

Executive Summary Physical Inspection

South Beacon Hill/Rainier Valley - Area 021 Physical Inspection

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2007
Number of Improved Sales: 564
Range of Sale Dates: 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$111,100	\$133,600	\$244,700			15.28%
2014 Value	\$89,400	\$222,200	\$311,600	\$339,100	93.0%	10.27%
Change	-\$21,700	+\$88,600	+\$66,900			
% Change	-19.5%	+66.3%	+27.3%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.27% is an improvement from the previous COD of 15.28%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

Population – Improved Valuation Change Summary

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$117,700	\$108,700	\$226,400
2014 Value	\$93,700	\$171,300	\$265,000
% Change	-20.4%	+57.6%	+17.0%

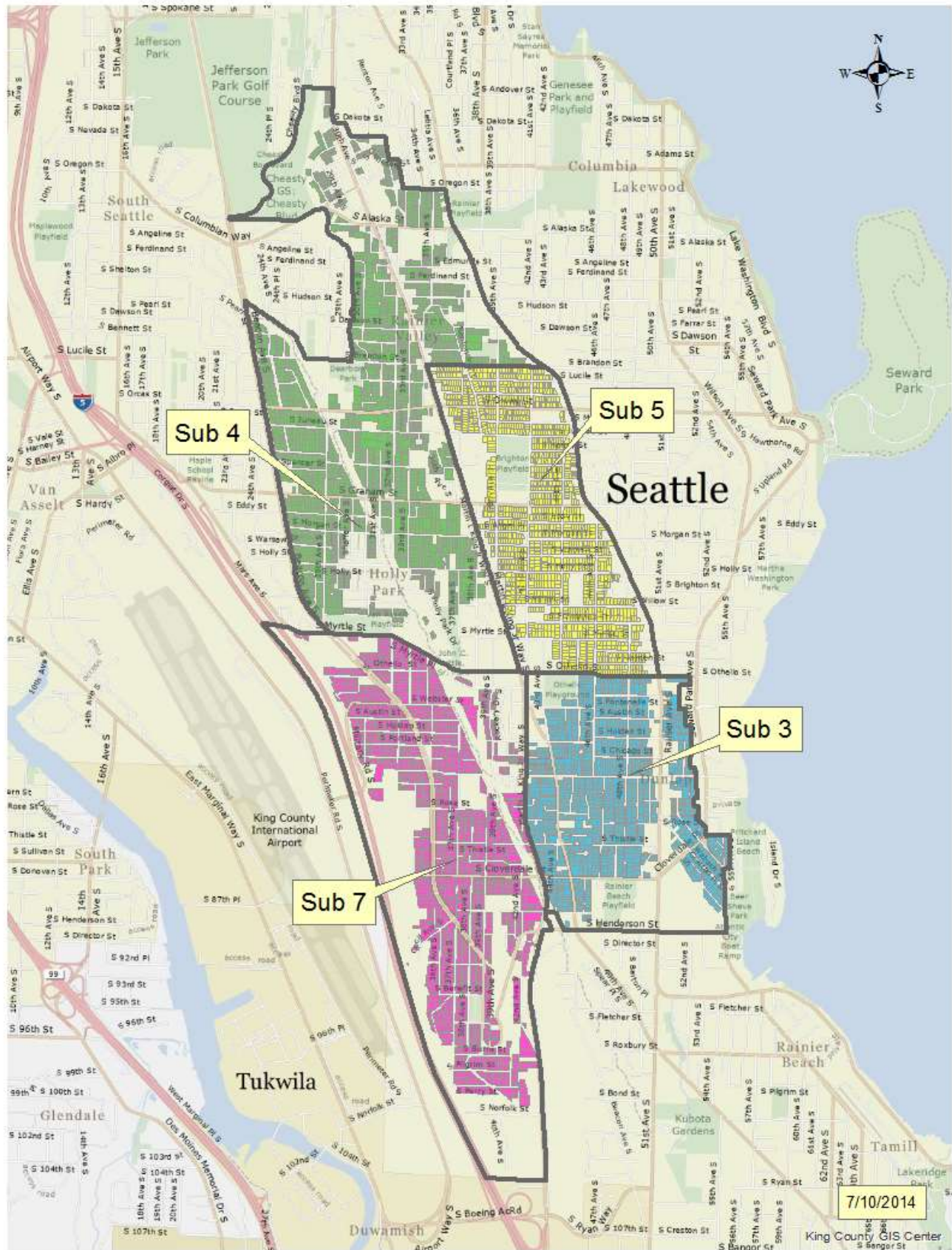
Number of one to three unit residences in the population: 5,223

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 021 – South Beacon Hill/Rainier Valley, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

Land valuation during the previous physical inspection was established at a time when developers were buying larger tracts of land at a premium price and subdividing the tracts into multiple building sites thus affecting all properties. Since that time a significant downturn in development occurred resulting in lower land values. Currently development is beginning to recover.

Area 021 Map



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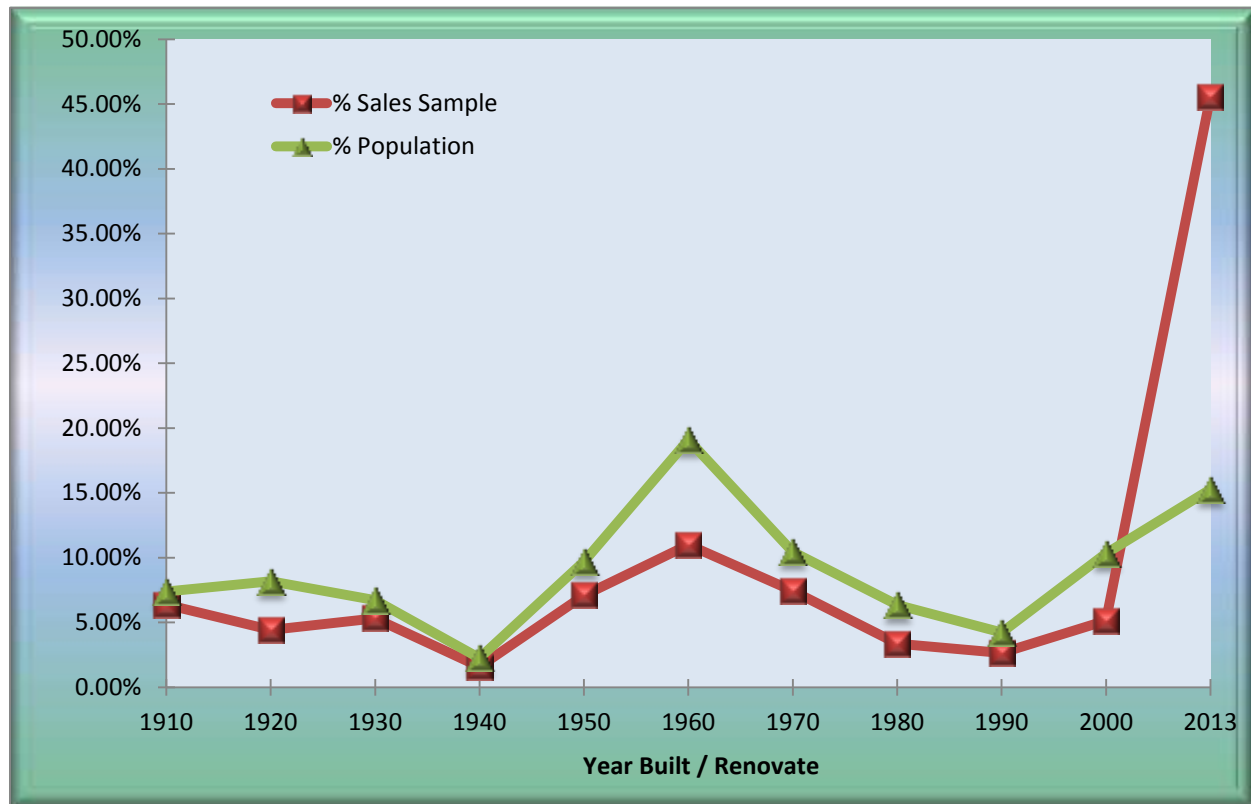
Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	36	6.38%
1920	25	4.43%
1930	30	5.32%
1940	9	1.60%
1950	40	7.09%
1960	62	10.99%
1970	42	7.45%
1980	19	3.37%
1990	15	2.66%
2000	29	5.14%
2013	257	45.57%
	564	

Population

Year Built/Ren	Frequency	% Population
1910	386	7.39%
1920	428	8.19%
1930	351	6.72%
1940	118	2.26%
1950	507	9.71%
1960	998	19.11%
1970	546	10.45%
1980	332	6.36%
1990	221	4.23%
2000	539	10.32%
2013	797	15.26%
	5,223	



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.



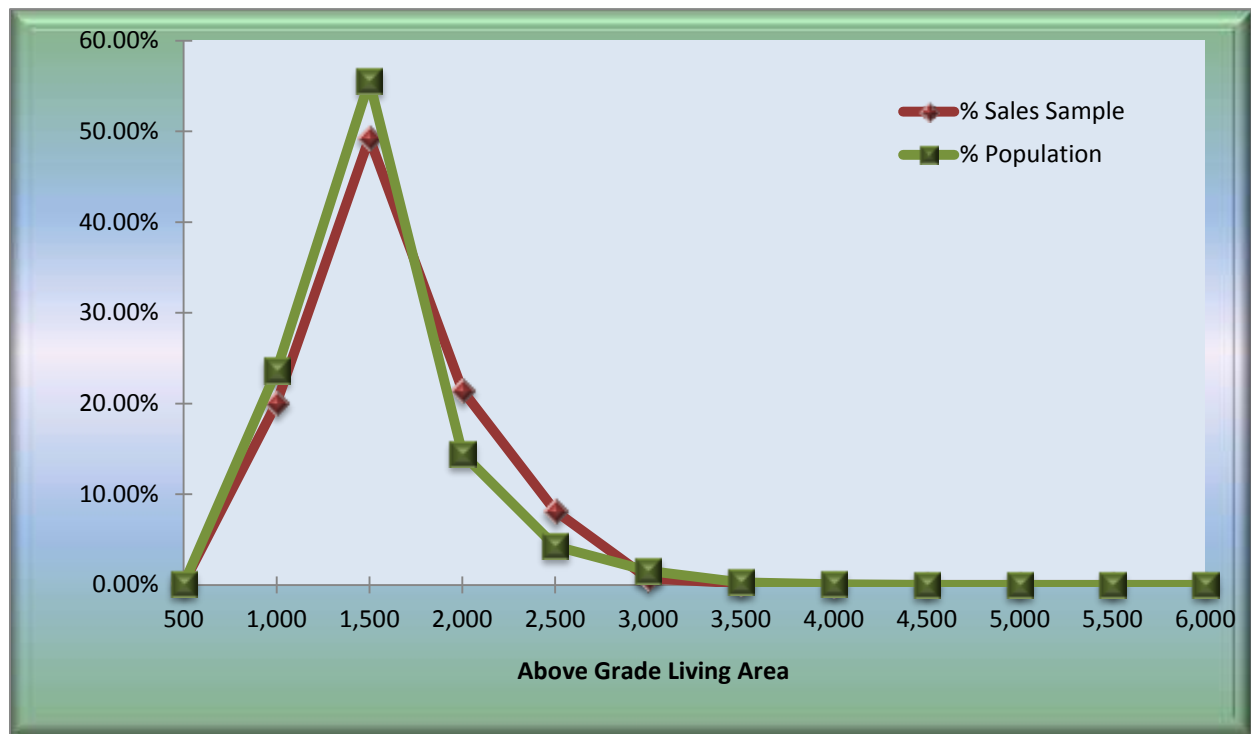
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	1	0.18%
1,000	113	20.04%
1,500	278	49.29%
2,000	121	21.45%
2,500	46	8.16%
3,000	4	0.71%
3,500	1	0.18%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
564		

Population

AGLA	Frequency	% Population
500	6	0.11%
1,000	1,234	23.63%
1,500	2,902	55.56%
2,000	755	14.46%
2,500	223	4.27%
3,000	82	1.57%
3,500	16	0.31%
4,000	4	0.08%
4,500	1	0.02%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
5,223		



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



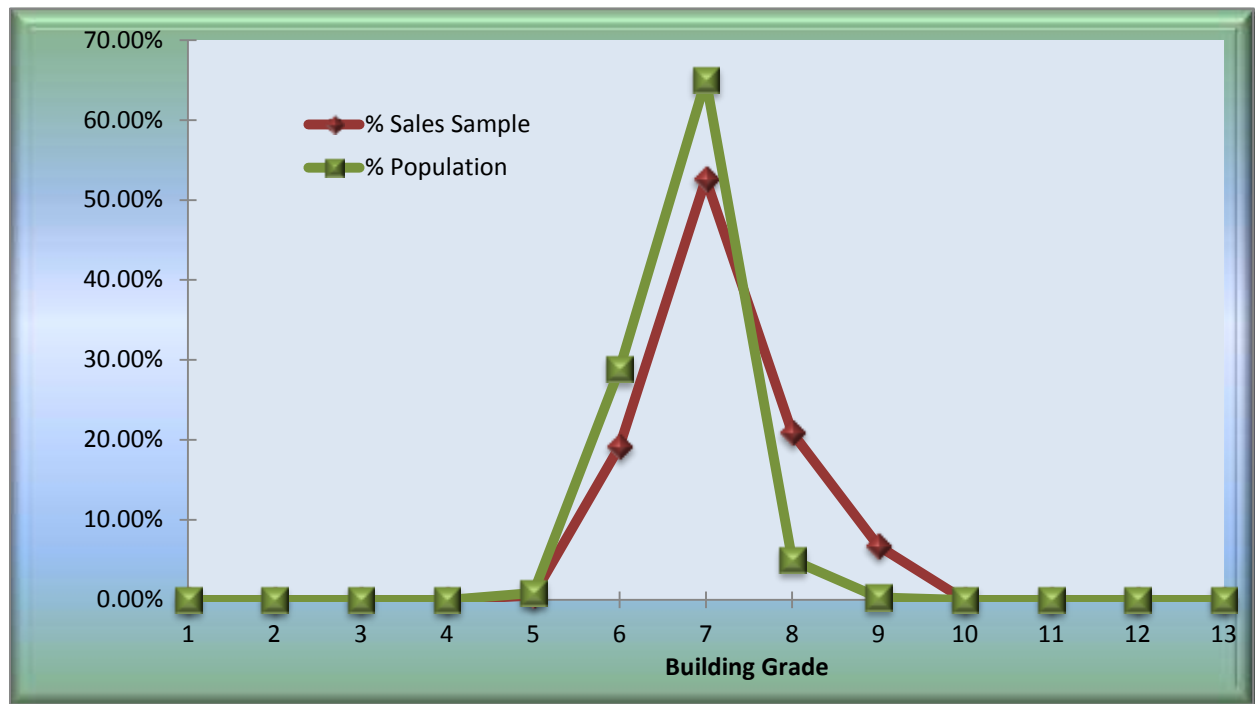
Sales Sample Representation of Population Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.53%
6	108	19.15%
7	297	52.66%
8	118	20.92%
9	38	6.74%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
564		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	44	0.84%
6	1,506	28.83%
7	3,397	65.04%
8	261	5.00%
9	15	0.29%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,223		



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



Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 22, 2014

Appraisal Team Members and Participation

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

- Maria de la Pena – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Lauri Lemon – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Adam Neel – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Sherion Roe – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Nancy Wiggins – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Highest and Best Use Analysis

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

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

Standards and Measurement of Data Accuracy

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 021- South Beacon Hill/Rainier Valley

Boundaries:

Area 021 is bounded by S. Andover St and S. Dakota St. to the north, Rainier Ave. S. heading east at Othello St and extending south along Seward Park Ave S. to the east; the southern border is S. Henderson and S. Norfolk St. the western border is Interstate 5 and Beacon Ave. S.

Maps:

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

Area Description:

Area 021 is located just south east of downtown Seattle and is within close proximity to the downtown business district. This area includes portions of south Beacon Hill and the Rainier Valley. Area 21 has good access to major highways I-5 and I-90. Local streets access, provided by Rainier Ave. S and Beacon Ave. S., allows alternative routes to downtown as well. Additionally, area 21 also benefits from the Sound Transit light rail which offers transportation north from the Rainier Valley to downtown Seattle and to as far south as SeaTac Airport.

Area 21 includes the historic community of Columbia City, which is considered a commercial center for the surrounding neighborhoods, offering restaurants, shops and a small theatre. Other nearby area attractions include Jefferson Park Golf Club, Brighton Playfield, Othello Playground, the recently opened Rainier Beach Community Pool and nearby Beer Sheva Park. Area 21 is also in close proximity to Lake Washington and popular Seward Park.

The Rainier Valley is considered to be an area in transition. One of the biggest changes to occur was the installation of the Sound Transit Light Rail which runs through the area. There is also much new home construction occurring at the north portion of the Rainier Valley in a master-planned community called Rainier Vista. Rainier Vista is one of the newer communities in the Seattle area which consists of townhomes and/or multi-family residences along with new detached single family dwellings.

The majority of area 21 is more than 93% improved and is comprised of predominantly non-view, single-family zoned parcels and grade 5 to grade 9 quality homes. 55% of the homes were built prior to 1960. The majority (90%) of the homes are grade 6 or 7 and 45% of homes are less than 1500 sqft. Approximately 8% of the improved parcels are townhomes with over 95% built in 2000 or later.

The southwest portion of area 21 has some parcels that are affected by airplane noise due to flights from nearby Boeing Field. In order to mitigate the noise from the airplanes many of the homes affected are offered participation in the King County International Airport's Sound Insulation Program.

Individual properties are not coded for airport noise, as all properties within a given neighborhood are impacted equally.

Area 21 is divided into four sub areas identified as sub area 3, 4, 5, and 7. **Sub area 4** is the largest sub area and is located in the north and northwest portion of Area 21. The New Holly community is located in this sub area. This sub also contains the Rainier Vista community development, Columbia City and a portion of the Beacon Hill area. There are 56 commercially zoned parcels in Area 21 and 54 of these parcels have improvements. Over half (31) of these commercially zoned parcels are located in sub area 4. and located mostly along the east side of Martin Luther King Jr. Way S. In this sub 20% of the houses were built before 1930 and 35% were built in 2000 and after. Approximately 58% of the houses in this sub area are grade 7.

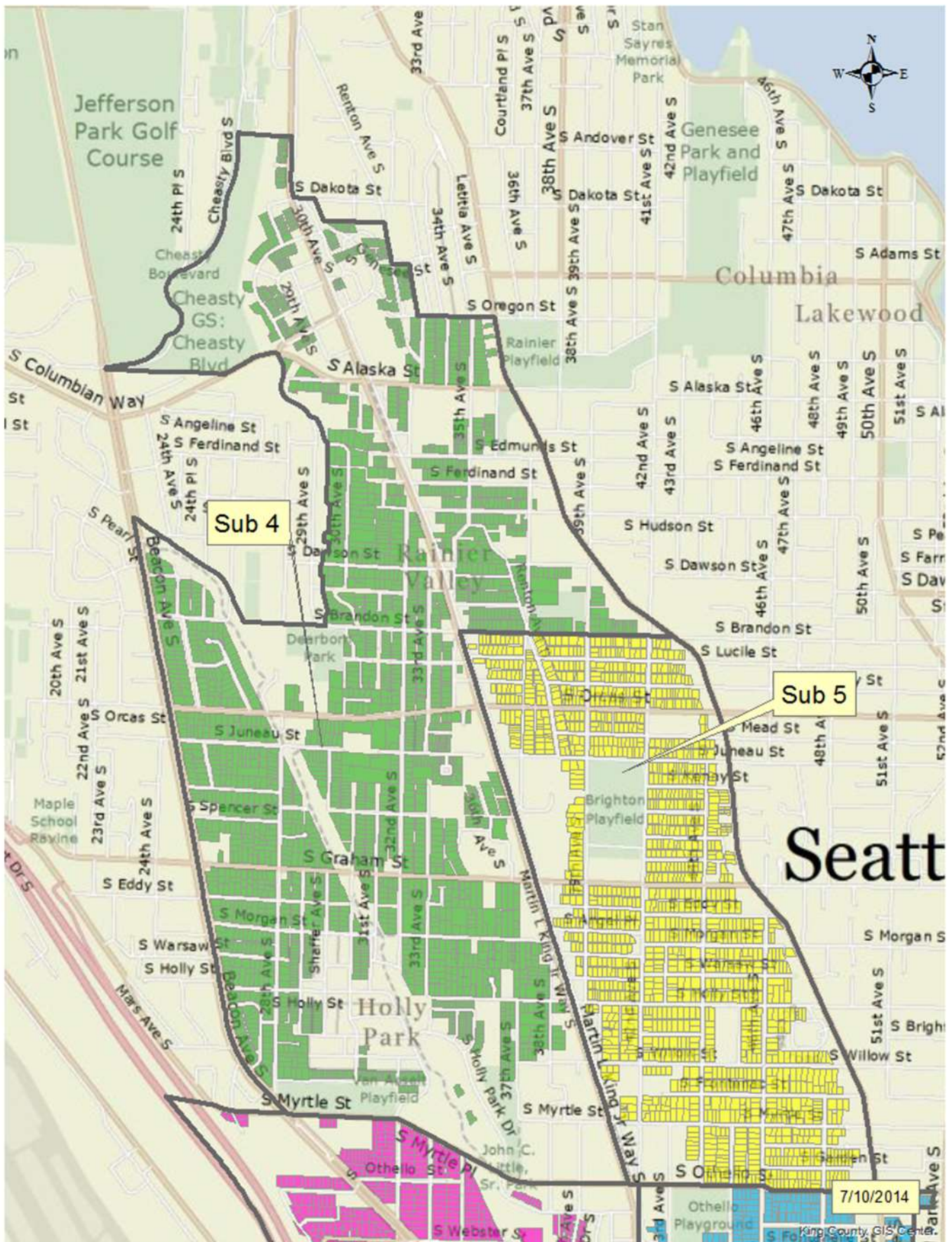
Sub area 5 is located in the eastern portion of Area 21 and includes Hillman City and the Brighton community. The area was largely developed from the 1900's to 1930's representing 41% of the homes in this sub area and consists of mainly grade 6 and grade 7 homes.

