

# East Ballard

Area: 082

## *Residential Revalue for 2015 Assessment Roll*



Area 82 is located in northwest Seattle and contains the neighborhoods of Ballard and portions of Phinney Ridge and Greenwood. This urban area is comprised primarily of single family residences built before 1930. 85% of the homes are grade 7 or 8 in quality and 70% are in average condition. Traditionally Ballard was known for the commercial fishing industry as it is nearby the ship canal waterway and the Shilshole Marina. It is also known for its Norwegian and Swedish heritage. Today it is a sought out area for young families with close proximity to the downtown core and numerous shopping opportunities. It is also close to major recreational parks including Green Lake, Golden Gardens, the Ballard Locks, Woodland Park, and Carkeek.



**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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# Area 082 Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.



## Area 082 Housing Profile



Grade 5/ Year Built 1908/ Total Living Area 590  
Account Number 162330-1165



Grade 6/ Year Built 1948/ Total Living Area 710  
Account Number 198220-0820



Grade 7/ Year Built 1911/ Total Living Area 1,140  
Account Number 230140-0065



Grade 8/ Year Built 1929/ Total Living Area 1,440  
Account Number 424040-0140



Grade 9/ Year Built 2012/ Total Living Area 2,310  
Account Number 164650-0868



Grade 10/ Year Ren 2003/ Total Living Area 3,210  
Account Number 287710-4175

# 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

## East Ballard - Area 082

### Physical Inspection

**Appraisal Date:** 1/1/2015  
**Previous Physical Inspection:** 2010  
**Number of Improved Sales:** 821  
**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
<b>2014 Value</b>	\$183,500	\$285,600	\$469,100			9.52%
<b>2015 Value</b>	\$228,000	\$318,300	\$546,300	\$577,500	94.4%	7.61%
<b>\$ Change</b>	+\$44,500	+\$32,700	+\$77,200			
<b>% Change</b>	+24.3%	+11.4%	+16.5%			

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 7.61% is an improvement from the previous COD of 9.52%. 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
<b>2014 Value</b>	\$205,200	\$259,700	\$464,900
<b>2015 Value</b>	\$252,000	\$266,400	\$518,400
<b>\$ Change</b>	+\$46,800	+\$6,700	+\$53,500
<b>% Change</b>	+22.8%	+2.6%	+11.5%

Number of one to three unit residences in the population: 5,888

#### 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 082 – East Ballard, 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.



# Sales Sample Representation of Population

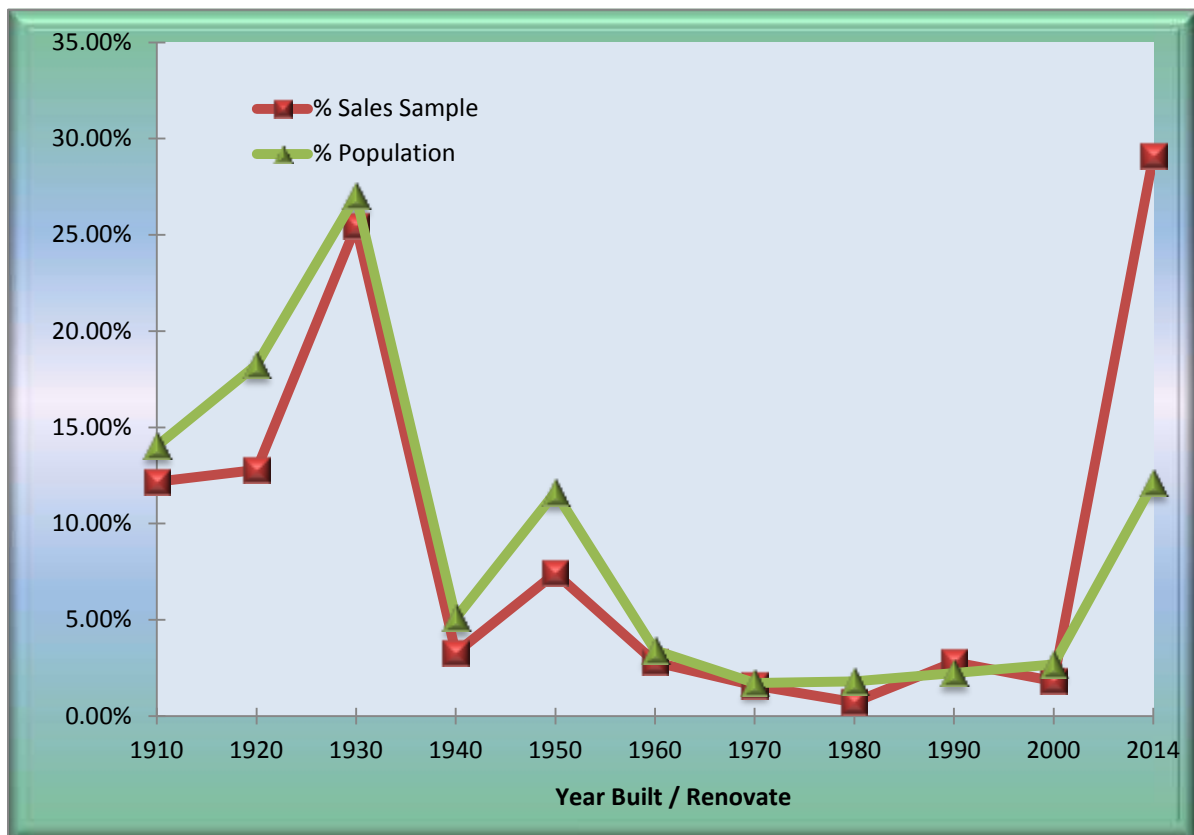
## Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	100	12.18%
1920	105	12.79%
1930	209	25.46%
1940	27	3.29%
1950	61	7.43%
1960	23	2.80%
1970	13	1.58%
1980	6	0.73%
1990	23	2.80%
2000	15	1.83%
2014	239	29.11%
	821	

### Population

Year Built/Ren	Frequency	% Population
1910	827	14.05%
1920	1,074	18.24%
1930	1,591	27.02%
1940	300	5.10%
1950	685	11.63%
1960	201	3.41%
1970	101	1.72%
1980	106	1.80%
1990	132	2.24%
2000	158	2.68%
2014	713	12.11%
	5,888	



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

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

# Sales Sample Representation of Population

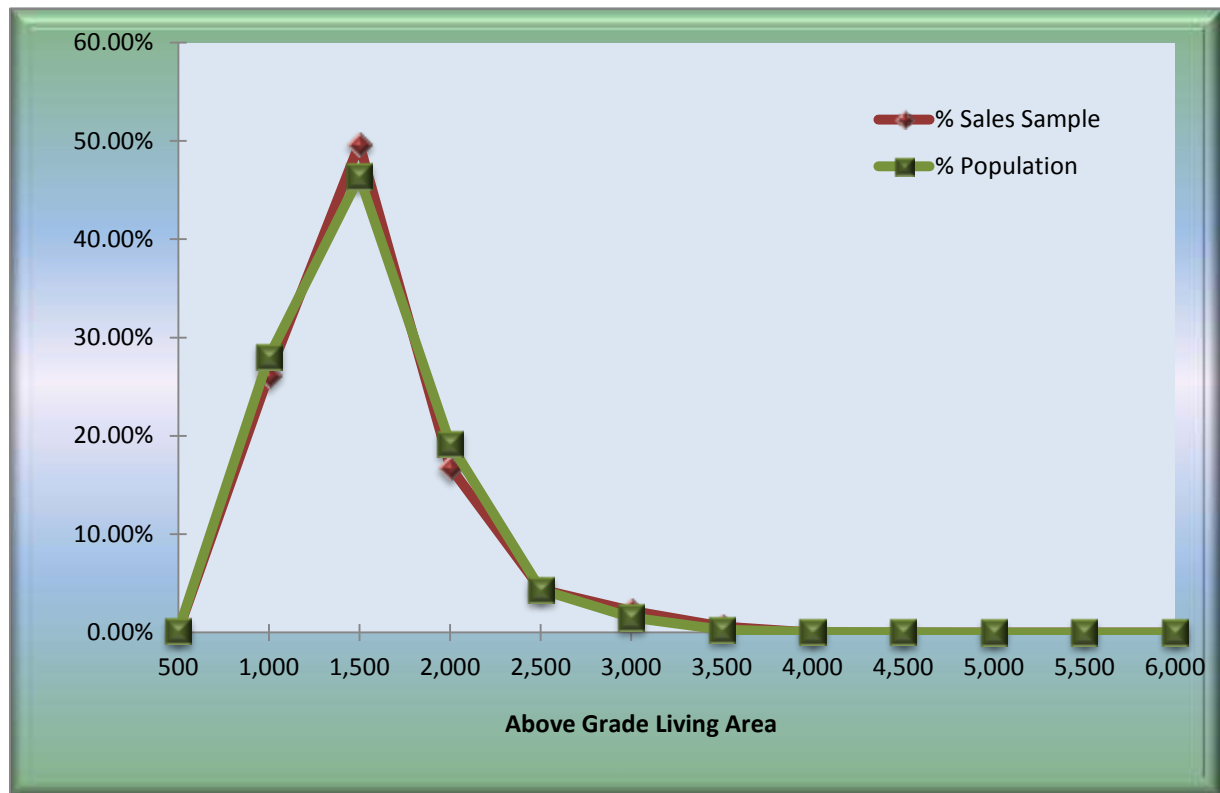
## Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	1	0.12%
1,000	215	26.19%
1,500	408	49.70%
2,000	138	16.81%
2,500	36	4.38%
3,000	18	2.19%
3,500	5	0.61%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
821		

### Population

AGLA	Frequency	% Population
500	10	0.17%
1,000	1,650	28.02%
1,500	2,731	46.38%
2,000	1,131	19.21%
2,500	256	4.35%
3,000	89	1.51%
3,500	17	0.29%
4,000	3	0.05%
4,500	1	0.02%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
5,888		



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

# Sales Sample Representation of Population

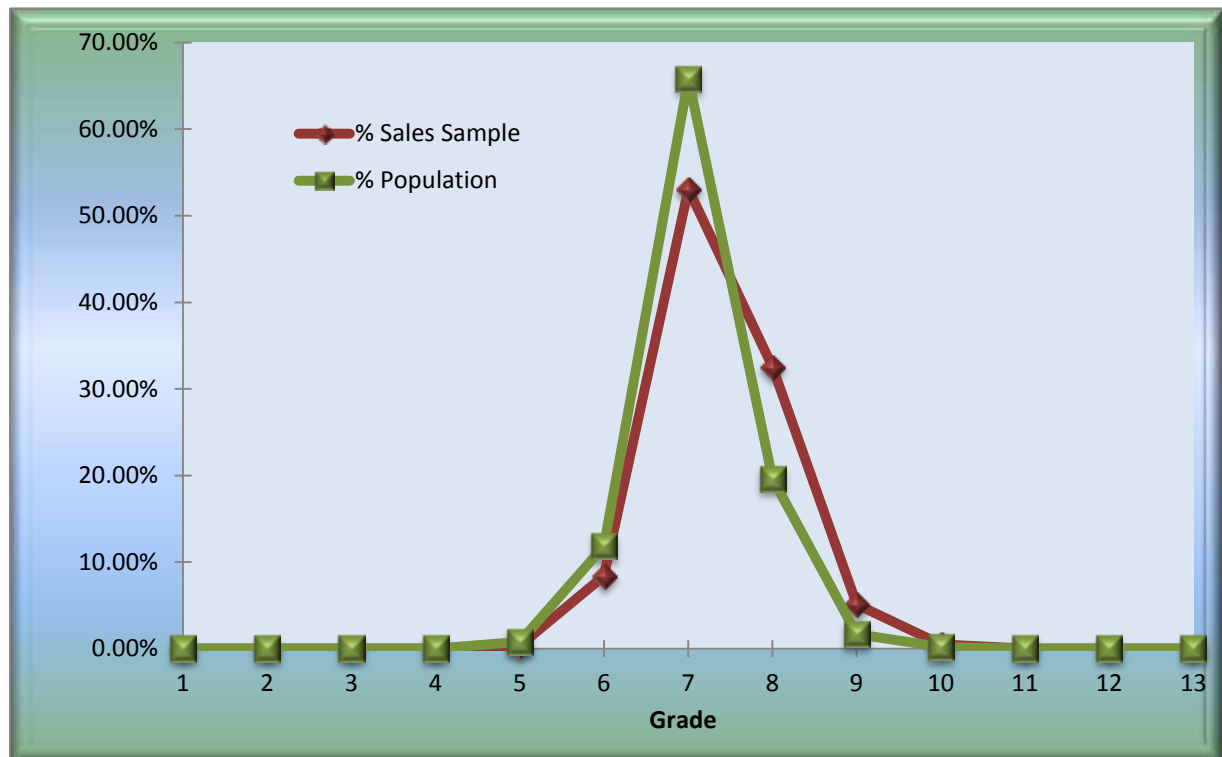
## Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.37%
6	69	8.40%
7	436	53.11%
8	267	32.52%
9	42	5.12%
10	4	0.49%
11	0	0.00%
12	0	0.00%
13	0	0.00%
821		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	46	0.78%
6	698	11.85%
7	3,876	65.83%
8	1,156	19.63%
9	99	1.68%
10	12	0.20%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,888		



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: May 26, 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.

- Steve Elliott – Appraiser II: Team lead, coordination, valuation model development and testing. land and total valuation appraisals. sales verification, physical inspection and report writing.
- Anne Main – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Robert Moore – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Eric Myhre – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Naomi Yother – 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. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. 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 082 - East Ballard

### Boundaries

This area is generally bounded by Northwest 85<sup>th</sup> Street on the north, 15<sup>th</sup> Avenue Northwest on the west, Northwest Leary Way on the south, and 3<sup>rd</sup> Avenue Northwest on the east up to Northwest 65<sup>th</sup> Street and Phinney Avenue North and Greenwood Avenue North from 65<sup>th</sup> Street northward to 85<sup>th</sup> Street.

### 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 82 is located in the northwestern part of Seattle. It contains the eastern portion of the Ballard neighborhood and also a portion of the Phinney Ridge and Greenwood neighborhoods located north of Northwest 65<sup>th</sup> Street. Major attributes of this area include close proximity to Green Lake, the Ballard Locks, Shilshole Marina, Carkeek Park, Woodland Park Zoo, Woodland Park, and is relatively close to the downtown business core. Overall the topography of this area is gently sloped. The eastern portion has steeper slopes. In area 82 the public high school and three elementary schools have recently been built or renovated. In addition, new public libraries were also built in Ballard and nearby Greenwood. Commercial construction activity has been brisk for several years. These factors have increased the demand for housing in area 82. Over 99% of the parcels are improved in this area.

This area was extensively developed prior to 1930. From 1900 to 1929 over one half of the homes were built. The typical house is grade 7 in quality, has 1,290 square feet of above grade living area, has 1,568 square feet of total living area, and is in average condition. The average lot size is 4,118 square feet. There are 547 townhome style residences in area 82. This type of home started to be constructed starting in 2000. In the past 3 years 63 units have been constructed. In 2010 and 2011 there were only 11 units built due to the downturn in real estate. This new construction activity illustrates the increasing demand and value of land zoned for small lot development. The average total living area of a townhome is 1,425 square feet and lot size is 1,441 square feet. Approximately 8% of the homes in area 82 have more than one living unit. East Ballard overall has a large supply of apartments and rental dwellings.

Approximately 15% of Area 82 is zoned to allow higher density development compared to single family residential zoning. There are 400 detached single family residences on parcels that are zoned for high density development or commercial use. As demand for housing increases one can expect many of these homes will be torn down and more townhome style dwellings built.

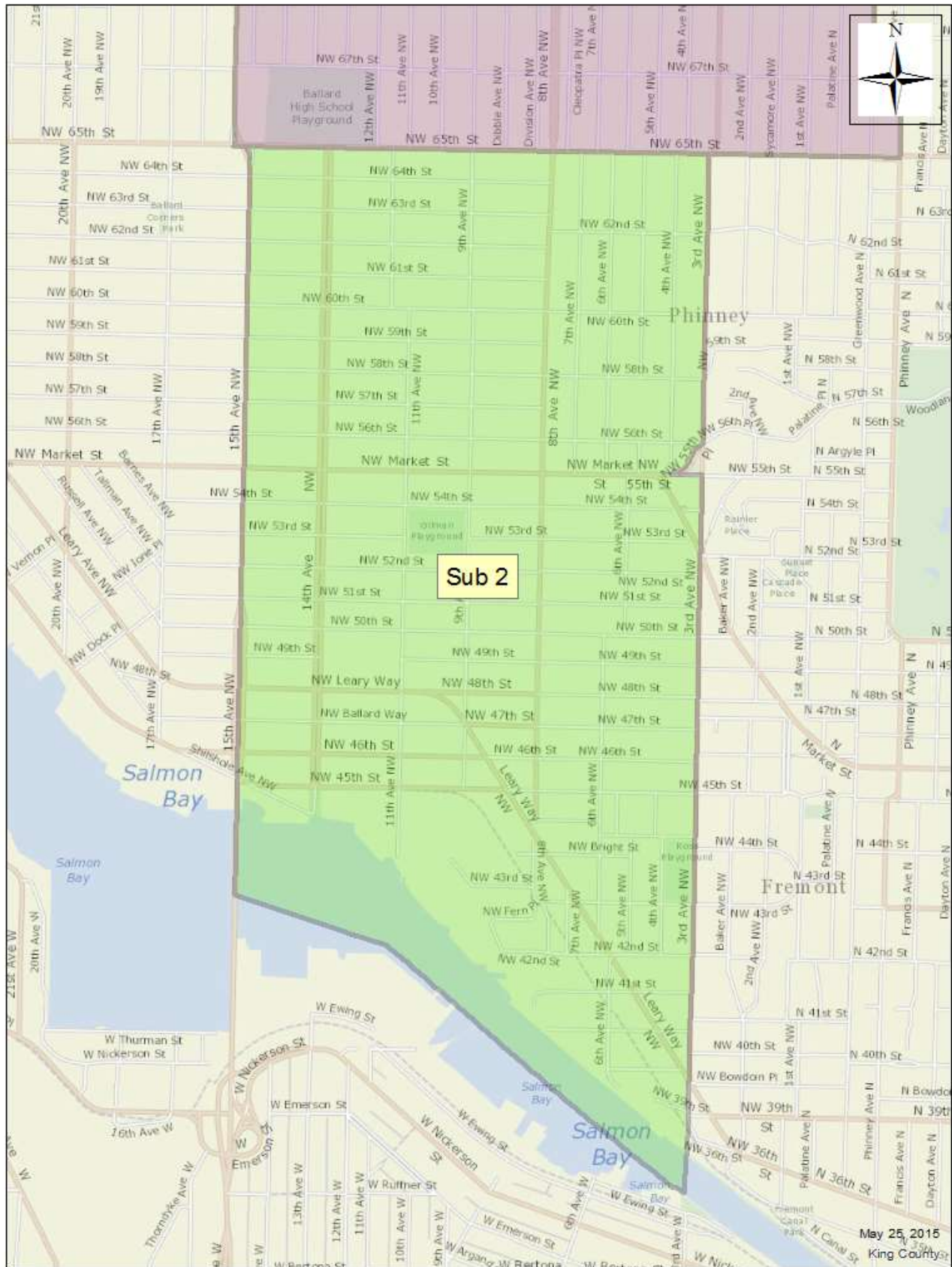
Area 82 is divided into two sub areas. Sub area 2 is located south of Northwest 65<sup>th</sup> Street. This area contains the majority of the higher density zoning. Apartment buildings, triplexes, and duplexes are spread throughout single family residential areas. The average 2015 assessment year value in sub area 2 is \$504,300. There are 2,235 parcels in sub area 2.

## Area Information... Continued

Sub area 11 is located north of Northwest 65<sup>th</sup> Street. This area is primarily single family residences. The southeastern portion of sub area 11 contains a portion of the Phinney Ridge neighborhood. The northeastern portion contains a part of the Greenwood neighborhood. Phinney Ridge has views of the Olympic Mountains and territorial views looking westward. This area contains the highest assessed values in area 82. The average 2015 assessment year value in sub area 11 is \$533,700. There are 4,019 parcels in sub area 11.

The total assessed value of all parcels for the 2015 assessment year was \$3,262,904,500. For the 2014 assessment year the total was \$2,889,487,100. As a result of our physical inspection we added \$42,720,000 in assessed value attributable to new construction on the tax roll. The physical inspection began on 9/15/2014 and was completed on 5/14/2015.

# Area 082 – Sub Area 2 Map

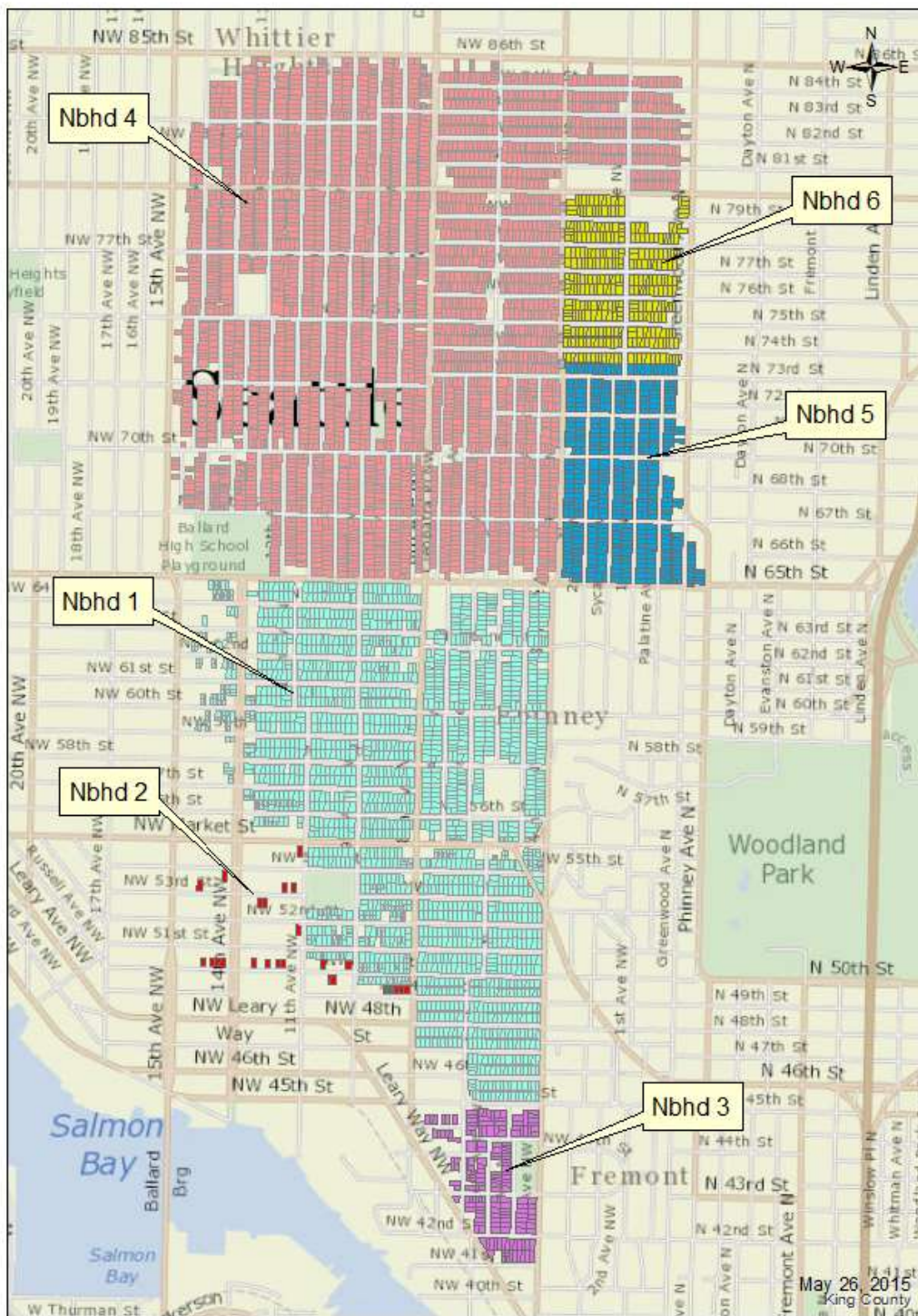




## Area 082 – Sub Area 11 Map



# Neighborhood 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. In addition to the market data approach the allocation technique was also utilized. Vacant land and teardown sales from the neighborhoods of West Ballard, Greenwood, Phinney Ridge, Green Lake, Sunset Hill, North Beach, Crown Hill, Blue Ridge, Broadview, North Seattle, Northgate, Haller Lake, Bitter Lake, Maple Leaf, Ravenna, Hawthorne Hills, Pinehurst, and Meadowbrook were also analyzed in the valuation of land. All land was valued at its highest and best use as if vacant. A typical non view lot with 4,500 square feet had a value of \$275,000. A typical townhome style residence parcel had a land value of \$135,000.

Area 82 was divided into 6 neighborhoods. The breakdown of these neighborhoods was utilized as an efficient technique to identify and value pockets within sub areas.

**Neighborhood 1** comprises the bulk of sub area 2. There are 385 townhome style residences located, which is 70% of the total townhomes in all of area 82. **Neighborhood 1** also contains the majority [323] of the two or three unit dwellings in area 82. Approximately 29% of the parcels are zoned for high density townhome development or commercial uses. The eastern portion of **neighborhood 1** contains 161 view properties looking westward to the Olympics or southerly toward the ship canal and Magnolia. The average sale price, adjusted for time, was \$552,700. There are 2,031 properties in **neighborhood 1**.

**Neighborhood 2** is located in the southwestern part of sub area 2. There are numerous manufacturing type businesses located here. All of the parcels are zoned for commercial purposes or high density single family development. There are 30 parcels in **neighborhood 2**.

**Neighborhood 3** is located in the far southern portion of sub area 2. This area is a transition area between the Fremont neighborhood and Ballard. Northwest Leary Way is its western border. Parcels located west of Leary Way are all manufacturing or commercial businesses. Homes located here have the smallest average total living area compared to all other neighborhoods. There are 174 parcels in **neighborhood 3**.

**Neighborhood 4** comprises the majority of sub area 11. This is a homogenous residential area with over 91% of this area is zoned for single family development. The typical home here has an average of 1,525 square feet of living area. The average sale price, adjusted for time, was \$575,300. Numerous townhome style residences have been built just north of Ballard High School located in the southwestern corner of **neighborhood 4**. The northeastern part of this area contains part of the Greenwood neighborhood. There are 3,247 parcels in **neighborhood 4**.

**Neighborhood 5** contains the Phinney Ridge neighborhood within area 82. This area spans from Northwest 65<sup>th</sup> Street on the south, Northwest 73<sup>rd</sup> Street on the north, 3<sup>rd</sup> Avenue Northwest on the west, and Greenwood Avenue North on the east. Demand for homes is the highest here compared to all other neighborhoods in 82. Approximately 31% of the parcels have views of the Olympic Mountains or territorial views of Bainbridge Island. Phinney Ridge slopes upward from 3rd Avenue Northwest. However, each parcel has a level pad on which homes were constructed. This area has the oldest homes compared to any other neighborhood.



It also has the largest homes with an average of 1,801 square feet of total living area. This area had the highest average sale price, adjusted for time, at \$717,800. There are 441 parcels in **neighborhood 5**.

**Neighborhood 6** is a transition area between the high demand Phinney Ridge area [**neighborhood 5**] and the Greenwood neighborhood. This area had the 2<sup>nd</sup> highest average sale price, adjusted for time, at \$621,900. **Neighborhood 6** is almost exclusively zoned for single family development. Greenwood Avenue North acts as its eastern border and offers many eating and shopping opportunities within walking distance. There are 441 parcels in **neighborhood 6**.

## Land Model

### Model Development, Description and Conclusions

Approximately 99% of the parcels have houses on them in area 82. Vacant land sales in area 82 and the surrounding areas were rare due to the low supply of buildable vacant lots. There were only 10 vacant land sales occurring from 1/2012 to 12/2014 in area 82. We also analyzed 41 teardown sales occurring in the same time frame. These sales were analyzed to supplement the vacant lot sales analysis. Almost all of townhome development is started from a house that is torn down. We also analyzed 64 vacant sales and 41 teardown sales in similar neighborhoods that included West Ballard, Greenwood, Phinney Ridge, Green Lake, Sunset Hill, North Beach, Crown Hill, Blue Ridge, Broadview, North Seattle, Northgate, Haller Lake, Bitter Lake, Maple Leaf, Ravenna, Hawthorne Hills, Pinehurst, and Meadowbrook. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 2009. Since the 2010 assessment year the land values have been annually adjusted similar to improvement values.

The predominant factors influencing land value in this area were location, lot size, view amenity, traffic noise, and being adjacent to non-residential use property. These characteristics as well as others such as zoning, topography, highest and best use as if vacant determination, shape of parcel, and known easements were checked for accuracy and considered in the land valuation. Adjustments for views and traffic noise were developed using paired sale analysis and years of appraisal experience.

**Land Valuation Example:** 4,500 square foot parcel, located in nghd 4, traffic noise is moderate

Lot size adjustment:	275,000
Traffic noise adjustment:	<u>-13,750</u>
Net Baseland Value:	261,250
Final Baseland Value:	261,000 (Truncated)

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



# Land Value Model Calibration

## Lot Size Adjustments for Single Site Parcels on SF 5000 Zoned Land

Lot Size [Sq. Ft.]	Nghd 1	Nghd 2	Nghd 3	Nghds 4 & 6	Nghd 5
850 - 1,649	\$135,000	\$135,000	\$135,000	\$140,000	\$155,000
1,650 - 2,199	\$170,000	\$170,000	\$170,000	\$175,000	\$194,000
2,200 - 2,699	\$177,000	\$177,000	\$174,000	\$187,000	\$207,000
2,700 - 2,999	\$195,000	\$195,000	\$187,000	\$206,000	\$228,000
3,000 - 3,499	\$217,000	\$217,000	\$209,000	\$230,000	\$255,000
3,500 - 3,999	\$232,000	\$232,000	\$223,000	\$245,000	\$272,000
4,000 - 4,499	\$251,000	\$251,000	\$241,000	\$265,000	\$294,000
4,500 - 4,999	\$260,000	\$260,000	\$250,000	\$275,000	\$305,000
5,000 - 5,499	\$268,000	\$268,000	\$257,000	\$283,000	\$314,000
5,500 - 5,999	\$275,000	\$275,000	\$265,000	\$291,000	\$323,000
6,000 - 6,499	\$283,000	\$283,000	\$272,000	\$299,000	\$332,000
6,500 - 6,999	\$290,000	\$290,000	\$279,000	\$307,000	\$340,000
7,000 - 7,499	\$298,000	\$298,000	\$286,000	\$315,000	\$349,000
7,500 - 7,999	\$306,000	\$306,000	\$294,000	\$323,000	\$358,000
8,000 - 8,999	\$312,000	\$312,000	\$300,000	\$330,000	\$366,000
9,000 - 9,999	\$319,000	\$319,000	\$306,000	\$337,000	\$374,000
10,000 - 10,999	\$325,000	\$325,000	\$313,000	\$344,000	\$382,000
11,000 - 12,999	\$339,000	\$339,000	\$326,000	\$358,000	\$397,000
13,000 - 15,999	\$352,000	\$352,000	\$338,000	\$372,000	\$413,000
16,000 - 18,999	\$365,000	\$365,000	\$351,000	\$386,000	\$428,000

For view, traffic noise, and other adjustments see page 25.

## Land Value Model Calibration...Continued

### Lot Size Adjustments for LR1 Zoned Land

Lot Size [Sq. Ft.]	Nghd 1	Nghd 2	Nghd 3	Nghds 4 & 6
<b>952 - 1,649</b>	\$135,000	\$135,000	\$135,000	\$140,000
<b>1,650 - 2,199</b>	\$170,000	\$170,000	\$170,000	\$175,000
<b>2,200 - 2,699</b>	\$177,000	\$177,000	\$177,000	\$187,000
<b>2,700 - 2,999</b>	\$195,000	\$195,000	\$195,000	\$206,000
<b>3,000 - 3,199</b>	\$217,000	\$217,000	\$217,000	\$230,000
<b>3,200 - 3,499</b>	\$270,000	\$270,000	\$270,000	\$280,000
<b>3,500 - 3,999</b>	\$274,000	\$274,000	\$274,000	\$284,000
<b>4,000 - 4,499</b>	\$405,000	\$405,000	\$405,000	\$420,000
<b>4,500 - 4,999</b>	\$409,000	\$409,000	\$409,000	\$424,000
<b>5,000 - 5,599</b>	\$440,000	\$440,000	\$440,000	\$455,000
<b>5,600 - 5,999</b>	\$540,000	\$540,000	\$540,000	\$560,000
<b>6,000 - 6,499</b>	\$544,000	\$544,000	\$544,000	\$564,000
<b>6,500 - 7,199</b>	\$548,000	\$548,000	\$548,000	\$568,000
<b>7,200 - 7,499</b>	\$675,000	\$675,000	\$675,000	\$700,000
<b>7,500 - 7,999</b>	\$679,000	\$679,000	\$679,000	\$704,000
<b>8,000 - 8,799</b>	\$684,000	\$684,000	\$684,000	\$709,000
<b>8,800 - 9,199</b>	\$810,000	\$810,000	\$810,000	\$840,000

LR1 generally allows 1 unit per 1,600 s.f. of lot size.

For view, traffic noise, and other adjustments see page 25.

## Land Value Model Calibration...Continued

### Lot Size Adjustments for LR2/LR2 RC Zoned Land

Lot Size [Sq. Ft.]	Nghd 1	Nghds 4 & 6	Nghd 5
986 - 1,649	\$135,000	\$140,000	\$155,000
1,650 - 2,199	\$170,000	\$175,000	\$194,000
2,200 - 2,699	\$177,000	\$187,000	\$207,000
2,700 - 2,999	\$195,000	\$206,000	\$228,000
3,000 - 3,199	\$217,000	\$230,000	\$255,000
3,200 - 3,499	\$270,000	\$280,000	\$310,000
3,500 - 3,999	\$405,000	\$420,000	\$465,000
4,000 - 4,499	\$409,000	\$424,000	\$469,000
4,500 - 4,999	\$540,000	\$560,000	\$620,000
5,000 - 5,499	\$544,000	\$564,000	\$624,000
5,500 - 5,999	\$548,000	\$568,000	\$628,000
6,000 - 6,499	\$675,000	\$700,000	\$775,000
6,500 - 6,999	\$679,000	\$704,000	\$779,000

LR2 generally allows 1 unit per 1,400 s.f. of lot size.

For view, traffic noise, and other adjustments see page 25.

## Land Value Model Calibration...Continued

### Lot Size Adjustments for LR3/LR3 RC Zoned Land

Lot Size [Sq. Ft.]	Nghd 1	Nghd 2	Nghd 3	Nghds 4 & 6	Nghd 5
1,650 - 2,199	\$170,000	\$170,000	\$170,000	\$175,000	\$194,000
2,200 - 2,699	\$177,000	\$177,000	\$177,000	\$187,000	\$207,000
2,700 - 2,999	\$195,000	\$195,000	\$195,000	\$206,000	\$228,000
3,000 - 3,199	\$217,000	\$217,000	\$217,000	\$230,000	\$255,000
3,200 - 3,499	\$270,000	\$270,000	\$270,000	\$280,000	\$310,000
3,500 - 3,999	\$405,000	\$405,000	\$405,000	\$420,000	\$465,000
4,000 - 4,499	\$409,000	\$409,000	\$409,000	\$424,000	\$469,000
4,500 - 4,999	\$540,000	\$540,000	\$540,000	\$560,000	\$620,000
5,000 - 5,499	\$544,000	\$544,000	\$544,000	\$564,000	\$624,000
5,500 - 5,999	\$548,000	\$548,000	\$548,000	\$568,000	\$628,000

LR3 generally allows 1 unit per 1,400 s.f. of lot size.

For view, traffic noise, and other adjustments see page 25.

For the following zoning designations we applied the commercial land model unless it was known townhome development was going to occur:

Zoning	AV per Sf. Ft.
C1-40	\$110
IB U/45	\$75
IB U/65	\$75
NC1-30	\$95 - \$100
NC1-40	\$90
NC2-30	\$95
NC2-40	\$95 - \$110



## Land Value Model Calibration...Continued

### Land valuation adjustments after lot size calculation:

#### View Amenity (Cumulative)

	Average	Good
Olympics	+6%	+15%
Territorial	+4%	+8%
Ship Canal	+5%	NA

#### Traffic Noise

- 5% for moderate traffic noise
- 15% for high traffic noise
- 30% for extreme traffic noise

#### Other Adjustments

- 5% if adjacent to commercial property
- 15% for flag shaped lots

### Townhome Land Valuation

Lot Size [Sq. Ft.]	Nghd 1	Nghd 2	Nghd 3	Nghds 4 & 6	Nghd 5
739 - 1,649	\$135,000	\$135,000	\$135,000	\$140,000	\$155,000
1,650 - 2,599	\$170,000	\$170,000	\$170,000	\$175,000	\$194,000

#### View Amenity

Use single family residence adjustment x .50

#### Traffic Noise

- 2.5% for moderate traffic noise
- 7.5% for high traffic noise
- 15% for extreme traffic noise

#### Other Adjustments

- 5% if adjacent to commercial property

# 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:**

All sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015. There were 1,072 sales from 1/1/2012 to 12/31/2014. Appraisers determined 997 of these sales reflected fair market value and could be considered for land or total valuation purposes.

A characteristic based multiplicative regression model was developed for valuing the majority of parcels in area 82. The model was applied to detached single family residences as well as townhome style improvements. Our team extensively verified every sale and confirmed the characteristic data at the time of sale. We field inspected the sales talking to as many buyers as possible and taking new exterior pictures. In addition we extensively looked at characteristic data and pictures on various web sites in order to have the most accurate data as possible. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the regression model was not deemed accurate. The valuation models were applied to the population after each parcel had been inspected in the field. Based on the sales an overall assessment level of 94.4% was achieved. The uniformity of assessment improved as the COD was reduced from 9.52% to 7.61%.

The regression model included the following variables that affected the valuation of detached single family residences: sale date, land value, grade, condition, year built or year renovation, first floor area, upper floor area, basement area, covered parking area, number of bathrooms,

## Improved Parcel Valuation...Continued

neighborhood 5, neighborhood 6, one story without basement style homes, parcels with less than 2,200 square feet lot size, triplexes, and traffic noise. It was applicable to detached single family homes with grades 6-9, all ages, and all conditions with the exception of “poor”. It was not applicable to homes with grades less than 6 or greater than 9, multiple buildable sites, parcels with more than one house, homes with unfinished area, homes less than 100% complete, or parcels coded interim use. For townhome style residences the following variables were in the multiple regression model: sale date, land value, sub area 2, neighborhood 5, neighborhood 6, grade, age, condition, total living area, number of bathrooms, and covered parking area. It was not applicable for townhouse style homes with grades less than 7 or greater than 9, good garage access, detached units, or condition less than or greater than average.

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
BaseLandC	2015 Base Land Value
ThomeSub2YN	Townhome located in Sub Area 2
Nghb5YN	Located in Neighborhood 5
Nghb6YN	Located in Neighborhood 6
Grd6YN	House Grade is 6
Grd8YN	House Grade is 8
Grd9YN	House Grade is 9
AgeC	Age of Improvement
OldAgeYN	Non Townhome Built/Ren before 1937
Pre1910YN	Non Townhome Built/Ren before 1910
SixtiesNintiesYN	Non Townhome Built/Ren after 1959 and before 2000
FairYN	House Condition is Fair
GoodYN	House Condition is Good
VGoodYN	House Condition is Very Good
FstFlrC	Non Townhome and Square Footage of 1 <sup>st</sup> Floor
FlrAboveFstC	Non Townhome and Square Footage Above 1 <sup>st</sup> Floor
BsmtNoGarC	Non Townhome and Square Footage of Basement less Garage Area
FinBGrGT4C	Non Townhome and Square Footage of Grade 5 or Higher Finished Basement Area
BathsSFRC	Number of Bathrooms in Non Townhome
TotCvdPkgC	Total Covered Parking Area
RambNoBsmtYN	Non Townhome and 1 Story without a Basement
SmLotSFRYN	Non Townhome Located on Lot with less than 2,200 SF
TriplexYN	House with 3 Living Units
TrafModHvyYN	Non Townhome with Moderate or High Traffic Noise
TotLivC	Total Living Area of Townhome
ThomeBathsC	Number of Bathrooms of Townhome

## Improved Parcel Total Value Model Calibration...Continued

### Multiplicative Model

$(1-0.05) * .4.164292 + 2.421719E-04 * \text{SaleDay} + .2970977 * \text{BaselandC} +$   
 $.0229694 * \text{ThomeSub2YN} + 4.310926E-02 * \text{Nghb5YN} - 1.986499E-02 * \text{Grd6YN} + 4.409421E-$   
 $02 * \text{TriplexYN} + 4.254094E-02 * \text{Grd8YN} + 8.957498E-02 * \text{Grd9YN} + 2.347031E-$   
 $02 * \text{Nghd6YN} - 7.870851E-02 * \text{AgeC} + 2.089584E-02 * \text{OldAgeYN} - 1.441559E-02 * \text{Pre1910YN} -$   
 $.0220229 * \text{SmLotSFRYN} - 8.695474E-02 * \text{FairYN} + 3.530812E-02 * \text{GoodYN} +$   
 $.075165 * \text{VGoodYN} + .1342248 * \text{TotLivC} + .171786 * \text{ThomeBathsC} + .1251807 * \text{BathsSFRC} +$   
 $5.18906E-03 * \text{TotCvdPkgC} - .0180414 * \text{SixtiesNintiesYN} - .0207344 * \text{RambNoBsmtYN} +$   
 $.2303497 * \text{FstFlrC} + 5.864549E-02 * \text{FlrAboveFstC} + 1.578231E-02 * \text{BsmtNoGarC} + 2.626832E-$   
 $02 * \text{FinBGrGT4C} - 1.310576E-02 * \text{TrafModHvyYN}$

### EMV values were not generated for:

- Buildings with grade less than 6 or greater than 9
- 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
- Unfinished area > 0
- Highest & Best use is Interim Use
- Percent Complete < 100%

Of the improved parcels in the population, 5,475 parcels increased in value. They were comprised of 346 single family residences on commercially zoned land and 5,129 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 18 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.



## Supplemental Models and Exceptions

Grade 5: EMV as grade 6 x .95

Grade 10: EMV as grade 9 x 1.20

Detached Townhomes: EMV x 1.074

Good Garage Access Townhomes: EMV x 1.04

View Utility on Single family residences: Compute EMV using the *upper* floor view coding as the main floor view. Deduct EMV using the *actual* main floor view. Add half of the difference between these two value estimates to the EMV with the actual main floor view coding.

## Area 082 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 1.117, resulting in an adjusted value of \$530,000 ( $\$475,000 \times 1.117 = \$530,575$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.304	30.4%
2/1/2012	1.294	29.4%
3/1/2012	1.285	28.5%
4/1/2012	1.276	27.6%
5/1/2012	1.266	26.6%
6/1/2012	1.257	25.7%
7/1/2012	1.248	24.8%
8/1/2012	1.238	23.8%
9/1/2012	1.229	22.9%
10/1/2012	1.220	22.0%
11/1/2012	1.211	21.1%
12/1/2012	1.202	20.2%
1/1/2013	1.193	19.3%
2/1/2013	1.184	18.4%
3/1/2013	1.176	17.6%
4/1/2013	1.168	16.8%
5/1/2013	1.159	15.9%
6/1/2013	1.151	15.1%
7/1/2013	1.142	14.2%
8/1/2013	1.134	13.4%
9/1/2013	1.125	12.5%
10/1/2013	1.117	11.7%
11/1/2013	1.109	10.9%
12/1/2013	1.101	10.1%
1/1/2014	1.092	9.2%
2/1/2014	1.084	8.4%
3/1/2014	1.077	7.7%
4/1/2014	1.069	6.9%
5/1/2014	1.061	6.1%
6/1/2014	1.053	5.3%
7/1/2014	1.046	4.6%
8/1/2014	1.038	3.8%
9/1/2014	1.030	3.0%
10/1/2014	1.023	2.3%
11/1/2014	1.015	1.5%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

## Area 082 Market Value Changes Over Time

The time adjustment formula for Area 082 is:  $1/EXP(\text{SaleDay} * 0.0002421719)$

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

## 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 94.4%. 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 +11.5%. 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 9.52% to 7.61%.

*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

<b>District: NW / Team: 2</b>		<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East Ballard</b>		<b>1/1/2014</b>	<b>5/26/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 82</b>		<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
		<b>SELL</b>	<b>1 to 3 Unit</b>	<b>Yes</b>
<b>SAMPLE STATISTICS</b>				
<b>Sample size (n)</b>	821			
<b>Mean Assessed Value</b>	469,100			
<b>Mean Adj. Sales Price</b>	577,500			
<b>Standard Deviation AV</b>	106,452			
<b>Standard Deviation SP</b>	154,676			
<b>ASSESSMENT LEVEL</b>				
<b>Arithmetic Mean Ratio</b>	0.825			
<b>Median Ratio</b>	0.815			
<b>Weighted Mean Ratio</b>	0.812			
<b>UNIFORMITY</b>				
<b>Lowest ratio</b>	0.523			
<b>Highest ratio:</b>	1.364			
<b>Coefficient of Dispersion</b>	9.52%			
<b>Standard Deviation</b>	0.103			
<b>Coefficient of Variation</b>	12.45%			
<b>Price Related Differential</b>	1.016			
<b>RELIABILITY</b>				
<b>95% Confidence: Median</b>				
Lower limit	0.809			
Upper limit	0.825			
<b>95% Confidence: Mean</b>				
Lower limit	0.818			
Upper limit	0.832			
<b>SAMPLE SIZE EVALUATION</b>				
<b>N (population size)</b>	5888			
<b>B (acceptable error - in</b>	0.05			
<b>S (estimated from this</b>	0.103			
<b>Recommended minimum:</b>	17			
<b>Actual sample size:</b>	821			
<b>Conclusion:</b>	OK			
<b>NORMALITY</b>				
<b>Binomial Test</b>				
# ratios below mean:	444			
# ratios above mean:	377			
z:	2.338			
<b>Conclusion:</b>	Non-normal			

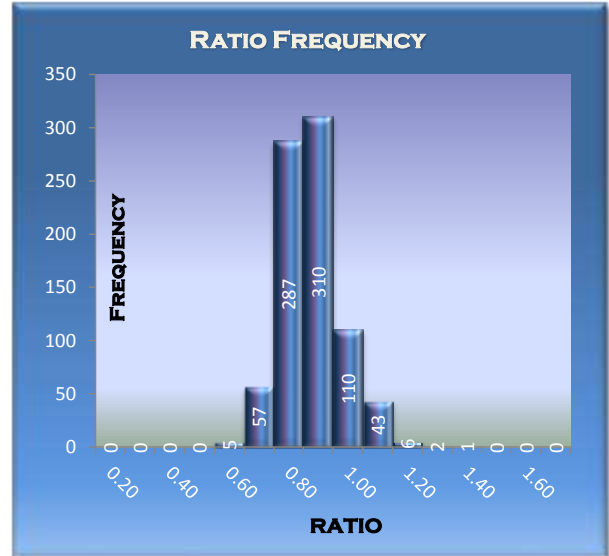
**RATIO FREQUENCY**

RATIO	FREQUENCY
0.60-0.70	57
0.70-0.80	287
0.80-0.90	310
0.90-1.00	110
1.00-1.10	43
1.10-1.20	9
1.20-1.30	2
1.30-1.40	1
1.40-1.50	0
1.50-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 082

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 082

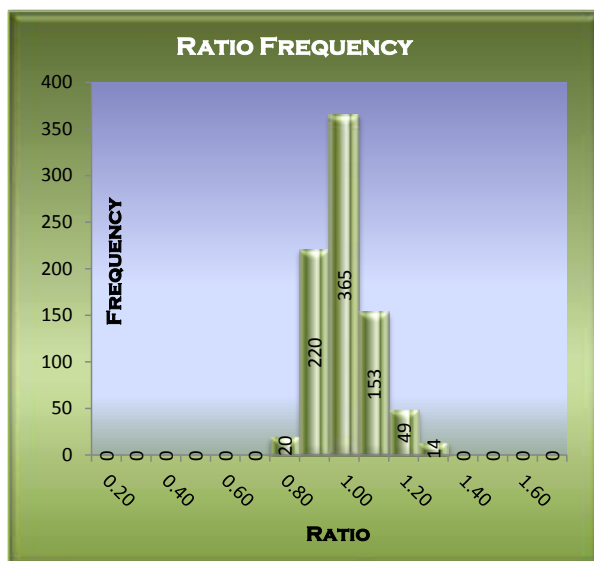
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



## Physical Inspection Ratio Study Report (After) – 2015 Assessments

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East Ballard</b>	<b>1/1/2015</b>	<b>5/26/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 82</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SELL</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	821
<b>Mean Assessed Value</b>	546,300
<b>Mean Sales Price</b>	577,500
<b>Standard Deviation AV</b>	134,646
<b>Standard Deviation SP</b>	154,676
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.955
<b>Median Ratio</b>	0.944
<b>Weighted Mean Ratio</b>	0.946
UNIFORMITY	
<b>Lowest ratio</b>	0.747
<b>Highest ratio:</b>	1.284
<b>Coefficient of Dispersion</b>	7.61%
<b>Standard Deviation</b>	0.094
<b>Coefficient of Variation</b>	9.80%
<b>Price Related Differential</b>	1.010
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.935
Upper limit	0.950
<b>95% Confidence: Mean</b>	
Lower limit	0.949
Upper limit	0.962
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	5888
<b>B (acceptable error - in</b>	0.05
<b>S (estimated from this sample)</b>	0.094
<b>Recommended minimum:</b>	14
<b>Actual sample size:</b>	821
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	460
# ratios above mean:	361
z:	3.455
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout Area 082  
Sales Prices are adjusted for time to the  
Assessment Date of 1/1/2015.

