

Beacon Hill

Area: 079

Residential Revalue for 2015 Assessment Roll



Area 79 is located Southeast of Seattle and is within close proximity to the downtown business district. This area includes the northern portion of Beacon Hill and skirts the west edge of the Mount Baker neighborhood. About 95% of Parcels are improved. Most of vacant lots are influenced by topography. New construction typically follows a teardown of an existing improvement. There has been a surge in townhome construction compared to single family homes. 54% of homes are grade 7 followed by grade 6 (27%) and grade 8 (15%). 41% of homes in area 79 were built before 1940. 14% of homes were built after 2000, 50% of those are townhomes. Approximately 13% of the parcels have some degree of view, most often of lake Washington, Seattle Skyline, cascade and Olympics. Major commercial retail stores such as Lowe's, fast foods, groceries and financial institutions are located here. Cleveland High school, Franklin High school, Jefferson Park Golf Course and the VA Hospital are major landmarks. The area is well served by a full range public transportation that also includes light rail and has easy access to I-5 and I-90.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740

Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

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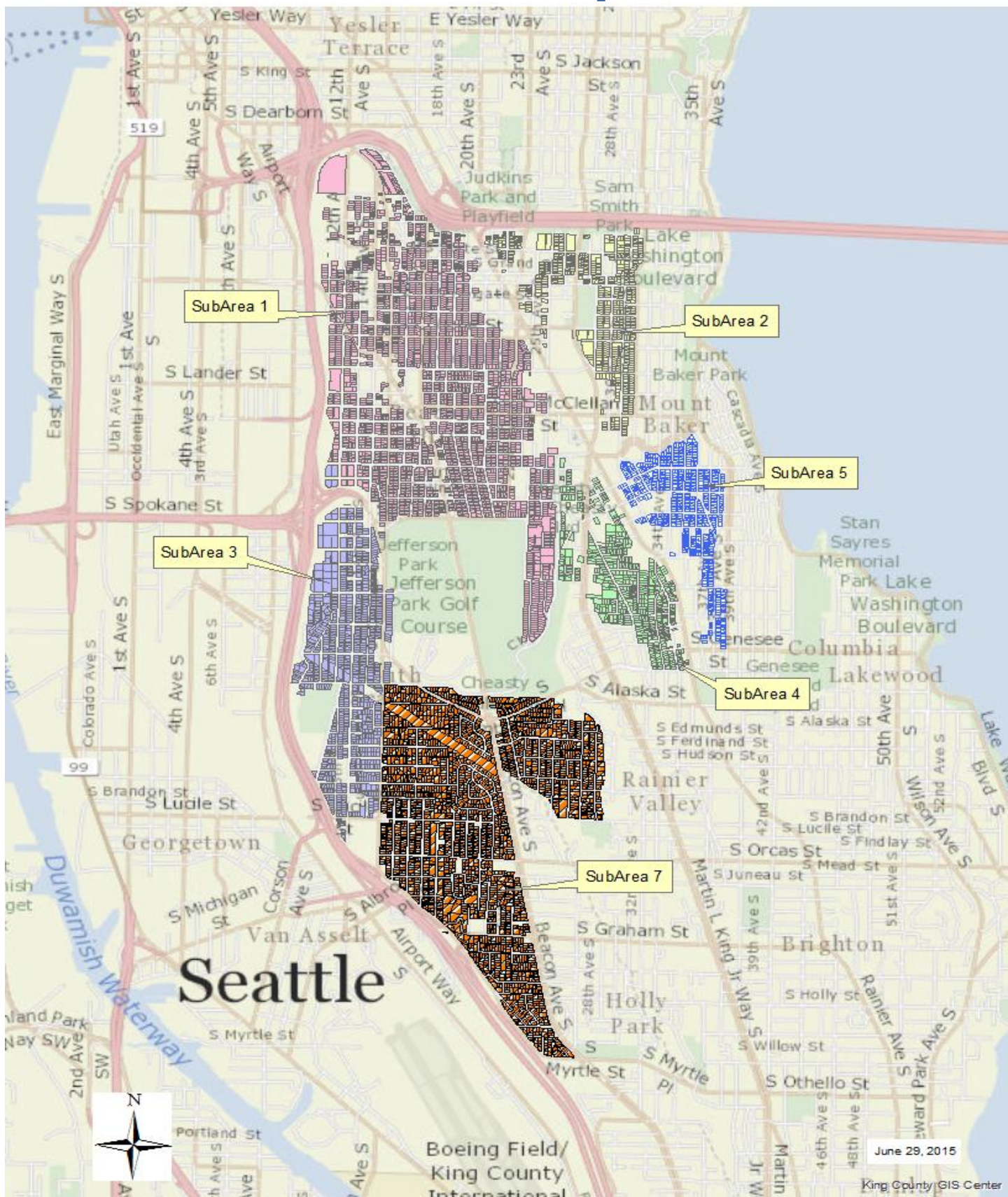
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Area 079 Map



All maps in this document are subject to the following disclaimer: The information included 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. Scale unknown.



Area 079 Housing Profile



Grade 5/ Year Built 1942/ Total Living Area 770
Account Number 160460-1541



Grade 6/ Year Built 1947/ Total Living Area 760
Account Number 002800-0010



Grade 7/ Year Built 1985/ Total Living Area 2330
Account Number 000520-0003



Grade 8/ Year Built 1930/ Total Living Area 2040
Account Number 000360-0034



Grade 9/ Year Built 2013/ Total Living Area 2310
Account Number 160510-0005



Grade 10/ Year Built 2009/ Total Living Area 1520
Account Number 057000-0275

Area 079 Housing Profile (Townhomes)



Grade 7/ Year Built 2007/ Total Living Area 1160
Account Number 059700-0593



Grade 8/ Year Built 2009/ Total Living Area 1240
Account Number 425340-0100



Grade 9/ Year Built 2009/ Total Living Area 1280
Account Number 149830-1057



Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Executive Summary

Beacon Hill - Area 079

Physical Inspection

Appraisal Date: 1/1/2015
Previous Physical Inspection: 2008
Number of Improved Sales: 707
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$150,100	\$197,500	\$347,600			10.75%
2015 Value	\$136,400	\$277,800	\$414,200	\$442,100	93.6%	9.39%
\$ Change	-\$13,700	+\$80,300	+\$66,600			
% Change	-9.1%	+40.7%	+19.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.39% is an improvement from the previous COD of 10.75%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$165,200	\$154,900	\$320,100
2015 Value	\$146,900	\$228,000	\$374,900
\$ Change	-\$18,300	+\$73,100	+\$54,800
% Change	-11.1%	+47.2%	+17.1%

Number of one to three unit residences in the population: 7,304

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 079 – Beacon Hill, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 079 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Sales Sample Representation of Population

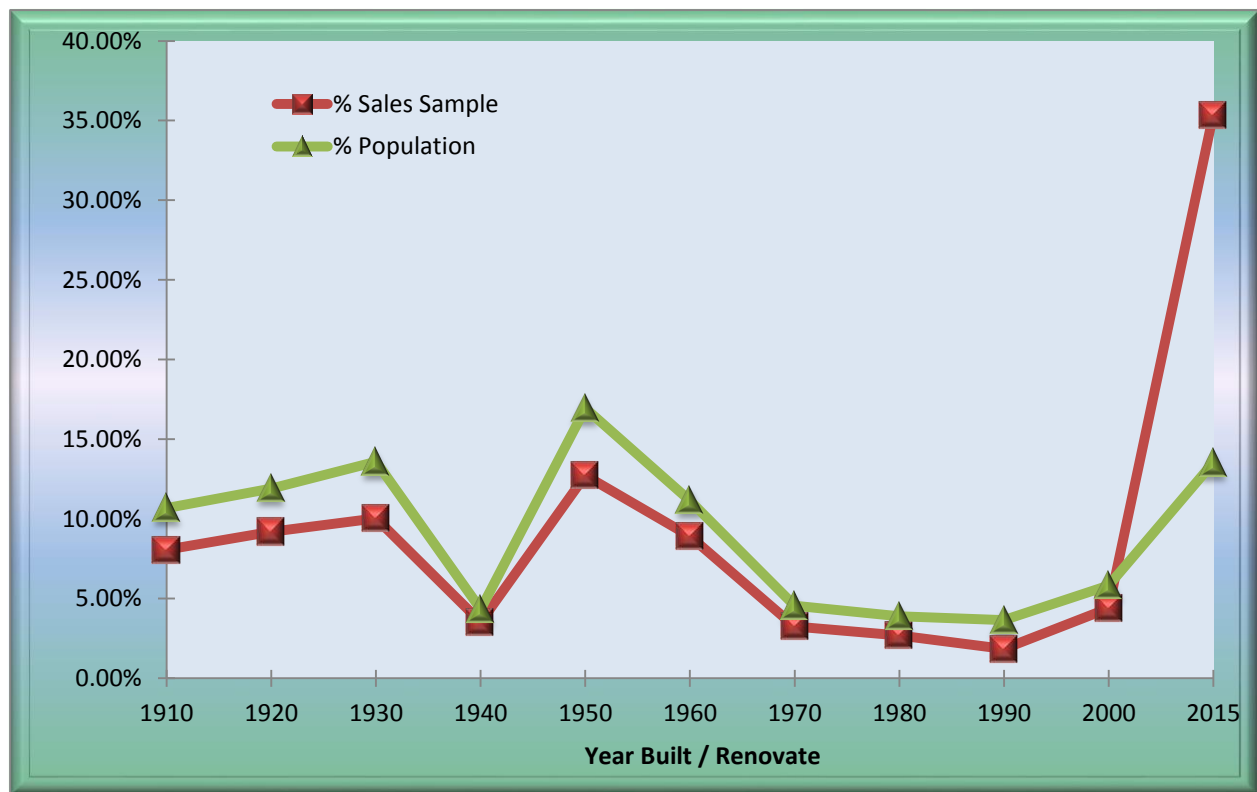
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	57	8.06%
1920	65	9.19%
1930	71	10.04%
1940	25	3.54%
1950	90	12.73%
1960	63	8.91%
1970	23	3.25%
1980	19	2.69%
1990	13	1.84%
2000	31	4.38%
2015	250	35.36%
	707	

Population

Year Built/Ren	Frequency	% Population
1910	780	10.68%
1920	870	11.91%
1930	992	13.58%
1940	316	4.33%
1950	1,237	16.94%
1960	814	11.14%
1970	332	4.55%
1980	284	3.89%
1990	266	3.64%
2000	425	5.82%
2015	988	13.53%
	7,304	



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 have statistical significance and results are reflected in the model.

Sales Sample Representation of Population

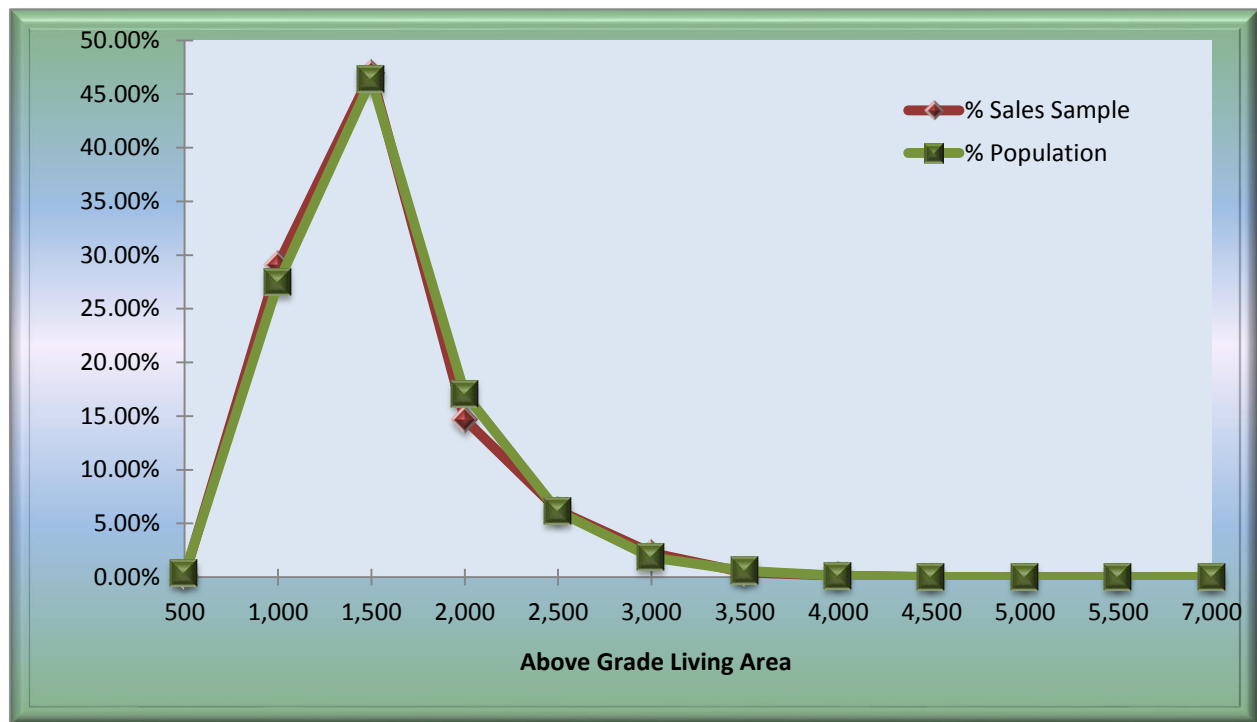
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	1	0.14%
1,000	206	29.14%
1,500	332	46.96%
2,000	104	14.71%
2,500	44	6.22%
3,000	16	2.26%
3,500	3	0.42%
4,000	1	0.14%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
707		

Population

AGLA	Frequency	% Population
500	25	0.34%
1,000	2,005	27.45%
1,500	3,390	46.41%
2,000	1,248	17.09%
2,500	446	6.11%
3,000	135	1.85%
3,500	43	0.59%
4,000	9	0.12%
4,500	2	0.03%
5,000	0	0.00%
5,500	0	0.00%
7,000	1	0.01%
7,304		



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

Sales Sample Representation of Population

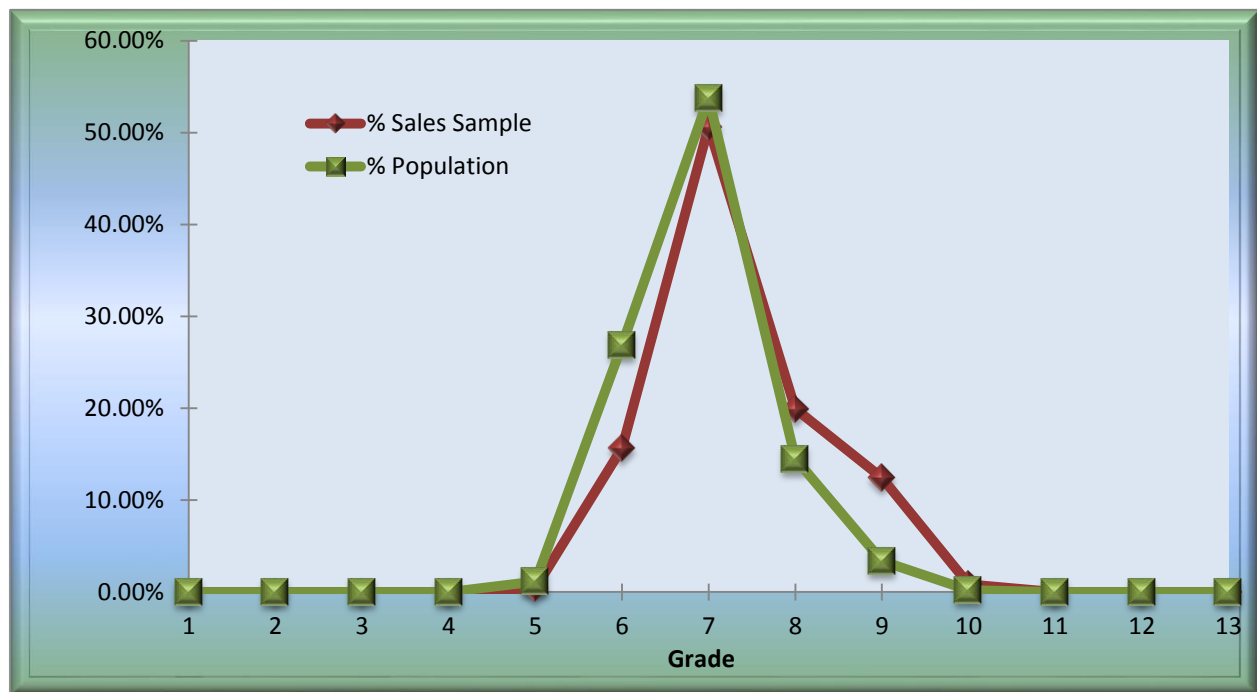
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.42%
6	111	15.70%
7	358	50.64%
8	141	19.94%
9	88	12.45%
10	6	0.85%
11	0	0.00%
12	0	0.00%
13	0	0.00%
707		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	85	1.16%
6	1,966	26.92%
7	3,929	53.79%
8	1,060	14.51%
9	247	3.38%
10	16	0.22%
11	1	0.01%
12	0	0.00%
13	0	0.00%
7,304		



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: July 23, 2015

Appraisal Team Members and Participation

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

- Raju Pandey – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Sherion Roe – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Kim Thurman – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Nancy Wiggins – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Lorie Lemon – Appraiser I: Sales verification, appraisal analysis, land appraisal.
- Michael Goldman – Appraiser I: Appraisal analysis, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$10,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Highest and Best Use Analysis

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

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

Physical Inspection Process... Continued

Standards and Measurement of Data Accuracy

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.



Area Information

Name or Designation

Area 079 - Beacon Hill

Boundaries

Area 79 is bounded by Interstate 5 on the West and Interstate 90 on the North. The eastern boundary is 31st Ave S to Mt. Baker Blvd, Mount Rainier St. to S. Genessee st., Rainier Ave S. to S. Oregon St., 30th Ave S. to S. Brandon St., Beacon Ave S. to S. Myrtle St.

Maps

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

Area Description

Area 079 is located southeast of downtown Seattle and is within close proximity to the downtown business district and has easy access to both Interstate 5 and Interstate 90. Beacon Hill is one of the oldest residential neighborhood in Puget Sound.

Beacon Hill is attracting people every year due to its close location to downtown Seattle, light rail line, affordable housing and vibrant neighborhood inhabited by mixed race and ethnic groups. There are 7810 parcels.

More than 80% of total parcels are zoned residential (SF 5000 and SF 7200). Fifteen percent of the parcels are zoned residential lowrise (LR1, LR2). The remainder of the parcels are zoned for higher density. Townhomes are built on LR1, LR2 and LR3 zoned parcels.

Thirtynine percent of the parcels in this area are coded for varying levels of traffic noise. Rainier Ave S, I-5, Martin Luther King Jr Way S, the light rail stations and the VA Hospital make substantial contributions to the amount of traffic.

There is a high voltage transmission line that runs through the residential neighborhoods. Land under powerlines is non-buildable due to easements.

Area 79 is divided into 6 Sub Areas.

Sub Area 1 is the largest subarea, comprising of 2893 parcels, which represents 37% of population. It is located in the Northern portion of area 79 and is more desirable due to proximity of downtown Seattle, the light rail station, public library, family owned restaurants Jefferson park golf course, Jefferson Park and the VA Hospital. This area is also known as North Beacon hill and is the former home to Amazon.com. The median sale price of improved parcels in this subarea is \$379,000 with a time adjusted sale price of \$426,000. There are 350 townhomes in this subarea, which represents more than 50% of the townhomes in area 79. Portions of the area are undergoing gentrification, with older homes being torn down and being replaced with townhomes, many of which are grades 8 or 9. Townhomes appear to be attracting a mostly younger generation.

Area Information... Continued

Sub Area 2 is located in the Northeast portion of area 79. It provides easy access to I-90 and is also close to the International District, downtown Seattle and Lake Washington. Sale prices are influenced by the Mount Baker neighborhood and Central District. The median sale price of improved parcel in this subarea is \$432,000 with a time adjusted sale price of \$491,000. Most of the homes were updated before being listed for sale. Many commercial businesses are located here. Approximately 9% (670 parcels) are located in subarea 2.

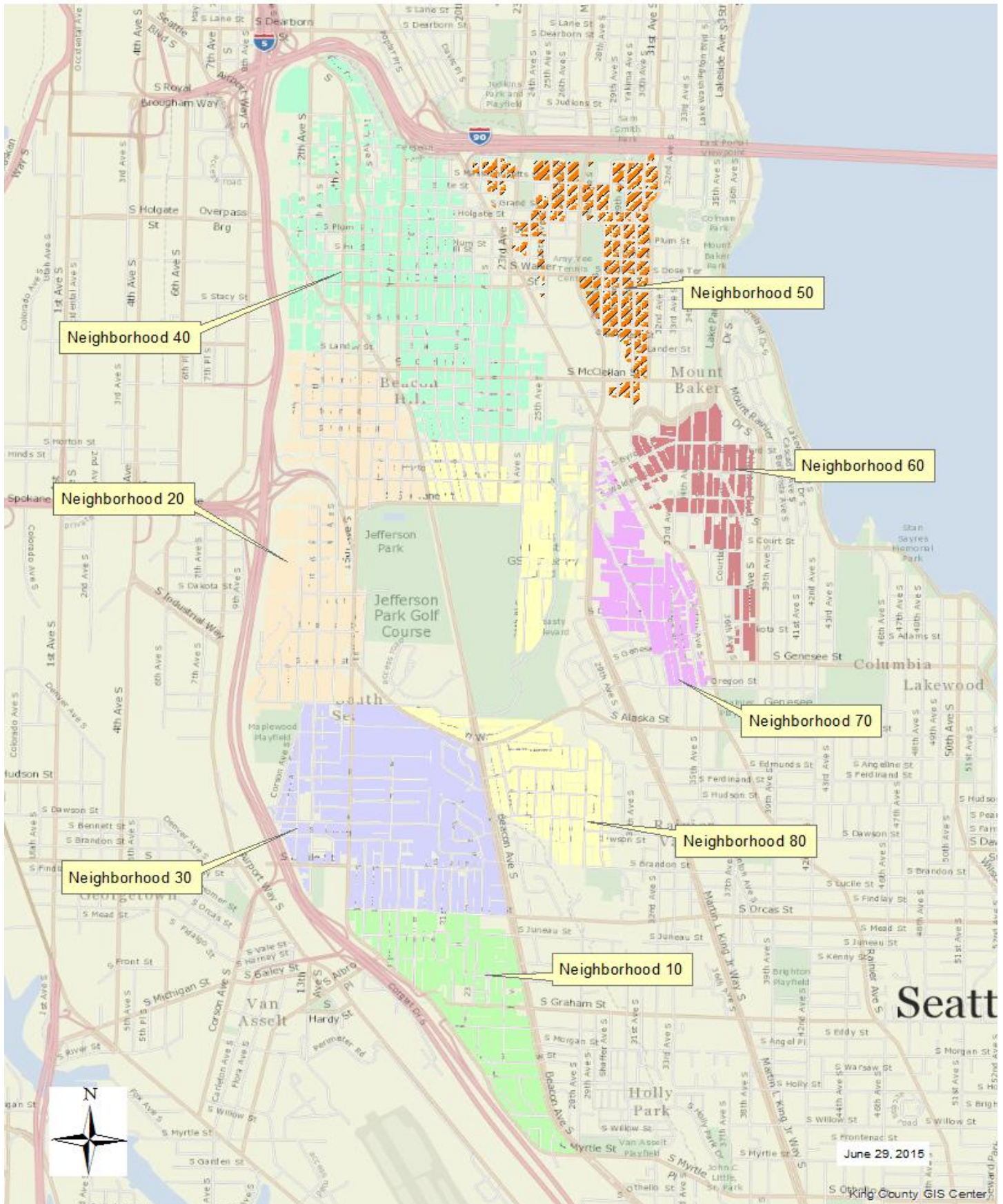
SubArea 3 is comprised of the Jefferson Park neighborhood and is located in the west portion of Area 79. Cleveland High School is located here. Twelve percent of the parcels in area 79 are located here. Sale prices are influenced by proximity to downtown Seattle, easy access to Interstate 5 and light rail. This area enjoys panoramic views of the Seattle skyline and Puget Sound. The median sale price of improved parcels is \$321,000 with a time adjusted sale price of \$372,000.

Sub Area 4 is located between Martin Luther King Jr. Way S and Rainier Ave S. near South Genessee street and is located on the east side of Area 79. This subarea is close to commercial, retail stores and shopping centers. There are a number of fast food chain restaurants a short distance away. The majority of improvements are grade 6. Approximately 5% of parcels are zoned residential/commercial. Seven percent of the total parcels in Area 79 are located here. The median sale price of improved parcel is \$361,000 with a time adjusted sale price of \$406,000.

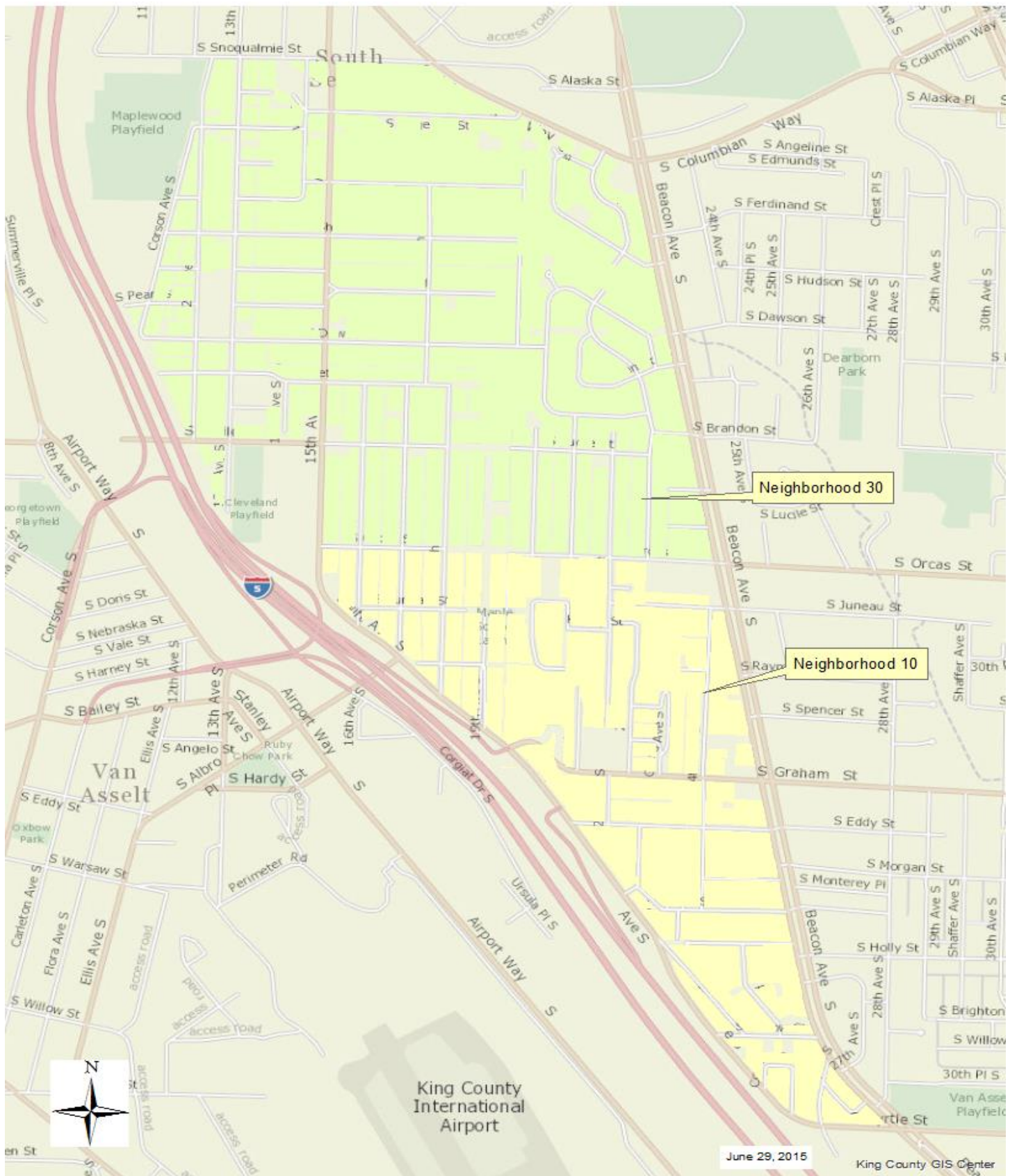
Sub Area 5 is located between Rainier Ave S. and 38th Ave S, which is the south east portion of Area 79. It is made up of single family residences, condominiums, townhomes and small businesses. The Dairigold delivery center is also located here. It is a more desirable area due to proximity to Lake Washington and easy access to Interstate 90. This sub area represents 8% of the total parcels in Area 79. The median sale price of improved parcels in this subarea is \$419,000 with a time adjusted sale price of \$479,000.

Sub Area 7 is located on south end of area 79. A high voltage transmission line runs through the residential neighborhoods in this area. This subarea is influence by constant traffic proceeding from Interstate 5, Martin Luther King Jr Way S, Myrtle St. and S. Graham St. Twentyseven percent of Area 79's parcels are located here. The median sale price of improved parcels in this subarea is \$355,000 with a time adjusted sale price of \$412,000.

Neighborhood Overview Map




Neighborhood 10 & 30 Map



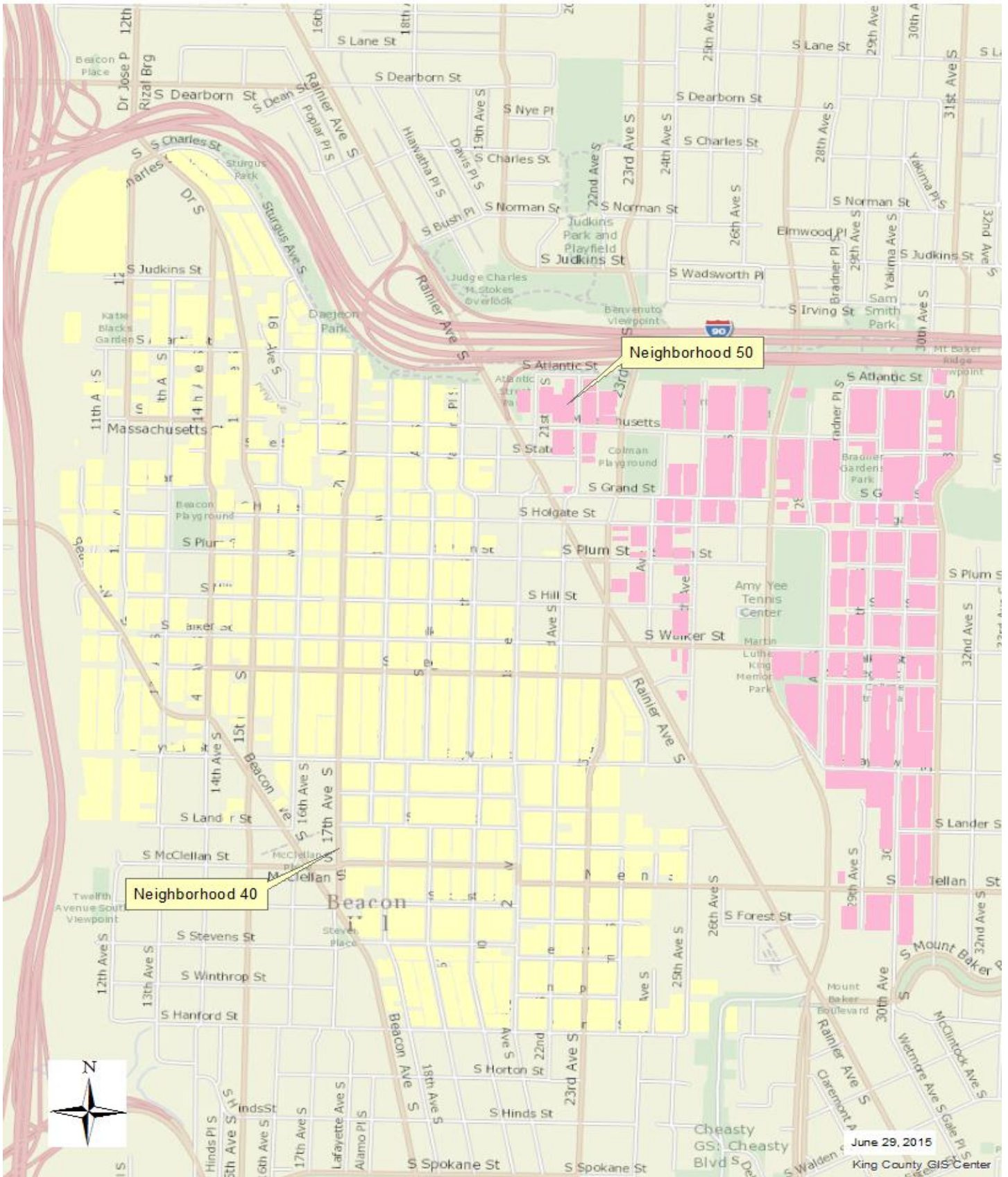
Neighborhood 20 Map

Area 079
2015 Physical Inspection

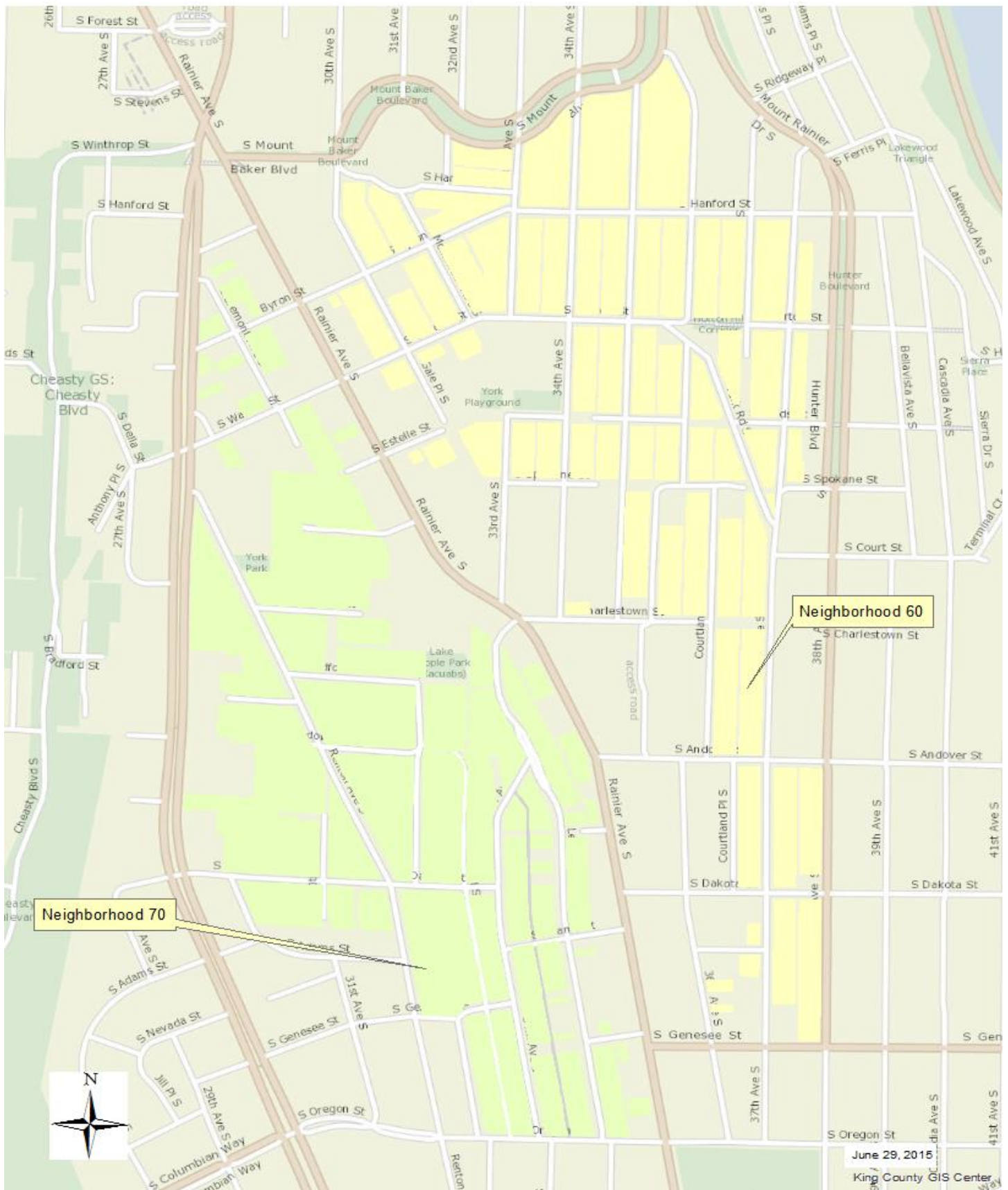
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Neighborhood 40 & 50 Map




Neighborhood 60 & 70 Map



Neighborhood 80 Map

Area 079
2015 Physical Inspection

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Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015.

Area 79 contains 7,810 parcels of which approximately 6% are vacant. Land variables such as location, views, topography, access, lot size, traffic noise and other nuisances were the primary influences to land value. 23 vacant land sales from the last three years were used to develop the land model for area 79. Vacant land sales from neighboring areas were also taken into consideration while developing the land model. Teardown sales were also analyzed as supporting data. The Sales Comparison approach was applied to determine land values and adjustments for land characteristics. Land abstraction method was used for tear down sales. A typical non-view lot with 5,000 SF has a value of \$60,000 to \$95,000 based on the neighborhood.

Based primarily on location and building grade, eight neighborhoods have been identified within Area 79. While these neighborhoods tend to be distinct, there is no clear boundary between them; rather gradual differences that increase with distance. These areas have been assigned neighborhood codes primarily as a means of identifying the different land values within them. The attached Area map indicates the identified neighborhoods on the map with each titled, "Neighborhood".

To allow a smoothing of adjacent neighborhoods, a Geostatistical Surface Analysis was performed. This analysis has resulted in model improvements which reduced the need for location or "micro neighborhood" adjustments. This analysis is further described in the Improved Model portion of this report.

Neighborhood 10 is located east of Interstate 5 and west of Beacon Ave S. and borders Area 21. This neighborhood has no sidewalks and is impacted by traffic noise and topography. Boeing field is located in close proximity. Cleveland High school is located in this neighborhood. Nine percent of area 79 parcels are located in this neighborhood. Twenty percent of the improved parcels were built prior to 1940 with a majority of homes being grade 7 (52%). The median sale price of improved parcels in this neighborhood is \$355,000 with a time adjusted sale price of \$438,000.

Neighborhood 20 is located east of Interstate 5, south and west of Columbia Way S. This is a neighborhood of small businesses. Jefferson Park and the VA Hospital are located in this neighborhood. Approximately 14% of Area 79 parcels are located here. Fiftyone percent of improved parcels were built before 1940. Homes in this neighborhood are typically grade 6 and 7. The median sale price of improved parcels in this neighborhood is \$332,000 with a time adjusted sale price of \$395,000.

Neighborhood 30 is located north of Columbia Way N, east of Interstate 5 and south of Interstate 90. Light rail and the library are located in this neighborhood. There are small businesses along Beacon Ave South. Approximately 18% of the parcels in area 79 are located in this neighborhood. Thirty percent of improved parcels are built prior to 1940. The majority of homes are grade 6 and 7. The median sale price of improved parcels in this neighborhood is \$309,000 with a time adjusted sale price of \$361,000.

Neighborhood 40 is located west of Rainier Ave S., south of Interstate 90 and east of Beacon Ave South. Approximately 55 percent of the townhouses in Area79 are located in this neighborhood.. Approximately 24% of the total parcels in Area 79 are located in this neighborhood. Fortythree percent of the improved parcels were built prior to 1940. The majority of improved parcels are grade 6 and 7.

The median sale price of improved parcels in this neighborhood is \$385,000 with a time adjusted sale price of \$430,000.

Neighborhood 50 is located east of Rainier Ave S., south of Interstate 90 and west of 31st Ave S. This is very desirable neighborhood due to proximity to Interstate 90, downtown Seattle ,and with easy access to Lake Washington. Many properties have a Seattle skyline view. This neighborhood includes stores, condominiums, apartments and commercial mixed used buildings. Approximately 9% of the total parcels of Area 79 are located in neighborhood 50. Fiftytwo percent of the improved parcels were built before 1940.The majority of improved parcels are grades 6 – 8. The median sale price of improved parcels in this neighborhood is \$431,000 with a time adjusted sale price of \$491,000.

Neighborhood 60 is directly south of neighborhood 50, near the Seward Park neighborhood and Columbia City. There are a number of commercial mixed used buildings, stores, apartments and shopping centers. The Darigold milk processing plant and Franklin High School are also located in this neighborhood. Approximately 8% of the parcels in area 79 are located in neighborhood 60. Fiftyeight percent of the improved parcels were built before 1940. The majority of improved parcels are grade 6 and 7. The median sale price of improved parcels in this neighborhood is \$416,000 with a time adjusted sale price of \$478,000.

Neighborhood 70 is located west of Rainier Ave S. and east of Martin Luther King Way Jr. Way S. Most of the parcels in this neighborhood are impacted by topography. Approximately 5% of parcels in area 79 are located in neighborhood 70. Thirtyfour percent of the improved parcels were built before 1940. The majority of improved parcels are grade 6 and 7. The median sale price of the improved parcels in this neighborhood is \$358,000 with a time adjusted sale price of \$405,000.

Neighborhood 80 is located east of Beacon Ave S., west of Martin Luther King Jr. Way S and south of S. Hanford St. Jefferson Park golf course is located in this neighborhood. Homes located on 24th Ave S. enjoy average views of Lake Washington . There are no townhomes in this neighborhood and little commercial influence. Approximately 13% of total parcels in Area 79 are located in neighborhood 80. Thirtyfour percent of improved parcels were built prior to 1940. The majority of improved parcels are grade 6 through 8. The median sale price of improved parcels in this neighborhood is \$399,000 with a time adjusted sale price of \$457,000.

Topography adjustment

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

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

Land Model

Model Development, Description and Conclusions

23 vacant land sales from Area 79 were used to derive the land values. Data on lot size, location, topography, wetland, views, utilities, powerlines and other nuisances were considered while developing the land model. The sales comparison approach and appraisal judgement were used.

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

Land Value Model Calibration

Single Family (SF) Zoned Parcel Base Land Value			
Lot Size (Sqft.)	Land value	Lot Size (Sqft.)	Land value
1	\$1,000	23,000	\$355,000
500	\$76,000	23,500	\$360,000
1,000	\$85,000	24,000	\$365,000
1,500	\$95,000	24,500	\$370,000
2,500	\$106,000	25,000	\$375,000
3,500	\$118,000	25,500	\$380,000
4,000	\$123,000	26,000	\$385,000
4,500	\$130,000	26,500	\$390,000
5,000	\$137,000	27,000	\$395,000
5,500	\$144,000	27,500	\$400,000
6,000	\$151,000	28,000	\$405,000
6,500	\$158,000	28,500	\$410,000
7,000	\$165,000	29,000	\$415,000
7,500	\$172,000	29,500	\$420,000
8,000	\$179,000	30,000	\$424,000
8,500	\$186,000	30,500	\$428,000
9,000	\$193,000	31,000	\$432,000
9,500	\$200,000	31,500	\$436,000
10,000	\$206,000	32,000	\$440,000
10,500	\$212,000	32,500	\$444,000
11,000	\$218,000	33,000	\$448,000
11,500	\$224,000	33,500	\$452,000
12,000	\$230,000	34,000	\$456,000
12,500	\$236,000	34,500	\$460,000
13,000	\$242,000	35,000	\$464,000
13,500	\$248,000	35,500	\$468,000
14,000	\$254,000	36,000	\$472,000
14,500	\$260,000	36,500	\$476,000
15,000	\$266,000	37,000	\$480,000
15,500	\$272,000	37,500	\$484,000
16,000	\$278,000	38,000	\$488,000
16,500	\$284,000	38,500	\$492,000
17,000	\$290,000	39,000	\$496,000
17,500	\$296,000	39,500	\$500,000
18,000	\$302,000	40,000	\$503,000
18,500	\$308,000	40,500	\$506,000
19,000	\$314,000	41,000	\$509,000
19,500	\$320,000	41,500	\$512,000
20,000	\$325,000	42,000	\$515,000
20,500	\$330,000	42,500	\$518,000
21,000	\$335,000	43,000	\$521,000
21,500	\$340,000	43,500	\$524,000
22,000	\$345,000	44,000	\$527,000
22,500	\$350,000	44,500	\$530,000

For lot size greater than 44,500 SF, an additional \$3000 was added for every 500 SF increasement (SF5000 and SF 7200 Zoned Parcels).

Neighborhood Adjustments	
Neighborhood	Base Land Value Adjustments
10	80% of Base land Value
20	100% of Base land Value
30	90% of Base land Value
40	110% of Base land Value
50	125% of Base land Value
60	115% of Base land Value
70	110% of Base land Value
80	110% of Base land Value

Small lots & lots with irregular size/shape:

Appraiser judgement may override any land schedule value.

Large Lots/Acreage-Developable Parcel:

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

Land value are not interpolated between square foot sizes.



Land Value Model Calibration... Continued

LR1 Zoned Parcel Base Land Value			
Lot Size (Sqft.)	LR1 Zone Land value	Lot Size (Sqft.)	LR1 Zone Land value
1	\$1,000	23,000	\$375,000
500	\$76,000	23,500	\$381,000
1,000	\$85,000	24,000	\$387,000
1,500	\$95,000	24,500	\$393,000
2,500	\$116,000	25,000	\$399,000
3,500	\$129,000	25,500	\$405,000
4,000	\$141,000	26,000	\$411,000
4,500	\$149,000	26,500	\$417,000
5,000	\$157,000	27,000	\$423,000
5,500	\$165,000	27,500	\$429,000
6,000	\$171,000	28,000	\$435,000
6,500	\$177,000	28,500	\$441,000
7,000	\$183,000	29,000	\$447,000
7,500	\$189,000	29,500	\$453,000
8,000	\$195,000	30,000	\$459,000
8,500	\$201,000	30,500	\$465,000
9,000	\$207,000	31,000	\$471,000
9,500	\$213,000	31,500	\$477,000
10,000	\$219,000	32,000	\$483,000
10,500	\$225,000	32,500	\$489,000
11,000	\$231,000	33,000	\$495,000
11,500	\$237,000	33,500	\$501,000
12,000	\$243,000	34,000	\$507,000
12,500	\$249,000	34,500	\$513,000
13,000	\$255,000	35,000	\$519,000
13,500	\$261,000	35,500	\$525,000
14,000	\$267,000	36,000	\$531,000
14,500	\$273,000	36,500	\$537,000
15,000	\$279,000	37,000	\$543,000
15,500	\$285,000	37,500	\$549,000
16,000	\$291,000	38,000	\$555,000
16,500	\$297,000	38,500	\$561,000
17,000	\$303,000	39,000	\$567,000
17,500	\$309,000	39,500	\$573,000
18,000	\$315,000	40,000	\$579,000
18,500	\$321,000	40,500	\$585,000
19,000	\$327,000	41,000	\$591,000
19,500	\$333,000	41,500	\$597,000
20,000	\$339,000	42,000	\$603,000
20,500	\$345,000	42,500	\$609,000
21,000	\$351,000	43,000	\$615,000
21,500	\$357,000	43,500	\$621,000
22,000	\$363,000	44,000	\$627,000
22,500	\$369,000	44,500	\$633,000

For lot size greater than 44,500 SF, an additional \$3000 was added for every 500 SF increasement (LR1 Zoned Parcels).

Townhouse plats: Lots were equalized to account for larger parcels being impacted by parking or access for small lots within

Negative and positive adjustments apply to all base land values. However, in all cases appraiser judgement prevailed.

Other Nuisances such as a parcel close proximity to commercial establishments, apartments, grocery stores, restaurants, play grounds, garbage dumpster and School .

Land Value Model Calibration... Continued

LR2 Zoned Parcel Base Land Value			
Lot Size (Sqft.)	LR2 Zone Land value	Lot Size (Sqft.)	LR2 Zone Land value
1	\$1,000	23,000	\$432,000
500	\$76,000	23,500	\$438,000
1,000	\$85,000	24,000	\$444,000
1,500	\$95,000	24,500	\$450,000
2,500	\$129,000	25,000	\$456,000
3,500	\$143,000	25,500	\$462,000
4,000	\$150,000	26,000	\$468,000
4,500	\$158,000	26,500	\$474,000
5,000	\$171,000	27,000	\$480,000
5,500	\$175,000	27,500	\$486,000
6,000	\$184,000	28,000	\$492,000
6,500	\$234,000	28,500	\$498,000
7,000	\$240,000	29,000	\$504,000
7,500	\$246,000	29,500	\$510,000
8,000	\$252,000	30,000	\$516,000
8,500	\$258,000	30,500	\$522,000
9,000	\$264,000	31,000	\$528,000
9,500	\$270,000	31,500	\$534,000
10,000	\$276,000	32,000	\$540,000
10,500	\$282,000	32,500	\$546,000
11,000	\$288,000	33,000	\$552,000
11,500	\$294,000	33,500	\$558,000
12,000	\$300,000	34,000	\$564,000
12,500	\$306,000	34,500	\$570,000
13,000	\$312,000	35,000	\$576,000
13,500	\$318,000	35,500	\$582,000
14,000	\$324,000	36,000	\$588,000
14,500	\$330,000	36,500	\$594,000
15,000	\$336,000	37,000	\$600,000
15,500	\$342,000	37,500	\$606,000
16,000	\$348,000	38,000	\$612,000
16,500	\$354,000	38,500	\$618,000
17,000	\$360,000	39,000	\$624,000
17,500	\$366,000	39,500	\$630,000
18,000	\$372,000	40,000	\$636,000
18,500	\$378,000	40,500	\$642,000
19,000	\$384,000	41,000	\$648,000
19,500	\$390,000	41,500	\$654,000
20,000	\$396,000	42,000	\$660,000
20,500	\$402,000	42,500	\$666,000
21,000	\$408,000	43,000	\$672,000
21,500	\$414,000	43,500	\$678,000
22,000	\$420,000	44,000	\$684,000
22,500	\$426,000	44,500	\$690,000

Higher Density Zoned Parcel Baseland value	
Lot Size (Sqft.)	Higher Density Zone Land value
100	\$1,000
500	\$85,000
1,000	\$102,000
1,200	\$115,000
1,600	\$136,000
2,000	\$153,000
2,400	\$166,000
3,000	\$182,000
3,200	\$187,000
3,600	\$195,000
4,000	\$202,000
4,800	\$215,000
5,000	\$218,000
6,000	\$236,000
6,400	\$244,000
7,200	\$260,000
8,000	\$276,000
8,400	\$284,000
9,600	\$305,000
10,000	\$313,000
10,800	\$329,000
11,200	\$337,000
12,800	\$366,000
14,400	\$395,000
16,000	\$424,000
17,600	\$453,000
19,200	\$482,000
20,800	\$511,000
22,400	\$540,000
24,000	\$569,000
25,600	\$598,000
27,200	\$627,000
28,800	\$656,000
30,400	\$685,000
32,000	\$714,000
33,600	\$743,000
35,200	\$772,000
36,800	\$801,000
38,400	\$830,000
40,000	\$859,000

High Density Zonings: C1-40; C1-65;
LR3; LR3 RC; NC1-30; NC1-40; NC2-30;
NC2-40; NC2-65; NC2P-40; NC2P-65;
NC3-40; SM-65; SM-85.

