

Capitol Hill

Area: 013

Residential Revalue for 2015 Assessment Roll



Photo obtained from Seattle Mag.com

Area 13 is located east of the downtown Seattle business core and just north of Broadway Avenue which is this areas own commercial core. Area 13 was among the first areas developed in Seattle. Much growth and change is occurring in Capitol Hill where typically older houses are either torn down and new improvements built or they are completely renovated. High quality homes are scattered within the entire area which includes the Historical District in Broadway, properties south of Volunteer Park, and properties along Federal Avenue. Sound Transit is expanding service to provide light rail transportation from downtown Seattle northward through the Capitol Hill neighborhood to the University of Washington.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

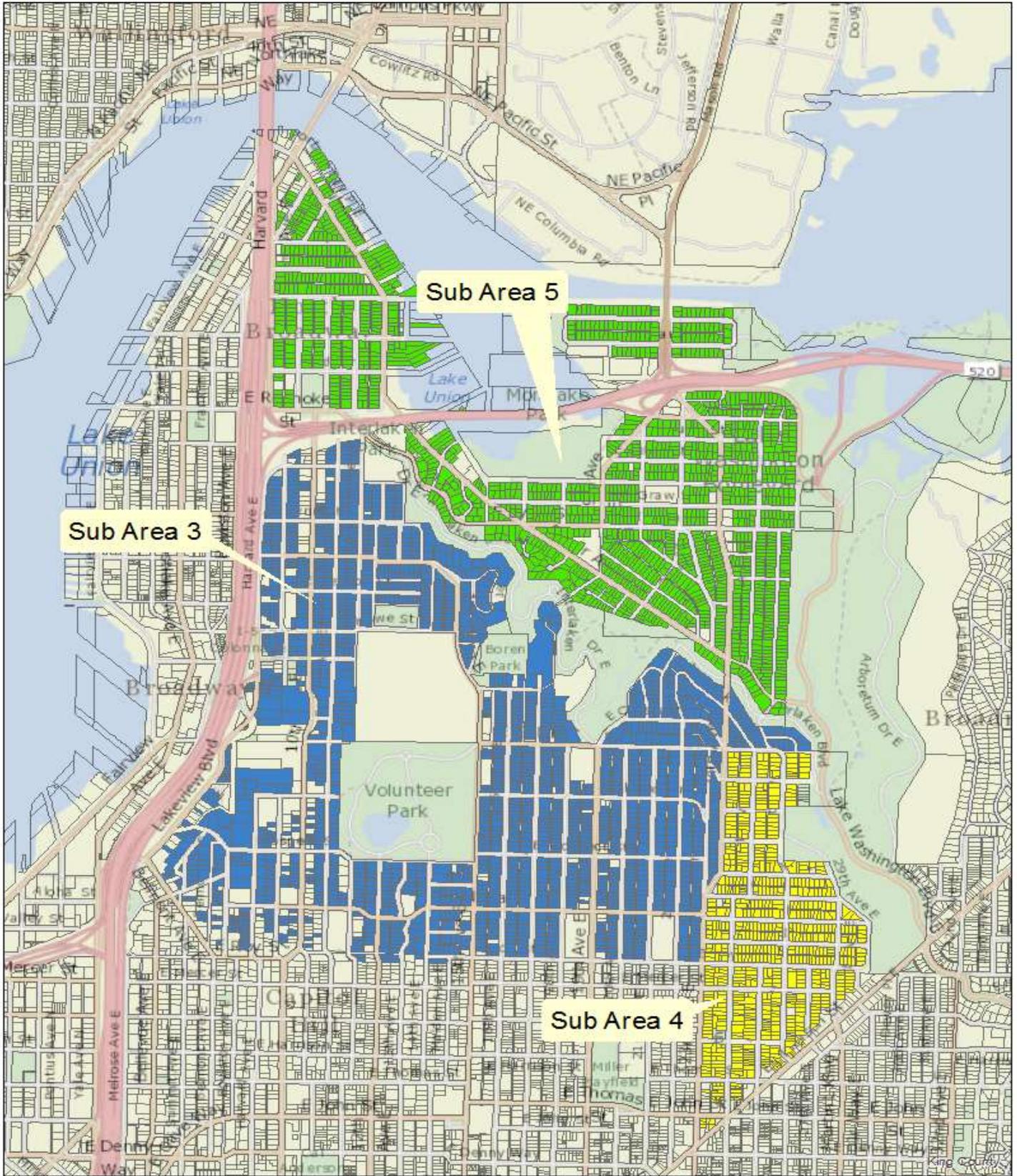
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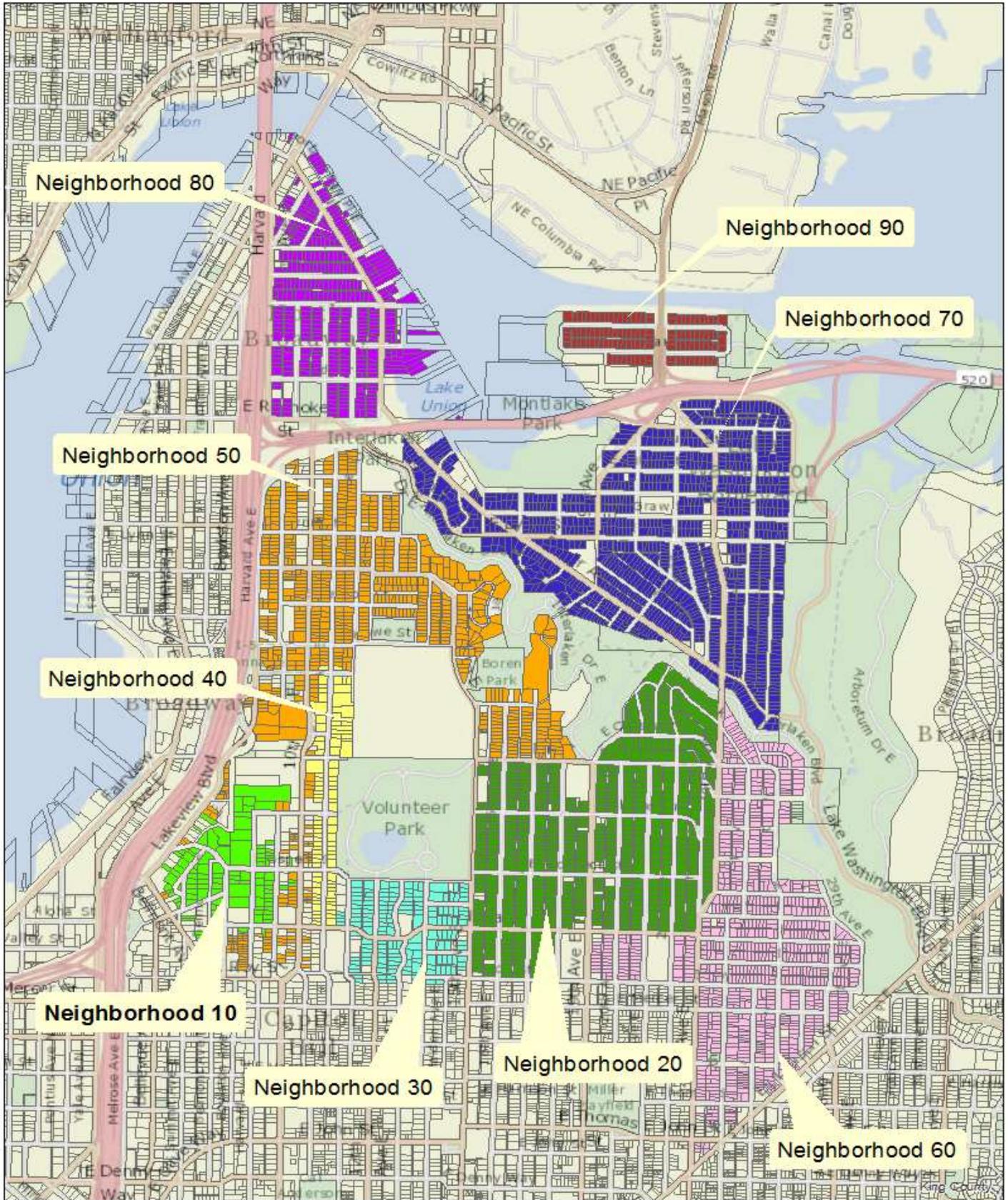
<http://www.kingcounty.gov/assessor/>

Area 013 Map



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Area 013 Neighborhood Map



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Area 013 Housing Profile



Grade 7/ Year Built 1906/ Total Living Area 1200 SF
Account Number 133780-0210



Grade 8/ Year Built 1905/ Total Living Area 2250 SF
Account Number 133630-0330



Grade 9/ Year Built 1926/ Total Living Area 3520SF
Account Number 133830-0590



Grade 10/ Year Built 1904 Total Living Area 3220 SF
Account Number 133630-0060



Grade 11/ Year Built 1902 Total Living Area 3670 SF
Account Number 133680-0095

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Executive Summary

Capitol Hill - Area 013

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2011
Number of Improved Sales: 562
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$377,600	\$478,900	\$856,500			9.95%
2015 Value	\$449,100	\$532,400	\$981,500	\$1,043,500	94.1%	9.88%
\$ Change	+\$71,500	+\$53,500	+\$125,000			
% Change	+18.9%	+11.2%	+14.6%			

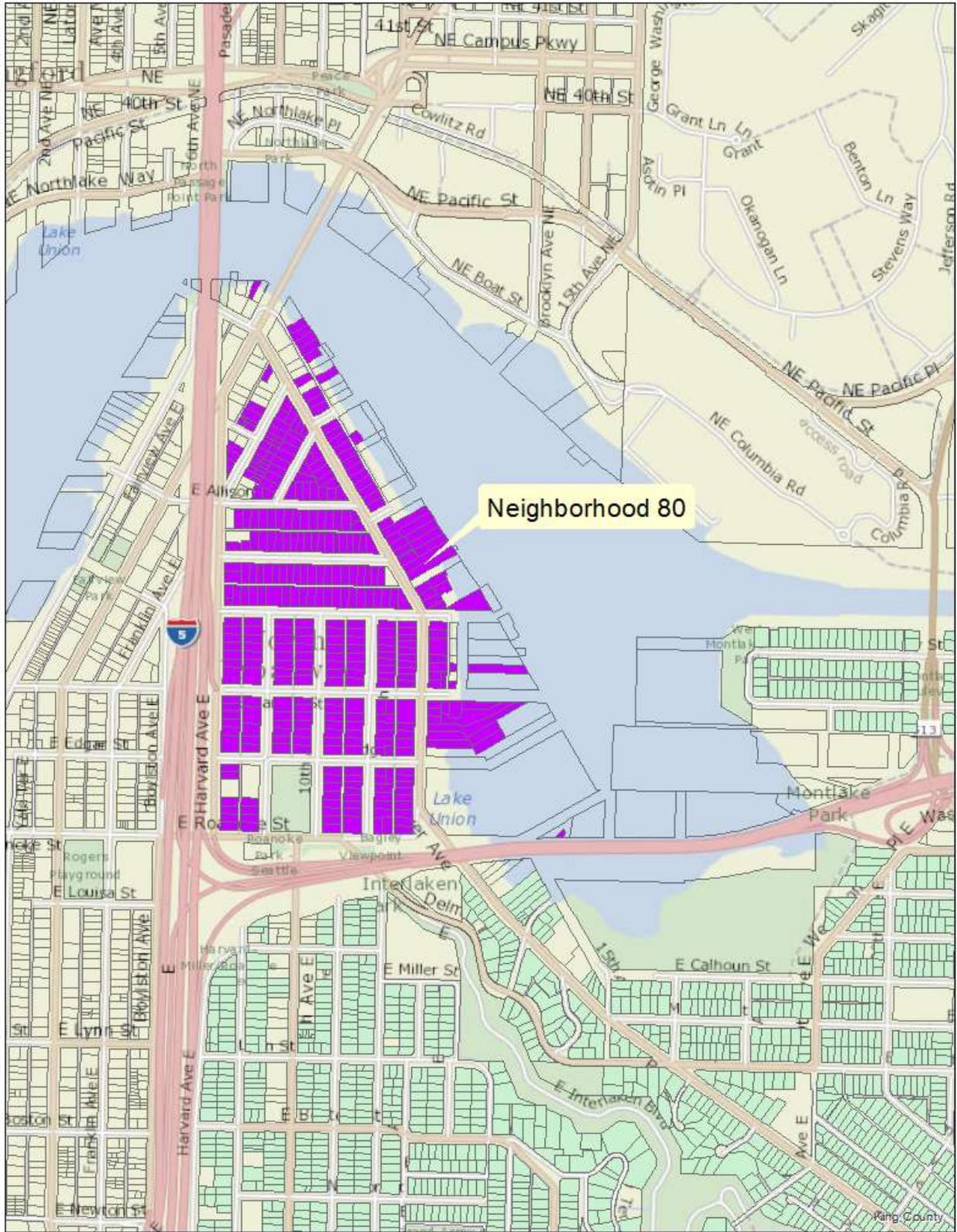
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.88% is an improvement from the previous COD of 9.95%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$391,500	\$460,800	\$852,300
2015 Value	\$464,600	\$511,800	\$976,400
\$ Change	+\$73,100	+\$51,000	+\$124,100
% Change	+18.7%	+11.1%	+14.6%

Number of one to three unit residences in the population: 4,193

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a neighborhood needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 80 was generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences

Neighborhood 80 Map



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Area 013 - Model Adjustments 1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+13.86%	3,844	92%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Neighborhood 80	+23.80%	46	349	13%

There were no properties that would receive a multiple variable adjustment.

Generally, Neighborhood 80 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

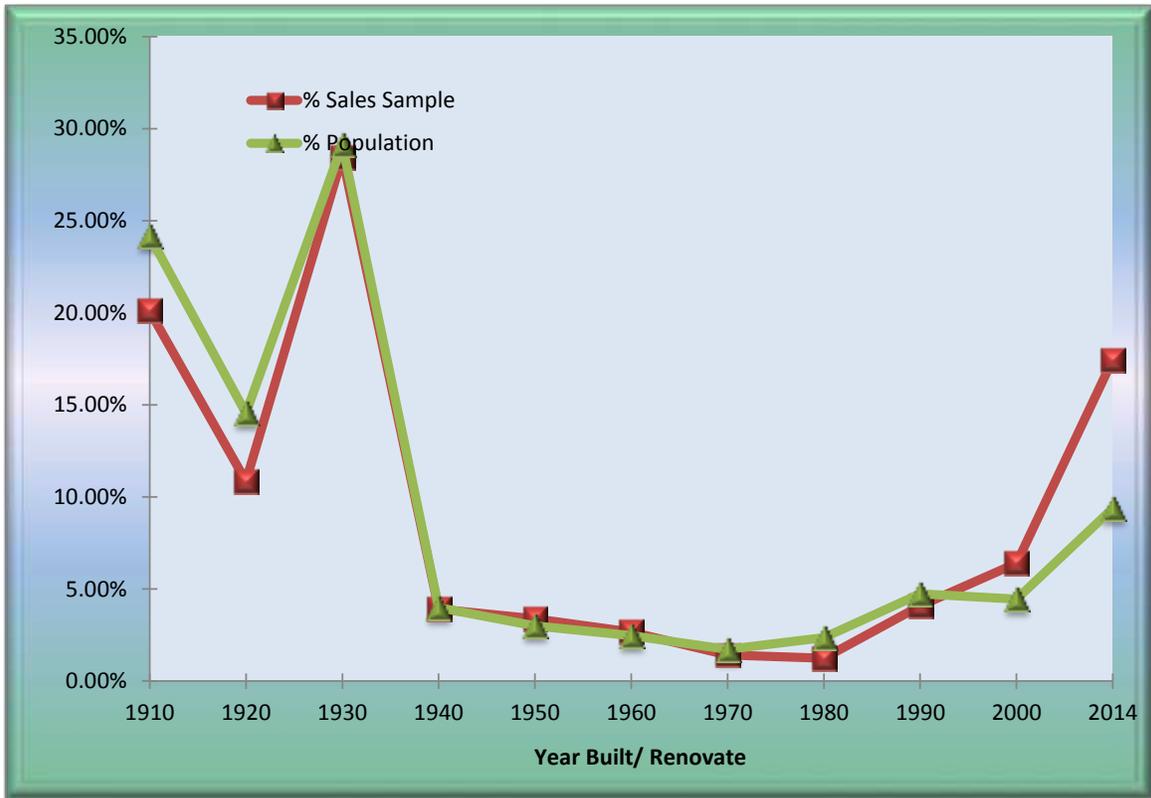
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	113	20.11%
1920	61	10.85%
1930	160	28.47%
1940	22	3.91%
1950	19	3.38%
1960	15	2.67%
1970	8	1.42%
1980	7	1.25%
1990	23	4.09%
2000	36	6.41%
2014	98	17.44%
562		

Population

Year Built/Ren	Frequency	% Population
1910	1,014	24.18%
1920	610	14.55%
1930	1,222	29.14%
1940	167	3.98%
1950	126	3.01%
1960	104	2.48%
1970	72	1.72%
1980	99	2.36%
1990	199	4.75%
2000	187	4.46%
2014	393	9.37%
4,193		



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.

