	0554	06/29/11	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	0	797420	0784	10/30/12	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
006	0	797420	0785	12/20/11	\$505,000	SEGREGATION AND/OR MERGER;
006	0	797420	0820	07/02/12	\$451,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	0	885300	0055	08/27/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;

Vacant Sales Used in this Physical Inspection Analysis

Area 045

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
045	004	0	000900	0050	11/29/11	\$201,000	3,811	N	N
045	004	0	203850	0115	12/27/11	\$430,000	4,473	N	N
045	004	0	275470	0115	11/15/13	\$340,000	5,170	N	N
045	004	0	275520	0070	08/15/13	\$350,000	5,376	N	N
045	004	0	288770	1980	07/01/11	\$165,000	2,726	N	N
045	004	0	682010	0341	06/25/12	\$235,000	4,405	N	N
045	004	0	717220	0125	04/23/13	\$305,000	5,119	N	N
045	004	0	717730	0535	01/29/13	\$325,000	6,180	N	N
045	004	0	753730	0003	04/02/13	\$187,000	1,760	N	N
045	004	0	954720	1495	01/03/12	\$250,000	4,080	N	N
045	004	0	954720	1760	12/09/13	\$300,000	4,590	N	N
045	005	0	042504	9053	12/04/12	\$632,000	7,800	N	N
045	005	0	329080	0155	12/27/12	\$238,000	4,120	N	N
045	005	0	329080	0210	07/05/13	\$300,000	4,120	Y	N
045	005	0	536320	0100	10/08/13	\$329,900	6,120	N	N
045	005	0	536320	0252	04/12/13	\$336,510	8,423	N	N
045	005	0	565260	0005	02/27/13	\$235,000	5,470	N	N
045	005	0	565260	1227	02/08/11	\$210,000	7,211	N	N
045	005	0	565260	1280	07/26/11	\$310,000	8,586	N	N
045	005	0	797720	1145	04/11/12	\$389,950	6,120	N	N
045	006	0	271060	0120	01/27/12	\$303,550	5,883	N	N
045	006	0	342604	9145	04/25/12	\$137,500	7,757	N	N
045	006	0	436120	0095	12/24/12	\$300,000	7,242	N	N
045	006	0	543030	0085	12/13/12	\$305,890	7,620	N	N
045	006	0	684470	0655	10/01/13	\$300,000	5,100	N	N
045	006	0	684470	3294	10/06/11	\$140,000	6,324	N	N
045	006	0	797420	0516	04/11/11	\$245,000	5,985	N	N

Vacant Sales Removed in this Physical Inspection Analysis

Area 045

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	0	203850	0105	05/01/13	\$1,000,000	TEAR DOWN; NO MARKET EXPOSURE; MULTI-PARCEL SALE;
004	0	203850	0115	05/01/13	\$1,000,000	TEAR DOWN; NO MARKET EXPOSURE; MULTI-PARCEL SALE;
004	0	343550	0090	12/18/12	\$615,000	TEAR DOWN; MULTI-PARCEL SALE;
004	0	716820	0105	12/18/12	\$615,000	TEAR DOWN; MULTI-PARCEL SALE;
004	0	753730	0100	03/21/11	\$160,000	NON-REPRESENTATIVE SALE;
004	1	510140	0745	09/01/11	\$105,000	TEAR DOWN; MULTI-PARCEL SALE;
004	1	510140	0746	09/01/11	\$105,000	TEAR DOWN; MULTI-PARCEL SALE;
004	1	510140	0747	09/01/11	\$105,000	TEAR DOWN; MULTI-PARCEL SALE;
004	2	952810	2996	04/10/13	\$315,000	TEAR DOWN; CORPORATE AFFILIATES; SEGREGATION AND/OR MERGER;
004	2	952810	2996	10/29/13	\$580,000	PERSONAL PROPERTY INCLUDED; SEGREGATION AND/OR MERGER;
004	2	952810	2996	03/21/13	\$300,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
005	0	329080	0095	02/11/11	\$250,000	NON-REPRESENTATIVE SALE;
005	0	510140	0702	08/09/11	\$95,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
005	0	510140	4315	06/07/13	\$731,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
005	0	510140	4330	06/07/13	\$731,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
005	0	536320	0117	08/28/12	\$170,000	NON-REPRESENTATIVE SALE;
005	0	893810	0125	01/17/13	\$435,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER;
006	0	684470	3600	05/14/13	\$600,000	TEAR DOWN; MULTI-PARCEL SALE;
006	0	684470	3605	05/14/13	\$600,000	TEAR DOWN; MULTI-PARCEL SALE;
006	0	797420	0516	10/21/11	\$252,000	TEAR DOWN; CORPORATE AFFILIATES; QUIT CLAIM DEED;
006	0	885300	0060	09/20/13	\$337,500	TEAR DOWN; NO MARKET EXPOSURE;

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:
 - Diana Brown
 - New Construction Evaluation
 - Cheryl Lewis
 - New Construction Evaluation
 - Eric Myhre
 - 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:
 - Frank Lippman
 - Sales Verification
 - Appeals Response Preparation / Review
 - New Construction Evaluation



7/14/2014

Appraiser II

Date

