

Executive Summary Physical Inspection Burien/SeaTac - Area 096 Physical Inspection

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2008
Number of Improved Sales: 499
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	\$94,700	\$125,600	\$220,300			14.58%
2014 Value	\$94,100	\$155,500	\$249,600	\$271,000	93.4%	11.49%
Change	-\$600	+\$29,900	+\$29,300			
% Change	-0.6%	+23.8%	+13.3%			

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 11.49% is an improvement from the previous COD of 14.58%. 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	\$98,500	\$107,800	\$206,300
2014 Value	\$98,500	\$132,400	\$230,900
% Change	+0.0%	+22.8%	+11.9%

Number of one to three unit residences in the population: 6,761

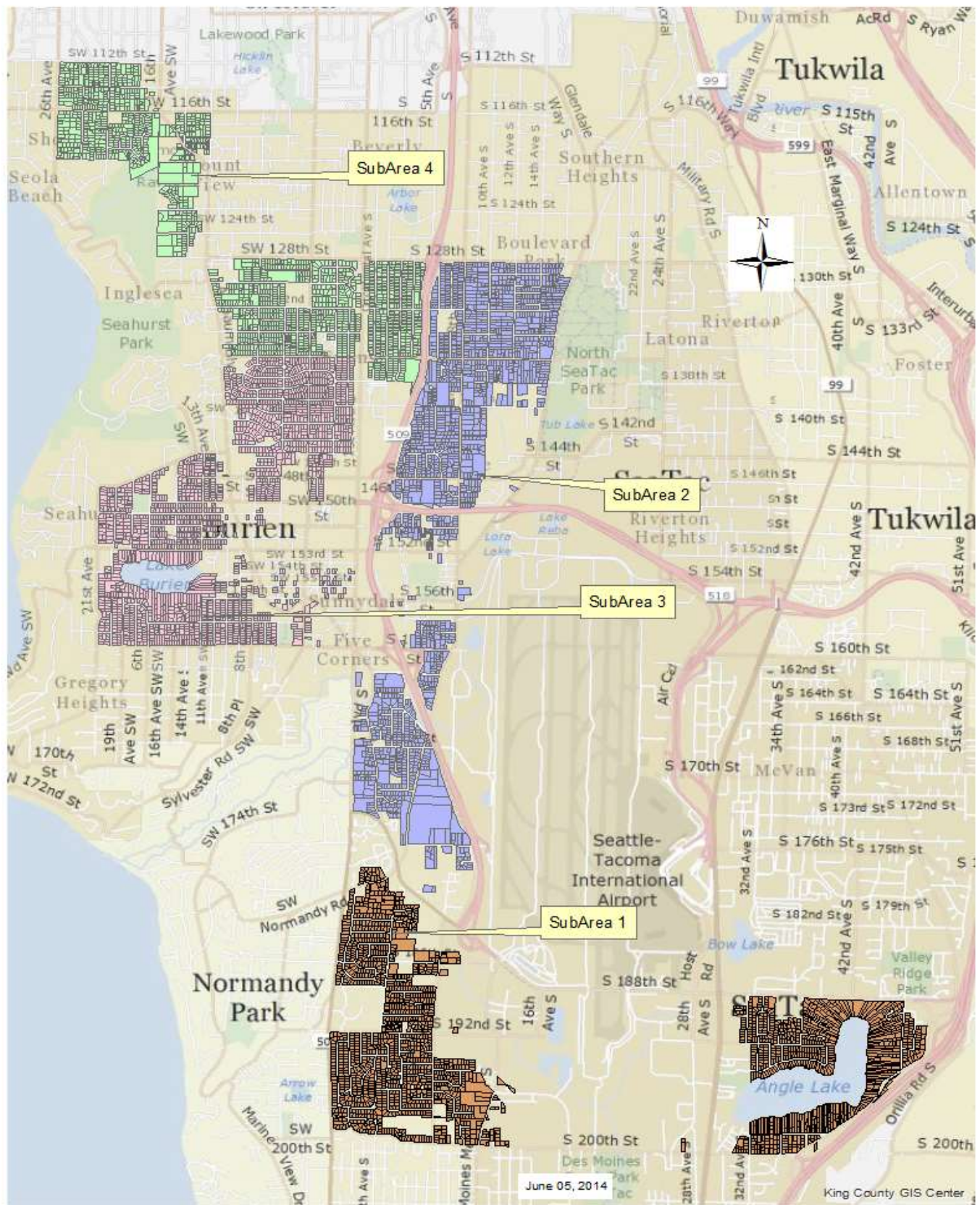
Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 096 – Macro Inserts Area Name Here, 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.

The current physical inspection analysis for Area 096 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

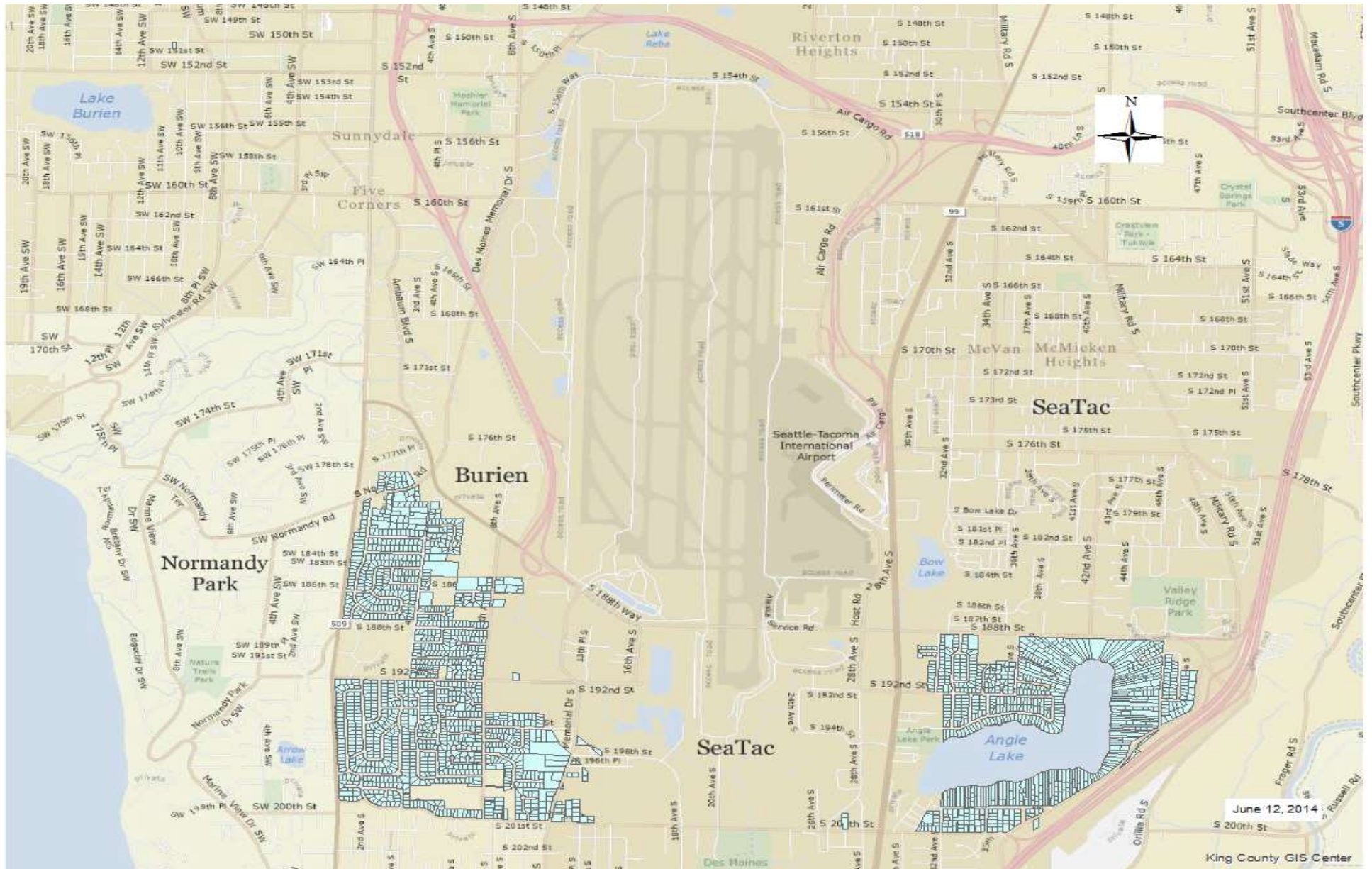
Land valuation during the previous physical inspection was established at a time when developers were buying larger tracts of land at a premium price and subdividing the tracts into multiple building sites thus affecting all properties. Since that time a significant downturn in development occurred resulting in lower land values. Currently development is beginning to recover.

Area 096 Sub Area Map



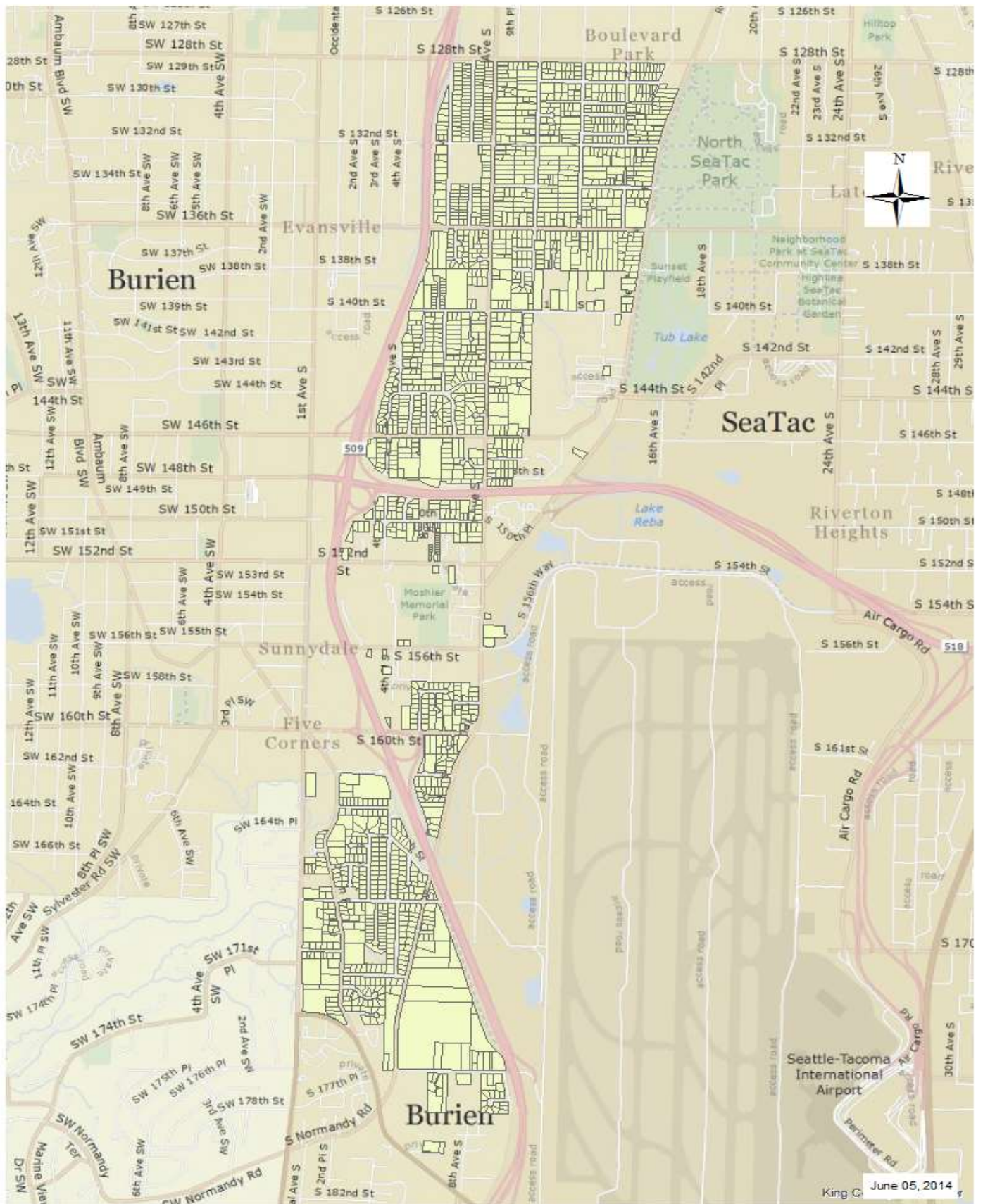
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Area 096 – Sub Area 1 Map

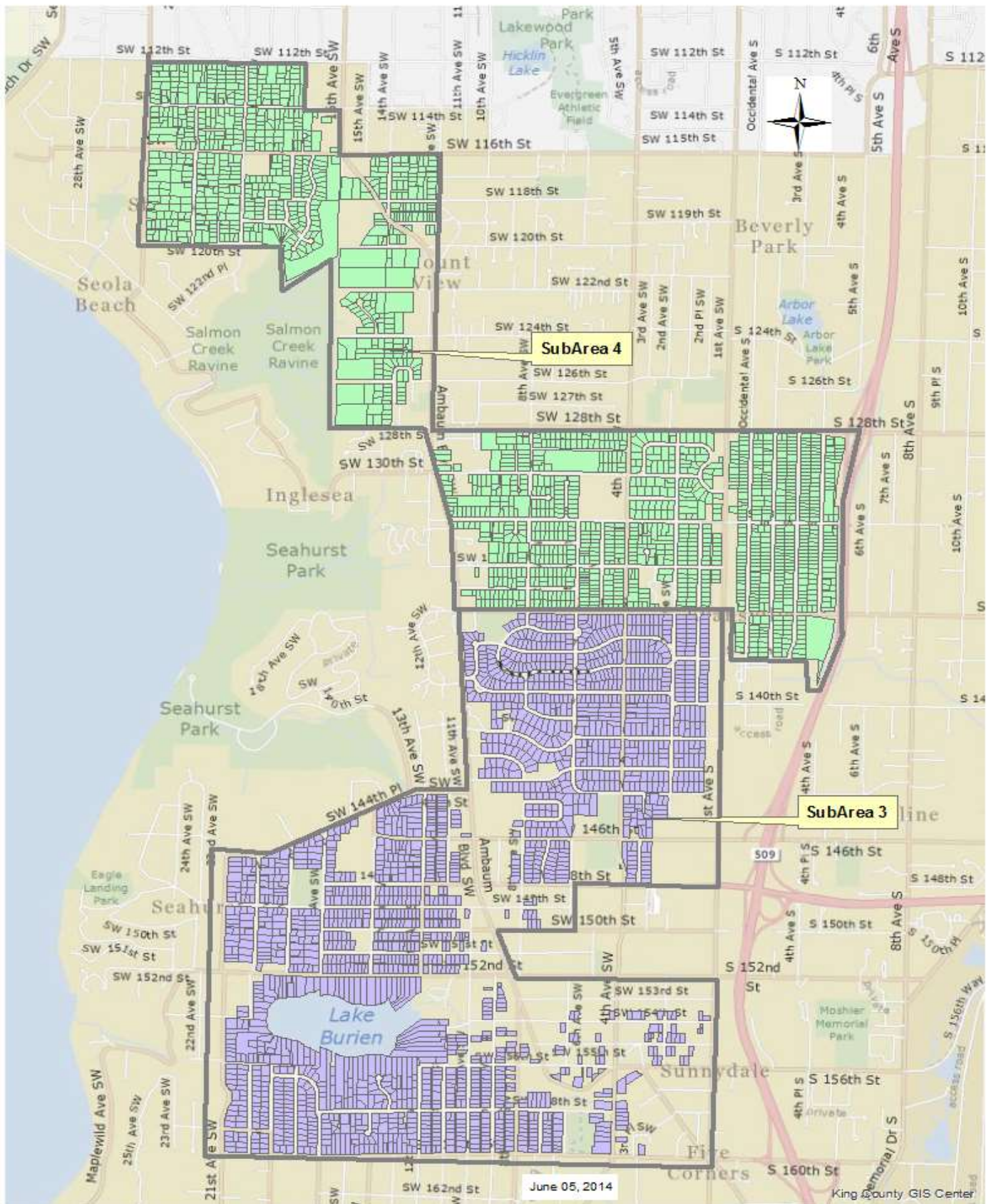


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Area 096 – Sub Area 2 Map



Area 096 – Sub Area 3 and Sub Area 4 Map



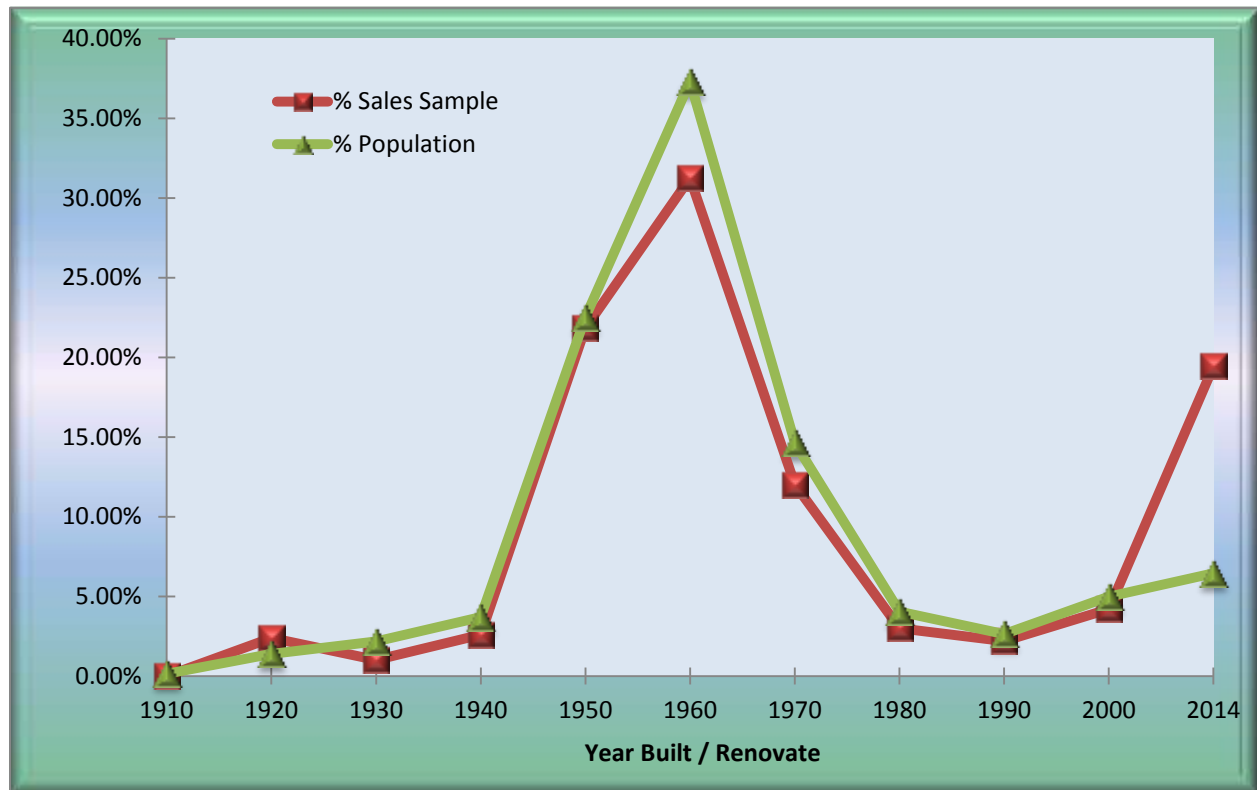
Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	12	2.40%
1930	5	1.00%
1940	13	2.61%
1950	109	21.84%
1960	156	31.26%
1970	60	12.02%
1980	15	3.01%
1990	11	2.20%
2000	21	4.21%
2014	97	19.44%
	499	

Population

Year Built/Ren	Frequency	% Population
1910	10	0.15%
1920	94	1.39%
1930	147	2.17%
1940	250	3.70%
1950	1,522	22.51%
1960	2,523	37.32%
1970	989	14.63%
1980	274	4.05%
1990	179	2.65%
2000	337	4.98%
2014	436	6.45%
	6,761	