Land Value Model Calibration... Continued

Traffic Noise	
Moderate	-5%
High	-10%
Extreme	-15%
Other Problems / Water Problem	
Yes	-10%
Powerlines	
Yes	-5%
Restrictive Size/Shape	
Yes	-10%
Unbuildable	
Yes	-50%
Access	
Restricted	-40%
Legal/Undeveloped	-30%
Private	0%
Public	0%
Walk in	-30%
Other Nuisances	
Yes	-10%
Topography	
Topography was adjusted -5% to -90%	
Stream	
Yes	-10%
land Slide Hazard / Steep Slope	
Yes	-10%

The land schedule and adjustments were typically used to value land. First the base land value is calculated from the land schedule using lot size. Then the negative and positive adjustments are added together for a net adjustment and applied to the neighborhood adjustments, which is then multiplied to the baseland value, truncate to nearest 1000.

Land Value Calculation Example 1:

Zoning: SF 5000
 Neighborhood: 70
 Traffic Noise: High
 Lot Size 7,600
 View: Average Lake Washington
 Base Land Value per SF Land Schedule: \$101,000
 Neighborhood Adjustment: 110%
 Traffic Adjustment: -10%
 Lake View Adjustment: +30%
 Total Adjustment: 110%-10%+30% =130%
 Final Land Calculation:
 $\$101,000 * 130\% = \$131,000$

Puget Sound	
Fair	25%
Average	35%
Good	45%
Excellent	60%
Seattle Skyline	
Average	20%
Good	30%
Excellent	40%
Territorial/ Cascade/Olympics/Mt. Rainier	
Average	10%
Good	20%
Excellent	15%
Lake View	
Fair	20%
Average	30%
Good	40%
Excellent	50%

Adjustments:

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

If a parcel has an Average Lake Washington view (30%), excellent Mt. Rainier view (15%), excellent Cascade View (15%), highest of all adjustment (30%) will be applied.

Negative adjustments are cumulative.

if a parcel has traffic noise -15% and topography -30% the Baseland value of parcel will be adjusted -45% .

Land Value Calculation Example 2:

Zoning: LR3
 Neighborhood: 40
 Other Nuisances : Yes
 Traffic Noise: Moderate
 Seattle Skyline : Average
 Puget Sound : Fair
 Lot Size 1800
 Base Land Value per Non SF Land Schedule: \$136,000
 Neighborhood Adjustment: 110%
 Traffic Adjustment: -5%
 Seattle Skyline Adjustment: +20%
 Puget sound Adjustment: +25%
 Total Adjustment: 110%-5%+25% =130%
 Final Land Calculation:
 $\$136,000 * 1.30 = \$176,000$

Negative and positive adjustments apply to all base land values. However, in all cases appraiser judgement prevailed.

Improved Parcel Valuation

Improved Parcel Data:

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

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

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

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

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

In addition to standard property characteristics like reconstruction cost new (RCN), baseland value, condition and age of an improvement, the analysis showed New Houses (built or renovated in 2000 or later), building grade 6, building grade 8, building grade greater than 8, Neighborhoods, Subareas and Townhomes were also influential in the market.

Neighborhood, which can be substituted by Loc A is the first digit of the neighborhood code and reflects the standard neighborhood codes. Area 79 has eight neighborhoods (10,20,30,40,50,60,70 and 80).

Neighborhood LocB is the second digit of the neighborhood code and was determined by analyzing the improvements grade and using Geostatistical analysis in ArcView Geostatistical Analyst.

This analysis provided a model which reflects the geospatial relationships of improvements in Area 79. This model is based upon the similarity of the improvements to each other and is intended to provide “feathering” between neighborhoods. The EMV formula used was derived through regression analysis in NCSS.



Improved Parcel Valuation... Continued

Example of LocA and LocB (Nbh) from Real Property:

Type	Resp	Area	Sub	Nbh
R	R	079	001	42

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

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLandC	2015 Adjusted Base Land Value
+ TotalRCN (constrained)	Reconstruction Cost New
+Old Age	Age of Improvement > 76
+Nghb 10/ LocA10	$\text{Nghb/ LocA} = \text{Left}(\text{Neighborhood}, 1) * 10 = 10$
+Nghb 30/ LocA 30	$\text{Nghb/ LocA} = \text{Left}(\text{Neighborhood}, 1) * 10 = 30$
+Nghb 50/Loc A 50	$\text{Nghb/ LocA} = \text{Left}(\text{Neighborhood}, 1) * 10 = 50$
+Nghb 60/Loc A 60	$\text{Nghb/ LocA} = \text{Left}(\text{Neighborhood}, 1) * 10 = 60$
+Nghb 70/Loc A 70	$\text{Nghb/ LocA} = \text{Left}(\text{Neighborhood}, 1) * 10 = 70$
+Sub1 Nghb 20/Loc A 20	Residential SubArea = 1 and Nghb/ LocA = $\text{Left}(\text{Neighborhood}, 1) * 10 = 20$
+Sub3Nghb 20/Loc A 20	Residential SubArea = 1 and Nghb/ LocA = $\text{Left}(\text{Neighborhood}, 1) * 10 = 20$
+AgeC	Age of Improvement
+New House C	Year Built or Year Renovation > 1999
+Fair	Condition of Improvement =Fair
+Good	Condition of Improvement =Good
+VGood	Condition of Improvement =Very Good
GradeLE 6	Building Grade <7
Grade 8	Building Grade =8
Grade GE9	Building Grade > 8
Grade 10	Building Grade =10
SeaSky	Seattle Skyline View code >0
Waterview	Lake Washington View Code or Puget Sound View Code >0
Topo	Topography code > 0
Townhouse Sub 1	Present Use =29 and Residential Sub area =1
Townhouse Sub 7	Present Use =29 and Residential Sub area =7
Townhouse Plat	Present Use = 29

Multiplicative Model

$(1-0.05) * 2.397444 + 2.737505E-04 * \text{SaleDay} - 2.602074E-02 * \text{Nghb10} + .2494109 * \text{LocRCNC} + 2.105486E-02 * \text{OldAgeC} + .0434904 * \text{Nghb50YN} - 2.368871E-02 * \text{Nghb30} + 6.184459E-02 * \text{Nghb60YN} + .1770527 * \text{BaseLandC} - 3.137613E-02 * \text{NGHB70YN} + .4044065 * \text{TotalRcnC} - 1.407142E-02 * \text{AgeC} + 4.656426E-02 * \text{NewHouseC} - .1196175 * \text{FairYN} + 7.171769E-02 * \text{GoodYN} + .1079431 * \text{VGoodYN} - 1.717236E-02 * \text{sub3Ng20} + 3.577039E-02 * \text{Sub1Nghb20} - 4.099557E-02 * \text{GradeLE6} + 3.547563E-02 * \text{Grade8} + 5.665859E-02 * \text{GradeGE9} + 4.3420675E-02 * \text{Grade10} + 4.871132E-02 * \text{SeaSkyYN} + 3.190095E-02 * \text{waterrviewYN} - 4.037828E-02 * \text{TopoYN} + 4.984598E-02 * \text{THsub1} + .0409111 * \text{THSub7} - 6.219516E-02 * \text{Townhouse_YN}$



Improved Parcel Total Value Model Calibration...

Continued

GIS LocB Coefficients:

LocB	Right digit of Neighborhood Code (GIS Surface Value)
LocB1/GIS Surface Value	$(\text{Loc B} = 1) * (-1.44642)$
LocB2/GIS Surface Value	$(\text{LocB} = 2) * (-0.89851)$
LocB3/GIS Surface Value	$(\text{LocB} = 3) * (-0.55253)$
LocB4/GIS Surface Value	$(\text{LocB} = 4) * (-0.33405)$
LocB5/GIS Surface Value	$(\text{LocB} = 5) * (0.011932)$
LocB6/GIS Surface Value	$(\text{LocB} = 6) * (0.55984)$
LocB7/GIS Surface Value	$(\text{LocB} = 7) * (1.427522)$

EMV values were not generated for:

- Buildings with grade less than 4
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- If Loc A /Nghb = 0
- If Loc B = Right (Neighborhood,1)= 0
- If Base land Value = 0
- If Net Condition > 0

Of the 7,304 improved parcels in the population, 6,828 parcels increased in value. They were comprised of 111 single family residences on commercially zoned land and 6,717 single family residences or other parcels.

Of the 342 vacant land parcels greater than \$1000, 147 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

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

Poor Condition: New land + Building RCNLD, or New land + Value in Use

Multiple Improvements : EMV for Imp 1 + Building RCNLD for each additional improvement, with some exception as noted.

EMV Less than New land value : New land + Building RCNLD, or New land + value in Use.

Building Grade >10 were valued at EMV* 1.18, truncate to nearest 1000.

Residential SubArea = 5 and Present use \neq 29 (Townhouses) were valued at EMV*1.04, truncate to nearest 1000.

Present Use = 29 (Townhouses) and Year Built or Year renovation > 2013 were valued at EMV*1.05, truncate to nearest 1000.

Non-Townhomes parcels (Present Use \neq 29) located in Neighborhood /Loc A \neq 10 or 60 or 70 built or renovated after 2010 were valued at EMV*1.02, truncate to nearest 1000.

Townhomes (Present use = 29) located in Neighborhood/ Loc A 70 were valued at EMV*1.02, truncate to nearest 1000.

Whenever supplemental models and exceptions were applied, appraiser judgements prevailed, and a note explaining the valuation method was left in Real Property.

Area 079 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.133, resulting in an adjusted value of \$538,000 ($\$475,000 * 1.133 = \$538,175$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.350	35.0%
2/1/2012	1.338	33.8%
3/1/2012	1.328	32.8%
4/1/2012	1.317	31.7%
5/1/2012	1.306	30.6%
6/1/2012	1.295	29.5%
7/1/2012	1.284	28.4%
8/1/2012	1.273	27.3%
9/1/2012	1.263	26.3%
10/1/2012	1.252	25.2%
11/1/2012	1.242	24.2%
12/1/2012	1.232	23.2%
1/1/2013	1.221	22.1%
2/1/2013	1.211	21.1%
3/1/2013	1.202	20.2%
4/1/2013	1.191	19.1%
5/1/2013	1.182	18.2%
6/1/2013	1.172	17.2%
7/1/2013	1.162	16.2%
8/1/2013	1.152	15.2%
9/1/2013	1.143	14.3%
10/1/2013	1.133	13.3%
11/1/2013	1.124	12.4%
12/1/2013	1.114	11.4%
1/1/2014	1.105	10.5%
2/1/2014	1.096	9.6%
3/1/2014	1.087	8.7%
4/1/2014	1.078	7.8%
5/1/2014	1.069	6.9%
6/1/2014	1.060	6.0%
7/1/2014	1.052	5.2%
8/1/2014	1.043	4.3%
9/1/2014	1.034	3.4%
10/1/2014	1.026	2.6%
11/1/2014	1.017	1.7%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%



Area 079 Market Value Changes Over Time

The time adjustment formula for Area 079 is: $1/EXP(0.0002737505 * SaleDay)$

$SaleDay = SaleDate - 42005$

Results

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

The resulting assessment level is 93.6% . 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +17.1%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 10.75% to 9.39%.

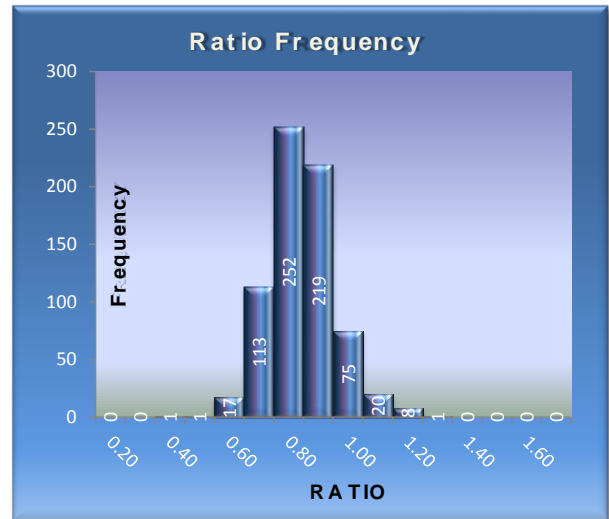
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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

Physical Inspection Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Beacon Hill	1/1/2014	7/15/2015	1/2012 - 12/2014
Area Number: 79	Appr ID:	Property Type:	Adjusted for time?
	RPAN	1 to 3 Unit Residences	Yes

SAMPLE STATISTICS	
Sample size (n)	707
Mean Assessed Value	347,600
Mean Adj. Sales Price	442,100
Standard Deviation AV	97,783
Standard Deviation SP	125,832
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.796
Median Ratio	0.789
Weighted Mean Ratio	0.786
UNIFORMITY	
Lowest ratio	0.375
Highest ratio:	1.218
Coefficient of Dispersion	10.75%
Standard Deviation	0.111
Coefficient of Variation	13.93%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.780
Upper limit	0.799
95% Confidence: Mean	
Lower limit	0.788
Upper limit	0.804
SAMPLE SIZE EVALUATION	
N (population size)	7304
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.111
Recommended minimum:	20
Actual sample size:	707
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	370
# ratios above mean:	337
z:	1.241
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

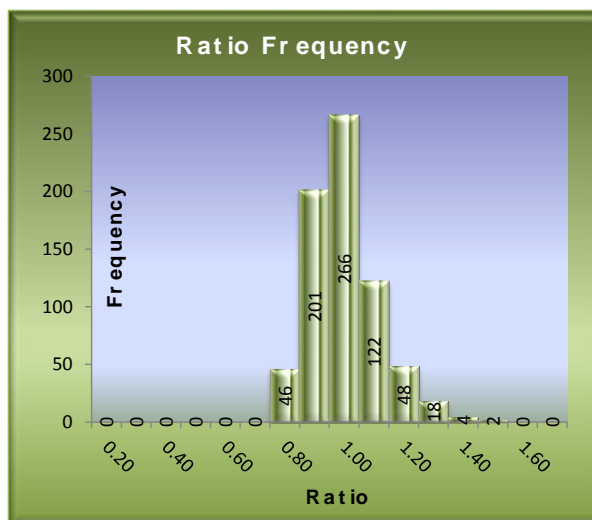
1 to 3 Unit Residences throughout Area 079

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

Physical Inspection Ratio Study Report (After) – 2015 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Beacon Hill	1/1/2015	7/15/2015	1/2012 - 12/2014
Area Number: 79	Appr. ID:	Property Type:	Adjusted for time?
	RPAN	1 to 3 Unit Residences	Yes

SAMPLE STATISTICS	
Sample size (n)	707
Mean Assessed Value	414,200
Mean Sales Price	442,100
Standard Deviation AV	106,620
Standard Deviation SP	125,832
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.950
Median Ratio	0.936
Weighted Mean Ratio	0.937
UNIFORMITY	
Lowest ratio	0.713
Highest ratio:	1.432
Coefficient of Dispersion	9.39%
Standard Deviation	0.116
Coefficient of Variation	12.19%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.926
Upper limit	0.947
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.958
SAMPLE SIZE EVALUATION	
N (population size)	7304
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.116
Recommended minimum:	21
Actual sample size:	707
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	389
# ratios above mean:	318
z:	2.670
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 079

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Improved Sales Used in this Physical Inspection Analysis - Area 079

1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	20	308600	2875	02/05/14	\$255,000	\$279,000	660	6	1922	Good	3,600	N	N	3110 15TH AVE S
1	40	059700	0598	02/07/14	\$260,000	\$284,000	690	6	1937	Good	2,117	N	N	3046 BEACON AVE S
1	40	912200	0780	06/13/14	\$224,700	\$237,000	700	6	1941	Avg	6,000	N	N	2347 21ST AVE S
1	20	396440	0405	05/01/12	\$310,000	\$404,000	720	6	1921	Good	4,000	N	N	3321 LAFAYETTE AVE S
1	80	816160	0155	04/24/12	\$275,000	\$359,000	720	6	1920	Good	4,000	Y	N	3204 19TH AVE S
1	20	307650	0750	12/05/13	\$335,000	\$372,000	730	6	1951	Avg	7,200	N	N	2909 13TH AVE S
1	40	754830	0715	04/26/14	\$360,000	\$385,000	750	6	1941	Avg	4,981	N	N	1772 18TH AVE S
1	40	754830	0441	05/07/14	\$300,000	\$320,000	760	6	1913	Avg	3,001	N	N	1761 17TH AVE S
1	40	059700	0370	03/08/12	\$295,000	\$390,000	780	6	1941	Avg	4,000	N	N	1815 S STEVENS ST
1	40	059700	0295	06/26/12	\$247,500	\$318,000	820	6	1940	Avg	4,000	Y	N	3053 20TH AVE S
1	20	310150	0020	06/13/12	\$325,000	\$419,000	820	6	1919	Good	4,000	N	N	3412 16TH AVE S
1	80	372680	0335	08/18/13	\$370,000	\$424,000	820	6	1922	Good	3,600	N	N	3412 18TH AVE S
1	40	308300	1190	02/12/13	\$252,000	\$304,000	840	6	1921	Avg	4,000	N	N	2714 23RD AVE S
1	20	310150	0065	09/24/13	\$364,750	\$414,000	840	6	1908	VGood	4,000	N	N	3421 17TH AVE S
1	80	798190	0090	03/04/14	\$386,000	\$419,000	860	6	1910	Good	3,175	N	N	3310 20TH AVE S
1	40	885000	0595	03/12/13	\$229,000	\$274,000	880	6	1900	VGood	3,000	N	N	1546 19TH AVE S
1	20	059700	0665	07/26/13	\$315,000	\$363,000	900	6	1920	Avg	3,633	N	N	3031 BEACON AVE S
1	40	912200	0625	11/29/12	\$245,000	\$301,000	900	6	1927	Avg	6,000	N	N	2356 18TH AVE S
1	40	754830	0460	04/14/14	\$358,000	\$384,000	910	6	1913	Avg	4,502	N	N	1767 17TH AVE S
1	40	059700	0390	10/22/12	\$316,000	\$393,000	950	6	1921	Good	4,210	N	N	3014 18TH AVE S
1	40	640170	0010	08/19/14	\$410,000	\$425,000	950	6	1939	Good	6,597	Y	N	933 STURGUS AVE S
1	40	539360	0870	07/09/12	\$377,000	\$483,000	1,000	6	1942	VGood	7,000	N	N	1822 S COLLEGE ST
1	40	149830	1286	11/12/13	\$346,500	\$388,000	1,020	6	1919	Good	3,900	Y	N	1619 S HOLGATE ST
1	40	149830	1090	03/18/13	\$350,000	\$418,000	1,060	6	1914	Avg	4,800	N	N	2106 15TH AVE S
1	20	308600	2770	12/03/12	\$260,000	\$320,000	1,060	6	1911	Avg	4,800	N	N	3114 14TH AVE S
1	40	539360	1115	10/31/13	\$247,950	\$278,000	1,080	6	1925	Avg	6,000	N	N	2211 22ND AVE S
1	20	308600	2760	12/17/12	\$349,500	\$428,000	1,150	6	1920	Good	3,200	N	N	3122 14TH AVE S
1	20	372680	0010	07/14/14	\$270,000	\$282,000	1,150	6	1910	Avg	3,600	N	N	3405 LAFAYETTE AVE S
1	40	713330	0270	04/11/14	\$453,500	\$487,000	1,220	6	1910	Good	3,135	Y	N	1339 STURGUS AVE S
1	80	816160	0006	04/18/13	\$384,500	\$455,000	1,220	6	1928	Good	3,231	N	N	2011 S HANFORD ST
1	40	059700	0150	09/16/14	\$344,000	\$354,000	1,280	6	1932	Good	4,751	N	N	3033 21ST AVE S
1	80	426320	0030	12/05/14	\$299,500	\$301,000	1,280	6	1958	Avg	6,726	Y	N	3421 25TH AVE S
1	20	310150	0090	10/17/14	\$400,000	\$408,000	1,310	6	1921	Avg	4,000	N	N	3403 17TH AVE S
1	80	798190	0110	10/03/14	\$350,000	\$358,000	1,340	6	1966	Avg	3,175	N	N	3326 20TH AVE S
1	40	732090	0115	11/07/14	\$253,500	\$257,000	1,400	6	1912	Fair	5,760	N	N	2716 20TH AVE S



Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	149830	1835	03/11/14	\$280,000	\$303,000	1,430	6	1915	Avg	6,000	N	N	2100 19TH AVE S
1	40	539360	1120	06/05/14	\$326,500	\$345,000	1,430	6	1950	Avg	6,000	N	N	2217 22ND AVE S
1	40	912200	0751	01/23/13	\$289,900	\$351,000	1,620	6	1919	Avg	4,000	N	N	2356 20TH AVE S
1	40	149830	2380	07/29/13	\$300,000	\$345,000	1,840	6	1906	Avg	4,200	N	N	1923 22ND AVE S
1	40	885000	0635	09/22/14	\$345,000	\$354,000	680	7	2006	Avg	3,000	N	N	1520 19TH AVE S
1	40	766010	0332	04/24/13	\$266,000	\$314,000	720	7	2004	Avg	667	N	N	1750 12TH AVE S
1	40	766010	0336	12/10/14	\$300,000	\$301,000	720	7	2004	Avg	1,570	N	N	1754 12TH AVE S
1	20	307650	0845	04/18/13	\$335,000	\$397,000	740	7	1927	Good	3,600	N	N	1308 S HANFORD ST
1	40	885000	0630	04/11/13	\$199,900	\$237,000	760	7	1904	Avg	3,000	N	N	1524 19TH AVE S
1	40	308000	0065	04/08/14	\$409,000	\$440,000	770	7	1955	VGood	4,000	N	N	2508 20TH AVE S
1	40	731990	0345	08/25/14	\$438,500	\$454,000	770	7	1912	VGood	3,072	N	N	2919 20TH AVE S
1	80	372680	0286	04/17/14	\$345,000	\$370,000	780	7	1917	VGood	1,912	N	N	3417 18TH AVE S
1	40	116600	0175	09/06/12	\$390,000	\$491,000	820	7	1905	VGood	4,000	N	N	1928 S LANDER ST
1	40	308300	0215	10/30/13	\$449,750	\$505,000	820	7	1914	Good	6,000	N	N	2803 22ND AVE S
1	40	539360	0507	06/24/14	\$329,445	\$347,000	830	7	2005	Avg	1,119	N	N	2300 A 14TH AVE S
1	40	539360	0509	07/02/14	\$334,500	\$351,000	830	7	2005	Avg	1,858	N	N	2300 B 14TH AVE S
1	80	368040	0210	02/03/14	\$475,000	\$520,000	840	7	1948	Good	8,250	Y	N	4102 24TH PL S
1	80	368040	0050	05/23/12	\$400,000	\$519,000	860	7	1948	Good	5,000	Y	N	4053 24TH PL S
1	40	149830	1048	05/08/14	\$321,950	\$343,000	860	7	2007	Avg	1,277	N	N	2107 B 15TH AVE S
1	80	372680	0285	10/01/14	\$346,000	\$354,000	880	7	1917	Good	2,196	N	N	3416 BEACON AVE S
1	80	325350	0135	03/25/14	\$334,000	\$360,000	890	7	1952	Good	3,809	N	N	3229 23RD AVE S
1	20	367890	0210	04/28/14	\$420,000	\$449,000	920	7	2007	Avg	3,424	N	N	3425 16TH AVE S
1	40	539360	0810	04/19/13	\$420,000	\$497,000	930	7	2013	Avg	3,150	N	N	2301 19TH AVE S
1	20	308600	2476	06/05/12	\$308,000	\$398,000	930	7	2012	Avg	940	N	N	2706 B 14TH AVE S
1	20	308600	2477	09/21/12	\$299,000	\$375,000	930	7	2012	Avg	1,462	N	N	2708 B 14TH AVE S
1	40	308300	0110	05/15/12	\$320,000	\$416,000	940	7	2011	Avg	4,000	N	N	3013 22ND AVE S
1	40	912200	0825	02/24/14	\$296,000	\$322,000	960	7	1951	Good	6,000	N	N	2122 S BAYVIEW ST
1	40	308300	0840	04/12/13	\$330,000	\$392,000	970	7	1949	Good	4,000	N	N	3011 23RD AVE S
1	20	372680	0225	12/18/13	\$359,000	\$398,000	970	7	1916	VGood	2,453	N	N	3419 BEACON AVE S
1	20	396440	0207	08/28/12	\$430,000	\$543,000	970	7	1912	Good	3,877	N	N	3226 LAFAYETTE AVE S
1	40	149830	1320	06/11/13	\$300,000	\$350,000	980	7	1912	Good	2,000	N	N	1610 S HILL ST
1	20	307650	0770	08/15/12	\$346,000	\$438,000	980	7	1953	Avg	4,800	N	N	3014 12TH AVE S
1	40	754830	0328	11/06/13	\$275,000	\$308,000	980	7	1996	Avg	1,288	N	N	1756 B 16TH AVE S
1	40	732090	0065	06/07/12	\$303,000	\$391,000	990	7	1949	Good	5,760	N	N	2710 19TH AVE S
1	40	149830	1940	04/29/14	\$373,000	\$399,000	1,000	7	1955	Avg	12,000	N	N	1904 19TH AVE S
1	40	539360	1050	05/09/14	\$445,000	\$474,000	1,000	7	1959	VGood	6,000	N	N	2206 20TH AVE S
1	80	669650	0030	02/05/14	\$369,000	\$403,000	1,030	7	1977	Avg	6,513	N	N	3400 25TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	80	669650	0030	09/11/12	\$318,750	\$401,000	1,030	7	1977	Avg	6,513	N	N	3400 25TH AVE S
1	80	162404	9247	08/01/13	\$485,000	\$558,000	1,040	7	1963	VGood	5,000	Y	N	2417 S SPOKANE ST
1	40	308300	0650	01/08/14	\$281,000	\$309,000	1,040	7	1963	Avg	4,000	N	N	2701 23RD AVE S
1	40	308300	1090	06/22/12	\$380,000	\$489,000	1,040	7	1923	Good	3,520	N	N	2901 HARRIS PL S
1	20	308600	2475	04/26/12	\$300,000	\$392,000	1,040	7	2012	Avg	940	N	N	2706 A 14TH AVE S
1	20	367890	0225	11/22/13	\$390,000	\$435,000	1,040	7	1928	Good	3,384	N	N	3434 15TH AVE S
1	40	539360	0901	04/08/14	\$447,000	\$481,000	1,040	7	1961	Good	5,900	N	N	1923 S WALKER ST
1	40	149830	1162	09/04/13	\$329,000	\$375,000	1,040	7	2007	Avg	1,088	N	N	2008 15TH AVE S
1	20	308600	2478	03/19/14	\$395,000	\$427,000	1,040	7	2012	Avg	1,462	N	N	2708 A 14TH AVE S
1	20	308600	2478	07/31/12	\$310,000	\$394,000	1,040	7	2012	Avg	1,462	N	N	2708 A 14TH AVE S
1	80	365010	0105	09/26/14	\$392,500	\$403,000	1,050	7	1909	Good	4,125	N	N	3313 19TH AVE S
1	40	388190	0321	05/14/14	\$339,950	\$362,000	1,050	7	1906	Good	5,402	N	N	1807 17TH AVE S
1	40	149830	1168	05/28/14	\$325,000	\$344,000	1,050	7	2005	Avg	1,609	N	N	1507 S PLUM ST
1	20	308600	3405	10/23/12	\$310,000	\$385,000	1,060	7	1910	VGood	2,400	N	N	1610 S WINTHROP ST
1	20	558620	0033	01/27/14	\$470,000	\$515,000	1,060	7	1942	Good	5,400	Y	N	2816 12TH AVE S
1	40	754830	0772	05/22/12	\$249,800	\$324,000	1,080	7	2007	Avg	1,391	N	N	1760 A 19TH AVE S
1	40	754830	0747	11/11/13	\$255,000	\$285,000	1,080	7	2007	Avg	2,150	N	N	1768 B 19TH AVE S
1	20	308600	3000	02/14/12	\$315,500	\$420,000	1,100	7	1921	Good	4,800	N	N	3011 16TH AVE S
1	20	367890	0110	06/10/14	\$403,000	\$426,000	1,100	7	1926	Good	3,598	N	N	3242 15TH AVE S
1	40	754830	0162	04/17/12	\$250,000	\$327,000	1,100	7	2007	Avg	2,660	N	N	1540 C 15TH AVE S
1	20	367890	0450	09/26/14	\$615,000	\$631,000	1,110	7	1927	VGood	3,783	N	N	3228 14TH AVE S
1	40	912200	0451	11/01/12	\$466,000	\$578,000	1,110	7	1927	VGood	4,000	N	N	1610 S BAYVIEW ST
1	80	142630	0850	06/01/12	\$302,000	\$391,000	1,120	7	1965	Avg	7,200	N	N	3920 25TH AVE S
1	40	388190	0135	10/04/12	\$345,000	\$431,000	1,120	7	1930	Good	4,320	N	N	1805 12TH AVE S
1	40	713330	0575	09/20/13	\$295,000	\$335,000	1,120	7	1997	Avg	1,386	Y	N	1701 A S ATLANTIC ST
1	40	308300	0785	02/24/14	\$370,000	\$402,000	1,130	7	1921	Good	4,000	N	N	2915 23RD AVE S
1	40	308300	1155	12/27/13	\$375,000	\$414,000	1,130	7	1955	Avg	5,500	N	N	2807 HARRIS PL S
1	80	368090	0005	07/15/13	\$395,000	\$457,000	1,130	7	1961	Avg	5,200	N	N	4001 25TH AVE S
1	40	059700	0300	10/07/13	\$461,000	\$521,000	1,140	7	1914	Good	4,000	Y	N	3049 20TH AVE S
1	40	116600	0090	08/05/13	\$259,950	\$299,000	1,160	7	1914	Avg	3,700	N	N	2511 20TH AVE S
1	40	308300	1095	08/24/14	\$410,000	\$424,000	1,160	7	1966	Avg	3,520	N	N	2907 HARRIS PL S
1	20	372680	0221	04/16/14	\$280,000	\$300,000	1,160	7	2007	Avg	1,235	N	N	3429 A BEACON AVE S
1	20	372680	0222	04/16/14	\$280,000	\$300,000	1,160	7	2007	Avg	1,243	N	N	3429 B BEACON AVE S
1	40	308300	0855	12/06/13	\$362,000	\$402,000	1,180	7	1951	Good	4,000	N	N	3021 23RD AVE S
1	40	731990	0040	07/09/12	\$426,500	\$546,000	1,180	7	1907	Good	4,224	N	N	2911 18TH AVE S
1	80	154110	0135	01/26/13	\$357,050	\$433,000	1,200	7	1916	Good	7,268	Y	N	2401 S HANFORD ST
1	40	539360	1204	11/20/13	\$320,000	\$357,000	1,200	7	1962	Avg	6,000	N	N	2306 22ND AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	731990	0140	09/30/14	\$415,000	\$425,000	1,200	7	1921	Avg	6,144	N	N	2711 18TH AVE S
1	40	308000	0040	05/15/14	\$495,000	\$527,000	1,210	7	1941	VGood	4,000	N	N	2609 21ST AVE S
1	40	732090	0045	03/04/14	\$452,000	\$491,000	1,220	7	1910	Good	5,760	N	N	2815 20TH AVE S
1	40	308300	0048	05/30/14	\$427,000	\$453,000	1,230	7	1973	Avg	4,000	N	N	3115 22ND AVE S
1	40	308300	0975	05/07/12	\$367,500	\$479,000	1,250	7	1988	Avg	4,000	N	N	3111 HARRIS PL S
1	40	539360	0790	12/10/12	\$381,000	\$468,000	1,250	7	1951	Avg	6,000	N	N	2312 18TH AVE S
1	40	732090	0145	03/08/13	\$275,000	\$329,000	1,250	7	1952	Avg	4,800	N	N	2717 21ST AVE S
1	40	885000	0113	10/11/13	\$430,000	\$485,000	1,250	7	2007	Avg	1,060	Y	N	1526 15TH AVE S
1	80	162404	9170	10/17/14	\$446,800	\$456,000	1,260	7	1958	Avg	8,712	N	N	2331 S HINDS ST
1	20	367940	0025	08/12/14	\$385,000	\$400,000	1,260	7	1928	Good	5,863	N	N	3436 14TH AVE S
1	80	272920	0085	10/29/12	\$278,500	\$346,000	1,280	7	1999	Avg	4,975	N	N	2215 S HORTON ST
1	40	912200	0205	12/04/13	\$300,000	\$334,000	1,280	7	1955	Avg	12,000	Y	N	2361 13TH AVE S
1	40	754830	0400	04/10/14	\$450,000	\$483,000	1,310	7	1997	Avg	5,000	N	N	1711 17TH AVE S
1	40	308300	0905	10/20/13	\$475,000	\$535,000	1,320	7	1916	Good	6,000	N	N	3115 23RD AVE S
1	40	308300	0910	07/08/14	\$410,000	\$430,000	1,320	7	1920	Good	6,000	N	N	3121 23RD AVE S
1	40	388190	0445	07/09/14	\$399,950	\$419,000	1,320	7	1986	Avg	5,400	N	N	1802 19TH AVE S
1	40	149830	1335	04/01/13	\$456,000	\$543,000	1,340	7	1977	Avg	6,000	N	N	2016 16TH AVE S
1	80	753980	0020	11/14/12	\$435,000	\$538,000	1,340	7	1947	Good	4,414	Y	N	3422 19TH AVE S
1	40	885000	0285	06/12/14	\$350,000	\$370,000	1,340	7	1904	Good	4,600	N	N	1517 17TH AVE S
1	40	912200	0936	04/10/14	\$399,000	\$429,000	1,340	7	1968	Avg	9,000	N	N	2360 23RD AVE S
1	20	308600	2690	08/13/13	\$342,000	\$392,000	1,360	7	1937	Avg	3,600	N	N	3022 14TH AVE S
1	40	388190	0330	10/23/12	\$365,000	\$454,000	1,360	7	1913	Good	5,402	N	N	1811 17TH AVE S
1	80	154110	0095	12/11/12	\$436,000	\$535,000	1,370	7	1928	VGood	3,680	N	N	3225 25TH AVE S
1	40	308300	1105	08/14/13	\$509,000	\$584,000	1,380	7	1966	VGood	5,000	N	N	2911 HARRIS PL S
1	20	310150	0030	05/06/13	\$437,000	\$515,000	1,380	7	1911	Good	4,000	N	N	3422 16TH AVE S
1	40	149830	1539	01/09/12	\$375,000	\$505,000	1,400	7	1910	Avg	6,120	N	N	2013 18TH AVE S
1	20	310150	0040	06/20/12	\$351,000	\$452,000	1,400	7	1927	Avg	4,000	N	N	3430 16TH AVE S
1	20	367890	0105	11/05/12	\$330,000	\$409,000	1,400	7	1926	Good	3,585	N	N	3246 15TH AVE S
1	20	396440	0495	01/10/12	\$240,000	\$323,000	1,400	7	1927	Good	4,000	N	N	3315 17TH AVE S
1	40	539360	0850	05/14/13	\$407,000	\$479,000	1,480	7	1967	Good	6,000	Y	N	2206 18TH AVE S
1	40	912200	0385	08/06/14	\$415,000	\$432,000	1,510	7	1909	Good	4,200	N	N	2355 16TH AVE S
1	40	059700	0550	09/19/14	\$350,000	\$360,000	1,530	7	1914	Avg	2,248	N	N	3014 BEACON AVE S
1	40	539360	0415	04/15/14	\$540,000	\$579,000	1,530	7	1979	VGood	6,000	N	N	2318 13TH AVE S
1	80	797010	0085	06/19/13	\$377,000	\$439,000	1,600	7	1908	Good	7,520	N	N	3310 25TH AVE S
1	40	308500	1610	09/30/14	\$397,000	\$407,000	1,620	7	1959	Avg	6,000	N	N	2914 HARRIS PL S
1	20	396440	0160	11/18/14	\$540,000	\$546,000	1,680	7	1926	Good	4,240	N	N	3217 LAFAYETTE AVE S
1	20	396440	0160	04/03/12	\$427,000	\$561,000	1,680	7	1926	Good	4,240	N	N	3217 LAFAYETTE AVE S



Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	059700	0485	03/30/12	\$435,000	\$573,000	1,710	7	1910	Good	4,000	Y	N	3049 19TH AVE S
1	40	307950	0135	07/29/13	\$485,000	\$559,000	1,710	7	1943	VGood	4,000	N	N	2508 18TH AVE S
1	40	754830	0344	05/02/13	\$345,000	\$407,000	1,740	7	1968	Avg	5,000	Y	N	1717 STURGUS AVE S
1	40	308300	0631	04/12/12	\$349,500	\$458,000	1,790	7	2004	Good	5,000	N	N	2710 22ND AVE S
1	40	168340	0150	09/23/13	\$335,000	\$380,000	1,830	7	1913	Avg	3,000	N	N	2221 15TH AVE S
1	40	731990	0270	10/09/13	\$550,000	\$621,000	1,830	7	1923	Good	6,144	N	N	2906 18TH AVE S
1	40	754830	0290	06/25/13	\$400,000	\$465,000	1,860	7	1967	Good	5,000	N	N	1761 STURGUS AVE S
1	40	388190	0275	08/21/12	\$350,000	\$443,000	1,870	7	1905	Good	5,924	N	N	1800 15TH AVE S
1	80	162404	9088	06/11/13	\$431,000	\$503,000	1,900	7	1989	VGood	12,240	Y	N	3827 25TH AVE S
1	20	425340	0005	06/06/13	\$360,000	\$421,000	1,980	7	1905	Avg	6,000	Y	N	2803 14TH AVE S
1	40	308300	0355	12/04/14	\$385,000	\$387,000	2,020	7	1950	Avg	4,000	N	N	2601 22ND AVE S
1	80	531210	0060	11/11/14	\$465,000	\$471,000	2,060	7	1994	Avg	3,141	N	N	3419 21ST AVE S
1	40	308000	0030	05/05/14	\$398,750	\$425,000	2,230	7	1954	Avg	4,000	N	N	2601 21ST AVE S
1	40	754830	0075	01/03/14	\$515,000	\$568,000	2,310	7	1914	VGood	7,500	N	N	1718 14TH AVE S
1	80	816160	0160	10/01/13	\$551,000	\$624,000	2,680	7	1917	Avg	3,966	Y	N	3202 19TH AVE S
1	40	149830	0775	06/24/14	\$355,000	\$374,000	630	8	2007	Avg	747	N	N	1303 S HILL ST
1	40	149830	0773	10/18/12	\$324,000	\$403,000	640	8	2008	Avg	1,027	N	N	1301 S HILL ST
1	40	149830	0879	08/12/13	\$339,900	\$390,000	820	8	2006	Avg	1,360	N	N	1410 S PLUM ST
1	40	149830	0781	04/16/14	\$329,000	\$353,000	830	8	2008	Avg	2,151	N	N	1309 S HILL ST
1	40	766010	0309	12/26/14	\$353,500	\$354,000	840	8	2008	Avg	972	N	N	1743 C 13TH AVE S
1	40	766010	0300	03/12/12	\$230,000	\$304,000	880	8	2009	Avg	925	N	N	1739 A 13TH AVE S
1	40	766010	0238	11/11/14	\$329,950	\$334,000	880	8	2008	Avg	812	N	N	1522 A 12TH AVE S
1	40	766010	0302	03/28/12	\$230,000	\$303,000	880	8	2009	Avg	825	N	N	1737 B 13TH AVE S
1	40	766010	0303	02/24/12	\$220,000	\$292,000	880	8	2009	Avg	1,249	N	N	1735 B 13TH AVE S
1	40	766010	0304	01/19/12	\$224,500	\$301,000	880	8	2009	Avg	1,249	N	N	1735 A 13TH AVE S
1	40	766010	0306	03/28/12	\$229,000	\$301,000	880	8	2009	Avg	825	N	N	1737 A 13TH AVE S
1	40	766010	0208	01/21/14	\$387,500	\$425,000	890	8	2007	Avg	835	N	N	1208 B S MASSACHUSETTS ST
1	40	885000	0488	05/08/13	\$290,000	\$342,000	920	8	2011	Avg	1,287	N	N	1540 18TH AVE S
1	40	766060	0141	04/23/14	\$344,000	\$368,000	1,000	8	2008	Avg	878	N	N	1726 B 13TH AVE S
1	40	766060	0131	10/20/14	\$374,950	\$382,000	1,000	8	2008	Avg	1,172	N	N	1724 D 13TH AVE S
1	40	059700	0583	06/17/13	\$433,000	\$505,000	1,040	8	2008	Avg	1,077	N	N	3037 18TH AVE S
1	40	149830	0875	08/14/14	\$445,000	\$462,000	1,060	8	2006	Avg	930	N	N	1922 14TH AVE S
1	40	059700	0589	08/12/13	\$378,000	\$434,000	1,060	8	2008	Avg	1,160	N	N	3039 18TH AVE S
1	40	059700	0592	08/14/13	\$430,000	\$493,000	1,060	8	2009	Avg	1,184	N	N	3041 B 18TH AVE S
1	40	885000	0517	07/31/14	\$480,000	\$500,000	1,060	8	2010	Avg	1,431	N	N	1520 18TH AVE S
1	40	885000	0518	11/26/13	\$437,500	\$488,000	1,060	8	2010	Avg	1,423	N	N	1518 18TH AVE S
1	40	059700	0593	11/17/14	\$403,000	\$407,000	1,080	8	2009	Avg	1,101	N	N	3041 A 18TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	80	325350	0030	07/25/14	\$583,000	\$609,000	1,100	8	1955	VGood	9,453	N	N	3222 21ST AVE S
1	80	365010	0115	02/12/14	\$525,000	\$573,000	1,100	8	2013	Avg	4,125	N	N	3305 19TH AVE S
1	40	059700	0590	10/07/13	\$369,950	\$418,000	1,120	8	2008	Avg	1,184	N	N	3044 A BEACON AVE S
1	40	149830	1600	08/15/14	\$616,000	\$639,000	1,150	8	1910	VGood	6,000	N	N	1911 18TH AVE S
1	40	059700	0551	11/18/14	\$499,950	\$506,000	1,200	8	2014	Avg	1,193	N	N	18TH AVE S
1	40	059700	0552	11/18/14	\$485,000	\$490,000	1,200	8	2014	Avg	1,320	N	N	3013 18TH AVE S
1	40	308300	0435	10/09/13	\$499,000	\$564,000	1,230	8	2013	Avg	8,000	N	N	2511 22ND AVE S
1	40	539360	0562	05/22/14	\$430,000	\$457,000	1,240	8	2007	Avg	1,588	N	N	2310 B 15TH AVE S
1	40	539360	0564	06/27/13	\$390,000	\$453,000	1,240	8	2007	Avg	1,527	N	N	2310 A 15TH AVE S
1	40	713330	0044	06/29/14	\$397,000	\$417,000	1,240	8	2007	Avg	1,275	N	N	1337 B 14TH AVE S
1	40	713330	0047	08/12/13	\$375,000	\$430,000	1,240	8	2008	Avg	1,252	N	N	1343 B 14TH AVE S
1	80	142630	0965	01/07/14	\$515,000	\$568,000	1,260	8	1954	Good	6,200	Y	N	3910 24TH AVE S
1	40	885000	0486	09/24/12	\$355,000	\$445,000	1,260	8	2011	Avg	1,642	N	N	1536 18TH AVE S
1	20	372680	0226	12/18/13	\$341,000	\$378,000	1,260	8	2013	Avg	1,071	N	N	3421 BEACON AVE S
1	20	372680	0227	01/03/14	\$339,000	\$374,000	1,260	8	2013	Avg	1,078	N	N	3423 BEACON AVE S
1	80	154110	0076	10/01/12	\$322,000	\$403,000	1,300	8	1954	Avg	5,520	N	N	3211 25TH AVE S
1	40	766060	0035	04/01/14	\$505,000	\$544,000	1,350	8	1903	VGood	6,050	N	N	1332 13TH AVE S
1	40	885000	0265	12/18/12	\$334,000	\$409,000	1,390	8	2007	Avg	2,133	N	N	1522 STURGUS AVE S
1	40	308500	1730	03/25/14	\$505,000	\$545,000	1,410	8	2013	Avg	4,000	Y	N	3120 HARRIS PL S
1	40	754830	0065	10/23/13	\$449,000	\$505,000	1,430	8	1948	Good	7,500	N	N	1717 15TH AVE S
1	80	368090	0095	06/04/13	\$440,000	\$515,000	1,440	8	1971	Avg	7,840	N	N	4129 CHEASTY BLVD S
1	20	367890	0480	07/15/13	\$562,000	\$650,000	1,480	8	2012	Avg	3,471	N	N	1407 S HANFORD ST
1	40	713330	0177	01/07/14	\$359,950	\$397,000	1,490	8	2010	Avg	1,480	Y	N	1311 C 16TH AVE S
1	40	754880	0049	07/28/13	\$453,500	\$523,000	1,590	8	2009	Avg	1,237	N	N	1319 S STATE ST
1	40	388190	0178	07/10/12	\$350,000	\$448,000	1,590	8	2009	Avg	1,182	N	N	1209 S GRAND ST
1	40	388190	0181	02/13/13	\$340,000	\$410,000	1,590	8	2009	Avg	2,198	N	N	1213 S GRAND ST
1	80	162404	9087	09/17/14	\$635,000	\$653,000	1,780	8	2001	Good	8,840	Y	N	2414 S BRADFORD ST
1	80	816160	0135	05/27/14	\$688,000	\$730,000	1,970	8	2014	Avg	4,000	Y	N	3220 19TH AVE S
1	80	372680	0420	01/08/13	\$452,000	\$550,000	2,010	8	1919	Avg	3,916	Y	N	3404 19TH AVE S
1	40	766010	0085	09/08/14	\$750,000	\$773,000	2,380	8	1902	Good	6,000	N	N	1331 13TH AVE S
1	40	308500	1545	02/11/14	\$534,988	\$584,000	2,400	8	2004	Avg	4,000	N	N	2822 HARRIS PL S
1	40	766060	0147	09/20/13	\$329,950	\$375,000	580	9	2013	Avg	1,110	N	N	1736 C 13TH AVE S
1	40	885000	0245	10/14/13	\$314,950	\$355,000	770	9	2012	Avg	2,007	Y	N	1534 STURGUS AVE S
1	40	885000	0248	07/22/13	\$379,900	\$438,000	810	9	2012	Avg	1,182	Y	N	1538 STURGUS AVE S
1	40	766060	0142	09/06/13	\$439,950	\$502,000	840	9	2013	Avg	781	N	N	1736 A 13TH AVE S
1	40	766060	0144	09/20/13	\$419,950	\$477,000	840	9	2013	Avg	980	N	N	1736 B 13TH AVE S
1	40	766060	0140	09/20/13	\$465,000	\$528,000	880	9	2013	Avg	781	N	N	1734 A 13TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	766060	0148	09/06/13	\$400,000	\$456,000	880	9	2013	Avg	1,111	N	N	1734 C 13TH AVE S
1	40	766060	0149	09/06/13	\$410,000	\$467,000	880	9	2013	Avg	980	N	N	1734 B 13TH AVE S
1	40	885000	0449	12/06/12	\$350,000	\$430,000	900	9	2012	Avg	1,375	N	N	1545 18TH AVE S
1	40	754830	0310	06/01/14	\$400,000	\$424,000	900	9	2014	Avg	970	N	N	1604 S GRAND ST
1	40	885000	0247	07/01/13	\$409,900	\$476,000	910	9	2012	Avg	1,234	Y	N	1540 STURGUS AVE S
1	40	885000	0448	03/21/13	\$375,000	\$448,000	920	9	2012	Avg	1,396	N	N	1537 18TH AVE S
1	40	754830	0305	12/20/13	\$386,950	\$429,000	980	9	2013	Avg	1,208	N	N	1768 16TH AVE S
1	40	754830	0306	11/12/13	\$375,000	\$420,000	980	9	2013	Avg	1,259	N	N	1770 16TH AVE S
1	40	754830	0307	09/20/13	\$399,950	\$454,000	980	9	2013	Avg	924	N	N	1600 S GRAND ST
1	40	754830	0309	04/28/14	\$410,000	\$438,000	1,000	9	2014	Avg	1,506	N	N	1606 S GRAND ST
1	40	754830	0308	09/06/13	\$421,000	\$480,000	1,040	9	2013	Avg	1,384	N	N	1602 S GRAND ST
1	40	149830	1055	05/25/13	\$397,950	\$467,000	1,050	9	2009	Avg	1,193	N	N	2111 A 15TH AVE S
1	40	885000	0447	02/14/13	\$340,000	\$410,000	1,060	9	2012	Avg	1,146	N	N	1539 18TH AVE S
1	40	885000	0509	09/23/14	\$525,000	\$539,000	1,080	9	2007	Avg	1,444	N	N	1526 18TH AVE S
1	40	885000	0445	03/04/13	\$335,000	\$402,000	1,090	9	2012	Avg	1,080	N	N	1543 18TH AVE S
1	40	885000	0246	10/14/13	\$399,950	\$451,000	1,120	9	2012	Avg	1,564	N	N	1536 STURGUS AVE S
1	40	754830	0726	04/03/14	\$499,000	\$537,000	1,200	9	2009	Avg	1,616	N	N	1762 18TH AVE S
1	40	885000	0018	10/01/14	\$412,000	\$422,000	1,200	9	2010	Avg	813	N	N	1519 B 14TH AVE S
1	40	754830	0726	03/22/13	\$475,000	\$567,000	1,200	9	2009	Avg	1,616	N	N	1762 18TH AVE S
1	40	754830	0732	05/28/14	\$574,950	\$610,000	1,220	9	2014	Avg	1,563	N	N	1801 S STATE ST
1	40	754830	0733	05/27/14	\$584,950	\$621,000	1,220	9	2014	Avg	1,536	N	N	1805 S STATE ST
1	40	885000	0586	04/08/14	\$448,000	\$482,000	1,240	9	2014	Avg	1,320	N	N	1824 S MASSACHUSETTS ST
1	40	754880	0059	11/05/12	\$485,000	\$601,000	1,260	9	2008	Avg	1,312	N	N	1765 14TH AVE S
1	40	754830	0497	01/31/13	\$480,000	\$581,000	1,280	9	2012	Avg	1,419	N	N	1721 S STATE ST
1	40	885000	0017	12/11/14	\$410,000	\$412,000	1,290	9	2010	Avg	1,121	N	N	1519 C 14TH AVE S
1	40	885000	0585	04/07/14	\$469,300	\$505,000	1,320	9	2014	Avg	1,689	N	N	1824 S MASSACHUSETTS ST
1	40	754830	0495	03/08/13	\$485,000	\$581,000	1,400	9	2012	Avg	1,975	N	N	1725 S STATE ST
1	40	754830	0496	03/25/13	\$490,950	\$586,000	1,420	9	2012	Avg	1,606	N	N	1723 S STATE ST
1	40	149830	0950	02/21/14	\$399,950	\$435,000	1,530	9	2007	Avg	947	N	N	2008 A 14TH AVE S
1	40	149830	0952	05/20/14	\$347,900	\$370,000	1,530	9	2007	Avg	689	N	N	2008 B 14TH AVE S
1	40	754830	0731	08/08/14	\$559,950	\$582,000	1,660	9	2014	Avg	1,458	N	N	1754 18TH AVE S
1	40	754830	0734	07/30/14	\$554,975	\$579,000	1,720	9	2014	Avg	1,438	N	N	1750 18TH AVE S
1	40	885000	0587	03/07/14	\$467,000	\$506,000	1,860	9	2014	Avg	1,416	N	N	1822 S MASSACHUSETTS ST
1	40	885000	0588	03/10/14	\$462,500	\$501,000	1,870	9	2014	Avg	1,563	N	N	1820 S MASSACHUSETTS ST
1	40	149830	0953	04/28/14	\$599,950	\$642,000	1,880	9	2014	Avg	1,703	N	N	2006 B 14TH AVE S
1	40	149830	0959	02/20/14	\$599,950	\$653,000	1,880	9	2014	Avg	1,703	N	N	2006 A 14TH AVE S
1	40	149830	0955	05/12/14	\$579,950	\$618,000	1,980	9	2014	Avg	1,301	N	N	2004 A 14TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	149830	0957	05/05/14	\$574,950	\$614,000	1,980	9	2014	Avg	1,301	N	N	2004 B 14TH AVE S
1	40	539360	0811	10/01/13	\$700,000	\$793,000	2,020	9	2013	Avg	3,150	N	N	2307 19TH AVE S
1	40	308300	0375	09/09/12	\$530,000	\$667,000	2,150	9	2012	Avg	4,000	N	N	2617 22ND AVE S
1	40	308300	0780	06/27/12	\$549,000	\$705,000	3,100	9	2008	Avg	4,000	N	N	2909 23RD AVE S
1	40	308300	1210	11/21/13	\$765,000	\$854,000	2,460	10	2013	Avg	4,800	N	N	2315 S LANDER ST
2	50	027200	0115	08/17/12	\$287,900	\$365,000	840	6	1920	Avg	4,000	N	N	1715 26TH AVE S
2	50	149830	2774	05/20/14	\$271,310	\$288,000	870	6	1906	Fair	5,340	N	N	2019 24TH AVE S
2	50	570000	0175	12/12/13	\$408,880	\$454,000	910	6	1922	Good	4,200	N	N	2534 30TH AVE S
2	50	672570	0070	03/02/13	\$338,400	\$406,000	910	6	1928	Good	5,279	N	N	2821 29TH AVE S
2	50	182230	0040	05/07/14	\$420,000	\$448,000	1,040	6	1904	Good	3,500	N	N	1713 22ND AVE S
2	50	027200	0220	09/23/14	\$417,000	\$428,000	1,060	6	1907	Avg	4,000	N	N	1501 26TH AVE S
2	50	027200	0125	08/29/14	\$438,000	\$453,000	1,200	6	1923	Good	4,000	N	N	1705 26TH AVE S
2	50	149830	4070	10/17/12	\$346,500	\$432,000	1,200	6	1923	Avg	5,000	N	N	2915 S HOLGATE ST
2	50	673870	0005	05/29/14	\$395,000	\$419,000	1,320	6	1909	Good	1,824	N	N	2000 30TH AVE S
2	50	149830	2783	05/19/14	\$333,000	\$354,000	1,580	6	1906	Fair	7,800	N	N	2023 24TH AVE S
2	50	027200	0880	08/27/13	\$555,000	\$635,000	880	7	1916	VGood	4,000	Y	N	1721 BRADNER PL S
2	50	149830	3155	08/28/13	\$340,000	\$388,000	900	7	1909	Avg	5,040	N	N	2111 25TH AVE S
2	50	027200	0620	12/02/14	\$290,000	\$292,000	900	7	1998	Avg	2,728	N	N	2703 S MASSACHUSETTS ST
2	50	811110	0050	02/14/12	\$305,000	\$406,000	1,020	7	1920	Good	3,960	N	N	1814 29TH AVE S
2	50	066900	0015	11/02/12	\$395,000	\$490,000	1,050	7	1921	Good	3,700	N	N	1928 30TH AVE S
2	50	690970	0437	05/22/14	\$353,250	\$375,000	1,060	7	1979	Avg	1,600	N	N	1523 30TH AVE S
2	50	027200	0420	07/25/12	\$216,000	\$275,000	1,060	7	1998	Avg	1,309	N	N	1721 MARTIN LUTHER KING JR
2	50	027200	0430	02/09/12	\$259,000	\$345,000	1,080	7	1998	Avg	1,773	N	N	1717 MARTIN LUTHER KING JR
2	50	149830	4065	06/14/14	\$496,752	\$524,000	1,090	7	1923	Good	5,000	N	N	1908 29TH AVE S
2	50	570000	0250	05/18/12	\$362,000	\$470,000	1,090	7	1960	Good	4,240	N	N	2722 30TH AVE S
2	50	673870	0050	07/10/13	\$555,000	\$643,000	1,110	7	1920	VGood	4,040	N	N	2100 30TH AVE S
2	50	811110	0040	04/25/12	\$450,000	\$588,000	1,120	7	1908	Good	3,960	N	N	1806 29TH AVE S
2	50	000360	0080	02/20/13	\$359,000	\$432,000	1,130	7	1983	Avg	5,000	N	N	2833 S BAYVIEW ST
2	50	539410	0020	02/19/13	\$527,000	\$634,000	1,200	7	1926	Good	4,750	N	N	2202 29TH AVE S
2	50	690970	0335	01/15/13	\$405,000	\$492,000	1,230	7	1928	Avg	3,000	Y	N	1506 30TH AVE S
2	50	539360	1690	07/20/14	\$370,000	\$387,000	1,310	7	1940	Avg	6,000	N	N	2320 29TH AVE S
2	50	027200	0320	11/05/14	\$398,000	\$404,000	1,310	7	1998	Avg	2,996	N	N	1712 26TH AVE S
2	50	027200	0340	09/03/13	\$350,000	\$399,000	1,310	7	1998	Avg	2,997	N	N	1726 26TH AVE S
2	50	027200	0355	11/08/14	\$325,000	\$329,000	1,310	7	1998	Avg	2,998	N	N	1734 26TH AVE S
2	50	027200	0320	03/12/12	\$290,000	\$383,000	1,310	7	1998	Avg	2,996	N	N	1712 26TH AVE S
2	50	149830	3675	06/21/13	\$470,000	\$547,000	1,330	7	1960	Avg	6,000	Y	N	1920 28TH AVE S
2	50	149830	4045	02/13/12	\$437,000	\$583,000	1,380	7	1926	Good	5,000	N	N	1912 29TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	50	539360	1635	12/29/14	\$515,000	\$515,000	1,390	7	1925	Good	6,000	Y	N	2321 29TH AVE S
2	50	027200	0460	10/19/12	\$242,000	\$301,000	1,440	7	1998	Avg	3,241	N	N	1701 MARTIN LUTHER KING JR
2	50	570000	0245	06/02/14	\$540,000	\$572,000	1,460	7	1925	Good	4,240	N	N	2718 30TH AVE S
2	50	912200	1276	08/06/12	\$482,000	\$612,000	1,460	7	1947	Good	6,000	Y	N	2343 29TH AVE S
2	50	570000	0230	04/24/14	\$495,000	\$530,000	1,490	7	1925	VGood	4,240	N	N	2706 30TH AVE S
2	50	570000	0235	05/23/13	\$375,000	\$440,000	1,500	7	1925	Avg	4,240	N	N	2710 30TH AVE S
2	50	570000	0025	06/19/12	\$415,000	\$534,000	1,530	7	1922	Good	3,920	N	N	2334 30TH AVE S
2	50	570000	0045	08/19/13	\$585,000	\$670,000	2,040	7	1925	VGood	4,080	N	N	2348 30TH AVE S
2	50	691020	0110	02/28/14	\$570,000	\$619,000	2,340	7	1956	Good	8,312	Y	N	2903 S MASSACHUSETTS ST
2	50	000360	0086	08/28/13	\$395,000	\$451,000	930	8	2008	Avg	1,230	N	N	2521 A 30TH AVE S
2	50	000360	0090	09/07/12	\$359,950	\$453,000	930	8	2008	Avg	1,012	N	N	2519 B 30TH AVE S
2	50	754830	1044	07/10/14	\$342,500	\$359,000	1,100	8	2008	Avg	826	N	N	2122 S STATE ST
2	50	754830	1042	04/10/14	\$349,000	\$375,000	1,120	8	2008	Avg	1,535	N	N	2120 S STATE ST
2	50	754830	1056	06/09/14	\$345,000	\$365,000	1,120	8	2008	Avg	1,210	N	N	2110 S STATE ST
2	50	388190	0670	02/14/14	\$360,000	\$393,000	1,140	8	2007	Avg	1,814	N	N	1810 25TH AVE S
2	50	754830	1041	06/23/14	\$345,000	\$363,000	1,140	8	2008	Avg	1,192	N	N	2113 S MASSACHUSETTS ST
2	50	765910	0033	10/18/13	\$345,000	\$389,000	1,150	8	2004	Avg	1,910	N	N	1504 22ND AVE S
2	50	673870	0040	09/16/13	\$660,000	\$751,000	1,300	8	1912	VGood	5,000	N	N	2009 31ST AVE S
2	50	239460	0124	06/18/13	\$394,000	\$459,000	1,320	8	2007	Avg	1,435	N	N	1727 25TH AVE S
2	50	690970	0340	08/20/14	\$619,000	\$642,000	1,430	8	1927	VGood	3,000	Y	N	1510 30TH AVE S
2	50	539360	1625	07/09/12	\$505,000	\$647,000	1,440	8	1944	Good	6,000	N	N	2311 29TH AVE S
2	50	690970	0260	01/24/13	\$550,000	\$667,000	1,460	8	2012	Avg	2,513	Y	N	1513 31ST AVE S
2	50	690970	0480	06/01/12	\$600,000	\$776,000	1,510	8	1996	Avg	3,360	Y	N	1547 30TH AVE S
2	50	029900	0041	09/10/12	\$345,000	\$434,000	1,520	8	2006	Avg	1,634	N	N	1509 B 23RD AVE S
2	50	066900	0095	04/06/12	\$439,000	\$577,000	1,600	8	1953	Avg	5,060	N	N	1927 31ST AVE S
2	50	912200	1230	12/05/14	\$590,000	\$594,000	1,680	8	2007	Avg	5,079	N	N	2348 28TH AVE S
2	50	169590	0015	08/01/13	\$435,000	\$501,000	1,710	8	1925	Avg	4,040	Y	N	1735 31ST AVE S
2	50	673870	0065	03/20/12	\$664,000	\$877,000	1,750	8	1919	VGood	3,600	N	N	2109 31ST AVE S
2	50	169590	0105	09/04/12	\$610,000	\$769,000	1,780	8	2012	Avg	4,085	Y	N	1802 30TH AVE S
2	50	149830	3865	07/29/13	\$466,000	\$537,000	1,810	8	1937	Avg	4,000	N	N	2108 29TH AVE S
2	50	570000	0090	06/12/13	\$628,000	\$733,000	1,840	8	1925	Good	4,872	N	N	2337 31ST AVE S
2	50	209020	0035	01/03/14	\$548,750	\$606,000	1,850	8	1908	Avg	4,000	N	N	2113 31ST AVE S
2	50	570000	0275	05/28/14	\$635,000	\$674,000	2,000	8	1921	Good	5,500	N	N	2739 31ST AVE S
2	50	690970	0265	07/03/12	\$500,000	\$641,000	2,080	8	1907	Good	3,487	Y	N	1517 31ST AVE S
2	50	539360	1640	08/22/13	\$546,000	\$625,000	2,180	8	1925	Avg	6,000	Y	N	2327 29TH AVE S
2	50	912200	1323	10/04/13	\$580,000	\$656,000	2,200	8	1998	Avg	4,500	Y	N	2359 30TH AVE S
2	50	016100	0005	07/03/13	\$630,000	\$731,000	2,240	8	1993	Good	3,808	Y	N	1701 30TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	50	539360	1655	04/09/13	\$650,000	\$772,000	2,590	8	2003	Avg	6,000	Y	N	2206 28TH AVE S
2	50	149830	3700	08/22/14	\$780,000	\$808,000	2,880	8	1921	Avg	12,000	N	N	2819 S HOLGATE ST
2	50	000360	0050	12/20/13	\$410,000	\$454,000	860	9	2013	Avg	1,343	N	N	2527 D 30TH AVE S
2	50	000360	0051	12/20/13	\$399,900	\$443,000	860	9	2013	Avg	2,412	N	N	2527 E 30TH AVE S
2	50	000360	0047	12/06/13	\$439,900	\$489,000	920	9	2013	Avg	1,302	N	N	2527 A 30TH AVE S
2	50	000360	0048	01/08/14	\$422,500	\$466,000	970	9	2013	Avg	1,246	N	N	2527 B 30TH AVE S
2	50	000360	0049	11/25/13	\$427,900	\$477,000	970	9	2013	Avg	1,509	N	N	2527 C 30TH AVE S
2	50	811110	0031	10/30/13	\$765,000	\$860,000	1,770	9	2013	Avg	3,804	Y	N	2839 S GRAND ST
2	50	149830	3895	07/29/14	\$630,000	\$657,000	1,780	9	1930	Good	3,240	N	N	2111 30TH AVE S
2	50	149830	3920	10/26/12	\$545,000	\$677,000	1,900	9	1930	Good	4,050	N	N	2121 30TH AVE S
2	50	673870	0075	06/26/14	\$755,000	\$795,000	2,100	9	2000	Avg	4,000	N	N	2101 31ST AVE S
2	50	570000	0205	03/16/12	\$616,800	\$815,000	2,550	9	1911	Avg	5,000	N	N	2519 31ST AVE S
2	50	539360	1630	10/14/13	\$880,000	\$993,000	2,940	10	2013	Avg	6,000	Y	N	2315 29TH AVE S
3	20	568000	0735	02/07/13	\$281,000	\$339,000	690	6	1948	Good	4,805	N	N	3915 14TH AVE S
3	20	568000	0805	01/17/12	\$141,000	\$189,000	740	6	1942	Avg	4,800	N	N	3807 14TH AVE S
3	20	568000	0855	04/01/13	\$271,000	\$322,000	800	6	1947	Good	5,760	N	N	3713 14TH AVE S
3	20	395940	1735	07/11/13	\$325,000	\$376,000	840	6	1941	Good	4,420	N	N	4526 10TH AVE S
3	30	514100	0290	07/12/13	\$275,000	\$318,000	860	6	1918	Avg	3,797	N	N	1317 S PEARL ST
3	20	395940	1730	06/18/13	\$309,950	\$361,000	880	6	1941	Good	4,304	N	N	4516 10TH AVE S
3	20	395940	1080	11/18/12	\$215,000	\$265,000	910	6	1943	Good	5,520	N	N	4552 11TH AVE S
3	30	274060	0005	07/02/13	\$298,000	\$346,000	920	6	1947	Good	5,000	N	N	1201 S DAWSON ST
3	20	395940	0820	06/05/13	\$375,000	\$438,000	930	6	1947	VGood	4,800	N	N	4519 13TH AVE S
3	30	514100	0450	11/23/12	\$250,000	\$308,000	940	6	1919	Good	3,797	N	N	1315 S SHELTON ST
3	30	274110	0280	05/13/14	\$415,000	\$442,000	980	6	1911	VGood	5,000	N	N	4958 12TH AVE S
3	20	367940	1110	05/30/14	\$332,000	\$352,000	1,000	6	1942	Good	4,776	N	N	4552 14TH AVE S
3	20	568000	0545	12/03/14	\$330,000	\$332,000	1,070	6	1942	Good	5,202	Y	N	4012 12TH AVE S
3	20	367940	1240	02/18/14	\$306,000	\$333,000	1,110	6	1950	Good	6,185	N	N	4536 15TH AVE S
3	30	274060	0150	05/17/13	\$255,000	\$300,000	1,270	6	1900	Avg	4,401	N	N	1110 S BENNETT ST
3	30	514100	0510	09/15/14	\$392,000	\$403,000	1,330	6	1917	Good	3,797	N	N	1312 S HUDSON ST
3	20	367940	0485	03/22/12	\$212,500	\$280,000	620	7	1948	VGood	1,332	N	N	3930 14TH AVE S
3	20	367940	0486	03/28/12	\$212,500	\$280,000	620	7	1948	VGood	1,338	N	N	3932 14TH AVE S
3	20	367940	0470	02/23/12	\$207,000	\$275,000	670	7	1948	VGood	1,449	N	N	3918 14TH AVE S
3	20	367940	0471	02/10/12	\$209,800	\$280,000	670	7	1948	VGood	1,459	N	N	3920 14TH AVE S
3	20	367940	0481	02/23/12	\$210,000	\$279,000	670	7	1948	VGood	1,454	N	N	3926 14TH AVE S
3	20	367940	0464	08/29/12	\$167,000	\$211,000	680	7	2006	Avg	815	N	N	3906 B 14TH AVE S
3	30	754980	0360	08/24/13	\$302,000	\$345,000	820	7	1960	Good	6,000	N	N	5328 14TH AVE S
3	20	395940	0690	12/12/12	\$327,000	\$401,000	840	7	1944	VGood	6,000	N	N	4314 12TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	367940	0502	03/27/12	\$229,950	\$303,000	840	7	2011	Avg	1,219	N	N	4010 C 14TH AVE S
3	20	367940	0504	04/19/12	\$230,000	\$301,000	840	7	2011	Avg	1,225	N	N	4010 A 14TH AVE S
3	20	367940	0512	03/06/12	\$233,500	\$309,000	840	7	2011	Avg	1,170	N	N	4012 C 14TH AVE S
3	20	367940	0513	07/06/12	\$228,000	\$292,000	840	7	2011	Avg	949	N	N	4012 B 14TH AVE S
3	20	367940	0514	06/27/12	\$230,000	\$295,000	840	7	2011	Avg	1,200	N	N	4012 A 14TH AVE S
3	20	367940	0503	05/09/12	\$230,000	\$299,000	840	7	2011	Avg	958	N	N	4010 B 14TH AVE S
3	20	395940	0740	09/03/13	\$352,948	\$403,000	860	7	1946	Good	4,800	N	N	4342 12TH AVE S
3	20	568000	0521	04/09/14	\$418,200	\$449,000	870	7	1935	VGood	5,640	N	N	4003 13TH AVE S
3	20	568000	0526	04/21/14	\$240,000	\$257,000	890	7	1940	Avg	3,960	Y	N	4001 13TH AVE S
3	20	367940	0750	06/01/12	\$230,000	\$297,000	900	7	1943	Avg	4,800	N	N	4109 15TH AVE S
3	20	395940	1630	04/16/13	\$355,000	\$421,000	910	7	1941	Good	4,110	N	N	1028 S SNOQUALMIE ST
3	20	367940	0690	05/14/13	\$320,000	\$376,000	940	7	1942	Good	4,800	N	N	4149 15TH AVE S
3	20	367940	0820	06/01/12	\$205,000	\$265,000	940	7	1941	Avg	6,603	N	N	4156 15TH AVE S
3	20	395940	1645	06/04/14	\$355,000	\$376,000	950	7	1947	Good	4,000	N	N	4545 11TH AVE S
3	20	367940	0472	05/16/14	\$299,950	\$319,000	960	7	2014	Avg	1,343	N	N	3922 C 14TH AVE S
3	20	367940	0474	11/04/14	\$294,000	\$298,000	960	7	2014	Avg	1,361	N	N	3922 A 14TH AVE S
3	20	367940	0482	04/17/14	\$299,950	\$321,000	960	7	2014	Avg	1,311	N	N	3928 C 14TH AVE S
3	20	367940	0483	04/14/14	\$289,950	\$311,000	960	7	2014	Avg	1,016	N	N	3928 B 14TH AVE S
3	20	367940	0484	09/18/14	\$295,500	\$304,000	960	7	2014	Avg	1,332	N	N	3928 A 14TH AVE S
3	20	395940	0577	10/22/14	\$352,000	\$358,000	970	7	1940	Avg	7,333	N	N	4158 12TH AVE S
3	20	395940	1165	03/16/12	\$340,000	\$449,000	970	7	1940	Good	5,760	N	N	4311 12TH AVE S
3	20	367940	0497	07/05/13	\$299,000	\$347,000	970	7	2013	Avg	1,254	N	N	4000 C 14TH AVE S
3	20	367940	0498	08/30/13	\$254,000	\$290,000	970	7	2013	Avg	969	N	N	4000 B 14TH AVE S
3	20	367940	0499	05/09/13	\$299,000	\$352,000	970	7	2013	Avg	1,268	N	N	4000 A 14TH AVE S
3	20	367940	0487	10/18/13	\$265,000	\$298,000	970	7	2013	Avg	1,366	N	N	3936 C 14TH AVE S
3	20	367940	0488	09/12/13	\$260,000	\$296,000	970	7	2013	Avg	1,058	N	N	3936 B 14TH AVE S
3	20	395940	1880	08/20/14	\$395,000	\$409,000	980	7	1950	VGood	4,018	N	N	4525 10TH AVE S
3	20	568000	0935	06/24/13	\$386,400	\$449,000	980	7	1949	Good	9,000	N	N	3606 13TH AVE S
3	20	568000	0530	04/05/13	\$389,000	\$462,000	990	7	1947	Good	6,003	Y	N	4002 12TH AVE S
3	20	395940	1670	05/28/13	\$431,100	\$505,000	1,040	7	2013	Avg	6,063	Y	N	4525 11TH AVE S
3	20	395940	0490	03/30/12	\$340,000	\$447,000	1,050	7	1940	Avg	6,000	Y	N	4137 13TH AVE S
3	20	367940	0473	04/08/14	\$289,950	\$312,000	1,060	7	2014	Avg	1,039	N	N	3922 B 14TH AVE S
3	20	395940	0875	10/23/13	\$360,000	\$405,000	1,070	7	1941	Good	5,560	N	N	4522 12TH AVE S
3	30	792510	0365	08/16/12	\$324,999	\$412,000	1,110	7	2007	Avg	4,000	N	N	5201 13TH AVE S
3	30	060000	0023	04/29/13	\$312,000	\$368,000	1,120	7	1952	Avg	5,445	N	N	4815 14TH AVE S
3	30	792510	0271	05/20/14	\$430,000	\$457,000	1,200	7	1906	VGood	4,500	N	N	5206 13TH AVE S
3	30	373280	0075	10/10/12	\$259,000	\$323,000	1,210	7	1945	Avg	6,512	N	N	1342 S HUDSON ST

