

***Vacant Sales Used in this Physical Inspection Analysis***  
**Area 16**

| <b>Sub Area</b> | <b>Nghb</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Waterfront</b> |
|-----------------|-------------|--------------|--------------|------------------|-------------------|-----------------|-------------|-------------------|
| 1               | 60          | 058500       | 0179         | 05/17/15         | \$295,000         | 2,500           | N           | N                 |
| 1               | 70          | 091300       | 0430         | 10/22/13         | \$162,500         | 3,200           | Y           | N                 |
| 1               | 70          | 102403       | 9047         | 11/03/15         | \$100,000         | 45,738          | N           | N                 |
| 1               | 70          | 350510       | 0615         | 12/16/15         | \$27,500          | 3,400           | Y           | N                 |
| 3               | 20          | 632400       | 0140         | 09/22/14         | \$11,000          | 6,240           | N           | N                 |
| 3               | 10          | 691120       | 0253         | 08/15/13         | \$45,000          | 8,289           | N           | N                 |
| 3               | 30          | 927220       | 1750         | 08/27/14         | \$375,000         | 4,260           | N           | N                 |
| 3               | 20          | 927220       | 2240         | 10/14/15         | \$190,000         | 8,500           | Y           | N                 |
| 3               | 30          | 927420       | 4271         | 06/06/14         | \$245,000         | 3,750           | N           | N                 |
| 5               | 90          | 102400       | 0065         | 09/02/15         | \$185,000         | 4,500           | Y           | N                 |
| 5               | 90          | 152403       | 9012         | 09/08/14         | \$236,625         | 5,983           | Y           | N                 |
| 7               | 100         | 380750       | 0056         | 06/21/15         | \$200,000         | 3,751           | N           | N                 |
| 7               | 100         | 380750       | 0056         | 07/18/13         | \$160,000         | 3,751           | N           | N                 |
| 7               | 90          | 764940       | 0080         | 06/12/13         | \$150,000         | 3,290           | Y           | N                 |
| 7               | 90          | 793500       | 0430         | 11/17/14         | \$305,000         | 7,467           | Y           | N                 |
| 7               | 90          | 793600       | 0128         | 11/20/13         | \$200,000         | 7,680           | Y           | N                 |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 60   | 927620 | 1200  | 11/06/13  | \$230,000  | \$276,000      | 670   | 5          | 1909           | Avg   | 5,040    | N    | N           | 2615 49TH AVE SW    |
| 1        | 70   | 762120 | 0165  | 10/21/14  | \$225,000  | \$250,000      | 720   | 5          | 1913           | Fair  | 1,980    | N    | N           | 3057 61ST AVE SW    |
| 1        | 70   | 762120 | 0175  | 02/06/13  | \$290,000  | \$368,000      | 780   | 5          | 1914           | Good  | 2,010    | N    | N           | 6106 SW ADMIRAL WAY |
| 1        | 70   | 350810 | 0125  | 12/10/15  | \$325,000  | \$327,000      | 900   | 5          | 1916           | Avg   | 4,935    | Y    | N           | 2366 HALLECK AVE SW |
| 1        | 30   | 927420 | 2390  | 06/12/14  | \$426,250  | \$488,000      | 640   | 6          | 1906           | Good  | 1,665    | N    | N           | 4519 SW HOLGATE ST  |
| 1        | 60   | 927620 | 1430  | 06/19/13  | \$300,000  | \$371,000      | 770   | 6          | 1940           | Avg   | 5,280    | N    | N           | 2601 50TH AVE SW    |
| 1        | 70   | 765240 | 0060  | 08/01/13  | \$437,500  | \$536,000      | 860   | 6          | 1909           | Good  | 3,600    | N    | N           | 2619 MARINE AVE SW  |
| 1        | 70   | 762120 | 0150  | 10/07/13  | \$410,000  | \$495,000      | 960   | 6          | 1914           | VGood | 3,600    | N    | N           | 3045 61ST AVE SW    |
| 1        | 70   | 762120 | 0110  | 11/04/13  | \$455,000  | \$547,000      | 980   | 6          | 1906           | Avg   | 5,400    | N    | N           | 3021 61ST AVE SW    |
| 1        | 60   | 927620 | 1305  | 06/04/15  | \$459,950  | \$485,000      | 1,070 | 6          | 1907           | Good  | 4,950    | N    | N           | 2658 50TH AVE SW    |
| 1        | 70   | 637200 | 0180  | 10/07/15  | \$625,000  | \$639,000      | 1,470 | 6          | 1922           | Avg   | 6,780    | N    | N           | 2548 57TH AVE SW    |
| 1        | 70   | 637200 | 0101  | 08/20/14  | \$483,500  | \$545,000      | 600   | 7          | 1931           | Good  | 2,016    | Y    | N           | 2517 56TH AVE SW    |
| 1        | 70   | 102403 | 9022  | 06/03/15  | \$499,000  | \$526,000      | 720   | 7          | 1919           | VGood | 1,853    | N    | N           | 2450 55TH AVE SW    |
| 1        | 70   | 637100 | 0065  | 07/19/13  | \$370,000  | \$455,000      | 720   | 7          | 1918           | Avg   | 1,322    | N    | N           | 6010 SW STEVENS ST  |
| 1        | 30   | 927420 | 3140  | 05/19/15  | \$550,000  | \$582,000      | 720   | 7          | 1914           | Good  | 2,340    | N    | N           | 4608 SW HILL ST     |
| 1        | 70   | 637200 | 0320  | 09/30/13  | \$435,000  | \$526,000      | 780   | 7          | 1941           | Good  | 2,356    | N    | N           | 2471 55TH AVE SW    |
| 1        | 70   | 637200 | 0320  | 12/29/15  | \$596,000  | \$596,000      | 780   | 7          | 1941           | Good  | 2,356    | N    | N           | 2471 55TH AVE SW    |
| 1        | 30   | 927420 | 0850  | 10/16/14  | \$464,050  | \$516,000      | 780   | 7          | 1928           | Good  | 2,750    | N    | N           | 4406 SW WALKER ST   |
| 1        | 30   | 927420 | 2310  | 04/21/14  | \$470,000  | \$544,000      | 790   | 7          | 1928           | Avg   | 3,025    | N    | N           | 4508 SW HOLGATE ST  |
| 1        | 30   | 927420 | 2840  | 05/16/13  | \$439,000  | \$547,000      | 790   | 7          | 1919           | VGood | 2,849    | N    | N           | 4615 SW HILL ST     |
| 1        | 30   | 927420 | 2840  | 03/23/15  | \$525,700  | \$564,000      | 790   | 7          | 1919           | VGood | 2,849    | N    | N           | 4615 SW HILL ST     |
| 1        | 70   | 091300 | 0095  | 06/02/15  | \$475,000  | \$501,000      | 800   | 7          | 1923           | Avg   | 3,080    | Y    | N           | 2115 BONAIR DR SW   |
| 1        | 30   | 927420 | 1190  | 03/28/14  | \$504,950  | \$588,000      | 840   | 7          | 1926           | Good  | 2,926    | N    | N           | 4403 SW HOLGATE ST  |
| 1        | 70   | 637200 | 0460  | 10/24/13  | \$448,500  | \$540,000      | 860   | 7          | 1940           | Avg   | 4,153    | N    | N           | 2728 57TH AVE SW    |
| 1        | 70   | 637300 | 0130  | 12/01/14  | \$555,000  | \$611,000      | 860   | 7          | 2014           | Avg   | 2,300    | N    | N           | 3053 62ND AVE SW    |
| 1        | 30   | 927420 | 0570  | 07/23/13  | \$439,950  | \$540,000      | 880   | 7          | 1948           | Good  | 1,512    | N    | N           | 1924 44TH AVE SW    |
| 1        | 70   | 637200 | 0155  | 08/11/14  | \$639,950  | \$723,000      | 890   | 7          | 1925           | VGood | 4,520    | N    | N           | 2565 56TH AVE SW    |
| 1        | 70   | 637200 | 0450  | 04/03/14  | \$625,000  | \$727,000      | 890   | 7          | 1960           | VGood | 5,070    | N    | N           | 2720 57TH AVE SW    |
| 1        | 70   | 637300 | 0135  | 11/25/14  | \$489,000  | \$539,000      | 890   | 7          | 1941           | VGood | 2,389    | N    | N           | 3049 62ND AVE SW    |
| 1        | 70   | 386740 | 0175  | 02/24/15  | \$850,000  | \$917,000      | 900   | 7          | 1962           | Good  | 4,144    | Y    | N           | 1262 ALKI AVE SW    |
| 1        | 60   | 928120 | 0080  | 07/06/15  | \$480,000  | \$502,000      | 900   | 7          | 1949           | Avg   | 5,000    | N    | N           | 2322 50TH AVE SW    |
| 1        | 40   | 927420 | 0028  | 02/19/15  | \$386,950  | \$418,000      | 900   | 7          | 2009           | Avg   | 1,089    | N    | N           | 1510 A 44TH AVE SW  |
| 1        | 30   | 928020 | 0030  | 07/17/14  | \$490,000  | \$557,000      | 920   | 7          | 1946           | Good  | 4,500    | N    | N           | 2307 47TH AVE SW    |
| 1        | 70   | 015200 | 0070  | 04/09/14  | \$650,000  | \$755,000      | 950   | 7          | 1939           | Good  | 4,550    | N    | N           | 3013 64TH PL SW     |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 30   | 927420 | 2165  | 01/20/15  | \$560,000  | \$609,000      | 970   | 7          | 1940           | Avg   | 4,375    | N    | N           | 1615 45TH AVE SW       |
| 1        | 60   | 350510 | 0200  | 09/24/13  | \$410,000  | \$497,000      | 1,000 | 7          | 1955           | Avg   | 5,500    | N    | N           | 5119 SW WAITE ST       |
| 1        | 70   | 386740 | 0130  | 07/09/14  | \$810,000  | \$922,000      | 1,000 | 7          | 1958           | Good  | 3,988    | Y    | N           | 1318 ALKI AVE SW       |
| 1        | 30   | 927420 | 0940  | 10/19/15  | \$545,000  | \$555,000      | 1,000 | 7          | 1950           | Avg   | 5,800    | N    | N           | 2133 FERRY AVE SW      |
| 1        | 60   | 058500 | 0008  | 04/13/15  | \$460,000  | \$491,000      | 1,020 | 7          | 1953           | VGood | 4,002    | N    | N           | 5002 SW PRINCE ST      |
| 1        | 30   | 927420 | 0540  | 10/22/13  | \$505,000  | \$608,000      | 1,090 | 7          | 1927           | VGood | 2,970    | N    | N           | 1916 44TH AVE SW       |
| 1        | 30   | 637950 | 0189  | 03/20/13  | \$329,000  | \$414,000      | 1,100 | 7          | 2001           | Avg   | 1,171    | N    | N           | 2328 D 44TH AVE SW     |
| 1        | 60   | 927620 | 1140  | 02/13/15  | \$576,750  | \$624,000      | 1,110 | 7          | 1966           | Good  | 5,000    | N    | N           | 2616 49TH AVE SW       |
| 1        | 60   | 058500 | 0290  | 05/06/14  | \$500,000  | \$577,000      | 1,150 | 7          | 1957           | Good  | 5,000    | N    | N           | 5050 SW GRAYSON ST     |
| 1        | 60   | 350510 | 0155  | 07/08/15  | \$591,400  | \$618,000      | 1,160 | 7          | 1949           | Good  | 5,500    | N    | N           | 2515 51ST AVE SW       |
| 1        | 70   | 005900 | 0500  | 03/25/13  | \$539,000  | \$678,000      | 1,170 | 7          | 1952           | Avg   | 5,500    | Y    | N           | 5312 SW ADMIRAL WAY    |
| 1        | 60   | 927620 | 1190  | 05/20/14  | \$480,000  | \$552,000      | 1,180 | 7          | 1986           | Good  | 3,960    | N    | N           | 2611 49TH AVE SW       |
| 1        | 30   | 927420 | 0735  | 05/07/15  | \$567,500  | \$602,000      | 1,190 | 7          | 1950           | Avg   | 5,060    | N    | N           | 2124 44TH AVE SW       |
| 1        | 30   | 927420 | 2270  | 08/18/14  | \$625,000  | \$705,000      | 1,190 | 7          | 1900           | Good  | 5,750    | N    | N           | 1730 46TH AVE SW       |
| 1        | 30   | 927420 | 3390  | 05/20/14  | \$570,000  | \$656,000      | 1,190 | 7          | 1908           | Good  | 4,025    | N    | N           | 1715 46TH AVE SW       |
| 1        | 60   | 928120 | 0315  | 12/15/15  | \$600,000  | \$603,000      | 1,190 | 7          | 1959           | Avg   | 7,500    | N    | N           | 2329 48TH AVE SW       |
| 1        | 70   | 005900 | 0655  | 12/12/13  | \$565,000  | \$673,000      | 1,230 | 7          | 1942           | Avg   | 7,000    | Y    | N           | 5530 SW LANDER PL      |
| 1        | 60   | 927620 | 1525  | 09/24/15  | \$650,000  | \$666,000      | 1,230 | 7          | 1960           | Good  | 5,500    | N    | N           | 2649 50TH AVE SW       |
| 1        | 60   | 058500 | 0635  | 02/20/14  | \$420,550  | \$494,000      | 1,240 | 7          | 1921           | Good  | 5,000    | N    | N           | 5016 SW WAITE ST       |
| 1        | 60   | 350510 | 0297  | 04/11/15  | \$505,000  | \$539,000      | 1,240 | 7          | 1951           | Good  | 4,550    | N    | N           | 2653 51ST AVE SW       |
| 1        | 70   | 637200 | 0060  | 05/23/14  | \$662,990  | \$763,000      | 1,240 | 7          | 1926           | VGood | 3,600    | N    | N           | 2551 57TH AVE SW       |
| 1        | 60   | 928120 | 0060  | 05/26/15  | \$480,000  | \$507,000      | 1,240 | 7          | 1930           | Avg   | 3,700    | N    | N           | 2332 50TH AVE SW       |
| 1        | 40   | 927220 | 2755  | 08/18/15  | \$660,000  | \$683,000      | 1,250 | 7          | 1941           | Avg   | 5,850    | Y    | N           | 1139 CALIFORNIA AVE SW |
| 1        | 60   | 927620 | 1260  | 12/04/13  | \$395,000  | \$471,000      | 1,250 | 7          | 1927           | Good  | 6,000    | N    | N           | 2645 49TH AVE SW       |
| 1        | 30   | 927420 | 2205  | 11/11/15  | \$586,000  | \$594,000      | 1,260 | 7          | 1963           | Avg   | 6,325    | N    | N           | 1706 46TH AVE SW       |
| 1        | 30   | 637950 | 0895  | 08/31/15  | \$745,000  | \$768,000      | 1,270 | 7          | 1905           | Avg   | 5,750    | N    | N           | 2316 47TH AVE SW       |
| 1        | 60   | 928120 | 0055  | 09/04/13  | \$431,500  | \$525,000      | 1,270 | 7          | 1930           | Good  | 3,700    | N    | N           | 2336 50TH AVE SW       |
| 1        | 60   | 927620 | 1120  | 10/21/13  | \$495,000  | \$596,000      | 1,280 | 7          | 1968           | Avg   | 5,000    | N    | N           | 2626 49TH AVE SW       |
| 1        | 70   | 005900 | 0510  | 03/25/13  | \$612,000  | \$770,000      | 1,290 | 7          | 1959           | Avg   | 5,143    | Y    | N           | 5308 SW ADMIRAL WAY    |
| 1        | 70   | 015100 | 0015  | 01/13/14  | \$451,000  | \$534,000      | 1,300 | 7          | 1916           | Avg   | 3,132    | Y    | N           | 3015 64TH AVE SW       |
| 1        | 70   | 927720 | 0111  | 07/14/14  | \$650,000  | \$739,000      | 1,300 | 7          | 1963           | Good  | 5,070    | Y    | N           | 5340 SW LANDER ST      |
| 1        | 30   | 927420 | 3130  | 05/12/15  | \$535,000  | \$567,000      | 1,310 | 7          | 1906           | Avg   | 4,600    | N    | N           | 1938 47TH AVE SW       |
| 1        | 30   | 637950 | 0375  | 03/12/14  | \$639,000  | \$747,000      | 1,320 | 7          | 1911           | VGood | 6,250    | N    | N           | 2346 45TH AVE SW       |
| 1        | 30   | 927420 | 2885  | 05/08/14  | \$660,000  | \$762,000      | 1,320 | 7          | 1918           | VGood | 5,750    | N    | N           | 2120 47TH AVE SW       |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 70   | 927120 | 0040  | 01/17/13  | \$585,000   | \$746,000      | 1,340 | 7          | 1933           | Avg   | 11,880   | Y    | N           | 1024 CALIFORNIA LN SW    |
| 1        | 30   | 927420 | 2260  | 03/19/14  | \$570,900   | \$666,000      | 1,340 | 7          | 1930           | Good  | 3,450    | N    | N           | 1726 46TH AVE SW         |
| 1        | 30   | 637950 | 0265  | 11/03/15  | \$500,000   | \$508,000      | 1,380 | 7          | 1926           | Avg   | 5,750    | N    | N           | 2309 44TH AVE SW         |
| 1        | 30   | 637950 | 0305  | 04/01/14  | \$693,000   | \$806,000      | 1,400 | 7          | 1910           | VGood | 5,750    | N    | N           | 2333 44TH AVE SW         |
| 1        | 60   | 761620 | 0030  | 03/13/15  | \$665,000   | \$715,000      | 1,410 | 7          | 2014           | Avg   | 5,814    | N    | N           | 5050 SW OLGA ST          |
| 1        | 70   | 927120 | 0045  | 10/23/15  | \$925,000   | \$942,000      | 1,410 | 7          | 1990           | Good  | 12,464   | Y    | N           | 1058 CALIFORNIA LN SW    |
| 1        | 70   | 637200 | 0230  | 09/26/13  | \$775,000   | \$939,000      | 1,430 | 7          | 1927           | VGood | 3,250    | Y    | N           | 2428 ALKI AVE SW         |
| 1        | 40   | 927920 | 0405  | 10/20/15  | \$649,950   | \$662,000      | 1,430 | 7          | 1928           | Avg   | 5,500    | N    | N           | 2106 49TH AVE SW         |
| 1        | 40   | 927920 | 0910  | 11/20/14  | \$770,000   | \$850,000      | 1,460 | 7          | 1955           | VGood | 5,000    | N    | N           | 4716 SW WALKER ST        |
| 1        | 70   | 637200 | 0335  | 08/20/15  | \$501,000   | \$518,000      | 1,470 | 7          | 1954           | Avg   | 3,332    | N    | N           | 2580 56TH AVE SW         |
| 1        | 60   | 058500 | 0167  | 08/04/15  | \$625,000   | \$649,000      | 1,490 | 7          | 1953           | VGood | 6,200    | N    | N           | 5015 SW PRINCE ST        |
| 1        | 70   | 005900 | 0445  | 09/23/14  | \$590,000   | \$660,000      | 1,540 | 7          | 1940           | Good  | 5,400    | N    | N           | 5336 SW ADMIRAL WAY      |
| 1        | 30   | 927420 | 1140  | 06/16/15  | \$575,000   | \$604,000      | 1,600 | 7          | 1902           | Avg   | 4,312    | N    | N           | 1921 44TH AVE SW         |
| 1        | 70   | 014800 | 0160  | 09/08/15  | \$740,000   | \$762,000      | 1,630 | 7          | 1940           | Avg   | 7,080    | N    | N           | 3039 63RD AVE SW         |
| 1        | 70   | 637200 | 0270  | 08/26/15  | \$650,000   | \$671,000      | 1,650 | 7          | 1924           | Avg   | 5,130    | N    | N           | 2429 55TH AVE SW         |
| 1        | 70   | 762120 | 0090  | 11/21/13  | \$600,000   | \$718,000      | 1,650 | 7          | 1926           | Good  | 3,600    | N    | N           | 3009 61ST AVE SW         |
| 1        | 30   | 927420 | 0620  | 10/28/14  | \$490,000   | \$544,000      | 1,670 | 7          | 1912           | Avg   | 4,200    | N    | N           | 2001 FERRY AVE SW        |
| 1        | 60   | 761620 | 0050  | 01/05/15  | \$500,000   | \$546,000      | 1,700 | 7          | 1952           | Avg   | 6,120    | N    | N           | 5076 SW OLGA ST          |
| 1        | 60   | 927620 | 1536  | 03/13/13  | \$560,000   | \$706,000      | 1,790 | 7          | 1921           | Avg   | 6,250    | N    | N           | 5008 SW ADMIRAL WAY      |
| 1        | 30   | 927420 | 1020  | 11/22/13  | \$632,000   | \$756,000      | 1,810 | 7          | 1955           | Avg   | 5,625    | N    | N           | 1910 45TH AVE SW         |
| 1        | 30   | 927220 | 1435  | 06/10/15  | \$856,000   | \$901,000      | 1,840 | 7          | 1926           | VGood | 4,125    | N    | N           | 1513 42ND AVE SW         |
| 1        | 30   | 927420 | 2360  | 05/20/15  | \$755,000   | \$799,000      | 1,990 | 7          | 1903           | Good  | 6,250    | N    | N           | 1715 45TH AVE SW         |
| 1        | 70   | 013900 | 0185  | 11/06/15  | \$895,000   | \$908,000      | 2,100 | 7          | 1945           | Avg   | 4,440    | Y    | N           | 1768 ALKI AVE SW         |
| 1        | 70   | 013900 | 0185  | 04/28/15  | \$800,000   | \$851,000      | 2,100 | 7          | 1945           | Avg   | 4,440    | Y    | N           | 1768 ALKI AVE SW         |
| 1        | 30   | 927420 | 2125  | 06/17/15  | \$662,500   | \$696,000      | 2,280 | 7          | 1976           | Avg   | 6,250    | N    | N           | 1631 45TH AVE SW         |
| 1        | 40   | 927220 | 1135  | 12/03/15  | \$1,050,000 | \$1,058,000    | 2,340 | 7          | 1904           | Avg   | 6,000    | Y    | N           | 1502 PALM AVE SW         |
| 1        | 70   | 350810 | 0161  | 03/27/15  | \$500,000   | \$536,000      | 2,570 | 7          | 1930           | Avg   | 9,104    | Y    | N           | 2424 HOBART AVE SW       |
| 1        | 30   | 927220 | 1707  | 08/09/13  | \$370,000   | \$453,000      | 670   | 8          | 2009           | Avg   | 653      | N    | N           | 1722 B CALIFORNIA AVE SW |
| 1        | 30   | 927220 | 1708  | 03/26/13  | \$356,500   | \$449,000      | 670   | 8          | 2009           | Avg   | 826      | N    | N           | 1722 C CALIFORNIA AVE SW |
| 1        | 30   | 927220 | 1711  | 09/20/13  | \$369,000   | \$447,000      | 670   | 8          | 2009           | Avg   | 895      | N    | N           | 1720 C CALIFORNIA AVE SW |
| 1        | 70   | 637100 | 0026  | 01/22/15  | \$367,500   | \$400,000      | 680   | 8          | 2004           | Avg   | 600      | N    | N           | 2717 D 60TH AVE SW       |
| 1        | 70   | 637100 | 0020  | 11/11/14  | \$380,000   | \$420,000      | 760   | 8          | 2004           | Avg   | 780      | N    | N           | 2717 B 60TH AVE SW       |
| 1        | 30   | 927420 | 0261  | 03/05/14  | \$419,000   | \$490,000      | 840   | 8          | 2013           | Avg   | 1,037    | N    | N           | 1633 A CALIFORNIA AVE SW |
| 1        | 30   | 927420 | 0261  | 05/20/15  | \$490,000   | \$518,000      | 840   | 8          | 2013           | Avg   | 1,037    | N    | N           | 1633 A CALIFORNIA AVE SW |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 30   | 927420 | 0262  | 05/02/14  | \$411,500  | \$475,000      | 840   | 8          | 2013           | Avg   | 1,037    | N    | N           | 1631 B CALIFORNIA AVE SW |
| 1        | 30   | 927420 | 0263  | 03/17/14  | \$439,000  | \$512,000      | 840   | 8          | 2013           | Avg   | 1,536    | N    | N           | 1631 A CALIFORNIA AVE SW |
| 1        | 30   | 927420 | 0260  | 12/31/13  | \$449,000  | \$533,000      | 880   | 8          | 2013           | Avg   | 977      | N    | N           | 1633 B CALIFORNIA AVE SW |
| 1        | 70   | 762120 | 0062  | 09/26/13  | \$465,000  | \$563,000      | 880   | 8          | 2008           | Avg   | 1,512    | N    | N           | 6112 SW STEVENS ST       |
| 1        | 70   | 014800 | 0140  | 10/18/13  | \$515,000  | \$621,000      | 900   | 8          | 2010           | Avg   | 1,312    | N    | N           | 3021 63RD AVE SW         |
| 1        | 70   | 637100 | 0148  | 11/25/14  | \$439,108  | \$484,000      | 910   | 8          | 2008           | Avg   | 1,340    | N    | N           | 6006 SW ADMIRAL WAY      |
| 1        | 70   | 637200 | 0190  | 08/26/14  | \$745,000  | \$839,000      | 960   | 8          | 2001           | Avg   | 4,520    | N    | N           | 2542 57TH AVE SW         |
| 1        | 30   | 637950 | 0147  | 06/24/15  | \$415,000  | \$435,000      | 960   | 8          | 2005           | Avg   | 1,164    | N    | N           | 2344 A 44TH AVE SW       |
| 1        | 70   | 637200 | 0321  | 10/25/13  | \$495,000  | \$596,000      | 990   | 8          | 2013           | Avg   | 1,248    | N    | N           | 2469 A 55TH AVE SW       |
| 1        | 70   | 637200 | 0322  | 01/27/14  | \$460,000  | \$543,000      | 990   | 8          | 2013           | Avg   | 1,247    | N    | N           | 2469 B 55TH AVE SW       |
| 1        | 30   | 927420 | 3190  | 06/11/14  | \$650,000  | \$744,000      | 1,030 | 8          | 1928           | VGood | 5,750    | N    | N           | 1923 46TH AVE SW         |
| 1        | 30   | 637950 | 0216  | 05/13/14  | \$450,000  | \$519,000      | 1,040 | 8          | 2010           | Avg   | 892      | N    | N           | 2314 B 44TH AVE SW       |
| 1        | 30   | 637950 | 0159  | 09/11/14  | \$400,000  | \$449,000      | 1,050 | 8          | 2008           | Avg   | 1,149    | N    | N           | 2342 A 44TH AVE SW       |
| 1        | 70   | 637300 | 0187  | 09/18/14  | \$497,000  | \$557,000      | 1,050 | 8          | 2012           | Avg   | 1,353    | N    | N           | 3009 B 62ND AVE SW       |
| 1        | 70   | 637100 | 0100  | 11/20/14  | \$479,000  | \$529,000      | 1,060 | 8          | 2005           | Avg   | 1,380    | N    | N           | 3021 A 60TH AVE SW       |
| 1        | 70   | 637100 | 0107  | 06/26/13  | \$384,000  | \$474,000      | 1,060 | 8          | 2005           | Avg   | 1,209    | N    | N           | 3025 B 60TH AVE SW       |
| 1        | 70   | 005900 | 0250  | 12/03/14  | \$720,000  | \$792,000      | 1,090 | 8          | 1941           | Good  | 5,000    | Y    | N           | 5509 SW CAMPBELL PL      |
| 1        | 60   | 928120 | 0345  | 01/16/15  | \$459,000  | \$500,000      | 1,090 | 8          | 2014           | Avg   | 989      | N    | N           | 2311 A 48TH AVE SW       |
| 1        | 70   | 637100 | 0106  | 07/17/13  | \$389,900  | \$479,000      | 1,090 | 8          | 2005           | Avg   | 789      | N    | N           | 3027 A 60TH AVE SW       |
| 1        | 60   | 928120 | 0343  | 11/21/14  | \$484,000  | \$534,000      | 1,090 | 8          | 2014           | Avg   | 1,345    | N    | N           | 2309 A 48TH AVE SW       |
| 1        | 60   | 928120 | 0344  | 12/03/14  | \$469,000  | \$516,000      | 1,090 | 8          | 2014           | Avg   | 989      | N    | N           | 2309 B 48TH AVE SW       |
| 1        | 60   | 928120 | 0347  | 01/28/15  | \$462,500  | \$502,000      | 1,090 | 8          | 2014           | Avg   | 1,598    | N    | N           | 2311 B 48TH AVE SW       |
| 1        | 30   | 637950 | 0215  | 04/24/14  | \$459,500  | \$532,000      | 1,100 | 8          | 2010           | Avg   | 1,110    | N    | N           | 2314 A 44TH AVE SW       |
| 1        | 30   | 637950 | 0218  | 04/07/14  | \$380,000  | \$442,000      | 1,100 | 8          | 2010           | Avg   | 1,296    | N    | N           | 2312 A 44TH AVE SW       |
| 1        | 30   | 637950 | 0219  | 08/23/13  | \$375,000  | \$457,000      | 1,100 | 8          | 2010           | Avg   | 1,284    | N    | N           | 2312 B 44TH AVE SW       |
| 1        | 70   | 299780 | 0024  | 07/14/14  | \$450,000  | \$512,000      | 1,120 | 8          | 2006           | Avg   | 1,264    | N    | N           | 3018 A 60TH AVE SW       |
| 1        | 70   | 299780 | 0015  | 04/07/15  | \$500,000  | \$534,000      | 1,140 | 8          | 2008           | Avg   | 1,265    | N    | N           | 3014 A 60TH AVE SW       |
| 1        | 30   | 637950 | 0227  | 10/06/14  | \$579,000  | \$646,000      | 1,140 | 8          | 2003           | Avg   | 1,904    | N    | N           | 2310 44TH AVE SW         |
| 1        | 70   | 299780 | 0017  | 03/06/14  | \$425,000  | \$497,000      | 1,140 | 8          | 2008           | Avg   | 936      | N    | N           | 3014 B 60TH AVE SW       |
| 1        | 40   | 927420 | 0018  | 02/26/13  | \$412,500  | \$522,000      | 1,140 | 8          | 2009           | Avg   | 1,437    | N    | N           | 1508 A 44TH AVE SW       |
| 1        | 70   | 637200 | 0284  | 07/09/15  | \$580,000  | \$606,000      | 1,150 | 8          | 2006           | Avg   | 1,467    | N    | N           | 2437 B 55TH AVE SW       |
| 1        | 70   | 637200 | 0288  | 06/04/15  | \$549,000  | \$579,000      | 1,150 | 8          | 2006           | Avg   | 1,465    | N    | N           | 2437 A 55TH AVE SW       |
| 1        | 70   | 637300 | 0136  | 02/19/15  | \$510,000  | \$551,000      | 1,170 | 8          | 2014           | Avg   | 1,165    | N    | N           | 3049 A 62ND AVE SW       |
| 1        | 70   | 637200 | 0280  | 10/08/14  | \$560,000  | \$624,000      | 1,180 | 8          | 2006           | Avg   | 2,198    | N    | N           | 2439 55TH AVE SW         |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 30   | 927220 | 1310  | 01/22/14  | \$499,500   | \$590,000      | 1,180 | 8          | 2007           | Avg   | 1,235    | N    | N           | 1508 E CALIFORNIA AVE SW |
| 1        | 70   | 299780 | 0021  | 02/19/15  | \$475,000   | \$513,000      | 1,180 | 8          | 2008           | Avg   | 1,294    | N    | N           | 3012 A 60TH AVE SW       |
| 1        | 30   | 927220 | 1316  | 09/25/15  | \$573,500   | \$588,000      | 1,180 | 8          | 2007           | Avg   | 807      | N    | N           | 1508 B CALIFORNIA AVE SW |
| 1        | 30   | 927220 | 1318  | 04/14/15  | \$540,000   | \$576,000      | 1,180 | 8          | 2007           | Avg   | 1,972    | Y    | N           | 1508 A CALIFORNIA AVE SW |
| 1        | 70   | 299780 | 0080  | 10/03/13  | \$429,500   | \$519,000      | 1,190 | 8          | 2005           | Avg   | 1,595    | N    | N           | 3043 A 59TH AVE SW       |
| 1        | 70   | 299780 | 0082  | 09/29/15  | \$510,000   | \$522,000      | 1,190 | 8          | 2005           | Avg   | 1,176    | N    | N           | 3045 A 59TH AVE SW       |
| 1        | 30   | 927420 | 2620  | 07/18/14  | \$678,100   | \$770,000      | 1,210 | 8          | 1931           | VGood | 2,860    | N    | N           | 4519 SW HILL ST          |
| 1        | 60   | 058500 | 0095  | 12/16/14  | \$625,000   | \$686,000      | 1,240 | 8          | 1977           | Good  | 5,000    | N    | N           | 5048 SW PRINCE ST        |
| 1        | 70   | 532310 | 0120  | 09/16/14  | \$585,000   | \$656,000      | 1,260 | 8          | 2010           | Avg   | 2,197    | N    | N           | 3038 61ST AVE SW         |
| 1        | 70   | 637200 | 0297  | 03/23/15  | \$608,000   | \$652,000      | 1,260 | 8          | 2009           | Avg   | 2,298    | N    | N           | 2449 55TH AVE SW         |
| 1        | 40   | 927920 | 0880  | 11/12/15  | \$600,000   | \$608,000      | 1,270 | 8          | 1964           | Avg   | 5,000    | N    | N           | 2124 48TH AVE SW         |
| 1        | 30   | 927420 | 2610  | 08/31/15  | \$765,000   | \$789,000      | 1,280 | 8          | 1930           | Avg   | 3,120    | N    | N           | 4523 SW HILL ST          |
| 1        | 30   | 253080 | 0070  | 09/11/14  | \$711,000   | \$798,000      | 1,295 | 8          | 1910           | VGood | 4,400    | N    | N           | 4517 SW WALKER ST        |
| 1        | 70   | 637200 | 0140  | 07/29/15  | \$797,000   | \$829,000      | 1,300 | 8          | 1997           | Avg   | 4,520    | N    | N           | 2555 56TH AVE SW         |
| 1        | 40   | 927220 | 0685  | 06/11/13  | \$625,000   | \$774,000      | 1,320 | 8          | 1985           | Good  | 2,750    | Y    | N           | 1326 44TH AVE SW         |
| 1        | 70   | 637200 | 0231  | 07/22/15  | \$798,000   | \$831,000      | 1,350 | 8          | 2011           | Avg   | 1,421    | Y    | N           | 2508 56TH AVE SW         |
| 1        | 30   | 927420 | 0990  | 06/19/14  | \$703,000   | \$804,000      | 1,360 | 8          | 2008           | Avg   | 5,980    | N    | N           | 4401 SW HILL ST          |
| 1        | 40   | 927920 | 0290  | 01/07/14  | \$650,000   | \$770,000      | 1,380 | 8          | 1947           | VGood | 5,000    | N    | N           | 2164 50TH AVE SW         |
| 1        | 70   | 927120 | 0030  | 10/22/15  | \$1,200,000 | \$1,222,000    | 1,450 | 8          | 2000           | Avg   | 13,989   | Y    | N           | 1031 CALIFORNIA LN SW    |
| 1        | 30   | 927420 | 2985  | 05/13/13  | \$650,000   | \$810,000      | 1,460 | 8          | 1910           | Good  | 3,795    | N    | N           | 2127 46TH AVE SW         |
| 1        | 70   | 005600 | 0065  | 11/18/13  | \$725,000   | \$868,000      | 1,470 | 8          | 1988           | Good  | 4,000    | Y    | N           | 5726 SW ADMIRAL WAY      |
| 1        | 70   | 637300 | 0131  | 12/16/15  | \$695,000   | \$698,000      | 1,470 | 8          | 2007           | Avg   | 2,420    | N    | N           | 3051 62ND AVE SW         |
| 1        | 60   | 928120 | 0346  | 02/12/15  | \$470,000   | \$509,000      | 1,500 | 8          | 2014           | Avg   | 1,219    | N    | N           | 2315 48TH AVE SW         |
| 1        | 60   | 928120 | 0348  | 02/12/15  | \$479,000   | \$519,000      | 1,500 | 8          | 2014           | Avg   | 1,319    | N    | N           | 2313 48TH AVE SW         |
| 1        | 40   | 927920 | 0835  | 09/17/15  | \$749,950   | \$770,000      | 1,510 | 8          | 1958           | Avg   | 6,500    | N    | N           | 2100 48TH AVE SW         |
| 1        | 30   | 927420 | 1006  | 05/21/13  | \$725,000   | \$902,000      | 1,520 | 8          | 2013           | Avg   | 4,316    | N    | N           | 1902 45TH AVE SW         |
| 1        | 30   | 927420 | 1006  | 05/07/14  | \$705,000   | \$814,000      | 1,520 | 8          | 2013           | Avg   | 4,316    | N    | N           | 1902 45TH AVE SW         |
| 1        | 40   | 927420 | 1807  | 08/20/14  | \$580,000   | \$654,000      | 1,590 | 8          | 2004           | Avg   | 1,937    | N    | N           | 1509 44TH AVE SW         |
| 1        | 70   | 005600 | 0095  | 06/26/14  | \$805,000   | \$919,000      | 1,600 | 8          | 1929           | VGood | 5,875    | Y    | N           | 5702 SW ADMIRAL WAY      |
| 1        | 40   | 927420 | 1809  | 11/19/14  | \$542,500   | \$599,000      | 1,600 | 8          | 2004           | Avg   | 1,649    | N    | N           | 1511 C 44TH AVE SW       |
| 1        | 30   | 928170 | 0160  | 09/30/15  | \$799,000   | \$818,000      | 1,620 | 8          | 1927           | VGood | 4,350    | N    | N           | 2325 47TH AVE SW         |
| 1        | 70   | 637300 | 0091  | 09/25/15  | \$635,000   | \$651,000      | 1,620 | 8          | 2015           | Avg   | 1,490    | N    | N           | 3056 A 63RD AVE SW       |
| 1        | 40   | 927420 | 1695  | 04/21/14  | \$782,000   | \$906,000      | 1,630 | 8          | 2005           | Avg   | 6,250    | N    | N           | 1522 45TH AVE SW         |
| 1        | 40   | 927420 | 2005  | 07/02/14  | \$723,000   | \$824,000      | 1,630 | 8          | 1928           | Avg   | 4,748    | N    | N           | 4511 SW ATLANTIC ST      |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 70   | 005900 | 0390  | 10/28/15  | \$637,500   | \$648,000      | 1,660 | 8          | 1930           | Avg   | 4,500    | Y    | N           | 5358 SW ADMIRAL WAY      |
| 1        | 40   | 927220 | 1250  | 03/30/15  | \$1,260,000 | \$1,349,000    | 1,660 | 8          | 2008           | Avg   | 7,225    | Y    | N           | 1608 EDGEWOOD AVE SW     |
| 1        | 70   | 005900 | 0240  | 09/25/14  | \$657,000   | \$735,000      | 1,670 | 8          | 1940           | Avg   | 5,000    | Y    | N           | 5505 SW CAMPBELL PL      |
| 1        | 40   | 927420 | 1880  | 08/05/13  | \$644,950   | \$790,000      | 1,680 | 8          | 1975           | Good  | 5,750    | Y    | N           | 1518 46TH AVE SW         |
| 1        | 30   | 927420 | 0316  | 04/09/15  | \$558,000   | \$596,000      | 1,680 | 8          | 2008           | Avg   | 934      | Y    | N           | 4307 SW SEATTLE ST       |
| 1        | 30   | 927420 | 0321  | 08/30/13  | \$495,000   | \$603,000      | 1,680 | 8          | 2008           | Avg   | 934      | Y    | N           | 1609 B CALIFORNIA AVE SW |
| 1        | 70   | 014500 | 0035  | 10/14/13  | \$542,500   | \$655,000      | 1,710 | 8          | 1927           | Good  | 4,844    | Y    | N           | 5618 SW ADMIRAL WAY      |
| 1        | 70   | 762220 | 0176  | 04/18/13  | \$491,000   | \$615,000      | 1,710 | 8          | 1983           | Good  | 2,400    | N    | N           | 5716 SW STEVENS ST       |
| 1        | 40   | 927920 | 0280  | 06/23/14  | \$750,000   | \$857,000      | 1,720 | 8          | 1941           | Good  | 5,000    | N    | N           | 2160 50TH AVE SW         |
| 1        | 30   | 927420 | 0320  | 04/13/15  | \$580,000   | \$619,000      | 1,740 | 8          | 2008           | Avg   | 1,280    | Y    | N           | 1609 C CALIFORNIA AVE SW |
| 1        | 30   | 927420 | 0312  | 11/26/14  | \$570,000   | \$628,000      | 1,740 | 8          | 2008           | Avg   | 1,321    | Y    | N           | 1603 CALIFORNIA WAY SW   |
| 1        | 30   | 927420 | 0314  | 08/21/14  | \$568,000   | \$640,000      | 1,740 | 8          | 2008           | Avg   | 1,279    | N    | N           | 4309 SW SEATTLE ST       |
| 1        | 30   | 927420 | 0318  | 04/10/15  | \$568,000   | \$607,000      | 1,740 | 8          | 2008           | Avg   | 1,308    | Y    | N           | 4305 SW SEATTLE ST       |
| 1        | 30   | 927420 | 0322  | 08/20/14  | \$580,000   | \$654,000      | 1,740 | 8          | 2008           | Avg   | 1,236    | Y    | N           | 1609 A CALIFORNIA AVE SW |
| 1        | 30   | 927420 | 0323  | 02/13/15  | \$558,000   | \$604,000      | 1,740 | 8          | 2008           | Avg   | 1,278    | N    | N           | 4313 A SW SEATTLE ST     |
| 1        | 30   | 927420 | 0324  | 01/20/15  | \$545,000   | \$593,000      | 1,740 | 8          | 2008           | Avg   | 1,279    | N    | N           | 4313 B SW SEATTLE ST     |
| 1        | 40   | 927420 | 1740  | 06/20/13  | \$660,000   | \$816,000      | 1,750 | 8          | 1928           | Good  | 3,330    | N    | N           | 1533 44TH AVE SW         |
| 1        | 70   | 102403 | 9051  | 04/01/13  | \$821,500   | \$1,032,000    | 1,780 | 8          | 1956           | Avg   | 24,295   | Y    | N           | 5318 SW LANDER ST        |
| 1        | 30   | 927220 | 1385  | 10/22/14  | \$677,500   | \$753,000      | 1,810 | 8          | 1918           | Avg   | 4,730    | N    | N           | 1533 42ND AVE SW         |
| 1        | 40   | 927420 | 1730  | 06/16/14  | \$825,000   | \$944,000      | 1,890 | 8          | 1919           | Avg   | 6,938    | N    | N           | 1534 45TH AVE SW         |
| 1        | 30   | 928170 | 0210  | 08/19/15  | \$595,000   | \$616,000      | 1,900 | 8          | 1928           | Avg   | 4,150    | N    | N           | 2351 47TH AVE SW         |
| 1        | 70   | 637200 | 0500  | 06/18/15  | \$1,000,000 | \$1,050,000    | 1,950 | 8          | 1990           | Good  | 11,667   | Y    | N           | 5635 SW TEIG PL          |
| 1        | 40   | 927220 | 1200  | 04/24/14  | \$920,000   | \$1,065,000    | 1,970 | 8          | 1907           | Avg   | 7,320    | Y    | N           | 1534 PALM AVE SW         |
| 1        | 30   | 928170 | 0180  | 04/07/14  | \$617,500   | \$717,000      | 2,020 | 8          | 1928           | Avg   | 4,300    | N    | N           | 2335 47TH AVE SW         |
| 1        | 40   | 927320 | 0115  | 12/17/14  | \$1,250,000 | \$1,371,000    | 2,060 | 8          | 1947           | Good  | 12,500   | Y    | N           | 1418 PALM AVE SW         |
| 1        | 30   | 443260 | 0164  | 06/01/15  | \$850,000   | \$896,000      | 2,260 | 8          | 2005           | Avg   | 4,400    | N    | N           | 4415 SW WALKER ST        |
| 1        | 30   | 927420 | 0200  | 04/28/14  | \$706,000   | \$817,000      | 2,280 | 8          | 1902           | Avg   | 5,750    | N    | N           | 1612 44TH AVE SW         |
| 1        | 60   | 927620 | 1445  | 10/08/15  | \$925,000   | \$945,000      | 2,320 | 8          | 1909           | VGood | 5,500    | N    | N           | 2611 50TH AVE SW         |
| 1        | 40   | 927220 | 1190  | 03/24/14  | \$945,000   | \$1,101,000    | 2,490 | 8          | 1986           | Avg   | 6,000    | Y    | N           | 1526 PALM AVE SW         |
| 1        | 70   | 102403 | 9001  | 07/17/14  | \$1,000,000 | \$1,136,000    | 2,590 | 8          | 1987           | Good  | 16,538   | N    | N           | 2472 55TH AVE SW         |
| 1        | 70   | 005900 | 0345  | 07/28/15  | \$1,000,000 | \$1,040,000    | 2,710 | 8          | 1979           | Good  | 15,200   | Y    | N           | 5557 SW CAMPBELL PL      |
| 1        | 70   | 938520 | 0121  | 06/09/15  | \$605,000   | \$637,000      | 1,170 | 9          | 2015           | Avg   | 1,001    | N    | N           | 2420 B WICKSTROM PL SW   |
| 1        | 70   | 938520 | 0120  | 06/10/15  | \$689,000   | \$725,000      | 1,180 | 9          | 2015           | Avg   | 1,339    | N    | N           | 2420 A WICKSTROM PL SW   |
| 1        | 70   | 299780 | 0077  | 01/13/15  | \$549,950   | \$600,000      | 1,260 | 9          | 2014           | Avg   | 1,477    | N    | N           | 3047 A 59TH AVE SW       |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 70   | 299780 | 0078  | 12/22/14  | \$545,000  | \$597,000      | 1,260 | 9          | 2014           | Avg  | 1,476    | N    | N           | 3047 B 59TH AVE SW   |
| 1        | 70   | 637100 | 0077  | 07/30/13  | \$589,000  | \$722,000      | 1,320 | 9          | 2013           | Avg  | 1,140    | N    | N           | 3003 60TH AVE SW     |
| 1        | 70   | 637100 | 0078  | 07/26/13  | \$595,000  | \$730,000      | 1,320 | 9          | 2013           | Avg  | 1,140    | N    | N           | 3005 60TH AVE SW     |
| 1        | 70   | 938520 | 0055  | 09/12/14  | \$650,000  | \$729,000      | 1,330 | 9          | 2001           | Avg  | 2,000    | N    | N           | 2445 WICKSTROM PL SW |
| 1        | 70   | 299780 | 0075  | 09/29/14  | \$649,950  | \$726,000      | 1,350 | 9          | 2014           | Avg  | 1,350    | N    | N           | 3049 B 59TH AVE SW   |
| 1        | 70   | 299780 | 0076  | 12/09/14  | \$589,950  | \$648,000      | 1,350 | 9          | 2014           | Avg  | 1,350    | N    | N           | 3049 A 59TH AVE SW   |
| 1        | 70   | 015200 | 0042  | 06/10/15  | \$565,000  | \$595,000      | 1,400 | 9          | 2015           | Avg  | 1,169    | N    | N           | 6502 STEVENS AVE SW  |
| 1        | 70   | 938520 | 0048  | 05/13/15  | \$649,500  | \$688,000      | 1,400 | 9          | 2015           | Avg  | 1,219    | N    | N           | 2422 55TH AVE SW     |
| 1        | 70   | 938520 | 0049  | 04/20/15  | \$629,500  | \$671,000      | 1,400 | 9          | 2015           | Avg  | 1,352    | N    | N           | 2424 55TH AVE SW     |
| 1        | 70   | 938520 | 0040  | 06/11/15  | \$590,000  | \$621,000      | 1,410 | 9          | 2014           | Avg  | 1,065    | N    | N           | 2411 WICKSTROM PL SW |
| 1        | 70   | 938520 | 0041  | 03/04/15  | \$529,500  | \$570,000      | 1,410 | 9          | 2014           | Avg  | 905      | N    | N           | 2413 WICKSTROM PL SW |
| 1        | 70   | 938520 | 0042  | 03/18/15  | \$529,500  | \$569,000      | 1,410 | 9          | 2014           | Avg  | 905      | N    | N           | 2415 WICKSTROM PL SW |
| 1        | 70   | 938520 | 0043  | 03/05/15  | \$569,500  | \$613,000      | 1,410 | 9          | 2014           | Avg  | 1,527    | N    | N           | 2417 WICKSTROM PL SW |
| 1        | 70   | 014800 | 0073  | 07/07/15  | \$670,000  | \$700,000      | 1,500 | 9          | 2011           | Avg  | 1,722    | N    | N           | 5910 SW STEVENS ST   |
| 1        | 70   | 014800 | 0073  | 03/30/14  | \$599,000  | \$697,000      | 1,500 | 9          | 2011           | Avg  | 1,722    | N    | N           | 5910 SW STEVENS ST   |
| 1        | 70   | 637100 | 0079  | 07/14/14  | \$575,000  | \$654,000      | 1,500 | 9          | 2013           | Avg  | 1,230    | N    | N           | 3007 60TH AVE SW     |
| 1        | 70   | 938520 | 0045  | 05/12/15  | \$729,500  | \$773,000      | 1,530 | 9          | 2015           | Avg  | 1,091    | Y    | N           | 2414 55TH AVE SW     |
| 1        | 70   | 014800 | 0072  | 08/18/14  | \$600,000  | \$677,000      | 1,530 | 9          | 2011           | Avg  | 1,988    | N    | N           | 5912 SW STEVENS ST   |
| 1        | 70   | 938520 | 0047  | 04/15/15  | \$699,500  | \$746,000      | 1,530 | 9          | 2015           | Avg  | 1,231    | N    | N           | 2418 55TH AVE SW     |
| 1        | 70   | 938520 | 0046  | 04/10/15  | \$679,000  | \$725,000      | 1,530 | 9          | 2015           | Avg  | 951      | N    | N           | 2416 55TH AVE SW     |
| 1        | 70   | 015200 | 0043  | 06/15/15  | \$575,000  | \$604,000      | 1,540 | 9          | 2015           | Avg  | 1,076    | N    | N           | 6500 STEVENS AVE SW  |
| 1        | 70   | 015200 | 0044  | 06/04/15  | \$599,000  | \$631,000      | 1,540 | 9          | 2015           | Avg  | 1,297    | N    | N           | 6498 ALKI AVE SW     |
| 1        | 70   | 637100 | 0075  | 08/20/13  | \$609,000  | \$743,000      | 1,550 | 9          | 2013           | Avg  | 1,267    | N    | N           | 3001 60TH AVE SW     |
| 1        | 60   | 928120 | 0330  | 06/19/13  | \$599,000  | \$741,000      | 1,610 | 9          | 2013           | Avg  | 2,028    | N    | N           | 2325 48TH AVE SW     |
| 1        | 60   | 928120 | 0335  | 07/05/13  | \$589,000  | \$726,000      | 1,610 | 9          | 2013           | Avg  | 1,701    | N    | N           | 2321 48TH AVE SW     |
| 1        | 60   | 928120 | 0331  | 08/20/13  | \$574,000  | \$701,000      | 1,610 | 9          | 2013           | Avg  | 1,700    | N    | N           | 2323 50TH AVE SW     |
| 1        | 60   | 928120 | 0336  | 08/22/13  | \$595,000  | \$726,000      | 1,610 | 9          | 2013           | Avg  | 2,027    | N    | N           | 2319 48TH AVE SW     |
| 1        | 40   | 927920 | 0245  | 04/07/14  | \$725,000  | \$842,000      | 1,630 | 9          | 1957           | Avg  | 5,940    | N    | N           | 2112 SUNSET AVE SW   |
| 1        | 30   | 927420 | 2955  | 04/03/13  | \$736,250  | \$925,000      | 1,660 | 9          | 2007           | Avg  | 4,590    | N    | N           | 4602 SW WALKER ST    |
| 1        | 60   | 928120 | 0300  | 11/15/13  | \$599,000  | \$718,000      | 1,660 | 9          | 2013           | Avg  | 2,028    | N    | N           | 2341 48TH AVE SW     |
| 1        | 60   | 928120 | 0305  | 12/26/13  | \$589,000  | \$700,000      | 1,660 | 9          | 2013           | Avg  | 1,697    | N    | N           | 2337 48TH AVE SW     |
| 1        | 60   | 928120 | 0306  | 10/02/13  | \$599,000  | \$725,000      | 1,660 | 9          | 2013           | Avg  | 2,028    | N    | N           | 2335 48TH AVE SW     |
| 1        | 60   | 928120 | 0301  | 01/15/14  | \$589,000  | \$697,000      | 1,660 | 9          | 2013           | Avg  | 1,697    | N    | N           | 2339 48TH AVE SW     |
| 1        | 30   | 443260 | 0075  | 01/28/15  | \$725,000  | \$788,000      | 1,710 | 9          | 2003           | Avg  | 4,140    | N    | N           | 2214 44TH AVE SW     |



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 30   | 927420 | 0365  | 06/06/14  | \$920,000   | \$1,055,000    | 1,710 | 9          | 1928           | VGood | 5,750    | N    | N           | 1718 44TH AVE SW       |
| 1        | 40   | 927970 | 0030  | 11/02/15  | \$762,500   | \$774,000      | 1,730 | 9          | 1947           | Avg   | 7,154    | N    | N           | 1906 SUNSET AVE SW     |
| 1        | 70   | 938520 | 0122  | 06/10/15  | \$655,000   | \$689,000      | 1,730 | 9          | 2015           | Avg   | 1,929    | N    | N           | 2420 C WICKSTROM PL SW |
| 1        | 70   | 015200 | 0040  | 07/02/15  | \$914,836   | \$958,000      | 1,740 | 9          | 2015           | Avg   | 2,260    | Y    | N           | 3008 ALKI AVE SW       |
| 1        | 70   | 015200 | 0041  | 07/02/15  | \$919,613   | \$963,000      | 1,740 | 9          | 2015           | Avg   | 1,699    | Y    | N           | 3006 ALKI AVE SW       |
| 1        | 70   | 350810 | 0135  | 03/16/15  | \$1,101,000 | \$1,183,000    | 1,790 | 9          | 2010           | Avg   | 4,830    | Y    | N           | 2351 HOBART AVE SW     |
| 1        | 40   | 927420 | 2030  | 04/03/14  | \$685,000   | \$797,000      | 1,790 | 9          | 1929           | Avg   | 4,440    | N    | N           | 1503 45TH AVE SW       |
| 1        | 70   | 102403 | 9049  | 05/12/14  | \$1,015,000 | \$1,170,000    | 1,800 | 9          | 1983           | Good  | 34,527   | Y    | N           | 5307 SW PRITCHARD ST   |
| 1        | 70   | 102403 | 9056  | 06/22/15  | \$925,000   | \$971,000      | 1,870 | 9          | 2015           | Avg   | 2,447    | N    | N           | 2452 55TH AVE SW       |
| 1        | 70   | 762220 | 0160  | 08/14/13  | \$630,000   | \$770,000      | 1,980 | 9          | 1985           | Avg   | 6,263    | N    | N           | 2734 58TH AVE SW       |
| 1        | 30   | 637950 | 0640  | 04/09/15  | \$1,120,000 | \$1,196,000    | 2,000 | 9          | 1924           | VGood | 5,750    | N    | N           | 2328 46TH AVE SW       |
| 1        | 70   | 015100 | 0075  | 02/06/15  | \$856,000   | \$928,000      | 2,160 | 9          | 2014           | Avg   | 3,920    | N    | N           | 6410 SW ADMIRAL WAY    |
| 1        | 40   | 927220 | 0810  | 03/16/15  | \$1,218,000 | \$1,308,000    | 2,370 | 9          | 2014           | Avg   | 4,750    | Y    | N           | 1307 CALIFORNIA AVE SW |
| 1        | 60   | 927620 | 1460  | 02/21/14  | \$792,250   | \$930,000      | 2,380 | 9          | 2013           | Avg   | 5,500    | N    | N           | 2617 50TH AVE SW       |
| 1        | 30   | 927420 | 3036  | 09/15/14  | \$930,000   | \$1,042,000    | 2,450 | 9          | 2001           | Avg   | 4,446    | N    | N           | 2103 46TH AVE SW       |
| 1        | 50   | 927970 | 0550  | 06/19/13  | \$1,125,000 | \$1,391,000    | 2,590 | 9          | 1942           | Avg   | 8,930    | Y    | N           | 2233 SUNSET AVE SW     |
| 1        | 40   | 927220 | 0945  | 06/03/13  | \$825,000   | \$1,023,000    | 2,720 | 9          | 2013           | Avg   | 2,415    | Y    | N           | 1337 42ND AVE SW       |
| 1        | 30   | 927420 | 0755  | 08/26/15  | \$1,110,000 | \$1,146,000    | 2,750 | 9          | 2013           | Avg   | 5,175    | N    | N           | 2134 44TH AVE SW       |
| 1        | 30   | 927420 | 0755  | 06/28/13  | \$975,000   | \$1,203,000    | 2,750 | 9          | 2013           | Avg   | 5,175    | N    | N           | 2134 44TH AVE SW       |
| 1        | 70   | 091300 | 0315  | 06/05/14  | \$1,300,000 | \$1,491,000    | 2,782 | 9          | 1977           | Good  | 3,880    | Y    | N           | 2311 HOBART AVE SW     |
| 1        | 60   | 761620 | 0120  | 03/25/14  | \$800,000   | \$932,000      | 2,860 | 9          | 2013           | Avg   | 6,804    | N    | N           | 5016 SW ADMIRAL WAY    |
| 1        | 40   | 927420 | 3300  | 08/31/15  | \$928,000   | \$957,000      | 2,860 | 9          | 2007           | Avg   | 3,450    | N    | N           | 1732 47TH AVE SW       |
| 1        | 70   | 762220 | 0145  | 07/24/15  | \$1,076,000 | \$1,120,000    | 3,570 | 9          | 2008           | Avg   | 5,637    | N    | N           | 2722 58TH AVE SW       |
| 1        | 40   | 927920 | 0020  | 04/25/14  | \$1,034,000 | \$1,197,000    | 1,670 | 10         | 1987           | Good  | 8,680    | Y    | N           | 2200 SUNSET AVE SW     |
| 1        | 70   | 015300 | 0035  | 06/24/15  | \$1,035,000 | \$1,085,000    | 1,880 | 10         | 2005           | Avg   | 1,838    | Y    | N           | 3130 ALKI AVE SW       |
| 1        | 70   | 637200 | 0069  | 05/29/13  | \$699,950   | \$869,000      | 1,880 | 10         | 2002           | Avg   | 1,575    | Y    | N           | 2508 57TH AVE SW       |
| 1        | 990  | 015400 | 0030  | 03/19/13  | \$1,720,000 | \$2,167,000    | 1,950 | 10         | 1998           | Avg   | 8,409    | Y    | Y           | 3103 ALKI AVE SW       |
| 1        | 50   | 927970 | 0565  | 11/21/13  | \$1,100,000 | \$1,317,000    | 1,960 | 10         | 1981           | Good  | 8,570    | Y    | N           | 2239 SUNSET AVE SW     |
| 1        | 40   | 927220 | 0940  | 05/22/13  | \$1,108,000 | \$1,378,000    | 2,310 | 10         | 2013           | Avg   | 3,800    | Y    | N           | 1333 42ND AVE SW       |
| 1        | 40   | 927220 | 0940  | 06/10/15  | \$1,345,000 | \$1,415,000    | 2,310 | 10         | 2013           | Avg   | 3,800    | Y    | N           | 1333 42ND AVE SW       |
| 1        | 70   | 637450 | 0091  | 03/26/13  | \$1,070,000 | \$1,346,000    | 2,690 | 10         | 2003           | Avg   | 6,662    | Y    | N           | 6614 SW ADMIRAL WAY    |
| 1        | 70   | 091300 | 0090  | 10/16/13  | \$1,000,000 | \$1,206,000    | 2,690 | 10         | 2002           | Avg   | 2,928    | Y    | N           | 2107 BONAIR DR SW      |
| 1        | 40   | 927320 | 0145  | 10/10/14  | \$1,260,000 | \$1,404,000    | 2,760 | 10         | 1991           | Avg   | 3,960    | Y    | N           | 1432 PALM AVE SW       |
| 1        | 40   | 927970 | 0013  | 07/10/14  | \$1,250,000 | \$1,422,000    | 2,850 | 10         | 2007           | Avg   | 5,353    | N    | N           | 1933 48TH AVE SW       |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        | 40   | 927320 | 0140  | 01/21/15  | \$1,310,000 | \$1,425,000    | 2,910 | 10         | 1991           | Avg   | 3,938    | Y    | N           | 1424 PALM AVE SW      |
| 1        | 70   | 387090 | 0085  | 09/23/15  | \$1,750,000 | \$1,795,000    | 2,970 | 10         | 2007           | Avg   | 3,120    | Y    | N           | 1514 ALKI AVE SW      |
| 1        | 70   | 350510 | 0126  | 06/26/14  | \$1,250,000 | \$1,427,000    | 3,060 | 10         | 1910           | Good  | 8,500    | Y    | N           | 5130 SW WAITE ST      |
| 1        | 50   | 927970 | 0160  | 05/02/13  | \$1,375,000 | \$1,717,000    | 3,210 | 10         | 1910           | Avg   | 6,847    | Y    | N           | 1707 SUNSET AVE SW    |
| 1        | 30   | 927220 | 1455  | 12/16/13  | \$1,125,000 | \$1,339,000    | 3,330 | 10         | 1985           | Avg   | 6,600    | N    | N           | 1503 42ND AVE SW      |
| 1        | 990  | 014800 | 0811  | 03/07/14  | \$2,000,000 | \$2,340,000    | 2,180 | 11         | 2001           | Avg   | 19,629   | Y    | Y           | 3001 ALKI AVE SW      |
| 1        | 70   | 350510 | 0756  | 11/06/14  | \$2,050,000 | \$2,270,000    | 2,180 | 11         | 1971           | VGood | 18,834   | Y    | N           | 2451 53RD AVE SW      |
| 1        | 50   | 927220 | 0090  | 02/04/15  | \$1,598,888 | \$1,734,000    | 2,770 | 11         | 1977           | Good  | 6,000    | Y    | N           | 1305 SUNSET AVE SW    |
| 3        | 30   | 927420 | 4580  | 12/05/13  | \$270,000   | \$322,000      | 550   | 5          | 1918           | Good  | 2,185    | N    | N           | 2111 41ST AVE SW      |
| 3        | 10   | 798740 | 0316  | 08/14/14  | \$255,000   | \$288,000      | 500   | 6          | 1910           | Avg   | 1,642    | N    | N           | 3318 31ST AVE SW      |
| 3        | 20   | 927420 | 3885  | 07/01/15  | \$540,000   | \$565,000      | 750   | 6          | 1944           | VGood | 3,125    | N    | N           | 1929 42ND AVE SW      |
| 3        | 10   | 798740 | 0356  | 05/12/14  | \$255,000   | \$294,000      | 770   | 6          | 1910           | Avg   | 2,500    | N    | N           | 3405 30TH AVE SW      |
| 3        | 10   | 957780 | 0455  | 03/30/15  | \$315,000   | \$337,000      | 800   | 6          | 1917           | Good  | 3,850    | N    | N           | 3304 SW ADMIRAL WAY   |
| 3        | 20   | 927420 | 4330  | 05/24/13  | \$435,000   | \$541,000      | 810   | 6          | 1930           | Avg   | 3,750    | N    | N           | 4118 SW HILL ST       |
| 3        | 20   | 608710 | 0310  | 06/22/15  | \$480,000   | \$504,000      | 1,040 | 6          | 1927           | Avg   | 4,240    | N    | N           | 4211 SW COLLEGE ST    |
| 3        | 30   | 927570 | 3340  | 04/07/14  | \$427,500   | \$497,000      | 1,040 | 6          | 1912           | VGood | 2,266    | N    | N           | 2506 WALNUT AVE SW    |
| 3        | 30   | 632400 | 0130  | 04/16/13  | \$447,500   | \$561,000      | 1,310 | 6          | 1908           | Good  | 4,000    | N    | N           | 2316 WALNUT AVE SW    |
| 3        | 30   | 915160 | 0135  | 11/02/15  | \$386,500   | \$392,000      | 1,370 | 6          | 1926           | Fair  | 3,600    | N    | N           | 1932 41ST AVE SW      |
| 3        | 20   | 927420 | 4230  | 07/09/14  | \$410,000   | \$467,000      | 830   | 7          | 1980           | Avg   | 6,250    | N    | N           | 1920 42ND AVE SW      |
| 3        | 10   | 798740 | 0440  | 01/29/14  | \$315,000   | \$371,000      | 960   | 7          | 1917           | Good  | 2,400    | N    | N           | 3016 SW ADMIRAL WAY   |
| 3        | 30   | 683770 | 0170  | 09/03/14  | \$375,000   | \$421,000      | 1,010 | 7          | 1950           | Avg   | 4,050    | N    | N           | 2206 WALNUT AVE SW    |
| 3        | 10   | 719280 | 0200  | 05/15/15  | \$490,000   | \$519,000      | 1,090 | 7          | 1909           | VGood | 4,200    | Y    | N           | 3281 31ST AVE SW      |
| 3        | 20   | 927420 | 3780  | 11/17/15  | \$559,500   | \$566,000      | 1,090 | 7          | 1952           | Avg   | 5,643    | N    | N           | 1902 FERRY AVE SW     |
| 3        | 30   | 927570 | 2085  | 09/19/13  | \$490,000   | \$594,000      | 1,150 | 7          | 1926           | Avg   | 5,000    | N    | N           | 3725 SW GRAYSON ST    |
| 3        | 10   | 798740 | 0305  | 08/08/13  | \$406,000   | \$497,000      | 1,170 | 7          | 2007           | Avg   | 1,750    | N    | N           | 3016 SW HINDS ST      |
| 3        | 30   | 927420 | 4061  | 08/10/15  | \$695,000   | \$721,000      | 1,220 | 7          | 1940           | Good  | 4,625    | Y    | N           | 1725 41ST AVE SW      |
| 3        | 30   | 011700 | 0003  | 09/19/14  | \$595,000   | \$666,000      | 1,300 | 7          | 1923           | VGood | 3,225    | N    | N           | 2115 41ST AVE SW      |
| 3        | 30   | 927570 | 2395  | 12/08/15  | \$769,950   | \$775,000      | 1,300 | 7          | 1918           | Avg   | 5,712    | Y    | N           | 2318 BELVIDERE AVE SW |
| 3        | 30   | 632400 | 0050  | 08/03/15  | \$667,700   | \$693,000      | 1,320 | 7          | 1910           | Good  | 5,000    | N    | N           | 2317 WALNUT AVE SW    |
| 3        | 20   | 011700 | 0120  | 05/20/13  | \$565,000   | \$703,000      | 1,330 | 7          | 1927           | VGood | 5,750    | N    | N           | 2124 42ND AVE SW      |
| 3        | 30   | 927570 | 1915  | 05/29/15  | \$601,500   | \$635,000      | 1,380 | 7          | 1925           | Avg   | 3,360    | N    | N           | 3806 SW ADMIRAL WAY   |
| 3        | 10   | 719280 | 0145  | 12/02/14  | \$420,000   | \$462,000      | 1,400 | 7          | 1908           | VGood | 4,480    | N    | N           | 3257 30TH AVE SW      |
| 3        | 30   | 632400 | 0125  | 01/02/13  | \$514,000   | \$658,000      | 1,430 | 7          | 1909           | Good  | 4,000    | N    | N           | 2320 WALNUT AVE SW    |
| 3        | 10   | 798740 | 0285  | 04/29/15  | \$494,900   | \$526,000      | 1,470 | 7          | 2008           | Avg   | 2,500    | N    | N           | 3002 SW HINDS ST      |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address            |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------------|
| 3        | 30   | 683770 | 0005  | 12/03/14  | \$738,000   | \$812,000      | 1,520 | 7          | 1936           | VGood | 5,500    | Y    | N           | 2200 41ST AVE SW         |
| 3        | 30   | 927570 | 1895  | 03/13/14  | \$505,000   | \$590,000      | 1,550 | 7          | 1925           | Good  | 4,150    | N    | N           | 3774 SW ADMIRAL WAY      |
| 3        | 40   | 927220 | 1780  | 09/01/15  | \$590,000   | \$608,000      | 1,650 | 7          | 1946           | Avg   | 3,780    | N    | N           | 1501 PALM AVE SW         |
| 3        | 30   | 608710 | 0070  | 05/23/14  | \$661,254   | \$761,000      | 1,690 | 7          | 1940           | VGood | 6,250    | N    | N           | 2319 41ST AVE SW         |
| 3        | 30   | 011700 | 0001  | 05/27/14  | \$540,000   | \$621,000      | 1,960 | 7          | 2003           | Avg   | 3,565    | N    | N           | 2113 41ST AVE SW         |
| 3        | 30   | 927570 | 2315  | 09/12/13  | \$654,300   | \$795,000      | 2,020 | 7          | 1922           | Avg   | 7,425    | Y    | N           | 2301 37TH AVE SW         |
| 3        | 10   | 719280 | 0215  | 06/27/13  | \$485,000   | \$599,000      | 2,160 | 7          | 2012           | Avg   | 5,512    | N    | N           | 3271 31ST AVE SW         |
| 3        | 30   | 927570 | 2260  | 10/18/15  | \$985,000   | \$1,004,000    | 2,270 | 7          | 1923           | Good  | 4,000    | Y    | N           | 3716 SW GRAYSON ST       |
| 3        | 30   | 927220 | 1704  | 05/12/14  | \$369,000   | \$425,000      | 670   | 8          | 2009           | Avg   | 895      | N    | N           | 1718 B CALIFORNIA AVE SW |
| 3        | 30   | 927220 | 1681  | 12/26/14  | \$425,000   | \$465,000      | 860   | 8          | 2005           | Avg   | 882      | N    | N           | 1710 B CALIFORNIA AVE SW |
| 3        | 10   | 934540 | 0025  | 03/24/13  | \$502,000   | \$632,000      | 1,000 | 8          | 1985           | Good  | 4,450    | Y    | N           | 3570 SW ADMIRAL WAY      |
| 3        | 20   | 011700 | 0385  | 04/02/14  | \$449,000   | \$522,000      | 1,000 | 8          | 2011           | Avg   | 1,652    | N    | N           | 2204 D CALIFORNIA AVE SW |
| 3        | 30   | 927570 | 3341  | 11/12/13  | \$599,951   | \$719,000      | 1,260 | 8          | 2013           | Avg   | 8,954    | N    | N           | 2508 WALNUT AVE SW       |
| 3        | 20   | 927570 | 3240  | 07/07/15  | \$707,500   | \$740,000      | 1,270 | 8          | 1993           | Avg   | 3,950    | N    | N           | 2140 BELVIDERE AVE SW    |
| 3        | 30   | 927220 | 1537  | 08/31/15  | \$579,950   | \$598,000      | 1,430 | 8          | 2002           | Avg   | 1,501    | N    | N           | 1632 A CALIFORNIA AVE SW |
| 3        | 30   | 915160 | 0106  | 05/12/15  | \$750,000   | \$795,000      | 1,530 | 8          | 1927           | Good  | 3,300    | N    | N           | 4064 SW HILL ST          |
| 3        | 20   | 011700 | 0285  | 09/12/14  | \$625,000   | \$701,000      | 1,550 | 8          | 1910           | Good  | 6,250    | N    | N           | 2207 42ND AVE SW         |
| 3        | 30   | 915160 | 0695  | 03/04/15  | \$625,000   | \$673,000      | 1,680 | 8          | 1997           | Avg   | 3,600    | Y    | N           | 2118 41ST AVE SW         |
| 3        | 30   | 915160 | 0541  | 05/08/14  | \$719,000   | \$830,000      | 1,690 | 8          | 1928           | Good  | 4,500    | Y    | N           | 4022 SW WALKER ST        |
| 3        | 30   | 927570 | 2220  | 02/25/14  | \$640,000   | \$750,000      | 1,690 | 8          | 2010           | Avg   | 2,499    | Y    | N           | 3725 SW PRESCOTT PL      |
| 3        | 30   | 927420 | 3839  | 04/16/13  | \$625,000   | \$783,000      | 1,830 | 8          | 2007           | Avg   | 2,106    | N    | N           | 2008 B CALIFORNIA AVE SW |
| 3        | 30   | 927570 | 0005  | 04/27/15  | \$1,052,000 | \$1,119,000    | 1,920 | 8          | 1983           | Good  | 6,092    | Y    | N           | 1705 VICTORIA AVE SW     |
| 3        | 30   | 632400 | 0115  | 09/22/14  | \$727,500   | \$814,000      | 1,940 | 8          | 1910           | Avg   | 5,000    | Y    | N           | 2315 ARCH AVE SW         |
| 3        | 30   | 915160 | 0055  | 07/09/14  | \$749,000   | \$852,000      | 2,100 | 8          | 1910           | Good  | 6,000    | Y    | N           | 1925 WALNUT AVE SW       |
| 3        | 30   | 927570 | 1960  | 05/11/15  | \$825,000   | \$875,000      | 2,230 | 8          | 1971           | Good  | 3,700    | Y    | N           | 3777 SW GRAYSON ST       |
| 3        | 30   | 927570 | 0010  | 04/03/13  | \$790,000   | \$992,000      | 2,310 | 8          | 1976           | Avg   | 4,551    | Y    | N           | 1709 VICTORIA AVE SW     |
| 3        | 30   | 927570 | 2270  | 10/02/15  | \$1,227,500 | \$1,256,000    | 2,350 | 8          | 1931           | VGood | 4,500    | N    | N           | 3712 SW GRAYSON ST       |
| 3        | 20   | 927220 | 1266  | 01/01/14  | \$595,555   | \$707,000      | 1,380 | 9          | 1987           | Good  | 5,150    | Y    | N           | 1609 FERRY AVE SW        |
| 3        | 30   | 927220 | 2230  | 04/24/14  | \$1,200,000 | \$1,389,000    | 1,680 | 9          | 2002           | Avg   | 6,060    | Y    | N           | 1611 EDGEWOOD AVE SW     |
| 3        | 20   | 011700 | 0310  | 07/27/15  | \$799,950   | \$832,000      | 1,690 | 9          | 2015           | Avg   | 3,821    | N    | N           | 2221 42ND AVE SW         |
| 3        | 30   | 927570 | 2350  | 12/22/14  | \$790,000   | \$866,000      | 1,790 | 9          | 1929           | Avg   | 4,452    | Y    | N           | 3714 SW PRESCOTT PL      |
| 3        | 30   | 927570 | 0016  | 05/15/13  | \$1,180,000 | \$1,470,000    | 2,020 | 9          | 2005           | Avg   | 4,620    | Y    | N           | 1712 ARCH AVE SW         |
| 3        | 30   | 927570 | 0016  | 07/06/14  | \$1,280,000 | \$1,458,000    | 2,020 | 9          | 2005           | Avg   | 4,620    | Y    | N           | 1712 ARCH AVE SW         |
| 3        | 10   | 934540 | 0020  | 01/24/14  | \$735,000   | \$868,000      | 2,120 | 9          | 1997           | Avg   | 4,200    | Y    | N           | 3566 SW ADMIRAL WAY      |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address         |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-----------------------|
| 3        | 10   | 934540 | 0020  | 07/22/15  | \$820,000   | \$854,000      | 2,120 | 9          | 1997           | Avg   | 4,200    | Y    | N           | 3566 SW ADMIRAL WAY   |
| 3        | 30   | 683770 | 0225  | 11/13/14  | \$899,950   | \$995,000      | 2,380 | 9          | 2014           | Avg   | 3,750    | Y    | N           | 2306 WALNUT AVE SW    |
| 3        | 20   | 927570 | 0765  | 06/10/14  | \$870,000   | \$997,000      | 2,470 | 9          | 1998           | Avg   | 12,248   | Y    | N           | 1919 FAIRMOUNT AVE SW |
| 3        | 30   | 927420 | 4270  | 06/17/15  | \$1,149,000 | \$1,207,000    | 2,540 | 9          | 2015           | Avg   | 3,750    | N    | N           | 1909 41ST AVE SW      |
| 3        | 30   | 927570 | 2021  | 05/04/13  | \$769,500   | \$960,000      | 2,640 | 9          | 2013           | Avg   | 4,386    | N    | N           | 3704 SW ADMIRAL WAY   |
| 3        | 30   | 927220 | 1555  | 12/16/13  | \$1,200,000 | \$1,429,000    | 2,980 | 9          | 1906           | VGood | 8,250    | N    | N           | 1637 42ND AVE SW      |
| 3        | 30   | 927220 | 1570  | 07/08/14  | \$930,000   | \$1,059,000    | 3,140 | 9          | 2005           | Avg   | 4,180    | N    | N           | 1627 42ND AVE SW      |
| 3        | 30   | 927570 | 0630  | 07/17/15  | \$1,588,000 | \$1,656,000    | 1,950 | 10         | 2002           | Avg   | 10,154   | Y    | N           | 1742 VICTORIA AVE SW  |
| 3        | 10   | 798740 | 0385  | 11/03/15  | \$775,000   | \$787,000      | 2,320 | 10         | 2004           | Avg   | 3,182    | Y    | N           | 3419 30TH AVE SW      |
| 3        | 30   | 927570 | 2405  | 01/14/15  | \$1,015,000 | \$1,106,000    | 2,610 | 10         | 1930           | Avg   | 8,502    | Y    | N           | 2247 PRESCOTT AVE SW  |
| 3        | 30   | 915160 | 0710  | 03/13/13  | \$928,000   | \$1,171,000    | 2,690 | 10         | 2002           | Avg   | 5,400    | Y    | N           | 2108 41ST AVE SW      |
| 3        | 30   | 915160 | 0710  | 04/25/14  | \$1,028,000 | \$1,190,000    | 2,690 | 10         | 2002           | Avg   | 5,400    | Y    | N           | 2108 41ST AVE SW      |
| 3        | 30   | 915160 | 0145  | 12/03/14  | \$1,250,000 | \$1,376,000    | 3,030 | 10         | 2014           | Avg   | 5,400    | N    | N           | 1926 41ST AVE SW      |
| 3        | 20   | 927220 | 2310  | 09/17/15  | \$800,000   | \$822,000      | 3,290 | 10         | 1991           | Avg   | 5,714    | Y    | N           | 1717 FERRY AVE SW     |
| 3        | 30   | 927570 | 0580  | 09/01/15  | \$1,618,000 | \$1,668,000    | 2,610 | 11         | 1993           | Good  | 5,300    | Y    | N           | 1720 VICTORIA AVE SW  |
| 5        | 80   | 637250 | 0025  | 08/04/15  | \$400,000   | \$415,000      | 750   | 6          | 1946           | Avg   | 4,800    | N    | N           | 5907 SW ADMIRAL WAY   |
| 5        | 100  | 771260 | 0425  | 06/04/15  | \$410,000   | \$432,000      | 820   | 6          | 1953           | Good  | 3,119    | N    | N           | 3827 53RD AVE SW      |
| 5        | 80   | 156310 | 0750  | 06/05/15  | \$455,000   | \$479,000      | 830   | 6          | 1992           | Avg   | 3,340    | N    | N           | 4011 59TH AVE SW      |
| 5        | 80   | 014800 | 0450  | 05/30/14  | \$399,000   | \$458,000      | 940   | 6          | 1955           | Good  | 4,800    | N    | N           | 3209 63RD AVE SW      |
| 5        | 80   | 156310 | 0769  | 04/11/13  | \$397,500   | \$498,000      | 950   | 6          | 1911           | Avg   | 2,900    | N    | N           | 4007 CHILBERG AVE SW  |
| 5        | 80   | 014800 | 0440  | 08/18/14  | \$313,300   | \$353,000      | 970   | 6          | 1940           | Avg   | 4,800    | N    | N           | 3217 63RD AVE SW      |
| 5        | 80   | 782870 | 0030  | 06/19/15  | \$530,000   | \$557,000      | 1,010 | 6          | 1915           | Avg   | 5,900    | N    | N           | 3228 63RD AVE SW      |
| 5        | 90   | 005600 | 0155  | 08/14/15  | \$625,000   | \$647,000      | 780   | 7          | 1936           | Avg   | 5,000    | Y    | N           | 5714 SW WINTHROP ST   |
| 5        | 80   | 014800 | 0690  | 09/18/13  | \$466,000   | \$565,000      | 830   | 7          | 1941           | Good  | 3,787    | N    | N           | 6109 SW HINDS ST      |
| 5        | 100  | 638450 | 0185  | 09/02/15  | \$303,000   | \$312,000      | 830   | 7          | 1951           | Avg   | 6,426    | N    | N           | 3825 52ND AVE SW      |
| 5        | 100  | 636590 | 0185  | 01/29/14  | \$398,124   | \$469,000      | 840   | 7          | 1948           | Avg   | 5,750    | Y    | N           | 4032 52ND AVE SW      |
| 5        | 100  | 638450 | 0035  | 07/01/14  | \$370,000   | \$422,000      | 860   | 7          | 1952           | Avg   | 6,050    | N    | N           | 3818 53RD AVE SW      |
| 5        | 100  | 636590 | 0055  | 10/14/15  | \$425,000   | \$434,000      | 870   | 7          | 1948           | Avg   | 5,750    | N    | N           | 4027 51ST AVE SW      |
| 5        | 100  | 636590 | 0065  | 07/18/14  | \$334,850   | \$380,000      | 870   | 7          | 1948           | Avg   | 5,635    | N    | N           | 4031 51ST AVE SW      |
| 5        | 100  | 205610 | 0285  | 04/24/14  | \$471,200   | \$545,000      | 880   | 7          | 1946           | Good  | 5,000    | N    | N           | 4040 54TH AVE SW      |
| 5        | 100  | 239210 | 0090  | 04/02/15  | \$550,000   | \$588,000      | 920   | 7          | 1948           | Avg   | 6,500    | Y    | N           | 5102 SW GENESEE ST    |
| 5        | 100  | 638450 | 0295  | 06/11/15  | \$465,000   | \$489,000      | 930   | 7          | 1951           | Good  | 6,804    | N    | N           | 3828 52ND AVE SW      |
| 5        | 80   | 014800 | 0680  | 10/27/14  | \$530,000   | \$588,000      | 960   | 7          | 1996           | Avg   | 4,800    | N    | N           | 3420 62ND AVE SW      |
| 5        | 80   | 037500 | 0230  | 06/26/14  | \$638,000   | \$728,000      | 970   | 7          | 1922           | VGood | 3,729    | N    | N           | 3401 63RD AVE SW      |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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          |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|------------------------|
| 5        | 100  | 771260 | 0345  | 04/22/14  | \$510,000  | \$591,000      | 980   | 7          | 1952           | Good  | 6,052    | N    | N           | 3854 54TH AVE SW       |
| 5        | 90   | 156310 | 3040  | 10/25/14  | \$490,000  | \$544,000      | 990   | 7          | 1941           | Avg   | 5,000    | N    | N           | 4103 55TH AVE SW       |
| 5        | 100  | 638450 | 0220  | 01/27/14  | \$375,500  | \$443,000      | 1,010 | 7          | 1951           | Avg   | 7,812    | N    | N           | 3809 52ND AVE SW       |
| 5        | 80   | 181880 | 0042  | 07/02/13  | \$587,500  | \$724,000      | 1,020 | 7          | 2003           | Avg   | 3,213    | Y    | N           | 3642 BEACH DR SW       |
| 5        | 80   | 637150 | 0035  | 11/28/15  | \$500,000  | \$504,000      | 1,050 | 7          | 1932           | Fair  | 4,800    | N    | N           | 3228 62ND AVE SW       |
| 5        | 100  | 700770 | 0030  | 01/05/15  | \$400,000  | \$437,000      | 1,050 | 7          | 1952           | Avg   | 6,000    | N    | N           | 5313 SW ORLEANS ST     |
| 5        | 90   | 156310 | 2355  | 06/06/13  | \$595,000  | \$738,000      | 1,080 | 7          | 1960           | Good  | 5,000    | Y    | N           | 4006 57TH AVE SW       |
| 5        | 90   | 014800 | 0030  | 04/29/13  | \$620,000  | \$775,000      | 1,100 | 7          | 1941           | Good  | 6,435    | Y    | N           | 5524 SW HANFORD ST     |
| 5        | 100  | 638450 | 0210  | 12/13/13  | \$446,000  | \$531,000      | 1,110 | 7          | 1952           | VGood | 6,300    | N    | N           | 3815 52ND AVE SW       |
| 5        | 100  | 764690 | 0321  | 08/21/15  | \$450,000  | \$465,000      | 1,120 | 7          | 1958           | Avg   | 5,000    | N    | N           | 5117 SW ORLEANS ST     |
| 5        | 80   | 637150 | 0080  | 05/26/15  | \$559,200  | \$591,000      | 1,140 | 7          | 1945           | VGood | 4,800    | N    | N           | 3251 61ST AVE SW       |
| 5        | 90   | 156310 | 2345  | 07/15/13  | \$605,000  | \$744,000      | 1,160 | 7          | 1947           | Avg   | 5,000    | Y    | N           | 5615 SW ANDOVER ST     |
| 5        | 80   | 637150 | 0025  | 04/03/14  | \$458,500  | \$533,000      | 1,160 | 7          | 1924           | Avg   | 4,800    | N    | N           | 3218 62ND AVE SW       |
| 5        | 100  | 239210 | 0110  | 09/24/14  | \$435,000  | \$487,000      | 1,170 | 7          | 1953           | Good  | 5,000    | N    | N           | 5116 SW GENESEE ST     |
| 5        | 80   | 299880 | 0040  | 06/13/14  | \$589,000  | \$674,000      | 1,250 | 7          | 1925           | Good  | 8,800    | Y    | N           | 3406 60TH AVE SW       |
| 5        | 100  | 764690 | 0370  | 06/20/13  | \$341,000  | \$422,000      | 1,260 | 7          | 1910           | Avg   | 5,000    | N    | N           | 3711 51ST AVE SW       |
| 5        | 80   | 102400 | 0150  | 07/27/15  | \$750,000  | \$780,000      | 1,280 | 7          | 1909           | Good  | 4,000    | Y    | N           | 3709 59TH AVE SW       |
| 5        | 90   | 299830 | 0045  | 02/21/13  | \$625,000  | \$792,000      | 1,300 | 7          | 1956           | Good  | 6,050    | Y    | N           | 5813 SW HORTON ST      |
| 5        | 100  | 700770 | 0005  | 06/26/13  | \$425,000  | \$525,000      | 1,300 | 7          | 1952           | Good  | 6,000    | N    | N           | 5305 SW ORLEANS ST     |
| 5        | 100  | 549620 | 0125  | 09/18/13  | \$440,000  | \$534,000      | 1,310 | 7          | 1941           | Avg   | 8,250    | N    | N           | 4156 55TH AVE SW       |
| 5        | 100  | 764690 | 0360  | 09/18/14  | \$420,000  | \$470,000      | 1,320 | 7          | 1955           | Avg   | 5,500    | N    | N           | 5100 SW CHARLESTOWN ST |
| 5        | 80   | 637150 | 0040  | 03/16/15  | \$585,000  | \$628,000      | 1,350 | 7          | 1928           | Avg   | 4,800    | N    | N           | 3232 62ND AVE SW       |
| 5        | 80   | 637400 | 0241  | 02/10/14  | \$550,000  | \$647,000      | 1,350 | 7          | 1947           | VGood | 5,160    | N    | N           | 6412 SW HINDS ST       |
| 5        | 80   | 147440 | 0085  | 05/17/13  | \$448,000  | \$558,000      | 1,440 | 7          | 1930           | Good  | 4,720    | N    | N           | 3254 61ST AVE SW       |
| 5        | 80   | 942240 | 0120  | 04/12/13  | \$517,000  | \$648,000      | 1,460 | 7          | 1965           | Good  | 4,800    | N    | N           | 3419 62ND AVE SW       |
| 5        | 90   | 152403 | 9043  | 07/25/14  | \$629,000  | \$713,000      | 1,510 | 7          | 1995           | Good  | 4,560    | N    | N           | 3960 59TH AVE SW       |
| 5        | 80   | 637250 | 0160  | 11/23/15  | \$650,000  | \$656,000      | 1,520 | 7          | 1968           | Good  | 4,800    | N    | N           | 3410 61ST AVE SW       |
| 5        | 90   | 299880 | 0125  | 07/01/14  | \$730,000  | \$832,000      | 1,530 | 7          | 1941           | Good  | 4,920    | Y    | N           | 3419 59TH AVE SW       |
| 5        | 80   | 782870 | 0075  | 06/16/15  | \$680,001  | \$715,000      | 1,530 | 7          | 1981           | Good  | 5,900    | N    | N           | 3239 62ND AVE SW       |
| 5        | 80   | 782870 | 0025  | 10/08/13  | \$639,750  | \$773,000      | 1,550 | 7          | 1908           | VGood | 5,900    | N    | N           | 3226 63RD AVE SW       |
| 5        | 80   | 984130 | 0050  | 06/15/15  | \$610,000  | \$641,000      | 1,570 | 7          | 1928           | Good  | 5,490    | N    | N           | 3225 60TH AVE SW       |
| 5        | 90   | 014800 | 0590  | 07/31/14  | \$725,000  | \$821,000      | 1,640 | 7          | 1941           | Good  | 7,042    | Y    | N           | 3420 59TH AVE SW       |
| 5        | 90   | 152403 | 9059  | 12/15/15  | \$689,950  | \$693,000      | 1,680 | 7          | 1962           | Good  | 3,432    | N    | N           | 5824 SW ANDOVER ST     |
| 5        | 100  | 764690 | 0350  | 03/17/14  | \$543,000  | \$634,000      | 1,760 | 7          | 1912           | Good  | 5,250    | N    | N           | 5118 SW CHARLESTOWN ST |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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          |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|------------------------|
| 5        | 90   | 014800 | 0035  | 06/02/14  | \$544,000   | \$624,000      | 1,790 | 7          | 1910           | Avg   | 8,203    | Y    | N           | 5601 SW ADMIRAL WAY    |
| 5        | 80   | 156310 | 0705  | 09/12/14  | \$690,000   | \$774,000      | 1,930 | 7          | 1920           | Avg   | 5,400    | Y    | N           | 4024 BEACH DR SW       |
| 5        | 80   | 942240 | 0035  | 09/12/14  | \$477,500   | \$536,000      | 2,090 | 7          | 1985           | Avg   | 6,000    | Y    | N           | 3428 63RD AVE SW       |
| 5        | 90   | 014500 | 0080  | 08/28/13  | \$604,000   | \$736,000      | 2,490 | 7          | 1904           | Good  | 6,000    | Y    | N           | 5627 SW ADMIRAL WAY    |
| 5        | 80   | 156310 | 0640  | 01/07/14  | \$439,000   | \$520,000      | 900   | 8          | 2013           | Avg   | 1,272    | N    | N           | 4111 CHILBERG AVE SW   |
| 5        | 80   | 156310 | 0646  | 12/16/13  | \$431,500   | \$514,000      | 900   | 8          | 2013           | Avg   | 1,225    | N    | N           | 4107 CHILBERG AVE SW   |
| 5        | 80   | 156310 | 0645  | 01/02/14  | \$441,000   | \$523,000      | 920   | 8          | 2013           | Avg   | 1,273    | N    | N           | 4105 CHILBERG AVE SW   |
| 5        | 80   | 156310 | 0641  | 12/11/13  | \$439,000   | \$523,000      | 940   | 8          | 2014           | Avg   | 1,225    | N    | N           | 4109 CHILBERG AVE SW   |
| 5        | 100  | 205610 | 0275  | 10/06/14  | \$530,000   | \$591,000      | 970   | 8          | 1954           | Good  | 5,000    | N    | N           | 4044 54TH AVE SW       |
| 5        | 90   | 299830 | 0060  | 08/06/14  | \$672,500   | \$761,000      | 1,020 | 8          | 1956           | VGood | 5,940    | Y    | N           | 5801 SW HORTON ST      |
| 5        | 80   | 156310 | 0557  | 10/10/14  | \$445,000   | \$496,000      | 1,120 | 8          | 2002           | Avg   | 1,266    | N    | N           | 4156 A BEACH DR SW     |
| 5        | 90   | 156310 | 2435  | 12/10/14  | \$950,000   | \$1,044,000    | 1,140 | 8          | 1960           | VGood | 4,200    | Y    | N           | 4056 HILLCREST AVE SW  |
| 5        | 80   | 637400 | 0085  | 05/22/13  | \$970,000   | \$1,206,000    | 1,180 | 8          | 1967           | Good  | 4,500    | Y    | N           | 3436 BEACH DR SW       |
| 5        | 90   | 021900 | 0095  | 11/16/15  | \$1,015,000 | \$1,027,000    | 1,240 | 8          | 1954           | Good  | 7,480    | Y    | N           | 3243 56TH AVE SW       |
| 5        | 100  | 014200 | 0175  | 08/22/14  | \$625,000   | \$704,000      | 1,250 | 8          | 1950           | Good  | 6,050    | N    | N           | 4131 53RD AVE SW       |
| 5        | 990  | 156310 | 0020  | 06/12/15  | \$1,131,000 | \$1,190,000    | 1,260 | 8          | 1947           | Good  | 11,664   | Y    | Y           | 4011 BEACH DR SW       |
| 5        | 90   | 014800 | 0055  | 06/12/15  | \$1,045,000 | \$1,099,000    | 1,280 | 8          | 2015           | Avg   | 6,582    | Y    | N           | 5530 SW HANFORD ST     |
| 5        | 90   | 014800 | 0532  | 01/09/13  | \$530,000   | \$677,000      | 1,300 | 8          | 1952           | Avg   | 9,750    | Y    | N           | 3218 57TH AVE SW       |
| 5        | 80   | 152403 | 9045  | 07/15/13  | \$801,000   | \$985,000      | 1,300 | 8          | 1955           | VGood | 4,995    | Y    | N           | 3635 59TH AVE SW       |
| 5        | 100  | 205610 | 0390  | 05/14/14  | \$608,800   | \$702,000      | 1,320 | 8          | 1999           | Avg   | 2,500    | N    | N           | 4011 54TH AVE SW       |
| 5        | 90   | 513500 | 0170  | 08/06/14  | \$655,000   | \$741,000      | 1,320 | 8          | 1948           | Avg   | 7,620    | Y    | N           | 5639 SW ORLEANS ST     |
| 5        | 100  | 636590 | 0005  | 10/20/15  | \$618,000   | \$630,000      | 1,340 | 8          | 1957           | Good  | 5,175    | N    | N           | 5101 SW ANDOVER ST     |
| 5        | 80   | 156310 | 0596  | 04/03/14  | \$493,043   | \$573,000      | 1,360 | 8          | 2000           | Avg   | 1,458    | N    | N           | 4135 B CHILBERG AVE SW |
| 5        | 90   | 181880 | 0144  | 05/02/14  | \$750,000   | \$867,000      | 1,440 | 8          | 1955           | Good  | 6,550    | Y    | N           | 3628 59TH AVE SW       |
| 5        | 80   | 181880 | 0030  | 08/09/13  | \$670,000   | \$820,000      | 1,480 | 8          | 1950           | Avg   | 5,163    | N    | N           | 3618 BEACH DR SW       |
| 5        | 90   | 299830 | 0146  | 06/17/14  | \$936,000   | \$1,071,000    | 1,480 | 8          | 1952           | Good  | 12,420   | Y    | N           | 3350 58TH AVE SW       |
| 5        | 90   | 299830 | 0266  | 08/02/13  | \$787,000   | \$964,000      | 1,490 | 8          | 1962           | Good  | 7,860    | Y    | N           | 5710 SW SPOKANE ST     |
| 5        | 90   | 021940 | 0057  | 09/30/15  | \$975,000   | \$998,000      | 1,510 | 8          | 1961           | Avg   | 7,670    | Y    | N           | 5500 SW SPOKANE ST     |
| 5        | 90   | 005600 | 0160  | 10/29/14  | \$675,000   | \$749,000      | 1,520 | 8          | 1959           | Good  | 5,000    | Y    | N           | 5710 SW WINTHROP ST    |
| 5        | 90   | 949020 | 0090  | 06/14/13  | \$689,000   | \$853,000      | 1,580 | 8          | 1979           | Good  | 8,580    | N    | N           | 5610 SW ANDOVER ST     |
| 5        | 90   | 949020 | 0110  | 05/22/15  | \$679,000   | \$718,000      | 1,580 | 8          | 1979           | Good  | 8,580    | N    | N           | 5522 SW ANDOVER ST     |
| 5        | 90   | 299830 | 0195  | 07/28/15  | \$875,000   | \$910,000      | 1,600 | 8          | 1969           | Avg   | 11,600   | Y    | N           | 5717 SW HINDS ST       |
| 5        | 90   | 021940 | 0085  | 04/04/14  | \$840,000   | \$977,000      | 1,640 | 8          | 1956           | Good  | 8,976    | Y    | N           | 3321 56TH AVE SW       |
| 5        | 90   | 513500 | 0110  | 09/05/13  | \$644,500   | \$784,000      | 1,680 | 8          | 1959           | Avg   | 6,000    | Y    | N           | 3614 56TH AVE SW       |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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         |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-----------------------|
| 5        | 80   | 102100 | 0040  | 11/12/15  | \$717,450   | \$727,000      | 1,710 | 8          | 2006           | Avg   | 1,478    | Y    | N           | 3817 59TH AVE SW      |
| 5        | 90   | 181880 | 0235  | 09/05/14  | \$1,100,005 | \$1,236,000    | 1,710 | 8          | 1958           | VGood | 7,750    | Y    | N           | 3615 57TH PL SW       |
| 5        | 90   | 513500 | 0160  | 06/12/14  | \$670,000   | \$767,000      | 1,730 | 8          | 1956           | Avg   | 6,420    | Y    | N           | 5625 SW ORLEANS ST    |
| 5        | 90   | 102400 | 0050  | 07/18/14  | \$915,000   | \$1,039,000    | 1,740 | 8          | 1979           | Good  | 7,000    | Y    | N           | 3735 58TH AVE SW      |
| 5        | 80   | 014800 | 0661  | 06/19/13  | \$662,000   | \$819,000      | 1,940 | 8          | 1991           | Good  | 4,800    | N    | N           | 3432 62ND AVE SW      |
| 5        | 100  | 014200 | 0165  | 05/07/14  | \$749,950   | \$866,000      | 1,960 | 8          | 1949           | VGood | 6,050    | N    | N           | 4135 53RD AVE SW      |
| 5        | 80   | 637250 | 0005  | 07/06/15  | \$788,000   | \$824,000      | 1,980 | 8          | 1951           | Good  | 6,545    | N    | N           | 5919 SW ADMIRAL WAY   |
| 5        | 80   | 942240 | 0055  | 01/08/13  | \$748,000   | \$956,000      | 1,980 | 8          | 1971           | Avg   | 5,060    | Y    | N           | 3446 63RD AVE SW      |
| 5        | 100  | 205610 | 0425  | 07/22/13  | \$749,000   | \$920,000      | 2,080 | 8          | 1997           | Avg   | 8,000    | N    | N           | 4031 54TH AVE SW      |
| 5        | 80   | 984130 | 0090  | 08/08/13  | \$625,000   | \$765,000      | 2,080 | 8          | 1993           | Avg   | 7,320    | N    | N           | 3249 60TH AVE SW      |
| 5        | 80   | 156310 | 0440  | 08/28/15  | \$885,000   | \$913,000      | 2,100 | 8          | 1927           | VGood | 3,000    | Y    | N           | 4234 BEACH DR SW      |
| 5        | 90   | 156310 | 2880  | 06/21/14  | \$849,000   | \$970,000      | 2,160 | 8          | 1928           | Good  | 6,300    | Y    | N           | 4104 56TH AVE SW      |
| 5        | 100  | 014200 | 0103  | 01/02/13  | \$725,000   | \$928,000      | 2,670 | 8          | 2002           | Avg   | 6,048    | Y    | N           | 4152 54TH AVE SW      |
| 5        | 90   | 014800 | 0466  | 06/25/15  | \$1,210,000 | \$1,269,000    | 1,460 | 9          | 2005           | Avg   | 8,160    | Y    | N           | 3253 57TH AVE SW      |
| 5        | 80   | 037500 | 0165  | 07/23/14  | \$991,700   | \$1,125,000    | 1,610 | 9          | 2011           | Avg   | 2,350    | Y    | N           | 6327 SW MARGUERITE CT |
| 5        | 90   | 513500 | 0050  | 08/01/14  | \$960,000   | \$1,087,000    | 1,770 | 9          | 1952           | VGood | 5,934    | Y    | N           | 3715 55TH AVE SW      |
| 5        | 90   | 181880 | 0289  | 01/21/15  | \$795,000   | \$865,000      | 1,820 | 9          | 1997           | Avg   | 7,517    | Y    | N           | 3720 HILLCREST AVE SW |
| 5        | 90   | 014800 | 0522  | 01/06/15  | \$950,000   | \$1,037,000    | 1,880 | 9          | 2014           | Avg   | 6,526    | Y    | N           | 5603 SW HANFORD ST    |
| 5        | 80   | 156310 | 0530  | 09/21/15  | \$825,000   | \$846,000      | 1,900 | 9          | 2001           | Avg   | 2,303    | N    | N           | 4146 BEACH DR SW      |
| 5        | 80   | 014800 | 0705  | 03/05/15  | \$900,000   | \$969,000      | 2,030 | 9          | 2007           | Avg   | 4,440    | N    | N           | 3433 61ST AVE SW      |
| 5        | 100  | 239210 | 0396  | 06/19/13  | \$603,000   | \$746,000      | 2,130 | 9          | 2013           | Avg   | 2,876    | N    | N           | 4140 53RD AVE SW      |
| 5        | 100  | 239210 | 0396  | 12/30/15  | \$749,950   | \$750,000      | 2,130 | 9          | 2013           | Avg   | 2,876    | N    | N           | 4140 53RD AVE SW      |
| 5        | 90   | 156310 | 0955  | 05/04/15  | \$915,000   | \$972,000      | 2,150 | 9          | 2000           | Avg   | 4,200    | Y    | N           | 4029 AIKINS AVE SW    |
| 5        | 90   | 299830 | 0075  | 01/27/15  | \$857,500   | \$932,000      | 2,210 | 9          | 1993           | Avg   | 5,040    | Y    | N           | 3322 59TH AVE SW      |
| 5        | 90   | 156310 | 2970  | 11/26/14  | \$819,000   | \$903,000      | 2,320 | 9          | 2014           | Avg   | 2,500    | N    | N           | 4137 55TH AVE SW      |
| 5        | 90   | 152403 | 9039  | 03/28/14  | \$1,150,000 | \$1,339,000    | 2,510 | 9          | 2013           | Avg   | 4,536    | Y    | N           | 3926 59TH AVE SW      |
| 5        | 90   | 156310 | 2685  | 04/22/15  | \$875,000   | \$932,000      | 2,520 | 9          | 1995           | Good  | 3,750    | Y    | N           | 4048 56TH AVE SW      |
| 5        | 100  | 771260 | 0315  | 01/15/13  | \$730,000   | \$931,000      | 2,520 | 9          | 2012           | Avg   | 4,357    | N    | N           | 3838 54TH AVE SW      |
| 5        | 990  | 015500 | 0025  | 09/25/15  | \$2,200,000 | \$2,255,000    | 2,540 | 9          | 1993           | Avg   | 6,935    | Y    | Y           | 3229 ALKI AVE SW      |
| 5        | 80   | 299880 | 0095  | 02/28/13  | \$1,070,000 | \$1,353,000    | 2,720 | 9          | 2002           | Avg   | 7,200    | Y    | N           | 3452 60TH AVE SW      |
| 5        | 90   | 014800 | 0596  | 07/17/13  | \$805,000   | \$990,000      | 2,790 | 9          | 2007           | Avg   | 4,296    | Y    | N           | 3410 59TH AVE SW      |
| 5        | 80   | 210270 | 0010  | 04/16/14  | \$833,000   | \$966,000      | 2,840 | 9          | 2006           | Avg   | 5,750    | Y    | N           | 6010 SW ORLEANS ST    |
| 5        | 100  | 205610 | 0235  | 08/14/13  | \$830,000   | \$1,014,000    | 2,960 | 9          | 2003           | Avg   | 5,713    | N    | N           | 5304 SW DAKOTA ST     |
| 5        | 90   | 102400 | 0100  | 04/08/15  | \$900,000   | \$962,000      | 1,780 | 10         | 1997           | Avg   | 7,200    | Y    | N           | 3704 59TH AVE SW      |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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          |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|------------------------|
| 5        | 90   | 156310 | 2035  | 06/12/13  | \$1,075,000 | \$1,331,000    | 1,990 | 10         | 2000           | Avg   | 6,898    | Y    | N           | 4057 HILLCREST AVE SW  |
| 5        | 100  | 130930 | 0096  | 08/11/14  | \$1,200,000 | \$1,356,000    | 2,090 | 10         | 2014           | Avg   | 3,750    | Y    | N           | 3654 55TH AVE SW       |
| 5        | 90   | 156310 | 2005  | 07/26/13  | \$960,000   | \$1,178,000    | 2,100 | 10         | 1961           | Good  | 8,271    | Y    | N           | 4051 57TH AVE SW       |
| 5        | 90   | 156310 | 2565  | 07/29/15  | \$1,335,000 | \$1,388,000    | 2,130 | 10         | 1926           | VGood | 10,000   | Y    | N           | 4007 56TH AVE SW       |
| 5        | 90   | 005600 | 0200  | 09/02/15  | \$1,180,000 | \$1,216,000    | 2,220 | 10         | 2004           | Avg   | 4,791    | Y    | N           | 5704 SW WINTHROP ST    |
| 5        | 100  | 771260 | 0035  | 04/02/13  | \$881,000   | \$1,107,000    | 2,330 | 10         | 2004           | Avg   | 6,250    | Y    | N           | 3816 55TH AVE SW       |
| 5        | 90   | 181880 | 0146  | 09/25/13  | \$1,288,000 | \$1,560,000    | 2,440 | 10         | 2007           | Avg   | 6,000    | Y    | N           | 3603 58TH AVE SW       |
| 5        | 100  | 130930 | 0097  | 04/03/14  | \$1,040,000 | \$1,209,000    | 2,510 | 10         | 2014           | Avg   | 3,313    | Y    | N           | 5359 SW MANNING ST     |
| 5        | 90   | 299880 | 0110  | 03/25/15  | \$1,345,000 | \$1,442,000    | 2,520 | 10         | 2014           | Avg   | 4,920    | Y    | N           | 3429 59TH AVE SW       |
| 5        | 100  | 130930 | 0116  | 06/01/15  | \$980,000   | \$1,034,000    | 2,700 | 10         | 2000           | Avg   | 4,606    | N    | N           | 5350 SW ORLEANS ST     |
| 5        | 100  | 130930 | 0180  | 05/27/14  | \$1,137,500 | \$1,307,000    | 2,850 | 10         | 2014           | Avg   | 5,000    | Y    | N           | 5337 SW ORLEANS ST     |
| 5        | 90   | 210270 | 0025  | 10/09/14  | \$1,400,000 | \$1,561,000    | 2,910 | 10         | 2009           | Avg   | 9,270    | Y    | N           | 3616 60TH AVE SW       |
| 5        | 90   | 156310 | 2965  | 08/11/14  | \$1,010,000 | \$1,141,000    | 3,130 | 10         | 2014           | Avg   | 5,000    | N    | N           | 4139 55TH AVE SW       |
| 5        | 90   | 021920 | 0085  | 10/10/13  | \$1,150,000 | \$1,389,000    | 3,350 | 10         | 1959           | Good  | 18,460   | Y    | N           | 3264 57TH AVE SW       |
| 5        | 90   | 299830 | 0145  | 10/19/15  | \$1,625,000 | \$1,656,000    | 2,130 | 11         | 1992           | Good  | 8,700    | Y    | N           | 3346 58TH AVE SW       |
| 5        | 90   | 014800 | 0475  | 05/28/14  | \$1,400,000 | \$1,608,000    | 2,520 | 11         | 2005           | Avg   | 9,160    | Y    | N           | 3249 57TH AVE SW       |
| 7        | 100  | 910000 | 0015  | 11/03/15  | \$250,000   | \$254,000      | 480   | 5          | 1920           | Avg   | 1,120    | N    | N           | 5032 1/2 47TH AVE SW   |
| 7        | 100  | 431570 | 0050  | 06/25/13  | \$245,000   | \$303,000      | 590   | 6          | 1907           | Avg   | 4,720    | N    | N           | 7122 FAUNTLEROY WAY SW |
| 7        | 100  | 762570 | 3637  | 08/28/14  | \$286,000   | \$322,000      | 610   | 6          | 1918           | Good  | 4,000    | N    | N           | 4522 SW GRAHAM ST      |
| 7        | 100  | 239160 | 1560  | 11/06/14  | \$420,000   | \$465,000      | 680   | 6          | 1932           | Avg   | 5,750    | Y    | N           | 4539 51ST PL SW        |
| 7        | 100  | 793400 | 0090  | 02/25/15  | \$340,000   | \$367,000      | 690   | 6          | 1918           | Avg   | 5,200    | N    | N           | 4818 SW DAWSON ST      |
| 7        | 100  | 031200 | 0245  | 07/12/13  | \$344,000   | \$423,000      | 700   | 6          | 1943           | Avg   | 4,224    | N    | N           | 4817 SW HUDSON ST      |
| 7        | 100  | 757120 | 0110  | 07/28/14  | \$328,000   | \$372,000      | 700   | 6          | 1943           | Avg   | 4,350    | N    | N           | 4604 SW HUDSON ST      |
| 7        | 100  | 762570 | 1891  | 08/06/14  | \$435,000   | \$492,000      | 700   | 6          | 1917           | Good  | 4,800    | N    | N           | 5917 46TH AVE SW       |
| 7        | 100  | 762570 | 1935  | 10/13/14  | \$330,000   | \$367,000      | 700   | 6          | 1943           | Avg   | 4,000    | N    | N           | 5957 46TH AVE SW       |
| 7        | 100  | 431570 | 0065  | 08/25/15  | \$318,800   | \$329,000      | 710   | 6          | 1907           | Good  | 4,600    | N    | N           | 7109 SYLVAN LN SW      |
| 7        | 100  | 422990 | 0140  | 10/06/14  | \$310,000   | \$346,000      | 720   | 6          | 1943           | Fair  | 5,750    | N    | N           | 5414 48TH AVE SW       |
| 7        | 100  | 793600 | 0503  | 10/30/13  | \$359,000   | \$432,000      | 720   | 6          | 1946           | Good  | 7,095    | N    | N           | 4736 50TH AVE SW       |
| 7        | 100  | 762570 | 3585  | 08/22/15  | \$368,000   | \$380,000      | 750   | 6          | 1918           | Avg   | 5,400    | N    | N           | 6017 45TH AVE SW       |
| 7        | 100  | 762570 | 3805  | 03/14/13  | \$405,000   | \$511,000      | 750   | 6          | 1943           | VGood | 6,000    | N    | N           | 6006 47TH AVE SW       |
| 7        | 100  | 762570 | 0840  | 03/12/13  | \$320,000   | \$404,000      | 770   | 6          | 1915           | Avg   | 3,300    | Y    | N           | 5221 45TH AVE SW       |
| 7        | 100  | 939370 | 0032  | 11/07/13  | \$349,000   | \$419,000      | 780   | 6          | 1918           | Avg   | 3,840    | N    | N           | 4824 49TH AVE SW       |
| 7        | 100  | 031200 | 0025  | 05/02/14  | \$395,750   | \$457,000      | 790   | 6          | 1950           | Avg   | 5,120    | N    | N           | 4844 49TH AVE SW       |
| 7        | 100  | 031200 | 0265  | 05/04/15  | \$375,000   | \$398,000      | 790   | 6          | 1950           | Avg   | 5,120    | N    | N           | 5016 49TH AVE SW       |



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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            |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------------|
| 7        | 100  | 743550 | 0125  | 10/28/13  | \$375,000  | \$451,000      | 790   | 6          | 2002           | Avg   | 6,600    | N    | N           | 4636 SW DAWSON ST        |
| 7        | 100  | 570550 | 0075  | 03/26/15  | \$388,000  | \$416,000      | 800   | 6          | 1922           | Good  | 4,800    | N    | N           | 4922 SW DAWSON ST        |
| 7        | 100  | 939370 | 0140  | 03/10/15  | \$420,000  | \$452,000      | 800   | 6          | 1946           | Good  | 5,120    | N    | N           | 4819 47TH AVE SW         |
| 7        | 90   | 793500 | 0181  | 08/13/13  | \$355,000  | \$434,000      | 810   | 6          | 1909           | Good  | 3,750    | N    | N           | 6319 49TH AVE SW         |
| 7        | 100  | 941740 | 0215  | 07/31/14  | \$363,000  | \$411,000      | 820   | 6          | 1925           | Good  | 4,880    | N    | N           | 6005 48TH AVE SW         |
| 7        | 100  | 762570 | 0906  | 04/01/13  | \$340,000  | \$427,000      | 830   | 6          | 1915           | Avg   | 6,203    | N    | N           | 4504 SW BRANDON ST       |
| 7        | 100  | 031200 | 0135  | 05/20/14  | \$483,945  | \$557,000      | 840   | 6          | 1951           | Good  | 5,120    | N    | N           | 4845 47TH AVE SW         |
| 7        | 100  | 762570 | 4317  | 05/03/15  | \$377,500  | \$401,000      | 840   | 6          | 1939           | Avg   | 4,500    | N    | N           | 6609 FAUNTLEROY WAY SW   |
| 7        | 100  | 370290 | 0180  | 04/10/13  | \$350,000  | \$439,000      | 870   | 6          | 1918           | Good  | 5,200    | N    | N           | 4850 50TH AVE SW         |
| 7        | 90   | 793500 | 0227  | 11/01/13  | \$275,000  | \$331,000      | 880   | 6          | 1920           | Avg   | 4,500    | N    | N           | 6421 49TH AVE SW         |
| 7        | 100  | 710410 | 0025  | 05/15/15  | \$380,000  | \$402,000      | 890   | 6          | 1919           | Avg   | 5,412    | N    | N           | 5918 49TH AVE SW         |
| 7        | 100  | 762570 | 4130  | 10/31/13  | \$328,000  | \$394,000      | 890   | 6          | 1918           | Avg   | 6,000    | N    | N           | 6314 47TH AVE SW         |
| 7        | 100  | 762570 | 4316  | 09/19/13  | \$357,850  | \$434,000      | 890   | 6          | 1939           | Good  | 4,500    | Y    | N           | 6613 FAUNTLEROY WAY SW   |
| 7        | 100  | 941740 | 0195  | 11/30/15  | \$424,950  | \$428,000      | 900   | 6          | 1908           | Avg   | 4,840    | N    | N           | 6021 48TH AVE SW         |
| 7        | 100  | 762570 | 1540  | 10/10/13  | \$384,950  | \$465,000      | 910   | 6          | 1910           | Good  | 6,250    | N    | N           | 5623 44TH AVE SW         |
| 7        | 100  | 939370 | 0110  | 06/03/14  | \$430,000  | \$493,000      | 910   | 6          | 1924           | Good  | 5,120    | N    | N           | 4822 48TH AVE SW         |
