

Vacant Sales Used in this Physical Inspection Analysis
Area 79

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	80	142630	0865	05/08/15	\$115,000	4,560	N	N
1	80	142680	0040	08/27/14	\$295,000	10,620	Y	N
1	40	149830	1575	07/28/15	\$220,000	6,000	N	N
1	80	272920	0005	06/24/14	\$116,500	8,460	N	N
1	40	308300	1075	07/07/14	\$150,000	4,000	N	N
1	40	539360	0685	11/21/14	\$200,000	6,000	N	N
1	40	539360	1220	02/05/13	\$125,000	6,000	N	N
1	40	539360	0410	02/18/14	\$170,000	6,000	N	N
1	40	713330	0380	06/14/13	\$150,000	4,000	N	N
1	40	731990	0181	11/25/15	\$240,000	3,840	N	N
1	40	912200	0170	07/30/13	\$190,000	6,000	N	N
3	20	395940	1715	01/28/13	\$14,975	1,718	N	N
3	20	568000	0460	07/29/14	\$185,000	7,200	N	N
3	20	568000	0465	04/21/14	\$165,000	7,200	N	N
4	70	160460	1735	08/25/15	\$100,000	3,000	Y	N
4	70	160710	0010	09/23/14	\$119,500	5,177	N	N
4	70	162404	9289	11/09/15	\$95,000	5,000	N	N
5	60	983420	1255	11/18/15	\$765,000	8,160	N	N
5	60	983420	1230	06/05/15	\$235,000	4,080	N	N
5	60	983420	0530	07/09/15	\$225,000	4,080	N	N
7	10	175370	0060	06/10/13	\$110,000	3,574	N	N
7	10	212404	9306	11/19/14	\$178,000	5,054	N	N
7	10	212404	9320	05/12/14	\$75,000	5,001	Y	N
7	10	212404	9321	04/22/14	\$75,000	5,001	Y	N
7	10	212404	9185	01/07/13	\$80,000	7,810	N	N
7	10	212404	9329	04/23/14	\$169,000	7,223	Y	N
7	10	212404	9131	04/24/14	\$169,000	6,398	Y	N
7	10	212404	9153	01/22/13	\$90,000	5,691	N	N
7	80	417460	0121	04/10/14	\$150,000	5,002	N	N
7	30	754980	0025	07/02/15	\$150,000	3,052	N	N
7	30	754980	0025	01/09/14	\$100,000	3,052	N	N

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Area 79***

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	30	754980	0700	04/15/14	\$128,000	3,360	N	N
7	10	896190	0200	08/12/15	\$145,000	7,450	N	N
7	10	896190	0210	07/27/15	\$125,000	7,700	N	N

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	20	307650	0715	01/28/13	\$225,000	\$318,000	970	5	1905	Avg	4,800	N	N	2715 13TH AVE S
1	40	539360	0360	06/29/15	\$358,900	\$385,000	470	6	1932	VGood	5,250	Y	N	2301 BEACON AVE S
1	80	159660	0060	05/01/15	\$250,000	\$274,000	660	6	1919	Avg	2,600	N	N	3425 23RD AVE S
1	40	059700	0566	04/28/15	\$335,000	\$367,000	670	6	1915	Avg	1,951	N	N	3023 18TH AVE S
1	40	059700	0598	02/07/14	\$260,000	\$330,000	690	6	1937	Good	2,117	N	N	3046 BEACON AVE S
1	40	912200	0780	06/13/14	\$224,700	\$274,000	700	6	1941	Avg	6,000	N	N	2347 21ST AVE S
1	20	307650	0750	12/05/13	\$335,000	\$433,000	730	6	1951	Avg	7,200	N	N	2909 13TH AVE S
1	40	754830	0441	05/07/14	\$300,000	\$370,000	760	6	1913	Avg	3,001	N	N	1761 17TH AVE S
1	40	059700	0325	07/13/15	\$272,500	\$291,000	780	6	1950	Avg	4,000	N	N	3029 20TH AVE S
1	20	396440	0130	09/09/15	\$440,000	\$459,000	810	6	1918	Good	4,240	N	N	3220 17TH AVE S
1	80	531210	0040	04/23/15	\$400,000	\$439,000	810	6	1918	Good	3,916	Y	N	3411 20TH AVE S
1	80	372680	0335	08/18/13	\$370,000	\$494,000	820	6	1922	Good	3,600	N	N	3412 18TH AVE S
1	40	308300	1190	02/12/13	\$252,000	\$355,000	840	6	1921	Avg	4,000	N	N	2714 23RD AVE S
1	20	310150	0065	09/24/13	\$364,750	\$482,000	840	6	1908	VGood	4,000	N	N	3421 17TH AVE S
1	40	731990	0225	07/01/15	\$360,000	\$386,000	850	6	1912	Good	1,248	N	N	1801 S MCCLELLAN ST
1	80	272920	0095	07/24/15	\$369,250	\$392,000	860	6	1937	Good	2,575	N	N	3309 23RD AVE S
1	80	798190	0090	03/04/14	\$386,000	\$486,000	860	6	1910	Good	3,175	N	N	3310 20TH AVE S
1	20	059700	0665	07/26/13	\$315,000	\$424,000	900	6	1920	Avg	3,633	N	N	3031 BEACON AVE S
1	40	388190	0260	09/03/15	\$448,000	\$469,000	900	6	1926	Avg	4,802	N	N	1806 15TH AVE S
1	80	272920	0045	09/30/15	\$335,000	\$347,000	910	6	1909	Avg	4,972	N	N	2200 S HINDS ST
1	40	754830	0460	04/14/14	\$358,000	\$445,000	910	6	1913	Avg	4,502	N	N	1767 17TH AVE S
1	40	885000	0330	09/16/15	\$414,473	\$432,000	920	6	1916	Good	3,000	N	N	1543 17TH AVE S
1	20	396440	0135	09/23/15	\$435,500	\$452,000	940	6	1921	Good	4,134	N	N	3226 17TH AVE S
1	20	310150	0010	04/20/15	\$320,000	\$352,000	950	6	1910	Avg	4,000	N	N	3404 16TH AVE S
1	40	640170	0010	08/19/14	\$410,000	\$489,000	950	6	1939	Good	6,597	Y	N	933 STURGUS AVE S
1	80	816160	0005	08/20/15	\$400,000	\$421,000	980	6	1921	Avg	3,231	N	N	2009 S HANFORD ST
1	40	057000	0255	12/23/15	\$388,888	\$390,000	1,000	6	1920	Avg	4,650	Y	N	2533 13TH AVE S
1	40	149830	1286	11/12/13	\$346,500	\$451,000	1,020	6	1919	Good	3,900	Y	N	1619 S HOLGATE ST
1	40	149830	1672	03/30/15	\$467,000	\$517,000	1,040	6	1909	Good	4,000	N	N	1917 19TH AVE S
1	40	308300	0940	04/12/15	\$341,000	\$376,000	1,040	6	1914	Avg	4,000	Y	N	3116 23RD AVE S
1	40	539360	1115	10/31/13	\$247,950	\$324,000	1,080	6	1925	Avg	6,000	N	N	2211 22ND AVE S
1	20	372680	0010	07/14/14	\$270,000	\$326,000	1,150	6	1910	Avg	3,600	N	N	3405 LAFAYETTE AVE S
1	40	713330	0270	04/11/14	\$453,500	\$564,000	1,220	6	1910	Good	3,135	Y	N	1339 STURGUS AVE S
1	40	059700	0150	09/16/14	\$344,000	\$407,000	1,280	6	1932	Good	4,751	N	N	3033 21ST AVE S
1	80	426320	0030	12/05/14	\$299,500	\$345,000	1,280	6	1958	Avg	6,726	Y	N	3421 25TH AVE S
1	20	310150	0090	10/17/14	\$400,000	\$468,000	1,310	6	1921	Avg	4,000	N	N	3403 17TH AVE S
1	80	798190	0110	10/03/14	\$350,000	\$412,000	1,340	6	1966	Avg	3,175	N	N	3326 20TH AVE S
1	40	912200	0690	09/25/15	\$285,000	\$296,000	1,340	6	1940	Avg	6,000	N	N	2356 19TH AVE S
1	80	154110	0115	06/28/15	\$525,000	\$563,000	1,350	6	1924	Good	3,680	Y	N	3220 24TH AVE S
1	40	732090	0115	11/07/14	\$253,500	\$295,000	1,400	6	1912	Fair	5,760	N	N	2716 20TH AVE S
1	40	149830	1835	03/11/14	\$280,000	\$352,000	1,430	6	1915	Avg	6,000	N	N	2100 19TH AVE S
1	40	539360	1120	06/05/14	\$326,500	\$399,000	1,430	6	1950	Avg	6,000	N	N	2217 22ND AVE S
1	40	912200	0751	01/23/13	\$289,900	\$410,000	1,620	6	1919	Avg	4,000	N	N	2356 20TH AVE S
1	40	149830	2380	07/29/13	\$300,000	\$403,000	1,840	6	1906	Avg	4,200	N	N	1923 22ND AVE S
1	40	885000	0635	09/22/14	\$345,000	\$407,000	680	7	2006	Avg	3,000	N	N	1520 19TH AVE S
1	40	766010	0332	04/24/13	\$266,000	\$367,000	720	7	2004	Avg	667	N	N	1750 12TH AVE S

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(1 to 3 Unit Residences)

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1	40	766010	0336	12/10/14	\$300,000	\$345,000	720	7	2004	Avg	1,570	N	N	1754 12TH AVE S
1	40	059700	0195	02/03/15	\$527,200	\$595,000	730	7	1929	Good	4,000	Y	N	1915 S STEVENS ST
1	20	307650	0845	04/18/13	\$335,000	\$463,000	740	7	1927	Good	3,600	N	N	1308 S HANFORD ST
1	40	539360	0915	05/27/15	\$280,000	\$304,000	740	7	1950	Avg	6,000	N	N	2217 20TH AVE S
1	40	308000	0065	04/08/14	\$409,000	\$509,000	770	7	1955	VGood	4,000	N	N	2508 20TH AVE S
1	40	731990	0345	08/25/14	\$438,500	\$522,000	770	7	1912	VGood	3,072	N	N	2919 20TH AVE S
1	80	372680	0286	04/17/14	\$345,000	\$428,000	780	7	1917	VGood	1,912	N	N	3417 18TH AVE S
1	40	308300	0215	10/30/13	\$449,750	\$588,000	820	7	1914	Good	6,000	N	N	2803 22ND AVE S
1	40	539360	0507	06/24/14	\$329,445	\$400,000	830	7	2005	Avg	1,119	N	N	2300 A 14TH AVE S
1	40	539360	0509	07/02/14	\$334,500	\$406,000	830	7	2005	Avg	1,858	N	N	2300 B 14TH AVE S
1	80	368040	0210	02/03/14	\$475,000	\$603,000	840	7	1948	Good	8,250	Y	N	4102 24TH PL S
1	20	425340	0104	02/12/15	\$380,950	\$429,000	840	7	2007	Avg	1,039	N	N	1318 S MCCLELLAN ST
1	40	149830	1048	05/08/14	\$321,950	\$397,000	860	7	2007	Avg	1,277	N	N	2107 B 15TH AVE S
1	40	754830	0166	09/14/15	\$369,500	\$385,000	860	7	2007	Avg	955	N	N	1540 A 15TH AVE S
1	80	372680	0285	10/01/14	\$346,000	\$407,000	880	7	1917	Good	2,196	N	N	3416 BEACON AVE S
1	20	425340	0100	04/10/15	\$402,723	\$444,000	880	7	2007	Avg	1,073	N	N	2723 14TH AVE S
1	20	425340	0098	05/01/15	\$405,000	\$443,000	880	7	2007	Avg	1,073	N	N	2721 A 14TH AVE S
1	80	325350	0135	03/25/14	\$334,000	\$418,000	890	7	1952	Good	3,809	N	N	3229 23RD AVE S
1	20	367890	0191	12/08/15	\$530,250	\$535,000	900	7	1931	Good	3,895	N	N	3411 16TH AVE S
1	20	367890	0191	11/18/14	\$475,000	\$550,000	900	7	1931	Good	3,895	N	N	3411 16TH AVE S
1	20	367890	0210	04/28/14	\$420,000	\$520,000	920	7	2007	Avg	3,424	N	N	3425 16TH AVE S
1	20	372680	0220	04/06/15	\$348,000	\$384,000	930	7	1919	Avg	2,417	N	N	3427 BEACON AVE S
1	40	539360	0810	04/19/13	\$420,000	\$581,000	930	7	2013	Avg	3,150	N	N	2301 19TH AVE S
1	40	754830	0320	02/19/15	\$250,000	\$281,000	948	7	1996	Avg	1,334	N	N	1758 A 16TH AVE S
1	40	912200	0825	02/24/14	\$296,000	\$374,000	960	7	1951	Good	6,000	N	N	2122 S BAYVIEW ST
1	20	425340	0106	03/01/15	\$404,000	\$452,000	960	7	2007	Avg	1,902	N	N	1316 S MCCLELLAN ST
1	40	149830	1520	08/17/15	\$460,000	\$484,000	970	7	1960	Avg	6,000	N	N	2012 17TH AVE S
1	40	308300	0840	04/12/13	\$330,000	\$457,000	970	7	1949	Good	4,000	N	N	3011 23RD AVE S
1	20	372680	0225	12/18/13	\$359,000	\$462,000	970	7	1916	VGood	2,453	N	N	3419 BEACON AVE S
1	40	149830	1320	06/11/13	\$300,000	\$409,000	980	7	1912	Good	2,000	N	N	1610 S HILL ST
1	40	754830	0328	11/06/13	\$275,000	\$359,000	980	7	1996	Avg	1,288	N	N	1756 B 16TH AVE S
1	40	149830	1940	04/29/14	\$373,000	\$461,000	1,000	7	1955	Avg	12,000	N	N	1904 19TH AVE S
1	40	539360	1050	05/09/14	\$445,000	\$549,000	1,000	7	1959	VGood	6,000	N	N	2206 20TH AVE S
1	80	669650	0030	02/05/14	\$369,000	\$468,000	1,030	7	1977	Avg	6,513	N	N	3400 25TH AVE S
1	40	885000	0259	11/16/15	\$370,000	\$377,000	1,030	7	2005	Avg	1,164	N	N	1528 A STURGIS AVE S
1	80	162404	9247	08/01/13	\$485,000	\$651,000	1,040	7	1963	VGood	5,000	Y	N	2417 S SPOKANE ST
1	40	308300	0650	01/08/14	\$281,000	\$360,000	1,040	7	1963	Avg	4,000	N	N	2701 23RD AVE S
1	20	367890	0225	11/22/13	\$390,000	\$506,000	1,040	7	1928	Good	3,384	N	N	3434 15TH AVE S
1	40	539360	0901	04/08/14	\$447,000	\$557,000	1,040	7	1961	Good	5,900	N	N	1923 S WALKER ST
1	40	149830	1162	09/04/13	\$329,000	\$437,000	1,040	7	2007	Avg	1,088	N	N	2008 15TH AVE S
1	20	308600	2478	03/19/14	\$395,000	\$495,000	1,040	7	2012	Avg	1,462	N	N	2708 A 14TH AVE S
1	80	365010	0105	09/26/14	\$392,500	\$463,000	1,050	7	1909	Good	4,125	N	N	3313 19TH AVE S
1	40	388190	0321	05/14/14	\$339,950	\$419,000	1,050	7	1906	Good	5,402	N	N	1807 17TH AVE S
1	40	149830	1168	05/28/14	\$325,000	\$398,000	1,050	7	2005	Avg	1,609	N	N	1507 S PLUM ST
1	20	367890	0405	07/15/15	\$565,000	\$602,000	1,060	7	1924	Avg	5,800	N	N	3233 15TH AVE S
1	20	558620	0033	01/27/14	\$470,000	\$598,000	1,060	7	1942	Good	5,400	Y	N	2816 12TH AVE S

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1	20	372680	0201	04/17/15	\$410,000	\$451,000	1,080	7	1953	Avg	4,000	N	N	3432 ALAMO PL S
1	20	568000	1155	06/01/15	\$530,000	\$574,000	1,080	7	1928	Avg	4,800	N	N	3215 14TH AVE S
1	40	754830	0774	08/18/15	\$397,500	\$418,000	1,080	7	2007	Avg	1,431	N	N	1762 A 19TH AVE S
1	40	754830	0747	11/11/13	\$255,000	\$332,000	1,080	7	2007	Avg	2,150	N	N	1768 B 19TH AVE S
1	40	754830	0751	04/30/15	\$370,000	\$405,000	1,080	7	2007	Avg	2,096	N	N	1768 D 19TH AVE S
1	40	149830	1265	06/29/15	\$600,000	\$643,000	1,090	7	1915	VGood	6,000	Y	N	1912 16TH AVE S
1	20	367890	0110	06/10/14	\$403,000	\$492,000	1,100	7	1926	Good	3,598	N	N	3242 15TH AVE S
1	20	367890	0450	09/26/14	\$615,000	\$725,000	1,110	7	1927	VGood	3,783	N	N	3228 14TH AVE S
1	80	142630	0842	04/28/15	\$455,850	\$500,000	1,120	7	1964	Good	6,000	N	N	2502 S ANDOVER ST
1	40	713330	0575	09/20/13	\$295,000	\$390,000	1,120	7	1997	Avg	1,386	Y	N	1701 A S ATLANTIC ST
1	40	308300	0785	02/24/14	\$370,000	\$467,000	1,130	7	1921	Good	4,000	N	N	2915 23RD AVE S
1	40	308300	1155	12/27/13	\$375,000	\$482,000	1,130	7	1955	Avg	5,500	N	N	2807 HARRIS PL S
1	80	368090	0005	07/15/13	\$395,000	\$533,000	1,130	7	1961	Avg	5,200	N	N	4001 25TH AVE S
1	40	059700	0300	10/07/13	\$461,000	\$607,000	1,140	7	1914	Good	4,000	Y	N	3049 20TH AVE S
1	40	116600	0090	08/05/13	\$259,950	\$348,000	1,160	7	1914	Avg	3,700	N	N	2511 20TH AVE S
1	40	149830	1375	11/09/15	\$467,000	\$477,000	1,160	7	2015	Avg	6,000	N	N	2023 17TH AVE S
1	40	308300	1095	08/24/14	\$410,000	\$489,000	1,160	7	1966	Avg	3,520	N	N	2907 HARRIS PL S
1	40	754830	0425	04/03/15	\$336,000	\$372,000	1,160	7	2000	Avg	5,000	Y	N	1700 STURGIS AVE S
1	20	372680	0221	04/16/14	\$280,000	\$348,000	1,160	7	2007	Avg	1,235	N	N	3429 A BEACON AVE S
1	20	372680	0222	04/16/14	\$280,000	\$348,000	1,160	7	2007	Avg	1,243	N	N	3429 B BEACON AVE S
1	40	308300	0365	05/08/15	\$330,000	\$360,000	1,170	7	1955	Avg	4,000	N	N	2609 22ND AVE S
1	40	307950	0160	06/01/15	\$595,500	\$645,000	1,180	7	1931	Good	3,680	N	N	2515 19TH AVE S
1	40	308300	0855	12/06/13	\$362,000	\$468,000	1,180	7	1951	Good	4,000	N	N	3021 23RD AVE S
1	40	731990	0040	08/05/15	\$690,000	\$730,000	1,180	7	1907	Good	4,224	N	N	2911 18TH AVE S
1	40	539560	0005	10/29/15	\$520,000	\$533,000	1,190	7	1950	Avg	7,650	Y	N	1600 11TH AVE S
1	80	154110	0135	01/26/13	\$357,050	\$505,000	1,200	7	1916	Good	7,268	Y	N	2401 S HANFORD ST
1	40	539360	1204	11/20/13	\$320,000	\$416,000	1,200	7	1962	Avg	6,000	N	N	2306 22ND AVE S
1	40	731990	0140	09/30/14	\$415,000	\$489,000	1,200	7	1921	Avg	6,144	N	N	2711 18TH AVE S
1	40	308000	0040	05/15/14	\$495,000	\$609,000	1,210	7	1941	VGood	4,000	N	N	2609 21ST AVE S
1	40	732090	0045	03/04/14	\$452,000	\$569,000	1,220	7	1910	Good	5,760	N	N	2815 20TH AVE S
1	40	059700	0480	05/29/15	\$575,000	\$623,000	1,230	7	1971	VGood	4,000	Y	N	3053 19TH AVE S
1	40	308300	0048	05/30/14	\$427,000	\$523,000	1,230	7	1973	Avg	4,000	N	N	3115 22ND AVE S
1	40	308300	0485	10/15/15	\$440,500	\$454,000	1,230	7	1958	Avg	4,700	N	N	2514 22ND AVE S
1	40	732090	0145	03/08/13	\$275,000	\$385,000	1,250	7	1952	Avg	4,800	N	N	2717 21ST AVE S
1	80	162404	9170	10/17/14	\$446,800	\$523,000	1,260	7	1958	Avg	8,712	N	N	2331 S HINDS ST
1	20	367940	0025	08/12/14	\$385,000	\$461,000	1,260	7	1928	Good	5,863	N	N	3436 14TH AVE S
1	40	912200	0205	12/04/13	\$300,000	\$388,000	1,280	7	1955	Avg	12,000	Y	N	2361 13TH AVE S
1	40	149830	1213	03/11/15	\$384,000	\$428,000	1,300	7	1998	Avg	1,564	N	N	1914 A 15TH AVE S
1	40	754830	0400	04/10/14	\$450,000	\$560,000	1,310	7	1997	Avg	5,000	N	N	1711 17TH AVE S
1	40	308300	0905	10/20/13	\$475,000	\$623,000	1,320	7	1916	Good	6,000	N	N	3115 23RD AVE S
1	40	308300	0910	07/08/14	\$410,000	\$496,000	1,320	7	1920	Good	6,000	N	N	3121 23RD AVE S
1	40	388190	0445	07/09/14	\$399,950	\$484,000	1,320	7	1986	Avg	5,400	N	N	1802 19TH AVE S
1	40	912200	0936	04/10/14	\$399,000	\$497,000	1,340	7	1968	Avg	9,000	N	N	2360 23RD AVE S
1	20	308600	2690	08/13/13	\$342,000	\$457,000	1,360	7	1937	Avg	3,600	N	N	3022 14TH AVE S
1	20	568000	1095	04/28/15	\$470,000	\$515,000	1,370	7	1945	Good	9,600	Y	N	3315 14TH AVE S
1	40	308300	1105	08/14/13	\$509,000	\$681,000	1,380	7	1966	VGood	5,000	N	N	2911 HARRIS PL S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	20	310150	0030	05/06/13	\$437,000	\$601,000	1,380	7	1911	Good	4,000	N	N	3422 16TH AVE S
1	40	731990	0167	06/22/15	\$454,888	\$489,000	1,380	7	1914	Avg	4,800	N	N	1815 S LANDER ST
1	40	539360	0930	11/19/15	\$550,000	\$559,000	1,430	7	1960	Avg	6,000	N	N	2318 19TH AVE S
1	40	539360	0680	12/01/14	\$393,000	\$453,000	1,440	7	1927	Good	4,100	N	N	2212 17TH AVE S
1	40	713330	0282	12/03/15	\$428,000	\$433,000	1,470	7	1999	Avg	1,972	N	N	1564 S ATLANTIC ST
1	20	367890	0201	10/16/15	\$390,000	\$402,000	1,480	7	1927	Avg	3,449	N	N	3415 16TH AVE S
1	40	539360	0850	05/14/13	\$407,000	\$559,000	1,480	7	1967	Good	6,000	Y	N	2206 18TH AVE S
1	80	159660	0024	10/16/14	\$550,000	\$644,000	1,500	7	1950	VGood	5,720	N	N	2207 S HINDS ST
1	40	912200	0385	08/06/14	\$415,000	\$497,000	1,510	7	1909	Good	4,200	N	N	2355 16TH AVE S
1	40	059700	0550	09/19/14	\$350,000	\$414,000	1,530	7	1914	Avg	2,248	N	N	3014 BEACON AVE S
1	40	539360	0415	04/15/14	\$540,000	\$671,000	1,530	7	1979	VGood	6,000	N	N	2318 13TH AVE S
1	40	308500	1610	09/30/14	\$397,000	\$467,000	1,620	7	1959	Avg	6,000	N	N	2914 HARRIS PL S
1	20	396440	0120	05/08/15	\$512,500	\$560,000	1,620	7	1916	VGood	4,240	N	N	3214 17TH AVE S
1	20	308600	2550	07/16/15	\$558,000	\$595,000	1,640	7	1937	Avg	5,840	N	N	2802 14TH AVE S
1	40	754830	0326	02/20/15	\$290,000	\$325,000	1,660	7	1968	Avg	2,310	N	N	1722 16TH AVE S
1	20	307650	0900	07/15/15	\$699,950	\$746,000	1,680	7	1924	VGood	4,800	N	N	3009 14TH AVE S
1	20	396440	0160	11/18/14	\$540,000	\$626,000	1,680	7	1926	Good	4,240	N	N	3217 LAFAYETTE AVE S
1	40	307950	0135	07/29/13	\$485,000	\$652,000	1,710	7	1943	VGood	4,000	N	N	2508 18TH AVE S
1	40	754830	0344	05/02/13	\$345,000	\$475,000	1,740	7	1968	Avg	5,000	Y	N	1717 STURGUS AVE S
1	40	149830	1306	02/10/15	\$375,000	\$422,000	1,770	7	2002	Avg	3,840	N	N	1923 17TH AVE S
1	80	325350	0160	05/18/15	\$585,000	\$637,000	1,770	7	1925	VGood	3,809	N	N	3209 23RD AVE S
1	40	754830	0170	03/31/15	\$600,000	\$664,000	1,790	7	2003	Avg	5,200	N	N	1532 15TH AVE S
1	40	168340	0150	09/23/13	\$335,000	\$443,000	1,830	7	1913	Avg	3,000	N	N	2221 15TH AVE S
1	40	731990	0270	10/09/13	\$550,000	\$723,000	1,830	7	1923	Good	6,144	N	N	2906 18TH AVE S
1	20	308600	2920	09/09/15	\$777,000	\$811,000	1,860	7	1916	Good	7,200	N	N	3113 16TH AVE S
1	40	754830	0290	06/25/13	\$400,000	\$543,000	1,860	7	1967	Good	5,000	N	N	1761 STURGUS AVE S
1	40	885000	0050	08/04/15	\$598,400	\$633,000	1,880	7	1977	Avg	3,500	N	N	1520 14TH AVE S
1	80	162404	9088	06/11/13	\$431,000	\$587,000	1,900	7	1989	VGood	12,240	Y	N	3827 25TH AVE S
1	20	372680	0020	07/24/15	\$666,000	\$708,000	1,900	7	1910	Good	5,400	N	N	3413 LAFAYETTE AVE S
1	20	308600	3330	11/01/13	\$340,000	\$444,000	1,950	7	1920	Avg	4,800	N	N	2920 16TH AVE S
1	40	308300	0355	12/04/14	\$385,000	\$444,000	2,020	7	1950	Avg	4,000	N	N	2601 22ND AVE S
1	80	531210	0060	11/11/14	\$465,000	\$540,000	2,060	7	1994	Avg	3,141	N	N	3419 21ST AVE S
1	40	149830	0945	08/19/15	\$600,000	\$631,000	2,100	7	1902	Avg	6,000	Y	N	2016 14TH AVE S
1	40	149830	0650	08/05/15	\$573,500	\$607,000	2,120	7	1903	Avg	7,200	Y	N	2002 12TH AVE S
1	40	308000	0030	05/05/14	\$398,750	\$492,000	2,230	7	1954	Avg	4,000	N	N	2601 21ST AVE S
1	40	754830	0075	01/03/14	\$515,000	\$660,000	2,310	7	1914	VGood	7,500	N	N	1718 14TH AVE S
1	40	057000	0220	11/02/15	\$650,000	\$665,000	2,560	7	1996	Good	10,019	N	N	2535 13TH AVE S
1	80	816160	0160	10/01/13	\$551,000	\$726,000	2,680	7	1917	Avg	3,966	Y	N	3202 19TH AVE S
1	20	425340	0085	10/13/14	\$560,000	\$657,000	2,700	7	1976	Avg	6,000	N	N	2709 14TH AVE S
1	40	149830	0775	06/24/14	\$355,000	\$431,000	630	8	2007	Avg	747	N	N	1303 S HILL ST
1	40	149830	0879	08/12/13	\$339,900	\$455,000	820	8	2006	Avg	1,360	N	N	1410 S PLUM ST
1	40	149830	0781	04/16/14	\$329,000	\$409,000	830	8	2008	Avg	2,151	N	N	1309 S HILL ST
1	40	766010	0309	12/26/14	\$353,500	\$404,000	840	8	2008	Avg	972	N	N	1743 C 13TH AVE S
1	40	766010	0313	05/07/15	\$433,700	\$474,000	850	8	2008	Avg	1,694	N	N	1743 A 13TH AVE S
1	40	766010	0236	04/16/15	\$375,000	\$413,000	880	8	2008	Avg	1,362	N	N	1524 A 12TH AVE S
1	40	766010	0238	11/11/14	\$329,950	\$383,000	880	8	2008	Avg	812	N	N	1522 A 12TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	766010	0301	10/08/15	\$396,000	\$409,000	880	8	2009	Avg	925	N	N	1739 B 13TH AVE S
1	40	766010	0208	01/21/14	\$387,500	\$494,000	890	8	2007	Avg	835	N	N	1208 B S MASSACHUSETTS ST
1	40	766010	0212	08/11/15	\$415,000	\$438,000	890	8	2007	Avg	1,251	N	N	1210 B S MASSACHUSETTS ST
1	40	259766	0080	11/24/15	\$470,000	\$477,000	930	8	2007	Avg	1,443	N	N	2823 24TH AVE S
1	40	259766	0090	11/16/15	\$460,000	\$468,000	930	8	2007	Avg	1,332	N	N	2821 24TH AVE S
1	40	766060	0141	04/23/14	\$344,000	\$426,000	1,000	8	2008	Avg	878	N	N	1726 B 13TH AVE S
1	40	766060	0131	10/20/14	\$374,950	\$439,000	1,000	8	2008	Avg	1,172	N	N	1724 D 13TH AVE S
1	40	766060	0123	08/26/15	\$452,000	\$474,000	1,020	8	2008	Avg	1,129	N	N	1722 D 13TH AVE S
1	40	059700	0583	06/17/13	\$433,000	\$589,000	1,040	8	2008	Avg	1,077	N	N	3037 18TH AVE S
1	40	149830	0875	08/14/14	\$445,000	\$532,000	1,060	8	2006	Avg	930	N	N	1922 14TH AVE S
1	40	059700	0589	08/12/13	\$378,000	\$506,000	1,060	8	2008	Avg	1,160	N	N	3039 18TH AVE S
1	40	059700	0592	08/14/13	\$430,000	\$575,000	1,060	8	2009	Avg	1,184	N	N	3041 B 18TH AVE S
1	40	885000	0517	07/31/14	\$480,000	\$577,000	1,060	8	2010	Avg	1,431	N	N	1520 18TH AVE S
1	40	885000	0518	11/26/13	\$437,500	\$567,000	1,060	8	2010	Avg	1,423	N	N	1518 18TH AVE S
1	40	059700	0593	11/17/14	\$403,000	\$467,000	1,080	8	2009	Avg	1,101	N	N	3041 A 18TH AVE S
1	80	325350	0030	07/25/14	\$583,000	\$702,000	1,100	8	1955	VGood	9,453	N	N	3222 21ST AVE S
1	80	365010	0115	02/12/14	\$525,000	\$665,000	1,100	8	2013	Avg	4,125	N	N	3305 19TH AVE S
1	40	259766	0010	10/20/15	\$485,000	\$499,000	1,110	8	2007	Avg	1,830	N	N	2369 24TH AVE S
1	40	059700	0587	05/19/15	\$450,000	\$490,000	1,110	8	2008	Avg	1,125	N	N	3040 BEACON AVE S
1	40	059700	0590	10/07/13	\$369,950	\$487,000	1,120	8	2008	Avg	1,184	N	N	3044 A BEACON AVE S
1	40	149830	1600	08/15/14	\$616,000	\$736,000	1,150	8	1910	VGood	6,000	N	N	1911 18TH AVE S
1	40	754830	0500	04/21/15	\$619,950	\$681,000	1,200	8	2015	Avg	1,414	N	N	1751 18TH AVE S
1	40	059700	0551	11/18/14	\$499,950	\$579,000	1,200	8	2014	Avg	1,193	N	N	18TH AVE S
1	40	059700	0552	11/18/14	\$485,000	\$562,000	1,200	8	2014	Avg	1,320	N	N	3013 18TH AVE S
1	40	754830	0501	06/23/15	\$599,950	\$645,000	1,200	8	2015	Avg	1,416	N	N	1757 18TH AVE S
1	40	308300	0435	10/09/13	\$499,000	\$656,000	1,230	8	2013	Avg	8,000	N	N	2511 22ND AVE S
1	40	754830	0503	07/17/15	\$559,950	\$596,000	1,230	8	2015	Avg	1,336	N	N	1753 18TH AVE S
1	40	539360	0562	05/22/14	\$430,000	\$528,000	1,240	8	2007	Avg	1,588	N	N	2310 B 15TH AVE S
1	40	539360	0564	06/27/13	\$390,000	\$529,000	1,240	8	2007	Avg	1,527	N	N	2310 A 15TH AVE S
1	40	713330	0044	06/29/14	\$397,000	\$482,000	1,240	8	2007	Avg	1,275	N	N	1337 B 14TH AVE S
1	40	713330	0047	08/12/13	\$375,000	\$502,000	1,240	8	2008	Avg	1,252	N	N	1343 B 14TH AVE S
1	40	885000	0113	07/28/15	\$539,950	\$573,000	1,250	8	2007	Avg	1,060	Y	N	1526 15TH AVE S
1	40	885000	0113	10/11/13	\$430,000	\$565,000	1,250	8	2007	Avg	1,060	Y	N	1526 15TH AVE S
1	80	142630	0965	01/07/14	\$515,000	\$659,000	1,260	8	1954	Good	6,200	Y	N	3910 24TH AVE S
1	20	372680	0226	12/18/13	\$341,000	\$439,000	1,260	8	2013	Avg	1,071	N	N	3421 BEACON AVE S
1	20	372680	0227	01/03/14	\$339,000	\$435,000	1,260	8	2013	Avg	1,078	N	N	3423 BEACON AVE S
1	40	754830	0502	07/17/15	\$570,000	\$607,000	1,270	8	2015	Avg	1,334	N	N	1755 18TH AVE S
1	40	754880	0050	04/21/15	\$550,000	\$604,000	1,340	8	2010	Avg	1,303	N	N	1755 B 14TH AVE S
1	40	766060	0035	04/01/14	\$505,000	\$630,000	1,350	8	1903	VGood	6,050	N	N	1332 13TH AVE S
1	40	282960	0261	06/16/15	\$579,000	\$624,000	1,350	8	2015	Avg	1,631	N	N	1140 14TH AVE S
1	40	168340	0135	06/30/15	\$559,950	\$600,000	1,390	8	2015	Avg	928	N	N	2205 15TH AVE S
1	40	885000	0265	06/23/15	\$450,000	\$483,000	1,390	8	2007	Avg	2,133	N	N	1522 STURGIS AVE S
1	40	168340	0134	06/08/15	\$539,950	\$583,000	1,390	8	2015	Avg	1,275	N	N	2207 15TH AVE S
1	40	168340	0136	05/31/15	\$520,000	\$563,000	1,390	8	2015	Avg	675	N	N	2205 15TH AVE S
1	40	168340	0139	06/15/15	\$518,450	\$559,000	1,390	8	2015	Avg	927	N	N	2207 15TH AVE S
1	40	308500	1730	03/25/14	\$505,000	\$632,000	1,410	8	2013	Avg	4,000	Y	N	3120 HARRIS PL S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	168340	0137	06/06/15	\$559,950	\$605,000	1,410	8	2015	Avg	928	N	N	2205 15TH AVE S
1	40	168340	0138	06/06/15	\$530,000	\$573,000	1,410	8	2015	Avg	1,276	N	N	2207 15TH AVE S
1	40	168340	0167	10/08/15	\$688,000	\$711,000	1,420	8	2015	Avg	1,683	N	N	1507 S WALKER ST
1	40	754830	0065	10/23/13	\$449,000	\$588,000	1,430	8	1948	Good	7,500	N	N	1717 15TH AVE S
1	80	368090	0095	06/04/13	\$440,000	\$600,000	1,440	8	1971	Avg	7,840	N	N	4129 CHEASTY BLVD S
1	40	168340	0166	10/21/15	\$689,900	\$709,000	1,440	8	2015	Avg	1,659	N	N	1505 S WALKER ST
1	20	367890	0480	07/15/13	\$562,000	\$758,000	1,480	8	2012	Avg	3,471	N	N	1407 S HANFORD ST
1	40	713330	0177	01/07/14	\$359,950	\$461,000	1,490	8	2010	Avg	1,480	Y	N	1311 C 16TH AVE S
1	40	754880	0049	07/28/13	\$453,500	\$609,000	1,590	8	2009	Avg	1,237	N	N	1319 S STATE ST
1	40	388190	0181	02/13/13	\$340,000	\$479,000	1,590	8	2009	Avg	2,198	N	N	1213 S GRAND ST
1	40	149830	0540	10/21/15	\$675,000	\$694,000	1,710	8	1930	VGood	6,000	Y	N	1907 12TH AVE S
1	40	282960	0263	08/03/15	\$619,000	\$655,000	1,770	8	2015	Avg	1,603	N	N	1144 14TH AVE S
1	80	162404	9087	09/17/14	\$635,000	\$751,000	1,780	8	2001	Good	8,840	Y	N	2414 S BRADFORD ST
1	40	168340	0087	10/12/15	\$633,000	\$653,000	1,800	8	2015	Avg	1,298	N	N	2207 A 14TH AVE S
1	80	816160	0135	05/27/14	\$688,000	\$844,000	1,970	8	2014	Avg	4,000	Y	N	3220 19TH AVE S
1	80	372680	0420	01/08/13	\$452,000	\$643,000	2,010	8	1919	Avg	3,916	Y	N	3404 19TH AVE S
1	80	272920	0005	03/02/15	\$535,000	\$598,000	2,130	8	2014	Avg	8,460	N	N	3308 21ST AVE S
1	40	168340	0231	10/14/15	\$553,000	\$570,000	2,230	8	1994	Avg	2,500	N	N	1614 S COLLEGE ST
1	40	766010	0085	09/08/14	\$750,000	\$889,000	2,380	8	1902	Good	6,000	N	N	1331 13TH AVE S
1	40	308500	1545	02/11/14	\$534,988	\$678,000	2,400	8	2004	Avg	4,000	N	N	2822 HARRIS PL S
1	40	713330	0380	02/09/15	\$635,000	\$715,000	2,500	8	2014	Avg	4,000	N	N	1614 S ATLANTIC ST
1	80	368090	0065	08/17/15	\$635,000	\$669,000	2,520	8	1977	Good	6,850	N	N	4071 25TH AVE S
1	40	766060	0147	09/20/13	\$329,950	\$436,000	580	9	2013	Avg	1,110	N	N	1736 C 13TH AVE S
1	40	885000	0245	10/14/13	\$314,950	\$414,000	770	9	2012	Avg	2,007	Y	N	1534 STURGUS AVE S
1	40	885000	0248	07/22/13	\$379,900	\$511,000	810	9	2012	Avg	1,182	Y	N	1538 STURGUS AVE S
1	40	766060	0142	09/06/13	\$439,950	\$584,000	840	9	2013	Avg	781	N	N	1736 A 13TH AVE S
1	40	766060	0144	09/20/13	\$419,950	\$555,000	840	9	2013	Avg	980	N	N	1736 B 13TH AVE S
1	40	766060	0140	09/20/13	\$465,000	\$615,000	880	9	2013	Avg	781	N	N	1734 A 13TH AVE S
1	40	766060	0148	09/06/13	\$400,000	\$531,000	880	9	2013	Avg	1,111	N	N	1734 C 13TH AVE S
1	40	766060	0149	09/06/13	\$410,000	\$545,000	880	9	2013	Avg	980	N	N	1734 B 13TH AVE S
1	40	754830	0310	06/01/14	\$400,000	\$490,000	900	9	2014	Avg	970	N	N	1604 S GRAND ST
1	40	885000	0247	07/01/13	\$409,900	\$555,000	910	9	2012	Avg	1,234	Y	N	1540 STURGUS AVE S
1	40	885000	0448	03/21/13	\$375,000	\$523,000	920	9	2012	Avg	1,396	N	N	1537 18TH AVE S
1	40	754830	0305	12/20/13	\$386,950	\$498,000	980	9	2013	Avg	1,208	N	N	1768 16TH AVE S
1	40	754830	0306	11/12/13	\$375,000	\$488,000	980	9	2013	Avg	1,259	N	N	1770 16TH AVE S
1	40	754830	0307	09/20/13	\$399,950	\$529,000	980	9	2013	Avg	924	N	N	1600 S GRAND ST
1	40	754830	0309	04/28/14	\$410,000	\$507,000	1,000	9	2014	Avg	1,506	N	N	1606 S GRAND ST
1	40	754830	0308	09/06/13	\$421,000	\$559,000	1,040	9	2013	Avg	1,384	N	N	1602 S GRAND ST
1	40	149830	1055	05/25/13	\$397,950	\$545,000	1,050	9	2009	Avg	1,193	N	N	2111 A 15TH AVE S
1	40	885000	0447	02/14/13	\$340,000	\$478,000	1,060	9	2012	Avg	1,146	N	N	1539 18TH AVE S
1	40	885000	0509	09/23/14	\$525,000	\$620,000	1,080	9	2007	Avg	1,444	N	N	1526 18TH AVE S
1	40	885000	0445	03/04/13	\$335,000	\$469,000	1,090	9	2012	Avg	1,080	N	N	1543 18TH AVE S
1	40	885000	0246	10/14/13	\$399,950	\$525,000	1,120	9	2012	Avg	1,564	N	N	1536 STURGUS AVE S
1	40	149830	1059	03/17/15	\$518,500	\$577,000	1,180	9	2009	Avg	1,348	N	N	2113 A 15TH AVE S
1	40	149830	1064	04/24/15	\$541,500	\$594,000	1,180	9	2009	Avg	1,403	N	N	2117 A 15TH AVE S
1	40	149830	0750	09/21/15	\$675,000	\$702,000	1,200	9	2015	Avg	1,439	Y	N	2127 13TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	754830	0726	04/03/14	\$499,000	\$622,000	1,200	9	2009	Avg	1,616	N	N	1762 18TH AVE S
1	40	754830	0726	03/22/13	\$475,000	\$662,000	1,200	9	2009	Avg	1,616	N	N	1762 18TH AVE S
1	40	885000	0018	10/01/14	\$412,000	\$485,000	1,200	9	2010	Avg	813	N	N	1519 B 14TH AVE S
1	40	149830	0752	10/12/15	\$675,000	\$696,000	1,200	9	2015	Avg	1,400	Y	N	2123 13TH AVE S
1	40	754830	0732	05/28/14	\$574,950	\$705,000	1,220	9	2014	Avg	1,563	N	N	1801 S STATE ST
1	40	754830	0733	05/27/14	\$584,950	\$717,000	1,220	9	2014	Avg	1,536	N	N	1805 S STATE ST
1	40	885000	0586	04/08/14	\$448,000	\$558,000	1,240	9	2014	Avg	1,320	N	N	1824 S MASSACHUSETTS ST
1	40	388190	0316	06/10/15	\$649,950	\$702,000	1,250	9	2014	Avg	2,359	N	N	1803 17TH AVE S
1	40	388190	0317	01/23/15	\$579,000	\$656,000	1,250	9	2014	Avg	2,631	N	N	1801 17TH AVE S
1	40	754830	0497	01/31/13	\$480,000	\$678,000	1,280	9	2012	Avg	1,419	N	N	1721 S STATE ST
1	40	885000	0017	12/11/14	\$410,000	\$471,000	1,290	9	2010	Avg	1,121	N	N	1519 C 14TH AVE S
1	40	885000	0585	04/07/14	\$469,300	\$585,000	1,320	9	2014	Avg	1,689	N	N	1826 S MASSACHUSETTS ST
1	40	754830	0495	03/08/13	\$485,000	\$678,000	1,400	9	2012	Avg	1,975	N	N	1725 S STATE ST
1	40	754830	0496	06/26/15	\$630,888	\$677,000	1,420	9	2012	Avg	1,606	N	N	1723 S STATE ST
1	40	754830	0496	03/25/13	\$490,950	\$683,000	1,420	9	2012	Avg	1,606	N	N	1723 S STATE ST
1	40	149830	0950	12/08/15	\$496,000	\$501,000	1,530	9	2007	Avg	947	N	N	2008 A 14TH AVE S
1	40	149830	0950	02/21/14	\$399,950	\$505,000	1,530	9	2007	Avg	947	N	N	2008 A 14TH AVE S
1	40	149830	0952	05/20/14	\$347,900	\$428,000	1,530	9	2007	Avg	689	N	N	2008 B 14TH AVE S
1	40	754830	0731	08/08/14	\$559,950	\$671,000	1,660	9	2014	Avg	1,458	N	N	1754 18TH AVE S
1	40	149830	0956	08/14/15	\$599,000	\$631,000	1,670	9	2007	Avg	1,910	N	N	2010 A 14TH AVE S
1	40	754830	0734	07/30/14	\$554,975	\$667,000	1,720	9	2014	Avg	1,438	N	N	1750 18TH AVE S
1	40	539360	0571	12/10/14	\$539,000	\$620,000	1,760	9	2014	Avg	1,156	N	N	2302 15TH AVE S
1	40	539360	0570	12/26/14	\$545,000	\$623,000	1,800	9	2014	Avg	1,543	N	N	2300 15TH AVE S
1	40	539360	0572	01/21/15	\$569,000	\$645,000	1,850	9	2014	Avg	1,669	Y	N	2304 15TH AVE S
1	40	885000	0587	03/07/14	\$467,000	\$587,000	1,860	9	2014	Avg	1,416	N	N	1822 S MASSACHUSETTS ST
1	40	885000	0588	03/10/14	\$462,500	\$581,000	1,870	9	2014	Avg	1,563	N	N	1820 S MASSACHUSETTS ST
1	40	149830	0953	04/28/14	\$599,950	\$742,000	1,880	9	2014	Avg	1,703	N	N	2006 B 14TH AVE S
1	40	149830	0959	02/20/14	\$599,950	\$758,000	1,880	9	2014	Avg	1,703	N	N	2006 A 14TH AVE S
1	40	168340	0165	04/30/15	\$853,800	\$935,000	1,950	9	2013	Avg	2,665	N	N	1503 S WALKER ST
1	40	539360	0573	01/09/15	\$569,000	\$648,000	1,950	9	2014	Avg	1,635	Y	N	2306 15TH AVE S
1	40	149830	0955	05/12/14	\$579,950	\$715,000	1,980	9	2014	Avg	1,301	N	N	2004 A 14TH AVE S
1	40	149830	0957	11/20/15	\$645,000	\$655,000	1,980	9	2014	Avg	1,301	N	N	2004 B 14TH AVE S
1	40	149830	0957	05/05/14	\$574,950	\$710,000	1,980	9	2014	Avg	1,301	N	N	2004 B 14TH AVE S
1	40	539360	0811	10/01/13	\$700,000	\$923,000	2,020	9	2013	Avg	3,150	N	N	2307 19TH AVE S
1	40	308300	0750	08/12/15	\$875,000	\$923,000	2,310	9	2015	Avg	4,000	N	N	2912 22ND AVE S
1	40	388190	0315	01/06/15	\$790,000	\$900,000	2,370	9	2014	Avg	4,685	N	N	1805 17TH AVE S
1	40	388190	0380	02/19/15	\$908,000	\$1,019,000	2,520	9	2014	Avg	5,402	N	N	1814 18TH AVE S
1	40	539360	0410	03/25/15	\$785,000	\$871,000	2,560	9	2014	Avg	6,000	N	N	2338 13TH AVE S
1	40	308300	1210	11/21/13	\$765,000	\$994,000	2,460	10	2013	Avg	4,800	N	N	2315 S LANDER ST
2	50	149830	3985	05/11/15	\$320,000	\$349,000	760	6	1951	Avg	4,000	N	N	2007 30TH AVE S
2	50	570000	0175	12/12/13	\$408,880	\$528,000	910	6	1922	Good	4,200	N	N	2534 30TH AVE S
2	50	672570	0070	03/02/13	\$338,400	\$474,000	910	6	1928	Good	5,279	N	N	2821 29TH AVE S
2	50	149830	2800	10/07/14	\$400,000	\$470,000	1,010	6	1906	Avg	4,800	N	N	2029 24TH AVE S
2	50	169590	0025	03/27/15	\$450,000	\$499,000	1,010	6	1924	Good	3,627	Y	N	1723 30TH AVE S
2	50	169590	0025	04/24/13	\$361,600	\$499,000	1,010	6	1924	Good	3,627	Y	N	1723 30TH AVE S
2	50	182230	0040	05/07/14	\$420,000	\$518,000	1,040	6	1904	Good	3,500	N	N	1713 22ND AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(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	50	027200	0220	09/23/14	\$417,000	\$492,000	1,060	6	1907	Avg	4,000	N	N	1501 26TH AVE S
2	50	811110	0115	11/11/15	\$479,950	\$489,000	1,140	6	1943	Good	3,960	N	N	1809 28TH AVE S
2	50	027200	0125	08/29/14	\$438,000	\$521,000	1,200	6	1923	Good	4,000	N	N	1705 26TH AVE S
2	50	016100	0020	04/06/15	\$490,000	\$541,000	1,220	6	1925	Good	4,480	Y	N	1715 30TH AVE S
2	50	811110	0070	07/27/15	\$250,000	\$265,000	1,250	6	1928	Fair	3,960	N	N	1811 29TH AVE S
2	50	673870	0005	05/29/14	\$395,000	\$484,000	1,320	6	1909	Good	1,824	N	N	2000 30TH AVE S
2	50	000360	0057	03/19/15	\$402,500	\$447,000	760	7	2013	Avg	3,504	N	N	2523 30TH AVE S
2	50	027200	0880	08/27/13	\$555,000	\$739,000	880	7	1916	VGood	4,000	Y	N	1721 BRADNER PL S
2	50	149830	3155	08/28/13	\$340,000	\$453,000	900	7	1909	Avg	5,040	N	N	2111 25TH AVE S
2	50	027200	0620	12/02/14	\$290,000	\$334,000	900	7	1998	Avg	2,728	N	N	2703 S MASSACHUSETTS ST
2	50	027200	0635	09/02/15	\$304,000	\$318,000	900	7	1998	Avg	2,837	N	N	1722 MARTIN LUTHER KING JR WAY S
2	50	795400	0125	05/01/15	\$562,000	\$615,000	940	7	1957	VGood	5,978	N	N	2707 30TH AVE S
2	50	149830	3830	07/16/15	\$429,000	\$457,000	1,010	7	1924	Avg	6,000	Y	N	2111 29TH AVE S
2	50	000360	0046	03/19/15	\$488,737	\$543,000	1,060	7	2013	Avg	3,072	N	N	2525 30TH AVE S
2	50	149830	4065	06/14/14	\$496,752	\$606,000	1,090	7	1923	Good	5,000	N	N	1908 29TH AVE S
2	50	673870	0050	07/10/13	\$555,000	\$750,000	1,110	7	1920	VGood	4,040	N	N	2100 30TH AVE S
2	50	000360	0080	02/20/13	\$359,000	\$504,000	1,130	7	1983	Avg	5,000	N	N	2833 S BAYVIEW ST
2	50	000360	0072	03/30/15	\$680,000	\$753,000	1,170	7	1951	VGood	5,310	N	N	2531 30TH AVE S
2	50	539410	0020	07/29/15	\$625,000	\$663,000	1,200	7	1926	Good	4,750	N	N	2202 29TH AVE S
2	50	539410	0020	02/19/13	\$527,000	\$741,000	1,200	7	1926	Good	4,750	N	N	2202 29TH AVE S
2	50	690970	0335	01/15/13	\$405,000	\$575,000	1,230	7	1928	Avg	3,000	Y	N	1506 30TH AVE S
2	50	539360	1690	07/20/14	\$370,000	\$446,000	1,310	7	1940	Avg	6,000	N	N	2320 29TH AVE S
2	50	027200	0320	11/05/14	\$398,000	\$463,000	1,310	7	1998	Avg	2,996	N	N	1712 26TH AVE S
2	50	027200	0340	09/03/13	\$350,000	\$465,000	1,310	7	1998	Avg	2,997	N	N	1726 26TH AVE S
2	50	027200	0355	11/08/14	\$325,000	\$378,000	1,310	7	1998	Avg	2,998	N	N	1734 26TH AVE S
2	50	149830	3675	06/21/13	\$470,000	\$638,000	1,330	7	1960	Avg	6,000	Y	N	1920 28TH AVE S
2	50	539360	1635	12/29/14	\$515,000	\$588,000	1,390	7	1925	Good	6,000	Y	N	2321 29TH AVE S
2	50	570000	0245	06/02/14	\$540,000	\$661,000	1,460	7	1925	Good	4,240	N	N	2718 30TH AVE S
2	50	570000	0230	04/24/14	\$495,000	\$613,000	1,490	7	1925	VGood	4,240	N	N	2706 30TH AVE S
2	50	570000	0235	05/23/13	\$375,000	\$513,000	1,500	7	1925	Avg	4,240	N	N	2710 30TH AVE S
2	50	169590	0060	05/11/15	\$535,000	\$584,000	1,610	7	1925	Good	2,982	N	N	1733 30TH AVE S
2	50	912200	1231	04/03/15	\$585,444	\$647,000	1,640	7	1962	Avg	6,924	Y	N	2344 28TH AVE S
2	50	691020	0155	11/11/15	\$700,000	\$714,000	1,650	7	1900	Good	4,800	Y	N	1730 29TH AVE S
2	50	570000	0340	04/27/15	\$700,000	\$768,000	1,680	7	1922	Good	4,299	N	N	2814 30TH AVE S
2	50	691020	0145	12/22/15	\$876,000	\$879,000	1,690	7	1902	Good	8,730	Y	N	1728 29TH AVE S
2	50	000360	0023	07/21/15	\$653,295	\$695,000	1,990	7	1915	Avg	7,000	N	N	2803 30TH AVE S
2	50	209020	0065	06/03/15	\$600,000	\$649,000	2,010	7	1907	Good	4,400	N	N	2203 31ST AVE S
2	50	570000	0045	08/19/13	\$585,000	\$781,000	2,040	7	1925	VGood	4,080	N	N	2348 30TH AVE S
2	50	691020	0110	02/28/14	\$570,000	\$718,000	2,340	7	1956	Good	8,312	Y	N	2903 S MASSACHUSETTS ST
2	50	570000	0180	12/08/14	\$760,000	\$875,000	2,560	7	1910	VGood	5,250	N	N	2538 30TH AVE S
2	50	027200	0085	02/19/15	\$751,000	\$843,000	2,880	7	1980	Avg	6,800	N	N	1735 26TH AVE S
2	50	000360	0086	08/28/13	\$395,000	\$526,000	930	8	2008	Avg	1,230	N	N	2521 A 30TH AVE S
2	50	754830	1044	07/10/14	\$342,500	\$414,000	1,100	8	2008	Avg	826	N	N	2122 S STATE ST
2	50	754830	1050	04/02/15	\$390,000	\$431,000	1,120	8	2008	Avg	1,402	N	N	2116 S STATE ST
2	50	754830	1042	04/10/14	\$349,000	\$434,000	1,120	8	2008	Avg	1,535	N	N	2120 S STATE ST
2	50	754830	1056	06/09/14	\$345,000	\$421,000	1,120	8	2008	Avg	1,210	N	N	2110 S STATE ST

Improved Sales Used in this Physical Inspection Analysis
Area 79
(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	50	388190	0670	02/14/14	\$360,000	\$456,000	1,140	8	2007	Avg	1,814	N	N	1810 25TH AVE S
2	50	754830	1041	06/23/14	\$345,000	\$419,000	1,140	8	2008	Avg	1,192	N	N	2113 S MASSACHUSETTS ST
2	50	765910	0033	10/18/13	\$345,000	\$453,000	1,150	8	2004	Avg	1,910	N	N	1504 22ND AVE S
2	50	912200	1225	10/29/14	\$610,000	\$711,000	1,220	8	1958	Good	7,200	Y	N	2338 28TH AVE S
2	50	239460	0157	04/07/15	\$460,000	\$508,000	1,240	8	2008	Avg	1,840	Y	N	1750 24TH AVE S
2	50	029900	0046	10/22/15	\$485,000	\$498,000	1,300	8	2006	Avg	2,106	N	N	1511 A 23RD AVE S
2	50	673870	0040	09/16/13	\$660,000	\$874,000	1,300	8	1912	VGood	5,000	N	N	2009 31ST AVE S
2	50	239460	0124	06/18/13	\$394,000	\$536,000	1,320	8	2007	Avg	1,435	N	N	1727 25TH AVE S
2	50	027200	0121	02/06/15	\$400,000	\$451,000	1,390	8	2014	Avg	1,080	N	N	1711 26TH AVE S
2	50	027200	0122	03/02/15	\$402,500	\$450,000	1,390	8	2014	Avg	1,081	N	N	1713 26TH AVE S
2	50	690970	0340	08/20/14	\$619,000	\$739,000	1,430	8	1927	VGood	3,000	Y	N	1510 30TH AVE S
2	50	690970	0260	01/24/13	\$550,000	\$778,000	1,460	8	2012	Avg	2,513	Y	N	1513 31ST AVE S
2	50	690970	0480	11/03/15	\$765,000	\$782,000	1,510	8	1996	Good	3,360	Y	N	1547 30TH AVE S
2	50	690970	0475	11/19/15	\$780,000	\$793,000	1,550	8	1997	Avg	3,360	Y	N	1545 30TH AVE S
2	50	149830	3855	02/24/15	\$718,000	\$805,000	1,660	8	1939	VGood	4,408	N	N	2112 29TH AVE S
2	50	912200	1230	12/05/14	\$590,000	\$680,000	1,680	8	2007	Avg	5,079	N	N	2348 28TH AVE S
2	50	169590	0015	08/01/13	\$435,000	\$584,000	1,710	8	1925	Avg	4,040	Y	N	1735 31ST AVE S
2	50	149830	3905	04/02/15	\$615,000	\$680,000	1,780	8	1930	Good	3,240	N	N	2113 30TH AVE S
2	50	149830	3865	07/29/13	\$466,000	\$626,000	1,810	8	1937	Avg	4,000	N	N	2108 29TH AVE S
2	50	570000	0090	06/12/13	\$628,000	\$855,000	1,840	8	1925	Good	4,872	N	N	2337 31ST AVE S
2	50	209020	0035	01/03/14	\$548,750	\$704,000	1,850	8	1908	Avg	4,000	N	N	2113 31ST AVE S
2	50	570000	0020	07/23/15	\$780,000	\$829,000	1,890	8	1918	VGood	3,920	N	N	2330 30TH AVE S
2	50	570000	0275	05/28/14	\$635,000	\$778,000	2,000	8	1921	Good	5,500	N	N	2739 31ST AVE S
2	50	539360	1640	08/22/13	\$546,000	\$728,000	2,180	8	1925	Avg	6,000	Y	N	2327 29TH AVE S
2	50	570000	0120	07/22/14	\$780,000	\$940,000	2,190	8	2014	Avg	4,500	N	N	2317 31ST AVE S
2	50	912200	1323	10/04/13	\$580,000	\$764,000	2,200	8	1998	Avg	4,500	Y	N	2359 30TH AVE S
2	50	066900	0045	11/23/15	\$780,000	\$792,000	2,210	8	1993	Good	3,500	N	N	1916 30TH AVE S
2	50	016100	0005	07/03/13	\$630,000	\$853,000	2,240	8	1993	Good	3,808	Y	N	1701 30TH AVE S
2	50	811110	0090	07/08/15	\$603,750	\$645,000	2,310	8	1999	Avg	5,940	N	N	2808 S HOLGATE ST
2	50	539360	1655	04/09/13	\$650,000	\$901,000	2,590	8	2003	Avg	6,000	Y	N	2206 28TH AVE S
2	50	149830	3700	08/22/14	\$780,000	\$930,000	2,880	8	1921	Avg	12,000	N	N	2819 S HOLGATE ST
2	50	000360	0050	12/20/13	\$410,000	\$528,000	860	9	2013	Avg	1,343	N	N	2527 D 30TH AVE S
2	50	000360	0051	12/20/13	\$399,900	\$515,000	860	9	2013	Avg	2,412	N	N	2527 E 30TH AVE S
2	50	000360	0047	12/06/13	\$439,900	\$569,000	920	9	2013	Avg	1,302	N	N	2527 A 30TH AVE S
2	50	000360	0048	01/08/14	\$422,500	\$541,000	970	9	2013	Avg	1,246	N	N	2527 B 30TH AVE S
2	50	000360	0049	11/25/13	\$427,900	\$555,000	970	9	2013	Avg	1,509	N	N	2527 C 30TH AVE S
2	50	027200	0120	01/09/15	\$502,500	\$572,000	1,290	9	2014	Avg	1,838	N	N	1709 26TH AVE S
2	50	811110	0031	10/30/13	\$765,000	\$1,000,000	1,770	9	2013	Avg	3,804	Y	N	2839 S GRAND ST
2	50	149830	3895	07/29/14	\$630,000	\$757,000	1,780	9	1930	Good	3,240	N	N	2111 30TH AVE S
2	50	673870	0075	06/26/14	\$755,000	\$917,000	2,100	9	2000	Avg	4,000	N	N	2101 31ST AVE S
2	50	570000	0130	12/07/15	\$842,000	\$850,000	2,140	9	2006	Avg	4,100	N	N	2311 31ST AVE S
2	50	149830	3856	05/18/15	\$990,000	\$1,077,000	2,410	9	2014	Avg	3,807	N	N	2114 29TH AVE S
2	50	149830	3857	07/10/15	\$1,085,000	\$1,159,000	2,530	9	2014	Avg	3,780	N	N	2116 29TH AVE S
2	50	149830	3740	09/02/15	\$845,000	\$885,000	2,660	9	1999	Avg	6,000	Y	N	2010 28TH AVE S
2	50	149830	3745	02/24/15	\$977,500	\$1,095,000	2,720	9	2014	Avg	6,000	Y	N	2006 28TH AVE S
2	50	027200	0945	03/25/15	\$826,000	\$916,000	1,730	10	2000	Avg	4,000	Y	N	1701 29TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(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	50	539360	1630	07/01/15	\$1,112,280	\$1,192,000	2,940	10	2013	Avg	6,000	Y	N	2315 29TH AVE S
2	50	539360	1630	10/14/13	\$880,000	\$1,156,000	2,940	10	2013	Avg	6,000	Y	N	2315 29TH AVE S
3	20	568000	0735	02/07/13	\$281,000	\$396,000	690	6	1948	Good	4,805	N	N	3915 14TH AVE S
3	30	274110	0800	07/08/14	\$315,000	\$381,000	720	6	1919	Good	2,674	N	N	4823 12TH AVE S
3	30	514100	0571	08/25/14	\$267,000	\$318,000	800	6	1919	Good	2,480	N	N	1308 S SHELTON ST
3	20	568000	0855	04/01/13	\$271,000	\$377,000	800	6	1947	Good	5,760	N	N	3713 14TH AVE S
3	20	568000	0900	05/24/15	\$375,000	\$407,000	810	6	1920	Avg	4,800	N	N	3722 13TH AVE S
3	30	514100	0685	10/21/14	\$320,000	\$374,000	830	6	1948	Good	6,200	N	N	4802 13TH AVE S
3	20	395940	1735	07/11/13	\$325,000	\$439,000	840	6	1941	Good	4,420	N	N	4526 10TH AVE S
3	30	514100	0405	02/11/14	\$399,000	\$506,000	850	6	1918	VGood	4,600	N	N	5014 13TH AVE S
3	30	002800	0005	11/19/13	\$298,350	\$388,000	860	6	1947	Good	4,148	N	N	1341 S FERDINAND ST
3	30	514100	0290	07/12/13	\$275,000	\$371,000	860	6	1918	Avg	3,797	N	N	1317 S PEARL ST
3	20	395940	1730	06/18/13	\$309,950	\$421,000	880	6	1941	Good	4,304	N	N	4516 10TH AVE S
3	30	274060	0005	07/02/13	\$298,000	\$403,000	920	6	1947	Good	5,000	N	N	1201 S DAWSON ST
3	20	395940	0820	06/05/13	\$375,000	\$512,000	930	6	1947	VGood	4,800	N	N	4519 13TH AVE S
3	30	274110	0280	05/13/14	\$415,000	\$511,000	980	6	1911	VGood	5,000	N	N	4958 12TH AVE S
3	20	395940	1750	06/04/15	\$220,000	\$238,000	980	6	1941	Avg	5,335	N	N	4532 10TH AVE S
3	20	367940	1110	05/30/14	\$332,000	\$407,000	1,000	6	1942	Good	4,776	N	N	4552 14TH AVE S
3	20	568000	0545	12/03/14	\$330,000	\$380,000	1,070	6	1942	Good	5,202	Y	N	4012 12TH AVE S
3	20	367940	1240	02/18/14	\$306,000	\$387,000	1,110	6	1950	Good	6,185	N	N	4536 15TH AVE S
3	30	514100	0140	05/22/15	\$459,900	\$500,000	1,110	6	1919	VGood	4,000	N	N	4863 13TH AVE S
3	30	274060	0150	05/17/13	\$255,000	\$350,000	1,270	6	1900	Avg	4,401	N	N	1110 S BENNETT ST
3	30	514100	0510	09/15/14	\$392,000	\$464,000	1,330	6	1917	Good	3,797	N	N	1312 S HUDSON ST
3	30	944830	0165	07/17/13	\$361,000	\$487,000	1,380	6	1917	Good	8,032	N	N	1325 S DAWSON ST
3	30	754980	0350	02/26/15	\$365,000	\$409,000	1,580	6	1921	Avg	6,000	N	N	5324 14TH AVE S
3	20	367940	0460	09/18/15	\$280,000	\$291,000	730	7	2006	Avg	1,352	N	N	3904 A 14TH AVE S
3	30	206460	0015	07/22/15	\$285,000	\$303,000	790	7	1940	Avg	3,476	N	N	4635 14TH AVE S
3	30	754980	0360	08/24/13	\$302,000	\$403,000	820	7	1960	Good	6,000	N	N	5328 14TH AVE S
3	20	367940	0503	03/30/15	\$330,000	\$365,000	840	7	2011	Avg	958	N	N	4010 B 14TH AVE S
3	20	395940	0740	09/03/13	\$352,948	\$469,000	860	7	1946	Good	4,800	N	N	4342 12TH AVE S
3	30	792510	0496	08/25/15	\$250,000	\$262,000	860	7	1948	Avg	4,326	N	N	1210 S LUCILE ST
3	20	568000	0521	04/09/14	\$418,200	\$521,000	870	7	1935	VGood	5,640	N	N	4003 13TH AVE S
3	20	568000	0526	04/21/14	\$240,000	\$298,000	890	7	1940	Avg	3,960	Y	N	4001 13TH AVE S
3	30	060000	0460	06/21/13	\$275,000	\$373,000	900	7	1941	Good	6,134	N	N	4803 15TH AVE S
3	20	395940	1630	04/16/13	\$355,000	\$491,000	910	7	1941	Good	4,110	N	N	1028 S SNOQUALMIE ST
3	20	367940	0690	05/14/13	\$320,000	\$439,000	940	7	1942	Good	4,800	N	N	4149 15TH AVE S
3	30	792510	0514	05/24/15	\$285,000	\$310,000	940	7	2008	Avg	1,169	N	N	5507 A 13TH AVE S
3	30	792510	0518	05/19/15	\$300,000	\$326,000	940	7	2008	Avg	1,169	N	N	5507 B 13TH AVE S
3	20	395940	1645	06/04/14	\$355,000	\$434,000	950	7	1947	Good	4,000	N	N	4545 11TH AVE S
3	20	367940	0472	05/16/14	\$299,950	\$369,000	960	7	2014	Avg	1,343	N	N	3922 C 14TH AVE S
3	20	367940	0474	11/04/14	\$294,000	\$342,000	960	7	2014	Avg	1,361	N	N	3922 A 14TH AVE S
3	20	367940	0482	04/17/14	\$299,950	\$372,000	960	7	2014	Avg	1,311	N	N	3928 C 14TH AVE S
3	20	367940	0483	04/14/14	\$289,950	\$360,000	960	7	2014	Avg	1,016	N	N	3928 B 14TH AVE S
3	20	367940	0484	09/18/14	\$295,500	\$349,000	960	7	2014	Avg	1,332	N	N	3928 A 14TH AVE S
3	20	395940	0577	10/22/14	\$352,000	\$411,000	970	7	1940	Avg	7,333	N	N	4158 12TH AVE S
3	20	395940	0940	10/12/15	\$394,800	\$407,000	970	7	1951	Avg	4,800	N	N	4549 12TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(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	367940	0497	07/05/13	\$299,000	\$404,000	970	7	2013	Avg	1,254	N	N	4000 C 14TH AVE S
3	20	367940	0498	08/30/13	\$254,000	\$338,000	970	7	2013	Avg	969	N	N	4000 B 14TH AVE S
3	20	367940	0499	05/09/13	\$299,000	\$411,000	970	7	2013	Avg	1,268	N	N	4000 A 14TH AVE S
3	20	367940	0487	10/18/13	\$265,000	\$348,000	970	7	2013	Avg	1,366	N	N	3936 C 14TH AVE S
3	20	367940	0488	09/12/13	\$260,000	\$345,000	970	7	2013	Avg	1,058	N	N	3936 B 14TH AVE S
3	20	367940	0489	06/14/13	\$300,000	\$408,000	970	7	2013	Avg	1,367	N	N	3939 A 14TH AVE S
3	20	395940	1880	08/20/14	\$395,000	\$471,000	980	7	1950	VGood	4,018	N	N	4525 10TH AVE S
3	20	568000	0935	06/24/13	\$386,400	\$524,000	980	7	1949	Good	9,000	N	N	3606 13TH AVE S
3	20	568000	0530	04/05/13	\$389,000	\$540,000	990	7	1947	Good	6,003	Y	N	4002 12TH AVE S
3	20	395940	0335	04/23/15	\$560,000	\$615,000	1,020	7	1941	Good	7,333	Y	N	1302 S OREGON ST
3	30	274110	0741	06/04/14	\$411,715	\$504,000	1,040	7	1952	VGood	5,101	N	N	4903 12TH AVE S
3	20	395940	1670	05/28/13	\$431,100	\$589,000	1,040	7	2013	Avg	6,063	Y	N	4525 11TH AVE S
3	20	567950	1300	08/03/15	\$459,800	\$487,000	1,060	7	1909	Avg	4,800	N	N	4113 12TH AVE S
3	20	568000	0876	07/21/15	\$550,000	\$585,000	1,060	7	1946	Avg	8,400	N	N	3702 13TH AVE S
3	20	367940	0473	04/08/14	\$289,950	\$361,000	1,060	7	2014	Avg	1,039	N	N	3922 B 14TH AVE S
3	20	395940	0875	10/23/13	\$360,000	\$472,000	1,070	7	1941	Good	5,560	N	N	4522 12TH AVE S
3	30	060000	0023	04/29/13	\$312,000	\$430,000	1,120	7	1952	Avg	5,445	N	N	4815 14TH AVE S
3	30	792510	0271	05/20/14	\$430,000	\$528,000	1,200	7	1906	VGood	4,500	N	N	5206 13TH AVE S
3	20	395940	1016	08/19/15	\$405,000	\$426,000	1,220	7	1957	Avg	4,989	N	N	1111 S OREGON ST
3	20	395940	0710	07/30/14	\$447,000	\$537,000	1,230	7	1944	VGood	6,001	N	N	4322 12TH AVE S
3	20	367940	0675	07/02/13	\$350,000	\$474,000	1,280	7	1940	Good	4,886	N	N	1420 S NEVADA ST
3	20	567950	1295	03/04/14	\$491,500	\$619,000	1,300	7	2013	Avg	4,481	N	N	4117 12TH AVE S
3	20	395940	0855	08/20/14	\$525,000	\$627,000	1,350	7	1940	VGood	7,200	Y	N	4508 12TH AVE S
3	30	373280	0170	07/09/13	\$234,094	\$316,000	1,380	7	1966	Avg	4,804	N	N	1341 S PEARL ST
3	20	568000	0570	01/09/13	\$400,000	\$568,000	1,420	7	1949	Avg	8,258	Y	N	4111 13TH AVE S
3	30	514100	0720	08/05/14	\$400,000	\$480,000	1,450	7	2004	Avg	3,797	N	N	1314 S EDMUNDS ST
3	20	367940	0705	05/22/13	\$425,000	\$582,000	1,580	7	1927	VGood	6,000	N	N	4137 15TH AVE S
3	20	395940	0135	06/02/14	\$380,000	\$465,000	1,060	8	1950	Avg	4,800	N	N	4532 13TH AVE S
3	30	274110	0420	04/11/14	\$380,000	\$473,000	1,140	8	1951	Avg	5,127	N	N	5100 CORSON AVE S
3	20	567950	1310	10/30/14	\$445,000	\$519,000	1,210	8	1956	Avg	4,800	N	N	4107 12TH AVE S
3	20	395940	1284	06/26/14	\$440,000	\$534,000	1,220	8	1949	Good	6,290	N	N	4145 12TH AVE S
3	20	395940	1405	05/17/13	\$419,000	\$575,000	1,230	8	1993	Good	6,167	Y	N	4405 POWELL PL S
3	20	367940	0815	05/01/14	\$417,000	\$516,000	1,320	8	1950	Good	6,621	N	N	4150 15TH AVE S
3	20	367940	1030	08/15/14	\$375,000	\$448,000	1,340	8	1954	Avg	4,800	N	N	4311 15TH AVE S
3	20	395940	1265	06/15/15	\$540,000	\$582,000	1,430	8	1955	Avg	4,933	N	N	4436 11TH AVE S
3	20	395940	0305	01/07/13	\$425,000	\$604,000	1,450	8	1938	Avg	4,800	N	N	4328 13TH AVE S
3	30	514100	0605	06/18/15	\$523,165	\$563,000	1,480	8	2004	Avg	3,797	Y	N	1313 S EDMUNDS ST
3	20	367940	1150	09/15/15	\$470,000	\$490,000	1,490	8	1928	Avg	4,800	N	N	4533 15TH AVE S
3	20	568000	0750	07/30/14	\$385,000	\$463,000	1,560	8	1999	Avg	4,805	N	N	3911 14TH AVE S
3	20	395940	0320	10/14/15	\$560,000	\$577,000	1,640	8	1930	Avg	4,800	N	N	4340 13TH AVE S
3	20	395940	1196	05/06/15	\$475,000	\$519,000	1,650	8	1930	Avg	4,037	N	N	4314 POWELL PL S
3	20	395940	0400	07/09/14	\$569,000	\$688,000	1,770	8	1929	VGood	8,227	N	N	4120 13TH AVE S
3	20	395940	0645	01/07/15	\$605,000	\$689,000	1,980	8	1955	Avg	9,600	Y	N	4315 13TH AVE S
3	20	395940	0345	03/11/15	\$589,500	\$657,000	2,270	8	1929	Good	4,933	N	N	4159 14TH AVE S
3	20	367940	0517	08/06/15	\$530,000	\$560,000	1,240	9	2008	Avg	1,203	N	N	1402 S DAKOTA ST
3	20	395940	0955	05/03/13	\$355,000	\$489,000	1,670	9	1975	Good	2,827	N	N	4543 12TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(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	568000	0455	11/17/14	\$577,288	\$669,000	2,870	9	2008	Avg	7,200	N	N	3900 12TH AVE S
4	70	160460	1325	09/15/15	\$255,000	\$266,000	580	6	1915	Good	3,000	N	N	4215 LETITIA AVE S
4	70	128230	0395	10/02/15	\$360,000	\$373,000	630	6	1995	Avg	3,600	N	N	3224 CLAREMONT AVE S
4	70	160460	0650	06/14/13	\$259,000	\$352,000	640	6	1905	Avg	6,000	N	N	4434 LETITIA AVE S
4	80	194480	0076	10/15/13	\$225,000	\$295,000	670	6	1919	Avg	3,880	N	N	3305 27TH AVE S
4	70	560900	0085	03/03/15	\$230,000	\$257,000	710	6	1926	Avg	4,697	N	N	3864 LETITIA AVE S
4	70	160460	1155	12/08/14	\$180,000	\$207,000	780	6	1920	Fair	3,540	N	N	4136 LEXINGTON PL S
4	70	160460	2145	05/19/15	\$455,000	\$495,000	800	6	1915	VGood	2,790	N	N	4014 LETITIA AVE S
4	70	128230	0470	12/21/15	\$325,000	\$326,000	840	6	1924	Avg	3,936	N	N	3219 CLAREMONT AVE S
4	70	160460	0790	02/11/15	\$316,000	\$356,000	860	6	1906	Avg	3,000	N	N	4431 RAINIER AVE S
4	70	160710	0041	06/21/13	\$200,000	\$272,000	910	6	1955	Avg	6,370	N	N	3003 S ANDOVER ST
4	70	162404	9092	06/30/14	\$255,000	\$309,000	940	6	1919	Avg	9,967	N	N	3822 MARTIN LUTHER KING JR WAY S
4	70	128230	0410	02/27/13	\$225,000	\$315,000	950	6	1900	Avg	5,400	N	N	3218 CLAREMONT AVE S
4	70	160460	1855	02/13/15	\$360,500	\$405,000	970	6	1974	Avg	6,180	Y	N	4111 34TH AVE S
4	70	160460	2195	02/23/15	\$265,000	\$297,000	980	6	1913	Avg	5,292	N	N	4005 RAINIER AVE S
4	70	162404	9099	05/24/13	\$275,000	\$376,000	1,010	6	1962	Good	5,580	N	N	3023 S DAKOTA ST
4	70	162404	9039	08/24/15	\$349,000	\$367,000	1,130	6	1925	Avg	5,658	N	N	2907 S COURT ST
4	70	160460	1280	09/04/15	\$362,000	\$379,000	1,240	6	1983	Avg	3,000	Y	N	4216 34TH AVE S
4	70	162404	9043	09/10/15	\$295,000	\$308,000	1,300	6	1906	Avg	5,500	N	N	3625 RENTON AVE S
4	80	142630	0455	05/30/13	\$380,000	\$519,000	810	7	1907	Good	3,708	N	N	3529 ANTHONY PL S
4	70	160460	0660	05/12/14	\$350,000	\$431,000	910	7	1906	Good	4,500	N	N	4430 LETITIA AVE S
4	70	160710	0139	07/25/14	\$250,000	\$301,000	990	7	1954	Avg	6,250	N	N	4110 RENTON AVE S
4	70	160460	0860	05/16/13	\$402,000	\$552,000	1,090	7	2013	Avg	5,000	Y	N	4400 34TH AVE S
4	70	160460	1225	04/20/15	\$423,500	\$466,000	1,100	7	1984	Avg	6,000	Y	N	4238 34TH AVE S
4	70	160460	1845	03/14/13	\$420,000	\$586,000	1,120	7	1905	VGood	4,500	Y	N	4117 34TH AVE S
4	70	162404	9053	11/11/13	\$320,000	\$417,000	1,140	7	1958	Avg	11,400	N	N	3918 31ST AVE S
4	70	160460	1375	06/19/14	\$378,750	\$461,000	1,260	7	2011	Avg	3,000	N	N	3508 S GENESEE ST
4	70	560900	0310	04/17/14	\$377,900	\$469,000	1,270	7	1965	Good	5,001	N	N	3837 LETITIA AVE S
4	70	160710	0178	11/20/13	\$435,000	\$565,000	1,280	7	1984	Good	7,030	N	N	3200 S GENESEE ST
4	70	160710	0102	04/25/14	\$390,000	\$483,000	1,300	7	1996	Good	5,316	N	N	4034 31ST AVE S
4	70	162404	9293	05/06/14	\$390,000	\$481,000	1,310	7	2006	Avg	5,000	N	N	3663 RENTON AVE S
4	70	560900	0326	03/19/14	\$322,500	\$404,000	1,320	7	1960	Avg	5,000	N	N	3847 LETITIA AVE S
4	70	160710	0094	08/26/13	\$389,000	\$518,000	1,340	7	1995	Good	5,014	N	N	3104 S DAKOTA ST
4	70	160710	0070	06/13/13	\$370,213	\$504,000	1,370	7	1979	Avg	6,700	N	N	4002 31ST AVE S
4	70	791760	0105	05/15/15	\$525,000	\$572,000	1,370	7	1928	VGood	5,750	N	N	4103 RENTON AVE S
4	70	162404	9228	11/24/14	\$325,000	\$376,000	1,510	7	1957	Avg	6,975	N	N	3826 RENTON AVE S
4	70	428240	0045	12/11/13	\$365,000	\$471,000	1,610	7	1970	Avg	5,495	N	N	4028 RENTON AVE S
4	70	162404	9275	08/12/14	\$327,000	\$391,000	1,630	7	1999	Avg	5,361	N	N	3001 A S COURT ST
4	70	160460	1543	07/17/13	\$352,675	\$475,000	1,650	7	2006	Avg	3,151	N	N	4084 LETITIA AVE S
4	70	160460	0835	04/22/15	\$400,000	\$439,000	1,680	7	1910	Avg	4,000	Y	N	4414 34TH AVE S
4	70	393790	0120	10/06/14	\$400,000	\$470,000	1,810	7	1997	Good	5,012	N	N	3036 S BRADFORD ST
4	70	160460	1825	09/18/13	\$374,991	\$496,000	1,880	7	2001	VGood	3,132	Y	N	4093 LETITIA AVE S
4	70	160460	1195	08/13/15	\$415,000	\$438,000	1,950	7	2002	Avg	3,000	Y	N	4209 34TH AVE S
4	70	160710	0051	07/19/13	\$318,600	\$429,000	1,530	8	2000	Avg	3,154	N	N	3025 S ANDOVER ST
4	70	160710	0052	06/25/13	\$375,000	\$509,000	1,680	8	2003	Avg	2,500	N	N	4009 31ST AVE S
4	70	162404	9192	09/03/15	\$622,000	\$651,000	1,970	8	2013	Avg	7,587	N	N	3811 RENTON AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(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
4	70	162404	9192	08/02/13	\$410,000	\$550,000	1,970	8	2013	Avg	7,587	N	N	3811 RENTON AVE S
4	70	393790	0096	01/31/13	\$471,000	\$665,000	2,020	8	2012	Avg	5,021	N	N	3020 S BRADFORD ST
4	70	162404	9292	10/15/14	\$449,990	\$527,000	2,050	8	2014	Avg	5,029	N	N	3661 RENTON AVE S
4	70	162404	9291	10/08/14	\$557,500	\$655,000	2,670	8	2014	Avg	5,025	Y	N	3667 RENTON AVE S
4	70	160460	1572	09/05/14	\$345,000	\$410,000	860	9	2009	Avg	696	N	N	4070 B LETITIA AVE S
4	70	160460	1571	09/11/15	\$438,500	\$458,000	1,040	9	2009	Avg	958	N	N	4070 C LETITIA AVE S
4	70	160460	1573	03/26/13	\$328,500	\$457,000	1,040	9	2009	Avg	957	N	N	4070 A LETITIA AVE S
4	70	160460	2050	07/11/14	\$460,000	\$556,000	1,080	9	2005	Avg	2,527	Y	N	4011 LETITIA AVE S
4	70	160460	1801	02/17/15	\$539,000	\$605,000	1,080	9	2010	Avg	1,400	Y	N	4077 LETITIA AVE S
4	70	160460	1803	04/08/15	\$525,000	\$580,000	1,080	9	2010	Avg	1,400	Y	N	4081 LETITIA AVE S
4	70	160460	1570	09/05/14	\$374,000	\$444,000	1,100	9	2009	Avg	1,695	N	N	4068 LETITIA AVE S
4	70	160460	1804	04/16/15	\$532,000	\$586,000	1,170	9	2010	Avg	2,050	Y	N	4083 LETITIA AVE S
4	70	160460	1760	07/24/13	\$620,000	\$834,000	1,450	9	2006	Good	4,600	Y	N	4050 34TH AVE S
4	70	160710	0038	09/21/14	\$500,000	\$590,000	1,640	9	2013	Avg	5,001	N	N	4062 RENTON AVE S
4	70	160510	0005	06/12/14	\$620,000	\$756,000	1,930	9	2013	Avg	5,510	N	N	3508 S OREGON ST
4	70	560900	0311	04/10/15	\$729,999	\$805,000	2,510	9	2012	Avg	6,110	Y	N	3839 LETITIA AVE S
5	60	983420	0680	08/20/13	\$225,000	\$300,000	430	5	1918	Avg	4,080	N	N	3324 35TH AVE S
5	60	983420	0225	06/24/13	\$249,950	\$339,000	680	5	1905	Good	4,080	N	N	3412 S HORTON ST
5	60	983420	1205	03/04/15	\$385,000	\$430,000	620	6	1954	Avg	5,100	N	N	3656 COURTLAND PL S
5	60	795030	0890	07/20/15	\$378,000	\$402,000	770	6	1910	Avg	5,714	N	N	4036 37TH AVE S
5	60	795030	0775	12/04/14	\$350,000	\$403,000	790	6	1911	Avg	4,590	N	N	4009 38TH AVE S
5	60	983420	1010	12/07/15	\$390,000	\$394,000	800	6	1947	Avg	4,080	N	N	3415 36TH AVE S
5	60	983470	0145	05/18/15	\$532,000	\$579,000	910	6	1912	Good	5,247	N	N	3329 37TH AVE S
5	60	983420	1045	03/13/13	\$282,000	\$394,000	930	6	1929	Avg	4,080	N	N	3410 35TH AVE S
5	60	983420	0411	11/13/14	\$390,000	\$453,000	950	6	1947	Good	3,621	N	N	3503 S HANFORD ST
5	60	128230	0105	06/04/14	\$317,000	\$388,000	1,010	6	1959	Avg	5,400	N	N	3148 WETMORE AVE S
5	60	983420	0445	07/05/13	\$405,000	\$548,000	1,020	6	1909	Good	4,080	N	N	3221 37TH PL S
5	60	983420	0310	03/25/14	\$433,000	\$542,000	1,080	6	1919	Good	4,080	N	N	3209 36TH AVE S
5	60	983420	1000	05/22/15	\$450,000	\$489,000	1,090	6	1955	VGood	4,080	N	N	3407 36TH AVE S
5	60	983420	1000	03/14/14	\$412,500	\$518,000	1,090	6	1955	VGood	4,080	N	N	3407 36TH AVE S
5	60	983420	0925	09/10/14	\$330,000	\$391,000	1,170	6	1907	Avg	4,080	N	N	3408 33RD AVE S
5	60	983420	0875	01/03/14	\$433,157	\$555,000	1,340	6	1922	Good	4,080	N	N	3407 34TH AVE S
5	60	983420	0350	07/20/15	\$569,000	\$605,000	1,430	6	1920	Good	4,080	N	N	3243 36TH AVE S
5	60	983420	0130	07/10/13	\$446,000	\$602,000	1,670	6	1913	VGood	4,080	N	N	3234 33RD AVE S
5	60	983420	0790	09/29/13	\$380,000	\$501,000	600	7	1909	Good	4,080	N	N	3318 34TH AVE S
5	60	128230	0789	10/25/13	\$225,000	\$295,000	790	7	2008	Avg	904	N	N	3317 A WETMORE AVE S
5	60	128230	0791	08/28/13	\$242,000	\$322,000	790	7	2008	Avg	1,080	N	N	3317 B WETMORE AVE S
5	60	983420	1215	10/09/14	\$276,000	\$324,000	820	7	2004	Avg	2,676	N	N	3646 COURTLAND PL S
5	60	983420	1460	08/10/15	\$412,000	\$435,000	840	7	2005	Avg	1,517	N	N	3616 35TH AVE S
5	60	983420	1470	12/18/14	\$303,000	\$347,000	840	7	2007	Avg	1,075	N	N	3625 36TH AVE S
5	60	983420	1474	06/20/15	\$406,000	\$437,000	840	7	2005	Avg	1,136	N	N	3623 36TH AVE S
5	60	983420	1476	10/27/15	\$390,000	\$400,000	840	7	2005	Avg	804	N	N	3621 36TH AVE S
5	60	795030	2121	07/16/14	\$289,000	\$349,000	860	7	2007	Avg	1,309	N	N	4110 A 37TH AVE S
5	60	983420	0950	06/16/14	\$385,000	\$469,000	870	7	1984	Good	4,080	N	N	3415 35TH AVE S
5	60	983420	1795	02/21/14	\$432,000	\$546,000	870	7	1907	VGood	4,080	N	N	3841 37TH AVE S
5	60	983420	0330	11/18/13	\$429,900	\$559,000	880	7	1925	VGood	4,080	N	N	3225 36TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(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	60	983420	0440	06/24/14	\$615,000	\$747,000	960	7	1924	Good	4,080	N	N	3219 37TH PL S
5	60	983420	0785	04/25/13	\$401,000	\$553,000	980	7	2012	Avg	4,080	N	N	3320 34TH AVE S
5	60	570000	2285	10/16/14	\$495,000	\$580,000	1,020	7	1917	Good	3,570	N	N	3512 S HANFORD ST
5	60	983420	0885	04/20/15	\$550,000	\$605,000	1,040	7	1962	VGood	4,080	N	N	3415 34TH AVE S
5	60	128230	0995	02/22/15	\$365,000	\$409,000	1,060	7	2007	Avg	915	N	N	3324 WETMORE AVE S
5	60	983420	0365	08/15/14	\$607,000	\$726,000	1,060	7	1921	VGood	4,080	N	N	3240 35TH AVE S
5	60	983420	0995	02/10/14	\$425,000	\$539,000	1,070	7	2014	Avg	5,100	N	N	3403 36TH AVE S
5	60	795030	0830	07/11/13	\$416,500	\$562,000	1,080	7	1952	Good	6,120	N	N	4043 38TH AVE S
5	60	983420	0305	02/10/15	\$615,000	\$692,000	1,090	7	1904	VGood	3,876	N	N	3205 36TH AVE S
5	60	570000	2125	06/10/14	\$480,000	\$586,000	1,140	7	1910	Avg	4,322	N	N	3149 35TH AVE S
5	60	983420	0360	05/28/15	\$596,000	\$646,000	1,150	7	1917	Good	4,080	N	N	3244 35TH AVE S
5	60	570000	2165	10/30/14	\$513,000	\$598,000	1,160	7	1914	Good	4,322	N	N	3119 35TH AVE S
5	60	570000	2325	06/05/14	\$640,000	\$783,000	1,170	7	1917	VGood	4,206	N	N	2955 36TH AVE S
5	60	128230	1010	07/06/15	\$410,000	\$438,000	1,180	7	2007	Avg	1,056	N	N	3318 D WETMORE AVE S
5	60	128230	1012	06/11/15	\$425,000	\$459,000	1,180	7	2007	Avg	1,056	N	N	3318 B WETMORE AVE S
5	60	128230	1013	04/09/14	\$342,000	\$426,000	1,180	7	2007	Avg	1,386	N	N	3318 A WETMORE AVE S
5	60	570000	2130	10/09/14	\$660,000	\$775,000	1,210	7	1910	Good	4,322	N	N	3145 35TH AVE S
5	60	983420	0390	05/12/15	\$670,000	\$731,000	1,220	7	1914	VGood	4,080	N	N	3220 35TH AVE S
5	60	128230	1105	05/01/14	\$421,500	\$521,000	1,230	7	1913	Avg	3,600	N	N	3260 MCCLINTOCK AVE S
5	60	983470	0040	02/27/14	\$475,500	\$599,000	1,290	7	1909	Avg	5,823	N	N	3213 37TH AVE S
5	60	983420	1340	02/03/14	\$320,000	\$406,000	1,470	7	2002	Avg	2,001	N	N	3651 COURTLAND PL S
5	60	983420	1341	05/28/13	\$320,000	\$438,000	1,470	7	2002	Avg	2,001	N	N	3649 COURTLAND PL S
5	60	570000	2160	08/05/15	\$676,000	\$715,000	1,490	7	1913	Avg	4,322	N	N	3123 35TH AVE S
5	60	795030	1985	08/19/15	\$595,000	\$626,000	1,500	7	1906	Avg	6,120	N	N	4145 38TH AVE S
5	60	983420	0975	02/10/15	\$495,000	\$557,000	1,520	7	1948	VGood	4,080	N	N	3414 34TH AVE S
5	60	983420	0545	07/23/13	\$499,500	\$672,000	1,590	7	1930	Good	4,080	Y	N	3301 37TH PL S
5	60	983420	0110	10/24/13	\$500,000	\$655,000	1,760	7	2013	Avg	4,080	N	N	3241 34TH AVE S
5	60	983420	0165	04/06/15	\$704,300	\$778,000	1,790	7	1928	VGood	4,080	N	N	3208 33RD AVE S
5	60	570000	1415	07/14/15	\$602,000	\$642,000	1,820	7	1919	Avg	4,000	N	N	3143 34TH AVE S
5	60	570000	1375	06/20/13	\$685,000	\$931,000	1,870	7	1918	VGood	5,065	N	N	3309 S MOUNT BAKER BLVD
5	60	795030	1955	11/12/15	\$530,000	\$540,000	2,010	7	1918	Good	5,610	N	N	4129 38TH AVE S
5	60	983420	1375	02/06/15	\$425,000	\$479,000	940	8	2009	Avg	1,230	N	N	3644 a 36TH AVE S
5	60	983420	1370	04/17/15	\$430,100	\$473,000	940	8	2009	Avg	1,078	N	N	3650 36TH AVE S
5	60	570000	0445	12/11/14	\$465,000	\$535,000	1,020	8	2014	Avg	1,078	N	N	3104 A 30TH AVE S
5	60	983420	0178	05/15/15	\$605,000	\$659,000	1,020	8	1948	VGood	3,448	N	N	3203 35TH AVE S
5	60	570000	0449	11/18/14	\$465,000	\$539,000	1,020	8	2014	Avg	1,411	N	N	3106 A 30TH AVE S
5	60	570000	0446	10/29/14	\$465,000	\$542,000	1,060	8	2014	Avg	1,322	N	N	3108 B 30TH AVE S
5	60	570000	0447	11/18/14	\$465,000	\$539,000	1,060	8	2014	Avg	1,230	N	N	3108 A 30TH AVE S
5	60	570000	0448	01/27/15	\$445,000	\$503,000	1,100	8	2014	Avg	1,422	N	N	3106 B 30TH AVE S
5	60	983420	0030	04/14/15	\$530,000	\$584,000	1,240	8	1914	Avg	4,080	N	N	3223 33RD AVE S
5	60	983420	1364	05/14/15	\$406,000	\$442,000	1,310	8	2014	Avg	1,172	N	N	3608 S CHARLESTOWN ST
5	60	983420	1363	05/12/15	\$399,900	\$436,000	1,310	8	2014	Avg	1,175	N	N	3606 S CHARLESTOWN ST
5	60	983420	1362	05/12/15	\$420,000	\$458,000	1,410	8	2014	Avg	1,202	N	N	3604 S CHARLESTOWN ST
5	60	983420	1365	04/27/15	\$429,900	\$471,000	1,430	8	2014	Avg	1,269	N	N	3602 S CHARLESTOWN ST
5	60	983420	1366	12/16/14	\$429,900	\$493,000	1,490	8	2014	Avg	1,286	N	N	3652 36TH AVE S
5	60	983420	1368	03/05/15	\$439,900	\$491,000	1,490	8	2014	Avg	935	N	N	3656 36TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(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	60	983420	1367	01/26/15	\$429,000	\$486,000	1,490	8	2014	Avg	1,126	N	N	3654 36TH AVE S
5	60	570000	2835	09/26/14	\$705,000	\$831,000	1,820	8	1911	VGood	3,193	N	N	3226 37TH AVE S
5	60	570000	2230	06/07/13	\$775,000	\$1,057,000	1,980	8	1911	VGood	5,548	N	N	3112 35TH AVE S
5	60	570000	1360	03/22/13	\$769,000	\$1,071,000	2,300	8	1918	VGood	5,725	N	N	3102 33RD AVE S
5	60	983420	0555	02/19/15	\$760,000	\$853,000	2,420	8	1992	Avg	4,060	Y	N	3315 37TH PL S
5	60	983420	1211	01/21/14	\$460,000	\$587,000	1,310	9	2013	Avg	1,719	N	N	3652 COURTLAND PL S
5	60	983420	1212	12/09/13	\$499,900	\$646,000	1,450	9	2013	Avg	1,663	N	N	3650 COURTLAND PL S
5	60	983420	1140	12/31/14	\$617,000	\$705,000	1,490	9	2014	Avg	2,511	N	N	3609 YORK RD S
5	60	983420	1210	10/29/13	\$489,900	\$641,000	1,840	9	2013	Avg	1,708	N	N	3654 COURTLAND PL S
5	60	983420	1145	02/22/15	\$635,000	\$712,000	1,940	9	2014	Avg	3,091	N	N	3613 YORK RD S
5	60	983470	0155	04/26/13	\$890,000	\$1,228,000	2,150	10	2013	Avg	3,326	N	N	3339 37TH AVE S
5	60	983420	1188	10/20/15	\$800,000	\$823,000	2,210	10	2012	Avg	4,080	Y	N	3719 37TH AVE S
7	80	417460	0055	05/21/14	\$360,000	\$442,000	550	6	1909	VGood	7,710	Y	N	2452 S FERDINAND ST
7	10	212404	9254	07/17/14	\$235,000	\$284,000	670	6	1903	Avg	5,600	N	N	2303 S JUNEAU ST
7	10	175370	0110	05/15/15	\$225,000	\$245,000	710	6	1953	Avg	7,350	N	N	2448 S HOLLY ST
7	10	754980	2600	05/28/14	\$335,000	\$411,000	740	6	1910	VGood	3,132	N	N	5840 16TH AVE S
7	30	754980	1140	10/20/14	\$260,000	\$304,000	750	6	1916	Avg	6,720	N	N	5548 18TH AVE S
7	10	033900	0085	03/18/13	\$237,000	\$331,000	760	6	1942	Avg	5,610	N	N	6929 MILITARY RD S
7	10	286110	0030	10/07/14	\$265,000	\$311,000	760	6	1950	Good	4,000	N	N	2314 S GRAHAM ST
7	30	524880	0750	02/21/14	\$265,000	\$335,000	780	6	1941	Avg	4,000	N	N	5561 23RD AVE S
7	30	754980	1665	09/11/15	\$352,500	\$368,000	810	6	1942	Good	4,592	N	N	5571 17TH AVE S
7	30	754980	1150	02/14/14	\$250,000	\$316,000	820	6	1925	Avg	5,600	N	N	5558 18TH AVE S
7	10	175370	0125	03/19/14	\$240,000	\$301,000	830	6	1940	Avg	8,400	N	N	2440 S HOLLY ST
7	30	373280	0361	10/24/13	\$212,500	\$278,000	840	6	1937	Avg	5,360	N	N	1530 S SHELTON ST
7	30	524880	0440	02/17/15	\$275,000	\$309,000	840	6	1942	Avg	4,000	N	N	5507 21ST AVE S
7	10	268560	0005	04/07/15	\$324,800	\$359,000	880	6	1949	Avg	5,043	N	N	5929 BEACON AVE S
7	30	944830	0025	08/24/13	\$255,000	\$340,000	880	6	1937	Avg	4,130	N	N	5130 15TH AVE S
7	30	944830	0027	05/01/13	\$242,500	\$334,000	880	6	1941	Avg	3,640	N	N	5118 15TH AVE S
7	10	033900	0090	12/26/14	\$285,000	\$326,000	890	6	1941	Avg	5,568	N	N	6925 MILITARY RD S
7	10	305860	0070	12/09/13	\$195,000	\$252,000	910	6	1951	Avg	5,084	Y	N	6419 23RD AVE S
7	10	305860	0050	09/19/14	\$285,000	\$337,000	920	6	1900	Good	5,850	N	N	6444 23RD AVE S
7	30	373280	0450	11/05/13	\$210,000	\$274,000	920	6	1943	Avg	9,100	N	N	1711 S SHELTON ST
7	30	373280	0241	08/13/15	\$270,000	\$285,000	950	6	1940	Avg	5,162	N	N	4964 15TH AVE S
7	10	150780	0020	08/22/13	\$265,000	\$354,000	960	6	1947	Good	8,881	N	N	5930 17TH AVE S
7	80	212404	9129	04/22/14	\$416,000	\$516,000	960	6	1934	VGood	9,700	Y	N	4922 29TH AVE S
7	10	810090	0115	02/06/15	\$259,000	\$292,000	980	6	1922	Avg	4,815	N	N	5911 18TH AVE S
7	30	754980	1510	08/19/15	\$449,000	\$472,000	990	6	1918	Good	6,720	N	N	5519 18TH AVE S
7	30	373280	0405	03/10/14	\$254,950	\$320,000	1,010	6	1943	Good	6,834	N	N	1720 S SHELTON ST
7	30	944830	0061	07/08/14	\$235,000	\$284,000	1,020	6	1939	Avg	7,920	N	N	5130 17TH AVE S
7	30	373280	0210	08/07/15	\$365,000	\$386,000	1,040	6	1938	Avg	7,221	N	N	1537 S PEARL ST
7	80	367740	0340	03/25/14	\$312,800	\$391,000	1,090	6	1940	Good	4,800	N	N	4934 BEACON AVE S
7	30	524880	0435	08/28/13	\$276,000	\$368,000	1,100	6	1942	Avg	4,000	N	N	5511 21ST AVE S
7	10	175370	0550	05/28/13	\$287,000	\$392,000	1,180	6	1941	Avg	7,500	N	N	2446 S WARSAW ST
7	80	417460	0324	10/18/13	\$230,000	\$302,000	1,180	6	1953	Avg	5,628	N	N	5223 26TH AVE S
7	30	373280	0525	07/09/14	\$300,000	\$363,000	1,190	6	1926	Good	5,015	N	N	4980 17TH AVE S
7	30	754980	1565	12/19/14	\$311,000	\$357,000	1,190	6	1918	Good	7,840	N	N	5508 16TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	80	367740	0075	06/25/14	\$290,000	\$352,000	1,240	6	1929	Avg	4,894	N	N	2318 S ANGELINE ST
7	30	373280	0421	05/04/15	\$359,500	\$393,000	1,270	6	1944	Good	6,448	N	N	1742 S SHELTON ST
7	30	754980	1610	05/13/14	\$260,000	\$320,000	1,400	6	1948	Avg	5,040	N	N	5536 16TH AVE S
7	30	944830	0060	10/09/15	\$302,000	\$312,000	1,400	6	1919	Fair	9,400	N	N	5120 17TH AVE S
7	10	282210	0150	07/01/13	\$298,000	\$404,000	1,860	6	1952	Good	5,820	N	N	6208 GOULD AVE S
7	30	212404	9104	08/04/15	\$560,000	\$593,000	2,280	6	1919	Avg	8,680	N	N	5409 BEACON AVE S
7	30	170840	0495	08/23/15	\$335,800	\$353,000	800	7	1941	Avg	5,712	N	N	2154 S PEARL ST
7	10	785700	3767	06/26/13	\$343,200	\$465,000	850	7	1954	Good	5,848	N	N	6020 24TH AVE S
7	80	000180	0086	03/11/14	\$347,500	\$437,000	880	7	1936	Good	5,830	N	N	1717 S SNOQUALMIE ST
7	10	869280	0015	04/07/14	\$338,000	\$421,000	880	7	1955	Good	7,176	Y	N	5915 23RD AVE S
7	30	170840	0140	07/21/15	\$335,000	\$356,000	890	7	1941	Avg	6,552	N	N	4831 COLUMBIA DR S
7	30	170840	0920	09/16/15	\$335,000	\$349,000	890	7	1941	Avg	5,775	N	N	2134 S BRANDON ST
7	30	170840	0965	08/14/14	\$218,000	\$261,000	900	7	1941	Fair	6,750	N	N	2002 S BRANDON ST
7	80	417460	0391	03/23/15	\$393,000	\$436,000	910	7	1970	Good	5,054	N	N	5306 26TH AVE S
7	10	282210	0175	08/27/14	\$284,000	\$338,000	930	7	1978	Avg	4,850	N	N	6122 GOULD AVE S
7	80	274210	0163	11/14/13	\$495,000	\$644,000	940	7	1941	VGood	6,000	Y	N	5052 28TH AVE S
7	30	170840	0370	06/26/14	\$339,000	\$412,000	950	7	1941	Good	7,954	N	N	2006 S PEARL ST
7	30	524880	0695	09/11/13	\$269,800	\$358,000	950	7	1971	Avg	4,000	N	N	5546 22ND AVE S
7	80	329570	0060	06/02/14	\$500,000	\$612,000	960	7	1941	VGood	5,525	Y	N	4820 27TH AVE S
7	30	373280	0365	07/25/13	\$408,000	\$549,000	980	7	1938	Good	11,122	N	N	1536 S SHELTON ST
7	80	417460	0028	10/29/13	\$399,950	\$523,000	1,000	7	1972	Good	5,369	N	N	2525 S AMERICUS ST
7	10	869280	0025	05/14/14	\$337,500	\$416,000	1,000	7	1956	Avg	7,314	N	N	5925 23RD AVE S
7	10	869280	0035	12/08/15	\$405,000	\$409,000	1,000	7	1956	Avg	7,020	N	N	5937 23RD AVE S
7	30	170840	0555	06/25/14	\$346,500	\$421,000	1,010	7	1941	Avg	6,300	N	N	5410 COLUMBIA DR S
7	10	754980	2456	08/04/15	\$214,999	\$227,000	1,010	7	1991	Avg	3,048	N	N	5847 16TH AVE S
7	10	754980	2457	08/04/15	\$215,000	\$227,000	1,010	7	1991	Avg	1,815	N	N	5849 16TH AVE S
7	30	524880	0205	07/18/13	\$349,950	\$472,000	1,020	7	1997	Avg	6,204	N	N	5543 20TH AVE S
7	10	212404	9189	05/14/15	\$425,000	\$463,000	1,030	7	1951	Avg	6,670	N	N	5925 24TH AVE S
7	80	417460	0399	06/01/15	\$435,000	\$471,000	1,030	7	1974	Avg	8,776	N	N	5315 28TH AVE S
7	30	170840	0620	03/06/13	\$375,000	\$525,000	1,040	7	1941	Good	5,379	N	N	2003 S BRANDON ST
7	30	754980	0168	05/27/14	\$457,500	\$561,000	1,050	7	1925	VGood	4,030	N	N	5223 17TH AVE S
7	30	524880	0625	03/16/15	\$385,000	\$428,000	1,070	7	1971	Good	4,000	N	N	5515 22ND AVE S
7	80	367740	0695	07/02/15	\$565,100	\$605,000	1,090	7	1951	VGood	4,800	N	N	4886 24TH AVE S
7	30	170840	0045	04/01/14	\$325,000	\$406,000	1,100	7	1941	Avg	5,335	N	N	4837 20TH AVE S
7	30	170840	0050	06/26/15	\$487,000	\$523,000	1,100	7	1941	Good	5,335	N	N	4843 20TH AVE S
7	10	282210	0225	04/07/13	\$325,000	\$451,000	1,110	7	1968	Avg	5,044	Y	N	6024 GOULD AVE S
7	30	170840	0575	10/24/13	\$276,000	\$361,000	1,120	7	1941	Avg	5,910	N	N	2129 S BRANDON ST
7	30	170840	0930	06/07/13	\$251,000	\$342,000	1,120	7	1941	Avg	5,225	N	N	2122 S BRANDON ST
7	30	754980	2030	11/04/14	\$400,000	\$466,000	1,120	7	1958	Good	6,480	N	N	5529 16TH AVE S
7	80	367740	0260	08/19/13	\$375,000	\$501,000	1,130	7	1940	Good	4,800	N	N	4877 24TH AVE S
7	10	754980	2535	11/11/14	\$423,000	\$491,000	1,130	7	1920	VGood	6,480	N	N	5802 16TH AVE S
7	30	170840	0845	04/10/13	\$340,000	\$471,000	1,140	7	1941	Good	4,924	N	N	5211 21ST AVE S
7	80	274210	0235	01/02/15	\$495,950	\$566,000	1,140	7	2014	Avg	5,500	Y	N	5018 28TH AVE S
7	80	417460	0233	06/18/13	\$281,000	\$382,000	1,150	7	1949	Avg	7,435	N	N	5002 24TH AVE S
7	30	754980	0665	02/19/13	\$265,000	\$372,000	1,160	7	2008	Avg	1,228	N	N	5332 16TH AVE S
7	30	754980	0661	01/30/13	\$265,000	\$374,000	1,160	7	2008	Avg	1,231	N	N	5334 16TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	30	060000	0545	08/27/13	\$295,000	\$393,000	1,170	7	1950	Avg	7,300	N	N	1717 S ANGELINE ST
7	10	810090	0015	10/22/14	\$317,000	\$371,000	1,180	7	1926	Avg	7,260	N	N	5909 17TH AVE S
7	30	754980	0542	02/13/13	\$265,000	\$373,000	1,180	7	2008	Avg	1,237	N	N	5339 16TH AVE S
7	30	754980	0543	06/12/14	\$300,000	\$366,000	1,180	7	2008	Avg	1,235	N	N	5337 16TH AVE S
7	10	061340	0020	08/05/15	\$448,000	\$474,000	1,190	7	1979	Avg	7,890	N	N	6838 VISTA AVE S
7	10	061340	0080	01/31/14	\$380,000	\$483,000	1,190	7	1977	Good	4,755	N	N	6818 VISTA AVE S
7	80	417460	0331	07/17/14	\$384,000	\$463,000	1,200	7	1987	Good	4,502	N	N	5230 25TH AVE S
7	30	524880	0265	05/16/13	\$355,000	\$487,000	1,200	7	1970	Good	4,000	N	N	5514 20TH AVE S
7	10	785700	3715	09/22/13	\$362,000	\$479,000	1,200	7	1951	Avg	9,821	N	N	6029 BEACON AVE S
7	10	061340	0030	10/24/14	\$360,000	\$421,000	1,210	7	1979	Avg	6,840	N	N	6836 A VISTA AVE S
7	30	754980	0535	02/07/13	\$265,000	\$374,000	1,220	7	2008	Avg	1,243	N	N	5345 16TH AVE S
7	30	754980	0540	06/11/14	\$275,000	\$336,000	1,220	7	2008	Avg	1,242	N	N	5333 16TH AVE S
7	30	754980	0538	04/18/13	\$275,000	\$380,000	1,220	7	2008	Avg	1,237	N	N	5341 16TH AVE S
7	30	754980	0541	01/04/13	\$265,000	\$377,000	1,220	7	2008	Avg	1,243	N	N	5335 16TH AVE S
7	30	170840	0190	05/05/15	\$315,000	\$344,000	1,250	7	1941	Good	4,970	N	N	2036 S FERDINAND ST
7	30	170840	0465	10/17/13	\$249,000	\$327,000	1,250	7	1941	Good	5,225	N	N	2124 S PEARL ST
7	80	417460	0046	04/22/13	\$435,000	\$601,000	1,270	7	1961	Good	10,944	N	N	2530 S AMERICUS ST
7	80	868530	0060	03/24/14	\$450,000	\$563,000	1,290	7	1957	VGood	6,662	N	N	2436 S ANGELINE ST
7	80	417460	0234	10/14/13	\$373,000	\$490,000	1,300	7	1949	Good	6,900	N	N	5005 24TH PL S
7	30	524880	0610	07/15/13	\$338,500	\$457,000	1,310	7	1926	Avg	6,000	N	N	5519 22ND AVE S
7	10	061340	0200	05/14/15	\$430,000	\$469,000	1,320	7	1971	Avg	5,925	Y	N	2516 S WILLOW ST
7	30	060000	0152	06/02/14	\$404,000	\$494,000	1,330	7	1963	Avg	8,880	N	N	4915 17TH AVE S
7	30	944830	0090	03/25/14	\$431,000	\$539,000	1,340	7	1909	VGood	7,255	N	N	1747 S DAWSON ST
7	80	000180	0144	08/25/15	\$476,000	\$500,000	1,350	7	1955	Avg	6,500	N	N	1749 S SNOQUALMIE ST
7	30	373280	0495	10/28/14	\$429,000	\$500,000	1,360	7	1970	Avg	8,120	Y	N	4977 19TH AVE S
7	30	754980	0668	06/04/13	\$310,000	\$423,000	1,360	7	2008	Avg	1,370	N	N	5342 16TH AVE S
7	30	754980	0669	01/10/13	\$280,000	\$398,000	1,360	7	2008	Avg	1,346	N	N	5340 16TH AVE S
7	80	417460	0262	04/08/15	\$500,000	\$552,000	1,370	7	1951	Avg	5,432	N	N	2615 S HUDSON ST
7	30	944830	0130	08/15/13	\$395,000	\$528,000	1,370	7	1909	Good	7,250	N	N	1535 S DAWSON ST
7	30	944830	0115	12/05/14	\$425,000	\$490,000	1,390	7	1908	VGood	4,500	N	N	5213 17TH AVE S
7	10	785700	4035	10/13/15	\$460,000	\$474,000	1,400	7	1950	Avg	9,280	N	N	6415 BEACON AVE S
7	30	212404	9036	02/26/14	\$349,950	\$441,000	1,420	7	1959	Avg	8,800	N	N	4910 19TH AVE S
7	30	754980	1395	11/13/14	\$349,950	\$406,000	1,420	7	1925	Avg	6,720	N	N	5556 17TH AVE S
7	80	274210	0146	07/07/15	\$525,000	\$561,000	1,450	7	1955	Avg	8,715	N	N	5212 28TH AVE S
7	30	212404	9160	04/16/15	\$440,000	\$484,000	1,460	7	1944	Good	5,310	N	N	5414 23RD AVE S
7	30	944830	0140	07/10/15	\$562,500	\$601,000	1,460	7	1990	VGood	7,250	Y	N	1509 S DAWSON ST
7	30	170840	0055	03/03/14	\$376,000	\$473,000	1,480	7	1941	Avg	5,335	N	N	4849 20TH AVE S
7	10	171490	0020	07/01/13	\$355,000	\$481,000	1,500	7	1951	Avg	7,260	N	N	5811 17TH AVE S
7	30	524880	0315	10/12/15	\$350,000	\$361,000	1,500	7	1920	Avg	6,000	N	N	5554 20TH AVE S
7	30	212404	9229	03/02/15	\$469,000	\$524,000	1,520	7	1961	Avg	5,624	Y	N	4960 19TH AVE S
7	30	754980	0760	05/21/15	\$526,000	\$572,000	1,520	7	1919	VGood	4,600	N	N	5306 18TH AVE S
7	30	170840	0595	07/25/14	\$360,000	\$433,000	1,550	7	1941	Good	5,225	N	N	2109 S BRANDON ST
7	10	212404	9323	07/29/15	\$515,000	\$546,000	1,570	7	2008	Avg	5,027	N	N	5923 20TH AVE S
7	80	023500	0060	04/29/13	\$300,000	\$414,000	1,580	7	1956	Fair	7,000	N	N	4802 24TH PL S
7	80	367740	0445	09/02/14	\$475,000	\$564,000	1,620	7	1947	VGood	5,280	N	N	4921 24TH AVE S
7	30	524880	0250	04/27/15	\$375,000	\$411,000	1,620	7	1909	Avg	4,600	N	N	2001 S LUCILE ST

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	30	373280	0270	04/17/13	\$389,000	\$538,000	1,640	7	1911	Avg	14,525	N	N	1553 S SHELTON ST
7	80	367740	0440	11/15/13	\$375,000	\$488,000	1,710	7	1947	Avg	5,160	N	N	4925 24TH AVE S
7	10	171490	0005	01/28/14	\$443,000	\$564,000	1,730	7	1942	VGood	5,687	N	N	5803 17TH AVE S
7	10	284150	0010	09/24/14	\$390,000	\$460,000	1,730	7	1983	Avg	5,724	Y	N	2413 S HOLLY ST
7	10	171490	0060	04/24/15	\$442,000	\$485,000	1,760	7	1927	Good	5,445	N	N	5835 17TH AVE S
7	10	212404	9256	07/20/15	\$368,000	\$392,000	1,760	7	1967	Avg	6,160	N	N	5832 22ND AVE S
7	30	060000	0570	11/05/15	\$602,000	\$615,000	1,810	7	1951	Avg	17,301	N	N	1749 S ANGELINE ST
7	30	754980	0080	06/03/15	\$410,000	\$444,000	1,824	7	2000	Avg	3,060	N	N	1512 S BENNETT ST
7	30	170840	0535	04/22/14	\$310,000	\$384,000	1,890	7	1941	Avg	5,225	N	N	5318 COLUMBIA DR S
7	30	170840	0680	09/15/15	\$400,000	\$417,000	1,890	7	1941	Avg	5,060	N	N	2119 S PEARL ST
7	80	171190	0390	04/21/14	\$372,000	\$461,000	2,010	7	2010	Avg	3,390	N	N	5326 28TH AVE S
7	30	373280	0207	09/26/13	\$320,000	\$423,000	2,070	7	1998	Avg	7,237	N	N	1529 S PEARL ST
7	10	175370	0555	10/31/13	\$452,000	\$591,000	2,280	7	2004	Avg	5,574	N	N	2437 S MORGAN ST
7	30	170840	0835	02/11/14	\$404,000	\$512,000	2,490	7	1941	VGood	7,035	N	N	5203 21ST AVE S
7	10	179570	0030	12/01/14	\$355,000	\$409,000	1,250	8	1974	Avg	5,290	N	N	7009 COVELLO DR S
7	80	212404	9092	07/18/13	\$574,000	\$774,000	1,280	8	1948	VGood	6,325	Y	N	4919 29TH AVE S
7	80	207010	0085	10/10/13	\$424,950	\$559,000	1,310	8	1942	Good	5,601	N	N	2601 S FERDINAND ST
7	80	207010	0040	12/01/14	\$467,000	\$539,000	1,330	8	1948	Avg	5,511	N	N	4934 25TH AVE S
7	10	394290	0115	04/21/15	\$445,000	\$489,000	1,360	8	2014	Avg	4,998	N	N	6050 24TH AVE S
7	10	379290	0040	12/09/13	\$452,000	\$584,000	1,410	8	1980	Good	5,276	Y	N	2200 S MEAD ST
7	80	023500	0115	05/24/13	\$390,000	\$534,000	1,430	8	1954	Avg	5,115	N	N	2465 S EDMUNDS ST
7	80	417460	0264	08/01/14	\$402,000	\$483,000	1,430	8	1953	Avg	5,481	N	N	5011 27TH AVE S
7	80	417460	0185	06/22/14	\$480,000	\$584,000	1,490	8	1926	Avg	6,770	N	N	4921 28TH AVE S
7	80	367790	0010	09/02/14	\$565,000	\$671,000	1,500	8	2013	Avg	4,000	N	N	4705 BEACON AVE S
7	80	023500	0095	02/07/13	\$420,000	\$592,000	1,530	8	1955	Avg	5,115	N	N	2487 S EDMUNDS ST
7	80	023500	0075	07/18/14	\$531,000	\$640,000	1,540	8	1955	Good	5,022	N	N	2509 S EDMUNDS ST
7	80	439520	0065	09/16/13	\$481,650	\$638,000	1,560	8	1952	Good	6,626	N	N	5002 27TH AVE S
7	80	417460	0266	11/22/15	\$545,000	\$553,000	1,570	8	1957	Avg	5,509	N	N	5027 27TH AVE S
7	80	207010	0065	08/13/13	\$510,000	\$682,000	1,600	8	1952	Good	6,951	N	N	4915 26TH AVE S
7	80	862470	0015	11/12/14	\$640,000	\$743,000	1,640	8	1955	VGood	5,763	N	N	4864 29TH AVE S
7	80	274210	0152	10/13/14	\$491,000	\$576,000	1,660	8	1990	Avg	5,070	Y	N	2819 S DAWSON ST
7	30	754980	0045	01/02/15	\$475,000	\$542,000	1,940	8	2006	Avg	3,052	Y	N	1726 S BENNETT ST
7	80	274210	0151	11/22/13	\$399,000	\$518,000	1,970	8	1978	Avg	4,680	Y	N	2815 S DAWSON ST
7	80	417460	0072	12/23/14	\$539,500	\$618,000	2,040	8	1997	Good	5,722	Y	N	2424 S FERDINAND ST
7	80	417460	0072	02/05/13	\$460,000	\$649,000	2,040	8	1997	Good	5,722	Y	N	2424 S FERDINAND ST
7	80	212404	9082	07/17/14	\$432,550	\$522,000	2,200	8	1989	Avg	7,320	Y	N	4811 29TH AVE S
7	80	171190	0350	02/27/13	\$449,500	\$630,000	2,210	8	1988	Avg	6,781	N	N	5300 28TH AVE S
7	80	417460	0408	03/24/14	\$495,000	\$619,000	2,410	8	2013	Avg	6,451	N	N	5327 28TH AVE S
7	80	274210	0250	07/20/14	\$550,000	\$663,000	2,440	8	1955	Avg	17,745	Y	N	5004 29TH AVE S
7	80	417460	0406	11/20/14	\$485,000	\$561,000	2,580	8	2013	Avg	5,001	N	N	5329 28TH AVE S
7	30	060000	0555	01/15/13	\$419,000	\$595,000	2,590	8	2004	Avg	7,494	N	N	1735 S ANGELINE ST
7	10	785700	3465	06/05/14	\$495,000	\$605,000	1,450	9	2006	Avg	4,750	N	N	5954 24TH AVE S
7	30	932035	0020	06/30/14	\$490,000	\$594,000	1,920	9	2003	Avg	3,497	Y	N	1859 S BRANDON PL
7	30	932035	0130	08/23/14	\$453,000	\$540,000	1,920	9	2004	Avg	4,284	Y	N	1854 S BENNETT DR
7	30	932035	0140	10/28/15	\$554,000	\$568,000	1,920	9	2003	Avg	4,744	Y	N	1858 S BENNETT DR
7	30	754980	0700	09/24/14	\$575,000	\$678,000	1,980	9	2014	Avg	3,360	N	N	5327 17TH AVE S

Improved Sales Used in this Physical Inspection Analysis
Area 79
(1 to 3 Unit Residences)

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	394290	0117	02/25/15	\$562,500	\$630,000	2,020	9	2014	Avg	4,998	N	N	6054 24TH AVE S
7	10	394290	0118	03/17/15	\$569,500	\$633,000	2,020	9	2014	Avg	4,997	N	N	6056 24TH AVE S
7	10	770760	0047	12/26/14	\$600,000	\$686,000	2,090	9	2014	Avg	5,695	Y	N	6321 BEACON AVE S
7	10	157770	0165	03/04/15	\$635,000	\$710,000	2,100	9	2014	Avg	5,116	N	N	5903 20TH AVE S
7	10	157770	0170	02/18/15	\$625,000	\$702,000	2,100	9	2014	Avg	5,137	N	N	5905 20TH AVE S
7	10	171490	0760	08/08/14	\$549,000	\$658,000	2,160	9	2014	Avg	3,360	Y	N	6017 19TH AVE S
7	80	417460	0121	06/16/15	\$789,979	\$851,000	2,240	9	2014	Avg	5,002	N	N	2602 S FERDINAND ST
7	80	417460	0115	09/23/15	\$819,950	\$852,000	2,350	9	2015	Avg	5,728	N	N	2614 S FERDINAND ST
7	80	417460	0117	09/04/15	\$790,000	\$826,000	2,380	9	2015	Avg	5,728	N	N	2608 S FERDINAND ST
7	10	171490	0550	06/16/15	\$587,500	\$633,000	2,420	9	2014	Avg	3,360	Y	N	5931 19TH AVE S
7	10	171490	0550	11/06/14	\$550,000	\$640,000	2,420	9	2014	Avg	3,360	Y	N	5931 19TH AVE S
7	80	417460	0231	07/03/13	\$562,500	\$761,000	2,420	9	1948	Avg	12,563	N	N	5010 24TH PL S
7	10	171490	0555	10/01/14	\$550,000	\$647,000	2,420	9	2014	Avg	3,360	Y	N	5927 19TH AVE S
7	10	171490	0560	11/06/14	\$550,000	\$640,000	2,420	9	2014	Avg	3,360	Y	N	5923 19TH AVE S
7	30	932035	0230	12/26/13	\$475,000	\$610,000	2,421	9	2001	Avg	3,588	Y	N	1904 S BENNETT ST
7	10	212404	9153	12/11/13	\$517,000	\$667,000	2,510	9	2012	Avg	5,691	N	N	5930 21ST AVE S
7	10	000520	0087	07/09/14	\$487,000	\$589,000	2,540	9	2005	Avg	5,001	Y	N	6734 MARS AVE S
7	30	060000	0230	11/21/13	\$579,950	\$753,000	2,620	9	2013	Avg	7,207	N	N	1752 S FERDINAND ST
7	30	060000	0225	01/10/14	\$584,950	\$748,000	2,620	9	2013	Avg	7,951	N	N	4845 19TH AVE S
7	10	212404	9131	08/08/14	\$613,750	\$735,000	2,720	9	2014	Avg	6,398	Y	N	5919 B 24TH AVE S
7	10	212404	9329	12/08/14	\$600,000	\$690,000	2,840	9	2014	Avg	7,223	Y	N	5919 A 24TH AVE S
7	80	862470	0010	01/22/14	\$700,000	\$892,000	1,620	10	2014	Avg	5,550	N	N	4858 29TH AVE S