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	395940	0710	07/30/14	\$447,000	\$466,000	1,230	7	1944	VGood	6,001	N	N	4322 12TH AVE S
3	20	367940	0675	07/02/13	\$350,000	\$406,000	1,280	7	1940	Good	4,886	N	N	1420 S NEVADA ST
3	20	567950	1295	03/04/14	\$491,500	\$534,000	1,300	7	2013	Avg	4,481	N	N	4117 12TH AVE S
3	20	395940	0855	08/20/14	\$525,000	\$544,000	1,350	7	1940	VGood	7,200	Y	N	4508 12TH AVE S
3	20	395940	0145	10/24/12	\$320,000	\$398,000	1,380	7	1953	Avg	4,800	N	N	4542 13TH AVE S
3	20	395940	0140	07/16/12	\$282,000	\$360,000	1,390	7	1951	Avg	4,800	N	N	4536 13TH AVE S
3	20	568000	0570	01/09/13	\$400,000	\$487,000	1,420	7	1949	Avg	8,258	Y	N	4111 13TH AVE S
3	30	514100	0720	08/05/14	\$400,000	\$416,000	1,450	7	2004	Avg	3,797	N	N	1314 S EDMUNDS ST
3	20	367940	0715	02/25/13	\$288,500	\$347,000	1,570	7	1927	Avg	6,600	N	N	4133 15TH AVE S
3	20	367940	0705	05/22/13	\$425,000	\$499,000	1,580	7	1927	VGood	6,000	N	N	4137 15TH AVE S
3	30	792510	0475	10/30/12	\$320,000	\$397,000	2,230	7	1905	Avg	6,000	N	N	5407 13TH AVE S
3	20	395940	0135	06/02/14	\$380,000	\$402,000	1,060	8	1950	Avg	4,800	N	N	4532 13TH AVE S
3	30	274110	0420	04/11/14	\$380,000	\$408,000	1,140	8	1951	Avg	5,127	N	N	5100 CORSON AVE S
3	20	567950	1310	10/30/14	\$445,000	\$452,000	1,210	8	1956	Avg	4,800	N	N	4107 12TH AVE S
3	20	395940	1284	06/26/14	\$440,000	\$463,000	1,220	8	1949	Good	6,290	N	N	4145 12TH AVE S
3	20	395940	1405	05/17/13	\$419,000	\$492,000	1,230	8	1993	Good	6,167	Y	N	4405 POWELL PL S
3	20	367940	0815	05/01/14	\$417,000	\$445,000	1,320	8	1950	Good	6,621	N	N	4150 15TH AVE S
3	20	367940	1030	08/15/14	\$375,000	\$389,000	1,340	8	1954	Avg	4,800	N	N	4311 15TH AVE S
3	20	395940	0305	01/07/13	\$425,000	\$518,000	1,450	8	1938	Avg	4,800	N	N	4328 13TH AVE S
3	20	568000	0750	07/30/14	\$385,000	\$401,000	1,560	8	1999	Avg	4,805	N	N	3911 14TH AVE S
3	20	568000	0780	12/18/12	\$322,800	\$395,000	1,560	8	1996	Avg	4,827	N	N	3901 14TH AVE S
3	20	367940	1080	10/23/12	\$390,000	\$485,000	1,590	8	1930	Good	4,676	N	N	4530 14TH AVE S
3	20	395940	0400	07/09/14	\$569,000	\$597,000	1,770	8	1929	VGood	8,227	N	N	4120 13TH AVE S
3	30	514100	0211	05/18/12	\$475,000	\$617,000	2,490	8	2011	Avg	4,000	Y	N	4975 13TH AVE S
3	20	395940	0955	05/03/13	\$355,000	\$419,000	1,670	9	1975	Good	2,827	N	N	4543 12TH AVE S
3	20	568000	0455	11/17/14	\$577,288	\$584,000	2,870	9	2008	Avg	7,200	N	N	3900 12TH AVE S
3	20	568000	0455	09/28/12	\$480,000	\$601,000	2,870	9	2008	Avg	7,200	N	N	3900 12TH AVE S
4	70	160460	0650	06/14/13	\$259,000	\$302,000	640	6	1905	Avg	6,000	N	N	4434 LETITIA AVE S
4	70	160460	1155	12/08/14	\$180,000	\$181,000	780	6	1920	Fair	3,540	N	N	4136 LEXINGTON PL S
4	80	811610	0135	05/21/12	\$200,000	\$259,000	780	6	1982	Avg	4,000	N	N	3222 MORSE AVE S
4	70	160460	1335	07/11/12	\$303,000	\$388,000	820	6	1909	Good	3,000	N	N	4219 LETITIA AVE S
4	70	160710	0041	06/21/13	\$200,000	\$233,000	910	6	1955	Avg	6,370	N	N	3003 S ANDOVER ST
4	70	162404	9092	06/30/14	\$255,000	\$268,000	940	6	1919	Avg	9,967	N	N	3822 MARTIN LUTHER KING JR
4	70	128230	0410	02/27/13	\$225,000	\$270,000	950	6	1900	Avg	5,400	N	N	3218 CLAREMONT AVE S
4	70	160710	0060	07/10/12	\$302,500	\$387,000	970	6	1942	Good	9,200	N	N	4004 31ST AVE S
4	70	162404	9099	05/24/13	\$275,000	\$322,000	1,010	6	1962	Good	5,580	N	N	3023 S DAKOTA ST
4	70	160460	2150	12/26/12	\$285,000	\$348,000	1,300	6	2005	Avg	6,693	N	N	4008 LETITIA AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	80	142630	0455	05/30/13	\$380,000	\$445,000	810	7	1907	Good	3,708	N	N	3529 ANTHONY PL S
4	70	160460	0660	05/12/14	\$350,000	\$373,000	910	7	1906	Good	4,500	N	N	4430 LETITIA AVE S
4	70	160710	0139	07/25/14	\$250,000	\$261,000	990	7	1954	Avg	6,250	N	N	4110 RENTON AVE S
4	70	160460	0880	08/23/12	\$350,000	\$443,000	1,060	7	1907	Good	5,000	Y	N	4407 LETITIA AVE S
4	70	160460	0860	05/16/13	\$402,000	\$473,000	1,090	7	2013	Avg	5,000	Y	N	4400 34TH AVE S
4	70	160460	1845	03/14/13	\$420,000	\$502,000	1,120	7	1905	VGood	4,500	Y	N	4117 34TH AVE S
4	70	162404	9053	11/11/13	\$320,000	\$358,000	1,140	7	1958	Avg	11,400	N	N	3918 31ST AVE S
4	70	560900	0290	08/24/12	\$309,175	\$391,000	1,200	7	1966	Avg	5,340	N	N	3831 LETITIA AVE S
4	70	160460	1375	06/19/14	\$378,750	\$399,000	1,260	7	2011	Avg	3,000	N	N	3508 S GENESEE ST
4	70	560900	0310	04/17/14	\$377,900	\$405,000	1,270	7	1965	Good	5,001	N	N	3837 LETITIA AVE S
4	70	160710	0178	11/20/13	\$435,000	\$486,000	1,280	7	1984	Good	7,030	N	N	3200 S GENESEE ST
4	70	160710	0102	04/25/14	\$390,000	\$417,000	1,300	7	1996	Good	5,316	N	N	4034 31ST AVE S
4	70	162404	9293	05/06/14	\$390,000	\$416,000	1,310	7	2006	Avg	5,000	N	N	3663 RENTON AVE S
4	70	560900	0326	03/19/14	\$322,500	\$348,000	1,320	7	1960	Avg	5,000	N	N	3847 LETITIA AVE S
4	70	160710	0094	08/26/13	\$389,000	\$445,000	1,340	7	1995	Good	5,014	N	N	3104 S DAKOTA ST
4	70	160710	0070	06/13/13	\$370,213	\$432,000	1,370	7	1979	Avg	6,700	N	N	4002 31ST AVE S
4	70	162404	9276	08/15/12	\$350,000	\$443,000	1,380	7	2008	Avg	5,253	N	N	2900 S COURT ST
4	70	162404	9228	11/24/14	\$325,000	\$328,000	1,510	7	1957	Avg	6,975	N	N	3826 RENTON AVE S
4	70	428240	0045	12/11/13	\$365,000	\$405,000	1,610	7	1970	Avg	5,495	N	N	4028 RENTON AVE S
4	70	162404	9275	08/12/14	\$327,000	\$339,000	1,630	7	1999	Avg	5,361	N	N	3001 A S COURT ST
4	70	160460	1543	07/17/13	\$352,675	\$408,000	1,650	7	2006	Avg	3,151	N	N	4084 LETITIA AVE S
4	70	393790	0120	10/06/14	\$400,000	\$409,000	1,810	7	1997	Good	5,012	N	N	3036 S BRADFORD ST
4	70	160460	1825	09/18/13	\$374,991	\$426,000	1,880	7	2001	VGood	3,132	Y	N	4093 LETITIA AVE S
4	80	142630	0555	05/08/12	\$358,000	\$466,000	1,510	8	2003	Avg	2,280	N	N	3524 CHEASTY BLVD S
4	70	160710	0051	07/19/13	\$318,600	\$368,000	1,530	8	2000	Avg	3,154	N	N	3025 S ANDOVER ST
4	70	160710	0052	06/25/13	\$375,000	\$436,000	1,680	8	2003	Avg	2,500	N	N	4009 31ST AVE S
4	70	393790	0096	01/31/13	\$471,000	\$570,000	2,020	8	2012	Avg	5,021	N	N	3020 S BRADFORD ST
4	70	162404	9292	10/15/14	\$449,990	\$459,000	2,050	8	2014	Avg	5,029	N	N	3661 RENTON AVE S
4	70	160710	0035	07/24/12	\$419,000	\$534,000	2,060	8	2011	Avg	3,752	N	N	4055 31ST AVE S
4	70	162404	9285	01/08/13	\$395,000	\$481,000	3,660	8	2004	Avg	7,128	N	N	4030 MARTIN LUTHER KING JR
4	70	160460	1572	09/05/14	\$345,000	\$356,000	860	9	2009	Avg	696	N	N	4070 B LETITIA AVE S
4	70	160460	1573	03/26/13	\$328,500	\$392,000	1,040	9	2009	Avg	957	N	N	4070 A LETITIA AVE S
4	70	160460	2050	07/11/14	\$460,000	\$482,000	1,080	9	2005	Avg	2,527	Y	N	4011 LETITIA AVE S
4	70	160460	2055	08/26/13	\$471,000	\$539,000	1,080	9	2005	Avg	2,394	Y	N	4015 LETITIA AVE S
4	70	160460	1570	09/05/14	\$374,000	\$386,000	1,100	9	2009	Avg	1,695	N	N	4068 LETITIA AVE S
4	70	160460	1760	07/24/13	\$620,000	\$716,000	1,450	9	2006	Good	4,600	Y	N	4050 34TH AVE S
4	70	160710	0038	09/21/14	\$500,000	\$514,000	1,640	9	2013	Avg	5,001	N	N	4062 RENTON AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	70	160510	0005	06/12/14	\$620,000	\$655,000	1,930	9	2013	Avg	5,510	N	N	3508 S OREGON ST
5	60	983420	0680	08/20/13	\$225,000	\$257,000	430	5	1918	Avg	4,080	N	N	3324 35TH AVE S
5	60	983420	0225	06/24/13	\$249,950	\$291,000	680	5	1905	Good	4,080	N	N	3412 S HORTON ST
5	60	795030	1965	06/19/12	\$260,000	\$335,000	720	6	1914	Avg	4,080	N	N	4135 38TH AVE S
5	60	795030	0775	12/04/14	\$350,000	\$352,000	790	6	1911	Avg	4,590	N	N	4009 38TH AVE S
5	60	128230	0005	08/14/12	\$265,000	\$336,000	840	6	1922	Avg	3,073	N	N	3218 S BYRON ST
5	60	128230	0785	11/13/13	\$275,000	\$308,000	900	6	2012	Avg	1,850	N	N	3311 WETMORE AVE S
5	60	983420	1865	11/19/13	\$285,000	\$318,000	900	6	2012	Avg	5,100	N	N	3834 COURTLAND PL S
5	60	983420	1865	04/25/12	\$220,000	\$287,000	900	6	2012	Avg	5,100	N	N	3834 COURTLAND PL S
5	60	983420	1045	03/13/13	\$282,000	\$337,000	930	6	1929	Avg	4,080	N	N	3410 35TH AVE S
5	60	128230	0105	06/04/14	\$317,000	\$335,000	1,010	6	1959	Avg	5,400	N	N	3148 WETMORE AVE S
5	60	983420	0445	07/05/13	\$405,000	\$470,000	1,020	6	1909	Good	4,080	N	N	3221 37TH PL S
5	60	983420	0730	08/24/12	\$400,000	\$506,000	1,060	6	1919	Good	4,080	N	N	3313 35TH AVE S
5	60	983420	0310	03/25/14	\$433,000	\$467,000	1,080	6	1919	Good	4,080	N	N	3209 36TH AVE S
5	60	570000	1345	08/09/12	\$287,900	\$365,000	1,120	6	1909	Avg	5,100	N	N	3233 S HANFORD ST
5	60	983420	0925	09/10/14	\$330,000	\$340,000	1,170	6	1907	Avg	4,080	N	N	3408 33RD AVE S
5	60	983470	0080	11/09/12	\$360,000	\$446,000	1,240	6	1919	Good	3,000	N	N	3239 37TH AVE S
5	60	983420	0875	01/03/14	\$433,157	\$478,000	1,340	6	1922	Good	4,080	N	N	3407 34TH AVE S
5	60	983420	0130	07/10/13	\$446,000	\$517,000	1,670	6	1913	VGood	4,080	N	N	3234 33RD AVE S
5	60	983420	0790	09/29/13	\$380,000	\$430,000	600	7	1909	Good	4,080	N	N	3318 34TH AVE S
5	60	128230	0789	10/25/13	\$225,000	\$253,000	790	7	2008	Avg	904	N	N	3317 A WETMORE AVE S
5	60	128230	0791	08/28/13	\$242,000	\$276,000	790	7	2008	Avg	1,080	N	N	3317 B WETMORE AVE S
5	60	983420	0795	03/09/12	\$400,000	\$530,000	800	7	2011	Avg	4,080	N	N	3312 34TH AVE S
5	60	983420	1215	10/09/14	\$276,000	\$282,000	820	7	2004	Avg	2,676	N	N	3646 COURTLAND PL S
5	60	983420	1470	12/18/14	\$303,000	\$304,000	840	7	2007	Avg	1,075	N	N	3625 36TH AVE S
5	60	795030	2125	10/25/12	\$250,000	\$311,000	860	7	2007	Avg	1,002	N	N	4110 C 37TH AVE S
5	60	795030	2121	07/16/14	\$289,000	\$302,000	860	7	2007	Avg	1,309	N	N	4110 A 37TH AVE S
5	60	128230	0010	05/30/12	\$348,000	\$450,000	870	7	1921	Avg	3,559	N	N	3214 S BYRON ST
5	60	983420	0950	06/16/14	\$385,000	\$406,000	870	7	1984	Good	4,080	N	N	3415 35TH AVE S
5	60	983420	1795	02/21/14	\$432,000	\$470,000	870	7	1907	VGood	4,080	N	N	3841 37TH AVE S
5	60	983420	0330	11/18/13	\$429,900	\$480,000	880	7	1925	VGood	4,080	N	N	3225 36TH AVE S
5	60	983420	0440	06/24/14	\$615,000	\$648,000	960	7	1924	Good	4,080	N	N	3219 37TH PL S
5	60	983420	0785	04/25/13	\$401,000	\$474,000	980	7	2012	Avg	4,080	N	N	3320 34TH AVE S
5	60	983420	0085	05/10/12	\$422,500	\$550,000	1,010	7	1905	Good	6,120	N	N	3225 34TH AVE S
5	60	570000	2285	10/16/14	\$495,000	\$505,000	1,020	7	1917	Good	3,570	N	N	3512 S HANFORD ST
5	60	983420	1155	07/09/12	\$492,900	\$631,000	1,030	7	1978	VGood	6,120	N	N	3625 37TH AVE S
5	60	983420	0365	08/15/14	\$607,000	\$630,000	1,060	7	1921	VGood	4,080	N	N	3240 35TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	60	795030	0830	07/11/13	\$416,500	\$482,000	1,080	7	1952	Good	6,120	N	N	4043 38TH AVE S
5	60	983470	0160	06/26/12	\$520,000	\$668,000	1,130	7	1909	VGood	3,353	N	N	3337 37TH AVE S
5	60	570000	2125	06/10/14	\$480,000	\$507,000	1,140	7	1910	Avg	4,322	N	N	3149 35TH AVE S
5	60	570000	2325	06/05/14	\$640,000	\$677,000	1,170	7	1917	VGood	4,206	N	N	2955 36TH AVE S
5	60	128230	1013	04/09/14	\$342,000	\$367,000	1,180	7	2007	Avg	1,386	N	N	3318 A WETMORE AVE S
5	60	128230	1105	05/01/14	\$421,500	\$450,000	1,230	7	1913	Avg	3,600	N	N	3260 MCCLINTOCK AVE S
5	60	128230	0920	07/30/12	\$439,950	\$560,000	1,250	7	1922	Good	5,400	N	N	3265 MCCLINTOCK AVE S
5	60	983470	0040	02/27/14	\$475,500	\$517,000	1,290	7	1909	Avg	5,823	N	N	3213 37TH AVE S
5	60	983420	1340	02/03/14	\$320,000	\$350,000	1,470	7	2002	Avg	2,001	N	N	3651 COURTLAND PL S
5	60	983420	1341	05/28/13	\$320,000	\$375,000	1,470	7	2002	Avg	2,001	N	N	3649 COURTLAND PL S
5	60	983420	0545	07/23/13	\$499,500	\$577,000	1,590	7	1930	Good	4,080	Y	N	3301 37TH PL S
5	60	983420	0110	10/24/13	\$500,000	\$563,000	1,760	7	2013	Avg	4,080	N	N	3241 34TH AVE S
5	60	795030	1018	06/20/12	\$395,799	\$509,000	1,840	7	2012	Avg	3,000	N	N	4041 37TH AVE S
5	60	570000	1375	06/20/13	\$685,000	\$798,000	1,870	7	1918	VGood	5,065	N	N	3309 S MOUNT BAKER BLVD
5	60	983420	0265	10/09/12	\$450,000	\$562,000	2,060	7	1914	Avg	4,080	N	N	3214 34TH AVE S
5	60	983470	0170	07/10/12	\$609,750	\$781,000	1,440	8	1917	Good	6,180	N	N	3403 37TH AVE S
5	60	570000	2835	09/26/14	\$705,000	\$723,000	1,820	8	1911	VGood	3,193	N	N	3226 37TH AVE S
5	60	570000	2230	06/07/13	\$775,000	\$906,000	1,980	8	1911	VGood	5,548	N	N	3112 35TH AVE S
5	60	570000	1360	03/22/13	\$769,000	\$918,000	2,300	8	1918	VGood	5,725	N	N	3102 33RD AVE S
5	60	983420	1211	01/21/14	\$460,000	\$505,000	1,310	9	2013	Avg	1,719	N	N	3652 COURTLAND PL S
5	60	983420	1212	12/09/13	\$499,900	\$555,000	1,450	9	2013	Avg	1,663	N	N	3650 COURTLAND PL S
5	60	983420	1140	12/31/14	\$617,000	\$617,000	1,490	9	2014	Avg	2,511	N	N	3609 YORK RD S
5	60	983420	1210	10/29/13	\$489,900	\$550,000	1,840	9	2013	Avg	1,708	N	N	3654 COURTLAND PL S
5	60	983470	0155	04/26/13	\$890,000	\$1,053,000	2,150	10	2013	Avg	3,326	N	N	3339 37TH AVE S
5	60	983420	1188	04/16/12	\$641,450	\$841,000	2,210	10	2012	Avg	4,080	Y	N	3919 37TH AVE S
5	60	983420	1187	04/16/12	\$645,000	\$845,000	2,300	10	2012	Avg	4,080	Y	N	3715 37TH AVE S
7	10	282210	0025	03/13/13	\$105,000	\$125,000	580	5	1930	Avg	2,425	N	N	6049 24TH AVE S
7	10	212404	9254	07/17/14	\$235,000	\$246,000	670	6	1903	Avg	5,600	N	N	2303 S JUNEAU ST
7	30	754980	1140	10/20/14	\$260,000	\$265,000	750	6	1916	Avg	6,720	N	N	5548 18TH AVE S
7	10	286110	0030	10/07/14	\$265,000	\$271,000	760	6	1950	Good	4,000	N	N	2314 S GRAHAM ST
7	30	524880	0750	02/21/14	\$265,000	\$288,000	780	6	1941	Avg	4,000	N	N	5561 23RD AVE S
7	30	754980	1150	02/14/14	\$250,000	\$272,000	820	6	1925	Avg	5,600	N	N	5558 18TH AVE S
7	10	175370	0125	03/19/14	\$240,000	\$259,000	830	6	1940	Avg	8,400	N	N	2440 S HOLLY ST
7	30	944830	0025	08/24/13	\$255,000	\$292,000	880	6	1937	Avg	4,130	N	N	5130 15TH AVE S
7	30	944830	0027	05/01/13	\$242,500	\$286,000	880	6	1941	Avg	3,640	N	N	5118 15TH AVE S
7	10	305860	0070	12/09/13	\$195,000	\$216,000	910	6	1951	Avg	5,084	Y	N	6419 23RD AVE S
7	30	373280	0450	11/05/13	\$210,000	\$235,000	920	6	1943	Avg	9,100	N	N	1711 S SHELTON ST

