

Executive Summary

Queen Anne / Area 012 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2009

Number of Improved Sales: 893

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$285,100	\$335,300	\$620,400			11.26%
2014 Value	\$301,000	\$361,900	\$662,900	\$718,200	92.9%	11.11%
\$ Change	+\$15,900	+\$26,600	+\$42,500			
% Change	+5.6%	+7.9%	+6.9%			

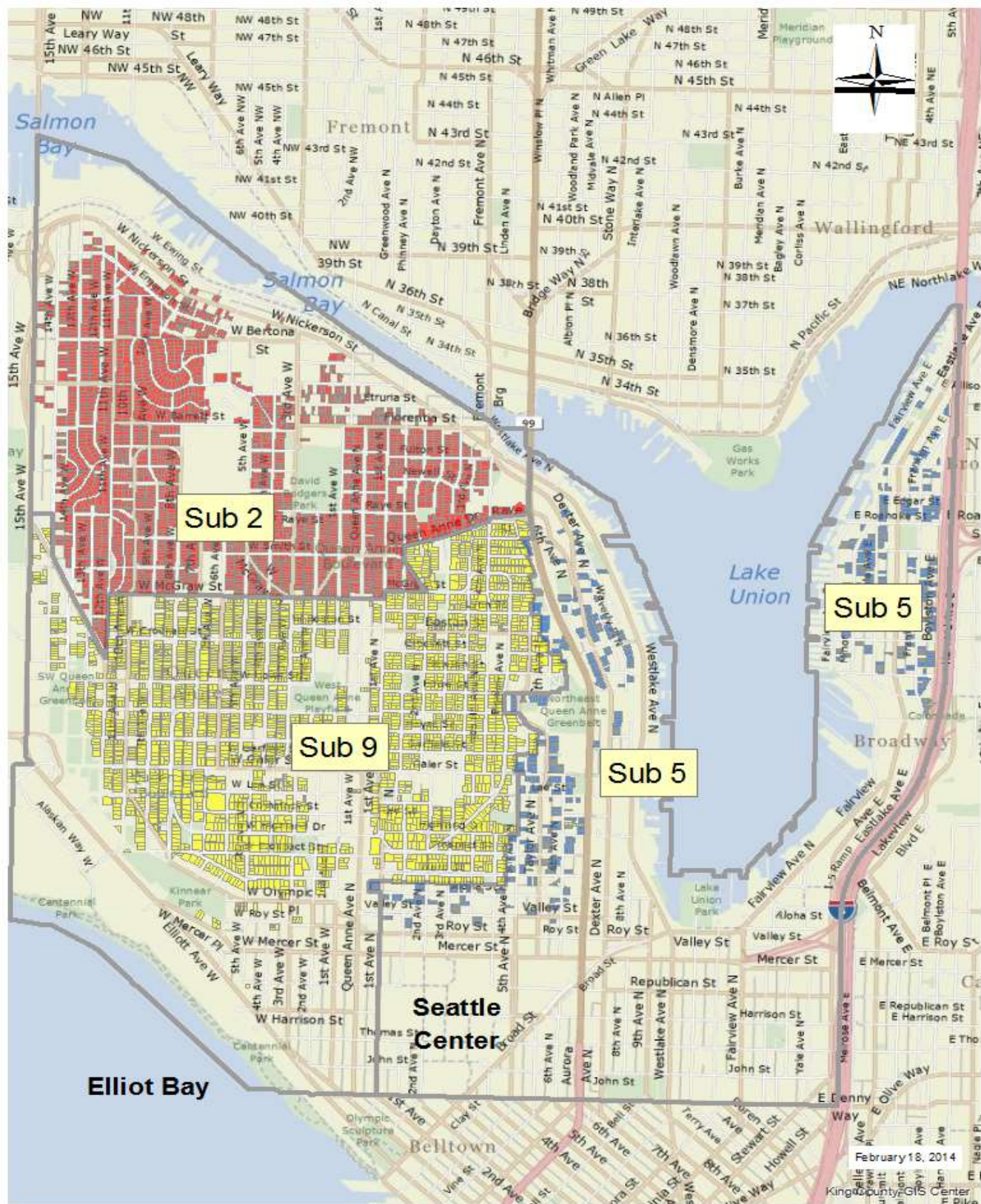
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 11.11% is an improvement from the previous COD of 11.26%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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.

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$340,600	\$314,400	\$655,000
2014 Value	\$360,600	\$337,900	\$698,500
% Change	+5.9%	+7.5%	+6.6%

Number of one to three unit residences in the population: 6,492

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variable and a characteristic based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels in neighborhood 20 with only one living unit, were generally at a lower assessment level than the rest of the population. Improved parcels with three living units were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 012 - Sub Area Map



All maps in this document are subject to the following disclaimer: The information shown on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Area 012 - Model Adjustments 1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+6.60%	5,812	90%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Neighborhood 20 Living Units=1	+13.15%	92	490	19%
Living Units=3	-1.04%	11	190	6%

Generally, improved parcels in Neighborhood 20 with one living unit were at a lower assessment level than the rest of the population. This model corrects for these strata differences. Improvements with three living units were at a higher assessment level than the rest of the population. This model corrects for these strata differences

Area 012 Neighborhood Map



Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: February 19, 2014

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 \$25,000 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 Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 9 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +5.8% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.06, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variable and a characteristic based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels in neighborhood 20 with only one living unit, were generally at a lower assessment level than the rest of the population. Improved parcels with three living units were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.



With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 893 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8817798 - 5.100721E-02 * \text{NewNghb20LivUnit1} + 6.808425E-02 * \text{LivUnit3})$$

The resulting total value is truncated to the next \$1,000, *then*:

$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.929. 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 +6.6%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

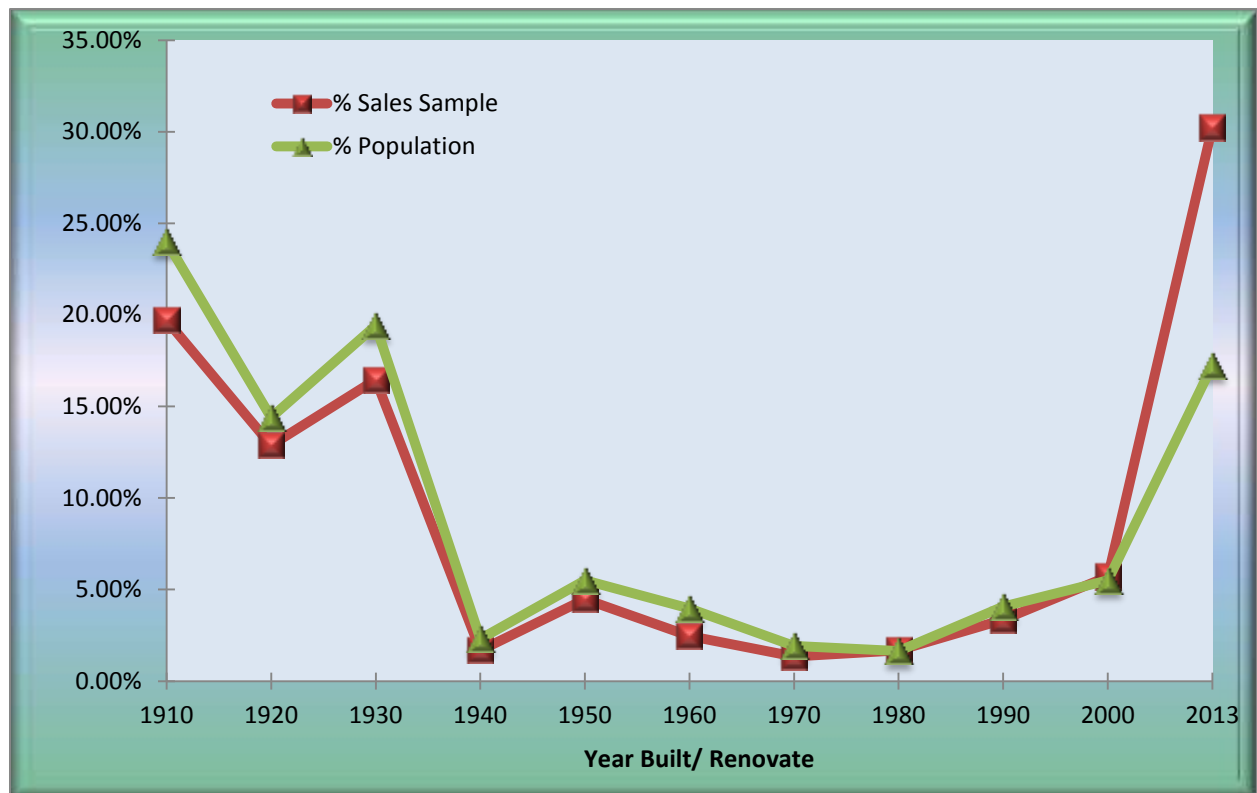
- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.069.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.069.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.

- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Sales Sample Representation of Population Year Built or Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	176	19.71%
1920	115	12.88%
1930	147	16.46%
1940	15	1.68%
1950	40	4.48%
1960	22	2.46%
1970	12	1.34%
1980	15	1.68%
1990	30	3.36%
2000	51	5.71%
2013	270	30.24%
	893	

Population		
Year Built/Ren	Frequency	% Population
1910	1,559	24.01%
1920	935	14.40%
1930	1,260	19.41%
1940	150	2.31%
1950	357	5.50%
1960	258	3.97%
1970	125	1.93%
1980	107	1.65%
1990	264	4.07%
2000	358	5.51%
2013	1,119	17.24%
	6,492	



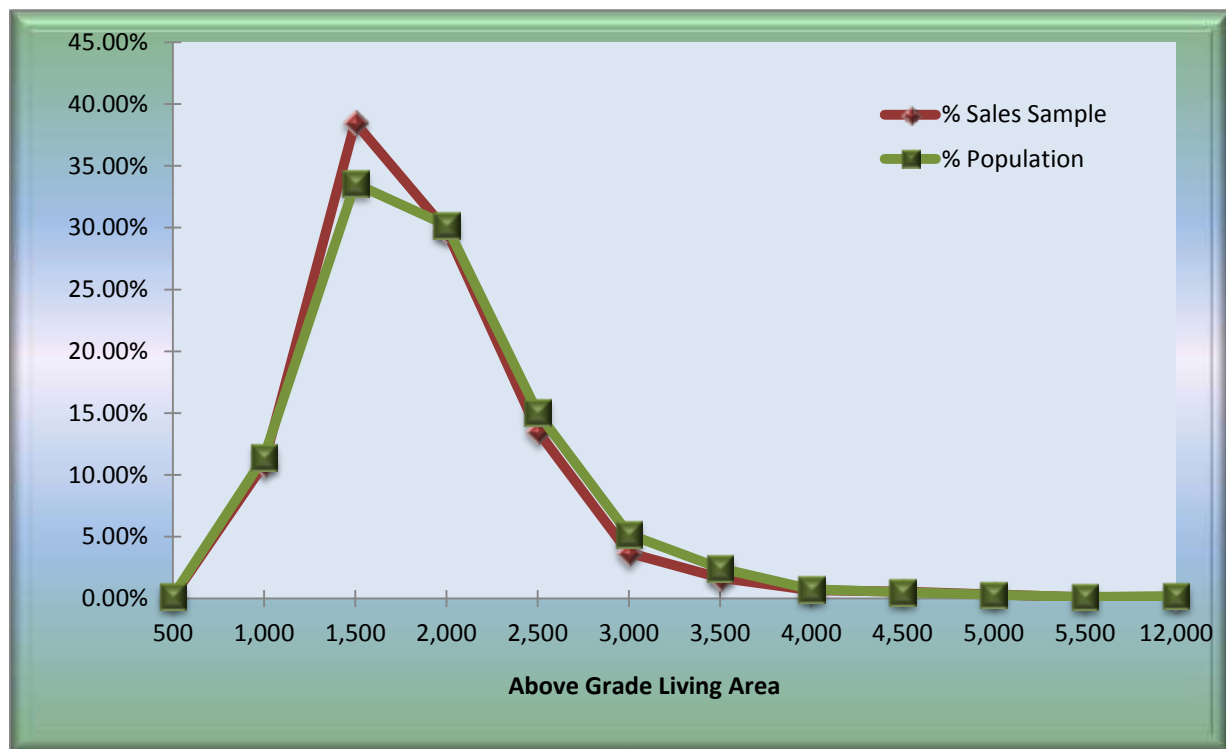
Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.11%
1,000	97	10.86%
1,500	344	38.52%
2,000	266	29.79%
2,500	121	13.55%
3,000	33	3.70%
3,500	15	1.68%
4,000	6	0.67%
4,500	5	0.56%
5,000	3	0.34%
5,500	1	0.11%
12,000	1	0.11%
893		

Population		
AGLA	Frequency	% Population
500	11	0.17%
1,000	742	11.43%
1,500	2,180	33.58%
2,000	1,960	30.19%
2,500	977	15.05%
3,000	338	5.21%
3,500	159	2.45%
4,000	48	0.74%
4,500	34	0.52%
5,000	20	0.31%
5,500	9	0.14%
12,000	14	0.22%
6,492		

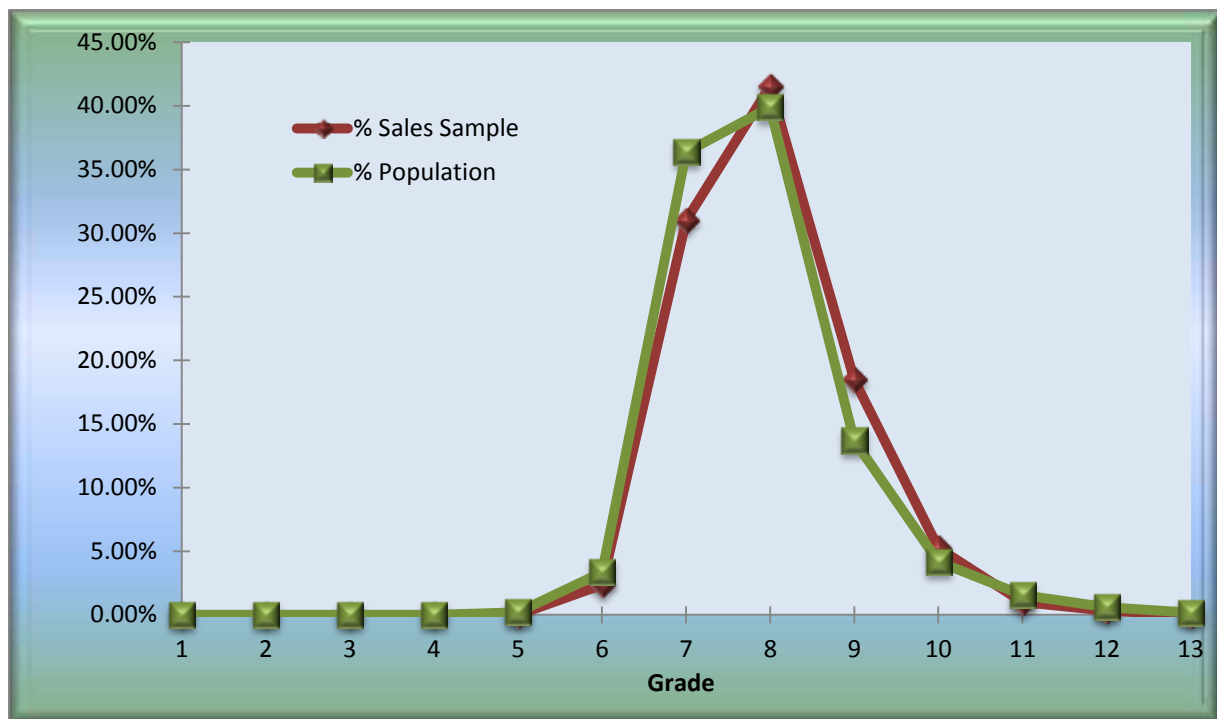


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population Building Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	21	2.35%
7	277	31.02%
8	371	41.55%
9	165	18.48%
10	47	5.26%
11	9	1.01%
12	3	0.34%
13	0	0.00%
893		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	13	0.20%
6	217	3.34%
7	2,361	36.37%
8	2,589	39.88%
9	889	13.69%
10	271	4.17%
11	102	1.57%
12	39	0.60%
13	11	0.17%
6,492		



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

Area 012 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 1.032, resulting in an adjusted value of \$490,000 ($\$475,000 \times 1.032 = \$490,200$) – truncated to the nearest \$1000.

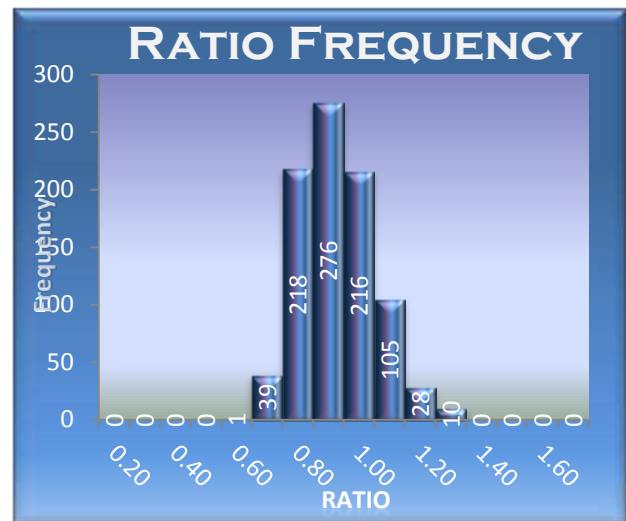
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.183	18.3%
2/1/2011	1.173	17.3%
3/1/2011	1.164	16.4%
4/1/2011	1.154	15.4%
5/1/2011	1.145	14.5%
6/1/2011	1.136	13.6%
7/1/2011	1.128	12.8%
8/1/2011	1.119	11.9%
9/1/2011	1.111	11.1%
10/1/2011	1.103	10.3%
11/1/2011	1.096	9.6%
12/1/2011	1.089	8.9%
1/1/2012	1.082	8.2%
2/1/2012	1.075	7.5%
3/1/2012	1.069	6.9%
4/1/2012	1.062	6.2%
5/1/2012	1.057	5.7%
6/1/2012	1.051	5.1%
7/1/2012	1.046	4.6%
8/1/2012	1.041	4.1%
9/1/2012	1.036	3.6%
10/1/2012	1.032	3.2%
11/1/2012	1.028	2.8%
12/1/2012	1.024	2.4%
1/1/2013	1.020	2.0%
2/1/2013	1.017	1.7%
3/1/2013	1.014	1.4%
4/1/2013	1.012	1.2%
5/1/2013	1.009	0.9%
6/1/2013	1.007	0.7%
7/1/2013	1.005	0.5%
8/1/2013	1.004	0.4%
9/1/2013	1.002	0.2%
10/1/2013	1.001	0.1%
11/1/2013	1.001	0.1%
12/1/2013	1.000	0.0%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 012 is: $(0.8817798 + 0.00000013465 * \text{SaleDaySq} - 0.05100721 * 9.630459\text{E-}21 + 0.06808425 * 0.01231803) / (0.8817798 - 0.05100721 * 9.630459\text{E-}21 + 0.06808425 * 0.01231803)$
SaleDaySq = (SaleDate – 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Queen Anne	1/1/2013	2/26/2014	1/2011 - 12/2013
Area Number: 12	Appr ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	893
Mean Assessed Value	620,400
Mean Adj. Sales Price	718,200
Standard Deviation AV	289,536
Standard Deviation SP	357,823
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.878
Median Ratio	0.866
Weighted Mean Ratio	0.864
UNIFORMITY	
Lowest ratio	0.581
Highest ratio:	1.265
Coefficient of Dispersion	11.26%
Standard Deviation	0.121
Coefficient of Variation	13.83%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.855
Upper limit	0.877
95% Confidence: Mean	
Lower limit	0.870
Upper limit	0.886
SAMPLE SIZE EVALUATION	
N (population size)	6532
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.121
Recommended minimum:	24
Actual sample size:	893
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	484
# ratios above mean:	409
z:	2.510
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 012

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Queen Anne		1/1/2014	2/26/2014	1/2011 - 12/2013
Area Number: 12		Appr. ID:	Property Type:	Adjusted for time?
		SKEN	1 to 3 Unit Residences	YES
SAMPLE STATISTICS				
Sample size (n)		893		
Mean Assessed Value		662,900		
Mean Sales Price		718,200		
Standard Deviation AV		307,130		
Standard Deviation SP		357,823		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.929		
Weighted Mean Ratio		0.923		
UNIFORMITY				
Lowest ratio		0.620		
Highest ratio:		1.348		
Coefficient of Dispersion		11.11%		
Standard Deviation		0.129		
Coefficient of Variation		13.70%		
Price Related Differential (PRD)		1.018		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.918		
Upper limit		0.938		
95% Confidence: Mean				
Lower limit		0.931		
Upper limit		0.948		
SAMPLE SIZE EVALUATION				
N (population size)		6532		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.129		
Recommended minimum:		27		
Actual sample size:		893		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		478		
# ratios above mean:		415		
z:		2.108		
Conclusion:		Non-normal		

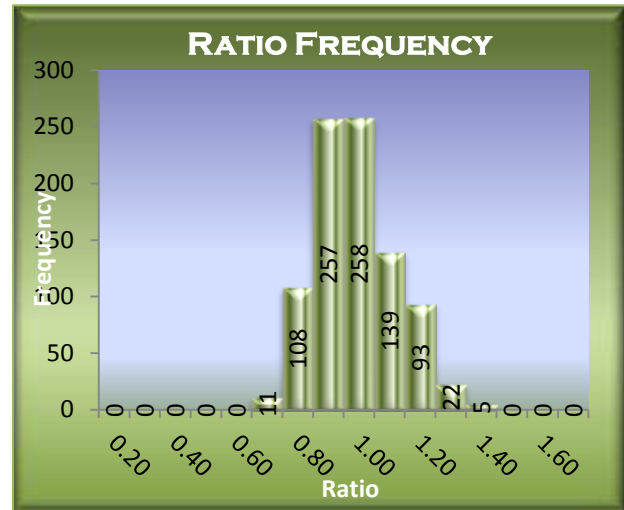
RATIO FREQUENCY

Ratio	Frequency
0.60-0.70	11
0.70-0.80	108
0.80-0.90	257
0.90-1.00	258
1.00-1.10	139
1.10-1.20	93
1.20-1.30	22
1.30-1.40	5
1.40-1.50	0
1.50-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 012

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



COMMENTS:

1 to 3 Unit Residences throughout Area 012

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

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0032	097600	0993	9/5/13	\$285,500	\$286,000	470	6	1925	Good	1716	N	N	308 W BARRETT ST
2	0033	701320	0010	8/21/13	\$460,000	\$461,000	580	6	1919	Good	2960	N	N	432 W MCGRAW PL
2	0022	197220	5301	8/13/13	\$320,000	\$321,000	600	6	1910	Avg	2180	Y	N	3014 3RD AVE W
2	0034	277060	5400	5/9/12	\$422,000	\$445,000	620	6	1909	Avg	2900	N	N	3215 11TH AVE W
2	0034	524480	1550	7/23/13	\$300,000	\$301,000	680	6	1918	Avg	2650	N	N	2607 2ND AVE N
2	0033	277060	5130	10/3/13	\$410,000	\$411,000	700	6	1925	Avg	3540	Y	N	3424 13TH AVE W
2	0033	681910	0360	8/16/11	\$585,000	\$652,000	890	6	1950	Avg	6000	N	N	2912 1ST AVE W
2	0034	277060	5470	8/23/13	\$401,000	\$402,000	910	6	1980	Avg	3575	N	N	3446 12TH AVE W
2	0023	744300	0690	12/5/12	\$335,000	\$343,000	990	6	1953	Avg	4400	Y	N	657 W NICKERSON ST
2	0033	701220	0021	11/14/12	\$440,000	\$451,000	1070	6	1924	Avg	3825	N	N	406 W SMITH ST
2	0023	277060	4355	5/16/13	\$465,000	\$469,000	1240	6	1913	Avg	6000	N	N	2816 14TH AVE W
2	0034	524480	0710	5/29/13	\$334,718	\$337,000	530	7	1908	Avg	1240	Y	N	161 FULTON ST
2	0033	766270	0190	5/24/12	\$287,000	\$302,000	680	7	1910	Good	1719	N	N	1012 W RAYE ST
2	0033	242503	9041	9/23/11	\$398,000	\$440,000	770	7	1919	Avg	2238	N	N	2501 5TH AVE W
2	0033	690520	0140	7/2/13	\$535,000	\$538,000	780	7	1947	Avg	3912	N	N	3026 12TH AVE W
2	0033	097600	0668	4/14/11	\$275,000	\$316,000	780	7	1978	Avg	2250	N	N	316 W ARMOUR ST
2	0034	701170	0115	11/6/13	\$462,000	\$462,000	830	7	1918	Avg	3300	N	N	614 W HALLADAY ST
2	0033	097600	0669	12/3/12	\$425,000	\$435,000	860	7	1978	Avg	1650	N	N	314 W ARMOUR ST
2	0033	524480	0555	11/30/11	\$485,000	\$528,000	860	7	1920	VGood	4000	N	N	2907 WARREN AVE N
2	0034	277060	5335	4/18/12	\$586,000	\$621,000	870	7	1949	Good	6000	Y	N	3241 12TH AVE W
2	0024	524480	1161	9/20/12	\$496,500	\$513,000	880	7	1940	Good	4945	N	N	2614 3RD AVE N
2	0033	701520	0650	11/1/13	\$500,000	\$500,000	880	7	1949	Avg	5304	N	N	711 W BERTONA ST
2	0023	744300	0646	8/17/12	\$285,000	\$296,000	890	7	2004	Avg	1186	N	N	808 B W ARGAND ST
2	0033	681910	0376	8/16/13	\$659,000	\$661,000	890	7	1924	VGood	3520	N	N	16 W FULTON ST
2	0023	197220	5792	4/26/11	\$319,000	\$366,000	900	7	2006	Avg	1402	N	N	39-6 ETRURIA ST
2	0022	744300	0793	7/1/13	\$385,000	\$387,000	910	7	2005	Avg	1254	Y	N	624 B W EMERSON ST
2	0022	744300	0794	12/30/13	\$379,900	\$380,000	910	7	2005	Avg	1250	Y	N	626 B W EMERSON ST
2	0024	169990	0026	4/10/13	\$425,000	\$430,000	920	7	1939	Avg	3680	N	N	354 QUEEN ANNE DR

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0034	940630	0032	6/27/12	\$448,800	\$470,000	950	7	1925	Avg	2720	N	N	810 W MCGRAW ST
2	0034	524480	0435	4/23/12	\$497,500	\$526,000	950	7	1922	Good	4000	Y	N	2905 2ND AVE N
2	0034	940630	0075	5/30/13	\$443,000	\$446,000	960	7	1910	Avg	1800	N	N	715 W WHEELER ST
2	0034	787150	0240	8/10/12	\$425,000	\$442,000	960	7	1908	Avg	4000	N	N	2567 9TH AVE W
2	0024	524480	0920	4/2/12	\$520,750	\$553,000	990	7	1925	Good	4146	N	N	2708 MAYFAIR AVE N
2	0034	277060	5380	12/19/11	\$355,000	\$385,000	1000	7	1939	Avg	6000	N	N	3232 12TH AVE W
2	0033	511340	0395	2/20/13	\$522,000	\$530,000	1000	7	1946	Avg	5324	N	N	2859 13TH AVE W
2	0034	927020	0285	5/22/12	\$455,800	\$480,000	1000	7	1981	Avg	3600	N	N	2405 5TH AVE W
2	0033	511340	0570	9/17/12	\$445,000	\$460,000	1000	7	1946	Good	5357	N	N	2836 13TH AVE W
2	0023	197220	5350	10/29/13	\$610,000	\$610,000	1010	7	1904	Good	3600	Y	N	35 W ETRURIA ST
2	0024	524480	0940	3/29/13	\$525,000	\$531,000	1010	7	1924	Good	3055	N	N	254 NEWELL ST
2	0025	192930	0070	7/11/11	\$555,000	\$624,000	1010	7	1957	Avg	3300	Y	N	360 NEWELL ST
2	0034	265250	0190	4/27/12	\$677,000	\$716,000	1010	7	1914	Avg	3600	N	N	2537 2ND AVE W
2	0034	524480	0735	7/13/11	\$635,000	\$714,000	1010	7	1915	Avg	5040	N	N	2716 WARREN AVE N
2	0034	097600	0325	4/19/12	\$570,000	\$604,000	1010	7	1926	Good	3000	N	N	316 W NEWELL ST
2	0033	511340	0050	12/11/13	\$529,000	\$529,000	1010	7	1927	Avg	4945	Y	N	2830 12TH AVE W
2	0033	701520	0715	6/27/12	\$430,000	\$450,000	1010	7	1953	Avg	6600	N	N	3229 7TH AVE W
2	0023	524480	0995	11/12/13	\$472,000	\$472,000	1020	7	1923	Good	4000	N	N	2737 3RD AVE N
2	0033	524480	0385	7/5/11	\$485,000	\$546,000	1020	7	1915	Good	4200	N	N	2926 WARREN AVE N
2	0024	524480	0870	5/10/11	\$340,000	\$389,000	1030	7	1926	Avg	3960	Y	N	2715 MAYFAIR AVE N
2	0034	277060	5505	5/19/13	\$522,500	\$527,000	1030	7	1946	Avg	6000	N	N	3411 11TH AVE W
2	0034	265250	2010	5/27/11	\$500,000	\$569,000	1050	7	1913	Good	1560	N	N	2412 2ND AVE W
2	0033	701320	0250	10/17/13	\$519,900	\$520,000	1060	7	1942	Avg	4800	N	N	2451 3RD AVE W
2	0033	701520	0645	6/3/11	\$520,000	\$591,000	1070	7	1927	Good	4728	N	N	3336 8TH AVE W
2	0034	277060	4630	5/11/12	\$439,000	\$463,000	1070	7	1949	Avg	6000	Y	N	3413 13TH AVE W
2	0033	511340	0113	6/3/13	\$451,000	\$454,000	1080	7	1947	Avg	5600	Y	N	2667 11TH AVE W
2	0034	097600	0255	11/14/12	\$425,000	\$436,000	1080	7	1914	Good	4621	N	N	2617 3RD AVE W
2	0033	701320	0090	9/17/13	\$560,000	\$561,000	1090	7	1924	Avg	3200	N	N	2453 4TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0033	690520	0225	8/27/13	\$515,000	\$516,000	1110	7	1948	Avg	4489	Y	N	3007 12TH AVE W
2	0034	690520	0105	2/22/13	\$675,000	\$685,000	1140	7	1915	Avg	4750	Y	N	3007 11TH AVE W
2	0033	701170	0062	9/12/11	\$475,000	\$526,000	1140	7	1925	Avg	3800	N	N	2559 6TH AVE W
2	0033	274960	0175	8/1/13	\$699,000	\$701,000	1150	7	1926	VGood	4800	Y	N	3442 10TH AVE W
2	0034	690520	0085	5/18/12	\$625,000	\$659,000	1150	7	1941	Good	4750	Y	N	3027 11TH AVE W
2	0034	787150	0230	12/30/11	\$655,000	\$709,000	1150	7	1908	Good	4000	N	N	2559 9TH AVE W
2	0034	265250	1695	10/11/13	\$439,950	\$440,000	1150	7	1906	Avg	3600	N	N	2423 QUEEN ANNE AVE
2	0034	787150	0350	4/23/12	\$568,000	\$601,000	1170	7	1907	Avg	3200	N	N	914 W HALLADAY ST
2	0022	197220	5181	9/26/12	\$392,000	\$405,000	1180	7	1924	Avg	3000	N	N	3 W DRAVUS ST
2	0022	197220	5160	8/23/13	\$571,282	\$573,000	1190	7	2007	Avg	1700	N	N	17 W DRAVUS ST
2	0023	197220	5562	4/15/11	\$399,950	\$460,000	1190	7	2006	Avg	1877	N	N	124 W FLORENTIA ST
2	0034	272160	0175	5/7/13	\$600,000	\$605,000	1210	7	1924	Avg	6520	Y	N	2534 WARREN AVE N
2	0033	277060	4775	10/17/13	\$685,000	\$686,000	1220	7	1952	Avg	6000	Y	N	3637 13TH AVE W
2	0033	277060	4545	10/15/13	\$635,000	\$636,000	1220	7	1955	Avg	6000	Y	N	3247 13TH AVE W
2	0023	197220	5218	3/14/11	\$412,000	\$478,000	1240	7	2008	Avg	1421	N	N	66 W ETRURIA ST
2	0033	286710	0216	8/13/12	\$599,922	\$623,000	1240	7	1947	Avg	4800	N	N	814 W ARMOUR ST
2	0022	744300	1155	5/9/13	\$475,000	\$479,000	1250	7	1943	Avg	5940	Y	N	820 W NICKERSON ST
2	0034	253330	0355	3/5/12	\$342,000	\$365,000	1250	7	1923	Avg	4176	N	N	833 W FULTON ST
2	0034	277060	4211	6/25/13	\$480,000	\$483,000	1260	7	2008	Avg	1479	Y	N	2543 A 13TH AVE W
2	0034	277060	4212	4/24/12	\$370,000	\$391,000	1260	7	2008	Avg	1482	Y	N	2543 B 13TH AVE W
2	0023	277060	4330	11/26/12	\$430,000	\$441,000	1270	7	1992	Avg	1500	N	N	2842 14TH AVE W
2	0023	277060	4332	10/11/12	\$395,000	\$407,000	1270	7	1992	Avg	1500	N	N	2840 14TH AVE W
2	0033	701320	0086	9/5/13	\$549,999	\$551,000	1270	7	1924	Avg	3200	N	N	411 W SMITH ST
2	0034	126020	0020	9/8/11	\$599,950	\$665,000	1270	7	1928	Avg	3400	N	N	2714 10TH AVE W
2	0033	701520	0655	10/24/12	\$512,500	\$527,000	1290	7	1949	Avg	6197	N	N	707 W BERTONA ST
2	0024	192504	9058	7/22/11	\$545,000	\$611,000	1300	7	1955	Good	16514	N	N	2538 MAYFAIR AVE N
2	0033	285120	0090	10/15/13	\$675,000	\$676,000	1300	7	1912	Good	5080	N	N	2565 4TH AVE W
2	0034	701320	0185	12/6/13	\$540,000	\$540,000	1300	7	1915	Avg	4800	N	N	2442 4TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0033	277060	4996	5/24/11	\$410,000	\$467,000	1300	7	2008	Avg	1525	Y	N	3636 A 13TH AVE W
2	0033	277060	4995	4/25/11	\$398,500	\$457,000	1300	7	2008	Avg	1525	Y	N	3636 B 13TH AVE W
2	0033	524480	0560	12/5/13	\$570,000	\$570,000	1350	7	1920	Avg	4000	N	N	2911 WARREN AVE N
2	0033	242503	9118	5/23/12	\$552,000	\$581,000	1350	7	1928	Good	5040	N	N	2565 3RD AVE W
2	0034	265250	1915	4/23/11	\$440,000	\$505,000	1360	7	1906	Avg	3150	N	N	106 W MCGRAW ST
2	0023	197220	5696	10/28/13	\$440,000	\$440,000	1370	7	2003	Avg	1404	N	N	48 FLORENTIA ST
2	0034	277110	5085	6/7/11	\$673,500	\$764,000	1380	7	1969	Avg	4000	Y	N	2541 12TH AVE W
2	0035	265250	1330	5/30/13	\$520,000	\$524,000	1390	7	1917	Avg	4800	N	N	2515 1ST AVE N
2	0033	097600	0977	4/16/13	\$489,950	\$495,000	1400	7	2008	Avg	1500	N	N	316 B W BARRETT ST
2	0033	511340	0210	5/22/13	\$555,000	\$559,000	1400	7	1946	Avg	4721	N	N	2668 13TH AVE W
2	0034	927020	0200	5/3/12	\$644,000	\$680,000	1410	7	1906	Avg	5400	N	N	2443 5TH AVE W
2	0034	265250	1565	8/28/13	\$426,000	\$427,000	1420	7	1905	Fair	4920	N	N	2448 QUEEN ANNE AVE
2	0033	681910	0385	8/23/12	\$580,000	\$602,000	1430	7	1927	Avg	4440	Y	N	2911 1ST AVE N
2	0023	277060	3820	6/7/12	\$345,000	\$362,000	1440	7	1903	Avg	3000	Y	N	1409 W DRAVUS ST
2	0034	701170	0055	8/16/12	\$599,500	\$623,000	1460	7	1910	VGood	3300	N	N	611 W PLEASANT PL
2	0033	277060	5250	10/3/12	\$463,000	\$478,000	1480	7	1926	Avg	6000	N	N	3240 13TH AVE W
2	0023	744300	1490	7/22/13	\$635,000	\$638,000	1490	7	2011	Avg	4500	Y	N	1008 W RUFFNER ST
2	0023	744300	1490	4/20/12	\$575,000	\$609,000	1490	7	2011	Avg	4500	Y	N	1008 W RUFFNER ST
2	0033	265250	0025	1/1/13	\$685,000	\$699,000	1490	7	1926	Good	4500	N	N	2578 3RD AVE W
2	0034	242503	9032	9/11/13	\$525,000	\$526,000	1500	7	1908	Avg	5802	N	N	602 W SMITH ST
2	0034	286710	0310	9/27/13	\$518,000	\$519,000	1500	7	1908	Avg	4680	Y	N	826 W FULTON ST
2	0033	286710	0110	11/1/12	\$513,100	\$527,000	1510	7	1923	Avg	5050	N	N	806 W NEWELL ST
2	0033	681910	0425	2/2/13	\$670,000	\$681,000	1520	7	1927	Avg	3240	N	N	2928 QUEEN ANNE AVE
2	0034	265250	1145	9/10/12	\$785,000	\$812,000	1520	7	1916	Good	4800	N	N	2514 QUEEN ANNE AVE
2	0033	927020	0090	10/24/11	\$473,000	\$519,000	1520	7	1906	Good	3600	N	N	2422 6TH AVE W
2	0023	197220	5215	1/7/11	\$475,000	\$561,000	1540	7	2008	Avg	1281	N	N	60 W ETRURIA ST
2	0023	197220	5216	1/24/11	\$459,000	\$540,000	1540	7	2008	Avg	1281	N	N	62 W ETRURIA ST
2	0033	265250	0005	11/19/13	\$579,000	\$579,000	1570	7	1926	Avg	1963	N	N	2586 3RD AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0034	927020	0180	7/11/11	\$460,000	\$517,000	1580	7	1905	Good	4800	N	N	2451 5TH AVE W
2	0024	524480	0820	11/25/13	\$578,000	\$578,000	1590	7	1925	Avg	4000	N	N	2722 2ND AVE N
2	0033	277060	4998	8/9/13	\$465,000	\$466,000	1600	7	2009	Avg	1475	N	N	3636 D 13TH AVE W
2	0033	277060	4997	10/12/12	\$440,000	\$453,000	1600	7	2009	Avg	1475	N	N	3636 C 13TH AVE W
2	0033	701520	0450	1/22/13	\$530,000	\$540,000	1600	7	1952	Avg	6330	N	N	814 W DRAVUS ST
2	0033	277060	4997	7/21/11	\$350,000	\$393,000	1600	7	2009	Avg	1475	N	N	3636 C 13TH AVE W
2	0033	277060	4998	7/21/11	\$350,000	\$393,000	1600	7	2009	Avg	1475	N	N	3636 D 13TH AVE W
2	0033	511340	0400	9/27/11	\$524,000	\$579,000	1630	7	1946	Good	5319	N	N	2855 13TH AVE W
2	0033	524480	0350	6/15/12	\$574,950	\$603,000	1660	7	1910	Avg	2800	N	N	153 FLORENTIA ST
2	0035	272160	0100	6/11/12	\$615,000	\$645,000	1660	7	1925	Good	3840	Y	N	2549 WARREN AVE N
2	0033	681910	0350	8/1/13	\$529,500	\$531,000	1670	7	2007	Avg	1877	N	N	2920 A 1ST AVE W
2	0033	701220	0066	5/24/11	\$540,000	\$615,000	1680	7	1923	Avg	4200	N	N	2506 4TH AVE W
2	0033	681910	0351	8/2/12	\$495,000	\$515,000	1700	7	2007	Avg	1258	N	N	2920 B 1ST AVE W
2	0033	681910	0353	7/25/13	\$534,950	\$537,000	1720	7	2007	Avg	2169	N	N	2922 B 1ST AVE W
2	0033	265250	0235	8/27/12	\$566,000	\$587,000	1720	7	1908	Avg	4800	N	N	2511 2ND AVE W
2	0022	744300	0710	10/19/12	\$430,000	\$443,000	1730	7	1910	Avg	4400	Y	N	643 W NICKERSON ST
2	0033	511340	0540	11/9/12	\$710,000	\$729,000	1760	7	1946	Avg	4896	N	N	2806 13TH AVE W
2	0034	265250	2300	5/22/13	\$525,000	\$529,000	1760	7	1919	Avg	4200	N	N	2430 3RD AVE W
2	0023	197220	5560	4/29/11	\$605,000	\$693,000	1770	7	2006	Avg	5323	N	N	122 W FLORENTIA ST
2	0033	524480	0670	9/11/12	\$650,000	\$673,000	1780	7	1929	VGood	3600	Y	N	2711 WARREN AVE N
2	0024	524480	0345	11/5/13	\$620,000	\$620,000	1840	7	1923	Good	4000	Y	N	2939 MAYFAIR AVE N
2	0034	927020	0275	2/22/12	\$560,000	\$599,000	1840	7	1905	Avg	3600	N	N	2411 5TH AVE W
2	0034	277060	5010	10/2/13	\$809,500	\$811,000	1860	7	1968	Avg	5400	Y	N	3622 13TH AVE W
2	0033	701320	0165	2/23/12	\$650,000	\$696,000	1860	7	1924	Avg	3600	N	N	2456 4TH AVE W
2	0035	265250	1090	10/2/12	\$725,000	\$748,000	2040	7	1909	Good	3600	N	N	2540 QUEEN ANNE AVE
2	0033	890000	0265	7/17/12	\$655,000	\$683,000	2040	7	1924	Avg	4688	N	N	3015 4TH AVE W
2	0034	265250	2330	2/16/12	\$555,000	\$595,000	2200	7	2000	Avg	5400	N	N	2416 3RD AVE W
2	0023	744300	0520	6/6/13	\$607,000	\$611,000	3580	7	1958	Avg	5940	Y	N	641 W EMERSON ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0034	524480	1500	12/5/12	\$545,000	\$558,000	920	8	1909	Good	1960	N	N	2624 WARREN AVE N
2	0034	701320	0270	3/12/13	\$455,000	\$461,000	960	8	1908	Avg	4800	N	N	2433 3RD AVE W
2	0034	277060	5370	5/22/12	\$465,000	\$490,000	980	8	1948	Avg	6000	Y	N	3240 12TH AVE W
2	0024	524480	0280	5/15/12	\$635,000	\$669,000	990	8	1910	Good	4000	N	N	2912 2ND AVE N
2	0033	511340	0219	4/3/13	\$632,000	\$639,000	990	8	1947	VGood	4003	Y	N	2641 12TH AVE W
2	0033	690520	0125	7/10/12	\$498,000	\$520,000	1030	8	1947	Avg	4945	Y	N	3010 12TH AVE W
2	0033	690520	0125	8/26/11	\$445,000	\$495,000	1030	8	1947	Avg	4945	Y	N	3010 12TH AVE W
2	0034	701520	0070	9/8/11	\$465,000	\$516,000	1030	8	1954	Avg	5400	Y	N	3202 11TH AVE W
2	0033	097600	0535	10/20/11	\$475,000	\$522,000	1040	8	1992	Avg	3175	N	N	2707 4TH AVE W
2	0023	277060	4102	7/24/12	\$409,000	\$426,000	1050	8	2007	Avg	762	Y	N	2544 14TH AVE W
2	0023	744300	1415	12/30/13	\$575,000	\$575,000	1060	8	1990	Avg	5005	N	N	950 W EMERSON ST
2	0023	197220	5173	11/15/13	\$480,000	\$480,000	1070	8	2007	Avg	1177	N	N	11 C W DRAVUS ST
2	0033	511340	0129	10/22/12	\$659,000	\$678,000	1090	8	1948	Avg	7576	Y	N	2655 11TH AVE W
2	0034	277060	5375	8/15/12	\$510,000	\$530,000	1090	8	1948	Avg	6000	Y	N	3236 12TH AVE W
2	0034	265250	0420	8/21/12	\$694,000	\$720,000	1100	8	1926	Avg	3145	N	N	118 W SMITH ST
2	0034	701320	0150	6/12/13	\$600,000	\$604,000	1100	8	1910	Good	2550	N	N	410 W MCGRAW ST
2	0034	277060	5340	10/17/13	\$715,000	\$716,000	1100	8	1951	Avg	6000	Y	N	3247 12TH AVE W
2	0034	681910	0037	5/18/12	\$661,000	\$696,000	1100	8	1927	Good	2860	N	N	2620 QUEEN ANNE AVE
2	0034	277060	5346	8/24/12	\$659,000	\$684,000	1100	8	1951	Good	6000	Y	N	3251 12TH AVE W
2	0023	197220	5595	1/8/13	\$455,000	\$464,000	1120	8	2006	Avg	1325	N	N	102 A FLORENTIA ST
2	0023	197220	5594	10/16/13	\$499,750	\$500,000	1130	8	2006	Avg	1325	N	N	100 C FLORENTIA ST
2	0022	277060	3523	3/15/11	\$355,000	\$412,000	1140	8	2010	Avg	1250	N	N	3439 A 14TH AVE W
2	0034	787150	0405	7/12/11	\$750,000	\$844,000	1140	8	1928	VGood	4200	N	N	2567 10TH AVE W
2	0033	701520	0760	5/24/12	\$675,000	\$710,000	1140	8	1948	Good	5556	Y	N	723 W DRAVUS ST
2	0023	744300	0491	3/15/11	\$350,000	\$406,000	1180	8	2001	Avg	1031	Y	N	665 W EMERSON ST
2	0034	097600	0320	11/28/12	\$715,000	\$732,000	1190	8	1949	Good	3350	Y	N	2702 4TH AVE W
2	0023	197220	7037	7/1/11	\$430,000	\$485,000	1200	8	2001	Avg	1297	N	N	162 B FLORENTIA ST
2	0023	197220	7039	4/10/12	\$413,000	\$438,000	1200	8	2001	Avg	1297	N	N	162 A FLORENTIA ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0034	701520	1095	5/27/13	\$600,000	\$604,000	1210	8	1952	Avg	5200	Y	N	3050 11TH AVE W
2	0023	197220	5779	3/22/13	\$520,000	\$526,000	1220	8	2005	Avg	1314	Y	N	31 A ETRURIA ST
2	0023	197220	5781	7/19/13	\$515,000	\$517,000	1220	8	2005	Avg	1558	Y	N	31 C ETRURIA ST
2	0034	701520	0400	12/24/13	\$652,500	\$653,000	1220	8	1952	Avg	8000	N	N	823 W CREMONA ST
2	0033	274960	0300	7/17/12	\$585,000	\$610,000	1220	8	2012	Avg	2004	N	N	903 W EMERSON ST
2	0023	197220	5840	1/12/12	\$413,000	\$446,000	1230	8	2004	Avg	1370	N	N	65 ETRURIA ST
2	0034	940580	0055	12/27/13	\$820,000	\$820,000	1250	8	1925	Good	4200	N	N	2420 8TH AVE W
2	0033	701520	0996	8/5/13	\$600,000	\$602,000	1250	8	1950	Avg	4914	Y	N	3003 8TH AVE W
2	0034	949170	0045	9/21/12	\$529,950	\$548,000	1260	8	1921	Avg	1980	N	N	1004 W NEWELL ST
2	0034	701520	0010	10/1/12	\$475,300	\$490,000	1280	8	1938	Avg	5164	Y	N	3261 10TH AVE W
2	0023	277060	4736	5/21/13	\$510,000	\$514,000	1300	8	2009	Avg	1488	N	N	3602 14TH AVE W
2	0034	253330	0540	8/28/13	\$752,500	\$754,000	1300	8	1909	VGood	4500	N	N	2913 9TH AVE W
2	0035	787150	0725	1/27/11	\$385,000	\$452,000	1300	8	1925	Avg	2436	Y	N	2408 11TH AVE W
2	0023	957808	0080	5/7/13	\$533,000	\$538,000	1310	8	2006	Avg	1294	N	N	14 B W ETRURIA ST
2	0024	524480	1325	9/27/13	\$695,000	\$696,000	1310	8	1909	Good	4760	N	N	2637 3RD AVE N
2	0033	766270	0076	11/5/12	\$500,000	\$514,000	1320	8	1984	Avg	2400	Y	N	2657 10TH AVE W
2	0034	949170	0030	1/18/13	\$659,600	\$672,000	1330	8	1918	Avg	2610	Y	N	2719 10TH AVE W
2	0034	265250	1535	10/24/11	\$510,000	\$560,000	1340	8	1910	Avg	2166	N	N	5 SMITH ST
2	0034	277060	5040	7/26/11	\$539,950	\$605,000	1360	8	1918	Good	6000	Y	N	3609 12TH AVE W
2	0024	524480	1425	5/25/12	\$675,000	\$710,000	1380	8	1918	Good	4000	Y	N	2631 MAYFAIR AVE N
2	0024	524480	0252	11/5/13	\$426,000	\$426,000	1380	8	1995	Avg	1601	N	N	209 FLORENTIA ST
2	0032	511340	0369	3/29/12	\$485,000	\$516,000	1380	8	1946	Avg	4222	N	N	2707 PROSCH AVE W
2	0023	277060	4347	9/4/13	\$441,500	\$442,000	1390	8	1995	Avg	1326	N	N	2827 PROSCH AVE W
2	0035	787150	0190	7/12/13	\$680,000	\$683,000	1390	8	1906	Avg	4000	N	N	2516 10TH AVE W
2	0033	524480	0469	6/5/12	\$460,750	\$484,000	1400	8	1967	Avg	4000	N	N	161 FLORENTIA ST
2	0023	524480	0975	3/30/12	\$621,005	\$660,000	1410	8	1949	Good	4800	N	N	2721 3RD AVE N
2	0034	265250	0940	6/6/12	\$670,000	\$704,000	1410	8	1911	Avg	3600	N	N	2529 QUEEN ANNE AVE
2	0033	242503	9083	7/12/11	\$582,000	\$655,000	1410	8	1916	Avg	3280	N	N	2575 5TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0023	277060	4407	12/26/13	\$561,000	\$561,000	1420	8	2006	Avg	1400	Y	N	3022 B 14TH AVE W
2	0024	524480	1435	12/21/12	\$570,000	\$582,000	1440	8	1917	Good	4000	N	N	2637 MAYFAIR AVE N
2	0023	277060	4345	7/10/12	\$487,000	\$509,000	1450	8	1919	Avg	3353	N	N	2828 14TH AVE W
2	0023	957808	0040	3/7/11	\$499,000	\$580,000	1460	8	2006	Avg	954	N	N	18 A W ETRURIA ST
2	0035	787150	0520	8/3/13	\$800,000	\$803,000	1460	8	1925	Good	2600	N	N	2541 WESTVIEW DR W
2	0033	927020	0060	4/13/12	\$725,000	\$769,000	1460	8	1905	Avg	7200	N	N	2442 6TH AVE W
2	0033	524480	0580	7/8/11	\$674,000	\$759,000	1480	8	1908	Good	4000	N	N	2925 WARREN AVE N
2	0034	856990	0085	9/25/13	\$636,000	\$637,000	1480	8	1913	Good	5065	N	N	918 W NEWELL ST
2	0034	701170	0035	8/28/12	\$553,500	\$574,000	1490	8	1914	Avg	3762	N	N	2562 7TH AVE W
2	0034	277160	1945	8/29/13	\$775,000	\$777,000	1500	8	1908	VGood	3760	Y	N	1959 11TH AVE W
2	0035	213870	0245	5/4/11	\$743,000	\$850,000	1500	8	1915	VGood	3565	N	N	2416 WARREN AVE N
2	0034	787150	0715	5/20/13	\$775,000	\$781,000	1520	8	1915	Avg	3094	N	N	1007 W WHEELER ST
2	0024	524480	0180	6/12/12	\$825,000	\$866,000	1530	8	1909	VGood	4000	N	N	2914 MAYFAIR AVE N
2	0033	766270	0105	5/20/13	\$715,000	\$721,000	1530	8	1918	Avg	5000	N	N	1012 W BOTHWELL ST
2	0034	265250	1860	7/27/11	\$655,075	\$734,000	1530	8	1907	Good	3510	N	N	2431 1ST AVE W
2	0033	277110	4635	11/23/11	\$735,000	\$801,000	1540	8	1914	VGood	2600	Y	N	1118 W RAYE ST
2	0033	856990	0046	9/30/11	\$530,000	\$585,000	1540	8	1915	Good	2350	N	N	919 W NEWELL ST
2	0024	524480	1158	10/22/13	\$612,000	\$612,000	1550	8	1987	Avg	4303	N	N	2604 3RD AVE N
2	0033	285120	0095	7/17/13	\$850,000	\$854,000	1550	8	1910	Avg	5080	N	N	2569 4TH AVE W
2	0023	957808	0120	7/23/13	\$570,000	\$572,000	1570	8	2006	Avg	1285	N	N	12 A W ETRURIA ST
2	0023	957808	0100	8/12/11	\$515,000	\$575,000	1570	8	2006	Avg	1207	N	N	12 C W ETRURIA ST
2	0035	940580	0095	3/22/13	\$655,000	\$663,000	1570	8	1914	Avg	2518	N	N	2426 9TH AVE W
2	0034	265250	1530	9/19/11	\$460,000	\$509,000	1580	8	1910	Avg	2280	N	N	11 SMITH ST
2	0034	787150	0130	8/2/13	\$735,000	\$738,000	1600	8	1907	Good	4000	N	N	2525 9TH AVE W
2	0034	299180	0045	3/12/13	\$693,000	\$702,000	1600	8	1902	Avg	5005	N	N	2502 8TH AVE W
2	0034	277110	4975	5/8/12	\$726,000	\$766,000	1600	8	1979	Avg	8000	Y	N	2516 13TH AVE W
2	0034	272160	0135	9/11/11	\$680,000	\$754,000	1610	8	1925	Good	3358	N	N	2556 WARREN AVE N
2	0033	856990	0055	7/12/11	\$560,000	\$630,000	1610	8	1907	Fair	6000	N	N	2707 9TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0023	744300	1468	10/4/12	\$430,000	\$444,000	1620	8	1995	Avg	1357	Y	N	3421 8TH AVE W
2	0033	277060	4978	4/2/12	\$615,000	\$653,000	1620	8	2012	Avg	2983	Y	N	3652 13TH AVE W
2	0033	277060	4980	3/27/12	\$600,000	\$638,000	1620	8	2012	Avg	3017	Y	N	3650 13TH AVE W
2	0023	277060	4409	11/4/11	\$439,000	\$481,000	1640	8	2006	Avg	1728	Y	N	3020 A 14TH AVE W
2	0034	681910	0051	8/30/13	\$775,000	\$777,000	1640	8	1926	Good	2400	N	N	2602 QUEEN ANNE AVE
2	0034	265250	1800	5/3/12	\$718,000	\$758,000	1640	8	1906	Good	3600	N	N	2410 1ST AVE W
2	0023	197220	5844	4/30/12	\$454,000	\$480,000	1650	8	2004	Avg	978	N	N	63 B ETRURIA ST
2	0034	265300	0210	9/6/11	\$760,000	\$843,000	1650	8	1908	VGood	3600	N	N	115 W SMITH ST
2	0034	265300	0125	8/15/13	\$505,930	\$507,000	1650	8	1908	Avg	3600	N	N	2436 1ST AVE W
2	0035	787150	0485	5/17/11	\$725,000	\$827,000	1670	8	1928	Good	3852	Y	N	2512 11TH AVE W
2	0034	277060	5160	4/20/11	\$616,950	\$709,000	1680	8	1994	Avg	3850	Y	N	3402 13TH AVE W
2	0033	701320	0245	6/10/11	\$621,200	\$704,000	1680	8	1910	VGood	3600	N	N	2455 3RD AVE W
2	0033	890000	0286	10/3/12	\$486,500	\$502,000	1680	8	2003	Avg	2433	Y	N	3017 HUMES PL W
2	0033	890000	0285	6/17/13	\$560,000	\$563,000	1690	8	2003	Avg	3420	Y	N	3015 HUMES PL W
2	0024	524480	0340	11/18/11	\$585,000	\$639,000	1700	8	1912	Avg	4000	N	N	2935 MAYFAIR AVE N
2	0034	265250	0840	9/25/12	\$670,500	\$692,000	1700	8	1914	Avg	3997	N	N	2502 1ST AVE W
2	0035	787150	0530	5/4/13	\$547,000	\$552,000	1700	8	1914	Avg	3900	N	N	2545 WESTVIEW DR W
2	0034	253330	0670	4/6/12	\$927,000	\$984,000	1710	8	1920	Avg	4500	Y	N	2917 10TH PL W
2	0035	787150	0525	10/25/13	\$635,000	\$635,000	1710	8	1925	Avg	3000	Y	N	2540 11TH AVE W
2	0034	701520	1035	5/16/12	\$665,000	\$701,000	1720	8	1949	Avg	13160	Y	N	900 W BARRETT ST
2	0034	787150	0665	7/2/12	\$850,000	\$889,000	1740	8	1908	VGood	3256	N	N	2402 WESTVIEW DR W
2	0033	524480	0675	2/9/13	\$802,500	\$816,000	1740	8	1995	Avg	4400	N	N	2717 WARREN AVE N
2	0033	524480	0675	3/16/12	\$745,000	\$794,000	1740	8	1995	Avg	4400	N	N	2717 WARREN AVE N
2	0034	787150	0415	2/27/13	\$705,000	\$715,000	1760	8	1915	Avg	3771	N	N	2575 10TH AVE W
2	0034	277110	4655	5/20/11	\$490,000	\$558,000	1760	8	1951	Avg	4000	Y	N	1115 W RAYE ST
2	0034	265300	0215	7/21/11	\$741,000	\$832,000	1770	8	1909	Avg	4050	N	N	121 W SMITH ST
2	0035	272160	0015	7/6/12	\$789,000	\$825,000	1770	8	1923	Good	3840	Y	N	2546 1ST AVE N
2	0034	286710	0286	10/2/13	\$680,000	\$681,000	1770	8	1925	Avg	4388	N	N	817 W FULTON ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0033	097600	0930	1/23/11	\$475,000	\$559,000	1770	8	1988	Avg	3175	N	N	411 W BARRETT ST
2	0034	265250	2025	12/9/13	\$899,000	\$899,000	1780	8	1913	Good	3780	N	N	2406 2ND AVE W
2	0022	277060	3519	6/5/13	\$500,000	\$503,000	1790	8	2010	Avg	1250	N	N	3437 C 14TH AVE W
2	0023	277060	4260	5/11/12	\$567,500	\$599,000	1820	8	1954	Avg	6000	Y	N	2641 PROSCH AVE W
2	0033	511340	0575	4/27/11	\$658,000	\$754,000	1820	8	1989	Avg	4944	N	N	2840 13TH AVE W
2	0022	277060	3522	7/19/13	\$502,300	\$504,000	1830	8	2010	Avg	1250	N	N	3437 A 14TH AVE W
2	0034	265250	1415	5/24/12	\$635,000	\$668,000	1835	8	1914	Avg	5040	N	N	2453 1ST AVE N
2	0034	701320	0275	5/18/11	\$637,000	\$726,000	1840	8	1910	Good	4800	N	N	2429 3RD AVE W
2	0033	701220	0215	8/10/11	\$644,000	\$719,000	1880	8	2003	Avg	3727	N	N	300 W HALLADAY ST
2	0033	701520	0880	8/21/12	\$640,000	\$664,000	1880	8	1984	Avg	5104	Y	N	711 W FLORENTIA PL
2	0034	524480	0780	4/18/12	\$808,500	\$856,000	1900	8	2008	Avg	4000	N	N	2705 2ND AVE N
2	0033	097600	0878	4/27/11	\$540,000	\$619,000	1910	8	2000	Avg	2001	Y	N	2906 5TH AVE W
2	0034	342960	0006	3/9/11	\$799,000	\$928,000	1920	8	1919	Good	3500	N	N	2606 9TH AVE W
2	0034	524480	0620	12/29/12	\$634,000	\$647,000	1920	8	1926	Good	4160	N	N	2716 1ST AVE N
2	0033	690520	0265	6/21/11	\$695,000	\$786,000	1940	8	1949	Good	4500	Y	N	3006 13TH AVE W
2	0034	253330	0660	9/18/12	\$793,000	\$820,000	1970	8	1931	Avg	4500	Y	N	2921 10TH PL W
2	0034	940630	0030	7/22/13	\$726,000	\$729,000	1990	8	1925	Avg	3680	N	N	802 W MCGRAW ST
2	0034	681910	0052	2/28/12	\$665,000	\$711,000	1990	8	1997	Avg	3680	Y	N	10 RAYE ST
2	0033	242503	9076	8/22/13	\$705,000	\$707,000	2020	8	1917	Good	4565	N	N	2511 5TH AVE W
2	0035	272160	0120	11/4/13	\$715,000	\$715,000	2020	8	1922	Avg	5300	Y	N	106 SMITH ST
2	0023	192504	9065	10/5/12	\$650,000	\$670,000	2032	8	2006	Avg	5000	N	N	2544 MAYFAIR AVE N
2	0034	940630	0050	8/12/13	\$677,000	\$679,000	2040	8	1907	Good	4800	N	N	2419 8TH AVE W
2	0034	299180	0047	3/12/13	\$840,000	\$851,000	2060	8	2012	Avg	2230	N	N	720 W WHEELER ST
2	0034	524480	0795	5/17/13	\$769,950	\$776,000	2070	8	1908	Good	4000	N	N	2719 2ND AVE N
2	0034	277060	5395	6/8/11	\$620,000	\$703,000	2070	8	2004	Good	2700	N	N	3217 11TH AVE W
2	0034	796510	0310	6/17/11	\$795,000	\$900,000	2080	8	1920	Avg	3360	N	N	818 W WHEELER ST
2	0033	511340	0070	2/14/11	\$520,000	\$608,000	2100	8	1927	Good	3924	Y	N	2822 12TH AVE W
2	0024	192930	0065	2/28/12	\$625,000	\$668,000	2110	8	1957	Good	6000	Y	N	2709 4TH AVE N

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0034	265300	0165	3/4/13	\$735,000	\$745,000	2110	8	1914	Good	4181	N	N	2451 1ST AVE W
2	0023	744300	0530	7/30/13	\$530,000	\$532,000	2130	8	1910	Avg	4400	N	N	639 W EMERSON ST
2	0023	744300	0480	9/24/13	\$595,000	\$596,000	2130	8	1987	Avg	5527	Y	N	673 W EMERSON ST
2	0033	274960	0250	5/27/11	\$759,000	\$864,000	2170	8	1910	Avg	9600	N	N	3417 9TH AVE W
2	0035	272160	0060	4/23/13	\$675,000	\$682,000	2180	8	1923	Avg	3680	Y	N	114 QUEEN ANNE DR
2	0033	690520	0205	9/2/11	\$850,000	\$944,000	2210	8	2005	Avg	4646	Y	N	3027 12TH AVE W
2	0023	744300	1435	11/26/13	\$827,500	\$828,000	2230	8	1987	Avg	4400	Y	N	941 W EMERSON ST
2	0033	690520	0185	10/24/12	\$768,000	\$790,000	2240	8	2003	Avg	5662	Y	N	3047 12TH AVE W
2	0034	787150	0670	4/5/13	\$969,600	\$980,000	2280	8	1926	Avg	5464	Y	N	2407 10TH AVE W
2	0034	701320	0265	12/21/12	\$700,000	\$715,000	2540	8	1927	VGood	4800	N	N	2437 3RD AVE W
2	0034	027500	0030	4/3/12	\$712,000	\$756,000	2560	8	1924	Good	5467	N	N	2607 9TH AVE W
2	0033	286710	0090	12/18/12	\$1,200,000	\$1,226,000	2620	8	2002	VGood	5050	N	N	816 W NEWELL ST
2	0033	285120	0020	5/18/12	\$970,000	\$1,022,000	2640	8	2009	Avg	3760	N	N	417 W RAYE ST
2	0034	524480	1635	6/25/12	\$817,500	\$856,000	2740	8	2001	Avg	4200	Y	N	2604 1ST AVE N
2	0033	681910	0305	11/27/12	\$727,500	\$745,000	2740	8	1997	Avg	4800	N	N	2814 1ST AVE W
2	0033	511340	0045	5/23/11	\$900,000	\$1,025,000	2820	8	1970	Good	4008	Y	N	2840 12TH AVE W
2	0023	744300	0675	7/21/11	\$374,000	\$420,000	790	9	2003	Avg	2378	N	N	675 W NICKERSON ST
2	0023	744300	0670	3/20/13	\$500,000	\$506,000	1020	9	2003	Avg	2763	N	N	665 W NICKERSON ST
2	0023	744300	0672	4/8/11	\$434,000	\$500,000	1020	9	2003	Avg	2105	N	N	669 W NICKERSON ST
2	0023	744300	0843	9/27/12	\$575,000	\$594,000	1030	9	2008	Avg	1458	Y	N	662 B W EMERSON ST
2	0034	265250	1175	7/12/12	\$550,000	\$574,000	1090	9	2005	Avg	3480	N	N	8 SMITH ST
2	0034	265300	0185	6/27/12	\$574,000	\$601,000	1150	9	1929	Avg	2080	Y	N	114 W MCGRAW PL
2	0034	681910	0181	6/26/12	\$722,000	\$756,000	1200	9	1929	Good	5500	Y	N	14 W NEWELL ST
2	0033	277060	4783	4/19/13	\$529,950	\$535,000	1220	9	2008	Avg	1448	Y	N	3653 13TH AVE W
2	0033	277060	4784	10/2/13	\$497,500	\$498,000	1220	9	2008	Avg	1446	Y	N	3651 13TH AVE W
2	0034	277160	1950	6/29/11	\$630,000	\$711,000	1280	9	1924	Avg	3040	Y	N	1953 11TH AVE W
2	0023	524480	1000	4/10/12	\$647,500	\$687,000	1360	9	1910	Avg	2720	N	N	2736 3RD AVE N
2	0023	277060	4319	4/27/11	\$380,000	\$436,000	1460	9	2008	Avg	1502	N	N	2852 14TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0023	277060	4321	4/27/11	\$365,000	\$418,000	1460	9	2008	Avg	1428	N	N	2853 PROSCH AVE W
2	0023	277060	4320	4/27/11	\$345,000	\$396,000	1460	9	2008	Avg	1570	N	N	2851 PROSCH AVE W
2	0024	277060	4938	1/25/11	\$431,000	\$507,000	1480	9	2002	Avg	1369	Y	N	3815 B 12TH AVE W
2	0034	277160	1785	4/22/13	\$900,000	\$909,000	1480	9	1915	Good	4000	Y	N	2232 12TH AVE W
2	0023	277060	4318	4/27/11	\$380,000	\$436,000	1490	9	2008	Avg	1502	N	N	2850 14TH AVE W
2	0035	272160	0005	8/16/13	\$745,000	\$747,000	1500	9	1926	Good	5298	Y	N	2556 1ST AVE N
2	0024	524480	0315	9/22/11	\$670,500	\$741,000	1530	9	1912	Good	4000	N	N	2915 MAYFAIR AVE N
2	0035	787150	0060	8/9/13	\$730,000	\$732,000	1540	9	1928	Good	4000	N	N	2426 10TH AVE W
2	0034	524480	1575	12/20/11	\$755,000	\$819,000	1600	9	2006	Avg	4110	Y	N	103 NEWELL ST
2	0035	787150	0050	4/28/11	\$829,000	\$950,000	1620	9	1907	Avg	4000	N	N	2432 10TH AVE W
2	0033	690520	0419	12/13/11	\$570,000	\$619,000	1660	9	1999	Avg	1785	Y	N	2651 12TH AVE W
2	0034	681910	0216	5/26/11	\$1,065,000	\$1,212,000	1700	9	1929	VGood	4000	Y	N	8 NEWELL ST
2	0034	253330	0560	3/13/13	\$748,000	\$758,000	1720	9	1926	Avg	3600	N	N	902 W FULTON ST
2	0034	787150	0680	4/27/11	\$890,000	\$1,020,000	1740	9	1910	Good	4683	Y	N	2415 10TH AVE W
2	0035	701520	0160	3/1/12	\$815,000	\$871,000	1760	9	1931	Avg	5000	N	N	3273 CONKLING PL W
2	0035	701520	0025	7/15/11	\$672,500	\$756,000	1770	9	1977	Avg	5047	Y	N	3245 10TH AVE W
2	0034	796510	0076	6/14/13	\$635,000	\$639,000	1780	9	1928	Avg	3600	N	N	715 W HALLADAY ST
2	0034	701170	0037	12/28/12	\$735,000	\$750,000	1790	9	2007	Avg	3286	N	N	2564 7TH AVE W
2	0034	277110	4660	5/31/13	\$831,900	\$838,000	1870	9	1966	Avg	4000	Y	N	2568 12TH AVE W
2	0035	277160	1865	5/16/13	\$1,025,000	\$1,033,000	1880	9	1916	Good	4000	Y	N	2403 11TH AVE W
2	0033	927020	0030	12/11/12	\$710,000	\$726,000	1900	9	1996	Avg	2250	N	N	2452 6TH AVE W
2	0035	701520	0180	4/18/12	\$828,000	\$877,000	1930	9	1931	Avg	5000	N	N	3253 CONKLING PL W
2	0034	242503	9019	5/9/13	\$1,075,000	\$1,084,000	1970	9	1928	VGood	4560	N	N	2529 8TH AVE W
2	0033	511340	0231	12/12/12	\$775,000	\$793,000	2000	9	1993	Avg	5169	Y	N	2635 12TH AVE W
2	0034	701520	0015	12/3/12	\$795,000	\$814,000	2010	9	1928	Avg	5213	Y	N	3255 10TH AVE W
2	0034	511340	0090	6/24/11	\$795,000	\$898,000	2020	9	1928	Avg	8400	Y	N	2717 11TH AVE W
2	0034	787150	0285	8/10/12	\$875,000	\$910,000	2030	9	2012	Avg	2760	N	N	917 W RAYE ST
2	0035	701520	0950	11/1/12	\$711,000	\$731,000	2060	9	1927	Avg	6800	Y	N	3014 10TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0034	277060	5020	9/18/12	\$731,785	\$756,000	2100	9	1987	Avg	5400	Y	N	3610 13TH AVE W
2	0033	794010	0022	2/11/13	\$670,000	\$681,000	2110	9	1995	Avg	5125	N	N	414 W ARMOUR ST
2	0033	927020	0075	5/6/13	\$949,000	\$957,000	2140	9	2007	Avg	3600	N	N	2434 6TH AVE W
2	0034	286710	0335	9/30/11	\$850,000	\$938,000	2170	9	1991	Avg	5925	Y	N	814 W FULTON ST
2	0024	524480	1240	8/6/11	\$780,000	\$872,000	2210	9	2005	Avg	4000	N	N	2618 MAYFAIR AVE N
2	0035	787150	0735	8/1/13	\$921,000	\$924,000	2240	9	1990	Good	3803	Y	N	1024 W MCGRAW ST
2	0033	286710	0080	3/6/13	\$939,000	\$952,000	2250	9	1917	VGood	5050	N	N	822 W NEWELL ST
2	0034	027500	0020	5/15/13	\$1,325,000	\$1,336,000	2270	9	2007	Avg	4892	N	N	2615 9TH AVE W
2	0034	787150	0155	5/1/12	\$720,000	\$761,000	2310	9	1921	Good	4000	N	N	2538 10TH AVE W
2	0034	265250	1970	6/20/12	\$1,220,000	\$1,278,000	2390	9	2008	Good	4725	N	N	2428 2ND AVE W
2	0033	690520	0320	5/1/12	\$860,000	\$909,000	2390	9	2000	Avg	5457	N	N	1301 W DRAVUS ST
2	0033	277060	5287	12/14/11	\$825,000	\$896,000	2470	9	1914	Avg	6240	N	N	3206 13TH AVE W
2	0033	701520	0835	11/20/12	\$900,000	\$923,000	2580	9	1990	Avg	5610	Y	N	729 W ETRURIA ST
2	0034	265250	1680	4/9/13	\$1,080,000	\$1,092,000	2680	9	2012	Avg	5400	N	N	2429 QUEEN ANNE AVE
2	0033	511340	0217	1/7/13	\$992,500	\$1,012,000	2720	9	2012	Avg	3880	Y	N	2645 12TH AVE W
2	0034	242503	9031	7/22/13	\$886,000	\$890,000	2780	9	1994	Avg	3750	N	N	610 W SMITH ST
2	0034	277110	4920	5/13/13	\$895,000	\$902,000	2930	9	1987	Good	4000	Y	N	2544 13TH AVE W
2	0034	277110	5095	4/24/12	\$863,200	\$913,000	1710	10	1973	VGood	4000	Y	N	2549 12TH AVE W
2	0024	169990	0035	8/25/11	\$760,000	\$846,000	1830	10	1979	Avg	3550	Y	N	2566 NOB HILL AVE N
2	0035	277110	4680	12/2/13	\$835,000	\$835,000	2220	10	1981	Avg	4000	Y	N	2552 12TH AVE W
2	0024	744300	1505	11/4/13	\$1,060,000	\$1,061,000	2370	10	2006	Avg	4400	Y	N	1024 W RUFFNER ST
2	0035	277110	4840	8/29/12	\$1,365,000	\$1,415,000	2420	10	2005	Avg	4000	Y	N	2545 11TH AVE W
2	0035	701520	0930	1/17/13	\$1,130,000	\$1,151,000	2600	10	1920	Good	6550	Y	N	3034 10TH AVE W
2	0033	277060	5235	3/26/12	\$1,033,000	\$1,099,000	2750	10	2004	Avg	6000	Y	N	1221 W BERTONA ST
2	0034	253330	0500	11/10/11	\$1,085,000	\$1,186,000	2870	10	1927	Avg	6000	Y	N	915 W BARRETT ST
2	0034	524480	1666	5/3/12	\$1,200,000	\$1,268,000	3180	10	2012	Avg	3331	Y	N	2621 WARREN AVE N
2	0034	524480	1667	5/1/12	\$1,150,000	\$1,215,000	3180	10	2012	Avg	3331	Y	N	2623 WARREN AVE N
2	0034	524480	1665	3/9/11	\$1,151,000	\$1,337,000	3420	10	2010	Avg	3332	Y	N	2619 WARREN AVE N

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0034	265250	0910	8/31/12	\$1,043,888	\$1,082,000	3450	10	1986	Avg	7200	N	N	2545 QUEEN ANNE AVE
2	0034	681910	0020	4/1/11	\$1,165,000	\$1,345,000	3680	11	2003	Avg	6000	Y	N	2611 1ST AVE N
5	0053	545730	0474	7/11/13	\$368,000	\$370,000	600	6	1911	Avg	1760	N	N	103 VALLEY ST
5	0052	688990	0045	5/1/13	\$322,000	\$325,000	970	6	1908	Avg	1647	Y	N	1229 6TH AVE N
5	0053	545830	0080	5/26/11	\$516,800	\$588,000	2110	6	1907	Avg	2550	Y	N	1017 TAYLOR AVE N
5	0092	880790	0230	9/25/12	\$300,000	\$310,000	630	7	1943	Avg	1370	N	N	1700 DEXTER AVE N
5	0093	290220	0871	10/18/12	\$415,000	\$427,000	640	7	1949	Avg	1325	N	N	2315 A FRANKLIN AVE E
5	0054	545780	1956	7/20/12	\$510,000	\$532,000	720	7	1914	VGood	1965	N	N	558 PROSPECT ST
5	0094	753080	0006	8/19/13	\$300,000	\$301,000	790	7	1920	Avg	3200	N	N	109 E LOUISA ST
5	0093	290220	1179	5/14/12	\$420,000	\$443,000	800	7	2000	Avg	1287	N	N	2307 MINOR AVE E
5	0093	290220	0870	2/12/13	\$392,000	\$398,000	920	7	1949	Avg	1569	N	N	2315 B FRANKLIN AVE E
5	0093	930130	0805	7/29/13	\$350,000	\$351,000	920	7	1905	Avg	3000	N	N	2123 WAVERLY PL N
5	0093	204100	0075	10/1/13	\$540,000	\$541,000	960	7	1925	Avg	3910	N	N	2164 DEXTER AVE N
5	0053	545780	0560	8/29/13	\$565,000	\$566,000	970	7	1922	Good	3640	Y	N	314 ALOHA ST
5	0092	930130	1050	12/19/13	\$650,000	\$650,000	1070	7	1926	Avg	3480	N	N	2013 DEXTER AVE N
5	0095	930130	0665	12/27/11	\$390,000	\$422,000	1080	7	1904	Avg	2075	Y	N	2100 8TH AVE N
5	0052	688990	0047	5/1/13	\$515,000	\$520,000	1090	7	2004	Avg	1953	Y	N	1231 6TH AVE N
5	0053	168940	1526	8/30/13	\$560,000	\$561,000	1110	7	2008	Avg	1119	Y	N	1512 A TAYLOR AVE N
5	0053	168940	1523	4/15/11	\$424,000	\$488,000	1110	7	2008	Avg	1121	Y	N	1512 C TAYLOR AVE N
5	0053	168940	1529	1/7/11	\$424,000	\$501,000	1110	7	2008	Avg	1121	Y	N	1514 A TAYLOR AVE N
5	0053	168940	1531	11/20/13	\$480,000	\$480,000	1140	7	2008	Avg	917	Y	N	1514 B TAYLOR AVE N
5	0093	352890	1210	5/15/12	\$484,700	\$511,000	1180	7	1956	Avg	2800	N	N	2415 DEXTER AVE N
5	0093	196470	0120	10/24/12	\$575,000	\$592,000	1190	7	1931	Good	2212	N	N	110 E ROANOKE ST
5	0054	692670	0602	6/18/13	\$470,000	\$473,000	1230	7	2005	Avg	1386	N	N	1820 5TH AVE N
5	0053	609600	0065	5/24/12	\$540,000	\$568,000	1240	7	1927	Avg	2130	Y	N	1414 TAYLOR AVE N
5	0053	545830	0742	2/25/11	\$462,500	\$539,000	1240	7	2005	Avg	1295	N	N	1020 B TAYLOR AVE N
5	0093	202370	0110	11/9/12	\$405,000	\$416,000	1240	7	1936	Avg	3360	N	N	2161 DEXTER AVE N
5	0093	195970	1210	1/31/13	\$575,000	\$585,000	1250	7	1924	Avg	3000	N	N	220 E EDGAR ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0054	692670	0604	3/11/13	\$512,000	\$519,000	1260	7	2005	Avg	1240	N	N	1816 5TH AVE N
5	0093	202370	0100	4/25/11	\$419,000	\$481,000	1280	7	1942	Avg	3500	Y	N	2158 6TH AVE N
5	0093	408630	0065	2/15/13	\$459,000	\$466,000	1280	7	1910	Avg	4200	Y	N	1910 FRANKLIN AVE E
5	0093	204100	0056	2/9/12	\$399,000	\$428,000	1300	7	1925	Avg	3265	N	N	2154 DEXTER AVE N
5	0092	290220	0551	6/25/12	\$535,000	\$560,000	1380	7	1913	Avg	4400	N	N	2220 YALE AVE E
5	0093	202504	9101	2/15/12	\$430,000	\$461,000	1390	7	1994	Avg	2141	N	N	2511 MINOR AVE E
5	0054	609600	0170	7/10/12	\$430,000	\$449,000	1410	7	1926	Avg	3840	N	N	502 LEE ST
5	0053	224950	0065	11/8/12	\$538,300	\$553,000	1440	7	1996	Avg	1714	N	N	904 6TH AVE N
5	0093	202504	9028	11/23/12	\$570,000	\$584,000	1470	7	1943	Avg	4200	N	N	2355 MINOR AVE E
5	0093	202504	9114	11/23/12	\$570,000	\$584,000	1470	7	1943	Avg	4200	N	N	2349 MINOR AVE E
5	0053	545780	1920	2/26/13	\$585,111	\$594,000	1470	7	1924	Avg	3200	Y	N	561 HIGHLAND DR
5	0093	290220	0120	11/21/12	\$500,000	\$513,000	1480	7	1910	Avg	2100	N	N	215 E BOSTON ST
5	0054	168940	1415	10/15/12	\$675,000	\$695,000	1530	7	1910	Avg	4237	Y	N	1502 5TH AVE N
5	0092	195970	1395	3/20/13	\$701,800	\$711,000	1570	7	1918	Avg	5500	N	N	2820 EASTLAKE AVE E
5	0093	290220	0671	7/31/13	\$415,000	\$417,000	1710	7	1909	Avg	2121	N	N	2231 BOYLSTON AVE E
5	0053	545730	0660	2/6/13	\$760,000	\$773,000	1720	7	1909	Avg	2802	N	N	712 WARREN AVE N
5	0093	290220	0670	10/7/13	\$550,000	\$551,000	1744	7	1960	Avg	2844	N	N	2227 BOYLSTON AVE E
5	0093	290220	0780	10/23/13	\$449,000	\$449,000	1760	7	1926	Avg	3300	N	N	2401 BOYLSTON AVE E
5	0093	196470	0095	5/25/11	\$530,000	\$603,000	1790	7	1924	Avg	3420	N	N	104 E ROANOKE ST
5	0054	545780	0670	6/13/13	\$800,000	\$805,000	1840	7	1917	Avg	4000	Y	N	906 3RD AVE N
5	0054	168940	1195	9/23/13	\$715,000	\$716,000	1860	7	1925	Avg	5400	Y	N	1616 TAYLOR AVE N
5	0093	290220	0055	7/28/13	\$655,000	\$657,000	1960	7	1903	Avg	2450	N	N	2030 FRANKLIN AVE E
5	0093	290220	0676	11/1/13	\$495,000	\$495,000	1960	7	1909	VGood	2396	N	N	2235 BOYLSTON AVE E
5	0053	609600	0010	1/30/13	\$673,450	\$685,000	1960	7	1974	Avg	4480	Y	N	564 LEE ST
5	0093	408630	0085	4/18/12	\$594,000	\$629,000	2010	7	1984	Avg	2640	Y	N	1912 FRANKLIN AVE E
5	0093	195970	0110	11/16/12	\$625,000	\$641,000	2210	7	1921	Good	5500	N	N	2618 EASTLAKE AVE E
5	0054	545830	0055	11/8/12	\$750,000	\$770,000	2230	7	1988	Avg	2489	N	N	511 PROSPECT ST
5	0054	545830	0055	3/11/11	\$675,000	\$784,000	2230	7	1988	Avg	2489	N	N	511 PROSPECT ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0093	195970	1475	9/13/13	\$725,000	\$726,000	3090	7	1907	Avg	5500	Y	N	2847 FRANKLIN AVE E
5	0093	290220	0878	11/4/13	\$325,000	\$325,000	711	8	2002	Avg	1019	N	N	2325 A FRANKLIN AVE E
5	0094	202504	9083	9/24/13	\$585,500	\$586,000	920	8	2010	Avg	900	N	N	2353 B YALE AVE E
5	0094	202504	9195	8/24/12	\$554,000	\$575,000	920	8	2010	Avg	907	N	N	2353 A YALE AVE E
5	0094	202504	9195	1/18/11	\$459,000	\$541,000	920	8	2010	Avg	907	N	N	2353 A YALE AVE E
5	0093	290220	0062	5/10/13	\$513,500	\$518,000	930	8	2007	Avg	1242	N	N	2018 A FRANKLIN AVE E
5	0093	290220	0682	3/12/12	\$560,000	\$597,000	1000	8	2000	Avg	846	N	N	2233 B BOYLSTON AVE E
5	0093	290220	0677	2/20/13	\$575,000	\$584,000	1010	8	2000	Avg	1238	N	N	2229 A BOYLSTON AVE E
5	0093	290220	0245	9/4/13	\$455,000	\$456,000	1010	8	2006	Avg	1169	N	N	2006 C YALE AVE
5	0093	290220	0244	4/24/13	\$425,000	\$429,000	1010	8	2006	Avg	866	N	N	2006 B YALE AVE
5	0053	545780	0521	9/9/13	\$490,000	\$491,000	1060	8	2004	Avg	974	N	N	308 B VALLEY ST
5	0053	545780	0531	10/9/12	\$435,000	\$448,000	1060	8	2005	Avg	1039	N	N	304 A VALLEY ST
5	0094	290220	1125	11/9/12	\$498,000	\$511,000	1070	8	2005	Avg	1022	N	N	2337 B YALE AVE E
5	0054	769821	0020	12/18/13	\$519,000	\$519,000	1080	8	2006	Avg	915	N	N	716 B NOB HILL AVE N
5	0054	769821	0040	6/26/13	\$492,000	\$495,000	1080	8	2006	Avg	1296	N	N	722 A NOB HILL AVE N
5	0093	290220	0057	9/27/11	\$440,000	\$486,000	1080	8	1999	Avg	1213	N	N	2028 FRANKLIN AVE E
5	0093	290220	0059	8/18/11	\$440,000	\$490,000	1080	8	1999	Avg	1360	N	N	2038 FRANKLIN AVE E
5	0054	545780	0523	12/8/11	\$370,000	\$402,000	1100	8	2004	Avg	1328	N	N	310 A VALLEY ST
5	0093	290220	0136	4/25/13	\$535,000	\$540,000	1100	8	2009	Avg	996	N	N	2034 B EASTLAKE AVE E
5	0053	545830	0722	12/17/12	\$545,000	\$557,000	1160	8	2008	Avg	1324	N	N	566 C WARD ST
5	0094	352890	0708	4/18/12	\$370,000	\$392,000	1220	8	2006	Avg	1321	N	N	561 HALLADAY ST
5	0093	352890	0766	3/29/12	\$486,000	\$517,000	1250	8	2008	Avg	2594	N	N	560 MCGRAW ST
5	0053	168940	1549	2/9/11	\$369,950	\$433,000	1300	8	2008	Avg	729	N	N	564 C GALER ST
5	0053	168940	1548	2/9/11	\$380,000	\$445,000	1340	8	2008	Avg	886	N	N	564 GALER ST
5	0093	202370	0020	6/26/13	\$465,000	\$468,000	1350	8	1927	Avg	3800	N	N	2125 DEXTER AVE N
5	0094	202504	9189	6/5/13	\$512,000	\$515,000	1380	8	2008	Avg	1371	N	N	2518 C YALE AVE E
5	0094	202504	9187	11/6/13	\$509,950	\$510,000	1380	8	2008	Avg	1371	N	N	2518 A YALE AVE E
5	0054	545780	1247	2/5/13	\$515,000	\$524,000	1440	8	2002	Avg	1175	Y	N	354 ALOHA ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0054	545780	1246	5/21/13	\$495,000	\$499,000	1440	8	2002	Avg	932	Y	N	356 ALOHA ST
5	0053	545830	0686	10/3/13	\$484,000	\$485,000	1440	8	2008	Avg	855	N	N	565 WARD PL
5	0054	545780	1245	3/24/11	\$437,500	\$506,000	1440	8	2002	Avg	875	Y	N	358 ALOHA ST
5	0054	545780	1244	2/18/11	\$440,000	\$514,000	1440	8	2002	Avg	932	Y	N	360 ALOHA ST
5	0093	290220	0026	2/21/13	\$565,000	\$573,000	1520	8	1921	Avg	3630	N	N	2031 BOYLSTON AVE E
5	0094	352890	0772	8/19/13	\$559,950	\$562,000	1530	8	2008	Avg	1486	N	N	554 MCGRAW ST
5	0053	609600	0005	8/24/11	\$553,000	\$616,000	1540	8	1904	Avg	4480	Y	N	1405 6TH AVE N
5	0054	769821	0070	5/12/11	\$550,000	\$628,000	1540	8	2006	Avg	1422	N	N	722 D NOB HILL AVE N
5	0053	688990	0099	5/25/12	\$398,000	\$419,000	1550	8	2007	Avg	1050	N	N	554 HIGHLAND DR
5	0094	195970	1155	8/17/12	\$648,500	\$673,000	1570	8	1909	Avg	4400	Y	N	2727 BOYLSTON AVE E
5	0053	609600	0110	7/10/12	\$675,000	\$705,000	1600	8	1928	Avg	5200	Y	N	1419 TAYLOR AVE N
5	0093	338390	0049	5/14/12	\$470,000	\$496,000	1610	8	2004	Avg	1106	N	N	1816 FRANKLIN AVE E
5	0094	930130	0730	11/12/13	\$540,000	\$540,000	1790	8	1982	Avg	2120	N	N	2124 WAVERLY PL N
5	0093	290220	0770	4/19/13	\$710,000	\$717,000	1900	8	1916	Avg	3850	N	N	2351 BOYLSTON AVE E
5	0094	202504	9014	5/19/11	\$630,000	\$718,000	1960	8	1953	Avg	5500	N	N	2505 YALE AVE E
5	0054	692670	0660	5/4/12	\$995,000	\$1,051,000	1960	8	1936	Avg	7000	Y	N	531 HOWE ST
5	0093	290220	0294	1/14/13	\$495,000	\$504,000	880	9	2009	Avg	1283	N	N	71 E BOSTON ST
5	0054	545780	1954	4/23/13	\$570,000	\$576,000	960	9	2013	Avg	926	N	N	1100 TAYLOR AVE N
5	0054	545780	1953	4/23/13	\$540,000	\$545,000	960	9	2013	Avg	987	N	N	1102 TAYLOR AVE N
5	0094	930130	0791	4/26/11	\$324,000	\$372,000	1070	9	2002	Avg	1103	N	N	2131 A WAVERLY PL N
5	0053	224950	0061	8/20/12	\$520,000	\$540,000	1080	9	2012	Avg	1114	N	N	908 6TH AVE N
5	0093	196470	0130	3/13/13	\$585,000	\$593,000	1320	9	1999	Avg	2058	N	N	106 E ROANOKE ST
5	0054	545730	0698	7/9/13	\$688,000	\$691,000	1390	9	2002	Avg	1159	N	N	815 B 2ND AVE N
5	0094	290220	0332	2/27/13	\$590,000	\$599,000	1390	9	2004	Avg	1394	N	N	2029 B MINOR AVE E
5	0053	224950	0058	8/2/12	\$580,000	\$604,000	1400	9	2012	Avg	1607	N	N	910 6TH AVE N
5	0093	290220	1067	5/9/11	\$558,000	\$638,000	1410	9	1998	Avg	1650	N	N	2330 YALE AVE E
5	0093	204100	0101	7/10/13	\$725,000	\$728,000	1430	9	2013	Avg	1380	Y	N	2319 B WAVERLY PL N
5	0093	290220	0742	3/25/13	\$597,000	\$604,000	1440	9	2013	Avg	1027	Y	N	2321 B BOYLSTON AVE E

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0054	545780	1950	4/11/12	\$537,950	\$571,000	1480	9	2008	Avg	1419	N	N	1110 B TAYLOR AVE N
5	0095	290220	0349	10/11/12	\$795,000	\$819,000	1480	9	1996	Good	2062	Y	N	2030 FAIRVIEW AVE E
5	0093	290220	0664	4/1/13	\$659,000	\$667,000	1680	9	2013	Avg	1406	Y	N	2215 C BOYLSTON AVE E
5	0093	290220	0663	4/1/13	\$629,000	\$636,000	1680	9	2013	Avg	1082	Y	N	2215 B BOYLSTON AVE E
5	0093	290220	0660	5/14/13	\$540,000	\$544,000	1680	9	2013	Avg	749	N	N	2217 B BOYLSTON AVE E
5	0093	290220	0662	5/2/13	\$639,000	\$645,000	1680	9	2013	Avg	1407	Y	N	2215 A BOYLSTON AVE E
5	0093	290220	0659	3/7/13	\$591,000	\$599,000	1690	9	2013	Avg	974	N	N	2217 C BOYLSTON AVE E
5	0093	290220	0661	4/15/13	\$569,000	\$575,000	1690	9	2013	Avg	973	N	N	2217 A BOYLSTON AVE E
5	0054	609650	0200	9/24/12	\$460,000	\$475,000	1880	9	1996	Avg	1578	N	N	1418 6TH AVE N
5	0054	609650	0204	12/26/13	\$709,000	\$709,000	1910	9	1996	Avg	1580	Y	N	1416 6TH AVE N
5	0054	609650	0202	8/26/11	\$685,000	\$762,000	1910	9	1996	Avg	1579	Y	N	1412 6TH AVE N
5	0054	545780	1943	7/23/13	\$615,000	\$617,000	2000	9	2008	Avg	1142	N	N	1106 B TAYLOR AVE N
5	0054	545780	1944	5/25/12	\$660,000	\$695,000	2020	9	2008	Avg	1516	N	N	1106 A TAYLOR AVE N
5	0054	545780	1948	4/2/12	\$605,000	\$643,000	2030	9	2008	Avg	1205	N	N	1108 C TAYLOR AVE N
5	0093	195970	0245	3/27/12	\$530,000	\$564,000	1020	10	2011	Avg	1167	N	N	2617 B BOYLSTON AVE E
5	0093	195970	0246	3/27/12	\$530,000	\$564,000	1020	10	2011	Avg	1167	N	N	2617 A BOYLSTON AVE E
5	0093	195970	0247	11/1/12	\$885,000	\$910,000	1670	10	2011	Avg	1571	N	N	2615 A BOYLSTON AVE E
5	0093	195970	0248	10/15/12	\$859,999	\$886,000	1670	10	2011	Avg	1570	N	N	2615 B BOYLSTON AVE E
5	0094	930130	0215	8/10/12	\$849,000	\$883,000	1840	10	2006	Avg	1923	Y	N	2010 8TH AVE N
5	0053	545780	1568	5/2/12	\$875,000	\$925,000	2040	10	2005	Avg	1329	Y	N	423 WARD ST
5	0054	545780	1841	8/31/11	\$805,000	\$895,000	2070	10	2005	Avg	1700	Y	N	512 A PROSPECT ST
5	0054	545780	1837	7/11/12	\$850,000	\$888,000	2110	10	2005	Avg	1648	Y	N	516 B PROSPECT ST
5	0095	930130	0260	11/14/12	\$1,080,000	\$1,108,000	2240	11	2008	Avg	2758	Y	N	2030 8TH AVE N
9	0033	239710	1410	9/28/11	\$285,000	\$315,000	620	6	1918	Avg	1515	N	N	516 W HOWE ST
9	0034	080900	3690	8/13/13	\$405,000	\$406,000	670	6	1912	Good	3100	N	N	2308 3RD AVE N
9	0035	080900	1196	7/3/13	\$304,000	\$306,000	730	6	1906	Avg	2545	N	N	1716 NOB HILL AVE N
9	0034	239710	0465	6/24/13	\$390,000	\$392,000	930	6	1904	Avg	3600	N	N	2124 5TH AVE W
9	0033	239710	0190	8/15/11	\$395,000	\$441,000	960	6	1903	Good	3600	N	N	2107 6TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0033	239710	0375	10/29/13	\$557,500	\$558,000	1000	6	1904	Good	3600	N	N	2119 5TH AVE W
9	0034	423290	0310	5/28/13	\$412,000	\$415,000	1060	6	1902	Avg	3600	N	N	1811 5TH AVE W
9	0034	423290	1186	10/11/12	\$399,000	\$411,000	720	7	1990	Avg	1800	N	N	14 W BLAINE ST
9	0034	179450	0551	9/21/12	\$412,000	\$426,000	800	7	1916	VGood	2639	N	N	2128 3RD AVE W
9	0034	701120	1445	8/31/12	\$557,000	\$577,000	830	7	1916	Good	3503	Y	N	1928 11TH AVE W
9	0052	005200	0019	6/18/12	\$380,000	\$398,000	840	7	2008	Avg	1155	N	N	1210 A 6TH AVE N
9	0052	005200	0020	4/23/12	\$379,950	\$402,000	840	7	2008	Avg	1105	N	N	1210 B 6TH AVE N
9	0052	005200	0021	4/23/12	\$379,950	\$402,000	840	7	2008	Avg	1105	N	N	1212 A 6TH AVE N
9	0052	005200	0022	4/16/12	\$379,950	\$403,000	840	7	2008	Avg	1156	N	N	1212 B 6TH AVE N
9	0034	423290	0235	10/18/12	\$473,400	\$487,000	870	7	1906	Good	3600	N	N	1806 6TH AVE W
9	0034	423290	1995	12/15/11	\$375,000	\$407,000	880	7	1900	Avg	3600	N	N	1615 3RD AVE W
9	0034	701120	0845	5/2/11	\$410,000	\$469,000	900	7	1902	Avg	3600	N	N	1928 8TH AVE W
9	0035	352890	0420	4/22/13	\$525,000	\$530,000	920	7	1915	Good	1364	N	N	2414 BIGELOW AVE N
9	0036	352890	0491	2/22/12	\$630,000	\$674,000	930	7	1910	Avg	2164	N	N	2411 BIGELOW AVE N
9	0034	239710	1415	4/18/12	\$497,000	\$526,000	940	7	1916	Avg	3080	N	N	611 W CROCKETT ST
9	0034	080900	2525	3/22/11	\$520,000	\$602,000	950	7	1911	Avg	2475	N	N	161 CROCKETT ST
9	0034	080900	1000	6/13/13	\$520,000	\$523,000	950	7	1905	Avg	3500	N	N	213 BLAINE ST
9	0033	701120	1130	5/2/13	\$730,000	\$737,000	960	7	1906	Avg	5400	Y	N	1927 8TH AVE W
9	0035	423290	1920	9/18/12	\$620,000	\$641,000	960	7	1909	Avg	3600	N	N	1610 3RD AVE W
9	0035	080900	3010	10/10/13	\$680,000	\$681,000	980	7	1909	Avg	4000	N	N	361 BOSTON ST
9	0034	080900	2065	7/15/13	\$552,500	\$555,000	980	7	1908	Avg	3960	N	N	1912 NOB HILL AVE N
9	0034	239710	0550	11/9/11	\$320,000	\$350,000	1000	7	1967	Avg	1803	N	N	2139 4TH AVE W
9	0034	323220	0180	10/16/12	\$391,000	\$403,000	1010	7	1907	Avg	1465	N	N	1209 W HOWE ST
9	0034	239710	1050	4/7/11	\$630,500	\$727,000	1020	7	1906	VGood	3600	N	N	1937 4TH AVE W
9	0052	005200	0018	4/26/13	\$409,950	\$414,000	1020	7	2008	Avg	1145	N	N	1208 A 6TH AVE N
9	0052	005200	0016	5/14/12	\$379,950	\$401,000	1020	7	2008	Avg	1095	N	N	1214 A 6TH AVE N
9	0052	005200	0017	8/2/12	\$379,950	\$395,000	1020	7	2008	Avg	1095	N	N	1208 B 6TH AVE N
9	0052	005200	0015	8/2/12	\$379,950	\$395,000	1020	7	2008	Avg	1144	N	N	1214 B 6TH AVE N

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0034	701120	0850	8/23/11	\$356,000	\$396,000	1030	7	1903	Avg	5400	N	N	1920 8TH AVE W
9	0034	213870	0085	5/14/12	\$465,000	\$490,000	1030	7	1911	Good	1340	N	N	201 MCGRAW ST
9	0034	701120	0770	7/16/12	\$530,000	\$553,000	1090	7	1925	Avg	3600	N	N	2147 7TH AVE W
9	0033	701120	1482	11/1/12	\$417,000	\$429,000	1100	7	1925	Avg	2800	N	N	1016 W HOWE ST
9	0053	005200	0068	3/6/13	\$420,000	\$426,000	1100	7	2008	Avg	1280	N	N	1213 AURORA AVE N
9	0052	005200	0069	4/23/12	\$399,950	\$423,000	1100	7	2008	Avg	1280	N	N	1211 AURORA AVE N
9	0052	005200	0070	8/2/12	\$399,950	\$416,000	1100	7	2008	Avg	2641	N	N	1209 AURORA AVE N
9	0034	179450	0695	5/3/11	\$590,000	\$675,000	1110	7	1904	VGood	3600	N	N	115 W BOSTON ST
9	0034	239710	1035	6/21/11	\$685,000	\$774,000	1120	7	1906	Good	3600	N	N	1947 4TH AVE W
9	0034	239710	0095	9/12/11	\$625,000	\$693,000	1130	7	1905	VGood	3600	N	N	2104 7TH AVE W
9	0034	239710	1315	11/11/13	\$664,000	\$664,000	1140	7	1919	Good	2400	N	N	515 W CROCKETT ST
9	0033	239710	1240	4/5/11	\$615,000	\$709,000	1140	7	1996	Avg	3600	N	N	1945 5TH AVE W
9	0034	423290	3065	6/5/13	\$400,000	\$403,000	1140	7	1925	Avg	3300	N	N	1503 5TH AVE W
9	0034	701120	0880	1/2/13	\$592,000	\$604,000	1150	7	1918	Avg	1926	Y	N	1906 8TH AVE W
9	0034	080900	0545	10/30/13	\$593,000	\$593,000	1150	7	1929	Avg	4000	N	N	1606 3RD AVE N
9	0034	080900	2760	7/12/11	\$654,000	\$736,000	1150	7	2001	Avg	3000	N	N	164 CROCKETT ST
9	0034	080900	3685	12/2/13	\$450,000	\$450,000	1150	7	1908	Avg	4000	N	N	310 LYNN ST
9	0035	423290	2015	4/14/11	\$560,000	\$644,000	1160	7	1973	Avg	2700	N	N	302 W GARFIELD ST
9	0034	080900	0575	6/26/13	\$660,000	\$664,000	1170	7	1919	Good	3000	N	N	309 HAYES ST
9	0034	179450	0295	12/4/12	\$395,000	\$404,000	1180	7	1904	Avg	2700	N	N	117 W MCGRAW ST
9	0034	213870	0026	4/2/13	\$557,000	\$563,000	1190	7	1909	Avg	3500	N	N	113 MCGRAW ST
9	0033	239710	0665	5/13/13	\$675,000	\$681,000	1210	7	1928	Avg	3600	N	N	2128 4TH AVE W
9	0054	545780	1090	12/4/13	\$600,000	\$600,000	1210	7	1903	Avg	4080	Y	N	364 WARD ST
9	0034	080900	1520	6/20/13	\$475,000	\$478,000	1220	7	1905	Avg	6000	N	N	1812 2ND AVE N
9	0033	239710	1285	6/27/11	\$525,000	\$593,000	1300	7	1906	Avg	3600	N	N	1917 5TH AVE W
9	0034	534420	0035	10/29/12	\$575,000	\$591,000	1330	7	1915	Avg	4850	N	N	311 MCGRAW ST
9	0023	277160	2447	5/17/12	\$425,000	\$448,000	1340	7	2005	Avg	1570	N	N	2026 14TH AVE W
9	0034	239710	0615	5/14/12	\$440,000	\$464,000	1350	7	1910	Avg	2400	N	N	315 W MCGRAW ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0033	239710	0312	7/16/13	\$550,000	\$552,000	1350	7	1919	Avg	2400	N	N	503 W MCGRAW ST
9	0034	701120	1250	10/21/13	\$520,000	\$520,000	1360	7	1909	Avg	1995	N	N	1924 10TH AVE W
9	0034	239710	0902	7/18/11	\$570,000	\$640,000	1360	7	1906	Good	3200	N	N	306 W HOWE ST
9	0034	239710	0801	11/20/12	\$538,000	\$552,000	1380	7	1906	Avg	3600	N	N	2105 3RD AVE W
9	0033	186110	0285	1/6/12	\$647,000	\$699,000	1390	7	1912	Good	2400	N	N	1014 W BLAINE ST
9	0034	213870	0086	11/7/11	\$340,000	\$372,000	1410	7	1910	Avg	1800	N	N	2320 2ND AVE N
9	0035	080900	0270	8/9/13	\$760,000	\$762,000	1410	7	1901	VGood	3750	N	N	361 GARFIELD ST
9	0034	423290	3670	10/2/13	\$626,500	\$627,000	1440	7	1983	Avg	3600	N	N	1536 2ND AVE W
9	0034	239710	1465	4/6/11	\$563,000	\$649,000	1450	7	1912	Avg	3600	N	N	1929 6TH AVE W
9	0034	192930	0245	10/21/12	\$593,000	\$610,000	1450	7	1909	VGood	5000	Y	N	411 RAYE ST
9	0055	080900	2150	12/28/11	\$510,000	\$552,000	1470	7	1908	Avg	3200	N	N	1918 4TH AVE N
9	0034	080900	3565	4/29/13	\$765,000	\$772,000	1500	7	1911	Good	2400	N	N	154 LYNN ST
9	0034	423290	3265	7/9/12	\$525,000	\$548,000	1500	7	1900	VGood	2400	N	N	321 W GARFIELD ST
9	0035	186060	0355	3/9/11	\$557,000	\$647,000	1500	7	1906	Good	4800	N	N	1824 8TH AVE W
9	0034	080900	0661	5/9/13	\$710,000	\$716,000	1540	7	1911	Avg	4000	N	N	211 HAYES ST
9	0034	080900	3230	4/1/13	\$725,000	\$733,000	1540	7	1913	Good	2800	N	N	307 LYNN ST
9	0033	239710	1080	8/18/11	\$520,000	\$580,000	1540	7	1926	Avg	3600	N	N	1919 4TH AVE W
9	0034	352890	0181	7/7/12	\$483,500	\$505,000	1570	7	1914	Avg	3500	N	N	2512 4TH AVE N
9	0034	192930	0225	4/16/12	\$535,000	\$567,000	1590	7	1925	Good	4000	Y	N	407 RAYE ST
9	0034	534420	0100	10/23/12	\$450,000	\$463,000	1610	7	1907	Avg	3910	N	N	205 MCGRAW ST
9	0034	323220	0005	9/27/13	\$630,000	\$631,000	1640	7	1917	Avg	2500	N	N	1803 11TH AVE W
9	0034	186140	0140	9/11/12	\$628,000	\$650,000	1650	7	1955	Avg	5400	Y	N	1524 11TH AVE W
9	0034	080900	1620	8/22/13	\$472,280	\$474,000	1650	7	1900	Avg	4800	N	N	1818 WARREN AVE N
9	0033	701120	1295	1/30/12	\$471,500	\$507,000	1690	7	1918	Good	2400	N	N	910 W HOWE ST
9	0033	239710	0685	5/12/11	\$700,000	\$799,000	1700	7	1989	Avg	3600	N	N	2116 4TH AVE W
9	0035	080900	2260	6/4/11	\$665,000	\$755,000	1720	7	1907	Good	3520	N	N	365 CROCKETT ST
9	0034	701120	0115	11/4/11	\$557,000	\$610,000	1730	7	1906	Good	3600	N	N	2107 10TH AVE W
9	0033	701120	1529	11/8/13	\$455,000	\$455,000	1760	7	1971	Avg	3600	N	N	1923 10TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0035	080900	0610	5/28/13	\$670,000	\$675,000	1790	7	1903	Avg	6000	N	N	316 GARFIELD ST
9	0034	423290	1635	1/18/12	\$689,000	\$743,000	1820	7	1922	Avg	3200	N	N	1634 2ND AVE W
9	0035	272160	0215	9/6/12	\$746,000	\$772,000	1850	7	1924	VGood	4000	N	N	2506 WARREN AVE N
9	0034	192930	0230	5/10/13	\$615,000	\$620,000	1950	7	1922	Avg	4700	Y	N	406 HALLADAY ST
9	0034	239710	0855	5/23/13	\$650,000	\$655,000	1960	7	1962	Avg	5400	N	N	1931 3RD AVE W
9	0033	701120	1290	9/24/12	\$550,000	\$568,000	1980	7	1914	Avg	2520	N	N	1902 10TH AVE W
9	0035	080900	0300	2/3/11	\$638,000	\$748,000	2080	7	1968	Avg	4500	N	N	1520 NOB HILL AVE N
9	0034	423290	0525	5/2/12	\$939,000	\$992,000	2100	7	2011	Avg	3600	N	N	1824 4TH AVE W
9	0034	323220	0055	4/2/13	\$662,000	\$670,000	2110	7	1912	Avg	2540	N	N	1116 W BLAINE ST
9	0034	186140	0105	12/9/13	\$638,000	\$638,000	2170	7	1903	Avg	5321	N	N	1509 10TH AVE W
9	0033	701120	1520	11/22/11	\$549,950	\$600,000	2180	7	1910	Good	1927	N	N	1921 10TH AVE W
9	0035	212720	0015	9/20/12	\$600,000	\$620,000	2270	7	1902	Avg	5000	N	N	1428 1ST AVE N
9	0034	421240	0025	1/10/12	\$552,000	\$596,000	2580	7	1908	Avg	4050	N	N	1426 WARREN AVE N
9	0034	616990	1300	11/20/13	\$850,000	\$850,000	3360	7	1913	Avg	5400	Y	N	1416 11TH AVE W
9	0033	701120	1521	6/20/12	\$400,000	\$419,000	730	8	2005	Avg	1673	N	N	1921 B 10TH AVE W
9	0033	701120	1472	8/16/12	\$420,000	\$436,000	810	8	2006	Avg	1144	N	N	1910 A 11TH AVE W
9	0034	701120	1562	5/9/13	\$385,000	\$388,000	880	8	2006	Avg	1298	Y	N	1939 A 10TH AVE W
9	0034	701120	1451	11/29/12	\$436,000	\$447,000	960	8	2005	Avg	1525	N	N	1922 11TH AVE W
9	0023	277160	2426	11/13/12	\$395,000	\$405,000	980	8	2010	Avg	878	N	N	2046 B 14TH AVE W
9	0023	277160	2425	1/21/11	\$310,000	\$365,000	980	8	2010	Avg	1600	N	N	2046 A 14TH AVE W
9	0023	277160	2426	1/20/11	\$306,000	\$360,000	980	8	2010	Avg	878	N	N	2046 B 14TH AVE W
9	0023	277160	2427	1/14/11	\$305,000	\$360,000	980	8	2010	Avg	1179	N	N	2046 C 14TH AVE W
9	0033	701120	1118	3/26/13	\$485,000	\$491,000	980	8	2003	Avg	1637	N	N	1917 A 8TH AVE W
9	0033	277160	2169	2/13/13	\$380,000	\$386,000	980	8	2013	Avg	1269	N	N	2067 GILMAN DR W
9	0034	080900	1605	7/3/12	\$704,500	\$737,000	1010	8	1914	VGood	3600	N	N	1810 WARREN AVE N
9	0034	080900	3354	8/13/13	\$495,000	\$497,000	1040	8	2008	Avg	1167	N	N	216 B BOSTON ST
9	0034	423290	1640	8/23/13	\$650,000	\$652,000	1040	8	1922	Good	2680	N	N	115 W BLAINE ST
9	0034	080900	3353	7/30/12	\$435,000	\$453,000	1040	8	2008	Avg	1405	N	N	216 A BOSTON ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0033	277160	2174	12/6/12	\$418,750	\$429,000	1040	8	2012	Avg	1458	N	N	2063 GILMAN DR W
9	0034	080900	2750	11/15/11	\$530,000	\$579,000	1050	8	1935	VGood	3523	N	N	2109 2ND AVE N
9	0044	387990	0763	3/20/12	\$399,000	\$425,000	1060	8	2009	Avg	1014	N	N	918 B 2ND AVE W
9	0044	387990	0761	3/26/12	\$400,000	\$425,000	1060	8	2009	Avg	1156	N	N	920 A 2ND AVE W
9	0034	080900	3350	4/20/13	\$430,000	\$434,000	1070	8	2001	Avg	1189	N	N	220 BOSTON ST
9	0034	080900	3351	9/9/13	\$445,000	\$446,000	1070	8	2001	Avg	1312	N	N	2207 3RD AVE N
9	0033	423290	0365	5/3/12	\$638,000	\$674,000	1080	8	1907	VGood	3600	N	N	1824 5TH AVE W
9	0033	277160	2172	2/13/13	\$430,000	\$437,000	1080	8	2012	Avg	868	N	N	2065 GILMAN DR W
9	0044	387990	0750	3/28/12	\$403,250	\$429,000	1080	8	2009	Avg	1051	N	N	920 C 2ND AVE W
9	0033	701120	0055	5/7/12	\$639,888	\$676,000	1100	8	1950	Avg	3141	Y	N	2126 11TH AVE W
9	0033	701120	0055	9/4/13	\$619,000	\$620,000	1100	8	1950	Avg	3141	Y	N	2126 11TH AVE W
9	0044	387990	0762	3/26/12	\$406,000	\$432,000	1100	8	2009	Avg	1198	N	N	918 A 2ND AVE W
9	0034	080900	3269	10/3/12	\$485,000	\$500,000	1120	8	2008	Avg	1201	N	N	212 A BOSTON ST
9	0034	080900	3272	12/2/13	\$480,000	\$480,000	1120	8	2008	Avg	1147	N	N	212 C BOSTON ST
9	0034	080900	3271	6/18/13	\$475,000	\$478,000	1120	8	2008	Avg	958	N	N	212 B BOSTON ST
9	0033	701120	0575	7/18/13	\$646,500	\$649,000	1120	8	1905	Good	3600	N	N	2149 8TH AVE W
9	0044	387990	0764	3/27/12	\$405,000	\$431,000	1140	8	2009	Avg	1197	N	N	918 C 2ND AVE W
9	0033	701120	0057	9/12/13	\$527,000	\$528,000	1150	8	2013	Avg	1032	N	N	2128 A 11TH AVE W
9	0035	080900	3000	9/19/13	\$519,000	\$520,000	1152	8	2002	Avg	1263	N	N	2112 B NOB HILL AVE N
9	0023	277160	2420	2/9/11	\$340,000	\$398,000	1180	8	2010	Avg	1262	N	N	2042 D 14TH AVE W
9	0023	277160	2429	2/9/11	\$340,000	\$398,000	1180	8	2010	Avg	932	N	N	2042 B 14TH AVE W
9	0023	277160	2428	3/29/11	\$333,000	\$385,000	1180	8	2010	Avg	932	N	N	2042 C 14TH AVE W
9	0023	277160	2430	1/21/11	\$355,000	\$418,000	1190	8	2010	Avg	1600	N	N	2042 A 14TH AVE W
9	0034	080900	1445	2/7/13	\$615,000	\$625,000	1200	8	1911	Avg	3400	N	N	311 HOWE ST
9	0034	179450	0155	2/17/11	\$710,000	\$829,000	1210	8	1909	Good	3600	N	N	25 W MCGRAW ST
9	0034	179450	0235	8/28/12	\$685,000	\$710,000	1230	8	1925	Good	3600	N	N	2233 1ST AVE W
9	0046	173280	1185	6/15/11	\$830,500	\$940,000	1230	8	1959	Avg	7367	N	N	1302 7TH AVE W
9	0034	080900	0985	5/31/13	\$790,000	\$796,000	1240	8	1907	VGood	2975	N	N	1723 3RD AVE N

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0034	080900	2585	8/25/11	\$595,950	\$663,000	1240	8	1915	Good	2600	N	N	170 NEWTON ST
9	0034	239710	1516	3/9/12	\$465,000	\$496,000	1250	8	1928	Avg	3300	N	N	615 W CROCKETT ST
9	0056	545730	1025	4/8/13	\$712,500	\$720,000	1260	8	1938	Good	5102	Y	N	1121 BIGELOW AVE N
9	0034	239710	1116	10/18/12	\$452,500	\$466,000	1280	8	1908	Avg	1560	N	N	415 W CROCKETT ST
9	0046	186060	0636	5/22/13	\$827,500	\$834,000	1280	8	1940	Avg	3600	Y	N	808 W GARFIELD ST
9	0054	545780	1149	11/12/13	\$865,000	\$865,000	1280	8	1980	Avg	6120	Y	N	359 PROSPECT ST
9	0033	239710	0207	5/21/13	\$632,500	\$637,000	1300	8	1908	VGood	2400	N	N	519 W MCGRAW ST
9	0034	423290	0090	6/25/12	\$762,500	\$798,000	1310	8	1907	VGood	5400	N	N	603 W HOWE ST
9	0033	080900	0825	7/18/12	\$730,000	\$762,000	1320	8	1904	Good	2250	N	N	123 BLAINE ST
9	0035	080900	1135	6/21/11	\$770,000	\$871,000	1340	8	1925	Avg	6000	N	N	1711 NOB HILL AVE N
9	0035	701120	0795	11/8/11	\$600,000	\$656,000	1340	8	1925	Avg	2385	N	N	715 W CROCKETT ST
9	0034	277160	2102	11/27/12	\$529,000	\$542,000	1350	8	1996	Avg	2625	N	N	1922 12TH AVE W
9	0033	701120	0056	9/24/13	\$539,950	\$541,000	1350	8	2013	Avg	1228	N	N	2128 B 11TH AVE W
9	0034	179450	0300	11/16/11	\$549,000	\$600,000	1360	8	1904	Avg	2700	N	N	2234 2ND AVE W
9	0034	701120	1210	5/21/13	\$998,000	\$1,006,000	1370	8	1908	Good	7200	Y	N	1948 10TH AVE W
9	0034	080900	3190	5/18/11	\$587,000	\$669,000	1380	8	1906	Avg	4000	N	N	2203 4TH AVE N
9	0035	080900	3039	7/5/11	\$515,000	\$580,000	1400	8	2007	Avg	1466	N	N	2109A 4TH AVE N
9	0034	421240	0030	6/28/11	\$536,000	\$605,000	1420	8	1907	Avg	4050	N	N	1427 ORANGE PL N
9	0034	081000	0110	12/16/13	\$745,000	\$745,000	1440	8	1904	Avg	3000	N	N	108 GARFIELD ST
9	0033	423290	0230	2/24/11	\$560,000	\$653,000	1460	8	1918	Good	3600	N	N	1810 6TH AVE W
9	0034	423290	1985	1/24/11	\$645,000	\$758,000	1470	8	1907	Good	3600	N	N	1621 3RD AVE W
9	0034	080900	3359	12/1/11	\$472,000	\$514,000	1470	8	2007	Avg	1916	N	N	2202 WARREN AVE N
9	0033	239710	1235	12/26/13	\$750,000	\$750,000	1490	8	1907	Good	3600	N	N	1947 5TH AVE W
9	0034	423290	3030	4/4/12	\$618,000	\$656,000	1490	8	1910	Avg	3300	N	N	510 W GALER ST
9	0034	701120	1330	3/26/13	\$659,000	\$667,000	1490	8	1904	Good	3649	N	N	1925 9TH AVE W
9	0033	239710	1345	5/22/13	\$595,000	\$600,000	1490	8	1907	VGood	3600	N	N	1940 6TH AVE W
9	0056	956180	0035	7/11/11	\$800,000	\$900,000	1490	8	1998	Avg	3288	N	N	1234 2ND AVE N
9	0034	239710	1015	3/29/12	\$635,000	\$675,000	1500	8	1921	Good	3000	N	N	405 W CROCKETT ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0033	701120	0047	1/3/13	\$599,988	\$612,000	1510	8	2006	Avg	1759	N	N	2202 11TH AVE W
9	0034	731890	0045	8/2/12	\$556,500	\$579,000	1510	8	1929	Avg	2905	N	N	1518 WARREN AVE N
9	0054	689040	0040	10/26/11	\$599,000	\$657,000	1510	8	1979	Avg	4000	Y	N	410 HIGHLAND DR
9	0034	731890	0057	5/22/13	\$575,000	\$579,000	1520	8	1917	Avg	3025	N	N	1519 2ND AVE N
9	0034	423290	4050	7/12/12	\$840,000	\$877,000	1540	8	1907	Good	6000	N	N	1515 1ST AVE N
9	0034	080900	1120	11/4/13	\$775,000	\$775,000	1560	8	1914	Avg	4000	N	N	1723 NOB HILL AVE N
9	0035	080900	1970	4/11/12	\$784,000	\$831,000	1560	8	1929	Good	6600	N	N	315 NEWTON ST
9	0034	239710	0640	1/17/12	\$660,000	\$711,000	1560	8	1907	VGood	3600	N	N	2142 4TH AVE W
9	0035	169890	0141	4/4/13	\$634,500	\$642,000	1570	8	1925	Avg	4345	N	N	322 HALLADAY ST
9	0034	423290	1120	6/18/13	\$425,000	\$428,000	1570	8	1915	Avg	1050	N	N	15 HOWE ST
9	0055	168940	0008	8/24/13	\$869,000	\$871,000	1570	8	1901	Good	3401	Y	N	413 GARFIELD ST
9	0055	168940	0008	2/7/11	\$775,000	\$908,000	1570	8	1901	Good	3401	Y	N	413 GARFIELD ST
9	0034	081000	0080	8/23/13	\$811,800	\$814,000	1580	8	1925	Good	2750	N	N	163 HAYES ST
9	0034	080900	1530	8/24/12	\$723,000	\$750,000	1590	8	1906	Good	4000	N	N	211 HOWE ST
9	0035	168940	0790	8/20/13	\$798,000	\$800,000	1600	8	1923	Avg	3000	N	N	502 NEWTON ST
9	0034	423290	2145	2/15/13	\$683,200	\$694,000	1600	8	1914	Avg	3815	N	N	411 W BLAINE ST
9	0046	173280	0800	4/29/13	\$1,075,000	\$1,085,000	1610	8	1902	Good	3840	Y	N	1213 4TH AVE W
9	0046	173280	0800	4/13/12	\$927,500	\$983,000	1610	8	1902	Good	3840	Y	N	1213 4TH AVE W
9	0035	352890	0316	1/23/12	\$689,000	\$742,000	1620	8	1918	Good	2500	N	N	2464 4TH AVE N
9	0055	271410	0015	9/13/11	\$783,000	\$867,000	1630	8	1923	Good	2458	Y	N	404 COMSTOCK PL
9	0033	701120	0060	4/26/13	\$650,000	\$656,000	1640	8	1906	Avg	5400	Y	N	2122 11TH AVE W
9	0055	168940	1330	3/18/13	\$826,000	\$837,000	1640	8	1926	Avg	5950	Y	N	1611 5TH AVE N
9	0034	701120	0897	10/22/12	\$520,000	\$535,000	1660	8	1988	Avg	2700	N	N	710 W HOWE ST
9	0035	352890	0085	6/21/13	\$808,000	\$813,000	1670	8	1929	Good	3200	N	N	365 HALLADAY ST
9	0034	179450	0355	11/19/12	\$717,000	\$735,000	1680	8	1912	Avg	5400	N	N	2225 2ND AVE W
9	0035	423290	3625	7/9/13	\$930,000	\$934,000	1690	8	1909	Avg	4800	N	N	1511 2ND AVE W
9	0033	239710	1395	8/1/12	\$700,000	\$729,000	1690	8	1909	Good	3600	N	N	1908 6TH AVE W
9	0035	080900	2365	3/13/13	\$725,000	\$735,000	1690	8	1918	Good	2833	N	N	2017 NOB HILL AVE N

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0034	081000	0065	5/24/12	\$721,000	\$759,000	1700	8	1914	VGood	3000	N	N	159 HAYES ST
9	0036	168940	0440	7/20/12	\$645,000	\$673,000	1710	8	1922	Avg	4000	N	N	462 BOSTON ST
9	0035	080900	0440	6/3/13	\$937,000	\$943,000	1730	8	1924	Good	3320	N	N	358 GARFIELD ST
9	0035	192930	0185	2/7/13	\$890,000	\$905,000	1740	8	1928	VGood	4000	N	N	360 HALLADAY ST
9	0034	080900	3765	5/2/12	\$780,000	\$824,000	1750	8	1909	VGood	3000	N	N	2303 NOB HILL AVE N
9	0035	616990	0575	3/11/11	\$1,010,000	\$1,173,000	1760	8	1994	Avg	2670	Y	N	1205 OLYMPIC WAY W
9	0033	186140	0065	11/15/12	\$609,000	\$625,000	1760	8	1999	Avg	1800	N	N	1007 W GARFIELD ST
9	0036	169890	0200	1/17/13	\$876,000	\$892,000	1760	8	2001	Avg	3000	N	N	2507 NOB HILL AVE N
9	0055	609600	0230	3/9/11	\$765,000	\$889,000	1760	8	1936	Avg	4048	Y	N	1420 BIGELOW AVE N
9	0055	168940	0126	3/22/12	\$634,000	\$675,000	1760	8	1926	Avg	3196	Y	N	1905 BIGELOW AVE N
9	0034	701120	0760	7/23/12	\$697,500	\$727,000	1780	8	1914	Good	3600	N	N	2141 7TH AVE W
9	0033	239710	0185	9/14/11	\$555,000	\$615,000	1800	8	1990	Avg	3600	N	N	2111 6TH AVE W
9	0043	387990	1830	3/5/12	\$635,000	\$678,000	1810	8	1940	VGood	3400	Y	N	600 W MERCER PL
9	0035	080900	0450	4/26/11	\$740,000	\$849,000	1820	8	1924	Avg	3200	N	N	1606 NOB HILL AVE N
9	0055	322020	0007	3/25/13	\$787,000	\$797,000	1820	8	1921	Avg	3432	N	N	1237 WARREN AVE N
9	0035	352890	0136	7/15/13	\$855,000	\$859,000	1840	8	1916	Good	3640	N	N	360 WHEELER ST
9	0034	534420	0055	6/4/13	\$689,000	\$694,000	1840	8	1909	Good	4000	N	N	319 MCGRAW ST
9	0035	080900	2975	12/12/12	\$905,000	\$925,000	1870	8	1916	Good	2400	N	N	2100 NOB HILL AVE N
9	0034	186110	0076	8/18/11	\$952,000	\$1,061,000	1870	8	1908	VGood	5400	Y	N	1821 9TH AVE W
9	0035	169890	0240	3/27/12	\$665,000	\$707,000	1870	8	1929	Good	2625	N	N	2502 NOB HILL AVE N
9	0034	701420	0030	2/24/11	\$749,000	\$873,000	1900	8	1921	Avg	4600	N	N	117 GARFIELD ST
9	0036	168940	0200	7/27/11	\$985,000	\$1,104,000	1900	8	1924	VGood	3963	N	N	2307 BIGELOW AVE N
9	0035	169890	0250	10/29/13	\$955,000	\$956,000	1910	8	1925	Good	3600	N	N	2466 NOB HILL AVE N
9	0033	701120	1481	8/12/11	\$595,000	\$664,000	1930	8	2010	Avg	2800	N	N	1020 W HOWE ST
9	0035	352890	0315	7/2/12	\$719,000	\$752,000	1940	8	1918	Avg	2750	N	N	2466 4TH AVE N
9	0033	080900	0895	6/10/11	\$790,000	\$896,000	1940	8	1922	Good	3750	N	N	1722 WARREN AVE N
9	0034	080900	3635	7/5/13	\$801,500	\$805,000	1950	8	1914	Avg	3900	N	N	170 LYNN ST
9	0046	388090	0150	1/9/12	\$945,000	\$1,020,000	1950	8	1923	Good	2974	Y	N	1024 5TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0034	080900	1065	7/23/13	\$685,000	\$688,000	1960	8	1906	Avg	6000	N	N	1712 3RD AVE N
9	0034	423290	2240	5/18/11	\$525,000	\$599,000	1980	8	1910	Avg	3400	N	N	1632 5TH AVE W
9	0036	352890	0577	8/19/13	\$1,060,000	\$1,063,000	1980	8	1908	VGood	3960	Y	N	2322 BIGELOW AVE N
9	0043	387990	1860	5/13/11	\$569,000	\$650,000	1980	8	1942	Avg	6400	Y	N	630 W MERCER PL
9	0055	609600	0355	4/2/13	\$935,000	\$946,000	1980	8	1924	Good	4232	N	N	1423 NOB HILL AVE N
9	0034	423290	4020	6/1/12	\$900,000	\$946,000	1990	8	2007	Avg	4400	Y	N	1525 1ST AVE N
9	0033	701120	1282	5/13/13	\$680,000	\$686,000	1990	8	1914	VGood	2520	N	N	1906 10TH AVE W
9	0033	239710	0680	9/17/13	\$963,500	\$965,000	2000	8	2005	Avg	3600	N	N	2118 4TH AVE W
9	0034	186140	0055	7/9/12	\$804,500	\$840,000	2000	8	2000	Avg	3600	N	N	1605 10TH AVE W
9	0034	239710	0635	10/16/12	\$727,500	\$749,000	2000	8	1906	Avg	3600	N	N	2146 4TH AVE W
9	0035	701120	0970	10/22/13	\$766,000	\$767,000	2010	8	1927	Good	3600	Y	N	1947 7TH AVE W
9	0036	352890	0450	9/25/13	\$725,000	\$726,000	2010	8	1922	Avg	3938	N	N	411 WHEELER ST
9	0033	179450	0855	7/25/12	\$530,000	\$552,000	2020	8	1970	Avg	3600	N	N	2108 1ST AVE W
9	0034	179450	0215	6/4/12	\$716,000	\$752,000	2050	8	1903	Good	5400	N	N	2206 1ST AVE W
9	0056	545730	0941	3/12/13	\$958,000	\$971,000	2060	8	1966	Avg	5160	Y	N	164 PROSPECT ST
9	0034	179450	0325	7/9/12	\$817,000	\$853,000	2070	8	1905	VGood	5400	N	N	2212 2ND AVE W
9	0046	173280	0885	5/22/12	\$825,000	\$869,000	2070	8	1919	VGood	3520	N	N	1218 5TH AVE W
9	0033	701120	0420	5/1/13	\$890,000	\$898,000	2080	8	2012	Avg	3600	Y	N	2142 9TH AVE W
9	0054	545780	1765	11/14/11	\$899,000	\$982,000	2080	8	1990	Avg	2800	Y	N	1120 4TH AVE N
9	0034	080900	1375	6/26/13	\$860,000	\$865,000	2090	8	1925	Good	4000	N	N	1807 4TH AVE N
9	0034	186110	0310	8/27/12	\$908,000	\$942,000	2090	8	1907	Good	5580	N	N	1624 11TH AVE W
9	0035	169990	0097	6/26/12	\$625,000	\$654,000	2090	8	1985	Avg	5066	Y	N	317 QUEEN ANNE DR
9	0034	239710	0410	10/27/11	\$703,000	\$771,000	2110	8	1920	Good	3600	N	N	415 W MCGRAW ST
9	0034	616990	1295	8/1/12	\$750,000	\$781,000	2120	8	1913	Avg	5400	Y	N	1420 11TH AVE W
9	0056	692670	0840	6/21/11	\$1,050,000	\$1,187,000	2120	8	1923	VGood	5650	Y	N	1702 BIGELOW AVE N
9	0056	887300	0005	9/10/12	\$1,050,000	\$1,087,000	2120	8	1904	VGood	5300	N	N	101 LEE ST
9	0046	387990	0405	10/17/13	\$1,085,000	\$1,086,000	2140	8	1925	Good	2856	Y	N	1022 1ST AVE W
9	0055	190660	0010	12/18/12	\$950,000	\$971,000	2160	8	1920	Avg	4761	Y	N	1208 BIGELOW AVE N

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0035	080900	1170	2/3/12	\$765,000	\$822,000	2180	8	1905	Good	4400	N	N	1702 NOB HILL AVE N
9	0034	080900	1040	10/12/11	\$505,000	\$556,000	2190	8	1901	Avg	4100	N	N	308 HAYES ST
9	0034	423290	3145	1/30/12	\$540,000	\$581,000	2190	8	1907	Avg	3600	N	N	422 W GALER ST
9	0035	616990	1275	9/3/13	\$942,500	\$945,000	2200	8	1912	Avg	2400	Y	N	1019 W GALER ST
9	0034	423290	3825	1/3/12	\$825,000	\$892,000	2250	8	1905	Good	7200	N	N	1512 1ST AVE W
9	0034	423290	1950	8/15/11	\$819,000	\$914,000	2270	8	1907	VGood	2400	N	N	303 W BLAINE ST
9	0054	545780	1775	9/4/12	\$1,065,000	\$1,103,000	2280	8	1925	Avg	2800	Y	N	1112 4TH AVE N
9	0036	352890	0595	6/27/13	\$1,063,000	\$1,069,000	2300	8	1919	Avg	6555	Y	N	473 MCGRW ST
9	0055	692670	0480	6/6/12	\$931,500	\$978,000	2300	8	1919	VGood	4875	N	N	1920 BIGELOW AVE N
9	0034	081000	0160	7/11/13	\$1,035,000	\$1,040,000	2430	8	1995	Avg	6000	N	N	1613 WARREN AVE N
9	0034	080900	2640	3/4/11	\$780,000	\$907,000	2450	8	1905	Avg	6000	N	N	2018 1ST AVE N
9	0036	168940	0605	7/10/12	\$975,000	\$1,018,000	2460	8	1922	Good	3360	Y	N	505 BOSTON ST
9	0034	423290	1255	3/6/12	\$850,000	\$908,000	2540	8	1909	Avg	7200	Y	N	1601 1ST AVE N
9	0036	352890	0455	6/12/12	\$757,000	\$794,000	2560	8	1914	Avg	5040	N	N	407 WHEELER ST
9	0033	701120	0395	12/9/13	\$699,650	\$700,000	2680	8	1969	Avg	4200	N	N	815 W MCGRW ST
9	0045	387990	0795	12/20/12	\$815,000	\$833,000	3070	8	1954	Avg	4900	N	N	114 W KINNAR PL
9	0034	770510	0005	11/14/12	\$1,437,500	\$1,475,000	3810	8	1905	Avg	9450	Y	N	1517 11TH AVE W
9	0045	616990	0645	9/24/13	\$1,500,000	\$1,502,000	4770	8	1968	Avg	10119	Y	N	1200 OLYMPIC WAY W
9	0034	701120	1308	9/3/13	\$639,950	\$641,000	860	9	2013	Avg	815	Y	N	1909 B 9TH ST W
9	0036	051870	0120	9/25/13	\$490,000	\$491,000	1010	9	2003	Avg	764	N	N	2205 BIGELOW AVE N
9	0036	051870	0100	2/15/13	\$484,400	\$492,000	1010	9	2003	Avg	710	N	N	2205 BIGELOW AVE N
9	0034	701120	1161	9/12/12	\$565,000	\$585,000	1020	9	2007	Avg	1161	Y	N	1943C 8TH AVE W
9	0034	701120	0136	7/10/13	\$535,000	\$537,000	1140	9	2013	Avg	1039	N	N	2123 C 10TH AVE W
9	0034	701120	0137	6/20/13	\$530,000	\$533,000	1140	9	2013	Avg	1036	N	N	2123 B 10TH AVE W
9	0036	051870	0130	6/25/13	\$485,000	\$488,000	1170	9	2003	Avg	1050	N	N	2205 BIGELOW AVE N
9	0034	701120	0135	7/10/13	\$552,000	\$555,000	1180	9	2013	Avg	1235	N	N	2123 D 10TH AVE W
9	0034	701120	0138	6/20/13	\$535,000	\$538,000	1180	9	2013	Avg	1090	N	N	2123 A 10TH AVE W
9	0034	080900	2795	2/4/13	\$650,000	\$661,000	1230	9	2008	Avg	1320	N	N	209 B BOSTON ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0034	701120	1309	7/25/13	\$700,000	\$703,000	1290	9	2013	Avg	1207	Y	N	1909 C 9TH ST W
9	0034	701120	1251	1/28/13	\$600,000	\$610,000	1310	9	1912	Avg	1603	N	N	1926 10TH AVE W
9	0045	387990	0758	3/20/13	\$650,000	\$658,000	1320	9	2009	Avg	1407	N	N	926 2ND AVE W
9	0045	387990	1290	6/20/12	\$641,000	\$672,000	1350	9	2007	Avg	941	N	N	509 C W OLYMPIC PL
9	0034	080900	2705	9/6/11	\$649,000	\$720,000	1370	9	2011	Avg	1911	N	N	154 CROCKETT ST
9	0036	051870	0090	2/1/12	\$527,500	\$567,000	1390	9	2003	Avg	1236	N	N	2205 BIGELOW AVE N
9	0034	701120	1307	11/25/13	\$699,950	\$700,000	1410	9	2013	Avg	1392	Y	N	1909 A 9TH ST W
9	0034	701120	0265	7/10/13	\$805,000	\$809,000	1440	9	2008	Avg	2048	N	N	2112 10TH AVE W
9	0045	387990	0756	1/29/13	\$760,500	\$774,000	1440	9	2008	Avg	1908	Y	N	932 2ND AVE W
9	0045	387990	1286	8/7/12	\$765,000	\$796,000	1450	9	2007	Avg	1203	Y	N	505 B W OLYMPIC PL
9	0034	239710	0601	4/2/12	\$706,000	\$750,000	1480	9	1914	Avg	2400	N	N	402 W CROCKETT ST
9	0045	173180	0939	5/15/12	\$510,000	\$538,000	1490	9	2008	Avg	1048	N	N	217 W LEE ST
9	0034	080900	3286	3/29/13	\$680,000	\$688,000	1500	9	2000	Avg	2112	N	N	2200 A 2ND AVE N
9	0045	387990	1281	7/29/13	\$800,000	\$803,000	1530	9	2007	Avg	1364	N	N	501 D W OLYMPIC PL
9	0045	387990	1292	5/31/13	\$775,000	\$780,000	1530	9	2007	Avg	1369	N	N	509 A W OLYMPIC PL
9	0045	387990	1284	4/27/11	\$600,000	\$688,000	1530	9	2007	Avg	1415	N	N	501 A W OLYMPIC PL
9	0045	387990	0760	7/30/13	\$685,000	\$688,000	1560	9	2008	Avg	1708	N	N	930 2ND AVE W
9	0045	387990	0752	11/8/13	\$720,000	\$720,000	1580	9	2009	Avg	1279	N	N	117 W KINNEAR PL
9	0035	701420	0042	1/28/13	\$675,000	\$687,000	1640	9	2001	Avg	1735	N	N	114 GALER ST
9	0035	186060	0440	8/30/12	\$1,000,000	\$1,036,000	1660	9	1906	VGood	4800	Y	N	1807 8TH AVE W
9	0055	545730	0855	4/30/12	\$859,000	\$908,000	1660	9	1924	Avg	6000	Y	N	168 WARD ST
9	0045	387990	0755	7/8/13	\$720,000	\$723,000	1680	9	2009	Avg	1288	N	N	113 W KINNEAR PL
9	0045	173180	0941	5/26/11	\$627,500	\$714,000	1720	9	2008	Avg	1249	N	N	213 W LEE ST
9	0045	173180	0940	12/13/11	\$620,000	\$673,000	1720	9	2008	Avg	1264	N	N	215 W LEE ST
9	0034	701120	0139	12/9/13	\$890,000	\$890,000	1760	9	2013	Avg	1958	N	N	2119 10TH AVE W
9	0034	701120	0139	6/13/13	\$849,950	\$855,000	1760	9	2013	Avg	1958	N	N	2119 10TH AVE W
9	0034	701120	0140	6/6/13	\$849,950	\$856,000	1760	9	2013	Avg	2644	N	N	2117 10TH AVE W
9	0034	179450	0415	2/15/11	\$710,000	\$830,000	1800	9	1915	Good	2360	N	N	219 W MCGRAW ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0034	179450	0415	10/13/11	\$650,000	\$715,000	1800	9	1915	Good	2360	N	N	219 W MCGRAW ST
9	0036	169890	0175	11/14/12	\$701,500	\$720,000	1810	9	1929	Good	3000	Y	N	2514 NOB HILL PL N
9	0034	701120	0625	6/13/12	\$869,000	\$912,000	1840	9	2002	Avg	3600	N	N	2140 8TH AVE W
9	0045	387990	1285	2/8/11	\$905,000	\$1,060,000	1870	9	2007	Avg	1967	Y	N	505 C OLYMPIC PL
9	0034	081000	0180	7/24/13	\$980,000	\$984,000	1890	9	1905	Avg	3200	N	N	108 HAYES ST
9	0046	186060	0660	10/26/12	\$1,100,000	\$1,131,000	1920	9	1919	Good	4800	Y	N	1525 8TH AVE W
9	0034	080900	2704	12/7/11	\$879,000	\$956,000	1950	9	2011	Avg	2090	N	N	2100 WARREN AVE N
9	0034	081000	0075	3/15/12	\$854,000	\$910,000	1950	9	1925	VGood	3250	N	N	1621 2ND AVE N
9	0056	956180	0132	6/1/11	\$800,000	\$909,000	1950	9	2004	Avg	1911	Y	N	1238 3RD AVE N
9	0033	701120	0435	5/10/11	\$820,000	\$937,000	1970	9	1998	Avg	3600	Y	N	2132 9TH AVE W
9	0056	692670	0030	5/15/12	\$1,102,500	\$1,162,000	1970	9	1925	Avg	4815	N	N	1715 BIGELOW AVE N
9	0055	545780	0930	12/27/12	\$1,525,000	\$1,557,000	1990	9	1988	Avg	3000	Y	N	302 PROSPECT ST
9	0034	080900	3194	11/22/13	\$669,000	\$669,000	2060	9	1999	Avg	1924	N	N	2202 3RD AVE N
9	0046	186060	0545	11/13/13	\$1,200,000	\$1,200,000	2060	9	1900	Good	3600	Y	N	1622 9TH AVE W
9	0055	609600	0260	7/25/13	\$1,100,000	\$1,104,000	2080	9	1905	Avg	7863	Y	N	403 GALER ST
9	0035	169890	0125	1/27/11	\$590,000	\$693,000	2100	9	1930	VGood	3800	Y	N	312 HALLADAY ST
9	0034	701120	1306	9/3/13	\$995,000	\$997,000	2100	9	2013	Avg	1774	Y	N	1907 9TH ST W
9	0056	545730	0075	6/13/13	\$1,100,000	\$1,107,000	2120	9	1918	Avg	3575	Y	N	23 PROSPECT ST
9	0046	173280	1301	5/11/12	\$750,000	\$791,000	2120	9	2006	Avg	3085	N	N	1411 6TH AVE W
9	0055	545780	1045	9/26/13	\$1,275,000	\$1,277,000	2130	9	1926	Avg	4600	Y	N	1114 NOB HILL AVE N
9	0055	692670	0880	2/21/13	\$1,275,000	\$1,294,000	2180	9	1990	Avg	8280	Y	N	1722 BIGELOW AVE N
9	0046	388090	0110	8/9/13	\$1,000,000	\$1,003,000	2200	9	1923	Avg	6106	Y	N	346 W KINNEAR PL
9	0034	080900	2751	5/25/12	\$777,000	\$818,000	2260	9	2012	Avg	2478	N	N	2107 2ND AVE N
9	0035	212720	0020	9/15/11	\$1,200,000	\$1,329,000	2270	9	1900	VGood	5000	N	N	1424 1ST AVE N
9	0035	701120	0961	6/1/11	\$875,000	\$994,000	2270	9	2009	Avg	1782	N	N	1943 A 7TH AVE W
9	0045	239710	1525	9/4/12	\$1,250,000	\$1,295,000	2270	9	1930	VGood	3600	Y	N	1950 7TH AVE W
9	0036	352890	0510	4/12/12	\$835,000	\$885,000	2280	9	1925	Avg	4725	N	N	458 MCGRAW ST
9	0034	423290	2070	7/18/13	\$1,215,700	\$1,221,000	2290	9	1906	VGood	5280	N	N	1624 4TH AVE W

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0035	080900	3585	11/5/13	\$1,020,000	\$1,021,000	2290	9	2005	Avg	3200	N	N	2308 WARREN AVE N
9	0036	352890	0516	1/26/12	\$1,275,000	\$1,372,000	2340	9	1925	Good	5670	Y	N	476 MCGRAW ST
9	0034	701120	1379	7/28/11	\$1,300,000	\$1,456,000	2360	9	1988	Good	3720	Y	N	1953 9TH AVE W
9	0054	689040	0027	3/11/11	\$685,000	\$795,000	2360	9	1999	Avg	1891	Y	N	1203 5TH AVE N
9	0055	080900	2155	11/13/13	\$1,330,000	\$1,330,000	2390	9	1906	VGood	4545	N	N	409 NEWTON ST
9	0055	545780	1015	6/24/13	\$1,355,000	\$1,363,000	2430	9	1925	Avg	3700	Y	N	353 HIGHLAND DR
9	0036	616990	1025	9/24/12	\$1,210,000	\$1,250,000	2510	9	1910	Avg	4200	Y	N	1428 9TH AVE W
9	0035	352890	0330	1/30/13	\$1,330,000	\$1,353,000	2710	9	1925	VGood	4103	N	N	410 WHEELER ST
9	0036	616990	0980	10/19/11	\$1,753,000	\$1,926,000	2800	9	1993	Avg	9107	Y	N	1419 8TH AVE W
9	0056	302504	9018	9/18/12	\$1,675,000	\$1,731,000	2830	9	1972	Good	9583	Y	N	1241 BIGELOW AVE N
9	0034	080900	2130	9/5/13	\$1,650,000	\$1,654,000	3080	9	2008	Avg	6000	N	N	1901 4TH AVE N
9	0055	168940	1295	10/18/12	\$1,625,000	\$1,673,000	3150	9	2008	Avg	5500	N	N	1606 BIGELOW AVE N
9	0045	388090	0225	3/25/11	\$1,153,000	\$1,334,000	3170	9	1996	Avg	6400	Y	N	917 3RD AVE W
9	0054	545780	0950	1/7/13	\$1,300,000	\$1,326,000	3180	9	1993	Avg	4320	Y	N	366 PROSPECT ST
9	0035	423290	3484	5/11/11	\$975,000	\$1,114,000	3310	9	1907	Avg	4680	N	N	1532 3RD AVE W
9	0036	080900	0355	7/28/13	\$1,300,000	\$1,305,000	3460	9	1905	Good	9000	N	N	1505 4TH AVE N
9	0055	168940	0080	3/19/13	\$1,189,950	\$1,205,000	1770	10	1926	Avg	4800	N	N	1921 BIGELOW AVE N
9	0034	080900	3545	4/26/12	\$1,025,000	\$1,084,000	1830	10	2005	Avg	5969	N	N	2311 WARREN AVE N
9	0045	173180	1280	10/18/13	\$975,000	\$976,000	2005	10	2006	Avg	2623	N	N	2 W LEE ST
9	0056	887300	0045	6/6/11	\$1,175,000	\$1,333,000	2060	10	1977	VGood	5000	Y	N	122 HIGHLAND DR
9	0055	168940	0095	11/8/11	\$947,500	\$1,037,000	2100	10	1928	Good	4575	N	N	1919 BIGELOW AVE N
9	0046	173180	0990	1/18/11	\$836,000	\$984,000	2200	10	1929	Avg	4500	Y	N	304 W COMSTOCK ST
9	0036	352890	0401	4/19/12	\$1,475,000	\$1,562,000	2240	10	1913	Good	5445	Y	N	471 WHEELER ST
9	0045	423290	2620	6/4/13	\$1,360,000	\$1,369,000	2300	10	2004	Avg	3600	Y	N	1632 7TH AVE W
9	0036	168940	0385	12/5/11	\$1,400,000	\$1,523,000	2320	10	1923	Good	5850	N	N	2212 BIGELOW AVE N
9	0034	080900	3295	11/19/13	\$985,000	\$985,000	2340	10	2010	Avg	3200	N	N	2206 2ND AVE N
9	0034	323220	0085	5/21/13	\$1,300,000	\$1,310,000	2410	10	2008	Avg	3959	Y	N	1826 12TH AVE W
9	0046	173280	0010	6/7/13	\$2,230,000	\$2,245,000	2420	10	1926	VGood	6250	Y	N	314 W PROSPECT ST

Improved Sales Used in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0045	616990	0623	3/29/12	\$1,050,000	\$1,116,000	2500	10	1991	Avg	3870	Y	N	1216 9TH AVE W
9	0034	423290	3135	4/29/13	\$1,425,000	\$1,438,000	2750	10	2011	Avg	4800	N	N	1506 5TH AVE W
9	0033	186140	0080	6/24/13	\$1,295,000	\$1,302,000	2840	10	2009	Avg	5520	N	N	1525 10TH AVE W
9	0035	192930	0435	8/15/12	\$1,400,000	\$1,454,000	2840	10	1918	Avg	12408	Y	N	2552 5TH AVE N
9	0033	186140	0080	7/21/11	\$1,195,000	\$1,341,000	2840	10	2009	Avg	5520	N	N	1525 10TH AVE W
9	0034	192930	0276	6/27/13	\$1,950,000	\$1,961,000	2960	10	2008	Avg	7000	Y	N	421 RAYE ST
9	0036	168940	0220	11/25/13	\$1,313,000	\$1,313,000	2990	10	1925	Avg	5850	N	N	456 LYNN ST
9	0033	239710	0320	8/8/13	\$1,250,000	\$1,254,000	3080	10	2013	Avg	3600	N	N	2151 5TH AVE W
9	0045	387990	0805	8/26/13	\$1,642,000	\$1,646,000	3160	10	2002	Avg	6400	Y	N	1012 2ND AVE W
9	0046	173280	0425	11/2/12	\$1,665,000	\$1,711,000	3620	10	1993	Avg	7488	Y	N	614 W PROSPECT ST
9	0056	956180	0065	2/2/11	\$1,331,000	\$1,561,000	3880	10	2002	Avg	7200	Y	N	1229 3RD AVE N
9	0046	186060	0190	4/25/12	\$2,000,000	\$2,116,000	3900	10	1908	Good	10800	Y	N	716 W GARFIELD ST
9	0045	239710	1585	11/11/13	\$2,000,000	\$2,001,000	4020	10	1990	Avg	7200	Y	N	1916 7TH AVE W
9	0056	956180	0105	1/25/13	\$1,270,000	\$1,293,000	4150	10	1991	Avg	4350	N	N	1210 3RD AVE N
9	0056	545730	0190	8/3/11	\$2,400,000	\$2,685,000	4290	10	1910	VGood	7680	Y	N	123 PROSPECT ST
9	0046	423290	2760	3/14/13	\$1,650,000	\$1,672,000	2570	11	2011	Avg	5400	Y	N	1520 7TH AVE W
9	0034	423290	3750	3/19/13	\$1,295,000	\$1,311,000	2770	11	2009	Avg	3600	N	N	1523 1ST AVE W
9	0046	173280	1187	6/11/13	\$1,680,000	\$1,691,000	2830	11	1977	Good	4980	Y	N	1307 WILLARD AVE W
9	0056	173180	0635	11/4/13	\$1,645,000	\$1,646,000	2900	11	1991	Avg	5197	Y	N	11 COMSTOCK ST
9	0045	388090	0210	7/11/11	\$1,900,000	\$2,137,000	4450	11	1910	Good	6400	Y	N	301 W KINNENAR PL
9	0056	545730	0880	10/28/11	\$3,575,000	\$3,921,000	4730	11	2009	Avg	8784	Y	N	167 PROSPECT ST
9	0056	545730	0130	9/1/11	\$2,800,000	\$3,111,000	5790	11	1906	VGood	15299	Y	N	103 HIGHLAND DR
9	0056	956180	0030	8/31/11	\$4,488,000	\$4,987,000	4410	12	2007	Avg	7491	Y	N	1228 2ND AVE N
9	0046	387990	1565	5/11/11	\$2,750,000	\$3,141,000	4830	12	2005	Avg	7045	Y	N	700 W KINNENAR PL
9	0056	173180	0715	8/9/12	\$2,335,000	\$2,428,000	5390	12	2006	Avg	8330	Y	N	16 COMSTOCK ST
9														
9														
9														

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	34	027500	0035	3/8/12	\$506,400	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	33	097600	0100	5/10/13	\$212,500	DOR RATIO
2	34	097600	0255	1/17/12	\$759,984	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	33	097600	0280	11/4/13	\$1,075,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	33	097600	0905	12/11/13	\$900,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
2	33	126020	0030	4/2/13	\$659,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	23	197220	5295	10/25/13	\$700,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
2	23	197220	5295	2/29/12	\$410,000	OBSOLESCENCE
2	35	213870	0385	3/6/13	\$500,000	NO MARKET EXPOSURE
2	34	213870	0445	1/13/11	\$1,125,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	35	213870	0535	7/1/12	\$13,360	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
2	34	242503	9019	10/31/11	\$450,000	DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	33	242503	9025	10/3/13	\$509,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
2	33	242503	9025	6/27/12	\$458,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
2	33	242503	9106	8/19/11	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	34	253330	0135	4/20/11	\$309,000	OBSOLESCENCE
2	35	253330	0210	12/29/11	\$348,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	35	253330	0210	7/10/12	\$595,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	34	253330	0310	11/5/13	\$715,000	NO MARKET EXPOSURE
2	33	265250	0050	12/3/13	\$499,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
2	33	265250	0050	12/3/13	\$499,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
2	35	265250	1330	12/28/12	\$270,000	DOR RATIO
2	34	265250	1395	3/23/11	\$357,199	OBSOLESCENCE;QUIT CLAIM DEED; STATEMENT TO DOR
2	34	265250	1790	9/12/11	\$429,600	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	33	265250	2170	6/21/12	\$1,075,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
2	33	265250	2170	6/27/13	\$1,025,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
2	33	265250	2250	1/28/11	\$297,000	DOR RATIO
2	34	265250	2300	12/26/13	\$713,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	33	274960	0040	9/4/13	\$450,100	PREVIMP<=25K
2	33	274960	0045	5/16/13	\$425,000	PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	33	274960	0301	9/13/12	\$572,500	BUILDER OR DEVELOPER SALES
2	22	277060	3522	6/12/13	\$502,300	RELOCATION - SALE TO SERVICE
2	23	277060	3710	3/18/13	\$187,300	NON-REPRESENTATIVE SALE
2	23	277060	4365	7/30/12	\$450,000	PREVIMP<=25K
2	34	277060	4630	12/14/11	\$454,629	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FORCED SALE; AND
2	33	277060	4670	7/3/13	\$420,000	PREVIMP<=25K
2	24	277060	4922	3/18/11	\$390,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
2	33	277060	4980	2/23/11	\$257,500	DOR RATIO;TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	33	277060	5090	7/23/12	\$460,000	PREVIMP<=25K
2	34	277060	5210	11/19/13	\$111,600	DOR RATIO
2	34	277110	4715	11/15/12	\$430,000	PREVIMP<=25K
2	34	277110	4730	9/12/13	\$241,048	DOR RATIO
2	34	277110	4730	8/26/13	\$425,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	34	277110	4890	10/2/12	\$325,000	DOR RATIO
2	34	277110	4905	8/30/11	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	34	277110	4905	8/29/13	\$690,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
2	34	277110	6025	7/11/13	\$998,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	34	277160	1670	6/20/11	\$695,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY,
2	34	277160	1945	12/7/11	\$334,750	DOR RATIO
2	33	277160	1970	5/9/13	\$1,045,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	33	277160	1980	8/10/12	\$284,000	PREVIMP<=25K
2	33	286710	0060	9/11/12	\$591,405	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	33	286710	0060	6/21/11	\$502,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	34	286710	0361	9/3/13	\$1,375,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	34	342960	0006	4/19/13	\$880,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	33	511340	0129	10/6/12	\$659,000	RELOCATION - SALE TO SERVICE
2	33	511340	0151	9/26/12	\$649,000	PREVIMP<=25K
2	33	511340	0179	3/26/13	\$385,000	NO MARKET EXPOSURE
2	33	511340	0354	12/26/13	\$500,000	PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	33	511340	0419	6/7/13	\$450,000	PREVIMP<=25K
2	33	511340	0479	7/11/11	\$600,000	PREVIMP<=25K
2	24	524480	1205	3/20/13	\$475,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	24	524480	1240	8/6/11	\$780,000	RELOCATION - SALE TO SERVICE
2	23	524480	1275	7/31/12	\$301,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	34	524480	1655	2/28/11	\$441,250	QUIT CLAIM DEED; MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, STORAGE
2	24	524480	1705	4/5/12	\$575,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	33	681910	0415	3/9/11	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	33	681910	0445	2/29/12	\$475,000	PERCENT COMPLETE
2	33	681910	0446	2/3/12	\$461,000	PERCENT COMPLETE
2	33	681910	0447	4/23/12	\$447,500	PERCENT COMPLETE
2	33	681910	0448	4/26/12	\$450,000	PERCENT COMPLETE
2	33	681910	0449	2/8/12	\$458,000	PERCENT COMPLETE
2	33	681910	0450	4/16/12	\$455,000	PERCENT COMPLETE
2	33	690520	0220	3/15/13	\$899,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	33	690520	0375	6/7/13	\$200,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
2	33	701170	0060	2/21/12	\$721,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	33	701320	0255	4/26/11	\$300,000	NON-REPRESENTATIVE SALE
2	34	701320	0270	5/3/12	\$235,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
2	33	701520	0455	5/24/12	\$585,000	PREVIMP<=25K;NO MARKET EXPOSURE
2	34	701520	0470	8/2/13	\$1,225,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	34	701520	0495	4/22/11	\$550,013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	33	701520	0620	3/15/11	\$127,000	DOR RATIO;QUIT CLAIM DEED
2	33	701520	0760	5/24/12	\$675,000	RELOCATION - SALE TO SERVICE
2	33	701520	0845	5/18/11	\$629,300	PREVIMP<=25K
2	23	744300	0491	1/12/11	\$339,000	EXEMPT FROM EXCISE TAX; NO MARKET EXP.
2	23	744300	0530	1/3/13	\$596,310	EXEMPT FROM EXCISE TAX; NO MARKET EXP.
2	23	744300	0670	2/11/13	\$500,000	RELOCATION - SALE TO SERVICE
2	24	744300	0841	7/2/13	\$290,000	EXEMPT FROM EXCISE TAX; NO MARKET EXP.

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	23	744300	1466	11/15/11	\$350,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
2	33	766270	0045	9/12/11	\$349,200	DOR RATIO;%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	33	766270	0190	4/11/13	\$509,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	33	766270	0205	10/10/11	\$304,200	NO MARKET EXPOSURE
2	35	787150	0175	8/3/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	34	787150	0440	9/1/11	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	34	787150	0440	7/19/13	\$715,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	35	787150	0490	10/28/13	\$690,000	PREVIMP<=25K
2	34	796510	0280	10/2/13	\$490,000	PREVIMP<=25K
2	34	940580	0025	9/4/13	\$725,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	34	940580	0055	12/26/13	\$820,000	RELOCATION - SALE TO SERVICE
5	52	005200	0045	9/15/12	\$304,124	NON-REPRESENTATIVE SALE
5	93	168940	0290	4/21/11	\$260,000	DOR RATIO;NO MARKET EXPOSURE
5	93	168940	0290	2/15/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	54	168940	1416	9/4/12	\$1,225,000	BUILDER OR DEVELOPER SALES
5	93	192930	0720	2/28/12	\$1,060,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	93	195970	0225	8/7/13	\$700,000	ACTIVE PERMIT BEFORE SALE>25K
5	92	195970	2665	6/14/11	\$200,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
5	93	196470	0015	4/19/13	\$1,295,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	93	196470	0070	11/8/12	\$477,586	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
5	93	202504	9146	11/9/12	\$550,000	SEGREGATION AND/OR MERGER;
5	93	204100	0070	11/14/12	\$77,813	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATE. TO DOR
5	53	224950	0058	7/25/11	\$230,000	DOR RATIO;NO MARKET EXPOSURE
5	93	290220	0016	2/28/13	\$512,956	EXEMPT FROM EXCISE TAX; NO MARKET EXP.
5	93	290220	0051	8/18/11	\$260,000	NO MARKET EXP; FINANCIAL INSTITUTION RESALE
5	93	290220	0052	8/18/11	\$275,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	93	290220	0053	8/25/11	\$259,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	93	290220	0660	10/14/11	\$460,000	TEAR DOWN; SEGREGATION AND/OR MERGER
5	93	290220	0665	3/19/13	\$565,000	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	93	290220	0741	10/20/11	\$500,000	SEGREGATION AND/OR MERGER;
5	93	290220	0770	12/6/12	\$803,111	EXEMPT FROM EXCISE TAX; NO MARKET EXP.
5	93	290220	0816	10/12/11	\$105,093	DOR RATIO;QUIT CLAIM DEED
5	93	290220	0816	2/3/11	\$107,974	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	93	290220	0900	12/5/11	\$531,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
5	93	290220	1161	11/29/12	\$823,800	IMP COUNT
5	93	290220	1275	2/14/12	\$650,000	ACTIVE PERMIT BEFORE SALE>25K
5	92	290220	1300	8/20/12	\$635,000	BUILDER OR DEVELOPER SALES
5	93	338390	0057	1/11/11	\$193,341	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	93	352890	0766	3/19/12	\$486,000	RELOCATION - SALE TO SERVICE
5	54	387990	0245	6/26/11	\$625,000	ACTIVE PERMIT BEFORE SALE>25K
5	93	408630	0055	11/25/13	\$818,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	53	545730	0478	11/14/12	\$410,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	53	545730	0478	1/19/11	\$378,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	53	545730	0660	2/6/13	\$760,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
5	53	545780	0560	7/6/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	53	545780	1569	11/13/13	\$1,030,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	54	545780	1956	8/7/12	\$1,000	DOR RATIO;QUIT CLAIM DEED; \$1,000 SALE OR LESS
5	54	545780	1956	11/28/11	\$260,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR
5	53	688990	0099	1/10/12	\$380,830	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY;
5	54	692670	0655	10/24/12	\$630,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	94	753080	0026	9/12/12	\$675,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	94	753080	0027	10/8/13	\$795,000	DOR RATIO;%COMPL;PREVIMP<=25K
5	94	753080	0028	10/8/13	\$795,000	DOR RATIO;%COMPL;PREVIMP<=25K
5	93	930130	0960	8/19/13	\$542,675	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	93	930130	1135	4/19/13	\$380,000	NO MARKET EXPOSURE
9	34	080900	0635	9/14/11	\$381,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	35	080900	1080	6/18/13	\$460,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
9	35	080900	1195	9/19/12	\$581,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	35	080900	1195	6/20/13	\$600,000	NO MARKET EXPOSURE
9	34	080900	1360	3/20/13	\$935,000	MULTI-PARCEL SALE
9	34	080900	1550	3/15/11	\$599,950	PREVLAND<=25K
9	34	080900	1605	1/6/12	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	34	080900	2185	12/3/13	\$1,226,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	34	080900	2705	2/2/11	\$478,000	SEGREGATION AND/OR MERGER
9	34	080900	2750	6/29/11	\$595,000	SEGREGATION AND/OR MERGER
9	34	080900	3105	9/24/13	\$30,000	DOR RATIO
9	34	080900	3286	3/11/11	\$258,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	34	080900	3530	6/10/11	\$631,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	34	081000	0052	8/16/13	\$1,817,009	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	34	081000	0052	7/27/11	\$1,535,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	34	081000	0052	8/6/13	\$1,817,009	RELOCATION - SALE TO SERVICE
9	34	081000	0065	7/30/13	\$721,000	RELATED PARTY, FRIEND OR NEIGHBOR
9	34	081000	0075	3/15/12	\$854,000	RELOCATION - SALE TO SERVICE
9	34	081000	0080	7/7/13	\$716,000	EXEMPT FROM EXCISE TAX; NO MARKET EXP.
9	36	168940	0365	5/30/13	\$720,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	36	169890	0160	3/29/13	\$919,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	46	173180	0265	6/13/11	\$2,450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	45	173180	0938	4/24/12	\$525,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
9	46	173280	0010	6/6/13	\$2,230,000	RELOCATION - SALE TO SERVICE
9	46	173280	0025	9/23/13	\$3,800,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
9	45	173280	0175	1/25/13	\$755,000	EXEMPT FROM EXCISE TAX; NO MARKET EXP.
9	45	173280	0180	1/29/13	\$560,500	NO MARKET EXP; EXEMPT FROM EXCISE TAX
9	45	173280	0194	5/21/13	\$799,000	PERCENT COMPLETE
9	45	173280	0199	6/24/13	\$889,000	PERCENT COMPLETE
9	45	173280	0202	5/28/13	\$970,000	DOR RATIO;%COMPL
9	45	173280	0203	6/17/13	\$975,000	DOR RATIO;%COMPL
9	46	173280	0280	3/5/12	\$3,700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	46	173280	0610	7/19/12	\$3,175,000	LACK OF REPRESENTATION GRADE 5
9	45	173280	0935	11/14/12	\$528,250	PERCENT COMPLETE;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	45	173280	0935	12/2/13	\$1,795,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	46	173280	1325	7/25/12	\$1,782,000	OBSOLESCENCE
9	46	173280	1340	10/27/11	\$901,000	OBSOLESCENCE
9	46	173280	1340	4/25/12	\$915,000	NON-REPRESENTATIVE SALE
9	44	173280	1520	4/3/13	\$555,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
9	34	179450	0315	3/7/13	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	34	179450	0580	6/6/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	33	179450	0835	12/4/12	\$740,000	SEGREGATION AND/OR MERGER
9	46	186060	0265	7/3/12	\$927,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	35	186060	0365	10/19/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	35	186060	0500	2/13/13	\$1,650,000	NO MARKET EXPOSURE
9	46	186060	0535	5/24/11	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	46	186060	0706	1/4/12	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	34	186110	0025	10/31/13	\$778,000	UNFIN AREA
9	34	186140	0165	8/8/13	\$950,000	IMP COUNT
9	34	192930	0240	10/23/12	\$860,000	NO MARKET EXPOSURE
9	34	239710	0235	8/18/11	\$665,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
9	34	239710	0280	12/13/12	\$335,000	PERCENT COMPLETE;TEAR DOWN
9	34	239710	0295	9/6/13	\$720,000	IMP COUNT
9	33	239710	0320	5/3/12	\$280,000	DOR RATIO;TEAR DOWN; BUILDER OR DEVELOPER SALES
9	34	239710	0705	4/24/13	\$540,000	NO MARKET EXPOSURE
9	34	239710	0850	11/21/13	\$1,660,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	34	239710	0850	7/5/12	\$537,000	DOR RATIO;PERCENT COMPLETE
9	34	239710	1015	3/19/12	\$635,000	RELOCATION - SALE TO SERVICE
9	33	239710	1200	3/14/13	\$550,000	OBSOLESCENCE
9	33	239710	1335	6/28/13	\$767,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	33	239710	1410	3/21/13	\$340,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	45	239710	1529	6/4/12	\$1,800,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	35	272160	0200	10/10/12	\$11,900	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
9	33	277160	2172	3/7/12	\$285,000	NO MARKET EXPOSURE
9	23	277160	2450	8/21/13	\$395,660	EXEMPT FROM EXCISE TAX; NO MARKET EXP.
9	23	277160	2510	7/6/11	\$325,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
9	36	352890	0440	4/15/13	\$1,175,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	36	352890	0440	3/20/12	\$1,148,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	36	352890	0570	12/12/11	\$1,035,000	ACTIVE PERMIT BEFORE SALE>25K
9	46	387990	0390	1/26/11	\$593,250	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	44	387990	0750	8/12/11	\$180,000	DOR RATIO
9	44	387990	0751	3/26/12	\$375,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	44	387990	0751	2/24/12	\$375,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	45	387990	0926	4/17/13	\$672,000	NO MARKET EXPOSURE
9	45	387990	1284	4/27/11	\$600,000	RELOCATION - SALE TO SERVICE
9	45	387990	1290	5/23/12	\$641,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
9	45	387990	1580	4/3/13	\$250,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;%COMPL
9	45	387990	1580	8/23/12	\$765,000	DOR RATIO;PERCENT COMPLETE
9	46	387990	1890	8/6/13	\$1,200,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	46	387990	1890	4/12/11	\$1,015,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	46	388090	0180	8/29/13	\$2,280,000	NO MARKET EXPOSURE
9	46	388090	0345	3/19/12	\$1,575,500	PREVIMP<=25K
9	46	388090	0360	9/26/13	\$1,650,000	PREVIMP<=25K
9	33	423290	0475	7/28/11	\$427,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	33	423290	0475	9/16/13	\$642,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	34	423290	3065	10/31/13	\$725,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	34	423290	3680	6/4/13	\$835,000	ACTIVE PERMIT BEFORE SALE>25K
9	56	545730	0090	10/1/13	\$1,555,000	IMP COUNT
9	56	545730	0905	11/7/11	\$1,080,000	QUIT CLAIM DEED
9	56	545730	0950	11/21/11	\$2,750,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 012 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	55	545730	1000	6/13/12	\$379,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY,
9	55	545730	1000	11/10/11	\$550,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
9	54	545780	0605	6/27/11	\$635,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	54	545780	0635	9/23/12	\$525,000	PERCENT NET CONDITION;PREVIMP<=25K
9	54	545780	0940	1/10/13	\$2,267,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	55	545780	1020	11/11/13	\$1,185,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	54	545780	1170	12/6/11	\$120,000	DOR RATIO
9	54	545780	1730	9/7/11	\$742,000	1031 TRADE
9	46	616990	0695	11/26/12	\$1,000,000	IMP COUNT
9	46	616990	0715	5/23/12	\$950,000	PERCENT COMPLETE
9	46	616990	0755	7/11/12	\$1,500,000	NO MARKET EXPOSURE
9	35	616990	1130	5/15/12	\$1,196,018	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	36	692670	0180	9/25/13	\$1,300,000	NO MARKET EXPOSURE
9	33	701120	0055	12/29/11	\$447,780	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
9	34	701120	0125	11/12/13	\$725,000	OBSOLESCENCE
9	34	701120	0140	4/4/12	\$475,000	TEAR DOWN; SEGREGATION AND/OR MERGER
9	34	701120	0263	7/11/13	\$707,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	34	701120	0264	7/11/13	\$650,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
9	34	701120	0280	9/20/13	\$800,000	OBSOLESCENCE
9	34	701120	0885	10/4/13	\$854,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
9	34	701120	1025	8/1/11	\$215,000	LACK OF REPRESENTATION GRADE 13
9	34	701120	1055	12/4/13	\$675,000	PREVIMP<=25K
9	34	701120	1055	11/11/11	\$510,000	PREVIMP<=25K
9	33	701120	1125	12/30/13	\$850,000	PREVIMP<=25K
9	33	701120	1282	9/26/12	\$409,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	34	701120	1305	9/16/11	\$859,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	56	715920	0010	2/13/12	\$553,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	55	956180	0100	3/2/11	\$1,000,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Vacant Sales Used in this Annual Update Analysis Area 012

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	24	192504	9013	3/5/2013	\$200,000	11,058	N	N
2	22	197220	5050	2/20/2012	\$318,000	3,600	N	N
2	34	265250	1680	6/22/2012	\$300,000	5,400	N	N
2	35	277110	4670	2/1/2011	\$260,000	4,000	Y	N
2	34	286710	0361	4/25/2012	\$380,000	4,440	Y	N
2	33	511340	0217	5/30/2012	\$250,000	3,880	Y	N
2	34	787150	0285	2/15/2011	\$265,000	2,760	N	N
9	34	239710	0030	9/12/2011	\$520,000	5,400	N	N
9	56	887300	0046	6/11/2013	\$500,000	5,000	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 012

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	23	197220	5681	9/18/2012	\$54,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	23	197220	5682	9/18/2012	\$54,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	23	197220	5683	9/18/2012	\$54,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	33	277160	1815	3/15/2012	\$800,000	MULTI-PARCEL SALE;
2	33	277160	1822	3/15/2012	\$800,000	MULTI-PARCEL SALE;
2	33	277160	1840	6/21/2013	\$110,000	NO MARKET EXPOSURE;
2	34	524480	1666	6/8/2011	\$611,500	QUIT CLAIM DEED; MULTI-PARCEL SALE;
2	34	524480	1667	6/8/2011	\$611,500	QUIT CLAIM DEED; MULTI-PARCEL SALE;
2	33	890000	0080	6/7/2013	\$735,000	MULTI-PARCEL SALE;
5	54	168940	1416	11/18/2011	\$58,333	CORPORATE AFFILIATES; QUIT CLAIM DEED;
5	92	196620	0035	10/30/2013	\$860,000	NO MARKET EXPOSURE;
5	93	204100	0100	3/22/2012	\$315,000	SEGREGATION AND/OR MERGER;
5	35	352890	1189	1/25/2011	\$750,000	MULTI-PARCEL SALE;
9	23	277160	2510	7/6/2011	\$325,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
9	34	352890	0265	1/25/2011	\$750,000	MULTI-PARCEL SALE;
9	34	701120	1430	2/17/2011	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
9	34	701120	1430	8/10/2012	\$65,000	DOR RATIO

Uniform Standards of Professional Appraisal Practice 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:

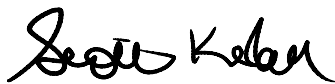
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Annual Update Model Development and Report Preparation
- Sales Verification
- Appeals Response Preparation / Review



2-26-2014

Appraiser II

Date