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

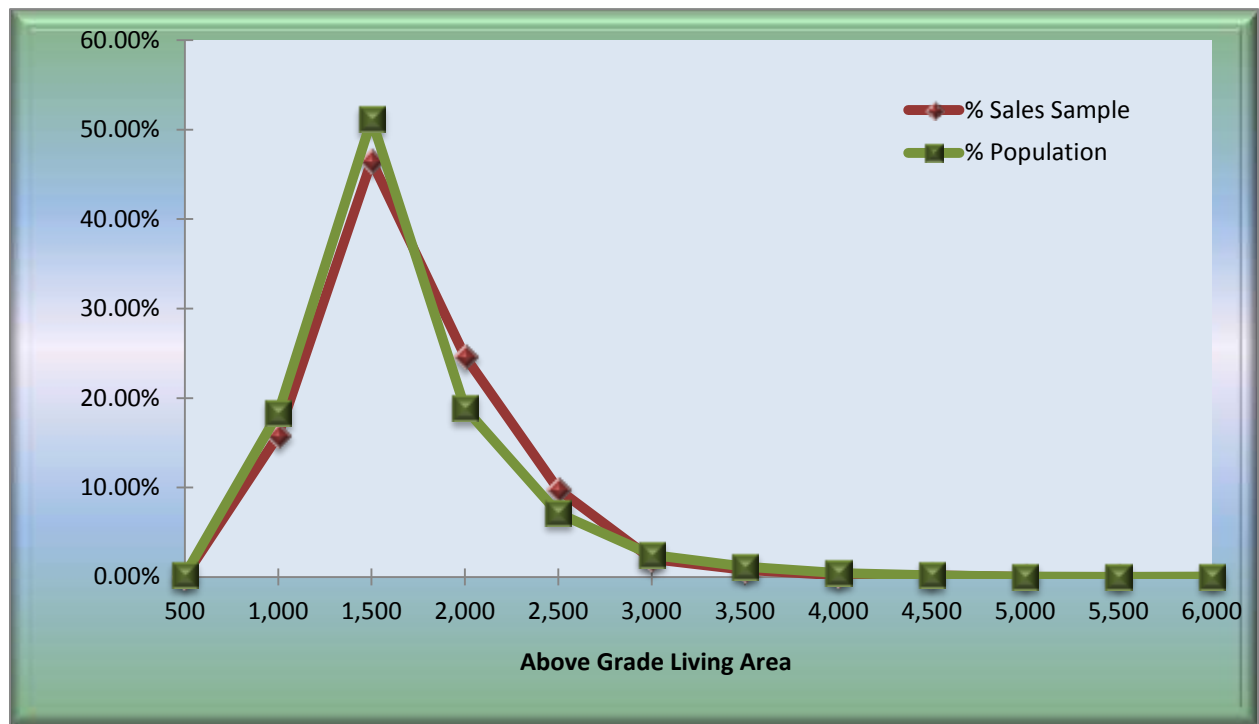
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	79	15.83%
1,500	232	46.49%
2,000	123	24.65%
2,500	49	9.82%
3,000	10	2.00%
3,500	4	0.80%
4,000	1	0.20%
4,500	1	0.20%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
499		

Population

AGLA	Frequency	% Population
500	13	0.19%
1,000	1,239	18.33%
1,500	3,460	51.18%
2,000	1,276	18.87%
2,500	482	7.13%
3,000	168	2.48%
3,500	77	1.14%
4,000	29	0.43%
4,500	12	0.18%
5,000	3	0.04%
5,500	0	0.00%
6,000	2	0.03%
6,761		



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



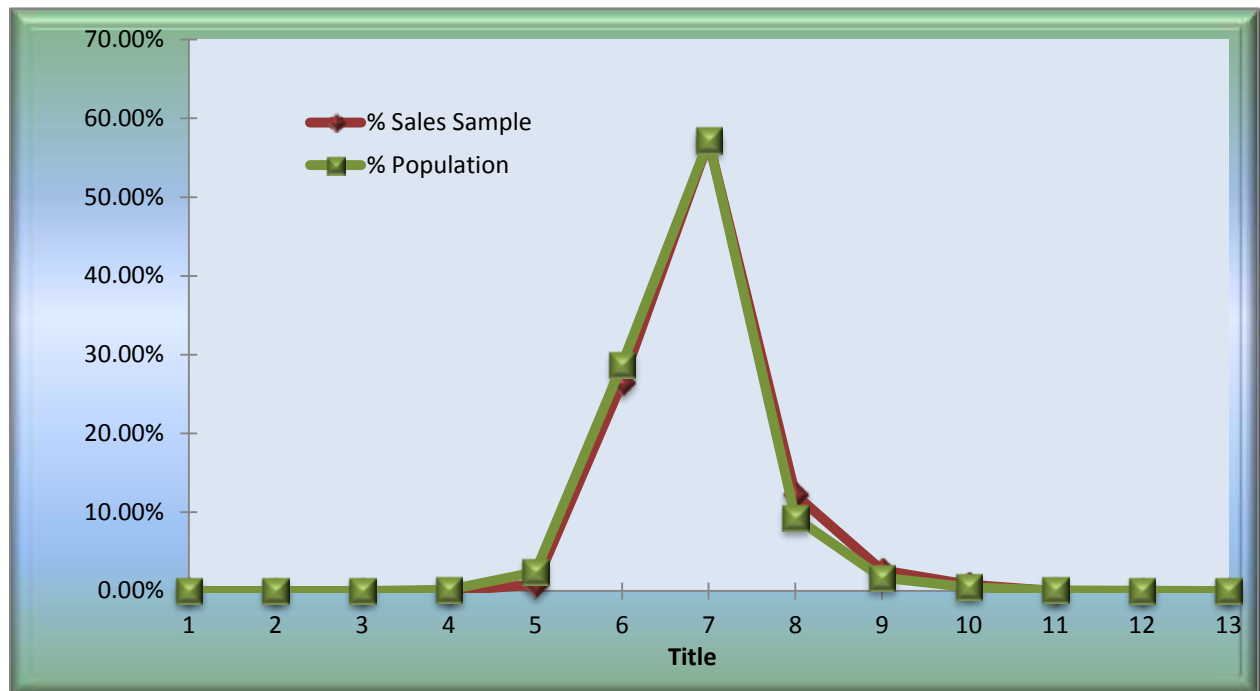
Sales Sample Representation of Population Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.80%
6	132	26.45%
7	285	57.11%
8	61	12.22%
9	13	2.61%
10	4	0.80%
11	0	0.00%
12	0	0.00%
13	0	0.00%
499		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	11	0.16%
5	162	2.40%
6	1,940	28.69%
7	3,867	57.20%
8	629	9.30%
9	115	1.70%
10	33	0.49%
11	3	0.04%
12	1	0.01%
13	0	0.00%
6,761		



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 1, 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.

- Raju Pandey – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Jennifer Lizotte – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Lorie Merlino – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Larry Swegle – 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 \$1,000 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 096 – Burien/SeaTac

Boundaries:

Area 96 is bounded on the east by Interstate 5 / SeaTac Airport and 16th Ave S., north by S. 128th St extending to S. 112th St, west by 25th Ave S. extending to 21st Ave S. and then to occidental avenue , south by SW 160th St that extending to SW 200th St.

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 096 is located in south Seattle. It includes most of the City of Burien, part of city of SeaTac and City of Des Moines. Parcels located east of International Blvd. (Angle lake neighborhood) are in the City of SeaTac. Parcels located south of S.192nd St. are in the City of Des Moines. About 5800 parcels are located in City of Burien. There are 24 Zone designations (shown under Grouping of zone designation in page 14) based on city zoning codes .

The Seattle Tacoma International Airport is also located in this area. The port of Seattle added the third runway during 2008 to reduce delays during poor weather. In order to mitigate the noise from the airplanes many of the homes received the "Port Package". This package also known as sound insulation package and is designed to reduce aircraft noise inside of homes. This package consisted of installing double or triple pane windows and increasing the insulation.

Homes in this area are affected by traffic and airplane noise. Individual properties are not coded for airport noise, as all properties within a given neighborhood are impacted equally. Parcels located around Salmon Creek ravine are affected by topography. Over 93% of the area consists of one unit, single family dwellings, most of which are grade 7 (57%). About 60% of homes in this area were built between 1940 and 1960. There are 41 townhouses. Lots of parcels are located around commercial zoned properties in subarea 2 and 3. The number of sales has increased 66% from 2011 to 2013.

Area 96 is divided into four sub areas. Subarea 1's eastern portion is within city limit of SeaTac and the western portion is within city limits of Des Moines and Burien. Tyee Valley Golf Course and Angle Lake are located in this subarea. Angle Lake is one of biggest lakes in southwest king county. This is a 10 acre lake front Park located along Pacific Highway south. Swimming, boating and fishing are some of fun activities in this lake. Public access is only at western side. This subarea has easy access to Hwy 99 and Interstate 5. Sound Transit is also extending light rail from the current SeaTac airport location to the new Angle Lake station. Most of the homes located on the eastern side of this subarea have a good view of Mount Rainier. About 28% of all Area 96 homes are located in this subarea and building quality of 71% of them is grade 7.

SubArea 2 contains the neighborhood of downtown Burien. This subarea is located west of SeaTac runway and North SeaTac Park. Many commercial establishments are located in this subarea. There is easy access to Hwy 509 and Hwy 518. It includes a new townhouse subdivision. About 22% of Area 96 homes are located in this subarea and 60% of them are grade 7.

SubArea 3 contains the neighborhood of Ambaum Blvd. and Lake Burien. Lake Burien has no Public Access. Homes in this subarea are close to Seahurst Park. This subarea has lots of commercial and government establishments and provides easy access to Hwy 509 and Hwy 518. About 26% of All Area 96 homes are located in this subarea and building quality of 41% of them are grade 7.

SubArea 4 is located north of downtown Burien, close to Beverly Park and the west Seattle neighborhood. Seola Beach is very close to this subarea. Seola beach is located by Puget Sound and has nice beach for joggers. Some of homes on the western side of subarea 4 have a good view of Puget Sound. About 23% of all Area 96 homes are located in this subarea and 55% of them are grade 7.

Area 96 has 9 different neighborhoods based on location, airport noise, traffic noise, home construction quality and condition. Neighborhood is primary factor for base land value calculation in area 96. A detail description about neighborhoods classification and characteristics is provided in page 16.

Land Valuation

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

Area 96 contains 7280 parcels and approximately 4% are vacant. Location, views, topography, lot size, airport, and traffic noise are the primary influences to land value. Due to limited vacant land sales within the three year valuation period 1/1/2011 to 1/1/2014, land sale search was expanded to include neighboring areas, which included .Area 23 (Burien), Area 24 (Tukwila/Riverton Heights) and Area 49 (Normandy Park). Those areas are in close proximity with characteristics and amenities similar to those of Area 96. Teardown sales were also analyzed as supporting evidence. 22 vacant land sales from area 96 were used for land value development.

There are 167 Angle Lake and 71 Lake Burien waterfront parcels in Area 96. Due to lack of vacant waterfront sales within the valuation period, the search for market sales of vacant parcels was expanded to include neighboring lakes, which include Star Lake and Steel Lake.

A typical non-view, non-waterfront lot with 7200 SF had a value of \$72,000 to \$107,000 based on neighborhood.

Topography adjustment

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

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

Land Model

Model Development, Description and Conclusions:

22 vacant land sales from area 96 were used to derive land value. Data on lot size, zoning, location, topography, access, utilities, and views were considered while developing the land model. The sales comparison approach and appraisal judgment was used to determine land value. Land abstraction method was used for tear down sales.

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

Land Value Model Calibration

Base Land Value		Neighborhood Adjustments	
Lot Size (Sqft.)	Single Family Zoning	Neighborhood	Base Land Value Adjustment
1	\$500	10	90% of Baseland value
500	\$49,000	20	95% of Baseland value
1,000	\$51,000	30	120% of Baseland value
1,500	\$54,000	40	100% of Baseland value
2,000	\$56,000	50	110% of Baseland value
3,000	\$61,000	60	115% of Baseland value
4,000	\$66,000	70	115% of Baseland value
5,000	\$71,000	80	125% of Baseland value
6,000	\$76,000	90	130% of Baseland value
7,000	\$81,000	Townhouse	135% of Baseland value
8,000	\$86,000	Lakefront Parcels (Angle Lake /Lake Burien) \$1,300 per Front Foot + Neighborhood Adjusted Land Value	
9,000	\$91,000		
10,000	\$96,000	Grouping of zone designation as follows: SF Zoning : UL-7200, UL-5000 (SDO), RS-7200, RS-12000, SPA-1 RC Zoning: CB ,ABC, CB-c, CI, CR, O, DC, UH-900, RM-18, RM-24, AI-1, I, UM-3600, RM-12, AI-2, PR, CC-1, CC-2, CN	
12,000	\$101,000		
14,000	\$106,000		
16,000	\$111,000		
18,000	\$116,000		
20,000	\$121,000	Land value are not interpolated between square foot sizes.	
22,000	\$126,000		
24,000	\$131,000	Parcels located in Residential Commercial Zoning (RC Zoning) will be valued by adding extra 15% on single family baseland value after neighborhood adjustments.	
26,000	\$136,000		
28,000	\$140,000	For lot size greater than 72,000 SF, an additional \$2,000 was added for every 2,000 SF increase.	
30,000	\$144,000		
32,000	\$148,000		
34,000	\$152,000		
36,000	\$156,000		
38,000	\$160,000		
40,000	\$164,000		
42,000	\$168,000		
44,000	\$170,000		
46,000	\$172,000		
48,000	\$174,000		
50,000	\$176,000		
52,000	\$178,000		
54,000	\$180,000		
56,000	\$182,000		
58,000	\$184,000		
60,000	\$186,000		
62,000	\$188,000		
64,000	\$190,000		
66,000	\$192,000		
68,000	\$194,000		
70,000	\$196,000		
72,000	\$198,000		

Small lots & lots with irregular size/shape: Appraiser judgement may override any land schedule value.

Large Lots/Acreage-Developable Parcel: Land Value considers the number of potential building sites less 40-50% development cost based on historical examples and discussions with builders and developers. As always, appraiser judgement applies and there may be exception to this methodology. These type of parcels are typically handled on an individual basis.

Land Value Calculation:

Example 1:
 Zoning : RS-7200
 Neighborhood = 10
 Traffic Noise=Moderate
 Lot Size=9768 SF
 Land Value based on Land schedule for 9768 SF is \$91,000
 Neighborhood Adjustment = -0.10
 Traffic Adjustment = -0.05
 Total Adjustment = -.15
 Total land Value = 91,000*.85 =\$77,000

Example 2:
 Zoning : RS-7200
 Neighborhood = 80
 Traffic Noise=Moderate
 Lot Size= 9200 SF
 lakefront Footage = 42 FF
 Land Value based on Land schedule for 9200 SF is \$91,000
 Neighborhood Adjustment = 0.25
 Traffic Adjustment = -0.05
 Total Adjustment = .25-.05= 0.20
 Total land Value = 91,000*1.20
 =\$109,200
 Lake Front value for 42 FF is 42*1300
 =54,600
 Total land value = (109,200+54,600)
 =\$163,000

Adjustments (Apply to all base land values)	
Mt.Rainier/Olympics/Territorial/Cascade/ Other View Adjustment	
Average	5%
Good	10%
Excellent	15%

Lake View	Adjustment
Fair	10%
Average	15%
Good	20%
Excellent	25%

Traffic Noise	Adjustment
Moderate	-5%
Heavy	-10%
Extreme	-15%

Other Nuisances/Other Problems/Water Problems/Size/Shape	Adjustment
Yes	-10%

Access	Adjustment
Restricted	-30%
Legal/Undeveloped	-20%
Walk In	-20%

Topography	Adjustment
Moderate to Extreme (Code 1 through 9)	Neg 10% to neg 90%

Unbuildable	Adjustment
Yes	50%

ECA	Adjustment
Yes	80%

Wft.Access Rights /Waterfront Proximity	Adjustment
Yes	5%

Puget Sound	Adjustment
Fair	10%
Average	15%
Good	20%
Excellent	30%

Adjustments:

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

If a parcel has an excellent Angle Lake view (25%), excellent Mt. Rainier view (15%), excellent Cascade View (15%), highest of all adjustment (25%) will be applied.

Negative adjustments are accumulative. if a parcel has extreme traffic noise (-15%) and topography code 3 (-30%), baseland value of parcel will be adjusted 45% downward.

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

Water Front Access Rights and Waterfront Proximity, would be applied to non-waterfront parcels ONLY.

Neighborhood & Other Exceptions

Area 96 is divided into nine Neighborhood based on location, traffic noise, airport noise, housing type, style and construction quality

Neighborhood 10:

Nearly 8% of the parcels in area 96 are located in this neighborhood. This neighborhood includes subarea 2. The majority of single family homes were built between 1940 and 1960 (57%). They are typically Grade 7 (58%) and have easy access to grocery, downtown, shopping center and freeways. This neighborhood is located under the flight path for SeaTac international Airport. The building cost for new houses within the radius of flight path may be higher than other neighborhoods due to the noise abatement required by building code. This area is within Burien city limits.

Neighborhood 20

Located within the Burien city limits, nearly 16% of the parcels in area 96 are located in this neighborhood; it includes subarea 2 and subarea 4. Parcels located in Subarea 4 are located in the downtown Burien business core. There are a number of apartments and commercial establishments such as fast food restaurants, organic food stores and storage facilities. The majority of single family homes were built between 1940 and 1970 (71%). They are typically grade 7 (53%) and have easy access to grocery, shopping center, downtown and freeways.

Neighborhood 30

Located within the Burien city limits, nearly 16% of the parcels in area 96 are located in this neighborhood. This neighborhood includes subarea 3. This neighborhood is more desirable due to its proximity to Seahurst Park, Puget Sound and Normandy Park. It surrounds Lake Burien but does not include waterfront properties. This neighborhood is adjacent to downtown stores, public library, condominiums and commercial mixed used buildings; it also includes a number of apartments and commercial establishments. The majority of single family homes were built between 1940 and 1970 (65%). They are typically grade 7 (55%) and have easy access to grocery, shopping center, downtown and freeways.

Neighborhood 40

Nearly 25% of the parcels in area 96 are located in this neighborhood, which includes subarea 3 and subarea 4. This neighborhood is located to the west of 1st avenue south, which is major hub for commercial activities. Many fast food chain restaurants, family restaurants and major stores like Fred Meyer, Payless, and automobile parts are located in this neighborhood. This neighborhood also includes Ambaum Blvd which has a number of commercial establishments. Parcels near Ambaum Blvd have good access to Seahurst Park. Some of the Parcels located near Salmon Creek Ravine are affected by Topography. The majority of single family homes were built between 1940 and 1970 (83%). They are typically grade 6 (51%) with easy access to grocery, shopping center, downtown and freeways. This area is within Burien city limits.



Neighborhood 50

Nearly 18% of the parcels in area 96 are located in this neighborhood, which includes Subarea 1. It is located south of SeaTac Airport and is impacted less by airplane noise in comparison to the northern side. Tyee Valley Golf Course is located in this neighborhood and provides recreational opportunities. There are a number of apartments and commercial establishments such as restaurants, grocery stores and airport parking facilities. The majority of single family homes were built from 1950 to 1970 (79%) and while the majority of homes are grade 7 (81%), there are a number of newer, high grade houses built after 1990. Some parcels have views of the Olympic Mountains and surrounding territory. Properties have easy access to shopping and freeways. This area is within Burien and Des Moines city limits.

Neighborhood 60

Nearly 7% of the parcels in area 96 are located in this neighborhood, which includes subarea 4. This neighborhood is considered to be the most desirable in Area 96, as it is close to Seola Beach and West Seattle. Many parcels have Puget Sound and Olympic mountain views. Construction quality of homes ranges from grade 4 to grade 10, but majority of homes are grade 7 (76%), which were mainly built between 1950 and 1970 (61%). This area is within Burien city limits

Neighborhood 70

Nearly 8% of the parcels in area 96 are located in this neighborhood, it includes Subarea 1. This area is located southeast of SeaTac Airport and is impacted somewhat less by air traffic noise. Some parcels in this neighborhood are affected by I-5 traffic noise and topography. This neighborhood has good access to freeways and commercial establishments. Recreational opportunities can be found in Angle Lake. Many parcels have views of Angle Lake and Mount Rainier. Construction quality of homes ranges from grade 4 to grade 10, but the majority of homes are grade 7 (58%), which were mainly built between 1950 and 1970 (66%). This area is within SeaTac city limits.