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	055500	0090	09/10/12	\$237,000	\$298,000	950	6	1909	Avg	8,684	N	N	2211 S GRAHAM ST
7	10	150780	0020	08/22/13	\$265,000	\$303,000	960	6	1947	Good	8,881	N	N	5930 17TH AVE S
7	80	212404	9129	04/22/14	\$416,000	\$445,000	960	6	1934	VGood	9,700	Y	N	4922 29TH AVE S
7	30	944830	0061	07/08/14	\$235,000	\$246,000	1,020	6	1939	Avg	7,920	N	N	5130 17TH AVE S
7	80	367740	0340	03/25/14	\$312,800	\$337,000	1,090	6	1940	Good	4,800	N	N	4934 BEACON AVE S
7	30	524880	0435	08/28/13	\$276,000	\$315,000	1,100	6	1942	Avg	4,000	N	N	5511 21ST AVE S
7	10	785700	4010	08/14/12	\$220,000	\$279,000	1,160	6	1949	Avg	8,794	N	N	2425 S EDDY ST
7	10	175370	0550	05/28/13	\$287,000	\$336,000	1,180	6	1941	Avg	7,500	N	N	2446 S WARSAW ST
7	80	417460	0324	10/18/13	\$230,000	\$259,000	1,180	6	1953	Avg	5,628	N	N	5223 26TH AVE S
7	30	524880	0445	06/25/12	\$264,950	\$340,000	1,180	6	1942	Avg	4,600	N	N	5501 21ST AVE S
7	10	785700	3767	06/26/13	\$343,200	\$399,000	850	7	1954	Good	5,848	N	N	6020 24TH AVE S
7	80	000180	0086	03/11/14	\$347,500	\$376,000	880	7	1936	Good	5,830	N	N	1717 S SNOQUALMIE ST
7	10	869280	0015	04/07/14	\$338,000	\$363,000	880	7	1955	Good	7,176	Y	N	5915 23RD AVE S
7	10	282210	0175	08/27/14	\$284,000	\$294,000	930	7	1978	Avg	4,850	N	N	6122 GOULD AVE S
7	80	274210	0163	11/14/13	\$495,000	\$554,000	940	7	1941	VGood	6,000	Y	N	5052 28TH AVE S
7	30	524880	0695	09/11/13	\$269,800	\$307,000	950	7	1971	Avg	4,000	N	N	5546 22ND AVE S
7	80	329570	0060	06/02/14	\$500,000	\$530,000	960	7	1941	VGood	5,525	Y	N	4820 27TH AVE S
7	30	373280	0365	07/25/13	\$408,000	\$471,000	980	7	1938	Good	11,122	N	N	1536 S SHELTON ST
7	80	417460	0028	10/29/13	\$399,950	\$449,000	1,000	7	1972	Good	5,369	N	N	2525 S AMERICUS ST
7	10	869280	0025	05/14/14	\$337,500	\$359,000	1,000	7	1956	Avg	7,314	N	N	5925 23RD AVE S
7	30	170840	0555	06/25/14	\$346,500	\$364,000	1,010	7	1941	Avg	6,300	N	N	5410 COLUMBIA DR S
7	10	171490	0366	09/21/12	\$298,000	\$374,000	1,010	7	1978	Avg	10,323	N	N	1905 S ORCAS ST
7	80	367740	0625	06/20/12	\$280,000	\$360,000	1,010	7	1947	Avg	4,099	N	N	4924 24TH AVE S
7	10	785700	3997	04/03/13	\$230,000	\$273,000	1,010	7	1952	Avg	7,155	N	N	2408 S MORGAN ST
7	30	524880	0205	07/18/13	\$349,950	\$404,000	1,020	7	1997	Avg	6,204	N	N	5543 20TH AVE S
7	30	754980	0105	09/13/12	\$287,500	\$361,000	1,020	7	1948	Avg	6,120	N	N	1526 S BENNETT ST
7	30	170840	0620	03/06/13	\$375,000	\$449,000	1,040	7	1941	Good	5,379	N	N	2003 S BRANDON ST
7	30	754980	0168	05/27/14	\$457,500	\$485,000	1,050	7	1925	VGood	4,030	N	N	5223 17TH AVE S
7	30	060000	0360	06/25/12	\$240,000	\$308,000	1,060	7	1951	Avg	6,100	N	N	4826 15TH AVE S
7	80	000180	0080	05/02/12	\$237,000	\$309,000	1,070	7	1940	Avg	5,662	N	N	1711 S SNOQUALMIE ST
7	10	869280	0020	06/05/12	\$265,000	\$342,000	1,080	7	1956	Avg	7,176	Y	N	5921 23RD AVE S
7	30	170840	0045	04/01/14	\$325,000	\$350,000	1,100	7	1941	Avg	5,335	N	N	4837 20TH AVE S
7	10	175370	0520	01/11/12	\$275,000	\$370,000	1,110	7	1952	Avg	8,400	N	N	2417 S MORGAN ST
7	10	282210	0225	04/07/13	\$325,000	\$386,000	1,110	7	1968	Avg	5,044	Y	N	6024 GOULD AVE S
7	30	170840	0575	10/24/13	\$276,000	\$310,000	1,120	7	1941	Avg	5,910	N	N	2129 S BRANDON ST
7	30	170840	0930	06/07/13	\$251,000	\$293,000	1,120	7	1941	Avg	5,225	N	N	2122 S BRANDON ST
7	30	754980	2030	11/04/14	\$400,000	\$406,000	1,120	7	1958	Good	6,480	N	N	5529 16TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	80	367740	0260	08/19/13	\$375,000	\$430,000	1,130	7	1940	Good	4,800	N	N	4877 24TH AVE S
7	10	754980	2535	11/11/14	\$423,000	\$428,000	1,130	7	1920	VGood	6,480	N	N	5802 16TH AVE S
7	10	754980	2535	07/10/12	\$355,000	\$454,000	1,130	7	1920	VGood	6,480	N	N	5802 16TH AVE S
7	30	170840	0845	04/10/13	\$340,000	\$404,000	1,140	7	1941	Good	4,924	N	N	5211 21ST AVE S
7	80	417460	0233	06/18/13	\$281,000	\$327,000	1,150	7	1949	Avg	7,435	N	N	5002 24TH AVE S
7	30	060000	0495	11/09/12	\$373,000	\$462,000	1,160	7	1966	VGood	8,709	N	N	1539 S ANGELINE ST
7	30	754980	0665	02/19/13	\$265,000	\$319,000	1,160	7	2008	Avg	1,228	N	N	5332 16TH AVE S
7	30	754980	0661	01/30/13	\$265,000	\$321,000	1,160	7	2008	Avg	1,231	N	N	5334 16TH AVE S
7	30	754980	0666	12/04/12	\$265,000	\$326,000	1,160	7	2008	Avg	1,200	N	N	5346 16TH AVE S
7	30	060000	0545	08/27/13	\$295,000	\$337,000	1,170	7	1950	Avg	7,300	N	N	1717 S ANGELINE ST
7	10	810090	0015	10/22/14	\$317,000	\$323,000	1,180	7	1926	Avg	7,260	N	N	5909 17TH AVE S
7	30	754980	0537	05/29/12	\$261,500	\$338,000	1,180	7	2008	Avg	1,263	N	N	5343 16TH AVE S
7	30	754980	0542	02/13/13	\$265,000	\$319,000	1,180	7	2008	Avg	1,237	N	N	5339 16TH AVE S
7	30	754980	0543	06/12/14	\$300,000	\$317,000	1,180	7	2008	Avg	1,235	N	N	5337 16TH AVE S
7	80	417460	0331	07/17/14	\$384,000	\$402,000	1,200	7	1987	Good	4,502	N	N	5230 25TH AVE S
7	30	524880	0265	05/16/13	\$355,000	\$417,000	1,200	7	1970	Good	4,000	N	N	5514 20TH AVE S
7	10	061340	0030	10/24/14	\$360,000	\$366,000	1,210	7	1979	Avg	6,840	N	N	6836 A VISTA AVE S
7	30	754980	0535	02/07/13	\$265,000	\$320,000	1,220	7	2008	Avg	1,243	N	N	5345 16TH AVE S
7	30	754980	0540	06/11/14	\$275,000	\$290,000	1,220	7	2008	Avg	1,242	N	N	5333 16TH AVE S
7	30	754980	0536	06/08/12	\$265,000	\$342,000	1,220	7	2008	Avg	1,215	N	N	5347 16TH AVE S
7	30	754980	0538	04/18/13	\$275,000	\$326,000	1,220	7	2008	Avg	1,237	N	N	5341 16TH AVE S
7	30	754980	0541	01/04/13	\$265,000	\$323,000	1,220	7	2008	Avg	1,243	N	N	5335 16TH AVE S
7	80	207010	0060	09/26/12	\$365,000	\$457,000	1,230	7	1930	Good	5,271	N	N	4921 26TH AVE S
7	30	170840	0465	10/17/13	\$249,000	\$280,000	1,250	7	1941	Good	5,225	N	N	2124 S PEARL ST
7	30	944830	0117	11/06/12	\$309,950	\$384,000	1,250	7	1960	Good	5,001	N	N	1559 S DAWSON ST
7	30	373280	0220	08/03/12	\$365,000	\$464,000	1,260	7	1950	Good	7,221	N	N	1553 S PEARL ST
7	30	170840	0875	04/23/12	\$248,000	\$324,000	1,270	7	1941	Good	8,061	N	N	5243 21ST AVE S
7	80	417460	0046	04/22/13	\$435,000	\$515,000	1,270	7	1961	Good	10,944	N	N	2530 S AMERICUS ST
7	80	868530	0060	03/24/14	\$450,000	\$486,000	1,290	7	1957	VGood	6,662	N	N	2436 S ANGELINE ST
7	80	417460	0234	10/14/13	\$373,000	\$421,000	1,300	7	1949	Good	6,900	N	N	5005 24TH PL S
7	30	524880	0610	07/15/13	\$338,500	\$391,000	1,310	7	1926	Avg	6,000	N	N	5519 22ND AVE S
7	30	373280	0501	10/15/12	\$295,000	\$368,000	1,320	7	1974	Avg	8,120	Y	N	4983 19TH AVE S
7	30	060000	0152	06/02/14	\$404,000	\$428,000	1,330	7	1963	Avg	8,880	N	N	4915 17TH AVE S
7	80	206960	0095	02/23/12	\$344,000	\$457,000	1,360	7	1940	Avg	5,505	N	N	5012 26TH AVE S
7	30	373280	0495	10/28/14	\$429,000	\$436,000	1,360	7	1970	Avg	8,120	Y	N	4977 19TH AVE S
7	30	754980	0662	07/19/12	\$275,000	\$351,000	1,360	7	2008	Avg	1,346	N	N	5338 16TH AVE S
7	30	754980	0663	12/07/12	\$280,300	\$344,000	1,360	7	2008	Avg	1,344	N	N	5336 16TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	30	754980	0668	06/04/13	\$310,000	\$362,000	1,360	7	2008	Avg	1,370	N	N	5342 16TH AVE S
7	30	754980	0669	01/10/13	\$280,000	\$341,000	1,360	7	2008	Avg	1,346	N	N	5340 16TH AVE S
7	30	944830	0130	08/15/13	\$395,000	\$453,000	1,370	7	1909	Good	7,250	N	N	1535 S DAWSON ST
7	30	944830	0115	12/05/14	\$425,000	\$428,000	1,390	7	1908	VGood	4,500	N	N	5213 17TH AVE S
7	80	417460	0283	08/08/12	\$535,000	\$679,000	1,410	7	1947	Good	16,702	N	N	5215 28TH AVE S
7	30	212404	9036	02/26/14	\$349,950	\$380,000	1,420	7	1959	Avg	8,800	N	N	4910 19TH AVE S
7	30	754980	1395	11/13/14	\$349,950	\$354,000	1,420	7	1925	Avg	6,720	N	N	5556 17TH AVE S
7	80	417460	0350	06/29/12	\$215,000	\$276,000	1,440	7	1954	Avg	5,564	N	N	5209 25TH AVE S
7	30	373280	0545	04/20/12	\$386,000	\$505,000	1,450	7	1959	Good	12,320	N	N	1725 S PEARL ST
7	10	212404	9325	04/30/12	\$406,000	\$530,000	1,450	7	2012	Avg	5,690	N	N	5934 21ST AVE S
7	10	212404	9326	08/08/12	\$395,000	\$502,000	1,450	7	2011	Avg	5,688	N	N	5938 21ST AVE S
7	30	170840	0055	03/03/14	\$376,000	\$408,000	1,480	7	1941	Avg	5,335	N	N	4849 20TH AVE S
7	10	171490	0020	07/01/13	\$355,000	\$412,000	1,500	7	1951	Avg	7,260	N	N	5811 17TH AVE S
7	30	060000	0280	07/03/12	\$190,000	\$243,000	1,540	7	1954	Avg	7,357	N	N	1552 S FERDINAND ST
7	30	170840	0595	07/25/14	\$360,000	\$376,000	1,550	7	1941	Good	5,225	N	N	2109 S BRANDON ST
7	80	023500	0060	04/29/13	\$300,000	\$354,000	1,580	7	1956	Fair	7,000	N	N	4802 24TH PL S
7	30	373280	0270	04/17/13	\$389,000	\$461,000	1,640	7	1911	Avg	14,525	N	N	1553 S SHELTON ST
7	80	207010	0095	12/20/12	\$372,950	\$456,000	1,650	7	1941	Good	5,750	N	N	4916 26TH AVE S
7	80	367740	0440	11/15/13	\$375,000	\$419,000	1,710	7	1947	Avg	5,160	N	N	4925 24TH AVE S
7	10	171490	0005	01/28/14	\$443,000	\$485,000	1,730	7	1942	VGood	5,687	N	N	5803 17TH AVE S
7	10	284150	0010	09/24/14	\$390,000	\$400,000	1,730	7	1983	Avg	5,724	Y	N	2413 S HOLLY ST
7	30	170840	0535	04/22/14	\$310,000	\$332,000	1,890	7	1941	Avg	5,225	N	N	5318 COLUMBIA DR S
7	30	060000	0120	08/13/13	\$270,000	\$310,000	1,970	7	1908	Avg	7,847	N	N	1511 S FERDINAND ST
7	10	033900	0005	11/14/12	\$318,000	\$393,000	2,000	7	1941	Good	8,840	N	N	2606 S AVON CREST PL
7	80	171190	0390	04/21/14	\$372,000	\$398,000	2,010	7	2010	Avg	3,390	N	N	5326 28TH AVE S
7	30	373280	0207	09/26/13	\$320,000	\$363,000	2,070	7	1998	Avg	7,237	N	N	1529 S PEARL ST
7	30	754980	0758	04/11/12	\$275,000	\$361,000	2,340	7	1989	Avg	5,040	N	N	5330 17TH AVE S
7	30	170840	0835	02/11/14	\$404,000	\$441,000	2,490	7	1941	VGood	7,035	N	N	5203 21ST AVE S
7	80	417460	0142	08/20/12	\$445,000	\$563,000	3,200	7	1947	Avg	10,505	N	N	2618 S HUDSON ST
7	10	179570	0030	12/01/14	\$355,000	\$358,000	1,250	8	1974	Avg	5,290	N	N	7009 COVELLO DR S
7	80	212404	9092	07/18/13	\$574,000	\$663,000	1,280	8	1948	VGood	6,325	Y	N	4919 29TH AVE S
7	80	207010	0085	10/10/13	\$424,950	\$480,000	1,310	8	1942	Good	5,601	N	N	2601 S FERDINAND ST
7	80	207010	0040	12/01/14	\$467,000	\$470,000	1,330	8	1948	Avg	5,511	N	N	4934 25TH AVE S
7	30	000180	0118	09/27/12	\$355,000	\$445,000	1,400	8	1956	Avg	9,950	N	N	1540 S ANGELINE ST
7	10	379290	0040	12/09/13	\$452,000	\$502,000	1,410	8	1980	Good	5,276	Y	N	2200 S MEAD ST
7	80	023500	0115	05/24/13	\$390,000	\$457,000	1,430	8	1954	Avg	5,115	N	N	2465 S EDMUNDS ST
7	80	417460	0264	08/01/14	\$402,000	\$419,000	1,430	8	1953	Avg	5,481	N	N	5011 27TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	80	023500	0035	05/08/12	\$332,500	\$433,000	1,450	8	1955	Avg	5,336	N	N	2480 S EDMUNDS ST
7	80	417460	0185	06/22/14	\$480,000	\$506,000	1,490	8	1926	Avg	6,770	N	N	4921 28TH AVE S
7	80	023500	0095	02/07/13	\$420,000	\$507,000	1,530	8	1955	Avg	5,115	N	N	2487 S EDMUNDS ST
7	80	439520	0065	09/16/13	\$481,650	\$548,000	1,560	8	1952	Good	6,626	N	N	5002 27TH AVE S
7	10	055500	0320	09/22/12	\$375,000	\$470,000	1,560	8	1996	Avg	4,266	N	N	2335 S EDDY ST
7	80	207010	0065	08/13/13	\$510,000	\$585,000	1,600	8	1952	Good	6,951	N	N	4915 26TH AVE S
7	80	274210	0152	10/13/14	\$491,000	\$501,000	1,660	8	1990	Avg	5,070	Y	N	2819 S DAWSON ST
7	10	171490	0635	10/01/12	\$349,950	\$438,000	1,800	8	2012	Avg	5,474	N	N	6026 18TH AVE S
7	10	171490	0601	04/16/12	\$365,000	\$478,000	1,800	8	2012	Avg	3,360	N	N	6000 18TH AVE S
7	10	171490	0606	05/17/12	\$363,000	\$471,000	1,800	8	2012	Avg	3,360	N	N	6004 18TH AVE S
7	10	171490	0610	07/21/12	\$357,135	\$456,000	1,800	8	2012	Avg	3,360	N	N	6008 18TH AVE S
7	10	171490	0615	07/27/12	\$361,280	\$460,000	1,800	8	2012	Avg	3,360	N	N	6012 18TH AVE S
7	10	171490	0621	08/30/12	\$349,950	\$442,000	1,800	8	2012	Avg	3,360	N	N	6016 18TH AVE S
7	10	171490	0625	09/25/12	\$354,185	\$444,000	1,800	8	2012	Avg	3,360	N	N	6020 18TH AVE S
7	10	171490	0630	10/08/12	\$354,553	\$443,000	1,800	8	2012	Avg	3,360	N	N	6024 18TH AVE S
7	80	274210	0151	11/22/13	\$399,000	\$445,000	1,970	8	1978	Avg	4,680	Y	N	2815 S DAWSON ST
7	80	417460	0072	12/23/14	\$539,500	\$540,000	2,040	8	1997	Good	5,722	Y	N	2424 S FERDINAND ST
7	80	417460	0072	02/05/13	\$460,000	\$556,000	2,040	8	1997	Good	5,722	Y	N	2424 S FERDINAND ST
7	10	171490	0495	04/16/12	\$444,000	\$582,000	2,170	8	1918	VGood	6,720	N	N	5910 18TH AVE S
7	80	212404	9082	07/17/14	\$432,550	\$452,000	2,200	8	1989	Avg	7,320	Y	N	4811 29TH AVE S
7	80	171190	0350	02/27/13	\$449,500	\$540,000	2,210	8	1988	Avg	6,781	N	N	5300 28TH AVE S
7	80	417460	0408	03/24/14	\$495,000	\$534,000	2,410	8	2013	Avg	6,451	N	N	5327 28TH AVE S
7	80	274210	0250	07/20/14	\$550,000	\$575,000	2,440	8	1955	Avg	17,745	Y	N	5004 29TH AVE S
7	80	417460	0406	11/20/14	\$485,000	\$490,000	2,580	8	2013	Avg	5,001	N	N	5329 28TH AVE S
7	30	060000	0555	01/15/13	\$419,000	\$509,000	2,590	8	2004	Avg	7,494	N	N	1735 S ANGELINE ST
7	10	055500	0037	08/21/12	\$395,000	\$500,000	2,750	8	1992	Avg	5,250	Y	N	2333 S GRAHAM ST
7	10	785700	3465	06/05/14	\$495,000	\$524,000	1,450	9	2006	Avg	4,750	N	N	5954 24TH AVE S
7	30	932035	0020	06/30/14	\$490,000	\$515,000	1,920	9	2003	Avg	3,497	Y	N	1859 S BRANDON PL
7	30	932035	0130	08/23/14	\$453,000	\$469,000	1,920	9	2004	Avg	4,284	Y	N	1854 S BENNETT DR
7	10	171490	0760	08/08/14	\$549,000	\$571,000	2,160	9	2014	Avg	3,360	Y	N	6017 19TH AVE S
7	80	417460	0231	07/03/13	\$562,500	\$653,000	2,420	9	1948	Avg	12,563	N	N	5010 24TH PL S
7	10	171490	0555	10/01/14	\$550,000	\$564,000	2,420	9	2014	Avg	3,360	Y	N	5927 19TH AVE S
7	10	171490	0560	11/06/14	\$550,000	\$558,000	2,420	9	2014	Avg	3,360	Y	N	5923 19TH AVE S
7	10	171490	0550	11/06/14	\$550,000	\$558,000	2,420	9	2014	Avg	3,360	Y	N	5931 19TH AVE S
7	30	932035	0230	12/26/13	\$475,000	\$525,000	2,421	9	2001	Avg	3,588	Y	N	1904 S BENNETT ST
7	10	212404	9153	12/11/13	\$517,000	\$574,000	2,510	9	2012	Avg	5,691	N	N	5930 21ST AVE S
7	10	000520	0087	07/09/14	\$487,000	\$511,000	2,540	9	2005	Avg	5,001	Y	N	6734 MARS AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	30	060000	0230	11/21/13	\$579,950	\$648,000	2,620	9	2013	Avg	7,207	N	N	1752 S FERDINAND ST
7	30	060000	0225	01/10/14	\$584,950	\$644,000	2,620	9	2013	Avg	7,951	N	N	4845 19TH AVE S
7	10	212404	9131	08/08/14	\$613,750	\$638,000	2,720	9	2014	Avg	6,398	Y	N	5919 B 24TH AVE S
7	10	212404	9329	12/08/14	\$600,000	\$603,000	2,840	9	2014	Avg	7,223	Y	N	5919 A 24TH AVE S
7	10	896190	0220	02/20/12	\$487,000	\$648,000	3,330	9	2008	Avg	8,050	N	N	5923 20TH AVE S
7	80	862470	0010	01/22/14	\$700,000	\$769,000	1,620	10	2014	Avg	5,550	N	N	4858 29TH AVE S