Sub area 3 is located in the southeast portion of Area 21. The Dunlap community is located here and the Rainier Beach-Light Rail station is just south of this sub area. Most of the development in this sub area occurred prior to the 1940's and growth again occurred in between the 1950's and 1960's as the homes built during these time periods represent 32% and 30% respectively. About 61% of the improvements in this area are grade 7 homes.

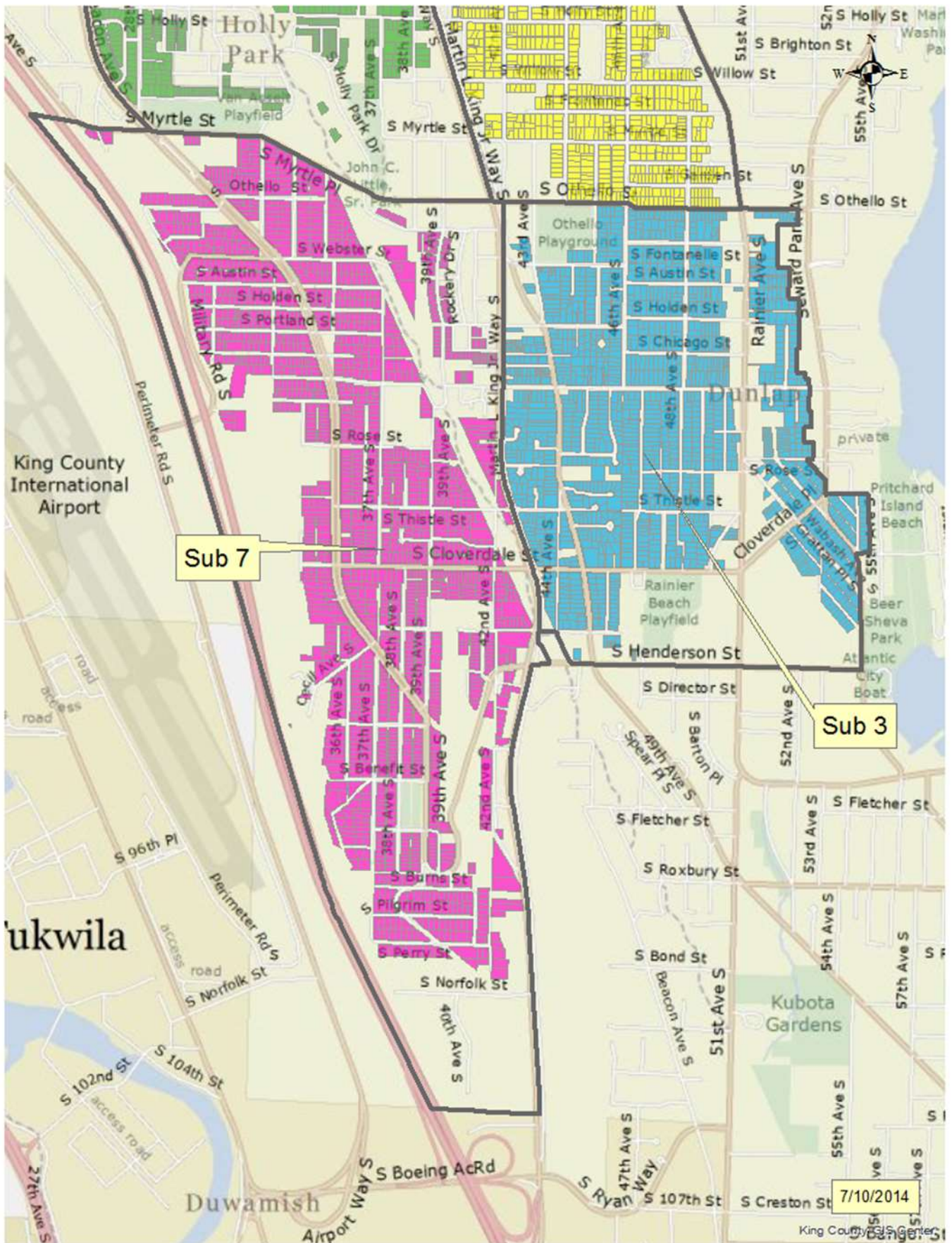
Sub area 7 is located in the southwest portion of Area 21 and includes the south portion of the Beacon Hill neighborhood. The southwest border of this area runs along I-5 where some parcels are affected by the highway noise and, as discussed earlier, airplane noise from nearby Boeing Field. The average year built for homes in this sub area is in the 1960's and grade 7 homes represent 71% of the improvements in this sub area.

Area 21 has a mixture of older established homes and newer community developments. It is divided into 7 neighborhoods, based on location, zoning, building grade and condition, and traffic. Neighborhood is a primary factor for base land value. A description about neighborhood classification and characteristics is provided on page 13.

Area 021 Sub Area 4 and Sub Area 5 Map



Area 021 Sub Area 3 and Sub Area 7 Map



Land Valuation

Vacant sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014.

Area 21 contains 7160 parcels and approximately 6% are vacant. Location, zoning, lot size, views, topography and traffic noise are the primary influences to land value. Tear down sales were also analyzed as supporting evidence, as older dwellings have been torn down to make way for construction of townhouse plats and single family residences. 19 land sales were available for land value development for Area 21.

A typical non-view, 5000 square foot (SqFt) lot zoned SF5000 has a value of \$87,000 to \$96,000 based on neighborhood.

A typical non-view, L-zoned lot of 1600 (SqFt) has a value of \$59,000 to \$66,000 based on neighborhood.

Topography Adjustment

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

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

Land Model

Model Development, Description and Conclusions:

19 vacant land sales from area 21 were used to derive land value. Data on lot size, zoning, location, topography, access, utilities, and views were considered while developing the land model. The sales comparison approach and appraisal judgment were used to determine land value. Land abstraction method was used for tear down sales.

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

Neighborhood & Other Exceptions

Area 21 is divided into seven neighborhoods based on location, zoning building grade, condition, and traffic noise. Neighborhood is a primary factor for base land value calculation in Area 21.

Neighborhood 10: Nearly 20% of the parcels in area 21 are located in this neighborhood. It is located in sub area 3 which is on the southeast portion of the area and is just north of the Rainier Beach Light-Rail station. Over 85% of the parcels are zoned SF5000 or SF9600. Approximately 32% of the improvements were built prior to 1930's and 30% were built between the 1950's to 1970's. Most of dwellings are grade 7 homes.

Neighborhood 20: This neighborhood can be found in the southwest portion of Area 21. The majority of this neighborhood is located in the south Beacon Hill area. Approximately 45% of the parcels in Area 21 are located in this neighborhood. The zoning is predominately single family (93%), with the remaining mostly multi-family zoned. Housing stock is predominately grade 7 homes (62%) and 36% of the improved parcels in this neighborhood were built between the 1950's and 1970's. I-5 is just west of this area and the southwest portion of neighborhood 20 is affected by highway traffic noise. Boeing field is also located just west of the area, however individual properties are not coded for airport noise, as all properties within a given neighborhood are impacted equally.

Neighborhood 30: Approximately 19% of the parcels in area 21 are located in this neighborhood. Zoning is predominately SF5000 (95%) of the homes with the remaining mostly zoned multi-family (4%). 41% of the homes in this neighborhood were built prior to the 1930's and consists mainly of grade 6 and grade 7 homes. Neighborhood 30 is bordered by Rainier Ave S. to the east and Martin Luther King Jr. Way S. to the west.

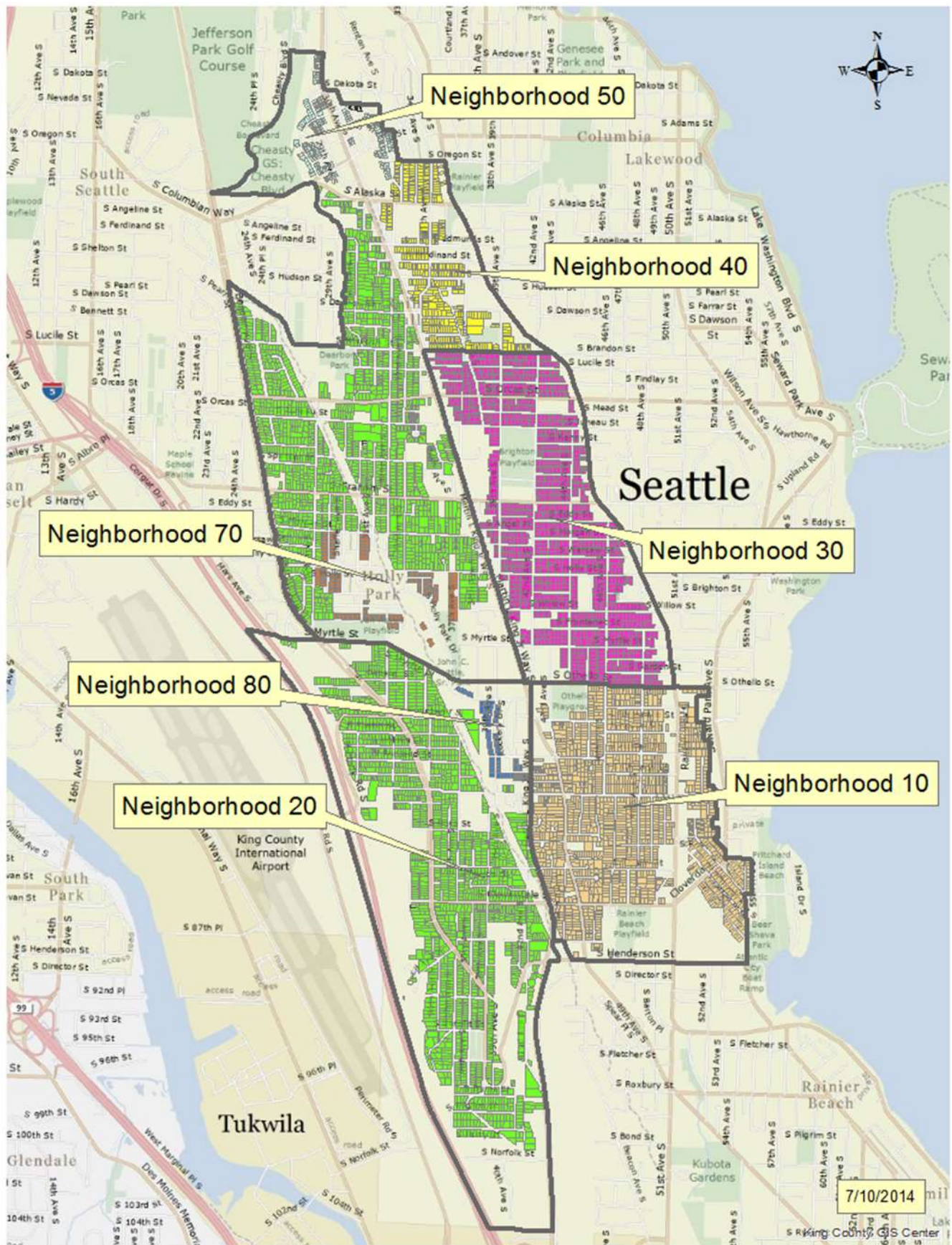
Neighborhood 40: This neighborhood is located in sub area 4 and has 455 parcels or 6% of the parcels in Area 21. The neighborhood is in the northeast portion of Area 21 and includes Columbia City. The majority of the zoning (66%) is SF5000 and 32% is zoned multi-family. There are a handful of neighborhood commercial and commercial zoned parcels here as well. 52% of the homes were built prior to 1930's and 21% were built 2000 or later. The majority of the homes (81%) in this neighborhood are grade 6 and 7.

Neighborhood 50: This neighborhood is located at the north portion of Area 21. It represents less than 4% of the parcels in Area 21. Neighborhood 50 is primarily the Rainier Vista planned community which offers a mix of detached single-family, townhomes, and multi-family residences. Homes in this neighborhood were built in 2006 or later. Over 90% of the residential parcels are improved and currently much new construction is occurring at this time. Townhomes represent 69% of the residences and the remaining are detached single family residences. 67% of the improvements are grade 8 and 9 homes.

Neighborhood 70: This neighborhood is in sub area 4. Neighborhood 70 makes up the Holly Park development just north of S Myrtle St. There are 263 parcels in which all are improved with a mix of detached single family homes and townhomes built between 2000 through 2012. The majority (78%) of the improvements are grade 7 homes.

Neighborhood 80: This neighborhood is also part of the Holly Park development, but is located on the south side of S Myrtle St. /S Othello St. There are 90 improved parcels built in 2005 and 2006. All improvements in this neighborhood are grade 7 detached single family homes.

Area 021 Neighborhood Map



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Land Value Model Calibration

Base Land Value

Lot Size (Sqft)	Single Family Zoning	Lot Size (Sqft)	Single Family Zoning	Lot Size (Sqft)	Multi-Family
1	\$1,000	18,000	\$144,000	1	\$60,000
500	\$65,000	18,500	\$146,000	800	\$60,000
1,000	\$76,000	19,000	\$148,000	1,200	\$60,000
1,500	\$76,000	19,500	\$150,000	1,600	\$63,000
2,000	\$80,000	20,000	\$152,000	2,000	\$80,000
2,500	\$82,000	20,500	\$154,000	2,400	\$100,000
3,000	\$84,000	21,000	\$156,000	3,200	\$126,000
3,500	\$86,000	21,500	\$158,000	4,000	\$126,000
4,000	\$88,000	22,000	\$160,000	4,800	\$189,000
4,500	\$90,000	22,500	\$162,000	5,600	\$189,000
5,000	\$92,000	23,000	\$164,000	6,400	\$252,000
5,500	\$94,000	23,500	\$166,000	7,200	\$252,000
6,000	\$96,000	24,000	\$168,000	8,000	\$315,000
6,500	\$98,000	24,500	\$170,000	8,800	\$315,000
7,000	\$100,000	25,000	\$172,000	9,600	\$378,000
7,500	\$102,000	25,500	\$174,000	11,200	\$441,000
8,000	\$104,000	26,000	\$176,000	12,800	\$504,000
8,500	\$106,000	26,500	\$178,000	14,400	\$567,000
9,000	\$108,000	27,000	\$180,000	16,000	\$630,000
9,500	\$110,000	27,500	\$182,000	17,600	\$693,000
10,000	\$112,000	28,000	\$184,000	19,200	\$756,000
10,500	\$114,000	28,500	\$186,000	20,000	\$756,000
11,000	\$116,000	29,000	\$188,000	20,800	\$819,000
11,500	\$118,000	29,500	\$190,000	22,400	\$882,000
12,000	\$120,000	30,000	\$192,000	24,000	\$945,000
12,500	\$122,000			25,600	\$1,008,000
13,000	\$124,000			27,200	\$1,071,000
13,500	\$126,000			28,800	\$1,134,000
14,000	\$128,000			30,400	\$1,197,000
14,500	\$130,000			32,000	\$1,260,000
15,000	\$132,000			33,600	\$1,323,000
15,500	\$134,000			35,200	\$1,386,000
16,000	\$136,000			36,800	\$1,449,000
16,500	\$138,000			38,400	\$1,512,000
17,000	\$140,000			40,000	\$1,575,000
17,500	\$142,000			41,600	\$1,638,000

Single Family zoning greater than 30,000 SF, an additional \$4,000 per 1,000 SF increase in size.

Land values are not interpolated

Neighborhood Adjustments

Neighborhood	Base Land Value Adjustment
10	95% of Base Land Value
20	100% of Base Land Value
30	100% of Base Land Value
40	105% of Base Land Value
50	See Neighborhood 50 below
70	100% of Base Land Value
80	100% of Base Land Value

Neighborhood 50 Land Schedule

Detached Single Family Residence	
Lot Size (Sqft)	Base Land Value
<3,000	\$95,000
>3,000	\$100,000
Townhomes	
Interior unit	\$80,000
Exterior unit	\$85,000

Small lots and lots with irregular size/shape

Appraiser judgment may override any land schedule value.

Large Lots-Developable Parcel

Land value considers the number of potential building sites based on historical examples and discussions with builders and developers. As always, appraiser judgment applies and there may be exceptions to this methodology. These type of parcels are typically handled on an individual basis.

Zoning Designation Groups

SF Zoning:

SF5000, SF7200, SF9600, LDT

Multi-Family Zoning

L1, L2, L3, MR

Commercial Zoned Parcels with residential improvements were considered on a case by basis and valued according to the highest and best use.

Land Value Calculation Example 1:

Zoning: SF5000
 Neighborhood: 10
 Traffic Noise: Heavy
 View: Fair Lake Wa
 Lot Size: 6,000 SF
 Land value per Single Family schedule: \$96,000
 Neighborhood Adjustment: -5%
 Adjusted Base Land Value: $\$96,000 \times .95 = \$91,000$
 Traffic Adjustment: -10%
 View Adjustment: +35%
 Total Land Value: $\$91,000 \times 1.25 = \$113,000$

Land Value Calculation Example 2:

Zoning: L1
 Neighborhood: 40
 View: Good Territorial
 Lot Size: 2,000 SF
 Land value per Multi-Family schedule: \$80,000
 Neighborhood Adjustment: +5%
 Adjusted Base Land Value: $\$80,000 \times 1.05 = \$84,000$
 View Adjustment: +20%
 Total Adjustment: 20%
 Total Land Value: $\$84,000 \times 1.20 = \$100,000$

Adjustments (Apply to all base land values)

Lake Washington	Adjustment
Fair	35%
Average	55%
Good	75%
Excellent	120%

Mountain/Territory	Adjustment
Average	10%
Good	20%
Excellent	25%

Traffic	Adjustment
Moderate	-5%
Heavy	-10%
Extreme	-15%

Access	Adjustment
Restricted	-30%
Legal/Undeveloped	-20%
Private	0%
Public	0%

Power Lines	Adjustment
Yes	-5%

Restricted Size/Shape	Adjustment
Yes	-10%

Other Nuisances/Other Problems/Water	Adjustment
Yes	-10%

Unbuildable	Adjustment
Yes	-50%

Topography	Adjustment
Moderate to Extreme	-10% through -90%

Adjustments:

It should be noted that only the highest view adjustment will be applied to a parcel

If a parcel has an average Lake Washington view (+35%) and a good Territory view (+20%), the highest adjustment (+35%) will be applied.

Negative Adjustments are cumulative

If a parcel has heavy traffic noise (-10%) and topography -30%, the base land value of the parcel receives a 40% downward adjustment.

The land schedule and adjustments were typically used to value land. Negative and positive adjustments apply to all base land values. However, in all cases, appraiser judgment prevailed.

Improved Parcel Valuation

Improved Parcel Data:

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

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

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

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

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

In addition to standard physical property characteristics, the analysis showed that Neighborhood alone or Neighborhood in combination with Sub-Area were influential in the market and required a specific variable adjustment in the model.

There was a lack of sales of parcels in poor condition and parcels with multiple improvements. The lack of sales made it impossible to develop specification with the model for these strata. The parcels with improvements in poor condition were valued using Replacement Cost New less Depreciation (RCNLD) plus new land. Parcels with multiple improvements were typically valued at total EMV for the primary improvements, plus RCNLD for additional improvements, but as always, appraiser judgment prevailed.