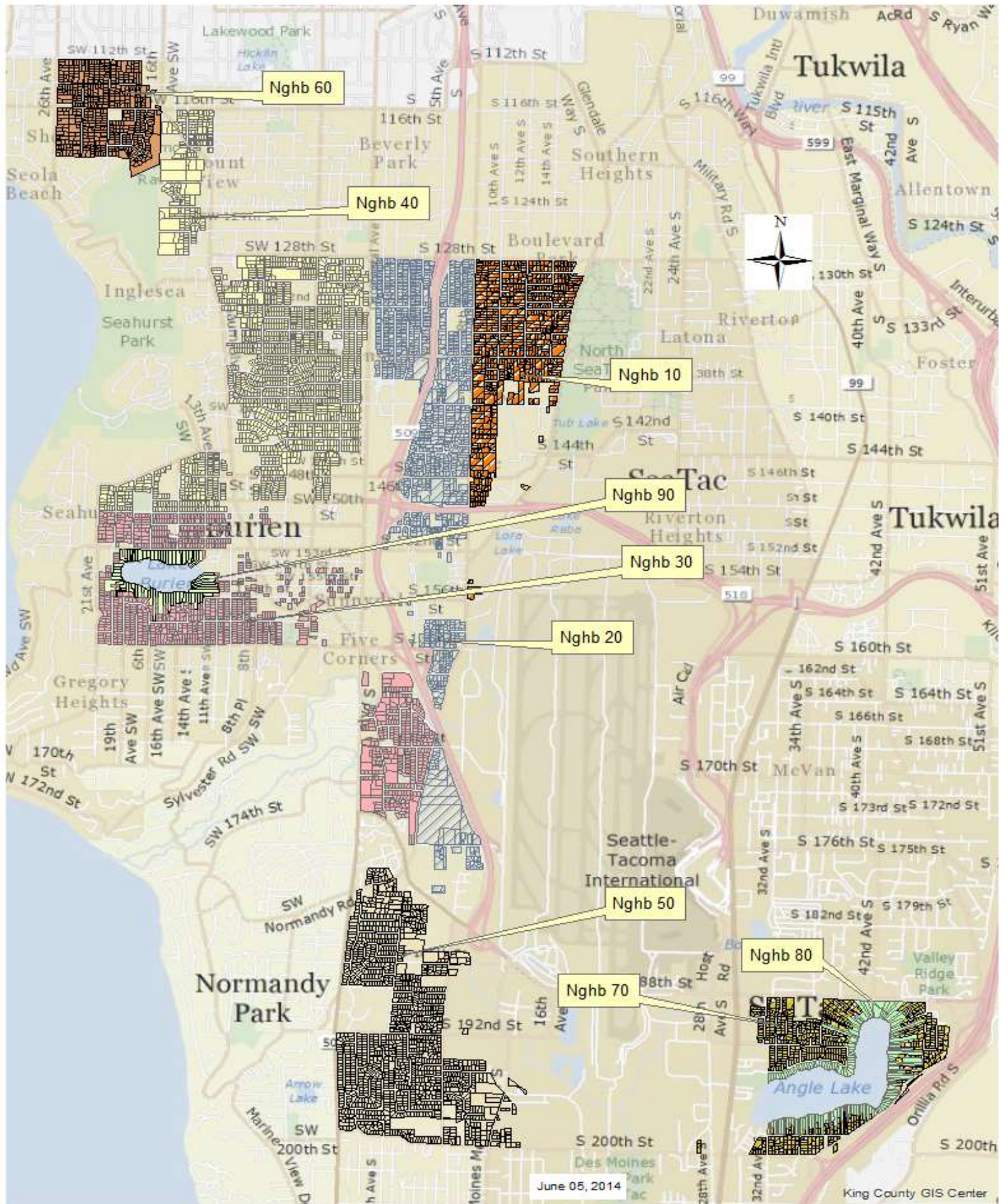
Neighborhood 80

Nearly 2% of the parcels in area 96 are located around L-shaped Angle Lake. This neighborhood includes Subarea 1. This neighborhood mainly includes the waterfront properties around the lake. Total surface area of Angle Lake is 102 acres. A Public Park is located on the western side of lake and the rest of the parcels are single family and commercial improvements. Some of the parcels located on the northern and eastern side are influenced by traffic noise. Construction quality of homes ranges from grade 5 to grade 12, but majority of homes are grade 8 (37%). Construction of homes in this neighborhood started in the 1920's. This area is within SeaTac city limits

Neighborhood 90

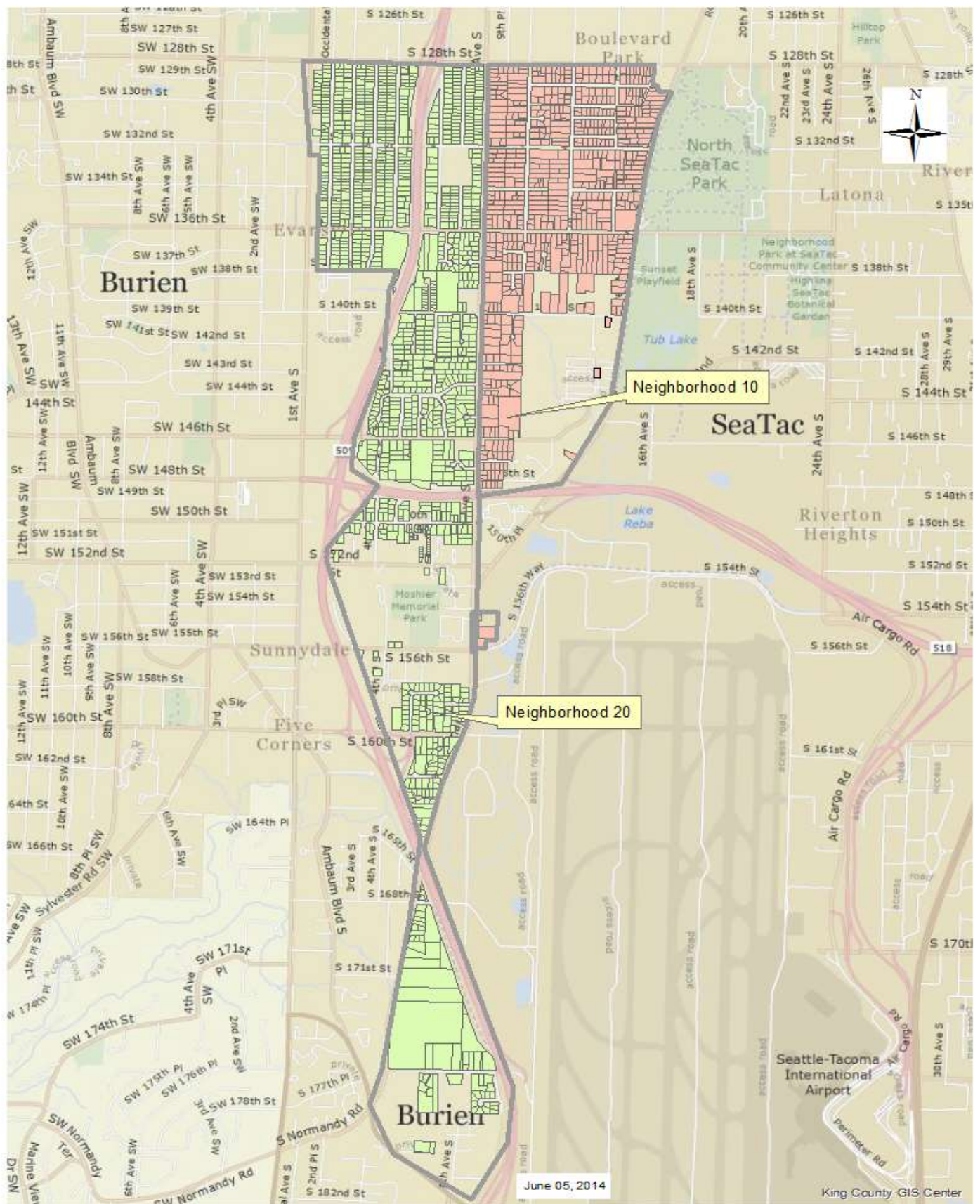
Nearly 1% of the parcels in area 96 are located around the Lake Burien neighborhood. Lake Burien is completely surrounded by private properties, so there is no Public access to the lake. Lake Burien is owned by the State of Washington. Construction quality of homes ranges from grade 6 to grade 11, but majority of homes are grade 8 (42%), which were mainly built from 1950 to 1960 (20%).

Area 096 - Neighborhood Map

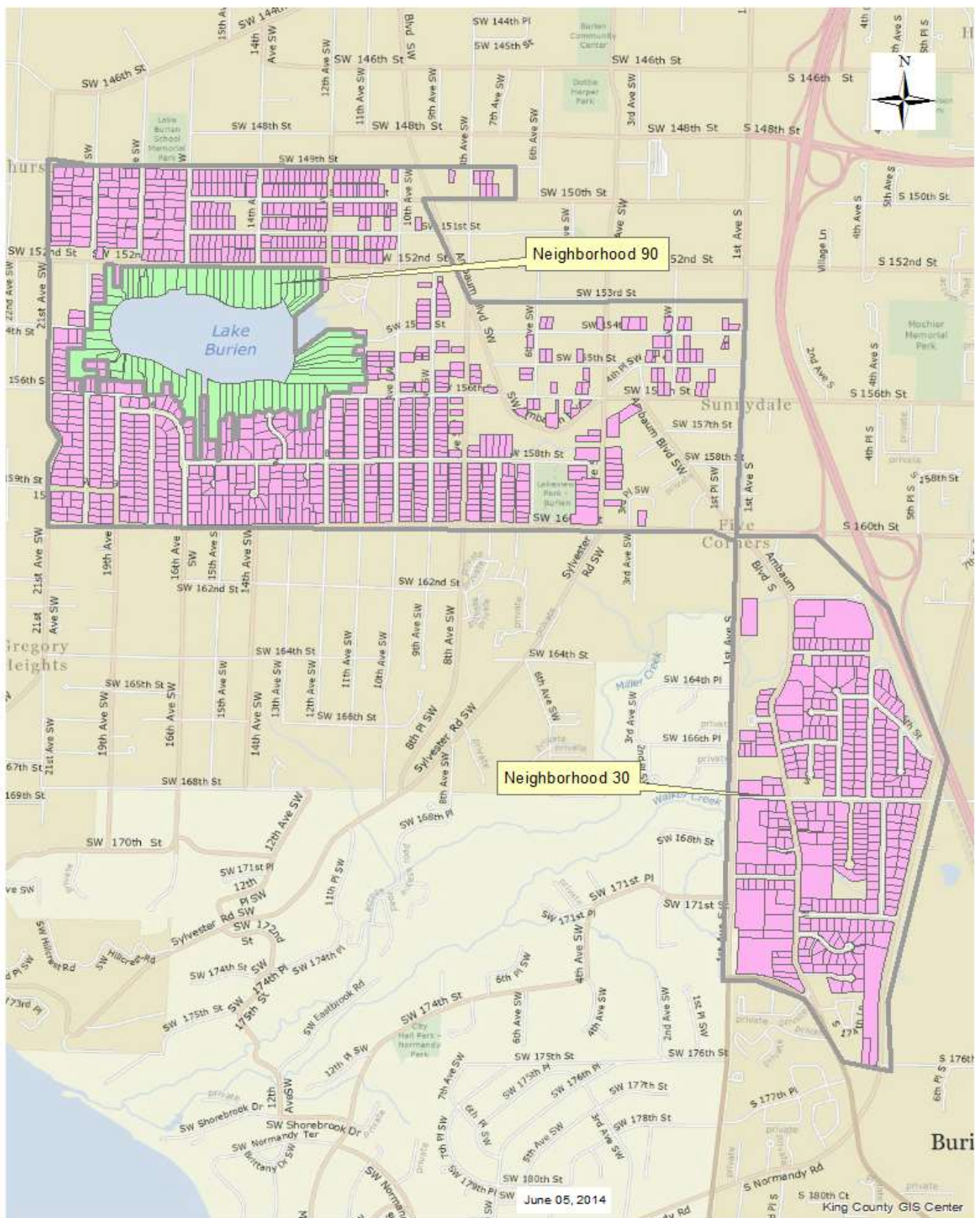


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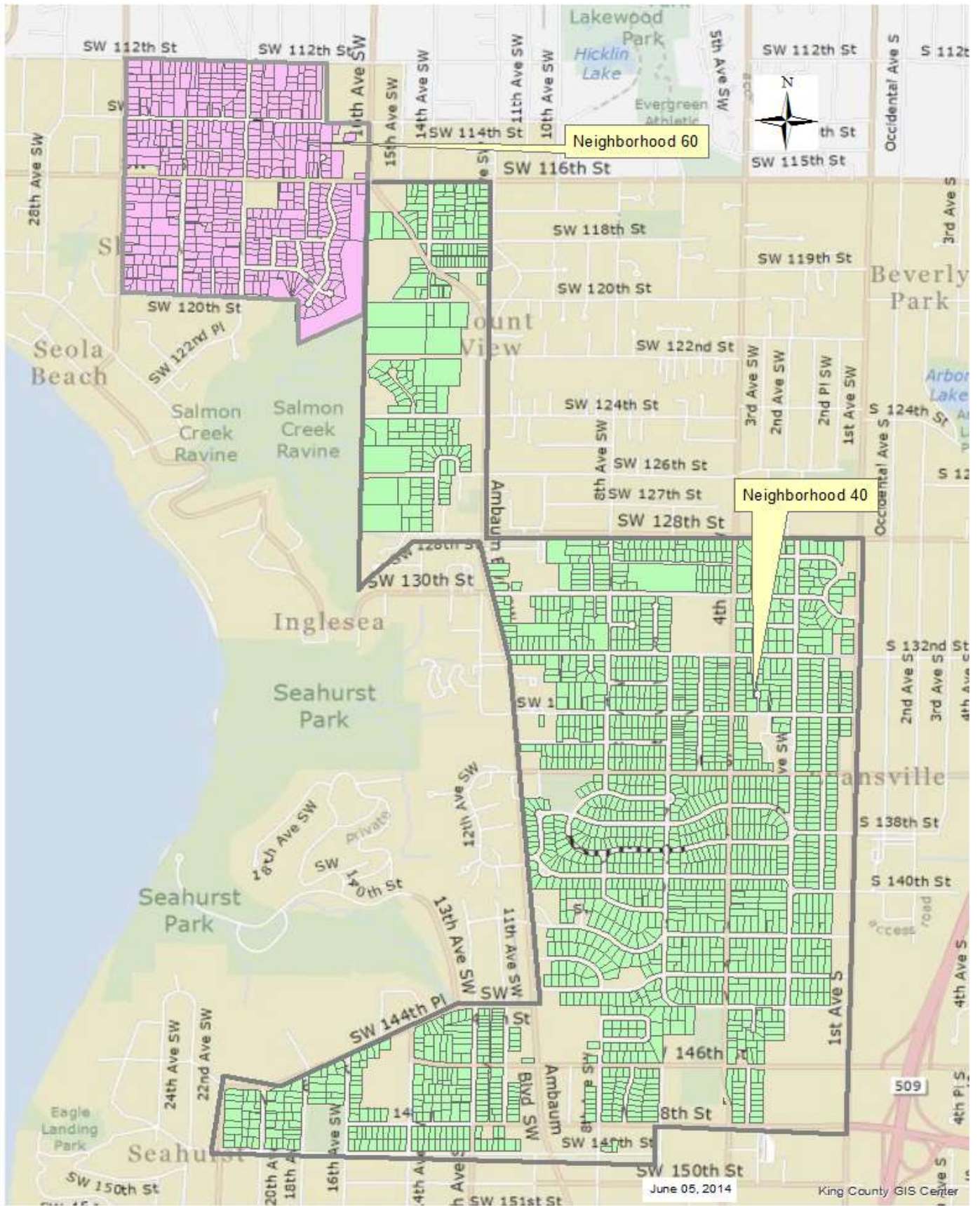
Area 096 - Neighborhood 10 and Neighborhood 20 Map



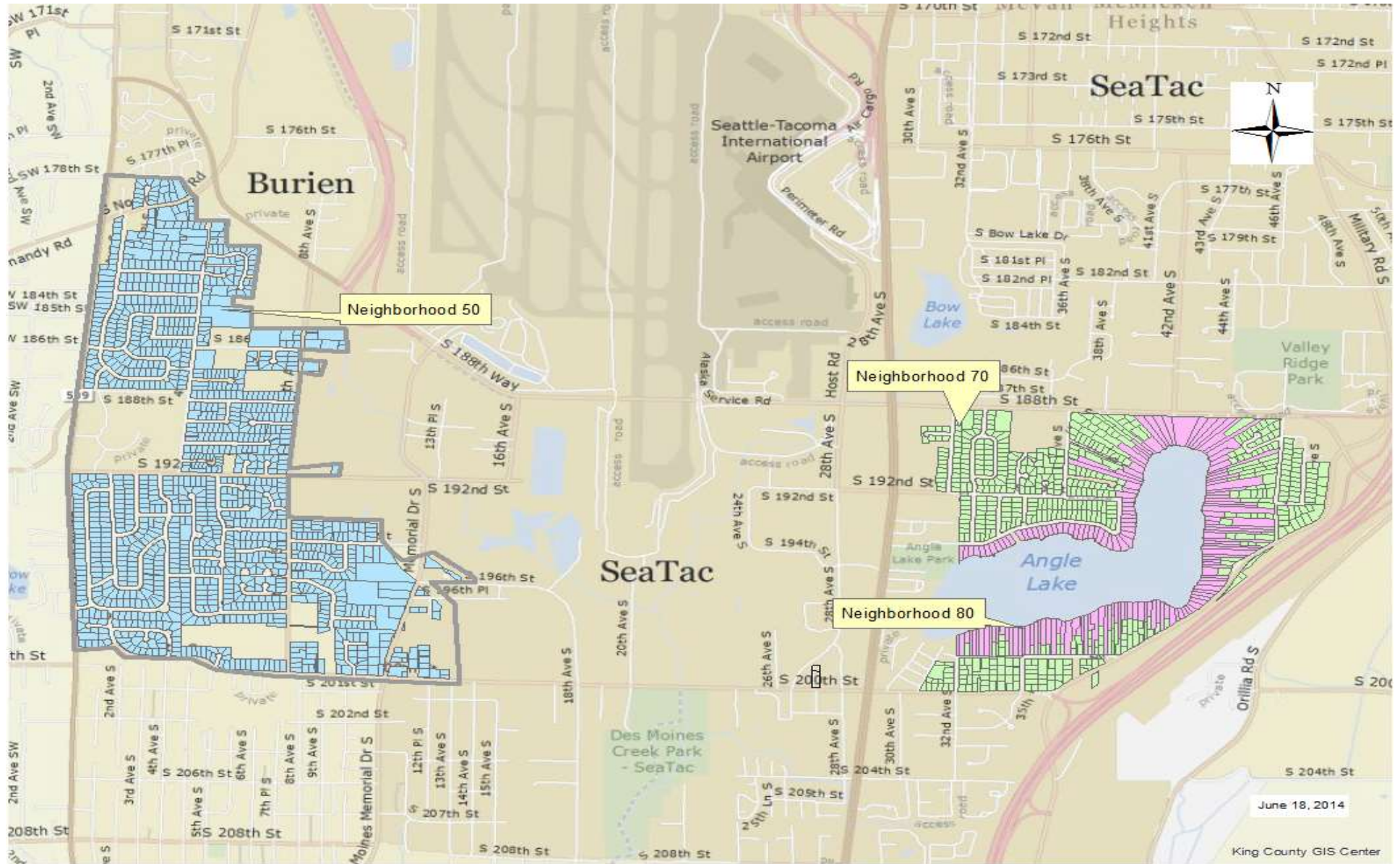
Area 096 - Neighborhood 30 and Neighborhood 90 Map



Area 096 - Neighborhood 40 and Neighborhood 60 Map

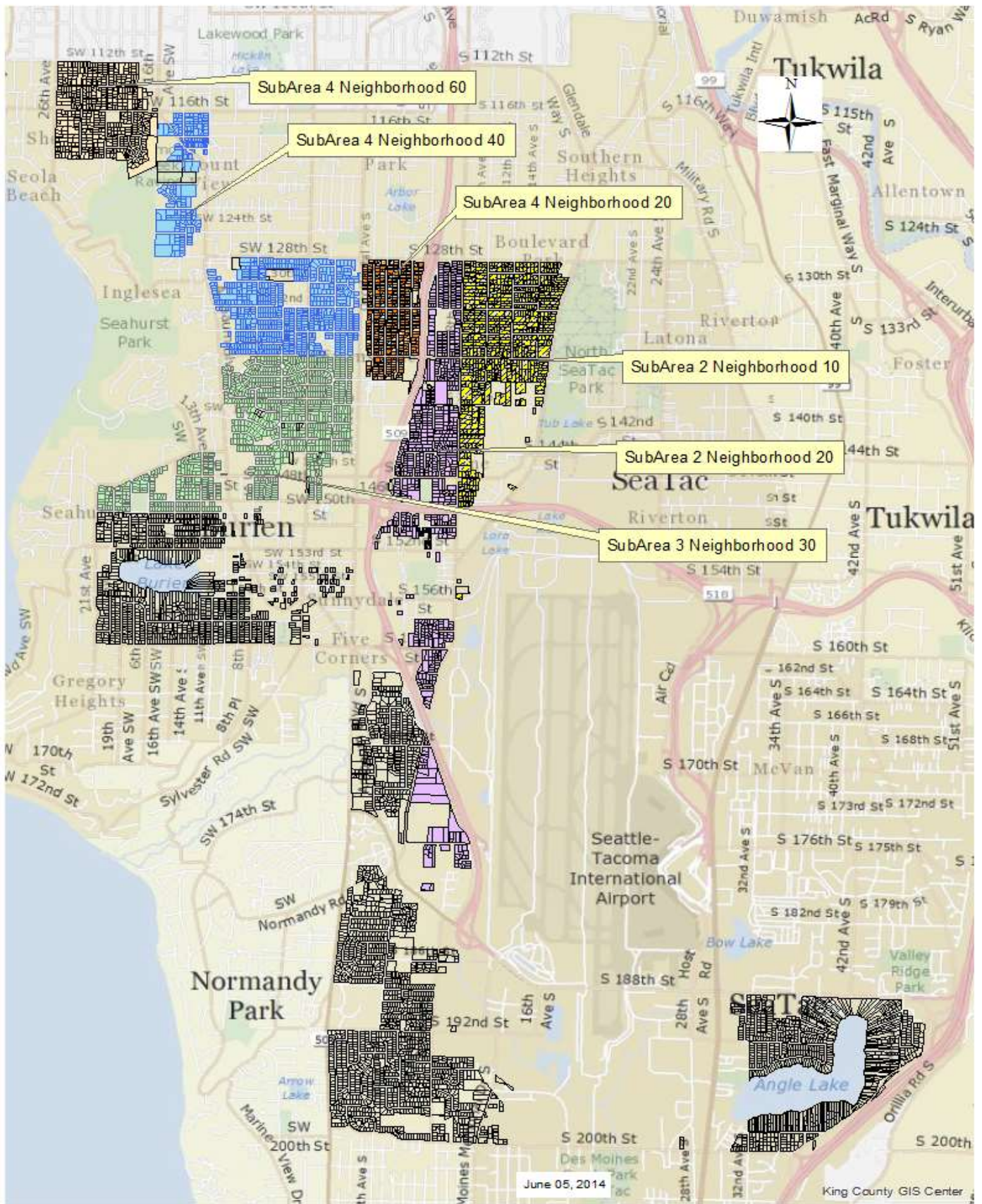


Area 096 – Neighborhood 50, Neighborhood 70 and Neighborhood 80 Map



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Area 096 - Map of SubArea and Neighborhood Variables (Combined) used in 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:

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

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

In addition to standard physical property characteristics, the analysis showed that Neighborhood alone or Neighborhood in combination with subarea, townhomes, and high grade finished basement were influential in the market and required a specific variable adjustment in the model.

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

There are 68 mobile homes used as primary residences in Area 96. Because of the lack of sales within Area 96 (i.e. only 3 good market sales), Total RCNLD plus Accessory Replacement Cost New Less Depreciation was used to value the properties. All of the manufactured homes were field-reviewed and characteristics were updated.

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
Sale Day	Time Adjustment
BaseLandC	2015 Adjusted Base Land Value
+ Combo Cost	Building Replacement Cost New plus Accessory Cost New Less Depreciation
+ Age	Age of Improvement
+ Grade	Building Grade of Improvement
+ Fair YN	Condition of Improvement = Fair
+ Good YN	Condition of Improvement = Goodr
+ VGood YN	Condition of Improvement = Very Good
+Nghb 80	Neighborhood = 80
+Nghb 90	Neighborhood = 90
+Sub4Nghb 20	SubArea =4 and Neighborhood =20
+Sub4Nghb60	SubArea =4 and Neighborhood =60
+Sub4Nghb 40	SubArea =4 and Neighborhood =40
+Sub3Nghb 30	SubArea =3 and Neighborhood =30
+Sub2 Nghb 10	SubArea =2 and Neighborhood =10
+Sub 2Nghb 20	SubArea=2 and Neighborgood =20
+Townhouse YN	Townhomes Parcel
FinBsmtGT6G500	Finished Basement Grade >6 and Living area > 500 SF
ModTrf YN	Traffic Noise = Moderate
HvyExTrfYN	Traffic Noise = Heavy or Extreme

Multiplicative Model

$(1-0.06) * (1-0.06) * (2.968488 + 1.854764E-04 * \text{SaleDay} + .1876605 * \text{Nghb80} + .2516488 * \text{Nghb90} - 4.454068E-02 * \text{Sub4Nghb20} + .0549216 * \text{Sub4Nghb60} - 4.354468E-02 * \text{Sub4Nghb40} + 4.580505E-02 * \text{Sub3Nghb30} - .0568364 * \text{Sub2Nghb10} - 2.612486E-02 * \text{Sub2Nghb20} + .1130452 * \text{BaseLandC} + .4194508 * \text{ComboCost} - .1224807 * \text{AgeC} + 3.820163E-02 * \text{GradeC} - .1425943 * \text{FairYN} + 6.520687E-02 * \text{GoodYN} + .1200927 * \text{VGoodYN} + 1.463864E-02 * \text{FinBsmtGT6G500} - 6.505441E-02 * \text{TownhouseYN} - 1.423534E-02 * \text{ModTrfYN} - 3.661894E-02 * \text{HvyExTrfYN})$

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
- Buildings with unfinished area
- Buildings less than 100% complete

Of the improved parcels in the population, 5927 parcels increased in value. They were comprised of 377 single family residences on commercially zoned land and 5550 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 118 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.



Supplemental Models and Exceptions

Fair condition: $EMV * 1.0826$

Poor Condition: New Land + Building RCNLD

Multi Improvement : $EMV \text{ for Imp 1} + \text{Building RCNLD for extra Improvement.}$

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

There are 67 manufactured homes (mobile homes) as primary residences in Area 96. Because of the lack of sales within Area 96 (i.e. only 3 good market sales), Total Replacement Cost New Less Deprecation (RCNLD) was used to value the properties. All of the manufactured homes were field-reviewed and characteristics were updated.

Area 096 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 1.088, resulting in an adjusted value of \$516,000 ($\$475,000 \times 1.088 = \$516,800$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.225	22.5%
2/1/2011	1.218	21.8%
3/1/2011	1.212	21.2%
4/1/2011	1.205	20.5%
5/1/2011	1.198	19.8%
6/1/2011	1.192	19.2%
7/1/2011	1.185	18.5%
8/1/2011	1.178	17.8%
9/1/2011	1.171	17.1%
10/1/2011	1.165	16.5%
11/1/2011	1.158	15.8%
12/1/2011	1.152	15.2%
1/1/2012	1.145	14.5%
2/1/2012	1.139	13.9%
3/1/2012	1.133	13.3%
4/1/2012	1.126	12.6%
5/1/2012	1.120	12.0%
6/1/2012	1.113	11.3%
7/1/2012	1.107	10.7%
8/1/2012	1.101	10.1%
9/1/2012	1.095	9.5%
10/1/2012	1.088	8.8%
11/1/2012	1.082	8.2%
12/1/2012	1.076	7.6%
1/1/2013	1.070	7.0%
2/1/2013	1.064	6.4%
3/1/2013	1.058	5.8%
4/1/2013	1.052	5.2%
5/1/2013	1.046	4.6%
6/1/2013	1.040	4.0%
7/1/2013	1.035	3.5%
8/1/2013	1.029	2.9%
9/1/2013	1.023	2.3%
10/1/2013	1.017	1.7%
11/1/2013	1.011	1.1%
12/1/2013	1.006	0.6%
1/1/2014	1.000	0.0%

Area 096 Market Value Changes Over Time

The time adjustment formula for Area 096 is: $1/EXP (1/EXP (0.0001854764 * SaleDay)$

$SaleDay = SaleDate - 41640$

Results

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

The resulting assessment level is 93.4%. 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 +11.9%. 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 14.58% to 11.49%.

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

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office. [Choose a building block.](#)

Physical Inspection Ratio Study Report (Before) - 2013 Assessments

District: WC / Team: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Burien/SeaTac		1/1/2013	7/1/2014	1/2011 - 12/2013
Area Number: 96		Appr ID:	Property Type:	Adjusted for
		RPAN	1 to 3 Unit	Yes
SAMPLE STATISTICS				
Sample size (n)	499			
Mean Assessed Value	220,300			
Mean Adj. Sales Price	271,000			
Standard Deviation AV	86,888			
Standard Deviation SP	116,108			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.841			
Median Ratio	0.825			
Weighted Mean Ratio	0.813			
UNIFORMITY				
Lowest ratio	0.448			
Highest ratio:	1.723			
Coefficient of Dispersion	14.58%			
Standard Deviation	0.159			
Coefficient of Variation	18.88%			
Price Related Differential (PRD)	1.034			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.810			
Upper limit	0.841			
95% Confidence: Mean				
Lower limit	0.827			
Upper limit	0.855			
SAMPLE SIZE EVALUATION				
N (population size)	6761			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.159			
Recommended minimum:	40			
Actual sample size:	499			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	271			
# ratios above mean:	228			
z:	1.925			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

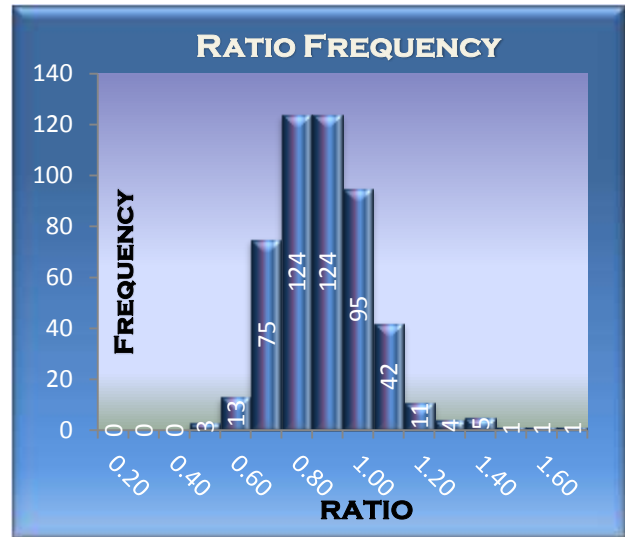
RATIO FREQUENCY

RATIO	FREQUENCY
0.50-0.60	13
0.60-0.70	75
0.70-0.80	124
0.80-0.90	124
0.90-1.00	95
1.00-1.10	42
1.10-1.20	11
1.20-1.30	4
1.30-1.40	5
1.40-1.50	1
1.50-1.60	1

COMMENTS:

1 to 3 Unit Residences throughout Area 096

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



COMMENTS:

1 to 3 Unit Residences throughout Area 096

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



Physical Inspection Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Burien/SeaTac		1/1/2014	7/1/2014	1/2011 - 12/2013
Area Number: 96		Appr. ID:	Property Type:	Adjusted for
		RPAN	1 to 3 Unit	Yes
SAMPLE STATISTICS				
Sample size (n)		499		
Mean Assessed Value		249,600		
Mean Sales Price		271,000		
Standard Deviation AV		100,028		
Standard Deviation SP		116,108		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.943		
Median Ratio		0.934		
Weighted Mean Ratio		0.921		
UNIFORMITY				
Lowest ratio		0.613		
Highest ratio:		1.597		
Coefficient of Dispersion		11.49%		
Standard Deviation		0.141		
Coefficient of Variation		14.95%		
Price Related Differential (PRD)		1.023		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.917		
Upper limit		0.948		
95% Confidence: Mean				
Lower limit		0.930		
Upper limit		0.955		
SAMPLE SIZE EVALUATION				
N (population size)		6761		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.141		
Recommended minimum:		32		
Actual sample size:		499		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		262		
# ratios above mean:		237		
z:		1.119		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

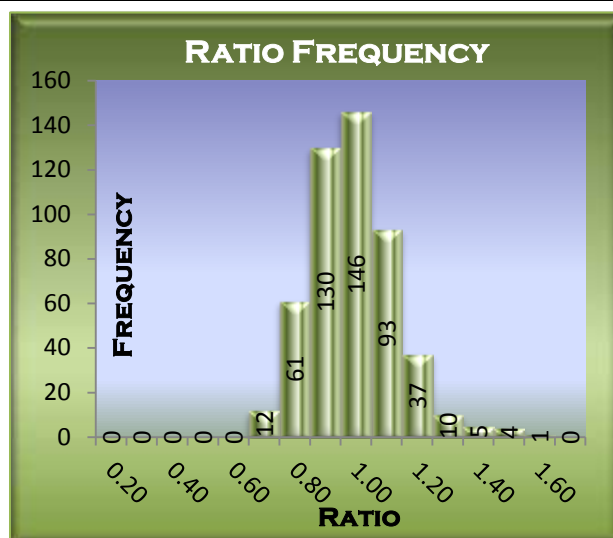
RATIO FREQUENCY

RATIO	FREQUENCY
0.60-0.70	12
0.70-0.80	61
0.80-0.90	130
0.90-1.00	146
1.00-1.10	93
1.10-1.20	37
1.20-1.30	10
1.30-1.40	5
1.40-1.50	4
1.50-1.60	1
1.60-1.70	0

COMMENTS:

1 to 3 Unit Residences throughout Area 096

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



COMMENTS:

1 to 3 Unit Residences throughout Area 096

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

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
1	50	443800	0005	11/23/11	\$134,950	\$155,000	720	6	1953	4	7,397	N	N	802 S 194TH ST
1	50	443880	0060	02/14/11	\$169,000	\$205,000	720	6	1954	3	7,200	N	N	331 S 185TH ST
1	50	443800	0095	05/26/11	\$134,000	\$159,000	730	6	1953	3	6,650	N	N	19423 10TH AVE S
1	50	443880	0190	02/20/13	\$140,001	\$148,000	740	6	1954	3	7,200	N	N	226 S 184TH ST
1	50	955820	0270	09/21/12	\$145,500	\$158,000	890	6	1954	3	10,494	N	N	217 S 186TH ST
1	50	052204	9089	01/28/13	\$175,025	\$186,000	1,020	6	1955	4	7,187	N	N	19411 8TH AVE S
1	50	612360	0225	11/30/11	\$150,000	\$172,000	1,260	6	1953	3	8,125	N	N	217 S 198TH ST
1	50	955820	0050	10/23/12	\$195,000	\$211,000	1,440	6	1954	3	8,485	N	N	218 S 184TH ST
1	50	322304	9217	06/26/13	\$214,000	\$221,000	1,460	6	1960	3	8,450	N	N	18700 4TH AVE S
1	50	507150	0020	08/30/12	\$180,000	\$197,000	910	7	1966	3	8,792	N	N	657 S 188TH ST
1	50	955780	0030	05/27/11	\$165,000	\$196,000	940	7	1965	3	9,747	N	N	18615 8TH AVE S
1	50	052204	9043	06/11/13	\$192,000	\$199,000	960	7	1982	3	14,157	N	N	19401 8TH AVE S
1	50	612300	0275	07/08/13	\$189,000	\$195,000	990	7	1953	3	9,363	N	N	19530 2ND AVE S
1	50	254650	0030	12/19/13	\$220,000	\$220,000	1,010	7	1966	3	8,598	N	N	19807 10TH PL S
1	50	809780	0111	10/06/11	\$245,000	\$285,000	1,010	7	1961	4	12,879	N	N	19608 7TH AVE S
1	50	955820	0110	04/25/13	\$194,500	\$203,000	1,020	7	1954	4	8,750	N	N	18436 OCCIDENTAL AVE S
1	50	612360	0260	05/15/13	\$191,000	\$199,000	1,030	7	1953	3	9,073	N	N	317 S 198TH ST
1	50	612380	0035	07/09/12	\$170,000	\$187,000	1,040	7	1958	3	9,198	N	N	19204 4TH AVE S
1	50	612380	0055	05/15/13	\$319,500	\$333,000	1,040	7	1958	4	8,550	N	N	19230 4TH AVE S
1	50	815600	0060	10/03/11	\$164,950	\$192,000	1,050	7	1965	3	8,778	N	N	19217 7TH PL S
1	50	612120	0065	04/04/12	\$147,500	\$165,000	1,060	7	1959	3	9,750	N	N	19601 OCCIDENTAL AVE S
1	50	507160	0210	12/21/12	\$222,500	\$238,000	1,070	7	1968	5	8,717	N	N	431 S 181ST ST
1	50	778990	0040	12/09/11	\$212,000	\$243,000	1,080	7	1955	4	9,082	N	N	612 S 195TH ST
1	50	612300	0075	07/13/12	\$210,000	\$231,000	1,090	7	1954	3	9,423	N	N	19533 4TH AVE S
1	50	500720	0050	05/30/13	\$270,000	\$281,000	1,120	7	1957	4	8,860	N	N	605 S 194TH ST
1	50	507170	0090	11/18/13	\$319,500	\$322,000	1,150	7	1960	4	8,162	N	N	17814 2ND AVE S
1	50	507150	0120	10/16/13	\$190,350	\$193,000	1,160	7	1966	3	8,789	N	N	612 S 188TH ST
1	50	524540	0240	08/31/11	\$174,000	\$203,000	1,160	7	1955	4	9,375	N	N	19629 5TH AVE S
1	50	524560	0145	12/27/12	\$154,300	\$165,000	1,190	7	1955	3	8,639	N	N	1011 S 197TH ST
1	50	955880	0055	07/01/13	\$226,750	\$234,000	1,190	7	1954	3	10,010	N	N	160 S 187TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
1	50	322304	9166	09/06/13	\$294,500	\$300,000	1,200	7	1953	3	10,956	N	N	19021 8TH AVE S
1	50	507160	0220	04/23/13	\$166,000	\$173,000	1,210	7	1963	3	8,494	N	N	423 S 181ST ST
1	50	350980	0030	01/25/11	\$220,000	\$268,000	1,250	7	1966	3	9,725	N	N	19024 6TH PL S
1	50	052204	9128	12/29/11	\$170,000	\$194,000	1,270	7	1961	3	8,580	N	N	19611 8TH AVE S
1	50	507400	0250	03/27/13	\$282,500	\$297,000	1,270	7	1961	3	11,040	N	N	211 S 183RD ST
1	50	507160	0120	09/27/13	\$284,500	\$289,000	1,280	7	2007	3	8,241	N	N	18126 5TH AVE S
1	50	201500	0190	02/13/13	\$191,500	\$203,000	1,290	7	1962	3	8,881	N	N	417 S 189TH ST
1	50	612360	0125	12/03/12	\$250,000	\$268,000	1,310	7	1953	3	8,587	N	N	19812 4TH AVE S
1	50	612390	0070	09/26/13	\$184,000	\$187,000	1,310	7	1960	3	11,793	N	N	19228 5TH AVE S
1	50	955820	0245	08/01/12	\$174,500	\$192,000	1,310	7	1954	3	9,800	N	N	18402 2ND AVE S
1	50	612240	0015	04/23/13	\$215,000	\$225,000	1,390	7	1953	3	8,400	N	N	19219 3RD AVE S
1	50	955820	0265	12/28/12	\$219,995	\$235,000	1,390	7	1954	4	11,282	N	N	211 S 186TH ST
1	50	500720	0055	05/10/12	\$215,000	\$240,000	1,400	7	1957	3	9,310	N	N	611 S 194TH ST
1	50	379750	0025	10/18/12	\$205,000	\$222,000	1,430	7	1958	3	8,932	N	N	441 S 182ND ST
1	50	322304	9262	09/10/13	\$245,000	\$250,000	1,450	7	1966	3	8,242	N	N	18460 4TH AVE S
1	50	809780	0050	09/08/11	\$190,000	\$222,000	1,460	7	1961	4	8,400	N	N	715 S 197TH ST
1	50	612300	0055	12/03/12	\$168,000	\$180,000	1,470	7	1954	3	9,443	N	N	19305 2ND AVE S
1	50	955880	0135	05/23/13	\$236,000	\$245,000	1,490	7	1954	4	8,450	N	N	217 S 187TH ST
1	50	612180	0055	11/27/12	\$209,000	\$225,000	1,530	7	1953	3	9,750	N	N	19617 4TH AVE S
1	50	612300	0150	12/09/13	\$260,000	\$261,000	1,540	7	1953	4	9,750	N	N	215 S 196TH PL
1	50	201500	0110	11/29/12	\$238,000	\$256,000	1,640	7	1961	4	8,720	N	N	431 S 188TH ST
1	50	524560	0070	08/29/13	\$210,000	\$214,000	1,680	7	1955	3	11,109	N	N	838 S 196TH ST
1	50	932099	0090	12/15/11	\$275,000	\$315,000	1,730	7	1999	3	4,004	N	N	445 S 191ST PL
1	50	932300	0110	07/11/12	\$321,500	\$355,000	1,740	7	1999	3	7,219	N	N	610 S 193RD PL
1	50	932300	0280	08/23/12	\$310,000	\$339,000	1,740	7	1999	3	7,219	N	N	19203 6TH AVE S
1	50	932300	0330	04/01/13	\$319,950	\$336,000	1,740	7	1999	3	7,219	N	N	19305 6TH AVE S
1	50	932300	0350	07/14/11	\$319,000	\$377,000	1,740	7	1999	3	7,617	N	N	19317 6TH AVE S
1	50	612300	0155	08/10/12	\$175,000	\$192,000	1,760	7	1953	3	10,041	N	N	207 S 196TH PL
1	50	612180	0075	10/02/12	\$240,000	\$261,000	1,780	7	1953	3	9,750	N	N	211 S 197TH ST
1	50	815600	0090	11/27/13	\$245,000	\$246,000	2,420	7	1965	3	8,137	N	N	19241 7TH PL S

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
1	50	259716	0010	06/21/11	\$315,000	\$373,000	1,650	8	1994	3	7,988	N	N	19521 5TH AVE S
1	50	507160	0140	06/27/11	\$302,500	\$358,000	2,040	8	2007	3	7,381	N	N	513 S 182ND ST
1	50	259716	0320	06/23/11	\$285,000	\$338,000	2,170	8	1995	3	7,254	N	N	19500 6TH AVE S
1	70	207680	0050	05/27/11	\$230,000	\$274,000	1,040	7	1959	4	8,632	N	N	18935 47TH AVE S
1	70	023650	0190	07/29/13	\$185,000	\$190,000	1,080	7	1962	3	9,321	N	N	18910 34TH AVE S
1	70	207680	0110	04/16/13	\$236,000	\$247,000	1,090	7	1959	4	9,715	N	N	19039 47TH AVE S
1	70	023800	0181	04/30/13	\$273,480	\$286,000	1,170	7	1982	4	8,990	N	N	18812 39TH AVE S
1	70	023640	0150	08/26/13	\$265,000	\$271,000	1,190	7	1959	4	7,299	N	N	19107 33RD AVE S
1	70	100100	0005	02/06/13	\$150,000	\$159,000	1,260	7	1955	3	6,387	N	N	18802 32ND AVE S
1	70	815860	0016	06/22/11	\$208,000	\$246,000	1,260	7	1965	4	8,468	N	N	19069 32ND AVE S
1	70	023660	0040	02/06/12	\$198,000	\$225,000	1,320	7	1962	3	7,296	N	N	19107 34TH PL S
1	70	024000	0435	03/21/11	\$160,000	\$193,000	1,410	7	1955	3	9,045	N	N	3705 S 198TH ST
1	70	023650	0050	12/18/13	\$147,000	\$147,000	1,420	7	1959	2	8,800	N	N	18939 34TH AVE S
1	70	023800	0177	07/23/13	\$275,000	\$283,000	1,450	7	1968	3	10,086	Y	N	3749 S 188TH ST
1	70	024000	0356	02/17/11	\$220,000	\$267,000	1,520	7	1962	3	7,350	N	N	19830 32ND AVE S
1	70	024000	0360	08/02/11	\$149,900	\$176,000	1,520	7	1962	3	8,800	N	N	3212 S 200TH ST
1	70	100120	0005	05/15/13	\$223,000	\$232,000	1,630	7	2012	3	8,547	N	N	19019 32ND AVE S
1	70	023650	0060	05/16/13	\$239,950	\$250,000	1,700	7	1960	4	8,250	N	N	18943 34TH AVE S
1	70	023640	0270	08/20/12	\$206,000	\$225,000	1,870	7	1959	3	8,800	N	N	18922 33RD AVE S
1	70	023640	0020	03/23/11	\$200,000	\$241,000	1,880	7	1959	4	7,344	N	N	18811 33RD AVE S
1	70	784420	0095	08/17/12	\$250,000	\$274,000	2,060	7	1955	3	8,115	N	N	3304 S 194TH ST
1	70	784420	0205	04/25/13	\$210,000	\$220,000	1,150	8	1957	3	9,375	N	N	19211 35TH AVE S
1	70	207680	0180	04/15/11	\$200,000	\$240,000	1,340	8	1959	3	9,647	N	N	19032 47TH AVE S
1	70	784420	0580	11/08/12	\$270,000	\$291,000	1,350	8	1956	3	9,000	N	N	3731 S 192ND ST
1	70	177620	0060	06/07/11	\$275,000	\$327,000	2,030	8	2002	3	7,685	Y	N	4442 S 188TH PL
1	70	023800	0240	09/15/11	\$470,000	\$549,000	2,610	9	2008	3	22,711	N	N	19002 37TH AVE S
1	70	024000	0006	08/08/13	\$490,000	\$503,000	2,640	9	2004	3	10,059	Y	N	19649 MILITARY RD S
1	70	024000	0060	03/13/12	\$475,000	\$536,000	3,370	9	1987	3	13,350	Y	N	19729 40TH PL S
1	70	023800	0200	02/15/13	\$410,000	\$435,000	3,420	10	2006	3	8,095	N	N	3730 S 188TH LN
1	70	024000	0269	06/23/11	\$544,950	\$646,000	4,060	10	2007	3	10,800	N	N	3415 S 198TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
1	80	023800	0125	06/20/13	\$524,950	\$544,000	1,900	7	1953	4	36,812	Y	Y	4327 S 188TH ST
1	80	023800	0243	08/03/11	\$609,000	\$717,000	1,980	8	1968	4	20,666	Y	Y	18846 37TH AVE S
1	80	023800	0046	06/07/11	\$600,000	\$714,000	2,830	8	1978	3	10,998	Y	Y	19003 46TH AVE S
1	80	023900	0110	03/07/13	\$695,000	\$734,000	2,490	9	2008	3	7,200	Y	Y	19415 MILITARY RD S
2	10	011100	0050	08/20/12	\$105,000	\$115,000	540	5	1938	4	10,868	N	N	13248 10TH AVE S
2	10	746000	0055	05/09/11	\$128,000	\$153,000	820	6	1950	3	6,590	N	N	13020 12TH AVE S
2	10	172304	9248	10/05/11	\$106,900	\$124,000	1,070	6	1949	3	10,366	N	N	13205 DES MOINES MEMORIAL DR
2	10	011100	0025	05/04/12	\$151,000	\$168,000	1,170	6	1948	3	10,875	N	N	13237 12TH AVE S
2	10	603140	0015	02/12/13	\$150,000	\$159,000	1,370	6	1949	5	8,056	N	N	1424 S 129TH ST
2	10	172304	9522	09/08/11	\$185,000	\$216,000	1,640	6	1940	5	13,200	N	N	13033 10TH AVE S
2	10	603140	0065	06/25/11	\$249,000	\$295,000	1,870	6	2010	3	7,501	N	N	12825 12TH AVE S
2	10	172304	9565	06/05/13	\$160,000	\$166,000	880	7	1979	3	9,044	N	N	927 S 140TH ST
2	10	172304	9513	09/05/13	\$170,500	\$174,000	970	7	1964	3	10,625	N	N	12920 8TH AVE S
2	10	172304	9135	08/23/12	\$240,000	\$263,000	1,000	7	1940	4	10,608	N	N	13050 10TH AVE S
2	10	202304	9409	09/17/12	\$132,000	\$144,000	1,060	7	1957	3	8,241	N	N	14808 8TH AVE S
2	10	202304	9245	09/25/13	\$159,900	\$162,000	1,070	7	1953	3	9,750	N	N	14620 8TH AVE S
2	10	202304	9475	10/23/12	\$229,000	\$248,000	1,100	7	1962	4	10,275	N	N	842 S 147TH ST
2	10	172304	9218	05/24/13	\$219,000	\$228,000	1,120	7	1955	5	32,130	N	N	13433 14TH AVE S
2	10	172304	9218	08/09/12	\$174,991	\$192,000	1,120	7	1955	5	32,130	N	N	13433 14TH AVE S
2	10	371250	0010	07/18/13	\$200,000	\$206,000	1,120	7	1965	4	10,710	N	N	1006 S 130TH PL
2	10	911900	0030	04/04/11	\$153,900	\$185,000	1,140	7	1951	3	9,690	N	N	834 S 148TH ST
2	10	603140	0071	11/26/13	\$158,000	\$159,000	1,170	7	1961	3	8,056	N	N	1039 S 128TH ST
2	10	603140	0126	05/03/12	\$212,753	\$238,000	1,170	7	1951	4	13,427	N	N	1215 S 129TH ST
2	10	172304	9572	05/22/13	\$232,500	\$242,000	1,190	7	1982	3	7,522	N	N	13013 DES MOINES MEMORIAL DR
2	10	011100	0049	09/17/12	\$279,950	\$305,000	1,260	7	2012	3	7,201	N	N	1024 S 134TH ST
2	10	911900	0010	08/04/11	\$195,000	\$229,000	1,270	7	1951	5	9,789	N	N	14712 8TH AVE S
2	10	011100	0052	04/18/13	\$308,000	\$323,000	1,290	7	2012	3	11,400	N	N	1048 S 134TH ST
2	10	011100	0456	04/24/13	\$300,000	\$314,000	1,290	7	2012	3	7,212	N	N	1029 S 134TH ST
2	10	011100	0051	10/26/12	\$289,950	\$314,000	1,290	7	2012	3	7,561	N	N	1036 S 134TH ST
2	10	172304	9627	06/24/13	\$319,500	\$331,000	1,290	7	2013	3	7,200	N	N	13052 10TH AVE S

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
2	10	172304	9628	05/22/13	\$320,000	\$333,000	1,290	7	2013	3	7,260	N	N	13054 10TH AVE S
2	10	603140	0083	10/23/13	\$210,000	\$212,000	1,300	7	1956	3	6,000	N	N	1011 S 128TH ST
2	10	172304	9616	11/20/12	\$243,600	\$262,000	1,310	7	2007	3	6,484	N	N	13047 10TH AVE S
2	10	172304	9617	04/17/12	\$237,000	\$266,000	1,310	7	2007	3	12,763	N	N	13051 10TH AVE S
2	10	172304	9147	02/11/13	\$190,000	\$201,000	1,370	7	1942	3	15,772	N	N	1224 S 140TH ST
2	10	172304	9462	06/01/12	\$209,000	\$232,000	1,460	7	1961	4	9,034	N	N	13718 10TH AVE S
2	10	302820	0077	02/25/13	\$199,900	\$211,000	1,510	7	2006	3	3,000	N	N	13705 14TH AVE S
2	10	172304	9107	08/24/13	\$247,000	\$253,000	1,630	7	1998	3	16,720	N	N	1016 S 138TH ST
2	10	280320	0015	03/27/13	\$230,000	\$242,000	1,720	7	1957	4	9,636	N	N	920 S 137TH ST
2	10	172304	9413	07/08/13	\$192,700	\$199,000	1,960	7	1957	3	11,201	N	N	13019 12TH AVE S
2	10	603140	0113	09/08/11	\$265,000	\$310,000	1,990	7	2011	3	7,200	N	N	1054 S 130TH ST
2	10	011100	0165	10/13/11	\$184,000	\$213,000	2,090	7	1950	3	20,730	N	N	907 S 134TH ST
2	10	746000	0050	03/22/11	\$260,000	\$313,000	2,300	7	2008	3	7,179	N	N	1328 S 130TH PL
2	10	534300	0040	03/21/12	\$170,000	\$191,000	2,380	7	1959	3	10,000	N	N	13824 9TH PL S
2	10	172304	9437	06/24/11	\$245,000	\$290,000	2,910	7	1948	4	13,200	N	N	13803 DES MOINES MEMORIAL DR
2	10	603140	0114	03/21/13	\$300,000	\$316,000	2,400	8	2012	3	7,959	N	N	12911 12TH AVE S
2	20	144640	3245	07/19/11	\$145,000	\$171,000	800	6	1944	3	7,145	N	N	13009 7TH AVE S
2	20	172304	9520	03/11/13	\$165,000	\$174,000	900	6	1966	3	7,200	N	N	14224 4TH AVE S
2	20	176060	0360	08/20/12	\$158,000	\$173,000	920	6	1932	3	5,100	N	N	636 S 150TH ST
2	20	176060	0173	09/30/13	\$207,000	\$210,000	960	6	1931	3	9,918	N	N	14835 6TH AVE S
2	20	936460	0045	12/14/11	\$208,950	\$240,000	990	6	1952	4	8,835	N	N	14236 6TH AVE S
2	20	176060	0163	01/30/12	\$140,000	\$159,000	1,030	6	1950	4	10,725	N	N	622 S 148TH ST
2	20	176060	0160	12/12/13	\$150,000	\$150,000	1,040	6	1927	2	8,412	N	N	14861 8TH AVE S
2	20	176060	0354	07/01/13	\$181,000	\$187,000	1,080	6	1942	3	9,477	N	N	645 S 150TH ST
2	20	144640	3880	04/29/13	\$229,950	\$240,000	1,100	6	1944	4	7,128	N	N	13030 7TH AVE S
2	20	144640	3815	08/26/11	\$185,000	\$216,000	1,110	6	1944	3	7,182	N	N	12818 7TH AVE S
2	20	144640	3220	10/10/13	\$176,100	\$178,000	1,310	6	1944	3	7,139	N	N	13035 7TH AVE S
2	20	202304	9380	10/22/13	\$155,499	\$157,000	1,550	6	1967	2	15,580	N	N	15633 4TH PL S
2	20	176060	0148	11/13/12	\$194,500	\$210,000	1,030	7	1950	5	8,387	N	N	14715 8TH AVE S
2	20	121500	0025	07/02/13	\$204,852	\$211,000	1,040	7	1959	3	8,601	N	N	14429 6TH AVE S

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
2	20	382140	0080	06/27/11	\$220,000	\$260,000	1,060	7	1978	3	7,250	N	N	537 S 137TH PL
2	20	725000	0125	07/11/12	\$260,000	\$287,000	1,090	7	1942	5	14,328	N	N	455 S 162ND ST
2	20	725000	0085	05/23/13	\$273,000	\$284,000	1,140	7	1965	3	11,400	N	N	604 S 162ND ST
2	20	172304	9375	08/07/13	\$210,000	\$215,000	1,190	7	1954	3	14,080	N	N	14226 6TH AVE S
2	20	736610	0070	06/21/11	\$265,000	\$314,000	1,190	7	1954	5	10,140	N	N	14637 4TH AVE S
2	20	121470	0040	02/24/11	\$309,000	\$374,000	1,200	7	1963	4	8,547	N	N	15831 5TH PL S
2	20	176060	0138	01/16/13	\$201,000	\$214,000	1,210	7	1966	3	12,236	N	N	553 S 146TH ST
2	20	417120	0040	07/15/11	\$150,000	\$177,000	1,230	7	1956	3	7,472	N	N	410 S 146TH ST
2	20	258440	0020	05/21/13	\$265,000	\$276,000	1,280	7	1954	4	9,457	N	N	14042 5TH AVE S
2	20	172304	9488	04/10/13	\$200,000	\$210,000	1,300	7	1964	3	9,000	N	N	712 S 142ND PL
2	20	121470	0070	09/16/11	\$175,000	\$204,000	1,340	7	1964	3	8,588	N	N	15807 5TH PL S
2	20	176060	0287	12/26/13	\$199,900	\$200,000	1,400	7	1955	3	6,199	N	N	15002 4TH AVE S
2	20	292304	9202	11/14/13	\$270,000	\$272,000	1,400	7	1953	3	94,089	N	N	17016 DES MOINES MEMORIAL DR
2	20	330670	0260	10/14/11	\$199,000	\$231,000	1,440	7	2011	3	2,102	N	N	15029 5TH LN S
2	20	330670	0270	12/11/11	\$199,950	\$229,000	1,440	7	2011	3	2,111	N	N	15037 5TH LN S
2	20	330670	0280	11/02/11	\$209,950	\$243,000	1,440	7	2011	3	2,015	N	N	15045 5TH LN S
2	20	330670	0290	01/24/12	\$210,000	\$239,000	1,440	7	2011	3	1,950	N	N	15057 5TH LN S
2	20	228640	0010	06/06/13	\$262,000	\$272,000	1,460	7	1954	3	7,100	N	N	14845 5TH AVE S
2	20	276260	0050	12/18/12	\$197,000	\$211,000	1,470	7	1956	3	15,975	N	N	14062 6TH AVE S
2	20	330670	0190	11/08/12	\$234,950	\$253,000	1,470	7	2012	3	2,518	N	N	537 S 150TH ST
2	20	121470	0210	07/09/12	\$245,000	\$270,000	1,510	7	1964	3	10,368	N	N	15854 5TH PL S
2	20	330670	0220	10/26/12	\$234,950	\$254,000	1,510	7	2012	3	3,046	N	N	529 S 150TH ST
2	20	330670	0160	03/30/12	\$209,950	\$236,000	1,530	7	2011	3	2,459	N	N	15056 5TH LN S
2	20	330670	0150	01/08/13	\$224,950	\$240,000	1,550	7	2012	3	1,886	N	N	561 SE 150TH ST
2	20	330670	0170	04/19/12	\$212,000	\$237,000	1,590	7	2011	3	2,024	N	N	15048 5TH LN S
2	20	202304	9532	08/07/12	\$123,000	\$135,000	1,620	7	1936	3	8,408	N	N	422 S 156TH ST
2	20	330670	0250	10/14/11	\$256,234	\$297,000	1,700	7	2011	3	2,708	N	N	15023 5TH LN S
2	20	330670	0040	06/26/12	\$242,950	\$269,000	1,710	7	2011	3	1,987	N	N	15164 5TH LN S
2	20	330670	0300	03/30/12	\$249,950	\$281,000	1,710	7	2011	3	1,870	N	N	15149 5TH LN S
2	20	330670	0310	04/19/12	\$249,950	\$280,000	1,710	7	2011	3	1,870	N	N	15157 5TH LN S

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
2	20	330670	0320	07/30/12	\$249,950	\$275,000	1,710	7	2011	3	1,852	N	N	15175 5TH LN S
2	20	202304	9534	06/24/11	\$284,950	\$338,000	1,720	7	1986	4	7,241	N	N	543 S 158TH ST
2	20	330670	0100	05/14/13	\$249,950	\$260,000	1,720	7	2012	3	2,114	N	N	15086 5TH LN S
2	20	330670	0110	05/08/13	\$249,950	\$261,000	1,720	7	2012	3	2,180	N	N	15072 5TH LN S
2	20	330670	0180	12/21/12	\$251,000	\$269,000	1,820	7	2012	3	2,381	N	N	549 S 150TH ST
2	20	330670	0120	11/11/11	\$274,000	\$316,000	1,840	7	2011	3	3,056	N	N	15064 5TH LN S
2	20	172304	9333	05/04/11	\$289,250	\$346,000	1,850	7	1952	4	21,500	N	N	14208 6TH AVE S
2	20	330670	0330	07/12/13	\$259,950	\$268,000	1,850	7	2013	3	3,035	N	N	15185 5TH LN S
2	20	330670	0340	06/10/13	\$259,950	\$270,000	1,850	7	2013	3	3,045	N	N	15193 5TH LN S
2	20	330670	0050	08/30/12	\$262,450	\$287,000	1,860	7	2011	3	2,648	N	N	15152 5TH LN S
2	20	330670	0070	10/16/12	\$267,000	\$289,000	1,860	7	2012	3	2,648	N	N	15130 5TH LN S
2	20	330670	0080	03/27/13	\$275,950	\$290,000	1,860	7	2012	3	2,647	N	N	15118 5TH LN S
2	20	330670	0130	02/27/13	\$265,000	\$280,000	1,860	7	2012	3	3,823	N	N	593 S 150TH ST
2	20	330670	0230	09/02/11	\$224,950	\$263,000	1,860	7	2010	3	2,740	N	N	15005 5TH LN S
2	20	330670	0060	10/04/12	\$262,450	\$285,000	1,880	7	2012	3	2,648	N	N	15144 5TH LN S
2	20	144640	3695	09/17/13	\$271,000	\$276,000	2,010	7	2003	3	6,600	N	N	13425 8TH AVE S
2	20	200680	0020	01/03/12	\$242,000	\$277,000	2,070	7	2011	3	7,210	N	N	684 S 163RD LN
2	20	200680	0030	01/22/12	\$249,950	\$285,000	2,070	7	2011	3	7,210	N	N	660 S 163RD LN
2	20	200680	0040	01/25/12	\$249,950	\$284,000	2,070	7	2011	3	7,296	N	N	632 S 163RD LN
2	20	200680	0050	02/14/12	\$249,950	\$283,000	2,070	7	2011	3	7,227	N	N	588 S 163RD LN
2	20	200680	0060	03/20/12	\$247,950	\$279,000	2,070	7	2011	3	7,206	N	N	564 S 163RD LN
2	20	200680	0070	03/16/12	\$255,000	\$287,000	2,070	7	2011	3	7,243	N	N	526 S 163RD LN
2	20	200680	0080	04/06/12	\$245,000	\$275,000	2,070	7	2011	3	7,508	N	N	508 S 163RD LN
2	20	144640	3990	07/23/12	\$184,900	\$203,000	2,190	7	1950	3	13,200	N	N	12915 8TH AVE S
2	20	176060	0361	06/27/13	\$349,950	\$362,000	1,410	8	2013	3	4,900	N	N	632 S 150TH ST
2	20	202304	9499	12/13/13	\$265,000	\$265,000	1,430	8	1964	3	8,712	N	N	565 S 158TH ST
2	20	156183	0020	08/20/12	\$274,950	\$301,000	1,740	8	2012	3	3,424	N	N	13975 5TH PL S
2	20	156183	0070	04/13/12	\$279,950	\$314,000	1,740	8	2012	3	3,431	N	N	13897 5TH PL S
2	20	156183	0110	06/27/12	\$289,950	\$321,000	1,740	8	2012	3	3,460	N	N	13884 5TH PL S
2	20	156183	0130	06/12/12	\$284,950	\$316,000	1,740	8	2012	3	3,460	N	N	13914 5TH PL S

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
2	20	156183	0160	12/14/11	\$274,950	\$315,000	1,740	8	2012	3	3,460	N	N	13958 5TH PL S
2	20	176060	0143	03/30/13	\$270,000	\$284,000	1,750	8	1962	3	12,880	N	N	555 S 146TH ST
2	20	156183	0010	06/28/12	\$284,950	\$315,000	1,800	8	2012	3	4,491	N	N	13987 5TH PL S
2	20	156183	0180	04/12/12	\$284,950	\$320,000	1,800	8	2012	3	4,665	N	N	13984 5TH PL S
2	20	156183	0040	06/03/13	\$325,000	\$338,000	1,980	8	2012	3	3,941	N	N	13945 5TH PL S
2	20	156183	0040	01/25/12	\$299,950	\$341,000	1,980	8	2012	3	3,941	N	N	13945 5TH PL S
2	20	156183	0080	04/23/12	\$319,950	\$358,000	1,980	8	2012	3	3,863	N	N	13885 5TH PL S
2	20	156183	0100	06/27/12	\$315,450	\$349,000	1,980	8	2012	3	3,893	N	N	13868 5TH PL S
2	20	638855	0220	04/09/12	\$315,000	\$354,000	2,130	8	1998	3	7,337	N	N	14239 4TH AVE S
2	20	156183	0050	05/04/12	\$319,950	\$358,000	2,180	8	2012	3	4,286	N	N	13927 5TH PL S
2	20	156183	0120	09/12/12	\$325,000	\$354,000	2,180	8	2012	3	4,325	N	N	13898 5TH PL S
2	20	156183	0170	10/26/11	\$315,950	\$366,000	2,180	8	2012	3	4,325	N	N	13970 5TH PL S
2	20	156183	0030	02/09/12	\$315,000	\$358,000	2,330	8	2012	3	4,282	N	N	13963 5TH PL S
2	20	156183	0060	10/09/12	\$320,000	\$347,000	2,330	8	2012	3	4,287	N	N	13911 5TH PL S
2	20	156183	0090	06/25/12	\$340,000	\$376,000	2,330	8	2012	3	4,325	N	N	13852 5TH PL S
2	20	156183	0140	04/16/12	\$324,950	\$364,000	2,330	8	2012	3	4,325	N	N	13930 5TH PL S
2	30	292304	9360	10/24/13	\$166,297	\$168,000	710	6	1917	3	13,068	N	N	17241 AMBAUM BLVD S
2	30	292304	9360	05/26/11	\$190,000	\$226,000	710	6	1917	3	13,068	N	N	17241 AMBAUM BLVD S
2	30	292304	9311	10/17/11	\$170,000	\$197,000	1,010	7	1950	3	7,840	N	N	16810 AMBAUM BLVD S
2	30	394440	0030	03/08/11	\$185,000	\$223,000	1,120	7	1958	3	11,280	N	N	16825 AMBAUM BLVD S
2	30	292304	9285	06/27/11	\$189,950	\$225,000	1,160	7	1958	3	7,405	N	N	319 S 168TH ST
2	30	085400	0290	04/15/11	\$250,000	\$300,000	1,200	7	1955	5	8,395	N	N	16505 4TH AVE S
2	30	085400	0275	06/20/13	\$240,000	\$248,000	1,220	7	1954	3	8,395	N	N	16519 4TH AVE S
2	30	085400	0185	11/15/13	\$279,000	\$281,000	1,270	7	1955	3	8,395	N	N	16604 3RD AVE S
2	30	523580	0050	06/26/12	\$219,000	\$242,000	1,400	7	1953	3	10,641	N	N	151 S 170TH ST
2	30	085420	0010	08/26/13	\$295,000	\$302,000	1,430	7	1955	3	18,350	N	N	16424 3RD AVE S
2	30	394440	0020	08/27/13	\$230,000	\$235,000	1,430	7	1958	3	8,710	N	N	16821 AMBAUM BLVD S
2	30	363900	0145	05/07/12	\$175,000	\$195,000	1,470	7	1956	3	9,360	N	N	16843 4TH AVE S
2	30	666700	0030	04/30/13	\$258,000	\$270,000	1,490	7	1960	3	14,600	N	N	228 S 173RD PL
2	30	085380	0060	12/06/12	\$210,000	\$225,000	1,580	7	1954	3	8,850	N	N	16520 4TH AVE S

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 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
2	30	292304	9110	07/01/11	\$254,500	\$301,000	1,670	7	1951	3	23,958	N	N	17035 AMBAUM BLVD S
2	30	085400	0280	05/17/11	\$210,000	\$250,000	1,680	7	1955	3	8,395	N	N	16511 4TH AVE S
2	30	085380	0055	06/02/11	\$239,000	\$284,000	1,850	7	1955	3	8,850	N	N	16526 4TH AVE S
2	30	085400	0085	10/20/11	\$161,000	\$186,000	2,140	7	1955	2	8,060	N	N	16710 AMBAUM BLVD S
2	30	085420	0035	09/26/12	\$259,500	\$282,000	1,300	8	1956	3	8,625	N	N	16417 4TH AVE S
2	30	363900	0110	09/26/12	\$210,000	\$228,000	1,480	8	1959	3	10,300	N	N	17036 4TH AVE S
2	30	020020	0100	05/03/13	\$292,950	\$306,000	1,630	8	1979	3	10,700	N	N	245 S 172ND PL
2	30	292304	9190	06/18/13	\$349,999	\$363,000	1,830	8	1998	4	22,150	N	N	16615 AMBAUM BLVD S
2	30	292304	9406	05/25/11	\$240,000	\$286,000	1,940	8	1964	4	8,452	N	N	260 S 163RD PL
2	30	363900	0055	01/29/13	\$232,000	\$246,000	2,040	8	1958	4	10,213	N	N	17005 DES MOINES MEMORIAL DR
2	30	292304	9393	06/17/11	\$195,000	\$231,000	2,400	8	1964	3	7,738	N	N	249 S 163RD PL
2	30	394440	0065	06/20/11	\$325,000	\$385,000	2,100	9	1993	3	8,609	N	N	132 S 169TH PL
2	30	292304	9376	01/22/13	\$437,000	\$465,000	2,410	9	2012	3	20,473	N	N	16904 AMBAUM BLVD S
2	30	292304	9459	05/24/12	\$424,950	\$473,000	3,020	9	1973	5	19,602	N	N	16912 AMBAUM BLVD S
3	30	121900	0125	03/26/13	\$140,000	\$147,000	1,050	5	1953	3	13,500	N	N	702 SW 158TH ST
3	30	121800	0130	06/11/13	\$233,500	\$242,000	790	6	1918	4	7,632	N	N	15632 10TH AVE SW
3	30	121900	0270	06/17/13	\$255,000	\$264,000	850	6	1947	4	7,560	N	N	15822 7TH AVE SW
3	30	192304	9221	09/08/11	\$219,500	\$256,000	860	6	1952	4	6,900	N	N	1429 SW 151ST ST
3	30	121800	0115	12/07/12	\$243,250	\$261,000	870	6	1918	4	7,632	N	N	15614 10TH AVE SW
3	30	189940	0420	09/21/12	\$200,000	\$218,000	1,010	6	1914	4	7,620	N	N	1025 SW 151ST ST
3	30	121900	0491	07/18/13	\$184,900	\$190,000	1,060	6	1934	3	27,073	N	N	15845 4TH AVE SW
3	30	121800	0405	04/15/13	\$242,000	\$254,000	1,180	6	1918	4	6,871	N	N	15655 11TH AVE SW
3	30	500600	0070	05/09/13	\$295,000	\$308,000	1,370	6	1944	4	7,906	N	N	1422 SW 150TH ST
3	30	500600	0105	05/15/12	\$198,000	\$221,000	1,540	6	1944	4	8,308	N	N	1457 SW 150TH ST
3	30	122000	0980	02/06/13	\$276,000	\$293,000	1,580	6	1942	3	7,250	N	N	15320 6TH AVE SW
3	30	500600	0025	06/28/12	\$271,000	\$300,000	1,710	6	1944	4	7,906	N	N	1447 SW 149TH ST
3	30	121900	0251	09/13/13	\$189,500	\$193,000	800	7	1947	3	7,560	N	N	617 SW 158TH ST
3	30	121800	0425	01/18/13	\$370,000	\$394,000	980	7	2010	3	7,633	N	N	15820 12TH AVE SW
3	30	121900	0215	12/05/11	\$190,000	\$218,000	1,025	7	1955	5	7,560	N	N	15843 7TH AVE SW
3	30	121800	0400	07/15/11	\$198,000	\$234,000	1,130	7	1953	3	7,632	N	N	15649 11TH AVE SW

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	121900	0220	02/27/13	\$247,000	\$261,000	1,220	7	1955	4	7,560	N	N	15837 7TH AVE SW
3	30	190060	0142	11/14/13	\$280,000	\$282,000	1,240	7	1979	3	6,596	N	N	1224 SW 151ST ST
3	30	500600	0045	07/02/13	\$329,950	\$341,000	1,250	7	1944	5	7,906	N	N	1452 SW 150TH ST
3	30	242303	9135	09/23/11	\$384,000	\$447,000	1,260	7	1955	5	9,100	N	N	1914 SW 156TH ST
3	30	399000	0060	12/22/11	\$290,000	\$332,000	1,270	7	1967	4	6,650	N	N	15825 15TH AVE SW
3	30	933480	0145	10/07/13	\$249,000	\$253,000	1,280	7	1951	3	8,100	N	N	15672 19TH AVE SW
3	30	763580	0610	06/24/13	\$491,750	\$509,000	1,300	7	1947	4	19,000	N	N	14942 20TH AVE SW
3	30	121800	0765	06/15/11	\$285,000	\$338,000	1,330	7	1964	5	6,542	N	N	15803 8TH AVE SW
3	30	500600	0185	08/28/13	\$386,000	\$395,000	1,330	7	1944	5	7,906	N	N	1440 SW 152ND ST
3	30	990000	0480	09/24/13	\$287,000	\$292,000	1,340	7	1920	4	6,181	N	N	1412 SW 152ND ST
3	30	990000	0355	10/05/12	\$296,950	\$322,000	1,345	7	1939	4	6,223	N	N	1259 SW 150TH ST
3	30	933540	0075	04/04/13	\$248,000	\$260,000	1,400	7	1954	4	7,920	N	N	15821 16TH AVE SW
3	30	121800	0630	08/02/13	\$269,800	\$277,000	1,420	7	1958	4	7,633	N	N	15826 10TH AVE SW
3	30	447640	0170	10/22/12	\$202,000	\$219,000	1,440	7	1960	3	7,076	N	N	15683 19TH AVE SW
3	30	399020	0024	10/11/11	\$190,000	\$220,000	1,460	7	1921	4	20,591	N	N	1301 SW 158TH ST
3	30	122000	0435	11/28/12	\$239,995	\$258,000	1,590	7	1918	5	5,729	N	N	15450 9TH AVE SW
3	30	763580	0842	09/30/13	\$331,000	\$336,000	1,610	7	1987	4	7,530	N	N	1612 SW 152ND ST
3	30	447640	0180	08/30/11	\$242,000	\$283,000	1,620	7	1955	4	6,960	N	N	15675 19TH AVE SW
3	30	121800	0730	05/23/13	\$245,000	\$255,000	1,650	7	1983	3	7,633	N	N	15824 9TH AVE SW
3	30	933480	0090	10/12/11	\$285,000	\$331,000	1,670	7	1951	3	8,160	N	N	15913 18TH AVE SW
3	30	447640	0171	03/13/13	\$226,000	\$238,000	1,720	7	1960	3	7,192	N	N	15689 19TH AVE SW
3	30	121900	0160	04/05/11	\$220,000	\$264,000	1,750	7	1997	3	7,560	N	N	15810 8TH AVE SW
3	30	189940	0195	03/07/13	\$207,500	\$219,000	1,750	7	2004	3	7,620	N	N	1028 SW 150TH ST
3	30	189940	0195	02/18/11	\$299,950	\$364,000	1,750	7	2004	3	7,620	N	N	1028 SW 150TH ST
3	30	763580	0752	10/21/11	\$263,000	\$305,000	1,760	7	1953	3	10,000	N	N	1633 SW 149TH ST
3	30	189940	0380	03/29/13	\$265,000	\$279,000	1,790	7	1932	5	3,904	N	N	1003 SW 150TH ST
3	30	425000	0090	07/16/12	\$210,000	\$231,000	1,960	7	1962	3	14,393	N	N	1401 SW 158TH ST
3	30	447640	0305	11/04/13	\$250,000	\$252,000	1,960	7	1952	3	8,325	N	N	15905 20TH AVE SW
3	30	990000	0415	10/13/11	\$275,000	\$319,000	2,030	7	1988	3	6,178	N	N	1255 SW 151ST ST
3	30	447640	0025	10/22/13	\$415,000	\$420,000	2,150	7	1920	5	8,900	N	N	15636 21ST AVE SW

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	242303	9050	05/20/13	\$468,950	\$489,000	2,620	7	1966	4	21,150	N	N	15406 21ST AVE SW
3	30	399020	0026	10/31/12	\$435,000	\$470,000	1,370	8	1947	4	15,265	N	N	1315 SW 158TH ST
3	30	447640	0135	07/24/13	\$334,500	\$344,000	1,520	8	1955	5	8,625	N	N	15638 20TH AVE SW
3	30	122100	0560	05/01/12	\$225,000	\$251,000	1,560	8	2005	3	2,216	Y	N	111 SW 154TH ST
3	30	122000	0370	06/24/13	\$299,950	\$310,000	1,570	8	2008	3	2,106	N	N	15427 9TH AVE SW
3	30	447640	0280	10/18/13	\$497,500	\$504,000	1,600	8	2009	3	11,325	N	N	15926 21ST AVE SW
3	30	399020	0091	04/01/13	\$364,000	\$383,000	2,360	8	1986	3	12,190	N	N	1430 SW 160TH ST
3	30	447640	0120	02/10/11	\$453,500	\$551,000	2,360	8	2010	3	8,625	N	N	15618 20TH AVE SW
3	30	447640	0260	10/11/11	\$455,000	\$529,000	2,370	8	2011	3	8,775	N	N	15911 19TH AVE SW
3	30	447640	0271	10/19/12	\$415,000	\$450,000	2,430	8	1953	4	12,000	N	N	2015 SW 159TH ST
3	40	990000	0080	05/13/11	\$180,000	\$215,000	1,000	5	1947	3	8,100	N	N	1414 SW 149TH ST
3	40	433760	0240	08/20/12	\$179,000	\$196,000	700	6	1943	4	7,920	N	N	13805 2ND AVE SW
3	40	433880	0065	07/26/11	\$209,950	\$247,000	790	6	1944	5	7,410	N	N	624 SW 136TH PL
3	40	433880	0080	02/08/12	\$139,000	\$158,000	790	6	1944	3	7,145	N	N	644 SW 136TH PL
3	40	433880	0200	01/09/13	\$154,950	\$165,000	790	6	1944	3	8,201	N	N	656 SW 137TH ST
3	40	433700	0080	12/04/13	\$185,000	\$185,000	800	6	1943	3	7,590	N	N	13624 1ST AVE SW
3	40	433880	0125	11/12/12	\$236,000	\$254,000	800	6	1944	5	8,246	N	N	637 SW 136TH PL
3	40	143080	0085	06/22/13	\$230,000	\$238,000	810	6	1940	4	6,300	N	N	14656 16TH AVE SW
3	40	433700	0310	10/21/11	\$218,000	\$253,000	810	6	1943	5	8,775	N	N	13643 1ST AVE SW
3	40	433700	0345	09/27/11	\$196,490	\$229,000	810	6	1943	5	8,775	N	N	13630 2ND AVE SW
3	40	433700	0290	08/22/11	\$150,000	\$176,000	820	6	1943	3	8,775	N	N	13617 1ST AVE SW
3	40	433820	0205	11/22/13	\$210,000	\$211,000	820	6	1944	3	9,372	N	N	416 SW 138TH ST
3	40	433880	0680	10/31/13	\$163,900	\$165,000	820	6	1944	3	8,200	N	N	13736 10TH AVE SW
3	40	990000	0195	04/30/13	\$155,950	\$163,000	820	6	1943	4	8,100	N	N	1226 SW 149TH ST
3	40	297080	0245	11/08/13	\$209,000	\$211,000	830	6	1953	4	6,467	N	N	14444 11TH AVE SW
3	40	433060	0301	04/02/12	\$144,990	\$163,000	840	6	1952	4	7,425	N	N	14304 4TH AVE SW
3	40	433880	0740	03/20/13	\$164,000	\$172,000	890	6	1944	4	7,600	N	N	13705 10TH AVE SW
3	40	433100	0590	02/25/12	\$130,000	\$147,000	910	6	1947	3	13,451	N	N	626 SW 142ND ST
3	40	690220	0120	05/25/12	\$298,000	\$332,000	910	6	1996	3	6,890	N	N	14630 11TH AVE SW
3	40	433100	0195	08/20/12	\$241,500	\$264,000	930	6	1944	3	11,250	N	N	438 SW 144TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	40	433820	0025	04/01/11	\$171,209	\$206,000	940	6	1944	3	7,200	N	N	501 SW 139TH ST
3	40	433820	0110	07/17/13	\$235,000	\$242,000	940	6	1944	4	8,880	N	N	424 SW 139TH ST
3	40	433880	0175	05/15/12	\$175,000	\$195,000	940	6	1944	4	7,410	N	N	624 SW 137TH ST
3	40	433880	0120	10/09/12	\$246,000	\$267,000	960	6	1944	4	9,270	N	N	645 SW 136TH PL
3	40	433060	0290	11/25/11	\$135,900	\$156,000	990	6	1949	3	12,000	N	N	225 SW 143RD ST
3	40	433880	0345	08/14/13	\$197,000	\$202,000	1,010	6	1944	3	8,760	N	N	13766 8TH AVE SW
3	40	433700	0230	07/08/11	\$145,000	\$171,000	1,030	6	1943	3	9,450	N	N	104 SW 140TH ST
3	40	433760	0035	12/31/13	\$155,900	\$155,000	1,030	6	1943	3	9,000	N	N	221 SW 136TH ST
3	40	433820	0090	08/25/11	\$160,000	\$187,000	1,050	6	1944	3	10,168	N	N	405 SW 138TH ST
3	40	433880	0015	04/23/13	\$183,500	\$192,000	1,050	6	1944	4	7,345	N	N	639 SW 136TH ST
3	40	433100	0300	01/14/13	\$165,000	\$176,000	1,190	6	1952	3	11,250	N	N	813 SW 143RD ST
3	40	192304	9335	02/22/12	\$255,000	\$289,000	1,220	6	1992	4	11,596	N	N	453 SW 144TH ST
3	40	433820	0280	02/28/12	\$140,000	\$158,000	1,220	6	1944	3	9,450	N	N	411 SW 136TH ST
3	40	433060	0240	09/30/13	\$135,000	\$137,000	1,240	6	1947	4	10,350	N	N	154 SW 144TH ST
3	40	433880	0700	05/04/12	\$229,950	\$257,000	1,240	6	1944	5	7,200	N	N	13712 10TH AVE SW
3	40	433820	0240	07/27/11	\$203,500	\$239,000	1,330	6	1944	3	7,210	N	N	13712 6TH AVE SW
3	40	143080	0130	09/11/13	\$215,000	\$219,000	1,360	6	1942	3	15,757	N	N	1243 SW 146TH ST
3	40	433100	0315	08/17/11	\$185,000	\$217,000	1,390	6	1948	4	11,250	N	N	835 SW 143RD ST
3	40	433880	0620	06/19/12	\$178,000	\$197,000	1,390	6	1944	3	8,400	N	N	13755 8TH AVE SW
3	40	297080	0082	10/04/13	\$189,000	\$192,000	1,400	6	1960	4	4,767	N	N	1114 SW 146TH ST
3	40	143080	0120	07/24/12	\$274,950	\$303,000	1,440	6	1949	5	8,906	N	N	1527 SW 144TH PL
3	40	433060	0460	11/06/12	\$238,000	\$257,000	1,460	6	1947	4	8,400	N	N	218 SW 142ND ST
3	40	433100	0390	10/13/11	\$163,000	\$189,000	1,530	6	1954	4	11,600	N	N	829 SW 142ND PL
3	40	433880	0645	04/17/13	\$299,000	\$313,000	1,600	6	1944	4	9,880	N	N	828 SW 139TH ST
3	40	192304	9292	03/06/13	\$118,000	\$124,000	1,650	6	1947	3	15,750	N	N	215 SW 144TH ST
3	40	143080	0235	05/19/11	\$223,700	\$267,000	1,700	6	1940	4	9,000	N	N	1216 SW 146TH ST
3	40	433820	0135	04/15/12	\$185,000	\$207,000	1,730	6	1978	3	9,360	N	N	13818 6TH AVE SW
3	40	192304	9358	03/14/11	\$189,000	\$228,000	1,950	6	1949	3	8,000	N	N	14506 4TH AVE SW
3	40	433880	0055	09/26/12	\$224,500	\$244,000	1,990	6	1944	3	7,410	N	N	612 SW 136TH PL
3	40	297080	0144	05/22/13	\$243,000	\$253,000	970	7	1974	4	5,200	N	N	1117 SW 144TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	40	433060	0047	08/27/13	\$238,000	\$243,000	1,010	7	1983	3	8,146	N	N	128 SW 142ND ST
3	40	192304	9199	06/03/13	\$270,000	\$280,000	1,020	7	1922	5	9,609	N	N	300 SW 146TH ST
3	40	143080	0162	11/20/12	\$186,000	\$200,000	1,040	7	1956	4	8,000	N	N	14633 12TH AVE SW
3	40	433880	0455	06/13/13	\$249,950	\$259,000	1,070	7	1944	4	8,027	N	N	654 SW 139TH ST
3	40	166540	0160	04/25/12	\$142,000	\$159,000	1,110	7	1952	3	7,351	N	N	605 SW 146TH ST
3	40	166540	0190	05/17/13	\$210,000	\$219,000	1,110	7	1952	3	10,370	N	N	14643 6TH AVE SW
3	40	166540	0020	06/06/11	\$265,000	\$315,000	1,150	7	1952	5	6,836	N	N	14636 8TH AVE SW
3	40	427300	0020	06/03/11	\$230,000	\$273,000	1,180	7	1955	3	8,178	N	N	638 SW 144TH PL
3	40	690220	0325	09/12/13	\$299,950	\$306,000	1,250	7	1942	4	7,860	N	N	14638 12TH AVE SW
3	40	143080	0175	01/11/11	\$176,000	\$215,000	1,310	7	1978	3	12,700	N	N	1220 SW 148TH ST
3	40	433060	0140	11/15/12	\$200,000	\$215,000	1,310	7	1952	3	13,860	N	N	134 SW 143RD ST
3	40	433100	0151	04/16/12	\$178,750	\$200,000	1,400	7	1961	4	7,155	N	N	439 SW 142ND ST
3	40	427300	0075	04/22/11	\$179,000	\$214,000	1,410	7	1955	3	8,088	N	N	14504 8TH AVE SW
3	40	192304	9185	05/02/12	\$220,000	\$246,000	1,460	7	1950	4	11,595	N	N	459 SW 144TH ST
3	40	122500	0015	05/17/11	\$229,900	\$274,000	1,530	7	1954	3	9,012	N	N	14640 3RD AVE SW
3	40	433060	0435	04/02/12	\$250,000	\$281,000	1,560	7	1954	3	21,000	N	N	14003 2ND AVE SW
3	40	433760	0325	07/22/13	\$299,950	\$309,000	1,600	7	1943	4	7,200	N	N	235 SW 139TH ST
3	40	433060	0462	11/27/13	\$260,057	\$261,000	1,620	7	1998	3	11,100	N	N	220 SW 142ND ST
3	40	433060	0310	05/08/12	\$346,250	\$387,000	1,640	7	1953	5	10,950	N	N	322 SW 144TH ST
3	40	433820	0150	01/15/13	\$264,000	\$281,000	1,900	7	1944	4	7,215	N	N	515 SW 137TH ST
3	40	763580	0220	07/15/11	\$412,000	\$486,000	2,370	8	2006	3	10,000	N	N	14645 18TH AVE SW
3	40	143080	0182	07/10/13	\$362,000	\$373,000	2,680	8	2000	3	9,059	N	N	1234 SW 148TH ST
3	40	297080	0105	03/10/11	\$395,000	\$477,000	2,420	9	2007	3	5,244	N	N	14438 12TH AVE SW
3	90	242303	9105	09/06/13	\$542,500	\$554,000	1,950	7	1939	4	17,400	Y	Y	1807 SW 152ND ST
3	90	192304	9242	09/27/13	\$690,000	\$702,000	1,520	8	1954	3	18,980	Y	Y	15701 14TH AVE SW
3	90	416160	0045	10/03/13	\$700,000	\$711,000	1,900	8	1951	4	15,658	Y	Y	15702 13TH AVE SW
3	90	416160	0040	04/06/11	\$750,000	\$903,000	2,080	8	1959	4	16,101	Y	Y	15701 13TH AVE SW
3	90	192304	9032	07/05/13	\$1,024,000	\$1,058,000	3,830	9	1912	5	18,602	Y	Y	1235 SW 152ND ST
3	90	192304	9164	08/23/11	\$875,000	\$1,026,000	2,390	10	2006	3	22,259	Y	Y	1216 SW 157TH ST
3	90	242303	9001	10/07/11	\$830,000	\$965,000	3,400	10	1918	4	36,638	Y	Y	1621 SW 152ND ST

