

West Seattle

Area: 016

Residential Revalue for 2015 Assessment Roll



Obtained from gonorthwest.com

Area 16 / West Seattle is located southwest of the Seattle Central Business District and lies along the Puget Sound and Elliot Bay. This area includes Alki Point which was the original settlement for what would become the City of Seattle; it was among the first areas developed in Seattle. Approximately 95% of the parcels in this area are improved. A majority portion of the undeveloped land would be considered unbuildable. New construction typically follows a teardown of an existing improvement. Higher density development is also taking place in the form of townhomes. The typical grade of homes in the area is 7 or 8 on a scale of 1-13. Approximately 36% of the parcels have some degree of view, most often of the Puget Sound and Olympic Mountains, while some properties also enjoy a view of the Seattle Skyline overlooking Elliot Bay. There is good access to downtown Seattle, Highway 99, and I-5 via the West Seattle Freeway. In addition, the area is near business and commercial centers, including the Admiral area, Morgan Street Junction and the West Seattle Junction all of which are undergoing substantial commercial redevelopment. There are also business's located along the waterfront such as Saltys restaurant. There are several miles of waterfront parks and beaches that outline the northern and western perimeter providing recreational amenities, among them is the very popular Alki Beach which draws locals and tourists. There are numerous multi-unit apartments and condominiums surrounding the Duwamish Head and more in the works as small residential properties on commercially zoned land are being purchased for future redevelopment.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

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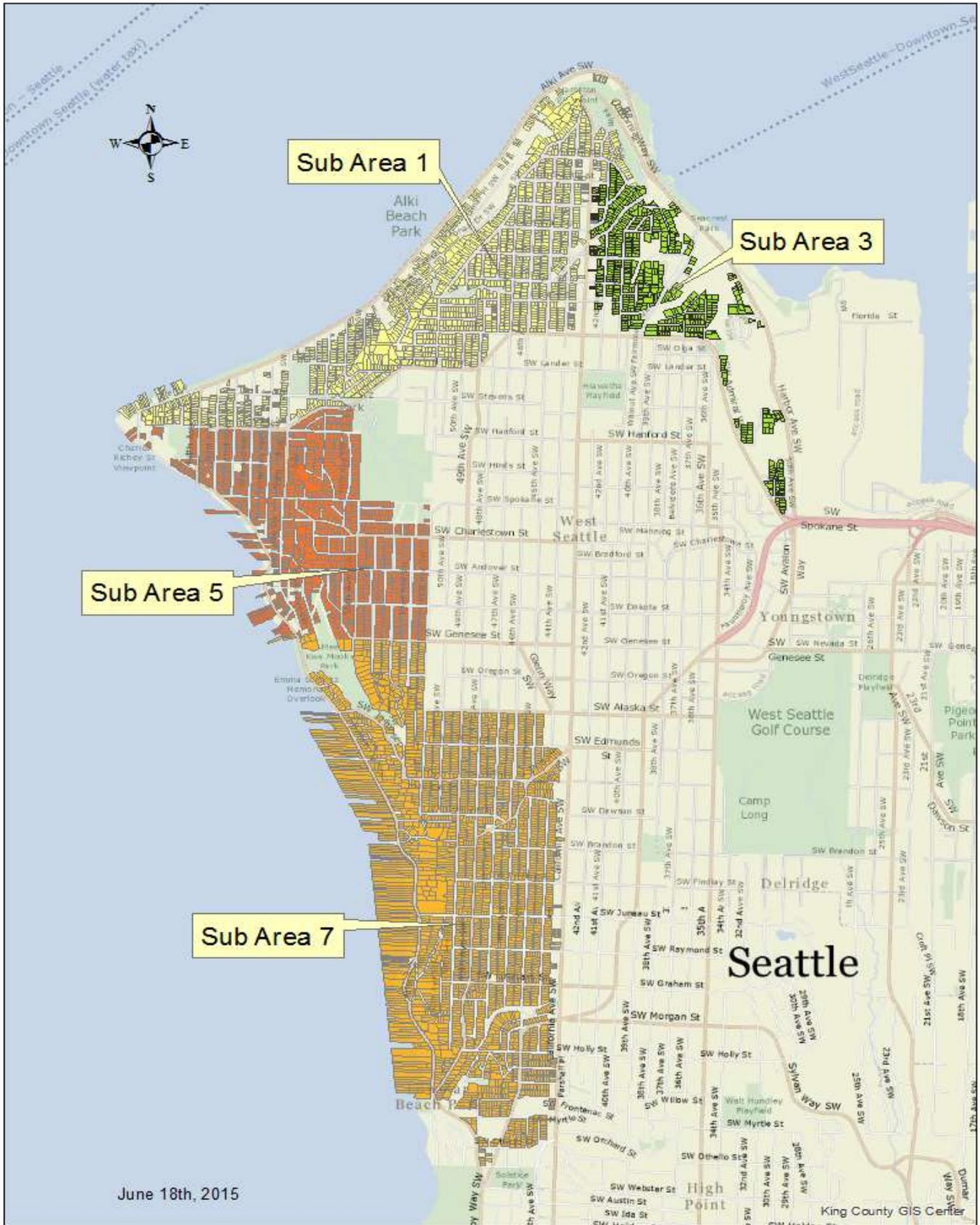
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Area 016 Map



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Area 016 Housing Profile



Grade 6/ Year Built 1915/ Total Living Area 1,400
Account Number 013900-0100



Grade 7/ Year Built 1951 Total Living Area 1,970
Account Number 005600-0045



Grade 8/ Year Built 2006 Total Living Area 2,140
Account Number 152403-9036 (Townhouse)



Grade 9/ Year Built 1998/ Total Living Area 2,390
Account Number 156310-0200 (Waterfront)



Grade 10/ Year Built 2001 / Total Living Area 3,493
Account Number 152402-9053



Grade 11/ Year Built 1997/ Total Living Area 4,110
Account Number 102403-9054

Area 016 Housing Profile...Continued



Grade 12/ Year Built 2007/ Total Living Area 3,500
Account Number 927220-0555



Grade 13/ Year Built 1951 Total Living Area 1,970
Account Number 005600-0045

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

West Seattle - Area 016

Physical Inspection

Appraisal Date: 1/1/2015
Previous Physical Inspection: 2009
Number of Improved Sales: 740
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	\$252,700	\$312,600	\$565,300			9.28%
2015 Value	\$284,600	\$335,100	\$619,700	\$658,800	94.3%	7.72%
\$ Change	+\$31,900	+\$22,500	+\$54,400			
% Change	+12.6%	+7.2%	+9.6%			

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 7.72% is an improvement from the previous COD of 9.28%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$286,800	\$285,800	\$572,600
2015 Value	\$322,000	\$300,700	\$622,700
\$ Change	+\$35,200	+\$14,900	+\$50,100
% Change	+12.3%	+5.2%	+8.7%

Number of one to three unit residences in the population: 5,980

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 016 – West Seattle, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 016 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Sales Sample Representation of Population

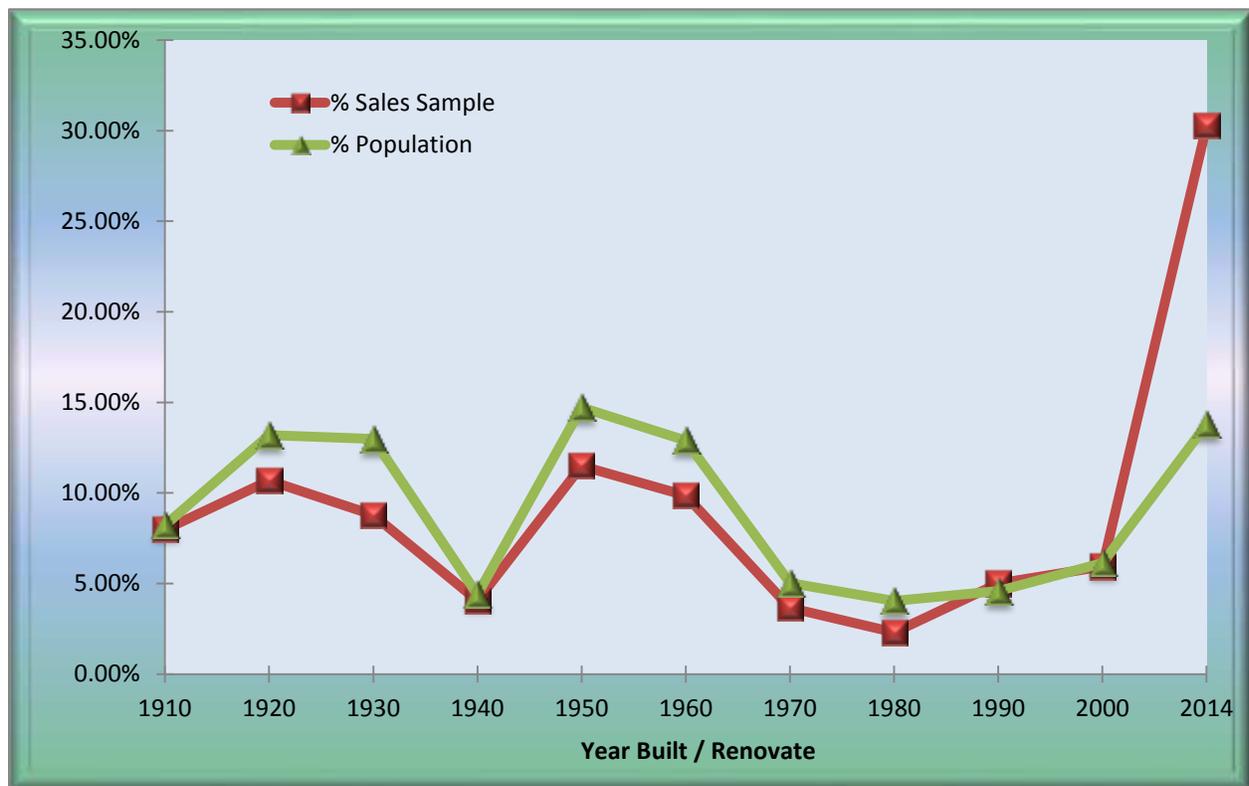
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	59	7.97%
1920	79	10.68%
1930	65	8.78%
1940	30	4.05%
1950	85	11.49%
1960	73	9.86%
1970	27	3.65%
1980	17	2.30%
1990	37	5.00%
2000	44	5.95%
2014	224	30.27%
740		

Population

Year Built/Ren	Frequency	% Population
1910	492	8.23%
1920	789	13.19%
1930	776	12.98%
1940	263	4.40%
1950	880	14.72%
1960	771	12.89%
1970	301	5.03%
1980	242	4.05%
1990	274	4.58%
2000	367	6.14%
2014	825	13.80%
5,980		



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

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

Sales Sample Representation of Population

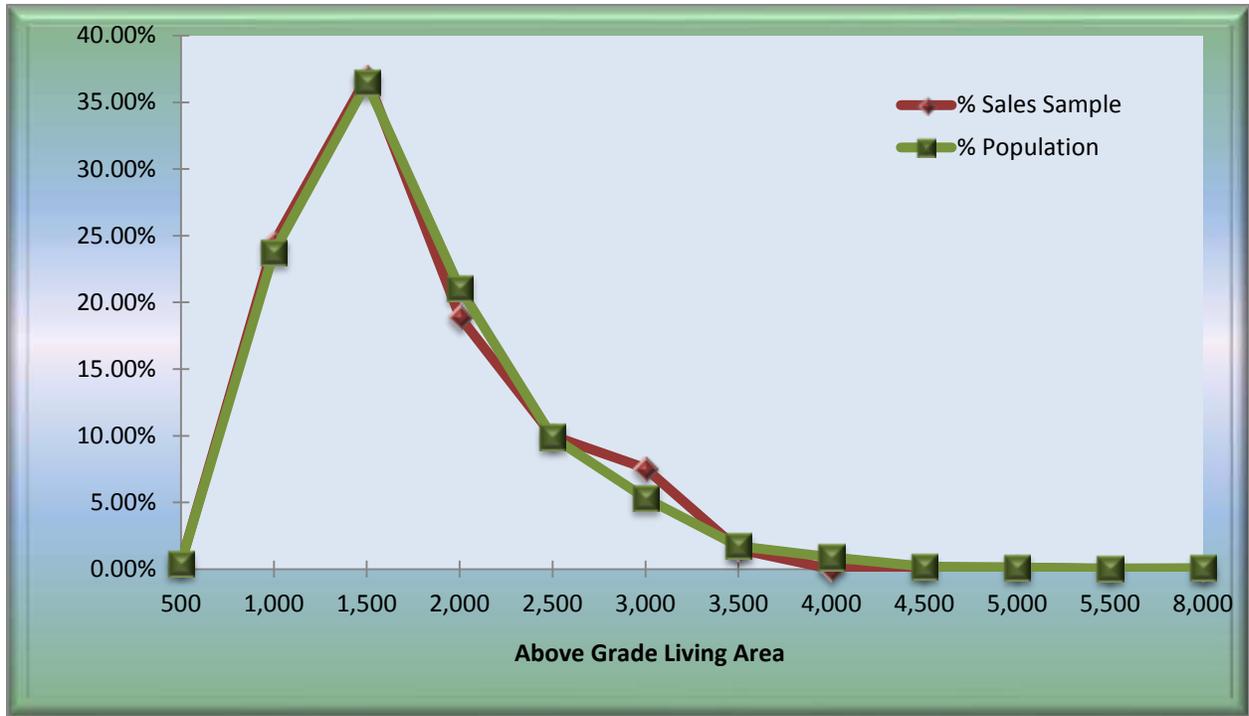
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	3	0.41%
1,000	181	24.46%
1,500	273	36.89%
2,000	140	18.92%
2,500	74	10.00%
3,000	56	7.57%
3,500	11	1.49%
4,000	0	0.00%
4,500	1	0.14%
5,000	1	0.14%
5,500	0	0.00%
8,000	0	0.00%
	740	

Population

AGLA	Frequency	% Population
500	26	0.43%
1,000	1,421	23.76%
1,500	2,180	36.45%
2,000	1,260	21.07%
2,500	593	9.92%
3,000	319	5.33%
3,500	103	1.72%
4,000	53	0.89%
4,500	11	0.18%
5,000	7	0.12%
5,500	3	0.05%
8,000	4	0.07%
	5,980	



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

Sales Sample Representation of Population

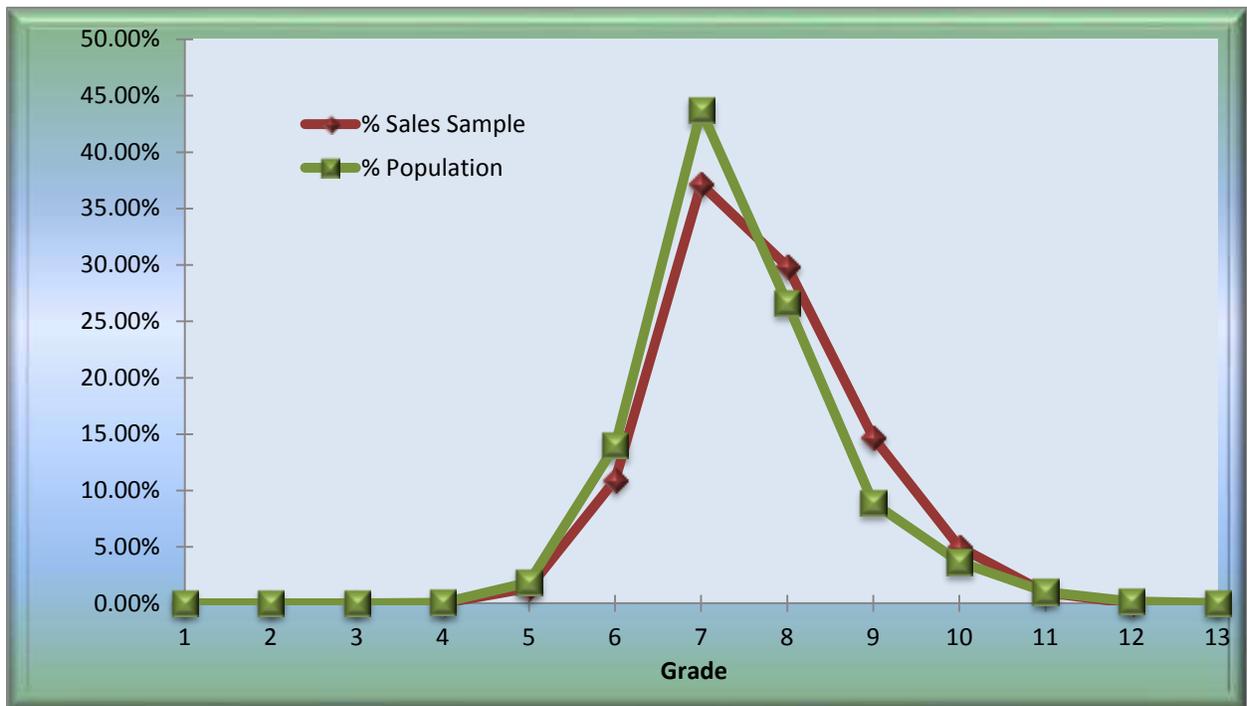
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	1.35%
6	81	10.95%
7	275	37.16%
8	221	29.86%
9	109	14.73%
10	37	5.00%
11	7	0.95%
12	0	0.00%
13	0	0.00%
	740	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.05%
5	112	1.87%
6	836	13.98%
7	2,613	43.70%
8	1,593	26.64%
9	533	8.91%
10	219	3.66%
11	60	1.00%
12	10	0.17%
13	1	0.02%
	5,980	



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: July 21, 2015

Appraisal Team Members and Participation

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

- Scott Kendall – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Larry Swegle – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Lorie Merlino – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Jennifer Lizotte – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Tamera Campion – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 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 \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

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

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

Physical Inspection Process... Continued

Standards and Measurement of Data Accuracy

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

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

Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Area Information

Name or Designation

Area 016 - West Seattle

Boundaries

The area includes the waterfront hillsides around the perimeter of West Seattle, excluding much of the interior core, with the boundaries being somewhat irregular (see map – page 5). In general, the southernmost boundary is the north end of Lincoln Park and the easternmost boundary is Harbor Ave SW. Puget Sound for the northern and western boundaries.

Maps

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

Area Description

Area 016 is an extremely diverse area with sales of non-waterfront properties ranging from \$175,000 to \$2,195,000. The average sale price per neighborhood is listed in the land portion of this report. Overall, the average sale price for Area 16 during the years from 01/2012 to 01/2015 was \$590,769. During this same time period; the average sale for non-waterfront improved properties was \$574,191 and the average sale price for waterfront improved properties was \$1,386,547. Area 16 / West Seattle is southwest of the Seattle Central Business District and is located within the City of Seattle. There is good access to downtown Seattle, Highway 99, and I-5 via the West Seattle Freeway. In addition, the area is near business and commercial centers, including the Admiral area, Morgan Street Junction and the West Seattle Junction. There are also business's located along the waterfront. There are several miles of waterfront parks and beaches that outline the northern and western perimeter providing recreational amenities.

Area 16 is divided into four Sub Areas:

Sub Area 1 is located in the Northwest portion of Area 16. It follows along Alki Avenue SW extending from Alki Point to the northern portion of the Harbor Avenue SW. There are 1764 improved parcels in this area and contains several neighborhoods the largest being Neighborhood 70. This area has the largest concentration of non single family zoning parcels with 28%. This includes 213 townhomes, 141 duplexes and 17 triplexes. There is a small commercial area along Alki Avenue SW, which has numerous small businesses, restaurants and Alki Beach. This area has easy access to Seattle's downtown business district, and the area has easy access to Interstate 5 and Highway 99. Many parcels are located on a hillside which allows them views of Puget Sound but are also impacted by topography.

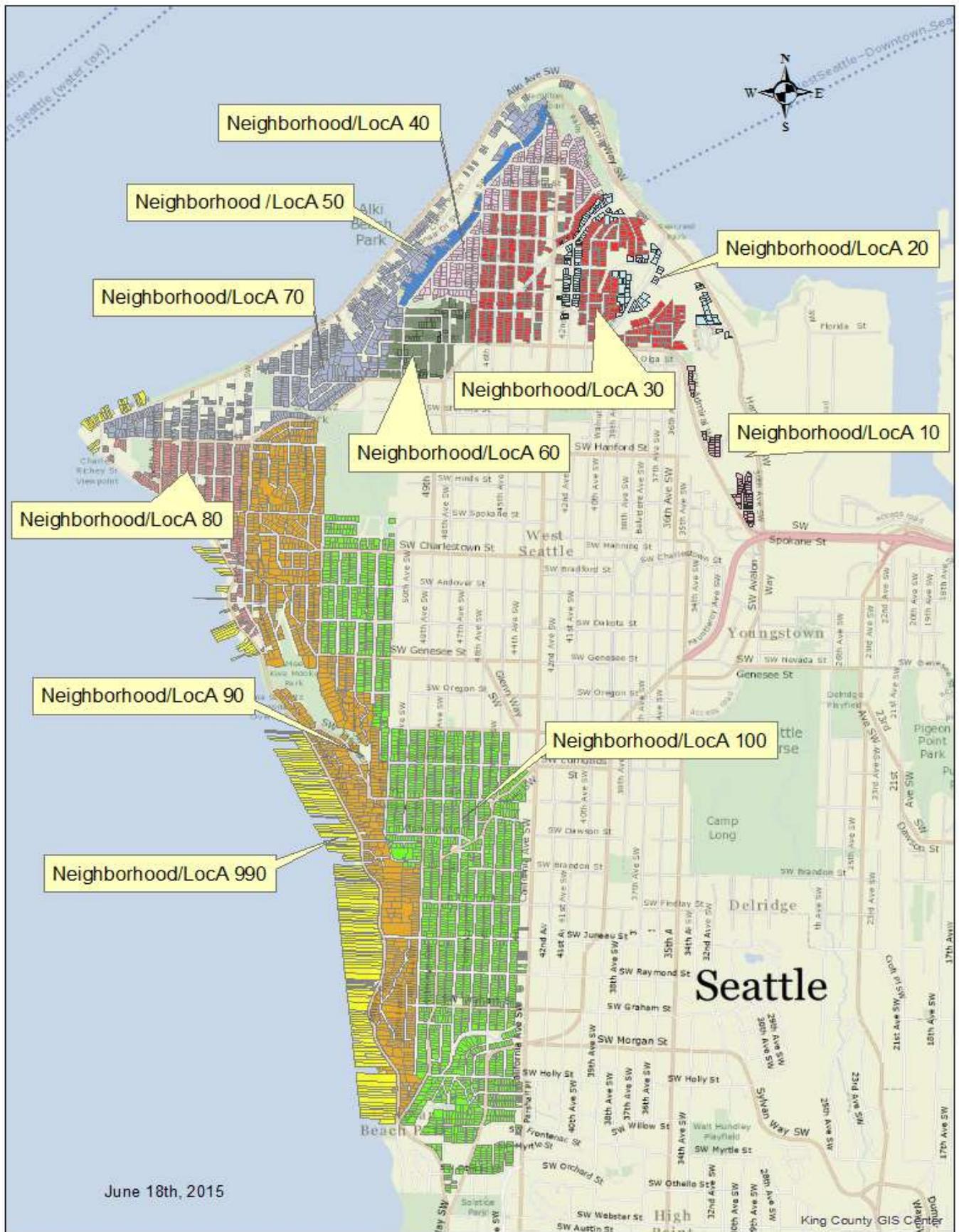
Sub Area 3 is the smallest of the three sub areas and is located in the Northeast portion of Area 16. It has 562 improved parcels. This area has easy access to Seattle's downtown business district, and the area has easy access to Interstate 5 and Highway 99. This area has several ravines whose parcels are impacted by topography; due to this the area has the highest percentage of undeveloped land with 10%. Along the arterial of Harbor Ave SW there are numerous s small businesses, beachfront parks and restaurants one of which is Saltys on Alki. Many parcels in this area enjoy views of Elliot Bay the Seattle Skyline.

Area Information... Continued

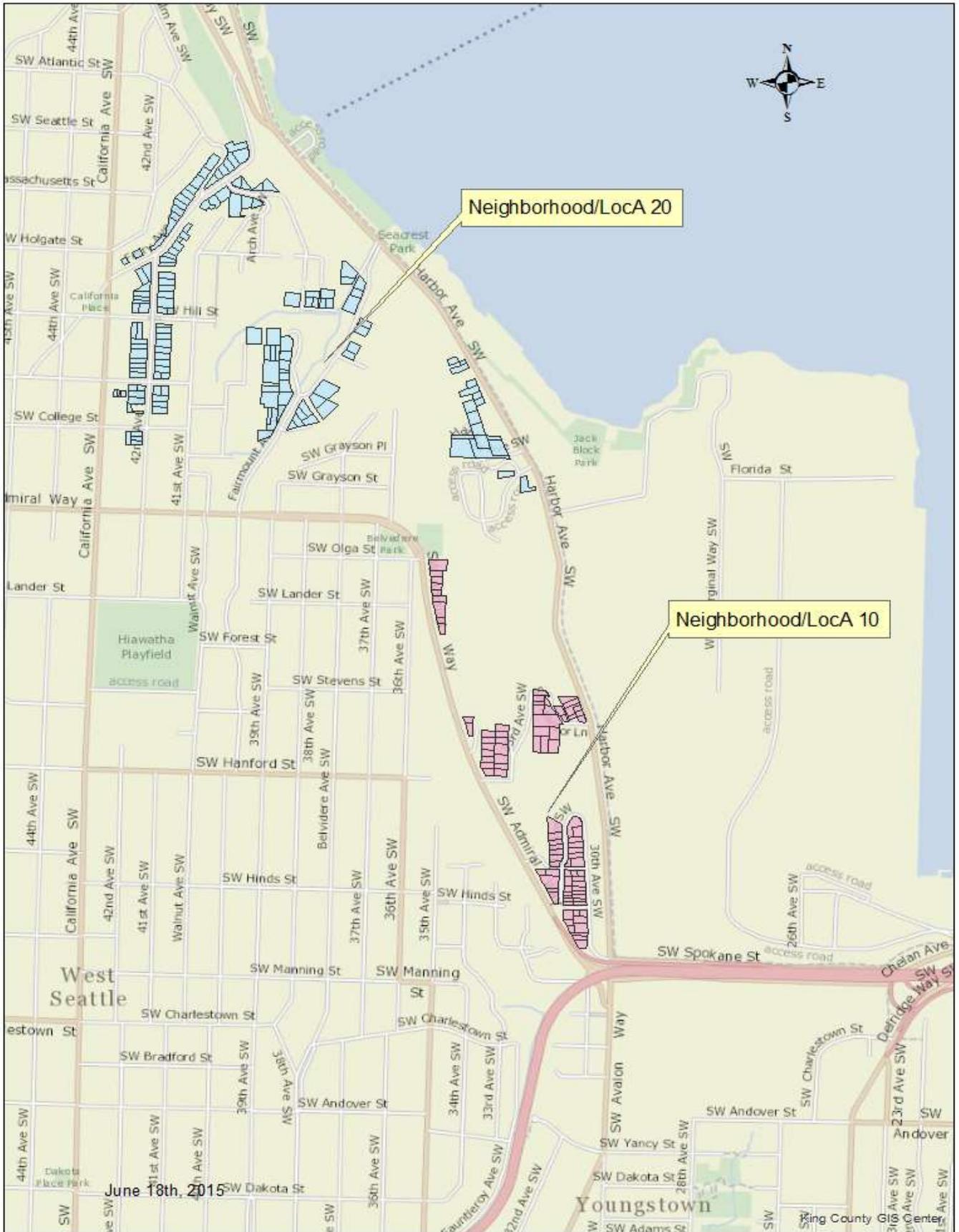
Sub Area 5 is located in the west portion of Area 16 on the south side of SW Admiral Way and includes the lower half of Alki Point. There are 1299 improved parcels in this area. Approximately 92% of the parcels are zoned single family. Being located near Alki Point this area has good access to the small businesses and restaurants located Alki Avenue SW. This area has easy access to Seattle's downtown business district, and the area has easy access to Interstate 5 and Highway 99. Approximately half the parcels enjoy views of Puget Sound.

Sub Area 7 is the largest of the four sub areas with the wide diversity of properties. It has approximately 2,544 improved parcels with lot sizes ranging from a typical building lot to over 2 acres. Grades also vary widely from grade 5 to 13 (Mansion). This area is located at the lower southwest section of Area 16 and extends to Lincoln Park. A majority of the waterfront parcels are located in this sub-area the remainder are located in sub-area 1 and sub-area 5. Many of the properties in this sub-area enjoy Puget Sound views, but are also impacted by topography.

Neighborhood Overview Map



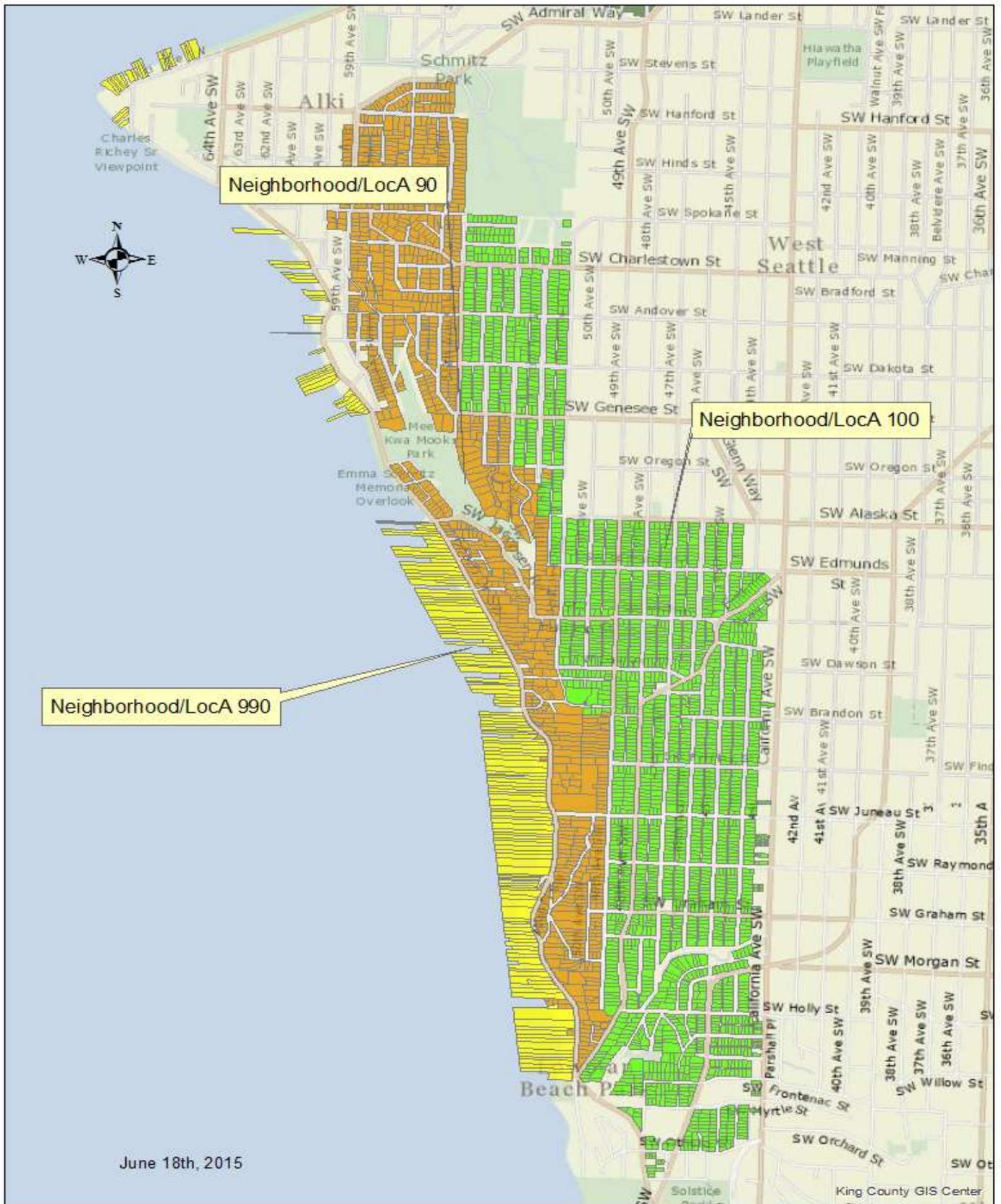
Neighborhood 10 & 20 Map



Neighborhood 30 & 40 & 50 & 60 Map



Neighborhood 90 & 100 & 990 Map



Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015.

Area 16 contains 6475 parcels of which approximately 95% are improved leaving 5% vacant. Location, views, topography, lot size, zoning, traffic and waterfront footage are primary influences to land values. There were 47 land sales in this area in the last 3 years used to develop the land model for area 16. These 47 sales included true vacant sites along with improved sales where it was the intention of the purchaser to remove the improvement. The Sales Comparison approach was utilized to determine land values and adjustments for land characteristics.

This area has a wide diversity of zoning. The predominant zoning in this area is single family residential. There is low-rise multi-family designations (LR1, LR2, LR2 RC, LR 3, LR3, LR3 RC). It has been the trend to tear down the older homes and divide the site for new townhome construction. While this designations allow for different site sizes per unit it was discovered during analysis of the sales that these zoning designations were not being utilized to their highest allowable density and there did not seem to be a distinction between sale price of the differing multi-family zoning designations.

There are approximately 78 improved residential parcels on commercial zoning, known as "RC" properties are scattered throughout this area, with the highest concentration identified in Neighborhood 70. Heavily influenced by its zoning and surrounding commercial activity, special attention and consideration was given on a parcel basis for its potential for commercial use. Residential commercial zoning codes consist of - C1-40, MR, NC1-30, NC2-30, NC2-40, and NC2-65. There was a pocket of parcels with zoning designation C1-40 in Neighborhood 10 that whose land values were equalized with the single family land schedule as these parcels did not show activity of being developed further.

A typical 5,000 square foot, non-view, SF 5000 zoned lot has a value of \$192,000 to \$342,000 based on neighborhood.

Based primarily on location and building grade, 11 neighborhoods have been identified within Area 16. While these neighborhoods tend to be distinct, there is no clear boundary between them; rather gradual differences that increase with distance. These areas have been assigned neighborhood codes primarily as a means of identifying the different land values within them. The attached Area map indicates the identified neighborhoods on the map with each titled, "Neighborhood/LocA".

To allow a smoothing of adjacent neighborhoods, a Geostatistical Surface Analysis was performed. This analysis has resulted in model improvements which reduced the need for location or "micro neighborhood" adjustments. This analysis is further described in the Improved Model portion of this report and is designated Neighborhood LocB as indicated by the right digit of the neighborhood code.

Land Valuation...Continued

Neighborhood 10 is located at the base of the hill near the West Seattle Freeway, west of Admiral Way exit ramp, with Terminal 5 located to the east. This area contains some of the oldest and smallest homes, mostly pre 1930's year built with less than 1,000 square feet of living area. The streets are very narrow with no curbs, gutters or sidewalks. This area suffers from many external nuisances due to its close proximity to the freeway, apartment buildings, condos and the Admiral Way on ramp. Homes are typically Grade 6's and 7's. Approximately 9% of parcels in this area enjoy Puget Sound views and 11% have views of the Seattle skyline. Many of the views overlook the Port of Seattle's Terminal 5. Currently container operations have ceased at Terminal 5 while the port considers modernization. Approximately 33% are impacted by topography. Average sale price of improved parcels in this neighborhood is \$429,818.

Neighborhood 20 is partially situated under the Admiral Way Bridge and runs along Fairmont Avenue SW down to Harbor Avenue SW, directly north of Neighborhood 10. It also includes parcels located on Ferry Avenue SW. This area is heavily treed and impacted by topography due to the numerous hillsides. . As a result of the topography this neighborhood has the highest percentage of vacant land at 25%. Approximately 2% of the parcels in Area 16 are located in this neighborhood. The homes are mostly pre 1930's year built and are in average condition. Homes in this neighborhood are typically Grade 8's and 9's. Approximately 9% of parcels in this area enjoy Puget Sound views and 11% have views of the Seattle skyline. Nearly all the buildable land has been built upon however there are some vacant parcels which are heavily impacted by topography available. The current trend is toward home improvements and renovation of existing structures. Average sale price of improved parcels in this neighborhood is \$576,233.

Neighborhood 30 is located on the hilltop and hillsides north of SW Admiral Way. This neighborhood has little topography with mostly level building sites. Bisecting this neighborhood is California Avenue SW which is comprised of commercial properties, shopping restaurants and townhomes. This area has one of the highest concentrations of large good to excellent quality pre 1930's built homes with period detail still intact. It has a wide range of building grades but typically Grade 7's and 8's. Some of the modest dwellings are being torn down to make way for new higher grade improvements. Approximately 13% of the parcels in Area 16 are located in this neighborhood. Approximately 19% of parcels in this neighborhood enjoy Puget Sound (Elliot Bay) views while 17% enjoy views of the Seattle skyline. Approximately 15% have both. Average sale price of improved parcels in this neighborhood is \$628,970.

Neighborhood 40 includes the area overlooking Hamilton Viewpoint Park Point and properties to the east of Sunset Avenue SW. Approximately 5% of the parcels in Area 16 are located in this neighborhood. Homes in this neighborhood are typically Grade 7's, 8's, and 9's. Approximately 31% of parcels in this neighborhood enjoy Puget Sound (Elliot Bay) views while 17% enjoy views of the Seattle skyline. Approximately 16% have both views. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. Average sale price of improved parcels in this neighborhood is \$769,740.

Land Valuation...Continued

Neighborhood 50 is a pocket neighborhood of view homes located along the western ridge of Sunset Avenue SW adjacent Neighborhood 40. Approximately 1% of the parcels in Area 16 are located in this neighborhood. The homes have a bluff to the rear of the sites allowing unobstructed views of the Puget Sound and Olympic Mountains. In fact all the homes in this neighborhood enjoy Puget Sound views with 90% coded with excellent Puget Sound views. Due to the bluff approximately 93% are coded with topography. Homes in this neighborhood are typically Grade 8's, 9's and 10's. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. Average sale price of improved parcels in this neighborhood is \$1,121,666.

Neighborhood 60 is south of Neighborhood 40. Approximately 4% of the parcels in Area 16 are located in this neighborhood only 2% of the properties have Puget Sound views. This area is impacted by topography issues. Homes in this neighborhood are typically Grade 7's. Most homes in this neighborhood were constructed before the 1960's. The average sale price of improved parcels in this neighborhood is \$523,126.

Neighborhood 70 runs along Alki Ave SW extending from Alki Point to the northern portion of the Harbor Avenue SW. This neighborhood is home to Alki Beach, one of the most popular salt water beaches in the Seattle Area. Along the arterial commercial properties include restaurants and retail and are within walking distance to many of the dwellings as is Alki Beach. Approximately 12% of the parcels in Area 16 are located in this neighborhood. Homes in this neighborhood are typically Grade 7's, 8's, and 9's. This neighborhood has the highest population of non- single family zoning, 417 parcels or 55%. Townhomes account for 17% of the improved population. Approximately 44% of parcels in this area enjoy Puget Sound views this area is impacted by some topography issues. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. Also taking place is the removal of older homes which are located on denser and higher density construction is taking place in the form of townhomes. The average sale price improved parcels in this neighborhood is \$576,312.

Neighborhood 80 is directly south of Neighborhood 70 and includes the southern half of Alki Point. Approximately 7% of the parcels in Area 16 are located in this neighborhood. As with neighborhood 70, restaurants and retail and are within walking distance to many of the dwellings as is Alki Beach. This area is relatively flat and not impacted by topography issues. Homes in this neighborhood are typically Grade 6's, 7's and 8's. Approximately 29% of parcels in this area enjoy Puget Sound views. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. Average sale price of improved parcels in this neighborhood is \$560,628.

Neighborhood 90 is located on the hillside above Beach Drive SW extending from Alki Point to the southern boundary of Area 16 at Lowman Beach Park. Approximately 15% of the parcels in Area 16 are located in this neighborhood. Approximately 90% of parcels in this area enjoy Puget Sound views. Many of the views are the result of the areas topography which impacts approximately 53% of the properties. Lot sizes vary widely in this neighborhood from a typical building site to over 2 acres in size. This area has the greatest number of large lots but many impacted by topography which reduces their utility. There is a wide range of building grades and there are a significant number of higher grade homes scattered throughout neighborhood, but typically homes are Grade 7's, 8's, and 9's. Average sale price of improved parcels in this neighborhood is \$757,789.

Land Valuation...Continued

Neighborhood 100 is the largest neighborhood in Area 16 with approximately 38% of the parcels. Homes in this neighborhood are typically Grade 6's, 7's, and 8's. Approximately 14% of parcels in this neighborhood enjoy Puget Sound views. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. Average sale price of non-waterfront improved parcels in this neighborhood is \$479,930.

Neighborhood 990 contains all 196 Puget Sound waterfront properties. There is a wide range of grades from grade 5 to grade 13 mansion. These properties enjoy views of the Puget Sound and Olympic Mountains. Parcels located around Alki point have a multi-family zoning which allows a higher density construction such as duplex and triplex's. Within walking distance are numerous shops and restaurants and Alki Beach. Further south on Beach Dr. SW the zoning becomes single family residential. These lots are typically larger in size. Waterfront lot sizes range from 831sf to 42,745sf. Waterfront front footages range from 12 front feet to 155 front feet. A majority of the properties have low bank waterfront and have some form of bulkhead. Further south topography begins to impact some properties. Some of these parcels only have walk-in access, the car must be parked on the street or a detached garage and stairs must be taken to the improvement. Almost all parcels have been coded with moderate traffic nuisance as they are located on an arterials, Alki Avenue SW and Beach Drive SW. Nearly all the available waterfront land has been built upon and therefore the trend is toward home improvements and renovation of existing structures or removing them and building higher grade homes.

Topography Adjustment

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

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

Land Model

Model Development, Description and Conclusions

A total of 47 vacant land sales from Area 16 were used to derive land value. Data on lot size, location, topography, access, utilities, views, zoning and water frontage were considered while developing the land model. The sales comparison approach and appraisal judgment were used to determine land value.

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

Land Value Model Calibration

SF Zoning	
Lot Size (SqFt.)	Base Land Value
500	\$120,000
1,000	\$140,000
1,500	\$160,000
2,000	\$172,000
2,500	\$179,000
3,000	\$186,000
3,500	\$193,000
4,000	\$200,000
4,500	\$207,000
5,000	\$214,000
5,500	\$221,000
6,000	\$228,000
6,500	\$235,000
7,000	\$242,000
7,500	\$249,000
8,000	\$256,000
8,500	\$263,000
9,000	\$270,000
10,000	\$284,000
11,000	\$298,000
12,000	\$312,000
13,000	\$326,000
14,000	\$340,000
15,000	\$354,000
16,000	\$368,000
17,000	\$382,000
18,000	\$396,000
19,000	\$410,000
20,000	\$424,000
21,000	\$438,000
22,000	\$452,000
23,000	\$466,000
24,000	\$480,000
25,000	\$494,000
After 25,000sf Adjusted at \$14,000 per 1,000sf	

All Other Zoning	
Lot Size (SqFt.)	Base Land Value
500	\$120,000
600	\$124,000
700	\$128,000
800	\$132,000
900	\$136,000
1,000	\$140,000
1,100	\$144,000
1,200	\$148,000
1,300	\$152,000
1,400	\$156,000
1,500	\$160,000
1,600	\$166,000
1,800	\$172,000
2,000	\$184,000
2,200	\$196,000
2,400	\$208,000
2,600	\$220,000
2,800	\$232,000
3,000	\$244,000
3,200	\$256,000
3,400	\$268,000
3,600	\$280,000
3,800	\$292,000
4,000	\$304,000
4,200	\$316,000
4,400	\$328,000
4,600	\$340,000
4,800	\$352,000
5,000	\$364,000
5,200	\$376,000
5,400	\$388,000
5,600	\$400,000
5,800	\$412,000
6,000	\$424,000
After 6,000sf adjusted at \$12,000 per 200sf.	

Neighborhood	Base Land Value Adjustments
10	90% of Base land Value
20	105% of Base land Value
30	130% of Base land Value
40	135% of Base land Value
50	160% of Base land Value
60	100% of Base land Value
70	120% of Base land Value
80	120% of Base land Value
90	115% of Base land Value
100	100% of Base land Value
990	100% of Base land Value
SF Zoning - SF 5000, SF 7200, and SF 9600	
All Other Zoning - LR1, LR2, LR2 RC, LR 3, LR3, LR3 RC, MR, NC1-30, NC2-30, NC2-40, and NC2-65	
<p>Exceptions to All Other Zoning values: Sites zoned C1-40 were equalized with commercial land values. In some areas non single family sites were valued per the single family land schedule as there was no evidence of these site being developed further.</p>	
<p>Townhouse plats: Lots were equalized to account for larger parcels being impacted by parking or access for small lots within the plat.</p>	
<p>Large Lots-Developable Parcels: Land value considered the number of potential lots allowed within the zoning. Additionally, information from builders and developers as well as historical data is considered. As always, appraiser judgement applies and there may be exceptions to this methodology. These types of parcels are typically handled on an individual basis.</p>	

Land Value Model Calibration... Continued

Waterfront SF Zoning		WaterFront LR1, LR2, LR3 and LR RC Zoning		Waterfront Footage		
Lot Size (SqFt.)	Base Land Value	Lot Size (SqFt.)	Base Land Value	Front Foot	Per Front Foot	Total
500	\$120,000	500	NA	12	\$16,000	\$192,000
1,000	\$140,000	600	NA	13	\$16,000	\$208,000
1,500	\$160,000	700	NA	14	\$16,000	\$224,000
2,000	\$172,000	800	\$222,000	15	\$16,000	\$240,000
2,500	\$179,000	900	\$226,000	16	\$15,900	\$254,000
3,000	\$186,000	1,000	\$230,000	17	\$15,800	\$268,000
3,500	\$193,000	1,100	\$234,000	18	\$15,700	\$282,000
4,000	\$200,000	1,200	\$238,000	19	\$15,600	\$296,000
4,500	\$207,000	1,300	\$242,000	20	\$15,500	\$310,000
5,000	\$214,000	1,400	\$246,000	21	\$15,400	\$323,000
5,500	\$221,000	1,500	\$252,000	22	\$15,300	\$336,000
6,000	\$228,000	1,600	\$258,000	23	\$15,200	\$349,000
6,500	\$235,000	1,800	\$266,000	24	\$15,100	\$362,000
7,000	\$242,000	2,000	\$274,000	25	\$15,000	\$375,000
7,500	\$249,000	2,200	\$282,000	26	\$14,900	\$387,000
8,000	\$256,000	2,400	\$300,000	27	\$14,800	\$399,000
8,500	\$263,000	2,600	\$308,000	28	\$14,700	\$411,000
9,000	\$270,000	2,800	\$316,000	29	\$14,600	\$423,000
10,000	\$284,000	3,000	\$324,000	30	\$14,500	\$435,000
11,000	\$298,000	3,200	\$332,000	31	\$14,400	\$446,000
12,000	\$312,000	3,400	\$340,000	32	\$14,300	\$457,000
13,000	\$326,000	3,600	\$348,000	33	\$14,200	\$468,000
14,000	\$340,000	3,800	\$360,000	34	\$14,100	\$479,000
15,000	\$354,000	4,000	\$372,000	35	\$14,000	\$490,000
16,000	\$368,000	4,200	\$384,000	36	\$13,900	\$500,000
17,000	\$382,000	4,400	\$396,000	37	\$13,800	\$510,000
18,000	\$396,000	4,600	\$408,000	38	\$13,700	\$520,000
19,000	\$410,000	4,800	\$420,000	39	\$13,600	\$530,000
20,000	\$424,000	5,000	\$432,000	40	\$13,500	\$540,000
21,000	\$438,000	5,200	\$444,000	41	\$13,400	\$549,000
22,000	\$452,000	5,400	\$456,000	42	\$13,300	\$558,000
23,000	\$466,000	5,600	\$468,000	43	\$13,200	\$567,000
24,000	\$480,000	5,800	\$480,000	44	\$13,100	\$576,000
25,000	\$494,000	6,000	\$492,000	45	\$13,000	\$585,000
26,000	\$508,000	6,200	\$504,000	46	\$12,900	\$593,000
27,000	\$522,000	6,400	\$516,000	47	\$12,800	\$601,000
28,000	\$536,000	6,600	\$528,000	48	\$12,700	\$609,000
29,000	\$550,000	6,800	\$540,000	49	\$12,600	\$617,000
30,000	\$564,000	7,000	\$552,000	50	\$12,500	\$625,000
After 30,000sf Adjusted at \$14,000 per 1,000sf		After 7,000sf adjusted at \$12,000 per 200sf.		After 50 front feed adjusted \$12,500 per front foot.		

Waterfront land values are calculated by determining the upland value from the land table plus a waterfront adjustment which is calculated by multiplying the waterfront feet times the price per front foot. Excellent Puget Sound Views are included in the per front foot value. Waterfront sites greater than 15,000sf and having 100 or more waterfront feet were given an additional 20% to base land value.

Land Value Model Calibration... Continued

Traffic Noise	
Moderate	-5%
High	-10%
Extreme	-15%
Water Problems	
Yes	-10% to -30%
Restrictive Size/Shape	
Yes	-10%
Unbuildable	
Yes	-50%
Access	
Restricted	-30%
Legal/Undeveloped	-20%
Private	0%
Public	0%
Walk in	-10%
Other Nuisances	
Yes	-10%
Topography	
Topography was adjusted -5% to -90%	
Negative Adjustments: Are cumulative. If a parcel has heavy traffic noise (-10%) and topography (-10%), the base land value of the parcel receives a 20% downward adjustment.	

Puget Sound	
Fair	15%
Average	30%
Good	60%
Excellent	100%
Seattle Skyline	
Average	30%
Good	60%
Excellent	100%
Territorial	
Average	5%
Good	10%
Excellent	15%
Olympics	
Average	5%
Good	10%
Excellent	15%
Cascades	
Average	5%
Good	10%
Excellent	15%
Positive Adjustments: Only the highest view adjustment will be applied to a parcel view. If a parcel has an Good Puget Sound view (60%), Good Olympics view (10%) and Good Territorial view (10%), the highest adjustment (60%) will be applied. The exception would be in the parcel had a Puget Sound and Seattle Skyline view. These would be cumulative.	

Negative and positive adjustments apply to all base land value. However, in all cases are appraiser judgment prevailed.

Land Value Model Calibration... Continued

The land schedule and adjustments were typically used to value land. First the base land value is calculated from the land schedule using lot size which is then factored by the neighborhood adjustment. Then the negative and positive adjustments are added together for a net adjustment and applied to this neighborhood adjusted value. See examples below.

Land Value Calculation Example 1:

Zoning: SF 5000
 Neighborhood: 30
 Traffic Noise: High
 Lot Size 7,500
 View: Excellent Territorial
 Base Land Value per SF Land Schedule: \$249,000
 Neighborhood Adjustment: *1.30
 BLV with Nghb Adj Calc $\$249,00 \times 1.30 = \$323,000$
 Traffic Adjustment: -10%
 View Adjustment: +15%
 Net Adjustments Calc: $-10\% + 15\% = +5\%$
 Final Land Calculation:
 $\$323,000 \times 1.05 = \$339,000$

Land Value Calculation Example 2:

Zoning: LR1
 Neighborhood: 70
 Traffic Noise: Moderate
 Lot Size 4000
 View: Fair Puget Sound
 Base Land Value per Non SF Land Schedule: \$304,000
 Neighborhood Adjustment: *1.20
 BLV with Nghb Adj Calc $\$304,00 \times 1.20 = \$364,000$
 Traffic Adjustment: -5%
 View Adjustment: +15%
 Net Adjustments Calc: $-5\% + 15\% = +10\%$
 Final Land Calculation:
 $\$364,000 \times 1.10 = \$400,000$

Land Value Calculation Example 3:

Zoning: SF5000
 Neighborhood: 40
 Traffic Noise: Moderate
 Lot Size 5000
 View: Average Puget Sound and Average Seattle Skyline
 Base Land Value per Non SF Land Schedule: \$214,000
 Neighborhood Adjustment: *1.35
 BLV with Nghb Adj Calc $\$214,000 \times 1.35 = \$288,000$
 Traffic Adjustment: -5%
 View Adjustment Puget Sound: +30%
 View Adjustment Seattle Skyline: +30%
 Net Adjustments Calc: $-5\% + 30\% + 30 = +55\%$
 Final Land Calculation:
 $\$288,000 \times 1.55 = \$446,000$

Improved Parcel Valuation

Improved Parcel Data:

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

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

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

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

In addition to standard physical property characteristics, the analysis showed the following variables would be needed:

- Townhomes located in Neighborhoods 20, 30, 40, 60, 70, 80 and 100.
- Building Grades higher than 8 in Neighborhoods 30, 40, 70 and 80 whose Present Use is Single Family.
- Building Grades higher than 9 in Neighborhood 990 (waterfront).
- Improvements in Good and Very Good condition.
- Single Family homes with year built/renovated before 1941 whose grade is greater than 5 and condition is greater than Fair and located in Neighborhoods 20, 30, 40, 70 and 80.
- Homes located in Neighborhood 10 and 50.

Improved Parcel Valuation... Continued

Neighborhood LocA is the first digit of the neighborhood code and reflects the standard neighborhood codes. Area 16 has eleven neighborhoods (10, 20, 30, 40, 50, 60, 70, 80, 90 100 and 990).

Neighborhood LocB is the second digit of the neighborhood code and was determined by analyzing the improvements grade and using Geostatistical analysis in ArcView Geostatistical Analyst.

This analysis provided a model which reflects the geospatial relationships of improvements in Area 16. This model is based upon the similarity of the improvements to each other and is intended to provide “feathering” between neighborhoods. The EMV formula used was derived through regression analysis in NCSS.

Example of LocA and LocB (Nbh) from Real Property:

Type	Resp	Area	Sub	Nbh
R	R	016	005	82

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

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLand C	2015 Adjusted Base Land Value
Age C	Age of Improvement
Combo Cost C	Building Replacement Cost New plus Accessory Cost New Less Depreciation
Good	Condition of Improvement = Good
Very Good	Condition of Improvement = Very Good
Loc B C	Loc B = GIS Surface C
High Grade Nghb 30 or Nghb 40	Grade>8, PresentUse=Single Family Residential, Nghb/LocA= Left(Neighborhood,1) *10 = 30 or 40
High Grade Nghb 80 or Nghb 90	Grade>8, PresentUse=Single Family Residential, Nghb/LocA= Left(Neighborhood,1) *10 = 80 or 90
High Grade LocA990	Grade>9, Nghb/LocA = Left(Neighborhood,99) *10 =990
Nghb 10	Nghb/LocA = Left(Neighborhood,1) *10 = 10
Nghb 50	Nghb/LocA = Left(Neighborhood,1) *10 = 50
View Utility	View Utility = Yes and Present Use not Townhome
WftFoot	Waterfront Feet > 0
Townhome Nghb 20, Nghb 30, Nghb 40 or Nghb 60	Present Use = Townhome, Nghb/LocA= Left(Neighborhood,1) *10 = 20 or 30 or 40 or 60
Townhome Nghb 70	Present Use = Towhome in Nghb/LocA = Left(Neighborhood,1) *10 = 70
Townhome Nghb 80	Present Use = Towhome in Nghb/LocA = Left(Neighborhood,1) *10 = 80
Townhome Nghb 100	Towhome in Nghb/LocA = Left(Neighborhood,10) *10 = 100
Old Age Nghb 20, Nghb 30, Nghb 40, Nghb 70 or Nghb 80	YrBltRen<1941, Bldg Grade > 5, Bldg Condition > Fair, Nghb/LocA = Left(Neighborhood,1) *10 = 20 or 30 or 40 or 70 or 80 Present Use = SFR

Multiplicative Model

$(1-0.05) * .97213563523981 - 0.0923054046482667 * \text{AgeC} + 0.290226731445919 * \text{BaseLandC} +$
 $0.0373937162112459 * \text{GoodYN} + 0.0241857122788511 * \text{HiGrade9upNghb80\&90PU2} + 0.0264900735467192 * \text{HiGrade9upNghb30\&40PU2} + 0.650657707889324 * \text{LocBC} - 0.0519673557183954 * \text{Nghb10YN} +$
 $0.0442665813504188 * \text{Nghb50YN} + 0.0605322853456069 * \text{Nghb990Grd10up} + 0.00022558558654798 * \text{SaleDay} + 0.484004691411962 * \text{ComboCostC} - 0.0982510521500578 * \text{TownHseNghb100} -$
 $0.0601977848243099 * \text{TownHseNghb20\&30\&40\&60} - 0.0356742622182378 * \text{TownHseNghb70} -$
 $0.0724785355974976 * \text{TownHseNghb80} + 0.0889463396039963 * \text{VGoodYN} + 0.0121966304495706 * \text{ViewUtilYNNNoTH} + 0.0667778360826195 * \text{WftFootC} + 0.0493670764981081 * \text{OldAgeC2Nghb20\&30\&40\&7080PU2}$

Improved Parcel Valuation... Continued

The LocB GIS Surface Coefficients

LocB	Right digit of neighborhood code (GIS Surface Value)
LocB1 / GIS Surface Value	if LocB=1, then GIS Surface value = (-1.72185771)
LocB2 / GIS Surface Value	if LocB=2, then GIS Surface value = (-0.9580399)
LocB3 / GIS Surface Value	if LocB=3, then GIS Surface value = (-0.59344615)
LocB4 / GIS Surface Value	if LocB=4, then GIS Surface value = (-0.41941433)
LocB5 / GIS Surface Value	if LocB=5, then GIS Surface value = (-0.33634358)
LocB6 / GIS Surface Value	if LocB=6, then GIS Surface value = (-0.16231176)
LocB7 / GIS Surface Value	if LocB=7, then GIS Surface value = (0.20228199)
LocB8 / GIS Surface Value	if LocB=8, then GIS Surface value = (0.9660998)

EMV values were not generated for:

- Buildings with grade less than 4
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- If LocA = 0
- If LocB = 0
- If Base Land value = 0
- If Net Condition > 0

Of the improved parcels in the population, 5,085 parcels increased in value. They were comprised of 8 single family residences on commercially zoned land and 5077 single family residences or other parcels.

Of the 193 vacant land parcels greater than \$1000, 181 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Accessory Only: Total Replacement Cost New Less Depreciation (RCNLD)

Fair Condition: EMV * .90

Poor Condition: New Land + Building RCNLD, or New Land + Value in Use.

Multiple Improvements: EMV for Imp 1 + Building RCNLD for each additional improvement, with some exceptions as noted.

EMV Less Than New Land: New Land + Bldg RCNLD or New Land + Value in Use.

Whenever supplemental models and exceptions were applied appraiser judgment prevailed, and a note explaining the valuation method was left in Real Property.

Area 016 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 1.109, resulting in an adjusted value of \$526,000 ($\$475,000 * 1.109 = \$526,775$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.280	28.0%
2/1/2012	1.272	27.2%
3/1/2012	1.263	26.3%
4/1/2012	1.254	25.4%
5/1/2012	1.246	24.6%
6/1/2012	1.237	23.7%
7/1/2012	1.229	22.9%
8/1/2012	1.220	22.0%
9/1/2012	1.212	21.2%
10/1/2012	1.204	20.4%
11/1/2012	1.195	19.5%
12/1/2012	1.187	18.7%
1/1/2013	1.179	17.9%
2/1/2013	1.171	17.1%
3/1/2013	1.163	16.3%
4/1/2013	1.155	15.5%
5/1/2013	1.148	14.8%
6/1/2013	1.140	14.0%
7/1/2013	1.132	13.2%
8/1/2013	1.124	12.4%
9/1/2013	1.116	11.6%
10/1/2013	1.109	10.9%
11/1/2013	1.101	10.1%
12/1/2013	1.093	9.3%
1/1/2014	1.086	8.6%
2/1/2014	1.078	7.8%
3/1/2014	1.071	7.1%
4/1/2014	1.064	6.4%
5/1/2014	1.057	5.7%
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%

Area 016 Market Value Changes Over Time

The time adjustment formula for Area 016 is: $1/\text{EXP}(+0.0002255856 * \text{SaleDay})$

$\text{SaleDay} = \text{SaleDate} - 42005$

Results

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

The resulting assessment level is 94.3%. 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 + 8.7%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 9.28% to 7.72%.

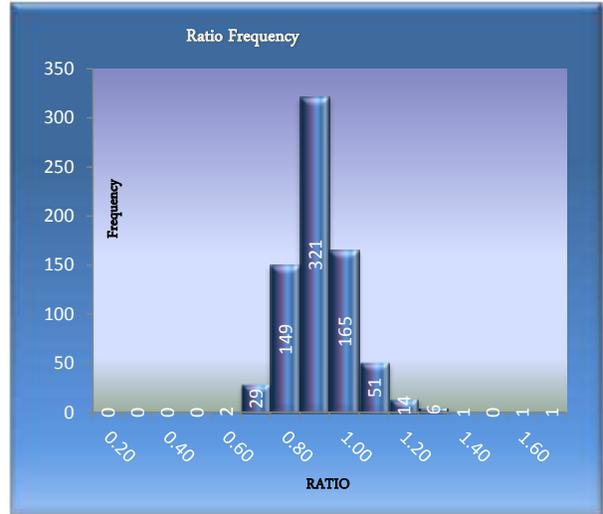
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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

Physical Inspection Ratio Study Report (Before) - 2014 Assessments

District: SW / Team: 3	Appr.	Date of Report:	Sales Dates:
Area Name: West Seattle	1/1/2014	7/13/2015	1/2012 - 12/2014
Area Number: 16	Appr ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit Residences	Yes

SAMPLE STATISTICS	
Sample size (n)	740
Mean Assessed Value	565,300
Mean Adj. Sales Price	658,800
Standard Deviation AV	259,721
Standard Deviation SP	304,168
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.868
Median Ratio	0.857
Weighted Mean Ratio	0.858
UNIFORMITY	
Lowest ratio	0.561
Highest ratio:	1.716
Coefficient of Dispersion	9.28%
Standard Deviation	0.112
Coefficient of Variation	12.92%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.853
Upper limit	0.862
95% Confidence: Mean	
Lower limit	0.860
Upper limit	0.876
SAMPLE SIZE EVALUATION	
N (population size)	5981
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.112
Recommended minimum:	20
Actual sample size:	740
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	419
# ratios above mean:	321
z:	3.603
Conclusion:	Non-normal



COMMENTS:

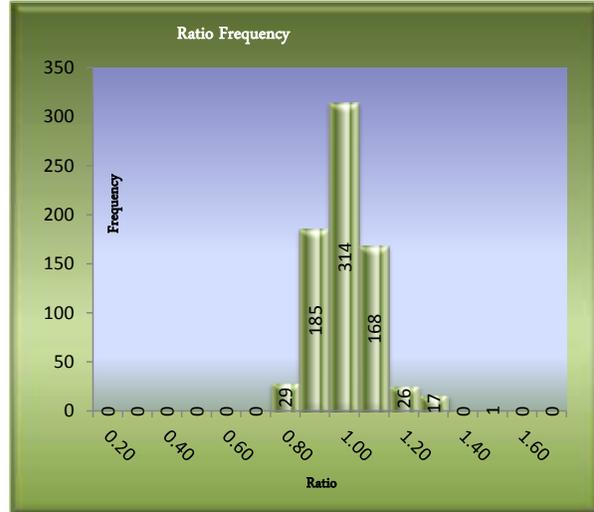
1 to 3 Unit Residences throughout Area 016

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

Physical Inspection Ratio Study Report (After) - 2015 Assessments

District: SW / Team: 3	Appr. 1/1/2015	Date of Report: 7/13/2015	Sales Dates: 1/2012 - 12/2014
Area Name: West Seattle	Appr. ID: SKEN	Property Type: 1 to 3 Unit Residences	Adjusted for time? Yes
Area Number: 16			

SAMPLE STATISTICS	
Sample size (n)	740
Mean Assessed Value	619,700
Mean Sales Price	658,800
Standard Deviation AV	276,884
Standard Deviation SP	304,168
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.951
Median Ratio	0.943
Weighted Mean Ratio	0.941
UNIFORMITY	
Lowest ratio	0.711
Highest ratio:	1.404
Coefficient of Dispersion	7.72%
Standard Deviation	0.095
Coefficient of Variation	10.02%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.936
Upper limit	0.948
95% Confidence: Mean	
Lower limit	0.944
Upper limit	0.958
SAMPLE SIZE EVALUATION	
N (population size)	5981
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.095
Recommended minimum:	15
Actual sample size:	740
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	411
# ratios above mean:	329
z:	3.014
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 016

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

Improved Sales Used in this Physical Inspection Analysis - Area 016 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	70	938520	0105	10/10/12	\$285,000	\$342,369	530	5	1924	Avg	4,800	N	N	2434 WICKSTROM PL SW
1	60	927620	1200	11/06/13	\$230,000	\$252,914	670	5	1909	Avg	5,040	N	N	2615 49TH AVE SW
1	70	762120	0165	10/21/14	\$225,000	\$228,684	720	5	1913	Fair	1,980	N	N	3057 61ST AVE SW
1	70	762120	0175	02/06/13	\$290,000	\$339,148	780	5	1914	Good	2,010	N	N	6106 SW ADMIRAL WAY
1	70	637300	0185	04/09/12	\$245,000	\$306,791	450	6	1944	Good	1,605	N	N	3007 A 62ND AVE SW
1	70	637300	0186	02/16/12	\$249,000	\$315,550	450	6	1944	Good	1,587	N	N	3007 B 62ND AVE SW
1	70	938520	0110	08/08/13	\$205,000	\$230,047	590	6	1956	Good	2,005	N	N	2430 WICKSTROM PL SW
1	70	938520	0111	11/20/13	\$225,000	\$246,636	590	6	1956	Good	1,947	N	N	2432 WICKSTROM PL SW
1	70	927220	2470	12/20/13	\$270,000	\$293,967	610	6	1916	Avg	2,100	Y	N	4011 SW MARYLAND PL
1	30	927420	2390	06/12/14	\$426,250	\$446,223	640	6	1906	Good	1,665	N	N	4519 SW HOLGATE ST
1	60	927620	1430	06/19/13	\$300,000	\$340,473	770	6	1940	Avg	5,280	N	N	2601 50TH AVE SW
1	70	299780	0120	01/24/12	\$375,000	\$477,698	790	6	1923	Good	2,398	N	N	5909 SW STEVENS ST
1	70	765240	0060	08/01/13	\$437,500	\$491,730	860	6	1909	Good	3,600	N	N	2619 MARINE AVE SW
1	70	386740	0105	01/22/14	\$890,000	\$961,815	950	6	1915	Avg	9,020	Y	N	1330 ALKI AVE SW
1	70	762120	0150	10/07/13	\$410,000	\$453,908	960	6	1914	VGood	3,600	N	N	3045 61ST AVE SW
1	60	927620	1105	09/24/12	\$267,500	\$322,508	980	6	1915	Good	4,000	N	N	2638 49TH AVE SW
1	70	762120	0110	11/04/13	\$455,000	\$500,556	980	6	1906	Avg	5,400	N	N	3021 61ST AVE SW
1	70	927220	2595	08/06/13	\$720,000	\$808,335	1,080	6	1915	Avg	4,250	Y	N	1205 HARBOR AVE SW
1	70	927220	2645	02/27/13	\$1,050,000	\$1,222,147	1,150	6	1955	Avg	5,464	Y	N	1307 HARBOR AVE SW
1	70	637200	0101	08/20/14	\$483,500	\$498,338	600	7	1931	Good	2,016	Y	N	2517 56TH AVE SW
1	70	637100	0065	07/19/13	\$370,000	\$417,084	720	7	1918	Avg	1,322	N	N	6010 SW STEVENS ST
1	30	927420	0850	10/16/14	\$464,050	\$472,181	780	7	1928	Good	2,750	N	N	4406 SW WALKER ST
1	70	637200	0320	09/30/13	\$435,000	\$482,347	780	7	1941	Good	2,356	N	N	2471 55TH AVE SW
1	70	637200	0345	10/15/12	\$460,000	\$551,973	780	7	1941	Good	5,105	N	N	2570 56TH AVE SW
1	30	927420	2310	04/21/14	\$470,000	\$497,829	790	7	1928	Avg	3,025	N	N	4508 SW HOLGATE ST
1	30	927420	2840	05/16/13	\$439,000	\$502,062	790	7	1919	VGood	2,849	N	N	4615 SW HILL ST
1	70	637200	0460	10/24/13	\$448,500	\$494,631	860	7	1940	Avg	4,153	N	N	2728 57TH AVE SW
1	30	927420	0570	07/23/13	\$439,950	\$495,488	880	7	1948	Good	1,512	N	N	1924 44TH AVE SW
1	70	637200	0155	08/11/14	\$639,950	\$660,930	890	7	1925	VGood	4,520	N	N	2565 56TH AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	70	015200	0070	04/09/14	\$650,000	\$690,353	950	7	1939	Good	4,550	N	N	3013 64TH PL SW
1	60	350510	0200	09/24/13	\$410,000	\$455,241	1,000	7	1955	Avg	5,500	N	N	5119 SW WAITE ST
1	70	005600	0040	04/25/13	\$548,000	\$629,695	1,050	7	1951	Good	5,850	Y	N	5750 SW ADMIRAL WAY
1	70	005600	0060	05/09/12	\$575,000	\$715,163	1,050	7	1956	Good	4,483	Y	N	5730 SW ADMIRAL WAY
1	30	253080	0020	10/03/12	\$500,000	\$601,597	1,060	7	1947	Avg	5,640	N	N	2215 45TH AVE SW
1	30	637950	0189	03/20/13	\$329,000	\$381,129	1,100	7	2001	Avg	1,171	N	N	2328 D 44TH AVE SW
1	60	927620	1480	09/25/12	\$475,000	\$572,549	1,110	7	1951	Avg	5,500	N	N	2627 50TH AVE SW
1	60	058500	0290	05/06/14	\$500,000	\$527,816	1,150	7	1957	Good	5,000	N	N	5050 SW GRAYSON ST
1	70	005900	0500	03/25/13	\$539,000	\$623,699	1,170	7	1952	Avg	5,500	Y	N	5312 SW ADMIRAL WAY
1	60	927620	1190	05/20/14	\$480,000	\$505,106	1,180	7	1986	Good	3,960	N	N	2611 49TH AVE SW
1	30	927420	3390	05/20/14	\$570,000	\$599,813	1,190	7	1908	Good	4,025	N	N	1715 46TH AVE SW
1	30	927420	2270	07/22/12	\$492,750	\$602,718	1,190	7	1900	Good	5,750	N	N	1730 46TH AVE SW
1	30	927420	2270	08/18/14	\$625,000	\$644,471	1,190	7	1900	Good	5,750	N	N	1730 46TH AVE SW
1	70	005900	0655	12/12/13	\$565,000	\$616,264	1,230	7	1942	Avg	7,000	Y	N	5530 SW LANDER PL
1	60	058500	0635	02/20/14	\$420,550	\$451,521	1,240	7	1921	Good	5,000	N	N	5016 SW WAITE ST
1	60	927620	1260	12/04/13	\$395,000	\$431,617	1,250	7	1927	Good	6,000	N	N	2645 49TH AVE SW
1	60	928120	0055	09/04/13	\$431,500	\$481,280	1,270	7	1930	Good	3,700	N	N	2336 50TH AVE SW
1	60	927620	1120	10/21/13	\$495,000	\$546,283	1,280	7	1968	Avg	5,000	N	N	2626 49TH AVE SW
1	70	005900	0510	03/25/13	\$612,000	\$708,171	1,290	7	1959	Avg	5,143	Y	N	5308 SW ADMIRAL WAY
1	70	015100	0015	01/13/14	\$451,000	\$488,382	1,300	7	1916	Avg	3,132	Y	N	3015 64TH AVE SW
1	70	927720	0111	07/14/14	\$650,000	\$675,563	1,300	7	1963	Good	5,070	Y	N	5340 SW LANDER ST
1	30	637950	0375	03/12/14	\$639,000	\$682,970	1,320	7	1911	VGood	6,250	N	N	2346 45TH AVE SW
1	30	927420	2885	05/08/14	\$660,000	\$696,403	1,320	7	1918	VGood	5,750	N	N	2120 47TH AVE SW
1	30	927420	2260	03/19/14	\$570,900	\$609,221	1,340	7	1930	Good	3,450	N	N	1726 46TH AVE SW
1	70	927120	0040	01/17/13	\$585,000	\$687,237	1,340	7	1933	Avg	11,880	Y	N	1024 CALIFORNIA LN SW
1	70	927120	0046	10/16/12	\$549,000	\$658,619	1,350	7	1932	Avg	10,896	Y	N	1026 CALIFORNIA LN SW
1	70	386740	0125	07/19/12	\$850,000	\$1,040,400	1,450	7	1964	Avg	5,227	Y	N	1320 ALKI AVE SW
1	70	762120	0145	10/29/12	\$426,000	\$509,563	1,520	7	1914	Good	3,600	N	N	3043 61ST AVE SW
1	70	762220	0205	10/04/12	\$447,500	\$538,308	1,540	7	1968	Avg	5,200	N	N	5710 SW STEVENS ST
1	70	005900	0445	09/23/14	\$590,000	\$603,460	1,540	7	1940	Good	5,400	N	N	5336 SW ADMIRAL WAY
1	40	927420	1760	09/30/13	\$550,000	\$609,864	1,650	7	1910	Avg	5,750	N	N	1529 44TH AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	70	762120	0090	11/21/13	\$600,000	\$657,547	1,650	7	1926	Good	3,600	N	N	3009 61ST AVE SW
1	30	927420	0620	10/28/14	\$490,000	\$497,237	1,670	7	1912	Avg	4,200	N	N	2001 FERRY AVE SW
1	30	927420	2730	06/22/12	\$570,000	\$701,942	1,700	7	1916	Good	4,750	N	N	2137 45TH AVE SW
1	70	005600	0090	11/27/12	\$618,000	\$734,405	1,730	7	1926	Good	5,608	Y	N	5706 SW ADMIRAL WAY
1	60	927620	1536	03/13/13	\$560,000	\$649,756	1,790	7	1921	Avg	6,250	N	N	5008 SW ADMIRAL WAY
1	70	350810	0205	10/17/12	\$684,694	\$821,222	1,790	7	1928	Good	4,152	Y	N	2359 HUGHES AVE SW
1	30	927420	1020	11/22/13	\$632,000	\$692,460	1,810	7	1955	Avg	5,625	N	N	1910 45TH AVE SW
1	40	927220	0375	05/07/12	\$680,000	\$846,140	2,070	7	1903	Avg	5,500	Y	N	1410 45TH AVE SW
1	70	005900	0290	08/07/12	\$625,000	\$761,728	2,310	7	1940	Avg	5,000	Y	N	5529 SW CAMPBELL PL
1	30	927220	1711	09/20/13	\$369,000	\$410,087	670	8	2009	Avg	895	N	N	1720 C CALIFORNIA AVE SW
1	30	927220	1708	03/26/13	\$356,500	\$412,428	670	8	2009	Avg	826	N	N	1722 C CALIFORNIA AVE SW
1	30	927220	1707	08/09/13	\$370,000	\$415,113	670	8	2009	Avg	653	N	N	1722 B CALIFORNIA AVE SW
1	70	637100	0020	11/11/14	\$380,000	\$384,397	760	8	2004	Avg	780	N	N	2717 B 60TH AVE SW
1	70	637100	0020	07/10/12	\$320,100	\$392,599	760	8	2004	Avg	780	N	N	2717 B 60TH AVE SW
1	30	927420	0262	05/02/14	\$411,500	\$434,785	840	8	2013	Avg	1,037	N	N	1631 B CALIFORNIA AVE SW
1	30	927420	0261	03/05/14	\$419,000	\$448,540	840	8	2013	Avg	1,037	N	N	1633 A CALIFORNIA AVE SW
1	30	927420	0263	03/17/14	\$439,000	\$468,679	840	8	2013	Avg	1,536	N	N	1631 A CALIFORNIA AVE SW
1	70	637100	0145	03/23/12	\$391,000	\$491,494	840	8	2008	Avg	1,160	N	N	3057 60TH AVE SW
1	30	927420	0260	12/31/13	\$449,000	\$487,644	880	8	2013	Avg	977	N	N	1633 B CALIFORNIA AVE SW
1	70	762120	0062	09/26/13	\$465,000	\$516,078	880	8	2008	Avg	1,512	N	N	6112 SW STEVENS ST
1	70	014800	0140	10/18/13	\$515,000	\$568,740	900	8	2010	Avg	1,312	N	N	3021 63RD AVE SW
1	30	927220	1300	04/10/12	\$477,500	\$597,794	900	8	2007	Avg	1,908	Y	N	4215 SW ATLANTIC ST
1	70	637100	0148	11/25/14	\$439,108	\$442,788	910	8	2008	Avg	1,340	N	N	6006 SW ADMIRAL WAY
1	70	637200	0190	08/26/14	\$745,000	\$766,825	960	8	2001	Avg	4,520	N	N	2542 57TH AVE SW
1	70	637200	0322	01/27/14	\$460,000	\$496,557	1,030	8	2013	Avg	1,247	N	N	2469 B 55TH AVE SW
1	70	637200	0321	10/25/13	\$495,000	\$545,791	1,030	8	2013	Avg	1,248	N	N	2469 A 55TH AVE SW
1	30	637950	0216	05/13/14	\$450,000	\$474,285	1,040	8	2010	Avg	892	N	N	2314 B 44TH AVE SW
1	30	637950	0159	09/11/14	\$400,000	\$410,234	1,050	8	2008	Avg	1,149	N	N	2342 A 44TH AVE SW
1	70	637300	0188	02/08/12	\$359,000	\$455,771	1,050	8	2012	Avg	1,353	N	N	3009 A 62ND AVE SW
1	70	637300	0187	01/30/12	\$381,000	\$484,685	1,050	8	2012	Avg	1,353	N	N	3009 B 62ND AVE SW
1	70	637300	0187	09/18/14	\$497,000	\$508,912	1,050	8	2012	Avg	1,353	N	N	3009 B 62ND AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	70	637100	0107	06/26/13	\$384,000	\$435,117	1,060	8	2005	Avg	1,209	N	N	3025 B 60TH AVE SW
1	70	637100	0102	08/17/12	\$369,000	\$448,711	1,060	8	2005	Avg	1,210	N	N	3023 A 60TH AVE SW
1	70	637100	0100	11/20/14	\$479,000	\$483,559	1,060	8	2005	Avg	1,380	N	N	3021 A 60TH AVE SW
1	70	637100	0106	07/17/13	\$389,900	\$439,715	1,090	8	2005	Avg	789	N	N	3027 A 60TH AVE SW
1	60	928120	0344	12/03/14	\$469,000	\$472,078	1,090	8	2014	Avg	989	N	N	2309 B 48TH AVE SW
1	60	928120	0343	11/21/14	\$484,000	\$488,497	1,090	8	2014	Avg	1,345	N	N	2309 A 48TH AVE SW
1	70	005900	0250	12/03/14	\$720,000	\$724,725	1,090	8	1941	Good	5,000	Y	N	5509 SW CAMPBELL PL
1	30	637950	0218	04/07/14	\$380,000	\$403,773	1,100	8	2010	Avg	1,296	N	N	2312 A 44TH AVE SW
1	30	637950	0219	08/23/13	\$375,000	\$419,396	1,100	8	2010	Avg	1,284	N	N	2312 B 44TH AVE SW
1	70	637100	0108	09/17/12	\$379,000	\$457,659	1,100	8	2005	Avg	1,418	N	N	3025 A 60TH AVE SW
1	30	637950	0215	04/24/14	\$459,500	\$486,378	1,100	8	2010	Avg	1,110	N	N	2314 A 44TH AVE SW
1	70	299780	0024	07/14/14	\$450,000	\$467,697	1,120	8	2006	Avg	1,264	N	N	3018 A 60TH AVE SW
1	70	637200	0295	06/20/12	\$425,000	\$523,614	1,120	8	2009	Avg	1,434	N	N	2451 A 55TH AVE SW
1	70	637200	0232	01/18/12	\$618,000	\$788,313	1,120	8	2011	Avg	1,188	Y	N	2510 56TH AVE SW
1	70	299780	0017	03/06/14	\$425,000	\$454,860	1,140	8	2008	Avg	936	N	N	3014 B 60TH AVE SW
1	40	927420	0018	02/26/13	\$412,500	\$480,237	1,140	8	2009	Avg	1,437	N	N	1508 A 44TH AVE SW
1	40	927420	0017	06/19/12	\$427,000	\$526,197	1,140	8	2009	Avg	1,437	N	N	1508 B 44TH AVE SW
1	30	637950	0227	10/06/14	\$579,000	\$590,475	1,140	8	2003	Avg	1,904	N	N	2310 44TH AVE SW
1	30	637950	0706	06/01/12	\$527,500	\$652,689	1,140	8	1931	Good	2,385	Y	N	4609 SW COLLEGE ST
1	50	927970	0240	10/15/12	\$715,000	\$857,958	1,170	8	1936	Good	5,365	Y	N	1747 SUNSET AVE SW
1	30	927220	1310	01/22/14	\$499,500	\$539,805	1,180	8	2007	Avg	1,235	N	N	1508 E CALIFORNIA AVE SW
1	70	637200	0280	10/08/14	\$560,000	\$570,841	1,180	8	2006	Avg	2,198	N	N	2439 55TH AVE SW
1	70	015100	0055	07/30/12	\$630,000	\$769,209	1,180	8	1914	VGood	4,920	N	N	3041 64TH AVE SW
1	70	299780	0080	10/03/13	\$429,500	\$475,926	1,190	8	2005	Avg	1,595	N	N	3043 A 59TH AVE SW
1	70	299780	0082	12/18/12	\$450,000	\$532,234	1,190	8	2005	Avg	1,176	N	N	3045 A 59TH AVE SW
1	40	927420	1720	02/27/12	\$549,000	\$694,006	1,190	8	1910	VGood	3,500	N	N	1530 45TH AVE SW
1	30	927420	1535	11/25/12	\$456,800	\$543,087	1,220	8	1990	Avg	3,360	N	N	4414 SW MASSACHUSETTS ST
1	60	058500	0095	12/16/14	\$625,000	\$627,259	1,240	8	1977	Good	5,000	N	N	5048 SW PRINCE ST
1	30	927420	2290	11/02/12	\$530,450	\$633,929	1,250	8	1931	Good	3,135	N	N	4522 SW HOLGATE ST
1	70	532310	0120	09/16/14	\$585,000	\$599,292	1,260	8	2010	Avg	2,197	N	N	3038 61ST AVE SW
1	60	350510	0150	11/08/12	\$535,000	\$638,502	1,280	8	2000	Avg	5,500	N	N	5106 SW WAITE ST

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	927220	0685	06/11/13	\$625,000	\$710,600	1,320	8	1985	Good	2,750	Y	N	1326 44TH AVE SW
1	40	927420	2080	02/17/12	\$530,000	\$671,501	1,340	8	1991	Avg	5,750	N	N	1622 46TH AVE SW
1	30	927420	0990	06/19/14	\$703,000	\$734,780	1,360	8	2008	Avg	5,980	N	N	4401 SW HILL ST
1	30	927420	1085	09/11/12	\$627,500	\$758,760	1,440	8	1929	Good	3,640	N	N	1950 45TH AVE SW
1	30	927420	3150	03/05/12	\$657,000	\$829,222	1,450	8	1906	VGood	3,640	N	N	4602 SW HILL ST
1	30	927420	2985	05/13/13	\$650,000	\$743,874	1,460	8	1910	Good	3,795	N	N	2127 46TH AVE SW
1	30	927420	1280	06/10/12	\$640,000	\$790,282	1,470	8	1915	VGood	6,250	N	N	1728 45TH AVE SW
1	70	005600	0065	11/18/13	\$725,000	\$795,074	1,470	8	1988	Good	4,000	Y	N	5726 SW ADMIRAL WAY
1	30	927420	1006	05/07/14	\$705,000	\$744,053	1,520	8	2013	Avg	4,316	N	N	1902 45TH AVE SW
1	30	927420	1006	05/21/13	\$725,000	\$828,210	1,520	8	2013	Avg	4,316	N	N	1902 45TH AVE SW
1	40	927420	1807	08/20/14	\$580,000	\$597,800	1,590	8	2004	Avg	1,937	N	N	1509 44TH AVE SW
1	40	927420	1809	11/19/14	\$542,500	\$547,787	1,600	8	2004	Avg	1,649	N	N	1511 C 44TH AVE SW
1	70	005600	0095	06/26/14	\$805,000	\$840,063	1,600	8	1929	VGood	5,875	Y	N	5702 SW ADMIRAL WAY
1	40	927420	2005	07/02/14	\$723,000	\$753,471	1,630	8	1928	Avg	4,748	N	N	4511 SW ATLANTIC ST
1	40	927420	1695	04/21/14	\$782,000	\$828,303	1,630	8	2005	Avg	6,250	N	N	1522 45TH AVE SW
1	70	637200	0510	07/18/12	\$703,000	\$860,666	1,660	8	2005	Avg	3,250	N	N	5621 SW TEIG PL
1	70	005900	0240	09/25/14	\$657,000	\$671,686	1,670	8	1940	Avg	5,000	Y	N	5505 SW CAMPBELL PL
1	30	927420	0321	08/30/13	\$495,000	\$552,729	1,680	8	2008	Avg	934	Y	N	1609 B CALIFORNIA AVE SW
1	40	927420	1880	08/05/13	\$644,950	\$724,240	1,680	8	1975	Good	5,750	Y	N	1518 46TH AVE SW
1	70	762220	0176	04/18/13	\$491,000	\$565,089	1,710	8	1983	Good	2,400	N	N	5716 SW STEVENS ST
1	70	014500	0035	10/14/13	\$542,500	\$599,651	1,710	8	1927	Good	4,844	Y	N	5618 SW ADMIRAL WAY
1	40	927920	0280	06/23/14	\$750,000	\$783,198	1,720	8	1941	Good	5,000	N	N	2160 50TH AVE SW
1	30	927420	0320	12/19/12	\$450,000	\$532,114	1,740	8	2008	Avg	1,280	Y	N	1609 C CALIFORNIA AVE SW
1	30	927420	0320	05/29/12	\$450,000	\$557,174	1,740	8	2008	Avg	1,280	Y	N	1609 C CALIFORNIA AVE SW
1	30	927420	0312	11/26/14	\$570,000	\$574,647	1,740	8	2008	Avg	1,321	Y	N	1603 CALIFORNIA WAY SW
1	30	927420	0314	08/21/14	\$568,000	\$585,299	1,740	8	2008	Avg	1,279	N	N	4309 SW SEATTLE ST
1	30	927420	0322	08/20/14	\$580,000	\$597,800	1,740	8	2008	Avg	1,236	Y	N	1609 A CALIFORNIA AVE SW
1	70	102403	9051	04/01/13	\$821,500	\$949,092	1,780	8	1956	Avg	24,295	Y	N	5318 SW LANDER ST
1	30	927220	1385	10/22/14	\$677,500	\$688,438	1,810	8	1918	Avg	4,730	N	N	1533 42ND AVE SW
1	40	927420	1730	06/16/14	\$825,000	\$862,879	1,890	8	1919	Avg	6,938	N	N	1534 45TH AVE SW
1	70	637200	0500	10/10/12	\$857,000	\$1,029,511	1,950	8	1990	Good	11,667	Y	N	5635 SW TEIG PL

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	927220	1200	04/24/14	\$920,000	\$973,814	1,970	8	1907	Avg	7,320	Y	N	1534 PALM AVE SW
1	30	928170	0180	04/07/14	\$617,500	\$656,131	2,020	8	1928	Avg	4,300	N	N	2335 47TH AVE SW
1	40	927320	0115	12/17/14	\$1,250,000	\$1,254,236	2,060	8	1947	Good	12,500	Y	N	1418 PALM AVE SW
1	40	927970	0110	05/01/12	\$900,000	\$1,121,408	2,070	8	1928	VGood	4,922	Y	N	1730 SUNSET AVE SW
1	30	927420	0200	04/28/14	\$706,000	\$746,623	2,280	8	1902	Avg	5,750	N	N	1612 44TH AVE SW
1	60	927620	1130	04/20/12	\$650,000	\$811,918	2,450	8	2008	Avg	5,000	N	N	2620 49TH AVE SW
1	40	927220	1190	03/24/14	\$945,000	\$1,007,296	2,490	8	1986	Avg	6,000	Y	N	1526 PALM AVE SW
1	70	102403	9001	07/17/14	\$1,000,000	\$1,038,625	2,590	8	1987	Good	16,538	N	N	2472 55TH AVE SW
1	70	299780	0078	12/22/14	\$545,000	\$546,230	1,260	9	2014	Avg	1,476	N	N	3047 B 59TH AVE SW
1	70	637100	0077	07/30/13	\$589,000	\$662,307	1,320	9	2013	Avg	1,140	N	N	3003 60TH AVE SW
1	70	637100	0078	07/26/13	\$595,000	\$669,658	1,320	9	2013	Avg	1,140	N	N	3005 60TH AVE SW
1	70	938520	0055	09/12/14	\$650,000	\$666,481	1,330	9	2001	Avg	2,000	N	N	2445 WICKSTROM PL SW
1	70	299780	0076	12/09/14	\$589,950	\$593,018	1,350	9	2014	Avg	1,350	N	N	3049 A 59TH AVE SW
1	70	299780	0075	09/29/14	\$649,950	\$663,879	1,350	9	2014	Avg	1,350	N	N	3049 B 59TH AVE SW
1	70	637100	0079	07/14/14	\$575,000	\$597,614	1,500	9	2013	Avg	1,230	N	N	3007 60TH AVE SW
1	70	014800	0073	07/25/12	\$519,000	\$634,397	1,500	9	2011	Avg	1,722	N	N	5910 SW STEVENS ST
1	70	014800	0073	03/30/14	\$599,000	\$637,624	1,500	9	2011	Avg	1,722	N	N	5910 SW STEVENS ST
1	70	014800	0070	04/19/12	\$525,000	\$655,928	1,500	9	2011	Avg	1,885	N	N	2771 59TH AVE SW
1	70	014800	0071	03/20/12	\$535,000	\$672,960	1,500	9	2011	Avg	2,175	N	N	2775 59TH AVE SW
1	70	014800	0072	08/18/14	\$600,000	\$618,693	1,530	9	2011	Avg	1,988	N	N	5912 SW STEVENS ST
1	70	014800	0072	05/02/12	\$520,000	\$647,779	1,530	9	2011	Avg	1,988	N	N	5912 SW STEVENS ST
1	70	637100	0075	08/20/13	\$609,000	\$681,560	1,550	9	2013	Avg	1,267	N	N	3001 60TH AVE SW
1	70	015300	0025	05/18/12	\$635,000	\$788,187	1,560	9	1991	Good	2,967	Y	N	3116 ALKI AVE SW
1	60	928120	0331	08/20/13	\$574,000	\$642,390	1,610	9	2013	Avg	1,700	N	N	2323 50TH AVE SW
1	60	928120	0336	08/22/13	\$595,000	\$665,592	1,610	9	2013	Avg	2,027	N	N	2319 48TH AVE SW
1	60	928120	0335	07/05/13	\$589,000	\$666,053	1,610	9	2013	Avg	1,701	N	N	2321 48TH AVE SW
1	60	928120	0330	06/19/13	\$599,000	\$679,811	1,610	9	2013	Avg	2,028	N	N	2325 48TH AVE SW
1	40	927920	0245	04/07/14	\$725,000	\$770,357	1,630	9	1957	Avg	5,940	N	N	2112 SUNSET AVE SW
1	60	928120	0301	01/15/14	\$589,000	\$637,533	1,660	9	2013	Avg	1,697	N	N	2339 48TH AVE SW
1	60	928120	0305	12/26/13	\$589,000	\$640,416	1,660	9	2013	Avg	1,697	N	N	2337 48TH AVE SW
1	60	928120	0300	11/15/13	\$599,000	\$657,340	1,660	9	2013	Avg	2,028	N	N	2341 48TH AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	60	928120	0306	10/02/13	\$599,000	\$663,898	1,660	9	2013	Avg	2,028	N	N	2335 48TH AVE SW
1	30	927420	2955	04/03/13	\$736,250	\$850,218	1,660	9	2007	Avg	4,590	N	N	4602 SW WALKER ST
1	70	782920	0080	05/17/12	\$550,000	\$682,836	1,680	9	2012	Avg	1,600	N	N	5918 SW STEVENS ST
1	70	782920	0081	06/01/12	\$560,000	\$692,902	1,680	9	2012	Avg	1,600	N	N	5916 SW STEVENS ST
1	40	927920	0790	03/19/12	\$800,000	\$1,006,523	1,740	9	1986	Avg	4,500	Y	N	1924 48TH AVE SW
1	40	927420	2030	04/03/14	\$685,000	\$728,511	1,790	9	1929	Avg	4,440	N	N	1503 45TH AVE SW
1	70	102403	9049	05/12/14	\$1,015,000	\$1,070,018	1,800	9	1983	Good	34,527	Y	N	5307 SW PRITCHARD ST
1	40	927220	0610	09/24/12	\$799,000	\$963,306	1,810	9	1960	Avg	6,050	Y	N	1144 44TH AVE SW
1	40	927420	2050	08/08/12	\$660,000	\$804,203	1,830	9	1930	Good	5,665	Y	N	4521 SW SEATTLE ST
1	70	762220	0160	08/14/13	\$630,000	\$706,017	1,980	9	1985	Avg	6,263	N	N	2734 58TH AVE SW
1	70	927920	1170	04/19/12	\$1,020,000	\$1,274,374	2,120	9	1982	VGood	19,098	Y	N	1940 BONAIR DR SW
1	50	927420	3695	08/27/12	\$1,020,000	\$1,237,544	2,240	9	1981	Avg	7,500	Y	N	1515 SUNSET AVE SW
1	60	927620	1460	02/21/14	\$792,250	\$850,403	2,380	9	2013	Avg	5,500	N	N	2617 50TH AVE SW
1	30	927420	3036	09/15/14	\$930,000	\$952,936	2,450	9	2001	Avg	4,446	N	N	2103 46TH AVE SW
1	50	927970	0550	06/19/13	\$1,125,000	\$1,276,773	2,590	9	1942	Avg	8,930	Y	N	2233 SUNSET AVE SW
1	40	927220	0945	06/03/13	\$825,000	\$939,686	2,720	9	2013	Avg	2,415	Y	N	1337 42ND AVE SW
1	30	927420	0755	06/28/13	\$975,000	\$1,104,293	2,750	9	2013	Avg	5,175	N	N	2134 44TH AVE SW
1	70	091300	0315	06/05/14	\$1,300,000	\$1,363,066	2,782	9	1977	Good	3,880	Y	N	2311 HOBART AVE SW
1	60	761620	0120	03/25/14	\$800,000	\$852,545	2,860	9	2013	Avg	6,804	N	N	5016 SW ADMIRAL WAY
1	30	637950	0855	04/24/13	\$680,000	\$781,549	2,900	9	1993	Avg	5,750	N	N	2336 47TH AVE SW
1	40	927920	0020	04/25/14	\$1,034,000	\$1,094,236	1,670	10	1987	Good	8,680	Y	N	2200 SUNSET AVE SW
1	70	637200	0069	05/29/13	\$699,950	\$798,152	1,880	10	2002	Avg	1,575	Y	N	2508 57TH AVE SW
1	990	015400	0030	03/19/13	\$1,720,000	\$1,992,981	1,950	10	1998	Avg	3,771	Y	Y	3103 ALKI AVE SW
1	50	927970	0565	11/21/13	\$1,100,000	\$1,205,504	1,960	10	1981	Good	8,570	Y	N	2239 SUNSET AVE SW
1	40	927220	0940	05/22/13	\$1,108,000	\$1,265,448	2,310	10	2013	Avg	3,800	Y	N	1333 42ND AVE SW
1	60	350510	0314	09/07/12	\$795,000	\$962,166	2,530	10	2012	Avg	7,000	N	N	5109 SW OLGA ST
1	70	091300	0090	10/16/13	\$1,000,000	\$1,104,849	2,690	10	2002	Avg	2,928	Y	N	2107 BONAIR DR SW
1	70	637450	0091	03/26/13	\$1,070,000	\$1,237,863	2,690	10	2003	Avg	6,662	Y	N	6614 SW ADMIRAL WAY
1	40	927320	0145	10/10/14	\$1,260,000	\$1,283,813	2,760	10	1991	Avg	3,960	Y	N	1432 PALM AVE SW
1	50	927220	0025	07/03/12	\$1,395,000	\$1,713,654	2,800	10	2002	Avg	6,000	Y	N	1119 SUNSET AVE SW
1	40	927970	0013	07/10/14	\$1,250,000	\$1,300,333	2,850	10	2007	Avg	5,353	N	N	1933 48TH AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	70	350510	0126	06/26/14	\$1,250,000	\$1,304,447	3,060	10	1910	Good	8,500	Y	N	5130 SW WAITE ST
1	50	927970	0160	05/02/13	\$1,375,000	\$1,577,490	3,210	10	1910	Avg	6,847	Y	N	1707 SUNSET AVE SW
1	30	927220	1455	12/16/13	\$1,125,000	\$1,225,968	3,330	10	1985	Avg	6,600	N	N	1503 42ND AVE SW
1	70	350510	0756	11/06/14	\$2,050,000	\$2,076,061	2,180	11	1971	VGood	18,834	Y	N	2451 53RD AVE SW
1	990	014800	0811	03/07/14	\$2,000,000	\$2,140,036	2,180	11	2001	Avg	4,513	Y	Y	3001 ALKI AVE SW
3	30	927420	4580	12/05/13	\$270,000	\$294,963	550	5	1918	Good	2,185	N	N	2111 41ST AVE SW
3	10	691170	0066	06/04/14	\$175,000	\$183,531	670	5	1919	Avg	2,378	N	N	3016 SW HARBOR LN
3	20	927520	0080	11/07/14	\$295,000	\$298,682	720	5	1924	Poor	7,450	Y	N	2161 HARBOR AVE SW
3	10	691170	0065	10/02/13	\$180,000	\$199,501	730	5	1914	Avg	3,600	N	N	3014 SW HARBOR LN
3	10	798740	0316	08/14/14	\$255,000	\$263,181	500	6	1910	Avg	1,642	N	N	3318 31ST AVE SW
3	20	927420	3885	03/27/12	\$355,500	\$446,467	750	6	1944	VGood	3,125	N	N	1929 42ND AVE SW
3	10	798740	0356	05/12/14	\$255,000	\$268,822	770	6	1910	Avg	2,500	N	N	3405 30TH AVE SW
3	20	927420	4330	05/24/13	\$435,000	\$496,590	810	6	1930	Avg	3,750	N	N	4118 SW HILL ST
3	30	927570	3340	04/07/14	\$427,500	\$454,245	940	6	1912	VGood	2,266	N	N	2506 WALNUT AVE SW
3	30	632400	0130	04/16/13	\$447,500	\$515,257	1,310	6	1908	Good	4,000	N	N	2316 WALNUT AVE SW
3	30	632400	0075	05/10/12	\$483,500	\$601,223	790	7	1909	Avg	3,780	N	N	2328 WALNUT AVE SW
3	20	927420	4230	07/09/14	\$410,000	\$426,605	830	7	1980	Avg	6,250	N	N	1920 42ND AVE SW
3	10	798740	0440	01/29/14	\$315,000	\$339,880	960	7	1917	Good	2,400	N	N	3016 SW ADMIRAL WAY
3	30	683770	0170	09/03/14	\$375,000	\$385,289	1,010	7	1950	Avg	4,050	N	N	2206 WALNUT AVE SW
3	30	927570	2085	09/19/13	\$490,000	\$544,683	1,150	7	1926	Avg	5,000	N	N	3725 SW GRAYSON ST
3	10	798740	0305	08/08/13	\$406,000	\$455,605	1,170	7	2007	Avg	1,750	N	N	3016 SW HINDS ST
3	30	915160	0081	09/07/12	\$555,000	\$671,701	1,170	7	1900	Good	6,130	Y	N	1939 WALNUT AVE SW
3	20	927220	2260	09/24/14	\$130,000	\$132,935	1,200	7	1908	Poor	7,000	Y	N	1653 EDGEWOOD AVE SW
3	30	632400	0190	07/26/12	\$455,000	\$556,041	1,210	7	1917	Avg	3,700	N	N	4055 SW PRINCE ST
3	30	011700	0003	09/19/14	\$595,000	\$609,124	1,300	7	1923	VGood	3,225	N	N	2115 41ST AVE SW
3	30	632400	0050	03/30/12	\$510,000	\$640,068	1,320	7	1910	Good	5,000	N	N	2317 WALNUT AVE SW
3	20	011700	0120	05/20/13	\$565,000	\$645,578	1,330	7	1927	VGood	5,750	N	N	2124 42ND AVE SW
3	30	927570	1915	03/28/12	\$427,000	\$536,142	1,380	7	1925	Avg	3,360	N	N	3806 SW ADMIRAL WAY
3	30	632400	0125	01/02/13	\$514,000	\$605,875	1,430	7	1909	Good	4,000	N	N	2320 WALNUT AVE SW
3	30	927420	4610	11/28/12	\$450,000	\$534,640	1,520	7	1922	Avg	2,875	N	N	4109 SW HILL ST
3	30	927420	4100	09/10/14	\$462,500	\$474,441	1,540	7	1905	Fair	4,500	Y	N	1729 41ST AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

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	30	011700	0001	05/27/14	\$540,000	\$567,347	1,960	7	2003	Avg	3,565	N	N	2113 41ST AVE SW
3	30	927570	2315	09/12/13	\$654,300	\$728,468	2,020	7	1922	Avg	7,425	Y	N	2301 37TH AVE SW
3	10	719280	0215	06/27/13	\$485,000	\$549,438	2,160	7	2012	Avg	5,512	N	N	3271 31ST AVE SW
3	30	927220	1704	05/12/14	\$369,000	\$389,001	670	8	2009	Avg	895	N	N	1718 B CALIFORNIA AVE SW
3	30	927220	1681	12/26/14	\$425,000	\$425,575	860	8	2005	Avg	882	N	N	1710 B CALIFORNIA AVE SW
3	20	011700	0385	04/02/14	\$449,000	\$477,628	1,000	8	2011	Avg	1,652	N	N	2204 D CALIFORNIA AVE SW
3	10	934540	0025	03/24/13	\$502,000	\$581,016	1,000	8	1985	Good	4,450	Y	N	3570 SW ADMIRAL WAY
3	20	608710	0305	07/18/12	\$460,000	\$563,167	1,200	8	1928	Avg	3,113	N	N	2301 42ND AVE SW
3	30	927570	3341	11/12/13	\$599,951	\$658,830	1,260	8	2013	Avg	8,954	N	N	2508 WALNUT AVE SW
3	10	957780	0465	08/16/12	\$431,000	\$524,222	1,350	8	1984	Avg	4,750	Y	N	3310 SW ADMIRAL WAY
3	20	122403	9013	05/17/12	\$671,750	\$833,991	1,400	8	1982	Avg	9,566	Y	N	2274 LOTUS AVE
3	30	927220	1537	09/10/12	\$457,500	\$553,325	1,430	8	2002	Avg	1,501	N	N	1632 A CALIFORNIA AVE SW
3	20	011700	0285	09/12/14	\$625,000	\$640,847	1,550	8	1910	Good	6,250	N	N	2207 42ND AVE SW
3	30	927570	2020	05/18/12	\$647,500	\$803,702	1,660	8	1948	Good	5,313	Y	N	3700 SW ADMIRAL WAY
3	#N/A	683770	0200	11/13/14	\$899,950	\$909,953	1,680	8	2014	Avg	5,000	Y	N	2304 WALNUT AVE SW
3	30	927570	2220	02/25/14	\$640,000	\$686,358	1,690	8	2010	Avg	2,499	Y	N	3725 SW PRESCOTT PL
3	30	915160	0541	05/08/14	\$719,000	\$758,657	1,690	8	1928	Good	4,500	Y	N	4022 SW WALKER ST
3	30	927420	3839	04/16/13	\$625,000	\$719,633	1,830	8	2007	Avg	2,106	N	N	2008 B CALIFORNIA AVE SW
3	30	927420	4125	02/24/12	\$439,950	\$556,530	1,840	8	1970	Avg	3,696	N	N	1743 41ST AVE SW
3	30	632400	0115	09/22/14	\$727,500	\$744,265	1,940	8	1910	Avg	5,000	Y	N	2315 ARCH AVE SW
3	30	915160	0055	07/09/14	\$749,000	\$779,335	2,100	8	1910	Good	6,000	Y	N	1925 WALNUT AVE SW
3	30	915160	0055	12/12/12	\$670,000	\$793,511	2,100	8	1910	Good	6,000	Y	N	1925 WALNUT AVE SW
3	30	927570	0010	04/03/13	\$790,000	\$912,288	2,310	8	1976	Avg	4,551	Y	N	1709 VICTORIA AVE SW
3	20	927220	1266	01/01/14	\$595,555	\$646,667	1,200	9	1987	Avg	5,150	Y	N	1609 FERRY AVE SW
3	30	927220	2230	04/24/14	\$1,200,000	\$1,270,193	1,680	9	2002	Avg	6,060	Y	N	1611 EDGEWOOD AVE SW
3	30	927570	2350	12/22/14	\$790,000	\$791,784	1,790	9	1929	Avg	4,452	Y	N	3714 SW PRESCOTT PL
3	30	683770	0195	08/08/12	\$900,000	\$1,096,641	2,010	9	2009	Avg	10,000	Y	N	2216 WALNUT AVE SW
3	30	927570	0016	07/06/14	\$1,280,000	\$1,332,743	2,020	9	2005	Avg	4,620	Y	N	1712 ARCH AVE SW
3	30	927570	0016	05/15/13	\$1,180,000	\$1,349,809	2,020	9	2005	Avg	4,620	Y	N	1712 ARCH AVE SW
3	10	934540	0020	01/24/14	\$735,000	\$793,950	2,120	9	1997	Avg	4,200	Y	N	3566 SW ADMIRAL WAY
3	10	934540	0020	10/17/12	\$749,000	\$898,351	2,120	9	1997	Avg	4,200	Y	N	3566 SW ADMIRAL WAY

Improved Sales Used in this Physical Inspection Analysis - Area 016

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	30	632400	0195	12/05/12	\$810,000	\$960,834	2,350	9	2012	Avg	3,575	N	N	4029 SW PRINCE ST
3	30	683770	0225	09/05/14	\$1,100,000	\$1,129,674	2,380	9	2014	Avg	3,750	Y	N	2306 WALNUT AVE SW
3	20	927570	0765	06/10/14	\$870,000	\$911,177	2,470	9	1998	Avg	12,248	Y	N	1919 FAIRMOUNT AVE SW
3	30	927570	2021	05/04/13	\$769,500	\$882,422	2,640	9	2013	Avg	4,386	N	N	3704 SW ADMIRAL WAY
3	30	927220	1555	12/16/13	\$1,200,000	\$1,307,699	2,980	9	1906	VGood	8,250	N	N	1637 42ND AVE SW
3	30	927220	1570	07/08/14	\$930,000	\$967,884	3,140	9	2005	Avg	4,180	N	N	1627 42ND AVE SW
3	20	927570	1235	06/29/12	\$1,098,000	\$1,350,029	2,630	10	2006	Avg	5,679	Y	N	2100 FAIRMOUNT AVE SW
3	30	915160	0710	03/13/13	\$928,000	\$1,076,739	2,690	10	2002	Avg	5,400	Y	N	2108 41ST AVE SW
3	30	915160	0710	04/25/14	\$1,028,000	\$1,087,886	2,690	10	2002	Avg	5,400	Y	N	2108 41ST AVE SW
3	30	927220	2011	12/06/12	\$925,000	\$1,097,002	2,880	10	2002	Avg	5,090	Y	N	1626 PALM AVE SW
3	30	927570	0580	11/11/12	\$1,488,000	\$1,774,671	2,610	11	1993	Good	5,300	Y	N	1720 VICTORIA AVE SW
5	80	102400	0109	07/10/14	\$295,000	\$306,878	740	5	1915	Avg	4,459	Y	N	5908 SW CHARLESTOWN ST
5	80	156310	0465	06/08/12	\$355,000	\$438,557	770	5	1904	Good	3,000	N	N	4112 BEACH DR SW
5	100	239210	0300	07/18/12	\$315,000	\$385,647	830	6	1952	Avg	3,565	N	N	4137 52ND AVE SW
5	80	014800	0450	05/30/14	\$399,000	\$418,923	940	6	1955	Good	4,800	N	N	3209 63RD AVE SW
5	80	156310	0769	04/11/13	\$397,500	\$458,203	950	6	1911	Avg	2,900	N	N	4007 CHILBERG AVE SW
5	80	637150	0120	12/24/14	\$325,000	\$325,587	960	6	1912	Fair	4,800	N	N	3219 61ST AVE SW
5	80	014800	0440	08/18/14	\$313,300	\$323,060	970	6	1940	Avg	4,800	N	N	3217 63RD AVE SW
5	90	156310	1080	02/11/13	\$200,000	\$233,631	1,000	6	1959	Poor	7,600	Y	N	4113 AIKINS AVE SW
5	90	005600	0110	09/24/12	\$275,000	\$331,550	680	7	1952	Avg	4,261	Y	N	5820 SW HANFORD ST
5	90	102100	0060	11/06/13	\$429,000	\$471,740	830	7	1909	Good	7,400	Y	N	3838 59TH AVE SW
5	80	014800	0690	09/18/13	\$466,000	\$518,122	830	7	1941	Good	3,787	N	N	6109 SW HINDS ST
5	100	636590	0185	01/29/14	\$398,124	\$429,570	840	7	1948	Avg	5,750	Y	N	4032 52ND AVE SW
5	100	638450	0035	07/01/14	\$370,000	\$385,681	860	7	1952	Avg	6,050	N	N	3818 53RD AVE SW
5	100	636590	0065	07/18/14	\$334,850	\$347,705	870	7	1948	Avg	5,635	N	N	4031 51ST AVE SW
5	100	205610	0285	04/24/14	\$471,200	\$498,762	880	7	1946	Good	5,000	N	N	4040 54TH AVE SW
5	90	014500	0175	08/22/12	\$432,000	\$524,728	940	7	1940	Avg	5,750	Y	N	5607 SW WINTHROP ST
5	80	014800	0680	10/27/14	\$530,000	\$537,950	960	7	1996	Avg	4,800	N	N	3420 62ND AVE SW
5	90	156310	1095	06/06/12	\$605,000	\$747,738	960	7	1963	Avg	5,000	Y	N	4107 AIKINS AVE SW
5	100	771260	0345	04/22/14	\$510,000	\$540,075	980	7	1952	Good	6,052	N	N	3854 54TH AVE SW
5	90	156310	3040	10/25/14	\$490,000	\$497,574	990	7	1941	Avg	5,000	N	N	4103 55TH AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

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	100	638450	0220	01/27/14	\$375,500	\$405,342	1,010	7	1951	Avg	7,812	N	N	3809 52ND AVE SW
5	80	637250	0275	06/04/12	\$415,000	\$513,142	1,010	7	1938	Avg	4,800	Y	N	3421 60TH AVE SW
5	80	181880	0042	07/02/13	\$587,500	\$664,807	1,020	7	2003	Avg	3,213	Y	N	3642 BEACH DR SW
5	100	205610	0085	05/23/12	\$355,000	\$440,143	1,060	7	1947	Good	7,500	N	N	4042 53RD AVE SW
5	90	156310	2355	06/06/13	\$595,000	\$677,254	1,080	7	1960	Good	5,000	Y	N	4006 57TH AVE SW
5	90	014800	0030	04/29/13	\$620,000	\$711,786	1,100	7	1941	Good	6,435	Y	N	5524 SW HANFORD ST
5	100	638450	0210	12/13/13	\$446,000	\$486,357	1,110	7	1952	VGood	6,300	N	N	3815 52ND AVE SW
5	80	637150	0025	04/03/14	\$458,500	\$487,624	1,160	7	1924	Avg	4,800	N	N	3218 62ND AVE SW
5	90	156310	2345	07/15/13	\$605,000	\$682,605	1,160	7	1947	Avg	5,000	Y	N	5615 SW ANDOVER ST
5	80	782870	0020	02/09/12	\$424,000	\$538,171	1,200	7	1922	Good	5,900	N	N	3220 63RD AVE SW
5	90	014800	0062	05/07/12	\$550,000	\$684,378	1,200	7	1948	Good	7,053	Y	N	5515 SW WINTHROP ST
5	90	156310	2990	06/20/12	\$377,000	\$464,476	1,210	7	1949	Avg	5,000	N	N	4127 55TH AVE SW
5	80	299880	0040	06/13/14	\$589,000	\$616,460	1,250	7	1925	Good	8,800	Y	N	3406 60TH AVE SW
5	100	764690	0370	06/20/13	\$341,000	\$386,917	1,260	7	1910	Avg	5,000	N	N	3711 51ST AVE SW
5	100	700770	0005	06/26/13	\$425,000	\$481,575	1,300	7	1952	Good	6,000	N	N	5305 SW ORLEANS ST
5	90	156310	2765	05/23/12	\$451,000	\$559,168	1,300	7	1931	Good	5,000	Y	N	4035 55TH AVE SW
5	90	299830	0045	02/21/13	\$625,000	\$728,453	1,300	7	1956	Good	6,050	Y	N	5813 SW HORTON ST
5	100	549620	0125	09/18/13	\$440,000	\$489,213	1,310	7	1941	Avg	8,250	N	N	4156 55TH AVE SW
5	100	764690	0360	09/18/14	\$420,000	\$430,067	1,320	7	1955	Avg	5,500	N	N	5100 SW CHARLESTOWN ST
5	80	637400	0241	02/10/14	\$550,000	\$591,838	1,350	7	1947	VGood	5,160	N	N	6412 SW HINDS ST
5	90	152403	9046	10/15/12	\$475,000	\$569,972	1,420	7	1997	Avg	3,840	N	N	3966 59TH AVE SW
5	100	638450	0075	04/04/12	\$434,000	\$544,071	1,430	7	1952	VGood	6,050	N	N	3838 53RD AVE SW
5	80	147440	0085	05/17/13	\$448,000	\$512,238	1,440	7	1930	Good	4,720	N	N	3254 61ST AVE SW
5	80	942240	0120	04/12/13	\$517,000	\$595,818	1,460	7	1965	Good	4,800	N	N	3419 62ND AVE SW
5	90	210270	0035	07/06/12	\$550,000	\$675,177	1,480	7	2003	Avg	7,725	Y	N	3621 59TH AVE SW
5	90	152403	9043	07/25/14	\$629,000	\$652,117	1,510	7	1995	Good	4,560	N	N	3960 59TH AVE SW
5	90	299880	0125	07/01/14	\$730,000	\$760,938	1,530	7	1941	Good	4,920	Y	N	3419 59TH AVE SW
5	90	014800	0590	07/31/14	\$725,000	\$750,629	1,640	7	1941	Good	7,042	Y	N	3420 59TH AVE SW
5	80	147440	0050	04/02/12	\$320,000	\$401,339	1,740	7	1909	Avg	4,720	N	N	3226 61ST AVE SW
5	100	764690	0350	03/17/14	\$543,000	\$579,710	1,760	7	1912	Good	5,250	N	N	5118 SW CHARLESTOWN ST
5	90	014800	0035	06/02/14	\$544,000	\$570,777	1,790	7	1910	Avg	8,203	Y	N	5601 SW ADMIRAL WAY

Improved Sales Used in this Physical Inspection Analysis - Area 016

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	100	205610	0585	05/30/12	\$527,000	\$652,365	1,820	7	1988	Avg	5,500	N	N	4008 55TH AVE SW
5	80	156310	0705	09/12/14	\$690,000	\$707,495	1,930	7	1920	Avg	5,400	Y	N	4024 BEACH DR SW
5	80	942240	0035	09/12/14	\$477,500	\$489,607	2,090	7	1985	Avg	6,000	Y	N	3428 63RD AVE SW
5	90	014500	0080	08/28/13	\$604,000	\$674,746	2,490	7	1904	Good	6,000	Y	N	5627 SW ADMIRAL WAY
5	80	181880	0039	08/29/12	\$285,000	\$345,628	740	8	1984	Avg	1,601	N	N	3628 BEACH DR SW
5	80	156310	0646	12/16/13	\$431,500	\$470,227	900	8	2013	Avg	1,225	N	N	4107 CHILBERG AVE SW
5	80	156310	0640	01/07/14	\$439,000	\$476,031	900	8	2013	Avg	1,272	N	N	4111 CHILBERG AVE SW
5	80	156310	0645	01/02/14	\$441,000	\$478,740	920	8	2013	Avg	1,273	N	N	4105 CHILBERG AVE SW
5	80	156310	0641	12/11/13	\$439,000	\$478,940	940	8	2014	Avg	1,225	N	N	4109 CHILBERG AVE SW
5	100	205610	0275	10/06/14	\$530,000	\$540,504	970	8	1954	Good	5,000	N	N	4044 54TH AVE SW
5	80	156310	0557	10/10/14	\$445,000	\$453,410	1,120	8	2002	Avg	1,266	N	N	4156 A BEACH DR SW
5	90	181880	0221	09/05/12	\$725,000	\$877,843	1,130	8	1951	VGood	6,360	Y	N	3662 HILLCREST AVE SW
5	80	637400	0085	05/22/13	\$970,000	\$1,107,838	1,180	8	1967	Good	4,500	Y	N	3436 BEACH DR SW
5	100	014200	0175	08/22/14	\$625,000	\$643,890	1,250	8	1950	Good	6,050	N	N	4131 53RD AVE SW
5	100	771260	0415	06/16/12	\$579,000	\$713,991	1,260	8	1966	VGood	6,250	N	N	3831 53RD AVE SW
5	90	014800	0532	01/09/13	\$530,000	\$623,750	1,300	8	1952	Avg	9,750	Y	N	3218 57TH AVE SW
5	80	152403	9045	07/15/13	\$801,000	\$903,746	1,300	8	1955	VGood	4,995	Y	N	3635 59TH AVE SW
5	100	205610	0390	05/14/14	\$608,800	\$641,510	1,320	8	1999	Avg	2,500	N	N	4011 54TH AVE SW
5	90	513500	0170	08/06/14	\$655,000	\$677,237	1,320	8	1948	Avg	7,620	Y	N	5639 SW ORLEANS ST
5	80	156310	0596	04/03/14	\$493,043	\$524,361	1,360	8	2000	Avg	1,458	N	N	4135 B CHILBERG AVE SW
5	100	771260	0015	05/03/12	\$580,000	\$722,359	1,380	8	1952	Good	6,250	Y	N	3806 55TH AVE SW
5	90	156310	2690	06/27/12	\$540,000	\$664,248	1,420	8	1987	Good	5,000	N	N	4052 56TH AVE SW
5	90	181880	0144	05/02/14	\$750,000	\$792,439	1,440	8	1955	Good	6,550	Y	N	3628 59TH AVE SW
5	80	181880	0030	08/09/13	\$670,000	\$751,691	1,480	8	1950	Avg	5,163	N	N	3618 BEACH DR SW
5	90	299830	0146	06/17/14	\$936,000	\$978,755	1,480	8	1952	Good	12,420	Y	N	3350 58TH AVE SW
5	90	299830	0266	08/02/13	\$787,000	\$884,352	1,490	8	1962	Good	7,860	Y	N	5710 SW SPOKANE ST
5	90	005600	0160	10/29/14	\$675,000	\$684,815	1,520	8	1959	Good	5,000	Y	N	5710 SW WINTHROP ST
5	90	021900	0025	01/05/12	\$615,000	\$786,790	1,540	8	1954	VGood	8,690	Y	N	3224 56TH AVE SW
5	90	513500	0090	06/01/12	\$615,000	\$760,955	1,550	8	1959	Avg	6,000	Y	N	3609 55TH AVE SW
5	90	513500	0015	05/23/13	\$577,000	\$658,843	1,580	8	1950	Avg	6,000	Y	N	3817 55TH AVE SW
5	90	949020	0090	06/14/13	\$689,000	\$782,835	1,580	8	1979	Good	8,580	N	N	5610 SW ANDOVER ST

Improved Sales Used in this Physical Inspection Analysis - Area 016

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	021940	0085	04/04/14	\$840,000	\$893,155	1,640	8	1956	Good	8,976	Y	N	3321 56TH AVE SW
5	90	513500	0110	09/05/13	\$644,500	\$718,691	1,680	8	1959	Avg	6,000	Y	N	3614 56TH AVE SW
5	90	181880	0235	09/05/14	\$1,100,005	\$1,129,679	1,710	8	1958	VGood	7,750	Y	N	3615 57TH PL SW
5	90	513500	0160	06/12/14	\$670,000	\$701,395	1,730	8	1956	Avg	6,420	Y	N	5625 SW ORLEANS ST
5	90	102400	0050	07/18/14	\$915,000	\$950,128	1,740	8	1979	Good	7,000	Y	N	3735 58TH AVE SW
5	100	239210	0140	07/30/12	\$525,000	\$641,007	1,900	8	1983	Avg	5,750	N	N	4142 52ND AVE SW
5	80	014800	0661	05/23/12	\$595,000	\$737,705	1,940	8	1991	Good	4,800	N	N	3432 62ND AVE SW
5	80	014800	0661	06/19/13	\$662,000	\$751,310	1,940	8	1991	Good	4,800	N	N	3432 62ND AVE SW
5	100	014200	0165	05/07/14	\$749,950	\$791,493	1,960	8	1949	VGood	6,050	N	N	4135 53RD AVE SW
5	80	942240	0055	01/08/13	\$748,000	\$880,510	1,980	8	1971	Avg	5,060	Y	N	3446 63RD AVE SW
5	80	299880	0070	04/16/12	\$554,600	\$693,379	2,050	8	1999	Avg	4,800	Y	N	3428 60TH AVE SW
5	80	984130	0090	08/08/13	\$625,000	\$701,363	2,080	8	1993	Avg	7,320	N	N	3249 60TH AVE SW
5	100	205610	0425	07/22/13	\$749,000	\$843,743	2,080	8	1997	Avg	8,000	N	N	4031 54TH AVE SW
5	90	156310	2880	06/21/14	\$849,000	\$886,980	2,160	8	1928	Good	6,300	Y	N	4104 56TH AVE SW
5	100	014200	0103	01/02/13	\$725,000	\$854,591	2,670	8	2002	Avg	6,048	Y	N	4152 54TH AVE SW
5	80	037500	0165	07/23/14	\$991,700	\$1,028,611	1,610	9	2011	Avg	2,350	Y	N	6327 SW MARGUERITE CT
5	90	152403	9073	12/11/12	\$675,000	\$799,612	1,890	9	1984	Avg	7,447	Y	N	5715 SW BRADFORD ST
5	90	181880	0264	07/06/12	\$1,200,000	\$1,473,114	1,930	9	1959	VGood	6,575	Y	N	5715 SW SPOKANE ST
5	90	014800	0553	11/26/12	\$1,200,000	\$1,426,351	1,970	9	2012	Avg	7,236	Y	N	3455 58TH AVE SW
5	100	771260	0310	11/21/12	\$790,000	\$940,074	1,980	9	2012	Avg	5,000	N	N	3834 54TH AVE SW
5	100	239210	0396	06/19/13	\$603,000	\$684,350	2,130	9	2013	Avg	2,876	N	N	4140 53RD AVE SW
5	100	239210	0160	09/05/12	\$644,000	\$779,767	2,140	9	2012	Avg	2,875	N	N	4136 52ND AVE SW
5	100	239210	0165	06/05/12	\$599,950	\$741,664	2,220	9	2012	Avg	2,875	N	N	4134 52ND AVE SW
5	90	156310	2970	11/26/14	\$819,000	\$825,678	2,320	9	2014	Avg	2,500	N	N	4137 55TH AVE SW
5	80	147440	0075	07/30/12	\$685,000	\$836,362	2,470	9	2007	Avg	4,720	N	N	3248 61ST AVE SW
5	90	152403	9039	03/28/14	\$1,150,000	\$1,224,705	2,510	9	2013	Avg	4,536	Y	N	3926 59TH AVE SW
5	100	771260	0315	01/15/13	\$730,000	\$857,965	2,520	9	2012	Avg	4,357	N	N	3838 54TH AVE SW
5	90	156310	2685	06/25/12	\$735,000	\$904,524	2,520	9	1995	Good	3,750	Y	N	4048 56TH AVE SW
5	80	299880	0095	02/28/13	\$1,070,000	\$1,245,145	2,720	9	2002	Avg	7,200	Y	N	3452 60TH AVE SW
5	80	210270	0010	04/16/14	\$833,000	\$883,318	2,840	9	2006	Avg	5,750	Y	N	6010 SW ORLEANS ST
5	80	210270	0010	05/16/12	\$790,000	\$981,022	2,840	9	2006	Avg	5,750	Y	N	6010 SW ORLEANS ST

Improved Sales Used in this Physical Inspection Analysis - Area 016

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	100	205610	0235	08/14/13	\$830,000	\$930,150	2,960	9	2003	Avg	5,713	N	N	5304 SW DAKOTA ST
5	100	205610	0440	06/14/12	\$700,000	\$863,592	2,970	9	1999	Avg	7,000	N	N	4035 54TH AVE SW
5	90	513500	0095	06/23/12	\$1,050,000	\$1,292,760	3,010	9	2012	Avg	6,000	Y	N	5501 SW SPOKANE ST
5	90	156310	2035	06/12/13	\$1,075,000	\$1,221,956	1,990	10	2000	Avg	6,898	Y	N	4057 HILLCREST AVE SW
5	90	156310	2005	07/26/13	\$960,000	\$1,080,457	2,100	10	1961	Good	8,271	Y	N	4051 57TH AVE SW
5	100	771260	0035	04/02/13	\$881,000	\$1,017,604	2,330	10	2004	Avg	6,250	Y	N	3816 55TH AVE SW
5	90	181880	0146	09/25/13	\$1,288,000	\$1,429,803	2,440	10	2007	Avg	6,000	Y	N	3603 58TH AVE SW
5	100	130930	0097	04/03/14	\$1,040,000	\$1,106,061	2,510	10	2014	Avg	3,313	Y	N	5359 SW MANNING ST
5	90	014800	0596	07/17/13	\$805,000	\$907,850	2,790	10	2007	Avg	4,296	Y	N	3410 59TH AVE SW
5	100	130930	0180	05/27/14	\$1,137,500	\$1,195,107	2,850	10	2014	Avg	5,000	Y	N	5337 SW ORLEANS ST
5	90	210270	0025	10/09/14	\$1,400,000	\$1,426,781	2,910	10	2009	Avg	9,270	Y	N	3616 60TH AVE SW
5	90	156310	2965	08/11/14	\$1,010,000	\$1,043,112	3,130	10	2014	Avg	5,000	N	N	4139 55TH AVE SW
5	90	021920	0085	10/10/13	\$1,150,000	\$1,272,297	3,350	10	1959	Good	18,460	Y	N	3264 57TH AVE SW
5	90	014800	0475	05/28/14	\$1,400,000	\$1,470,569	2,520	11	2005	Avg	9,160	Y	N	3249 57TH AVE SW
7	100	370290	0165	11/04/14	\$295,000	\$298,885	520	6	1918	Avg	5,600	N	N	4851 49TH AVE SW
7	100	431570	0050	06/25/13	\$245,000	\$277,676	590	6	1907	Avg	4,720	N	N	7122 FAUNTLEROY WAY SW
7	100	762570	3637	08/28/14	\$286,000	\$294,245	610	6	1918	Good	4,000	N	N	4522 SW GRAHAM ST
7	100	431620	0040	07/10/12	\$280,000	\$343,416	670	6	1920	Avg	6,000	N	N	6765 MURRAY AVE SW
7	100	239160	1560	11/06/14	\$420,000	\$425,339	680	6	1932	Avg	5,750	Y	N	4539 51ST PL SW
7	100	762570	3575	02/28/12	\$330,000	\$417,068	690	6	1923	Good	6,000	N	N	6001 45TH AVE SW
7	100	762570	1935	10/13/14	\$330,000	\$336,009	700	6	1943	Avg	4,000	N	N	5957 46TH AVE SW
7	100	757120	0110	07/28/14	\$328,000	\$339,824	700	6	1943	Avg	4,350	N	N	4604 SW HUDSON ST
7	100	031200	0245	07/12/13	\$344,000	\$388,388	700	6	1943	Avg	4,224	N	N	4817 SW HUDSON ST
7	100	762570	1891	08/06/14	\$435,000	\$449,768	700	6	1917	Good	4,800	N	N	5917 46TH AVE SW
7	100	422990	0140	10/06/14	\$310,000	\$316,144	720	6	1943	Fair	5,750	N	N	5414 48TH AVE SW
7	100	793600	0503	10/30/13	\$359,000	\$395,390	720	6	1946	Good	7,095	N	N	4736 50TH AVE SW
7	100	762570	3805	03/14/13	\$405,000	\$469,807	750	6	1943	VGood	6,000	N	N	6006 47TH AVE SW
7	100	762570	3955	08/15/12	\$285,000	\$346,721	770	6	1948	Avg	5,811	N	N	6447 MARSHALL AVE SW
7	100	762570	0840	03/12/13	\$320,000	\$371,373	770	6	1915	Avg	3,300	Y	N	5221 45TH AVE SW
7	100	939370	0032	11/07/13	\$349,000	\$383,683	780	6	1918	Avg	3,840	N	N	4824 49TH AVE SW
7	100	743550	0125	10/28/13	\$375,000	\$413,198	790	6	2002	Avg	6,600	N	N	4636 SW DAWSON ST

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	100	031200	0025	05/02/14	\$395,750	\$418,143	790	6	1950	Avg	5,120	N	N	4844 49TH AVE SW
7	90	793500	0181	08/13/13	\$355,000	\$397,925	810	6	1909	Good	3,750	N	N	6319 49TH AVE SW
7	100	941740	0215	07/31/14	\$363,000	\$375,832	820	6	1925	Good	4,880	N	N	6005 48TH AVE SW
7	100	281010	0060	08/06/12	\$280,000	\$341,331	830	6	1949	Avg	4,160	N	N	4341 SW WILLOW ST
7	100	762570	0906	04/01/13	\$340,000	\$392,807	830	6	1915	Avg	6,203	N	N	4504 SW BRANDON ST
7	100	031200	0135	05/20/14	\$483,945	\$509,257	840	6	1951	Good	5,120	N	N	4845 47TH AVE SW
7	90	793500	0130	06/05/12	\$350,000	\$432,673	860	6	1906	Good	7,500	N	N	6049 49TH AVE SW
7	100	370290	0180	04/10/13	\$350,000	\$403,540	870	6	1918	Good	5,200	N	N	4850 50TH AVE SW
7	90	793500	0227	11/01/13	\$275,000	\$302,738	880	6	1920	Avg	4,500	N	N	6421 49TH AVE SW
7	100	762570	4130	10/31/13	\$328,000	\$361,166	890	6	1918	Avg	6,000	N	N	6314 47TH AVE SW
7	100	762570	4066	08/02/12	\$317,000	\$386,784	890	6	1918	Good	4,800	N	N	6311 46TH AVE SW
7	100	762570	4316	09/19/13	\$357,850	\$397,785	890	6	1939	Good	4,500	Y	N	6613 FAUNTLEROY WAY SW
7	100	762620	0285	03/05/12	\$220,000	\$277,669	910	6	1912	Avg	5,000	N	N	6531 FAUNTLEROY WAY SW
7	100	762570	1540	10/10/13	\$384,950	\$425,887	910	6	1910	Good	6,250	N	N	5623 44TH AVE SW
7	100	939370	0110	06/03/14	\$430,000	\$451,064	910	6	1924	Good	5,120	N	N	4822 48TH AVE SW
7	100	762570	0930	05/10/12	\$325,000	\$404,131	920	6	1908	Good	6,000	N	N	5417 46TH AVE SW
7	100	931980	0005	06/28/12	\$345,000	\$424,285	960	6	1942	Good	6,600	N	N	4703 49TH AVE SW
7	100	762570	0851	05/09/13	\$474,000	\$542,945	960	6	1910	Good	3,750	Y	N	5231 45TH AVE SW
7	100	432320	0115	08/24/13	\$415,000	\$464,027	980	6	1939	Avg	4,821	N	N	6732 MURRAY AVE SW
7	100	031200	0005	10/01/12	\$382,000	\$459,827	990	6	1918	Good	5,632	N	N	4836 49TH AVE SW
7	100	762570	1960	04/28/14	\$421,000	\$445,224	1,020	6	1944	Good	6,000	N	N	5938 47TH AVE SW
7	100	762570	1955	07/11/12	\$340,000	\$416,911	1,040	6	1919	Avg	6,000	N	N	5940 47TH AVE SW
7	100	762570	2055	04/15/13	\$395,000	\$454,911	1,040	6	1950	Good	6,000	N	N	5957 45TH AVE SW
7	100	762570	1095	05/15/12	\$300,000	\$372,624	1,050	6	1910	Avg	6,000	N	N	4514 SW FINDLAY ST
7	90	793500	0125	06/05/14	\$440,000	\$461,345	1,050	6	1900	Avg	7,500	N	N	6060 50TH AVE SW
7	100	762570	3945	07/01/14	\$345,000	\$359,621	1,080	6	1955	Avg	7,775	N	N	6439 MARSHALL AVE SW
7	100	955720	0070	06/08/12	\$340,000	\$420,027	1,080	6	1949	Good	3,825	N	N	7109 44TH AVE SW
7	100	814960	0105	05/27/12	\$355,000	\$439,746	1,100	6	1914	Avg	6,350	Y	N	4753 45TH AVE SW
7	100	031200	0270	04/23/13	\$379,200	\$435,927	1,190	6	1943	Avg	5,120	N	N	5020 49TH AVE SW
7	100	390210	0205	01/19/13	\$375,950	\$441,454	1,190	6	2012	Avg	4,500	N	N	4970 LEWIS PL SW
7	100	239160	1010	08/20/14	\$425,000	\$438,043	1,240	6	1948	Good	5,750	Y	N	4425 51ST AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	100	939370	0090	08/21/12	\$411,500	\$499,940	1,310	6	1918	Good	5,120	N	N	4804 48TH AVE SW
7	100	370290	0110	06/25/13	\$467,000	\$529,286	1,310	6	1905	VGood	6,120	N	N	5022 50TH AVE SW
7	100	762570	1387	11/15/13	\$386,500	\$424,144	1,480	6	1922	VGood	4,333	N	N	4327 SW BRANDON ST
7	100	764990	0225	05/06/13	\$386,000	\$442,445	1,520	6	1908	Avg	4,600	Y	N	4955 SW BRUCE ST
7	100	762570	1830	10/23/14	\$521,000	\$529,292	1,840	6	1944	Good	6,000	N	N	5646 47TH AVE SW
7	990	743600	0226	01/06/14	\$850,000	\$921,909	1,890	6	1920	Avg	6,588	Y	Y	6309 BEACH DR SW
7	100	762570	3496	07/13/12	\$238,000	\$291,706	640	7	1918	Avg	4,000	N	N	4408 SW GRAHAM ST
7	100	910000	0060	08/15/13	\$405,000	\$453,766	690	7	1908	VGood	4,080	N	N	5105 46TH AVE SW
7	100	762570	1970	01/27/14	\$321,800	\$347,374	720	7	1946	Avg	6,000	N	N	5928 47TH AVE SW
7	100	955720	0085	04/02/14	\$331,000	\$352,104	740	7	1912	Good	4,250	N	N	7107 WOODSIDE PL SW
7	100	281060	0022	10/07/14	\$335,000	\$341,562	760	7	2003	Avg	1,202	N	N	6717 B CALIFORNIA AVE SW
7	100	762570	3445	04/26/13	\$356,000	\$408,979	770	7	1942	Avg	2,250	N	N	4317 SW RAYMOND ST
7	100	762570	1277	10/21/13	\$322,500	\$355,912	790	7	1910	Good	3,000	N	N	4315 SW BRANDON ST
7	100	762570	2287	11/07/13	\$340,000	\$373,789	790	7	2013	Avg	714	Y	N	5947 B CALIFORNIA AVE SW
7	100	762570	2286	11/19/13	\$350,000	\$383,742	790	7	2013	Avg	982	Y	N	5947 A CALIFORNIA AVE SW
7	100	431570	0125	06/07/12	\$304,000	\$375,638	800	7	1983	Avg	4,400	N	N	6706 46TH AVE SW
7	100	422990	0075	03/28/12	\$308,000	\$386,725	810	7	1943	Avg	6,125	N	N	5421 48TH AVE SW
7	90	793500	0115	08/26/13	\$395,000	\$441,465	820	7	1954	Good	3,750	N	N	6056 50TH AVE SW
7	100	762570	3795	10/24/12	\$369,000	\$441,880	820	7	1913	Avg	6,000	N	N	6016 47TH AVE SW
7	100	793600	0690	07/11/13	\$375,000	\$423,484	830	7	1948	Good	6,075	N	N	4703 SW DAWSON ST
7	100	762570	3730	08/18/14	\$447,000	\$460,926	830	7	1949	Avg	6,000	N	N	6037 46TH AVE SW
7	100	762570	2271	09/17/13	\$285,000	\$316,948	840	7	2008	Avg	671	N	N	5937 B CALIFORNIA AVE SW
7	100	955720	0090	11/12/14	\$399,000	\$403,525	840	7	1924	Good	4,250	N	N	7111 WOODSIDE PL SW
7	100	762570	1750	11/05/12	\$350,000	\$417,994	840	7	1926	Avg	6,000	N	N	5606 46TH AVE SW
7	100	762570	2120	10/07/13	\$439,000	\$486,014	840	7	1918	Good	4,000	N	N	4407 SW JUNEAU ST
7	100	762570	2288	11/19/13	\$359,000	\$393,610	850	7	2013	Avg	981	Y	N	5947 C CALIFORNIA AVE SW
7	100	135830	0005	12/11/13	\$380,000	\$414,572	850	7	1925	Good	5,040	N	N	4732 49TH AVE SW
7	90	793600	0609	07/08/13	\$403,850	\$456,373	860	7	1942	Avg	5,000	N	N	5411 SW GENESEE ST
7	90	793600	0610	03/14/13	\$409,000	\$474,447	860	7	1942	Good	5,000	N	N	5407 SW GENESEE ST
7	100	762570	1775	05/21/13	\$424,123	\$484,500	880	7	1925	Avg	6,000	Y	N	5615 46TH AVE SW
7	100	762570	4360	01/12/12	\$410,000	\$523,699	880	7	1916	VGood	5,580	N	N	6544 FAUNTLEROY WAY SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	100	941740	0355	04/03/14	\$365,000	\$388,185	890	7	1950	Avg	5,000	N	N	6017 47TH AVE SW
7	100	762570	1205	01/30/12	\$410,000	\$521,577	890	7	1940	Good	5,625	N	N	5451 44TH AVE SW
7	100	710410	0050	06/24/14	\$485,000	\$506,353	900	7	1920	VGood	5,412	N	N	5909 48TH AVE SW
7	100	281060	0120	10/02/13	\$365,000	\$404,545	910	7	1926	Good	4,000	N	N	6702 FAUNTLEROY WAY SW
7	100	762570	1595	10/19/12	\$350,000	\$419,600	910	7	1921	Good	6,000	N	N	5640 45TH AVE SW
7	100	762620	0140	10/03/13	\$381,500	\$422,737	910	7	1955	Avg	6,119	Y	N	6659 BEVERIDGE PL SW
7	100	431570	0510	03/10/14	\$412,500	\$441,083	910	7	1928	Good	3,250	N	N	4627 SW FRONTENAC ST
7	100	762570	4096	07/15/13	\$441,500	\$498,132	910	7	1955	Avg	5,265	N	N	6414 47TH AVE SW
7	100	762620	0110	07/19/13	\$503,000	\$567,009	910	7	1958	Good	9,561	N	N	6626 BEVERIDGE PL SW
7	100	431570	0717	09/12/12	\$527,000	\$637,094	910	7	1953	Good	5,100	Y	N	7109 47TH AVE SW
7	100	537620	0026	07/02/13	\$425,000	\$480,924	920	7	1948	Avg	5,920	N	N	7145 45TH AVE SW
7	100	762570	2035	03/24/14	\$395,500	\$421,572	930	7	1918	Avg	6,000	N	N	5937 45TH AVE SW
7	100	941740	0110	09/15/14	\$390,000	\$399,618	940	7	1950	Avg	4,840	N	N	6028 49TH AVE SW
7	100	281010	0090	10/15/14	\$320,000	\$325,680	950	7	1923	Avg	3,008	N	N	4359 SW WILLOW ST
7	100	743600	0045	05/25/12	\$300,000	\$371,784	950	7	1910	Avg	2,962	N	N	6317 48TH AVE SW
7	100	281010	0205	06/06/14	\$467,000	\$489,545	950	7	1951	Avg	4,400	N	N	4336 SW MILLS ST
7	100	356080	0040	10/28/14	\$400,000	\$405,908	960	7	1946	Good	6,200	N	N	4923 SW BRUCE ST
7	100	762570	0585	11/01/13	\$435,000	\$478,877	960	7	1951	Good	6,500	N	N	5268 44TH AVE SW
7	100	911300	0091	09/17/12	\$379,000	\$457,659	970	7	1943	Avg	6,125	N	N	5441 48TH AVE SW
7	100	762570	1442	04/05/13	\$252,000	\$290,877	980	7	2006	Avg	1,006	N	N	5643 B CALIFORNIA AVE SW
7	100	762570	1444	03/13/12	\$268,000	\$337,642	980	7	2006	Avg	962	N	N	5641 B CALIFORNIA AVE SW
7	100	941740	0150	02/01/12	\$280,000	\$356,038	980	7	1949	Avg	4,800	N	N	6059 48TH AVE SW
7	100	762620	0070	06/04/12	\$410,000	\$506,960	980	7	1956	Good	12,960	N	N	6603 BEVERIDGE PL SW
7	100	762570	2080	03/18/13	\$392,067	\$454,394	990	7	1952	Avg	6,000	N	N	5936 46TH AVE SW
7	100	762570	3405	06/21/12	\$332,000	\$408,943	1,000	7	1918	Good	6,500	N	N	6036 44TH AVE SW
7	100	762570	2263	06/12/14	\$402,000	\$420,837	1,000	7	2008	Avg	1,666	N	N	5921 CALIFORNIA AVE SW
7	100	762570	3405	09/10/14	\$431,000	\$442,127	1,000	7	1918	Good	6,500	N	N	6036 44TH AVE SW
7	100	149530	0390	02/18/14	\$563,000	\$604,734	1,000	7	1908	Good	6,350	Y	N	4702 45TH AVE SW
7	100	431570	0390	06/30/14	\$410,000	\$427,472	1,010	7	1948	Avg	5,750	N	N	6921 46TH AVE SW
7	100	558020	0071	06/21/13	\$423,500	\$480,417	1,010	7	1933	Good	3,600	N	N	4816 SW BRANDON ST
7	100	281010	0040	05/07/14	\$485,000	\$511,866	1,010	7	1917	Good	4,160	N	N	4327 SW WILLOW ST

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	990	793650	0123	02/19/13	\$885,000	\$1,031,956	1,020	7	1979	Good	3,213	Y	Y	5661 BEACH DR SW
7	100	762620	0280	10/02/14	\$425,000	\$433,815	1,030	7	1920	Good	5,000	N	N	6525 FAUNTLEROY WAY SW
7	100	762570	4500	12/08/14	\$500,000	\$502,714	1,030	7	1912	Good	6,500	Y	N	6542 44TH AVE SW
7	100	431570	0045	07/27/12	\$450,000	\$549,807	1,030	7	1907	VGood	5,250	N	N	7118 FAUNTLEROY WAY SW
7	100	252340	0161	01/22/13	\$495,000	\$580,853	1,030	7	1920	VGood	5,100	N	N	5007 46TH AVE SW
7	100	860890	0135	12/12/13	\$430,000	\$469,015	1,040	7	1944	Avg	5,850	Y	N	4807 46TH AVE SW
7	100	762570	4370	07/09/14	\$393,000	\$408,917	1,050	7	1951	Avg	6,250	N	N	6519 44TH AVE SW
7	100	252340	0163	11/21/12	\$365,000	\$434,338	1,050	7	1951	Avg	4,896	N	N	5013 46TH AVE SW
7	100	431570	0140	12/14/12	\$401,000	\$474,707	1,050	7	1925	Good	3,500	Y	N	4551 SW WILLOW ST
7	100	762570	0650	08/02/12	\$485,000	\$591,768	1,050	7	2012	Avg	4,064	N	N	4321 SW DAWSON ST
7	100	762570	1045	10/27/14	\$360,000	\$365,400	1,060	7	1947	Avg	6,000	N	N	5411 45TH AVE SW
7	100	793600	0513	08/27/12	\$399,950	\$485,251	1,060	7	1961	Avg	6,600	N	N	4741 50TH AVE SW
7	90	764940	0075	04/25/12	\$475,000	\$592,656	1,060	7	1985	Good	4,230	N	N	5301 SW SHORE PL
7	90	793600	0413	03/13/14	\$598,000	\$639,005	1,060	7	1951	VGood	6,200	N	N	5442 BEACH DR SW
7	100	884630	0085	03/20/14	\$374,000	\$399,014	1,070	7	1983	Avg	4,800	N	N	7140 44TH AVE SW
7	100	558020	0010	05/22/13	\$396,500	\$452,843	1,070	7	1977	Good	4,000	N	N	4806 SW BRANDON ST
7	90	793600	0403	06/09/14	\$568,000	\$595,018	1,070	7	1977	Good	3,520	N	N	5418 BEACH DR SW
7	100	762570	1190	06/11/12	\$415,000	\$512,333	1,080	7	1921	Avg	6,250	N	N	5435 44TH AVE SW
7	100	762570	3475	02/03/12	\$458,000	\$582,114	1,080	7	1918	VGood	5,000	N	N	6027 44TH AVE SW
7	100	762570	1448	06/25/12	\$280,000	\$344,580	1,090	7	2006	Avg	1,352	N	N	5643 A CALIFORNIA AVE SW
7	100	762570	1446	11/20/13	\$352,000	\$385,848	1,090	7	2006	Avg	1,378	N	N	5641 A CALIFORNIA AVE SW
7	100	431570	0330	07/11/14	\$385,000	\$400,412	1,090	7	1943	Avg	7,500	N	N	4616 SW MYRTLE ST
7	100	793600	0652	08/15/13	\$430,000	\$481,776	1,090	7	1966	Good	5,120	N	N	4722 48TH AVE SW
7	100	431570	0891	11/15/12	\$475,000	\$566,000	1,100	7	1955	Good	11,610	N	N	6726 48TH AVE SW
7	100	762570	1165	12/20/12	\$377,000	\$445,692	1,110	7	1965	Good	6,250	N	N	5413 44TH AVE SW
7	100	931980	0060	02/25/14	\$425,000	\$455,784	1,110	7	1959	Good	5,000	N	N	4714 50TH AVE SW
7	100	239160	1705	08/06/12	\$375,000	\$457,140	1,110	7	1993	Avg	2,875	Y	N	4550 51ST PL SW
7	100	432220	0050	12/17/14	\$340,000	\$341,152	1,120	7	1913	Avg	3,378	N	N	7330 47TH AVE SW
7	100	762570	1840	10/22/14	\$475,200	\$482,872	1,120	7	1951	Good	6,000	N	N	5636 47TH AVE SW
7	100	710410	0100	02/16/12	\$385,000	\$487,898	1,120	7	1963	Avg	5,500	N	N	5919 47TH AVE SW
7	100	762620	0235	05/23/14	\$464,600	\$488,569	1,120	7	1925	Good	5,500	N	N	6613 HOLLY PL SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	100	910000	0040	08/07/14	\$480,000	\$496,184	1,130	7	1979	Good	4,080	N	N	5100 47TH AVE SW
7	100	380750	0045	05/10/12	\$311,000	\$386,722	1,140	7	1963	Avg	4,500	N	N	7138 WOODSIDE PL SW
7	100	762570	2350	05/23/14	\$515,000	\$541,570	1,140	7	1941	Good	6,500	N	N	5906 44TH AVE SW
7	100	432320	0015	04/17/13	\$540,000	\$621,623	1,140	7	1963	Good	7,797	N	N	6724 47TH PL SW
7	90	793600	0061	11/29/12	\$395,000	\$469,189	1,150	7	1915	Avg	9,506	Y	N	5406 SW JACOBSEN RD
7	990	793650	0170	05/13/13	\$915,000	\$1,047,146	1,150	7	1955	Avg	4,985	Y	Y	5929 BEACH DR SW
7	100	422990	0005	09/24/13	\$380,000	\$421,931	1,160	7	1944	Avg	7,750	N	N	5402 49TH AVE SW
7	100	762570	4171	05/18/12	\$355,000	\$440,640	1,160	7	1960	Avg	5,640	N	N	6327 45TH AVE SW
7	100	762570	2190	06/28/13	\$440,000	\$498,347	1,160	7	1955	Avg	6,000	N	N	5946 45TH AVE SW
7	100	431570	0883	05/01/12	\$339,000	\$422,397	1,170	7	1961	Avg	6,912	N	N	6711 MURRAY AVE SW
7	100	814960	0095	06/19/13	\$405,000	\$459,638	1,180	7	1918	Avg	6,350	Y	N	4747 45TH AVE SW
7	100	941740	0175	11/06/13	\$444,599	\$488,893	1,180	7	1909	Avg	4,840	N	N	6037 48TH AVE SW
7	100	814960	0435	11/10/14	\$504,400	\$510,351	1,190	7	1955	Avg	5,850	N	N	4738 47TH AVE SW
7	100	370290	0145	10/23/12	\$460,000	\$550,978	1,190	7	1959	Avg	4,680	N	N	5007 49TH AVE SW
7	100	762570	1386	05/16/14	\$430,000	\$452,899	1,200	7	1956	Avg	4,333	N	N	4319 SW BRANDON ST
7	100	793600	0553	01/14/13	\$460,000	\$540,757	1,200	7	1947	Good	6,000	Y	N	4736 51ST PL SW
7	100	793600	0555	06/21/12	\$551,000	\$678,697	1,200	7	1947	VGood	6,000	Y	N	4756 51ST PL SW
7	100	431570	0175	06/12/14	\$440,000	\$460,617	1,210	7	1910	Good	5,750	N	N	7006 46TH AVE SW
7	100	762570	3415	08/08/14	\$459,000	\$474,369	1,210	7	1918	VGood	6,500	N	N	6026 44TH AVE SW
7	90	793600	0545	05/10/12	\$393,000	\$488,688	1,210	7	1961	Avg	7,000	N	N	4829 51ST AVE SW
7	100	762570	3415	04/17/12	\$394,000	\$492,481	1,210	7	1918	VGood	6,500	N	N	6026 44TH AVE SW
7	100	394890	0075	02/15/13	\$495,000	\$577,716	1,210	7	1920	VGood	4,907	N	N	6705 HOLLY PL SW
7	100	356080	0046	07/06/12	\$325,000	\$398,968	1,220	7	1950	Good	6,600	N	N	4915 SW BRUCE ST
7	100	762570	2340	01/29/13	\$355,000	\$415,914	1,220	7	1949	Avg	6,500	N	N	5916 44TH AVE SW
7	100	793600	0693	03/08/12	\$377,900	\$476,637	1,230	7	1988	Avg	5,327	N	N	5210 48TH AVE SW
7	100	762570	0976	08/01/12	\$467,000	\$569,934	1,230	7	1936	Avg	4,400	Y	N	4614 SW FINDLAY ST
7	90	793500	0505	11/15/12	\$620,000	\$738,779	1,230	7	1940	Good	13,500	Y	N	5934 BEACH DR SW
7	100	431570	0765	08/19/13	\$350,000	\$391,789	1,240	7	1910	Avg	2,979	Y	N	7015 47TH AVE SW
7	100	764990	0175	05/20/14	\$494,000	\$519,838	1,250	7	1925	Good	4,300	N	N	5011 SW DAWSON ST
7	100	941740	0285	04/02/14	\$537,000	\$571,239	1,250	7	1924	Avg	5,000	N	N	6044 48TH AVE SW
7	100	239160	1505	08/22/13	\$840,000	\$939,659	1,250	7	1939	VGood	5,750	Y	N	4515 51ST PL SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	90	743600	0205	09/19/14	\$665,000	\$680,785	1,260	7	1937	Good	24,550	Y	N	6536 BEACH DR SW
7	100	941740	0200	11/02/12	\$465,000	\$555,711	1,270	7	1918	VGood	4,840	N	N	6017 48TH AVE SW
7	100	135830	0070	02/26/13	\$526,000	\$612,375	1,270	7	2013	Avg	5,040	N	N	4731 48TH AVE SW
7	100	031200	0180	11/13/12	\$493,000	\$587,713	1,280	7	1925	VGood	5,304	N	N	5012 48TH AVE SW
7	100	793600	0678	10/31/12	\$404,000	\$483,029	1,310	7	1944	Good	5,771	N	N	5224 49TH AVE SW
7	100	762570	4065	10/21/13	\$480,000	\$529,729	1,310	7	2013	Avg	4,800	N	N	6307 46TH AVE SW
7	100	031200	0300	06/21/13	\$435,000	\$493,463	1,350	7	1931	Avg	5,120	N	N	5017 48TH AVE SW
7	100	175070	0045	04/15/14	\$651,000	\$690,480	1,350	7	1943	Good	6,100	N	N	4833 50TH AVE SW
7	100	078300	0020	07/06/12	\$450,000	\$552,417	1,360	7	1947	Good	5,715	N	N	4756 50TH AVE SW
7	100	762570	2155	10/14/14	\$561,000	\$571,087	1,360	7	1918	Good	5,000	N	N	5939 44TH AVE SW
7	100	281010	0135	08/07/13	\$455,000	\$510,707	1,370	7	1926	VGood	3,393	N	N	6917 FAUNTLEROY WAY SW
7	100	762570	3545	05/02/12	\$385,000	\$479,605	1,400	7	1981	Avg	6,000	N	N	6022 45TH AVE SW
7	100	260030	0110	12/02/14	\$555,000	\$558,768	1,410	7	1946	Good	6,200	N	N	4812 51ST AVE SW
7	100	793600	0550	06/18/12	\$549,000	\$676,692	1,410	7	1947	Good	6,000	Y	N	4752 51ST PL SW
7	100	762570	1770	10/01/12	\$440,000	\$529,644	1,420	7	1924	Good	6,000	Y	N	5611 46TH AVE SW
7	100	239160	1105	10/22/13	\$415,000	\$457,892	1,440	7	1943	Good	5,750	N	N	4410 52ND AVE SW
7	100	281560	0120	06/14/12	\$385,000	\$474,975	1,440	7	1944	Good	6,256	N	N	5648 48TH AVE SW
7	100	793400	0040	09/04/14	\$465,000	\$477,651	1,440	7	1998	Good	5,334	N	N	4900 SW DAWSON ST
7	100	762570	4365	08/28/13	\$582,000	\$650,169	1,460	7	2013	Avg	6,250	N	N	6515 44TH AVE SW
7	100	762570	1175	11/03/14	\$465,000	\$471,230	1,480	7	1930	Avg	6,250	N	N	5423 44TH AVE SW
7	100	394890	0045	06/20/13	\$500,800	\$568,234	1,500	7	1917	Good	7,450	N	N	6710 HOLLY PL SW
7	100	762570	1335	01/07/13	\$436,000	\$513,354	1,510	7	1907	Good	6,500	N	N	4326 SW FINDLAY ST
7	100	281560	0215	11/18/14	\$462,500	\$467,113	1,540	7	1983	Avg	7,290	N	N	5636 49TH AVE SW
7	100	814960	0365	12/19/13	\$535,000	\$582,621	1,600	7	2005	Avg	4,640	N	N	4623 SW ALASKA ST
7	100	762620	0305	10/22/14	\$575,000	\$584,283	1,600	7	1925	VGood	5,000	N	N	6549 FAUNTLEROY WAY SW
7	100	762570	1105	08/12/13	\$525,000	\$588,613	1,630	7	1926	Good	6,000	N	N	5446 46TH AVE SW
7	100	743600	0020	03/11/14	\$426,000	\$455,416	1,640	7	1971	Avg	5,500	N	N	6310 49TH AVE SW
7	100	281010	0055	04/23/12	\$399,950	\$499,241	1,640	7	1919	Avg	4,160	N	N	4337 SW WILLOW ST
7	100	762570	4255	08/27/12	\$544,000	\$660,023	1,660	7	1930	VGood	6,000	N	N	4421 SW GRAHAM ST
7	100	239160	1430	04/24/14	\$700,000	\$740,946	1,710	7	1910	Avg	12,625	Y	N	4456 53RD AVE SW
7	100	031200	0085	07/26/13	\$393,500	\$442,875	1,740	7	1969	Avg	6,961	N	N	4834 48TH AVE SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	100	762570	1150	07/15/13	\$494,500	\$557,931	1,750	7	1908	Good	6,000	Y	N	5404 46TH AVE SW
7	100	762570	2000	10/10/13	\$557,450	\$616,732	1,760	7	1957	Good	7,440	N	N	4507 SW JUNEAU ST
7	90	515420	0071	09/05/12	\$465,000	\$563,030	1,780	7	1903	Avg	23,192	N	N	4770 54TH AVE SW
7	100	390210	0155	02/13/14	\$509,500	\$547,886	1,820	7	1929	Avg	4,500	N	N	4920 ERSKINE WAY SW
7	90	793650	0010	05/31/12	\$380,000	\$470,290	1,900	7	1914	Poor	31,328	Y	N	5466 BEACH DR SW
7	100	762570	4005	05/06/14	\$561,000	\$592,210	2,000	7	1986	Avg	7,000	N	N	6422 MARSHALL AVE SW
7	100	762570	3900	09/26/14	\$689,000	\$704,242	2,020	7	1954	Good	9,600	N	N	6554 49TH AVE SW
7	100	793400	0145	12/01/14	\$450,000	\$453,157	2,040	7	1970	Avg	6,400	N	N	5042 48TH AVE SW
7	90	793500	0345	10/26/12	\$785,000	\$939,619	2,280	7	1912	Good	12,239	Y	N	6057 50TH AVE SW
7	100	762570	3960	10/02/13	\$500,000	\$554,172	2,570	7	1995	Avg	7,281	N	N	6453 MARSHALL AVE SW
7	100	281010	0015	05/10/13	\$310,000	\$355,011	960	8	2007	Avg	872	N	N	6903 CALIFORNIA AVE SW
7	100	537620	0005	10/09/12	\$399,000	\$479,425	960	8	1948	Avg	5,120	N	N	7150 45TH AVE SW
7	90	059300	0020	09/26/12	\$575,000	\$692,930	960	8	1958	Avg	6,750	Y	N	5406 SW BEACH DRIVE TER
7	100	281010	0013	11/07/13	\$320,000	\$351,801	970	8	2007	Avg	1,346	N	N	6901 CALIFORNIA AVE SW
7	100	762570	3379	01/23/12	\$294,000	\$374,599	970	8	2012	Avg	750	N	N	6063 CALIFORNIA AVE SW
7	100	762570	3378	01/25/12	\$300,000	\$382,072	970	8	2012	Avg	750	N	N	6061 CALIFORNIA AVE SW
7	100	762570	3381	03/01/12	\$305,000	\$385,298	970	8	2012	Avg	750	N	N	6065 CALIFORNIA AVE SW
7	100	762570	3382	02/09/12	\$307,000	\$389,666	970	8	2012	Avg	1,850	N	N	6067 CALIFORNIA AVE SW
7	100	281010	0023	06/25/14	\$395,000	\$412,298	1,050	8	2007	Avg	1,493	N	N	4301 SW WILLOW ST
7	100	431570	0431	04/26/12	\$455,000	\$567,574	1,100	8	2007	Avg	6,030	N	N	4606 SW MAPLE WAY
7	990	793650	0172	05/28/14	\$1,175,000	\$1,234,228	1,100	8	1998	Avg	4,252	Y	Y	5923 BEACH DR SW
7	100	281010	0019	07/08/13	\$361,000	\$407,950	1,120	8	2007	Avg	1,251	N	N	4305 SW WILLOW ST
7	100	762570	3326	01/10/12	\$265,000	\$338,641	1,140	8	2011	Avg	800	N	N	6025 C CALIFORNIA AVE SW
7	100	762570	3349	02/14/12	\$300,000	\$380,352	1,140	8	2011	Avg	800	N	N	6025 B CALIFORNIA AVE SW
7	100	762570	3354	07/30/14	\$384,000	\$397,664	1,140	8	2011	Avg	800	N	N	6029 B CALIFORNIA AVE SW
7	100	762570	0646	04/24/12	\$445,000	\$555,350	1,190	8	1946	Good	4,095	N	N	5212 44TH AVE SW
7	100	431570	0007	05/09/13	\$315,000	\$360,818	1,200	8	2006	Avg	1,355	N	N	7019 CALIFORNIA AVE SW
7	100	431570	0013	04/10/12	\$329,000	\$411,883	1,200	8	2006	Avg	1,275	N	N	7015 CALIFORNIA AVE SW
7	100	793600	0731	11/13/12	\$460,000	\$548,374	1,250	8	1954	Good	6,075	N	N	5309 47TH AVE SW
7	100	710410	0065	09/26/14	\$425,000	\$434,402	1,280	8	1918	Good	4,095	N	N	4715 SW JUNEAU ST
7	100	390210	0160	10/22/13	\$514,000	\$567,124	1,310	8	1950	Avg	4,500	N	N	4928 ERSKINE WAY SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	100	281560	0135	04/30/14	\$583,000	\$616,267	1,340	8	1931	Good	3,901	N	N	4712 SW JUNEAU ST
7	100	252340	0130	04/03/13	\$586,600	\$677,403	1,370	8	1959	VGood	5,406	Y	N	5022 46TH AVE SW
7	90	281560	0305	02/24/13	\$660,000	\$768,727	1,380	8	1952	Good	6,800	Y	N	5655 49TH AVE SW
7	90	015800	0020	09/18/13	\$650,000	\$722,702	1,400	8	1965	Avg	10,675	Y	N	6570 BEACH DR SW
7	100	762570	0845	01/16/13	\$610,000	\$716,768	1,470	8	1908	VGood	8,000	Y	N	5225 45TH AVE SW
7	100	762570	2305	02/24/14	\$675,000	\$724,056	1,470	8	1985	Good	6,500	N	N	5950 44TH AVE SW
7	90	764940	0170	12/05/14	\$675,000	\$679,123	1,490	8	1966	Avg	2,833	Y	N	5201 SW CANADA DR
7	990	793650	0214	05/09/14	\$960,000	\$1,012,722	1,510	8	1985	Good	2,084	Y	Y	6017 BEACH DR SW
7	90	793500	0530	02/14/13	\$649,950	\$758,730	1,520	8	1986	Good	8,000	Y	N	5954 BEACH DR SW
7	100	793600	0562	12/16/14	\$721,000	\$723,607	1,540	8	1963	Avg	10,440	Y	N	4700 51ST PL SW
7	100	762570	4091	06/25/12	\$494,900	\$609,046	1,650	8	2000	Avg	6,714	N	N	6335 46TH AVE SW
7	100	762570	4092	02/07/14	\$580,000	\$624,542	1,650	8	2000	Avg	5,750	N	N	6337 46TH AVE SW
7	100	762570	2110	12/05/12	\$519,950	\$616,772	1,660	8	1918	VGood	6,000	N	N	5906 46TH AVE SW
7	100	762570	1855	10/17/12	\$645,000	\$773,613	1,790	8	1928	VGood	6,000	Y	N	5622 47TH AVE SW
7	90	793500	0685	03/10/14	\$905,000	\$967,711	1,840	8	1947	VGood	14,760	Y	N	6360 BEACH DR SW
7	100	762570	3624	12/30/13	\$670,000	\$727,830	1,870	8	2003	Avg	4,320	N	N	6049 45TH AVE SW
7	100	432320	0130	03/25/14	\$755,000	\$804,590	1,880	8	1994	Good	7,982	N	N	6750 MURRAY AVE SW
7	990	431570	1100	05/04/12	\$965,000	\$1,201,585	1,890	8	1936	Good	7,114	Y	Y	6729 BEACH DR SW
7	100	370290	0156	04/13/12	\$575,000	\$719,370	1,920	8	2012	Avg	6,510	N	N	4910 SW HUDSON ST
7	90	793500	0595	10/08/14	\$939,000	\$957,178	1,960	8	1993	Avg	9,248	Y	N	6053 ATLAS PL SW
7	100	762570	0830	10/04/13	\$600,000	\$664,706	1,980	8	1968	Avg	6,300	Y	N	5203 45TH AVE SW
7	100	431570	0255	11/22/13	\$580,000	\$635,486	1,990	8	2006	Avg	4,180	N	N	4552 SW OTHELLO ST
7	100	762570	0985	05/16/13	\$756,000	\$864,598	2,020	8	1920	Good	6,000	Y	N	5448 47TH AVE SW
7	100	793600	0659	06/28/12	\$489,000	\$601,378	2,120	8	1992	Avg	5,017	N	N	4711 47TH AVE SW
7	90	793650	0048	06/26/13	\$730,000	\$827,177	2,190	8	1928	Good	8,838	N	N	5627 49TH AVE SW
7	100	710410	0090	06/18/13	\$558,500	\$633,990	2,200	8	1998	Avg	5,094	N	N	5920 48TH AVE SW
7	90	760310	0020	08/05/14	\$969,000	\$1,002,123	2,200	8	1919	VGood	5,000	Y	N	4620 BEACH DR SW
7	100	078300	0050	03/13/13	\$637,500	\$739,678	2,210	8	1948	Good	8,370	N	N	5016 SW EDMUNDS ST
7	100	941740	0140	01/23/14	\$635,000	\$686,084	2,240	8	1997	Avg	4,800	N	N	6052 49TH AVE SW
7	90	738450	0060	10/26/12	\$885,000	\$1,059,316	2,360	8	2003	Avg	9,630	Y	N	5459 SW JACOBSEN RD
7	100	431570	0275	11/07/14	\$590,000	\$597,365	2,380	8	2004	Avg	4,950	N	N	4508 SW OTHELLO ST

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	100	859590	0070	01/10/14	\$739,900	\$801,771	2,380	8	2006	Avg	6,800	N	N	4731 47TH AVE SW
7	100	422990	0125	06/18/13	\$650,000	\$737,858	2,410	8	2008	Avg	5,750	N	N	5402 48TH AVE SW
7	100	762570	4510	03/23/12	\$535,000	\$672,506	2,450	8	1994	Avg	6,500	N	N	6530 44TH AVE SW
7	100	762570	4510	10/22/14	\$850,000	\$863,723	2,450	8	1994	Avg	6,500	N	N	6530 44TH AVE SW
7	100	570550	0025	05/13/13	\$725,000	\$829,706	2,490	8	2008	Avg	6,250	N	N	5030 51ST AVE SW
7	90	793600	0253	05/20/13	\$630,000	\$719,848	2,520	8	1912	Avg	26,400	Y	N	4872 BEACH DR SW
7	90	738450	0040	11/07/13	\$814,080	\$894,982	2,520	8	2000	Avg	4,000	Y	N	4706 BEACH DR SW
7	100	390210	0175	07/28/14	\$850,000	\$880,643	2,620	8	1931	VGood	5,250	Y	N	4942 ERSKINE WAY SW
7	100	762570	3540	12/02/13	\$740,000	\$808,965	2,630	8	2013	Avg	6,000	N	N	6026 45TH AVE SW
7	100	793600	0628	02/22/12	\$565,000	\$715,038	2,640	8	2010	Avg	5,000	N	N	4700 49TH AVE SW
7	100	239160	1330	03/29/12	\$559,000	\$701,723	2,680	8	1977	Avg	5,100	Y	N	5223 SW GENESEE ST
7	100	644140	0035	06/18/12	\$891,500	\$1,098,854	2,800	8	1940	VGood	10,634	Y	N	4616 SW BRANDON ST
7	990	793600	0158	07/03/13	\$1,300,000	\$1,470,731	2,890	8	1964	Good	6,727	Y	Y	4831 BEACH DR SW
7	100	931980	0045	07/31/12	\$675,000	\$823,966	2,940	8	2007	Avg	5,000	N	N	4722 50TH AVE SW
7	90	738450	0110	07/23/14	\$685,000	\$710,496	2,970	8	1975	Good	8,000	N	N	5430 SW ANGELINE ST
7	100	432220	0004	10/18/13	\$516,500	\$570,397	1,120	9	2013	Avg	1,904	N	N	4621 SW OTHELLO ST
7	100	432220	0006	02/03/14	\$515,000	\$555,051	1,280	9	2013	Avg	1,582	N	N	4613 SW OTHELLO ST
7	100	432220	0003	09/25/13	\$538,000	\$597,231	1,280	9	2013	Avg	1,793	N	N	7304 47TH AVE SW
7	100	432220	0075	12/11/14	\$524,900	\$527,392	1,290	9	2014	Avg	1,781	N	N	7313 BAINBRIDGE PL SW
7	90	793500	0450	09/19/14	\$1,050,000	\$1,074,925	1,330	9	2003	Avg	15,022	Y	N	5921 ATLAS PL SW
7	100	432220	0002	02/07/14	\$530,000	\$570,703	1,350	9	2013	Avg	1,893	N	N	7306 47TH AVE SW
7	100	432220	0005	02/07/14	\$549,700	\$591,916	1,350	9	2013	Avg	1,608	N	N	4615 SW OTHELLO ST
7	100	432220	0001	10/28/13	\$570,000	\$628,061	1,410	9	2013	Avg	1,872	N	N	4617 SW OTHELLO ST
7	990	793600	0277	06/28/13	\$1,600,000	\$1,812,173	1,470	9	2000	Avg	5,621	Y	Y	5019 BEACH DR SW
7	100	432220	0076	07/17/14	\$589,950	\$612,737	1,500	9	2014	Avg	1,970	N	N	7311 BAINBRIDGE PL SW
7	100	432220	0077	09/26/14	\$560,000	\$572,388	1,550	9	2014	Avg	1,600	N	N	7309 BAINBRIDGE PL SW
7	100	380750	0055	04/21/14	\$650,000	\$688,487	1,620	9	2013	Avg	3,870	Y	N	4414 SW OTHELLO ST
7	90	858740	0035	04/29/14	\$1,005,000	\$1,062,587	1,970	9	1967	Avg	7,973	Y	N	4721 53RD AVE SW
7	990	793650	0171	11/06/12	\$1,425,000	\$1,701,452	2,080	9	1998	Avg	5,354	Y	Y	5933 BEACH DR SW
7	100	394890	0051	10/23/13	\$698,000	\$769,967	2,130	9	2013	Avg	2,877	N	N	6722 HOLLY PL SW
7	990	793650	0190	10/21/14	\$1,339,000	\$1,360,925	2,130	9	1955	Avg	7,678	Y	Y	5949 BEACH DR SW

Improved Sales Used in this Physical Inspection Analysis - Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	90	793600	0417	07/12/13	\$826,101	\$932,698	2,210	9	1927	Good	8,940	N	N	5410 BEACH DR SW
7	100	762570	3885	09/17/14	\$870,000	\$891,054	2,220	9	2011	Avg	7,108	Y	N	6550 49TH AVE SW
7	100	031200	0225	11/30/12	\$655,000	\$777,848	2,280	9	2012	Avg	5,120	N	N	5011 47TH AVE SW
7	100	757120	0010	03/12/14	\$749,000	\$800,540	2,360	9	2003	Avg	2,925	Y	N	4840 46TH AVE SW
7	90	793500	0070	08/01/13	\$738,000	\$829,478	2,410	9	1993	Avg	7,950	N	N	5955 49TH AVE SW
7	990	793650	0152	03/20/14	\$1,525,000	\$1,626,999	2,430	9	1949	Avg	11,709	Y	Y	5915 BEACH DR SW
7	100	941740	0265	04/19/13	\$724,000	\$833,059	2,500	9	2013	Avg	5,000	N	N	6028 48TH AVE SW
7	100	710410	0015	08/01/14	\$985,000	\$1,019,590	2,510	9	2008	Avg	5,456	N	N	5910 49TH AVE SW
7	100	370290	0185	08/18/14	\$640,000	\$659,939	2,580	9	1991	Avg	7,500	N	N	4922 SW HUDSON ST
7	100	527620	0020	08/05/14	\$775,000	\$801,492	2,600	9	2014	Avg	4,284	N	N	4352 SW FRONTENAC ST
7	100	031200	0060	09/24/12	\$700,000	\$843,947	2,630	9	2012	Avg	5,120	N	N	4845 48TH AVE SW
7	100	941740	0250	03/14/14	\$790,000	\$843,980	2,650	9	2008	Avg	5,000	N	N	6016 48TH AVE SW
7	100	757120	0007	09/10/13	\$899,000	\$1,001,358	2,810	9	2013	Avg	4,318	Y	N	4834 46TH AVE SW
7	990	431570	1076	09/30/14	\$1,130,000	\$1,153,957	2,850	9	1985	Avg	5,036	Y	Y	6765 BEACH DR SW
7	100	757120	0005	09/13/13	\$890,000	\$990,663	2,930	9	2012	Avg	4,318	Y	N	4832 46TH AVE SW
7	90	214120	0112	01/17/14	\$1,365,000	\$1,476,809	3,100	9	2008	Avg	6,340	Y	N	4432 54TH AVE SW
7	100	431570	0536	06/25/14	\$879,000	\$917,494	3,210	9	2014	Avg	4,900	N	N	4628 SW MYRTLE ST
7	90	760310	0095	11/10/14	\$1,260,000	\$1,274,867	2,220	10	1998	Avg	8,625	Y	N	4622 57TH AVE SW
7	100	431620	0095	09/17/13	\$812,500	\$903,581	2,300	10	2013	Avg	4,880	Y	N	6788 48TH AVE SW
7	100	762570	0910	04/10/12	\$765,000	\$957,723	2,370	10	2006	Avg	4,135	Y	N	5324 46TH AVE SW
7	990	793650	0109	07/25/14	\$2,230,000	\$2,311,959	2,370	10	1977	VGood	6,430	Y	Y	5617 BEACH DR SW
7	100	762570	0935	06/05/14	\$875,000	\$917,448	2,500	10	2001	Avg	6,000	N	N	5423 46TH AVE SW
7	100	762570	1705	03/22/13	\$739,000	\$855,707	2,560	10	2013	Avg	6,000	N	N	5650 46TH AVE SW
7	100	762570	1710	05/01/13	\$750,000	\$860,643	2,580	10	2013	Avg	6,000	N	N	5646 46TH AVE SW
7	90	743600	0171	01/20/12	\$1,148,200	\$1,463,968	3,050	10	1996	Avg	7,000	Y	N	5001 SW MORGAN ST
7	90	793500	0280	08/12/14	\$2,195,000	\$2,266,451	4,940	10	1911	VGood	35,765	Y	N	6313 50TH AVE SW
7	990	793650	0117	08/08/13	\$1,850,000	\$2,076,035	2,780	11	1994	Avg	4,437	Y	Y	5641 BEACH DR SW
7	990	793600	0423	06/24/13	\$1,915,750	\$2,171,753	3,070	11	2003	Avg	4,150	Y	Y	5411 BEACH DR SW
7	90	793500	0460	09/18/13	\$1,600,000	\$1,778,959	4,120	11	2007	Avg	24,870	Y	N	5909 ATLAS PL SW

Improved Sales Removed in this Physical Inspection Analysis Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	253080	0070	09/11/14	\$711,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	30	443260	0145	12/03/12	\$549,900	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	30	637950	0840	11/24/14	\$700,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
1	30	637950	0158	04/04/12	\$279,000	NON-REPRESENTATIVE SALE
1	30	637950	0305	04/01/14	\$693,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	30	927420	2165	11/11/14	\$362,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	927420	1370	03/31/14	\$170,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	927420	0850	04/16/14	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	927420	1190	12/10/13	\$413,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	927420	0960	07/29/13	\$735,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	30	927420	3190	08/14/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	927420	1006	07/31/12	\$387,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	927420	1290	06/10/12	\$806,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	927420	1395	04/02/12	\$443,000	NO MARKET EXPOSURE
1	30	927420	0755	08/21/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
1	30	927420	0365	06/06/14	\$920,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	30	927420	3190	06/11/14	\$650,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	30	927420	1515	10/04/12	\$499,950	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	30	927420	2855	04/25/12	\$565,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	30	927420	0540	10/22/13	\$505,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	30	927420	2620	07/18/14	\$678,100	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	30	927420	1190	03/28/14	\$504,950	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	30	928020	0030	07/17/14	\$490,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	30	928170	0160	02/06/12	\$270,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	927220	0425	12/22/14	\$603,000	NO MARKET EXPOSURE
1	40	927220	1190	10/25/13	\$1,062,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	40	927220	1050	01/03/13	\$1,000,000	NON-REPRESENTATIVE SALE; SHORT SALE; STATEMENT TO DOR
1	40	927220	0700	08/21/12	\$409,950	NON-REPRESENTATIVE SALE
1	40	927220	0940	06/13/12	\$500,000	MULTI-PARCEL SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	927220	0945	06/13/12	\$500,000	MULTI-PARCEL SALE
1	40	927220	0810	10/29/13	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	927420	1740	06/20/13	\$660,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	40	927920	0770	04/12/12	\$872,000	STATEMENT TO DOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	927920	0445	05/15/12	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	927920	0910	11/20/14	\$770,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	927920	0290	01/07/14	\$650,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	50	927970	0415	02/20/13	\$1,835,500	MULTI-PARCEL SALE
1	50	927970	0405	05/21/12	\$920,000	MULTI-PARCEL SALE
1	60	058500	0235	09/05/13	\$650,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	058500	0244	09/05/13	\$650,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	058500	0635	07/09/13	\$450,432	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	60	058500	0445	08/16/12	\$575,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	60	058500	0570	12/06/13	\$361,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	058500	0180	03/25/14	\$485,000	SEGREGATION AND/OR MERGER
1	60	350510	0314	06/06/14	\$714,994	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	350510	0065	06/13/12	\$595,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	60	761620	0030	07/22/13	\$370,863	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	60	761620	0095	08/14/13	\$388,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	761620	0030	09/10/13	\$299,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	761620	0030	03/27/14	\$449,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	927620	1259	07/17/12	\$131,513	QUIT CLAIM DEED
1	60	928170	0035	12/12/12	\$420,000	SHORT SALE
1	70	005900	0765	10/08/12	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	005900	0710	04/11/14	\$576,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	013900	0055	05/16/13	\$650,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	70	013900	0040	07/09/13	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	014500	0045	02/12/12	\$200,000	NON-REPRESENTATIVE SALE
1	70	014800	0245	11/22/14	\$800,000	IMP COUNT>1; MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
1	70	014800	0246	11/22/14	\$800,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
1	70	014800	0073	03/30/14	\$599,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	70	014800	0165	05/29/12	\$308,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	015100	0070	01/24/14	\$146,250	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
1	70	015200	0030	12/27/12	\$284,981	IMP COUNT >1; QUIT CLAIM DEED
1	70	091300	0360	12/13/13	\$182,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGH.
1	70	102403	9022	10/24/13	\$525,000	SEGREGATION AND/OR MERGER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	70	299780	0115	04/02/13	\$403,813	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	70	386740	0365	05/05/14	\$3,650,000	MULTI-PARCEL SALE
1	70	386740	0370	05/05/14	\$3,650,000	MULTI-PARCEL SALE
1	70	386740	0375	05/05/14	\$3,650,000	MULTI-PARCEL SALE
1	70	386740	0130	07/09/14	\$810,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	70	532310	0110	09/22/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	637200	0060	10/25/13	\$439,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	70	637200	0100	06/26/13	\$480,000	NO MARKET EXPOSURE; STATEMENT TO DOR
1	70	637200	0265	11/28/12	\$339,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	70	637200	0440	10/25/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	637200	0450	04/03/14	\$625,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	70	637200	0230	09/26/13	\$775,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	70	637200	0060	05/23/14	\$662,990	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	70	637300	0135	02/07/14	\$485,000	SEGREGATION AND/OR MERGER
1	70	637300	0090	07/02/14	\$490,000	PERCENT COMPLETE
1	70	637300	0135	11/25/14	\$489,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	70	637300	0130	12/01/14	\$555,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	70	637350	0105	09/18/14	\$392,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	70	637350	0110	07/03/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	70	762120	0090	11/06/13	\$600,000	RELOCATION - SALE TO SERVICE
1	70	762120	0150	04/15/13	\$425,631	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	70	762220	0200	05/28/14	\$466,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
1	70	927120	0005	03/19/12	\$290,000	NO MARKET EXPOSURE
1	70	927120	0045	12/03/12	\$647,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
1	70	927220	2655	12/27/13	\$600,000	NO MARKET EXPOSURE
1	70	927220	2475	07/31/13	\$600,000	IMP. CHARS. CHANGED SINCE SALE; NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	70	927220	2470	07/31/13	\$180,000	NO MARKET EXPOSURE
1	70	927220	2660	12/24/12	\$392,500	MULTI-PARCEL SALE; QUIT CLAIM DEED
1	70	927220	2660	12/21/12	\$3,200,000	MULTI-PARCEL SALE
1	70	927220	2605	08/06/13	\$510,000	MULTI-PARCEL SALE
1	70	938520	0035	07/23/14	\$403,000	FORCED SALE; EXEMPT FROM EXCISE TAX
1	990	015400	0040	04/11/13	\$456,200	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	10	691120	0240	11/27/12	\$220,000	MULTI-PARCEL SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
3	10	691170	0025	11/20/14	\$125,900	FINANCIAL INSTITUTION RESALE
3	10	691170	0025	06/25/14	\$258,883	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	691170	0066	04/14/14	\$148,751	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
3	10	691170	0010	04/22/13	\$148,000	AFFORDABLE HOUSING SALES; FINANCIAL INSTITUTION RESALE
3	10	691170	0010	01/15/13	\$321,059	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
3	10	691170	0005	01/10/13	\$58,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	691170	0085	11/27/12	\$220,000	MULTI-PARCEL SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
3	10	691170	0095	11/27/12	\$220,000	MULTI-PARCEL SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
3	10	691170	0110	11/27/12	\$220,000	MULTI-PARCEL SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
3	10	719280	0139	09/17/13	\$224,806	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	10	719280	0145	12/02/14	\$420,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	10	798740	0440	08/28/13	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	20	011700	0160	09/10/14	\$310,000	NO MARKET EXPOSURE
3	20	011700	0310	06/26/14	\$550,000	SEGREGATION AND/OR MERGER
3	20	011700	0310	03/11/14	\$550,000	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER
3	20	683770	0335	06/12/13	\$319,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
3	20	927220	2260	04/10/12	\$47,500	TEAR DOWN; BUILDER OR DEVELOPER SALES
3	20	927420	4015	04/25/13	\$433,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	927420	4005	04/14/13	\$461,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	20	927420	3780	08/20/12	\$345,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	927520	0045	07/12/13	\$250,000	NO MARKET EXPOSURE
3	20	927520	0045	05/09/13	\$120,000	NO MARKET EXPOSURE
3	20	927520	0240	03/20/13	\$115,000	NO MARKET EXPOSURE; TEAR DOWN
3	20	927520	0095	03/20/13	\$285,000	SEGREGATION AND/OR MERGER

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	927570	1535	08/26/14	\$259,685	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	20	927570	3245	06/12/13	\$319,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
3	20	927570	3260	06/12/13	\$319,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
3	20	927570	0146	05/30/13	\$735,000	NO MARKET EXPOSURE
3	20	927570	0160	01/29/13	\$510,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
3	20	927570	1600	01/29/13	\$510,000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE
3	25	927520	0125	09/03/13	\$380,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	011700	0415	09/13/12	\$320,600	NO MARKET EXPOSURE
3	30	608710	0070	01/07/14	\$399,000	IMP. CHARS. CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	608710	0070	02/01/13	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	608710	0070	12/26/12	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
3	30	608710	0070	05/23/14	\$661,254	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	632400	0075	05/10/12	\$483,500	RELOCATION - SALE TO SERVICE
3	30	632400	0195	01/12/12	\$487,500	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER
3	30	632400	0200	01/12/12	\$487,500	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER
3	30	632400	0130	09/28/12	\$362,500	IMP. CHARS. CHANGED SINCE SALE; STATEMENT TO DOR
3	30	632400	0200	12/15/12	\$515,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	683770	0005	08/28/14	\$527,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	683770	0151	12/03/12	\$590,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	683770	0005	12/03/14	\$738,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	683770	0175	12/01/14	\$775,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	915160	0075	10/03/14	\$350,000	NON-REPRESENTATIVE SALE
3	30	915160	0145	08/30/13	\$150,000	NO MARKET EXPOSURE
3	30	915160	0075	09/09/13	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	915160	0145	12/03/14	\$1,250,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
3	30	927420	3839	04/15/13	\$625,000	RELOCATION - SALE TO SERVICE
3	30	927420	3968	06/26/12	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	927570	0080	12/17/12	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	30	927570	1895	03/13/14	\$505,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	80	014800	0375	06/19/14	\$945,000	IMP COUNT >1
5	80	014800	0675	10/22/13	\$332,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	80	014800	0658	08/22/14	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	014800	0450	09/13/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	037500	0065	06/25/13	\$80,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	80	037500	0230	11/13/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	037500	0070	01/06/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	037500	0230	06/26/14	\$638,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	80	075500	0064	02/26/12	\$470,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	80	075500	0064	01/25/12	\$409,413	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	80	102400	0108	06/27/14	\$675,000	IMP COUNT >1
5	80	152403	9045	01/29/13	\$431,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	181880	0042	01/10/13	\$462,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	80	299880	0050	08/20/13	\$630,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	637250	0235	05/29/13	\$675,000	NO MARKET EXPOSURE
5	80	782870	0025	02/21/12	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	782870	0025	10/08/13	\$639,750	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	80	942240	0070	05/29/13	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	80	984130	0050	12/31/14	\$475,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
5	90	014800	0522	05/06/13	\$452,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	90	014800	0463	02/17/12	\$524,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	90	014800	0553	02/15/12	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	90	014800	0055	09/22/14	\$446,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	90	014800	0531	06/21/12	\$428,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	90	021920	0025	08/21/12	\$725,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	90	021940	0080	01/07/14	\$456,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN., GUARDIAN
5	90	102100	0105	03/26/13	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	90	156310	0845	08/05/14	\$412,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	90	156310	0805	06/26/13	\$637,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	90	156310	0985	10/26/12	\$299,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	90	156310	1780	08/23/12	\$360,918	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	90	156310	0895	10/25/13	\$875,000	MULTI-PARCEL SALE
5	90	156310	2745	02/21/13	\$427,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	90	156310	2435	12/10/14	\$950,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	90	181880	0135	08/06/14	\$535,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	90	181880	0263	09/26/12	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	90	299830	0060	08/06/14	\$672,500	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	90	299880	0110	07/17/13	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	90	513500	0120	05/29/13	\$640,500	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
5	90	513500	0120	02/14/13	\$664,094	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	90	513500	0147	01/11/12	\$1,150,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	90	513500	0050	08/01/14	\$960,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	90	738850	0010	12/04/14	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	100	130930	0095	12/16/12	\$860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	100	130930	0096	08/11/14	\$1,200,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
5	100	205610	0037	02/12/13	\$451,250	NON-REPRESENTATIVE SALE; SHORT SALE
5	100	205610	0600	03/20/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	100	239210	0180	04/21/14	\$420,000	TEAR DOWN
5	100	239210	0285	11/01/13	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	100	239210	0170	07/19/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	100	239210	0110	09/24/14	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	100	636590	0295	05/17/13	\$150,000	QUIT CLAIM DEED
5	100	638450	0220	05/23/13	\$500,507	FORCED SALE; NO MARKET EXPOSURE
5	100	638450	0125	06/13/12	\$321,898	RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	100	764690	0500	11/17/12	\$293,000	NON-REPRESENTATIVE SALE
5	100	771260	0346	09/23/13	\$318,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	100	771260	0025	09/13/13	\$182,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	990	156310	0140	08/06/14	\$365,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED
7	90	214120	0030	01/20/14	\$425,459	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	90	214120	0116	01/13/14	\$1,330,000	IMP COUNT >1
7	90	214120	0030	08/28/14	\$625,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	90	431570	1134	10/25/12	\$562,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	90	738450	0100	10/25/12	\$469,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	90	743600	0150	07/05/13	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	90	793500	0115	11/29/12	\$258,128	SHORT SALE
7	90	793500	0640	07/23/12	\$217,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	90	793500	0505	02/03/12	\$362,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	793500	0055	04/06/12	\$950,000	MULTI-PARCEL SALE
7	90	793500	0136	07/31/12	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	793600	0110	12/18/14	\$479,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	90	793600	0417	07/22/13	\$826,101	RELOCATION - SALE TO SERVICE
7	90	793600	0325	05/02/13	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	90	793600	0386	07/17/14	\$572,000	MULTI-PARCEL SALE
7	90	793600	0534	09/25/12	\$639,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	793600	0453	02/28/14	\$1,200,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	90	793650	0252	01/11/12	\$930,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
7	90	793650	0010	11/08/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	858740	0052	08/29/13	\$630,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	90	858740	0036	08/15/13	\$631,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	858740	0006	03/21/13	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	858740	0025	08/13/13	\$1,300,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	100	031200	0005	07/05/12	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	135830	0055	05/02/12	\$218,916	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	100	135830	0055	07/10/12	\$379,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	135830	0070	07/16/12	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	149530	0466	03/08/13	\$353,500	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	149530	0466	12/27/12	\$335,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	100	232403	9012	06/04/13	\$985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	239160	1105	03/29/13	\$415,675	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	100	239160	1105	02/21/13	\$491,234	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	100	239160	0990	11/12/14	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	280960	0065	06/11/12	\$212,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	100	281010	0090	05/15/14	\$317,582	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	100	281010	0195	07/26/13	\$500,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	281060	0210	10/21/14	\$250,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	100	281560	0095	05/03/13	\$338,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	281560	0105	01/11/12	\$319,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	281560	0235	03/21/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	356080	0080	03/21/12	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	370290	0156	10/04/13	\$375,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	380750	0055	03/06/13	\$223,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	380750	0040	06/11/12	\$366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	390210	0165	01/25/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	390210	0200	03/08/12	\$237,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
7	100	390210	0205	08/17/12	\$228,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	390210	0041	03/20/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	390210	0165	10/25/13	\$529,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	100	394890	0051	08/12/13	\$167,000	FORCED SALE; NO MARKET EXPOSURE
7	100	422990	0110	08/08/13	\$425,000	REMODELED DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
7	100	431570	0080	05/19/14	\$177,449	QUIT CLAIM DEED; STATEMENT TO DOR
7	100	431570	0535	04/24/14	\$125,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED
7	100	431570	0405	10/04/12	\$395,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	431620	0055	11/18/14	\$887,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
7	100	432320	0045	10/27/14	\$417,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	558020	0028	08/20/12	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	570550	0080	07/30/14	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	757120	0045	10/21/13	\$322,700	IMP. CHARS. CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
7	100	757120	0005	03/23/12	\$325,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	100	762570	1840	09/23/14	\$475,200	RELOCATION - SALE TO SERVICE
7	100	762570	4515	09/10/14	\$296,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	100	762570	3415	07/31/14	\$459,000	RELOCATION - SALE TO SERVICE
7	100	762570	3452	04/07/14	\$280,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	100	762570	0795	07/02/13	\$488,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	762570	0845	01/08/13	\$610,000	RELOCATION - SALE TO SERVICE
7	100	762570	1165	08/02/12	\$180,000	NON-REPRESENTATIVE SALE
7	100	762570	4066	07/03/12	\$336,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	100	762570	1190	06/11/12	\$415,000	RELOCATION - SALE TO SERVICE
7	100	762570	0735	04/27/12	\$256,200	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	762570	3600	03/27/12	\$232,000	NON-REPRESENTATIVE SALE
7	100	762570	1444	02/28/12	\$269,000	RELOCATION - SALE TO SERVICE
7	100	762570	3395	12/11/13	\$800,000	IMP COUNT >1
7	100	762570	3395	02/14/13	\$239,950	IMP COUNT >1
7	100	762570	4355	09/03/14	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	4380	12/11/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	1770	01/19/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	0650	03/15/12	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	4065	05/07/13	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	4185	07/25/12	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	3435	05/24/12	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	0920	07/29/14	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	3512	04/20/13	\$237,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	4206	06/19/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	762570	0725	12/05/12	\$335,000	NON REPRESENTIVE SAVE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	100	762620	0020	02/06/14	\$252,525	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	793400	0235	12/17/12	\$353,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	793600	0554	02/04/14	\$350,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	793600	0694	12/18/13	\$373,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
7	100	793600	0677	10/17/13	\$411,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	793600	0694	08/23/13	\$383,494	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	100	793600	0640	05/13/14	\$678,910	MULTI-PARCEL SALE; EXEMPT FROM EXCISE TAX
7	100	793600	0674	09/22/14	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	100	814960	0015	11/06/13	\$333,698	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
7	100	814960	0385	01/10/13	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	910000	0060	10/21/14	\$260,315	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	100	910000	0060	07/20/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	931980	0005	03/14/12	\$399,474	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE
7	100	941740	0140	01/16/14	\$635,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	100	941740	0260	10/09/13	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	100	941740	0130	06/05/12	\$282,500	IMP. CHARS. CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	990	743600	0250	05/01/13	\$415,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	990	793600	0234	11/28/12	\$750,000	NO MARKET EXPOSURE
7	990	793600	0088	07/24/13	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Physical Inspection Analysis Area 016

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
16	1	30	927420	0260	03/25/13	\$475,000	4,600	N	N
16	1	40	927220	0565	03/28/13	\$1,375,000	11,550	Y	N
16	1	60	761620	0120	04/04/13	\$200,000	6,804	N	N
16	1	60	927620	1460	06/04/13	\$185,000	5,500	N	N
16	1	60	928120	0300	08/17/12	\$465,000	7,500	N	N
16	1	70	015100	0075	10/17/12	\$240,000	3,920	N	N
16	1	70	015200	0040	06/12/13	\$720,000	7,500	Y	N
16	1	70	091300	0430	10/22/13	\$162,500	3,200	Y	N
16	1	70	091300	0220	10/11/12	\$387,000	3,952	Y	N
16	1	70	299780	0075	06/26/13	\$390,000	5,625	N	N
16	1	70	637200	0120	05/04/12	\$320,000	4,520	N	N
16	1	70	938520	0040	08/23/12	\$400,000	4,000	N	N
16	1	70	938520	0045	08/23/12	\$400,000	4,000	Y	N
16	1	70	938520	0120	02/20/13	\$365,000	3,954	N	N
16	1	70	938520	0050	12/13/12	\$370,000	4,000	N	N
16	3	10	691120	0253	08/15/13	\$45,000	8,289	N	N
16	3	20	632400	0140	09/22/14	\$11,000	6,240	N	N
16	3	20	927220	2250	09/14/12	\$50,000	5,100	Y	N
16	3	30	683770	0225	12/26/12	\$540,000	8,650	Y	N
16	3	30	927220	1750	08/27/14	\$375,000	4,260	N	N
16	3	30	927420	4271	06/06/14	\$245,000	3,750	N	N
16	3	30	927420	4270	04/08/13	\$600,000	12,500	N	N
16	5	90	152403	9039	12/17/12	\$154,500	4,536	Y	N
16	5	90	152403	9012	09/08/14	\$236,625	5,983	Y	N
16	5	90	156310	2965	09/16/13	\$510,000	7,500	N	N
16	5	100	130930	0180	09/12/12	\$310,000	5,000	Y	N
16	7	90	764940	0080	06/12/13	\$150,000	3,290	Y	N
16	7	90	793500	0430	11/17/14	\$305,000	7,467	Y	N
16	7	90	793600	0128	11/20/13	\$200,000	7,680	Y	N
16	7	90	858740	0021	12/25/12	\$190,000	8,491	Y	N



Vacant Sales Used in this Physical Inspection Analysis...Continued

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
16	7	100	031200	0090	08/12/13	\$215,000	5,120	N	N
16	7	100	031200	0225	03/22/12	\$176,199	5,120	N	N
16	7	100	380750	0056	07/18/13	\$160,000	3,751	N	N
16	7	100	431570	0535	11/07/13	\$240,000	4,850	N	N
16	7	100	431620	0095	10/10/12	\$200,000	4,880	Y	N
16	7	100	431620	0055	09/28/12	\$200,000	5,000	N	N
16	7	100	432220	0075	07/03/13	\$340,000	5,350	N	N
16	7	100	527620	0020	08/13/13	\$240,000	4,284	N	N
16	7	100	710410	0110	09/11/13	\$336,500	5,500	N	N
16	7	100	710410	0105	08/19/13	\$275,000	5,500	N	N
16	7	100	757120	0005	04/13/12	\$390,000	8,658	Y	N
16	7	100	762570	3540	01/22/13	\$248,000	6,000	N	N
16	7	100	762570	1705	08/03/12	\$390,000	12,000	N	N
16	7	100	762570	3435	11/13/13	\$247,000	6,500	N	N
16	7	100	941740	0265	08/10/12	\$195,000	5,000	N	N
16	7	990	793600	0138	04/20/12	\$799,950	5,054	Y	Y
16	7	990	793600	0218	11/07/13	\$465,000	2,207	Y	Y

Vacant Sales Removed in this Physical Inspection Analysis Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	927420	0260	12/23/13	\$565,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE; CORPORATE AFFILIATES
1	30	927420	0261	12/23/13	\$565,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE; CORPORATE AFFILIATES
1	30	927420	0262	12/23/13	\$565,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE; CORPORATE AFFILIATES
1	30	927420	0263	12/23/13	\$565,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE; CORPORATE AFFILIATES
1	50	927220	0170	10/08/14	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	60	928120	0345	06/19/13	\$500,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN
1	60	928120	0335	06/12/12	\$465,000	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER; TEAR DOWN
1	60	928120	0330	06/12/12	\$465,000	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER; TEAR DOWN
1	70	091300	0330	09/19/12	\$85,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	70	637100	0085	12/23/13	\$1,050,000	MULTI-PARCEL SALE; TEAR DOWN
1	70	637100	0090	12/23/13	\$1,050,000	MULTI-PARCEL SALE; TEAR DOWN
1	70	927920	1360	11/20/14	\$40,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	70	927920	1180	11/20/14	\$75,000	NO MARKET EXPOSURE
3	30	927570	2021	01/08/12	\$165,000	CORPORATE AFFILIATES
7	90	793600	0083	12/05/13	\$135,000	NO MARKET EXPOSURE
7	100	281010	0005	10/25/13	\$1,010,000	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER; TEAR DOWN
7	100	281010	0250	10/25/13	\$1,010,000	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER; TEAR DOWN
7	100	432220	0004	05/17/12	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE; TEAR DOWN
7	100	432220	0005	05/17/12	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE; TEAR DOWN
7	100	432320	0070	07/11/14	\$11,000	QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	100	432320	0070	07/25/14	\$625,000	MULTI-PARCEL SALE
7	100	432320	0080	07/25/14	\$625,000	MULTI-PARCEL SALE
7	100	762620	0141	09/04/14	\$105,000	NON-REPRESENTATIVE SALE

USPAP Compliance

Client and Intended Use of the Appraisal:

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

USPAP Compliance...Continued

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. (Samish 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. (Samish 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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

Larry Swegle

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and Total Valuation
- New Construction Evaluation

Lorie Merlino

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and Total Valuation
- New Construction Evaluation

Jennifer Lizotte

- Data Collection
- Sales Verification
- Appeals Response Preparation/Review
- Land and Total Valuation
- New Construction Evaluation

Tamera Campion

- Data Collection
- Sales Verification
- Appeals Response Preparation/Review
- Land and Total Valuation
- New Construction Evaluation

USPAP Compliance...Continued

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Scott Kendall
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation



July 14th, 2015

Appraiser II

Date



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor