

Vacant Sales Used in this Physical Inspection Analysis
Area 22

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	24	032304	9038	08/13/15	\$85,000	8,058	N	N
2	24	032304	9218	10/31/14	\$85,000	7,267	N	N
2	22	032304	9093	10/15/13	\$310,000	108,464	N	N
2	22	103500	0119	04/22/15	\$110,000	8,794	N	N
2	24	918820	0785	03/11/14	\$105,000	4,826	Y	N
3	22	712930	0620	11/03/15	\$137,000	5,007	N	N
3	22	712930	0620	05/22/14	\$97,000	5,007	N	N
3	22	712930	4625	04/16/14	\$115,000	5,344	N	N
3	22	712930	3955	08/09/13	\$78,500	5,500	N	N
3	22	712980	0043	04/08/13	\$82,500	5,548	N	N
4	24	712930	2985	08/22/13	\$105,000	7,875	Y	N

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	20	334840	0810	10/07/13	\$128,000	\$176,000	480	5	1946	VGood	25,130	N	N	11770 MARTIN LUTHER KING JR WAY S
2	20	712930	5140	06/03/13	\$152,000	\$218,000	680	6	1950	Avg	6,350	N	N	9321 RENTON AVE S
2	20	918820	1171	06/19/15	\$232,000	\$253,000	810	6	1950	Avg	8,007	N	N	9329 RENTON AVE S
2	20	687420	0960	02/27/15	\$170,000	\$194,000	860	6	1931	Avg	5,265	Y	N	10908 49TH AVE S
2	20	032304	9031	05/22/14	\$190,000	\$242,000	900	6	1912	Avg	9,400	N	N	10224 BEACON AVE S
2	20	547680	0171	03/14/14	\$270,000	\$352,000	1,020	6	1933	VGood	7,785	N	N	10405 51ST AVE S
2	20	687420	0265	03/13/14	\$260,000	\$339,000	1,030	6	1931	VGood	5,850	N	N	10834 48TH AVE S
2	20	547680	0130	05/01/15	\$201,000	\$224,000	1,060	6	1988	Avg	10,706	N	N	4905 S 107TH ST
2	20	334840	1710	01/08/15	\$146,000	\$170,000	1,080	6	1946	Fair	10,997	Y	N	4918 S 114TH ST
2	20	334840	1740	01/27/15	\$188,000	\$217,000	1,120	6	1924	Avg	17,487	N	N	5001 S 112TH ST
2	20	212470	0485	09/08/15	\$275,000	\$290,000	1,140	6	1912	Avg	4,440	N	N	9028 VALDEZ AVE S
2	20	681060	0015	08/19/13	\$160,000	\$224,000	900	7	1950	Avg	7,670	N	N	10205 51ST AVE S
2	20	032304	9047	05/28/15	\$310,000	\$341,000	940	7	1951	Good	8,250	N	N	9645 51ST AVE S
2	20	103700	0020	05/19/14	\$195,500	\$249,000	1,020	7	1960	Good	7,800	N	N	4718 S VICTOR ST
2	20	032304	9148	12/19/14	\$319,000	\$375,000	1,060	7	1967	VGood	9,234	Y	N	4801 A S ROXBURY ST
2	20	547680	0201	10/20/14	\$295,000	\$355,000	1,100	7	1948	Good	17,321	N	N	4920 S 107TH ST
2	20	322620	0105	05/23/14	\$325,000	\$413,000	1,120	7	1952	Good	6,862	Y	N	4602 S FLETCHER ST
2	20	785900	0010	08/18/14	\$270,000	\$332,000	1,150	7	1962	Avg	12,500	N	N	9923 BEACON AVE S
2	20	918820	0880	09/22/15	\$381,000	\$399,000	1,160	7	1983	Good	4,190	Y	N	9343 48TH AVE S
2	20	212270	0106	05/23/14	\$255,000	\$324,000	1,200	7	1965	Good	5,400	N	N	9130 SPEAR PL S
2	20	918820	0570	09/02/14	\$333,800	\$409,000	1,220	7	1990	Avg	3,868	N	N	9368 BEACON AVE S
2	20	103500	0007	12/18/14	\$210,000	\$247,000	1,230	7	1953	Avg	4,992	N	N	9685 51ST AVE S
2	20	103500	0007	07/10/15	\$365,000	\$394,000	1,230	7	1953	Avg	4,992	N	N	9685 51ST AVE S
2	20	212270	0120	08/20/14	\$235,000	\$289,000	1,230	7	1966	Avg	8,163	N	N	9077 RENTON AVE S
2	20	322620	0145	05/19/15	\$408,800	\$452,000	1,240	7	1956	Avg	6,900	Y	N	9252 SPEAR PL S
2	20	212270	0110	01/27/14	\$217,500	\$288,000	1,250	7	1967	Avg	6,874	N	N	9065 RENTON AVE S
2	20	547680	0192	01/08/14	\$238,500	\$318,000	1,260	7	1963	Avg	7,925	N	N	10357 BEACON AVE S
2	20	322620	0075	07/08/15	\$391,000	\$423,000	1,270	7	1951	Avg	6,255	Y	N	9237 SPEAR PL S
2	20	322620	0205	06/03/13	\$189,400	\$272,000	1,320	7	1956	Avg	7,620	N	N	9227 RENTON AVE S
2	20	918820	1215	01/24/14	\$265,000	\$351,000	1,370	7	1996	Good	4,100	Y	N	9444 49TH AVE S
2	20	322620	0200	07/14/14	\$318,000	\$397,000	1,400	7	1957	Avg	7,320	N	N	9221 RENTON AVE S
2	20	918820	1173	05/19/15	\$415,000	\$458,000	1,420	7	1966	VGood	5,500	Y	N	9410 49TH AVE S
2	20	032304	9135	02/27/14	\$285,000	\$373,000	1,450	7	1983	Avg	10,049	N	N	9642 A BEACON AVE S
2	20	681060	0030	05/02/13	\$254,500	\$369,000	1,500	7	2012	Avg	7,257	N	N	10216 BEACON AVE S
2	20	785860	0015	08/23/13	\$350,000	\$489,000	1,510	7	2013	Avg	7,920	N	N	4652 S COOPER ST
2	20	103700	0010	02/28/13	\$239,000	\$353,000	1,530	7	1961	Avg	10,918	N	N	4726 S VICTOR ST
2	20	103700	0010	02/19/15	\$275,000	\$315,000	1,530	7	1961	Avg	10,918	N	N	4726 S VICTOR ST
2	20	785860	0080	01/22/14	\$235,000	\$312,000	1,530	7	1959	Avg	9,780	N	N	4647 S COOPER ST
2	20	918820	0130	03/26/14	\$392,500	\$509,000	1,560	7	2013	Avg	4,055	N	N	4431 S SHELL ST
2	20	547680	0069	11/30/15	\$539,000	\$547,000	1,710	7	2003	Avg	7,199	N	N	10719 47TH AVE S
2	20	322620	0130	09/15/15	\$425,000	\$446,000	1,730	7	1953	Avg	6,900	Y	N	9228 SPEAR PL S
2	20	918820	0860	01/27/15	\$339,000	\$392,000	1,800	7	1988	Avg	2,995	Y	N	9351 48TH AVE S
2	20	918820	0505	07/10/14	\$275,000	\$343,000	1,830	7	2007	Avg	3,868	N	N	9318 BEACON AVE S
2	20	103500	0014	01/17/13	\$227,000	\$340,000	1,860	7	1967	Avg	7,800	N	N	9675 51ST AVE S
2	20	032304	9260	01/28/13	\$280,000	\$418,000	1,979	7	1995	Avg	7,419	N	N	9626 49TH AVE S
2	20	918820	0125	07/17/15	\$395,000	\$426,000	2,690	7	2008	Avg	4,055	N	N	4425 S SHELL ST
2	20	918820	0125	08/05/15	\$395,000	\$422,000	2,690	7	2008	Avg	4,055	N	N	4425 S SHELL ST
2	20	032304	9184	01/28/13	\$237,000	\$354,000	1,400	8	1957	Avg	7,200	N	N	9633 51ST AVE S
2	20	032304	9243	08/26/13	\$352,000	\$491,000	2,120	8	1982	Avg	14,858	Y	N	4601 S ROXBURY ST
2	20	918820	1130	11/20/13	\$320,168	\$434,000	2,358	8	2005	Avg	4,155	Y	N	4815 A S FLETCHER ST

Improved Sales Used in this Physical Inspection Analysis
Area 22
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	20	918820	1155	09/05/13	\$385,000	\$535,000	2,358	8	2004	Avg	4,155	Y	N	4819 S FLETCHER ST
2	20	918820	1074	04/01/15	\$456,500	\$514,000	3,130	8	2014	Avg	5,454	N	N	4816 S ROXBURY ST
2	20	032304	9218	09/17/15	\$499,950	\$524,000	1,460	9	2015	Avg	7,267	N	N	9620 BEACON AVE S
2	20	032304	9130	10/08/14	\$455,000	\$549,000	2,480	9	2014	Avg	12,560	Y	N	10019 BEACON AVE S
3	20	189250	0125	04/09/14	\$116,500	\$150,000	470	5	1925	Avg	5,400	N	N	5733 S GAZELLE ST
3	20	712930	2095	02/13/15	\$265,000	\$304,000	1,122	5	1900	Avg	6,554	N	N	9772 61ST AVE S
3	20	712930	4375	07/14/14	\$202,000	\$252,000	590	6	1944	Avg	5,650	N	N	9330 52ND AVE S
3	20	528520	0040	03/26/15	\$165,001	\$186,000	710	6	1922	Avg	4,176	N	N	9633 59TH AVE S
3	20	387890	1020	02/26/14	\$200,000	\$262,000	720	6	1942	VGood	5,500	N	N	10451 64TH AVE S
3	20	077000	0075	01/30/14	\$165,000	\$218,000	740	6	1909	Avg	4,000	N	N	9823 57TH AVE S
3	20	405940	0370	09/15/15	\$218,000	\$229,000	790	6	1945	Avg	6,050	N	N	11260 CRESTWOOD DR S
3	20	406000	0010	03/10/14	\$225,000	\$294,000	790	6	1945	VGood	6,420	N	N	7110 S 115TH ST
3	20	406000	0020	09/18/14	\$299,980	\$365,000	790	6	2008	Avg	10,230	N	N	11458 71ST PL S
3	20	406000	0065	10/11/15	\$285,000	\$296,000	790	6	1945	Avg	12,600	N	N	11422 71ST PL S
3	20	406000	0410	01/30/14	\$216,500	\$286,000	790	6	1945	Good	6,600	N	N	11447 71ST PL S
3	20	406000	0490	08/30/13	\$199,950	\$279,000	790	6	1945	Good	6,050	N	N	7101 S 115TH ST
3	20	435620	0120	10/23/14	\$248,000	\$298,000	790	6	1918	Avg	12,000	N	N	9678 54TH AVE S
3	20	405940	0190	10/17/14	\$225,000	\$271,000	800	6	1944	Good	6,050	N	N	11428 WOODLEY AVE S
3	20	406000	0195	12/21/15	\$248,000	\$249,000	800	6	1945	Avg	6,880	N	N	11419 70TH PL S
3	20	712930	0335	07/27/15	\$289,000	\$310,000	800	6	1953	Avg	5,537	N	N	10063 63RD AVE S
3	20	406000	0150	08/27/15	\$335,000	\$355,000	810	6	1945	VGood	10,020	N	N	11445 69TH PL S
3	20	189500	0045	05/04/15	\$195,000	\$217,000	820	6	1953	Avg	5,100	N	N	9641 57TH AVE S
3	20	077000	0005	08/06/15	\$280,250	\$299,000	840	6	1905	Avg	7,500	N	N	5525 S NORFOLK ST
3	20	387890	0468	07/27/15	\$307,000	\$329,000	840	6	1948	Avg	6,783	N	N	10446 WATERS AVE S
3	20	406000	0365	12/08/15	\$275,000	\$278,000	870	6	1945	Avg	6,600	N	N	11450 70TH PL S
3	20	405940	0175	07/12/13	\$135,500	\$192,000	880	6	1944	Avg	6,050	N	N	11416 WOODLEY AVE S
3	20	405940	0195	07/21/15	\$236,750	\$255,000	880	6	1944	Avg	8,175	N	N	7306 S 115TH ST
3	20	405940	0585	06/24/14	\$218,000	\$274,000	880	6	1945	Good	18,205	N	N	11257 CRESTWOOD DR S
3	20	406000	0240	06/23/14	\$205,425	\$258,000	880	6	1945	Good	6,780	N	N	11440 69TH PL S
3	20	406000	0290	06/17/14	\$253,000	\$319,000	880	6	1945	VGood	6,600	N	N	11457 70TH PL S
3	20	406000	0440	02/04/15	\$241,000	\$278,000	880	6	1945	Avg	6,050	N	N	6909 S 115TH ST
3	20	189500	0260	07/21/14	\$207,950	\$259,000	890	6	1917	Avg	5,000	N	N	9633 55TH AVE S
3	20	435620	0210	10/22/15	\$257,000	\$265,000	890	6	1910	Good	4,810	N	N	9655 54TH AVE S
3	20	712930	0195	11/20/15	\$320,000	\$326,000	890	6	1941	Good	5,650	Y	N	10057 64TH AVE S
3	20	712930	0195	07/08/13	\$266,500	\$378,000	890	6	1941	Good	5,650	Y	N	10057 64TH AVE S
3	20	712930	3525	04/02/15	\$222,000	\$250,000	890	6	1953	Avg	5,250	N	N	9443 58TH AVE S
3	20	712930	4265	12/05/13	\$189,000	\$255,000	890	6	1919	Avg	5,040	N	N	9313 53RD AVE S
3	10	712930	5090	03/26/14	\$256,000	\$332,000	910	6	1914	Good	4,500	N	N	5007 S FLETCHER ST
3	20	405940	0515	09/09/14	\$229,950	\$281,000	920	6	1944	Avg	7,716	N	N	11205 LAKERIDGE DR S
3	20	712930	4200	12/22/14	\$200,000	\$235,000	920	6	1906	Good	5,250	N	N	9344 53RD AVE S
3	20	712930	2185	12/15/14	\$290,000	\$341,000	950	6	1943	VGood	5,650	N	N	9707 61ST AVE S
3	20	189500	0060	10/15/15	\$275,000	\$285,000	960	6	1924	Avg	5,100	N	N	9638 56TH AVE S
3	20	405940	0035	06/25/15	\$265,000	\$288,000	960	6	1944	Avg	6,050	N	N	11430 CORNELL AVE S
3	20	022304	9029	09/09/13	\$195,000	\$271,000	980	6	1911	Good	7,564	N	N	9648 57TH AVE S
3	20	712930	4370	09/20/13	\$175,000	\$242,000	980	6	1954	Avg	5,650	N	N	9334 52ND AVE S
3	20	712930	4115	03/24/14	\$243,680	\$316,000	990	6	1903	Good	5,500	Y	N	9323 54TH AVE S
3	20	712930	0685	01/11/13	\$190,000	\$285,000	1,010	6	1918	VGood	5,650	N	N	9837 61ST AVE S
3	20	712930	0790	06/11/13	\$248,000	\$355,000	1,010	6	1911	Good	5,650	Y	N	9833 62ND AVE S
3	20	712930	0420	12/02/14	\$258,000	\$305,000	1,040	6	1951	VGood	5,650	N	N	10017 62ND AVE S
3	20	712930	4650	10/18/15	\$325,000	\$336,000	1,040	6	1954	Avg	5,625	N	N	5412 S FLETCHER ST

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	712930	3910	11/04/13	\$220,000	\$300,000	1,080	6	1909	Good	5,500	N	N	9320 55TH AVE S
3	10	212370	0402	08/19/14	\$208,500	\$257,000	1,130	6	1945	Avg	5,670	N	N	9102 50TH AVE S
3	20	405940	0670	03/26/13	\$230,400	\$338,000	1,130	6	1944	Avg	6,050	N	N	7201 S 115TH ST
3	20	405940	0485	08/19/13	\$230,000	\$322,000	1,150	6	1944	Good	6,765	N	N	11229 WOODLEY AVE S
3	20	112304	9093	11/23/15	\$236,250	\$240,000	1,180	6	1949	Avg	14,352	N	N	11464 RENTON AVE S
3	20	806700	0005	08/20/13	\$218,300	\$305,000	1,190	6	1911	Avg	5,460	N	N	10037 61ST AVE S
3	20	806700	0030	02/24/15	\$275,000	\$314,000	1,190	6	1907	Good	9,845	N	N	10011 61ST AVE S
3	20	405940	0335	09/18/15	\$306,000	\$321,000	1,210	6	1945	Good	7,236	N	N	11232 CRESTWOOD DR S
3	20	406000	0280	10/15/13	\$185,000	\$254,000	1,210	6	1945	Avg	6,050	N	N	6916 S 115TH ST
3	10	713130	0025	05/21/14	\$210,000	\$267,000	1,240	6	1916	Good	4,842	N	N	5115 S ROXBURY ST
3	20	406000	0170	08/20/14	\$255,000	\$314,000	1,260	6	1945	Avg	7,810	N	N	11461 69TH PL S
3	20	712930	0355	11/19/15	\$304,500	\$311,000	1,410	6	1913	Avg	5,650	N	N	10048 62ND AVE S
3	20	712930	2555	10/03/14	\$260,000	\$315,000	1,410	6	1918	Avg	5,650	N	N	9616 60TH AVE S
3	20	712930	2555	06/17/15	\$340,000	\$371,000	1,410	6	1918	Avg	5,650	N	N	9616 60TH AVE S
3	20	387890	0681	01/21/15	\$272,000	\$315,000	580	7	1991	Avg	6,034	Y	N	10410 66TH AVE S
3	10	713130	0035	05/12/14	\$210,000	\$268,000	720	7	2004	Avg	2,643	N	N	5117 A S ROXBURY ST
3	20	387890	0305	04/02/13	\$276,000	\$404,000	760	7	1947	VGood	6,150	Y	N	10241 WATERS AVE S
3	20	387890	1010	05/16/13	\$278,000	\$401,000	760	7	1942	Good	5,450	N	N	10439 64TH AVE S
3	20	712930	4105	07/29/14	\$285,000	\$353,000	780	7	2004	Avg	5,500	Y	N	9319 54TH AVE S
3	20	405940	0385	11/18/13	\$206,000	\$279,000	790	7	2013	Avg	6,050	N	N	11410 CRESTWOOD DR S
3	20	405940	0600	03/19/13	\$241,000	\$354,000	790	7	1945	Good	16,500	N	N	11407 CRESTWOOD DR S
3	20	406000	0475	03/10/14	\$200,000	\$261,000	790	7	1945	Good	6,050	N	N	7013 S 115TH ST
3	20	405940	0435	01/23/13	\$250,000	\$374,000	810	7	1944	VGood	6,050	N	N	11419 WOODLEY AVE S
3	20	406000	0420	01/28/13	\$169,950	\$254,000	840	7	1945	Good	6,840	N	N	11439 71ST PL S
3	20	297680	0460	04/08/15	\$282,000	\$317,000	880	7	1955	Avg	7,282	N	N	6410 S HAZEL ST
3	20	712930	0440	06/23/15	\$350,000	\$381,000	900	7	1948	Avg	5,650	N	N	10037 62ND AVE S
3	20	387890	0910	11/13/13	\$255,000	\$347,000	920	7	1942	Good	5,650	N	N	10454 64TH AVE S
3	20	712930	0475	07/14/15	\$315,000	\$340,000	920	7	1944	Good	5,650	N	N	10056 61ST AVE S
3	20	712930	2470	03/17/14	\$260,000	\$338,000	920	7	1963	Good	5,250	N	N	9632 59TH AVE S
3	20	712930	0540	09/27/13	\$298,900	\$413,000	930	7	1951	Good	5,650	Y	N	9809 60TH AVE S
3	20	712930	0595	05/06/15	\$158,000	\$175,000	940	7	1940	Good	6,090	N	N	9916 59TH AVE S
3	20	712930	0865	11/18/13	\$229,500	\$311,000	940	7	1943	Avg	6,554	Y	N	6103 S NORFOLK ST
3	20	387890	0800	04/22/13	\$287,900	\$418,000	950	7	1942	Avg	5,650	Y	N	10446 65TH AVE S
3	20	712930	0170	11/20/14	\$335,000	\$398,000	950	7	1953	Good	5,650	Y	N	10039 64TH AVE S
3	20	712930	2180	01/17/14	\$170,000	\$226,000	950	7	1943	Avg	6,554	N	N	9703 61ST AVE S
3	20	387890	0464	05/04/15	\$229,500	\$255,000	960	7	1948	Avg	6,625	N	N	10442 WATERS AVE S
3	20	712930	0200	01/11/13	\$280,000	\$420,000	960	7	1908	Good	5,198	Y	N	10061 64TH AVE S
3	20	712930	2525	05/28/15	\$399,999	\$440,000	960	7	1947	Avg	5,650	N	N	9607 61ST AVE S
3	20	022304	9079	10/11/13	\$200,900	\$276,000	990	7	2013	Avg	6,800	N	N	10614 RENTON AVE S
3	20	022304	9109	07/22/13	\$273,689	\$386,000	990	7	1955	VGood	5,494	N	N	5704 S NORFOLK ST
3	20	077000	0080	07/08/15	\$379,950	\$411,000	1,010	7	1961	Good	4,000	N	N	9829 57TH AVE S
3	20	297680	0010	06/10/15	\$400,000	\$438,000	1,010	7	1955	Avg	8,892	N	N	10624 68TH AVE S
3	20	297680	0110	08/13/15	\$350,000	\$373,000	1,010	7	1955	Good	6,780	Y	N	6514 S HAZEL ST
3	20	387890	0015	05/27/15	\$385,000	\$424,000	1,010	7	1951	Avg	5,400	Y	N	10213 64TH AVE S
3	20	713030	0035	04/17/13	\$275,000	\$400,000	1,010	7	1950	Avg	5,250	Y	N	10123 WATERS AVE S
3	20	712930	4035	05/07/13	\$278,000	\$402,000	1,030	7	1949	Good	5,500	N	N	9344 54TH AVE S
3	20	713030	0195	09/15/15	\$386,000	\$405,000	1,030	7	1946	Avg	10,170	Y	N	10123 66TH AVE S
3	20	528520	0005	10/16/14	\$296,000	\$356,000	1,040	7	1948	Avg	4,176	N	N	9603 59TH AVE S
3	20	528520	0020	07/18/14	\$349,950	\$436,000	1,040	7	1948	Good	4,176	N	N	9617 59TH AVE S
3	20	712930	2235	01/22/15	\$325,000	\$377,000	1,040	7	1950	Avg	6,554	Y	N	9757 61ST AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(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	20	712930	2020	06/21/13	\$434,000	\$619,000	1,060	7	1951	Good	6,000	Y	N	9750 62ND AVE S
3	20	252090	0160	12/08/15	\$272,000	\$275,000	1,070	7	1965	Avg	5,760	N	N	10226 62ND AVE S
3	20	252090	0301	10/22/14	\$239,300	\$287,000	1,070	7	1952	Avg	5,750	N	N	10439 63RD AVE S
3	20	297680	0115	11/05/14	\$349,170	\$417,000	1,070	7	1955	Avg	8,856	Y	N	6520 S HAZEL ST
3	20	387290	0060	05/22/13	\$295,000	\$425,000	1,070	7	1968	Good	5,650	N	N	9306 52ND AVE S
3	20	022304	9116	03/24/15	\$298,000	\$337,000	1,080	7	1956	Avg	4,800	N	N	5710 S NORFOLK ST
3	10	713130	0063	04/29/15	\$350,000	\$390,000	1,080	7	1965	Good	4,959	N	N	5223 S ROXBURY ST
3	20	022304	9087	06/16/14	\$277,000	\$349,000	1,100	7	1957	Good	8,536	N	N	9621 58TH AVE S
3	20	712930	0680	05/06/13	\$261,000	\$378,000	1,100	7	1943	Good	5,650	N	N	9833 61ST AVE S
3	20	189500	0165	05/21/14	\$266,000	\$338,000	1,110	7	1965	Avg	5,202	N	N	9654 55TH AVE S
3	20	189500	0175	10/19/15	\$383,000	\$396,000	1,110	7	1965	Avg	5,202	N	N	9644 55TH AVE S
3	20	392000	0040	10/10/14	\$280,000	\$338,000	1,110	7	1966	Avg	7,919	N	N	9610 53RD AVE S
3	20	719220	0040	10/01/14	\$280,000	\$339,000	1,120	7	1974	Avg	6,288	N	N	10108 RENTON AVE S
3	10	212370	0385	12/23/13	\$269,000	\$361,000	1,130	7	1945	VGood	5,670	N	N	9101 RAINIER AVE S