Improved Sales Removed in this Physical Inspection Analysis Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	20	059700	0660	07/08/14	\$325,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
1	20	307650	0880	03/20/13	\$356,700	AUCTION SALE
1	20	307650	0796	08/15/13	\$336,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	20	307650	0880	07/05/12	\$154,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	20	307650	0720	03/20/13	\$431,000	IMP. COUNT > 1
1	20	307650	0830	10/29/14	\$385,195	IMP. COUNT > 1
1	20	307650	0720	06/29/12	\$300,000	IMP. COUNT > 1; NO MARKET EXPOSURE
1	20	307650	0715	01/28/13	\$225,000	NO MARKET EXPOSURE
1	20	307650	0846	02/23/12	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	20	307650	0871	07/06/12	\$318,250	QUIT CLAIM DEED
1	20	308600	2976	10/04/12	\$26,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED
1	20	308600	2810	12/18/12	\$165,000	NO MARKET EXPOSURE
1	20	308600	3330	11/01/13	\$340,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	20	308600	2875	08/15/13	\$296,635	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	20	308600	3030	08/11/13	\$194,644	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	20	308600	2665	03/27/12	\$142,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	20	310150	0065	08/23/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	20	310150	0095	07/01/13	\$350,000	NO MARKET EXPOSURE
1	20	367890	0191	11/18/14	\$475,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	20	367890	0070	08/21/12	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	20	372680	0140	04/16/12	\$163,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	20	372680	0225	01/11/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER; SHORT SALE
1	20	372680	0005	08/24/12	\$254,700	NO MARKET EXPOSURE
1	20	396440	0120	07/01/14	\$202,000	NO MARKET EXPOSURE
1	20	396440	0190	07/31/14	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	20	396440	0470	07/25/14	\$500,000	OBSOLESCENCE
1	20	396440	0327	12/20/13	\$99,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	20	425340	0010	08/21/13	\$270,000	NO MARKET EXPOSURE
1	20	425340	0085	10/13/14	\$560,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	20	568000	1180	09/25/13	\$425,000	NO MARKET EXPOSURE
1	40	059700	0295	01/31/12	\$191,076	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
1	40	059700	0150	01/30/14	\$249,835	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	059700	0550	08/28/13	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
1	40	059700	0597	02/07/14	\$272,500	NO MARKET EXPOSURE
1	40	059700	0595	02/07/14	\$135,121	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	059700	0596	02/20/14	\$135,121	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	116600	0040	08/01/14	\$375,000	NO MARKET EXPOSURE
1	40	149830	0879	02/22/13	\$331,139	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	40	149830	0950	10/25/13	\$307,500	FORCED SALE; EXEMPT FROM EXCISE TAX
1	40	149830	1720	06/10/14	\$306,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	40	149830	0952	02/12/14	\$435,214	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	40	149830	1110	08/20/12	\$169,900	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
1	40	149830	1720	08/25/14	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	40	149830	0955	12/19/12	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
1	40	149830	0765	01/27/14	\$500,000	IMP. COUNT > 1
1	40	149830	1665	05/29/12	\$200,000	NO MARKET EXPOSURE
1	40	149830	2160	01/09/13	\$250,000	NO MARKET EXPOSURE
1	40	149830	1525	06/01/13	\$239,988	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	149830	0595	08/14/13	\$565,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	149830	0755	01/15/13	\$175,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	149830	1168	10/01/13	\$241,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
1	40	149830	1170	07/25/13	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	149830	1600	08/15/14	\$616,000	RELOCATION - SALE BY SERVICE
1	40	159460	0200	07/31/12	\$265,000	QUIT CLAIM DEED
1	40	168340	0075	01/13/12	\$419,083	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
1	40	168340	0135	08/27/13	\$399,800	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	168340	0035	02/26/13	\$314,292	FORCED SALE; EXEMPT FROM EXCISE TAX
1	40	168340	0075	03/08/12	\$240,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	40	168340	0035	05/21/13	\$337,590	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	40	168340	0220	11/19/13	\$260,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	168340	0205	06/04/13	\$219,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	40	168340	0085	03/06/14	\$310,000	NO MARKET EXPOSURE; TEAR DOWN
1	40	168340	0165	12/26/12	\$336,250	SEGREGATION AND/OR MERGER
1	40	259766	0120	12/17/12	\$290,000	NO MARKET EXPOSURE
1	40	307950	0205	08/16/12	\$74,853	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
1	40	308000	0040	09/17/13	\$180,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	308300	1195	01/22/14	\$201,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
1	40	308300	0650	12/12/12	\$316,903	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
1	40	308300	0180	08/07/13	\$459,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	308300	0180	05/29/12	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	308300	0456	08/19/13	\$419,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	308300	0215	06/05/13	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	308300	0435	07/03/13	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	308300	0446	09/26/12	\$408,000	NO MARKET EXPOSURE
1	40	308300	0750	05/21/14	\$130,000	NO MARKET EXPOSURE; TEAR DOWN
1	40	308300	0640	01/31/14	\$310,000	TEAR DOWN;
1	40	308500	1770	07/18/12	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	308500	1730	07/12/13	\$227,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	388190	0315	11/28/12	\$75,000	DOR RATIO; FORCED SALE; NO MARKET EXPOSURE
1	40	388190	0240	03/12/13	\$309,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	539360	0465	06/27/14	\$529,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	539360	1050	12/02/13	\$272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	539360	0325	06/12/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	539360	0810	11/05/12	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	539360	1070	04/25/12	\$135,000	IMP. CHAR. CHANGED SINCE SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	40	539360	0570	12/26/14	\$545,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	40	539360	0680	12/01/14	\$393,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	40	539360	0571	12/10/14	\$539,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	40	539360	0775	08/20/12	\$197,839	NO MARKET EXPOSURE
1	40	539360	0835	05/07/14	\$160,000	NO MARKET EXPOSURE
1	40	539360	0505	09/18/12	\$128,982	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	539360	0420	04/26/13	\$149,323	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
1	40	539360	0570	01/16/14	\$375,000	SEGREGATION AND/OR MERGER;
1	40	539360	0570	03/25/13	\$220,000	SEGREGATION AND/OR MERGER;
1	40	640170	0030	03/21/14	\$260,000	OBSOLESCENCE
1	40	640170	0030	03/21/14	\$260,000	OBSOLESCENCE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	713330	0315	04/10/14	\$189,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	713330	0320	04/10/14	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	713330	0315	10/31/14	\$201,098	NO MARKET EXPOSURE
1	40	713330	0315	03/26/13	\$138,000	NO MARKET EXPOSURE
1	40	713330	0320	08/06/13	\$237,000	NO MARKET EXPOSURE
1	40	713330	0030	11/18/14	\$446,000	OBSOLESCENCE; NO MARKET EXPOSURE
1	40	713330	0047	05/24/13	\$375,000	RELOCATION - SALE TO SERVICE
1	40	713330	0125	06/15/12	\$270,000	SHORT SALE
1	40	731990	0085	03/11/13	\$347,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	731990	0281	07/11/13	\$381,650	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	731990	0365	06/21/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	40	731990	0015	06/17/14	\$420,000	NO MARKET EXPOSURE
1	40	732090	0115	07/28/14	\$293,134	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	40	754830	0120	08/20/13	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	754830	0290	11/26/12	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	40	754830	0440	10/29/14	\$335,000	NO MARKET EXPOSURE
1	40	754830	0105	09/22/14	\$325,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	754830	0731	05/15/13	\$360,000	SEGREGATION AND/OR MERGER; TEAR DOWN;
1	40	754830	0795	03/03/14	\$410,000	SHORT SALE
1	40	754830	0500	02/22/14	\$355,000	TEAR DOWN;
1	40	766060	0055	05/16/14	\$555,000	NO MARKET EXPOSURE
1	40	766060	0140	02/07/12	\$400,000	NO MARKET EXPOSURE
1	40	885000	0630	07/13/12	\$274,014	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
1	40	885000	0420	02/08/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	885000	0550	08/13/13	\$176,681	IMP. COUNT > 1; PERCENT COMPLETE; NO MARKET EXPOSURE
1	40	885000	0165	03/19/13	\$225,000	MULTI-PARCEL SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	885000	0485	09/25/12	\$369,950	PERCENT COMPLETE
1	40	885000	0045	03/28/14	\$943,050	PERCENT COMPLETE
1	40	885000	0487	11/26/12	\$310,000	PERCENT COMPLETE
1	40	885000	0489	04/02/13	\$440,000	PERCENT COMPLETE
1	40	885000	0480	03/22/13	\$115,000	QUIT CLAIM DEED
1	40	885000	0505	05/28/14	\$126,507	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	885000	0560	06/07/12	\$190,000	SHORT SALE
1	40	912200	0485	10/12/12	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	912200	0905	05/27/14	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	912200	0630	08/02/13	\$343,000	IMP. COUNT > 1; NO MARKET EXPOSURE
1	40	912200	0630	07/03/13	\$330,000	IMP. COUNT > 1; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	40	912200	0636	06/15/12	\$210,000	NO MARKET EXPOSURE
1	40	912200	0650	08/21/13	\$193,438	NO MARKET EXPOSURE
1	40	912200	0825	03/08/12	\$99,819	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	40	912200	0925	03/25/13	\$184,000	QUIT CLAIM DEED
1	40	912200	0826	08/15/12	\$97,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	80	142630	0850	02/27/12	\$246,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
1	80	159660	0024	10/02/13	\$306,549	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	80	159660	0024	10/16/14	\$550,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	80	162404	9226	11/21/14	\$639,000	ACTIVE PERMIT BEFORE SALE>25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	80	162404	9170	03/08/12	\$298,000	FINANCIAL INSTITUTION RESALE;
1	80	325350	0160	11/20/14	\$317,625	AUCTION SALE; FINANCIAL INSTITUTION RESALE
1	80	325350	0160	09/18/13	\$516,122	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	80	325350	0030	01/10/14	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	80	365010	0115	07/17/13	\$264,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	80	365010	0046	03/03/14	\$100,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	80	368040	0245	07/24/13	\$144,000	QUIT CLAIM DEED
1	80	372680	0290	10/05/12	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
1	80	372680	0290	01/16/13	\$121,099	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	80	372680	0415	09/23/14	\$565,000	IMP. COUNT > 1
1	80	372680	0330	08/16/12	\$327,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	80	798190	0050	04/25/12	\$144,118	NO MARKET EXPOSURE; QUIT CLAIM DEED; STATEMENT TO DOR
1	80	798190	0040	12/09/12	\$137,519	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	80	816160	0025	08/26/13	\$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	80	816160	0135	12/02/13	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	000360	0046	02/19/14	\$427,650	DOR RATIO; MULTI-PARCEL SALE
2	50	000360	0072	12/14/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	50	000360	0057	09/27/12	\$576,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
2	50	000360	0057	02/19/14	\$388,625	MULTI-PARCEL SALE
2	50	027200	0120	01/22/14	\$176,666	AUCTION SALE; SEGREGATION AND/OR MERGER; EXEMPT FROM EXCISE TAX
2	50	027200	0340	04/11/12	\$267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	066900	0085	06/28/13	\$995,000	NO MARKET EXPOSURE
2	50	149830	3855	03/18/13	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	50	149830	2800	10/07/14	\$400,000	NO MARKET EXPOSURE
2	50	149830	2854	12/21/12	\$148,210	NO MARKET EXPOSURE
2	50	169590	0125	02/22/12	\$325,000	NO MARKET EXPOSURE
2	50	169590	0025	04/24/13	\$361,600	RELOCATION - SALE BY SERVICE;
2	50	169590	0025	04/03/13	\$361,600	RELOCATION - SALE TO SERVICE
2	50	388190	0666	12/26/13	\$285,000	NO MARKET EXPOSURE; SHORT SALE
2	50	539360	1730	11/17/14	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	50	539360	1730	07/18/14	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	50	539360	1675	07/09/13	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	570000	0180	04/14/14	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	570000	0255	03/06/14	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	570000	0120	12/03/13	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	50	570000	0230	08/07/13	\$321,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	50	570000	0120	07/22/14	\$780,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
2	50	570000	0180	12/08/14	\$760,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
2	50	672570	0065	06/07/12	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	673870	0025	07/24/13	\$68,399	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	795400	0130	02/25/13	\$325,000	SHORT SALE
2	50	811110	0065	03/02/12	\$150,500	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	811110	0030	01/03/13	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	50	811110	0030	07/11/13	\$437,085	NO MARKET EXPOSURE
2	50	885000	0900	09/10/13	\$455,260	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	50	912200	1325	10/22/12	\$487,942	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
2	50	912200	1325	03/26/13	\$420,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	912200	1225	10/29/14	\$610,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	20	367940	0675	12/19/12	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	367940	1240	06/26/13	\$170,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	20	367940	0230	04/07/14	\$350,000	IMP. COUNT > 1; TEAR DOWN
3	20	367940	0489	06/14/13	\$300,000	NO MARKET EXPOSURE
3	20	367940	0795	03/19/13	\$113,655	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	395940	0675	01/25/14	\$52,306	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED
3	20	395940	1750	03/05/12	\$155,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
3	20	395940	0400	04/11/13	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	395940	1080	06/11/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	395940	1880	12/23/13	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	20	395940	0805	04/04/13	\$425,000	IMP. COUNT > 1
3	20	395940	0185	12/20/12	\$400,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	20	395940	0345	08/28/14	\$390,000	NO MARKET EXPOSURE
3	20	567950	1295	04/30/13	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
3	20	568000	0755	03/27/13	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	20	568000	0580	12/10/12	\$520,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	30	002800	0005	11/19/13	\$298,350	NO MARKET EXPOSURE
3	30	060000	0460	06/21/13	\$275,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	060000	0075	06/20/14	\$121,589	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	274060	0105	10/22/14	\$235,000	NON-REPRESENTATIVE SALE
3	30	274110	0485	02/19/14	\$333,000	IMP. COUNT > 1
3	30	274110	0485	11/08/13	\$219,555	IMP. COUNT > 1; SHORT SALE
3	30	274110	0741	06/04/14	\$411,715	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	274110	0800	07/08/14	\$315,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	274110	0695	07/17/13	\$150,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	274110	0741	08/07/13	\$235,000	NO MARKET EXPOSURE
3	30	373280	0170	07/09/13	\$234,094	NO MARKET EXPOSURE
3	30	373280	0150	10/16/13	\$152,000	NON-REPRESENTATIVE SALE
3	30	373280	0020	10/31/12	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	30	514100	0450	08/01/12	\$163,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	514100	0405	02/11/14	\$399,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	514100	0405	07/06/13	\$240,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	514100	0571	08/25/14	\$267,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	514100	0685	10/21/14	\$320,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	514100	0015	10/09/12	\$120,000	NON-REPRESENTATIVE SALE
3	30	514100	0130	09/14/13	\$164,130	QUIT CLAIM DEED
3	30	792510	0485	06/20/12	\$269,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	880690	0040	08/05/14	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	880690	0225	05/23/13	\$220,000	NON-REPRESENTATIVE SALE
3	30	880690	0081	08/21/13	\$250,000	NON-REPRESENTATIVE SALE
3	30	880690	0087	06/24/14	\$250,000	NON-REPRESENTATIVE SALE
3	30	944830	0165	07/17/13	\$361,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
4	70	128230	0730	11/18/14	\$278,250	BANKRUPTCY - RECEIVER OR TRUSTEE
4	70	128230	0365	07/21/14	\$295,000	QUIT CLAIM DEED
4	70	128230	0430	09/10/14	\$395,000	NO MARKET EXPOSURE
4	70	128230	0730	04/08/13	\$235,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	70	128230	0400	10/29/14	\$510,000	NO MARKET EXPOSURE; PLOTTAGE
4	70	160460	2150	04/20/12	\$212,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
4	70	160460	1540	04/16/12	\$291,531	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	70	160460	1540	02/14/13	\$134,400	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
4	70	160460	1375	02/02/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	70	160460	1845	07/06/12	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	70	160460	1825	03/21/13	\$215,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	70	160460	0860	01/29/13	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	70	160460	0780	03/16/12	\$80,000	NO MARKET EXPOSURE
4	70	160460	0830	08/26/14	\$315,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	70	160460	2030	07/10/13	\$229,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	70	160510	0005	04/09/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
4	70	160510	0005	12/11/12	\$116,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
4	70	160710	0094	01/22/13	\$523,751	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	70	160710	0178	07/10/13	\$247,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	70	160710	0094	03/27/13	\$271,100	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	70	162404	9192	06/13/12	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN; FINANCIAL INSTITUTION RESALE
4	70	162404	9216	08/14/13	\$187,500	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
4	70	162404	9291	10/08/14	\$557,500	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
4	70	162404	9111	10/02/13	\$120,000	NO MARKET EXPOSURE
4	70	162404	9263	02/19/14	\$275,000	NO MARKET EXPOSURE
4	70	162404	9059	06/28/12	\$260,000	NON-PROFIT ORGANIZATION
4	70	393790	0115	10/10/12	\$217,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	70	393790	0090	11/06/12	\$240,000	NO MARKET EXPOSURE
4	70	560900	0085	01/29/14	\$287,997	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	70	560900	0120	02/24/12	\$180,000	NO MARKET EXPOSURE
4	70	919795	0110	03/20/13	\$100,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	80	142630	0560	04/17/14	\$120,000	NO MARKET EXPOSURE
4	80	194480	0076	10/15/13	\$225,000	NO MARKET EXPOSURE
5	60	128230	0005	06/19/12	\$378,115	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
5	60	128230	0750	03/05/14	\$210,000	NO MARKET EXPOSURE
5	60	128230	1258	12/10/12	\$260,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	60	128230	1008	08/19/13	\$283,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	60	128230	0795	08/20/12	\$180,000	SHORT SALE
5	60	570000	2125	02/27/14	\$421,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	60	570000	1360	10/23/12	\$433,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	60	570000	0445	12/11/14	\$465,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	570000	2130	10/09/14	\$660,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	570000	2165	10/30/14	\$513,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	570000	0446	10/29/14	\$465,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	570000	0447	11/18/14	\$465,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	60	570000	0449	11/18/14	\$465,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	570000	0445	06/19/13	\$250,000	NO MARKET EXPOSURE
5	60	570000	0445	03/10/12	\$90,000	NO MARKET EXPOSURE
5	60	570000	1440	09/03/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	60	570000	2090	12/06/12	\$375,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	60	795030	0915	04/11/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	60	795030	1990	12/08/14	\$364,500	NO MARKET EXPOSURE
5	60	795030	0765	02/02/12	\$147,000	SHORT SALE
5	60	983420	1242	06/18/12	\$169,900	AFFORDABLE HOUSING SALES; LEASE OR LEASE-HOLD
5	60	983420	1242	06/18/12	\$65,000	AFFORDABLE HOUSING SALES; LEASE OR LEASE-HOLD
5	60	983420	0975	06/17/14	\$293,750	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
5	60	983420	0910	12/10/14	\$307,398	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	60	983420	1105	04/11/13	\$285,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	60	983420	1470	11/19/14	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
5	60	983420	1329	07/06/12	\$362,353	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
5	60	983420	0385	08/05/14	\$430,851	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	60	983420	1345	02/26/13	\$310,464	EXEMPT FROM EXCISE TAX
5	60	983420	1329	11/19/12	\$208,800	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
5	60	983420	1410	02/25/13	\$290,000	GOV'T TO GOV'T; TEAR DOWN; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
5	60	983420	0178	10/21/14	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	60	983420	1000	10/30/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	60	983420	1105	07/25/13	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	60	983420	0995	11/08/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	60	983420	1210	10/18/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN; FINANCIAL INSTITUTION RESALE
5	60	983420	0305	07/16/14	\$350,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	983420	0411	11/13/14	\$390,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	983420	0745	10/28/13	\$263,500	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	983420	0885	07/17/14	\$360,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	983420	0995	02/10/14	\$425,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	983420	1000	03/14/14	\$412,500	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	983420	1100	12/22/14	\$332,500	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	60	983420	1366	12/16/14	\$429,900	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	60	983420	1130	05/14/13	\$327,000	NO MARKET EXPOSURE
5	60	983420	1250	04/29/13	\$331,700	NO MARKET EXPOSURE
5	60	983420	1064	03/27/12	\$529,000	NO MARKET EXPOSURE
5	60	983420	1366	11/08/12	\$161,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	60	983420	0840	08/19/13	\$300,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	60	983420	1365	06/24/12	\$195,000	NO MARKET EXPOSURE; TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	60	983420	1345	07/16/13	\$216,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
5	60	983420	0870	07/09/13	\$84,500	QUIT CLAIM DEED
7	10	000520	0077	11/18/14	\$233,000	NO MARKET EXPOSURE
7	10	033900	0085	03/18/13	\$237,000	SHORT SALE
7	10	033900	0090	12/26/14	\$285,000	SHORT SALE
7	10	055500	0280	11/21/14	\$150,000	ACTIVE PERMIT BEFORE SALE>25K; NO MARKET EXPOSURE
7	10	055500	0305	05/30/13	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	055500	0115	07/20/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	10	055500	0081	07/18/13	\$220,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	10	055500	0289	10/27/14	\$180,000	NON-REPRESENTATIVE SALE
7	10	061340	0080	01/31/14	\$380,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	10	150780	0056	01/26/12	\$220,000	SHORT SALE
7	10	157770	0165	08/21/13	\$80,000	SEGREGATION AND/OR MERGER; TEAR DOWN
7	10	171490	0080	03/13/13	\$210,000	FORCED SALE; NON-REPRESENTATIVE SALE; SHORT SALE
7	10	171490	0100	05/09/14	\$229,000	FORCED SALE; NON-REPRESENTATIVE SALE; SHORT SALE
7	10	171490	0005	07/17/12	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	10	171490	0060	09/03/14	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	10	171490	0040	09/09/13	\$251,000	IMP. COUNT > 1
7	10	171490	0750	05/28/13	\$225,000	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	171490	0060	07/15/14	\$160,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	10	175370	0555	10/31/13	\$452,000	ACTIVE PERMIT BEFORE SALE>25K
7	10	175370	0555	08/10/12	\$285,000	ACTIVE PERMIT BEFORE SALE>25K; SHORT SALE
7	10	175370	0066	07/05/12	\$305,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	10	175370	0573	08/26/14	\$201,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	175370	0090	12/10/12	\$247,000	SHORT SALE
7	10	179570	0010	07/05/13	\$260,000	SHORT SALE
7	10	212404	9305	03/19/13	\$44,788	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED
7	10	212404	9305	07/19/14	\$44,788	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	10	212404	9214	10/24/13	\$280,000	NON-REPRESENTATIVE SALE
7	10	282210	0150	07/01/13	\$298,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	10	282210	0150	06/30/13	\$298,000	RELOCATION - SALE TO SERVICE
7	10	286110	0045	02/04/13	\$239,500	NON-REPRESENTATIVE SALE
7	10	305860	0050	07/18/14	\$173,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NON-REPRESENTATIVE SALE
7	10	305860	0050	09/19/14	\$285,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	10	754980	2600	05/28/14	\$335,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	10	770760	0047	12/26/14	\$600,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	10	785700	3367	01/07/14	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	785700	3980	05/05/14	\$150,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	10	785700	3715	09/22/13	\$362,000	SHORT SALE
7	10	810090	0015	01/10/14	\$355,586	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	10	810090	0015	03/03/14	\$332,634	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
7	30	000180	0010	02/06/13	\$289,000	SHORT SALE
7	30	060000	0495	06/06/12	\$158,834	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	30	060000	0565	06/11/13	\$439,950	SEGREGATION AND/OR MERGER
7	30	170840	0965	08/14/14	\$218,000	ACTIVE PERMIT BEFORE SALE>25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	30	170840	0760	01/27/12	\$290,610	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	30	170840	0870	06/11/12	\$216,943	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	30	170840	0760	05/16/12	\$184,232	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
7	30	170840	0870	01/07/13	\$256,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
7	30	170840	0400	05/28/13	\$45,794	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	30	170840	0895	09/03/14	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	30	170840	0835	03/19/13	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
7	30	170840	0370	06/26/14	\$339,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	30	170840	0075	05/18/13	\$460,000	NO MARKET EXPOSURE
7	30	170840	0850	11/26/14	\$180,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	30	170840	0190	09/13/12	\$236,800	NON-REPRESENTATIVE SALE
7	30	170840	0695	04/02/13	\$340,000	NON-REPRESENTATIVE SALE
7	30	170840	0720	09/26/13	\$229,500	NON-REPRESENTATIVE SALE
7	30	170840	0690	11/16/13	\$170,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	30	170840	0050	08/03/12	\$156,957	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	30	186740	0095	02/02/12	\$215,000	IMP. COUNT > 1
7	30	186740	0065	06/21/12	\$449,950	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
7	30	186740	0065	06/21/12	\$449,950	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
7	30	212404	9149	05/11/12	\$220,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	30	373280	0270	06/27/12	\$373,138	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	30	373280	0556	04/13/12	\$170,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	30	373280	0480	02/07/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	30	373280	0405	03/10/14	\$254,950	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	30	373280	0510	04/18/12	\$150,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	30	373280	0525	07/09/14	\$300,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	30	373280	0226	10/15/12	\$434,000	NO MARKET EXPOSURE
7	30	373280	0360	07/22/14	\$135,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	30	373280	0361	10/24/13	\$212,500	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	30	373280	0480	02/26/13	\$219,000	NON-REPRESENTATIVE SALE
7	30	373280	0270	09/11/12	\$295,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	30	524880	0435	07/02/13	\$183,175	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	30	524880	0475	02/10/12	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	30	524880	0675	10/28/14	\$250,000	NO MARKET EXPOSURE
7	30	524880	0680	12/08/13	\$150,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	30	524880	0015	02/27/12	\$120,000	NON-REPRESENTATIVE SALE
7	30	524880	0475	05/10/13	\$228,000	NON-REPRESENTATIVE SALE
7	30	524880	0475	06/04/12	\$202,000	NON-REPRESENTATIVE SALE
7	30	524880	0505	06/22/12	\$205,000	NON-REPRESENTATIVE SALE
7	30	754980	0540	01/22/14	\$365,361	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	30	754980	0754	06/18/14	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	30	754980	0705	06/13/12	\$36,850	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	30	754980	0543	03/14/12	\$265,000	FINANCIAL INSTITUTION RESALE
7	30	754980	0668	08/23/12	\$280,000	FINANCIAL INSTITUTION RESALE
7	30	754980	0760	05/14/14	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	30	754980	1385	06/12/14	\$280,000	IMP. COUNT > 1; OBSOLESCENCE
7	30	754980	1565	12/19/14	\$311,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	30	754980	0700	09/24/14	\$575,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	30	754980	1435	08/11/12	\$160,000	NO MARKET EXPOSURE
7	30	754980	0169	07/22/13	\$193,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	30	754980	0705	04/16/14	\$288,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	30	754980	0550	10/23/13	\$196,000	NON-REPRESENTATIVE SALE
7	30	754980	0705	11/20/13	\$330,000	NON-REPRESENTATIVE SALE; SEGREGATION AND/OR MERGER
7	30	754980	0758	02/23/12	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	30	754980	1880	01/27/14	\$175,000	OBSOLESCENCE
7	30	754980	1070	12/12/13	\$127,928	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	30	754980	0762	01/18/13	\$170,486	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	30	754980	1957	10/25/12	\$65,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	30	754980	1610	05/13/14	\$260,000	SHORT SALE
7	30	754980	0045	09/26/14	\$305,000	SHORT SALE
7	30	754980	0050	04/25/12	\$365,000	SHORT SALE
7	30	944830	0031	05/23/13	\$214,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	30	944830	0090	03/25/14	\$431,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	30	944830	0116	02/19/13	\$290,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
7	80	023500	0075	07/18/14	\$531,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	80	206960	0105	05/02/14	\$400,000	NO MARKET EXPOSURE; QUESTIONABLE PER SALES IDENTIFICATION
7	80	212404	9092	10/26/12	\$275,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
7	80	274210	0235	05/14/14	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	80	367740	0135	02/10/12	\$168,000	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	367740	0445	09/02/14	\$475,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	80	367740	0075	06/25/14	\$290,000	NO MARKET EXPOSURE
7	80	367740	0695	09/26/13	\$291,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	80	367740	0701	07/24/12	\$233,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	80	367740	0005	04/16/14	\$379,944	OBSOLESCENCE
7	80	367790	0010	09/02/14	\$565,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	80	417460	0391	10/08/14	\$250,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	80	417460	0028	05/03/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	417460	0046	12/17/12	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	417460	0046	11/27/12	\$218,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	80	417460	0382	11/20/13	\$218,987	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	80	417460	0115	09/06/13	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER; TEAR DOWN
7	80	417460	0055	05/21/14	\$360,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	80	417460	0027	05/03/12	\$273,000	NO MARKET EXPOSURE
7	80	417460	0387	03/19/12	\$139,900	QUESTIONABLE PER APPRAISAL
7	80	439520	0046	07/01/13	\$399,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	862470	0015	03/24/14	\$332,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	80	862470	0015	11/12/14	\$640,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	80	868530	0040	08/12/13	\$358,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	868530	0060	10/20/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Physical Inspection Analysis Area 079

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
079	001	40	149830	1920	03/28/12	\$120,000	6,000	N	N
079	001	40	308300	1075	07/07/14	\$150,000	4,000	N	N
079	001	40	388190	0380	04/04/14	\$190,000	5,402	N	N
079	001	40	539360	0685	11/21/14	\$200,000	6,000	N	N
079	001	40	539360	1220	02/05/13	\$125,000	6,000	N	N
079	001	40	539360	1220	05/02/12	\$100,000	6,000	N	N
079	001	40	912200	0170	07/30/13	\$190,000	6,000	N	N
079	001	80	142680	0040	08/27/14	\$295,000	10,620	Y	N
079	001	80	272920	0005	06/24/14	\$116,500	8,460	N	N
079	001	80	272920	0005	02/07/12	\$100,000	8,460	N	N
079	002	50	149830	3745	07/23/12	\$155,000	6,000	Y	N
079	002	50	690970	0450	11/20/13	\$370,000	6,720	N	N
079	003	20	395940	1715	01/28/13	\$14,975	1,718	N	N
079	003	20	568000	0460	07/29/14	\$185,000	7,200	N	N
079	003	20	568000	0465	04/21/14	\$165,000	7,200	N	N
079	003	30	754980	0180	02/06/14	\$210,000	4,462	N	N
079	004	70	160710	0010	09/23/14	\$119,500	5,177	N	N
079	005	60	983420	1300	12/29/14	\$700,000	10,123	N	N
079	007	10	175370	0060	06/10/13	\$110,000	3,574	N	N
079	007	10	212404	9306	11/19/14	\$178,000	5,054	N	N
079	007	10	212404	9320	05/12/14	\$75,000	5,001	Y	N
079	007	10	212404	9321	04/22/14	\$75,000	5,001	Y	N
079	007	30	754980	0025	01/09/14	\$100,000	3,052	N	N

Vacant Sales Removed in this Physical Inspection Analysis Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	20	568000	1190	10/25/12	\$220,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
001	40	159460	0225	01/30/14	\$190,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
001	40	307950	0050	06/17/14	\$35,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
001	40	307950	0050	11/05/13	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
001	40	388190	0300	05/23/12	\$105,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	40	388190	0305	05/23/12	\$105,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	40	388190	0310	05/23/12	\$105,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	40	713330	0080	05/09/14	\$300,000	TEAR DOWN;
001	40	754830	0280	02/04/14	\$39,000	NO MARKET EXPOSURE;
001	40	885000	0535	01/14/14	\$276,300	NO MARKET EXPOSURE;
001	40	885000	0610	08/14/14	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN;
001	40	912200	0155	06/13/12	\$257,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
002	50	690970	0450	12/31/14	\$196,000	QUIT CLAIM DEED; CORPORATE AFFILIATES; STATEMENT TO DOR;
002	50	885000	1025	03/27/14	\$200,000	NO MARKET EXPOSURE;
004	70	160460	1045	12/31/13	\$250,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER;
004	70	160460	1050	12/31/13	\$250,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER;
004	70	160460	2059	08/09/13	\$422,500	MULTI-PARCEL SALE;
004	70	160710	0184	12/27/12	\$35,000	NO MARKET EXPOSURE;
004	70	162404	9046	07/01/13	\$154,000	SEGREGATION AND/OR MERGER; TEAR DOWN;
004	70	393790	0020	10/13/14	\$49,750	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
004	70	393790	0025	10/13/14	\$49,750	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
004	70	393790	0030	10/13/14	\$49,750	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
004	80	194480	0034	01/10/12	\$180,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES; AND OTHER WARNINGS;
004	80	238170	0095	03/27/13	\$789,900	MULTI-PARCEL SALE;
004	80	238170	0100	03/27/13	\$789,900	MULTI-PARCEL SALE;
004	80	238170	0105	03/27/13	\$789,900	MULTI-PARCEL SALE;
004	80	238170	0103	03/27/13	\$789,900	MULTI-PARCEL SALE;
004	80	238170	0110	03/27/13	\$789,900	MULTI-PARCEL SALE;
005	60	983420	1315	03/21/14	\$400,000	TEAR DOWN;

Vacant Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	60	983420	1320	05/20/14	\$367,000	TEAR DOWN
005	60	983420	1400	12/17/14	\$700,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
005	60	983420	1400	05/18/12	\$195,000	GOV'T TO GOV'T; SEGREGATION AND/OR MERGER; AND OTHER WARNINGS
005	60	983420	1401	12/17/14	\$700,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
005	60	983420	1402	12/17/14	\$700,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
007	10	212404	9185	01/07/13	\$80,000	NO MARKET EXPOSURE
007	10	212404	9320	09/11/14	\$318,000	MULTI-PARCEL SALE
007	10	212404	9320	07/18/14	\$192,000	MULTI-PARCEL SALE
007	10	212404	9321	09/11/14	\$318,000	MULTI-PARCEL SALE
007	10	212404	9321	07/18/14	\$192,000	MULTI-PARCEL SALE
007	10	896190	0230	03/05/12	\$45,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
007	30	212404	9330	10/15/14	\$200,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
007	30	754980	0775	04/20/13	\$81,000	NON-REPRESENTATIVE SALE; SEGREGATION AND/OR MERGER; STATEMENT TO DOR
007	80	417460	0115	09/06/13	\$325,000	SEGREGATION AND/OR MERGER

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Sherion Roe, Kim Thurman, Nancy Wiggins and Michael Goldman performed
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Raju Pandey performed
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation



7/27/2015

Appraiser II

Date





King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara Assessor

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor