

***Vacant Sales Used in this Physical Inspection Analysis
Area 48***

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	9	387490	0085	09/10/13	\$175,000	7,770	N	N
3	9	762570	2685	05/23/13	\$235,000	6,250	N	N
6	5	095200	0355	06/05/14	\$225,000	5,750	Y	N
6	5	095200	3585	03/07/13	\$240,000	4,945	N	N
6	3	432120	0810	04/01/13	\$315,000	5,000	Y	N
6	3	432120	0595	04/29/13	\$175,000	3,780	Y	N
6	3	746590	0345	11/25/13	\$310,000	5,000	Y	N
6	4	798740	0700	10/18/13	\$190,000	10,000	Y	N
9	6	019400	0130	03/06/15	\$262,500	3,363	N	N
9	6	239160	0355	04/02/13	\$205,000	5,060	N	N
9	6	550570	0058	05/12/14	\$321,500	5,607	N	N
9	7	855990	0180	08/15/13	\$247,000	4,050	N	N
9	6	916110	0075	04/22/14	\$220,000	2,875	N	N

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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	9	246190	0845	09/03/14	\$310,000	\$359,000	570	5	1918	Fair	6,000	N	N	5613 41ST AVE SW
3	9	006600	0070	04/06/15	\$315,000	\$343,000	630	5	1918	Avg	6,550	N	N	5956 38TH AVE SW
3	9	762570	3065	06/04/14	\$375,000	\$446,000	820	5	1922	Good	6,250	N	N	6018 41ST AVE SW
3	9	612660	1080	06/16/15	\$300,000	\$320,000	560	6	1908	Good	6,000	N	N	4823 38TH AVE SW
3	9	006600	0325	07/13/15	\$375,000	\$396,000	670	6	1918	Avg	6,700	N	N	6040 39TH AVE SW
3	9	232403	9096	07/13/15	\$355,000	\$375,000	710	6	1943	Good	4,383	N	N	5020 FAUNTLEROY WAY SW
3	9	234930	0155	07/12/15	\$347,000	\$367,000	720	6	1947	Good	5,080	N	N	5602 38TH AVE SW
3	9	762570	3030	03/05/14	\$324,900	\$396,000	720	6	1943	Good	6,250	N	N	6050 41ST AVE SW
3	9	172580	0055	09/16/15	\$450,000	\$466,000	730	6	1927	Good	2,750	Y	N	3616 SW BRANDON ST
3	9	612660	1070	10/13/15	\$295,000	\$303,000	730	6	1914	Avg	6,000	N	N	4817 38TH AVE SW
3	9	246190	0510	09/26/14	\$350,000	\$403,000	750	6	1925	Avg	6,000	N	N	5606 40TH AVE SW
3	9	762570	3240	04/17/13	\$342,000	\$453,000	750	6	1925	VGood	6,250	N	N	6035 42ND AVE SW
3	9	006600	0450	06/25/15	\$460,000	\$489,000	770	6	1914	Good	6,550	N	N	6036 38TH AVE SW
3	9	309500	0040	10/16/14	\$315,000	\$361,000	770	6	1910	Good	4,600	N	N	5031 35TH AVE SW
3	9	772360	0170	09/17/14	\$355,250	\$410,000	780	6	1928	Good	4,500	Y	N	5225 36TH AVE SW
3	9	246190	0600	07/01/15	\$409,000	\$434,000	800	6	1944	Good	2,191	N	N	5617 FAUNTLEROY WAY SW
3	9	762570	3045	08/04/15	\$465,000	\$488,000	810	6	1943	Good	6,250	N	N	6036 41ST AVE SW
3	9	762570	2585	12/14/13	\$328,000	\$409,000	850	6	1917	Good	6,250	N	N	5916 42ND AVE SW
3	9	387490	0090	03/26/15	\$448,000	\$489,000	860	6	1919	Good	7,772	N	N	6314 36TH AVE SW
3	9	772360	0105	06/05/15	\$434,000	\$464,000	860	6	1925	Avg	6,250	N	N	5222 36TH AVE SW
3	9	246190	0615	11/03/15	\$515,000	\$525,000	880	6	1908	Good	6,000	N	N	3901 SW FINDLAY ST
3	9	234930	0125	09/08/15	\$380,000	\$394,000	930	6	1947	Avg	4,800	N	N	5637 38TH AVE SW
3	9	246190	0325	10/07/13	\$365,000	\$463,000	930	6	1911	Good	3,751	N	N	4010 SW FINDLAY ST
3	9	762570	2400	07/30/14	\$355,000	\$416,000	960	6	1916	Avg	6,250	N	N	5943 42ND AVE SW
3	9	757920	1135	11/12/15	\$500,000	\$508,000	1,020	6	1916	Good	5,750	N	N	4853 42ND AVE SW
3	9	757920	0715	12/05/14	\$400,000	\$452,000	1,300	6	1918	VGood	5,750	N	N	4823 40TH AVE SW
3	9	762470	0055	06/02/15	\$440,000	\$471,000	1,330	6	1910	Good	6,250	N	N	5006 42ND AVE SW
3	9	006600	0140	11/20/14	\$398,000	\$451,000	1,480	6	1925	Good	6,550	N	N	5911 38TH AVE SW
3	9	006600	0025	12/09/13	\$420,000	\$524,000	660	7	1925	VGood	6,300	N	N	5915 37TH AVE SW
3	9	387490	0170	11/19/15	\$421,000	\$427,000	730	7	1925	Good	6,400	N	N	6350 37TH AVE SW
3	9	082600	0360	07/09/13	\$267,000	\$347,000	740	7	1944	Avg	5,000	N	N	6352 41ST AVE SW
3	9	612660	0075	12/12/15	\$456,200	\$459,000	750	7	1926	Avg	4,208	Y	N	4729 37TH AVE SW
3	9	762570	2975	04/25/14	\$380,000	\$457,000	760	7	2003	Avg	2,322	N	N	6013 FAUNTLEROY WAY SW
3	9	232403	9122	07/02/15	\$424,000	\$450,000	770	7	1949	Avg	5,632	N	N	6041 36TH AVE SW
3	9	387490	0205	04/14/15	\$378,510	\$411,000	770	7	1947	Avg	5,185	N	N	6318 37TH AVE SW
3	9	757920	0590	09/25/13	\$440,000	\$560,000	780	7	1956	Good	5,750	Y	N	4840 41ST AVE SW
3	9	757920	0685	04/16/14	\$418,500	\$505,000	780	7	1922	Good	5,750	N	N	4837 40TH AVE SW
3	9	762570	2780	10/20/14	\$415,000	\$475,000	780	7	1943	Good	6,000	N	N	5957 39TH AVE SW
3	9	006600	0020	12/23/13	\$380,000	\$472,000	790	7	1944	Good	6,300	N	N	5911 37TH AVE SW
3	9	762570	2901	03/11/15	\$302,860	\$332,000	790	7	2007	Avg	3,279	N	N	3914 SW GRAHAM ST
3	9	325940	0024	04/27/15	\$340,000	\$368,000	800	7	2000	Avg	700	N	N	5214 E FAUNTLEROY WAY SW
3	9	762570	2616	11/21/14	\$219,000	\$248,000	809	7	2003	Avg	940	N	N	5909 B 40TH AVE SW
3	9	006600	0065	01/10/14	\$387,000	\$479,000	810	7	1944	Avg	6,528	N	N	5957 37TH AVE SW
3	9	006600	0265	08/07/14	\$370,000	\$432,000	820	7	2012	Avg	6,550	N	N	6017 38TH AVE SW
3	9	006600	0265	01/25/13	\$330,000	\$446,000	820	7	2012	Avg	6,550	N	N	6017 38TH AVE SW
3	9	139430	0005	05/07/14	\$361,280	\$433,000	820	7	1944	Good	6,400	N	N	5902 37TH AVE SW

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3	9	762570	2610	07/15/15	\$305,000	\$322,000	825	7	2003	Avg	867	N	N	5911 B 40TH AVE SW
3	9	762570	2612	08/06/13	\$237,000	\$305,000	825	7	2003	Avg	867	N	N	5911 A 40TH AVE SW
3	9	234930	0145	07/06/15	\$506,650	\$536,000	830	7	1943	Avg	4,860	N	N	3802 SW JUNEAU ST
3	9	762570	0065	09/12/13	\$464,950	\$594,000	830	7	1945	Good	6,000	N	N	5256 40TH AVE SW
3	9	762570	2731	07/01/15	\$485,000	\$514,000	830	7	1942	Good	4,800	N	N	5911 39TH AVE SW
3	9	234930	0069	05/12/14	\$301,500	\$361,000	830	7	2005	Avg	1,333	N	N	5650 B FAUNTLEROY WAY SW
3	9	762570	3007	10/14/14	\$271,115	\$311,000	830	7	2005	Avg	1,325	N	N	6045 B FAUNTLEROY WAY SW
3	9	762570	0012	12/02/14	\$370,000	\$418,000	830	7	2006	Avg	1,655	N	N	5205 A FAUNTLEROY AVE SW
3	9	082600	0575	12/16/13	\$445,000	\$554,000	840	7	1943	Good	5,760	Y	N	6317 39TH AVE SW
3	9	105300	0010	04/21/15	\$465,000	\$504,000	850	7	1941	Good	4,720	N	N	5635 35TH AVE SW
3	9	310050	0070	08/28/13	\$421,300	\$540,000	850	7	1918	Good	5,040	Y	N	5440 37TH AVE SW
3	9	633200	0050	01/21/15	\$464,000	\$517,000	850	7	1912	VGood	6,550	N	N	6347 37TH AVE SW
3	9	757920	0945	04/14/14	\$492,000	\$593,000	850	7	1918	Good	5,750	Y	N	4827 41ST AVE SW
3	9	612660	1004	04/12/13	\$241,500	\$320,000	858	7	2006	Avg	1,444	N	N	4818 A 40TH AVE SW
3	9	129730	0030	06/04/15	\$310,000	\$332,000	860	7	1916	Avg	6,000	N	N	5027 40TH AVE SW
3	9	139330	0010	10/18/13	\$405,000	\$512,000	860	7	1939	Good	5,650	Y	N	5907 35TH AVE SW
3	9	172580	0220	02/25/15	\$310,000	\$342,000	860	7	1949	Avg	4,400	N	N	5251 35TH AVE SW
3	9	082600	0295	12/15/14	\$379,950	\$428,000	870	7	1947	Avg	7,500	N	N	4023 SW GRAHAM ST
3	9	757920	0600	04/28/15	\$575,000	\$622,000	870	7	1956	VGood	5,750	Y	N	4846 41ST AVE SW
3	9	762570	3210	08/31/15	\$425,000	\$442,000	870	7	1919	Avg	6,250	N	N	6007 42ND AVE SW
3	9	246190	0925	07/15/15	\$515,000	\$544,000	880	7	1917	Good	6,250	N	N	5653 42ND AVE SW
3	9	246190	0670	03/25/14	\$446,000	\$541,000	890	7	1923	Good	6,250	N	N	5652 41ST AVE SW
3	9	139380	0005	05/07/15	\$355,000	\$383,000	900	7	1940	Avg	6,656	N	N	6054 36TH AVE SW
3	9	528820	0370	03/06/14	\$465,950	\$568,000	900	7	1949	Good	5,750	Y	N	4740 36TH AVE SW
3	9	762570	3176	08/19/13	\$315,000	\$405,000	900	7	1916	Avg	4,125	N	N	6024 42ND AVE SW
3	9	082600	0520	12/31/15	\$378,500	\$379,000	910	7	1918	Avg	4,800	Y	N	6358 40TH AVE SW
3	9	246190	0675	03/05/13	\$500,000	\$670,000	910	7	1915	VGood	6,250	N	N	5656 41ST AVE SW
3	9	731240	0075	12/16/14	\$422,500	\$475,000	910	7	1923	Good	4,800	N	N	5400 36TH AVE SW
3	9	762570	2505	03/06/15	\$605,000	\$665,000	910	7	1917	VGood	6,000	N	N	5921 41ST AVE SW
3	9	082600	0540	12/17/15	\$610,000	\$613,000	920	7	1919	Good	4,800	Y	N	6345 39TH AVE SW
3	9	232403	9077	04/27/15	\$306,000	\$331,000	930	7	1941	Avg	5,650	Y	N	6017 35TH AVE SW
3	9	232403	9151	12/10/15	\$530,000	\$534,000	930	7	1983	Good	6,350	N	N	5237 37TH AVE SW
3	9	246190	0260	06/12/13	\$511,500	\$669,000	940	7	1919	Good	6,250	N	N	5406 41ST AVE SW
3	9	309500	0090	11/05/15	\$557,000	\$567,000	940	7	1925	Good	4,800	N	N	5048 36TH AVE SW
3	9	731240	0030	03/12/14	\$380,000	\$463,000	940	7	1918	Good	5,000	Y	N	5422 37TH AVE SW
3	9	731240	0030	01/30/15	\$442,000	\$491,000	940	7	1918	Good	5,000	Y	N	5422 37TH AVE SW
3	9	743550	0055	08/30/13	\$395,000	\$506,000	940	7	1948	Avg	6,000	N	N	5046 40TH AVE SW
3	9	939670	0022	03/06/14	\$324,000	\$395,000	951	7	2007	Avg	960	N	N	5418 B FAUNTLEROY WAY SW
3	9	939670	0026	12/01/15	\$389,000	\$393,000	954	7	2007	Avg	1,321	N	N	5416 A FAUNTLEROY WAY SW
3	9	082600	0270	04/21/14	\$410,000	\$494,000	960	7	1953	Avg	4,800	N	N	6319 41ST AVE SW
3	9	082600	0275	05/29/13	\$385,000	\$505,000	960	7	1953	Avg	4,800	N	N	6315 41ST AVE SW
3	9	082600	0285	06/24/15	\$525,000	\$558,000	960	7	1922	Good	4,800	N	N	6307 41ST AVE SW
3	9	528820	0405	05/19/15	\$441,000	\$474,000	960	7	1950	Good	4,616	Y	N	4717 35TH AVE SW
3	9	612660	1445	05/30/14	\$490,000	\$584,000	960	7	1947	Good	5,405	Y	N	4832 38TH AVE SW
3	9	939670	0029	06/06/15	\$411,500	\$440,000	960	7	2006	Avg	1,371	N	N	5422 C FAUNTLEROY WAY SW
3	9	762570	2639	03/04/14	\$375,000	\$457,000	960	7	2008	Avg	1,473	N	N	5937 A FAUNTLEROY WAY SW

Improved Sales Used in this Physical Inspection Analysis
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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	9	939670	0024	07/31/14	\$360,000	\$421,000	963	7	2007	Avg	1,244	N	N	5418 A FAUNTLEROY WAY SW
3	9	743550	0040	01/02/14	\$415,000	\$515,000	980	7	1948	Avg	6,000	N	N	5032 40TH AVE SW
3	9	232403	9107	03/04/14	\$334,995	\$409,000	990	7	1948	Avg	6,400	Y	N	6007 36TH AVE SW
3	9	246190	0125	11/13/13	\$404,950	\$509,000	1,000	7	1918	Good	6,250	N	N	5407 42ND AVE SW
3	9	612660	1380	02/22/15	\$490,000	\$540,000	1,000	7	1951	Good	5,250	Y	N	4853 37TH AVE SW
3	9	762570	0190	08/23/13	\$475,000	\$610,000	1,000	7	1953	VGood	6,250	N	N	5252 41ST AVE SW
3	9	939670	0028	07/22/14	\$358,000	\$420,000	1,002	7	2007	Avg	987	N	N	5416 B FAUNTLEROY WAY SW
3	9	939670	0030	08/10/15	\$450,000	\$471,000	1,002	7	2007	Avg	1,280	N	N	5416 C FAUNTLEROY WAY SW
3	9	246190	0492	05/11/14	\$368,000	\$441,000	1,010	7	2007	Avg	1,350	N	N	5413 A FAUNTLEROY WAY SW
3	9	006600	0460	10/14/15	\$549,000	\$563,000	1,020	7	1975	VGood	6,550	N	N	6026 38TH AVE SW
3	9	129730	0155	05/12/15	\$535,000	\$576,000	1,020	7	1942	Good	6,000	N	N	4108 SW DAWSON ST
3	9	246190	0550	12/16/14	\$500,000	\$563,000	1,020	7	1943	VGood	6,000	N	N	5644 40TH AVE SW
3	9	309500	0085	02/21/13	\$387,000	\$520,000	1,020	7	1925	Good	4,800	N	N	5052 36TH AVE SW
3	9	309500	0095	07/14/14	\$580,000	\$682,000	1,020	7	1925	Good	4,800	N	N	5044 36TH AVE SW
3	9	762570	0017	08/12/15	\$452,000	\$473,000	1,020	7	2007	Avg	1,508	N	N	5213 A FAUNTLEROY WAY SW
3	9	082600	0535	08/27/14	\$447,000	\$519,000	1,030	7	1919	Good	4,800	Y	N	6349 39TH AVE SW
3	9	246190	0840	06/05/15	\$600,000	\$641,000	1,030	7	1975	Avg	6,000	N	N	5617 41ST AVE SW
3	9	006600	0445	06/13/13	\$425,000	\$555,000	1,040	7	1928	Good	6,550	N	N	6042 38TH AVE SW
3	9	006600	0445	10/14/15	\$545,000	\$559,000	1,040	7	1928	Good	6,550	N	N	6042 38TH AVE SW
3	9	246190	0175	05/22/14	\$400,000	\$478,000	1,040	7	1942	Avg	6,250	N	N	5440 42ND AVE SW
3	9	325940	0070	11/10/15	\$455,000	\$463,000	1,040	7	1964	Good	4,961	N	N	5228 38TH AVE SW
3	9	762570	2865	12/04/13	\$500,000	\$625,000	1,040	7	1942	VGood	4,920	Y	N	6021 39TH AVE SW
3	9	762570	2903	08/11/14	\$299,950	\$350,000	1,040	7	2006	Avg	1,933	N	N	6056 FAUNTLEROY WAY SW
3	9	762570	2907	01/24/14	\$283,000	\$349,000	1,040	7	2006	Avg	1,124	N	N	6052 FAUNTLEROY WAY SW
3	9	762570	2909	03/14/14	\$301,000	\$366,000	1,040	7	2006	Avg	1,579	N	N	6050 FAUNTLEROY WAY SW
3	9	139280	0005	03/24/14	\$447,200	\$543,000	1,050	7	1940	Good	6,784	Y	N	3520 SW RAYMOND ST
3	9	139280	0035	06/18/14	\$559,000	\$662,000	1,060	7	1938	Good	6,400	Y	N	5926 36TH AVE SW
3	9	246190	0790	03/13/15	\$560,000	\$614,000	1,060	7	1917	VGood	6,250	N	N	5652 42ND AVE SW
3	9	528820	0485	11/13/14	\$344,950	\$392,000	1,070	7	1941	Avg	4,900	Y	N	4755 35TH AVE SW
3	9	633200	0130	04/20/15	\$525,000	\$569,000	1,070	7	1916	Avg	6,550	Y	N	6307 38TH AVE SW
3	9	762570	0305	06/05/14	\$564,000	\$671,000	1,090	7	1910	VGood	6,250	Y	N	5256 42ND AVE SW
3	9	731240	0140	06/04/13	\$393,500	\$515,000	1,120	7	1947	Good	7,320	N	N	5427 35TH AVE SW
3	9	612660	0940	02/19/15	\$349,000	\$385,000	1,130	7	1990	Avg	1,220	N	N	4846 A 40TH AVE SW
3	9	172580	0280	06/16/14	\$373,000	\$442,000	1,140	7	1926	Good	5,720	N	N	5233 35TH AVE SW
3	9	325940	0096	11/10/15	\$435,000	\$442,000	1,140	7	1961	Good	6,719	N	N	5202 38TH AVE SW
3	9	516670	0010	09/20/13	\$445,000	\$567,000	1,140	7	1954	Avg	6,324	Y	N	5007 37TH AVE SW
3	9	528820	0260	09/03/14	\$597,000	\$692,000	1,140	7	1916	Good	4,600	Y	N	4739 36TH AVE SW
3	9	772360	0210	02/22/13	\$432,621	\$581,000	1,140	7	1953	Avg	7,440	Y	N	5216 37TH AVE SW
3	9	082600	0191	12/10/14	\$383,000	\$432,000	1,154	7	2006	Avg	1,241	N	N	6330 A 42ND AVE SW
3	9	633200	0240	04/23/13	\$433,000	\$573,000	1,160	7	1952	Avg	4,217	Y	N	6302 39TH AVE SW
3	9	082600	0106	05/27/15	\$395,000	\$423,000	1,160	7	2006	Avg	1,269	N	N	6329 A 42ND AVE SW
3	9	082600	0107	07/29/15	\$395,000	\$415,000	1,160	7	2006	Avg	1,327	N	N	6331 B 42ND AVE SW
3	9	082600	0108	05/27/15	\$387,000	\$415,000	1,160	7	2006	Avg	1,135	N	N	6331 A 42ND AVE SW
3	9	743550	0065	02/20/13	\$425,000	\$571,000	1,180	7	1948	Good	6,000	N	N	5036 40TH AVE SW
3	9	939670	0120	09/03/13	\$586,500	\$751,000	1,190	7	2007	Avg	6,350	N	N	5403 37TH AVE SW
3	9	516670	0065	04/08/13	\$414,950	\$551,000	1,200	7	1959	Good	7,720	N	N	5058 38TH AVE SW

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(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	9	246190	0270	06/17/13	\$601,000	\$784,000	1,220	7	1947	VGood	6,250	N	N	5416 41ST AVE SW
3	9	762570	2967	06/09/14	\$398,000	\$473,000	1,240	7	2004	Avg	1,715	N	N	6009 B FAUNTLEROY WAY SW
3	9	234930	0090	05/16/14	\$340,000	\$407,000	1,250	7	1951	Good	4,800	N	N	5609 38TH AVE SW
3	9	612660	0100	04/16/13	\$445,000	\$590,000	1,250	7	1927	Avg	4,171	Y	N	4741 37TH AVE SW
3	9	731240	0070	05/14/13	\$501,000	\$660,000	1,250	7	1949	Avg	7,625	Y	N	5427 36TH AVE SW
3	9	633200	0015	11/04/13	\$406,500	\$512,000	1,260	7	1943	Good	6,550	N	N	6311 37TH AVE SW
3	9	762570	2690	02/24/14	\$505,000	\$617,000	1,260	7	1917	Avg	6,250	N	N	5932 41ST AVE SW
3	9	325940	0030	11/25/14	\$370,000	\$419,000	1,270	7	2000	Avg	1,399	N	N	5214 B FAUNTLEROY WAY SW
3	9	528820	0225	11/25/14	\$437,500	\$495,000	1,290	7	1988	Avg	2,875	Y	N	4727 36TH AVE SW
3	9	633200	0080	03/08/13	\$410,000	\$549,000	1,290	7	1988	Avg	6,550	N	N	6342 38TH AVE SW
3	9	082600	0480	08/26/14	\$448,500	\$521,000	1,300	7	1912	Good	4,800	Y	N	6330 40TH AVE SW
3	9	762570	3160	11/11/13	\$445,000	\$559,000	1,300	7	1925	VGood	6,250	N	N	6040 42ND AVE SW
3	9	309500	0185	10/13/14	\$526,000	\$603,000	1,320	7	1913	VGood	5,250	N	N	5025 36TH AVE SW
3	9	772360	0075	06/18/13	\$460,000	\$600,000	1,320	7	1960	Avg	6,250	N	N	5206 36TH AVE SW
3	9	232403	9092	05/28/13	\$681,000	\$893,000	1,350	7	1952	VGood	7,560	Y	N	3603 SW FINDLAY ST
3	9	232403	9036	04/03/15	\$597,500	\$651,000	1,380	7	1911	Good	5,400	N	N	5217 37TH AVE SW
3	9	246190	0760	04/01/15	\$553,000	\$603,000	1,380	7	1918	Good	6,250	N	N	5622 42ND AVE SW
3	9	516670	0050	02/11/15	\$600,000	\$664,000	1,380	7	1958	Avg	6,350	Y	N	5047 37TH AVE SW
3	9	731240	0080	07/14/14	\$550,000	\$647,000	1,400	7	1960	Good	4,800	N	N	5406 36TH AVE SW
3	9	762570	0070	10/26/15	\$513,150	\$524,000	1,400	7	1910	Avg	6,000	N	N	5252 40TH AVE SW
3	9	762570	3260	09/24/14	\$400,950	\$462,000	1,400	7	1948	Avg	6,250	N	N	6057 42ND AVE SW
3	9	246190	0609	07/17/14	\$346,100	\$407,000	1,400	7	2003	Avg	2,036	N	N	5613 B FAUNTLEROY WAY SW
3	9	139430	0020	02/11/13	\$549,000	\$739,000	1,430	7	1944	VGood	6,400	N	N	5916 37TH AVE SW
3	9	246190	0590	08/16/13	\$309,000	\$397,000	1,430	7	1945	Good	2,620	N	N	5627 FAUNTLEROY WAY SW
3	9	757920	0745	12/22/15	\$626,500	\$629,000	1,430	7	2000	Avg	2,875	Y	N	4815 40TH AVE SW
3	9	757920	0745	12/12/13	\$511,500	\$638,000	1,430	7	2000	Avg	2,875	Y	N	4815 40TH AVE SW
3	9	246190	0945	04/21/15	\$438,000	\$475,000	1,450	7	1917	Good	6,250	N	N	5633 42ND AVE SW
3	9	528820	0070	06/03/13	\$375,000	\$491,000	1,450	7	1919	Good	3,350	N	N	4708 37TH AVE SW
3	9	528820	0070	07/30/14	\$450,000	\$527,000	1,450	7	1919	Good	3,350	N	N	4708 37TH AVE SW
3	9	762470	0050	12/23/14	\$565,000	\$635,000	1,460	7	1921	Good	6,250	N	N	5012 42ND AVE SW
3	9	246190	0295	07/31/13	\$480,000	\$620,000	1,490	7	1925	Avg	6,250	N	N	5440 41ST AVE SW
3	9	762570	0170	03/08/13	\$515,000	\$689,000	1,500	7	1911	VGood	6,000	N	N	5247 40TH AVE SW
3	9	516670	0055	05/04/15	\$645,000	\$696,000	1,520	7	1974	Good	6,350	Y	N	5053 37TH AVE SW
3	9	172580	0105	08/22/13	\$505,000	\$648,000	1,530	7	1925	Good	6,250	Y	N	5241 36TH AVE SW
3	9	528820	0280	04/28/14	\$462,250	\$555,000	1,560	7	1911	Avg	5,175	Y	N	4747 36TH AVE SW
3	9	082600	0495	06/13/13	\$460,000	\$601,000	1,580	7	1912	Avg	4,800	Y	N	6340 40TH AVE SW
3	9	528820	0200	03/18/13	\$420,000	\$561,000	1,580	7	1946	Good	5,750	Y	N	4754 37TH AVE SW
3	9	309500	0115	07/21/14	\$538,000	\$632,000	1,610	7	1927	Good	4,800	N	N	5030 36TH AVE SW
3	9	743550	0085	05/28/14	\$380,000	\$453,000	1,660	7	1949	Avg	8,281	N	N	5021 FAUNTLEROY WAY SW
3	9	612660	0870	08/06/13	\$430,000	\$554,000	1,730	7	1952	Avg	6,000	N	N	4835 FAUNTLEROY WAY SW
3	9	762570	2421	08/28/13	\$415,000	\$532,000	1,760	7	1930	Good	2,500	N	N	5956 CALIFORNIA AVE SW
3	9	246190	0745	08/20/13	\$580,000	\$745,000	1,840	7	1910	VGood	6,250	N	N	5606 42ND AVE SW
3	9	006600	0175	01/10/14	\$500,000	\$619,000	1,850	7	1985	Good	6,550	N	N	5947 38TH AVE SW
3	9	246190	0355	07/01/13	\$625,000	\$813,000	1,890	7	2003	Good	6,000	N	N	5427 40TH AVE SW
3	9	105300	0065	06/01/13	\$690,000	\$904,000	1,950	7	1940	VGood	9,440	Y	N	5634 36TH AVE SW
3	9	105300	0050	06/25/15	\$600,000	\$638,000	2,040	7	1930	Good	4,720	Y	N	5646 36TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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	9	006600	0330	07/27/15	\$838,000	\$882,000	2,136	7	2000	Avg	6,700	Y	N	6036 39TH AVE SW
3	9	082600	0510	07/22/15	\$560,000	\$590,000	2,190	7	1915	Good	7,200	N	N	6350 40TH AVE SW
3	9	612660	0185	10/27/15	\$668,000	\$683,000	2,240	7	1927	Good	4,313	N	N	4736 38TH AVE SW
3	9	082600	0437	10/26/15	\$405,000	\$414,000	940	8	2007	Avg	991	N	N	6300 C FAUNTLEROY WAY SW
3	9	082600	0443	09/17/15	\$395,000	\$409,000	940	8	2007	Avg	1,096	N	N	6306 C FAUNTLEROY WAY SW
3	9	762570	0453	01/02/13	\$319,950	\$435,000	950	8	2012	Avg	1,486	N	N	5232 A CALIFORNIA AVE SW
3	9	762570	0457	01/22/13	\$324,000	\$438,000	950	8	2012	Avg	1,963	N	N	5232 D CALIFORNIA AVE SW
3	9	762570	2452	04/01/15	\$469,000	\$511,000	990	8	2014	Avg	1,160	N	N	5938 A CALIFORNIA AVE SW
3	9	762570	2453	04/01/15	\$486,000	\$530,000	990	8	2014	Avg	1,160	N	N	5938 B CALIFORNIA AVE SW
3	9	762570	2454	03/10/15	\$479,000	\$526,000	990	8	2014	Avg	2,079	N	N	5938 C CALIFORNIA AVE SW
3	9	387490	0115	03/18/13	\$410,000	\$547,000	1,000	8	1953	Avg	7,777	N	N	6315 36TH AVE SW
3	9	762570	2440	12/30/14	\$469,000	\$526,000	1,000	8	2014	Avg	800	N	N	5936 A CALIFORNIA AVE SW
3	9	762570	2451	01/06/15	\$459,000	\$513,000	1,000	8	2014	Avg	800	N	N	5936 B CALIFORNIA AVE SW
3	9	246190	0445	09/05/14	\$415,000	\$481,000	1,060	8	2014	Avg	1,292	N	N	3900 SW FINDLAY ST
3	9	246190	0444	10/17/14	\$410,000	\$469,000	1,060	8	2014	Avg	1,584	N	N	3908 SW FINDLAY ST
3	9	246190	0446	10/23/14	\$372,000	\$425,000	1,060	8	2014	Avg	1,042	N	N	3902 SW FINDLAY ST
3	9	246190	0449	10/10/14	\$379,500	\$435,000	1,060	8	2014	Avg	1,042	N	N	3906 SW FINDLAY ST
3	9	528820	0072	10/01/14	\$427,000	\$491,000	1,100	8	2011	Avg	725	Y	N	4710 B 37TH AVE SW
3	9	232403	9110	07/17/15	\$675,000	\$712,000	1,140	8	1955	Good	6,400	Y	N	5927 36TH AVE SW
3	9	082600	0112	10/28/13	\$379,000	\$478,000	1,140	8	2008	Avg	1,268	N	N	6327 B 42ND AVE SW
3	9	762570	2941	09/30/15	\$459,500	\$474,000	1,180	8	2007	Avg	1,250	N	N	6026 B FAUNTLEROY WAY SW
3	9	762570	2935	09/05/13	\$329,950	\$422,000	1,240	8	2007	Avg	1,500	N	N	6024 B FAUNTLEROY WAY SW
3	9	762570	2937	08/18/15	\$445,000	\$465,000	1,240	8	2007	Avg	1,425	N	N	6024 A FAUNTLEROY WAY SW
3	9	731240	0015	07/15/13	\$533,000	\$691,000	1,270	8	1989	Avg	5,000	Y	N	5410 37TH AVE SW
3	9	762570	2431	07/23/15	\$435,000	\$458,000	1,270	8	2006	Avg	874	N	N	5942 E CALIFORNIA AVE SW
3	9	762570	2431	07/16/14	\$389,500	\$458,000	1,270	8	2006	Avg	874	N	N	5942 E CALIFORNIA AVE SW
3	9	762570	2432	10/02/13	\$362,500	\$460,000	1,270	8	2006	Avg	886	N	N	5942 D CALIFORNIA AVE SW
3	9	762570	2433	05/08/15	\$440,000	\$474,000	1,270	8	2006	Avg	874	N	N	5942 C CALIFORNIA AVE SW
3	9	762570	2434	05/28/15	\$400,000	\$429,000	1,270	8	2006	Avg	886	N	N	5942 B CALIFORNIA AVE SW
3	9	762570	2437	01/15/15	\$389,000	\$434,000	1,270	8	2006	Avg	874	N	N	5940 B CALIFORNIA AVE SW
3	9	762570	2441	08/08/14	\$377,500	\$441,000	1,270	8	2006	Avg	886	N	N	5940 E CALIFORNIA AVE SW
3	9	762570	2442	06/11/13	\$350,000	\$458,000	1,270	8	2006	Avg	1,230	N	N	5940 F CALIFORNIA AVE SW
3	9	762570	2444	05/10/14	\$394,950	\$473,000	1,270	8	2006	Avg	1,250	N	N	5940 A CALIFORNIA AVE SW
3	9	757920	1185	04/14/14	\$680,000	\$820,000	1,280	8	2014	Avg	5,750	Y	N	4827 42ND AVE SW
3	9	612660	0950	07/17/14	\$470,000	\$552,000	1,360	8	2007	Avg	1,693	N	N	4840 A 40TH AVE SW
3	9	612660	0952	12/30/13	\$460,000	\$571,000	1,380	8	2007	Avg	1,712	N	N	4842 A 40TH AVE SW
3	9	232403	9083	04/30/14	\$571,000	\$686,000	1,390	8	1958	Avg	6,400	Y	N	5951 36TH AVE SW
3	9	309500	0100	04/15/13	\$534,000	\$708,000	1,430	8	1928	VGood	4,800	N	N	5040 36TH AVE SW
3	9	232403	9152	08/18/14	\$624,000	\$727,000	1,440	8	1961	Avg	9,216	N	N	5445 37TH AVE SW
3	9	246190	0090	05/02/13	\$585,000	\$772,000	1,470	8	1919	VGood	6,250	N	N	5441 42ND AVE SW
3	9	232403	9146	07/24/15	\$530,000	\$558,000	1,490	8	1991	Good	3,510	N	N	5001 38TH AVE SW
3	9	757920	0737	10/19/13	\$416,450	\$527,000	1,610	8	2003	Avg	1,458	N	N	4809 B 40TH AVE SW
3	9	757920	0738	08/06/13	\$399,950	\$515,000	1,610	8	2003	Avg	1,427	Y	N	4807 B 40TH AVE SW
3	9	612660	0936	11/12/14	\$469,000	\$533,000	1,740	8	2014	Avg	1,089	N	N	4852 A 40TH AVE SW
3	9	612660	0937	12/10/14	\$474,500	\$535,000	1,740	8	2014	Avg	1,256	N	N	4852 B 40TH AVE SW
3	9	232403	9100	11/12/14	\$525,000	\$597,000	1,750	8	1960	Avg	5,080	N	N	5233 37TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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	9	246190	0448	06/16/14	\$435,000	\$516,000	1,980	8	2007	Avg	2,674	N	N	5453 FAUNTLEROY WAY SW
3	9	129130	0009	01/17/14	\$505,000	\$624,000	2,160	8	2000	Avg	5,900	N	N	5607 35TH AVE SW
3	9	246190	0375	04/14/15	\$685,000	\$744,000	2,400	8	1993	Avg	6,000	N	N	5407 40TH AVE SW
3	9	246190	0770	01/06/14	\$700,000	\$867,000	2,560	8	1946	Good	6,250	N	N	5632 42ND AVE SW
3	9	762570	2685	01/09/14	\$755,000	\$934,000	2,740	8	2013	Avg	6,250	N	N	5936 41ST AVE SW
3	9	757920	0765	10/06/14	\$439,000	\$504,000	870	9	2004	Avg	944	Y	N	4802 42ND AVE SW
3	9	757920	0771	10/01/15	\$449,000	\$463,000	870	9	2004	Avg	1,253	N	N	4117 SW EDMUNDS ST
3	9	757920	0767	09/17/15	\$485,000	\$502,000	960	9	2004	Avg	1,170	Y	N	4121 SW EDMUNDS ST
3	9	757920	0767	11/05/14	\$435,000	\$495,000	960	9	2004	Avg	1,170	Y	N	4121 SW EDMUNDS ST
3	9	757920	0769	04/04/13	\$400,000	\$532,000	1,070	9	2004	Avg	1,350	Y	N	4119 SW EDMUNDS ST
3	9	609520	0030	10/05/15	\$599,000	\$616,000	1,520	9	2007	Avg	1,143	N	N	5920 C CALIFORNIA AVE SW
3	9	609520	0050	12/31/15	\$612,000	\$612,000	1,520	9	2007	Avg	947	N	N	5922 B CALIFORNIA AVE SW
3	9	609520	0080	06/26/15	\$435,000	\$462,000	1,520	9	2007	Avg	947	N	N	5924 B CALIFORNIA AVE SW
3	9	609520	0090	08/05/13	\$467,000	\$602,000	1,520	9	2007	Avg	1,621	N	N	5924 C CALIFORNIA AVE SW
3	9	609520	0100	03/15/13	\$490,000	\$655,000	1,520	9	2007	Avg	1,143	N	N	5926 A CALIFORNIA AVE SW
3	9	609520	0120	10/08/15	\$625,000	\$642,000	1,790	9	2007	Avg	1,397	N	N	5926 C CALIFORNIA AVE SW
3	9	105300	0030	09/15/15	\$615,000	\$637,000	1,850	9	1941	Avg	7,020	N	N	3504 SW JUNEAU ST
3	9	731240	0050	05/11/15	\$949,000	\$1,022,000	1,930	9	2007	Avg	5,000	Y	N	5411 36TH AVE SW
3	9	757920	0925	08/26/14	\$996,000	\$1,158,000	2,080	9	2014	Avg	5,750	Y	N	4837 41ST AVE SW
3	9	387490	0085	02/27/15	\$715,000	\$787,000	2,630	9	2014	Avg	7,770	N	N	6320 36TH AVE SW
3	9	757920	0915	04/01/15	\$920,000	\$1,003,000	2,830	9	2000	Avg	5,750	Y	N	4843 41ST AVE SW
3	9	310050	0065	07/08/14	\$970,000	\$1,143,000	2,950	9	2007	Avg	5,040	Y	N	5436 37TH AVE SW
6	5	095200	1630	11/06/14	\$365,000	\$416,000	760	5	1913	Good	5,750	N	N	4052 41ST AVE SW
6	3	757770	0047	04/16/14	\$375,000	\$452,000	600	6	1918	Good	3,350	N	N	4060 SW CHARLESTOWN ST
6	3	231390	0760	05/15/15	\$415,000	\$447,000	690	6	1919	Good	2,500	N	N	3422 40TH AVE SW
6	5	095200	0925	09/22/14	\$430,000	\$496,000	720	6	1917	Good	4,025	Y	N	4045 38TH AVE SW
6	5	095200	5580	01/27/14	\$315,000	\$388,000	730	6	1940	Avg	5,750	N	N	4433 40TH AVE SW
6	5	095200	3955	06/20/13	\$337,500	\$440,000	740	6	1923	Avg	4,600	N	N	4112 36TH AVE SW
6	5	929730	1710	04/29/13	\$381,600	\$504,000	740	6	1940	Good	4,000	Y	N	4030 35TH AVE SW
6	5	928580	0755	07/14/14	\$515,000	\$606,000	770	6	2014	Avg	6,100	N	N	3811 36TH AVE SW
6	5	928580	0760	06/25/13	\$445,000	\$580,000	770	6	1944	VGood	6,100	N	N	3817 36TH AVE SW
6	5	095200	3340	07/09/14	\$380,000	\$448,000	780	6	1918	Avg	3,910	N	N	4111 38TH AVE SW
6	5	095200	3480	11/17/14	\$445,000	\$505,000	780	6	1946	Avg	4,600	Y	N	4112 38TH AVE SW
6	5	095200	5165	09/04/13	\$390,500	\$500,000	780	6	1949	Avg	5,750	Y	N	4434 39TH AVE SW
6	5	095200	1765	07/07/14	\$558,000	\$658,000	790	6	1910	VGood	5,750	N	N	4055 41ST AVE SW
6	5	928580	0801	09/26/14	\$364,500	\$420,000	800	6	1944	Avg	4,489	Y	N	3848 37TH AVE SW
6	5	929730	0445	05/21/13	\$415,000	\$545,000	810	6	1925	Good	7,000	Y	N	3815 33RD AVE SW
6	5	095200	3435	08/26/14	\$420,000	\$488,000	820	6	1922	VGood	4,025	Y	N	4155 38TH AVE SW
6	2	422940	0050	06/23/14	\$359,900	\$426,000	830	6	1909	Good	4,922	N	N	3268 42ND AVE SW
6	5	095200	4745	03/04/15	\$400,800	\$441,000	870	6	1923	Avg	5,750	N	N	4421 37TH AVE SW
6	5	929730	1475	07/28/15	\$555,200	\$584,000	870	6	2006	Avg	3,630	Y	N	4107 FAUNTLEROY WAY SW
6	5	929730	1520	03/29/15	\$410,000	\$447,000	870	6	1941	Avg	4,000	N	N	4145 FAUNTLEROY WAY SW
6	5	095200	3395	08/19/15	\$440,000	\$460,000	880	6	1919	Avg	5,750	Y	N	4135 38TH AVE SW
6	5	095200	4725	11/06/14	\$280,000	\$319,000	880	6	1939	Avg	5,750	N	N	4413 37TH AVE SW
6	5	095200	5224	11/05/14	\$409,000	\$466,000	890	6	1918	Good	3,271	N	N	4452 39TH AVE SW
6	5	095200	1985	12/30/13	\$292,000	\$362,000	910	6	1918	Good	4,313	N	N	4031 42ND AVE SW

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Area 48
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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
6	5	095200	0830	06/15/13	\$345,000	\$451,000	970	6	1924	Avg	5,750	N	N	4007 38TH AVE SW
6	5	757770	0456	06/29/15	\$356,000	\$378,000	980	6	1917	Good	5,175	Y	N	3915 41ST AVE SW
6	5	095200	0725	10/21/14	\$442,000	\$506,000	990	6	1917	Good	4,313	Y	N	4020 38TH AVE SW
6	5	095200	5270	05/11/15	\$522,000	\$562,000	990	6	1909	Good	5,750	N	N	4403 39TH AVE SW
6	5	095200	0165	05/02/13	\$389,125	\$514,000	1,010	6	1923	Good	5,750	N	N	4010 36TH AVE SW
6	5	095200	0210	06/30/15	\$562,000	\$596,000	1,010	6	1940	Good	4,600	N	N	4026 36TH AVE SW
6	3	231390	0740	11/19/14	\$425,000	\$482,000	1,030	6	1940	Avg	3,750	N	N	3414 40TH AVE SW
6	5	928580	0735	08/12/14	\$406,650	\$474,000	1,070	6	1940	Avg	6,100	N	N	3806 36TH AVE SW
6	5	095200	3350	02/04/15	\$507,250	\$562,000	1,100	6	1915	Avg	5,750	Y	N	4117 38TH AVE SW
6	5	095200	4570	12/06/14	\$320,000	\$361,000	1,140	6	1911	Avg	3,834	N	N	4414 37TH AVE SW
6	3	432120	0410	02/06/13	\$317,500	\$428,000	1,180	6	1947	Avg	5,571	Y	N	3279 35TH AVE SW
6	5	095200	5415	09/14/15	\$505,000	\$523,000	1,470	6	1906	Avg	5,750	N	N	4416 40TH AVE SW
6	5	095200	0155	07/14/15	\$556,500	\$588,000	1,610	6	1930	Avg	4,025	N	N	4004 36TH AVE SW
6	5	095200	0915	11/20/15	\$635,000	\$644,000	1,720	6	1917	VGood	4,025	Y	N	4043 38TH AVE SW
6	3	746590	0275	04/14/14	\$497,500	\$600,000	680	7	1908	VGood	5,000	N	N	3407 38TH AVE SW
6	5	095200	6867	05/12/15	\$378,000	\$407,000	700	7	2004	Avg	982	N	N	4544 A 41ST AVE SW
6	2	347580	0050	05/15/13	\$417,500	\$549,000	720	7	1926	Good	4,674	N	N	4072 SW HANFORD ST
6	5	095200	6857	01/22/15	\$370,000	\$412,000	720	7	2004	Avg	1,219	N	N	4538 C 41ST AVE SW
6	5	095200	6728	06/13/14	\$330,000	\$392,000	720	7	2005	Avg	1,155	N	N	4535 C 41ST AVE SW
6	2	501950	0215	01/15/15	\$495,000	\$552,000	730	7	1929	Good	4,000	N	N	2644 WALNUT AVE SW
6	3	757770	0100	01/09/13	\$315,000	\$428,000	730	7	1929	Avg	4,179	N	N	3729 42ND AVE SW
6	5	095200	2045	09/12/13	\$317,000	\$405,000	760	7	1924	Avg	2,875	N	N	4202 SW DAKOTA ST
6	5	095200	6987	02/11/14	\$316,700	\$388,000	760	7	2004	Avg	1,044	N	N	4543 A 40TH AVE SW
6	4	798740	0540	05/29/15	\$544,000	\$583,000	770	7	1914	Good	5,000	Y	N	3110 SW SPOKANE ST
6	5	095200	0455	12/04/15	\$480,000	\$484,000	780	7	1943	Avg	5,750	Y	N	4022 37TH AVE SW
6	5	095200	3655	03/22/13	\$409,700	\$547,000	790	7	1946	Good	5,750	N	N	4141 37TH AVE SW
6	5	095200	6915	08/19/15	\$385,000	\$402,000	800	7	1945	Good	2,816	N	N	4507 40TH AVE SW
6	3	928580	0150	02/05/14	\$450,000	\$553,000	800	7	1941	Good	5,055	Y	N	3440 BELVIDERE AVE SW
6	5	929730	0505	03/06/14	\$345,000	\$421,000	840	7	1951	Good	4,000	Y	N	3859 33RD AVE SW
6	5	095200	6827	04/22/15	\$390,000	\$423,000	850	7	2007	Avg	1,254	N	N	4524 A 41ST AVE SW
6	2	083800	0045	03/22/13	\$420,500	\$561,000	858	7	1923	Avg	3,680	N	N	2720 39TH AVE SW
6	2	051300	0450	09/02/15	\$530,000	\$551,000	860	7	1924	Good	3,015	N	N	4014 SW HANFORD ST
6	2	608710	1015	07/30/13	\$330,000	\$426,000	860	7	1906	Avg	3,158	N	N	2650 42ND AVE SW
6	2	051300	0445	11/11/14	\$554,950	\$631,000	870	7	1942	VGood	4,816	N	N	4000 SW HANFORD ST
6	3	928580	0100	09/04/13	\$499,950	\$640,000	870	7	1949	VGood	5,073	Y	N	3440 37TH AVE SW
6	5	929730	0500	10/23/14	\$435,000	\$497,000	870	7	1950	Avg	4,000	Y	N	3855 33RD AVE SW
6	5	929730	0420	04/30/13	\$503,000	\$665,000	890	7	1927	VGood	4,000	Y	N	3806 35TH AVE SW
6	2	051300	0045	10/15/13	\$318,700	\$403,000	900	7	1915	Avg	4,750	N	N	2715 39TH AVE SW
6	5	095200	0955	04/29/14	\$393,310	\$472,000	900	7	1950	Good	5,750	Y	N	4059 38TH AVE SW
6	5	095200	6680	01/29/15	\$550,000	\$611,000	900	7	1940	Avg	5,750	Y	N	4519 41ST AVE SW
6	5	132403	9081	03/28/13	\$405,000	\$539,000	900	7	1948	Avg	5,658	Y	N	3830 33RD AVE SW
6	5	095200	0800	07/15/15	\$532,500	\$562,000	910	7	1952	Good	4,600	Y	N	4050 38TH AVE SW
6	3	757770	0101	03/01/13	\$499,900	\$670,000	910	7	1929	VGood	5,180	N	N	3725 42ND AVE SW
6	5	095200	0465	11/21/13	\$514,250	\$645,000	920	7	1943	VGood	5,750	Y	N	4026 37TH AVE SW
6	2	301630	0440	04/06/15	\$437,500	\$476,000	920	7	1906	Good	5,341	N	N	3210 41ST AVE SW
6	5	928580	0715	03/07/14	\$510,500	\$622,000	930	7	1917	Good	4,880	N	N	3824 36TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
6	5	095200	6823	12/02/14	\$380,000	\$429,000	940	7	2007	Avg	900	N	N	4522 B 41ST AVE SW
6	5	095200	5560	07/13/15	\$310,000	\$328,000	950	7	2015	Avg	5,750	N	N	4421 40TH AVE SW
6	5	757770	0220	07/03/13	\$465,000	\$605,000	950	7	1930	Good	3,300	Y	N	4107 SW CHARLESTOWN ST
6	3	928580	0345	06/26/14	\$320,000	\$378,000	950	7	1948	Avg	5,316	Y	N	3743 BELVIDERE AVE SW
6	3	757770	0081	04/26/13	\$344,500	\$456,000	960	7	1924	Avg	5,000	Y	N	3723 41ST AVE SW
6	3	231390	0440	04/14/15	\$490,000	\$532,000	970	7	1918	VGood	4,000	N	N	3422 41ST AVE SW
6	3	928580	0240	04/28/14	\$445,800	\$536,000	970	7	1926	Avg	5,000	N	N	3452 39TH AVE SW
6	5	929730	0615	04/15/14	\$534,325	\$644,000	980	7	1955	Good	3,387	Y	N	3850 33RD AVE SW
6	5	757770	0136	02/26/15	\$615,000	\$678,000	990	7	1927	Good	5,175	N	N	3819 42ND AVE SW
6	3	757820	0130	08/07/15	\$532,500	\$558,000	990	7	1946	Avg	5,000	N	N	3454 WALNUT AVE SW
6	3	764590	0290	04/23/13	\$426,150	\$564,000	990	7	1918	Avg	3,680	Y	N	3053 BELVIDERE AVE SW
6	5	928580	0775	11/03/14	\$465,000	\$530,000	990	7	1924	Avg	4,880	N	N	3833 36TH AVE SW
6	2	422940	0085	08/08/13	\$440,000	\$567,000	1,000	7	1953	Avg	5,038	N	N	3281 41ST AVE SW
6	5	929730	1580	05/16/14	\$451,000	\$539,000	1,000	7	1926	Avg	4,049	Y	N	4042 34TH AVE SW
6	5	095200	5680	09/04/15	\$675,000	\$701,000	1,010	7	2015	Avg	3,450	N	N	4424 41ST AVE SW
6	2	746590	0060	02/05/15	\$425,000	\$471,000	1,010	7	1915	Avg	5,864	N	N	3816 SW HINDS ST
6	3	928580	0105	05/25/15	\$481,000	\$516,000	1,030	7	1928	Avg	4,000	Y	N	3441 37TH AVE SW
6	3	928580	0585	06/11/14	\$460,000	\$546,000	1,030	7	1929	Avg	4,437	N	N	3721 35TH AVE SW
6	5	095200	2765	11/14/14	\$460,000	\$523,000	1,040	7	1929	VGood	3,050	N	N	4136 41ST AVE SW
6	5	095200	2765	03/18/14	\$458,000	\$557,000	1,040	7	1929	VGood	3,050	N	N	4136 41ST AVE SW
6	3	757770	0070	08/28/14	\$577,000	\$670,000	1,040	7	2011	Avg	4,879	N	N	4114 SW CHARLESTOWN ST
6	5	095200	0055	02/06/15	\$530,000	\$587,000	1,050	7	1927	Good	5,750	Y	N	4021 35TH AVE SW
6	5	929730	0430	06/23/13	\$429,000	\$559,000	1,050	7	1948	Avg	7,070	Y	N	3803 33RD AVE SW
6	3	757820	0185	08/26/13	\$424,950	\$545,000	1,060	7	1940	Avg	5,000	N	N	3447 40TH AVE SW
6	2	791510	0490	08/12/14	\$589,000	\$687,000	1,060	7	1919	VGood	4,862	N	N	3225 WALNUT AVE SW
6	5	928580	0945	06/19/15	\$459,000	\$489,000	1,060	7	1943	Avg	4,600	N	N	3709 SW CHARLESTOWN ST
6	3	231390	0585	06/03/15	\$515,000	\$551,000	1,070	7	1919	VGood	5,000	N	N	3414 WALNUT AVE SW
6	3	296090	0040	05/21/14	\$450,000	\$537,000	1,070	7	1940	Avg	4,000	N	N	3025 37TH AVE SW
6	3	757820	0065	11/05/15	\$440,000	\$448,000	1,070	7	1918	Avg	5,703	N	N	3459 39TH AVE SW
6	2	791510	0340	08/17/15	\$580,000	\$606,000	1,070	7	1974	Good	5,000	N	N	3238 WALNUT AVE SW
6	2	791510	0410	05/30/13	\$365,000	\$479,000	1,070	7	1910	Avg	5,000	N	N	3206 WALNUT AVE SW
6	3	928580	0530	08/21/15	\$589,900	\$616,000	1,080	7	1948	Avg	7,645	Y	N	3732 37TH AVE SW
6	5	095200	0850	06/12/13	\$295,000	\$386,000	1,100	7	1923	Avg	5,750	N	N	4017 38TH AVE SW
6	2	300980	0015	04/22/15	\$502,501	\$544,000	1,100	7	1946	Avg	4,750	N	N	3006 39TH AVE SW
6	5	757770	0440	10/27/15	\$559,000	\$571,000	1,100	7	1917	Avg	4,600	N	N	3920 42ND AVE SW
6	5	929730	0255	07/16/14	\$565,000	\$664,000	1,110	7	1965	Good	4,000	Y	N	3815 34TH AVE SW
6	2	051300	0665	04/08/15	\$532,000	\$579,000	1,120	7	1918	Avg	5,750	N	N	2932 WALNUT AVE SW
6	2	083800	0115	09/28/15	\$450,000	\$464,000	1,120	7	1926	Avg	3,680	N	N	2745 38TH AVE SW
6	3	032400	0370	07/21/14	\$502,000	\$589,000	1,140	7	1921	VGood	5,000	N	N	3602 42ND AVE SW
6	2	051300	0705	05/20/15	\$486,000	\$522,000	1,140	7	1918	Avg	5,750	N	N	2916 WALNUT AVE SW
6	5	095200	3575	05/27/14	\$480,000	\$572,000	1,150	7	1943	Avg	4,945	Y	N	4103 37TH AVE SW
6	5	929730	0600	08/05/13	\$410,000	\$529,000	1,150	7	1927	Good	6,656	Y	N	3836 33RD AVE SW
6	5	929730	1560	04/22/13	\$423,800	\$561,000	1,150	7	1957	Avg	7,384	N	N	4058 34TH AVE SW
6	5	095200	1710	03/03/15	\$575,000	\$633,000	1,160	7	1947	Avg	5,750	N	N	4033 41ST AVE SW
6	5	757770	0485	10/05/15	\$460,000	\$473,000	1,160	7	2007	Avg	1,322	N	N	3910 A CALIFORNIA AVE SW
6	5	757770	0479	02/20/13	\$380,000	\$511,000	1,160	7	2007	Avg	1,320	N	N	3908 B CALIFORNIA AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
6	5	095200	0610	03/24/14	\$541,000	\$656,000	1,170	7	1951	Avg	5,750	Y	N	4029 37TH AVE SW
6	2	051300	0310	10/07/13	\$520,000	\$660,000	1,180	7	1941	VGood	5,750	N	N	3025 39TH AVE SW
6	2	301630	0370	10/25/13	\$410,000	\$518,000	1,180	7	1941	Avg	5,000	N	N	3227 41ST AVE SW
6	5	757770	0187	08/20/13	\$472,000	\$606,000	1,180	7	1929	Good	3,150	N	N	4116 SW BRADFORD ST
6	2	870160	0060	04/17/14	\$480,000	\$579,000	1,180	7	2002	Avg	5,000	N	N	3228 39TH AVE SW
6	3	296090	0025	05/12/15	\$540,000	\$582,000	1,190	7	1937	Avg	4,000	N	N	3015 37TH AVE SW
6	3	757820	0025	04/08/15	\$487,500	\$530,000	1,190	7	1925	Avg	5,000	N	N	3452 40TH AVE SW
6	2	870160	0030	11/13/14	\$518,000	\$589,000	1,190	7	1929	Avg	5,000	N	N	3212 39TH AVE SW
6	3	928580	0155	06/15/15	\$616,000	\$657,000	1,190	7	1950	Good	5,045	N	N	3443 BELVIDERE AVE SW
6	5	757770	0521	10/01/14	\$539,000	\$620,000	1,200	7	1919	Avg	5,175	N	N	3911 42ND AVE SW
6	3	231390	0510	10/28/14	\$532,500	\$608,000	1,210	7	1909	Good	5,000	N	N	3423 WALNUT AVE SW
6	5	928580	0920	12/26/13	\$440,000	\$547,000	1,210	7	2014	Avg	5,202	N	N	3820 BELVIDERE AVE SW
6	5	757770	0156	02/05/14	\$427,000	\$525,000	1,220	7	1924	Avg	4,600	N	N	3807 42ND AVE SW
6	3	231390	0820	04/25/14	\$471,500	\$567,000	1,250	7	1974	Avg	5,821	N	N	3425 39TH AVE SW
6	4	929730	0040	07/18/13	\$410,000	\$531,000	1,260	7	1958	Avg	3,865	Y	N	3601 33RD AVE SW
6	5	929730	0395	05/27/14	\$435,000	\$519,000	1,270	7	1928	Avg	4,000	Y	N	3826 35TH AVE SW
6	3	231390	0560	08/25/14	\$554,000	\$644,000	1,290	7	1909	VGood	3,500	N	N	3400 WALNUT AVE SW
6	5	929730	0590	11/03/14	\$435,000	\$496,000	1,290	7	1959	Avg	4,400	Y	N	3800 34TH AVE SW
6	3	928580	0615	06/17/15	\$680,000	\$724,000	1,310	7	1928	Good	5,000	N	N	3708 36TH AVE SW
6	5	929730	0465	03/25/14	\$467,000	\$566,000	1,310	7	1926	Good	4,000	Y	N	3827 33RD AVE SW
6	2	300980	0070	11/12/15	\$505,000	\$513,000	1,320	7	1930	Avg	3,166	N	N	3038 39TH AVE SW
6	5	095200	1660	09/16/14	\$500,000	\$578,000	1,330	7	1915	Avg	5,750	Y	N	4007 41ST AVE SW
6	5	929730	0300	12/22/15	\$585,000	\$587,000	1,330	7	1926	VGood	4,000	N	N	3849 34TH AVE SW
6	5	095200	5055	03/26/13	\$350,000	\$466,000	1,340	7	1968	Avg	5,750	Y	N	4437 38TH AVE SW
6	3	282460	0290	04/03/15	\$605,000	\$659,000	1,340	7	1941	Avg	5,058	Y	N	3243 37TH AVE SW
6	2	870160	0120	11/15/13	\$420,000	\$527,000	1,350	7	1930	Avg	4,100	N	N	3243 38TH AVE SW
6	2	301630	0165	05/14/13	\$540,000	\$711,000	1,360	7	1916	Good	5,000	N	N	3231 42ND AVE SW
6	3	032400	0175	09/17/13	\$462,000	\$589,000	1,370	7	1929	Good	3,750	N	N	3706 42ND AVE SW
6	5	095200	1495	03/06/15	\$588,000	\$646,000	1,370	7	1975	Avg	5,750	Y	N	4055 40TH AVE SW
6	3	231390	0810	04/02/15	\$610,000	\$665,000	1,380	7	1916	Good	5,821	N	N	3427 39TH AVE SW
6	3	928580	0020	08/27/14	\$622,500	\$723,000	1,380	7	1928	Good	4,550	Y	N	3617 35TH AVE SW
6	5	929730	0470	08/04/15	\$588,000	\$617,000	1,390	7	1945	Good	4,000	Y	N	3831 33RD AVE SW
6	5	929730	1535	05/29/14	\$540,000	\$643,000	1,400	7	1940	Good	5,085	N	N	4118 35TH AVE SW
6	3	231390	0610	04/28/15	\$410,000	\$443,000	1,420	7	1987	Avg	3,750	N	N	3422 WALNUT AVE SW
6	3	928580	0015	07/16/13	\$548,000	\$710,000	1,420	7	1927	Good	4,567	Y	N	3613 35TH AVE SW
6	5	095200	3865	02/25/13	\$469,500	\$630,000	1,430	7	1918	Good	5,750	N	N	4127 36TH AVE SW
6	3	231390	0575	11/22/13	\$360,000	\$451,000	1,430	7	1928	Avg	5,000	N	N	3410 WALNUT AVE SW
6	5	757770	0185	07/09/14	\$550,000	\$648,000	1,440	7	1924	Good	3,600	N	N	3822 42ND AVE SW
6	5	095200	5000	08/15/14	\$545,000	\$635,000	1,450	7	1925	VGood	5,750	Y	N	4411 38TH AVE SW
6	5	929730	1505	08/06/13	\$435,000	\$561,000	1,450	7	1926	VGood	4,000	N	N	4135 FAUNTLEROY WAY SW
6	5	929730	1505	05/09/14	\$536,500	\$643,000	1,450	7	1926	VGood	4,000	N	N	4135 FAUNTLEROY WAY SW
6	2	934540	0580	07/24/13	\$365,000	\$472,000	1,450	7	1908	Avg	5,000	N	N	2676 39TH AVE SW
6	2	791510	0295	11/07/13	\$365,000	\$459,000	1,460	7	1925	Avg	3,750	N	N	3239 40TH AVE SW
6	3	928580	0570	11/20/13	\$457,500	\$574,000	1,470	7	1928	Good	4,482	N	N	3707 35TH AVE SW
6	2	231390	0165	07/30/14	\$479,200	\$561,000	1,510	7	1928	Good	3,750	N	N	3266 WALNUT AVE SW
6	3	282460	0235	12/18/13	\$518,000	\$645,000	1,510	7	1992	Avg	5,300	Y	N	3217 37TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
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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
6	3	764590	0370	03/18/14	\$598,500	\$727,000	1,520	7	1928	Good	3,680	N	N	3002 38TH AVE SW
6	5	095200	1965	07/18/13	\$355,000	\$460,000	1,540	7	1926	Avg	5,750	N	N	4023 42ND AVE SW
6	5	757770	0406	02/26/13	\$469,000	\$629,000	1,540	7	1928	Avg	5,175	N	N	3915 40TH AVE SW
6	5	095200	0495	04/02/15	\$598,000	\$652,000	1,550	7	1926	VGood	5,118	Y	N	4040 37TH AVE SW
6	3	757770	0061	04/16/15	\$532,000	\$578,000	1,560	7	1964	Avg	5,012	N	N	3725 WALNUT AVE SW
6	2	051300	0645	05/12/15	\$609,000	\$656,000	1,590	7	1908	Avg	4,485	N	N	4022 SW STEVENS ST
6	5	095200	1110	02/27/13	\$629,950	\$845,000	1,590	7	1928	Good	5,750	Y	N	4007 39TH AVE SW
6	5	095200	2955	05/05/15	\$490,000	\$529,000	1,610	7	1989	Avg	2,875	N	N	4106 40TH AVE SW
6	2	347580	0015	11/18/15	\$655,501	\$665,000	1,610	7	1927	Good	3,649	N	N	3111 WALNUT AVE SW
6	3	928580	0590	03/09/15	\$565,000	\$620,000	1,610	7	1928	VGood	4,108	Y	N	3725 35TH AVE SW