3	20	387890	0070	06/27/13	\$315,000	\$448,000	1,130	7	1956	Avg	5,650	Y	N	10219 65TH AVE S
3	20	713030	0650	03/07/14	\$425,000	\$555,000	1,130	7	1951	Good	5,650	Y	N	10012 64TH AVE S
3	20	712930	0505	08/26/15	\$290,000	\$307,000	1,150	7	1978	Avg	5,650	N	N	10026 61ST AVE S
3	20	189500	0190	05/27/15	\$381,500	\$420,000	1,170	7	1961	Good	5,100	N	N	9630 55TH AVE S
3	20	712930	0915	11/26/13	\$356,000	\$482,000	1,176	7	1912	VGood	9,040	Y	N	9833 63RD AVE S
3	20	712930	0520	10/13/14	\$221,900	\$267,000	1,180	7	1955	Avg	5,650	N	N	10012 61ST AVE S
3	20	387890	0165	08/06/13	\$360,000	\$506,000	1,200	7	1951	Good	4,620	Y	N	10201 66TH AVE S
3	20	387890	0395	08/27/13	\$308,000	\$430,000	1,200	7	1947	Avg	12,500	Y	N	10240 WATERS AVE S
3	20	387890	0395	07/28/14	\$323,000	\$401,000	1,200	7	1947	Avg	12,500	Y	N	10240 WATERS AVE S
3	20	387890	0525	02/13/15	\$329,000	\$378,000	1,200	7	1928	Avg	5,650	N	N	10461 WATERS AVE S
3	20	387890	0525	05/21/13	\$295,750	\$426,000	1,200	7	1928	Avg	5,650	N	N	10461 WATERS AVE S
3	20	712980	0042	04/26/13	\$220,000	\$319,000	1,200	7	1951	Avg	7,071	N	N	5516 S NORFOLK ST
3	10	212270	0070	11/07/13	\$290,000	\$395,000	1,210	7	2000	Avg	6,600	Y	N	9037 46TH AVE S
3	20	712980	0008	06/15/15	\$263,000	\$287,000	1,220	7	1961	Avg	6,528	N	N	9649 57TH AVE S
3	20	713030	0620	05/01/13	\$242,000	\$351,000	1,220	7	1920	Avg	8,475	Y	N	10026 64TH AVE S
3	10	713130	0047	08/26/14	\$235,000	\$288,000	1,260	7	1917	Avg	4,500	N	N	9640 52ND AVE S
3	20	406000	0155	06/17/13	\$310,000	\$443,000	1,270	7	1945	VGood	9,300	N	N	11449 69TH PL S
3	20	712930	3970	03/04/15	\$239,950	\$273,000	1,280	7	1949	Avg	5,500	N	N	9339 55TH AVE S
3	20	189250	0131	12/10/15	\$382,500	\$386,000	1,290	7	1968	Avg	5,400	N	N	5741 S GAZELLE ST
3	20	712930	4150	05/30/13	\$175,000	\$251,000	1,290	7	1914	Avg	5,500	N	N	9361 54TH AVE S
3	20	712980	0063	04/20/15	\$330,000	\$369,000	1,290	7	1966	Good	6,282	N	N	5511 S PILGRIM ST
3	20	387890	0905	08/10/15	\$358,000	\$382,000	1,300	7	1951	Avg	5,650	N	N	10457 65TH AVE S
3	20	387890	0225	06/02/14	\$345,000	\$437,000	1,320	7	1963	Avg	5,650	Y	N	10238 65TH AVE S
3	20	712930	4085	07/08/14	\$330,000	\$412,000	1,330	7	1993	Avg	4,060	Y	N	5409 S FLETCHER ST
3	20	712930	2365	10/04/13	\$219,950	\$303,000	1,380	7	1913	Good	5,250	N	N	9736 59TH AVE S
3	20	712930	2365	07/28/15	\$300,000	\$322,000	1,380	7	1913	Good	5,250	N	N	9736 59TH AVE S
3	20	712930	3555	05/28/15	\$359,000	\$395,000	1,390	7	1985	Avg	5,250	Y	N	9356 57TH AVE S
3	20	713130	0258	04/16/13	\$321,200	\$468,000	1,390	7	1965	Good	5,456	N	N	5715 S COOPER ST
3	20	297680	0350	10/08/13	\$239,500	\$329,000	1,400	7	1955	Good	13,570	N	N	10721 66TH AVE S
3	20	712930	3580	08/13/15	\$375,000	\$399,000	1,400	7	2005	Avg	5,250	Y	N	9324 57TH AVE S
3	20	712980	0024	03/19/13	\$330,000	\$485,000	1,400	7	2003	Avg	5,956	N	N	9727 57TH AVE S
3	20	297680	0145	04/06/15	\$260,000	\$292,000	1,410	7	1955	Avg	10,816	Y	N	10720 66TH AVE S
3	20	806700	0020	06/11/14	\$295,000	\$372,000	1,410	7	1999	Avg	5,107	N	N	10031 61ST AVE S
3	20	387890	0215	12/24/13	\$325,000	\$436,000	1,430	7	1963	Avg	5,424	Y	N	10248 65TH AVE S
3	10	712930	5098	08/26/13	\$185,000	\$258,000	1,430	7	1914	Avg	5,830	Y	N	9311 51ST AVE S
3	20	297680	0360	02/23/15	\$335,750	\$384,000	1,440	7	1955	Avg	7,260	N	N	10729 66TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(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	20	297680	0360	04/02/13	\$227,000	\$332,000	1,440	7	1955	Avg	7,260	N	N	10729 66TH AVE S
3	20	387890	1005	03/04/14	\$352,000	\$460,000	1,440	7	1920	Good	5,450	N	N	10437 64TH AVE S
3	20	022304	9108	08/01/15	\$416,000	\$445,000	1,450	7	1955	Good	8,040	N	N	9615 58TH AVE S
3	10	426570	0040	03/06/13	\$169,900	\$251,000	1,460	7	1909	Avg	8,400	N	N	5120 S DIRECTOR ST
3	20	712930	0925	09/09/15	\$635,000	\$668,000	1,460	7	1904	Avg	7,910	Y	N	9841 63RD AVE S
3	20	712980	0062	06/05/15	\$435,000	\$477,000	1,470	7	1966	Avg	6,988	N	N	5501 S PILGRIM ST
3	20	414168	0190	08/07/14	\$375,000	\$463,000	1,480	7	1987	Avg	5,760	N	N	10730 68TH PL S
3	20	252090	0070	06/19/13	\$310,000	\$442,000	1,490	7	1970	VGood	4,520	N	N	10200 62ND AVE S
3	20	712930	0625	09/17/13	\$236,000	\$327,000	1,490	7	1907	Avg	5,503	N	N	9820 59TH AVE S
3	20	712930	0490	04/11/13	\$300,300	\$438,000	1,540	7	1944	Good	5,650	N	N	10042 61ST AVE S
3	10	713130	0031	03/31/15	\$262,500	\$296,000	1,540	7	1957	Avg	5,110	N	N	9618 RENTON AVE S
3	10	713130	0032	03/06/15	\$235,000	\$268,000	1,540	7	1955	Avg	9,279	N	N	9624 RENTON AVE S
3	20	387890	0815	11/18/15	\$630,000	\$643,000	1,550	7	1973	Avg	5,650	Y	N	10430 65TH AVE S
3	20	387890	0815	05/04/15	\$361,000	\$401,000	1,550	7	1973	Avg	5,650	Y	N	10430 65TH AVE S
3	20	712930	3950	09/12/13	\$235,000	\$326,000	1,550	7	1948	Avg	6,270	N	N	9315 55TH AVE S
3	20	297680	0266	05/08/14	\$345,000	\$441,000	1,560	7	1968	Avg	8,330	N	N	6702 S BANGOR CT
3	20	712930	0900	02/12/13	\$420,000	\$624,000	1,570	7	1912	VGood	10,170	Y	N	9823 63RD AVE S
3	20	712930	0175	07/01/14	\$406,000	\$509,000	1,580	7	1928	Good	8,475	Y	N	10041 64TH AVE S
3	20	414168	0180	05/03/13	\$308,000	\$446,000	1,610	7	1987	Good	5,760	N	N	10738 68TH PL S
3	20	713030	0170	03/26/15	\$552,000	\$623,000	1,620	7	1982	Good	8,429	Y	N	10055 66TH AVE S
3	20	713030	0210	04/11/14	\$273,500	\$353,000	1,620	7	1907	Avg	6,780	Y	N	10129 66TH AVE S
3	10	212270	0045	09/06/13	\$350,000	\$487,000	1,630	7	2009	Avg	14,555	N	N	4519 S HENDERSON ST
3	10	712930	5015	10/27/15	\$220,000	\$227,000	1,640	7	1927	Avg	5,500	N	N	9253 51ST AVE S
3	20	414168	0090	07/22/13	\$249,950	\$353,000	1,660	7	1987	Avg	5,760	N	N	10723 68TH PL S
3	20	712930	0240	10/29/15	\$503,000	\$518,000	1,660	7	1921	Avg	6,232	Y	N	10024 63RD AVE S
3	20	712930	0500	06/06/13	\$281,252	\$403,000	1,680	7	1950	Avg	5,650	N	N	10032 61ST AVE S
3	20	712930	0500	08/12/14	\$315,000	\$389,000	1,680	7	1950	Avg	5,650	N	N	10032 61ST AVE S
3	20	712930	3755	01/14/14	\$215,000	\$286,000	1,690	7	1941	Fair	8,700	N	N	5603 S FLETCHER ST
3	10	212370	0326	07/30/15	\$295,000	\$316,000	1,720	7	1951	Avg	9,240	N	N	4617 S HENDERSON ST
3	20	297680	0230	08/18/15	\$350,000	\$372,000	1,720	7	1955	Avg	10,620	N	N	10731 68TH AVE S
3	20	405940	0145	10/07/15	\$335,000	\$348,000	1,760	7	1944	VGood	6,050	N	N	11240 WOODLEY AVE S
3	20	405940	0265	11/14/14	\$339,950	\$405,000	1,890	7	1944	Good	6,050	N	N	11231 CORNELL AVE S
3	20	252090	0265	06/09/15	\$170,000	\$186,000	1,950	7	1908	Fair	6,600	N	N	10426 63RD AVE S
3	20	022304	9018	02/19/13	\$340,000	\$504,000	2,040	7	1900	Good	9,478	N	N	9742 57TH AVE S
3	20	022304	9037	11/11/15	\$360,000	\$368,000	2,110	7	2012	Avg	8,228	N	N	9632 58TH AVE S
3	20	022304	9137	08/07/13	\$340,000	\$477,000	2,170	7	2013	Avg	6,177	N	N	10234 RENTON AVE S
3	20	712930	4225	01/08/15	\$305,000	\$355,000	2,340	7	1965	VGood	5,250	N	N	9320 53RD AVE S
3	10	712930	5020	10/14/15	\$462,500	\$479,000	3,410	7	1927	Avg	5,500	N	N	9257 51ST AVE S
3	20	713030	0440	08/15/13	\$350,000	\$490,000	1,010	8	1915	VGood	5,650	Y	N	10009 65TH AVE S
3	20	712930	0935	11/05/14	\$415,000	\$496,000	1,190	8	1956	Good	5,650	Y	N	9847 63RD AVE S
3	20	022304	9129	11/25/13	\$369,000	\$499,000	1,230	8	1966	VGood	6,490	N	N	9631 58TH AVE S
3	20	387890	0270	04/29/15	\$466,000	\$519,000	1,340	8	1926	Good	4,508	Y	N	6619 S RYAN ST
3	20	387890	0545	04/24/13	\$365,000	\$530,000	1,400	8	1999	Avg	5,650	N	N	10440 67TH AVE S
3	20	712930	0145	05/28/13	\$412,000	\$592,000	1,560	8	1964	Good	5,650	Y	N	10013 64TH AVE S
3	20	712930	1001	12/09/14	\$675,000	\$796,000	1,630	8	1908	VGood	6,780	Y	N	9804 62ND AVE S
3	20	387890	0185	10/22/14	\$303,100	\$364,000	1,640	8	1952	Avg	5,650	Y	N	10223 66TH AVE S
3	20	387890	1050	08/10/15	\$450,000	\$480,000	1,750	8	1952	Good	10,176	Y	N	6507 S BANGOR ST
3	20	712930	3635	11/09/15	\$425,000	\$435,000	1,770	8	1907	Good	5,250	N	N	9321 57TH AVE S
3	20	712930	1065	06/16/15	\$695,000	\$759,000	1,840	8	2003	Avg	12,204	Y	N	9941 64TH AVE S
3	20	712930	0400	08/14/14	\$400,000	\$493,000	2,000	8	1905	Avg	6,554	Y	N	10000 62ND AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(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	20	077000	0045	10/24/14	\$405,600	\$487,000	2,830	8	1918	Good	4,000	N	N	9803 57TH AVE S
3	10	712930	5083	02/10/15	\$365,000	\$420,000	1,230	9	2014	Avg	1,421	N	N	9310 RENTON AVE S
3	10	712930	5081	01/16/15	\$370,000	\$430,000	1,290	9	2014	Avg	1,750	N	N	5001 S FLETCHER ST
3	10	712930	5080	12/23/14	\$362,500	\$425,000	1,300	9	2014	Avg	1,607	N	N	5003 S FLETCHER ST
3	10	712930	5082	02/05/15	\$362,500	\$418,000	1,300	9	2014	Avg	1,588	N	N	9308 RENTON AVE S
3	20	713030	0510	12/26/14	\$650,000	\$761,000	2,580	10	2014	Avg	3,436	N	N	10055 65TH AVE S
4	40	712930	1190	07/27/15	\$295,000	\$275,000	500	6	1965	Avg	6,000	Y	N	7206 S TAFT ST
4	20	712930	1851	09/23/14	\$245,000	\$297,000	720	6	1904	Avg	5,650	Y	N	9722 ARROWSMITH AVE S
4	20	807000	0260	10/06/14	\$190,000	\$230,000	760	6	1942	Avg	5,000	N	N	9520 WATERS AVE S
4	20	713030	1155	12/02/15	\$215,000	\$218,000	870	6	1914	Avg	7,875	Y	N	10016 WATERS AVE S
4	40	807300	0265	09/18/14	\$360,000	\$438,000	980	6	1940	Good	8,846	Y	N	10127 CORNELL AVE S
4	20	807100	0050	11/13/14	\$270,000	\$322,000	1,040	6	1922	Avg	5,700	N	N	9317 LIMA TER S
4	20	807000	0135	11/12/15	\$236,983	\$242,000	1,200	6	1997	Avg	2,523	N	N	9271 ITHACA PL S
4	20	712930	3180	10/02/14	\$310,000	\$375,000	1,290	6	1950	VGood	6,150	Y	N	6051 S REDWING ST
4	20	713030	1025	03/19/13	\$312,500	\$459,000	910	7	1953	Avg	5,198	Y	N	10057 ARROWSMITH AVE S
4	40	806900	0216	07/22/14	\$356,200	\$443,000	940	7	1928	VGood	10,062	Y	N	7503 S TAFT ST
4	20	524180	0025	09/27/13	\$387,000	\$534,000	990	7	2013	Avg	4,500	Y	N	9320 LIMA TER S
4	20	712930	2695	01/10/13	\$322,000	\$483,000	1,020	7	1942	Avg	5,000	Y	N	9714 WATERS AVE S
4	20	712930	2800	12/12/14	\$420,000	\$495,000	1,030	7	1958	Good	5,000	Y	N	6147 S KEPPLER ST
4	20	713030	0690	10/28/14	\$308,000	\$369,000	1,080	7	1968	Good	6,250	Y	N	9909 RAINIER AVE S
4	20	712930	1530	09/27/13	\$429,900	\$594,000	1,130	7	1959	Good	5,250	Y	N	9808 WATERS AVE S
4	20	807300	0205	06/17/15	\$365,000	\$398,000	1,150	7	1946	Good	8,040	N	N	10034 68TH AVE S
4	20	807300	0205	07/24/13	\$280,000	\$395,000	1,150	7	1946	Good	8,040	N	N	10034 68TH AVE S
4	20	807000	0195	03/25/14	\$280,500	\$364,000	1,160	7	1918	VGood	5,700	N	N	9284 ITHACA PL S
4	20	712930	2806	02/03/15	\$408,000	\$470,000	1,420	7	1950	Avg	8,000	Y	N	6155 S KEPPLER ST
4	20	807100	0080	08/01/13	\$304,300	\$428,000	1,440	7	1927	Avg	4,324	N	N	9336 WATERS AVE S
4	20	713030	0785	06/16/14	\$418,000	\$527,000	1,460	7	1960	Avg	6,250	Y	N	9949 RAINIER AVE S
4	20	807300	0030	07/23/15	\$455,113	\$489,000	1,590	7	1915	Avg	10,780	Y	N	10125 HOLYOKE WAY S
4	20	712930	3240	01/02/15	\$332,500	\$388,000	1,600	7	1984	Avg	7,995	N	N	6044 S ROXBURY ST
4	20	712930	2615	03/04/15	\$292,000	\$333,000	1,090	8	1929	VGood	4,500	N	N	6123 S PILGRIM ST
4	20	713030	1085	08/06/13	\$405,500	\$570,000	1,250	8	1959	Avg	5,250	Y	N	10054 WATERS AVE S
4	20	712930	2775	12/09/13	\$450,000	\$606,000	1,300	8	1964	VGood	7,500	Y	N	6125 S KEPPLER ST
4	20	712930	1445	06/25/14	\$450,000	\$565,000	1,330	8	2012	Avg	5,650	Y	N	9849 ARROWSMITH AVE S
4	20	712930	2886	08/04/15	\$450,700	\$482,000	1,630	8	1914	Good	7,910	N	N	6003 S ROXBURY ST
4	20	712930	1578	05/21/14	\$495,000	\$630,000	1,670	8	1997	Avg	6,250	Y	N	9837 RAINIER AVE S
4	20	524180	0060	03/21/13	\$425,000	\$624,000	1,730	8	1959	Avg	6,549	Y	N	9306 MAYES CT S
4	20	712930	1900	09/04/13	\$350,000	\$487,000	1,890	8	1919	Good	5,650	Y	N	9767 ARROWSMITH AVE S
4	20	712930	1510	11/03/15	\$400,000	\$411,000	1,940	8	1928	Avg	5,250	Y	N	9826 WATERS AVE S
4	20	712930	2685	09/11/14	\$699,000	\$853,000	2,010	9	1999	Avg	4,320	Y	N	6210 S PERRY ST
4	40	807300	0400	04/05/13	\$765,000	\$1,118,000	2,960	9	2005	Avg	6,478	Y	N	7100 S RYAN ST
5	20	936870	0137	04/08/15	\$142,000	\$160,000	680	5	1930	Avg	6,499	N	N	10624 55TH AVE S
5	20	335240	2250	10/21/14	\$119,900	\$144,000	480	6	1951	Avg	3,180	N	N	11734 BEACON AVE S
5	20	335240	0745	05/26/15	\$130,000	\$143,000	590	6	1942	Avg	6,000	N	N	5541 S LEO ST
5	20	335240	0004	01/29/15	\$184,500	\$213,000	720	6	1940	Avg	5,880	N	N	10618 51ST AVE S
5	20	335240	0661	11/10/14	\$135,900	\$162,000	760	6	1950	Avg	3,800	N	N	11024 BEACON AVE S
5	20	335240	1735	05/19/15	\$195,000	\$215,000	770	6	1946	Avg	4,000	N	N	11210 BEACON AVE S
5	20	936870	0294	06/20/13	\$148,000	\$211,000	800	6	1946	Avg	9,200	N	N	5604 S FOUNTAIN ST
5	20	335240	2121	06/12/13	\$175,000	\$250,000	880	6	1942	VGood	9,600	N	N	11270 57TH AVE S
5	20	335240	2195	07/16/14	\$169,000	\$211,000	890	6	1957	Avg	7,110	N	N	11812 57TH AVE S
5	20	335240	0672	07/20/15	\$238,000	\$256,000	910	6	1910	Avg	7,200	N	N	11010 53RD AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(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	20	806800	0730	06/25/14	\$315,000	\$396,000	930	6	1918	VGood	5,336	N	N	10207 56TH AVE S
5	20	335240	0351	11/21/14	\$200,000	\$237,000	940	6	1947	Good	5,600	N	N	10712 51ST AVE S
5	20	334840	1056	12/06/13	\$155,000	\$209,000	1,000	6	1909	Avg	21,056	N	N	11211 53RD AVE S
5	20	806800	0305	11/04/14	\$241,000	\$288,000	1,000	6	1951	Avg	10,000	N	N	10425 57TH AVE S
5	20	335240	0330	03/27/15	\$216,000	\$244,000	1,010	6	1946	Avg	10,360	N	N	5328 S FOUNTAIN ST
5	20	547620	0165	06/23/13	\$257,500	\$367,000	1,010	6	1919	Good	8,162	N	N	5349 S CRESTON ST
5	20	335240	2201	09/23/15	\$252,000	\$264,000	1,100	6	1950	Good	4,500	N	N	5703 S WALLACE ST
5	20	335240	2272	06/11/14	\$230,000	\$290,000	1,110	6	1951	Good	7,200	N	N	11809 57TH AVE S
5	20	056100	0075	12/31/14	\$260,000	\$304,000	1,180	6	1959	Good	5,350	N	N	10636 59TH AVE S
5	20	087400	0045	10/31/15	\$284,900	\$293,000	1,200	6	1952	Avg	7,500	N	N	10217 RENTON AVE S
5	20	087400	0045	06/12/15	\$155,000	\$169,000	1,200	6	1952	Avg	7,500	N	N	10217 RENTON AVE S
5	20	936870	0341	08/22/14	\$285,000	\$350,000	1,220	6	1955	VGood	6,900	N	N	10727 59TH AVE S
5	20	334840	1622	07/31/14	\$223,000	\$276,000	1,310	6	1951	VGood	8,440	N	N	5130 S AUGUSTA ST
5	20	334840	1584	08/21/14	\$210,000	\$258,000	1,400	6	1948	Avg	7,300	N	N	5160 S AUGUSTA ST
5	20	547620	0096	09/15/15	\$255,000	\$268,000	1,500	6	1926	Avg	2,700	N	N	10360 51ST AVE S
5	20	806800	0440	12/26/14	\$399,000	\$467,000	1,620	6	1918	VGood	10,000	N	N	10219 57TH AVE S
5	20	936870	0181	06/26/13	\$270,000	\$384,000	1,680	6	1940	Good	10,175	N	N	5520 S LEO ST
5	20	297680	0840	06/04/13	\$270,000	\$387,000	750	7	1954	Good	7,020	N	N	6112 S HAZEL ST
5	20	297680	0655	12/24/15	\$289,900	\$291,000	860	7	1954	Avg	7,200	N	N	10735 63RD AVE S
5	20	335240	1476	11/24/14	\$199,988	\$237,000	860	7	1949	Avg	5,000	N	N	11152 BEACON AVE S
5	20	936870	0180	05/13/14	\$245,000	\$313,000	860	7	1942	Good	9,730	N	N	10811 56TH AVE S
5	20	444040	0155	01/06/15	\$190,000	\$222,000	880	7	1961	Avg	5,100	N	N	5909 S EASTWOOD DR
5	20	806800	0585	08/27/14	\$235,000	\$288,000	880	7	1955	VGood	5,600	N	N	10430 55TH AVE S
5	20	335240	1675	11/13/13	\$170,000	\$231,000	890	7	1954	Good	6,000	N	N	11117 LUTHER AVE S
5	20	022304	9103	02/11/14	\$215,000	\$283,000	900	7	1954	VGood	5,250	N	N	10464 62ND AVE S
5	20	297680	0660	02/25/14	\$206,250	\$270,000	910	7	1954	Avg	7,560	N	N	10741 63RD AVE S
5	20	335240	0850	01/03/14	\$146,000	\$195,000	910	7	1980	Avg	11,400	N	N	5713 S LEO ST
5	20	335240	2006	03/28/13	\$151,000	\$221,000	920	7	1951	Avg	9,440	N	N	11255 57TH AVE S
5	20	806800	0670	06/24/13	\$225,000	\$320,000	920	7	1951	Avg	10,672	N	N	10243 56TH AVE S
5	20	297680	0945	05/01/13	\$270,000	\$391,000	950	7	1954	Avg	9,520	N	N	6209 S FOUNTAIN ST
5	20	297680	0491	01/07/13	\$195,000	\$293,000	960	7	1954	Avg	7,440	N	N	10735 RENTON AVE S
5	20	335240	0287	12/30/13	\$145,000	\$194,000	960	7	1955	Avg	7,350	N	N	10711 55TH AVE S
5	20	335240	0287	09/19/13	\$120,000	\$166,000	960	7	1955	Avg	7,350	N	N	10711 55TH AVE S
5	20	806800	0575	04/07/14	\$278,000	\$359,000	980	7	1952	VGood	10,080	N	N	10447 56TH AVE S
5	20	806800	0385	02/28/14	\$240,000	\$314,000	1,000	7	1912	Good	10,000	N	N	10440 56TH AVE S