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	144640	2050	10/08/13	\$100,000	\$101,000	710	5	1946	3	6,650	N	N	12809 4TH AVE S
4	20	144640	1880	07/05/12	\$147,000	\$162,000	760	6	1942	3	6,614	N	N	13012 3RD AVE S
4	20	504480	0065	09/11/13	\$150,000	\$153,000	830	6	1948	3	9,170	N	N	13641 2ND AVE S
4	20	144640	1325	09/23/13	\$203,000	\$206,000	840	6	1942	4	6,592	N	N	13246 2ND AVE S
4	20	144640	1875	05/26/13	\$145,000	\$151,000	870	6	1946	3	6,615	N	N	13002 3RD AVE S
4	20	144640	0180	11/07/11	\$145,000	\$167,000	900	6	1942	4	6,250	N	N	13007 OCCIDENTAL AVE S
4	20	144640	1780	10/04/11	\$150,000	\$174,000	910	6	1945	3	7,914	N	N	13225 4TH AVE S
4	20	144640	0370	07/03/13	\$175,750	\$181,000	970	6	1971	4	7,980	N	N	13453 OCCIDENTAL AVE S
4	20	144640	0380	07/22/13	\$215,300	\$221,000	1,010	6	1940	4	6,312	N	N	120 S 136TH ST
4	20	144640	1560	12/12/13	\$184,000	\$184,000	1,020	6	1948	4	6,593	N	N	13240 3RD AVE S
4	20	144640	1185	08/22/13	\$226,500	\$232,000	1,040	6	1949	4	6,600	N	N	13031 3RD AVE S
4	20	144640	1800	10/26/11	\$165,000	\$191,000	1,060	6	1945	3	8,202	N	N	319 S 132ND ST
4	20	144640	2380	11/28/12	\$165,000	\$177,000	1,060	6	1942	4	14,400	N	N	13412 4TH AVE S
4	20	144640	2030	10/11/12	\$133,000	\$144,000	1,140	6	1947	3	6,600	N	N	12827 4TH AVE S
4	20	144640	0720	06/02/12	\$157,000	\$174,000	1,410	6	1930	3	6,600	N	N	13249 2ND AVE S
4	20	144640	1720	11/19/12	\$190,000	\$204,000	1,410	6	1941	4	9,879	N	N	13421 4TH AVE S
4	20	144640	1540	02/21/13	\$131,000	\$138,000	1,500	6	1970	2	6,600	N	N	13212 3RD AVE S
4	20	144640	0020	04/16/13	\$195,000	\$204,000	1,030	7	1951	3	7,811	N	N	12822 1ST AVE S
4	20	144640	1205	12/30/11	\$135,000	\$154,000	1,050	7	1962	3	6,614	N	N	13007 3RD AVE S
4	20	144640	1470	11/27/12	\$189,000	\$203,000	1,170	7	1996	3	6,589	N	N	13255 3RD AVE S
4	20	144640	0705	12/26/12	\$145,000	\$155,000	1,200	7	1955	3	6,600	N	N	13259 2ND AVE S
4	20	144640	1070	08/04/11	\$240,000	\$282,000	1,240	7	2004	3	6,620	N	N	12840 2ND AVE S
4	20	688150	0085	06/06/12	\$179,400	\$199,000	1,290	7	1959	3	8,580	N	N	13605 3RD AVE S
4	20	144640	0871	06/21/11	\$235,000	\$278,000	1,450	7	1964	4	13,147	N	N	13040 OCCIDENTAL AVE S
4	20	504480	0030	07/19/11	\$165,000	\$194,000	1,540	7	1955	3	8,245	N	N	13647 OCCIDENTAL AVE S
4	20	688150	0080	04/27/12	\$157,000	\$175,000	1,680	7	1959	3	8,515	N	N	13611 3RD AVE S
4	20	144640	1585	04/16/13	\$225,500	\$236,000	1,950	7	1968	4	11,220	N	N	13400 3RD AVE S
4	20	144640	0674	10/26/11	\$271,000	\$314,000	2,120	7	2006	3	6,583	N	N	13425 2ND AVE S
4	40	240700	0085	08/16/13	\$220,000	\$225,000	780	6	1942	4	8,775	N	N	13237 1ST AVE SW
4	40	240700	0095	05/31/12	\$178,000	\$198,000	790	6	1942	3	8,775	N	N	13225 1ST AVE SW

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	783580	0382	03/12/12	\$150,000	\$169,000	790	6	1960	4	9,312	N	N	816 SW 135TH ST
4	40	240700	0025	06/01/11	\$132,000	\$157,000	800	6	1942	3	8,775	N	N	13224 2ND AVE SW
4	40	339580	0545	10/22/12	\$145,400	\$157,000	800	6	1949	3	8,100	N	N	13227 4TH AVE SW
4	40	240700	0360	10/25/11	\$135,000	\$156,000	820	6	1942	3	8,050	N	N	7 SW 134TH ST
4	40	443760	0005	09/12/12	\$110,000	\$120,000	840	6	1953	3	7,200	N	N	13232 4TH AVE SW
4	40	008400	0391	05/14/13	\$150,000	\$156,000	890	6	1947	4	14,142	N	N	17 SW 130TH PL
4	40	008400	0235	06/15/13	\$210,000	\$217,000	900	6	1948	4	16,875	N	N	221 SW 130TH ST
4	40	325640	0051	06/20/12	\$139,500	\$154,000	960	6	1949	3	9,380	N	N	13045 6TH PL SW
4	40	783580	0371	11/13/12	\$110,000	\$118,000	990	6	1947	2	7,545	N	N	800 SW 135TH ST
4	40	182304	9177	11/23/11	\$149,950	\$172,000	1,060	6	1942	3	7,200	N	N	13220 4TH AVE SW
4	40	182304	9177	11/23/11	\$154,750	\$178,000	1,060	6	1942	3	7,200	N	N	13220 4TH AVE SW
4	40	384160	0105	10/17/13	\$170,000	\$172,000	1,080	6	1947	3	11,621	N	N	1307 SW 116TH ST
4	40	008400	0320	08/16/11	\$157,000	\$184,000	1,090	6	1950	3	11,475	N	N	212 SW 132ND ST
4	40	008400	0245	04/07/11	\$125,000	\$150,000	1,100	6	1942	3	9,452	N	N	203 SW 130TH ST
4	40	783580	0381	11/09/12	\$150,000	\$162,000	1,160	6	1950	4	9,000	N	N	819 SW 134TH ST
4	40	339580	0145	09/13/13	\$227,000	\$231,000	1,220	6	1952	3	8,100	N	N	13227 5TH AVE SW
4	40	339580	0670	03/12/12	\$175,000	\$197,000	1,260	6	1929	3	8,100	N	N	13440 5TH AVE SW
4	40	374460	0027	12/04/12	\$260,000	\$279,000	1,260	6	1946	3	10,880	Y	N	1401 SW 120TH ST
4	40	384160	0095	10/24/12	\$185,000	\$200,000	1,610	6	1943	4	8,095	N	N	1313 SW 116TH ST
4	40	384160	0095	05/09/12	\$107,100	\$119,000	1,610	6	1943	4	8,095	N	N	1313 SW 116TH ST
4	40	339580	0245	04/05/12	\$155,050	\$174,000	1,800	6	1956	3	8,121	N	N	13426 6TH AVE SW
4	40	182304	9122	12/03/13	\$210,000	\$211,000	1,020	7	1959	3	9,520	N	N	12915 4TH AVE SW
4	40	008400	0005	07/05/12	\$225,000	\$248,000	1,140	7	1942	4	13,500	N	N	136 SW 129TH ST
4	40	721200	0011	05/31/11	\$176,625	\$210,000	1,150	7	1962	3	11,828	N	N	13016 2ND AVE SW
4	40	182304	9278	02/01/12	\$209,950	\$239,000	1,220	7	1960	3	20,042	N	N	919 SW 130TH ST
4	40	374460	0458	08/30/12	\$440,000	\$481,000	1,270	7	1918	5	19,805	Y	N	1430 SW 124TH ST
4	40	752000	0230	03/27/13	\$223,000	\$234,000	1,270	7	1999	2	5,080	N	N	1252 SW 119TH ST
4	40	384160	0176	06/21/12	\$209,000	\$231,000	1,290	7	1999	3	11,997	N	N	11708 AMBAUM BLVD SW
4	40	374460	0507	08/08/11	\$295,000	\$347,000	1,350	7	1941	4	18,900	Y	N	12423 14TH AVE SW
4	40	034980	0025	12/05/11	\$230,000	\$264,000	1,400	7	1965	3	9,240	N	N	627 SW 128TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	182304	9163	07/18/12	\$164,000	\$181,000	1,530	7	1953	4	8,703	N	N	1029 SW 132ND ST
4	40	339580	0790	06/10/13	\$237,100	\$246,000	1,650	7	1951	4	6,110	N	N	410 SW 136TH ST
4	40	240700	0355	06/15/11	\$164,800	\$195,000	1,690	7	1942	3	7,800	N	N	13411 1ST AVE S
4	40	339580	0125	06/21/11	\$169,000	\$200,000	1,820	7	1953	3	8,100	N	N	13215 5TH AVE SW
4	40	114800	0090	07/18/13	\$230,000	\$237,000	1,890	7	1951	5	7,691	N	N	640 SW 135TH ST
4	40	339580	0405	03/26/13	\$295,950	\$311,000	2,310	7	1953	4	8,640	N	N	421 SW 132ND ST
4	40	778538	0150	10/19/11	\$428,000	\$496,000	1,650	8	2008	3	6,427	N	N	12280 15TH AVE SW
4	40	778538	0160	09/21/12	\$360,000	\$392,000	1,760	8	2008	3	7,369	N	N	12302 15TH AVE SW
4	40	339580	0604	05/11/12	\$325,000	\$363,000	2,320	8	2012	3	4,938	N	N	471 SW 134TH ST
4	40	339580	0605	05/15/12	\$350,000	\$390,000	2,470	8	2012	3	7,200	N	N	13406 5TH AVE SW
4	40	374460	0951	09/19/13	\$482,000	\$491,000	2,550	9	2013	3	9,150	N	N	1390 SW 128TH ST
4	40	778538	0050	09/07/11	\$425,000	\$497,000	2,750	9	2010	3	8,564	Y	N	12273 15TH AVE SW
4	40	374460	0952	10/18/12	\$432,000	\$468,000	2,780	9	2012	3	9,150	N	N	1384 SW 128TH ST
4	40	374460	0954	10/25/12	\$430,000	\$465,000	2,780	9	2012	3	9,150	N	N	1378 SW 128TH ST
4	60	159160	0215	07/11/13	\$340,750	\$351,000	950	6	1941	5	11,200	N	N	2503 SW 114TH ST
4	60	159160	0215	05/10/11	\$310,500	\$371,000	950	6	1941	5	11,200	N	N	2503 SW 114TH ST
4	60	159160	0005	07/26/12	\$240,000	\$264,000	1,030	6	1952	4	11,250	N	N	11212 26TH AVE SW
4	60	122303	9234	08/02/11	\$220,000	\$259,000	1,090	6	1998	3	7,193	N	N	11664 23RD AVE SW
4	60	159160	0725	08/10/12	\$161,000	\$176,000	1,110	6	1942	3	19,840	N	N	1719 SW 112TH ST
4	60	122303	9270	05/23/13	\$277,000	\$288,000	880	7	1946	4	9,240	N	N	11616 23RD AVE SW
4	60	159160	0715	03/04/13	\$237,000	\$250,000	880	7	1963	4	9,920	N	N	11220 18TH AVE SW
4	60	159160	0715	07/19/11	\$200,000	\$236,000	880	7	1963	4	9,920	N	N	11220 18TH AVE SW
4	60	159160	0095	06/19/13	\$282,500	\$292,000	910	7	1952	4	7,680	N	N	11215 21ST AVE SW
4	60	159160	0097	11/06/12	\$235,000	\$254,000	990	7	1952	3	7,680	N	N	11211 21ST AVE SW
4	60	159160	0075	07/07/11	\$239,900	\$283,000	1,020	7	1960	3	7,680	N	N	11216 22ND PL SW
4	60	122303	9046	07/22/11	\$274,000	\$323,000	1,040	7	1958	3	22,000	Y	N	11816 26TH AVE SW
4	60	122303	9065	07/24/12	\$215,000	\$237,000	1,050	7	1969	3	8,250	N	N	2004 SW 117TH PL
4	60	122303	9130	03/07/13	\$245,000	\$259,000	1,090	7	1954	3	9,052	N	N	11857 22ND AVE SW
4	60	764220	0150	07/22/13	\$397,000	\$409,000	1,090	7	1962	5	11,000	N	N	1715 SW 119TH ST
4	60	764220	0010	04/17/13	\$276,000	\$289,000	1,100	7	1955	4	6,920	N	N	11808 20TH AVE SW

Improved Sales Used in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	60	159160	0598	06/24/13	\$270,000	\$279,000	1,120	7	1975	3	11,660	N	N	11304 19TH PL SW
4	60	159160	0337	01/25/12	\$215,000	\$245,000	1,160	7	1957	3	9,300	N	N	2130 SW 116TH ST
4	60	159160	0605	02/24/12	\$218,700	\$247,000	1,230	7	1958	4	14,780	N	N	1810 SW 114TH ST
4	60	159160	0066	10/27/11	\$275,000	\$318,000	1,240	7	1962	4	7,680	N	N	11221 22ND PL SW
4	60	122303	9230	07/22/13	\$508,000	\$523,000	1,290	7	1961	5	8,019	Y	N	2530 SW 119TH PL
4	60	159160	0099	10/09/12	\$173,000	\$188,000	1,340	7	1952	3	8,960	N	N	11203 21ST AVE SW
4	60	122303	9255	06/06/13	\$385,000	\$400,000	1,350	7	1968	5	8,181	N	N	2015 SW 117TH PL
4	60	159160	0255	02/10/11	\$299,000	\$363,000	1,350	7	1971	3	9,920	N	N	2142 SW 115TH ST
4	60	159160	0710	03/10/11	\$210,000	\$254,000	1,360	7	1961	4	7,680	N	N	11216 18TH PL SW
4	60	778530	0050	09/10/13	\$321,000	\$327,000	1,400	7	1973	4	12,818	Y	N	1929 SW 116TH ST
4	60	122303	9058	09/23/11	\$353,000	\$411,000	1,410	7	1954	3	51,400	N	N	11651 23RD AVE SW
4	60	122303	9186	02/13/12	\$265,000	\$301,000	1,490	7	1955	3	19,274	N	N	11660 23RD AVE SW
4	60	764220	0055	12/24/13	\$333,750	\$334,000	1,590	7	1956	4	6,800	N	N	11816 19TH AVE SW
4	60	159160	0228	04/16/13	\$379,250	\$397,000	1,800	7	1966	3	7,360	N	N	2322 SW 115TH ST
4	60	122303	9093	02/15/13	\$278,888	\$295,000	2,390	7	1953	3	11,000	N	N	2312 SW 119TH ST
4	60	764220	0175	02/08/12	\$270,000	\$307,000	1,120	8	1971	3	11,700	Y	N	12012 18TH AVE SW
4	60	122303	9280	07/26/12	\$459,000	\$505,000	1,470	8	1978	5	16,521	N	N	2315 SW 118TH CT
4	60	159160	0201	06/24/11	\$325,250	\$385,000	2,180	8	1988	3	8,700	N	N	2515 SW 114TH ST
4	60	159160	0121	08/10/11	\$273,000	\$321,000	2,500	8	1998	3	6,156	N	N	2510 SW 114TH ST

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	70	023620	0080	01/26/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	70	023620	0140	04/19/11	\$275,000	NO MARKET EXPOSURE
1	70	023650	0050	09/05/13	\$163,335	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	70	023650	0190	08/30/12	\$192,419	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	70	023800	0010	07/29/13	\$180,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	80	023800	0150	03/21/12	\$170,164	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
1	70	023800	0177	09/05/12	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	70	023800	0186	09/12/12	\$80,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	80	023800	0201	04/17/12	\$260,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	023800	0239	05/28/13	\$213,273	NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	70	023800	0239	04/16/13	\$222,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	70	023800	0285	05/30/13	\$150,000	OBSOLESCENCE CODED
1	80	023900	0050	02/12/13	\$335,000	OBSOLESCENCE CODED
1	80	023900	0055	11/27/12	\$355,000	IMP COUNT
1	80	023900	0180	11/15/11	\$325,000	IMP COUNT
1	70	024000	0006	08/09/13	\$490,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
1	70	024000	0044	04/15/11	\$137,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	70	024000	0123	07/09/13	\$345,176	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	70	024000	0136	12/23/11	\$275,000	NO MARKET EXPOSURE
1	70	024000	0218	12/05/13	\$105,000	TEAR DOWN;
1	70	024000	0349	10/23/13	\$237,000	EXEMPT FROM EXCISE TAX
1	70	042204	9172	05/09/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	70	042204	9178	02/10/12	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	052204	9089	09/12/12	\$162,288	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	052204	9131	06/26/12	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	70	100100	0005	05/21/12	\$140,135	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	70	100100	0070	11/29/12	\$275,000	PLOTTAGE
1	70	100120	0010	04/19/13	\$104,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	70	100120	0050	11/12/13	\$146,403	OBSOLESCENCE CODED
1	70	161440	0025	07/23/13	\$183,715	NO MARKET EXPOSURE; GOVERNMENT AGENCY