6	5	757770	0531	10/22/13	\$535,000	\$676,000	1,620	7	1925	Good	5,175	N	N	3905 42ND AVE SW
6	3	296090	0045	07/18/14	\$605,000	\$711,000	1,630	7	1940	Good	6,000	N	N	3031 37TH AVE SW
6	2	231390	0320	06/20/13	\$420,000	\$548,000	1,650	7	1925	Avg	5,000	N	N	3278 41ST AVE SW
6	3	432120	0975	06/24/13	\$542,500	\$707,000	1,660	7	1926	Good	5,000	Y	N	3407 BELVIDERE AVE SW
6	5	095200	0015	08/02/13	\$447,000	\$577,000	1,670	7	1928	Avg	5,060	Y	N	4007 35TH AVE SW
6	5	095200	0640	10/27/14	\$715,000	\$816,000	1,670	7	1925	VGood	5,060	Y	N	4045 37TH AVE SW
6	3	746590	0205	10/24/14	\$675,000	\$771,000	1,710	7	1919	VGood	5,000	N	N	3436 39TH AVE SW
6	2	505230	0085	02/03/14	\$460,000	\$565,000	1,750	7	1910	Avg	6,200	N	N	3259 42ND AVE SW
6	3	928580	0200	01/02/13	\$560,000	\$762,000	1,760	7	1913	VGood	5,038	Y	N	3442 38TH AVE SW
6	2	791510	0430	06/26/13	\$402,000	\$524,000	1,790	7	1918	Good	4,648	N	N	3207 WALNUT AVE SW
6	3	787250	0145	10/26/15	\$789,000	\$806,000	1,800	7	2015	Avg	5,000	N	N	3411 42ND AVE SW
6	5	928580	0865	12/31/15	\$580,000	\$580,000	1,810	7	1990	Avg	5,776	Y	N	3819 37TH AVE SW
6	5	928580	0790	04/06/15	\$590,000	\$642,000	1,840	7	1920	Avg	6,710	N	N	3847 36TH AVE SW
6	3	870160	0510	04/14/15	\$700,000	\$760,000	1,850	7	1969	Good	4,945	Y	N	3248 BELVIDERE AVE SW
6	5	929730	1565	07/08/15	\$618,000	\$654,000	2,000	7	1991	Avg	6,215	Y	N	4054 34TH AVE SW
6	3	548920	0435	09/04/14	\$550,000	\$638,000	2,670	7	1978	Avg	5,000	Y	N	2727 36TH AVE SW
6	5	095200	3459	09/19/13	\$509,250	\$649,000	780	8	2007	Avg	4,600	Y	N	4106 38TH AVE SW
6	3	928580	0220	11/06/15	\$615,000	\$626,000	870	8	1931	Good	3,333	N	N	3457 38TH AVE SW
6	5	095200	2250	03/24/15	\$407,000	\$445,000	940	8	2008	Avg	999	N	N	4134 B CALIFORNIA AVE SW
6	5	095200	7141	04/21/15	\$401,750	\$435,000	1,000	8	2005	Avg	1,236	N	N	4530 B 40TH AVE SW
6	5	095200	7069	01/21/15	\$393,500	\$438,000	1,010	8	2004	Avg	1,441	N	N	4506 A 40TH AVE SW
6	5	095200	2154	04/11/14	\$444,950	\$537,000	1,060	8	2014	Avg	786	N	N	4046 B CALIFORNIA AVE SW
6	5	095200	2155	03/26/14	\$460,000	\$558,000	1,060	8	2014	Avg	2,190	N	N	4046 C CALIFORNIA AVE SW
6	5	095200	3155	07/03/13	\$540,000	\$702,000	1,090	8	1950	Good	5,750	Y	N	4147 39TH AVE SW
6	5	095200	5825	10/03/13	\$439,950	\$559,000	1,090	8	2007	Avg	1,618	N	N	4431 A 41ST AVE SW
6	5	095200	2153	03/26/14	\$364,950	\$443,000	1,100	8	2014	Avg	786	N	N	4046 A CALIFORNIA AVE SW
6	3	928580	0365	07/09/13	\$561,300	\$729,000	1,120	8	1910	Avg	5,125	Y	N	3802 38TH AVE SW
6	5	095200	2330	04/30/13	\$441,000	\$583,000	1,130	8	2006	Avg	1,436	N	N	4111 A 42ND AVE SW
6	2	231390	0285	05/21/15	\$476,500	\$512,000	1,130	8	1949	Avg	5,000	N	N	3262 41ST AVE SW
6	5	095200	2342	05/02/13	\$430,000	\$568,000	1,130	8	2006	Avg	1,436	N	N	4117 A 42ND AVE SW
6	5	095200	2484	11/12/13	\$440,000	\$553,000	1,140	8	2007	Avg	1,436	N	N	4120 B 42ND AVE SW
6	5	095200	6785	12/07/15	\$475,000	\$479,000	1,180	8	2006	Avg	1,722	N	N	4508 D 41ST AVE SW
6	5	095200	6783	10/14/14	\$399,500	\$458,000	1,180	8	2006	Avg	1,722	N	N	4506 C 41ST AVE SW
6	3	282460	0155	07/14/15	\$602,000	\$636,000	1,210	8	1946	Good	6,500	Y	N	3226 37TH AVE SW
6	5	757770	0505	11/25/13	\$499,950	\$626,000	1,230	8	1931	VGood	3,000	N	N	3921 42ND AVE SW
6	5	095200	6941	11/06/13	\$417,500	\$525,000	1,260	8	2003	Avg	1,537	N	N	4523 A 40TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
6	4	929730	0045	07/09/14	\$550,000	\$648,000	1,270	8	1929	VGood	4,166	Y	N	3607 33RD AVE SW
6	3	764590	0055	06/24/14	\$530,000	\$627,000	1,280	8	1941	Avg	3,680	Y	N	3041 36TH AVE SW
6	3	548920	0225	05/21/13	\$605,000	\$795,000	1,290	8	1947	VGood	5,000	N	N	2707 BELVIDERE AVE SW
6	3	746590	0155	05/26/15	\$539,000	\$578,000	1,290	8	1911	Avg	5,000	N	N	3412 39TH AVE SW
6	3	934540	0350	07/18/14	\$665,000	\$781,000	1,300	8	1926	VGood	5,000	N	N	2620 BELVIDERE AVE SW
6	5	095200	2075	03/05/14	\$410,000	\$500,000	1,320	8	2004	Avg	1,430	N	N	4006 A CALIFORNIA AVE SW
6	2	301630	0175	05/22/13	\$550,000	\$723,000	1,320	8	1908	Good	6,000	N	N	3235 42ND AVE SW
6	3	928580	0475	03/28/13	\$472,500	\$629,000	1,320	8	1977	Avg	5,000	Y	N	3716 BELVIDERE AVE SW
6	3	928580	0475	09/24/15	\$694,000	\$717,000	1,320	8	1977	Avg	5,000	Y	N	3716 BELVIDERE AVE SW
6	2	870160	0215	05/02/13	\$425,000	\$561,000	1,330	8	1987	Avg	2,500	N	N	3201 38TH AVE SW
6	2	791510	0510	08/15/13	\$508,900	\$654,000	1,370	8	1993	Avg	3,942	N	N	3239 WALNUT AVE SW
6	2	791510	0510	05/07/13	\$500,000	\$659,000	1,370	8	1993	Avg	3,942	N	N	3239 WALNUT AVE SW
6	4	929730	0111	04/25/14	\$525,000	\$631,000	1,370	8	1931	Good	4,000	Y	N	3724 34TH AVE SW
6	3	282460	0140	04/28/14	\$526,000	\$632,000	1,390	8	1946	Avg	6,618	Y	N	3232 37TH AVE SW
6	3	957780	0170	09/10/13	\$592,500	\$757,000	1,390	8	1930	Good	5,000	N	N	2746 BELVIDERE AVE SW
6	5	095200	4875	06/02/14	\$661,000	\$787,000	1,420	8	1932	Good	4,600	Y	N	4426 38TH AVE SW
6	4	798740	1120	09/13/13	\$479,000	\$611,000	1,460	8	1977	Avg	5,000	Y	N	3400 SW HINDS ST
6	5	095200	3735	07/02/15	\$662,000	\$702,000	1,470	8	2002	Avg	2,875	N	N	4120 37TH AVE SW
6	3	928580	0055	10/14/14	\$619,500	\$710,000	1,480	8	1912	Good	5,077	N	N	3441 36TH AVE SW
6	3	132403	9100	11/30/15	\$745,000	\$753,000	1,500	8	1962	Avg	6,790	Y	N	3244 35TH AVE SW
6	4	929730	0160	07/06/15	\$750,000	\$794,000	1,520	8	1941	Avg	5,769	Y	N	3403 SW MANNING ST
6	2	083800	0150	02/19/13	\$448,000	\$602,000	1,530	8	1926	VGood	3,680	N	N	2719 38TH AVE SW
6	3	032400	0350	04/15/15	\$667,500	\$725,000	1,540	8	1931	Good	4,000	N	N	3606 42ND AVE SW
6	5	095200	0310	05/20/14	\$525,000	\$627,000	1,540	8	2009	Avg	4,773	N	N	4017 36TH AVE SW
6	3	928580	0250	06/03/13	\$469,500	\$615,000	1,550	8	1926	Avg	5,020	N	N	3440 39TH AVE SW
6	2	083800	0065	03/19/14	\$660,000	\$802,000	1,580	8	1927	VGood	3,680	N	N	2902 39TH AVE SW
6	2	083800	0170	08/06/15	\$773,800	\$811,000	1,590	8	1927	Good	3,680	N	N	2701 38TH AVE SW
6	4	762870	0230	03/25/14	\$531,000	\$644,000	1,610	8	2010	Avg	3,680	Y	N	3035 SW MANNING ST
6	3	934540	0325	09/21/15	\$730,000	\$754,000	1,610	8	1923	Good	4,350	N	N	2602 BELVIDERE AVE SW
6	3	422940	0195	06/04/15	\$681,000	\$728,000	1,650	8	1931	Good	4,963	N	N	3422 42ND AVE SW
6	2	300980	0185	06/10/14	\$625,000	\$742,000	1,670	8	2006	Avg	3,800	N	N	3029 38TH AVE SW
6	3	432120	0065	12/09/15	\$600,000	\$605,000	1,670	8	1907	VGood	3,000	Y	N	3262 BELVIDERE AVE SW
6	3	432120	0065	03/08/13	\$502,500	\$673,000	1,670	8	1907	VGood	3,000	Y	N	3262 BELVIDERE AVE SW
6	3	432120	0970	06/10/14	\$555,000	\$659,000	1,680	8	1930	Good	4,976	Y	N	3401 BELVIDERE AVE SW
6	3	928580	0275	08/14/14	\$835,000	\$974,000	1,700	8	1990	VGood	6,690	Y	N	3727 38TH AVE SW
6	3	032400	0280	04/13/15	\$675,000	\$733,000	1,710	8	1926	Avg	4,000	N	N	3463 41ST AVE SW
6	3	432120	0475	02/05/14	\$550,000	\$676,000	1,720	8	1968	VGood	7,500	Y	N	3404 36TH AVE SW
6	4	798740	1085	11/13/15	\$649,000	\$659,000	1,730	8	1999	Avg	2,500	Y	N	3303 34TH AVE SW
6	5	095200	5525	06/27/14	\$589,500	\$697,000	1,730	8	2005	Avg	3,075	N	N	4405 40TH AVE SW
6	5	095200	3245	12/17/15	\$760,000	\$764,000	1,750	8	1994	Avg	4,313	Y	N	4132 39TH AVE SW
6	3	432120	0580	01/25/15	\$575,000	\$640,000	1,760	8	1994	Avg	2,320	Y	N	3425 35TH AVE SW
6	3	764590	0235	07/10/14	\$880,000	\$1,036,000	1,760	8	1922	VGood	3,680	N	N	3009 BELVIDERE AVE SW
6	2	051300	0550	09/22/14	\$650,000	\$750,000	1,790	8	1957	Avg	5,980	N	N	3000 WALNUT AVE SW
6	4	798740	1080	12/01/15	\$737,500	\$745,000	1,820	8	2008	Avg	2,500	Y	N	3301 34TH AVE SW
6	3	231390	0830	01/11/13	\$640,000	\$868,000	1,840	8	1910	VGood	4,424	N	N	3417 39TH AVE SW
6	3	870160	0410	07/31/15	\$763,500	\$802,000	1,840	8	1925	Good	5,000	N	N	3203 BELVIDERE AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
6	3	432120	0055	04/03/14	\$640,000	\$774,000	1,850	8	1908	VGood	3,000	Y	N	3260 BELVIDERE AVE SW
6	3	764590	0165	10/16/14	\$810,000	\$928,000	1,850	8	1926	Good	3,588	Y	N	3022 37TH AVE SW
6	4	798740	0790	03/21/14	\$635,000	\$771,000	1,900	8	2009	Avg	2,916	N	N	3416 33RD AVE SW
6	4	798740	1010	07/03/14	\$633,000	\$747,000	1,980	8	1977	Avg	10,000	Y	N	3323 33RD AVE SW
6	4	929730	0055	01/24/15	\$650,000	\$723,000	1,980	8	1979	Avg	5,000	Y	N	3406 SW MANNING ST
6	3	032400	0055	09/11/15	\$875,000	\$907,000	2,000	8	1913	Good	7,500	N	N	3700 41ST AVE SW
6	5	929730	0480	12/12/14	\$765,000	\$862,000	2,000	8	2014	Avg	4,000	Y	N	3839 33RD AVE SW
6	2	300980	0120	10/01/13	\$551,000	\$700,000	2,010	8	1928	Good	5,605	N	N	3056 39TH AVE SW
6	3	928580	0330	07/02/14	\$732,000	\$864,000	2,020	8	1977	Good	6,517	Y	N	3733 BELVIDERE AVE SW
6	5	929730	0555	06/26/15	\$760,000	\$807,000	2,090	8	1995	Avg	4,000	Y	N	3836 34TH AVE SW
6	5	095200	1735	10/04/14	\$750,000	\$862,000	2,100	8	2004	Avg	6,613	Y	N	4045 41ST AVE SW
6	5	929730	1495	02/03/15	\$440,000	\$488,000	2,160	8	1994	Avg	3,738	N	N	4127 FAUNTLEROY WAY SW
6	3	757820	0310	11/12/14	\$650,000	\$739,000	2,210	8	1917	Good	5,000	N	N	3702 WALNUT AVE SW
6	4	798740	0475	04/17/15	\$745,000	\$808,000	2,400	8	1981	Avg	10,126	Y	N	3061 SW ADMIRAL WAY
6	3	691120	0170	05/26/15	\$961,000	\$1,031,000	2,410	8	1938	VGood	11,400	Y	N	3032 36TH AVE SW
6	5	095200	1270	09/24/15	\$700,000	\$723,000	2,460	8	2001	Avg	2,875	N	N	4020 40TH AVE SW
6	3	928580	0180	06/26/14	\$900,000	\$1,064,000	2,470	8	2008	Avg	5,000	Y	N	3460 38TH AVE SW
6	3	934540	0310	12/02/15	\$652,406	\$659,000	2,510	8	1920	Good	6,200	Y	N	2603 37TH AVE SW
6	3	548920	0425	03/24/14	\$775,000	\$940,000	2,560	8	1987	VGood	5,000	Y	N	2735 36TH AVE SW
6	3	548920	0255	12/08/15	\$740,000	\$746,000	2,880	8	1990	Avg	5,000	Y	N	2706 37TH AVE SW
6	5	095200	6632	08/04/15	\$550,000	\$577,000	920	9	2015	Avg	960	N	N	4505 41ST AVE SW
6	5	095200	6631	06/20/15	\$550,000	\$585,000	920	9	2015	Avg	866	N	N	4503 41ST AVE SW
6	5	095200	6633	08/06/15	\$629,000	\$660,000	1,140	9	2015	Avg	1,260	N	N	4507 41ST AVE SW
6	5	095200	6630	08/06/15	\$675,000	\$708,000	1,330	9	2015	Avg	1,413	N	N	4501 41ST AVE SW
6	2	501950	0138	07/05/15	\$630,000	\$667,000	1,530	9	2006	Avg	1,499	N	N	2606 D WALNUT AVE SW
6	5	095200	2310	01/07/14	\$499,000	\$618,000	1,600	9	2014	Avg	849	N	N	4205 SW DAKOTA ST
6	5	095200	2311	02/07/14	\$515,000	\$632,000	1,600	9	2014	Avg	899	N	N	4201 SW DAKOTA ST
6	3	282460	0180	10/24/14	\$713,414	\$815,000	1,730	9	1954	Avg	6,000	Y	N	3212 37TH AVE SW
6	5	095200	5860	02/19/15	\$695,000	\$767,000	1,750	9	2015	Avg	1,275	N	N	4449 B 41ST AVE SW
6	5	095200	5860	02/20/15	\$667,000	\$736,000	1,750	9	2015	Avg	1,275	N	N	4449 B 41ST AVE SW
6	3	757820	0070	04/18/13	\$630,000	\$835,000	1,750	9	2013	Avg	2,857	N	N	3453 39TH AVE SW
6	5	095200	5862	03/17/15	\$666,538	\$730,000	1,760	9	2015	Avg	1,175	N	N	4447 B 41ST AVE SW
6	5	095200	5863	05/05/15	\$643,950	\$695,000	1,760	9	2015	Avg	2,122	N	N	4447 A 41ST AVE SW
6	5	928580	0355	01/07/13	\$665,000	\$903,000	1,880	9	1946	Good	11,221	Y	N	3820 38TH AVE SW
6	3	757820	0075	04/23/13	\$665,000	\$880,000	1,890	9	2013	Avg	2,860	N	N	3451 39TH AVE SW
6	5	928580	0965	12/09/15	\$1,110,000	\$1,118,000	1,900	9	1925	Good	9,851	Y	N	3812 39TH AVE SW
6	5	095200	3285	08/05/14	\$679,900	\$795,000	1,980	9	2000	Avg	5,750	Y	N	4150 39TH AVE SW
6	5	095200	3585	02/09/15	\$866,500	\$959,000	2,010	9	2014	Avg	4,945	N	N	4107 37TH AVE SW
6	3	934540	0140	02/10/14	\$1,145,000	\$1,405,000	2,030	9	1924	VGood	5,000	Y	N	2657 36TH AVE SW
6	4	132403	9110	11/26/14	\$750,000	\$849,000	2,050	9	1984	Avg	7,020	Y	N	3706 33RD AVE SW
6	5	929730	0275	05/19/15	\$930,000	\$999,000	2,050	9	2005	Avg	4,000	Y	N	3829 34TH AVE SW
6	4	798740	1295	12/15/15	\$849,950	\$855,000	2,060	9	1997	Avg	3,750	Y	N	3408 35TH AVE SW
6	5	095200	2935	07/26/13	\$805,000	\$1,040,000	2,180	9	2013	Avg	6,440	N	N	4010 SW GENESEE ST
6	3	764590	0355	03/13/15	\$850,000	\$932,000	2,190	9	1918	Good	3,680	N	N	3014 38TH AVE SW
6	3	934540	0125	05/22/14	\$895,000	\$1,068,000	2,240	9	2013	Avg	5,000	Y	N	2671 36TH AVE SW
6	4	762870	0045	01/08/13	\$644,000	\$875,000	2,360	9	2008	Avg	4,120	N	N	3046 SW MANNING ST

Improved Sales Used in this Physical Inspection Analysis
Area 48
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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
6	4	762870	0050	10/28/13	\$724,000	\$913,000	2,360	9	2008	Avg	4,120	N	N	3048 SW MANNING ST
6	4	762870	0050	03/09/15	\$775,000	\$851,000	2,360	9	2008	Avg	4,120	N	N	3048 SW MANNING ST
6	4	798740	1095	11/13/14	\$549,950	\$625,000	2,380	9	1988	Avg	2,500	Y	N	3309 34TH AVE SW
6	4	929730	0025	07/16/15	\$920,000	\$971,000	2,430	9	2006	Avg	4,000	Y	N	3610 35TH AVE SW
6	5	929730	1510	06/02/14	\$759,000	\$903,000	2,460	9	2014	Avg	4,000	N	N	4137 FAUNTLEROY WAY SW
6	4	798740	0570	07/06/15	\$1,095,000	\$1,159,000	2,480	9	2007	Avg	6,975	Y	N	3414 FAUNTLEROY AVE SW
6	3	432120	0595	04/15/14	\$885,000	\$1,067,000	2,490	9	2014	Avg	3,780	Y	N	3417 35TH AVE SW
6	5	095200	0355	09/28/15	\$929,900	\$959,000	2,600	9	2015	Avg	5,750	Y	N	4035 36TH AVE SW
6	2	231390	0060	12/08/15	\$925,000	\$932,000	2,670	9	2008	Avg	5,000	N	N	3278 40TH AVE SW
6	2	301630	0120	10/23/13	\$725,000	\$916,000	2,710	9	2007	Avg	3,403	N	N	3209 42ND AVE SW
6	3	957780	0005	10/22/14	\$775,000	\$886,000	2,780	9	2000	Avg	5,467	Y	N	2703 37TH AVE SW
6	4	798740	0951	07/28/15	\$949,600	\$999,000	2,800	9	1995	Avg	5,000	Y	N	3418 34TH AVE SW
6	3	432120	0200	07/03/13	\$850,000	\$1,105,000	2,840	9	2007	Avg	5,000	Y	N	3258 37TH AVE SW
6	3	432120	0200	12/12/14	\$941,500	\$1,061,000	2,840	9	2007	Avg	5,000	Y	N	3258 37TH AVE SW
6	5	095200	3105	01/27/14	\$1,100,000	\$1,355,000	3,040	9	2014	Avg	5,750	N	N	4121 39TH AVE SW
6	4	929730	0060	09/17/15	\$1,050,000	\$1,087,000	1,190	10	1987	Avg	6,700	Y	N	3400 SW MANNING ST
6	5	929730	1420	08/03/15	\$880,000	\$924,000	2,130	10	2007	Avg	6,416	Y	N	3307 SW ANDOVER ST
6	3	957780	0150	06/13/13	\$780,000	\$1,019,000	2,350	10	2013	Avg	3,000	N	N	2750 BELVIDERE AVE SW
6	5	929730	1595	04/25/13	\$665,000	\$880,000	2,520	10	2013	Avg	3,152	Y	N	4032 34TH AVE SW
6	5	095200	2945	07/19/13	\$909,000	\$1,177,000	2,560	10	2013	Avg	5,750	N	N	4100 40TH AVE SW
6	4	798740	1275	01/25/13	\$810,000	\$1,095,000	2,640	10	2012	Avg	3,773	Y	N	3416 35TH AVE SW
6	5	095200	1545	01/10/14	\$954,000	\$1,180,000	2,720	10	2006	Avg	5,750	N	N	4016 41ST AVE SW
9	7	790520	0130	04/05/15	\$345,000	\$376,000	770	5	1917	Good	3,008	N	N	4416 SW ANDOVER ST
9	6	338990	0801	05/01/14	\$235,000	\$282,000	890	5	1908	Avg	3,350	N	N	4503 46TH AVE SW
9	6	239160	2350	02/13/15	\$334,000	\$369,000	670	6	2011	Avg	5,750	N	N	4517 48TH AVE SW
9	7	927620	0220	07/17/14	\$375,000	\$441,000	720	6	1920	Avg	3,166	N	N	4431 SW ADMIRAL WAY
9	7	801010	0475	06/02/15	\$405,000	\$433,000	740	6	1937	Good	4,097	N	N	4315 SW LANDER ST
9	7	927820	0025	05/21/13	\$321,500	\$423,000	740	6	1920	Avg	6,075	N	N	3237 47TH AVE SW
9	6	239160	0895	10/06/15	\$340,000	\$350,000	780	6	1952	Avg	4,830	N	N	4426 51ST AVE SW
9	6	301030	0030	12/08/15	\$450,000	\$454,000	790	6	1930	Avg	4,600	N	N	4008 47TH AVE SW
9	6	239160	0330	04/10/15	\$505,000	\$549,000	810	6	1941	VGood	5,060	N	N	4443 48TH AVE SW
9	6	338990	0900	06/02/15	\$476,000	\$509,000	820	6	1920	Avg	5,850	Y	N	4551 46TH AVE SW
9	7	385290	0115	11/26/13	\$358,000	\$448,000	820	6	1988	Avg	5,750	N	N	3049 46TH AVE SW
9	6	239160	0455	06/19/15	\$415,000	\$442,000	840	6	1947	Good	5,750	N	N	4446 49TH AVE SW
9	7	570850	0208	10/03/14	\$412,000	\$474,000	860	6	1909	Good	3,873	N	N	3211 44TH AVE SW
9	6	239160	2185	05/16/13	\$365,000	\$480,000	870	6	1947	Good	5,750	N	N	4553 49TH AVE SW
9	6	301030	0325	03/18/13	\$310,000	\$414,000	870	6	1910	Avg	3,680	N	N	4007 46TH AVE SW
9	7	927820	0095	12/17/14	\$465,000	\$523,000	900	6	1941	VGood	8,690	N	N	3224 48TH AVE SW
9	6	550570	0020	06/18/14	\$400,000	\$474,000	950	6	1928	Good	6,150	N	N	3616 49TH AVE SW
9	6	916110	0795	05/06/15	\$476,900	\$515,000	960	6	1910	Good	5,758	N	N	4035 50TH AVE SW
9	6	019400	0365	07/17/13	\$405,000	\$525,000	970	6	1909	Good	3,393	N	N	4154 46TH AVE SW
9	6	348830	0110	09/10/14	\$374,000	\$433,000	980	6	1920	Avg	5,650	Y	N	4447 46TH AVE SW
9	7	927720	0180	04/20/15	\$410,000	\$445,000	980	6	1925	Avg	5,000	N	N	3019 GARLOUGH AVE SW
9	7	150130	0071	07/29/14	\$350,000	\$410,000	1,080	6	1923	Avg	6,250	N	N	3227 45TH AVE SW
9	7	293960	0015	03/08/13	\$305,000	\$408,000	1,200	6	1949	Avg	7,140	N	N	5203 SW ADMIRAL WAY
9	7	927620	1990	01/03/14	\$350,000	\$434,000	1,227	6	1920	Good	4,255	N	N	2731 46TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
9	6	942440	0200	05/15/14	\$451,555	\$540,000	1,320	6	1971	Avg	4,520	Y	N	4138 49TH AVE SW
9	6	916110	0820	10/24/15	\$399,950	\$409,000	1,380	6	1967	Avg	2,875	N	N	4047 50TH AVE SW
9	7	790520	0069	11/04/15	\$311,000	\$317,000	530	7	2015	Avg	1,091	N	N	4304 SW ANDOVER ST
9	7	790520	0068	11/04/15	\$311,000	\$317,000	530	7	2015	Avg	1,376	N	N	4306 SW ANDOVER ST
9	6	338990	0800	10/22/14	\$395,000	\$452,000	710	7	1916	VGood	2,500	N	N	4609 SW OREGON ST
9	6	348830	0085	09/19/14	\$435,000	\$502,000	720	7	1920	Good	5,600	N	N	4421 46TH AVE SW
9	7	855990	0060	04/24/14	\$373,000	\$449,000	750	7	1950	Avg	4,400	N	N	2745 49TH AVE SW
9	7	927620	2305	06/04/15	\$429,000	\$459,000	750	7	1910	Good	2,354	N	N	4514 SW STEVENS ST
9	7	790470	0146	07/24/14	\$290,000	\$340,000	770	7	2006	Avg	850	N	N	4410 A 44TH AVE SW
9	7	500850	0115	08/28/13	\$264,000	\$338,000	780	7	1940	Avg	2,850	N	N	4516 SW HANFORD ST
9	6	539860	0075	08/25/14	\$523,500	\$609,000	800	7	1950	Good	5,969	N	N	3837 48TH AVE SW
9	6	916110	0420	08/15/13	\$375,000	\$482,000	800	7	1948	Good	5,500	N	N	4026 49TH AVE SW
9	6	916110	0460	03/23/15	\$525,000	\$574,000	800	7	1948	Avg	4,950	N	N	4046 49TH AVE SW
9	6	001000	0039	07/18/13	\$380,500	\$493,000	810	7	1947	Good	5,750	N	N	4128 48TH AVE SW
9	6	001000	0046	04/16/14	\$530,000	\$639,000	810	7	1947	Good	5,750	N	N	4132 48TH AVE SW
9	6	239160	0415	06/19/15	\$510,000	\$543,000	810	7	1947	Good	5,750	Y	N	4426 49TH AVE SW
9	6	942440	0230	09/23/13	\$405,000	\$516,000	810	7	1947	Good	5,252	Y	N	4157 48TH AVE SW
9	6	790520	0381	10/28/14	\$483,000	\$551,000	820	7	1927	Good	4,720	N	N	4620 SW CHARLESTOWN ST
9	7	790470	0033	07/23/15	\$409,000	\$431,000	820	7	2005	Avg	1,121	N	N	4439 B 44TH AVE SW
9	7	790470	0035	10/15/15	\$396,000	\$406,000	820	7	2005	Avg	1,188	N	N	4439 C 44TH AVE SW
9	6	501350	0110	11/12/14	\$425,000	\$483,000	830	7	1950	Avg	6,625	N	N	3408 48TH AVE SW
9	6	638500	0135	08/26/13	\$445,950	\$572,000	830	7	1950	Avg	5,700	N	N	3637 50TH AVE SW
9	6	239160	0105	12/17/13	\$399,950	\$498,000	840	7	1942	Good	4,600	N	N	4453 47TH AVE SW
9	7	272670	0010	05/28/13	\$438,000	\$575,000	840	7	1952	Good	6,440	N	N	3208 49TH AVE SW
9	6	927770	0065	06/24/15	\$558,000	\$593,000	840	7	1952	Avg	6,720	N	N	3638 50TH AVE SW
9	6	927770	0075	08/18/14	\$355,000	\$414,000	840	7	1952	Avg	6,720	N	N	3648 50TH AVE SW
9	6	239160	0025	12/05/13	\$425,000	\$531,000	850	7	1942	Avg	4,600	N	N	4413 47TH AVE SW
9	6	001000	0004	10/09/13	\$400,000	\$507,000	860	7	1947	Good	6,900	N	N	4102 48TH AVE SW
9	6	239160	2615	11/23/15	\$631,000	\$639,000	860	7	1920	VGood	4,255	N	N	4531 47TH AVE SW
9	6	338990	0810	12/08/15	\$435,000	\$438,000	860	7	1941	Avg	5,850	N	N	4507 46TH AVE SW
9	6	501350	0240	09/24/15	\$525,999	\$543,000	860	7	1950	Avg	6,466	N	N	3430 49TH AVE SW
9	6	501400	0100	09/24/14	\$537,000	\$619,000	860	7	1950	Good	6,413	N	N	3415 49TH AVE SW
9	7	790520	0265	04/23/13	\$355,000	\$470,000	860	7	1918	Avg	4,680	N	N	3845 45TH AVE SW
9	7	927820	0100	07/09/15	\$550,000	\$582,000	860	7	1949	Good	6,750	N	N	3212 48TH AVE SW
9	6	019400	0285	09/23/13	\$366,000	\$466,000	870	7	1949	Good	5,800	N	N	4118 46TH AVE SW
9	6	239160	0555	06/30/14	\$406,500	\$480,000	870	7	1947	Good	5,750	N	N	4437 49TH AVE SW
9	6	001000	0105	04/17/14	\$399,950	\$482,000	880	7	1918	VGood	4,600	N	N	4149 47TH AVE SW
9	7	150130	0115	10/13/15	\$620,000	\$636,000	880	7	1930	Good	4,600	Y	N	3216 46TH AVE SW
9	6	501400	0085	06/23/14	\$425,000	\$503,000	880	7	1950	Avg	6,413	N	N	3429 49TH AVE SW
9	6	501400	0215	08/18/14	\$454,000	\$529,000	880	7	1950	VGood	6,731	N	N	3829 49TH AVE SW
9	6	019400	0265	05/14/13	\$486,250	\$640,000	890	7	1949	Good	5,750	N	N	4108 46TH AVE SW
9	7	957180	0065	08/19/15	\$397,000	\$415,000	890	7	1947	Avg	7,700	N	N	3021 49TH AVE SW
9	6	539860	0080	09/09/13	\$387,000	\$494,000	910	7	1950	Good	5,969	N	N	3843 48TH AVE SW
9	6	638450	0535	03/26/15	\$499,000	\$545,000	910	7	1955	Avg	6,250	N	N	3824 51ST AVE SW
9	7	757220	0100	05/06/14	\$515,000	\$618,000	910	7	1951	Good	4,400	N	N	2740 50TH AVE SW
9	7	855990	0140	03/31/15	\$450,000	\$491,000	910	7	1950	Avg	4,650	N	N	2733 48TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
9	7	500850	0155	09/12/13	\$340,000	\$434,000	920	7	1938	Avg	6,250	N	N	3041 45TH AVE SW
9	6	501400	0145	03/26/13	\$348,850	\$465,000	920	7	1950	Good	6,731	N	N	3812 50TH AVE SW
9	6	239160	2570	06/27/13	\$482,500	\$628,000	930	7	1947	Good	5,750	N	N	4507 47TH AVE SW
9	7	790520	0120	04/30/14	\$479,100	\$575,000	930	7	1927	Good	4,563	N	N	3843 44TH AVE SW
9	6	916110	0761	06/02/15	\$583,500	\$624,000	930	7	1948	Avg	6,325	Y	N	4019 50TH AVE SW
9	6	550570	0125	07/31/15	\$487,200	\$512,000	940	7	1923	Avg	9,053	N	N	3603 48TH AVE SW
9	7	927620	0635	04/30/15	\$645,000	\$697,000	940	7	2005	Avg	4,255	N	N	2640 47TH AVE SW
9	6	338990	0850	05/07/13	\$525,000	\$692,000	950	7	1918	VGood	5,850	N	N	4527 46TH AVE SW
9	6	790520	0280	11/01/13	\$489,000	\$616,000	950	7	1948	Avg	7,493	Y	N	3844 46TH AVE SW
9	6	916110	0380	11/07/13	\$451,000	\$567,000	950	7	1948	Good	5,500	N	N	4006 49TH AVE SW
9	7	927620	1895	08/20/14	\$615,000	\$716,000	950	7	1951	VGood	5,000	N	N	2712 48TH AVE SW
9	6	574260	0090	04/25/15	\$490,000	\$530,000	960	7	1951	Avg	5,750	N	N	3842 48TH AVE SW
9	6	574260	0100	08/05/13	\$456,000	\$588,000	960	7	1951	Good	6,555	N	N	3854 48TH AVE SW
9	7	013600	0230	03/10/14	\$410,000	\$499,000	970	7	1947	Good	6,000	N	N	2708 GARLOUGH AVE SW
9	7	019400	0505	09/04/14	\$651,000	\$755,000	970	7	1940	VGood	6,440	Y	N	4415 SW DAKOTA ST
9	7	329770	0100	09/03/14	\$577,000	\$669,000	970	7	1953	VGood	5,500	N	N	3016 50TH AVE SW
9	6	348830	0005	11/06/15	\$475,000	\$484,000	970	7	1951	Avg	5,600	N	N	4619 SW GENESEE ST
9	7	800960	0196	10/09/13	\$435,000	\$551,000	970	7	1941	Good	4,200	N	N	4321 SW STEVENS ST
9	6	239160	0615	06/04/15	\$421,000	\$450,000	980	7	1947	Avg	5,750	N	N	4406 50TH AVE SW
9	6	239160	2200	02/28/13	\$359,000	\$481,000	980	7	1947	Good	5,750	N	N	4502 49TH AVE SW
9	6	501400	0120	06/17/14	\$430,000	\$510,000	980	7	1950	Good	7,200	N	N	3609 49TH AVE SW
9	7	927620	0170	07/18/13	\$429,000	\$556,000	980	7	1922	Good	6,250	N	N	2626 45TH AVE SW
9	7	537320	0035	04/30/13	\$521,000	\$688,000	990	7	1941	VGood	6,100	N	N	3032 52ND AVE SW
9	7	570850	0390	07/14/15	\$425,000	\$449,000	990	7	1922	Avg	4,971	N	N	3256 44TH AVE SW
9	7	790520	0032	10/21/15	\$450,000	\$461,000	990	7	1926	Avg	4,622	N	N	4316 SW CHARLESTOWN ST
9	7	927820	0135	06/12/15	\$670,000	\$715,000	990	7	1952	VGood	7,600	N	N	3203 49TH AVE SW
9	7	019400	0565	04/09/15	\$505,000	\$549,000	1,000	7	1915	Avg	4,640	Y	N	4122 45TH AVE SW
9	7	301030	0515	11/03/15	\$630,000	\$642,000	1,000	7	1952	Good	4,255	Y	N	4031 45TH AVE SW
9	6	790520	0365	04/08/15	\$550,000	\$598,000	1,000	7	1938	Good	5,850	Y	N	3631 46TH AVE SW
9	7	927620	2125	07/09/13	\$452,100	\$587,000	1,000	7	1910	Avg	5,750	N	N	2724 47TH AVE SW
9	7	927820	0105	08/28/15	\$500,000	\$521,000	1,000	7	1949	Avg	6,750	N	N	3208 48TH AVE SW
9	7	790520	0037	11/19/14	\$515,000	\$584,000	1,010	7	1926	Good	5,733	N	N	3636 44TH AVE SW
9	7	790520	0037	09/09/13	\$484,449	\$619,000	1,010	7	1926	Good	5,733	N	N	3636 44TH AVE SW
9	7	927820	0131	08/04/14	\$442,000	\$517,000	1,010	7	1955	Avg	6,110	N	N	5009 SW HANFORD ST
9	7	441810	0055	09/03/15	\$509,000	\$529,000	1,020	7	1918	Avg	6,123	N	N	4321 SW HINDS ST
9	6	790520	0331	03/28/13	\$408,250	\$544,000	1,020	7	1951	Good	6,435	N	N	3854 47TH AVE SW
9	6	790520	0386	07/29/14	\$410,000	\$480,000	1,020	7	1951	Avg	6,903	N	N	3636 47TH AVE SW
9	7	927620	0505	07/27/15	\$640,000	\$673,000	1,020	7	1929	Avg	5,750	N	N	2617 46TH AVE SW
9	7	281310	0025	04/03/13	\$420,000	\$559,000	1,030	7	1908	Avg	6,250	N	N	3046 48TH AVE SW
9	6	638450	0605	07/20/15	\$660,000	\$696,000	1,030	7	1951	VGood	7,000	N	N	5002 SW ANDOVER ST
9	6	638450	0605	02/13/14	\$555,600	\$681,000	1,030	7	1951	VGood	7,000	N	N	5002 SW ANDOVER ST
9	6	239160	0320	04/20/15	\$480,000	\$520,000	1,040	7	1941	Avg	5,060	N	N	4441 48TH AVE SW
9	6	501350	0400	03/26/15	\$440,000	\$481,000	1,040	7	1950	Avg	6,678	N	N	3635 47TH AVE SW
9	6	550570	0055	07/30/14	\$345,000	\$404,000	1,040	7	1950	Avg	6,150	N	N	3646 49TH AVE SW
9	7	790520	0050	05/28/15	\$534,795	\$573,000	1,050	7	1930	Good	4,680	N	N	3610 44TH AVE SW
9	6	501350	0250	08/19/13	\$465,000	\$597,000	1,060	7	1950	Good	6,466	N	N	3440 49TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
9	6	001000	0060	06/25/13	\$502,000	\$654,000	1,070	7	1909	VGood	4,600	N	N	4138 48TH AVE SW
9	6	916110	0516	04/29/13	\$366,800	\$485,000	1,070	7	1948	Good	4,840	N	N	4015 49TH AVE SW
9	6	239160	2115	03/11/13	\$368,000	\$492,000	1,080	7	1947	Avg	5,750	N	N	4517 49TH AVE SW
9	7	329770	0130	11/18/15	\$532,500	\$540,000	1,090	7	1949	Avg	5,500	N	N	3032 50TH AVE SW
9	7	500850	0045	07/06/15	\$626,000	\$663,000	1,090	7	1949	Avg	5,750	N	N	3022 46TH AVE SW
9	6	574260	0045	08/14/15	\$636,800	\$666,000	1,090	7	1954	Avg	5,700	N	N	3824 48TH AVE SW
9	7	790520	0205	10/21/14	\$410,000	\$469,000	1,090	7	1924	Avg	7,020	N	N	3605 45TH AVE SW
9	6	574260	0035	06/09/15	\$498,800	\$533,000	1,100	7	1953	Good	5,700	N	N	3820 48TH AVE SW
9	7	927620	0200	01/24/13	\$325,000	\$440,000	1,100	7	1913	Good	6,250	N	N	2612 45TH AVE SW
9	6	348780	0115	09/06/15	\$505,000	\$524,000	1,110	7	1924	Good	5,850	N	N	4456 46TH AVE SW
9	6	790520	0315	04/16/15	\$711,777	\$773,000	1,110	7	1953	Good	6,731	N	N	3835 46TH AVE SW
9	7	385290	0026	08/01/14	\$499,950	\$585,000	1,120	7	1955	Avg	4,984	N	N	3013 46TH AVE SW
9	7	570850	0250	02/07/13	\$375,000	\$506,000	1,120	7	1928	Good	3,150	N	N	3201 44TH AVE SW
9	6	638450	0581	06/18/14	\$555,000	\$658,000	1,120	7	1958	VGood	6,000	N	N	3850 51ST AVE SW
9	6	638450	0590	11/13/14	\$526,000	\$598,000	1,120	7	1958	Avg	6,125	N	N	3854 51ST AVE SW
9	7	984030	0015	08/04/15	\$568,500	\$597,000	1,120	7	1954	Avg	5,834	N	N	3053 50TH AVE SW
9	7	800960	0010	04/24/14	\$425,000	\$511,000	1,130	7	1919	Avg	4,181	N	N	2768 44TH AVE SW
9	7	927620	2190	08/08/14	\$545,000	\$637,000	1,130	7	1954	Avg	6,250	N	N	2707 45TH AVE SW
9	7	570850	0145	07/04/13	\$458,000	\$595,000	1,140	7	1925	Avg	5,850	N	N	3245 44TH AVE SW
9	6	239160	0165	06/17/14	\$475,000	\$563,000	1,150	7	1985	Good	5,750	Y	N	4420 48TH AVE SW
9	7	790520	0176	05/24/13	\$357,450	\$469,000	1,170	7	1925	Avg	4,680	N	N	3657 44TH AVE SW
9	7	927720	0095	09/04/15	\$546,000	\$567,000	1,170	7	1949	Avg	7,200	N	N	2720 50TH AVE SW
9	6	501350	0360	12/09/15	\$571,000	\$575,000	1,180	7	1950	Avg	6,625	N	N	3640 48TH AVE SW
9	6	790520	0310	07/29/14	\$545,000	\$638,000	1,210	7	1953	Good	6,731	N	N	3831 46TH AVE SW
9	7	927620	2320	07/31/15	\$460,000	\$483,000	1,210	7	1984	Avg	6,000	N	N	2752 46TH AVE SW
9	6	927770	0070	08/09/13	\$451,500	\$581,000	1,210	7	1952	Good	6,720	N	N	3642 50TH AVE SW
9	6	239160	2650	04/10/15	\$522,000	\$568,000	1,230	7	1929	Avg	4,600	N	N	4545 47TH AVE SW
9	7	281310	0100	07/14/14	\$600,000	\$706,000	1,240	7	1946	Good	6,014	N	N	4711 SW STEVENS ST
9	6	348830	0115	07/01/15	\$712,000	\$755,000	1,240	7	1910	VGood	5,700	Y	N	4451 46TH AVE SW
9	7	957180	0040	02/01/13	\$422,000	\$570,000	1,240	7	1946	Avg	6,721	N	N	3033 48TH AVE SW
9	6	239160	0735	09/09/14	\$550,000	\$637,000	1,250	7	1947	Avg	5,750	Y	N	4407 50TH AVE SW
9	7	790520	0207	10/16/13	\$441,200	\$558,000	1,250	7	1926	Avg	5,850	N	N	3611 45TH AVE SW
9	6	927770	0045	07/19/13	\$345,000	\$447,000	1,250	7	1952	Avg	7,200	N	N	3614 50TH AVE SW
9	6	942440	0105	07/10/14	\$525,000	\$618,000	1,250	7	1947	Avg	5,959	N	N	4137 49TH AVE SW
9	6	019400	0345	12/04/13	\$430,000	\$537,000	1,260	7	1953	Avg	5,850	N	N	4146 46TH AVE SW
9	7	570850	0315	06/23/14	\$615,000	\$728,000	1,270	7	1926	VGood	4,180	N	N	3220 44TH AVE SW
9	7	957180	0075	06/15/15	\$605,000	\$645,000	1,270	7	1955	Avg	8,476	N	N	3033 49TH AVE SW
9	7	957180	0046	08/06/15	\$515,000	\$540,000	1,280	7	1946	Avg	5,695	N	N	4903 SW STEVENS ST
9	7	441810	0045	05/24/13	\$420,000	\$552,000	1,290	7	1918	Good	5,634	N	N	4317 SW HINDS ST
9	6	638500	0025	10/17/14	\$521,450	\$597,000	1,290	7	1950	VGood	5,700	N	N	3626 51ST AVE SW
9	6	574260	0130	03/03/14	\$593,884	\$725,000	1,310	7	1963	Good	5,750	N	N	3847 47TH AVE SW
9	7	801010	0435	03/11/13	\$440,000	\$589,000	1,320	7	1914	Good	5,650	N	N	2724 44TH AVE SW
9	6	301030	0240	06/23/14	\$577,000	\$683,000	1,330	7	1976	Avg	5,750	N	N	4045 46TH AVE SW
9	7	790520	0082	04/25/13	\$425,000	\$562,000	1,330	7	1928	Avg	5,733	N	N	3842 44TH AVE SW
9	6	019400	0335	08/04/14	\$430,000	\$503,000	1,340	7	1951	VGood	5,800	N	N	4142 46TH AVE SW
9	7	019400	0575	10/14/14	\$455,000	\$521,000	1,340	7	1914	Avg	5,800	Y	N	4126 45TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
9	6	790520	0230	12/09/14	\$610,000	\$688,000	1,340	7	1919	VGood	3,978	N	N	3636 46TH AVE SW
9	7	757220	0050	11/14/14	\$610,000	\$693,000	1,350	7	1959	Avg	4,335	N	N	5000 SW STEVENS ST
9	6	501350	0135	09/17/13	\$400,000	\$510,000	1,360	7	1950	Avg	6,625	N	N	3434 48TH AVE SW
9	6	574260	0180	09/13/13	\$520,000	\$664,000	1,360	7	1951	Good	5,700	N	N	3823 47TH AVE SW
9	7	149280	0296	07/03/14	\$575,000	\$678,000	1,410	7	1955	Avg	6,743	N	N	4931 SW FORNEY ST
9	6	001000	0110	04/28/13	\$410,000	\$542,000	1,430	7	1952	Good	4,600	N	N	4141 47TH AVE SW
9	6	348830	0095	10/16/13	\$540,000	\$683,000	1,430	7	1957	VGood	5,311	N	N	4433 46TH AVE SW
9	6	916110	0730	07/01/14	\$620,000	\$732,000	1,440	7	1948	VGood	6,325	N	N	4003 50TH AVE SW
9	6	301030	0305	07/14/15	\$550,000	\$581,000	1,460	7	2003	Avg	2,875	N	N	4015 46TH AVE SW
9	7	801010	0050	05/15/13	\$558,000	\$734,000	1,460	7	1918	VGood	3,795	N	N	2725 44TH AVE SW
9	6	574260	0115	04/07/15	\$630,000	\$686,000	1,470	7	1916	Good	3,680	N	N	3857 47TH AVE SW
9	7	570850	0185	10/21/13	\$475,000	\$600,000	1,490	7	1981	Good	5,800	N	N	3225 44TH AVE SW
9	6	916110	0250	07/15/13	\$445,000	\$577,000	1,490	7	1948	Avg	5,500	N	N	4003 48TH AVE SW
9	6	638500	0115	12/03/15	\$609,000	\$615,000	1,510	7	1950	Avg	5,700	N	N	3647 50TH AVE SW
9	6	239160	0845	11/19/13	\$587,000	\$736,000	1,550	7	2010	Avg	6,250	Y	N	5015 SW GENESEE ST
9	6	916110	0035	02/06/14	\$627,500	\$771,000	1,570	7	1911	Good	5,750	N	N	4019 47TH AVE SW
9	6	019400	0185	11/25/13	\$421,000	\$527,000	1,580	7	1909	Good	5,700	N	N	4133 46TH AVE SW
9	6	501400	0080	11/13/13	\$459,000	\$577,000	1,580	7	1950	Good	6,413	N	N	3433 49TH AVE SW
9	7	149330	0115	09/10/14	\$415,000	\$480,000	1,620	7	1927	Avg	4,329	N	N	3434 44TH AVE SW
9	6	239160	0940	07/07/15	\$538,500	\$570,000	1,650	7	1997	Avg	2,875	N	N	4448 51ST AVE SW
9	6	550570	0030	05/28/14	\$590,000	\$703,000	1,650	7	1993	Good	6,150	N	N	3630 49TH AVE SW
9	7	790520	0147	11/04/14	\$546,000	\$622,000	1,657	7	1910	Avg	5,031	N	N	3808 45TH AVE SW
9	6	239160	2155	03/21/13	\$449,950	\$600,000	1,670	7	1984	Avg	5,750	N	N	4537 49TH AVE SW
9	7	500850	0105	04/01/14	\$616,200	\$746,000	1,700	7	1911	Good	5,750	N	N	3052 46TH AVE SW
9	7	570850	0360	09/20/13	\$515,000	\$656,000	1,710	7	1916	VGood	5,550	N	N	3242 44TH AVE SW
9	6	239160	2250	06/26/14	\$440,000	\$520,000	1,770	7	1947	Avg	5,750	N	N	4526 49TH AVE SW
9	6	239160	2500	05/15/14	\$512,500	\$613,000	1,840	7	1997	Good	2,875	N	N	4530 48TH AVE S
9	7	150130	0030	11/21/13	\$482,500	\$605,000	1,890	7	2013	Avg	3,750	N	N	3209 45TH AVE SW
9	7	149280	0450	12/13/13	\$509,000	\$634,000	1,960	7	1908	Good	5,000	N	N	5010 SW HINDS ST
9	6	301030	0260	11/25/13	\$562,000	\$704,000	2,000	7	1996	Good	5,750	N	N	4037 46TH AVE SW
9	6	550570	0040	09/09/13	\$564,700	\$721,000	2,050	7	2004	Avg	7,011	N	N	3638 49TH AVE SW
9	7	790520	0140	06/05/15	\$725,000	\$775,000	2,280	7	1910	Good	7,605	N	N	3826 45TH AVE SW
9	7	927620	0850	06/16/14	\$460,000	\$545,000	970	8	1951	Avg	4,000	N	N	2646 48TH AVE SW
9	7	927620	0215	03/18/15	\$489,950	\$537,000	980	8	2015	Avg	1,357	N	N	2600 SW ADMIRAL WAY
9	7	927620	0216	03/09/15	\$468,000	\$514,000	980	8	2015	Avg	933	N	N	2600 45TH AVE SW
9	7	790470	0032	10/02/14	\$375,000	\$431,000	1,000	8	2006	Avg	912	N	N	4433 B 44TH AVE SW
9	7	790470	0131	09/23/15	\$480,000	\$496,000	1,080	8	2006	Avg	1,146	N	N	4426 D 44TH AVE SW
9	7	013600	0270	07/25/13	\$535,000	\$692,000	1,090	8	1970	VGood	6,000	N	N	5015 SW ADMIRAL WAY
9	7	790470	0011	08/26/13	\$429,500	\$551,000	1,090	8	2006	Avg	1,504	N	N	4415 A 44TH AVE SW
9	7	790470	0058	07/08/13	\$494,000	\$641,000	1,100	8	1948	Avg	6,000	Y	N	4446 45TH AVE SW
9	7	790470	0122	04/10/13	\$412,500	\$548,000	1,100	8	2006	Avg	1,451	N	N	4438 D 44TH AVE SW
9	7	790470	0126	11/20/14	\$388,000	\$440,000	1,100	8	2006	Avg	915	N	N	4428 C 44TH AVE SW
9	7	790470	0128	11/10/14	\$385,000	\$438,000	1,100	8	2006	Avg	1,540	N	N	4428 D 44TH AVE SW
9	7	790470	0134	06/26/14	\$390,000	\$461,000	1,100	8	2006	Avg	913	N	N	4436 C 44TH AVE SW
9	7	790470	0030	04/04/14	\$400,500	\$484,000	1,150	8	2006	Avg	1,185	N	N	4433 A 44TH AVE SW
9	7	790520	0061	09/05/14	\$419,700	\$486,000	1,160	8	2006	Avg	1,486	N	N	3819 D CALIFORNIA AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
9	7	013600	0121	01/23/13	\$455,000	\$616,000	1,180	8	1951	Good	5,360	N	N	5052 SW STEVENS ST
9	7	149330	0055	07/23/15	\$489,500	\$516,000	1,180	8	2007	Avg	1,562	N	N	4310 SW SPOKANE ST
9	7	149330	0057	08/07/14	\$420,000	\$491,000	1,180	8	2007	Avg	1,571	N	N	4312 SW SPOKANE ST
9	7	790470	0026	05/24/13	\$423,500	\$556,000	1,220	8	2005	Avg	1,471	N	N	4423 A 44TH AVE SW
9	7	790470	0022	06/17/13	\$445,000	\$581,000	1,220	8	2005	Avg	1,537	N	N	4421 A 44TH AVE SW
9	7	294010	0030	11/13/13	\$715,000	\$898,000	1,250	8	1959	Avg	6,252	Y	N	5238 SW STEVENS ST
9	7	570850	0270	05/16/14	\$523,000	\$625,000	1,260	8	1931	Avg	3,135	N	N	3200 44TH AVE SW
9	6	942440	0225	03/26/14	\$599,990	\$728,000	1,270	8	1963	Good	5,175	Y	N	4818 SW GENESEE ST
9	7	013600	0185	03/19/13	\$534,000	\$713,000	1,320	8	1966	Avg	5,000	Y	N	2728 GARLOUGH AVE SW
9	7	790520	0180	05/14/13	\$489,400	\$644,000	1,330	8	1946	Good	3,904	N	N	4420 SW CHARLESTOWN ST
9	7	927620	0835	06/07/13	\$511,000	\$669,000	1,330	8	1930	Avg	3,300	N	N	2654 48TH AVE SW
9	7	129430	0036	09/19/14	\$439,000	\$507,000	1,380	8	2008	Avg	912	N	N	3421 C CALIFORNIA AVE SW
9	7	129430	0038	07/11/14	\$450,000	\$530,000	1,380	8	2008	Avg	914	N	N	3421 B CALIFORNIA AVE SW
9	7	129430	0027	07/23/13	\$420,950	\$544,000	1,380	8	2008	Avg	910	N	N	3411 B CALIFORNIA AVE SW
9	7	801010	0040	08/01/14	\$672,600	\$787,000	1,400	8	2006	Avg	5,750	N	N	2717 44TH AVE SW
9	7	801010	0135	10/30/14	\$580,000	\$662,000	1,420	8	1947	Avg	6,250	N	N	2750 45TH AVE SW
9	7	927620	0190	04/16/15	\$569,950	\$619,000	1,420	8	1926	Good	6,250	N	N	2616 45TH AVE SW
9	6	239160	1725	08/06/15	\$740,000	\$776,000	1,430	8	1954	Avg	8,625	N	N	4502 51ST AVE SW
9	7	294010	0025	08/22/14	\$645,000	\$750,000	1,470	8	1954	Avg	7,200	Y	N	5226 SW STEVENS ST
9	7	800960	0070	08/18/15	\$548,000	\$573,000	1,520	8	1950	Avg	5,625	N	N	2760 45TH AVE SW
9	7	927720	0065	02/26/15	\$616,000	\$679,000	1,520	8	1959	Avg	5,650	Y	N	2709 50TH AVE SW
9	7	149280	0286	05/28/15	\$770,000	\$825,000	1,540	8	1994	Avg	5,000	N	N	4941 SW FORNEY ST
9	7	294010	0075	07/22/13	\$649,950	\$841,000	1,540	8	1959	Avg	10,860	Y	N	5132 SW FOREST ST
9	7	129430	0026	05/01/13	\$410,000	\$542,000	1,560	8	2008	Avg	871	N	N	3423 B CALIFORNIA AVE SW
9	7	129430	0022	12/17/15	\$555,000	\$558,000	1,560	8	2008	Avg	874	N	N	3409 C CALIFORNIA AVE SW
9	7	927720	0240	12/28/15	\$760,000	\$761,000	1,600	8	1966	Avg	6,000	N	N	3008 GARLOUGH AVE SW
9	7	005900	0150	09/10/15	\$730,000	\$757,000	1,610	8	1941	Good	3,440	Y	N	5361 SW ADMIRAL WAY
9	7	129430	0020	07/11/13	\$420,000	\$545,000	1,620	8	2008	Avg	1,227	N	N	3409 A CALIFORNIA AVE SW
9	7	927620	1015	08/01/13	\$577,500	\$745,000	1,620	8	1948	Avg	6,900	N	N	2651 48TH AVE SW
9	7	129430	0024	02/14/13	\$405,000	\$545,000	1,620	8	2008	Avg	1,266	N	N	3423 A CALIFORNIA AVE SW
9	6	239160	1970	04/03/14	\$760,000	\$920,000	1,640	8	1962	VGood	5,500	N	N	4500 50TH AVE SW
9	7	570850	0335	06/24/15	\$663,000	\$705,000	1,700	8	1968	Avg	5,500	N	N	3228 44TH AVE SW
9	7	927620	2130	04/08/15	\$590,000	\$642,000	1,710	8	2006	Avg	2,875	N	N	2720 47TH AVE SW
9	6	239160	0950	05/02/14	\$439,950	\$528,000	1,770	8	1990	Avg	2,875	Y	N	4458 51ST AVE SW
9	7	013600	0220	03/25/15	\$593,000	\$648,000	1,810	8	1994	Avg	2,500	Y	N	2712 GARLOUGH AVE SW
9	7	149280	0284	10/28/13	\$535,500	\$676,000	1,810	8	1994	Avg	5,000	N	N	4947 SW FORNEY ST
9	6	019400	0305	05/23/13	\$700,000	\$919,000	1,890	8	2001	Avg	5,800	Y	N	4126 46TH AVE SW
9	7	152403	9068	12/10/13	\$615,000	\$767,000	1,890	8	1971	Avg	9,000	N	N	3215 51ST AVE SW
9	7	005900	0201	05/05/15	\$611,206	\$660,000	1,940	8	1963	Avg	6,300	Y	N	2731 53RD AVE SW
9	6	239160	1753	12/10/15	\$635,000	\$640,000	1,970	8	1990	Good	3,833	Y	N	4518 51ST AVE SW
9	7	019400	0425	04/11/13	\$804,500	\$1,068,000	2,010	8	1911	VGood	5,800	N	N	4137 45TH AVE SW
9	7	570850	0295	06/02/15	\$707,738	\$757,000	2,020	8	2002	Avg	4,180	N	N	3212 44TH AVE SW
9	6	019400	0145	03/12/15	\$745,000	\$817,000	2,070	8	1909	VGood	5,650	N	N	4153 46TH AVE SW
9	6	239160	1905	12/09/15	\$679,000	\$684,000	2,160	8	1997	Avg	3,680	Y	N	4531 50TH AVE SW
9	7	927820	0177	11/18/15	\$750,000	\$761,000	2,210	8	2001	Avg	5,429	N	N	5037 SW HANFORD ST
9	7	019400	0850	12/17/13	\$525,000	\$654,000	2,250	8	1989	Avg	2,903	N	N	4132 44TH AVE SW

Improved Sales Used in this Physical Inspection Analysis
Area 48
(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
9	7	927620	0455	11/21/14	\$724,950	\$822,000	2,270	8	1909	Good	5,760	N	N	2608 46TH AVE SW
9	6	338990	0965	08/27/14	\$625,000	\$726,000	2,330	8	2003	Avg	3,141	N	N	4522 47TH AVE SW
9	7	927620	0569	05/09/14	\$769,900	\$922,000	2,400	8	2006	Avg	3,047	N	N	2653 46TH AVE SW
9	6	019400	0125	09/06/13	\$675,000	\$863,000	2,490	8	2003	Avg	3,245	N	N	4610 SW GENESEE ST
9	6	338990	0960	06/19/15	\$738,000	\$786,000	2,510	8	2003	Avg	4,420	N	N	4520 47TH AVE SW
9	7	927620	0565	09/08/15	\$976,500	\$1,013,000	2,570	8	2006	Avg	5,402	N	N	2649 46TH AVE SW
9	7	790470	0076	08/27/13	\$725,000	\$929,000	1,460	9	1911	VGood	6,000	Y	N	4412 45TH AVE SW
9	6	338990	0649	07/09/13	\$445,000	\$578,000	1,510	9	1996	Avg	2,237	Y	N	4504 SW ALASKA ST
9	6	338990	0535	08/12/13	\$565,000	\$727,000	1,610	9	2013	Avg	1,851	Y	N	4509 SW OREGON ST
9	6	338990	0536	10/08/13	\$532,000	\$675,000	1,610	9	2013	Avg	927	Y	N	4507 SW OREGON ST
9	6	338990	0537	11/01/13	\$525,000	\$662,000	1,610	9	2013	Avg	927	Y	N	4505 SW OREGON ST
9	6	338990	0538	12/23/13	\$501,688	\$624,000	1,610	9	2013	Avg	927	Y	N	4503 SW OREGON ST
9	6	338990	0539	08/28/13	\$559,000	\$716,000	1,640	9	2013	Avg	1,223	Y	N	4501 SW OREGON ST
9	6	942440	0110	12/16/14	\$725,000	\$816,000	1,930	9	2007	Avg	5,930	N	N	4131 49TH AVE SW
9	7	301030	0620	12/21/15	\$675,000	\$677,000	2,160	9	1980	Avg	3,555	Y	N	4006 45TH AVE SW
9	7	801010	0220	10/14/14	\$999,950	\$1,146,000	2,290	9	2014	Avg	4,684	N	N	2710 45TH AVE SW
9	7	801010	0225	12/17/14	\$958,000	\$1,078,000	2,290	9	2014	Avg	4,685	N	N	2708 45TH AVE SW
9	6	239160	0355	12/17/13	\$701,000	\$873,000	2,310	9	2013	Avg	5,060	N	N	4457 48TH AVE SW
9	7	149280	0005	08/17/15	\$790,000	\$826,000	2,570	9	2004	Avg	5,000	N	N	5027 SW HANFORD ST
9	6	916110	0075	03/18/15	\$673,000	\$737,000	2,580	9	2015	Avg	2,875	N	N	4035 47TH AVE SW
9	7	855990	0180	07/18/14	\$810,000	\$952,000	2,610	9	2014	Avg	4,050	N	N	4806 SW STEVENS ST
9	7	149280	0065	03/17/14	\$665,000	\$808,000	2,620	9	2004	Avg	7,250	N	N	4928 SW FORNEY ST
9	6	239160	0335	02/03/15	\$804,000	\$892,000	2,620	9	2005	Avg	5,060	N	N	4447 48TH AVE SW
9	6	301030	0125	10/22/15	\$996,000	\$1,019,000	2,650	9	2012	Avg	5,850	N	N	4040 47TH AVE SW
9	7	669350	0045	05/24/13	\$815,000	\$1,070,000	3,020	9	1994	Avg	7,500	N	N	2901 52ND AVE SW
9	6	019400	0165	07/24/13	\$837,000	\$1,082,000	3,040	9	2008	Avg	5,650	N	N	4143 46TH AVE SW
9	7	927720	0090	11/24/15	\$1,025,000	\$1,038,000	4,000	9	2015	Avg	7,200	N	N	2714 50TH AVE SW
9	7	152403	9066	05/20/13	\$836,500	\$1,100,000	1,840	10	1965	Avg	9,000	N	N	3203 51ST AVE SW
9	7	927620	1680	06/11/13	\$779,900	\$1,020,000	2,200	10	2013	Avg	3,004	Y	N	2701 47TH AVE SW
9	7	927620	1685	06/25/13	\$797,000	\$1,038,000	2,200	10	2013	Avg	3,004	Y	N	2705 47TH AVE SW
9	7	301030	0645	02/27/14	\$1,225,000	\$1,496,000	2,380	10	2013	Avg	5,750	Y	N	4016 45TH AVE SW
9	6	239160	2421	03/26/15	\$945,000	\$1,032,000	3,290	10	2014	Avg	5,500	N	N	4808 SW ALASKA ST