5	20	297680	0630	11/20/15	\$150,000	\$153,000	1,010	7	1954	Avg	10,282	N	N	6201 S HAZEL CT
5	20	297680	0965	06/28/13	\$224,000	\$319,000	1,010	7	1954	Avg	7,560	N	N	6231 S FOUNTAIN ST
5	20	335240	0300	06/18/15	\$180,000	\$196,000	1,010	7	1956	Avg	7,100	N	N	10705 55TH AVE S
5	20	547620	0075	08/14/13	\$163,000	\$228,000	1,010	7	1963	Avg	7,700	N	N	5125 S RUGGLES ST
5	20	334840	1372	01/16/14	\$212,500	\$283,000	1,020	7	1963	Avg	9,900	N	N	5534 S 119TH ST
5	20	056100	0486	10/01/13	\$214,900	\$296,000	1,040	7	1961	Good	7,027	N	N	10616 61ST AVE S
5	20	297680	0700	05/22/14	\$301,350	\$383,000	1,040	7	1954	VGood	7,440	N	N	10744 62ND AVE S
5	20	297680	0710	09/14/15	\$291,000	\$306,000	1,040	7	1954	Avg	7,560	N	N	10728 62ND AVE S
5	20	335240	1077	06/24/14	\$200,000	\$251,000	1,040	7	1959	Good	6,168	N	N	5331 S AVON ST
5	20	936870	0121	08/05/13	\$210,000	\$295,000	1,040	7	1963	Good	7,830	N	N	5530 S HAZEL ST
5	20	297680	0510	04/14/14	\$240,000	\$309,000	1,050	7	1954	Good	7,200	N	N	10751 RENTON AVE S
5	20	297680	0705	07/19/13	\$271,000	\$383,000	1,060	7	1954	Good	7,560	N	N	10736 62ND AVE S
5	20	335240	0683	02/05/13	\$135,000	\$201,000	1,060	7	1965	Avg	7,200	N	N	5319 S LEO ST
5	20	335240	1037	01/08/15	\$224,000	\$261,000	1,060	7	1963	Avg	6,300	N	N	5718 S AUGUSTA ST
5	20	334840	1593	12/23/13	\$265,000	\$355,000	1,070	7	1947	Good	12,395	Y	N	11103 BEACON AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
(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	20	444040	0085	01/22/15	\$280,000	\$324,000	1,070	7	1978	Avg	6,060	N	N	5902 S FOUNTAIN ST
5	20	547620	0123	07/10/14	\$200,000	\$250,000	1,070	7	1974	Avg	6,630	N	N	5148 A S CRESTON ST
5	20	039300	0325	07/28/15	\$412,000	\$442,000	1,080	7	1958	Avg	6,510	N	N	10427 60TH AVE S
5	20	335240	1910	10/28/13	\$201,000	\$275,000	1,080	7	1964	Avg	6,000	N	N	11203 LUTHER AVE S
5	20	126270	0040	10/16/14	\$363,500	\$438,000	1,090	7	1962	VGood	9,702	Y	N	5162 S WALLACE ST
5	20	334840	1382	02/10/15	\$318,000	\$366,000	1,090	7	1982	VGood	12,662	N	N	5511 S WALLACE ST
5	20	936870	0223	02/02/15	\$310,000	\$358,000	1,090	7	1951	VGood	7,426	N	N	10720 55TH AVE S
5	20	334840	1371	11/11/15	\$275,000	\$281,000	1,100	7	1962	Avg	9,900	N	N	5538 S 119TH ST
5	20	444040	0125	05/08/14	\$228,000	\$291,000	1,100	7	1965	Avg	6,120	N	N	5945 S EASTWOOD DR
5	20	806800	0415	07/16/13	\$300,000	\$424,000	1,100	7	1954	VGood	5,000	N	N	10245 57TH AVE S
5	20	921840	0024	07/10/14	\$273,000	\$341,000	1,100	7	1916	Avg	5,023	Y	N	5746 S RYAN ST
5	20	936870	0130	07/08/15	\$260,000	\$281,000	1,110	7	1951	Avg	3,740	Y	N	5507 S BANGOR ST
5	20	039300	0330	11/11/15	\$399,950	\$409,000	1,120	7	1958	Avg	6,510	N	N	10423 60TH AVE S
5	20	335240	0717	01/13/14	\$256,000	\$341,000	1,120	7	1997	Avg	7,200	N	N	5503 S LEO ST
5	20	297680	0550	04/14/15	\$280,005	\$314,000	1,130	7	1954	Good	7,200	N	N	10734 63RD AVE S
5	20	334840	1409	12/18/14	\$276,000	\$324,000	1,130	7	1956	Avg	5,084	N	N	11639 54TH AVE S
5	20	335240	1655	04/03/13	\$158,000	\$231,000	1,130	7	1954	Avg	6,000	N	N	11129 LUTHER AVE S
5	20	547620	0146	11/26/13	\$184,500	\$250,000	1,130	7	1954	Avg	9,393	N	N	10425 55TH AVE S
5	20	936870	0405	08/16/13	\$209,000	\$293,000	1,140	7	1981	Good	9,880	N	N	10714 57TH AVE S
5	20	335240	0764	07/06/15	\$329,500	\$357,000	1,150	7	1953	Avg	6,000	N	N	11027 56TH AVE S
5	20	335240	2236	12/15/14	\$252,500	\$297,000	1,150	7	1956	VGood	6,000	N	N	11716 BEACON AVE S
5	20	334840	1377	12/02/14	\$223,125	\$264,000	1,190	7	1988	Avg	14,154	N	N	5515 S WALLACE ST
5	20	335240	0710	11/11/13	\$235,000	\$320,000	1,190	7	1977	Avg	17,100	N	N	5355 S LEO ST
5	20	335240	1090	11/13/14	\$238,950	\$285,000	1,190	7	1951	Avg	11,400	N	N	5357 S AVON ST
5	20	335240	1586	10/29/14	\$340,000	\$407,000	1,190	7	1966	VGood	5,500	N	N	11169 LUTHER AVE S
5	20	432760	0010	02/02/15	\$336,000	\$388,000	1,190	7	1988	Avg	13,350	N	N	5546 S JUNIPER ST
5	20	432760	0010	03/12/14	\$210,000	\$274,000	1,190	7	1988	Avg	13,350	N	N	5546 S JUNIPER ST
5	20	232880	0080	06/17/13	\$290,000	\$414,000	1,200	7	1958	Good	6,837	N	N	5339 S RUGGLES ST
5	20	335240	2101	12/10/15	\$309,900	\$313,000	1,200	7	1959	Avg	8,250	N	N	11255 59TH AVE S
5	20	335240	0325	07/24/14	\$225,000	\$280,000	1,220	7	1931	Avg	8,345	N	N	5332 S FOUNTAIN ST
5	20	334840	1646	10/02/15	\$358,500	\$374,000	1,230	7	1958	Good	10,258	N	N	11114 51ST AVE S
5	20	335240	0195	06/08/15	\$330,000	\$361,000	1,230	7	1911	Avg	8,160	N	N	5342 S HAZEL ST
5	20	936870	0006	03/24/15	\$375,000	\$424,000	1,230	7	1959	Avg	7,560	N	N	10617 59TH AVE S
5	20	335240	0090	12/18/13	\$234,000	\$314,000	1,240	7	1962	Avg	7,200	Y	N	5124 S HAZEL ST
5	20	334840	1510	07/17/15	\$315,000	\$339,000	1,250	7	1961	Avg	7,120	N	N	11606 54TH AVE S
5	20	547620	0160	07/25/14	\$164,808	\$205,000	1,250	7	1980	Avg	5,411	N	N	5352 S BANGOR ST
5	20	334840	1047	08/28/15	\$369,500	\$391,000	1,250	7	2005	Avg	9,601	N	N	5143 S AUGUSTA ST
5	20	232880	0130	12/17/14	\$220,000	\$259,000	1,260	7	1959	Avg	7,680	N	N	5404 S PRENTICE ST
5	20	313860	0068	09/03/14	\$318,950	\$390,000	1,260	7	1968	Avg	4,800	Y	N	5700 S VICTOR ST
5	20	335240	2265	05/23/13	\$187,500	\$270,000	1,260	7	1964	Avg	6,360	N	N	11740 BEACON AVE S
5	20	936870	0107	06/27/13	\$188,000	\$268,000	1,270	7	1953	Avg	4,816	N	N	10603 56TH AVE S
5	20	297680	0880	02/18/14	\$160,000	\$210,000	1,280	7	1954	Fair	8,513	N	N	10733 62ND AVE S
5	20	334840	1095	09/28/15	\$355,000	\$371,000	1,280	7	1956	Avg	6,485	N	N	11855 55TH AVE S
5	20	334840	1095	04/27/15	\$210,000	\$234,000	1,280	7	1956	Avg	6,485	N	N	11855 55TH AVE S
5	20	713130	0301	10/15/15	\$350,000	\$363,000	1,290	7	1959	Avg	18,509	N	N	9912 51ST AVE S
5	20	056100	0235	03/27/13	\$170,299	\$250,000	1,300	7	1973	Avg	6,555	N	N	6003 S BANGOR ST
5	20	297680	0796	09/25/14	\$236,000	\$286,000	1,300	7	1961	Avg	5,898	N	N	10652 63RD AVE S
5	20	334840	1319	05/12/14	\$372,500	\$475,000	1,300	7	2004	Avg	10,090	N	N	11834 55TH AVE S
5	20	921840	0005	05/01/13	\$358,000	\$519,000	1,310	7	1967	VGood	4,002	Y	N	10109 RENTON AVE S
5	20	039300	0385	12/15/14	\$255,000	\$300,000	1,320	7	1956	Avg	7,980	N	N	10426 59TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 22
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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	20	936870	0060	10/26/15	\$292,000	\$301,000	1,320	7	1950	Avg	15,840	N	N	5629 S BANGOR ST
5	20	056100	0285	09/18/13	\$299,990	\$415,000	1,340	7	1965	Avg	6,670	N	N	10628 60TH AVE S
5	20	806800	0116	08/07/13	\$255,000	\$358,000	1,340	7	1955	Avg	6,570	N	N	5730 S BANGOR ST
5	20	039300	0370	06/05/13	\$233,000	\$334,000	1,350	7	1960	Good	7,980	N	N	10412 59TH AVE S
5	20	936870	0357	06/24/15	\$269,950	\$294,000	1,350	7	1979	Good	6,630	N	N	10765 59TH AVE S
5	20	335240	0774	06/19/13	\$305,000	\$435,000	1,390	7	2013	Avg	9,350	N	N	5538 S AVON ST
5	20	335240	0505	12/02/13	\$310,000	\$419,000	1,410	7	1963	VGood	7,250	N	N	5128 S LEO ST
5	20	022304	9105	04/23/13	\$236,000	\$343,000	1,420	7	1955	VGood	5,000	N	N	6201 S BANGOR ST
5	20	297680	0845	10/19/15	\$298,000	\$308,000	1,440	7	1954	Avg	7,605	N	N	10687 62ND AVE S
5	20	056100	0190	04/28/14	\$380,500	\$488,000	1,450	7	1960	VGood	10,700	N	N	10615 60TH AVE S
5	20	252090	0340	12/30/13	\$250,000	\$334,000	1,500	7	1912	Good	6,450	Y	N	10415 RENTON AVE S
5	20	444040	0250	10/29/14	\$257,000	\$308,000	1,520	7	1960	Avg	6,500	N	N	10760 61ST AVE S
5	20	335240	1007	05/07/13	\$250,000	\$362,000	1,540	7	1959	VGood	11,400	N	N	5619 S AVON ST
5	20	335240	1067	01/15/13	\$219,000	\$328,000	1,550	7	1982	Avg	7,200	N	N	5606 S AUGUSTA ST
5	20	334840	1059	02/13/13	\$280,000	\$416,000	1,550	7	2008	Avg	10,825	N	N	5145 C S AUGUSTA ST
5	20	432760	0011	12/03/15	\$281,000	\$285,000	1,570	7	1958	Avg	13,350	N	N	5552 S JUNIPER ST
5	20	921840	0050	12/27/14	\$475,000	\$556,000	1,600	7	1965	Good	5,400	Y	N	5744 S RYAN ST
5	20	334840	1394	05/30/13	\$273,000	\$392,000	1,620	7	1994	Avg	9,633	N	N	5318 S WALLACE ST
5	20	297680	0515	08/06/15	\$279,000	\$298,000	1,660	7	1954	Avg	8,320	N	N	6328 S FOUNTAIN ST
5	20	313860	0020	10/10/14	\$275,400	\$332,000	1,700	7	1912	Avg	4,000	N	N	10017 RENTON AVE S
5	20	335240	1695	08/26/15	\$280,000	\$297,000	1,720	7	1954	Avg	6,000	N	N	11105 LUTHER AVE S
5	20	335240	0339	02/11/14	\$327,500	\$431,000	1,730	7	1966	Avg	11,100	N	N	5312 S FOUNTAIN ST
5	20	806800	0270	03/08/13	\$329,000	\$485,000	1,790	7	2012	Avg	7,200	N	N	10461 57TH AVE S
5	20	335240	0420	12/14/15	\$395,000	\$398,000	1,830	7	1956	Avg	16,650	N	N	5134 S FOUNTAIN ST
5	20	335240	1981	05/21/14	\$199,000	\$253,000	2,030	7	1950	Avg	8,120	N	N	11225 57TH AVE S
5	20	334840	1511	02/01/13	\$280,000	\$417,000	2,060	7	1954	VGood	8,720	N	N	11624 54TH AVE S
5	20	334840	1058	01/29/13	\$284,900	\$425,000	2,470	7	2008	Avg	9,600	N	N	5145 A S AUGUSTA ST
5	20	334840	1278	09/30/13	\$278,000	\$383,000	2,540	7	2001	Avg	8,740	N	N	11821 55TH AVE S
5	20	334840	1461	12/03/15	\$390,000	\$395,000	2,800	7	1951	Good	8,400	N	N	5508 S WALLACE ST
5	20	039300	0350	12/09/15	\$346,000	\$350,000	1,030	8	1962	Good	7,400	N	N	10405 60TH AVE S
5	20	039300	0166	09/23/15	\$391,000	\$409,000	1,150	8	1966	Avg	7,215	N	N	10460 61ST AVE S
5	20	039300	0285	09/03/13	\$261,500	\$364,000	1,170	8	1959	Avg	6,510	N	N	10424 60TH AVE S
5	20	806800	0501	04/10/14	\$415,000	\$536,000	1,220	8	2010	Avg	7,204	Y	N	10228 56TH AVE S
5	20	039300	0311	02/25/15	\$286,300	\$327,000	1,260	8	1964	Avg	6,405	N	N	10435 60TH AVE S
5	20	334840	1490	06/30/14	\$265,000	\$332,000	1,260	8	1952	Avg	10,856	N	N	11205 BEACON AVE S
5	20	039300	0050	04/21/14	\$449,000	\$577,000	1,270	8	1956	Avg	7,677	Y	N	10300 61ST AVE S
5	20	444040	0195	09/10/15	\$398,500	\$419,000	1,280	8	2005	Avg	6,200	N	N	5937 S FOUNTAIN ST
5	20	056100	0300	06/23/14	\$345,100	\$434,000	1,360	8	1959	Avg	8,625	N	N	10636 60TH AVE S
5	20	334840	1086	08/21/13	\$335,000	\$468,000	1,480	8	2013	Avg	23,300	Y	N	11836 54TH AVE S
5	20	806800	0470	02/25/13	\$465,000	\$688,000	1,530	8	1959	Avg	13,800	Y	N	5611 S RYAN ST
5	20	039300	0143	06/24/13	\$315,000	\$449,000	1,660	8	2013	Avg	7,215	N	N	10438 61ST AVE S
5	20	921840	0088	11/19/14	\$495,000	\$588,000	1,810	8	1915	Good	11,205	Y	N	5708 S RYAN ST
5	20	957810	0290	06/23/15	\$275,000	\$299,000	1,810	8	2000	Avg	14,362	N	N	5325 S WALLACE ST
5	20	039300	0045	12/26/14	\$415,000	\$486,000	1,850	8	1957	Avg	9,140	Y	N	10304 61ST AVE S
5	20	039300	0142	12/11/14	\$372,000	\$438,000	2,070	8	1999	Avg	8,658	N	N	10430 61ST AVE S
5	20	806800	0118	07/28/13	\$320,000	\$451,000	2,600	8	2007	Avg	6,875	N	N	5724 S BANGOR ST
5	20	334840	1285	12/23/15	\$485,587	\$488,000	3,040	9	1956	Avg	33,115	N	N	5351 S WALLACE ST