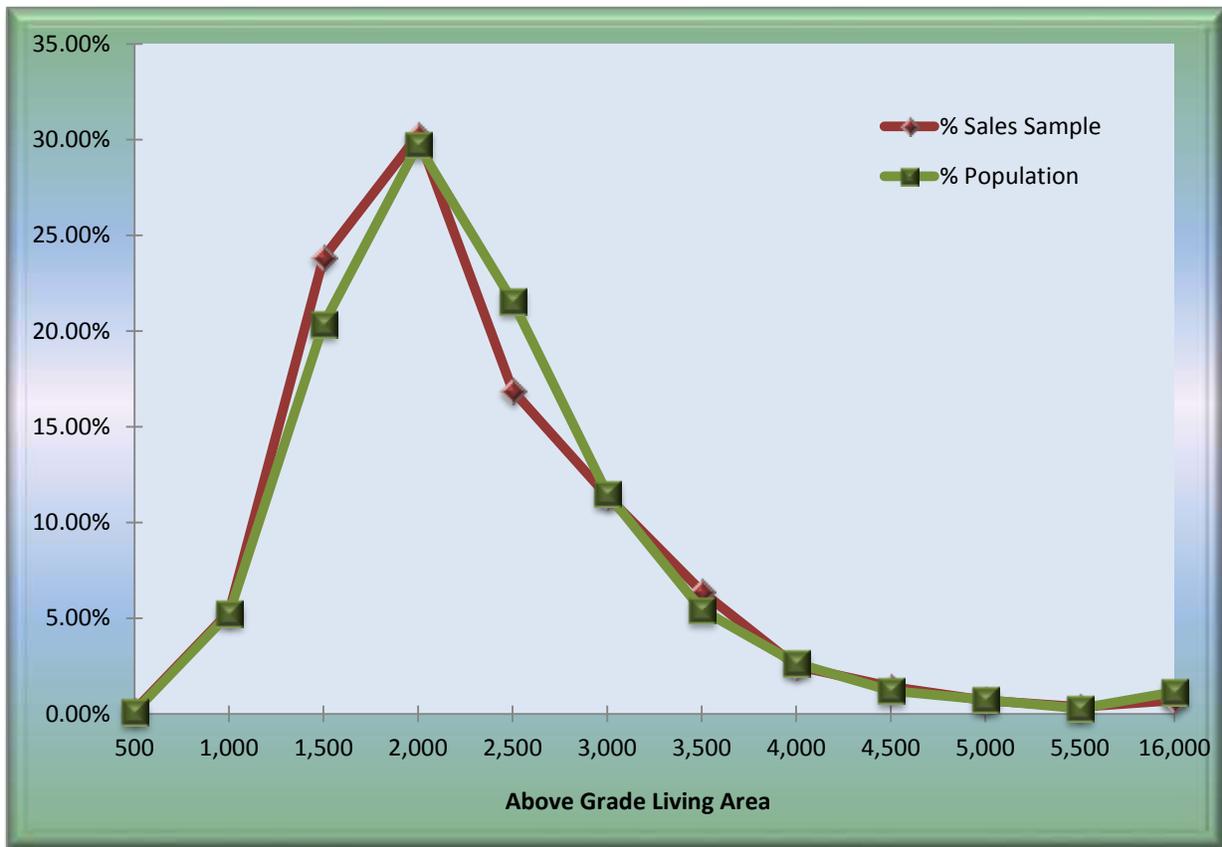
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.18%
1,000	30	5.34%
1,500	134	23.84%
2,000	170	30.25%
2,500	95	16.90%
3,000	64	11.39%
3,500	36	6.41%
4,000	14	2.49%
4,500	8	1.42%
5,000	4	0.71%
5,500	2	0.36%
16,000	4	0.71%
562		

Population

AGLA	Frequency	% Population
500	4	0.10%
1,000	220	5.25%
1,500	854	20.37%
2,000	1,247	29.74%
2,500	904	21.56%
3,000	483	11.52%
3,500	228	5.44%
4,000	111	2.65%
4,500	51	1.22%
5,000	31	0.74%
5,500	12	0.29%
16,000	48	1.14%
4,193		



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

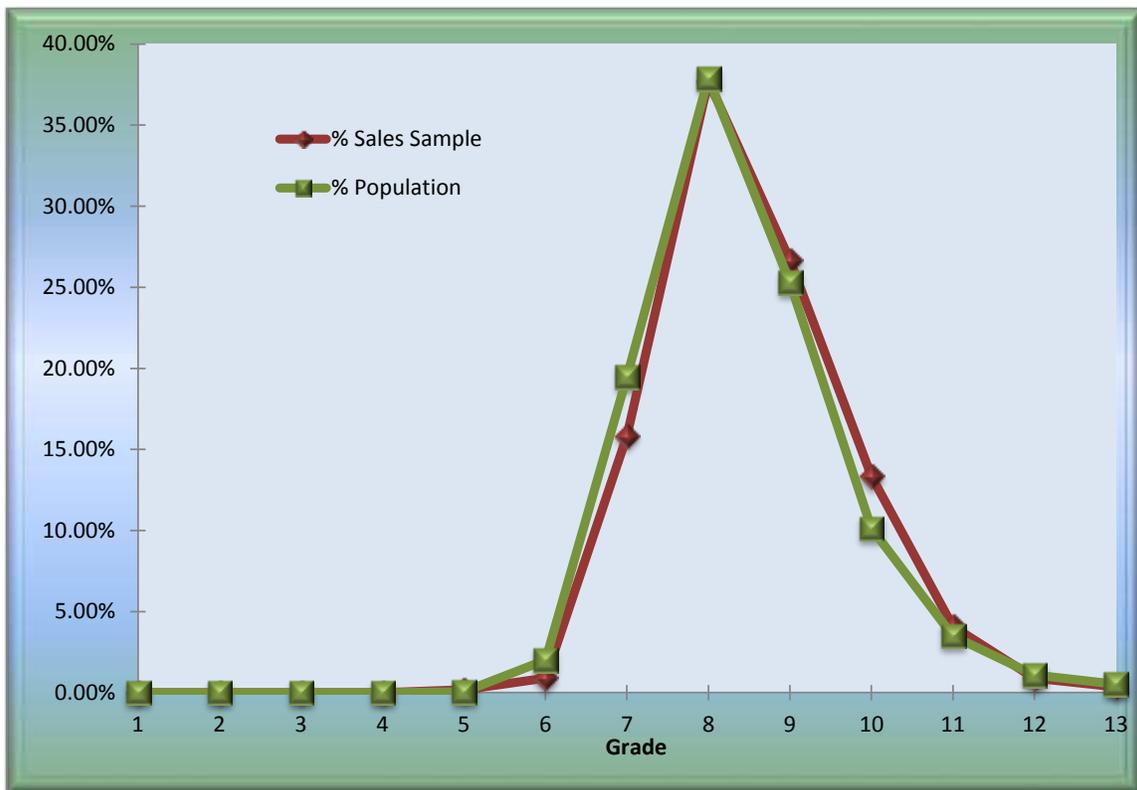
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.18%
6	5	0.89%
7	89	15.84%
8	212	37.72%
9	150	26.69%
10	75	13.35%
11	23	4.09%
12	5	0.89%
13	2	0.36%
562		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.05%
6	84	2.00%
7	817	19.48%
8	1,589	37.90%
9	1,061	25.30%
10	425	10.14%
11	147	3.51%
12	46	1.10%
13	22	0.52%
4,193		



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.

Area 013 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.105, resulting in an adjusted value of \$524,000 ($\$475,000 * 1.105 = \$524,875$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.252	25.2%
2/1/2012	1.245	24.5%
3/1/2012	1.239	23.9%
4/1/2012	1.232	23.2%
5/1/2012	1.225	22.5%
6/1/2012	1.217	21.7%
7/1/2012	1.211	21.1%
8/1/2012	1.203	20.3%
9/1/2012	1.196	19.6%
10/1/2012	1.189	18.9%
11/1/2012	1.182	18.2%
12/1/2012	1.175	17.5%
1/1/2013	1.168	16.8%
2/1/2013	1.161	16.1%
3/1/2013	1.155	15.5%
4/1/2013	1.147	14.7%
5/1/2013	1.141	14.1%
6/1/2013	1.133	13.3%
7/1/2013	1.126	12.6%
8/1/2013	1.119	11.9%
9/1/2013	1.112	11.2%
10/1/2013	1.105	10.5%
11/1/2013	1.098	9.8%
12/1/2013	1.091	9.1%
1/1/2014	1.084	8.4%
2/1/2014	1.077	7.7%
3/1/2014	1.070	7.0%
4/1/2014	1.063	6.3%
5/1/2014	1.056	5.6%
6/1/2014	1.049	4.9%
7/1/2014	1.042	4.2%
8/1/2014	1.035	3.5%
9/1/2014	1.028	2.8%
10/1/2014	1.021	2.1%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

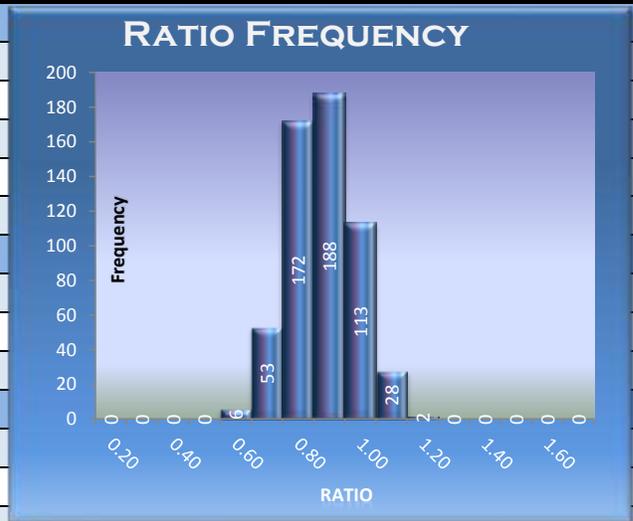
The time adjustment formula for Area 013 is: $(.834386457501182 - 0.0670348448220026 * 0.08185054 - 0.000190959741991202 * \text{SaleDay}) / (.834386457501182 - 0.0670348448220026 * 0.08185054)$

SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 1	Appr. Date: 1/1/2014	Date of Report: 5/28/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Capitol Hill	Appr ID: MDEL	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 013			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	562
<i>Mean Assessed Value</i>	\$856,500
<i>Mean Adj. Sales Price</i>	\$1,043,500
<i>Standard Deviation AV</i>	\$470,036
<i>Standard Deviation SP</i>	\$560,668



ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.829
<i>Median Ratio</i>	0.823
<i>Weighted Mean Ratio</i>	0.821

UNIFORMITY	
<i>Lowest ratio</i>	0.503
<i>Highest ratio:</i>	1.169
<i>Coefficient of Dispersion</i>	9.95%
<i>Standard Deviation</i>	0.102

COMMENTS:

<i>Coefficient of Variation</i>	12.30%
<i>Price Related Differential (PRD)</i>	1.010

1 to 3 Unit Residences throughout Area 013

RELIABILITY	
<i>95% Confidence: Median</i>	
<i>Lower limit</i>	0.813
<i>Upper limit</i>	0.835
<i>95% Confidence: Mean</i>	
<i>Lower limit</i>	0.820
<i>Upper limit</i>	0.837

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

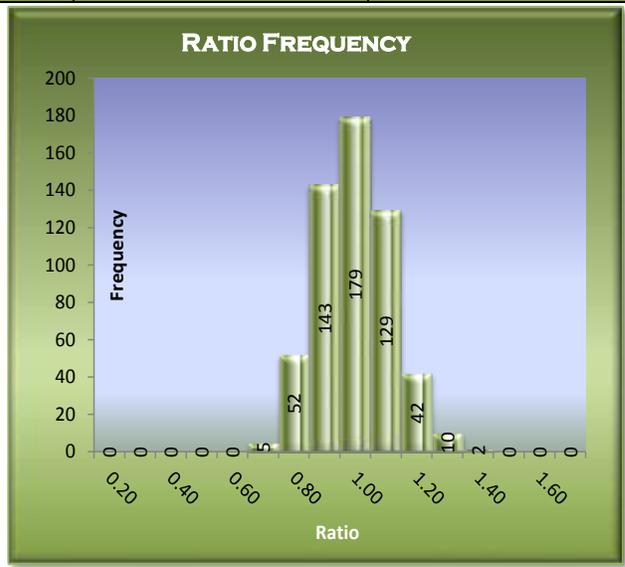
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4,193
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.102
<i>Recommended minimum:</i>	17
<i>Actual sample size:</i>	562
<i>Conclusion:</i>	OK

NORMALITY	
<i>Binomial Test</i>	
<i># ratios below mean:</i>	293
<i># ratios above mean:</i>	269
<i>z:</i>	1.012
<i>Conclusion:</i>	Normal*
<i>*i.e. no evidence of non-normality</i>	

Annual Update Ratio Study Report (After) – 2015 Assessments

District: WC / Team: 1	Appr. Date: 1/1/2015	Date of Report: 5/28/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Capitol Hill	Appr. ID: MDEL	Property Type: 1 to 3 Unit	Adjusted for time? YES
Area Number: 013			

SAMPLE STATISTICS	
Sample size (n)	562
Mean Assessed Value	\$981,500
Mean Sales Price	\$1,043,500
Standard Deviation AV	\$537,284
Standard Deviation SP	\$560,668
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.941
Weighted Mean Ratio	0.941
UNIFORMITY	
Lowest ratio	0.622
Highest ratio:	1.330
Coefficient of Dispersion	9.88%
Standard Deviation	0.116
Coefficient of Variation	12.17%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.928
Upper limit	0.956
95% Confidence: Mean	
Lower limit	0.940
Upper limit	0.959
SAMPLE SIZE EVALUATION	
N (population size)	4,193
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.116
Recommended minimum:	21
Actual sample size:	562
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	292
# ratios above mean:	270
z:	0.928
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 013 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: May 28, 2015

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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 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 2014 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 Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 13 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +18.7% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

All of Area 013 except Neighborhood 30
2015 Land Value = 2014 Land Value * 1.20, with the result truncated to the next \$1,000.

Neighborhood 30
2015 Land Value = 2014 Land Value * 1.00, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a neighborhood needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 80 was generally at lower

assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 562 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.834386457501182 - 0.0670348448220026 * \text{ngbh_80})$$

The resulting total value is truncated to the next \$1,000, *then*:

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.941. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +14.6%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.146.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.146.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.

- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
 - If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
 - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
 - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	50	939070	0095	08/08/14	\$407,500	\$421,000	770	7	1923	3	2,971	Y	N	1824 LAKEVIEW BLVD E
3	50	939070	0100	09/10/14	\$390,000	\$400,000	770	7	1923	4	2,723	Y	N	1820 LAKEVIEW BLVD E
3	20	133780	1265	10/15/13	\$561,000	\$618,000	840	7	1924	3	2,400	N	N	1703 E GALER ST
3	20	133930	0050	02/24/12	\$577,750	\$716,000	910	7	1954	5	4,336	N	N	1236 19TH AVE E
3	60	359250	0516	06/04/13	\$555,000	\$629,000	960	7	1925	3	1,800	N	N	2406 E GALER ST
3	50	220750	0200	09/15/14	\$615,000	\$630,000	1,070	7	1950	3	4,000	N	N	2225 11TH AVE E
3	20	133780	0175	05/01/13	\$627,000	\$715,000	1,130	7	1910	3	4,800	N	N	1142 18TH AVE E
3	50	191210	0882	07/30/14	\$482,000	\$499,000	1,180	7	2000	3	1,248	N	N	2310 D 10TH AVE E
3	60	133880	0930	08/23/13	\$618,000	\$689,000	1,240	7	1921	3	4,320	N	N	715 20TH AVE E
3	50	948870	0161	09/04/13	\$580,000	\$645,000	1,320	7	1938	3	2,440	Y	N	1815 BROADWAY E
3	20	359250	0565	10/29/14	\$880,000	\$893,000	1,530	7	1923	4	6,350	Y	N	2206 E GALER ST
3	20	133880	0005	03/13/13	\$577,500	\$665,000	1,530	7	1921	3	4,661	N	N	958 19TH AVE E
3	50	266300	0050	09/26/14	\$525,000	\$537,000	1,570	7	1920	3	4,000	N	N	921 10TH AVE E
3	50	442310	0095	05/23/14	\$670,500	\$705,000	1,590	7	1951	3	6,750	N	N	2337 12TH AVE E
3	10	983120	0555	02/21/14	\$967,000	\$1,037,000	1,620	7	1940	5	5,000	N	N	911 BROADWAY E
3	20	133780	0045	10/01/14	\$625,000	\$638,000	1,660	7	1906	3	4,800	N	N	1131 19TH AVE E
3	10	676270	0216	06/22/12	\$545,000	\$661,000	1,740	7	1906	4	3,000	N	N	1115 BROADWAY E
3	10	216390	0100	01/13/14	\$605,000	\$654,000	1,770	7	1903	4	3,600	N	N	770 BELMONT PL E
3	50	134230	0275	04/29/13	\$776,000	\$885,000	1,790	7	1918	4	4,760	N	N	1531 17TH AVE E
3	20	359250	0575	11/19/12	\$675,000	\$795,000	2,100	7	1927	3	4,200	N	N	2218 E GALER ST
3	50	676270	0450	11/07/13	\$455,000	\$499,000	960	8	2006	3	1,412	N	N	1128 A 10TH AVE E
3	50	795520	0010	10/20/12	\$645,000	\$764,000	1,080	8	2003	3	3,915	Y	N	1939 BROADWAY E
3	50	676270	0452	06/13/14	\$575,000	\$602,000	1,144	8	2006	3	1,287	N	N	1126B 10TH AVE E
3	50	676270	0376	11/26/14	\$650,000	\$655,000	1,230	8	2002	3	1,251	N	N	1133 A 10TH AVE E
3	50	676270	0375	11/21/12	\$510,000	\$601,000	1,230	8	2002	3	1,215	N	N	1131 B 10TH AVE E
3	50	442310	0145	10/24/13	\$780,000	\$858,000	1,230	8	1948	3	4,500	N	N	2310 11TH AVE E
3	50	676270	0371	04/12/13	\$510,000	\$584,000	1,230	8	2002	3	1,287	N	N	1129 B 10TH AVE E
3	20	133830	0490	10/29/13	\$874,000	\$960,000	1,240	8	1948	4	5,750	N	N	1146 20TH AVE E
3	50	676270	0373	02/07/12	\$467,500	\$582,000	1,240	8	2002	3	1,213	N	N	1135 B 10TH AVE E
3	50	266300	0025	07/30/12	\$525,000	\$632,000	1,240	8	1950	3	4,000	N	N	941 10TH AVE E
3	50	191210	0245	01/05/12	\$778,000	\$974,000	1,270	8	1925	5	4,500	N	N	2352 FEDERAL AVE E
3	20	133780	0545	12/05/12	\$800,000	\$940,000	1,320	8	1900	4	4,800	N	N	1118 16TH AVE E
3	50	442310	0080	06/28/13	\$645,000	\$727,000	1,320	8	1917	3	4,500	N	N	2332 12TH AVE E
3	50	134230	0195	06/17/13	\$1,056,000	\$1,193,000	1,340	8	1905	5	4,760	Y	N	1530 16TH AVE E
3	20	133780	0050	11/18/13	\$587,500	\$643,000	1,340	8	1906	5	4,800	N	N	1127 19TH AVE E

Improved Sales Used in This Annual Update Analysis Area 013 -- 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	50	018800	0085	04/11/13	\$499,950	\$573,000	1,360	8	1916	3	5,590	N	N	1606 LAKEVIEW BLVD E
3	50	220750	0870	09/06/13	\$630,000	\$700,000	1,380	8	1960	5	4,000	N	N	1916 10TH AVE E
3	50	686170	0065	10/17/12	\$768,000	\$911,000	1,430	8	1951	3	5,000	N	N	2222 13TH AVE E
3	20	133780	0260	10/08/12	\$907,000	\$1,077,000	1,450	8	1905	4	4,800	N	N	1127 18TH AVE E
3	50	676270	0463	04/07/14	\$598,000	\$635,000	1,480	8	2005	3	1,104	N	N	1110 A 10TH AVE E
3	50	676270	0462	10/15/12	\$495,000	\$587,000	1,480	8	2005	3	937	N	N	1110 B 10TH AVE E
3	20	359250	0712	04/28/14	\$845,000	\$893,000	1,520	8	1979	3	2,294	N	N	1652 21ST AVE E
3	20	133860	0015	07/23/12	\$842,500	\$1,016,000	1,540	8	1940	4	4,172	Y	N	1150 23RD AVE E
3	60	133880	0705	02/11/13	\$856,600	\$993,000	1,560	8	1923	4	4,600	N	N	730 20TH AVE E
3	50	220750	0700	05/29/13	\$910,000	\$1,032,000	1,570	8	1904	4	4,760	N	N	1922 11TH AVE E
3	50	220750	0880	07/28/14	\$690,000	\$715,000	1,580	8	1905	3	4,000	N	N	1910 10TH AVE E
3	50	983120	0390	03/25/14	\$500,000	\$532,000	1,600	8	1904	2	4,000	N	N	735 BROADWAY
3	20	133780	0220	09/08/14	\$1,003,000	\$1,030,000	1,630	8	1906	5	3,600	N	N	1161 18TH AVE E
3	20	359250	0845	02/25/14	\$675,000	\$723,000	1,630	8	1922	3	6,172	N	N	1600 INTERLAKEN PL E
3	60	133880	0625	07/08/13	\$745,000	\$838,000	1,660	8	1906	5	5,118	N	N	723 23RD AVE E
3	50	191210	0130	06/14/12	\$915,000	\$1,111,000	1,660	8	1907	4	6,000	N	N	2305 11TH AVE E
3	50	220750	0280	04/09/14	\$935,000	\$993,000	1,680	8	1906	4	4,000	N	N	2215 FEDERAL AVE E
3	20	133880	0100	11/26/12	\$842,698	\$991,000	1,690	8	1912	4	4,320	N	N	911 20TH AVE E
3	50	134230	0245	07/17/13	\$930,000	\$1,044,000	1,700	8	1901	4	4,760	N	N	1509 17TH AVE E
3	10	216390	0080	07/19/12	\$608,500	\$734,000	1,710	8	1941	3	3,420	N	N	903 BOYLSTON AVE E
3	20	133780	1130	07/09/13	\$752,000	\$846,000	1,740	8	1907	3	4,800	N	N	1229 18TH AVE E
3	50	191210	0885	07/02/14	\$690,000	\$719,000	1,760	8	1922	3	4,000	N	N	2314 10TH AVE E
3	20	133880	1125	10/10/13	\$695,000	\$767,000	1,790	8	1919	3	4,814	Y	N	1028 23RD AVE E
3	50	266300	0580	09/19/14	\$825,000	\$845,000	1,820	8	1923	3	4,000	N	N	717 10TH AVE E
3	50	116900	0295	05/11/13	\$1,050,000	\$1,195,000	1,830	8	1916	4	4,120	Y	N	1939 15TH AVE E
3	20	133780	0610	08/28/12	\$930,000	\$1,113,000	1,830	8	1904	3	4,800	N	N	1159 16TH AVE E
3	50	983120	0605	10/30/13	\$835,000	\$917,000	1,840	8	1921	3	5,000	N	N	930 BROADWAY E
3	20	133830	0420	03/08/12	\$780,000	\$965,000	1,850	8	1926	3	3,200	N	N	2008 E PROSPECT ST
3	20	133780	1225	08/15/13	\$750,000	\$837,000	1,860	8	1904	3	4,800	N	N	1226 17TH AVE E
3	20	133880	0430	07/28/14	\$950,000	\$984,000	1,870	8	1921	3	3,503	N	N	2203 E PROSPECT ST
3	50	220750	0075	05/29/13	\$883,000	\$1,001,000	1,880	8	1920	3	3,180	N	N	2214 11TH AVE E
3	20	133860	0205	04/23/13	\$1,200,000	\$1,371,000	1,930	8	1939	3	15,243	N	N	2214 E HIGHLAND DR
3	50	191210	1015	03/04/13	\$697,500	\$805,000	1,930	8	1907	3	5,760	N	N	2343 10TH AVE E
3	20	133880	1130	03/20/14	\$805,000	\$858,000	1,960	8	1922	3	4,815	Y	N	1032 23RD AVE E
3	50	686170	0115	02/28/13	\$715,000	\$826,000	1,960	8	1938	3	5,000	N	N	2207 13TH AVE E

Improved Sales Used in This Annual Update Analysis

Area 013 -- 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	60	133880	0700	02/28/13	\$925,000	\$1,068,000	1,970	8	1926	4	4,600	N	N	734 20TH AVE E
3	50	220750	0515	02/21/14	\$812,500	\$871,000	2,000	8	1991	4	4,000	N	N	2035 FEDERAL AVE E
3	10	216390	0029	12/15/14	\$700,000	\$703,000	2,030	8	1906	3	1,920	N	N	735 BOYLSTON AVE
3	40	266300	0165	12/27/13	\$855,000	\$928,000	2,040	8	1928	4	4,000	N	N	901 FEDERAL AVE E
3	30	133630	0250	03/06/14	\$910,000	\$973,000	2,060	8	1905	3	5,100	N	N	748 11TH AVE E
3	20	133880	1135	03/31/14	\$878,000	\$934,000	2,070	8	1922	3	4,911	Y	N	1036 23RD AVE E
3	20	133880	0145	04/26/13	\$940,000	\$1,073,000	2,080	8	1925	4	7,020	N	N	945 20TH AVE E
3	20	133780	1085	07/12/12	\$870,000	\$1,051,000	2,110	8	1905	4	4,440	N	N	1250 16TH AVE E
3	20	133780	0190	03/04/14	\$970,000	\$1,038,000	2,120	8	1908	3	4,800	N	N	1154 18TH AVE E
3	20	359250	0745	04/27/12	\$835,000	\$1,023,000	2,120	8	1924	4	8,585	N	N	1611 INTERLAKEN PL E
3	40	266300	0205	06/05/13	\$882,000	\$999,000	2,130	8	1924	3	4,000	N	N	929 FEDERAL AVE E
3	20	133880	0435	10/08/12	\$1,015,000	\$1,206,000	2,140	8	1921	4	3,521	N	N	2207 E PROSPECT ST
3	20	133830	0010	10/13/14	\$842,500	\$858,000	2,150	8	1910	3	3,996	N	N	1249 20TH AVE E
3	50	220750	0270	06/01/12	\$681,000	\$829,000	2,160	8	1925	3	4,000	N	N	2207 FEDERAL AVE E
3	50	220750	0830	06/19/13	\$1,223,000	\$1,381,000	2,190	8	1908	4	6,000	N	N	1937 11TH AVE E
3	20	133780	1105	03/07/12	\$738,000	\$913,000	2,270	8	1906	4	4,800	N	N	1247 18TH AVE E
3	50	674270	0205	01/18/12	\$745,000	\$930,000	2,300	8	1921	3	4,000	Y	N	815 E LYNN ST
3	20	133680	0160	06/05/14	\$875,000	\$917,000	2,320	8	1906	3	5,568	N	N	812 15TH AVE E
3	50	948870	0156	02/26/14	\$695,000	\$744,000	2,360	8	1983	3	4,466	Y	N	1819 BROADWAY E
3	10	983120	0560	07/01/13	\$975,000	\$1,098,000	2,530	8	1948	5	5,000	N	N	907 BROADWAY E
3	20	133880	0270	06/04/13	\$1,049,000	\$1,188,000	2,680	8	1920	4	6,025	N	N	909 21ST AVE E
3	50	212504	9127	01/28/13	\$926,000	\$1,076,000	2,690	8	1908	3	3,000	N	N	1522 17TH AVE E
3	50	948870	0106	10/07/13	\$875,000	\$966,000	2,730	8	1913	4	4,000	Y	N	907 E HOWE ST
3	20	133880	0491	10/21/14	\$799,500	\$813,000	2,760	8	1993	3	5,750	N	N	2220 E ALOHA ST
3	50	867090	0095	07/08/13	\$900,000	\$1,012,000	3,040	8	1919	3	4,000	Y	N	1220 E NEWTON ST
3	50	134230	0040	09/19/12	\$603,670	\$720,000	1,060	9	2012	3	1,087	N	N	1531 grandview Pl E
3	50	983120	0228	10/23/13	\$689,000	\$758,000	1,120	9	2004	3	1,439	N	N	747 A HARVARD AVE E
3	50	983120	0228	10/22/12	\$630,000	\$746,000	1,120	9	2004	3	1,439	N	N	747 A HARVARD AVE E
3	50	134230	0039	09/19/12	\$690,000	\$823,000	1,230	9	2012	3	978	N	N	1529 Grandview Pl E
3	50	983120	0226	08/08/13	\$660,000	\$738,000	1,240	9	2004	3	1,439	N	N	745 A HARVARD AVE E
3	50	018800	0095	11/13/14	\$565,000	\$571,000	1,255	9	1984	3	3,117	N	N	1602 LAKEVIEW BLVD E
3	50	018800	0090	01/30/12	\$435,000	\$542,000	1,255	9	1984	3	3,117	N	N	1604 LAKEVIEW BLVD E
3	50	983120	0221	07/10/14	\$670,000	\$697,000	1,280	9	2003	3	1,438	N	N	755 A HARVARD AVE E
3	50	134230	0038	09/19/12	\$530,000	\$632,000	1,280	9	2012	3	730	N	N	1530 15th Ave E
3	50	134230	0037	09/19/12	\$527,000	\$628,000	1,280	9	2012	3	851	N	N	1528 15th Ave E

Improved Sales Used in This Annual Update Analysis Area 013 -- 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	50	983120	0236	10/10/13	\$690,000	\$761,000	1,350	9	2008	3	1,467	N	N	737B HARVARD AVE E
3	50	983120	0233	12/02/13	\$577,500	\$630,000	1,350	9	2008	3	1,410	N	N	739 A HARVARD AVE E
3	20	133860	0175	05/07/14	\$940,000	\$992,000	1,470	9	1963	3	5,940	Y	N	1245 23RD AVE E
3	50	669950	0025	04/23/13	\$790,000	\$902,000	1,500	9	1906	3	5,000	Y	N	2337 BROADWAY E
3	20	359250	0661	12/09/13	\$1,005,000	\$1,095,000	1,620	9	1922	3	6,560	N	N	1614 21ST AVE E
3	50	983120	0189	08/06/13	\$651,000	\$728,000	1,680	9	2005	3	1,356	N	N	744 A BOYLSTON AVE E
3	20	133680	0910	10/19/12	\$950,000	\$1,126,000	1,690	9	1906	5	5,232	N	N	906 18TH AVE E
3	20	359250	0673	05/01/14	\$1,018,000	\$1,075,000	1,740	9	1925	4	2,640	N	N	2114 E CRESCENT DR
3	10	983120	0070	06/04/12	\$865,000	\$1,053,000	1,750	9	1942	4	5,750	N	N	707 E PROSPECT ST
3	50	674270	0286	09/23/13	\$895,000	\$991,000	1,760	9	2002	4	2,547	N	N	2024 BROADWAY E
3	50	116900	0290	07/18/12	\$669,000	\$807,000	1,760	9	1929	3	4,120	Y	N	1935 15TH AVE E
3	20	359250	0667	04/16/12	\$620,000	\$761,000	1,770	9	1925	4	3,000	N	N	2110 E CRESCENT DR
3	50	220750	0935	04/27/12	\$975,000	\$1,195,000	1,780	9	1905	4	6,000	N	N	1933 FEDERAL AVE E
3	50	630640	0105	03/07/12	\$722,000	\$893,000	1,780	9	1994	3	4,000	Y	N	1924 HARVARD AVE E
3	20	359250	0705	04/14/14	\$1,011,000	\$1,072,000	1,860	9	1924	5	3,000	N	N	1641 22ND AVE E
3	20	133780	0284	08/27/14	\$950,000	\$978,000	1,880	9	1905	4	2,975	N	N	1714 E PROSPECT ST
3	50	134230	0265	10/01/14	\$1,325,000	\$1,353,000	1,890	9	1906	5	4,760	N	N	1523 17TH AVE E
3	20	133860	0035	10/10/13	\$1,245,000	\$1,373,000	1,890	9	1909	5	4,381	Y	N	1132 23RD AVE E
3	20	133680	1005	10/31/13	\$1,150,000	\$1,263,000	1,890	9	1909	5	5,400	N	N	943 19TH AVE E
3	50	134230	0140	07/18/13	\$1,300,000	\$1,459,000	1,940	9	1908	5	5,000	N	N	1547 16TH AVE E
3	60	359250	0533	03/27/12	\$800,000	\$986,000	1,940	9	2012	3	3,331	N	N	1513 INTERLAKEN PL E
3	20	133780	0005	11/01/12	\$890,000	\$1,052,000	1,940	9	1908	5	4,800	N	N	1163 19TH AVE E
3	50	442310	0155	03/19/14	\$1,080,000	\$1,152,000	1,960	9	1931	4	4,500	N	N	2322 11TH AVE E
3	50	983120	0330	06/25/13	\$800,000	\$902,000	1,970	9	1904	4	4,000	N	N	752 HARVARD AVE E
3	50	220750	0625	05/14/13	\$1,023,350	\$1,164,000	1,980	9	1912	4	5,355	N	N	2111 12TH AVE E
3	10	216390	0081	01/18/13	\$833,000	\$970,000	1,990	9	2012	3	1,891	N	N	766 A BELMONT PL E
3	10	216390	0082	12/26/12	\$829,000	\$970,000	1,990	9	2012	3	1,892	N	N	766 B BELMONT PL E
3	10	983120	0075	05/15/12	\$1,550,000	\$1,893,000	1,990	9	1940	4	11,500	N	N	957 HARVARD AVE E
3	50	220750	0120	10/11/13	\$792,595	\$874,000	2,040	9	1920	3	4,000	N	N	2232 FEDERAL AVE E
3	20	359250	0860	08/16/12	\$1,103,000	\$1,324,000	2,060	9	1904	4	8,533	N	N	2155 E INTERLAKEN BLVD
3	50	220750	0490	08/22/12	\$970,000	\$1,163,000	2,060	9	1906	4	4,000	N	N	2015 FEDERAL AVE E
3	20	359250	1100	07/25/13	\$1,250,000	\$1,401,000	2,070	9	1926	4	5,588	Y	N	1939 E CRESCENT DR
3	20	133830	0615	05/28/13	\$1,025,000	\$1,163,000	2,110	9	1904	4	4,320	N	N	1114 19TH AVE E
3	30	133630	0020	09/06/12	\$862,000	\$1,030,000	2,120	9	1904	5	4,060	N	N	951 12TH AVE E
3	20	133680	0225	07/06/12	\$1,145,000	\$1,385,000	2,140	9	1902	3	5,760	N	N	723 16TH AVE E

Improved Sales Used in This Annual Update Analysis Area 013 -- 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	50	191210	0845	03/05/13	\$1,055,000	\$1,217,000	2,140	9	1918	5	3,360	N	N	1016 E LYNN ST
3	50	674270	0232	12/28/12	\$1,275,000	\$1,491,000	2,170	9	2012	3	3,853	Y	N	2220 BROADWAY E
3	50	442310	0105	05/22/13	\$870,000	\$988,000	2,180	9	1912	3	4,300	N	N	2329 12TH AVE E
3	50	948870	0060	12/21/12	\$860,000	\$1,007,000	2,200	9	1925	4	4,500	N	N	1816 10TH AVE E
3	60	359250	0555	10/17/13	\$680,000	\$749,000	2,210	9	1930	3	5,700	Y	N	1551 INTERLAKEN PL E
3	40	266300	0200	10/31/12	\$1,125,000	\$1,330,000	2,260	9	2014	3	4,000	N	N	925 FEDERAL AVE E
3	40	676270	0545	08/23/13	\$1,270,000	\$1,415,000	2,290	9	1915	4	5,500	N	N	1153 FEDERAL AVE E
3	20	133780	0625	12/10/12	\$1,150,000	\$1,349,000	2,300	9	1904	3	4,800	N	N	1147 16TH AVE E
3	20	133680	0890	10/05/12	\$878,500	\$1,044,000	2,320	9	1906	3	5,160	N	N	914 18TH AVE E
3	60	359250	0428	11/04/13	\$915,000	\$1,004,000	2,350	9	1908	4	4,455	N	N	1519 26TH AVE E
3	10	983120	0525	07/01/13	\$1,010,000	\$1,138,000	2,390	9	1967	4	5,000	N	N	941 BROADWAY E
3	20	133680	0915	05/17/12	\$1,100,000	\$1,343,000	2,390	9	1906	5	5,280	N	N	900 18TH AVE E
3	20	133880	0280	09/29/14	\$1,457,000	\$1,489,000	2,400	9	1909	4	6,900	N	N	923 21ST AVE E
3	20	133680	0670	12/29/14	\$1,425,000	\$1,426,000	2,440	9	1905	5	6,240	N	N	957 18TH AVE E
3	20	133830	0390	10/15/12	\$1,165,000	\$1,382,000	2,520	9	1906	3	6,900	N	N	1117 21ST AVE E
3	50	191210	0005	11/06/12	\$1,195,000	\$1,411,000	2,520	9	1924	5	3,600	Y	N	2357 11TH AVE E
3	50	116900	0280	03/22/13	\$1,025,000	\$1,178,000	2,550	9	1913	4	4,120	N	N	1927 15TH AVE E
3	50	669950	0175	05/28/13	\$1,075,000	\$1,219,000	2,550	9	1907	4	6,400	N	N	2312 BROADWAY E
3	20	133680	0405	10/02/12	\$1,100,500	\$1,309,000	2,560	9	1904	4	6,000	N	N	952 16TH AVE E
3	30	133630	0380	09/21/12	\$775,000	\$924,000	2,580	9	1903	4	5,000	N	N	722 12TH AVE E
3	20	359250	0800	10/18/14	\$1,850,000	\$1,882,000	2,630	9	1925	5	6,060	N	N	1628 22ND AVE E
3	20	133830	0180	09/21/12	\$1,400,000	\$1,668,000	2,630	9	1925	3	8,640	Y	N	1235 22ND AVE E
3	20	133830	0180	07/29/14	\$1,395,713	\$1,446,000	2,630	9	1925	3	8,640	Y	N	1235 22ND AVE E
3	50	867090	0140	07/29/14	\$995,000	\$1,031,000	2,650	9	1914	3	3,800	N	N	1211 E BOSTON ST
3	50	220750	0780	06/15/13	\$1,250,000	\$1,413,000	2,660	9	1900	4	4,000	N	N	1900 FEDERAL AVE E
3	20	359250	1030	12/17/12	\$1,015,000	\$1,189,000	2,710	9	1931	4	4,860	N	N	1618 20TH AVE E
3	50	133330	0100	10/29/13	\$1,213,000	\$1,333,000	2,720	9	1991	3	10,165	N	N	1649 E BOSTON TER
3	20	133780	0480	02/15/12	\$1,035,000	\$1,286,000	2,760	9	1907	4	6,000	N	N	1117 17TH AVE E
3	20	133830	0030	05/23/13	\$1,314,000	\$1,492,000	2,810	9	1996	3	4,320	N	N	1235 20TH AVE E
3	20	133680	0755	11/13/12	\$1,171,000	\$1,381,000	2,850	9	1906	4	5,760	N	N	717 18TH AVE E
3	20	133830	0535	03/05/12	\$1,100,000	\$1,362,000	2,860	9	1908	4	4,320	N	N	1141 20TH AVE E
3	60	021600	0010	11/04/13	\$1,300,000	\$1,427,000	2,890	9	1953	4	12,329	N	N	1512 ARBORETUM PL E
3	20	133680	0010	06/13/14	\$1,335,000	\$1,397,000	2,910	9	1906	4	5,800	N	N	1024 15TH AVE E
3	20	133860	0080	03/20/12	\$1,125,000	\$1,389,000	3,070	9	1908	4	8,448	Y	N	1228 23RD AVE E
3	20	133680	0870	05/20/13	\$1,400,000	\$1,591,000	3,100	9	1995	3	5,160	N	N	922 18TH AVE E

Improved Sales Used in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	133880	0470	10/10/13	\$1,465,000	\$1,616,000	3,140	9	1920	4	6,450	N	N	914 22ND AVE E
3	50	674270	0210	11/19/14	\$1,050,000	\$1,060,000	3,170	9	1924	3	4,500	N	N	903 E LYNN ST
3	60	359250	0375	06/28/12	\$1,200,000	\$1,454,000	3,480	9	1910	4	5,670	N	N	2611 E INTERLAKEN BLVD
3	20	133830	0090	06/27/13	\$1,749,000	\$1,972,000	3,520	9	1921	4	6,900	N	N	1233 21ST AVE E
3	20	133830	0345	03/27/13	\$1,675,000	\$1,924,000	3,920	9	1910	4	8,640	Y	N	1154 21ST AVE E
3	20	133860	0235	05/24/13	\$2,000,000	\$2,270,000	4,160	9	1920	5	12,960	Y	N	1226 22ND AVE E
3	20	133780	0640	01/10/13	\$1,945,000	\$2,268,000	4,260	9	1904	5	9,600	N	N	1133 16TH AVE E
3	50	262470	0036	04/25/13	\$691,000	\$789,000	1,300	10	2009	3	1,547	Y	N	1310 LAKEVIEW BLVD E
3	50	262470	0037	06/27/13	\$490,000	\$552,000	1,300	10	2009	3	1,414	N	N	1308 B LAKEVIEW BLVD E
3	50	262470	0038	08/08/12	\$685,000	\$823,000	1,370	10	2009	3	1,548	N	N	1308 A LAKEVIEW BLVD E
3	10	216390	0030	01/22/13	\$750,000	\$873,000	1,515	10	2000	3	1,564	N	N	715 BOYLSTON AVE E
3	10	216390	0025	04/09/13	\$747,000	\$856,000	1,515	10	2000	3	1,532	N	N	717 BOYLSTON AVE E
3	50	983120	0171	01/11/13	\$815,000	\$950,000	1,880	10	2013	3	1,350	N	N	732 B BOYLSTON AVE E
3	50	983120	0174	10/17/12	\$830,000	\$984,000	1,930	10	2013	3	1,350	N	N	728 B BOYLSTON AVE E
3	10	216390	0105	11/13/12	\$1,100,000	\$1,297,000	1,970	10	1906	4	7,440	N	N	1111 BELLEVUE PL E
3	30	133630	0637	01/27/12	\$1,070,000	\$1,334,000	2,000	10	1987	5	4,937	N	N	708 13TH AVE E
3	30	133630	0425	07/17/13	\$1,525,000	\$1,712,000	2,420	10	1905	5	4,573	N	N	945 13TH AVE E
3	50	191210	0585	09/26/13	\$1,400,000	\$1,549,000	2,520	10	1907	5	6,000	N	N	2405 FEDERAL AVE E
3	20	212504	9102	09/20/13	\$1,475,000	\$1,634,000	2,680	10	1926	4	7,425	Y	N	2055 E CRESCENT DR
3	20	133780	0665	08/11/14	\$1,325,000	\$1,369,000	2,700	10	1905	5	4,800	N	N	1115 16TH AVE E
3	20	133880	0330	12/11/13	\$1,750,000	\$1,906,000	2,710	10	1921	4	6,480	N	N	944 21ST AVE E
3	20	133860	0185	06/24/14	\$1,157,400	\$1,208,000	2,740	10	1992	3	5,925	Y	N	1235 23RD AVE E
3	50	134230	0355	10/16/13	\$1,510,000	\$1,664,000	2,750	10	1905	5	9,600	N	N	1562 E GARFIELD ST
3	20	359250	0640	04/16/14	\$1,825,000	\$1,934,000	2,830	10	2012	3	8,001	Y	N	2115 E CRESCENT DR
3	50	983120	0180	03/11/13	\$1,262,500	\$1,455,000	2,850	10	2013	3	2,204	N	N	732 A BOYLSTON AVE E
3	50	983120	0173	11/07/13	\$1,050,000	\$1,152,000	2,860	10	2013	3	2,199	N	N	728 BOYLSTON AVE E
3	50	983120	0172	11/14/13	\$1,100,000	\$1,205,000	2,860	10	2013	3	2,199	N	N	732 C BOYLSTON AVE E
3	50	442310	0125	05/16/13	\$1,430,000	\$1,626,000	2,990	10	2013	3	4,500	N	N	2307 12TH AVE E
3	20	133880	0350	04/28/14	\$1,568,000	\$1,658,000	3,020	10	1907	4	6,480	N	N	920 21ST AVE E
3	50	133330	0055	02/24/12	\$1,590,000	\$1,972,000	3,020	10	1939	3	37,200	N	N	1674 E BOSTON TER
3	40	676270	0595	06/10/13	\$1,405,000	\$1,589,000	3,060	10	1909	4	5,000	N	N	1122 FEDERAL AVE E
3	20	133880	0370	11/08/13	\$1,725,000	\$1,892,000	3,090	10	1928	5	8,640	N	N	903 22ND AVE E
3	20	133880	0535	04/04/12	\$1,500,000	\$1,846,000	3,090	10	1909	4	5,466	N	N	1031 23RD AVE E
3	50	116900	0285	08/06/12	\$1,261,000	\$1,516,000	3,100	10	2012	3	4,120	N	N	1929 15TH AVE E
3	20	133860	0225	05/28/14	\$1,970,000	\$2,069,000	3,140	10	1959	5	6,480	Y	N	1210 22ND AVE E

Improved Sales Used in This Annual Update Analysis

Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Sale Price	Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	133630	0475	08/29/12	\$1,243,000	\$1,488,000	3,140	10	1994	3	4,650	N	N	908 12TH AVE E
3	20	133680	0660	01/22/14	\$1,915,000	\$2,067,000	3,140	10	2007	3	6,000	N	N	947 18TH AVE E
3	20	359250	1035	07/10/12	\$1,448,000	\$1,750,000	3,150	10	1925	4	7,900	N	N	1627 PEACH CT E
3	30	133730	0070	09/24/14	\$1,315,000	\$1,345,000	3,180	10	1905	3	6,105	N	N	1422 E ROY ST
3	30	133730	0245	04/24/14	\$1,661,000	\$1,757,000	3,290	10	1906	4	5,610	N	N	1411 E WARD ST
3	30	133730	0145	07/21/14	\$1,800,000	\$1,868,000	3,320	10	1905	5	8,325	N	N	1414 E VALLEY ST
3	30	133730	0145	12/03/12	\$1,608,750	\$1,890,000	3,320	10	1905	5	8,325	N	N	1414 E VALLEY ST
3	20	133680	0015	05/21/14	\$1,506,000	\$1,584,000	3,360	10	1995	3	5,800	N	N	1020 15TH AVE E
3	20	133680	0015	08/30/12	\$1,150,000	\$1,376,000	3,360	10	1995	3	5,800	N	N	1020 15TH AVE E
3	30	133730	0260	04/04/14	\$2,240,000	\$2,380,000	3,380	10	1906	5	5,610	N	N	1431 E WARD ST
3	20	133680	0240	05/08/14	\$1,750,000	\$1,846,000	3,510	10	1906	4	5,760	N	N	737 16TH AVE E
3	20	133880	0335	10/25/12	\$1,650,000	\$1,953,000	3,630	10	2008	3	6,480	N	N	938 21ST AVE E
3	20	133680	0650	10/02/12	\$1,630,000	\$1,938,000	3,700	10	1907	5	6,000	N	N	939 18TH AVE E
3	20	133880	0455	05/14/14	\$1,100,000	\$1,159,000	3,780	10	1910	2	6,414	N	N	934 22ND AVE E
3	20	133680	0410	10/18/12	\$1,411,000	\$1,673,000	4,140	10	1906	4	6,000	N	N	946 16TH AVE E
3	50	220750	0666	10/04/13	\$2,175,000	\$2,402,000	4,160	10	1983	3	9,520	N	N	1100 E NEWTON ST
3	20	133830	0075	06/14/13	\$1,750,000	\$1,978,000	4,330	10	1909	5	7,590	Y	N	1251 21ST AVE E
3	30	133630	0550	11/05/13	\$1,800,000	\$1,975,000	4,580	10	1906	4	9,095	N	N	1205 E PROSPECT ST
3	30	133730	0050	12/31/13	\$1,190,000	\$1,290,000	4,580	10	1911	4	5,300	N	N	709 15TH AVE E
3	20	133680	0100	04/16/14	\$2,600,000	\$2,756,000	5,150	10	1910	4	10,086	N	N	923 16TH AVE E
3	60	359250	0373	09/05/12	\$1,623,000	\$1,940,000	2,380	11	2009	3	5,670	N	N	2606 GARFIELD ST
3	50	795520	0031	11/13/12	\$1,250,000	\$1,474,000	2,540	11	1996	3	4,400	Y	N	1947 BROADWAY E
3	50	220750	0965	10/30/13	\$2,153,000	\$2,365,000	2,920	11	1996	3	5,120	Y	N	1935 10TH AVE E
3	30	134630	0004	10/17/12	\$1,225,000	\$1,452,000	2,920	11	1978	4	6,030	N	N	1021 14TH AVE E
3	20	212504	9031	04/11/14	\$2,407,500	\$2,554,000	2,940	11	1991	5	6,120	Y	N	2102 E GALER ST
3	20	133680	0725	07/27/12	\$1,700,000	\$2,048,000	3,280	11	1906	4	5,760	N	N	702 17TH AVE E
3	40	339880	0055	11/19/14	\$2,400,000	\$2,424,000	3,400	11	1926	4	24,825	N	N	1626 FEDERAL AVE E
3	20	133880	0365	05/07/14	\$1,500,000	\$1,583,000	3,560	11	1914	4	6,480	N	N	904 21ST AVE E
3	30	133630	0005	04/29/13	\$2,865,000	\$3,269,000	3,610	11	2007	3	11,695	N	N	957 12TH AVE E
3	50	669950	0065	03/03/14	\$1,400,000	\$1,498,000	3,790	11	1984	4	7,000	Y	N	2344 HARVARD AVE E
3	40	266300	0250	08/14/14	\$2,520,000	\$2,601,000	3,820	11	1912	5	9,975	N	N	1055 E PROSPECT ST
3	20	133830	0320	08/06/13	\$2,335,000	\$2,611,000	4,240	11	1912	4	8,640	N	N	1114 21ST AVE E
3	40	266300	0215	04/30/14	\$2,310,000	\$2,441,000	4,240	11	1919	5	8,000	N	N	939 FEDERAL AVE E
3	50	116900	0005	03/01/12	\$1,825,000	\$2,261,000	4,600	11	1918	4	9,000	Y	N	2212 EVERETT AVE E
3	40	113000	0015	01/23/14	\$3,850,000	\$4,154,000	4,890	11	1919	5	20,000	N	N	1658 FEDERAL AVE E

Improved Sales Used in This Annual Update Analysis

Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	20	133830	0160	07/29/13	\$1,715,000	\$1,921,000	5,060	11	1920	3	8,740	Y	N	2005 E GALER ST
3	40	113000	0065	04/18/12	\$1,980,000	\$2,431,000	6,290	11	1910	4	10,000	N	N	1017 E BLAINE ST
3	50	983120	0159	08/06/14	\$2,250,000	\$2,327,000	2,890	12	2006	3	3,452	N	N	731 HARVARD AVE E
3	50	983120	0158	05/10/13	\$1,775,000	\$2,021,000	2,890	12	2006	3	3,377	N	N	727 HARVARD AVE E
3	50	983120	0156	01/18/12	\$1,460,000	\$1,823,000	2,890	12	2006	3	2,992	N	N	723 HARVARD AVE E
3	30	134630	0035	06/26/14	\$1,990,000	\$2,077,000	3,420	12	1902	5	5,000	N	N	923 14TH AVE E
3	30	134630	0150	10/20/14	\$3,300,000	\$3,355,000	5,790	12	1904	5	11,750	N	N	806 14TH AVE E
3	10	216390	1630	08/21/13	\$3,250,000	\$3,623,000	6,470	13	1913	4	14,400	Y	N	1039 BELMONT PL E
3	10	676270	0020	10/13/14	\$7,700,000	\$7,842,000	8,570	13	1987	4	27,600	Y	N	1137 HARVARD AVE E
4	60	501600	2535	05/22/12	\$266,000	\$324,000	670	6	1901	3	2,900	N	N	324 23RD AVE E
4	60	501600	1840	02/06/12	\$390,000	\$485,000	900	6	1908	4	4,438	N	N	609 29TH AVE E
4	60	533220	0520	04/23/12	\$364,000	\$446,000	1,120	6	1947	4	4,000	N	N	2815 E ALOHA ST
4	60	501500	0845	04/26/12	\$365,500	\$448,000	740	7	1910	3	4,000	N	N	2434 E ALOHA ST
4	60	501500	1095	02/01/13	\$615,000	\$714,000	820	7	2013	3	2,600	N	N	2406 E VALLEY ST
4	60	501500	1200	06/27/12	\$467,000	\$566,000	940	7	1901	3	4,000	N	N	2617 E ALOHA ST
4	60	501500	1005	02/20/13	\$444,950	\$515,000	950	7	1906	4	4,000	Y	N	2449 E ALOHA ST
4	60	501600	1525	07/23/13	\$575,000	\$645,000	960	7	1912	3	5,833	N	N	441 27TH AVE E
4	60	095800	0030	09/07/13	\$437,000	\$485,000	1,000	7	1904	3	4,200	N	N	314 23RD AVE E
4	60	501600	2230	01/27/14	\$405,000	\$437,000	1,010	7	1971	3	5,000	N	N	411 26TH AVE E
4	60	320430	0705	05/15/14	\$575,000	\$606,000	1,090	7	1946	3	6,000	Y	N	1106 25TH AVE E
4	60	320430	0225	11/03/14	\$508,000	\$515,000	1,090	7	1927	3	2,500	Y	N	2410 E HIGHLAND DR
4	60	501600	1145	05/09/12	\$445,000	\$544,000	1,090	7	1957	3	5,300	N	N	602 27TH AVE E
4	60	501500	0190	06/25/14	\$690,500	\$721,000	1,280	7	1908	4	4,211	Y	N	2406 E HELEN ST
4	60	134430	0355	06/19/12	\$416,000	\$505,000	1,280	7	1917	4	4,200	N	N	516 23RD AVE E
4	60	533220	0555	04/23/12	\$490,000	\$601,000	1,440	7	1910	5	4,000	N	N	2814 E VALLEY ST
4	60	320430	0220	03/24/14	\$531,000	\$566,000	1,490	7	1927	3	3,500	Y	N	1202 24TH AVE E
4	60	501600	1442	07/02/13	\$465,000	\$524,000	1,500	7	2000	3	1,144	N	N	2616 E MADISON ST
4	60	320430	0625	09/03/14	\$785,950	\$808,000	1,540	7	2014	3	4,560	Y	N	1068 25TH AVE E
4	60	533220	0605	12/10/13	\$425,000	\$463,000	1,600	7	1910	4	4,000	N	N	2806 E ROY ST
4	60	320430	1155	06/04/12	\$538,000	\$655,000	1,810	7	1987	3	3,000	N	N	1402 26TH AVE E
4	60	320430	1150	03/26/12	\$519,000	\$640,000	1,810	7	1987	3	3,000	N	N	1406 26TH AVE E
4	60	501500	1175	09/19/13	\$760,000	\$842,000	1,850	7	2004	3	4,000	N	N	2635 E ALOHA ST
4	60	501500	0380	07/16/13	\$605,000	\$679,000	840	8	1983	3	4,095	Y	N	1002 25TH AVE E
4	60	982870	2908	11/15/13	\$475,000	\$520,000	860	8	2010	3	2,273	N	N	215 E 24TH AVE E
4	60	982870	2462	06/12/13	\$485,000	\$548,000	940	8	2009	3	1,399	N	N	228 A 24TH AVE E

Improved Sales Used in This Annual Update Analysis

Area 013 -- 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	60	501600	1535	08/01/13	\$603,750	\$676,000	960	8	1913	4	3,300	N	N	443 27TH AVE E
4	60	982870	2443	09/13/13	\$455,000	\$505,000	970	8	2006	3	1,396	N	N	218 B 24TH AVE E
4	60	982870	2902	10/21/14	\$495,000	\$503,000	1,000	8	2006	3	1,010	N	N	217 A 24TH AVE E
4	60	320430	1220	01/10/12	\$600,000	\$750,000	1,030	8	1954	4	6,000	N	N	2801 E INTERLAKEN BLVD
4	60	501600	2620	04/29/14	\$738,100	\$780,000	1,110	8	2014	3	7,374	N	N	435 24TH AVE E
4	60	501500	0815	01/09/13	\$620,000	\$723,000	1,180	8	1962	5	4,000	N	N	2410 E ALOHA ST
4	60	501600	1060	05/30/14	\$650,000	\$682,000	1,210	8	1994	3	2,500	Y	N	318 25TH AVE E
4	60	501600	1050	04/08/13	\$588,500	\$674,000	1,210	8	1994	3	2,495	Y	N	314 25TH AVE E
4	60	320430	0090	11/10/14	\$640,000	\$648,000	1,210	8	1930	4	3,720	N	N	1411 25TH AVE E
4	60	501600	1325	05/16/14	\$605,000	\$637,000	1,290	8	1987	4	2,500	N	N	408 26TH AVE E
4	60	501600	1005	02/06/13	\$480,000	\$557,000	1,310	8	1998	3	1,750	N	N	2530 A E MADISON ST
4	60	501600	1285	06/09/14	\$750,000	\$786,000	1,370	8	1987	4	5,000	Y	N	426 26TH AVE E
4	60	501500	1515	08/02/12	\$644,000	\$775,000	1,370	8	1907	4	2,100	Y	N	714 24TH AVE E
4	60	320430	0440	08/03/12	\$436,000	\$524,000	1,370	8	1928	3	3,000	Y	N	1115 25TH AVE E
4	60	501500	0370	12/09/13	\$620,000	\$675,000	1,430	8	2000	3	2,295	Y	N	2501 E HELEN ST
4	60	320430	0860	07/23/14	\$820,000	\$851,000	1,440	8	1931	4	4,440	N	N	1206 25TH AVE E
4	60	320430	0825	12/19/12	\$535,000	\$627,000	1,450	8	1928	3	4,800	N	N	1218 25TH AVE E
4	60	320430	0380	11/27/13	\$515,000	\$562,000	1,500	8	1985	3	3,000	Y	N	2400 E PROSPECT ST
4	60	501600	2410	02/26/14	\$545,000	\$584,000	1,520	8	1927	3	4,050	Y	N	2404 E THOMAS ST
4	60	320430	0065	01/07/14	\$640,000	\$693,000	1,560	8	1922	4	6,000	N	N	2420 E LEE ST
4	60	320430	0265	06/28/13	\$835,000	\$941,000	1,580	8	2004	3	4,920	Y	N	1215 25TH AVE E
4	60	134430	0370	04/22/14	\$635,000	\$672,000	1,580	8	1914	5	4,200	N	N	504 23RD AVE E
4	60	501500	0250	04/05/13	\$440,000	\$504,000	1,640	8	1903	2	4,200	N	N	2310 E WARD ST
4	60	501500	0960	06/26/12	\$830,050	\$1,006,000	1,660	8	1914	4	6,200	Y	N	2310 E VALLEY ST
4	60	320430	0585	07/26/12	\$665,000	\$801,000	1,670	8	2010	3	4,560	Y	N	1076 25TH AVE E
4	60	501600	2180	07/08/14	\$780,000	\$812,000	1,690	8	1901	5	2,500	N	N	418 25TH AVE E
4	60	501500	1710	11/14/13	\$750,000	\$821,000	1,700	8	1991	4	3,400	N	N	621 27TH AVE E
4	60	501500	0180	11/10/14	\$713,500	\$722,000	1,720	8	1992	3	4,200	Y	N	1059 25TH AVE E
4	60	501600	3146	07/10/14	\$958,000	\$997,000	1,800	8	1984	4	6,400	Y	N	615 25TH AVE E
4	60	133880	1060	12/04/14	\$560,000	\$564,000	1,810	8	1926	3	3,400	Y	N	814 23RD AVE E
4	60	501500	1085	04/19/12	\$702,000	\$862,000	1,810	8	1901	4	4,200	N	N	2400 E VALLEY ST
4	60	501500	0745	03/12/13	\$589,000	\$679,000	1,910	8	2007	3	4,000	Y	N	2509 E WARD ST
4	60	320430	0350	04/26/13	\$822,000	\$938,000	1,980	8	1966	5	6,000	Y	N	1116 24TH AVE E
4	60	320430	0170	04/07/12	\$649,000	\$798,000	1,990	8	1928	3	4,800	Y	N	1218 24TH AVE E
4	60	501500	0210	05/14/12	\$554,000	\$677,000	2,070	8	1949	4	4,000	Y	N	2425 E HELEN ST

Improved Sales Used in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	60	320430	0160	02/14/12	\$719,000	\$893,000	2,110	8	2011	3	4,800	Y	N	1222 24TH AVE E
4	60	501600	2425	08/28/14	\$745,000	\$767,000	2,130	8	1994	3	7,500	Y	N	305 25TH AVE E
4	60	501600	2302	01/28/14	\$737,370	\$795,000	2,300	8	2002	3	2,500	N	N	445 26TH AVE E
4	60	320430	1030	04/25/12	\$965,000	\$1,183,000	2,810	8	1940	4	6,318	N	N	2520 E LEE ST
4	60	320430	1030	12/12/12	\$936,900	\$1,099,000	2,810	8	1940	4	6,318	N	N	2520 E LEE ST
4	60	982870	2882	11/18/13	\$550,000	\$602,000	1,440	9	1990	3	1,839	N	N	2319 E THOMAS ST
4	60	501600	1735	09/04/13	\$660,000	\$734,000	1,460	9	1968	5	4,000	N	N	525 28TH AVE E
4	60	501500	1450	11/08/13	\$789,000	\$865,000	1,610	9	2013	3	1,701	Y	N	781 26TH AVE E
4	60	501600	1390	12/16/13	\$516,000	\$561,000	1,670	9	2001	3	964	N	N	300 C 26TH AVE E
4	60	501600	1370	03/05/12	\$478,900	\$593,000	1,670	9	2001	3	1,617	N	N	300 A 26TH AVE E
4	60	501500	0720	06/27/13	\$827,000	\$932,000	1,700	9	1979	4	6,000	N	N	913 26TH AVE E
4	60	501500	1452	12/05/13	\$839,000	\$915,000	1,890	9	2013	3	2,296	Y	N	751 26TH AVE E
4	60	134430	0318	08/08/13	\$765,000	\$855,000	1,970	9	1997	3	5,001	N	N	2305 E HARRISON ST
4	60	320430	1028	07/24/13	\$890,000	\$998,000	2,010	9	2013	3	4,484	N	N	2518 E LEE ST
4	60	501500	1550	01/23/12	\$790,000	\$985,000	2,040	9	2000	3	4,000	N	N	2424 E ROY ST
4	60	501500	0495	05/22/12	\$700,000	\$854,000	2,290	9	1984	3	4,000	N	N	2611 E HELEN ST
4	60	533220	0590	09/17/12	\$739,000	\$881,000	2,340	9	2003	3	4,000	N	N	2805 E VALLEY ST
4	60	533220	0530	06/13/14	\$910,000	\$952,000	2,350	9	1993	3	4,000	N	N	2807 E ALOHA ST
4	60	501600	2495	12/06/12	\$805,000	\$945,000	2,540	9	1998	3	6,400	Y	N	337 25TH AVE E
4	60	501600	1725	07/27/12	\$870,000	\$1,048,000	2,550	9	2012	3	4,000	N	N	519 28TH AVE E
4	60	501500	0596	12/01/14	\$834,000	\$840,000	2,550	9	1983	3	4,089	N	N	2633 E WARD ST
4	60	501600	1630	03/25/14	\$1,060,000	\$1,129,000	2,560	9	2014	3	4,000	N	N	432 27TH AVE E
4	60	501500	1045	08/26/14	\$1,045,000	\$1,076,000	2,970	9	1996	3	4,000	Y	N	2421 E ALOHA ST
4	60	501500	1114	01/10/13	\$1,187,500	\$1,385,000	3,290	9	2012	3	4,000	N	N	2420 E VALLEY ST
4	60	501500	1114	11/15/13	\$1,170,000	\$1,281,000	3,290	9	2012	3	4,000	N	N	2420 E VALLEY ST
4	60	737360	0012	01/28/13	\$810,000	\$941,000	1,240	10	2012	3	4,336	N	N	309 24TH AVE E
4	60	501600	2435	05/30/13	\$1,489,000	\$1,688,000	1,960	10	2008	3	6,400	Y	N	315 25TH AVE E
4	60	501600	2240	10/08/14	\$1,010,000	\$1,030,000	2,160	10	1982	3	7,500	N	N	415 26TH AVE E
4	60	501600	2240	06/12/13	\$994,500	\$1,125,000	2,160	10	1982	3	7,500	N	N	415 26TH AVE E
4	60	737360	0013	11/26/12	\$830,000	\$976,000	2,330	10	2012	3	4,352	N	N	305 24TH AVE E
4	60	737360	0015	09/19/12	\$887,950	\$1,059,000	2,350	10	2012	3	4,800	Y	N	2312 E THOMAS ST
4	60	737360	0014	11/14/12	\$830,000	\$979,000	2,420	10	2012	3	4,368	N	N	301 24TH AVE E
4	60	501500	1325	12/05/13	\$973,000	\$1,061,000	2,500	10	2013	3	4,000	N	N	2635 E VALLEY ST
4	60	501500	0346	11/04/14	\$1,047,000	\$1,061,000	2,560	10	2000	3	4,000	Y	N	2521 E HELEN ST
4	60	501500	0346	02/16/12	\$891,000	\$1,107,000	2,560	10	2000	3	4,000	Y	N	2521 E HELEN ST

Improved Sales Used in This Annual Update Analysis

Area 013 -- 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	60	133880	1019	07/01/14	\$1,198,000	\$1,249,000	2,790	10	2008	3	3,850	N	N	2303 E VALLEY ST
4	60	320430	0330	06/28/13	\$1,435,000	\$1,617,000	3,070	10	1993	4	6,000	Y	N	1126 24TH AVE E
4	60	320430	0511	08/08/13	\$1,099,000	\$1,228,000	3,180	10	2013	3	4,652	Y	N	2414 E HELEN ST
4	60	320430	0455	08/22/14	\$1,385,000	\$1,427,000	1,920	11	2000	3	6,000	Y	N	2415 E HIGHLAND DR
5	80	408880	0580	11/20/14	\$1,340,000	\$1,353,000	990	5	1934	4	20,108	N	Y	2812 BOYER AVE E
5	70	871210	0095	05/06/14	\$375,000	\$396,000	430	6	1925	3	3,090	N	N	2022 24TH AVE E
5	80	408880	1440	07/10/13	\$890,000	\$1,001,000	1,430	6	1940	3	6,135	N	Y	3246 PORTAGE BAY PL E
5	70	195220	0061	06/04/13	\$515,000	\$583,000	760	7	1928	5	3,942	N	N	2512 EVERETT AVE E
5	70	678820	1015	06/16/14	\$690,000	\$722,000	850	7	1918	4	4,000	N	N	2509 E CALHOUN ST
5	70	195220	0486	07/05/12	\$454,500	\$550,000	870	7	1947	3	4,344	N	N	2359 BOYER AVE E
5	70	195220	0315	11/25/13	\$525,000	\$574,000	890	7	1937	3	4,000	N	N	2301 DELMAR DR E
5	70	280410	0075	06/17/13	\$639,000	\$722,000	910	7	1928	5	3,718	N	N	2610 24TH AVE E
5	70	678820	2370	07/20/12	\$515,500	\$622,000	980	7	1939	4	6,000	N	N	1506 E MCGRAW ST
5	70	880590	0685	04/26/12	\$509,000	\$624,000	1,010	7	1919	4	4,000	N	N	2511 22ND AVE E
5	70	871210	0315	06/19/12	\$609,500	\$740,000	1,020	7	1922	5	4,178	N	N	2027 26TH AVE E
5	70	678820	0195	03/01/12	\$460,350	\$570,000	1,030	7	1923	3	4,500	N	N	2410 E CALHOUN ST
5	70	880590	0080	08/16/12	\$565,000	\$678,000	1,040	7	1920	3	2,825	N	N	2560 24TH AVE E
5	70	678820	0931	05/20/14	\$710,000	\$747,000	1,040	7	1923	4	4,000	N	N	2407 25TH AVE E
5	70	195220	0360	09/19/12	\$450,000	\$536,000	1,070	7	1951	3	5,413	Y	N	2409 BOYER AVE E
5	70	872210	0865	10/24/12	\$405,000	\$480,000	1,080	7	1925	3	3,154	N	N	1961 22ND AVE E
5	70	212504	9131	07/29/14	\$680,000	\$704,000	1,110	7	1950	3	5,500	N	N	1811 E LYNN ST
5	70	359250	0195	06/11/13	\$539,500	\$610,000	1,110	7	1918	3	3,520	N	N	1750 BOYER AVE E
5	70	678820	1741	11/14/13	\$561,500	\$615,000	1,160	7	1922	5	4,000	N	N	1906 E LYNN ST
5	70	871210	0750	07/26/12	\$450,000	\$542,000	1,170	7	1939	3	4,250	N	N	1860 24TH AVE E
5	70	872210	0020	08/22/13	\$582,000	\$649,000	1,180	7	1979	3	4,800	N	N	2211 24TH AVE E
5	70	678820	1426	07/17/12	\$615,000	\$742,000	1,190	7	1921	4	4,500	Y	N	2207 E MCGRAW ST
5	80	195970	2045	11/19/14	\$900,000	\$909,000	1,240	7	1954	3	5,500	Y	N	2812 BOYER AVE E
5	70	212504	9133	11/04/14	\$715,000	\$725,000	1,260	7	1951	3	6,500	N	N	1819 E LYNN ST
5	70	678820	0285	07/11/13	\$757,000	\$851,000	1,260	7	1922	4	6,000	N	N	2215 E MILLER ST
5	70	212504	9133	09/17/13	\$650,000	\$721,000	1,260	7	1951	3	6,500	N	N	1819 E LYNN ST
5	70	678820	0295	06/12/14	\$620,000	\$649,000	1,300	7	1929	3	3,000	N	N	2225 E MILLER ST
5	70	872210	0055	09/18/13	\$530,150	\$588,000	1,330	7	1914	3	4,800	N	N	2051 24TH AVE E
5	70	872210	1020	03/28/12	\$677,050	\$834,000	1,340	7	1925	4	6,171	N	N	1922 BOYER AVE E
5	70	880590	0900	07/05/12	\$490,000	\$593,000	1,340	7	1924	3	3,000	N	N	2433 E LOUISA ST
5	70	678820	0825	09/25/13	\$645,000	\$714,000	1,353	7	1925	4	4,000	N	N	2218 E MCGRAW ST

Improved Sales Used in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	90	560500	0405	10/22/12	\$565,000	\$669,000	1,360	7	1925	3	5,429	N	N	2111 E HAMLIN ST
5	90	560500	0090	06/10/13	\$619,000	\$700,000	1,370	7	1942	3	4,500	Y	N	2907 MONTLAKE BLVD NE
5	70	871210	0475	04/12/13	\$737,500	\$844,000	1,370	7	1916	4	4,403	N	N	1928 26TH AVE E
5	70	872210	1000	05/28/13	\$611,000	\$693,000	1,400	7	1925	3	6,324	N	N	1934 BOYER AVE E
5	70	678820	0090	07/29/13	\$559,199	\$626,000	1,400	7	1924	3	5,000	N	N	2522 E CALHOUN ST
5	80	372080	0026	11/10/12	\$685,000	\$808,000	1,420	7	1906	4	4,350	Y	N	1111 E HAMLIN ST
5	90	560500	0395	01/28/14	\$705,000	\$760,000	1,430	7	1919	3	4,770	N	N	2734 MONTLAKE BLVD NE
5	70	871210	0320	07/28/14	\$585,000	\$606,000	1,440	7	1922	3	4,178	N	N	2031 26TH AVE E
5	70	678820	2231	03/07/12	\$545,000	\$674,000	1,470	7	1927	4	4,000	N	N	1612 E MCGRAW ST
5	70	678820	1781	06/05/14	\$886,000	\$929,000	1,480	7	1923	4	3,900	N	N	1930 E LYNN ST
5	70	280410	0040	12/19/13	\$800,000	\$870,000	1,600	7	1926	5	4,000	N	N	2220 E ROANOKE ST
5	70	871210	0060	02/28/13	\$720,000	\$831,000	1,640	7	1922	4	3,280	N	N	2201 25TH AVE E
5	70	215890	0140	09/05/14	\$695,000	\$714,000	1,690	7	1927	3	3,600	N	N	2029 BOYER AVE E
5	70	188000	0040	09/26/12	\$685,000	\$816,000	1,740	7	1948	3	7,297	N	N	2148 BOYER AVE E
5	80	195970	3200	10/19/12	\$485,000	\$575,000	1,870	7	1925	3	3,680	N	N	3257 FUHRMAN AVE E
5	70	678820	0605	12/23/14	\$575,000	\$576,000	2,010	7	1922	2	3,800	N	N	1909 E CALHOUN ST
5	70	678820	0920	08/27/12	\$630,000	\$754,000	2,060	7	1922	3	5,500	N	N	2416 E MCGRAW ST
5	70	871210	0720	08/15/14	\$785,000	\$810,000	2,090	7	1920	3	5,015	N	N	1888 24TH AVE E
5	70	871210	0780	04/28/13	\$705,000	\$805,000	2,130	7	1920	5	3,870	N	N	1830 24TH AVE E
5	80	195970	3070	10/29/14	\$979,700	\$994,000	2,160	7	1927	3	5,500	Y	N	3220 FUHRMAN AVE E
5	70	678820	1050	06/05/12	\$1,010,000	\$1,229,000	2,230	7	1919	4	4,000	N	N	2510 E MCGRAW ST
5	70	678820	0615	08/01/12	\$535,000	\$644,000	870	8	1922	4	3,800	N	N	1915 E CALHOUN ST
5	70	678820	1845	03/05/14	\$811,000	\$867,000	880	8	1939	5	4,416	N	N	1815 E CALHOUN ST
5	70	678820	3046	12/03/12	\$377,500	\$444,000	960	8	1930	3	2,182	N	N	2309 BOYER AVE E
5	70	678820	3000	06/24/13	\$589,000	\$664,000	1,020	8	1919	3	4,770	N	N	2325 BOYER AVE E
5	80	195970	2025	12/03/12	\$733,000	\$861,000	1,100	8	1947	3	5,500	Y	N	2830 BOYER AVE E
5	80	195970	2300	11/28/12	\$620,000	\$729,000	1,120	8	1922	3	5,000	N	N	844 E GWINN PL
5	70	871210	0640	06/05/13	\$525,000	\$595,000	1,120	8	1929	3	3,881	N	N	1915 26TH AVE E
5	80	195970	1995	01/23/13	\$760,000	\$884,000	1,150	8	1923	5	4,400	Y	N	2831 BOYER AVE E
5	70	280410	0095	05/16/14	\$724,800	\$763,000	1,180	8	2001	3	3,933	N	N	2225 E NORTH ST
5	70	102900	0035	06/11/12	\$767,500	\$933,000	1,220	8	1948	3	10,888	N	N	2104 16TH AVE E
5	80	195970	0387	07/30/13	\$600,000	\$672,000	1,230	8	1945	3	4,785	N	N	2636 HARVARD AVE E
5	70	872210	0500	06/05/12	\$605,000	\$736,000	1,250	8	1912	3	5,938	N	N	2029 E NEWTON ST
5	70	880590	0320	04/22/14	\$575,000	\$609,000	1,270	8	1926	3	2,512	N	N	2226 E LOUISA ST
5	80	195970	0388	07/29/13	\$595,000	\$666,000	1,330	8	1946	3	5,115	N	N	2632 HARVARD AVE E

Improved Sales Used in This Annual Update Analysis Area 013 -- 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	70	872210	1375	07/15/13	\$573,000	\$644,000	1,370	8	1924	3	4,369	N	N	1808 23RD AVE E
5	70	872210	1375	04/01/13	\$535,000	\$614,000	1,370	8	1924	3	4,369	N	N	1808 23RD AVE E
5	70	215890	0175	07/31/13	\$712,245	\$797,000	1,380	8	1927	3	3,520	N	N	2010 E EATON PL
5	70	880590	0570	09/11/14	\$808,000	\$829,000	1,410	8	1928	3	4,104	N	N	1918 E MILLER ST
5	70	280460	0140	11/07/13	\$825,000	\$905,000	1,410	8	1927	4	3,728	N	N	2528 ROYAL CT E
5	70	359250	0280	10/31/12	\$775,000	\$916,000	1,430	8	1923	4	5,631	N	N	2112 E INTERLAKEN BLVD
5	70	871210	0690	04/26/12	\$717,000	\$879,000	1,440	8	1915	3	4,178	N	N	1949 26TH AVE E
5	70	872210	1135	11/07/13	\$590,000	\$647,000	1,440	8	1927	3	3,899	N	N	2240 E BLAINE ST
5	70	872210	1360	12/02/14	\$780,000	\$785,000	1,460	8	1911	3	4,400	N	N	1818 23RD AVE E
5	70	359250	0175	04/17/12	\$785,000	\$964,000	1,470	8	2011	3	4,564	N	N	1738 BOYER AVE E
5	70	215890	0100	04/15/12	\$555,000	\$682,000	1,490	8	1927	4	3,200	N	N	1905 22ND AVE E
5	70	872210	0810	07/08/14	\$1,050,000	\$1,093,000	1,500	8	2013	3	3,433	N	N	1919 E BLAINE ST
5	70	195220	0310	05/20/13	\$700,000	\$795,000	1,500	8	1977	3	7,215	Y	N	1354 E INTERLAKEN BLVD
5	70	215890	0040	11/27/12	\$582,000	\$685,000	1,510	8	1926	3	4,000	N	N	1961 BOYER AVE E
5	70	872210	1050	04/04/12	\$652,000	\$803,000	1,510	8	1926	4	4,195	N	N	2269 E HOWE ST
5	70	678820	0360	09/03/14	\$727,000	\$747,000	1,520	8	1939	3	4,200	N	N	2455 24TH AVE E
5	70	871210	0225	06/10/13	\$725,000	\$820,000	1,520	8	1912	5	4,178	N	N	2216 25TH AVE E
5	70	215890	0085	06/06/13	\$600,000	\$679,000	1,520	8	1927	3	3,600	N	N	1912 21ST AVE E
5	70	280460	0005	12/19/14	\$1,050,000	\$1,053,000	1,530	8	1931	4	4,077	N	N	2502 E ROANOKE ST
5	80	195970	2355	03/22/12	\$630,000	\$777,000	1,530	8	1922	4	4,800	N	N	874 E GWINN PL
5	70	280410	0115	12/02/13	\$742,000	\$810,000	1,540	8	1926	4	3,964	N	N	2422 E ROANOKE ST
5	70	215890	0325	07/25/13	\$889,000	\$997,000	1,550	8	1929	5	3,520	N	N	1955 20TH AVE E
5	70	215890	0095	10/27/14	\$605,000	\$614,000	1,550	8	1927	3	3,200	N	N	1909 22ND AVE E
5	70	880590	0230	09/24/13	\$830,000	\$919,000	1,550	8	1922	5	3,000	N	N	2553 25TH AVE E
5	70	872210	0470	05/19/13	\$652,750	\$742,000	1,550	8	1919	3	5,885	N	N	2019 E NEWTON ST
5	80	196220	0135	05/21/13	\$818,025	\$929,000	1,600	8	2005	3	2,730	Y	N	3207 FUHRMAN AVE E
5	70	026000	0035	08/02/13	\$775,000	\$867,000	1,610	8	1948	4	5,913	N	N	2524 E MILLER ST
5	70	359250	0075	05/05/12	\$520,000	\$636,000	1,640	8	1923	3	4,479	N	N	1703 26TH AVE E
5	70	280460	0075	01/30/14	\$750,000	\$808,000	1,640	8	2004	3	3,727	N	N	2552 E ROANOKE ST
5	80	196220	0010	01/28/14	\$614,400	\$662,000	1,640	8	1923	5	3,802	N	N	3214 FRANKLIN AVE E
5	70	359250	0080	04/05/12	\$700,000	\$861,000	1,650	8	1910	5	3,945	N	N	1711 26TH AVE E
5	70	280460	0120	08/31/12	\$690,000	\$826,000	1,660	8	1927	3	3,728	N	N	2531 ROYAL CT E
5	70	359250	0220	05/23/13	\$472,000	\$536,000	1,660	8	1921	3	4,500	N	N	1820 24TH AVE E
5	70	678820	1835	08/16/13	\$860,000	\$960,000	1,670	8	1990	3	4,416	N	N	1811 E CALHOUN ST
5	70	280460	0125	04/02/14	\$726,100	\$772,000	1,670	8	1927	3	3,728	N	N	2527 ROYAL CT E

Improved Sales Used in This Annual Update Analysis Area 013 -- 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	70	880590	0710	07/16/12	\$730,000	\$881,000	1,670	8	1924	4	4,000	N	N	2012 E MILLER ST
5	70	872210	0875	09/25/13	\$646,500	\$715,000	1,680	8	1925	3	3,876	N	N	2048 BOYER AVE E
5	70	871210	0530	08/13/14	\$895,000	\$924,000	1,710	8	1926	4	4,178	N	N	1950 25TH AVE E
5	70	678820	1740	06/13/13	\$735,000	\$831,000	1,710	8	1924	3	4,000	N	N	1902 E LYNN ST
5	70	872210	0205	04/23/13	\$620,000	\$708,000	1,720	8	1926	3	4,562	Y	N	2020 23RD AVE E
5	70	871210	0705	04/29/13	\$750,000	\$856,000	1,740	8	1923	4	4,178	N	N	1961 26TH AVE E
5	70	678820	1495	09/11/12	\$835,000	\$997,000	1,740	8	2007	4	4,500	N	N	2310 E LYNN ST
5	70	871210	0605	10/28/14	\$840,000	\$853,000	1,750	8	1929	3	3,671	N	N	1901 26TH AVE E
5	70	871210	0725	04/05/13	\$775,000	\$889,000	1,750	8	1912	4	4,250	N	N	1882 24TH AVE E
5	70	871210	0630	04/03/13	\$660,000	\$757,000	1,750	8	1929	3	3,880	N	N	1911 26TH AVE E
5	70	678820	2166	07/09/13	\$860,000	\$967,000	1,800	8	1940	3	5,200	N	N	1607 E CALHOUN ST
5	80	195970	1890	07/29/14	\$865,000	\$896,000	1,800	8	1921	4	4,180	Y	N	2818 11TH AVE E
5	70	872210	0580	12/05/13	\$735,000	\$801,000	1,800	8	1925	4	4,609	N	N	1905 E LYNN ST
5	80	195970	1890	03/14/12	\$760,635	\$940,000	1,800	8	1921	4	4,180	Y	N	2818 11TH AVE E
5	70	212504	9120	05/05/14	\$770,000	\$813,000	1,810	8	1939	3	5,700	N	N	2175 BOYER AVE E
5	70	195220	0245	12/12/13	\$599,000	\$652,000	1,810	8	1951	3	3,999	Y	N	2436 DELMAR DR E
5	70	872210	0990	06/29/12	\$600,000	\$727,000	1,830	8	1926	3	6,425	N	N	1942 BOYER AVE E
5	70	872210	0735	11/14/13	\$730,000	\$799,000	1,840	8	1926	5	7,023	N	N	1946 E BLAINE ST
5	70	880590	0915	07/23/13	\$705,000	\$791,000	1,850	8	1921	4	4,000	N	N	2502 24TH AVE E
5	90	560500	0440	12/15/14	\$1,000,000	\$1,004,000	1,880	8	1924	4	5,450	N	N	2147 E HAMLIN ST
5	70	880590	0095	01/14/14	\$660,000	\$714,000	1,880	8	1926	3	3,750	N	N	2409 E ROANOKE ST
5	80	196220	0530	10/15/13	\$637,200	\$702,000	1,880	8	1922	3	5,400	N	N	825 E GWINN PL
5	70	678820	0635	10/30/12	\$693,350	\$820,000	1,880	8	1920	4	3,800	N	N	1935 E CALHOUN ST
5	70	215890	0135	08/02/12	\$690,000	\$830,000	1,890	8	1927	3	3,600	N	N	2025 BOYER AVE E
5	70	215890	0075	07/20/12	\$760,000	\$917,000	1,900	8	1930	4	4,000	N	N	2009 BOYER AVE E
5	70	678820	0485	02/20/14	\$874,000	\$937,000	1,910	8	1925	4	3,989	N	N	1907 E MILLER ST
5	80	372080	0110	06/03/13	\$790,000	\$895,000	1,910	8	1927	3	5,500	Y	N	2711 11TH AVE E
5	70	678820	0860	03/28/14	\$835,000	\$889,000	1,940	8	2008	3	4,500	N	N	2416 24TH AVE E
5	70	678820	0335	09/26/14	\$850,000	\$869,000	1,950	8	1927	3	4,000	N	N	2216 E CALHOUN ST
5	70	871210	0860	09/27/12	\$715,000	\$851,000	1,950	8	1930	4	4,250	N	N	1961 25TH AVE E
5	80	196220	0475	07/25/14	\$875,000	\$907,000	1,990	8	1922	4	6,000	N	N	853 E GWINN PL
5	70	195220	0285	03/27/13	\$980,000	\$1,126,000	2,010	8	1965	3	7,288	Y	N	1334 E INTERLAKEN BLVD
5	70	872210	0445	12/18/12	\$725,000	\$849,000	2,050	8	1912	3	7,247	N	N	1931 E LYNN ST
5	70	280460	0095	06/17/13	\$869,000	\$982,000	2,080	8	1926	4	3,728	N	N	2556 25TH AVE E
5	70	359250	0340	09/11/12	\$748,000	\$893,000	2,120	8	1916	4	4,643	N	N	2410 E INTERLAKEN BLVD

Improved Sales Used in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	90	560500	0595	12/09/14	\$685,000	\$689,000	2,120	8	1921	3	5,854	N	N	2904 MONTLAKE BLVD NE
5	80	202504	9006	11/12/14	\$750,000	\$759,000	2,130	8	1906	4	4,056	Y	N	1205 E HAMLIN ST
5	70	678820	0746	08/30/13	\$1,180,000	\$1,313,000	2,170	8	2008	3	4,000	N	N	2207 E CALHOUN ST
5	70	872210	1160	01/07/13	\$900,000	\$1,050,000	2,190	8	1912	3	6,071	N	N	2205 E NEWTON ST
5	70	678820	1680	03/14/14	\$880,000	\$939,000	2,220	8	1922	5	4,000	N	N	2318 19TH AVE E
5	90	560500	0375	06/18/13	\$1,000,000	\$1,129,000	2,240	8	1919	5	6,047	N	N	1879 E HAMLIN ST
5	70	872210	0090	04/30/13	\$827,832	\$944,000	2,250	8	1921	4	3,765	N	N	2025 24TH AVE E
5	70	678820	1470	04/28/13	\$930,000	\$1,061,000	2,300	8	1920	4	4,500	N	N	2304 22ND AVE E
5	70	871210	0435	11/10/14	\$1,197,000	\$1,211,000	2,620	8	1921	4	4,407	N	N	1956 26TH AVE E
5	80	196220	0505	10/02/13	\$1,135,750	\$1,255,000	2,820	8	2006	3	5,040	N	N	833 E GWINN PL
5	70	195220	0240	06/11/14	\$850,830	\$891,000	1,270	9	1910	5	13,241	Y	N	2432 DELMAR DR E
5	70	872210	0790	04/25/13	\$685,000	\$782,000	1,300	9	2013	3	2,318	N	N	2114 19TH AVE E
5	70	195220	0395	10/30/13	\$581,000	\$638,000	1,340	9	1963	3	6,694	N	N	2315 14TH AVE E
5	80	196220	0036	08/19/14	\$600,000	\$619,000	1,430	9	2005	3	1,325	N	N	3140 A FRANKLIN AVE E
5	70	195220	0410	11/19/14	\$960,000	\$970,000	1,450	9	1955	3	6,857	Y	N	2320 DELMAR DR E
5	70	195220	0255	04/19/14	\$715,000	\$757,000	1,460	9	1919	3	4,345	Y	N	2448 DELMAR DR E
5	80	196220	0037	05/02/14	\$626,000	\$661,000	1,470	9	2005	3	1,572	N	N	3142 B FRANKLIN AVE E
5	70	195220	0054	10/02/13	\$525,000	\$580,000	1,580	9	2006	3	1,093	N	N	2502 BOYER AVE E
5	80	196220	0060	05/02/13	\$570,100	\$650,000	1,610	9	2007	3	1,469	N	N	3122 B FRANKLIN AVE E
5	80	196220	0035	06/20/13	\$577,500	\$652,000	1,620	9	2005	3	1,592	N	N	3140 B FRANKLIN AVE E
5	80	196220	0235	03/16/12	\$780,000	\$963,000	1,730	9	1925	5	3,896	Y	N	928 E ALLISON ST
5	70	678820	3031	02/15/13	\$700,000	\$810,000	1,770	9	1928	3	2,700	N	N	1531 E MCGRAW ST
5	90	560500	0205	07/02/13	\$850,000	\$957,000	1,780	9	1925	5	6,034	N	N	1896 E HAMLIN ST
5	70	359250	0361	11/20/12	\$648,000	\$763,000	1,780	9	1924	3	5,261	N	N	2616 E INTERLAKEN BLVD
5	70	560440	0020	04/11/12	\$830,000	\$1,020,000	1,790	9	1980	3	8,500	Y	N	2016 18TH AVE E
5	80	195970	0540	11/04/14	\$952,000	\$965,000	1,800	9	1922	4	4,400	Y	N	2621 11TH AVE E
5	70	871210	0575	08/28/14	\$915,000	\$942,000	1,840	9	1910	5	5,589	N	N	1916 25TH AVE E
5	70	678820	3060	10/10/14	\$690,000	\$703,000	1,890	9	1929	3	3,240	N	N	2302 BOYER AVE E
5	70	880590	0430	12/29/14	\$1,151,250	\$1,152,000	1,940	9	1925	4	4,875	N	N	2553 22ND AVE E
5	90	560500	0590	12/15/14	\$975,000	\$979,000	2,020	9	1921	4	4,950	Y	N	2908 MONTLAKE BLVD NE
5	80	195970	0550	09/05/14	\$740,000	\$760,000	2,050	9	1922	4	4,400	N	N	2625 11TH AVE E
5	90	560500	0475	11/27/13	\$1,160,000	\$1,267,000	2,080	9	1926	5	5,450	N	N	2117 E SHELBY ST
5	90	560500	0080	02/27/14	\$898,600	\$962,000	2,100	9	1921	4	6,050	N	N	1882 E SHELBY ST
5	70	880590	1050	08/29/13	\$825,000	\$918,000	2,100	9	1927	4	4,944	N	N	2459 LAKE WASHINGTON BLVD E
5	70	678820	2065	01/12/12	\$699,000	\$874,000	2,130	9	1928	3	4,500	N	N	1615 E MCGRAW ST

Improved Sales Used in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	80	195970	1935	05/09/12	\$725,000	\$887,000	2,160	9	1921	3	5,060	Y	N	2802 11TH AVE E
5	90	560500	0085	06/25/13	\$1,070,000	\$1,207,000	2,250	9	1919	5	6,050	N	N	1886 E SHELBY ST
5	70	872210	0870	11/07/13	\$778,500	\$854,000	2,250	9	1925	3	5,769	N	N	2052 BOYER AVE E
5	70	195220	0220	06/03/14	\$660,000	\$692,000	2,290	9	1983	3	2,798	N	N	2408 DELMAR DR E
5	70	102900	0040	10/28/13	\$950,000	\$1,044,000	2,300	9	1957	3	10,268	N	N	2200 16TH AVE E
5	70	195220	0175	11/16/12	\$670,000	\$790,000	2,300	9	1987	3	4,553	Y	N	2523 BOYER AVE E
5	70	678820	2351	08/20/12	\$791,500	\$949,000	2,320	9	1990	3	5,040	N	N	1523 E CALHOUN ST
5	80	195970	1695	11/24/14	\$950,000	\$958,000	2,340	9	1909	4	5,500	N	N	2833 BROADWAY E
5	90	560500	0255	11/07/12	\$845,000	\$998,000	2,390	9	1995	3	5,450	N	N	1840 E HAMLIN ST
5	70	880590	1045	07/17/13	\$622,000	\$698,000	2,390	9	1926	3	6,274	N	N	2455 LAKE WASHINGTON BLVD E
5	70	872210	1110	03/20/13	\$890,000	\$1,024,000	2,440	9	1928	4	6,063	N	N	2223 E HOWE ST
5	80	195970	1795	08/03/12	\$850,000	\$1,023,000	2,490	9	1909	3	5,500	Y	N	2832 10TH AVE E
5	70	872210	0340	08/27/13	\$1,455,000	\$1,620,000	2,530	9	2013	3	4,118	N	N	2011 E LYNN ST
5	80	195970	1735	08/24/12	\$947,500	\$1,135,000	2,670	9	1906	3	5,500	N	N	2808 BROADWAY E
5	70	871210	0350	09/09/14	\$1,350,000	\$1,385,000	2,700	9	1925	4	5,164	N	N	2605 E LYNN ST
5	70	880590	0755	03/12/13	\$800,000	\$922,000	2,800	9	1925	3	4,000	N	N	2203 E LOUISA ST
5	90	560500	0510	09/25/13	\$1,220,000	\$1,350,000	2,900	9	1970	5	5,364	N	N	2153 E SHELBY ST
5	80	195970	1790	10/26/12	\$1,275,000	\$1,509,000	3,440	9	1909	3	5,500	Y	N	2836 10TH AVE E
5	90	560500	0430	09/17/14	\$1,160,000	\$1,188,000	1,930	10	2000	3	5,450	N	N	2137 E HAMLIN ST
5	70	678820	1425	07/23/12	\$1,235,000	\$1,489,000	2,350	10	2002	3	4,500	Y	N	2314 22ND AVE E
5	80	195970	1825	02/01/12	\$978,748	\$1,219,000	2,450	10	1924	4	5,500	Y	N	2802 10TH AVE E
5	70	871210	0790	07/01/14	\$952,500	\$993,000	2,550	10	1910	4	5,055	N	N	1824 24TH AVE E
5	80	195970	0820	05/17/13	\$1,625,000	\$1,847,000	2,860	10	2005	3	5,500	N	N	2717 10TH AVE E
5	80	195970	0820	07/23/12	\$1,500,000	\$1,808,000	2,860	10	2005	3	5,500	N	N	2717 10TH AVE E
5	80	195970	1700	07/07/13	\$1,180,000	\$1,328,000	3,000	10	1923	5	5,500	N	N	817 E SHELBY ST
5	80	195970	1800	07/02/14	\$2,147,500	\$2,238,000	3,040	10	1909	5	5,500	Y	N	2826 10TH AVE E
5	90	560500	0543	09/10/13	\$1,250,000	\$1,388,000	3,170	10	2005	3	5,518	N	N	2136 E HAMLIN ST
5	80	196220	0558	01/07/14	\$1,350,000	\$1,462,000	3,280	10	2013	3	5,006	N	N	801 E GWINN PL
5	80	195970	1845	06/16/14	\$2,090,000	\$2,186,000	3,390	10	2014	3	5,500	Y	N	2817 11TH AVE E
5	80	195970	1745	11/07/14	\$1,675,000	\$1,696,000	3,580	10	1910	3	6,600	N	N	918 E HAMLIN ST
5	70	880590	0065	11/12/14	\$1,160,000	\$1,173,000	3,590	10	1927	4	7,019	N	N	2231 LAKE WASHINGTON BLVD E
5	80	195970	2230	09/06/12	\$1,050,000	\$1,255,000	4,070	10	1916	4	4,900	N	N	3002 HARVARD AVE E
5	80	195970	0790	11/05/13	\$1,450,000	\$1,591,000	2,300	11	1992	3	4,400	N	N	2706 BROADWAY E
5	80	202504	9111	06/19/14	\$1,440,000	\$1,505,000	2,760	11	2002	3	3,819	Y	N	2720 BOYER AVE E
5	80	196220	0320	08/22/13	\$1,275,000	\$1,421,000	3,370	11	1922	5	12,000	Y	N	900 E SHELBY ST

Improved Sales Used in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Neighborhood	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	90	560500	0400	11/15/13	\$1,248,000	\$1,366,000	3,510	11	1920	4	6,384	N	N	2740 MONTLAKE BLVD NE
5	80	195970	0830	05/29/12	\$1,600,000	\$1,949,000	3,680	11	1909	4	4,730	Y	N	2731 10TH AVE E

Improved Sales Removed in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	60	021600	0010	05/29/12	\$1,063,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	40	113000	0005	07/15/14	\$1,600,000	ACTIVE PERMIT BEFORE SALE >25K
3	40	113000	0055	10/23/13	\$1,869,500	NON-REPRESENTATIVE SALE
3	50	116900	0057	10/06/14	\$1,125,000	OBSERVATION OUTSIDE THE NORM; NON-NORMAL DISTRIBUTION
3	50	116900	0280	02/22/12	\$930,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	50	133330	0105	04/17/13	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	133630	0130	08/18/14	\$1,900,000	ACTIVE PERMIT BEFORE SALE >25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	30	133630	0205	04/23/14	\$970,000	PREVIOUS IMP. VALUE <= 25K
3	30	133630	0270	02/13/12	\$1,175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	133630	0425	03/08/13	\$860,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	133630	0638	04/23/14	\$867,500	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	20	133680	0080	07/15/13	\$455,078	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	133680	0185	03/04/13	\$1,023,000	RELOCATION - SALE TO SERVICE
3	20	133680	0185	06/17/14	\$1,185,001	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	133680	0185	03/04/13	\$1,023,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	133680	0345	07/26/12	\$1,300,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	133680	0405	10/31/12	\$1,500,000	NO MARKET EXPOSURE
3	20	133680	0575	02/18/14	\$347,726	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	133680	0880	08/22/14	\$1,400,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	133680	0945	01/14/14	\$347,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
3	30	133730	0260	04/02/14	\$2,240,000	RELOCATION - SALE TO SERVICE
3	20	133780	0725	07/13/12	\$1,100,000	OBSERVATION OUTSIDE THE NORM; NON-NORMAL DISTRIBUTION
3	20	133780	0805	07/03/14	\$1,755,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	133780	1090	07/23/12	\$750,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
3	20	133780	1260	08/10/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	133830	0200	01/06/14	\$2,530,000	MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER
3	20	133830	0355	03/06/12	\$3,100,000	IMP. COUNT > 1
3	20	133830	0655	06/19/13	\$2,055	DOR RATIO
3	20	133830	0655	08/01/13	\$629,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	133860	0090	09/23/14	\$370,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION

Improved Sales Removed in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	133880	0185	03/27/12	\$1,125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	133880	0355	04/17/14	\$1,055,000	NO MARKET EXPOSURE
3	20	133880	0505	03/05/12	\$760,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
3	60	133880	0850	07/10/13	\$530,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	60	133880	0850	05/05/14	\$950,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	133930	0025	03/31/14	\$718,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	20	133930	0025	06/02/14	\$809,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	134230	0160	04/07/14	\$1,395,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	134230	0290	04/16/12	\$912,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	50	134230	0365	07/25/12	\$1,015,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
3	30	134630	0040	01/03/12	\$850,000	NON-REPRESENTATIVE SALE
3	50	191210	0170	07/23/13	\$389,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	50	191210	0300	04/11/12	\$721,500	SEGREGATION AND/OR MERGER
3	50	191210	0305	06/24/13	\$152,500	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
3	50	191210	0320	03/05/13	\$630,750	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	191210	0390	01/02/13	\$90,000	DOR RATIO
3	50	191210	0390	04/02/12	\$537,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
3	50	191210	0390	01/02/13	\$565,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	202504	9135	12/26/13	\$1,220,606	MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER
3	50	212504	9024	06/20/14	\$1,325,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	216390	0025	04/08/13	\$747,000	RELOCATION - SALE TO SERVICE
3	10	216390	0075	09/10/14	\$1,075,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	10	216390	1555	09/26/13	\$1,475,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
3	10	216390	1690	10/13/14	\$754,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	50	220750	0175	05/09/12	\$565,000	MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER
3	50	220750	0390	03/27/13	\$619,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	50	220750	0390	06/14/13	\$685,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	50	220750	0430	12/27/12	\$342,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	50	262470	0039	07/02/12	\$735,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	40	266300	0170	06/19/13	\$825,000	PREVIOUS IMP. VALUE <= 25K

Improved Sales Removed in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	359250	0700	01/29/13	\$476,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	20	359250	0700	02/24/14	\$1,185,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	359250	0710	10/05/12	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	359250	0966	08/04/13	\$395,000	MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER
3	50	630640	0140	06/12/14	\$1,095,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
3	50	674270	0240	04/21/14	\$2,050,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	10	676270	0206	03/28/14	\$1,100,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	676270	0480	06/10/13	\$826,000	IMP. COUNT > 1
3	50	676270	0480	06/11/12	\$450,000	IMP. COUNT > 1; NON-REPRESENTATIVE SALE
3	50	686170	0100	12/21/12	\$678,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	50	686170	0156	10/27/14	\$1,045,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	686170	0156	07/22/13	\$975,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	50	867090	0010	08/27/13	\$412,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	50	983120	0175	04/23/13	\$1,325,000	PERCENT COMPLETE
3	50	983120	0186	09/19/14	\$505,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	50	983120	0230	10/22/12	\$700,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	10	983120	0520	10/06/14	\$1,443,917	UNFINISHED AREA
4	60	320430	0610	12/02/14	\$450,000	UNFINISHED AREA
4	60	320430	0625	08/13/13	\$425,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	60	320430	0775	04/14/14	\$785,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	60	501500	0115	11/04/14	\$1,405,475	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
4	60	501500	0116	12/09/14	\$1,425,000	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
4	60	501500	0200	09/11/12	\$435,000	OBSERVATION OUTSIDE THE NORM; MODEL DEVELOPMENT EXCLUSION
4	60	501500	0201	10/21/14	\$1,025,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	60	501500	1095	07/17/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	501500	1145	06/26/13	\$593,500	IMP. COUNT > 1
4	60	501500	1350	10/26/12	\$317,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	60	501500	1525	05/09/13	\$1,013,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
4	60	501500	1680	06/11/14	\$427,000	PREVIOUS IMP. VALUE <= 25K
4	60	501600	0995	05/14/13	\$620,000	IMP. COUNT > 1; PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	60	501600	1055	12/19/14	\$552,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	60	501600	1170	12/06/12	\$367,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	60	501600	1230	06/14/13	\$375,293	PERCENT NET CONDITION; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	60	501600	1325	05/13/13	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	501600	2080	06/25/12	\$370,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
4	60	501600	2275	06/02/14	\$610,000	NON-NORMAL DISTRIBUTION; OBSERVATION OUTSIDE THE NORM
4	60	501600	2426	07/22/14	\$487,500	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	60	501600	2585	04/30/12	\$856,000	PERCENT NET CONDITION
4	60	501600	2620	09/12/13	\$450,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	60	737360	0012	02/26/13	\$810,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	60	982870	2443	09/06/13	\$70,720	DOR RATIO
4	60	982870	2443	09/13/13	\$455,000	RELOCATION - SALE TO SERVICE
4	60	982870	2895	10/22/14	\$700,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	70	102800	0005	07/18/14	\$92,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	80	172504	9008	04/03/13	\$1,475,000	NO MARKET EXPOSURE
5	80	195970	0445	07/25/14	\$1,300,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	80	195970	0445	11/11/13	\$815,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	80	195970	0730	09/07/12	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	195970	0865	06/18/13	\$480,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	80	195970	0865	03/26/14	\$680,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	80	195970	2005	10/04/13	\$553,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	80	195970	2005	08/22/13	\$605,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	80	195970	2160	10/29/12	\$1,850,000	IMP. COUNT > 1
5	80	196220	0010	02/05/13	\$456,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	80	196220	0435	11/10/14	\$1,010,000	SALES DATA DOES NOT MATCH ASSESSED
5	80	196220	0560	05/23/12	\$815,000	IMP. COUNT > 1
5	70	212504	9122	10/30/12	\$25,000	DOR RATIO
5	70	212504	9139	08/06/14	\$895,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	70	280410	0005	03/19/14	\$5,000	DOR RATIO; GOV'T TO GOV'T
5	70	280410	0065	10/10/13	\$148,752	DOR RATIO; QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis Area 013 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	70	280410	0080	06/12/14	\$3,000	DOR RATIO; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	70	280460	0010	07/29/14	\$480,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	70	359250	0270	08/08/13	\$570,000	NON-REPRESENTATIVE SALE
5	90	560500	0230	12/12/12	\$312,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	90	560500	0300	07/08/14	\$1,600,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	90	560500	0430	09/17/14	\$75,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	70	678820	0466	12/19/12	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	70	678820	0596	10/16/14	\$1,285,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	70	678820	0670	12/11/13	\$651,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	678820	1740	06/14/13	\$735,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	70	678820	1826	11/24/14	\$757,567	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	871210	0260	12/18/12	\$57,166	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	70	871210	0760	05/08/13	\$460,354	BANKRUPTCY - RECEIVER OR TRUSTEE, FORCED SALE
5	70	871210	0760	01/29/14	\$350,299	IMP CHARACTERISTICS CHANGED SINCE SALE
5	70	871210	0760	09/24/14	\$721,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	872210	0260	03/27/14	\$580,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	70	872210	0260	11/17/14	\$521,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	872210	0785	05/13/13	\$655,000	NON-REPRESENTATIVE SALE
5	70	872210	0785	03/24/12	\$720,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	872210	0830	03/18/13	\$740,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	872210	1280	02/10/14	\$749,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	872210	1280	08/14/12	\$675,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	880590	0045	06/03/14	\$4,000	DOR RATIO; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	70	880590	0050	05/28/14	\$4,000	DOR RATIO; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	70	880590	0600	07/09/13	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	70	880590	0750	10/15/13	\$725,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	880590	0825	08/15/12	\$470,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	70	880590	0825	06/11/13	\$1,150,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	70	880590	1040	07/25/13	\$910,000	ACTIVE PERMIT BEFORE SALE >25K; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis Area 013

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	20	133860	0230	10/07/12	\$1,350,000	6480	Y	N
3	50	442310	0125	05/04/12	\$465,000	4500	N	N
3	50	674270	0240	07/28/12	\$555,000	5760	Y	N
4	60	320430	0511	09/05/12	\$250,000	4652	Y	N
4	60	501500	1325	08/29/12	\$285,000	4000	N	N
4	60	501500	1114	03/07/12	\$290,000	4000	N	N
4	60	501500	1173	12/17/13	\$300,000	4000	N	N
4	60	501600	2045	09/11/12	\$425,000	5000	N	N
4	60	501600	2420	11/27/13	\$265,000	4600	Y	N
4	60	982870	2865	08/28/14	\$380,000	4080	N	N
5	80	195970	2985	05/08/12	\$500,000	5500	Y	N
5	70	678820	0596	08/07/13	\$300,000	3800	N	N
5	70	872210	0340	10/04/12	\$370,000	4118	N	N

Vacant Sales Removed in this Annual Update Analysis Area 013

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	216390	0075	05/28/13	\$265,000	QUIT CLAIM DEED
3	50	676270	0430	08/27/12	\$1,300,000	MULTI-PARCEL SALE
4	60	501500	1173	11/18/14	\$1,031,900	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	60	501500	0201	08/31/12	\$155,000	DOR RATIO; NO MARKET EXPOSURE
5	80	196220	0558	07/27/12	\$150,000	DOR RATIO; NO MARKET EXPOSURE
5	90	560500	0280	07/24/13	\$461,750	IMP. COUNT > 1; PERCENT COMPLETE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Uniform Standards of Professional Appraisal Practice 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, Assessor's 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.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Sales Verification
- Appeals Response Preparation / Review



05/29/2015

Appraiser II

Date