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	70	207680	0030	02/08/12	\$225,251	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	70	207680	0160	06/26/13	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
1	50	254650	0080	07/01/13	\$306,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	259716	0110	08/05/13	\$418,554	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	322304	9131	08/12/13	\$301,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	50	322304	9202	06/28/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	322304	9231	09/12/12	\$70,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	322304	9235	09/11/12	\$152,100	NO MARKET EXPOSURE
1	50	322304	9262	01/17/13	\$116,400	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
1	50	322304	9262	02/15/13	\$176,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	322304	9262	12/21/12	\$176,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	50	322304	9322	06/20/12	\$108,874	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	70	342304	9131	08/20/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	70	342304	9131	07/16/12	\$242,569	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	350980	0110	06/18/13	\$243,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	379750	0025	07/23/12	\$124,000	NO MARKET EXPOSURE
1	50	391740	0125	01/21/13	\$109,000	SHORT SALE, NON-REPRESENTATIVE SALE
1	50	391740	0175	12/05/11	\$203,500	OBSOLESCENCE CODED
1	70	395640	0010	04/02/13	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	443800	0005	07/12/11	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	443800	0010	06/04/12	\$120,040	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	443800	0040	02/02/11	\$67,398	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	443800	0055	11/28/11	\$101,000	SHORT SALE, NON-REPRESENTATIVE SALE
1	50	443800	0085	07/23/13	\$153,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	50	507150	0110	12/07/11	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	50	507150	0120	03/27/13	\$178,816	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	50	507400	0030	06/14/12	\$295,000	SHORT SALE, NON-REPRESENTATIVE SALE
1	50	507400	0035	05/14/12	\$303,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	507400	0090	09/05/13	\$75,705	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	50	507400	0100	08/28/13	\$210,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	507400	0100	11/29/12	\$324,785	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	507400	0110	05/08/12	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	50	524540	0050	04/01/11	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	524540	0075	02/13/13	\$362,097	EXEMPT FROM EXCISE TAX
1	50	524540	0090	01/31/12	\$105,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	50	524540	0140	01/04/13	\$120,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	524540	0140	05/28/13	\$230,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	524540	0220	07/25/12	\$208,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	524540	0245	08/29/13	\$125,000	NO MARKET EXPOSURE
1	50	524540	0255	08/02/11	\$127,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	524560	0145	12/15/11	\$110,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	524560	0170	11/28/11	\$106,764	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	524560	0170	04/09/13	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	611220	0030	08/24/11	\$163,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	612100	0050	11/06/12	\$150,000	SHORT SALE, NON-REPRESENTATIVE SALE
1	50	612120	0140	09/27/12	\$166,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	612120	0150	05/18/11	\$149,000	SHORT SALE, NON-REPRESENTATIVE SALE
1	50	612180	0065	08/28/13	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	612300	0195	11/01/11	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	612300	0215	01/03/12	\$110,000	NO MARKET EXPOSURE
1	50	612300	0220	11/07/12	\$153,899	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	612300	0220	06/04/12	\$193,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	612300	0295	11/01/11	\$87,836	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	612360	0005	10/20/11	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	612360	0025	12/07/12	\$113,683	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	612360	0025	06/25/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	612360	0080	05/07/12	\$133,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	50	612360	0120	08/17/11	\$109,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	612360	0220	10/22/13	\$232,108	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	612360	0265	12/14/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	612380	0030	01/06/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	612380	0060	11/02/11	\$160,000	NO MARKET EXPOSURE
1	50	670600	0050	07/23/13	\$197,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	50	768620	1920	03/28/13	\$104,400	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	768620	1920	12/12/13	\$193,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	778990	0070	03/01/12	\$144,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	778990	0070	04/30/12	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	70	784420	0150	07/07/11	\$170,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	70	784420	0200	03/27/13	\$160,000	OBSOLESCENCE CODED
1	80	784420	0415	10/10/13	\$452,362	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	70	784420	0595	05/04/11	\$208,000	FINANCIAL INSTITUTION RESALE
1	50	795760	0105	01/19/11	\$80,200	TEAR DOWN; FINANCIAL INSTITUTION RESALE
1	70	815860	0016	02/09/11	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	932300	0150	05/07/11	\$110,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	50	955820	0110	09/25/12	\$195,875	NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	50	955880	0030	11/18/13	\$89,000	NON-REPRESENTATIVE SALE
1	50	955880	0110	02/27/13	\$138,000	SHORT SALE, NON-REPRESENTATIVE SALE
1	50	955880	0135	01/11/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	955880	0175	02/13/13	\$134,199	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	10	011100	0025	11/30/11	\$165,742	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	011100	0086	01/11/13	\$85,299	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	011100	0086	08/31/12	\$133,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	011100	0086	06/11/13	\$229,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	011100	0090	06/21/12	\$87,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	011100	0090	05/01/13	\$247,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	011100	0097	07/17/13	\$249,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	011100	0340	08/12/13	\$59,000	TEAR DOWN; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	085400	0090	12/19/13	\$190,000	OBSOLESCENCE CODED
2	30	085400	0285	08/27/13	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	121470	0060	08/28/12	\$165,000	SHORT SALE, NON-REPRESENTATIVE SALE
2	20	121470	0200	06/21/12	\$250,162	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	121500	0055	06/13/13	\$170,000	NO MARKET EXPOSURE
2	20	144640	2750	04/11/13	\$35,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	144640	2750	12/18/13	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	144640	3100	02/27/13	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	144640	3130	02/22/13	\$158,250	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	144640	3155	12/17/13	\$151,300	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	144640	3155	12/11/13	\$210,629	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	20	144640	3180	01/04/12	\$50,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	144640	3270	10/23/13	\$270,543	OBSOLESCENCE CODED
2	20	144640	3285	08/05/13	\$76,000	EXEMPT FROM EXCISE TAX
2	20	144640	3305	06/24/13	\$112,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	20	144640	3430	04/19/12	\$80,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	144640	3430	04/09/13	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	144640	3695	12/21/12	\$232,886	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	144640	3940	08/26/13	\$78,224	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	20	144640	3940	02/11/13	\$113,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	20	144640	3975	10/10/13	\$117,000	EXEMPT FROM EXCISE TAX
2	20	144640	3990	11/21/11	\$189,900	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	144640	4005	12/13/13	\$203,696	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	20	144640	4025	11/16/12	\$100,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	144640	4025	03/22/13	\$110,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	144640	4025	10/10/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	156183	0150	01/04/12	-\$728	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	10	172304	9009	08/22/11	\$94,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	10	172304	9032	05/23/13	\$231,765	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	172304	9032	05/21/13	\$261,614	EXEMPT FROM EXCISE TAX
2	10	172304	9071	06/20/13	\$98,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	172304	9071	12/07/12	\$104,900	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	10	172304	9071	06/10/13	\$104,900	CORRECTION DEED; EXEMPT FROM EXCISE TAX
2	10	172304	9097	04/24/12	\$114,700	OBSOLESCENCE CODED
2	10	172304	9102	06/25/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	172304	9117	01/22/13	\$485,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	10	172304	9118	08/08/12	\$185,400	STATEMENT TO DOR; SHORT SALE
2	10	172304	9124	03/28/13	\$40,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	10	172304	9193	01/29/13	\$142,308	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	10	172304	9193	06/03/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	172304	9193	11/21/13	\$304,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	172304	9196	04/26/11	\$157,172	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	172304	9204	05/01/12	\$111,600	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	172304	9204	06/27/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	172304	9283	02/01/13	\$156,850	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	10	172304	9291	06/03/13	\$140,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	10	172304	9291	09/12/13	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	172304	9313	07/04/11	\$110,000	QUIT CLAIM DEED
2	10	172304	9386	03/21/12	\$149,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	172304	9413	05/02/12	\$366,217	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	172304	9462	02/15/12	\$109,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	10	172304	9477	04/23/12	\$169,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	10	172304	9492	10/01/12	\$152,250	SHORT SALE, NON-REPRESENTATIVE SALE
2	10	172304	9499	08/10/11	\$201,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	172304	9516	07/16/13	\$297,354	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	10	172304	9606	06/19/13	\$206,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	20	176060	0148	05/09/12	\$112,699	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	20	176060	0160	05/14/13	\$342,969	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	176060	0162	09/30/13	\$222,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	176060	0260	12/13/11	\$856,300	IMP COUNT
2	20	176060	0354	03/25/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	200680	0010	02/27/12	\$140,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	10	202304	9292	11/15/11	\$110,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	20	202304	9316	02/14/11	\$120,000	UNFIN AREA
2	20	202304	9380	06/27/13	\$211,200	EXEMPT FROM EXCISE TAX
2	20	202304	9389	05/13/13	\$95,230	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	10	202304	9409	11/22/11	\$149,628	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	258880	0075	02/08/11	\$139,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	10	258880	0090	09/28/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	276260	0050	12/21/12	\$197,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
2	10	280320	0015	07/20/12	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	30	292304	9121	06/28/13	\$370,000	SHORT SALE, NON-REPRESENTATIVE SALE
2	20	292304	9254	08/22/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	292304	9360	08/01/13	\$178,865	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	10	302820	0077	09/05/12	\$246,047	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	330670	0020	08/15/13	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	20	330670	0030	08/15/13	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	30	363900	0055	08/17/12	\$180,760	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	30	363900	0145	11/18/11	\$203,089	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	603140	0015	11/16/12	\$281,923	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	603140	0015	07/23/12	\$341,524	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	603140	0021	04/08/13	\$101,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	10	603140	0021	02/12/13	\$135,000	EXEMPT FROM EXCISE TAX
2	10	603140	0126	11/28/11	\$339,303	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	603140	0130	11/22/13	\$159,950	IMP COUNT
2	20	638855	0080	06/02/11	\$240,000	NO MARKET EXPOSURE
2	20	638855	0140	04/22/13	\$215,299	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	638855	0140	02/14/13	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	30	684000	0050	02/03/12	\$85,084	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	725000	0065	12/18/12	\$300,000	IMP COUNT
2	20	725000	0095	09/24/13	\$209,900	FULL SALES PRICE NOT REPORTED; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	725000	0095	12/05/12	\$236,241	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	725000	0115	09/28/12	\$140,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	725000	0115	10/27/11	\$238,685	NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	20	725000	0125	02/22/12	\$391,376	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	746000	0065	07/05/13	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	30	943260	0010	01/06/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	30	943260	0010	07/05/12	\$249,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	30	121800	0080	12/24/13	\$420,000	IMP COUNT
3	30	121800	0265	06/06/13	\$100,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	121800	0265	07/09/13	\$130,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	121800	0785	06/28/13	\$155,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	30	121800	0785	04/17/13	\$317,822	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	30	121900	0120	10/16/13	\$160,246	EXEMPT FROM EXCISE TAX
3	30	121900	0210	03/02/11	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	121900	0460	07/12/13	\$325,850	FORCED SALE; EXEMPT FROM EXCISE TAX
3	30	121900	0472	02/28/13	\$180,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	121900	0491	12/19/12	\$212,327	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	30	122000	0345	09/04/13	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	122100	0390	06/19/12	\$109,775	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	30	122100	0390	12/08/12	\$110,000	QUIT CLAIM DEED
3	30	122200	0058	11/12/12	\$196,825	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	30	122200	0058	11/06/12	\$215,062	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	40	143080	0124	03/01/13	\$243,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	143080	0250	09/08/11	\$180,699	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	40	166540	0075	03/26/12	\$190,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	166540	0135	06/19/12	\$179,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	189940	0195	02/20/13	\$132,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	30	189940	0365	09/18/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	30	189940	0365	08/12/13	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	30	189940	0380	11/13/12	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	30	189940	0410	10/24/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	189940	0420	06/01/12	\$107,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	30	189940	0420	04/05/12	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	30	190000	0175	04/10/13	\$400,000	NO MARKET EXPOSURE
3	30	190060	0015	07/11/11	\$148,000	IMP COUNT
3	30	190060	0040	07/21/13	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	90	192304	9063	04/11/13	\$553,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	30	192304	9132	03/19/12	\$730,000	IMP COUNT
3	40	192304	9199	01/25/13	\$161,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	192304	9388	09/18/13	\$219,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	90	242303	9044	08/23/12	\$517,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	90	242303	9158	02/09/12	\$479,000	IMP COUNT
3	30	399020	0070	03/13/13	\$305,242	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	30	399020	0090	10/07/13	\$193,000	UNFIN AREA
3	30	399020	0145	09/26/12	\$335,000	IMP COUNT
3	30	425000	0090	07/30/12	\$210,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	427300	0010	01/02/13	\$170,000	SHORT SALE, NON-REPRESENTATIVE SALE
3	40	433060	0047	03/20/13	\$286,500	EXEMPT FROM EXCISE TAX
3	40	433060	0065	02/18/13	\$327,933	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	40	433060	0065	01/11/13	\$374,092	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433060	0300	09/24/12	\$170,000	SHORT SALE, NON-REPRESENTATIVE SALE
3	40	433060	0301	09/08/11	\$52,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	433060	0400	05/29/12	\$150,050	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	40	433100	0005	01/11/13	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	40	433100	0005	07/01/13	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	40	433100	0190	11/02/12	\$96,000	NO MARKET EXPOSURE
3	40	433100	0295	03/21/13	\$205,600	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433100	0530	02/26/13	\$165,000	SHORT SALE, NON-REPRESENTATIVE SALE
3	40	433180	0105	08/15/11	\$119,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	40	433180	0125	07/12/12	\$117,000	IMP COUNT, IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	433180	0125	03/01/13	\$199,989	IMP COUNT

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	40	433180	0145	08/20/13	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	433700	0180	05/17/11	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	40	433700	0345	05/18/11	\$103,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	433700	0360	02/07/13	\$171,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	433760	0005	07/10/13	\$150,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	433760	0035	06/25/13	\$137,700	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433760	0300	09/21/11	\$123,700	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	40	433820	0075	07/06/12	\$127,501	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	40	433820	0205	05/31/13	\$250,122	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433820	0275	01/19/11	\$128,666	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	40	433880	0085	04/01/13	\$143,211	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	40	433880	0190	12/18/13	\$165,001	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433880	0500	07/10/13	\$236,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	40	433880	0500	03/27/13	\$271,358	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	40	433880	0515	04/10/11	\$108,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	40	433880	0540	04/19/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	40	433880	0540	08/20/12	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	40	433880	0580	09/11/13	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	40	433880	0680	05/06/13	\$154,244	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433880	0700	02/02/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	30	447640	0165	03/28/11	\$248,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	447640	0171	12/28/12	\$206,800	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	30	447640	0209	06/14/11	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	500600	0105	01/27/12	\$274,312	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	40	690220	0130	07/09/13	\$240,000	IMP COUNT
3	40	690220	0185	06/27/13	\$142,900	SHORT SALE, NON-REPRESENTATIVE SALE
3	40	763580	0130	07/22/13	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	763580	0331	08/13/13	\$245,000	NO MARKET EXPOSURE
3	30	763580	0550	02/09/11	\$520,000	NO MARKET EXPOSURE
3	30	763580	0651	11/13/13	\$151,166	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	763580	0715	04/15/11	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	30	763580	0760	10/29/13	\$182,500	NO MARKET EXPOSURE
3	30	763580	0922	04/26/13	\$382,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	30	933480	0075	02/15/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	933480	0075	04/23/12	\$228,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	30	933540	0025	05/16/12	\$230,000	SHORT SALE, NON-REPRESENTATIVE SALE
3	30	933540	0035	04/02/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	30	933540	0105	09/30/13	\$269,901	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	990000	0170	10/01/13	\$251,889	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	990000	0205	07/02/12	\$85,625	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	40	008400	0180	01/10/12	\$92,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
4	40	008400	0260	12/20/11	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	008400	0275	08/29/12	\$346,891	EXEMPT FROM EXCISE TAX
4	40	008400	0275	10/16/12	\$346,892	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	40	008400	0330	02/06/12	\$129,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
4	40	008400	0335	12/05/13	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	092000	0100	07/15/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	40	114800	0110	04/08/13	\$125,000	NO MARKET EXPOSURE
4	60	122303	9070	12/05/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	60	122303	9095	07/26/12	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	60	122303	9098	05/16/13	\$108,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	60	122303	9120	12/28/12	\$223,154	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	60	122303	9140	07/08/13	\$265,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	60	122303	9242	07/14/11	\$278,243	NO MARKET EXPOSURE; QUIT CLAIM DEED
4	20	144640	0065	09/04/13	\$152,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
4	20	144640	0070	06/15/11	\$108,916	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	20	144640	0150	11/21/11	\$102,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
4	20	144640	0450	07/03/12	\$126,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	20	144640	0555	06/21/12	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;



Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	144640	0675	10/23/11	\$81,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	144640	0730	07/23/13	\$115,600	EXEMPT FROM EXCISE TAX;
4	20	144640	0730	11/21/13	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	20	144640	0735	03/05/12	\$45,000	PERCENT COMPLETE CODED
4	20	144640	0915	04/22/11	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	20	144640	0975	08/27/13	\$118,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	20	144640	1065	12/19/11	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	20	144640	1190	10/10/13	\$130,942	UNFIN AREA;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
4	20	144640	1425	02/20/13	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	20	144640	1425	07/16/12	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	20	144640	1425	05/28/13	\$253,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	20	144640	1445	10/09/13	\$92,000	POOR CONDITION
4	20	144640	1485	09/10/12	\$125,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	20	144640	1540	08/15/12	\$207,275	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	20	144640	1582	05/02/13	\$170,000	EXEMPT FROM EXCISE TAX
4	20	144640	1650	02/18/13	\$130,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	144640	1720	05/09/12	\$295,694	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	20	144640	1950	01/18/13	\$364,500	NON-REPRESENTATIVE SALE
4	20	144640	2065	08/22/12	\$135,000	SHORT SALE, NON-REPRESENTATIVE SALE
4	20	144640	2310	07/25/11	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	20	144640	2435	12/13/12	\$60,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	20	144640	2435	01/08/13	\$69,500	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
4	20	144640	2435	10/08/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	60	159160	0076	07/23/13	\$332,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	60	159160	0079	09/23/13	\$261,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	159160	0295	06/14/12	\$490,000	IMP COUNT
4	60	159160	0397	10/11/11	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	60	159160	0497	09/17/13	\$281,968	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
4	40	166740	0030	03/22/13	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	40	166740	0045	05/16/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	166740	0045	02/06/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	166740	0175	04/26/13	\$283,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	182304	9009	11/14/11	\$218,000	FINANCIAL INSTITUTION RESALE
4	40	182304	9041	09/26/12	\$197,000	NO MARKET EXPOSURE
4	40	182304	9062	06/24/13	\$237,573	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
4	40	182304	9065	01/22/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	182304	9065	09/19/13	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	182304	9188	12/18/12	\$125,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	40	182304	9188	07/31/12	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	40	182304	9244	05/07/13	\$142,503	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	182304	9244	11/20/13	\$284,990	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	182304	9282	06/10/13	\$100,000	PERCENT COMPLETE CODED
4	40	240700	0030	08/23/12	\$134,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	240700	0030	02/07/13	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	240700	0030	06/16/12	\$280,813	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	40	240700	0385	02/08/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	20	304620	0070	10/13/11	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	319200	0095	08/22/12	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	339580	0007	09/30/12	\$165,000	SHORT SALE, NON-REPRESENTATIVE SALE
4	40	339580	0106	11/29/11	\$98,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	339580	0106	03/23/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	339580	0245	11/21/13	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	339580	0315	11/15/13	\$150,000	QUIT CLAIM DEED
4	40	339580	0790	11/07/12	\$278,405	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	60	351050	0170	04/09/12	\$111,550	NO MARKET EXPOSURE
4	40	374460	0950	10/24/13	\$490,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	384160	0095	03/01/12	\$123,200	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	40	384160	0209	05/16/12	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	20	688150	0085	01/13/12	\$217,382	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	20	688150	0090	03/01/13	\$159,246	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	752000	0440	07/25/11	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	40	752000	0530	11/05/13	\$75,000	QUIT CLAIM DEED
4	60	778530	0030	04/19/11	\$363,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	778538	0060	05/31/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	40	783580	0379	05/23/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE

Vacant Sales Used in this Physical Inspection Analysis

Area 096

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	70	024000	0237	02/27/13	\$57,000	7,200	N	N
1	50	052204	9163	03/27/13	\$99,900	21,195	N	N
1	50	322304	9231	10/21/13	\$85,500	6,883	N	N
1	50	391740	0120	04/23/13	\$75,000	17,154	N	N
1	70	866500	0140	06/13/13	\$165,000	8,641	Y	N
2	10	011100	0049	03/02/12	\$73,000	7,201	N	N
2	10	011100	0051	03/12/12	\$73,000	7,561	N	N
2	10	011100	0052	08/10/12	\$78,000	11,400	N	N
2	10	011100	0456	08/10/12	\$78,000	7,212	N	N
2	10	172304	9620	04/04/13	\$75,000	7,875	N	N
2	10	172304	9621	04/04/13	\$75,000	9,844	N	N
2	10	172304	9622	03/28/13	\$244,500	23,145	N	N
2	10	172304	9627	10/20/12	\$146,000	14,460	N	N
2	10	603140	0092	10/29/13	\$85,000	10,854	N	N
2	10	603140	0094	10/29/13	\$85,000	10,853	N	N
2	10	603140	0113	03/14/11	\$63,000	7,200	N	N
3	30	192304	9391	09/22/11	\$120,000	7,325	Y	N
4	20	144640	1445	10/09/13	\$92,000	9,900	N	N
4	20	144640	1955	03/27/13	\$75,000	6,608	N	N
4	60	159160	0425	07/11/13	\$260,000	18,247	N	N
4	40	182304	9282	06/10/13	\$100,000	7,251	N	N
4	60	778538	0060	05/31/12	\$135,000	9,397	Y	N

Vacant Sales Removed in this Physical Inspection Analysis

Area 096

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	052204	9005	02/12/13	\$2,000,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS;
1	50	052204	9071	02/12/13	\$2,000,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS;
1	50	052204	9156	02/12/13	\$2,000,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS;
1	50	322304	9231	09/12/12	\$70,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
1	50	322304	9231	07/21/11	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	50	322304	9231	03/18/11	\$15,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
1	50	391740	0130	07/25/13	\$67,325	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
1	70	866500	0140	09/26/13	\$171,300	NO MARKET EXPOSURE;
2	10	011100	0312	12/11/12	\$270,000	MULTI-PARCEL SALE;
2	10	011100	0313	12/11/12	\$270,000	MULTI-PARCEL SALE;
2	10	011100	0390	02/07/13	\$116,000	MULTI-PARCEL SALE; SHORT SALE;
2	20	144640	3080	04/03/13	\$37,500	NO MARKET EXPOSURE;
2	20	172304	9056	01/18/11	\$257,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	10	172304	9239	09/12/12	\$58,275	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
2	10	172304	9623	03/28/13	\$244,500	MULTI-PARCEL SALE;
2	10	172304	9624	03/28/13	\$244,500	MULTI-PARCEL SALE;
2	30	292304	9180	05/04/12	\$18,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
2	30	292304	9180	10/28/11	\$110,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS;
2	30	292304	9260	10/28/11	\$110,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS;
2	30	292304	9386	08/12/13	\$322,500	MULTI-PARCEL SALE;
2	20	292304	9502	09/25/12	\$10,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; EASEMENT OR RIGHT-OF-WAY;
3	40	763580	0093	08/16/12	\$330,000	MULTI-PARCEL SALE;
4	20	144640	0735	03/05/12	\$45,000	TEAR DOWN; NON-REPRESENTATIVE SALE;
4	60	159160	0424	09/10/11	\$56,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
4	60	159160	0425	09/10/11	\$56,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
4	60	752000	0285	04/21/11	\$142,450	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;

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:
 - Jennifer Lozotte, Lorie Merlino and Larry Swegle has Performed
 - Data Collection and Sales Verification
 - Appeals Response Preparation / Review/Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Raju Pandey has performed
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection and Sales Verification
 - Appeals Response Preparation / Review
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation



7/1/2014

Appraiser II

Date