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



Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
Sale Day Sq	Time Adjustment
BaseLand	2015 Adjusted Base Land Value
Combo Cost	Building Replacement Cost New plus Accessory Cost New Less Depreciation
Sub7Nghb20	Located in Sub Area 7 Neighborhood 20
N10Not333600	Located in neighborhood 10, but does not include major 333600
Nghb30YN	Located in neighborhood 30
Nghb40YN	Located in neighborhood 40
Nghb50YNTwnHm	Townhome located in neighborhood 50
Plat344540_222404TH	Townhomes in major 344540 and major222404
Plat789060New2009	Year Built 2009 or later
Age	Age of improvement
YrBlt2kYrbltRn2kNoTHLowNghb	Townhomes with Year Built 2001 or later located in neighborhoods 70 and 80
oldage2N10	Non renovated home built before 1940 in neighborhood 10
oldage2N3040	Non renovated home built before 1940 in neighborhoods 30 and 40
Grade	Building grade of improvement
Fair	Condition of improvement = Fair
Good	Condition of Improvement = Good
VGood	Condition of Improvement = Very Good
gr9TwnH	Grade 9 Townhomes

Multiplicative Model

$(1-0.06) * 2.958727 + .4295627 * \text{ComboCost} - 5.034072E-02 * \text{Sub7Nghb20} - 7.271309E-02 * \text{N10Not333600} - .0462241 * \text{Nghb30YN} + 2.680682E-02 * \text{Nghb40YN} + 2.560956E-02 * \text{Nghb50YNTwnHm} - .0428527 * \text{Plat344540_222404TH} + 8.489336E-02 * \text{plat789060New2009} + 5.884593E-02 * \text{BaseLandC} - 3.621083E-02 * \text{AgeC} + 7.486766E-02 * \text{YrBlt2kYrbltRn2kNoTHLowNghb} - 4.471663E-02 * \text{oldage2N10} + 5.756716E-02 * \text{oldage2N3040} + 5.522454E-02 * \text{GradeC} - .1290515 * \text{FairYN} + 9.323581E-02 * \text{GoodYN} + .1318007 * \text{VGoodYN} + .1091933 * \text{gr9TwnH}$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Buildings with net condition greater than zero
- Buildings less than 100% complete

Of the improved parcels in the population, 6152 parcels increased in value. They were comprised of 36 single family residences on commercially zoned land and 6116 single family residences or other parcels.



Of the vacant land parcels greater than \$1000, 104 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Supplemental:

Grade 4:

New Land + Building RCNLD

Grade 5 and YrBltRen<1940:

EMV * .85

Duplex:

EMV * .90

Poor Condition:

New Land + Building RCNLD

Accessory Only:

New Land Value + RCNLD

Multi Improvement:

EMV for Imp 1 + Building RCNLD for additional Improvements

Multi Improvement Holly Park Development Major 339504 & Major 339507:

(EMV for Imp 1 + Building RCNLD for additional Improvements) * .90

Townhomes in Neighborhood 30 Major 110500

EMV * .90

Grade 7 improvement with Year Built >2000 in Major 262165:

EMV *.75

Grade 9 improvement with Year Built in 2011 in Major 564960:

EMV *.85



Area 021 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.22, resulting in an adjusted value of \$579,000 ($\$475,000 \times 1.22 = \$579,500$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.188	18.8%
2/1/2011	1.199	19.9%
3/1/2011	1.209	20.9%
4/1/2011	1.218	21.8%
5/1/2011	1.227	22.7%
6/1/2011	1.234	23.4%
7/1/2011	1.241	24.1%
8/1/2011	1.247	24.7%
9/1/2011	1.251	25.1%
10/1/2011	1.255	25.5%
11/1/2011	1.258	25.8%
12/1/2011	1.259	25.9%
1/1/2012	1.260	26.0%
2/1/2012	1.259	25.9%
3/1/2012	1.258	25.8%
4/1/2012	1.255	25.5%
5/1/2012	1.252	25.2%
6/1/2012	1.247	24.7%
7/1/2012	1.242	24.2%
8/1/2012	1.236	23.6%
9/1/2012	1.228	22.8%
10/1/2012	1.220	22.0%
11/1/2012	1.210	21.0%
12/1/2012	1.200	20.0%
1/1/2013	1.189	18.9%
2/1/2013	1.177	17.7%
3/1/2013	1.165	16.5%
4/1/2013	1.152	15.2%
5/1/2013	1.138	13.8%
6/1/2013	1.123	12.3%
7/1/2013	1.107	10.7%
8/1/2013	1.091	9.1%
9/1/2013	1.073	7.3%
10/1/2013	1.056	5.6%
11/1/2013	1.038	3.8%
12/1/2013	1.019	1.9%
1/1/2014	1.000	0.0%

Area 021 Market Value Changes Over Time

The time adjustment formula for Area 021 is: $1/\text{EXP}(0.0006333212 * \text{SaleDay} + 0.0000004343112 * \text{SaleDaySq})$

$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Results

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

The resulting assessment level is 93.0% . The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +17.00%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 15.28% to 10.27%.

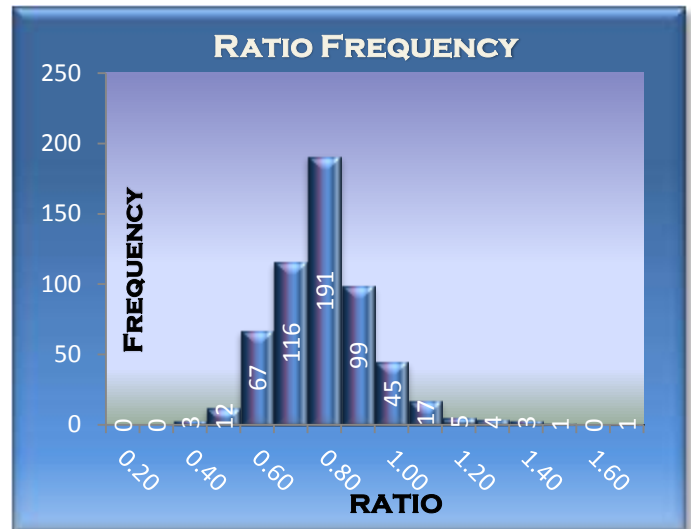
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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

Physical Inspection Ratio Study Report (Before) - 2013 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: South Beacon Hill/Rainier Valley	1/1/2013	7/22/2014	1/2011 - 12/2013
Area Number: 21	Appr ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit	Yes

SAMPLE STATISTICS	
<i>Sample size (n)</i>	564
<i>Mean Assessed Value</i>	244,700
<i>Mean Adj. Sales Price</i>	339,100
<i>Standard Deviation AV</i>	53,029
<i>Standard Deviation SP</i>	100,755
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.754
<i>Median Ratio</i>	0.743
<i>Weighted Mean Ratio</i>	0.722
UNIFORMITY	
<i>Lowest ratio</i>	0.356
<i>Highest ratio:</i>	2.355
<i>Coefficient of Dispersion</i>	15.28%
<i>Standard Deviation</i>	0.165
<i>Coefficient of Variation</i>	21.80%
<i>Price Related Differential (PRD)</i>	1.046
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.730
<i>Upper limit</i>	0.755
95% Confidence: Mean	
<i>Lower limit</i>	0.741
<i>Upper limit</i>	0.768
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5223
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.165
<i>Recommended minimum:</i>	43
<i>Actual sample size:</i>	564
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	305
<i># ratios above mean:</i>	259
<i>z:</i>	1.937
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout Area 021

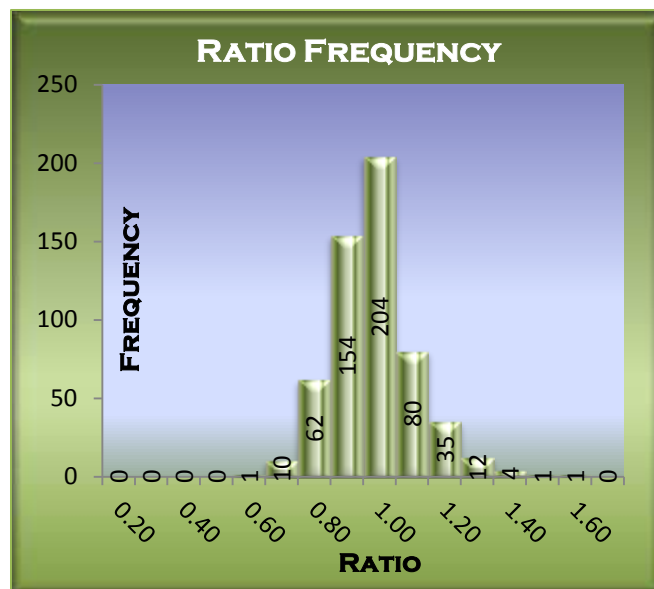
Sales Prices are adjusted for time to the Assessment Date of 1/1/2014



Physical Inspection Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: South Beacon Hill/Rainier Valley	1/1/2014	7/22/2014	1/2011 - 12/2013
Area Number: 21	Appr. ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	564
Mean Assessed Value	311,600
Mean Sales Price	339,100
Standard Deviation AV	83,683
Standard Deviation SP	100,755
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.936
Median Ratio	0.930
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.582
Highest ratio:	1.567
Coefficient of Dispersion	10.27%
Standard Deviation	0.127
Coefficient of Variation	13.62%
Price Related Differential (PRD)	1.018
RELIABILITY	
95% Confidence: Median	
Lower limit	0.919
Upper limit	0.938
95% Confidence: Mean	
Lower limit	0.925
Upper limit	0.946
SAMPLE SIZE EVALUATION	
N (population size)	5223
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.127
Recommended minimum:	26
Actual sample size:	564
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	300
# ratios above mean:	264
z:	1.516
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 021

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	333600	1610	12/11/12	\$110,000	\$132,000	1,092	5	1918	3	6,000	N	N	8728 HAMLET AVE S
3	10	390410	0230	11/07/13	\$210,000	\$217,000	660	6	1918	3	6,750	N	N	7803 46TH AVE S
3	10	333600	0570	11/15/13	\$180,000	\$185,000	720	6	1943	3	3,825	N	N	5258 S CLOVERDALE ST
3	10	071700	0225	07/02/12	\$151,000	\$188,000	740	6	1954	3	6,450	N	N	4400 S WEBSTER ST
3	10	400600	0090	04/27/11	\$125,000	\$153,000	780	6	1949	3	5,214	N	N	8403 RENTON AVE S
3	10	100500	0046	10/23/13	\$165,000	\$172,000	800	6	1945	3	5,695	N	N	7407 46TH AVE S
3	10	333600	1061	05/06/11	\$225,000	\$276,000	800	6	1914	4	4,000	N	N	8630 WABASH AVE S
3	10	341960	0135	11/22/13	\$265,000	\$272,000	840	6	1906	4	4,257	N	N	8414 46TH AVE S
3	10	160160	0300	06/17/13	\$190,579	\$212,000	870	6	1922	4	9,855	N	N	4616 S THISTLE ST
3	10	160160	0010	11/06/13	\$180,000	\$186,000	930	6	1922	3	6,000	N	N	4523 S KENYON ST
3	10	688252	0030	08/17/12	\$175,000	\$216,000	930	6	1973	3	5,816	N	N	8309 42ND PL S
3	10	713530	0245	08/16/12	\$185,600	\$229,000	930	6	1908	4	5,000	N	N	8307 49TH AVE S
3	10	390410	0140	04/29/13	\$186,000	\$212,000	1,020	6	1930	3	5,566	N	N	4337 S HOLDEN ST
3	10	100500	0021	03/05/12	\$145,000	\$182,000	1,060	6	1949	3	5,735	N	N	7320 45TH AVE S
3	10	390410	0215	03/11/11	\$254,950	\$309,000	1,070	6	1919	4	6,075	N	N	7813 46TH AVE S
3	10	144350	0180	10/07/11	\$145,000	\$182,000	1,090	6	1908	3	10,890	N	N	4828 S KENYON ST
3	10	713530	0290	07/18/12	\$198,500	\$246,000	1,170	6	1947	4	4,800	N	N	8316 49TH AVE S
3	10	144350	0820	07/08/11	\$210,000	\$261,000	1,210	6	1911	3	6,669	N	N	7623 48TH AVE S
3	10	144350	0085	12/17/13	\$210,000	\$212,000	1,220	6	1911	5	5,379	N	N	4835 S CHICAGO ST
3	10	144350	0896	10/14/13	\$175,000	\$183,000	1,450	6	1938	3	6,669	N	N	4609 S HOLDEN ST
3	10	333600	0890	11/20/12	\$277,500	\$334,000	900	7	1948	4	6,000	N	N	8435 SEWARD PARK AVE S
3	10	333600	1310	11/20/12	\$200,000	\$241,000	930	7	1975	4	4,500	N	N	8745 HAMLET AVE S
3	10	144350	0071	07/19/13	\$230,000	\$252,000	940	7	2013	3	1,060	N	N	4843 S CHICAGO ST
3	10	144350	0840	02/09/11	\$230,000	\$277,000	970	7	1953	3	5,460	N	N	4656 S HOLDEN ST
3	10	212370	0197	01/08/13	\$225,000	\$267,000	990	7	1954	3	7,260	N	N	4808 S CLOVERDALE ST
3	10	212370	0151	06/10/13	\$235,000	\$263,000	1,000	7	1992	4	6,000	N	N	4708 S CLOVERDALE ST
3	10	144350	0075	09/23/13	\$226,000	\$240,000	1,000	7	2013	3	1,066	N	N	4851 S CHICAGO ST
3	10	342404	9067	06/28/13	\$274,000	\$304,000	1,050	7	1903	5	5,115	N	N	4706 S THISTLE ST
3	10	333600	1470	01/26/11	\$259,999	\$311,000	1,070	7	1903	5	3,000	N	N	8653 WABASH AVE S
3	10	428140	0453	06/04/13	\$285,000	\$320,000	1,070	7	2009	3	1,136	N	N	4237 D S BOZEMAN ST
3	10	144350	0072	10/16/13	\$235,000	\$246,000	1,070	7	2013	3	1,518	N	N	4845 S CHICAGO ST



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	144350	0073	11/05/13	\$230,000	\$238,000	1,070	7	2013	3	1,436	N	N	4847 S CHICAGO ST
3	10	144350	0076	09/20/13	\$230,000	\$244,000	1,070	7	2013	3	2,526	N	N	4853 S CHICAGO ST
3	10	688251	0090	05/28/13	\$240,000	\$270,000	1,080	7	1979	3	6,145	N	N	4222 S ELMGROVE ST
3	10	071700	0180	11/10/11	\$240,000	\$302,000	1,090	7	1969	3	6,321	N	N	4424 S WEBSTER ST
3	10	144350	0070	08/22/13	\$236,500	\$255,000	1,100	7	2013	3	2,076	N	N	4841 S CHICAGO ST
3	10	390410	0016	03/28/12	\$204,000	\$256,000	1,110	7	1969	3	5,000	N	N	7526 45TH AVE S
3	10	713530	0025	02/27/13	\$195,000	\$227,000	1,110	7	1950	3	4,750	N	N	8134 48TH AVE S
3	10	400600	0284	07/03/12	\$290,000	\$360,000	1,120	7	1983	5	7,328	N	N	7970 MARTIN LUTHER KING JR WAY S
3	10	390410	0344	12/03/13	\$235,000	\$239,000	1,170	7	2005	3	1,781	N	N	4200 S CHICAGO ST
3	10	688253	0020	11/16/11	\$165,000	\$208,000	1,200	7	1973	3	5,985	N	N	4238 S ROSE CT
3	10	713530	0045	01/20/12	\$180,000	\$227,000	1,210	7	1951	3	4,750	N	N	8131 49TH AVE S
3	10	941240	0110	06/26/12	\$192,300	\$239,000	1,210	7	1959	3	7,458	N	N	7716 52ND AVE S
3	10	333600	1970	09/10/12	\$350,000	\$429,000	1,220	7	1940	4	6,000	N	N	8426 54TH AVE S
3	10	390410	0133	02/06/13	\$290,000	\$341,000	1,220	7	2000	3	5,000	N	N	4357 S HOLDEN ST
3	10	144350	1035	08/14/13	\$244,500	\$265,000	1,230	7	1908	4	7,785	N	N	4602 S KENYON ST
3	10	400600	0235	07/17/13	\$345,000	\$379,000	1,230	7	1992	3	5,329	N	N	8418 MARTIN LUTHER KING JR WAY S
3	10	144350	0682	09/20/13	\$304,500	\$324,000	1,240	7	1954	4	5,200	N	N	4651 S AUSTIN ST
3	10	390410	0015	12/20/12	\$217,500	\$260,000	1,240	7	1963	3	5,100	N	N	7522 45TH AVE S
3	10	400600	0220	05/07/12	\$265,100	\$332,000	1,240	7	2004	3	5,343	N	N	8433 44TH AVE S
3	10	144350	0580	09/11/13	\$175,000	\$187,000	1,250	7	1954	3	7,380	N	N	4818 S HOLDEN ST
3	10	212370	0070	05/15/12	\$248,000	\$310,000	1,260	7	1953	3	13,530	N	N	8427 50TH AVE S
3	10	390410	0120	11/15/11	\$285,000	\$359,000	1,260	7	2006	3	3,823	N	N	4507 S HOLDEN ST
3	10	390410	0033	06/02/11	\$245,000	\$303,000	1,270	7	1964	3	5,600	N	N	7517 44TH AVE S
3	10	342404	9105	05/23/13	\$237,000	\$267,000	1,280	7	1959	4	5,000	N	N	8100 49TH AVE S
3	10	814730	0010	11/25/13	\$239,950	\$245,000	1,280	7	1984	3	5,184	N	N	8431 GRATTAN PL S
3	10	071700	0190	10/24/12	\$200,000	\$243,000	1,290	7	1969	3	5,547	N	N	4418 S WEBSTER ST
3	10	110800	0765	08/21/13	\$327,000	\$353,000	1,290	7	1999	3	4,000	N	N	4833 S OTHELLO ST
3	10	212370	0072	07/12/13	\$215,000	\$237,000	1,290	7	1960	3	5,060	N	N	4819 S THISTLE ST
3	10	431110	0120	01/25/12	\$224,900	\$283,000	1,330	7	1992	3	4,686	N	N	4418 S THISTLE PL

Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	10	333600	0695	05/16/13	\$295,000	\$334,000	1,340	7	1909	4	4,500	N	N	8405 DUNCAN AVE S
3	10	258930	0207	06/21/12	\$225,000	\$280,000	1,350	7	2002	3	5,001	N	N	4627 S FONTANELLE ST
3	10	354090	0020	06/03/11	\$270,000	\$333,000	1,370	7	1948	4	4,494	N	N	7623 46TH AVE S
3	10	400600	0062	07/26/13	\$220,000	\$241,000	1,410	7	1929	4	8,200	N	N	8332 RENTON AVE S
3	10	333600	1187	09/26/12	\$309,000	\$377,000	1,460	7	2005	3	5,029	N	N	8447 GRATTAN PL S
3	10	342010	0070	01/15/13	\$257,100	\$304,000	1,470	7	2013	3	6,600	N	N	8613 45TH AVE S
3	10	258930	0174	01/13/12	\$270,000	\$340,000	1,550	7	2005	3	6,194	N	N	7419 48TH AVE S
3	10	342404	9099	12/11/13	\$175,000	\$177,000	1,670	7	1958	3	5,060	N	N	8101 49TH AVE S
3	10	941240	0062	08/29/13	\$272,950	\$293,000	1,670	7	1962	3	6,270	N	N	7775 52ND AVE S
3	10	144350	0107	03/20/12	\$260,000	\$327,000	1,830	7	2000	3	8,068	N	N	4821 S CHICAGO ST
3	10	400600	0233	01/15/13	\$399,950	\$473,000	1,860	7	2013	3	7,892	N	N	8415 44TH AVE S
3	10	342010	0166	09/23/13	\$305,000	\$324,000	1,860	7	2010	3	3,960	N	N	8614 44TH AVE S
3	10	400600	0615	08/24/12	\$252,000	\$310,000	2,041	7	1993	3	5,180	N	N	8436 MARTIN LUTHER KING JR WY WAY S
3	10	390410	0123	11/26/13	\$295,000	\$302,000	2,090	7	2000	3	5,008	N	N	4347 S HOLDEN ST
3	10	144350	1025	11/19/13	\$200,000	\$205,000	2,580	7	1910	3	8,150	N	N	4607 S CHICAGO ST
3	10	110800	0755	01/26/11	\$375,000	\$449,000	1,520	8	2010	3	4,000	N	N	4825 S OTHELLO ST
3	10	258930	0067	09/14/11	\$321,000	\$402,000	1,550	8	2011	3	7,407	N	N	4828 S FONTANELLE ST
3	10	333600	1595	11/05/12	\$370,000	\$447,000	1,670	8	2013	3	9,000	N	N	8722 HAMLET AVE S
3	10	333600	0626	04/21/12	\$345,000	\$432,000	1,720	8	1909	4	6,570	N	N	8408 DUNCAN AVE S
3	10	258930	0063	11/11/11	\$290,000	\$365,000	1,990	8	2011	3	5,000	N	N	4824 S FONTANELLE ST
3	10	110800	0761	07/14/11	\$359,950	\$448,000	2,220	8	2011	3	4,000	N	N	4827 S OTHELLO ST
3	10	333600	0850	01/10/13	\$384,500	\$456,000	2,240	8	2003	3	4,431	N	N	8459 SEWARD PARK AVE S
4	20	541410	0395	12/26/12	\$155,000	\$185,000	630	6	1906	3	3,226	N	N	4743 30TH AVE S
4	20	786650	0025	09/27/13	\$283,000	\$300,000	650	6	1916	5	5,000	N	N	5511 32ND AVE S
4	20	234130	0565	12/05/12	\$206,000	\$247,000	680	6	1922	3	3,040	N	N	5314 33RD AVE S
4	20	429970	0060	04/23/13	\$200,000	\$228,000	820	6	1961	3	6,000	N	N	6321 32ND AVE S
4	20	008100	0025	06/26/13	\$230,000	\$255,000	830	6	1943	3	3,880	N	N	6516 28TH AVE S
4	20	785700	0940	08/01/12	\$179,000	\$221,000	830	6	1953	3	5,480	N	N	2840 S JUNEAU ST
4	20	785700	1605	05/23/12	\$264,950	\$331,000	880	6	1942	4	6,790	N	N	6403 29TH AVE S
4	20	157110	0045	01/08/13	\$215,000	\$255,000	940	6	1974	3	5,100	N	N	3102 S GRAHAM ST

Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	20	785700	0820	08/21/12	\$220,000	\$271,000	970	6	1952	3	7,983	N	N	2565 S ORCAS ST
4	20	234130	0016	09/26/13	\$242,500	\$257,000	1,000	6	2013	3	4,400	N	N	3501 S LUCILE ST
4	20	933180	0315	12/27/12	\$330,000	\$393,000	1,000	6	1912	5	5,000	N	N	5507 33RD AVE S
4	20	333300	2040	12/18/12	\$200,000	\$239,000	1,040	6	1927	1	18,717	N	N	3548 S MORGAN ST
4	20	785700	3577	03/27/13	\$325,000	\$375,000	1,080	6	1928	4	8,316	Y	N	2441 S SPENCER ST
4	20	428740	0090	10/24/12	\$250,000	\$303,000	1,130	6	1925	4	6,100	N	N	2626 S WARSAW ST
4	20	268560	0125	03/04/11	\$215,000	\$260,000	1,320	6	1927	3	4,720	N	N	2511 S JUNEAU ST
4	20	274210	0005	04/23/12	\$330,000	\$413,000	1,330	6	1909	5	6,720	N	N	5219 32ND AVE S
4	20	785700	1600	06/27/12	\$224,900	\$280,000	1,340	6	1941	3	4,896	N	N	6418 28TH AVE S
4	20	785700	3610	04/26/11	\$230,000	\$282,000	1,360	6	1941	4	5,004	N	N	2467 S SPENCER ST
4	20	529520	0020	11/28/11	\$165,000	\$208,000	1,590	6	1910	3	3,060	N	N	2847 S ALASKA ST
4	20	785700	3345	09/13/12	\$225,000	\$276,000	1,710	6	1945	3	6,340	N	N	5903 28TH AVE S
4	20	087700	0030	06/01/11	\$267,500	\$330,000	2,020	6	1924	4	5,000	N	N	6318 28TH AVE S
4	20	274210	0256	12/06/12	\$282,500	\$339,000	820	7	1971	3	7,556	N	N	2919 S HUDSON ST
4	20	441060	0185	06/06/12	\$250,000	\$312,000	830	7	1941	4	6,380	N	N	6810 BEACON AVE S
4	20	785700	4110	06/11/12	\$315,000	\$392,000	880	7	1952	4	6,150	N	N	2624 S MORGAN ST
4	20	785700	3685	06/12/13	\$250,000	\$279,000	890	7	1953	3	5,280	N	N	2458 S SPENCER ST
4	20	233630	0075	12/10/12	\$250,000	\$299,000	940	7	1953	3	5,250	N	N	6025 31ST AVE S
4	20	785700	3515	09/11/13	\$336,000	\$359,000	950	7	1951	3	5,148	N	N	6003 28TH AVE S
4	20	171190	0080	09/06/13	\$392,500	\$420,000	960	7	1983	5	6,076	N	N	5315 31ST AVE S
4	20	212404	9187	09/12/12	\$370,000	\$453,000	960	7	1952	4	12,458	N	N	4928 30TH AVE S
4	20	941840	0250	10/02/12	\$170,000	\$207,000	980	7	1960	3	6,720	N	N	6027 33RD AVE S
4	20	785700	0125	05/02/13	\$328,000	\$373,000	1,020	7	1946	3	5,712	N	N	5450 BEACON AVE S
4	20	933180	0690	01/18/13	\$205,000	\$242,000	1,030	7	1977	3	5,000	N	N	5417 35TH AVE S
4	20	344540	0420	06/26/13	\$205,000	\$228,000	1,050	7	2002	3	1,704	N	N	3313 S JUNEAU ST
4	20	344540	0430	05/17/11	\$203,500	\$250,000	1,050	7	2002	3	1,704	N	N	3401 S JUNEAU ST
4	20	344540	0230	07/17/12	\$195,000	\$242,000	1,050	7	2001	3	2,199	N	N	3317 S MEAD ST
4	20	441060	0160	06/16/12	\$260,000	\$324,000	1,070	7	1941	4	6,380	N	N	6842 BEACON AVE S
4	20	785700	0310	11/06/12	\$315,000	\$381,000	1,070	7	1950	4	8,100	N	N	5537 32ND AVE S
4	20	785700	3735	05/22/12	\$305,000	\$381,000	1,070	7	1951	3	4,950	N	N	2411 S SPENCER ST
4	20	739440	0060	02/21/12	\$395,000	\$497,000	1,080	7	1948	5	8,000	Y	N	5428 30TH AVE S



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	20	785700	0605	07/05/13	\$320,000	\$354,000	1,090	7	1948	3	7,154	N	N	2514 S ORCAS ST
4	20	087700	0130	09/02/11	\$220,000	\$275,000	1,100	7	1960	3	4,704	N	N	6311 SHAFFER AVE S
4	20	234130	0640	09/04/13	\$278,000	\$298,000	1,100	7	1946	4	4,750	N	N	5317 33RD AVE S
4	20	344540	0350	03/18/13	\$206,000	\$239,000	1,100	7	2001	3	1,423	N	N	3320 S JUNEAU ST
4	20	344540	0210	10/18/12	\$205,000	\$249,000	1,100	7	2001	3	1,488	N	N	3313 S MEAD ST
4	20	785700	3576	12/19/11	\$275,000	\$346,000	1,110	7	1956	3	6,600	Y	N	2445 S SPENCER ST
4	20	785700	0609	03/18/13	\$375,000	\$434,000	1,110	7	2003	3	5,000	N	N	2520 D S ORCAS ST
4	20	333300	2205	08/31/12	\$240,000	\$295,000	1,130	7	1982	3	5,652	Y	N	3513 S MORGAN ST
4	20	785700	1801	02/03/11	\$325,000	\$390,000	1,160	7	1966	3	7,840	N	N	6620 28TH AVE S
4	20	222404	9065	12/27/12	\$227,000	\$270,000	1,170	7	1963	3	4,730	N	N	5933 33RD AVE S
4	20	785700	4025	07/18/11	\$240,000	\$299,000	1,170	7	1925	3	9,988	N	N	6420 BEACON AVE S
4	20	344540	0050	11/19/12	\$219,900	\$265,000	1,220	7	2001	3	3,205	N	N	5723 33RD AVE S
4	20	786650	0170	07/20/12	\$245,000	\$303,000	1,230	7	1926	3	7,661	Y	N	3005 S LUCILE ST
4	20	428740	0035	05/11/11	\$243,000	\$299,000	1,280	7	1942	3	6,450	N	N	2633 S MORGAN ST
4	20	612650	0080	10/04/12	\$332,000	\$405,000	1,280	7	1968	3	4,700	N	N	2822 S BATEMAN ST
4	20	739440	0160	06/06/13	\$342,880	\$384,000	1,290	7	1996	3	6,000	N	N	5411 32ND AVE S
4	20	941840	0310	10/04/13	\$180,000	\$190,000	1,290	7	1900	3	6,720	N	N	6022 32ND AVE S
4	20	670680	0060	11/05/12	\$200,000	\$242,000	1,300	7	1982	3	5,304	N	N	3209 S MORGAN ST
4	20	441060	0130	08/28/13	\$246,000	\$265,000	1,320	7	1955	3	6,297	N	N	6859 27TH AVE S
4	20	333300	2142	11/16/12	\$325,000	\$392,000	1,340	7	2007	3	5,000	N	N	3587 S MORGAN ST
4	20	789060	0120	07/26/11	\$285,000	\$355,000	1,390	7	1934	4	6,000	N	N	5943 32ND AVE S
4	20	344540	0150	10/12/11	\$180,000	\$226,000	1,390	7	2001	3	2,366	N	N	3318 S MEAD ST
4	20	789060	0155	05/21/12	\$365,000	\$456,000	1,410	7	2000	3	4,000	N	N	5955 32ND AVE S
4	20	789060	0065	06/29/12	\$402,250	\$500,000	1,420	7	2011	3	3,800	N	N	5952 30TH AVE S
4	20	789060	0060	02/18/11	\$455,000	\$548,000	1,420	7	2010	3	3,800	N	N	5948 30TH AVE S
4	20	266050	0235	05/14/13	\$200,000	\$226,000	1,480	7	1985	3	9,602	N	N	5022 32ND AVE S
4	20	333300	2211	07/19/13	\$369,950	\$406,000	1,480	7	1997	3	7,871	Y	N	3511 S MORGAN ST
4	20	739440	0045	01/19/12	\$275,000	\$346,000	1,480	7	1998	3	9,008	N	N	5406 30TH AVE S
4	20	789060	0005	10/28/11	\$409,000	\$514,000	1,490	7	2010	3	4,135	N	N	5931 30TH AVE S
4	20	789060	0010	08/17/11	\$415,000	\$518,000	1,490	7	2010	3	4,135	N	N	5935 30TH AVE S
4	20	789060	0011	10/03/11	\$432,200	\$542,000	1,490	7	2010	3	4,135	N	N	5939 30TH AVE S



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	20	789060	0012	04/06/12	\$405,000	\$508,000	1,490	7	2010	3	4,135	N	N	5945 30TH AVE S
4	20	274210	0122	11/18/13	\$265,000	\$272,000	1,540	7	1954	3	5,000	N	N	5209 30TH AVE S
4	20	785700	0815	07/19/11	\$210,000	\$261,000	1,580	7	1953	3	7,200	N	N	2529 S ORCAS ST
4	20	333300	2442	07/26/11	\$252,000	\$314,000	1,590	7	1990	3	7,140	N	N	3508 A S HOLLY ST
4	20	394290	0005	05/30/13	\$335,000	\$376,000	1,710	7	1950	3	10,800	N	N	6114 BEACON AVE S
4	20	529520	0165	11/06/12	\$200,000	\$242,000	1,820	7	1999	3	3,060	N	N	2841 S ALASKA PL
4	20	333300	2430	09/19/13	\$335,750	\$357,000	1,920	7	1988	3	7,140	N	N	3500 S HOLLY ST
4	20	785700	3946	04/30/12	\$240,000	\$301,000	2,060	7	1927	3	5,368	N	N	6319 28TH AVE S
4	20	262165	0070	05/07/13	\$290,000	\$329,000	2,120	7	2003	3	5,250	N	N	6604 36TH AVE S
4	20	785700	0714	08/01/11	\$346,950	\$433,000	2,290	7	2004	3	5,253	N	N	2503 S ORCAS ST
4	20	785700	1901	06/01/12	\$305,000	\$380,000	2,410	7	1986	3	5,700	N	N	6738 28TH AVE S
4	20	785700	2015	09/13/11	\$350,000	\$439,000	1,670	8	1967	3	10,718	N	N	2828 S FRONTENAC ST
4	20	785700	3845	09/06/13	\$465,000	\$498,000	2,608	8	1999	3	5,950	N	N	2542 S GRAHAM ST
4	20	166250	0092	11/21/12	\$450,000	\$542,000	1,860	9	2008	3	8,367	N	N	6748 37TH AVE S
4	40	160460	0350	02/24/12	\$108,500	\$137,000	500	5	1948	3	3,000	N	N	4557 34TH AVE S
4	40	170340	0965	09/05/12	\$140,000	\$172,000	950	5	1903	3	3,300	N	N	3510 S HUDSON ST
4	40	170340	0840	08/29/13	\$389,900	\$419,000	660	6	1940	4	3,300	N	N	3549 S FERDINAND ST
4	40	170340	0795	07/03/13	\$375,000	\$415,000	730	6	1925	4	3,300	N	N	3521 S FERDINAND ST
4	40	170990	0135	05/15/13	\$315,000	\$356,000	740	6	2003	3	5,680	N	N	4556 35TH AVE S
4	40	688890	0175	12/13/12	\$319,000	\$382,000	740	6	1943	5	4,880	N	N	3523 S BENNETT ST
4	40	266050	0145	09/10/13	\$315,000	\$336,000	760	6	1902	4	4,400	N	N	3251 S HUDSON ST
4	40	160460	0100	05/12/11	\$243,000	\$299,000	840	6	1910	3	2,980	N	N	4515 33RD AVE S
4	40	170340	1045	03/26/13	\$360,000	\$416,000	850	6	1928	5	3,300	N	N	3233 S FERDINAND ST
4	40	688890	0170	08/27/13	\$305,000	\$328,000	870	6	1912	5	4,880	N	N	3521 S BENNETT ST
4	40	266050	0155	09/06/12	\$248,000	\$304,000	1,010	6	1991	3	5,500	N	N	3247 S HUDSON ST
4	40	170340	0825	03/25/13	\$387,500	\$448,000	1,030	6	1904	5	4,950	N	N	3541 S FERDINAND ST
4	40	160460	0120	06/11/12	\$175,000	\$218,000	1,160	6	1948	4	5,960	N	N	4501 33RD AVE S
4	40	118300	0010	04/16/12	\$287,500	\$360,000	1,230	6	1903	3	5,150	N	N	3560 S BRANDON ST
4	40	564960	0266	05/21/12	\$199,950	\$250,000	1,330	6	1980	3	8,000	N	N	5262 37TH AVE S
4	40	934410	0090	09/14/11	\$221,500	\$278,000	680	7	2009	3	805	N	N	4781 C 35TH AVE S
4	40	934410	0100	04/16/12	\$207,000	\$260,000	680	7	2009	3	766	N	N	4785 A 35TH AVE S



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	40	934410	0120	10/22/13	\$335,000	\$350,000	680	7	2009	3	1,554	N	N	4785 C 35TH AVE S
4	40	934410	0160	07/25/11	\$226,500	\$282,000	680	7	2009	3	767	N	N	4775 A 35TH AVE S
4	40	934410	0040	11/11/11	\$205,000	\$258,000	690	7	2009	3	1,075	N	N	4795 A 35TH AVE S
4	40	934410	0030	09/14/11	\$216,500	\$271,000	710	7	2009	3	1,441	N	N	4791 C 35TH AVE S
4	40	934410	0050	09/16/11	\$217,000	\$272,000	760	7	2009	3	586	N	N	4795 B 35TH AVE S
4	40	934410	0020	10/20/11	\$211,500	\$266,000	780	7	2009	3	586	N	N	4791 B 35TH AVE S
4	40	934410	0080	08/30/11	\$225,000	\$281,000	880	7	2009	3	793	N	N	4781 B 35TH AVE S
4	40	934410	0110	08/08/11	\$225,500	\$281,000	880	7	2009	3	764	N	N	4785 B 35TH AVE S
4	40	934410	0170	08/08/11	\$226,500	\$283,000	880	7	2009	3	766	N	N	4775 B 35TH AVE S
4	40	170340	0905	09/16/11	\$310,000	\$389,000	1,010	7	2005	3	4,950	N	N	3544 S HUDSON ST
4	40	266050	0414	07/17/13	\$350,000	\$385,000	1,110	7	2007	3	1,306	N	N	5015 B 37TH AVE S
4	40	266050	0416	04/15/13	\$349,950	\$401,000	1,110	7	2007	3	1,306	N	N	5013 B 37TH AVE S
4	40	266050	0351	10/24/13	\$307,000	\$320,000	1,120	7	1995	3	6,050	N	N	5050 35TH AVE S
4	40	688890	0091	05/13/11	\$236,500	\$291,000	1,120	7	1926	3	4,880	N	N	3518 S BENNETT ST
4	40	266050	0248	09/13/12	\$310,000	\$380,000	1,120	7	1998	3	7,178	N	N	5027 35TH AVE S
4	40	266050	0506	07/17/13	\$492,200	\$541,000	1,470	7	1909	5	4,116	N	N	5231 37TH AVE S
4	40	160460	0340	08/08/13	\$482,500	\$524,000	1,500	7	1927	5	6,000	N	N	4551 34TH AVE S
4	40	160460	0425	02/22/13	\$395,000	\$462,000	1,510	7	2013	3	3,000	N	N	4542 34TH AVE S
4	40	170340	0835	05/02/12	\$382,500	\$479,000	1,640	7	1958	3	6,600	N	N	3543 S FERDINAND ST
4	40	160460	0325	04/17/13	\$431,000	\$493,000	1,870	7	1912	4	4,358	N	N	4545 34TH AVE S
4	40	564960	0444	05/16/12	\$224,000	\$280,000	960	8	2011	3	1,140	N	N	3928 B S BRANDON ST
4	40	564960	0448	05/23/12	\$224,000	\$280,000	960	8	2011	3	1,129	N	N	3926 A S BRANDON ST
4	40	564960	0449	05/15/12	\$235,000	\$294,000	960	8	2011	3	1,125	N	N	3926 B S BRANDON ST
4	40	564960	0450	05/15/12	\$223,000	\$279,000	960	8	2011	3	1,124	N	N	3928 A S BRANDON ST
4	40	564960	0453	05/24/11	\$350,000	\$431,000	1,140	8	2009	3	1,813	N	N	3952 S BRANDON ST
4	40	564960	0456	02/29/12	\$283,500	\$357,000	1,140	8	2009	3	1,129	N	N	3954 S BRANDON ST
4	40	564960	0457	02/17/12	\$295,950	\$372,000	1,140	8	2009	3	1,813	N	N	3956 S BRANDON ST
4	40	170340	0325	09/25/13	\$382,450	\$405,000	1,150	8	2007	3	1,280	N	N	4752 B 35TH AVE S
4	40	170340	0509	10/26/12	\$274,900	\$333,000	1,250	8	2007	3	1,955	N	N	3214 S EDMUNDS ST
4	40	170340	0205	06/19/12	\$322,000	\$401,000	1,290	8	2004	3	1,606	N	N	4735 A 36TH AVE S
4	40	564960	0445	05/23/12	\$300,000	\$375,000	1,300	8	2012	3	2,123	N	N	3924 A S BRANDON ST



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	40	564960	0446	05/25/12	\$289,000	\$361,000	1,330	8	2011	3	1,567	N	N	3924 B S BRANDON ST
4	40	564960	0447	05/24/12	\$289,000	\$361,000	1,330	8	2011	3	3,105	N	N	3924 C S BRANDON ST
4	40	160460	0315	05/13/11	\$303,800	\$374,000	1,350	8	2006	3	2,980	N	N	4537 34TH AVE S
4	40	266050	0265	07/01/13	\$446,000	\$494,000	2,017	8	2007	3	4,754	N	N	5041 35TH AVE S
4	40	564960	0454	05/03/11	\$385,000	\$473,000	2,110	8	2009	3	2,931	N	N	3944 S BRANDON ST
4	40	170340	0560	11/21/13	\$589,990	\$605,000	2,360	8	2013	3	6,600	N	N	3217 S EDMUNDS ST
4	40	564960	0330	10/17/11	\$405,000	\$509,000	980	9	2011	3	1,807	N	N	5239 B 39TH AVE S
4	40	170340	0306	09/04/12	\$436,000	\$535,000	1,100	9	2008	3	1,115	N	N	3510 S EDMUNDS ST
4	40	564960	0334	04/05/12	\$362,000	\$454,000	1,440	9	2011	3	2,093	N	N	5239 A 39TH AVE S
4	40	564960	0333	03/06/12	\$340,000	\$428,000	1,620	9	2011	3	1,885	N	N	5237 39TH AVE S
4	40	564960	0331	03/28/12	\$330,000	\$414,000	1,640	9	2011	3	1,305	N	N	5233 39TH AVE S
4	40	564960	0332	04/30/12	\$338,000	\$423,000	1,640	9	2011	3	1,160	N	N	5235 39TH AVE S
4	40	170340	0499	08/04/13	\$525,000	\$572,000	1,850	9	2013	3	1,453	N	N	3220 A S EDMUNDS ST
4	40	170340	0500	08/05/13	\$532,000	\$579,000	1,850	9	2013	3	1,448	N	N	3220 B S EDMUNDS ST
4	40	170340	0497	09/13/13	\$539,000	\$575,000	1,890	9	2013	3	1,576	N	N	3222 S EDMUNDS ST
4	40	170340	0498	09/11/13	\$542,650	\$579,000	1,890	9	2013	3	1,571	N	N	3218 S EDMUNDS ST
4	40	160460	0300	07/16/11	\$535,000	\$665,000	1,960	9	2007	3	2,980	N	N	4529 34TH AVE S
4	40	160460	0295	03/23/11	\$500,000	\$608,000	1,960	9	2007	3	2,980	N	N	4525 34TH AVE
4	50	605610	0241	06/07/13	\$323,000	\$362,000	1,220	7	2007	3	1,567	N	N	4140 29TH AVE S
4	50	605610	0301	09/25/12	\$250,000	\$305,000	1,240	7	2007	3	1,284	N	N	4364 28TH AVE S
4	50	605611	0620	10/23/13	\$298,800	\$312,000	1,280	7	2012	3	1,831	N	N	4221 RENTON AVE S
4	50	605611	0590	10/29/13	\$345,800	\$359,000	1,430	7	2012	3	3,760	N	N	4215 RENTON AVE S
4	50	605611	1431	09/11/12	\$304,800	\$374,000	1,430	7	2012	3	2,825	N	N	3019 S NEVADA ST
4	50	605610	0240	06/12/12	\$300,000	\$374,000	1,500	7	2007	3	2,448	N	N	4136 29TH AVE S
4	50	605610	0233	01/11/12	\$265,000	\$334,000	1,500	7	2007	3	2,447	N	N	4132 29TH AVE S
4	50	605610	0196	08/07/12	\$299,950	\$370,000	1,610	7	2007	3	2,246	N	N	4113 MARTIN LUTHER KING JR WAY S
4	50	605610	0190	04/23/13	\$317,000	\$362,000	1,690	7	2007	3	2,252	N	N	4107 MARTIN LUTHER KING JR WAY S
4	50	605610	0415	08/05/11	\$338,500	\$422,000	2,110	7	2011	3	1,618	N	N	2854 S NEVADA ST
4	50	605610	0415	12/19/12	\$344,950	\$412,000	2,110	7	2011	3	1,618	N	N	2854 S NEVADA ST

Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	50	605610	0416	03/22/12	\$335,000	\$421,000	2,110	7	2011	3	1,579	N	N	2852 S NEVADA ST
4	50	605610	0414	09/26/11	\$359,800	\$451,000	2,140	7	2011	3	2,385	N	N	2856 S NEVADA ST
4	50	605610	0417	02/27/12	\$359,800	\$453,000	2,140	7	2011	3	2,310	N	N	2850 S NEVADA ST
4	50	605611	1420	10/16/12	\$252,800	\$307,000	1,070	8	2012	3	1,473	N	N	3015 S NEVADA ST
4	50	605611	1650	01/16/13	\$229,800	\$272,000	1,070	8	2013	3	1,632	N	N	3035 S ADAMS ST
4	50	605611	1330	08/13/12	\$249,800	\$308,000	1,080	8	2012	3	1,843	N	N	3027 S NEVADA ST
4	50	605611	0610	10/21/13	\$229,800	\$240,000	1,100	8	2013	3	1,706	N	N	4219 RENTON AVE S
4	50	605611	1600	05/16/13	\$229,800	\$260,000	1,100	8	2013	3	1,361	N	N	3023 S ADAMS ST
4	50	605610	0594	11/30/12	\$300,000	\$360,000	1,150	8	2006	3	1,836	N	N	2835 S COLUMBIAN WAY
4	50	605611	1370	06/18/12	\$274,800	\$342,000	1,270	8	2012	3	1,916	N	N	3035 S NEVADA ST
4	50	605611	1410	10/11/12	\$274,880	\$335,000	1,270	8	2012	3	1,680	N	N	3013 S NEVADA ST
4	50	605611	1430	09/11/12	\$269,800	\$331,000	1,270	8	2012	3	1,685	N	N	3017 S NEVADA ST
4	50	605611	1610	05/15/13	\$294,800	\$333,000	1,270	8	2013	3	1,973	N	N	3025 S ADAMS ST
4	50	605611	1640	01/14/13	\$296,294	\$351,000	1,270	8	2013	3	2,065	N	N	3033 S ADAMS ST
4	50	605611	1660	01/08/13	\$294,800	\$350,000	1,270	8	2013	3	2,065	N	N	3037 S ADAMS ST
4	50	605611	1660	01/16/13	\$229,800	\$272,000	1,270	8	2013	3	2,065	N	N	3037 S ADAMS ST
4	50	605611	0600	10/28/13	\$301,800	\$314,000	1,280	8	2012	3	1,938	N	N	4217 RENTON AVE S
4	50	605610	0382	04/04/13	\$340,000	\$391,000	1,380	8	2008	3	1,465	N	N	4351 JILL PL S
4	50	605611	0630	10/14/13	\$349,800	\$367,000	1,430	8	2012	3	3,334	N	N	4223 RENTON AVE S
4	50	605611	1320	07/26/12	\$309,800	\$383,000	1,430	8	2012	3	2,460	N	N	3025 S NEVADA ST
4	50	605611	1340	08/06/12	\$308,800	\$381,000	1,430	8	2012	3	2,393	N	N	3029 S NEVADA ST
4	50	605611	1350	07/03/12	\$313,000	\$389,000	1,430	8	2012	3	2,343	N	N	3031 S NEVADA ST
4	50	605611	1380	08/20/12	\$314,800	\$388,000	1,430	8	2012	3	2,581	N	N	3037 S NEVADA ST
4	50	605611	1400	09/28/12	\$299,800	\$366,000	1,430	8	2012	3	2,645	N	N	3011 S NEVADA ST
4	50	605611	1590	05/10/13	\$320,800	\$364,000	1,430	8	2013	3	3,843	N	N	3021 S ADAMS ST
4	50	605611	1620	05/09/13	\$334,800	\$380,000	1,430	8	2013	3	2,758	N	N	3027 S ADAMS ST
4	50	605611	1670	01/10/13	\$334,800	\$397,000	1,430	8	2013	3	2,932	N	N	3039 S ADAMS ST
4	50	605611	0670	10/23/12	\$360,472	\$437,000	1,550	8	2012	3	2,855	N	N	3109 S ADAMS ST
4	50	605611	0550	06/24/13	\$390,800	\$434,000	1,570	8	2013	3	3,100	N	N	4405 RENTON AVE S
4	50	605611	0540	06/04/13	\$384,800	\$431,000	1,650	8	2012	3	4,065	N	N	4401 RENTON AVE S
4	50	605611	0650	10/03/12	\$373,631	\$456,000	1,650	8	2012	3	3,230	N	N	3101 S ADAMS ST



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	50	605610	0321	05/21/13	\$335,000	\$378,000	1,720	8	2006	3	1,428	N	N	4402 28TH AVE S
4	50	605610	0343	01/04/13	\$320,000	\$380,000	1,720	8	2006	3	1,676	N	N	2816 S COLUMBIAN WAY
4	50	605610	0352	07/17/12	\$300,000	\$372,000	1,720	8	2006	3	1,523	N	N	2826 S COLUMBIAN WAY
4	50	605610	0116	10/06/13	\$417,000	\$439,000	1,810	8	2006	3	4,126	N	N	4361 28TH AVE S
4	50	605610	0410	12/06/13	\$415,000	\$422,000	1,840	8	2013	3	2,280	N	N	2864 S NEVADA ST
4	50	605610	0413	12/05/13	\$414,000	\$421,000	1,840	8	2013	3	2,385	N	N	2858 S NEVADA ST
4	50	605611	0560	08/05/13	\$432,800	\$471,000	1,850	8	2013	3	3,076	N	N	4409 RENTON AVE S
4	50	605611	0580	10/09/13	\$465,800	\$490,000	1,850	8	2013	3	3,027	N	N	4417 RENTON AVE S
4	50	605611	0660	10/10/12	\$389,800	\$474,000	1,850	8	2012	3	2,855	N	N	3105 S ADAMS ST
4	50	605611	0690	01/07/13	\$396,800	\$471,000	1,850	8	2013	3	2,586	N	N	3117 S ADAMS ST
4	50	605611	0710	02/07/13	\$398,800	\$468,000	1,850	8	2013	3	2,856	N	N	3125 S ADAMS ST
4	50	605611	0585	10/22/13	\$440,445	\$460,000	1,850	8	2013	3	3,002	N	N	4421 RENTON AVE S
4	50	605611	0570	09/18/13	\$418,800	\$445,000	1,910	8	2012	3	3,051	N	N	4413 RENTON AVE S
4	50	605611	0680	01/23/13	\$392,800	\$464,000	1,910	8	2013	3	2,855	N	N	3113 S ADAMS ST
4	50	605611	0700	02/06/13	\$412,381	\$485,000	1,910	8	2013	3	2,856	N	N	3121 S ADAMS ST
4	50	605611	0720	02/26/13	\$404,113	\$472,000	1,910	8	2013	3	3,331	N	N	3129 S ADAMS ST
4	50	605611	0586	10/22/13	\$459,800	\$480,000	1,910	8	2012	3	3,472	N	N	4425 RENTON AVE S
4	50	605610	0411	10/23/13	\$415,000	\$433,000	1,920	8	2013	3	1,659	N	N	2862 S NEVADA ST
4	50	605610	0260	10/31/12	\$392,000	\$475,000	1,930	8	2006	3	2,892	N	N	2831 S ADAMS ST
4	50	605610	0266	05/24/12	\$351,000	\$438,000	1,940	8	2006	3	2,010	N	N	2819 S ADAMS ST
4	50	605610	0263	06/20/12	\$355,000	\$442,000	1,950	8	2006	3	3,062	N	N	2825 S ADAMS ST
4	50	605610	0264	08/13/12	\$375,000	\$462,000	1,962	8	2006	3	3,017	N	N	2823 S ADAMS ST
4	50	605610	0320	10/02/13	\$397,950	\$420,000	2,010	8	2006	3	2,267	N	N	4400 28TH AVE S
4	50	605610	0350	08/01/13	\$370,000	\$404,000	2,020	8	2006	3	2,538	N	N	2822 S COLUMBIAN WAY
4	50	605610	0050	06/13/12	\$434,950	\$542,000	2,070	8	2007	3	3,721	N	N	4119 29TH AVE S
4	50	605610	0053	10/14/13	\$530,000	\$556,000	2,070	8	2007	3	4,095	N	N	4131 29TH AVE S
4	50	605611	0080	03/13/13	\$489,950	\$568,000	1,280	9	2013	3	2,596	N	N	3155 S OREGON ST
4	50	605611	1020	06/13/13	\$489,950	\$547,000	1,300	9	2013	3	2,318	N	N	4453 RENTON AVE S
4	50	605611	0120	09/14/12	\$438,000	\$536,000	1,320	9	2012	3	2,352	N	N	4505 RENTON AVE S
4	50	605611	0980	11/13/13	\$509,000	\$524,000	1,320	9	2013	3	2,650	N	N	3102 S OREGON ST
4	50	605611	0180	09/28/11	\$415,000	\$521,000	1,330	9	2011	3	2,095	N	N	4521 RENTON AVE S



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	50	605611	1000	08/05/13	\$480,000	\$522,000	1,330	9	2013	3	2,100	N	N	4457 RENTON AVE S
4	50	605611	0070	03/26/13	\$499,950	\$577,000	1,340	9	2013	3	2,236	N	N	3157 S OREGON ST
4	50	605611	0090	06/13/13	\$535,000	\$597,000	1,440	9	2013	3	2,449	N	N	3153 S OREGON ST
4	50	605611	0200	12/16/11	\$432,950	\$545,000	1,450	9	2011	3	2,479	N	N	4525 RENTON AVE S
4	50	605611	0160	05/23/12	\$429,000	\$536,000	1,460	9	2012	3	2,435	N	N	4515 RENTON AVE S
4	50	605611	1010	07/23/13	\$499,000	\$547,000	1,460	9	2013	3	2,101	N	N	4455 RENTON AVE S
4	50	605611	1030	06/13/13	\$472,500	\$528,000	1,460	9	2013	3	2,753	N	N	4459 RENTON AVE S
4	50	605611	0150	05/16/12	\$438,000	\$547,000	1,500	9	2012	3	2,162	N	N	4517 RENTON AVE S
4	50	605611	0130	06/05/12	\$419,000	\$522,000	1,510	9	2012	3	2,409	N	N	4513 RENTON AVE S
4	50	605611	0130	12/18/13	\$440,000	\$444,000	1,510	9	2012	3	2,409	N	N	4513 RENTON AVE S
4	50	605611	0140	06/05/12	\$409,000	\$510,000	1,520	9	2012	3	2,457	N	N	4511 RENTON AVE S
4	50	605611	0100	09/14/12	\$479,950	\$588,000	1,550	9	2012	3	3,294	N	N	3161 S OREGON ST
4	50	605611	0940	09/25/13	\$449,000	\$476,000	1,580	9	2013	3	2,313	N	N	3100 S OREGON ST
4	50	605611	0110	12/18/12	\$399,950	\$478,000	1,590	9	2012	3	3,159	N	N	4501 RENTON AVE S
4	50	605611	0190	09/28/11	\$387,378	\$486,000	1,650	9	2011	3	2,357	N	N	4527 RENTON AVE S
4	50	605611	0950	09/25/13	\$481,744	\$510,000	1,860	9	2013	3	1,707	N	N	4462 31ST AVE S
4	50	605611	0170	10/21/11	\$399,950	\$503,000	1,940	9	2011	3	2,230	N	N	4523 RENTON AVE S
4	70	339504	1182	07/22/11	\$196,000	\$244,000	1,360	7	2000	3	2,565	N	N	2956 S FRONTENAC ST
4	70	339504	0570	06/09/11	\$265,000	\$328,000	1,490	7	2001	3	2,720	N	N	6537 31ST AVE S
4	70	339504	0070	12/01/11	\$180,000	\$227,000	1,520	7	2000	3	2,394	N	N	6525 29TH AVE S
4	70	339504	0450	04/05/13	\$276,750	\$318,000	1,540	7	2001	3	2,720	N	N	6534 30TH AVE S
4	70	339504	0510	07/05/11	\$220,000	\$273,000	1,540	7	2001	3	2,720	N	N	6517 31ST AVE S
4	70	606480	0720	10/28/13	\$306,500	\$319,000	1,570	7	2003	3	2,146	N	N	6730 35TH PL S
4	70	606480	0740	05/10/13	\$299,000	\$339,000	1,570	7	2003	3	2,723	N	N	6726 35TH PL S
4	70	606480	0750	12/09/13	\$297,200	\$301,000	1,570	7	2003	3	2,144	N	N	6724 35TH PL S
4	70	339504	0820	03/09/11	\$251,000	\$304,000	1,730	7	2000	3	3,648	N	N	6720 29TH AVE S
4	70	606480	0110	07/26/12	\$244,000	\$302,000	1,750	7	2003	3	1,689	N	N	6705 34TH PL S
4	70	339504	1214	06/30/11	\$263,000	\$326,000	1,800	7	2001	3	3,081	N	N	6922 30TH AVE S
4	70	339504	0530	04/08/11	\$250,000	\$305,000	1,810	7	2001	3	3,056	N	N	6523 31ST AVE S
4	70	339504	0160	06/03/13	\$299,900	\$336,000	1,820	7	2000	3	3,982	N	N	6557 29TH AVE S
4	70	606480	0160	08/14/13	\$315,000	\$341,000	1,490	8	2003	3	2,187	N	N	3309 S HOLLY PL

Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	606480	0530	06/19/13	\$295,000	\$328,000	1,490	8	2003	3	1,801	N	N	6706 34TH PL S
4	70	606480	0540	06/03/13	\$305,950	\$343,000	1,490	8	2003	3	2,175	N	N	6708 34TH PL S
4	70	606480	0680	06/10/13	\$312,000	\$349,000	1,490	8	2003	3	2,605	N	N	6740 35TH PL S
4	70	894455	0290	06/11/12	\$342,950	\$427,000	1,760	8	2011	3	2,116	N	N	6733 37TH AVE S
4	70	894455	0310	06/28/12	\$329,800	\$410,000	1,760	8	2011	3	2,116	N	N	6745 37TH AVE S
4	70	894455	0320	08/07/12	\$340,000	\$420,000	1,760	8	2011	3	2,116	N	N	6747 37TH AVE S
4	70	894455	0330	07/25/11	\$357,500	\$445,000	1,760	8	2011	3	2,208	N	N	6765 37TH AVE S
4	70	894455	0330	06/06/13	\$374,900	\$420,000	1,760	8	2011	3	2,208	N	N	6765 37TH AVE S
4	70	894455	0340	02/15/12	\$343,000	\$432,000	1,760	8	2011	3	2,116	N	N	6767 37TH AVE S
4	70	894455	0360	09/19/12	\$343,950	\$421,000	1,760	8	2012	3	2,208	N	N	6781 37TH AVE S
4	70	894455	0370	06/11/12	\$350,000	\$436,000	1,760	8	2011	3	2,116	N	N	6783 37TH AVE S
4	70	894455	0390	02/07/12	\$339,950	\$428,000	1,760	8	2011	3	2,116	N	N	6909 37TH AVE S
4	70	894455	0400	10/12/12	\$340,000	\$414,000	1,760	8	2012	3	2,116	N	N	6911 37TH AVE S
4	70	894455	0280	07/10/12	\$343,950	\$427,000	1,780	8	2011	3	2,116	N	N	6731 37TH AVE S
4	70	894455	0300	08/23/12	\$343,950	\$423,000	1,780	8	2011	3	2,208	N	N	6743 37TH AVE S
4	70	894455	0350	07/17/11	\$350,000	\$435,000	1,780	8	2011	3	2,116	N	N	6769 37TH AVE S
4	70	894455	0380	09/20/12	\$340,000	\$416,000	1,780	8	2012	3	2,116	N	N	6785 37TH AVE S
4	70	894455	0060	06/27/11	\$369,400	\$458,000	2,090	8	2011	3	3,920	N	N	6759 37TH AVE S
4	70	894455	0080	12/16/11	\$350,000	\$441,000	2,090	8	2011	3	3,850	N	N	6777 37TH AVE S
4	70	894455	0090	08/25/11	\$350,000	\$438,000	2,090	8	2011	3	3,850	N	N	6901 37TH AVE S
4	70	894455	0100	03/17/11	\$373,612	\$454,000	2,090	8	2011	3	4,400	N	N	6903 37TH AVE S
4	70	894455	0220	06/08/12	\$339,950	\$424,000	2,090	8	2011	3	3,920	N	N	6905 37TH AVE S
4	70	894455	0180	06/01/11	\$350,000	\$432,000	2,200	8	2011	3	3,360	N	N	6763 37TH AVE S
4	70	894455	0190	10/12/12	\$345,000	\$420,000	2,200	8	2012	3	3,360	N	N	6771 37TH AVE S
5	30	333100	0755	10/10/13	\$223,750	\$235,000	720	6	1970	4	4,326	N	N	3912 S FINDLAY ST
5	30	333100	1600	06/06/13	\$190,000	\$213,000	750	6	1925	3	4,532	N	N	3909 S ORCAS ST
5	30	660700	0170	03/21/12	\$190,000	\$239,000	780	6	1910	3	4,176	N	N	4204 S HOLLY ST
5	30	333100	0605	06/21/12	\$262,000	\$326,000	800	6	1904	3	7,500	N	N	3807 S LUCILE ST
5	30	333100	1655	11/26/13	\$385,000	\$394,000	820	6	1941	5	5,150	N	N	3955 S ORCAS ST
5	30	110800	0190	09/04/12	\$61,900	\$76,000	830	6	1989	1	3,680	N	N	4825 S ORCHARD ST
5	30	333250	0890	01/23/12	\$278,500	\$351,000	840	6	1908	4	6,180	N	N	4239 S SPENCER ST



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	30	100500	0058	08/14/13	\$240,000	\$260,000	850	6	1950	3	4,600	N	N	4417 S MYRTLE ST
5	30	333050	0375	01/04/13	\$272,000	\$323,000	870	6	1908	3	6,180	N	N	4208 S LUCILE ST
5	30	333100	2225	05/13/13	\$216,000	\$245,000	910	6	1970	4	4,532	N	N	3922 S FINDLAY ST
5	30	333100	2235	10/14/11	\$180,000	\$226,000	910	6	1970	3	4,532	N	N	3926 S FINDLAY ST
5	30	333050	1905	09/17/12	\$278,350	\$341,000	960	6	1912	4	3,090	N	N	4243 S MEAD ST
5	30	333050	2060	06/10/13	\$209,900	\$235,000	970	6	1917	3	3,060	N	N	4246 S JUNEAU ST
5	30	333100	0465	08/03/12	\$210,000	\$259,000	970	6	1908	4	4,000	N	N	5518 37TH AVE S
5	30	381240	0727	06/09/11	\$197,500	\$244,000	970	6	1972	3	4,698	N	N	6814 45TH AVE S
5	30	333100	0106	01/12/12	\$195,000	\$246,000	980	6	1905	3	5,150	N	N	3915 S BRANDON ST
5	30	333050	2055	02/28/13	\$215,000	\$251,000	1,010	6	1908	3	3,030	N	N	4242 S JUNEAU ST
5	30	333300	0285	07/17/12	\$180,000	\$223,000	1,020	6	1948	3	5,000	N	N	3923 S EDDY ST
5	30	333100	2100	05/16/13	\$172,500	\$195,000	1,160	6	1910	3	5,000	N	N	5736 JUNEAU TER S
5	30	333100	0950	08/18/13	\$344,100	\$372,000	1,170	6	1906	4	3,090	N	N	3942 S ORCAS ST
5	30	333250	0515	08/01/13	\$320,000	\$349,000	1,180	6	1903	5	3,150	N	N	4213 S KENNY ST
5	30	110500	0480	01/11/13	\$174,900	\$207,000	1,220	6	1914	3	8,775	N	N	4630 S WILLOW ST
5	30	333100	0830	12/13/11	\$215,000	\$271,000	1,260	6	1942	4	4,635	N	N	3940 S FINDLAY ST
5	30	660700	0005	08/22/11	\$225,000	\$281,000	1,290	6	1951	3	4,903	N	N	6502 43RD AVE S
5	30	110500	0356	10/04/11	\$160,000	\$201,000	1,320	6	1979	3	5,500	N	N	4610 S WARSAW ST
5	30	333250	0680	11/20/12	\$319,000	\$384,000	1,370	6	1925	4	3,150	N	N	4241 S RAYMOND ST
5	30	381240	0063	03/14/11	\$229,000	\$278,000	1,400	6	1950	3	8,100	N	N	6322 44TH AVE S
5	30	333250	0206	11/27/12	\$285,700	\$343,000	1,450	6	1914	3	8,650	N	N	4407 S JUNEAU ST
5	30	110500	0830	06/28/13	\$155,000	\$172,000	1,510	6	1914	2	4,000	N	N	7015 48TH AVE S
5	30	333050	0586	07/24/12	\$217,000	\$269,000	1,580	6	1905	3	4,635	N	N	4222 S FINDLAY ST
5	30	811310	1000	07/31/13	\$340,000	\$371,000	1,780	6	1919	3	9,009	N	N	5958 44TH AVE S
5	30	811310	0050	07/18/13	\$347,500	\$382,000	1,940	6	1905	3	8,834	N	N	3815 S JUNEAU ST
5	30	110500	0427	11/07/13	\$172,500	\$178,000	680	7	2010	3	793	N	N	4631 B S HOLLY ST
5	30	110500	0429	06/18/13	\$179,900	\$200,000	780	7	2010	3	1,137	N	N	4629 B S HOLLY ST
5	30	110500	0436	01/25/11	\$175,000	\$209,000	780	7	2010	3	1,117	N	N	4629 A S HOLLY ST
5	30	381240	0203	08/07/13	\$242,000	\$263,000	830	7	1957	3	5,580	N	N	6409 44TH AVE S
5	30	333100	1145	08/05/13	\$305,000	\$332,000	850	7	1952	4	4,120	N	N	3822 S ORCAS ST
5	30	333250	0610	05/10/13	\$273,500	\$310,000	880	7	1905	5	6,195	N	N	4242 S RAYMOND ST



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	30	333300	2751	04/20/12	\$164,800	\$207,000	880	7	1909	3	8,464	N	N	6748 40TH AVE S
5	30	333300	2671	06/05/13	\$160,000	\$179,000	890	7	1953	3	4,988	N	N	4025 S HOLLY ST
5	30	333050	1105	05/09/12	\$282,000	\$353,000	960	7	1910	4	4,120	N	N	4243 S FINDLAY ST
5	30	811310	0740	12/06/13	\$255,000	\$259,000	980	7	1951	3	6,300	N	N	4223 S BATEMAN ST
5	30	381240	0360	08/08/13	\$261,500	\$284,000	1,010	7	1967	4	5,715	N	N	4420 S WARSAW ST
5	30	110800	0110	12/22/11	\$210,000	\$265,000	1,020	7	1959	3	6,000	N	N	4632 S GARDEN ST
5	30	333300	0755	10/09/13	\$230,000	\$242,000	1,020	7	1965	3	5,000	N	N	3902 S WARSAW ST
5	30	381240	0180	03/20/13	\$280,000	\$324,000	1,020	7	1971	4	5,080	N	N	4316 S MORGAN ST
5	30	333050	1245	02/23/11	\$263,000	\$317,000	1,030	7	1974	4	6,180	N	N	4240 S ORCAS ST
5	30	110800	0450	07/10/13	\$205,000	\$226,000	1,040	7	1911	3	4,000	N	N	4812 S OTHELLO ST
5	30	381240	0160	02/04/13	\$260,000	\$306,000	1,040	7	1955	3	6,477	N	N	4308 S MORGAN ST
5	30	381240	0466	06/07/12	\$189,900	\$237,000	1,040	7	1975	3	9,525	N	N	4434 S HOLLY ST
5	30	811310	0918	05/09/11	\$209,900	\$258,000	1,070	7	2007	3	1,278	N	N	5991 A RAINIER AVE S
5	30	333050	1090	03/24/12	\$273,000	\$343,000	1,090	7	1957	4	7,828	N	N	4249 S FINDLAY ST
5	30	333050	2005	05/13/11	\$225,000	\$277,000	1,090	7	1963	4	4,365	N	N	4212 S JUNEAU ST
5	30	333250	0321	05/23/13	\$405,000	\$456,000	1,100	7	1909	5	4,950	N	N	4203 S JUNEAU ST
5	30	272404	9157	11/21/11	\$190,000	\$239,000	1,110	7	1977	3	5,332	N	N	4644 S ORCHARD ST
5	30	333100	2325	08/06/13	\$320,000	\$348,000	1,110	7	1978	4	5,150	N	N	3921 S ORCAS ST
5	30	333300	2730	07/10/13	\$275,000	\$303,000	1,110	7	1948	4	7,268	N	N	4024 S WILLOW ST
5	30	333300	2874	11/01/12	\$175,000	\$212,000	1,140	7	2003	3	1,158	N	N	7009 42ND AVE S
5	30	131430	0016	09/17/12	\$238,200	\$292,000	1,160	7	2005	3	1,228	N	N	5971 A RAINIER AVE S
5	30	131430	0024	05/05/11	\$216,000	\$265,000	1,160	7	2005	3	1,308	N	N	5975 B RAINIER AVE S
5	30	713630	0025	12/31/13	\$268,600	\$269,000	1,170	7	1955	4	7,800	N	N	4506 S OTHELLO ST
5	30	333100	1325	09/18/12	\$195,000	\$239,000	1,200	7	1963	3	6,050	N	N	5714 37TH AVE S
5	30	110500	0686	10/27/11	\$245,000	\$308,000	1,220	7	1959	3	7,625	N	N	4642 S FRONTENAC ST
5	30	381240	0410	11/07/12	\$350,000	\$423,000	1,220	7	1954	5	6,985	N	N	4312 S HOLLY ST
5	30	811310	0630	04/26/11	\$185,000	\$227,000	1,220	7	1951	3	5,250	N	N	4245 S BATEMAN ST
5	30	333100	1055	03/15/13	\$425,000	\$493,000	1,240	7	1913	5	2,575	Y	N	3823 S FINDLAY ST
5	30	381240	0104	03/20/11	\$242,560	\$295,000	1,240	7	1955	3	5,020	N	N	4231 S GRAHAM ST
5	30	042700	0056	12/11/13	\$284,900	\$289,000	1,270	7	1968	3	6,812	N	N	7128 45TH AVE S
5	30	333300	2794	01/21/11	\$180,000	\$215,000	1,320	7	1985	3	5,491	N	N	6714 40TH AVE S



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	30	333100	2335	06/07/11	\$190,000	\$235,000	1,340	7	1999	3	2,575	N	N	3917 S ORCAS ST
5	30	381240	0610	11/04/11	\$235,000	\$296,000	1,350	7	1967	4	6,223	N	N	4218 S BRIGHTON ST
5	30	110500	0751	07/06/12	\$168,000	\$209,000	1,380	7	1988	3	5,796	N	N	6908 46TH AVE S
5	30	660700	0140	12/12/12	\$270,000	\$323,000	1,380	7	1958	3	10,010	N	N	4212 S HOLLY ST
5	30	381240	0234	04/03/13	\$260,000	\$299,000	1,410	7	1966	3	5,842	N	N	4417 S EDDY ST
5	30	333100	0555	02/26/13	\$295,000	\$344,000	1,420	7	1921	4	5,150	N	N	3827 S LUCILE ST
5	30	333300	2722	09/22/11	\$303,000	\$380,000	1,420	7	2006	3	5,023	N	N	6809 42ND AVE S
5	30	381240	0120	06/22/12	\$285,000	\$354,000	1,430	7	1968	3	7,670	N	N	6320 42ND AVE S
5	30	110800	0465	05/14/13	\$191,000	\$216,000	1,460	7	1961	3	4,000	N	N	4804 S OTHELLO ST
5	30	381240	0093	11/13/13	\$290,000	\$299,000	1,480	7	1955	3	8,750	N	N	4249 S GRAHAM ST
5	30	381240	0870	09/19/11	\$380,000	\$476,000	1,480	7	2011	3	5,896	N	N	4404 S MYRTLE ST
5	30	381240	0876	06/10/11	\$409,950	\$507,000	1,480	7	2011	3	5,897	N	N	4408 S MYRTLE ST
5	30	333250	0260	09/12/13	\$339,000	\$362,000	1,510	7	1920	5	3,300	N	N	4241 S JUNEAU ST
5	30	811310	0165	02/23/12	\$300,000	\$377,000	1,520	7	1926	3	15,573	N	N	6001 39TH AVE S
5	30	333100	0995	01/28/13	\$378,500	\$446,000	1,680	7	1953	5	6,180	N	N	5604 39TH AVE S
5	30	234130	0211	04/24/13	\$309,900	\$354,000	1,710	7	1973	4	6,450	N	N	3635 S ORCAS ST
5	30	333300	1630	10/29/12	\$275,000	\$333,000	1,790	7	2005	3	2,500	N	N	3810 S EDDY ST
5	30	333100	1120	08/02/12	\$293,000	\$362,000	2,060	7	1994	3	3,184	N	N	3814 S ORCAS ST
5	30	333100	1485	03/14/13	\$324,950	\$377,000	2,200	7	1911	5	5,150	N	N	3819 S ORCAS ST
5	30	100500	0099	06/14/11	\$235,000	\$291,000	2,260	7	1990	3	4,092	N	N	7133 45TH AVE S
5	30	131430	0045	11/12/13	\$303,000	\$312,000	1,540	8	1957	3	5,720	N	N	5974 44TH AVE S
5	30	333250	0410	03/21/13	\$415,500	\$481,000	2,020	8	2003	3	3,300	N	N	4248 S KENNY ST
5	30	381240	0163	03/04/13	\$381,000	\$444,000	2,350	8	2012	3	5,080	N	N	4241 S EDDY ST
5	30	381240	0175	03/25/13	\$380,000	\$439,000	2,350	8	2012	3	5,080	N	N	4243 S EDDY ST
5	30	333100	1880	12/06/13	\$552,500	\$562,000	2,200	9	2013	3	5,066	N	N	3950 S JUNEAU ST
5	30	333100	1870	11/08/13	\$545,000	\$563,000	2,200	9	2013	3	3,388	N	N	3948 S JUNEAU ST
5	30	811310	0650	05/24/13	\$560,000	\$631,000	3,458	9	2009	3	6,825	N	N	4254 S GRAHAM ST
7	20	060300	0630	07/02/12	\$169,950	\$211,000	630	6	1926	4	4,000	N	N	9406 38TH AVE S
7	20	060300	0715	10/25/12	\$151,000	\$183,000	660	6	1931	3	4,000	N	N	9407 39TH AVE S
7	20	713980	0146	11/30/12	\$120,000	\$144,000	710	6	1944	3	6,682	N	N	8335 39TH AVE S
7	20	060300	1065	04/26/12	\$126,100	\$158,000	720	6	1953	3	4,000	N	N	8817 39TH AVE S



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	20	060300	0430	10/22/13	\$240,000	\$250,000	730	6	1944	4	4,000	N	N	9320 37TH AVE S
7	20	804860	0095	05/09/12	\$160,000	\$200,000	730	6	1947	3	4,468	N	N	8648 38TH AVE S
7	20	303120	0235	11/18/13	\$329,500	\$339,000	780	6	2013	3	8,906	N	N	7309 35TH AVE S
7	20	060300	0284	06/23/11	\$128,000	\$159,000	810	6	1944	3	4,700	N	N	9224 37TH AVE S
7	20	400600	0420	05/22/13	\$111,000	\$125,000	820	6	1919	2	9,454	N	N	3961 S THISTLE ST
7	20	060300	0110	02/20/13	\$160,000	\$187,000	830	6	1939	3	6,000	N	N	8924 37TH AVE S
7	20	724350	0290	07/23/13	\$225,000	\$246,000	850	6	1924	4	7,380	N	N	8014 34TH AVE S
7	20	303120	0180	03/04/11	\$135,000	\$163,000	860	6	1928	3	8,856	N	N	7342 33RD AVE S
7	20	060300	0010	10/19/12	\$155,000	\$188,000	870	6	1915	3	4,300	N	N	8804 37TH AVE S
7	20	088600	0035	10/02/12	\$236,000	\$288,000	910	6	2012	3	6,820	N	N	3038 S AUSTIN ST
7	20	400600	0431	03/29/12	\$160,000	\$201,000	980	6	1926	3	10,076	N	N	8424 39TH AVE S
7	20	060300	0675	08/19/11	\$123,000	\$154,000	1,040	6	1937	3	5,352	N	N	9439 39TH AVE S
7	20	060300	0405	09/03/13	\$228,000	\$244,000	1,050	6	1928	4	4,000	N	N	9302 37TH AVE S
7	20	733840	0191	12/17/12	\$185,000	\$221,000	1,060	6	1949	3	3,010	N	N	3505 S PORTLAND ST
7	20	810190	0310	10/04/13	\$189,950	\$200,000	1,060	6	2003	3	7,500	N	N	3701 S PILGRIM ST
7	20	785700	3250	11/23/11	\$174,900	\$220,000	1,130	6	1929	3	7,640	N	N	2936 S WEBSTER ST
7	20	060300	2025	10/15/13	\$189,000	\$198,000	1,150	6	1910	3	4,400	N	N	8815 41ST AVE S
7	20	303120	0050	05/11/12	\$229,000	\$286,000	1,210	6	1953	5	8,906	N	N	7239 33RD AVE S
7	20	810190	0020	12/14/11	\$257,500	\$324,000	1,240	6	1930	4	12,000	N	N	4010 S BURNS ST
7	20	303120	0130	06/16/11	\$246,000	\$305,000	800	7	1938	4	8,863	N	N	7209 35TH AVE S
7	20	733840	0580	02/08/13	\$245,000	\$288,000	820	7	2005	3	2,500	N	N	3206 S MONROE ST
7	20	733840	0590	06/26/13	\$281,000	\$312,000	840	7	2004	3	2,500	N	N	3200 S MONROE ST
7	20	400310	0030	12/30/13	\$194,500	\$195,000	870	7	1970	3	5,350	N	N	8420 38TH AVE S
7	20	512900	0007	04/05/13	\$210,000	\$241,000	890	7	1952	3	4,537	N	N	2889 S MYRTLE ST
7	20	060300	0929	11/09/12	\$240,000	\$290,000	940	7	1946	3	4,673	N	N	3809 S TRENTON ST
7	20	342404	9125	08/19/13	\$315,000	\$340,000	940	7	1963	5	8,930	N	N	3631 S CLOVERDALE ST
7	20	060300	0845	10/18/13	\$248,888	\$260,000	990	7	1918	4	4,000	N	N	9211 39TH AVE S
7	20	303120	0030	06/07/11	\$232,000	\$287,000	1,000	7	1955	3	8,760	N	N	7136 32ND AVE S
7	20	000740	0128	09/17/13	\$347,500	\$370,000	1,010	7	1953	3	6,095	Y	N	8328 BEACON AVE S
7	20	303120	0111	07/19/11	\$209,000	\$260,000	1,010	7	1965	3	5,450	N	N	7230 33RD AVE S
7	20	733840	1475	03/30/11	\$258,000	\$314,000	1,030	7	1958	4	5,000	N	N	3308 S HOLDEN ST



Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	20	400600	0527	04/09/13	\$269,000	\$309,000	1,040	7	1966	3	5,130	N	N	8440 37TH AVE S
7	20	400600	0559	06/10/11	\$261,000	\$323,000	1,040	7	1964	4	5,089	N	N	8312 37TH AVE S
7	20	400600	0572	12/30/13	\$268,000	\$268,000	1,040	7	1964	3	5,850	N	N	8306 37TH AVE S
7	20	733840	0345	06/28/12	\$230,000	\$286,000	1,050	7	1959	3	3,411	N	N	7900 BEACON AVE S
7	20	733840	1991	06/21/13	\$285,000	\$317,000	1,050	7	1979	4	6,900	N	N	3014 S PORTLAND ST
7	20	868550	0096	05/19/11	\$231,000	\$284,000	1,050	7	1961	4	6,200	N	N	3525 S WEBSTER ST
7	20	303120	0140	09/04/12	\$249,950	\$307,000	1,060	7	1980	4	8,249	N	N	3323 S MYRTLE PL
7	20	810190	0380	02/25/11	\$234,000	\$283,000	1,090	7	1940	3	7,500	N	N	3949 S PILGRIM ST
7	20	060300	0471	11/19/11	\$235,000	\$296,000	1,100	7	1956	3	6,000	N	N	9333 38TH AVE S
7	20	285380	0090	10/19/11	\$229,950	\$289,000	1,110	7	1970	3	5,565	N	N	3801 S SULLIVAN ST
7	20	733840	1506	12/16/11	\$225,000	\$283,000	1,110	7	1965	3	5,000	N	N	3321 S AUSTIN ST
7	20	713980	0070	02/01/12	\$240,000	\$302,000	1,140	7	1959	3	5,132	N	N	8329 38TH AVE S
7	20	088600	0060	07/26/13	\$225,000	\$246,000	1,150	7	1943	3	7,027	N	N	3008 S AUSTIN ST
7	20	032304	9147	03/12/13	\$243,000	\$282,000	1,160	7	1954	5	9,125	N	N	9800 42ND AVE S
7	20	733840	2920	12/28/12	\$277,000	\$330,000	1,180	7	1963	3	7,000	N	N	2857 S HOLDEN ST
7	20	400600	0609	03/14/13	\$270,000	\$313,000	1,190	7	1962	3	7,125	Y	N	7929 39TH AVE S
7	20	213420	0031	11/22/13	\$325,000	\$333,000	1,200	7	1988	3	5,695	N	N	2862 S OTHELLO ST
7	20	807200	0035	02/01/13	\$145,000	\$171,000	1,200	7	1918	2	10,703	N	N	9201 MARTIN LUTHER KING JR WAY S
7	20	716570	0120	06/01/12	\$220,000	\$274,000	1,200	7	2006	3	1,461	N	N	4001 S CHICAGO ST
7	20	716570	0160	04/22/13	\$240,000	\$274,000	1,200	7	2006	3	1,080	N	N	4006 S BOZEMAN ST
7	20	716570	0220	08/21/13	\$250,000	\$270,000	1,200	7	2006	3	1,080	N	N	4018 S BOZEMAN ST
7	20	088600	0145	04/04/13	\$250,000	\$288,000	1,210	7	1943	3	6,919	N	N	2975 S WEBSTER ST
7	20	303120	0205	11/13/12	\$305,000	\$368,000	1,220	7	1978	3	8,906	N	N	7343 35TH AVE S
7	20	400600	0576	09/16/13	\$318,000	\$339,000	1,230	7	1961	4	7,247	N	N	8303 39TH AVE S
7	20	060300	0585	09/20/11	\$270,000	\$338,000	1,250	7	1957	4	6,000	N	N	9429 38TH AVE S
7	20	400600	0191	05/06/13	\$252,000	\$286,000	1,260	7	1960	3	6,627	N	N	8616 42ND AVE S
7	20	400600	0198	05/03/11	\$209,950	\$258,000	1,260	7	1960	3	6,627	N	N	8622 42ND AVE S
7	20	868550	0135	06/02/12	\$230,000	\$287,000	1,280	7	1959	3	6,710	N	N	3528 S AUSTIN ST
7	20	060300	1494	10/12/11	\$206,999	\$260,000	1,290	7	1951	3	5,000	N	N	9344 39TH AVE S
7	20	810190	0240	07/26/12	\$275,000	\$340,000	1,300	7	1947	3	9,751	N	N	3942 S PILGRIM ST

Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	20	868550	0045	07/21/12	\$299,950	\$371,000	1,300	7	1960	4	6,804	N	N	3316 S AUSTIN ST
7	20	400600	0216	04/20/12	\$230,000	\$288,000	1,320	7	2000	3	9,089	N	N	8444 42ND AVE S
7	20	868550	0140	04/05/11	\$280,000	\$341,000	1,320	7	1959	4	6,710	N	N	3534 S AUSTIN ST
7	20	303120	0101	12/07/12	\$209,000	\$250,000	1,330	7	1965	3	5,450	N	N	7222 33RD AVE S
7	20	060300	1085	04/22/13	\$315,000	\$360,000	1,390	7	1991	3	4,000	N	N	8807 39TH AVE S
7	20	400600	0402	09/23/13	\$313,000	\$332,000	1,390	7	1926	5	9,000	N	N	3922 S THISTLE ST
7	20	400600	0384	12/20/13	\$372,550	\$375,000	1,400	7	1958	3	8,250	Y	N	8314 39TH AVE S
7	20	733840	1955	07/23/12	\$205,000	\$254,000	1,400	7	1966	3	7,500	N	N	3005 S HOLDEN ST
7	20	400600	0406	04/28/11	\$355,000	\$435,000	1,420	7	2004	3	5,031	N	N	8340 39TH AVE S
7	20	713980	0127	08/04/11	\$330,000	\$412,000	1,430	7	2005	3	7,742	N	N	8349 39TH AVE S
7	20	713980	0060	07/24/12	\$385,000	\$476,000	1,460	7	2012	3	5,195	N	N	8333 38TH AVE S
7	20	383960	0070	10/25/11	\$215,000	\$270,000	1,560	7	1961	3	7,700	N	N	8455 37TH AVE S
7	20	400600	0382	07/20/12	\$270,000	\$334,000	1,690	7	1962	3	9,000	Y	N	8312 39TH AVE S
7	20	400600	0382	09/07/12	\$290,000	\$356,000	1,690	7	1962	3	9,000	Y	N	8312 39TH AVE S
7	20	742430	0070	05/17/11	\$330,000	\$406,000	1,810	7	1967	3	8,184	N	N	2940 S FONTANELLE ST
7	20	060300	1190	04/23/13	\$385,000	\$440,000	1,830	7	1924	4	9,600	N	N	9028 39TH AVE S
7	20	785700	3205	05/16/12	\$225,000	\$281,000	1,840	7	2001	3	3,205	N	N	7401 MILITARY RD S
7	20	342404	9008	03/26/12	\$372,000	\$467,000	1,850	7	2004	3	8,000	N	N	3527 S KENYON ST
7	20	789730	0020	12/28/12	\$279,900	\$333,000	1,880	7	2004	3	14,184	N	N	9053 36TH AVE S
7	20	383960	0074	08/29/11	\$350,000	\$438,000	1,890	7	2001	3	6,329	Y	N	8430 36TH AVE S
7	20	400600	0187	01/25/13	\$284,950	\$336,000	1,920	7	2008	3	6,069	N	N	4215 S CLOVERDALE ST
7	20	733840	0925	02/18/11	\$216,000	\$260,000	1,920	7	1992	3	5,000	N	N	3225 S CHICAGO ST
7	20	060300	2095	11/13/12	\$195,500	\$236,000	1,940	7	1953	3	5,300	N	N	9003 CARKEEK DR S
7	20	060300	0790	11/29/11	\$300,000	\$378,000	2,030	7	1999	3	5,000	N	N	3802 S BENEFIT ST
7	20	383960	0018	07/05/11	\$223,000	\$277,000	2,030	7	1961	3	5,960	N	N	8317 37TH AVE S
7	20	060300	1704	10/10/13	\$238,000	\$250,000	2,080	7	1917	3	4,300	N	N	9418 39TH AVE S
7	20	000740	0046	06/02/13	\$386,000	\$433,000	2,180	7	2004	3	4,200	N	N	3408 S THISTLE ST
7	20	733840	2460	02/08/12	\$305,000	\$384,000	2,360	7	2001	3	6,200	N	N	2855 S CHICAGO ST
7	20	733840	2635	06/27/12	\$265,000	\$329,000	2,430	7	2000	3	5,379	N	N	7765 30TH AVE S
7	20	400600	0370	10/25/13	\$392,000	\$408,000	1,380	8	2013	3	8,224	Y	N	7954 39TH AVE S
7	20	060300	1135	06/09/11	\$268,000	\$331,000	1,720	8	1989	4	7,200	Y	N	9000 39TH AVE S

Improved Sales Used in this Physical Inspection Analysis

Area 021 -- 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	20	060300	1140	07/24/13	\$390,000	\$427,000	1,980	8	1993	3	7,200	Y	N	9008 39TH AVE S
7	20	789630	0592	04/17/13	\$330,000	\$378,000	2,440	8	2007	3	7,200	N	N	9235 36TH AVE S
7	20	000740	0038	08/12/13	\$380,000	\$412,000	2,630	8	2004	3	5,000	N	N	3418 S THISTLE ST
7	20	060300	1062	09/13/12	\$380,000	\$465,000	2,720	8	2008	3	4,000	N	N	8821 39TH AVE S
7	80	339507	0500	11/27/12	\$245,000	\$294,000	1,320	7	2005	3	3,240	N	N	7411 39TH AVE S
7	80	339507	0520	10/31/12	\$265,000	\$321,000	1,320	7	2005	3	2,402	N	N	7419 39TH AVE S
7	80	339507	0660	08/13/13	\$279,900	\$303,000	1,320	7	2005	3	2,499	N	N	7416 39TH AVE S
7	80	339507	1420	08/14/13	\$237,500	\$257,000	1,550	7	2005	3	2,836	N	N	3961 S CHICAGO ST
7	80	339507	1430	10/21/13	\$282,500	\$295,000	1,720	7	2005	3	2,867	N	N	3963 S CHICAGO ST
7	80	339507	0550	06/20/13	\$355,000	\$395,000	2,080	8	2005	3	3,623	N	N	7433 39TH AVE S
7	80	339507	1260	02/16/12	\$332,000	\$418,000	2,080	8	2006	3	3,200	N	N	7723 39TH AVE S
7	80	339507	1230	07/17/13	\$380,500	\$418,000	2,280	8	2006	3	3,200	N	N	7709 39TH AVE S

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	040200	0215	1/24/2012	\$99,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	10	040200	0125	4/6/2011	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	040200	0290	4/27/2012	\$134,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	100500	0036	10/18/2013	\$50,000	NO MARKET EXPOSURE
3	10	144350	0107	10/28/2011	\$395,754	NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	144350	0155	12/19/2012	\$114,840	NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	144350	0976	4/30/2012	\$228,969	NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	144350	0424	1/27/2011	\$139,500	NON-REPRESENTATIVE SALE;FINANCIAL INSTITUTION RESALE
3	10	144350	0155	5/10/2013	\$125,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	144350	0976	10/15/2012	\$168,461	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	144350	0945	7/9/2012	\$159,801	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	144350	0400	6/18/2012	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	144350	0600	12/1/2011	\$197,000	NO MARKET EXPOSURE
3	10	144350	0580	4/11/2013	\$216,230	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	144350	1060	12/17/2013	\$245,453	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	144350	1045	11/13/2012	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	144350	0416	7/23/2012	\$142,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	144350	0074	12/18/2013	\$228,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	144350	0640	1/11/2013	\$310,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	144350	0945	6/7/2013	\$253,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	144350	0400	11/1/2012	\$221,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014; STATEMENT TO DOR
3	10	144350	0595	9/9/2013	\$202,900	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	160160	0310	8/6/2012	\$186,335	FORCED SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	160160	0310	2/28/2013	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	160160	0260	7/29/2013	\$190,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE
3	10	160160	0167	3/15/2013	\$335,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	160160	0200	4/27/2012	\$150,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	160160	0310	9/10/2013	\$319,900	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	212370	0072	12/27/2012	\$265,391	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	212370	0074	1/30/2012	\$109,950	PARTIAL INTEREST (1/3, 1/2, Etc.); LEASE OR LEASE-HOLD

Improved Sales Removed in this Physical Inspection Analysis
Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	212370	0073	4/25/2012	\$138,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	10	212370	0120	3/29/2012	\$77,175	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	10	212370	0158	12/1/2011	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	212370	0020	6/18/2013	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	10	212370	0073	1/19/2011	\$180,246	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	10	212370	0011	7/18/2013	\$76,768	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
3	10	212370	0130	6/22/2012	\$157,500	NON-REPRESENTATIVE SALE
3	10	212370	0100	9/13/2013	\$251,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	258930	0174	5/13/2011	\$361,290	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	258930	0180	5/30/2012	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	258930	0067	10/28/2013	\$306,000	NO MARKET EXPOSURE
3	10	258930	0111	10/23/2013	\$160,000	QUIT CLAIM DEED
3	10	262166	0030	9/25/2011	\$190,000	NO MARKET EXPOSURE
3	10	262404	9042	4/11/2011	\$129,900	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	262404	9078	9/16/2013	\$205,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	265800	0376	8/27/2013	\$176,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	265800	0305	8/9/2013	\$60,000	NO MARKET EXPOSURE
3	10	265800	0376	4/16/2013	\$101,000	NO MARKET EXPOSURE
3	10	265800	0085	6/10/2011	\$160,734	QUIT CLAIM DEED
3	10	265800	0180	12/19/2011	\$195,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	333600	0626	2/29/2012	\$470,424	NO MARKET EXPOSURE
3	10	333600	0415	2/9/2012	\$104,736	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	10	333600	1187	2/24/2012	\$333,941	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	10	333600	0345	5/2/2012	\$194,900	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	333600	1595	4/19/2012	\$185,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	333600	0490	9/29/2011	\$104,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	333600	1565	11/15/2011	\$142,699	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	333600	1255	1/31/2013	\$248,000	NO MARKET EXPOSURE
3	10	333600	0570	5/23/2013	\$288,084	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	10	333600	1187	5/15/2012	\$213,699	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	333600	1475	11/28/2012	\$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333600	1565	1/22/2013	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333600	0751	8/22/2012	\$118,613	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	333600	0296	3/3/2011	\$140,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	333600	0545	12/7/2012	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	333600	0490	3/13/2012	\$274,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	333600	0545	8/22/2013	\$355,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	333600	0415	2/25/2013	\$240,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	333600	0516	12/30/2011	\$255,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	333600	0215	12/22/2011	\$233,888	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	333600	1255	5/15/2013	\$273,500	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	333650	0100	11/22/2011	\$192,200	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0110	8/10/2011	\$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0115	8/1/2011	\$145,700	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0130	4/18/2011	\$180,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0135	3/14/2011	\$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0140	1/14/2011	\$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0200	7/20/2011	\$235,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0205	6/21/2011	\$245,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0210	6/21/2011	\$235,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0215	7/8/2011	\$207,500	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0120	6/10/2011	\$130,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0105	10/18/2011	\$185,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0125	5/13/2011	\$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0190	3/15/2011	\$235,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0195	3/7/2011	\$245,050	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	341960	0090	10/10/2013	\$112,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	342010	0170	11/9/2011	\$97,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	342010	0060	5/15/2012	\$149,900	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
3	10	342010	0085	3/7/2013	\$105,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	342010	0070	9/11/2012	\$99,100	NO MARKET EXPOSURE
3	10	342010	0085	10/24/2013	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	342404	9105	11/5/2012	\$148,814	NO MARKET EXPOSURE; FORCED SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	342404	9039	2/2/2012	\$61,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	342404	9033	3/6/2012	\$100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	342404	9105	12/13/2012	\$139,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	342404	9079	11/18/2013	\$130,000	NON-REPRESENTATIVE SALE
3	10	342404	9078	8/30/2012	\$103,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	342404	9129	12/22/2011	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
3	10	354090	0050	12/2/2011	\$422,028	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	354090	0050	5/7/2012	\$199,900	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
3	10	390410	0165	2/23/2012	\$199,750	NO MARKET EXPOSURE; FORCED SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	390410	0140	5/16/2012	\$184,288	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	390410	0044	6/28/2012	\$210,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	390410	0165	7/11/2012	\$203,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	390410	0046	3/9/2012	\$120,000	NON-REPRESENTATIVE SALE
3	10	390410	0166	2/11/2011	\$142,000	NO MARKET EXPOSURE
3	10	390410	0341	8/11/2011	\$280,000	NO MARKET EXPOSURE
3	10	390410	0008	4/17/2013	\$135,500	NON-REPRESENTATIVE SALE
3	10	390410	0135	1/17/2013	\$220,000	NON-REPRESENTATIVE SALE
3	10	390410	0046	1/9/2013	\$120,000	NON-REPRESENTATIVE SALE
3	10	390410	0048	1/9/2013	\$120,000	NON-REPRESENTATIVE SALE
3	10	390410	0166	2/11/2011	\$118,000	QUIT CLAIM DEED
3	10	390410	0147	4/30/2011	\$100,000	QUIT CLAIM DEED
3	10	390410	0044	1/24/2013	\$222,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	390410	0090	12/27/2013	\$160,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	390410	0310	6/27/2013	\$172,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	390410	0024	1/11/2013	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	390410	0180	5/9/2012	\$96,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOVERNMENT AGENCY
3	10	390410	0180	1/9/2013	\$244,900	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	390410	0211	3/6/2012	\$248,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
3	10	400600	0284	11/3/2011	\$157,250	NO MARKET EXPOSURE; FORCED SALE
3	10	400600	0220	1/20/2012	\$270,270	NO MARKET EXPOSURE; FORCED SALE
3	10	400600	0251	8/20/2013	\$175,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	400600	0284	4/5/2012	\$139,650	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	400600	0286	9/28/2011	\$220,900	NO MARKET EXPOSURE
3	10	400600	0062	1/14/2013	\$189,825	NO MARKET EXPOSURE
3	10	400600	0291	8/23/2013	\$348,022	NO MARKET EXPOSURE
3	10	400600	0315	7/24/2013	\$259,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	400600	0293	3/24/2013	\$92,783	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	400600	0268	9/12/2011	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	400600	0183	5/8/2012	\$56,500	NO MARKET EXPOSURE
3	10	428140	0440	6/21/2012	\$182,750	NO MARKET EXPOSURE; FORCED SALE
3	10	428140	0440	12/24/2012	\$175,000	2014 IMP ROLL VALUE WAS <=\$25,000
3	10	428140	0395	1/12/2012	\$90,000	NON-REPRESENTATIVE SALE
3	10	431110	0140	12/14/2012	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	562110	0075	8/19/2011	\$290,486	NO MARKET EXPOSURE
3	10	562110	0075	12/13/2011	\$290,486	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	10	562110	0075	12/27/2012	\$126,750	NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	10	665900	0055	12/26/2012	\$176,625	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	665900	0050	4/3/2013	\$172,900	AUCTION SALE; FINANCIAL INSTITUTION RESALE
3	10	665900	0055	2/25/2013	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	680410	0115	7/5/2011	\$174,400	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	680410	0158	5/18/2011	\$128,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	680410	0162	5/5/2011	\$128,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	680410	0164	3/2/2011	\$147,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	680410	0113	7/18/2011	\$121,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	680410	0117	7/18/2011	\$121,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	680410	0119	7/14/2011	\$119,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	680410	0121	7/14/2011	\$115,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	680410	0123	7/18/2011	\$119,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	713530	0285	4/17/2013	\$143,476	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	713530	0026	10/25/2013	\$200,000	NO MARKET EXPOSURE
3	10	713530	0065	10/19/2011	\$124,000	NON-REPRESENTATIVE SALE
3	10	722040	0060	10/23/2013	\$305,668	NO MARKET EXPOSURE
3	10	814730	0010	3/13/2013	\$149,293	NO MARKET EXPOSURE
4	20	008100	0030	7/16/2012	\$4,800	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
4	20	008100	0005	11/13/2011	\$132,000	NON-REPRESENTATIVE SALE
4	20	082900	0040	8/13/2013	\$138,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	20	082900	0040	12/19/2013	\$250,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	20	105900	0045	10/16/2013	\$363,900	2014 IMP ROLL VALUE WAS <=\$25,000
4	20	143820	0050	4/24/2013	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	143820	0050	1/24/2013	\$202,500	NO MARKET EXPOSURE
4	20	212404	9224	12/29/2011	\$101,000	NON-REPRESENTATIVE SALE
4	20	212404	9258	10/23/2012	\$185,300	NON-REPRESENTATIVE SALE
4	20	234130	0016	12/18/2012	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	262165	0080	8/30/2012	\$291,000	NON-REPRESENTATIVE SALE
4	20	266050	0283	10/2/2013	\$212,235	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	20	266050	0290	1/16/2013	\$205,800	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	266050	0290	3/21/2013	\$135,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	20	274210	0260	12/12/2012	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	274210	0016	4/8/2013	\$26,025	QUIT CLAIM DEED; CORRECTION DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	20	274210	0065	5/23/2012	\$203,000	2014 IMP ROLL VALUE WAS <=\$25,000
4	20	274210	0118	4/13/2012	\$375,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	20	333300	2562	9/13/2012	\$262,917	NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	20	333300	2164	11/22/2011	\$137,000	NON-REPRESENTATIVE SALE; 'GOVERNMENT AGENCY
4	20	333300	2205	10/24/2011	\$149,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	20	333300	2196	3/29/2013	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	20	333300	2533	5/17/2013	\$295,497	NO MARKET EXPOSURE
4	20	333300	2280	2/7/2011	\$226,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	333300	2001	11/4/2011	\$365,423	NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	20	333300	2001	12/23/2011	\$219,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	20	333300	2210	4/3/2012	\$155,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	20	333300	2180	10/25/2013	\$226,000	IMP COUNT
4	20	333300	2562	3/27/2013	\$182,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	344540	0120	10/31/2013	\$212,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	344540	0050	6/14/2012	\$169,269	NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	20	417040	0010	8/7/2013	\$365,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	20	417040	0030	7/24/2013	\$470,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	20	428740	0090	8/17/2011	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	429970	0085	8/17/2012	\$170,000	AFFORDABLE HOUSING SALES
4	20	429970	0085	6/19/2013	\$240,000	LEASE OR LEASE-HOLD; AFFORDABLE HOUSING SALES
4	20	429970	0095	4/29/2011	\$85,000	NO MARKET EXPOSURE
4	20	441060	0165	4/20/2011	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	441060	0155	2/8/2011	\$82,036	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	441060	0170	8/26/2013	\$420,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	20	505330	0010	10/6/2013	\$320,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	529520	0045	12/7/2011	\$175,000	NO MARKET EXPOSURE; FORCED SALE
4	20	529520	0045	4/24/2012	\$211,000	NO MARKET EXPOSURE
4	20	541410	0335	12/19/2012	\$222,297	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
4	20	541410	0335	8/15/2013	\$145,000	IMP CHAR. DOES NOT MATCH SALES CHAR.; GOVERNMENT AGENCY
4	20	541410	0370	6/28/2012	\$55,000	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
4	20	541410	0370	6/28/2012	\$184,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	20	541410	0335	12/31/2012	\$222,296	NO MARKET EXPOSURE
4	20	541410	0330	1/7/2013	\$29,684	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	663440	0140	3/14/2013	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
4	20	670680	0030	11/9/2011	\$232,300	QUIT CLAIM DEED
4	20	743900	0015	5/11/2011	\$12,750	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	1810	7/2/2013	\$206,326	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	785700	3875	12/2/2011	\$85,100	NO MARKET EXPOSURE; FORCED SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	785700	1605	11/8/2011	\$146,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	2020	4/22/2013	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	1420	4/18/2012	\$40,000	NO MARKET EXPOSURE
4	20	785700	1590	7/10/2012	\$3,200	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
4	20	785700	3875	9/20/2012	\$124,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	20	785700	3530	1/25/2012	\$202,000	NON-REPRESENTATIVE SALE
4	20	785700	0830	10/15/2012	\$230,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	0705	1/2/2013	\$45,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	3605	12/23/2011	\$103,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	4185	11/21/2011	\$105,823	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	3650	4/24/2013	\$26,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	785700	3835	12/19/2012	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	3875	4/17/2013	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	4070	4/24/2013	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	785700	3610	2/16/2011	\$181,310	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	20	785700	2020	9/25/2013	\$430,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	20	785700	1120	7/22/2013	\$390,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	20	933180	0580	5/31/2013	\$210,614	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
4	20	933180	0315	2/17/2012	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	945920	0120	3/23/2012	\$225,000	NON-REPRESENTATIVE SALE
4	20	945920	0120	3/21/2012	\$225,000	RELOCATION - SALE TO SERVICE
4	40	160460	0020	3/13/2012	\$30,000	NO MARKET EXPOSURE
4	40	160460	0020	3/26/2012	\$10,000	NO MARKET EXPOSURE
4	40	170340	0980	4/10/2012	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
4	40	170340	1045	12/26/2012	\$237,000	NO MARKET EXPOSURE; FORCED SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
4	40	170340	1060	3/1/2012	\$95,000	FORCED SALE; FINANCIAL INSTITUTION RESALE
4	40	170340	1060	9/20/2012	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	170340	0560	5/18/2012	\$107,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	40	170340	0980	12/18/2012	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	40	170340	0550	10/13/2011	\$204,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	170340	1130	4/26/2013	\$108,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
4	40	170990	0191	4/3/2013	\$237,749	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
4	40	170990	0140	9/27/2011	\$91,954	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	266050	0266	2/24/2011	\$129,950	FORCED SALE; SHORT SALE
4	40	266050	0268	4/13/2011	\$139,950	FORCED SALE; SHORT SALE
4	40	266050	0265	6/18/2013	\$446,000	RELOCATION - SALE TO SERVICE
4	40	266050	0350	4/21/2013	\$270,000	2014 IMP ROLL VALUE WAS <=\$25,000
4	40	541410	0070	12/28/2011	\$219,000	2014 IMP ROLL VALUE WAS <=\$25,000
4	40	564960	0455	5/17/2012	\$275,000	2014 IMP ROLL VALUE WAS <=\$25,000
4	40	564960	0435	10/25/2013	\$288,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	40	564960	0227	10/10/2011	\$318,800	2014 IMP ROLL VALUE WAS <=\$25,000
4	40	688890	0175	2/13/2012	\$157,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	40	688890	0170	6/4/2013	\$129,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	688890	0175	5/28/2012	\$118,699	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	605610	0263	2/10/2012	\$285,000	NO MARKET EXPOSURE; FORCED SALE
4	50	605610	0130	11/7/2011	\$245,000	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
4	50	605610	0128	11/8/2011	\$231,000	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
4	50	605610	0132	1/16/2012	\$245,000	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
4	50	605610	0134	11/8/2011	\$243,000	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
4	50	605610	0412	10/21/2013	\$415,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
4	50	605611	1360	8/19/2012	\$55,000	AFFORDABLE HOUSING SALES; BUILDER OR DEVELOPER SALES
4	50	605611	1360	8/19/2012	\$174,800	AFFORDABLE HOUSING SALES; BUILDER OR DEVELOPER SALES
4	50	605611	0500	11/18/2013	\$432,800	BUILDER OR DEVELOPER SALES; 2014 IMP ROLL VALUE WAS <=\$25,000
4	50	605611	0510	12/23/2013	\$482,800	BUILDER OR DEVELOPER SALES; 2014 IMP ROLL VALUE WAS <=\$25,001
4	50	605611	0530	12/17/2013	\$473,799	BUILDER OR DEVELOPER SALES; 2014 IMP ROLL VALUE WAS <=\$25,002
4	50	605611	0970	11/13/2013	\$520,000	PERCENT COMPLETE FOR 2014 AV
4	50	605611	0535	11/5/2013	\$398,800	BUILDER OR DEVELOPER SALES; 2014 IMP ROLL VALUE WAS <=\$25,002
4	50	605611	0990	12/12/2013	\$520,000	BUILDER OR DEVELOPER SALES
4	50	605611	0520	12/17/2013	\$432,800	2014 IMP ROLL VALUE WAS <=\$25,000
4	70	339504	0940	12/20/2013	\$212,497	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	70	339504	0110	9/18/2012	\$230,000	NO MARKET EXPOSURE
4	70	339504	1236	1/9/2012	\$200,000	NON-REPRESENTATIVE SALE
4	70	606480	0580	2/22/2012	\$387,312	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
4	70	606480	0580	5/25/2012	\$224,900	NON-REPRESENTATIVE SALE
4	70	606480	1270	7/19/2012	\$169,462	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
4	70	606480	1270	1/30/2012	\$177,000	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
4	70	606480	0320	1/29/2013	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	042700	0065	8/13/2013	\$212,795	NO MARKET EXPOSURE
5	30	100500	0070	5/24/2012	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	110500	0150	1/22/2013	\$147,761	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
5	30	110500	0480	10/29/2012	\$160,160	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	110500	0150	6/26/2013	\$150,000	FORCED SALE; FINANCIAL INSTITUTION RESALE
5	30	110500	0777	5/23/2013	\$262,464	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
5	30	110500	0830	4/16/2013	\$316,510	NO MARKET EXPOSURE
5	30	110500	0786	1/29/2013	\$180,000	2014 IMP ROLL VALUE WAS <=\$25,000
5	30	110800	0455	3/19/2012	\$160,000	NON-REPRESENTATIVE SALE
5	30	110800	0030	10/5/2011	\$149,900	NON-REPRESENTATIVE SALE
5	30	110800	0500	4/4/2012	\$79,095	QUIT CLAIM DEED; CORRECTION DEED
5	30	110800	0500	6/4/2011	\$72,947	QUIT CLAIM DEED; CORRECTION DEED
5	30	110800	0011	11/19/2012	\$322,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
5	30	234130	0485	6/7/2013	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
5	30	234180	0045	7/5/2012	\$197,199	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	234180	0235	6/29/2011	\$163,200	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
5	30	272404	9087	4/27/2011	\$260,000	CORPORATE AFFILIATES; AFFORDABLE HOUSING SALES
5	30	333050	1090	9/21/2011	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333050	2046	11/29/2012	\$316,384	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
5	30	333050	1220	4/18/2011	\$140,000	NO MARKET EXPOSURE; FORCED SALE
5	30	333050	0586	2/21/2012	\$241,724	NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	30	333050	2075	8/1/2012	\$266,988	NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	30	333050	1947	1/6/2012	\$476,764	NO MARKET EXPOSURE; FORCED SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	333050	2060	1/16/2013	\$309,489	FORCED SALE; FINANCIAL INSTITUTION RESALE
5	30	333050	2046	9/9/2013	\$179,100	NON-REPRESENTATIVE SALE
5	30	333050	1105	8/2/2011	\$55,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333050	1105	8/31/2011	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333050	2046	12/14/2012	\$283,453	NO MARKET EXPOSURE
5	30	333050	1220	2/11/2013	\$200,000	NON-REPRESENTATIVE SALE
5	30	333050	1220	5/8/2012	\$91,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333050	2075	12/28/2012	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	2225	2/13/2013	\$221,534	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOVERNMENT AGENCY
5	30	333100	1855	11/28/2012	\$176,000	NO MARKET EXPOSURE; FORCED SALE
5	30	333100	1325	3/16/2012	\$218,898	NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	30	333100	0620	9/13/2012	\$235,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
5	30	333100	0505	1/16/2013	\$71,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	0430	8/1/2013	\$105,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	30	333100	0070	2/20/2013	\$185,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	2325	6/3/2013	\$230,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	1970	7/5/2012	\$149,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
5	30	333100	0465	3/9/2012	\$112,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333100	0430	10/1/2013	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
5	30	333100	1780	8/12/2013	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
5	30	333100	0810	11/30/2011	\$34,895	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
5	30	333100	0475	3/15/2011	\$153,775	NON-REPRESENTATIVE SALE
5	30	333100	0505	1/15/2013	\$89,000	NON-REPRESENTATIVE SALE
5	30	333250	0610	9/7/2012	\$199,984	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	30	333250	0515	11/13/2012	\$212,189	NO MARKET EXPOSURE; FORCED SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
5	30	333250	0265	11/7/2012	\$211,389	NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	30	333250	0515	3/1/2013	\$145,750	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333250	0610	11/14/2012	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333250	0265	1/29/2013	\$140,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333300	0695	4/30/2013	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	333300	2880	9/8/2011	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	333300	2870	2/13/2012	\$150,000	NON-REPRESENTATIVE SALE
5	30	333300	1541	8/25/2012	\$131,500	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	333300	0695	7/16/2013	\$150,000	FORCED SALE; NON-REPRESENTATIVE SALE
5	30	333300	2951	6/23/2011	\$190,000	NO MARKET EXPOSURE
5	30	333300	0846	12/26/2013	\$123,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	333300	0116	4/25/2013	\$271,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	333300	2875	10/18/2013	\$227,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	333300	2880	12/20/2012	\$290,000	2014 IMP ROLL VALUE WAS <=\$25,000 ; STATEMENT TO DOR
5	30	333300	2680	7/2/2013	\$245,000	2014 IMP ROLL VALUE WAS <=\$25,000
5	30	381240	0480	1/30/2012	\$322,611	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
5	30	381240	0466	3/26/2012	\$203,780	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	381240	0482	6/11/2012	\$145,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	381240	0412	1/28/2013	\$192,000	2014 IMP ROLL VALUE WAS <=\$25,000
5	30	381240	0546	9/26/2012	\$150,000	NON-REPRESENTATIVE SALE
5	30	381240	0412	4/12/2012	\$100,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	381240	0456	12/20/2012	\$186,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
5	30	381240	0480	6/12/2012	\$159,500	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
5	30	381240	0105	7/2/2013	\$263,230	FORCED SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	30	381240	0482	11/27/2012	\$160,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	30	381240	0846	10/16/2011	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	381240	0523	9/9/2013	\$138,000	NON-REPRESENTATIVE SALE
5	30	381240	0360	5/3/2013	\$148,357	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	381240	0853	3/4/2011	\$150,723	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	381240	0180	9/26/2012	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	381240	0523	10/10/2013	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	381240	0660	8/17/2011	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	573350	0045	2/20/2013	\$141,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	30	573350	0045	7/29/2013	\$150,000	FORCED SALE; NON-REPRESENTATIVE SALE
5	30	660700	0170	1/6/2012	\$236,372	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	660700	0175	1/5/2012	\$198,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	30	660700	0115	9/24/2012	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	786800	0035	9/19/2013	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	30	811310	0760	12/3/2012	\$55,000	AFFORDABLE HOUSING SALES; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	30	811310	0760	12/3/2012	\$145,000	AFFORDABLE HOUSING SALES; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	30	811310	0210	8/13/2012	\$245,450	NON-REPRESENTATIVE SALE; SHORT SALE
5	30	811310	0918	5/9/2011	\$220,000	RELOCATION - SALE TO SERVICE
7	20	032304	9147	7/21/2012	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	20	060300	0331	5/15/2012	\$149,900	AFFORDABLE HOUSING SALES
7	20	060300	0010	6/6/2012	\$151,107	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	20	060300	0160	1/31/2013	\$96,000	NO MARKET EXPOSURE
7	20	060300	0845	5/21/2013	\$87,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
7	20	060300	1345	11/25/2013	\$210,000	NO MARKET EXPOSURE
7	20	060300	0585	4/23/2011	\$112,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	20	060300	1390	4/8/2011	\$148,000	NON-REPRESENTATIVE SALE
7	20	060300	1055	8/17/2012	\$133,900	NON-REPRESENTATIVE SALE
7	20	060300	0331	3/5/2013	\$135,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
7	20	060300	0465	7/9/2013	\$170,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	060300	0545	3/30/2011	\$93,381	QUIT CLAIM DEED
7	20	088600	0035	5/11/2012	\$138,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	272404	9235	11/22/2011	\$303,000	NO MARKET EXPOSURE
7	20	303120	0050	11/15/2011	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	303120	0246	11/19/2013	\$156,000	FORCED SALE; EXEMPT FROM EXCISE TAX
7	20	303120	0120	9/17/2013	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	303120	0115	5/22/2013	\$163,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	342404	9125	2/22/2012	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	342404	9093	1/17/2013	\$199,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	342404	9103	3/2/2012	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	342404	9137	7/26/2013	\$60,277	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	342404	9144	1/17/2013	\$46,667	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	20	383960	0055	10/25/2011	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	400310	0030	7/9/2013	\$208,218	NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	20	400310	0010	5/10/2011	\$158,118	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	400600	0508	12/27/2011	\$213,632	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	20	400600	0365	5/15/2013	\$75,800	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
7	20	400600	0508	4/25/2012	\$188,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	400600	0472	6/19/2013	\$323,355	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
7	20	400600	0366	10/28/2011	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	400600	0488	1/19/2013	\$222,000	NO MARKET EXPOSURE
7	20	400600	0571	4/5/2013	\$186,640	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	20	400600	0541	2/20/2013	\$199,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	20	400600	0370	9/23/2011	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	400600	0421	7/15/2013	\$205,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	400600	0402	3/15/2013	\$226,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	400600	0468	1/17/2012	\$138,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	400600	0188	10/21/2012	\$107,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	20	400600	0510	3/30/2012	\$195,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	20	400600	0563	9/13/2013	\$131,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	400600	0421	6/11/2013	\$175,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	20	400600	0421	11/25/2013	\$390,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
7	20	713980	0145	11/15/2013	\$139,950	NON-REPRESENTATIVE SALE; SHORT SALE
7	20	716570	0020	8/7/2013	\$230,400	NO MARKET EXPOSURE
7	20	716570	0140	6/11/2011	\$169,000	NON-REPRESENTATIVE SALE
7	20	733840	2635	1/24/2012	\$261,000	NO MARKET EXPOSURE
7	20	733840	1140	11/18/2011	\$229,917	NO MARKET EXPOSURE
7	20	733840	2460	5/11/2011	\$125,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	20	733840	0705	3/20/2013	\$244,600	NO MARKET EXPOSURE; FORCED SALE
7	20	733840	1825	9/30/2013	\$272,176	NO MARKET EXPOSURE
7	20	733840	0870	6/22/2013	\$100,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	20	733840	0306	9/8/2013	\$187,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis
Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	20	733840	1140	8/1/2013	\$280,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	733840	2260	9/14/2011	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	733840	1140	1/30/2012	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	742430	0080	11/15/2011	\$149,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	789630	0660	3/5/2012	\$275,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
7	20	789630	0674	8/20/2013	\$358,485	NO MARKET EXPOSURE
7	20	789630	0082	10/12/2011	\$145,000	NON-REPRESENTATIVE SALE
7	20	789630	0660	1/28/2012	\$159,000	NON-REPRESENTATIVE SALE
7	20	789630	0131	3/31/2012	\$58,750	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	789630	0131	3/31/2012	\$58,750	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	789630	0052	11/30/2012	\$127,966	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	20	789630	0700	6/8/2012	\$47,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	810190	0310	12/17/2012	\$133,980	NO MARKET EXPOSURE; FORCED SALE
7	20	810190	0125	9/4/2012	\$131,434	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
7	20	810190	0125	2/5/2013	\$129,900	NON-REPRESENTATIVE SALE
7	20	810190	0385	6/25/2013	\$156,000	NO MARKET EXPOSURE
7	20	810190	0310	7/19/2013	\$90,000	NO MARKET EXPOSURE
7	20	810190	0330	8/12/2013	\$222,500	NO MARKET EXPOSURE; FORCED SALE
7	20	810190	0570	3/26/2013	\$245,000	NON-REPRESENTATIVE SALE
7	20	810190	0570	4/13/2011	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	810190	0580	6/3/2011	\$250,219	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	810190	0585	4/23/2011	\$244,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	810190	0519	10/24/2011	\$184,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	20	868550	0005	11/18/2011	\$244,625	NO MARKET EXPOSURE
7	20	868550	0005	10/26/2012	\$245,476	NO MARKET EXPOSURE
7	80	339507	1280	6/15/2012	\$304,000	AFFORDABLE HOUSING SALES; FINANCIAL INSTITUTION RESALE
7	80	339507	0110	11/21/2012	\$222,728	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	80	339507	1280	12/27/2011	\$305,000	NO MARKET EXPOSURE; FORCED SALE; 'BANKRUPTCY - RECEIVER OR TRUSTEE
7	80	339507	0430	12/10/2012	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	339507	0660	5/23/2013	\$235,600	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	80	339507	1280	10/26/2012	\$80,000	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
7	80	339507	1280	10/26/2012	\$260,000	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	80	339507	0500	8/24/2011	\$175,100	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	80	339507	0490	9/29/2011	\$274,950	IMP. CHARACTERISTICS CHANGED SINCE SALE

Multi-Parcels Improved Sales Removed in this Physical Inspection Analysis

Area 021 -- 1 to 3 Unit Residences

Area	Sub Area	Ngh b	Major	Minor	Sale Date	Sale Price	Number of Parcels	Views	Waterfront
21	3	10	258930	0216, 0226	12/30/2013	\$275,000	2	N	N
21	3	10	262404	9212, 9229	11/14/2012	\$189,000	2	N	N
21	3	10	262404	9212, 9229	10/10/2013	\$265,000	2	N	N
21	4	20	333300	2136, 2150	5/11/2013	\$200,000	2	N	N
21	4	20	785700	1100, 1105	12/21/2012	\$320,000	2	N	N
21	4	20	785700	4155, 4171	2/12/2013	\$165,000	2	N	N
21	4	20	785700	3605, 3872	11/1/2012	\$109,000	2	N	N
				0444, 0445, 0446, 0447, 0448, 0449, 0450					
21	4	40	564960	0450	11/11/2011	\$610,000	7	N	N
21	5	30	100500	0059, 0065	2/9/2013	\$92,756	2	N	N
21	5	30	110500	0820, 0835	4/10/2012	\$169,500	2	N	N
21	5	30	234180	0065, 0070	6/1/2012	\$348,000	2	N	N
21	5	30	333100	1995, 2000	5/24/2013	\$90,001	2	N	N
21	5	30	342660	0100, 0106	12/1/2011	\$337,397	2	N	N
21	5	30	381240	0114, 0116	9/16/2011	\$195,000	2	N	N
			000740	0057					
21	7	20	724350	0045	8/26/2011	\$235,000	2	N	N
21	7	20	060300	0075, 0080	5/23/2012	\$118,000	2	N	N
21	7	20	303120	0235, 0240	3/29/2013	\$235,000	2	N	N
21	7	20	303120	0185, 0187	11/14/2012	\$120,000	2	N	N
21	7	20	785700	3016, 3018	7/7/2011	\$365,000	2	N	N
21	7	20	785700	3016, 3018	3/3/2011	\$270,000	2	N	N
21	7	20	789630	0440, 0510	6/22/2011	\$12,500	2	N	N
21	7	20	810190	0215, 0216	1/25/2011	\$220,000	2	N	N

Vacant Sales Used in this Physical Inspection Analysis

Area 021

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
21	3	10	400600	0210	12/6/2013	\$70,000	6,688	N	N
21	4	20	333300	2491	5/2/2012	\$70,000	5,000	N	N
21	4	20	739440	0080	5/23/2013	\$80,000	4,000	Y	N
21	4	20	785700	3815	1/15/2013	\$80,000	16,154	N	N
21	4	20	785700	3825	2/2/2011	\$150,000	5,831	N	N
21	4	20	786650	0115	4/10/2012	\$75,000	5,925	N	N
21	4	40	170340	0497	7/19/2012	\$330,000	6,240	N	N
21	4	40	170340	0560	6/28/2012	\$140,000	6,600	N	N
21	4	40	170340	0910	6/13/2013	\$75,000	3,300	N	N
21	5	30	333100	0710	12/19/2013	\$100,000	5,176	N	N
21	5	30	333100	1880	5/16/2012	\$190,000	5,066	N	N
21	5	30	811310	0052	8/21/2013	\$139,000	7,390	N	N
21	7	20	032304	9081	12/6/2013	\$140,000	43,835	N	N
21	7	20	060300	0926	3/29/2011	\$116,000	4,670	N	N
21	7	20	400600	0359	9/26/2013	\$95,000	5,244	N	N
21	7	20	713980	0060	1/26/2012	\$80,000	5,195	N	N

Multi-Parcel Vacant Sales Used in this Physical Inspection Analysis

Area 021

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Number of Parcels	View	Waterfront
21	4	20	333300	2418, 2422	8/13/2013	\$198,000	2	N	N
21	4	20	786650	0180, 0190	7/20/2012	\$160,000	2	N	N
21	4	50	605610	0410, 0411, 0412, 0413	8/1/2012	\$282,000	4	N	N
21	4	50	605611	0510, 0520, 0530, 0535	2/15/2013	\$450,000	4	N	N
21	4	50	605611	1000, 1010, 1020, 1030	2/15/2013	\$240,000	4	N	N
21	4	70	894455	0190, 0290, 0320, 0360, 0380, 0400	10/8/2011	\$480,000	6	N	N
21	5	30	342660	0115, 0120, 0125	12/14/2011	\$300,000	3	N	N
21	5	30	381240	0163, 0175	3/31/2011	\$150,000	2	N	N

Vacant Sales Removed in this Physical Inspection Analysis

Area 021

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	100500	0023	11/28/2011	\$37,500	NON-REPRESENTATIVE SALE;
3	10	144350	0070	1/26/2012	\$102,500	SEGREGATION AND/OR MERGER; FINANCIAL INSTITUTION RESALE
3	10	212370	0074	2/1/2012	\$70,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333600	1475	11/27/2012	\$55,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALE
3	10	333600	1565	1/22/2013	\$55,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0140	1/14/2011	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0190	3/15/2011	\$50,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0135	3/14/2011	\$50,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0195	3/7/2011	\$59,950	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0130	4/18/2011	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0125	5/13/2011	\$62,000	CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0120	6/10/2011	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES; FINANCIAL INSTITUTION RESALE
3	10	333650	0205	6/21/2011	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0210	6/21/2011	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0215	7/8/2011	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0200	7/20/2011	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0115	8/1/2011	\$50,000	CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0110	8/10/2011	\$60,000	NON-PROFIT ORGANIZATION; PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	333650	0105	10/19/2011	\$60,000	CORPORATE AFFILIATES; NON-PROFIT ORGANIZATION; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	10	333650	0100	11/22/2011	\$57,000	CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.); AFFORDABLE HOUSING SALES
3	10	390410	0050	4/5/2012	\$220,000	CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	20	541410	0365	7/10/2012	\$36,000	AFFORDABLE HOUSING SALES
4	20	785700	4171	10/5/2012	\$15,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	30	110500	0650	10/18/2011	\$45,000	NO MARKET EXPOSURE
5	30	272404	9087	4/27/2011	\$65,000	AFFORDABLE HOUSING SALES
5	30	381240	0381	1/10/2011	\$32,000	FORCED SALE; NON-REPRESENTATIVE SALE
7	20	060300	0555	4/25/2013	\$79,000	BUIDLER OR DEVELOPER SALE

Multi-Parcel Vacant Sales Removed in this Physical Inspection Analysis Area 021

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Number of Parcels	Comments
4	40	934410	0190, 0420	5/25/2012	\$800,000	2	MULTI-PARCEL SALE; BANKRUPTCY
4	50	605611	0390, 0400, 0410, 0420, 0430, 0440, 0450, 0460, 0470	10/2/2013	\$540,000	9	MULTI-PARCEL SALE
4	50	605611	0650, 0660, 0670, 0680, 0690, 0700, 0710	4/10/2012	\$360,000	7	MULTI-PARCEL SALE; GOVERNMENT AGENCY
4	50	605611	0800, 0810, 0820, 0830	01/23/2013	\$204,000	4	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
4	50	605611	0970, 0980, 0990	2/28/2013	\$180,000	3	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER
4	50	605611	1620, 1630, 1640, 1650	1/9/2013	\$334,820	4	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
7	20	272404	9153, 9226, 9227, 9228	5/22/2013	\$336,100	4	NO MARKET EXPOSURE; MULTI-PARCEL SALE
7	20	789630	0275, 0280	10/19/2012	\$60,000	2	NO MARKET EXPOSURE; MULTI-PARCEL SALE

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.



8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Lauri Lemon, Adam Neel, Sherion Roe, Nancy Wiggins performed:
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Maria de la Pena has performed:
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation



Maria de la Pena

7/23/2014

Appraiser II

Date