| 7        | 100  | 031200 | 0200  | 06/17/15  | \$535,000  | \$562,000      | 920   | 6          | 1929           | VGood | 5,120    | N    | N           | 5026 48TH AVE SW         |
| 7        | 100  | 762570 | 0851  | 05/09/13  | \$474,000  | \$591,000      | 960   | 6          | 1910           | Good  | 3,750    | Y    | N           | 5231 45TH AVE SW         |
| 7        | 100  | 762570 | 4385  | 11/23/15  | \$520,000  | \$525,000      | 960   | 6          | 1949           | Avg   | 6,250    | N    | N           | 6533 44TH AVE SW         |
| 7        | 100  | 431570 | 0715  | 10/01/15  | \$340,000  | \$348,000      | 970   | 6          | 1954           | Avg   | 6,524    | Y    | N           | 7100 LINCOLN PARK WAY SW |
| 7        | 100  | 432320 | 0115  | 08/24/13  | \$415,000  | \$506,000      | 980   | 6          | 1939           | Avg   | 4,821    | N    | N           | 6732 MURRAY AVE SW       |
| 7        | 100  | 762570 | 1960  | 04/28/14  | \$421,000  | \$487,000      | 1,020 | 6          | 1944           | Good  | 6,000    | N    | N           | 5938 47TH AVE SW         |
| 7        | 90   | 793500 | 0125  | 06/05/14  | \$440,000  | \$505,000      | 1,050 | 6          | 1900           | Avg   | 7,500    | N    | N           | 6060 50TH AVE SW         |
| 7        | 90   | 793600 | 0252  | 05/11/15  | \$521,000  | \$552,000      | 1,050 | 6          | 1910           | Good  | 7,500    | Y    | N           | 5205 SW JACOBSEN RD      |
| 7        | 100  | 431620 | 0105  | 05/15/15  | \$400,000  | \$424,000      | 1,070 | 6          | 1910           | Avg   | 10,710   | Y    | N           | 7000 LINCOLN PARK WAY SW |
| 7        | 100  | 762570 | 3945  | 07/01/14  | \$345,000  | \$393,000      | 1,080 | 6          | 1955           | Avg   | 7,775    | N    | N           | 6439 MARSHALL AVE SW     |
| 7        | 100  | 281560 | 0045  | 06/23/15  | \$555,000  | \$582,000      | 1,130 | 6          | 1961           | Avg   | 5,096    | Y    | N           | 5611 47TH AVE SW         |
| 7        | 100  | 031200 | 0270  | 04/23/13  | \$379,200  | \$474,000      | 1,190 | 6          | 1943           | Avg   | 5,120    | N    | N           | 5020 49TH AVE SW         |
| 7        | 100  | 390210 | 0205  | 01/19/13  | \$375,950  | \$479,000      | 1,190 | 6          | 2012           | Avg   | 4,500    | N    | N           | 4970 LEWIS PL SW         |
| 7        | 100  | 390210 | 0205  | 04/17/15  | \$515,000  | \$549,000      | 1,190 | 6          | 2012           | Avg   | 4,500    | N    | N           | 4970 LEWIS PL SW         |
| 7        | 100  | 239160 | 1010  | 08/20/14  | \$425,000  | \$479,000      | 1,240 | 6          | 1948           | Good  | 5,750    | Y    | N           | 4425 51ST AVE SW         |
| 7        | 100  | 762570 | 4105  | 07/21/15  | \$409,900  | \$427,000      | 1,260 | 6          | 1926           | Good  | 6,000    | N    | N           | 6404 47TH AVE SW         |
| 7        | 100  | 793600 | 0686  | 12/11/15  | \$452,500  | \$455,000      | 1,280 | 6          | 1910           | Avg   | 5,250    | N    | N           | 5220 48TH AVE SW         |
| 7        | 100  | 939370 | 0065  | 04/23/15  | \$515,000  | \$548,000      | 1,300 | 6          | 1925           | Good  | 5,120    | N    | N           | 4813 48TH AVE SW         |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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            |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------------|
| 7        | 100  | 370290 | 0110  | 06/25/13  | \$467,000  | \$577,000      | 1,310 | 6          | 1905           | VGood | 6,120    | N    | N           | 5022 50TH AVE SW         |
| 7        | 100  | 031200 | 0190  | 06/02/15  | \$475,000  | \$501,000      | 1,360 | 6          | 1918           | Good  | 5,120    | N    | N           | 5020 48TH AVE SW         |
| 7        | 100  | 762570 | 1387  | 11/15/13  | \$386,500  | \$463,000      | 1,480 | 6          | 1922           | VGood | 4,333    | N    | N           | 4327 SW BRANDON ST       |
| 7        | 100  | 764990 | 0225  | 05/06/13  | \$386,000  | \$482,000      | 1,520 | 6          | 1908           | Avg   | 4,600    | Y    | N           | 4955 SW BRUCE ST         |
| 7        | 100  | 390210 | 0215  | 10/15/15  | \$517,000  | \$527,000      | 1,550 | 6          | 1924           | Avg   | 6,726    | N    | N           | 4316 SW HUDSON ST        |
| 7        | 100  | 762570 | 1830  | 10/23/14  | \$521,000  | \$579,000      | 1,840 | 6          | 1944           | Good  | 6,000    | N    | N           | 5646 47TH AVE SW         |
| 7        | 990  | 743600 | 0226  | 01/06/14  | \$850,000  | \$1,007,000    | 1,890 | 6          | 1920           | Avg   | 12,889   | Y    | Y           | 6309 BEACH DR SW         |
| 7        | 100  | 910000 | 0060  | 08/15/13  | \$405,000  | \$495,000      | 690   | 7          | 1908           | VGood | 4,080    | N    | N           | 5105 46TH AVE SW         |
| 7        | 100  | 762570 | 1970  | 01/27/14  | \$321,800  | \$380,000      | 720   | 7          | 1946           | Avg   | 6,000    | N    | N           | 5928 47TH AVE SW         |
| 7        | 100  | 762570 | 3622  | 05/28/15  | \$452,500  | \$478,000      | 730   | 7          | 1918           | VGood | 3,840    | N    | N           | 4504 SW GRAHAM ST        |
| 7        | 100  | 955720 | 0085  | 04/02/14  | \$331,000  | \$385,000      | 740   | 7          | 1912           | Good  | 4,250    | N    | N           | 7107 WOODSIDE PL SW      |
| 7        | 100  | 762570 | 1900  | 02/22/15  | \$467,500  | \$505,000      | 750   | 7          | 1918           | Good  | 4,800    | N    | N           | 5923 46TH AVE SW         |
| 7        | 100  | 281060 | 0022  | 10/07/14  | \$335,000  | \$374,000      | 760   | 7          | 2003           | Avg   | 1,202    | N    | N           | 6717 B CALIFORNIA AVE SW |
| 7        | 100  | 762570 | 3445  | 04/26/13  | \$356,000  | \$445,000      | 770   | 7          | 1942           | Avg   | 2,250    | N    | N           | 4317 SW RAYMOND ST       |
| 7        | 100  | 762570 | 1277  | 10/21/13  | \$322,500  | \$389,000      | 790   | 7          | 1910           | Good  | 3,000    | N    | N           | 4315 SW BRANDON ST       |
| 7        | 100  | 762570 | 2286  | 11/19/13  | \$350,000  | \$419,000      | 790   | 7          | 2013           | Avg   | 982      | Y    | N           | 5947 A CALIFORNIA AVE SW |
| 7        | 100  | 762570 | 2287  | 11/07/13  | \$340,000  | \$408,000      | 790   | 7          | 2013           | Avg   | 714      | Y    | N           | 5947 B CALIFORNIA AVE SW |
| 7        | 100  | 431570 | 0060  | 03/03/15  | \$378,000  | \$407,000      | 800   | 7          | 1963           | Avg   | 3,850    | N    | N           | 7101 SYLVAN LN SW        |
| 7        | 100  | 860890 | 0185  | 05/12/15  | \$490,000  | \$519,000      | 800   | 7          | 1944           | Good  | 5,850    | N    | N           | 4802 47TH AVE SW         |
| 7        | 90   | 793500 | 0115  | 08/26/13  | \$395,000  | \$482,000      | 820   | 7          | 1954           | Good  | 3,750    | N    | N           | 6056 50TH AVE SW         |
| 7        | 100  | 762570 | 2262  | 09/04/15  | \$400,000  | \$412,000      | 820   | 7          | 2008           | Avg   | 1,027    | N    | N           | 5923 A CALIFORNIA AVE SW |
| 7        | 100  | 762570 | 2272  | 08/21/15  | \$415,000  | \$429,000      | 820   | 7          | 2008           | Avg   | 989      | N    | N           | 5937 C CALIFORNIA AVE SW |
| 7        | 100  | 762570 | 3730  | 08/18/14  | \$447,000  | \$504,000      | 830   | 7          | 1949           | Avg   | 6,000    | N    | N           | 6037 46TH AVE SW         |
| 7        | 100  | 793600 | 0690  | 07/11/13  | \$375,000  | \$462,000      | 830   | 7          | 1948           | Good  | 6,075    | N    | N           | 4703 SW DAWSON ST        |
| 7        | 100  | 762570 | 2120  | 10/07/13  | \$439,000  | \$530,000      | 840   | 7          | 1918           | Good  | 4,000    | N    | N           | 4407 SW JUNEAU ST        |
| 7        | 100  | 955720 | 0090  | 11/12/14  | \$399,000  | \$441,000      | 840   | 7          | 1924           | Good  | 4,250    | N    | N           | 7111 WOODSIDE PL SW      |
| 7        | 100  | 762570 | 2271  | 09/17/13  | \$285,000  | \$346,000      | 840   | 7          | 2008           | Avg   | 671      | N    | N           | 5937 B CALIFORNIA AVE SW |
| 7        | 100  | 135830 | 0005  | 12/11/13  | \$380,000  | \$453,000      | 850   | 7          | 1925           | Good  | 5,040    | N    | N           | 4732 49TH AVE SW         |
| 7        | 100  | 762570 | 2288  | 11/19/13  | \$359,000  | \$430,000      | 850   | 7          | 2013           | Avg   | 981      | Y    | N           | 5947 C CALIFORNIA AVE SW |
| 7        | 90   | 793600 | 0609  | 07/08/13  | \$403,850  | \$497,000      | 860   | 7          | 1942           | Avg   | 5,000    | N    | N           | 5411 SW GENESEE ST       |
| 7        | 90   | 793600 | 0610  | 03/14/13  | \$409,000  | \$516,000      | 860   | 7          | 1942           | Good  | 5,000    | N    | N           | 5407 SW GENESEE ST       |
| 7        | 100  | 762570 | 1775  | 05/21/13  | \$424,123  | \$528,000      | 880   | 7          | 1925           | Avg   | 6,000    | Y    | N           | 5615 46TH AVE SW         |
| 7        | 100  | 762570 | 4360  | 08/07/15  | \$559,900  | \$581,000      | 880   | 7          | 1916           | VGood | 5,580    | N    | N           | 6544 FAUNTLEROY WAY SW   |
| 7        | 100  | 941740 | 0355  | 04/03/14  | \$365,000  | \$424,000      | 890   | 7          | 1950           | Avg   | 5,000    | N    | N           | 6017 47TH AVE SW         |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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            |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------------|
| 7        | 100  | 710410 | 0050  | 06/24/14  | \$485,000  | \$554,000      | 900   | 7          | 1920           | VGood | 5,412    | N    | N           | 5909 48TH AVE SW         |
| 7        | 100  | 281060 | 0015  | 04/27/15  | \$400,000  | \$425,000      | 910   | 7          | 1918           | Avg   | 4,000    | N    | N           | 6715 CALIFORNIA AVE SW   |
| 7        | 100  | 281060 | 0120  | 10/02/13  | \$365,000  | \$442,000      | 910   | 7          | 1926           | Good  | 4,000    | N    | N           | 6702 FAUNTLEROY WAY SW   |
| 7        | 100  | 431570 | 0510  | 12/02/15  | \$485,000  | \$489,000      | 910   | 7          | 1928           | Good  | 3,250    | N    | N           | 4627 SW FRONTENAC ST     |
| 7        | 100  | 431570 | 0510  | 03/10/14  | \$412,500  | \$482,000      | 910   | 7          | 1928           | Good  | 3,250    | N    | N           | 4627 SW FRONTENAC ST     |
| 7        | 100  | 762570 | 4096  | 07/15/13  | \$441,500  | \$543,000      | 910   | 7          | 1955           | Avg   | 5,265    | N    | N           | 6414 47TH AVE SW         |
| 7        | 100  | 762620 | 0110  | 07/19/13  | \$503,000  | \$618,000      | 910   | 7          | 1958           | Good  | 9,561    | N    | N           | 6626 BEVERIDGE PL SW     |
| 7        | 100  | 762620 | 0140  | 10/03/13  | \$381,500  | \$461,000      | 910   | 7          | 1955           | Avg   | 6,119    | Y    | N           | 6659 BEVERIDGE PL SW     |
| 7        | 100  | 031200 | 0295  | 01/22/15  | \$400,000  | \$435,000      | 920   | 7          | 1952           | VGood | 5,120    | N    | N           | 5021 48TH AVE SW         |
| 7        | 100  | 537620 | 0026  | 07/02/13  | \$425,000  | \$524,000      | 920   | 7          | 1948           | Avg   | 5,920    | N    | N           | 7145 45TH AVE SW         |
| 7        | 100  | 281060 | 0210  | 04/22/15  | \$520,000  | \$554,000      | 930   | 7          | 1925           | VGood | 3,760    | N    | N           | 6721 FAUNTLEROY WAY SW   |
| 7        | 100  | 762570 | 2035  | 03/24/14  | \$395,500  | \$461,000      | 930   | 7          | 1918           | Avg   | 6,000    | N    | N           | 5937 45TH AVE SW         |
| 7        | 100  | 762570 | 1250  | 11/25/15  | \$540,000  | \$545,000      | 940   | 7          | 1937           | Good  | 6,000    | N    | N           | 5422 45TH AVE SW         |
| 7        | 100  | 762570 | 1860  | 07/09/15  | \$525,000  | \$549,000      | 940   | 7          | 1925           | Good  | 6,000    | Y    | N           | 5616 47TH AVE SW         |
| 7        | 100  | 941740 | 0110  | 09/15/14  | \$390,000  | \$437,000      | 940   | 7          | 1950           | Avg   | 4,840    | N    | N           | 6028 49TH AVE SW         |
| 7        | 100  | 281010 | 0090  | 10/15/14  | \$320,000  | \$356,000      | 950   | 7          | 1923           | Avg   | 3,008    | N    | N           | 4359 SW WILLOW ST        |
| 7        | 100  | 281010 | 0205  | 06/06/14  | \$467,000  | \$535,000      | 950   | 7          | 1951           | Avg   | 4,400    | N    | N           | 4336 SW MILLS ST         |
| 7        | 100  | 356080 | 0040  | 10/28/14  | \$400,000  | \$444,000      | 960   | 7          | 1946           | Good  | 6,200    | N    | N           | 4923 SW BRUCE ST         |
| 7        | 100  | 762570 | 0585  | 11/01/13  | \$435,000  | \$523,000      | 960   | 7          | 1951           | Good  | 6,500    | N    | N           | 5268 44TH AVE SW         |
| 7        | 100  | 431570 | 0260  | 11/18/15  | \$465,000  | \$470,000      | 970   | 7          | 1910           | Good  | 3,885    | N    | N           | 7142 FAUNTLEROY WAY SW   |
| 7        | 100  | 860890 | 0205  | 04/03/15  | \$565,500  | \$605,000      | 980   | 7          | 1944           | VGood | 5,850    | N    | N           | 4812 47TH AVE SW         |
| 7        | 100  | 762570 | 1442  | 04/05/13  | \$252,000  | \$316,000      | 980   | 7          | 2006           | Avg   | 1,006    | N    | N           | 5643 B CALIFORNIA AVE SW |
| 7        | 100  | 762570 | 2264  | 04/27/15  | \$399,000  | \$424,000      | 980   | 7          | 2008           | Avg   | 1,155    | N    | N           | 5919 A CALIFORNIA AVE SW |
| 7        | 100  | 762570 | 2281  | 06/04/15  | \$417,500  | \$440,000      | 980   | 7          | 2008           | Avg   | 1,098    | N    | N           | 5925 C CALIFORNIA AVE SW |
| 7        | 100  | 762570 | 2277  | 03/31/15  | \$406,000  | \$435,000      | 980   | 7          | 2008           | Avg   | 1,095    | N    | N           | 5933 A CALIFORNIA AVE SW |
| 7        | 100  | 762570 | 2080  | 03/18/13  | \$392,067  | \$494,000      | 990   | 7          | 1952           | Avg   | 6,000    | N    | N           | 5936 46TH AVE SW         |
| 7        | 100  | 762570 | 3511  | 06/01/15  | \$480,000  | \$506,000      | 990   | 7          | 1976           | Good  | 6,000    | N    | N           | 4414 SW GRAHAM ST        |
| 7        | 100  | 149530 | 0390  | 02/18/14  | \$563,000  | \$661,000      | 1,000 | 7          | 1908           | Good  | 6,350    | Y    | N           | 4702 45TH AVE SW         |
| 7        | 100  | 762570 | 3405  | 09/10/14  | \$431,000  | \$484,000      | 1,000 | 7          | 1918           | Good  | 6,500    | N    | N           | 6036 44TH AVE SW         |
| 7        | 100  | 762570 | 2263  | 06/12/14  | \$402,000  | \$460,000      | 1,000 | 7          | 2008           | Avg   | 1,666    | N    | N           | 5921 CALIFORNIA AVE SW   |
| 7        | 100  | 281010 | 0040  | 05/07/14  | \$485,000  | \$560,000      | 1,010 | 7          | 1917           | Good  | 4,160    | N    | N           | 4327 SW WILLOW ST        |
| 7        | 100  | 431570 | 0390  | 06/30/14  | \$410,000  | \$468,000      | 1,010 | 7          | 1948           | Avg   | 5,750    | N    | N           | 6921 46TH AVE SW         |
| 7        | 100  | 558020 | 0071  | 06/21/13  | \$423,500  | \$523,000      | 1,010 | 7          | 1933           | Good  | 3,600    | N    | N           | 4816 SW BRANDON ST       |
| 7        | 990  | 793650 | 0123  | 02/19/13  | \$885,000  | \$1,121,000    | 1,020 | 7          | 1979           | Good  | 28,196   | Y    | Y           | 5661 BEACH DR SW         |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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            |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------------|
| 7        | 100  | 941740 | 0090  | 10/22/15  | \$477,000  | \$486,000      | 1,020 | 7          | 1954           | Avg   | 4,840    | N    | N           | 6014 49TH AVE SW         |
| 7        | 100  | 252340 | 0161  | 01/22/13  | \$495,000  | \$631,000      | 1,030 | 7          | 1920           | VGood | 5,100    | N    | N           | 5007 46TH AVE SW         |
| 7        | 100  | 762570 | 4500  | 12/08/14  | \$500,000  | \$550,000      | 1,030 | 7          | 1912           | Good  | 6,500    | Y    | N           | 6542 44TH AVE SW         |
| 7        | 100  | 762620 | 0280  | 05/27/15  | \$475,000  | \$502,000      | 1,030 | 7          | 1920           | Good  | 5,000    | N    | N           | 6525 FAUNTLEROY WAY SW   |
| 7        | 100  | 762620 | 0280  | 10/02/14  | \$425,000  | \$474,000      | 1,030 | 7          | 1920           | Good  | 5,000    | N    | N           | 6525 FAUNTLEROY WAY SW   |
| 7        | 100  | 352290 | 0061  | 04/21/15  | \$418,000  | \$445,000      | 1,040 | 7          | 1915           | Good  | 6,900    | N    | N           | 4515 SW MAPLE WAY        |
| 7        | 100  | 390210 | 0115  | 08/17/15  | \$551,000  | \$570,000      | 1,040 | 7          | 1925           | Avg   | 6,000    | N    | N           | 4921 ERSKINE WAY SW      |
| 7        | 100  | 743600 | 0130  | 08/06/15  | \$495,000  | \$514,000      | 1,040 | 7          | 1915           | Good  | 5,000    | N    | N           | 4754 SW EDDY ST          |
| 7        | 100  | 860890 | 0135  | 12/12/13  | \$430,000  | \$512,000      | 1,040 | 7          | 1944           | Avg   | 5,850    | Y    | N           | 4807 46TH AVE SW         |
| 7        | 100  | 031200 | 0305  | 06/22/15  | \$612,500  | \$643,000      | 1,050 | 7          | 1956           | Good  | 5,120    | N    | N           | 5011 48TH AVE SW         |
| 7        | 100  | 431620 | 0090  | 11/19/15  | \$475,000  | \$480,000      | 1,050 | 7          | 1976           | Avg   | 5,000    | N    | N           | 6786 48TH AVE SW         |
| 7        | 100  | 762570 | 4340  | 03/03/15  | \$425,000  | \$458,000      | 1,050 | 7          | 1940           | Avg   | 7,800    | N    | N           | 6627 FAUNTLEROY WAY SW   |
| 7        | 100  | 762570 | 4370  | 07/09/14  | \$393,000  | \$447,000      | 1,050 | 7          | 1951           | Avg   | 6,250    | N    | N           | 6519 44TH AVE SW         |
| 7        | 100  | 941740 | 0125  | 07/14/15  | \$544,000  | \$568,000      | 1,050 | 7          | 1952           | Avg   | 4,840    | N    | N           | 6040 49TH AVE SW         |
| 7        | 100  | 252340 | 0205  | 04/21/15  | \$510,000  | \$543,000      | 1,060 | 7          | 1940           | Avg   | 5,100    | N    | N           | 5008 47TH AVE SW         |
| 7        | 100  | 762570 | 1045  | 10/27/14  | \$360,000  | \$400,000      | 1,060 | 7          | 1947           | Avg   | 6,000    | N    | N           | 5411 45TH AVE SW         |
| 7        | 90   | 793600 | 0413  | 03/13/14  | \$598,000  | \$699,000      | 1,060 | 7          | 1951           | VGood | 6,200    | N    | N           | 5442 BEACH DR SW         |
| 7        | 100  | 558020 | 0010  | 05/22/13  | \$396,500  | \$493,000      | 1,070 | 7          | 1977           | Good  | 4,000    | N    | N           | 4806 SW BRANDON ST       |
| 7        | 100  | 884630 | 0085  | 03/20/14  | \$374,000  | \$436,000      | 1,070 | 7          | 1983           | Avg   | 4,800    | N    | N           | 7140 44TH AVE SW         |
| 7        | 100  | 814960 | 0445  | 06/02/15  | \$550,000  | \$580,000      | 1,080 | 7          | 1916           | Good  | 5,850    | N    | N           | 4742 47TH AVE SW         |
| 7        | 100  | 431570 | 0330  | 07/11/14  | \$385,000  | \$438,000      | 1,090 | 7          | 1943           | Avg   | 7,500    | N    | N           | 4616 SW MYRTLE ST        |
| 7        | 100  | 793600 | 0652  | 08/15/13  | \$430,000  | \$525,000      | 1,090 | 7          | 1966           | Good  | 5,120    | N    | N           | 4722 48TH AVE SW         |
| 7        | 100  | 762570 | 1446  | 11/20/13  | \$352,000  | \$421,000      | 1,090 | 7          | 2006           | Avg   | 1,378    | N    | N           | 5641 A CALIFORNIA AVE SW |
| 7        | 100  | 931980 | 0060  | 02/25/14  | \$425,000  | \$498,000      | 1,110 | 7          | 1959           | Good  | 5,000    | N    | N           | 4714 50TH AVE SW         |
| 7        | 100  | 762570 | 0750  | 06/16/15  | \$509,500  | \$535,000      | 1,120 | 7          | 1921           | Good  | 6,000    | N    | N           | 5280 45TH AVE SW         |
| 7        | 100  | 762570 | 1840  | 10/22/14  | \$475,200  | \$528,000      | 1,120 | 7          | 1951           | Good  | 6,000    | N    | N           | 5636 47TH AVE SW         |
| 7        | 100  | 762620 | 0235  | 05/23/14  | \$464,600  | \$534,000      | 1,120 | 7          | 1925           | Good  | 5,500    | N    | N           | 6613 HOLLY PL SW         |
| 7        | 100  | 910000 | 0040  | 08/07/14  | \$480,000  | \$543,000      | 1,130 | 7          | 1979           | Good  | 4,080    | N    | N           | 5100 47TH AVE SW         |
| 7        | 100  | 432320 | 0015  | 04/17/13  | \$540,000  | \$676,000      | 1,140 | 7          | 1963           | Good  | 7,797    | N    | N           | 6724 47TH PL SW          |
| 7        | 100  | 762570 | 2350  | 05/23/14  | \$515,000  | \$592,000      | 1,140 | 7          | 1941           | Good  | 6,500    | N    | N           | 5906 44TH AVE SW         |
| 7        | 100  | 762570 | 3920  | 06/29/15  | \$475,000  | \$498,000      | 1,150 | 7          | 1910           | Avg   | 4,500    | N    | N           | 6413 MARSHALL AVE SW     |
| 7        | 990  | 793650 | 0170  | 05/13/13  | \$915,000  | \$1,140,000    | 1,150 | 7          | 1955           | Avg   | 27,346   | Y    | Y           | 5929 BEACH DR SW         |
| 7        | 100  | 422990 | 0005  | 09/24/13  | \$380,000  | \$460,000      | 1,160 | 7          | 1944           | Avg   | 7,750    | N    | N           | 5402 49TH AVE SW         |
| 7        | 100  | 762570 | 2190  | 06/28/13  | \$440,000  | \$543,000      | 1,160 | 7          | 1955           | Avg   | 6,000    | N    | N           | 5946 45TH AVE SW         |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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          |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|------------------------|
| 7        | 100  | 814960 | 0095  | 06/19/13  | \$405,000  | \$501,000      | 1,180 | 7          | 1918           | Avg   | 6,350    | Y    | N           | 4747 45TH AVE SW       |
| 7        | 100  | 814960 | 0435  | 11/10/14  | \$504,400  | \$558,000      | 1,190 | 7          | 1955           | Avg   | 5,850    | N    | N           | 4738 47TH AVE SW       |
| 7        | 100  | 260030 | 0076  | 03/20/15  | \$462,000  | \$496,000      | 1,200 | 7          | 1946           | Avg   | 6,500    | N    | N           | 4802 50TH AVE SW       |
| 7        | 100  | 260030 | 0105  | 05/26/15  | \$610,000  | \$644,000      | 1,200 | 7          | 1947           | Good  | 6,150    | N    | N           | 4816 51ST AVE SW       |
| 7        | 100  | 762570 | 1386  | 05/16/14  | \$430,000  | \$495,000      | 1,200 | 7          | 1956           | Avg   | 4,333    | N    | N           | 4319 SW BRANDON ST     |
| 7        | 100  | 793600 | 0553  | 01/14/13  | \$460,000  | \$587,000      | 1,200 | 7          | 1947           | Good  | 6,000    | Y    | N           | 4736 51ST PL SW        |
| 7        | 100  | 394890 | 0075  | 02/15/13  | \$495,000  | \$628,000      | 1,210 | 7          | 1920           | VGood | 4,907    | N    | N           | 6705 HOLLY PL SW       |
| 7        | 100  | 431570 | 0175  | 06/12/14  | \$440,000  | \$504,000      | 1,210 | 7          | 1910           | Good  | 5,750    | N    | N           | 7006 46TH AVE SW       |
| 7        | 100  | 762570 | 3415  | 08/08/14  | \$459,000  | \$519,000      | 1,210 | 7          | 1918           | VGood | 6,500    | N    | N           | 6026 44TH AVE SW       |
| 7        | 100  | 762570 | 2340  | 01/29/13  | \$355,000  | \$452,000      | 1,220 | 7          | 1949           | Avg   | 6,500    | N    | N           | 5916 44TH AVE SW       |
| 7        | 100  | 431570 | 0765  | 08/19/13  | \$350,000  | \$427,000      | 1,240 | 7          | 1910           | Avg   | 2,979    | Y    | N           | 7015 47TH AVE SW       |
| 7        | 100  | 570550 | 0095  | 07/20/15  | \$570,000  | \$594,000      | 1,240 | 7          | 1969           | Avg   | 6,120    | N    | N           | 5040 50TH AVE SW       |
| 7        | 100  | 941740 | 0205  | 06/02/15  | \$557,500  | \$588,000      | 1,240 | 7          | 1955           | Good  | 4,840    | N    | N           | 6015 48TH AVE SW       |
| 7        | 100  | 239160 | 1505  | 08/22/13  | \$840,000  | \$1,025,000    | 1,250 | 7          | 1939           | VGood | 5,750    | Y    | N           | 4515 51ST PL SW        |
| 7        | 100  | 764990 | 0175  | 05/20/14  | \$494,000  | \$569,000      | 1,250 | 7          | 1925           | Good  | 4,300    | N    | N           | 5011 SW DAWSON ST      |
| 7        | 100  | 941740 | 0285  | 04/02/14  | \$537,000  | \$625,000      | 1,250 | 7          | 1924           | Avg   | 5,000    | N    | N           | 6044 48TH AVE SW       |
| 7        | 90   | 743600 | 0205  | 09/19/14  | \$665,000  | \$745,000      | 1,260 | 7          | 1937           | Good  | 24,550   | Y    | N           | 6536 BEACH DR SW       |
| 7        | 100  | 031200 | 0260  | 06/11/15  | \$550,000  | \$579,000      | 1,270 | 7          | 1964           | Good  | 5,120    | N    | N           | 5014 49TH AVE SW       |
| 7        | 100  | 135830 | 0070  | 02/26/13  | \$526,000  | \$666,000      | 1,270 | 7          | 2013           | Avg   | 5,040    | N    | N           | 4731 48TH AVE SW       |
| 7        | 90   | 764990 | 0035  | 12/16/15  | \$635,000  | \$638,000      | 1,270 | 7          | 1919           | VGood | 4,250    | Y    | N           | 5202 BEACH DR SW       |
| 7        | 100  | 762570 | 1075  | 06/02/15  | \$580,000  | \$612,000      | 1,290 | 7          | 1910           | Good  | 6,000    | N    | N           | 5443 45TH AVE SW       |
| 7        | 100  | 380750 | 0100  | 05/08/15  | \$605,000  | \$642,000      | 1,300 | 7          | 1955           | Good  | 4,675    | N    | N           | 7135 44TH AVE SW       |
| 7        | 100  | 762570 | 3800  | 04/24/15  | \$560,000  | \$596,000      | 1,300 | 7          | 1943           | VGood | 6,000    | N    | N           | 6012 47TH AVE SW       |
| 7        | 100  | 762570 | 4065  | 10/21/13  | \$480,000  | \$578,000      | 1,310 | 7          | 2013           | Avg   | 4,800    | N    | N           | 6307 46TH AVE SW       |
| 7        | 100  | 558020 | 0025  | 05/20/15  | \$555,000  | \$587,000      | 1,330 | 7          | 1963           | Avg   | 6,400    | N    | N           | 5239 48TH AVE SW       |
| 7        | 100  | 793400 | 0165  | 08/12/15  | \$499,000  | \$517,000      | 1,340 | 7          | 1909           | Avg   | 5,200    | N    | N           | 4714 SW DAWSON ST      |
| 7        | 100  | 031200 | 0300  | 06/21/13  | \$435,000  | \$538,000      | 1,350 | 7          | 1931           | Avg   | 5,120    | N    | N           | 5017 48TH AVE SW       |
| 7        | 100  | 175070 | 0045  | 04/15/14  | \$651,000  | \$755,000      | 1,350 | 7          | 1943           | Good  | 6,100    | N    | N           | 4833 50TH AVE SW       |
| 7        | 100  | 762570 | 2155  | 10/14/14  | \$561,000  | \$625,000      | 1,360 | 7          | 1918           | Good  | 5,000    | N    | N           | 5939 44TH AVE SW       |
| 7        | 100  | 281010 | 0135  | 08/07/13  | \$455,000  | \$557,000      | 1,370 | 7          | 1926           | VGood | 3,393    | N    | N           | 6917 FAUNTLEROY WAY SW |
| 7        | 90   | 743600 | 0190  | 06/14/15  | \$695,000  | \$731,000      | 1,370 | 7          | 1948           | Good  | 6,500    | N    | N           | 6511 49TH AVE SW       |
| 7        | 100  | 762570 | 4345  | 09/30/15  | \$678,000  | \$694,000      | 1,390 | 7          | 1952           | VGood | 5,000    | N    | N           | 6633 FAUNTLEROY WAY SW |
| 7        | 100  | 239160 | 1230  | 06/19/15  | \$566,000  | \$594,000      | 1,410 | 7          | 1968           | Good  | 5,750    | N    | N           | 4415 52ND AVE SW       |
| 7        | 100  | 260030 | 0110  | 12/02/14  | \$555,000  | \$611,000      | 1,410 | 7          | 1946           | Good  | 6,200    | N    | N           | 4812 51ST AVE SW       |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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          |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|------------------------|
| 7        | 100  | 394890 | 0050  | 04/27/15  | \$616,000  | \$655,000      | 1,420 | 7          | 1924           | VGood | 2,306    | Y    | N           | 4514 SW WILLOW ST      |
| 7        | 100  | 239160 | 1105  | 10/22/13  | \$415,000  | \$500,000      | 1,440 | 7          | 1943           | Good  | 5,750    | N    | N           | 4410 52ND AVE SW       |
| 7        | 100  | 793400 | 0040  | 09/04/14  | \$465,000  | \$522,000      | 1,440 | 7          | 1998           | Good  | 5,334    | N    | N           | 4900 SW DAWSON ST      |
| 7        | 100  | 762570 | 4365  | 08/28/13  | \$582,000  | \$709,000      | 1,460 | 7          | 2013           | Avg   | 6,250    | N    | N           | 6515 44TH AVE SW       |
| 7        | 90   | 858740 | 0050  | 03/25/15  | \$710,000  | \$761,000      | 1,460 | 7          | 1968           | Good  | 7,660    | Y    | N           | 4555 53RD AVE SW       |
| 7        | 100  | 644140 | 0015  | 06/12/15  | \$632,419  | \$665,000      | 1,470 | 7          | 1913           | VGood | 4,760    | Y    | N           | 5311 46TH AVE SW       |
| 7        | 100  | 710410 | 0035  | 06/11/15  | \$480,000  | \$505,000      | 1,470 | 7          | 1926           | Avg   | 5,166    | N    | N           | 5923 48TH AVE SW       |
| 7        | 100  | 762570 | 1175  | 11/03/14  | \$465,000  | \$515,000      | 1,480 | 7          | 1930           | Avg   | 6,250    | N    | N           | 5423 44TH AVE SW       |
| 7        | 100  | 394890 | 0045  | 06/20/13  | \$500,800  | \$619,000      | 1,500 | 7          | 1917           | Good  | 7,450    | N    | N           | 6710 HOLLY PL SW       |
| 7        | 100  | 814960 | 0085  | 07/29/15  | \$680,000  | \$707,000      | 1,500 | 7          | 1923           | Good  | 6,350    | Y    | N           | 4743 45TH AVE SW       |
| 7        | 100  | 352290 | 0015  | 08/03/15  | \$585,000  | \$608,000      | 1,510 | 7          | 1912           | Good  | 6,280    | N    | N           | 6939 FAUNTLEROY WAY SW |
| 7        | 100  | 762570 | 1335  | 01/07/13  | \$436,000  | \$557,000      | 1,510 | 7          | 1907           | Good  | 6,500    | N    | N           | 4326 SW FINDLAY ST     |
| 7        | 100  | 762570 | 1560  | 09/23/15  | \$360,000  | \$369,000      | 1,510 | 7          | 1907           | Avg   | 6,250    | N    | N           | 5643 44TH AVE SW       |
| 7        | 100  | 281560 | 0215  | 11/18/14  | \$462,500  | \$511,000      | 1,540 | 7          | 1983           | Avg   | 7,290    | N    | N           | 5636 49TH AVE SW       |
| 7        | 100  | 762570 | 0705  | 12/18/15  | \$410,000  | \$411,000      | 1,540 | 7          | 1908           | Avg   | 6,250    | N    | N           | 5257 44TH AVE SW       |
| 7        | 100  | 762570 | 4305  | 06/04/15  | \$454,000  | \$478,000      | 1,590 | 7          | 1911           | Good  | 6,500    | N    | N           | 6306 44TH AVE SW       |
| 7        | 100  | 762620 | 0305  | 10/22/14  | \$575,000  | \$639,000      | 1,600 | 7          | 1925           | VGood | 5,000    | N    | N           | 6549 FAUNTLEROY WAY SW |
| 7        | 100  | 814960 | 0365  | 12/19/13  | \$535,000  | \$636,000      | 1,600 | 7          | 2005           | Avg   | 4,640    | N    | N           | 4623 SW ALASKA ST      |
| 7        | 100  | 793600 | 0732  | 12/21/15  | \$530,000  | \$531,000      | 1,620 | 7          | 1923           | Avg   | 6,325    | N    | N           | 5303 47TH AVE SW       |
| 7        | 100  | 762570 | 1105  | 08/12/13  | \$525,000  | \$642,000      | 1,630 | 7          | 1926           | Good  | 6,000    | N    | N           | 5446 46TH AVE SW       |
| 7        | 100  | 743600 | 0020  | 03/11/14  | \$426,000  | \$498,000      | 1,640 | 7          | 1971           | Avg   | 5,500    | N    | N           | 6310 49TH AVE SW       |
| 7        | 100  | 239160 | 1380  | 02/23/15  | \$390,000  | \$421,000      | 1,650 | 7          | 1910           | Avg   | 6,250    | N    | N           | 4428 52ND PL SW        |
| 7        | 100  | 239160 | 1430  | 04/24/14  | \$700,000  | \$810,000      | 1,710 | 7          | 1910           | Avg   | 12,625   | Y    | N           | 4456 53RD AVE SW       |
| 7        | 100  | 431570 | 0446  | 08/28/15  | \$586,000  | \$605,000      | 1,710 | 7          | 1948           | Avg   | 5,918    | N    | N           | 6709 46TH AVE SW       |
| 7        | 100  | 031200 | 0085  | 07/26/13  | \$393,500  | \$483,000      | 1,740 | 7          | 1969           | Avg   | 6,961    | N    | N           | 4834 48TH AVE SW       |
| 7        | 100  | 762570 | 1150  | 07/15/13  | \$494,500  | \$608,000      | 1,750 | 7          | 1908           | Good  | 6,000    | Y    | N           | 5404 46TH AVE SW       |
| 7        | 100  | 762570 | 2000  | 10/10/13  | \$557,450  | \$673,000      | 1,760 | 7          | 1957           | Good  | 7,440    | N    | N           | 4507 SW JUNEAU ST      |
| 7        | 100  | 762570 | 3440  | 05/28/15  | \$533,500  | \$563,000      | 1,790 | 7          | 1927           | Avg   | 4,250    | N    | N           | 6002 44TH AVE SW       |
| 7        | 100  | 762570 | 3785  | 08/18/15  | \$575,000  | \$595,000      | 1,810 | 7          | 1987           | Avg   | 6,000    | N    | N           | 6026 47TH AVE SW       |
| 7        | 100  | 390210 | 0155  | 02/13/14  | \$509,500  | \$599,000      | 1,820 | 7          | 1929           | Avg   | 4,500    | N    | N           | 4920 ERSKINE WAY SW    |
| 7        | 100  | 762570 | 4005  | 05/06/14  | \$561,000  | \$648,000      | 2,000 | 7          | 1986           | Avg   | 7,000    | N    | N           | 6422 MARSHALL AVE SW   |
| 7        | 100  | 762570 | 3900  | 09/26/14  | \$689,000  | \$770,000      | 2,020 | 7          | 1954           | Good  | 9,600    | N    | N           | 6554 49TH AVE SW       |
| 7        | 100  | 793400 | 0145  | 12/01/14  | \$450,000  | \$496,000      | 2,040 | 7          | 1970           | Avg   | 6,400    | N    | N           | 5042 48TH AVE SW       |
| 7        | 100  | 762570 | 3960  | 10/02/13  | \$500,000  | \$605,000      | 2,570 | 7          | 1995           | Avg   | 7,281    | N    | N           | 6453 MARSHALL AVE SW   |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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            |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------------|
| 7        | 100  | 281010 | 0015  | 05/10/13  | \$310,000   | \$386,000      | 960   | 8          | 2007           | Avg   | 872      | N    | N           | 6903 CALIFORNIA AVE SW   |
| 7        | 100  | 281010 | 0013  | 11/07/13  | \$320,000   | \$384,000      | 970   | 8          | 2007           | Avg   | 1,346    | N    | N           | 6901 CALIFORNIA AVE SW   |
| 7        | 100  | 281010 | 0250  | 03/27/15  | \$564,000   | \$604,000      | 1,010 | 8          | 2014           | Avg   | 1,232    | N    | N           | 6913 CALIFORNIA AVE SW   |
| 7        | 100  | 762570 | 3357  | 02/27/15  | \$394,950   | \$426,000      | 1,010 | 8          | 2011           | Avg   | 2,104    | N    | N           | 6029 A CALIFORNIA AVE SW |
| 7        | 100  | 281010 | 0251  | 05/18/15  | \$550,000   | \$582,000      | 1,010 | 8          | 2014           | Avg   | 1,232    | N    | N           | 6915 CALIFORNIA AVE SW   |
| 7        | 90   | 214120 | 0030  | 08/28/14  | \$625,000   | \$703,000      | 1,040 | 8          | 1981           | VGood | 6,341    | N    | N           | 4431 53RD AVE SW         |
| 7        | 100  | 281010 | 0023  | 06/25/14  | \$395,000   | \$451,000      | 1,050 | 8          | 2007           | Avg   | 1,493    | N    | N           | 4301 SW WILLOW ST        |
| 7        | 990  | 793650 | 0172  | 05/28/14  | \$1,175,000 | \$1,350,000    | 1,100 | 8          | 1998           | Avg   | 23,180   | Y    | Y           | 5923 BEACH DR SW         |
| 7        | 990  | 764990 | 0015  | 06/22/15  | \$1,286,500 | \$1,350,000    | 1,110 | 8          | 1949           | Good  | 7,912    | Y    | Y           | 5211 BEACH DR SW         |
| 7        | 100  | 281010 | 0019  | 07/07/15  | \$415,000   | \$434,000      | 1,120 | 8          | 2007           | Avg   | 1,251    | N    | N           | 4305 SW WILLOW ST        |
| 7        | 100  | 281010 | 0019  | 07/08/13  | \$361,000   | \$445,000      | 1,120 | 8          | 2007           | Avg   | 1,251    | N    | N           | 4305 SW WILLOW ST        |
| 7        | 990  | 764940 | 0025  | 07/07/15  | \$1,160,000 | \$1,213,000    | 1,140 | 8          | 1942           | Good  | 12,466   | Y    | Y           | 5311 BEACH DR SW         |
| 7        | 100  | 762570 | 3354  | 07/30/14  | \$384,000   | \$435,000      | 1,140 | 8          | 2011           | Avg   | 800      | N    | N           | 6029 B CALIFORNIA AVE SW |
| 7        | 100  | 431570 | 0007  | 05/09/13  | \$315,000   | \$393,000      | 1,200 | 8          | 2006           | Avg   | 1,355    | N    | N           | 7019 CALIFORNIA AVE SW   |
| 7        | 100  | 431570 | 0017  | 10/02/15  | \$432,000   | \$442,000      | 1,200 | 8          | 2006           | Avg   | 1,269    | N    | N           | 7017 CALIFORNIA AVE SW   |
| 7        | 100  | 762570 | 0866  | 10/05/15  | \$673,000   | \$688,000      | 1,210 | 8          | 1963           | VGood | 3,750    | Y    | N           | 5245 45TH AVE SW         |
| 7        | 100  | 281010 | 0005  | 05/12/15  | \$453,000   | \$480,000      | 1,250 | 8          | 2014           | Avg   | 991      | N    | N           | 6911 A CALIFORNIA AVE SW |
| 7        | 100  | 281010 | 0006  | 05/18/15  | \$419,000   | \$443,000      | 1,250 | 8          | 2014           | Avg   | 811      | N    | N           | 6911 B CALIFORNIA AVE SW |
| 7        | 100  | 281010 | 0007  | 05/06/15  | \$419,950   | \$446,000      | 1,250 | 8          | 2014           | Avg   | 811      | N    | N           | 6911 C CALIFORNIA AVE SW |
| 7        | 100  | 281010 | 0008  | 05/18/15  | \$440,500   | \$466,000      | 1,250 | 8          | 2014           | Avg   | 963      | N    | N           | 6911 D CALIFORNIA AVE SW |
| 7        | 100  | 710410 | 0065  | 09/26/14  | \$425,000   | \$475,000      | 1,280 | 8          | 1918           | Good  | 4,095    | N    | N           | 4715 SW JUNEAU ST        |
| 7        | 100  | 390210 | 0160  | 10/22/13  | \$514,000   | \$619,000      | 1,310 | 8          | 1950           | Avg   | 4,500    | N    | N           | 4928 ERSKINE WAY SW      |
| 7        | 100  | 281560 | 0135  | 04/30/14  | \$583,000   | \$674,000      | 1,340 | 8          | 1931           | Good  | 3,901    | N    | N           | 4712 SW JUNEAU ST        |
| 7        | 100  | 252340 | 0130  | 04/03/13  | \$586,600   | \$737,000      | 1,370 | 8          | 1959           | VGood | 5,406    | Y    | N           | 5022 46TH AVE SW         |
| 7        | 90   | 281560 | 0305  | 02/24/13  | \$660,000   | \$835,000      | 1,380 | 8          | 1952           | Good  | 6,800    | Y    | N           | 5655 49TH AVE SW         |
| 7        | 90   | 281560 | 0305  | 04/22/15  | \$695,000   | \$740,000      | 1,380 | 8          | 1952           | Good  | 6,800    | Y    | N           | 5655 49TH AVE SW         |
| 7        | 100  | 814960 | 0265  | 05/14/15  | \$725,000   | \$768,000      | 1,380 | 8          | 1960           | Good  | 5,850    | Y    | N           | 4711 46TH AVE SW         |
| 7        | 90   | 015800 | 0020  | 09/18/13  | \$650,000   | \$789,000      | 1,400 | 8          | 1965           | Avg   | 10,675   | Y    | N           | 6570 BEACH DR SW         |
| 7        | 100  | 390210 | 0165  | 10/25/13  | \$529,000   | \$637,000      | 1,400 | 8          | 2013           | Avg   | 3,600    | N    | N           | 4932 ERSKINE WAY SW      |
| 7        | 990  | 793600 | 0401  | 06/11/15  | \$1,175,000 | \$1,236,000    | 1,460 | 8          | 1928           | Good  | 25,060   | Y    | Y           | 5427 BEACH DR SW         |
| 7        | 100  | 762570 | 0845  | 01/16/13  | \$610,000   | \$778,000      | 1,470 | 8          | 1908           | VGood | 8,000    | Y    | N           | 5225 45TH AVE SW         |
| 7        | 100  | 762570 | 2305  | 02/24/14  | \$675,000   | \$792,000      | 1,470 | 8          | 1985           | Good  | 6,500    | N    | N           | 5950 44TH AVE SW         |
| 7        | 90   | 764940 | 0170  | 12/05/14  | \$675,000   | \$743,000      | 1,490 | 8          | 1966           | Avg   | 2,833    | Y    | N           | 5201 SW CANADA DR        |
| 7        | 990  | 793650 | 0214  | 05/09/14  | \$960,000   | \$1,108,000    | 1,510 | 8          | 1985           | Good  | 10,924   | Y    | Y           | 6017 BEACH DR SW         |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|----------------------|
| 7        | 90   | 793500 | 0530  | 02/14/13  | \$649,950   | \$824,000      | 1,520 | 8          | 1986           | Good  | 8,000    | Y    | N           | 5954 BEACH DR SW     |
| 7        | 100  | 793600 | 0562  | 12/16/14  | \$721,000   | \$791,000      | 1,540 | 8          | 1963           | Avg   | 10,440   | Y    | N           | 4700 51ST PL SW      |
| 7        | 100  | 431570 | 0505  | 02/10/15  | \$535,000   | \$579,000      | 1,570 | 8          | 1928           | VGood | 3,250    | N    | N           | 7002 47TH AVE SW     |
| 7        | 100  | 762570 | 4092  | 02/07/14  | \$580,000   | \$683,000      | 1,650 | 8          | 2000           | Avg   | 5,750    | N    | N           | 6337 46TH AVE SW     |
| 7        | 100  | 762620 | 0162  | 05/26/15  | \$589,000   | \$622,000      | 1,710 | 8          | 1942           | Good  | 6,250    | Y    | N           | 6675 BEVERIDGE PL SW |
| 7        | 100  | 570550 | 0080  | 07/14/15  | \$693,000   | \$723,000      | 1,830 | 8          | 2015           | Avg   | 4,320    | N    | N           | 4916 SW DAWSON ST    |
| 7        | 90   | 793500 | 0685  | 03/10/14  | \$905,000   | \$1,058,000    | 1,840 | 8          | 1947           | VGood | 14,760   | Y    | N           | 6360 BEACH DR SW     |
| 7        | 100  | 762570 | 3624  | 12/30/13  | \$670,000   | \$795,000      | 1,870 | 8          | 2003           | Avg   | 4,320    | N    | N           | 6049 45TH AVE SW     |
| 7        | 100  | 432320 | 0130  | 03/25/14  | \$755,000   | \$880,000      | 1,880 | 8          | 1994           | Good  | 7,982    | N    | N           | 6750 MURRAY AVE SW   |
| 7        | 100  | 762570 | 0830  | 10/04/13  | \$600,000   | \$725,000      | 1,980 | 8          | 1968           | Avg   | 6,300    | Y    | N           | 5203 45TH AVE SW     |
| 7        | 100  | 431570 | 0255  | 11/22/13  | \$580,000   | \$694,000      | 1,990 | 8          | 2006           | Avg   | 4,180    | N    | N           | 4552 SW OTHELLO ST   |
| 7        | 100  | 762570 | 0985  | 05/16/13  | \$756,000   | \$941,000      | 2,020 | 8          | 1920           | Good  | 6,000    | Y    | N           | 5448 47TH AVE SW     |
| 7        | 100  | 432320 | 0114  | 10/12/15  | \$570,000   | \$582,000      | 2,040 | 8          | 2004           | Avg   | 3,057    | N    | N           | 6742 MURRAY AVE SW   |
| 7        | 90   | 793600 | 0608  | 05/26/15  | \$650,000   | \$687,000      | 2,100 | 8          | 1941           | Avg   | 9,750    | Y    | N           | 4410 55TH AVE SW     |
| 7        | 100  | 390210 | 0150  | 02/02/15  | \$490,000   | \$532,000      | 2,150 | 8          | 1938           | Avg   | 4,500    | N    | N           | 4916 ERSKINE WAY SW  |
| 7        | 100  | 814960 | 0455  | 07/20/15  | \$1,015,000 | \$1,058,000    | 2,170 | 8          | 1921           | VGood | 6,864    | N    | N           | 4748 47TH AVE SW     |
| 7        | 100  | 280960 | 0120  | 09/14/15  | \$654,950   | \$673,000      | 2,170 | 8          | 2004           | Avg   | 3,157    | N    | N           | 4349 SW MILLS ST     |
| 7        | 90   | 793650 | 0048  | 06/26/13  | \$730,000   | \$901,000      | 2,190 | 8          | 1928           | Good  | 8,838    | N    | N           | 5627 49TH AVE SW     |
| 7        | 90   | 760310 | 0020  | 08/05/14  | \$969,000   | \$1,096,000    | 2,200 | 8          | 1919           | VGood | 5,000    | Y    | N           | 4620 BEACH DR SW     |
| 7        | 100  | 762570 | 1795  | 03/02/15  | \$885,000   | \$954,000      | 2,200 | 8          | 2010           | Avg   | 6,000    | Y    | N           | 5637 46TH AVE SW     |
| 7        | 100  | 710410 | 0090  | 06/18/13  | \$558,500   | \$691,000      | 2,200 | 8          | 1998           | Avg   | 5,094    | N    | N           | 5920 48TH AVE SW     |
| 7        | 100  | 078300 | 0050  | 03/13/13  | \$637,500   | \$804,000      | 2,210 | 8          | 1948           | Good  | 8,370    | N    | N           | 5016 SW EDMUNDS ST   |
| 7        | 100  | 941740 | 0140  | 01/23/14  | \$635,000   | \$750,000      | 2,240 | 8          | 1997           | Avg   | 4,800    | N    | N           | 6052 49TH AVE SW     |
| 7        | 100  | 431570 | 0275  | 11/07/14  | \$590,000   | \$653,000      | 2,380 | 8          | 2004           | Avg   | 4,950    | N    | N           | 4508 SW OTHELLO ST   |
| 7        | 100  | 859590 | 0070  | 01/10/14  | \$739,900   | \$876,000      | 2,380 | 8          | 2006           | Avg   | 6,800    | N    | N           | 4731 47TH AVE SW     |
| 7        | 100  | 422990 | 0125  | 06/18/13  | \$650,000   | \$804,000      | 2,410 | 8          | 2008           | Avg   | 5,750    | N    | N           | 5402 48TH AVE SW     |
| 7        | 100  | 762570 | 4510  | 10/22/14  | \$850,000   | \$945,000      | 2,450 | 8          | 1994           | Avg   | 6,500    | N    | N           | 6530 44TH AVE SW     |
| 7        | 100  | 570550 | 0025  | 05/13/13  | \$725,000   | \$903,000      | 2,490 | 8          | 2008           | Avg   | 6,250    | N    | N           | 5030 51ST AVE SW     |
| 7        | 90   | 738450 | 0040  | 11/07/13  | \$814,080   | \$977,000      | 2,520 | 8          | 2000           | Avg   | 4,000    | Y    | N           | 4706 BEACH DR SW     |
| 7        | 90   | 793600 | 0253  | 05/20/13  | \$630,000   | \$784,000      | 2,520 | 8          | 1912           | Avg   | 26,400   | Y    | N           | 4872 BEACH DR SW     |
| 7        | 100  | 814960 | 0065  | 04/01/15  | \$844,000   | \$903,000      | 2,610 | 8          | 2009           | Avg   | 6,350    | Y    | N           | 4733 45TH AVE SW     |
| 7        | 100  | 390210 | 0175  | 07/28/14  | \$850,000   | \$963,000      | 2,620 | 8          | 1931           | VGood | 5,250    | Y    | N           | 4942 ERSKINE WAY SW  |
| 7        | 100  | 762570 | 3540  | 12/02/13  | \$740,000   | \$884,000      | 2,630 | 8          | 2013           | Avg   | 6,000    | N    | N           | 6026 45TH AVE SW     |
| 7        | 100  | 931980 | 0050  | 11/07/15  | \$790,000   | \$801,000      | 2,650 | 8          | 2007           | Avg   | 5,000    | N    | N           | 4720 50TH AVE SW     |



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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         |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-----------------------|
| 7        | 100  | 931980 | 0050  | 04/21/15  | \$790,000   | \$841,000      | 2,650 | 8          | 2007           | Avg   | 5,000    | N    | N           | 4720 50TH AVE SW      |
| 7        | 100  | 031200 | 0090  | 03/19/15  | \$765,000   | \$821,000      | 2,720 | 8          | 2014           | Avg   | 5,120    | N    | N           | 4840 48TH AVE SW      |
| 7        | 90   | 793500 | 0620  | 12/03/15  | \$1,287,750 | \$1,297,000    | 2,780 | 8          | 1987           | Avg   | 6,350    | Y    | N           | 6306 ATLAS PL SW      |
| 7        | 990  | 793600 | 0158  | 07/03/13  | \$1,300,000 | \$1,603,000    | 2,890 | 8          | 1964           | Good  | 15,232   | Y    | Y           | 4831 BEACH DR SW      |
| 7        | 100  | 432220 | 0004  | 10/18/13  | \$516,500   | \$623,000      | 1,120 | 9          | 2013           | Avg   | 1,904    | N    | N           | 4621 SW OTHELLO ST    |
| 7        | 100  | 432220 | 0006  | 02/03/14  | \$515,000   | \$607,000      | 1,280 | 9          | 2013           | Avg   | 1,582    | N    | N           | 4613 SW OTHELLO ST    |
| 7        | 100  | 432220 | 0003  | 09/25/13  | \$538,000   | \$652,000      | 1,280 | 9          | 2013           | Avg   | 1,793    | N    | N           | 7304 47TH AVE SW      |
| 7        | 100  | 432220 | 0075  | 12/11/14  | \$524,900   | \$577,000      | 1,290 | 9          | 2014           | Avg   | 1,781    | N    | N           | 7313 BAINBRIDGE PL SW |
| 7        | 90   | 793500 | 0450  | 09/19/14  | \$1,050,000 | \$1,176,000    | 1,330 | 9          | 2003           | Avg   | 15,022   | Y    | N           | 5921 ATLAS PL SW      |
| 7        | 100  | 432220 | 0005  | 02/07/14  | \$549,700   | \$647,000      | 1,350 | 9          | 2013           | Avg   | 1,608    | N    | N           | 4615 SW OTHELLO ST    |
| 7        | 100  | 432220 | 0002  | 02/07/14  | \$530,000   | \$624,000      | 1,350 | 9          | 2013           | Avg   | 1,893    | N    | N           | 7306 47TH AVE SW      |
| 7        | 100  | 432220 | 0001  | 10/28/13  | \$570,000   | \$686,000      | 1,410 | 9          | 2013           | Avg   | 1,872    | N    | N           | 4617 SW OTHELLO ST    |
| 7        | 990  | 793600 | 0277  | 06/28/13  | \$1,600,000 | \$1,975,000    | 1,470 | 9          | 2000           | Avg   | 34,703   | Y    | Y           | 5019 BEACH DR SW      |
| 7        | 100  | 432220 | 0076  | 07/17/14  | \$589,950   | \$670,000      | 1,500 | 9          | 2014           | Avg   | 1,970    | N    | N           | 7311 BAINBRIDGE PL SW |
| 7        | 100  | 432220 | 0077  | 09/26/14  | \$560,000   | \$626,000      | 1,550 | 9          | 2014           | Avg   | 1,600    | N    | N           | 7309 BAINBRIDGE PL SW |
| 7        | 100  | 380750 | 0055  | 06/15/15  | \$750,000   | \$788,000      | 1,620 | 9          | 2013           | Avg   | 3,870    | Y    | N           | 4414 SW OTHELLO ST    |
| 7        | 100  | 380750 | 0055  | 04/21/14  | \$650,000   | \$753,000      | 1,620 | 9          | 2013           | Avg   | 3,870    | Y    | N           | 4414 SW OTHELLO ST    |
| 7        | 100  | 710410 | 0110  | 05/11/15  | \$899,000   | \$953,000      | 1,780 | 9          | 2015           | Avg   | 5,500    | N    | N           | 5911 47TH AVE SW      |
| 7        | 100  | 710410 | 0105  | 04/07/15  | \$899,000   | \$961,000      | 1,870 | 9          | 2015           | Avg   | 5,500    | N    | N           | 5917 47TH AVE SW      |
| 7        | 90   | 858740 | 0035  | 04/29/14  | \$1,005,000 | \$1,162,000    | 1,970 | 9          | 1967           | Avg   | 7,973    | Y    | N           | 4721 53RD AVE SW      |
| 7        | 100  | 762570 | 3884  | 07/10/15  | \$925,000   | \$966,000      | 2,060 | 9          | 2011           | Avg   | 6,946    | N    | N           | 6546 49TH AVE SW      |
| 7        | 990  | 793650 | 0190  | 10/21/14  | \$1,339,000 | \$1,488,000    | 2,130 | 9          | 1955           | Avg   | 34,689   | Y    | Y           | 5949 BEACH DR SW      |
| 7        | 100  | 394890 | 0051  | 10/23/13  | \$698,000   | \$841,000      | 2,130 | 9          | 2013           | Avg   | 2,877    | N    | N           | 6722 HOLLY PL SW      |
| 7        | 100  | 431620 | 0055  | 11/18/14  | \$887,000   | \$980,000      | 2,140 | 9          | 2014           | Avg   | 5,000    | N    | N           | 6780 48TH AVE SW      |
| 7        | 90   | 793600 | 0453  | 02/28/14  | \$1,200,000 | \$1,406,000    | 2,150 | 9          | 1926           | VGood | 18,065   | Y    | N           | 5431 49TH AVE SW      |
| 7        | 90   | 793600 | 0417  | 07/12/13  | \$826,101   | \$1,017,000    | 2,210 | 9          | 1927           | Good  | 8,940    | N    | N           | 5410 BEACH DR SW      |
| 7        | 100  | 762570 | 3885  | 09/17/14  | \$870,000   | \$975,000      | 2,220 | 9          | 2011           | Avg   | 7,108    | Y    | N           | 6550 49TH AVE SW      |
| 7        | 90   | 793650 | 0040  | 04/23/15  | \$1,100,000 | \$1,171,000    | 2,220 | 9          | 1929           | VGood | 18,152   | Y    | N           | 5636 BEACH DR SW      |
| 7        | 100  | 757120 | 0010  | 03/12/14  | \$749,000   | \$875,000      | 2,360 | 9          | 2003           | Avg   | 2,925    | Y    | N           | 4840 46TH AVE SW      |
| 7        | 90   | 793500 | 0070  | 08/01/13  | \$738,000   | \$904,000      | 2,410 | 9          | 1993           | Avg   | 7,950    | N    | N           | 5955 49TH AVE SW      |
| 7        | 990  | 793650 | 0152  | 03/20/14  | \$1,525,000 | \$1,779,000    | 2,430 | 9          | 1949           | Avg   | 55,406   | Y    | Y           | 5915 BEACH DR SW      |
| 7        | 990  | 793600 | 0349  | 11/19/15  | \$1,250,000 | \$1,264,000    | 2,440 | 9          | 1978           | Good  | 6,223    | Y    | Y           | 5051 BEACH DR SW      |
| 7        | 100  | 941740 | 0265  | 04/19/13  | \$724,000   | \$906,000      | 2,500 | 9          | 2013           | Avg   | 5,000    | N    | N           | 6028 48TH AVE SW      |
| 7        | 100  | 710410 | 0015  | 08/01/14  | \$985,000   | \$1,115,000    | 2,510 | 9          | 2008           | Avg   | 5,456    | N    | N           | 5910 49TH AVE SW      |

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 16**  
**(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        |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|----------------------|
| 7        | 90   | 793500 | 0625  | 04/09/15  | \$975,000   | \$1,041,000    | 2,530 | 9          | 1999           | Avg   | 7,000    | Y    | N           | 6308 ATLAS PL SW     |
| 7        | 90   | 793600 | 0463  | 04/16/15  | \$838,000   | \$894,000      | 2,560 | 9          | 2006           | Avg   | 7,210    | N    | N           | 5415 49TH AVE SW     |
| 7        | 100  | 370290 | 0185  | 08/18/14  | \$640,000   | \$722,000      | 2,580 | 9          | 1991           | Avg   | 7,500    | N    | N           | 4922 SW HUDSON ST    |
| 7        | 100  | 527620 | 0020  | 08/05/14  | \$775,000   | \$877,000      | 2,600 | 9          | 2014           | Avg   | 4,284    | N    | N           | 4352 SW FRONTENAC ST |
| 7        | 90   | 793600 | 0429  | 03/26/15  | \$1,007,500 | \$1,080,000    | 2,600 | 9          | 2009           | Avg   | 7,200    | N    | N           | 5408 BEACH DR SW     |
| 7        | 100  | 941740 | 0250  | 03/14/14  | \$790,000   | \$923,000      | 2,650 | 9          | 2008           | Avg   | 5,000    | N    | N           | 6016 48TH AVE SW     |
| 7        | 100  | 757120 | 0007  | 09/10/13  | \$899,000   | \$1,093,000    | 2,810 | 9          | 2013           | Avg   | 4,318    | Y    | N           | 4834 46TH AVE SW     |
| 7        | 990  | 431570 | 1076  | 09/30/14  | \$1,130,000 | \$1,262,000    | 2,850 | 9          | 1985           | Avg   | 24,241   | Y    | Y           | 6765 BEACH DR SW     |
| 7        | 100  | 757120 | 0005  | 09/13/13  | \$890,000   | \$1,081,000    | 2,930 | 9          | 2012           | Avg   | 4,318    | Y    | N           | 4832 46TH AVE SW     |
| 7        | 100  | 762570 | 3435  | 01/21/15  | \$885,000   | \$963,000      | 2,940 | 9          | 2014           | Avg   | 6,500    | N    | N           | 6008 44TH AVE SW     |
| 7        | 100  | 239160 | 1195  | 04/30/15  | \$1,050,000 | \$1,116,000    | 2,960 | 9          | 2006           | Avg   | 5,750    | Y    | N           | 4456 52ND AVE SW     |
| 7        | 90   | 214120 | 0112  | 01/17/14  | \$1,365,000 | \$1,614,000    | 3,100 | 9          | 2008           | Avg   | 6,340    | Y    | N           | 4432 54TH AVE SW     |
| 7        | 100  | 431570 | 0536  | 06/25/14  | \$879,000   | \$1,004,000    | 3,210 | 9          | 2014           | Avg   | 4,900    | N    | N           | 4628 SW MYRTLE ST    |
| 7        | 90   | 793500 | 0050  | 10/09/15  | \$992,000   | \$1,013,000    | 2,030 | 10         | 1973           | Avg   | 8,385    | Y    | N           | 5943 49TH AVE SW     |
| 7        | 90   | 793500 | 0475  | 07/14/15  | \$1,100,000 | \$1,148,000    | 2,140 | 10         | 2002           | Avg   | 7,800    | Y    | N           | 5900 BEACH DR SW     |
| 7        | 90   | 793600 | 0458  | 06/10/15  | \$950,000   | \$1,000,000    | 2,150 | 10         | 2001           | Avg   | 12,968   | Y    | N           | 5455 49TH AVE SW     |
| 7        | 90   | 760310 | 0095  | 11/10/14  | \$1,260,000 | \$1,394,000    | 2,220 | 10         | 1998           | Avg   | 8,625    | Y    | N           | 4622 57TH AVE SW     |
| 7        | 100  | 431620 | 0095  | 09/17/13  | \$812,500   | \$986,000      | 2,300 | 10         | 2013           | Avg   | 4,880    | Y    | N           | 6788 48TH AVE SW     |
| 7        | 990  | 793650 | 0109  | 07/25/14  | \$2,230,000 | \$2,529,000    | 2,370 | 10         | 1977           | VGood | 28,064   | Y    | Y           | 5617 BEACH DR SW     |
| 7        | 90   | 858740 | 0025  | 08/13/13  | \$1,300,000 | \$1,589,000    | 2,400 | 10         | 2012           | Avg   | 10,132   | Y    | N           | 4576 53RD AVE SW     |
| 7        | 990  | 764990 | 0005  | 11/17/15  | \$1,970,000 | \$1,993,000    | 2,470 | 10         | 2003           | Avg   | 52,807   | Y    | Y           | 5201 BEACH DR SW     |
| 7        | 990  | 515420 | 0015  | 04/14/15  | \$1,705,000 | \$1,819,000    | 2,490 | 10         | 2000           | Avg   | 27,702   | Y    | Y           | 4775 BEACH DR SW     |
| 7        | 100  | 762570 | 0935  | 06/05/14  | \$875,000   | \$1,003,000    | 2,500 | 10         | 2001           | Avg   | 6,000    | N    | N           | 5423 46TH AVE SW     |
| 7        | 100  | 762570 | 1705  | 03/22/13  | \$739,000   | \$931,000      | 2,560 | 10         | 2013           | Avg   | 6,000    | N    | N           | 5650 46TH AVE SW     |
| 7        | 100  | 762570 | 1710  | 05/01/13  | \$750,000   | \$937,000      | 2,580 | 10         | 2013           | Avg   | 6,000    | N    | N           | 5646 46TH AVE SW     |
| 7        | 90   | 239160 | 1445  | 03/04/15  | \$840,000   | \$905,000      | 2,710 | 10         | 1985           | Avg   | 6,250    | Y    | N           | 4526 53RD AVE SW     |
| 7        | 90   | 793500 | 0280  | 08/12/14  | \$2,195,000 | \$2,479,000    | 4,940 | 10         | 1911           | VGood | 35,765   | Y    | N           | 6313 50TH AVE SW     |
| 7        | 90   | 793600 | 0589  | 07/08/15  | \$2,200,000 | \$2,299,000    | 1,990 | 11         | 1966           | Good  | 34,987   | Y    | N           | 4555 54TH AVE SW     |
| 7        | 990  | 793650 | 0117  | 08/08/13  | \$1,850,000 | \$2,264,000    | 2,780 | 11         | 1994           | Avg   | 26,276   | Y    | Y           | 5641 BEACH DR SW     |
| 7        | 990  | 793600 | 0423  | 06/24/13  | \$1,915,750 | \$2,366,000    | 3,070 | 11         | 2003           | Avg   | 21,503   | Y    | Y           | 5411 BEACH DR SW     |
| 7        | 90   | 793500 | 0460  | 09/18/13  | \$1,600,000 | \$1,941,000    | 4,120 | 11         | 2007           | Avg   | 24,870   | Y    | N           | 5909 ATLAS PL SW     |
| 7        | 990  | 766670 | 7740  | 02/24/15  | \$2,795,000 | \$3,017,000    | 2,670 | 12         | 2007           | Avg   | 31,986   | Y    | Y           | 6775 BEACH DR SW     |