## Improved Sales Used in this Physical Inspection Analysis - Area 082

### 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
002	1	198220	1521	01/07/13	\$315,000	\$375,000	700	5	1910	VGood	2,125	N	N	4910 9TH AVE NW
002	1	276830	1490	06/26/14	\$402,000	\$421,000	620	6	1911	VGood	2,475	N	N	945 NW 51ST ST
002	3	017000	0005	09/24/13	\$456,000	\$510,000	660	6	1916	Good	4,382	N	N	4421 3RD AVE NW
002	1	276790	0440	08/29/12	\$245,000	\$301,000	700	6	1940	Avg	2,500	N	N	1403 NW 59TH ST
002	3	012400	0190	07/30/13	\$310,000	\$352,000	700	6	1911	Fair	4,000	N	N	4422 6TH AVE NW
002	1	276790	0550	12/26/12	\$250,500	\$299,000	740	6	1908	Avg	2,500	N	N	5711 14TH AVE NW
002	1	198220	0920	06/05/13	\$394,985	\$454,000	740	6	1918	Good	3,760	N	N	424 NW 45TH ST
002	1	276960	0955	06/29/12	\$375,000	\$468,000	760	6	1938	Avg	3,737	N	N	6037 6TH AVE NW
002	1	276770	4140	09/06/13	\$400,000	\$450,000	770	6	1900	Good	2,756	N	N	1119 NW 63RD ST
002	1	276810	0715	07/03/12	\$352,000	\$439,000	770	6	1928	Good	3,300	N	N	936 NW MARKET ST
002	1	198220	0840	06/11/13	\$327,000	\$375,000	780	6	1950	Good	3,880	N	N	305 NW 46TH ST
002	1	276960	1710	12/31/13	\$430,000	\$470,000	880	6	1906	VGood	3,300	N	N	608 NW 62ND ST
002	1	276960	0862	06/26/13	\$431,000	\$493,000	880	6	1921	Avg	3,500	N	N	608 NW 60TH ST
002	1	198220	0752	08/06/13	\$369,000	\$418,000	920	6	1918	Avg	2,970	N	N	4602 6TH AVE NW
002	1	276960	2475	05/09/14	\$490,000	\$519,000	1,130	6	1910	Good	3,300	N	N	6255 4TH AVE NW
002	1	276770	4355	07/31/12	\$456,500	\$565,000	1,130	6	1905	Good	3,350	N	N	1413 NW 62ND ST
002	1	122503	9037	09/07/12	\$515,000	\$632,000	1,270	6	1944	Good	5,177	N	N	816 NW 53RD ST
002	1	301930	0090	07/23/14	\$535,000	\$556,000	1,280	6	1944	Good	5,000	N	N	832 NW 54TH ST
002	1	276960	2840	10/16/14	\$450,000	\$458,000	1,360	6	1910	Good	3,737	N	N	6230 4TH AVE NW
002	1	276790	0130	05/24/13	\$465,000	\$536,000	690	7	1947	Good	5,000	N	N	836 NW 58TH ST
002	1	276960	2140	12/15/14	\$499,950	\$502,000	730	7	1986	Avg	2,500	N	N	6237 5TH AVE NW
002	1	198220	0045	09/06/13	\$460,000	\$517,000	730	7	1928	Good	3,340	N	N	339 NW 50TH ST
002	1	276960	2710	10/06/14	\$517,950	\$529,000	740	7	1908	VGood	5,000	N	N	6233 3RD AVE NW
002	1	276960	0810	08/27/12	\$376,000	\$463,000	750	7	1987	Avg	2,500	N	N	6018 6TH AVE NW
002	1	276960	2135	08/13/14	\$435,000	\$450,000	750	7	1986	Avg	2,500	N	N	6239 5TH AVE NW
002	1	276780	0145	04/04/12	\$405,000	\$516,000	770	7	2007	Avg	4,000	N	N	5811 6TH AVE NW
002	1	198220	1345	05/02/14	\$440,000	\$467,000	800	7	1944	Good	4,850	N	N	602 NW 48TH ST
002	1	276770	4055	06/09/14	\$435,000	\$457,000	800	7	1906	Avg	5,000	N	N	1123 NW 64TH ST
002	1	198220	1245	04/04/14	\$355,000	\$379,000	810	7	1951	Avg	3,880	N	N	612 NW 47TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	198220	1255	11/14/14	\$357,950	\$362,000	810	7	1952	Avg	3,880	N	N	622 NW 47TH ST
002	1	276960	1456	05/01/14	\$360,000	\$382,000	820	7	2008	Avg	1,318	N	N	6215 7TH AVE NW
002	1	276960	1240	07/10/12	\$354,000	\$441,000	820	7	1924	VGood	3,100	N	N	6041 7TH AVE NW
002	1	198220	1220	10/22/13	\$390,000	\$433,000	820	7	1944	Good	4,365	N	N	607 NW 48TH ST
002	1	276960	1770	10/29/12	\$435,000	\$527,000	830	7	1998	Avg	2,500	N	N	6209 6TH AVE NW
002	1	198220	0015	09/19/14	\$555,000	\$569,000	840	7	1915	VGood	2,600	N	N	363 NW 50TH ST
002	1	930730	0055	11/29/12	\$400,000	\$481,000	840	7	1926	Good	4,100	N	N	811 NW 56TH ST
002	1	276770	4156	05/21/13	\$450,000	\$519,000	860	7	1921	Good	2,500	N	N	6211 11TH AVE NW
002	1	276760	0856	04/29/13	\$399,000	\$463,000	860	7	1920	Good	3,300	N	N	1405 NW 64TH ST
002	1	276810	0720	08/26/13	\$475,000	\$535,000	860	7	1928	VGood	3,300	N	N	942 NW MARKET ST
002	1	198220	0655	03/18/13	\$565,000	\$662,000	860	7	1928	VGood	3,880	N	N	311 NW 47TH ST
002	1	276830	1214	12/11/14	\$395,000	\$397,000	870	7	1923	Good	3,121	N	N	908 NW 51ST ST
002	1	276960	0505	04/30/14	\$535,000	\$568,000	870	7	1922	Good	3,737	N	N	6006 5TH AVE NW
002	1	301930	0050	07/31/14	\$445,000	\$462,000	870	7	1916	Good	4,000	N	N	833 NW MARKET ST
002	1	045200	1250	07/12/13	\$452,000	\$515,000	890	7	1909	Good	3,500	N	N	806 NW 64TH ST
002	1	012300	0110	09/30/14	\$520,000	\$532,000	910	7	1924	Avg	5,000	N	N	920 NW 61ST ST
002	1	301930	0070	08/01/12	\$390,000	\$483,000	910	7	1910	Good	5,178	N	N	849 NW MARKET ST
002	1	047500	1201	11/19/13	\$450,000	\$497,000	920	7	1956	VGood	2,039	N	N	5110 6TH AVE NW
002	1	122503	9049	09/16/13	\$385,000	\$432,000	930	7	1940	Good	2,410	N	N	5217 8TH AVE NW
002	3	860590	0110	10/23/12	\$395,000	\$479,000	930	7	1909	VGood	3,000	N	N	4333 4TH AVE NW
002	1	276820	0130	08/16/12	\$484,000	\$597,000	940	7	1925	Good	4,000	N	N	5514 6TH AVE NW
002	1	047500	0750	09/25/14	\$477,000	\$488,000	950	7	1916	Avg	4,990	N	N	306 NW 52ND ST
002	1	045200	1475	09/02/14	\$477,000	\$491,000	960	7	1906	Good	3,600	N	N	911 NW 65TH ST
002	1	045200	1475	10/22/13	\$416,250	\$463,000	960	7	1906	Good	3,600	N	N	911 NW 65TH ST
002	1	045200	1310	08/25/14	\$500,000	\$516,000	960	7	1900	Good	5,000	N	N	832 NW 64TH ST
002	1	198220	0690	08/22/13	\$415,000	\$468,000	970	7	1923	Avg	3,880	N	N	320 NW 46TH ST
002	1	276800	0125	04/10/14	\$650,000	\$693,000	970	7	1925	VGood	4,000	N	N	5620 7TH AVE NW
002	1	276830	0738	10/16/13	\$395,000	\$440,000	980	7	2008	Avg	1,193	N	N	934 B NW 52ND ST
002	1	276960	1350	10/05/12	\$392,500	\$478,000	980	7	1925	Good	4,650	N	N	6102 8TH AVE NW
002	1	276770	5010	10/06/14	\$639,000	\$653,000	980	7	1910	Good	5,000	N	N	914 NW 59TH ST
002	1	276780	0415	06/23/12	\$439,000	\$549,000	990	7	1926	Good	3,990	N	N	5811 3RD AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	3	017000	0131	05/16/13	\$451,000	\$521,000	990	7	1950	Avg	4,000	N	N	4409 4TH AVE NW
002	1	276830	0722	02/05/13	\$388,000	\$459,000	1,020	7	2002	Avg	1,526	N	N	916 NW 52ND ST
002	1	198220	0762	05/07/13	\$350,000	\$405,000	1,030	7	1919	Avg	2,880	N	N	4512 6TH AVE NW
002	1	198220	1470	11/18/13	\$446,000	\$492,000	1,030	7	1944	Good	3,758	N	N	606 NW 49TH ST
002	1	198220	1180	04/29/13	\$518,000	\$601,000	1,030	7	1944	Good	4,100	N	N	639 NW 48TH ST
002	1	276820	0160	10/20/14	\$415,500	\$423,000	1,040	7	1925	Avg	4,000	N	N	5502 6TH AVE NW
002	1	276810	0040	07/01/14	\$515,000	\$538,000	1,050	7	1907	VGood	5,000	N	N	915 NW 57TH ST
002	1	276960	2160	10/14/12	\$371,000	\$451,000	1,060	7	1910	Avg	3,200	N	N	6247 5TH AVE NW
002	1	276820	0005	06/14/13	\$460,000	\$528,000	1,060	7	1929	Good	4,700	N	N	717 NW 56TH ST
002	1	198220	0220	12/13/12	\$426,000	\$511,000	1,070	7	1944	Avg	4,850	N	N	349 NW 49TH ST
002	1	045200	1525	11/27/12	\$440,000	\$530,000	1,090	7	1910	Avg	5,000	N	N	902 NW 64TH ST
002	1	198220	0430	06/12/14	\$560,000	\$588,000	1,090	7	1944	Good	3,880	N	N	337 NW 48TH ST
002	3	012400	0195	08/19/13	\$460,000	\$519,000	1,090	7	1921	Good	4,000	N	N	4418 6TH AVE NW
002	1	198220	1465	11/21/14	\$475,999	\$481,000	1,090	7	1944	Avg	4,175	N	N	602 NW 49TH ST
002	1	276790	0355	06/27/14	\$523,460	\$548,000	1,090	7	1906	Avg	5,000	N	N	1126 NW 58TH ST
002	1	047500	0510	11/18/14	\$594,000	\$600,000	1,090	7	1920	Good	5,000	N	N	632 NW 53RD ST
002	1	276820	0215	08/15/13	\$514,950	\$582,000	1,100	7	1922	VGood	3,036	N	N	5503 4TH AVE NW
002	3	251600	0395	11/14/12	\$340,000	\$410,000	1,110	7	1916	Good	3,000	N	N	4310 5TH AVE NW
002	1	276810	0645	07/30/12	\$469,000	\$581,000	1,110	7	1954	Avg	5,000	N	N	919 NW 56TH ST
002	1	198220	0410	03/06/12	\$290,000	\$372,000	1,120	7	1921	Avg	3,880	N	N	355 NW 48TH ST
002	1	276960	1205	09/24/13	\$600,000	\$671,000	1,120	7	1915	VGood	3,737	N	N	6025 7TH AVE NW
002	3	251600	0335	02/18/14	\$450,000	\$486,000	1,120	7	1923	Avg	4,500	N	N	4315 5TH AVE NW
002	1	276770	5025	06/18/13	\$453,800	\$520,000	1,130	7	1929	Good	5,000	N	N	928 NW 59TH ST
002	1	047500	0080	11/11/14	\$515,000	\$521,000	1,150	7	1904	Good	5,000	N	N	336 NW 54TH ST
002	1	198220	0330	05/13/14	\$665,000	\$704,000	1,150	7	1944	VGood	5,820	N	N	336 NW 48TH ST
002	1	276800	0290	02/19/14	\$630,000	\$680,000	1,190	7	1906	VGood	3,300	N	N	5630 6TH AVE NW
002	1	276770	4461	07/03/13	\$415,000	\$474,000	1,200	7	1924	Good	2,760	N	N	6111 11TH AVE NW
002	1	198220	1485	05/12/14	\$675,000	\$714,000	1,200	7	1964	Good	3,340	N	N	618 NW 49TH ST
002	1	276800	0270	06/25/14	\$562,100	\$589,000	1,200	7	1914	Avg	3,700	N	N	5645 6TH AVE NW
002	1	198220	0580	11/09/12	\$487,950	\$590,000	1,200	7	1944	Avg	4,850	N	N	369 NW 47TH ST
002	1	276960	0560	05/27/14	\$529,000	\$558,000	1,210	7	1924	Good	3,328	N	N	6015 5TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	276780	0166	08/23/13	\$550,000	\$620,000	1,210	7	1914	Good	4,100	N	N	5833 6TH AVE NW
002	1	047500	1105	03/09/12	\$510,000	\$654,000	1,220	7	1944	VGood	5,000	N	N	341 NW 52ND ST
002	1	276770	4085	06/26/12	\$342,500	\$428,000	1,230	7	1906	Good	5,000	N	N	1106 NW 63RD ST
002	1	276770	5065	09/05/14	\$460,000	\$473,000	1,240	7	1917	Avg	5,000	N	N	829 NW 60TH ST
002	1	045200	1280	07/03/14	\$529,950	\$554,000	1,240	7	1909	VGood	5,000	N	N	816 NW 64TH ST
002	1	099900	0165	08/22/13	\$465,000	\$524,000	1,250	7	1988	Avg	2,500	N	N	943 NW 61ST ST
002	1	276810	0205	06/25/14	\$519,000	\$543,000	1,250	7	1910	Good	2,617	N	N	1132 NW 56TH ST
002	1	276800	0105	07/12/13	\$415,000	\$473,000	1,250	7	1940	Avg	5,000	N	N	5632 7TH AVE NW
002	1	045200	1550	09/12/13	\$449,000	\$504,000	1,250	7	1950	Avg	5,000	N	N	914 NW 64TH ST
002	1	276770	4860	07/28/14	\$650,000	\$675,000	1,250	7	2011	Avg	5,000	N	N	1121 NW 60TH ST
002	1	045200	1450	06/19/13	\$487,500	\$558,000	1,260	7	1906	VGood	4,000	N	N	919 NW 65TH ST
002	1	099900	0020	05/16/13	\$680,000	\$785,000	1,260	7	1937	VGood	5,000	N	N	947 NW 62ND ST
002	1	276830	0650	12/01/14	\$453,000	\$456,000	1,270	7	1991	Good	1,838	N	N	806 NW 52ND ST
002	1	930730	0090	07/23/13	\$490,000	\$557,000	1,270	7	1926	Good	4,100	N	N	816 NW MARKET ST
002	1	276760	0740	02/01/12	\$363,000	\$470,000	1,270	7	1923	Good	5,000	N	N	1123 NW 65TH ST
002	1	276960	0490	04/28/14	\$593,000	\$630,000	1,270	7	1944	Avg	5,000	N	N	6010 5TH AVE NW
002	3	251600	0555	03/15/13	\$480,000	\$563,000	1,270	7	1944	Avg	5,500	N	N	4224 4TH AVE NW
002	1	276800	0045	12/06/12	\$350,000	\$420,000	1,280	7	1943	Avg	6,138	N	N	5602 8TH AVE NW
002	1	276770	5005	05/02/13	\$564,200	\$654,000	1,300	7	1915	Good	5,000	N	N	908 NW 59TH ST
002	1	045200	1725	11/21/12	\$412,000	\$497,000	1,310	7	1905	Avg	5,000	N	N	917 NW 64TH ST
002	1	276960	1330	02/12/13	\$522,000	\$617,000	1,330	7	1930	Avg	4,557	N	N	6110 8TH AVE NW
002	1	276960	2295	07/11/12	\$459,000	\$571,000	1,330	7	1919	Avg	5,000	N	N	6212 6TH AVE NW
002	1	276960	2880	10/02/14	\$652,000	\$667,000	1,330	7	1925	VGood	5,000	N	N	6212 4TH AVE NW
002	1	198220	1560	06/14/12	\$394,500	\$494,000	1,340	7	1991	Avg	2,087	N	N	823 NW 50TH ST
002	1	198220	1260	12/19/13	\$380,000	\$416,000	1,340	7	1974	Avg	3,880	N	N	626 NW 47TH ST
002	1	047500	1295	06/25/14	\$750,000	\$785,000	1,340	7	1915	VGood	5,000	N	N	320 NW 50TH ST
002	1	930730	0060	02/08/13	\$504,700	\$597,000	1,350	7	1926	Avg	4,100	N	N	807 NW 56TH ST
002	1	047500	0785	11/19/13	\$572,500	\$632,000	1,360	7	1972	Avg	5,000	N	N	342 NW 52ND ST
002	1	276830	0652	07/05/12	\$365,000	\$455,000	1,370	7	1991	Avg	1,838	N	N	810 NW 52ND ST
002	1	930730	0100	05/19/14	\$485,000	\$512,000	1,370	7	1926	Avg	4,100	N	N	824 NW MARKET ST
002	1	930730	0010	08/23/12	\$409,000	\$504,000	1,370	7	1926	Avg	4,100	N	N	847 NW 56TH ST



## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	045200	1420	08/28/13	\$499,950	\$563,000	1,390	7	1906	Good	3,750	N	N	1007 NW 65TH ST
002	1	198220	0725	06/13/14	\$611,000	\$642,000	1,390	7	1920	VGood	5,820	N	N	348 NW 46TH ST
002	1	045200	1035	09/13/12	\$460,000	\$564,000	1,400	7	2012	Avg	2,996	N	N	832 NW 63RD ST
002	1	012300	0255	06/21/12	\$500,000	\$625,000	1,400	7	1915	Good	3,300	N	N	926 NW 60TH ST
002	3	012400	0160	07/01/14	\$563,000	\$589,000	1,410	7	1911	VGood	3,376	N	N	617 NW 44TH ST
002	1	930730	0080	02/14/13	\$455,000	\$537,000	1,450	7	1983	Avg	4,100	N	N	808 NW MARKET ST
002	1	276760	0745	12/05/12	\$310,000	\$372,000	1,460	7	1906	Fair	5,000	N	N	1117 NW 65TH ST
002	1	198220	0420	10/16/13	\$515,000	\$573,000	1,470	7	1944	Good	3,880	N	N	345 NW 48TH ST
002	1	045200	1540	08/18/14	\$554,600	\$573,000	1,470	7	1900	VGood	5,000	N	N	910 NW 64TH ST
002	1	276770	4570	08/07/13	\$589,000	\$667,000	1,500	7	1910	VGood	5,000	N	N	1112 NW 60TH ST
002	1	099900	0225	05/15/13	\$460,000	\$531,000	1,510	7	1927	Avg	5,000	N	N	946 NW 60TH ST
002	1	276780	0411	03/23/12	\$498,500	\$637,000	1,520	7	1926	Good	4,700	N	N	5807 3RD AVE NW
002	1	276820	0100	10/18/12	\$430,000	\$523,000	1,550	7	1912	VGood	2,670	N	N	5503 6TH AVE NW
002	1	276780	0410	05/07/13	\$500,000	\$579,000	1,550	7	1927	Avg	4,700	N	N	5803 3RD AVE NW
002	1	047500	0470	10/31/13	\$556,000	\$617,000	1,570	7	1924	Good	5,000	N	N	607 NW 54TH ST
002	1	276960	0045	11/04/13	\$510,100	\$565,000	1,630	7	1926	Good	3,626	N	N	6011 3RD AVE NW
002	1	047500	0975	05/22/14	\$492,000	\$519,000	1,640	7	1983	Avg	5,000	N	N	639 NW 52ND ST
002	1	276770	4750	06/27/12	\$330,000	\$412,000	1,660	7	1900	Good	3,076	N	N	1417 NW 60TH ST
002	1	276960	0035	08/07/14	\$612,000	\$634,000	1,680	7	1928	Good	3,626	N	N	6009 3RD AVE NW
002	1	099900	0215	05/12/14	\$734,200	\$777,000	1,680	7	1928	VGood	5,000	N	N	942 NW 60TH ST
002	1	047500	0630	10/10/12	\$474,000	\$577,000	1,700	7	1916	VGood	4,600	N	N	316 NW 53RD ST
002	1	045200	1430	06/26/12	\$387,500	\$484,000	1,740	7	1999	Good	2,500	N	N	925 NW 65TH ST
002	3	744200	0070	07/31/12	\$470,000	\$582,000	1,750	7	1905	Good	4,800	N	N	305 NW 42ND ST
002	3	860590	0060	06/03/14	\$545,000	\$574,000	1,810	7	1903	Good	3,000	N	N	4332 5TH AVE NW
002	1	276960	0450	05/14/12	\$491,000	\$620,000	1,820	7	1915	Avg	5,000	N	N	6032 5TH AVE NW
002	1	045200	1900	08/04/13	\$625,000	\$708,000	1,850	7	1916	Good	5,000	N	N	955 NW 63RD ST
002	1	045200	0090	07/17/12	\$467,000	\$580,000	1,860	7	1915	Avg	4,750	N	N	817 NW 61ST ST
002	3	744200	0025	03/14/13	\$482,000	\$565,000	1,920	7	1900	Avg	4,800	N	N	417 NW 42ND ST
002	1	276800	0390	09/26/14	\$577,000	\$591,000	1,940	7	1951	VGood	5,000	N	N	5634 4TH AVE NW
002	1	047500	0665	09/11/12	\$680,000	\$834,000	2,460	7	1983	Avg	5,000	N	N	352 NW 53RD ST
002	1	276790	0795	06/11/12	\$575,000	\$721,000	2,470	7	1908	VGood	5,000	N	N	923 NW 58TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	301930	0126	08/31/12	\$276,900	\$340,000	730	8	1952	Good	1,345	N	N	802 NW 54TH ST
002	1	122503	9068	03/06/12	\$323,000	\$415,000	820	8	2009	Avg	1,118	N	N	830 A NW 53RD ST
002	1	045200	0986	10/27/12	\$424,950	\$515,000	850	8	2012	Avg	1,225	N	N	806 A NW 63RD ST
002	1	045200	0987	11/01/12	\$430,000	\$521,000	900	8	2012	Avg	1,225	N	N	806 B NW 63RD ST
002	1	276760	0643	04/28/14	\$355,000	\$377,000	920	8	2007	Avg	1,000	N	N	1419 A NW 65TH ST
002	1	276760	0641	05/14/13	\$335,000	\$387,000	920	8	2007	Avg	1,000	N	N	1419 B NW 65TH ST
002	1	276760	0640	03/27/13	\$335,000	\$392,000	920	8	2007	Avg	1,018	N	N	1425 B NW 65TH ST
002	1	045200	0985	12/18/12	\$385,000	\$461,000	920	8	2012	Avg	1,273	N	N	804 A NW 63RD ST
002	1	276760	0673	07/01/14	\$460,000	\$481,000	940	8	2008	Avg	1,053	N	N	1406 A NW 64TH ST
002	1	276760	0673	10/16/12	\$375,000	\$456,000	940	8	2008	Avg	1,053	N	N	1406 A NW 64TH ST
002	1	045200	0988	11/01/12	\$404,950	\$490,000	960	8	2012	Avg	1,225	N	N	804 B NW 63RD ST
002	3	744200	0118	01/10/14	\$489,950	\$534,000	960	8	2013	Avg	1,239	N	N	328 B NW 41ST ST
002	3	744200	0119	12/09/13	\$499,000	\$548,000	960	8	2013	Avg	1,240	N	N	330 B NW 41ST ST
002	3	744200	0117	09/18/13	\$519,950	\$583,000	960	8	2013	Avg	1,361	N	N	328 A NW 41ST ST
002	3	744200	0116	01/27/14	\$470,000	\$510,000	960	8	2013	Avg	1,910	N	N	330 A NW 41ST ST
002	1	045200	0738	08/09/12	\$353,000	\$436,000	970	8	2001	Avg	1,629	N	N	826 C NW 62ND ST
002	1	276830	0733	02/16/12	\$321,000	\$414,000	980	8	2008	Avg	1,193	N	N	928 A NW 52ND ST
002	1	276830	0732	02/02/12	\$329,000	\$426,000	980	8	2008	Avg	1,193	N	N	928 B NW 52ND ST
002	1	276820	0212	09/11/14	\$499,950	\$514,000	990	8	2014	Avg	1,157	N	N	420 NW MARKET ST
002	1	276820	0210	08/25/14	\$499,000	\$515,000	990	8	2014	Avg	1,157	N	N	422 NW MARKET ST
002	1	276820	0213	07/24/14	\$529,000	\$550,000	990	8	2014	Avg	1,395	N	N	418 NW MARKET ST
002	3	744200	0111	09/04/13	\$460,000	\$517,000	1,000	8	2013	Avg	1,017	N	N	324 NW 41ST ST
002	3	744200	0112	08/08/13	\$490,950	\$556,000	1,000	8	2013	Avg	1,182	N	N	322 NW 41ST ST
002	1	276830	1182	12/04/14	\$439,950	\$443,000	1,010	8	2003	Avg	1,613	N	N	919 C NW 52ND ST
002	1	045200	1037	11/15/12	\$425,950	\$514,000	1,020	8	2012	Avg	900	N	N	830 A NW 63RD ST
002	1	045200	1036	01/08/13	\$426,600	\$508,000	1,020	8	2012	Avg	1,100	N	N	830 B NW 63RD ST
002	1	276760	0685	05/22/13	\$373,500	\$431,000	1,020	8	2007	Avg	1,118	N	N	1424 B NW 64TH ST
002	1	047500	0176	12/22/14	\$436,000	\$437,000	1,020	8	2006	Avg	1,193	N	N	641 B NW MARKET ST
002	1	276760	0688	11/13/14	\$414,500	\$419,000	1,020	8	2007	Avg	1,278	N	N	1422 A NW 64TH ST
002	1	047500	0004	07/07/14	\$536,000	\$560,000	1,030	8	2009	Avg	746	N	N	5414 6TH AVE NW
002	1	276770	4345	05/20/14	\$467,000	\$493,000	1,040	8	2005	Avg	1,213	N	N	1421 A NW 62ND ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	276770	4755	04/12/13	\$393,000	\$458,000	1,040	8	2000	Avg	1,249	N	N	1413 B NW 60TH ST
002	1	276770	4756	10/20/14	\$470,000	\$478,000	1,040	8	2000	Avg	1,257	N	N	1411 A NW 60TH ST
002	1	276770	4757	09/25/13	\$420,500	\$470,000	1,040	8	2000	Avg	1,262	N	N	1411 B NW 60TH ST
002	1	276810	0186	06/18/14	\$515,000	\$540,000	1,040	8	2007	Avg	1,419	N	N	1110 NW 56TH ST
002	1	276810	0187	02/06/13	\$414,450	\$490,000	1,040	8	2007	Avg	1,420	N	N	1112 NW 56TH ST
002	1	276960	2786	06/26/13	\$456,000	\$521,000	1,060	8	2009	Avg	1,302	N	N	6252 4TH AVE NW
002	1	276830	1456	12/11/12	\$370,000	\$444,000	1,060	8	2003	Avg	1,401	N	N	828 NW 50TH ST
002	1	276830	0715	01/26/12	\$468,000	\$607,000	1,070	8	2011	Avg	2,401	N	N	914 NW 52ND ST
002	1	276830	1279	07/25/14	\$525,000	\$546,000	1,080	8	2009	Avg	1,591	N	N	827 A NW 52ND ST
002	1	276770	4751	06/26/12	\$409,950	\$512,000	1,080	8	2012	Avg	966	N	N	1419 B NW 60TH ST
002	1	276770	4752	06/27/12	\$402,500	\$503,000	1,080	8	2012	Avg	970	N	N	1419 A NW 60TH ST
002	1	276770	4368	05/20/12	\$355,000	\$447,000	1,080	8	2000	Avg	1,250	N	N	6111 A 14TH AVE NW
002	1	276810	0220	04/25/14	\$465,000	\$494,000	1,080	8	2008	Avg	1,296	N	N	1140 NW 56TH ST
002	1	276830	1247	10/29/13	\$419,000	\$465,000	1,080	8	2008	Avg	1,347	N	N	940 NW 51ST ST
002	1	276830	1476	11/24/14	\$495,000	\$500,000	1,080	8	2008	Avg	1,517	N	N	858 NW 50TH ST
002	1	276830	1482	08/21/14	\$490,000	\$506,000	1,080	8	2008	Avg	1,520	N	N	846 B NW 50TH ST
002	1	276830	1480	01/14/13	\$395,000	\$470,000	1,080	8	2008	Avg	1,678	N	N	848 B NW 50TH ST
002	1	276830	1474	10/11/12	\$390,500	\$475,000	1,080	8	2008	Avg	1,681	N	N	5004 9TH AVE NW
002	1	122503	9074	08/02/13	\$495,000	\$561,000	1,090	8	2013	Avg	1,400	N	N	815 A NW 53RD ST
002	1	122503	9071	09/24/13	\$495,000	\$554,000	1,090	8	2013	Avg	1,401	N	N	813 B NW 53RD ST
002	1	122503	9073	08/21/13	\$495,000	\$558,000	1,090	8	2013	Avg	1,401	N	N	815 B NW 53RD ST
002	1	122503	9072	08/08/13	\$495,000	\$560,000	1,090	8	2013	Avg	1,401	N	N	813 A NW 53RD ST
002	1	122503	9070	08/14/13	\$490,000	\$554,000	1,100	8	2013	Avg	1,322	N	N	811 B NW 53RD ST
002	1	122503	9069	08/14/13	\$489,950	\$554,000	1,100	8	2013	Avg	1,493	N	N	811 A NW 53RD ST
002	1	930730	0170	11/07/14	\$517,000	\$524,000	1,120	8	1931	Good	4,800	N	N	835 NW 57TH ST
002	1	276830	0713	01/26/12	\$429,950	\$557,000	1,140	8	2011	Avg	1,164	N	N	912 B NW 52ND ST
002	1	276820	0209	10/06/14	\$529,950	\$541,000	1,140	8	2014	Avg	1,174	N	N	424 NW MARKET ST
002	1	276770	4226	05/02/13	\$411,000	\$476,000	1,140	8	2007	Avg	1,229	N	N	1433 B NW 63RD ST
002	1	276770	4330	04/14/14	\$499,000	\$532,000	1,140	8	2005	Avg	1,230	N	N	1439 B NW 62ND ST
002	1	276770	4225	05/09/12	\$375,000	\$474,000	1,140	8	2007	Avg	1,236	N	N	1433 A NW 63RD ST
002	1	276770	4332	09/30/14	\$469,000	\$480,000	1,140	8	2005	Avg	1,278	N	N	1437 A NW 62ND ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	276830	1278	08/20/13	\$525,000	\$592,000	1,140	8	2009	Avg	1,355	N	N	827 B NW 52ND ST
002	1	276770	4797	04/19/13	\$413,000	\$480,000	1,160	8	2004	Avg	1,345	N	N	1428 A NW 59TH ST
002	1	276770	4252	11/03/14	\$478,000	\$485,000	1,160	8	2008	Avg	1,348	N	N	1407 A NW 63RD ST
002	1	047500	0159	06/04/13	\$401,000	\$461,000	1,160	8	2008	Avg	1,727	N	N	709 NW MARKET ST
002	1	276770	4833	11/01/12	\$440,000	\$533,000	1,170	8	2002	Avg	2,022	N	N	1153 NW 60TH ST
002	1	276770	4646	04/21/14	\$483,000	\$514,000	1,180	8	2007	Avg	1,221	N	N	1415 B NW 61ST ST
002	1	276770	4648	10/12/12	\$395,000	\$481,000	1,180	8	2007	Avg	1,231	N	N	1413 B NW 61ST ST
002	1	276770	4649	09/29/14	\$425,000	\$435,000	1,180	8	2007	Avg	1,329	N	N	6013 B 14TH AVE NW
002	1	276830	1326	02/19/13	\$398,000	\$469,000	1,180	8	2006	Avg	1,340	N	N	806 B NW 51ST ST
002	1	276810	0182	04/24/13	\$429,000	\$498,000	1,180	8	2005	Avg	1,410	N	N	1108 A NW 56TH ST
002	1	047500	0189	07/22/13	\$325,000	\$369,000	1,180	8	2005	Avg	1,540	N	N	629 NW MARKET ST
002	3	744200	0110	07/18/13	\$499,950	\$569,000	1,180	8	2013	Avg	1,650	N	N	326 NW 41ST ST
002	1	122503	9064	08/02/13	\$497,000	\$563,000	1,190	8	2007	Avg	1,455	N	N	821 A NW 53RD ST
002	1	122503	9039	12/17/12	\$440,000	\$527,000	1,190	8	2007	Avg	1,470	N	N	821 B NW 53RD ST
002	1	122503	9065	07/23/13	\$473,500	\$538,000	1,190	8	2007	Avg	1,646	N	N	823 A NW 53RD ST
002	1	122503	9066	09/27/13	\$486,000	\$543,000	1,190	8	2007	Avg	1,682	N	N	823 B NW 53RD ST
002	1	276770	4671	10/17/12	\$371,000	\$451,000	1,200	8	2006	Avg	1,225	N	N	1414 A NW 60TH ST
002	1	276770	4777	09/19/14	\$436,000	\$447,000	1,200	8	2008	Avg	1,238	N	N	1408 A NW 59TH ST
002	1	276770	4218	04/10/13	\$415,000	\$484,000	1,200	8	2007	Avg	1,247	N	N	1437 B NW 63RD ST
002	1	276770	4669	07/30/13	\$435,000	\$493,000	1,200	8	2006	Avg	1,249	N	N	1412 A NW 60TH ST
002	1	276770	4805	07/25/13	\$430,000	\$488,000	1,200	8	2008	Avg	1,255	N	N	1436 A NW 59TH ST
002	1	276770	4301	04/01/13	\$310,000	\$362,000	1,200	8	1998	Avg	1,256	N	N	1442 A NW 62ND ST
002	1	276770	4676	05/17/13	\$425,000	\$491,000	1,200	8	2006	Avg	1,256	N	N	1418 A NW 60TH ST
002	1	276820	0246	04/09/12	\$419,950	\$535,000	1,200	8	2012	Avg	1,860	N	N	5502 4TH AVE NW
002	1	276830	1455	09/19/13	\$470,000	\$527,000	1,210	8	2003	Avg	2,309	N	N	824 NW 50TH ST
002	1	276960	0830	04/23/14	\$793,000	\$843,000	1,210	8	1950	VGood	5,000	N	N	6006 6TH AVE NW
002	1	276810	0206	10/01/14	\$440,000	\$450,000	1,230	8	2009	Avg	1,097	N	N	1130 B NW 56TH ST
002	1	122503	9052	11/12/14	\$465,000	\$471,000	1,230	8	2001	Avg	1,850	N	N	317 NW 55TH ST
002	1	276770	4285	04/12/12	\$357,500	\$455,000	1,240	8	2006	Avg	1,326	N	N	1426 B NW 62ND ST
002	1	276770	4603	06/09/14	\$489,000	\$514,000	1,240	8	2004	Avg	1,249	N	N	6008 B 14TH AVE NW
002	1	276770	4600	07/16/12	\$389,500	\$484,000	1,240	8	2004	Avg	1,249	N	N	6006 B 14TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	276810	0207	04/14/14	\$437,000	\$466,000	1,240	8	2009	Avg	1,287	N	N	1130 A NW 56TH ST
002	1	276830	1357	10/01/14	\$500,000	\$511,000	1,240	8	2007	Avg	1,396	N	N	824 NW 51ST ST
002	1	276830	0659	07/23/13	\$475,000	\$540,000	1,240	8	2007	Avg	1,399	N	N	812 A NW 52ND ST
002	1	122503	9061	06/21/13	\$462,000	\$529,000	1,240	8	2006	Avg	1,703	N	N	840 A NW 53RD ST
002	1	276770	4346	04/23/12	\$375,000	\$476,000	1,260	8	2005	Avg	1,247	N	N	1421 B NW 62ND ST
002	1	276830	1525	10/23/14	\$570,000	\$580,000	1,260	8	2007	Avg	1,777	N	N	913 NW 51ST ST
002	1	276830	1524	05/22/13	\$482,500	\$556,000	1,260	8	2007	Avg	1,777	N	N	915 NW 51ST ST
002	1	276830	1529	02/22/13	\$415,000	\$489,000	1,260	8	2008	Avg	1,777	N	N	911 NW 51ST ST
002	1	276830	0714	02/14/12	\$425,000	\$548,000	1,270	8	2011	Avg	1,436	N	N	912 A NW 52ND ST
002	1	122503	9062	02/14/12	\$423,000	\$546,000	1,280	8	2007	Avg	1,515	N	N	827 B NW 53RD ST
002	1	122503	9006	01/14/14	\$450,000	\$490,000	1,300	8	2001	Avg	1,667	N	N	315 A NW 55TH ST
002	1	045200	0739	05/21/12	\$398,000	\$502,000	1,320	8	2001	Avg	1,321	N	N	826 B NW 62ND ST
002	1	047500	0191	07/02/13	\$475,000	\$542,000	1,340	8	2005	Avg	1,716	N	N	631 NW MARKET ST
002	1	276820	0247	04/05/12	\$434,950	\$554,000	1,340	8	2012	Avg	2,491	N	N	5504 4TH AVE NW
002	2	198220	1600	02/13/14	\$399,500	\$432,000	1,360	8	2013	Avg	981	N	N	822 A NW 49TH ST
002	2	198220	1601	02/13/14	\$421,000	\$455,000	1,360	8	2013	Avg	981	N	N	820 B NW 49TH ST
002	1	276960	2580	10/16/14	\$580,000	\$591,000	1,370	8	2008	Avg	2,500	N	N	6220 5TH AVE NW
002	1	276830	0731	12/13/12	\$524,500	\$629,000	1,400	8	2008	Avg	2,116	N	N	930 NW 52ND ST
002	2	198220	1599	02/13/14	\$399,500	\$432,000	1,420	8	2013	Avg	981	N	N	822 B NW 49TH ST
002	2	198220	1602	02/13/14	\$399,950	\$432,000	1,420	8	2013	Avg	1,232	N	N	820 A NW 49TH ST
002	1	276830	0687	08/26/13	\$548,000	\$617,000	1,440	8	2007	Avg	1,720	N	N	838 B NW 52ND ST
002	1	198220	0080	10/08/13	\$855,000	\$953,000	1,440	8	2013	Avg	3,340	N	N	311 NW 50TH ST
002	1	276960	1320	09/20/13	\$580,000	\$650,000	1,450	8	2013	Avg	2,193	N	N	6114 8TH AVE NW
002	1	138380	0006	04/30/13	\$549,950	\$638,000	1,460	8	2009	Avg	2,316	N	N	306 NW 54TH ST
002	1	276830	0655	04/23/12	\$460,000	\$584,000	1,520	8	2007	Avg	2,200	N	N	812 NW 52ND ST
002	1	122503	9029	05/10/12	\$467,500	\$591,000	1,560	8	2006	Avg	2,369	N	N	807 NW 53RD ST
002	1	138380	0031	06/15/12	\$435,000	\$545,000	1,640	8	2005	Avg	1,633	N	N	305 NW 55TH ST
002	1	276830	0727	11/10/14	\$569,000	\$576,000	1,670	8	2012	Avg	1,500	N	N	924 A NW 52ND ST
002	1	276830	0726	12/27/12	\$488,000	\$583,000	1,670	8	2012	Avg	1,500	N	N	922 NW 52ND ST
002	1	276830	0728	12/27/12	\$510,000	\$609,000	1,670	8	2012	Avg	1,500	N	N	924 B NW 52ND ST
002	1	276830	0725	11/29/12	\$488,000	\$587,000	1,670	8	2012	Avg	1,500	N	N	926 NW 52ND ST



## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	276830	0727	11/29/12	\$515,000	\$620,000	1,670	8	2012	Avg	1,500	N	N	924 A NW 52ND ST
002	1	276810	0180	06/06/14	\$595,000	\$626,000	1,680	8	2005	Avg	2,175	N	N	1106 NW 56TH ST
002	1	276960	0190	07/15/14	\$630,000	\$656,000	1,720	8	1957	Avg	5,000	N	N	6038 4TH AVE NW
002	1	276960	0225	01/07/14	\$620,000	\$676,000	1,730	8	1953	Avg	5,000	N	N	6020 4TH AVE NW
002	1	276960	0840	07/12/13	\$675,000	\$769,000	1,750	8	1963	Avg	3,500	N	N	514 NW 60TH ST
002	1	198220	0085	05/18/12	\$624,950	\$788,000	1,770	8	1947	Avg	6,259	N	N	4913 3RD AVE NW
002	1	047500	0320	01/08/13	\$704,000	\$839,000	1,790	8	1911	VGood	5,000	N	N	624 NW 54TH ST
002	1	122503	9031	10/23/13	\$700,000	\$778,000	1,830	8	2013	Avg	2,402	N	N	817 NW 53RD ST
002	1	122503	9027	08/07/12	\$680,000	\$841,000	1,830	8	1927	VGood	4,300	N	N	5216 9TH AVE NW
002	1	045200	0330	06/27/13	\$649,200	\$742,000	1,830	8	1966	Avg	5,000	N	N	823 NW 62ND ST
002	1	276960	0625	11/30/12	\$610,000	\$734,000	1,830	8	1969	Good	5,000	N	N	6043 5TH AVE NW
002	1	276770	4180	09/14/12	\$620,000	\$760,000	1,840	8	1969	Avg	5,000	N	N	1120 NW 62ND ST
002	1	276820	0090	03/20/12	\$500,000	\$640,000	1,870	8	1969	Avg	5,000	N	N	5506 7TH AVE NW
002	1	276790	0875	10/29/13	\$629,877	\$699,000	1,920	8	1963	Avg	5,000	N	N	5702 11TH AVE NW
002	1	045200	0165	07/22/13	\$610,000	\$693,000	1,930	8	1968	Avg	4,750	N	N	816 NW 60TH ST
002	1	047500	0605	06/23/14	\$800,000	\$838,000	1,980	8	1954	Avg	4,895	N	N	301 NW 54TH ST
002	1	276960	0590	10/16/14	\$900,000	\$917,000	2,010	8	1968	Avg	7,500	N	N	6027 5TH AVE NW
002	1	045200	0975	08/13/12	\$625,000	\$772,000	2,220	8	1988	Avg	3,199	N	N	6301 8TH AVE NW
002	1	276800	0400	12/30/14	\$640,000	\$640,000	2,360	8	1904	Good	6,000	N	N	5622 4TH AVE NW
002	1	198220	0870	03/10/14	\$705,000	\$758,000	2,530	8	2007	Avg	3,760	N	N	316 NW 45TH ST
002	1	276960	0310	08/20/14	\$735,000	\$759,000	2,680	8	1977	Avg	5,000	N	N	6019 4TH AVE NW
002	1	047500	0875	06/13/12	\$799,000	\$1,001,000	2,780	8	2012	Avg	5,000	N	N	601 NW 53RD ST
002	1	276830	1205	04/14/14	\$870,400	\$927,000	3,310	8	1977	Avg	6,500	N	N	5101 9TH AVE NW
002	1	276820	0099	04/08/13	\$429,950	\$501,000	920	9	2013	Avg	931	N	N	608 NW MARKET ST
002	1	276820	0101	04/23/13	\$477,950	\$555,000	1,260	9	2013	Avg	1,404	N	N	606 NW MARKET ST
002	1	276790	0382	03/21/14	\$585,000	\$627,000	1,760	9	2014	Avg	800	N	N	1156 NW 58TH ST
002	1	276790	0381	03/20/14	\$585,000	\$627,000	1,760	9	2014	Avg	800	N	N	1158 NW 58TH ST
002	1	276790	0380	02/06/14	\$595,000	\$644,000	1,790	9	2014	Avg	1,126	N	N	1160 NW 58TH ST
002	1	276790	0383	02/06/14	\$595,000	\$644,000	1,790	9	2014	Avg	2,376	N	N	1154 NW 58TH ST
002	1	276830	1370	07/05/12	\$602,000	\$750,000	1,910	9	2012	Avg	2,481	N	N	842 NW 51ST ST
002	1	276830	1371	07/26/12	\$603,500	\$748,000	2,160	9	2012	Avg	2,512	N	N	840 NW 51ST ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
002	1	045200	1422	12/06/13	\$650,000	\$715,000	2,270	9	2013	Avg	3,750	N	N	1003 NW 65TH ST
002	1	198220	0660	04/03/12	\$749,950	\$956,000	2,320	9	2007	Avg	3,801	N	N	303 NW 47TH ST
002	1	276770	4895	11/21/13	\$873,999	\$964,000	2,350	9	2010	Avg	5,000	N	N	1114 NW 59TH ST
002	1	276790	0190	06/06/12	\$780,000	\$979,000	2,350	9	2010	Avg	5,000	N	N	911 NW 59TH ST
002	1	276820	0214	05/17/13	\$580,000	\$670,000	2,370	9	2013	Avg	2,091	N	N	404 NW MARKET ST
002	1	276770	4450	07/01/14	\$925,000	\$967,000	2,680	9	2014	Avg	5,000	N	N	1117 NW 62ND ST
011	4	162380	0550	05/08/13	\$302,000	\$349,000	450	5	1916	Avg	2,668	N	N	617 NW 73RD ST
011	4	291920	1385	11/13/14	\$275,000	\$278,000	680	5	1906	Fair	4,190	N	N	104 N 84TH ST
011	4	046100	4245	09/04/12	\$297,000	\$365,000	530	6	1907	Good	2,300	N	N	1110 NW 70TH ST
011	4	292270	3235	11/19/14	\$290,000	\$293,000	550	6	1916	Fair	5,700	N	N	7619 8TH AVE NW
011	5	287710	3215	01/20/14	\$471,000	\$512,000	680	6	1910	Avg	3,750	N	N	6743 SYCAMORE AVE NW
011	4	507540	0035	06/27/14	\$280,000	\$293,000	690	6	1928	Avg	1,950	N	N	1317 NW 77TH ST
011	6	164650	2165	08/13/14	\$480,000	\$497,000	690	6	1924	Good	4,635	N	N	132 NW 76TH ST
011	4	162380	0540	05/23/12	\$380,000	\$479,000	700	6	1923	Avg	2,680	N	N	623 NW 73RD ST
011	4	162380	0090	05/31/12	\$340,000	\$427,000	700	6	1916	Avg	4,000	N	N	625 NW 75TH ST
011	4	288010	0720	05/15/12	\$315,000	\$398,000	730	6	1932	Avg	2,880	N	N	6545 CLEOPATRA PL NW
011	4	162380	0345	02/27/13	\$400,000	\$471,000	760	6	1907	Good	3,000	N	N	611 NW 74TH ST
011	4	291970	1944	10/10/14	\$474,000	\$484,000	770	6	1944	Good	4,560	N	N	337 NW 83RD ST
011	4	291970	0765	11/20/12	\$367,500	\$443,000	780	6	1921	Avg	4,800	N	N	630 NW 82ND ST
011	4	162380	0070	05/30/13	\$366,000	\$421,000	790	6	1916	Good	4,000	N	N	633 NW 75TH ST
011	4	751900	1975	05/11/13	\$475,000	\$549,000	820	6	1926	Good	3,860	N	N	622 NW 76TH ST
011	4	162330	0446	03/03/14	\$515,000	\$554,000	830	6	1918	VGood	3,640	N	N	7211 5TH AVE NW
011	4	291920	0670	10/09/12	\$360,000	\$438,000	840	6	1913	Good	3,840	N	N	119 N 81ST ST
011	4	751900	1990	10/27/14	\$361,500	\$367,000	840	6	1909	Good	3,860	N	N	630 NW 76TH ST
011	4	288010	1075	01/08/14	\$315,000	\$344,000	840	6	1905	Avg	5,150	N	N	6516 7TH AVE NW
011	4	287710	2345	10/27/14	\$511,718	\$520,000	850	6	1915	Avg	5,000	N	N	6730 6TH AVE NW
011	4	291970	2705	07/31/14	\$417,500	\$433,000	850	6	1910	Avg	5,510	N	N	342 NW 84TH ST
011	4	288010	0430	05/26/13	\$420,000	\$484,000	860	6	1918	Good	3,700	N	N	6714 CLEOPATRA PL NW
011	4	288010	0675	05/14/14	\$400,000	\$423,000	860	6	1918	Good	2,130	N	N	6531 CLEOPATRA PL NW
011	4	162330	0845	04/09/12	\$405,000	\$516,000	880	6	1924	Avg	4,000	N	N	317 NW 74TH ST
011	4	751900	0711	01/31/14	\$490,000	\$531,000	880	6	1926	Good	2,400	N	N	7711 3RD AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	287710	1310	08/04/14	\$415,000	\$430,000	880	6	1914	Good	4,200	N	N	6547 3RD AVE NW
011	4	162330	0230	06/03/13	\$485,000	\$558,000	890	6	1922	Avg	3,500	N	N	405 NW 72ND ST
011	4	046100	3815	10/12/12	\$370,000	\$450,000	900	6	1908	Good	5,000	N	N	7064 14TH AVE NW
011	4	288010	0870	07/15/13	\$475,000	\$541,000	900	6	1948	Good	5,000	N	N	705 NW 67TH ST
011	4	291970	0270	05/08/12	\$330,000	\$417,000	900	6	1905	Good	5,680	N	N	646 NW 84TH ST
011	4	046100	3830	06/05/14	\$419,950	\$442,000	910	6	1930	Avg	2,000	N	N	1207 NW 73RD ST
011	4	046100	2050	08/26/14	\$450,000	\$464,000	910	6	1914	Good	5,000	N	N	7357 14TH AVE NW
011	4	291920	1185	03/26/13	\$443,000	\$518,000	920	6	1905	Avg	3,840	N	N	134 N 83RD ST
011	4	162380	0080	11/19/13	\$380,000	\$419,000	920	6	1916	Good	4,000	N	N	629 NW 75TH ST
011	4	751900	1135	04/12/13	\$395,000	\$460,000	930	6	1925	Good	3,605	N	N	331 NW 80TH ST
011	4	046100	5005	01/06/12	\$385,000	\$501,000	930	6	1911	Good	3,750	N	N	7055 DIBBLE AVE NW
011	6	200070	0030	04/03/14	\$400,000	\$427,000	940	6	1905	Good	3,075	N	N	139 N 75TH ST
011	5	287710	3650	06/15/12	\$409,000	\$512,000	940	6	1907	Avg	3,750	N	N	6719 PALATINE AVE N
011	4	291970	0885	08/26/14	\$459,000	\$473,000	960	6	1924	Good	3,840	N	N	629 NW 82ND ST
011	4	751900	0695	05/20/13	\$457,000	\$527,000	970	6	1983	Avg	3,605	N	N	315 NW 78TH ST
011	4	291920	0655	09/26/13	\$335,000	\$375,000	970	6	1909	Avg	3,840	N	N	107 N 81ST ST
011	4	751900	0310	03/21/13	\$454,000	\$532,000	980	6	1947	Avg	4,120	N	N	334 NW 76TH ST
011	4	758970	0070	06/12/12	\$430,000	\$539,000	1,040	6	1929	Good	5,080	N	N	8040 13TH AVE NW
011	4	287710	1320	11/07/13	\$322,000	\$356,000	1,040	6	1909	Avg	4,200	N	N	6553 3RD AVE NW
011	4	291920	1375	03/28/14	\$475,000	\$508,000	1,060	6	1906	Good	4,175	N	N	114 N 84TH ST
011	4	291920	0590	06/20/13	\$385,000	\$441,000	1,080	6	1908	Avg	3,840	N	N	126 NW 81ST ST
011	5	287710	4271	03/19/13	\$488,500	\$572,000	1,080	6	1908	VGood	4,000	N	N	7005 SYCAMORE AVE NW
011	4	046100	3960	05/08/12	\$350,000	\$442,000	1,120	6	1919	Good	2,300	N	N	1208 NW 70TH ST
011	4	046100	3090	07/05/13	\$270,000	\$308,000	1,130	6	1952	Avg	2,155	N	N	7056 15TH AVE NW
011	4	046100	4220	06/05/13	\$430,500	\$495,000	1,230	6	1907	Avg	5,000	N	N	7015 11TH AVE NW
011	5	230140	0185	02/26/13	\$384,000	\$452,000	1,330	6	1920	Good	3,500	N	N	7221 1ST AVE NW
011	4	287710	2710	07/21/12	\$430,000	\$534,000	1,370	6	1908	Good	4,200	N	N	6737 3RD AVE NW
011	4	751900	0225	10/30/14	\$465,000	\$472,000	1,580	6	1900	Avg	3,774	N	N	307 NW 76TH ST
011	4	046100	2551	10/04/14	\$330,600	\$338,000	580	7	2005	Avg	1,799	N	N	7348 MARY AVE NW
011	4	291970	1715	04/12/13	\$340,000	\$396,000	620	7	1914	Avg	4,800	N	N	315 NW 82ND ST
011	5	287710	3097	06/13/13	\$376,000	\$431,000	660	7	1985	Avg	2,500	N	N	6710 3RD AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	162380	0555	08/13/13	\$312,000	\$353,000	670	7	1990	Avg	2,680	N	N	613 NW 73RD ST
011	4	758970	0025	11/19/13	\$408,650	\$451,000	700	7	1941	Avg	5,160	N	N	8022 14TH AVE NW
011	4	530910	0095	10/10/13	\$399,950	\$446,000	730	7	1922	Good	3,566	N	N	6725 9TH AVE NW
011	4	202870	0785	10/28/13	\$435,000	\$483,000	750	7	1987	Avg	2,650	N	N	6533 DIBBLE AVE NW
011	4	937630	1520	05/29/14	\$595,000	\$627,000	750	7	1928	Good	5,000	N	N	7728 11TH AVE NW
011	4	417210	0180	02/14/14	\$570,000	\$616,000	760	7	1928	Good	3,670	N	N	7065 7TH AVE NW
011	5	287710	1031	07/02/14	\$512,031	\$535,000	770	7	1920	Avg	3,000	N	N	6531 2ND AVE NW
011	4	424040	0075	04/28/14	\$525,000	\$557,000	770	7	1926	Good	3,860	N	N	7752 14TH AVE NW
011	4	530910	0055	07/03/13	\$410,000	\$468,000	770	7	1918	Avg	5,350	N	N	6741 9TH AVE NW
011	4	292270	2690	08/23/13	\$410,500	\$463,000	780	7	1988	Avg	2,350	N	N	7541 9TH AVE NW
011	4	758970	0065	06/27/13	\$435,000	\$497,000	780	7	1941	Avg	4,598	N	N	1215 NW 83RD ST
011	4	530910	1050	11/26/14	\$489,950	\$494,000	790	7	1909	Good	4,010	N	N	6530 11TH AVE NW
011	4	291970	0960	12/05/12	\$430,000	\$517,000	790	7	1905	Good	4,680	N	N	8111 6TH AVE NW
011	4	202870	0310	12/15/14	\$350,000	\$351,000	800	7	1905	Avg	3,710	N	N	6706 9TH AVE NW
011	4	937630	0790	03/20/12	\$326,250	\$417,000	800	7	1947	Good	5,000	N	N	8334 12TH AVE NW
011	4	046100	4635	06/13/13	\$412,500	\$473,000	810	7	1988	Good	2,500	N	N	7050 11TH AVE NW
011	4	291970	2740	01/10/14	\$320,000	\$349,000	820	7	1924	Avg	2,640	N	N	8410 6TH AVE NW
011	4	291920	0095	09/06/13	\$496,000	\$557,000	820	7	1910	Good	4,240	N	N	114 NW 84TH ST
011	4	530910	0240	12/18/13	\$496,000	\$544,000	820	7	1924	Avg	6,803	N	N	6756 10TH AVE NW
011	4	291970	2255	10/01/13	\$510,000	\$570,000	830	7	1910	Good	4,800	N	N	327 NW 84TH ST
011	4	292270	2645	04/29/14	\$436,000	\$463,000	830	7	1960	Avg	5,140	N	N	7521 9TH AVE NW
011	4	045800	0325	08/04/14	\$425,000	\$441,000	840	7	1924	Avg	5,080	N	N	8009 14TH AVE NW
011	4	046100	4195	02/07/14	\$457,500	\$495,000	840	7	1908	Good	5,000	N	N	7023 11TH AVE NW
011	4	530910	1340	02/06/14	\$415,000	\$449,000	840	7	1985	Avg	2,500	N	N	6540 10TH AVE NW
011	4	530910	1440	03/28/14	\$585,000	\$626,000	840	7	1924	VGood	3,500	N	N	6523 9TH AVE NW
011	4	291920	0100	04/22/13	\$420,000	\$488,000	840	7	1924	Avg	4,240	N	N	118 NW 84TH ST
011	4	046100	4195	11/04/14	\$457,500	\$464,000	840	7	1908	Good	5,000	N	N	7023 11TH AVE NW
011	6	164650	1255	11/06/12	\$475,000	\$575,000	850	7	1911	Good	4,160	N	N	116 NW 79TH ST
011	4	202870	1165	06/27/14	\$430,000	\$450,000	850	7	1927	VGood	2,570	N	N	6512 DIVISION AVE NW
011	4	751900	2040	01/11/12	\$318,000	\$414,000	850	7	1996	Avg	2,575	N	N	652 NW 76TH ST
011	4	202870	1185	11/27/12	\$387,000	\$466,000	850	7	1927	Avg	2,600	N	N	6524 DIVISION AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	292270	2480	07/16/13	\$455,000	\$518,000	850	7	1944	Good	4,700	N	N	7546 10TH AVE NW
011	4	292270	1680	01/07/13	\$399,500	\$476,000	860	7	1930	Avg	3,572	N	N	7708 9TH AVE NW
011	4	291970	1555	11/01/12	\$391,000	\$474,000	860	7	1908	Good	4,080	N	N	330 NW 80TH ST
011	4	046100	2640	09/09/13	\$480,000	\$539,000	860	7	1919	Good	5,000	N	N	7331 MARY AVE NW
011	4	672870	0075	05/20/14	\$575,000	\$607,000	860	7	1926	Avg	6,060	N	N	7032 7TH AVE NW
011	5	012503	9021	09/24/14	\$575,000	\$589,000	880	7	1920	Avg	2,726	N	N	7225 SYCAMORE AVE NW
011	4	292270	2746	09/19/13	\$392,000	\$439,000	880	7	1942	Avg	3,760	N	N	7550 9TH AVE NW
011	4	292270	2880	10/05/12	\$329,600	\$402,000	880	7	1929	Good	4,700	N	N	7515 DIBBLE AVE NW
011	4	162330	0985	12/18/12	\$375,000	\$449,000	890	7	1926	Good	3,000	N	N	420 NW 73RD ST
011	6	200120	0030	08/03/12	\$432,000	\$535,000	890	7	1941	Avg	4,000	N	N	121 NW 75TH ST
011	4	291970	2655	06/06/14	\$475,000	\$500,000	890	7	1923	Avg	4,590	N	N	318 NW 84TH ST
011	4	202870	0555	12/31/12	\$314,000	\$375,000	910	7	1921	Fair	3,550	N	N	6708 DIVISION AVE NW
011	4	202870	0487	10/11/13	\$430,000	\$479,000	910	7	1926	Good	2,800	N	N	832 NW 67TH ST
011	4	288010	0240	08/25/14	\$439,950	\$454,000	910	7	1906	VGood	3,000	N	N	6739 7TH AVE NW
011	4	530910	1395	09/11/14	\$415,000	\$426,000	910	7	1904	Avg	3,750	N	N	6543 9TH AVE NW
011	4	046100	0050	09/21/12	\$409,000	\$500,000	910	7	1913	Good	4,218	N	N	7403 8TH AVE NW
011	4	291970	1105	12/09/14	\$422,000	\$424,000	920	7	1938	Good	2,609	N	N	656 NW 81ST ST
011	4	291970	1105	08/27/12	\$340,000	\$418,000	920	7	1938	Good	2,609	N	N	656 NW 81ST ST
011	4	162380	0300	06/10/14	\$499,000	\$524,000	920	7	1926	Avg	3,000	N	N	637 NW 74TH ST
011	5	287710	4290	11/08/14	\$680,000	\$689,000	920	7	1919	VGood	4,060	N	N	7015 SYCAMORE AVE NW
011	4	202870	1000	05/29/14	\$635,200	\$669,000	920	7	1921	VGood	4,240	N	N	6517 DIBBLE AVE NW
011	4	292270	1250	12/03/13	\$434,950	\$478,000	920	7	1937	Avg	4,350	N	N	814 NW 80TH ST
011	4	046100	2890	06/19/14	\$499,000	\$523,000	920	7	1910	Good	5,000	N	N	7043 MARY AVE NW
011	4	046100	4095	07/21/14	\$514,000	\$535,000	920	7	1954	Avg	5,000	N	N	7050 13TH AVE NW
011	5	732190	0015	04/26/13	\$591,000	\$686,000	930	7	1915	VGood	2,310	N	N	6508 GREENWOOD AVE N
011	4	291970	2020	09/06/12	\$407,000	\$500,000	930	7	1918	Good	3,600	N	N	307 NW 83RD ST
011	4	202870	0360	05/23/14	\$641,000	\$677,000	940	7	1926	VGood	3,975	N	N	6728 9TH AVE NW
011	4	758970	0050	06/24/13	\$488,000	\$558,000	940	7	1940	Good	3,980	N	N	8051 13TH AVE NW
011	4	291970	1425	06/19/12	\$425,000	\$532,000	940	7	1910	Good	4,800	N	N	327 NW 81ST ST
011	4	046100	4375	02/06/13	\$475,000	\$562,000	940	7	1939	Good	5,000	N	N	7058 12TH AVE NW
011	6	164650	1320	07/27/12	\$414,900	\$514,000	940	7	1922	Good	6,240	N	N	7906 3RD AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	305270	1120	06/18/12	\$410,000	\$513,000	950	7	1904	VGood	3,500	N	N	6732 12TH AVE NW
011	4	291970	1230	05/17/12	\$395,000	\$498,000	950	7	1910	Good	4,690	N	N	603 NW 81ST ST
011	4	751900	0946	10/25/13	\$499,000	\$554,000	960	7	1927	VGood	3,300	N	N	7815 3RD AVE NW
011	4	162330	0855	02/24/12	\$451,000	\$580,000	960	7	1926	Good	4,000	N	N	315 NW 74TH ST
011	4	046100	3270	04/24/12	\$480,000	\$609,000	960	7	1906	VGood	5,000	N	N	7016 MARY AVE NW
011	4	937630	0445	02/12/13	\$421,000	\$497,000	960	7	1925	Avg	5,000	N	N	7717 11TH AVE NW
011	4	046100	0935	06/28/12	\$412,500	\$515,000	960	7	1927	Avg	5,000	N	N	7349 10TH AVE NW
011	4	530910	0475	06/03/13	\$459,000	\$528,000	960	7	1913	Avg	5,350	N	N	6712 11TH AVE NW
011	4	349130	0176	08/10/12	\$405,000	\$500,000	970	7	1941	Avg	5,588	N	N	7732 MARY AVE NW
011	4	292270	1175	09/19/14	\$535,000	\$549,000	970	7	1937	Avg	5,700	N	N	8040 DIBBLE AVE NW
011	4	291970	2075	09/25/14	\$532,500	\$545,000	980	7	1927	VGood	3,360	N	N	312 NW 82ND ST
011	4	937630	0800	09/05/12	\$350,000	\$430,000	980	7	1922	Avg	5,000	N	N	8340 12TH AVE NW
011	4	751900	0860	03/22/14	\$480,000	\$514,000	990	7	1926	Avg	5,150	N	N	349 NW 79TH ST
011	4	758970	0052	02/25/14	\$536,500	\$578,000	990	7	1949	Good	6,954	N	N	1309 NW 83RD ST
011	4	751900	1605	03/07/12	\$397,000	\$509,000	990	7	1926	Avg	3,399	N	N	639 NW 79TH ST
011	4	751900	1165	08/07/13	\$447,000	\$506,000	990	7	1926	Avg	3,860	N	N	317 NW 80TH ST
011	6	164650	1465	07/05/13	\$436,450	\$498,000	990	7	1924	VGood	6,240	N	N	115 NW 80TH ST
011	4	292170	0140	12/12/12	\$408,000	\$489,000	990	7	1938	Avg	6,350	N	N	8307 13TH AVE NW
011	4	751900	0320	07/15/13	\$380,000	\$433,000	1,000	7	1926	Avg	3,605	N	N	338 NW 76TH ST
011	4	046100	1685	05/20/13	\$400,000	\$462,000	1,000	7	1948	Avg	5,000	N	N	7316 13TH AVE NW
011	6	200170	0010	04/04/14	\$732,500	\$782,000	1,010	7	1926	VGood	4,000	N	N	107 NW 74TH ST
011	4	046100	5155	06/04/13	\$399,950	\$460,000	1,010	7	1921	Avg	4,300	N	N	854 NW 70TH ST
011	4	162380	0460	12/19/13	\$417,000	\$457,000	1,010	7	1911	Avg	6,000	N	N	716 NW 73RD ST
011	4	292270	0026	06/18/13	\$315,000	\$361,000	1,020	7	1992	Avg	1,543	N	N	8349 9TH AVE NW
011	4	287710	2180	08/29/14	\$505,000	\$521,000	1,020	7	1916	Good	5,000	N	N	6709 5TH AVE NW
011	5	230140	0470	09/08/14	\$635,000	\$653,000	1,020	7	1948	Avg	5,000	N	N	205 NW 72ND ST
011	4	162330	0765	05/06/14	\$469,000	\$497,000	1,030	7	1924	Avg	4,400	N	N	302 NW 72ND ST
011	4	162330	0765	09/21/12	\$413,000	\$505,000	1,030	7	1924	Avg	4,400	N	N	302 NW 72ND ST
011	4	751900	1815	09/14/12	\$435,000	\$533,000	1,030	7	1946	Good	4,841	N	N	7714 8TH AVE NW
011	4	046100	4015	01/28/13	\$482,000	\$571,000	1,030	7	1928	Good	6,250	N	N	7012 13TH AVE NW
011	4	292270	1435	06/13/13	\$350,000	\$402,000	1,040	7	1959	Avg	3,030	N	N	7749 9TH AVE NW



## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	202870	0445	08/02/12	\$490,000	\$607,000	1,040	7	1949	Avg	4,240	N	N	6712 DIBBLE AVE NW
011	4	530910	0780	11/06/13	\$436,000	\$483,000	1,040	7	1918	Avg	4,549	N	N	6553 11TH AVE NW
011	4	046100	3395	11/13/12	\$400,000	\$483,000	1,040	7	1914	Avg	5,000	N	N	7045 14TH AVE NW
011	4	866840	0005	06/28/12	\$480,000	\$599,000	1,050	7	1919	Avg	5,640	N	N	7701 14TH AVE NW
011	4	046100	0005	07/10/13	\$440,000	\$501,000	1,050	7	1913	Good	3,210	N	N	7421 8TH AVE NW
011	5	012503	9025	06/11/14	\$530,000	\$557,000	1,050	7	1927	Avg	3,680	N	N	7230 3RD AVE NW
011	6	200070	0065	11/06/12	\$476,000	\$576,000	1,050	7	1925	Avg	4,100	N	N	121 N 75TH ST
011	4	202870	0700	01/28/13	\$415,000	\$492,000	1,050	7	1926	Good	4,240	N	N	6549 DIVISION AVE NW
011	4	292270	2135	05/03/12	\$403,000	\$510,000	1,050	7	1941	Avg	5,700	N	N	7907 8TH AVE NW
011	4	937630	1850	03/13/14	\$550,000	\$591,000	1,052	7	1928	VGood	5,000	N	N	7712 10TH AVE NW
011	4	287710	1821	08/05/14	\$500,000	\$518,000	1,060	7	1927	Avg	3,400	N	N	6552 6TH AVE NW
011	4	520010	0115	11/17/14	\$540,000	\$546,000	1,060	7	1929	Good	3,478	N	N	6545 12TH AVE NW
011	4	520010	0040	01/20/12	\$420,000	\$545,000	1,060	7	1929	Good	3,578	N	N	6515 12TH AVE NW
011	4	012503	9006	04/24/12	\$513,000	\$651,000	1,060	7	1925	Good	3,600	N	N	814 NW 70TH ST
011	4	291920	0555	09/21/13	\$409,500	\$459,000	1,060	7	1930	Avg	3,681	N	N	103 NW 82ND ST
011	4	291970	0250	08/09/13	\$485,000	\$549,000	1,060	7	1950	Good	5,660	N	N	636 NW 84TH ST
011	4	292270	1085	06/26/12	\$376,001	\$470,000	1,070	7	1910	VGood	4,700	N	N	8061 DIBBLE AVE NW
011	6	200070	0225	04/15/13	\$535,000	\$623,000	1,070	7	1947	Avg	3,240	N	N	149 N 74TH ST
011	4	046100	2740	02/08/13	\$317,000	\$375,000	1,090	7	1926	Avg	4,250	N	N	7320 15TH AVE NW
011	4	046100	1755	07/24/12	\$555,000	\$689,000	1,090	7	1910	Good	5,000	N	N	7350 13TH AVE NW
011	5	230140	0655	11/25/14	\$775,000	\$782,000	1,090	7	1916	Good	5,050	N	N	7021 1ST AVE NW
011	4	046100	1200	05/09/12	\$550,000	\$695,000	1,090	7	1938	Good	5,250	N	N	7356 11TH AVE NW
011	4	162380	0425	06/01/12	\$468,000	\$588,000	1,100	7	1916	Avg	3,000	N	N	622 NW 73RD ST
011	4	162330	0160	05/06/14	\$450,000	\$477,000	1,100	7	2005	Avg	3,000	N	N	412 NW 70TH ST
011	4	162330	0160	04/24/12	\$385,000	\$488,000	1,100	7	2005	Avg	3,000	N	N	412 NW 70TH ST
011	4	287710	2846	06/25/14	\$575,000	\$602,000	1,100	7	1924	Avg	3,333	N	N	6720 4TH AVE NW
011	4	287710	2840	03/20/14	\$585,000	\$627,000	1,100	7	1924	Good	3,333	N	N	6722 4TH AVE NW
011	4	520010	0105	08/07/14	\$620,000	\$642,000	1,100	7	1929	Good	3,478	N	N	6543 12TH AVE NW
011	4	751900	1145	06/03/13	\$334,900	\$385,000	1,100	7	1924	Avg	3,860	N	N	329 NW 80TH ST
011	4	202870	0330	02/20/14	\$550,000	\$594,000	1,100	7	1950	VGood	5,300	N	N	6714 9TH AVE NW
011	5	287710	3776	09/24/13	\$471,500	\$528,000	1,110	7	1923	Avg	4,400	N	N	6732 1ST AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	046100	3375	07/21/12	\$499,950	\$621,000	1,110	7	1947	Good	5,000	N	N	7055 14TH AVE NW
011	6	164650	1270	07/22/14	\$526,400	\$548,000	1,120	7	1919	Avg	6,240	N	N	120 NW 79TH ST
011	4	530910	1485	08/07/12	\$374,950	\$464,000	1,120	7	1925	Avg	3,800	N	N	6507 9TH AVE NW
011	4	287710	1545	02/22/13	\$537,500	\$633,000	1,120	7	1975	VGood	5,000	N	N	6547 4TH AVE NW
011	4	202870	0865	06/29/12	\$475,000	\$593,000	1,120	7	1906	Avg	5,300	N	N	6542 9TH AVE NW
011	5	287710	3221	08/08/13	\$500,000	\$566,000	1,130	7	1915	Good	3,750	N	N	6749 SYCAMORE AVE NW
011	4	288010	0440	09/14/12	\$490,000	\$600,000	1,130	7	1918	Good	3,750	N	N	6712 CLEOPATRA PL NW
011	5	287710	3445	08/01/13	\$712,500	\$808,000	1,130	7	1924	Good	4,000	N	N	6739 1ST AVE NW
011	4	349130	0053	05/09/14	\$425,000	\$450,000	1,130	7	1950	Good	4,250	N	N	1475 NW 77TH ST
011	4	292270	1055	02/22/13	\$445,000	\$524,000	1,130	7	1937	Avg	4,700	N	N	8045 DIBBLE AVE NW
011	4	291970	1765	04/27/13	\$370,000	\$429,000	1,130	7	1923	Avg	4,800	N	N	306 NW 81ST ST
011	4	530910	1450	07/17/13	\$409,000	\$465,000	1,140	7	1924	Good	4,000	N	N	6519 9TH AVE NW
011	4	424040	0090	03/19/14	\$640,000	\$686,000	1,140	7	1916	VGood	4,100	N	N	7758 14TH AVE NW
011	4	305270	0855	06/28/14	\$470,000	\$492,000	1,140	7	1927	Good	5,000	N	N	6738 13TH AVE NW
011	4	758920	0153	06/09/14	\$559,000	\$588,000	1,140	7	1948	Good	5,386	N	N	8329 14TH AVE NW
011	4	202870	0486	11/04/13	\$385,000	\$427,000	1,150	7	1926	Avg	2,800	N	N	830 NW 67TH ST
011	4	045800	0075	03/12/12	\$405,000	\$519,000	1,160	7	1929	Good	3,450	N	N	1481 NW 83RD ST
011	4	288010	1025	08/21/12	\$335,000	\$413,000	1,160	7	1935	Avg	3,630	N	N	712 NW 65TH ST
011	4	202870	0150	06/11/13	\$546,000	\$627,000	1,160	7	1912	Good	5,300	N	N	6742 DIBBLE AVE NW
011	5	732190	0005	06/01/12	\$456,300	\$574,000	1,170	7	1915	Avg	2,380	N	N	6500 GREENWOOD AVE N
011	4	292270	3260	07/16/14	\$469,000	\$489,000	1,170	7	1929	Avg	2,400	N	N	809 NW 77TH ST
011	4	292270	2090	05/03/12	\$372,500	\$471,000	1,180	7	1941	Avg	5,415	N	N	7817 8TH AVE NW
011	4	751900	0275	04/20/12	\$489,500	\$622,000	1,180	7	1911	Good	4,621	N	N	320 NW 76TH ST
011	4	046100	0930	06/14/12	\$350,000	\$439,000	1,190	7	1985	Good	2,500	N	N	7353 10TH AVE NW
011	4	291970	0945	08/19/13	\$469,000	\$529,000	1,190	7	1927	Good	3,600	N	N	609 NW 82ND ST
011	4	751900	1310	08/22/13	\$480,500	\$542,000	1,190	7	1925	Avg	3,640	N	N	652 NW 79TH ST
011	4	672870	0127	08/21/12	\$575,000	\$709,000	1,190	7	1924	Good	4,000	N	N	616 NW 70TH ST
011	4	012503	9059	05/16/13	\$429,950	\$497,000	1,190	7	1945	Good	5,000	N	N	1316 NW 70TH ST
011	6	164650	2055	06/13/14	\$530,100	\$557,000	1,200	7	1926	Avg	3,399	N	N	119 NW 78TH ST
011	4	162380	0005	05/08/12	\$460,250	\$582,000	1,200	7	1913	VGood	3,600	N	N	7412 8TH AVE NW
011	4	291970	0920	06/26/12	\$485,000	\$606,000	1,200	7	1927	Avg	3,600	N	N	619 NW 82ND ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	520010	0135	03/05/13	\$465,000	\$547,000	1,210	7	1929	Good	2,948	N	N	1207 NW 67TH ST
011	4	937630	0035	03/13/12	\$440,500	\$564,000	1,210	7	1928	Avg	3,350	N	N	7518 12TH AVE NW
011	4	292270	1750	04/18/13	\$639,000	\$743,000	1,210	7	1928	VGood	3,525	N	N	7717 DIBBLE AVE NW
011	4	291920	0915	08/14/12	\$396,400	\$489,000	1,210	7	1906	VGood	3,840	N	N	118 N 81ST ST
011	4	291920	0620	06/05/13	\$467,000	\$537,000	1,210	7	1941	Avg	3,840	N	N	148 NW 81ST ST
011	4	291970	0940	02/08/12	\$448,000	\$579,000	1,220	7	1928	Avg	3,600	N	N	611 NW 82ND ST
011	4	291920	0630	05/03/13	\$406,000	\$470,000	1,220	7	1913	Avg	3,840	N	N	158 NW 81ST ST
011	4	292270	0155	11/25/14	\$530,000	\$535,000	1,220	7	1944	Good	4,700	N	N	8336 9TH AVE NW
011	4	046100	2930	01/14/14	\$420,000	\$457,000	1,220	7	1946	Avg	5,000	N	N	7021 MARY AVE NW
011	4	046100	4435	08/06/13	\$630,000	\$713,000	1,220	7	2010	Avg	5,000	N	N	7035 10TH AVE NW
011	4	751900	1067	11/10/14	\$450,000	\$456,000	1,230	7	1988	Avg	2,600	N	N	352 NW 79TH ST
011	4	162330	0870	04/21/14	\$532,888	\$567,000	1,230	7	1926	Avg	3,000	N	N	307 NW 74TH ST
011	4	417210	0050	08/25/14	\$524,950	\$542,000	1,230	7	1929	Good	3,250	N	N	7036 8TH AVE NW
011	4	012503	9072	07/27/12	\$445,000	\$552,000	1,240	7	1930	Good	4,000	N	N	1308 NW 70TH ST
011	4	046100	1930	10/24/12	\$500,000	\$607,000	1,240	7	1955	Avg	5,000	N	N	7306 14TH AVE NW
011	4	162380	0335	02/24/14	\$472,500	\$509,000	1,250	7	1906	Avg	3,000	N	N	619 NW 74TH ST
011	4	520010	0085	02/21/14	\$553,000	\$597,000	1,260	7	1929	Good	3,478	N	N	6535 12TH AVE NW
011	4	349130	0010	05/20/13	\$390,000	\$450,000	1,260	7	1969	Good	3,870	N	N	1484 NW 75TH ST
011	4	751900	1105	01/08/14	\$430,000	\$469,000	1,260	7	1916	Avg	5,200	N	N	347 NW 80TH ST
011	4	292170	0300	01/22/13	\$340,000	\$404,000	1,260	7	1916	Avg	6,350	N	N	8332 13TH AVE NW
011	6	164650	1845	09/13/14	\$570,000	\$585,000	1,270	7	1911	VGood	3,090	N	N	110 NW 77TH ST
011	4	417210	0240	09/02/14	\$643,002	\$662,000	1,270	7	1929	Avg	3,744	N	N	7036 7TH AVE NW
011	4	758970	0090	01/14/13	\$449,950	\$535,000	1,270	7	1925	Good	4,960	N	N	8019 12TH AVE NW
011	4	751900	1030	07/08/13	\$445,000	\$507,000	1,280	7	1929	VGood	3,860	N	N	336 NW 79TH ST
011	4	751900	1030	12/18/13	\$600,000	\$658,000	1,280	7	1929	VGood	3,860	N	N	336 NW 79TH ST
011	4	291920	0360	11/12/13	\$528,900	\$585,000	1,280	7	1924	Avg	4,032	N	N	131 NW 83RD ST
011	6	164650	1520	08/03/12	\$520,000	\$644,000	1,280	7	1967	Avg	4,120	N	N	112 NW 78TH ST
011	4	937630	1130	04/04/13	\$500,000	\$583,000	1,280	7	1922	Good	4,300	N	N	8347 10TH AVE NW
011	4	751900	0085	10/02/14	\$685,000	\$700,000	1,280	7	1928	VGood	5,150	N	N	342 NW 75TH ST
011	4	202870	0010	06/27/14	\$437,800	\$458,000	1,290	7	1924	Avg	2,900	N	N	6734 DIVISION AVE NW
011	4	758920	0151	10/14/13	\$445,000	\$496,000	1,290	7	1928	Avg	4,228	N	N	8336 MARY AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	305270	0490	09/25/13	\$533,888	\$597,000	1,290	7	1928	Avg	5,000	N	N	6709 14TH AVE NW
011	4	291970	2315	06/06/12	\$442,500	\$555,000	1,300	7	1928	Good	2,500	N	N	8317 3RD AVE NW
011	6	164650	0255	05/25/13	\$485,000	\$559,000	1,300	7	1911	Good	3,090	N	N	143 N 76TH ST
011	4	291970	0430	03/21/14	\$599,000	\$642,000	1,300	7	1950	VGood	4,660	N	N	602 NW 83RD ST
011	4	046100	4385	04/24/14	\$555,000	\$590,000	1,300	7	1944	Avg	5,000	N	N	7059 10TH AVE NW
011	4	751900	1960	08/16/13	\$475,000	\$537,000	1,300	7	1910	VGood	5,150	N	N	614 NW 76TH ST
011	4	751900	0170	07/23/14	\$690,000	\$718,000	1,300	7	1920	Good	5,150	N	N	331 NW 76TH ST
011	4	751900	0605	01/30/12	\$409,000	\$530,000	1,320	7	1928	Good	2,680	N	N	7714 6TH AVE NW
011	4	288010	0400	05/03/13	\$442,000	\$512,000	1,320	7	1928	Avg	4,000	N	N	6726 CLEOPATRA PL NW
011	4	507540	0100	03/15/12	\$490,000	\$628,000	1,320	7	1926	Good	5,248	N	N	7708 14TH AVE NW
011	4	046100	5040	05/09/14	\$505,000	\$535,000	1,330	7	1940	Good	5,000	N	N	7041 DIBBLE AVE NW
011	4	288010	0625	02/20/14	\$515,000	\$556,000	1,330	7	1926	VGood	2,790	N	N	6511 CLEOPATRA PL NW
011	4	751900	1670	10/23/12	\$540,000	\$655,000	1,330	7	1928	Avg	3,605	N	N	607 NW 79TH ST
011	6	200170	0025	11/07/13	\$573,000	\$634,000	1,330	7	1916	Avg	4,000	N	N	119 NW 74TH ST
011	4	520010	0185	04/18/13	\$595,000	\$692,000	1,330	7	1928	VGood	4,005	N	N	6550 12TH AVE NW
011	4	292270	2380	07/10/12	\$675,000	\$840,000	1,330	7	1928	VGood	4,500	N	N	7527 10TH AVE NW
011	4	291970	0575	08/01/13	\$388,480	\$440,000	1,330	7	1948	Good	4,512	N	N	657 NW 83RD ST
011	4	751900	0555	03/21/14	\$615,000	\$659,000	1,340	7	1926	Good	3,605	N	N	338 NW 77TH ST
011	4	758970	0040	04/25/12	\$399,757	\$507,000	1,340	7	1925	Avg	5,160	N	N	8038 14TH AVE NW
011	4	287710	1266	10/20/14	\$456,000	\$464,000	1,350	7	1927	Avg	2,724	N	N	6525 3RD AVE NW
011	4	530910	0705	05/02/12	\$560,000	\$709,000	1,350	7	1928	Good	4,062	N	N	6717 11TH AVE NW
011	4	291970	0180	10/31/14	\$435,000	\$442,000	1,360	7	1924	Avg	3,920	N	N	612 NW 84TH ST
011	6	164650	0100	01/26/12	\$550,000	\$713,000	1,360	7	1926	Good	5,150	N	N	110 N 75TH ST
011	4	751900	0570	11/10/14	\$545,000	\$552,000	1,370	7	1926	Avg	3,708	N	N	346 NW 77TH ST
011	4	046100	4260	10/17/13	\$399,000	\$444,000	1,370	7	1923	Avg	5,000	N	N	7006 12TH AVE NW
011	4	046100	3385	08/22/13	\$564,000	\$636,000	1,370	7	1945	Good	5,000	N	N	7051 14TH AVE NW
011	4	202870	1045	04/18/12	\$501,600	\$637,000	1,380	7	1925	Good	4,240	N	N	6510 DIBBLE AVE NW
011	4	292270	0090	05/04/12	\$574,770	\$727,000	1,380	7	1950	VGood	6,823	N	N	8317 9TH AVE NW
011	4	751900	0580	11/06/14	\$610,000	\$618,000	1,390	7	1926	Good	3,708	N	N	350 NW 77TH ST
011	4	046100	4940	05/23/12	\$350,000	\$441,000	1,390	7	1915	Avg	5,000	N	N	7048 10TH AVE NW
011	4	751900	1675	06/14/13	\$491,000	\$563,000	1,400	7	1928	Avg	3,250	N	N	7811 6TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	751900	0295	01/30/14	\$357,000	\$387,000	1,400	7	1910	Fair	3,860	N	N	328 NW 76TH ST
011	4	866840	0025	08/22/12	\$506,000	\$623,000	1,400	7	1913	Avg	4,826	N	N	7704 MARY AVE NW
011	4	417210	0200	11/21/14	\$470,000	\$475,000	1,400	7	1929	Avg	4,914	N	N	7050 7TH AVE NW
011	4	046100	0100	08/09/12	\$450,000	\$556,000	1,400	7	1913	Avg	5,775	N	N	7319 8TH AVE NW
011	4	305270	0865	07/22/13	\$438,000	\$498,000	1,410	7	1900	Good	5,000	N	N	6732 13TH AVE NW
011	4	046100	2920	10/17/13	\$550,000	\$612,000	1,410	7	1945	Good	5,000	N	N	7027 MARY AVE NW
011	4	751900	0471	06/25/14	\$657,000	\$688,000	1,420	7	1926	Good	3,375	N	N	7615 3RD AVE NW
011	4	291920	0280	12/08/14	\$720,168	\$724,000	1,420	7	1926	Good	3,794	N	N	132 NW 83RD ST
011	4	291920	0280	04/19/12	\$585,000	\$743,000	1,420	7	1926	Good	3,794	N	N	132 NW 83RD ST
011	4	751900	2550	10/24/13	\$620,000	\$689,000	1,420	7	1949	Avg	5,150	N	N	629 NW 76TH ST
011	4	162330	0660	10/18/13	\$615,000	\$684,000	1,430	7	1911	VGood	5,000	N	N	7225 4TH AVE NW
011	4	520010	0125	10/27/14	\$555,000	\$564,000	1,440	7	1929	Good	3,478	N	N	6549 12TH AVE NW
011	5	230140	0065	08/13/13	\$572,000	\$647,000	1,440	7	1911	Good	4,030	N	N	7210 PALATINE AVE N
011	4	291970	2285	07/24/13	\$505,000	\$574,000	1,440	7	1910	Good	4,800	N	N	315 NW 84TH ST
011	6	164650	0785	12/15/14	\$499,000	\$501,000	1,450	7	1987	Avg	3,090	N	N	141 N 78TH ST
011	4	291970	0830	09/28/12	\$440,000	\$537,000	1,450	7	1946	Good	4,512	N	N	8116 8TH AVE NW
011	4	291970	2040	06/12/14	\$599,000	\$629,000	1,450	7	1967	Avg	4,608	N	N	8201 3RD AVE NW
011	4	530910	0750	11/01/13	\$457,000	\$507,000	1,460	7	1928	Avg	2,800	N	N	6701 11TH AVE NW
011	4	202870	0775	09/12/14	\$550,000	\$565,000	1,460	7	1927	Avg	4,770	N	N	6556 DIBBLE AVE NW
011	4	530910	1200	06/05/14	\$620,000	\$652,000	1,460	7	1929	Good	5,350	N	N	6509 10TH AVE NW
011	4	751900	1790	11/19/13	\$599,000	\$661,000	1,470	7	1926	Good	3,605	N	N	648 NW 77TH ST
011	4	751900	1025	08/13/13	\$539,050	\$609,000	1,470	7	2005	Avg	3,848	N	N	332 NW 79TH ST
011	5	287710	3830	04/25/12	\$440,000	\$558,000	1,480	7	1919	Avg	3,750	N	N	102 N 67TH ST
011	4	507540	0170	09/25/12	\$470,187	\$575,000	1,480	7	1928	Good	3,290	N	N	7701 13TH AVE NW
011	4	045800	0065	09/23/14	\$542,000	\$555,000	1,480	7	1928	Good	3,440	N	N	1473 NW 83RD ST
011	4	288010	0985	04/15/13	\$445,000	\$518,000	1,480	7	1924	Good	5,000	N	N	6518 CLEOPATRA PL NW
011	4	530910	0295	10/17/14	\$782,000	\$797,000	1,500	7	1905	VGood	6,820	N	N	6757 10TH AVE NW
011	5	287710	3726	07/22/14	\$791,500	\$823,000	1,510	7	1911	VGood	3,500	N	N	6756 1ST AVE NW
011	4	287710	2590	08/01/13	\$560,000	\$635,000	1,510	7	1930	Good	4,800	N	N	6728 5TH AVE NW
011	4	305270	1065	04/28/14	\$550,000	\$584,000	1,510	7	1913	Good	5,000	N	N	6750 12TH AVE NW
011	4	046100	0390	06/24/14	\$687,500	\$720,000	1,510	7	1929	Good	5,000	N	N	7327 DIBBLE AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	046100	5016	10/15/14	\$750,000	\$764,000	1,520	7	1911	VGood	3,750	N	N	7053 DIBBLE AVE NW
011	4	751900	0245	06/27/13	\$537,000	\$614,000	1,520	7	1925	Good	3,650	N	N	7603 3RD AVE NW
011	5	287710	3516	04/30/13	\$691,000	\$801,000	1,530	7	1914	VGood	3,333	N	N	6746 SYCAMORE AVE NW
011	4	046100	2615	12/02/14	\$580,000	\$584,000	1,530	7	1939	Good	5,000	N	N	7339 MARY AVE NW
011	4	292270	2670	05/23/12	\$495,000	\$623,000	1,540	7	1910	Good	2,350	N	N	7533 9TH AVE NW
011	5	287710	1181	06/24/13	\$440,000	\$503,000	1,550	7	1920	Avg	4,000	N	N	6516 3RD AVE NW
011	4	046100	3580	07/30/13	\$525,000	\$595,000	1,550	7	1913	Good	5,000	N	N	7052 ALONZO AVE NW
011	4	162330	1160	03/20/13	\$440,000	\$515,000	1,570	7	1912	Avg	3,000	N	N	304 NW 74TH ST
011	4	937630	0555	11/19/14	\$462,090	\$467,000	1,580	7	1929	Avg	3,333	N	N	8036 12TH AVE NW
011	4	751900	1600	05/13/14	\$600,000	\$635,000	1,590	7	1925	Avg	3,502	N	N	641 NW 79TH ST
011	4	292270	1705	04/26/13	\$659,000	\$765,000	1,600	7	1930	Good	3,478	N	N	7702 9TH AVE NW
011	6	200070	0110	02/17/12	\$522,000	\$673,000	1,600	7	1928	Good	4,610	N	N	106 N 74TH ST
011	4	292170	0220	01/01/13	\$563,600	\$673,000	1,600	7	1930	VGood	6,350	N	N	8349 13TH AVE NW
011	4	530910	1380	04/18/14	\$550,000	\$585,000	1,610	7	1905	Good	4,271	N	N	6551 9TH AVE NW
011	4	202870	0635	04/04/14	\$510,000	\$545,000	1,630	7	1912	Avg	3,480	N	N	6546 DIVISION AVE NW
011	4	046100	0695	11/07/12	\$460,000	\$556,000	1,630	7	1928	Avg	6,666	N	N	7317 9TH AVE NW
011	4	287710	2670	07/07/14	\$555,000	\$579,000	1,640	7	1920	Good	4,200	N	N	6715 3RD AVE NW
011	4	305270	0695	05/07/14	\$575,000	\$609,000	1,650	7	1955	Avg	5,000	N	N	6708 14TH AVE NW
011	5	287710	3111	08/25/14	\$585,000	\$604,000	1,670	7	1912	Good	5,000	N	N	216 NW 67TH ST
011	4	288010	0800	01/04/12	\$429,000	\$559,000	1,680	7	1906	VGood	3,750	N	N	6525 7TH AVE NW
011	4	758970	0074	06/24/13	\$582,000	\$666,000	1,680	7	1928	Good	5,208	N	N	8045 12TH AVE NW
011	4	758970	0074	04/09/12	\$525,000	\$668,000	1,680	7	1928	Good	5,208	N	N	8045 12TH AVE NW
011	5	230140	0540	12/15/14	\$734,000	\$737,000	1,690	7	1925	Good	5,000	N	N	7034 3RD AVE NW
011	6	164650	1445	03/11/13	\$475,000	\$557,000	1,700	7	1928	Avg	4,160	N	N	121 NW 80TH ST
011	4	291920	0890	07/08/13	\$651,000	\$742,000	1,710	7	1926	Avg	3,840	N	N	136 N 81ST ST
011	4	751900	1770	08/13/12	\$630,000	\$778,000	1,710	7	1926	VGood	3,860	N	N	640 NW 77TH ST
011	4	292270	1420	11/18/14	\$490,000	\$495,000	1,710	7	1938	Avg	4,960	N	N	903 NW 80TH ST
011	4	287710	1260	11/27/13	\$447,000	\$492,000	1,720	7	1927	Avg	2,856	N	N	6521 3RD AVE NW
011	4	417210	0255	03/12/12	\$440,000	\$564,000	1,720	7	1918	Good	4,680	N	N	7039 6TH AVE NW
011	5	230140	0640	07/17/14	\$891,000	\$928,000	1,720	7	1925	VGood	5,000	N	N	7027 1ST AVE NW
011	6	164650	0515	07/03/13	\$516,000	\$589,000	1,730	7	1914	Avg	4,635	N	N	145 N 77TH ST



## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	287710	2790	02/23/12	\$619,000	\$797,000	1,730	7	2009	Avg	5,000	N	N	6746 4TH AVE NW
011	4	288010	0795	11/05/14	\$650,000	\$659,000	1,740	7	2003	Avg	3,750	N	N	6523 7TH AVE NW
011	4	046100	1120	03/23/12	\$638,000	\$816,000	1,750	7	2011	Avg	5,500	N	N	7322 11TH AVE NW
011	4	305270	1135	06/26/14	\$626,000	\$655,000	1,760	7	1945	Good	5,000	N	N	6722 12TH AVE NW
011	4	530910	1290	03/05/13	\$539,950	\$635,000	1,770	7	1910	Good	5,500	N	N	6502 10TH AVE NW
011	6	200070	0060	08/20/13	\$595,000	\$671,000	1,780	7	1906	VGood	4,100	N	N	125 N 75TH ST
011	6	164650	1070	06/12/12	\$540,400	\$677,000	1,780	7	1924	Avg	4,800	N	N	7903 GREENWOOD AVE N
011	4	417210	0005	05/29/12	\$506,500	\$637,000	1,790	7	1927	Good	4,075	N	N	7060 8TH AVE NW
011	6	164650	0365	11/21/14	\$579,000	\$585,000	1,800	7	1906	Good	4,429	N	N	126 N 76TH ST
011	4	162330	0130	03/11/14	\$551,000	\$592,000	1,810	7	1925	Avg	4,401	N	N	7016 5TH AVE NW
011	6	164650	1305	04/02/14	\$614,500	\$657,000	1,840	7	1926	VGood	3,120	N	N	140 NW 79TH ST
011	4	287710	2196	11/25/14	\$750,000	\$757,000	1,840	7	1911	VGood	3,750	N	N	6713 5TH AVE NW
011	4	046100	5360	11/07/14	\$697,000	\$706,000	1,860	7	1928	VGood	2,850	N	N	809 NW 73RD ST
011	4	291920	0180	08/30/13	\$535,000	\$602,000	1,920	7	1928	Good	3,840	N	N	137 NW 84TH ST
011	4	292170	0060	10/27/14	\$535,000	\$544,000	1,920	7	1920	Avg	6,480	N	N	8332 14TH AVE NW
011	5	287710	4316	12/01/14	\$660,000	\$665,000	1,960	7	1922	Avg	4,500	N	N	7002 2ND AVE NW
011	4	046100	3850	03/05/14	\$651,000	\$700,000	1,980	7	1907	Good	5,000	N	N	7049 12TH AVE NW
011	4	046100	5385	01/27/14	\$475,015	\$516,000	2,100	7	1949	Avg	5,710	N	N	7051 8TH AVE NW
011	4	349130	0227	10/03/14	\$745,000	\$761,000	2,110	7	1908	Avg	9,271	N	N	7525 14TH AVE NW
011	4	046100	2970	09/14/12	\$597,875	\$733,000	2,280	7	1990	Avg	2,875	N	N	1476 NW 70TH ST
011	6	200070	0170	06/28/13	\$491,000	\$561,000	780	8	1986	Avg	3,075	N	N	138 N 74TH ST
011	4	305270	0607	08/15/12	\$325,000	\$401,000	800	8	2007	Avg	1,278	N	N	6746 A 14TH AVE NW
011	4	305270	0606	06/10/13	\$350,000	\$402,000	800	8	2007	Avg	1,378	N	N	6746 B 14TH AVE NW
011	4	751900	2140	10/16/12	\$474,000	\$576,000	830	8	2005	Avg	2,575	N	N	617 NW 77TH ST
011	4	162380	0129	08/07/14	\$407,355	\$422,000	840	8	2007	Avg	1,013	N	N	605 NW 75TH ST
011	4	162380	0129	11/13/14	\$370,000	\$374,000	840	8	2007	Avg	1,013	N	N	605 NW 75TH ST
011	4	287710	1721	07/02/13	\$650,000	\$742,000	850	8	2013	Avg	3,750	N	N	6515 5TH AVE NW
011	4	349130	0113	02/12/14	\$530,000	\$573,000	940	8	1931	Good	4,800	N	N	7749 MARY AVE NW
011	6	164650	0810	09/19/14	\$625,000	\$641,000	1,000	8	2008	Avg	1,500	N	N	151 N 78TH ST
011	4	292270	0580	03/17/14	\$398,500	\$427,000	1,010	8	2008	Avg	971	N	N	8417 C 8TH AVE NW
011	4	937630	1111	06/30/14	\$457,000	\$478,000	1,010	8	2008	Avg	1,330	N	N	8355 B 10TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	291920	0570	09/26/13	\$645,000	\$721,000	1,010	8	1916	Good	3,840	N	N	108 NW 81ST ST
011	4	758970	0030	06/24/13	\$502,000	\$574,000	1,020	8	1946	Good	5,207	N	N	8035 13TH AVE NW
011	4	292270	0560	08/19/13	\$374,000	\$422,000	1,030	8	2007	Avg	1,177	N	N	8405 A 8TH AVE NW
011	4	046100	3251	08/01/14	\$437,000	\$453,000	1,030	8	2004	Avg	1,221	N	N	7008 MARY AVE NW
011	6	164650	0935	08/25/14	\$718,000	\$741,000	1,030	8	1956	VGood	6,180	N	N	7800 1ST AVE NW
011	6	164650	0935	07/02/14	\$738,250	\$772,000	1,030	8	1956	VGood	6,180	N	N	7800 1ST AVE NW
011	4	937630	0853	08/20/13	\$374,950	\$423,000	1,040	8	2007	Avg	1,141	N	N	8357 A 11TH AVE NW
011	4	937630	0857	05/14/12	\$310,000	\$391,000	1,040	8	2007	Avg	1,542	N	N	1109 A NW 85TH ST
011	4	937630	0851	04/10/12	\$311,000	\$396,000	1,050	8	2007	Avg	1,141	N	N	8359 11TH AVE NW
011	4	937630	1112	10/31/14	\$457,000	\$464,000	1,050	8	2008	Avg	1,329	N	N	8355 A 10TH AVE NW
011	4	937630	1112	02/13/14	\$415,565	\$449,000	1,050	8	2008	Avg	1,329	N	N	8355 A 10TH AVE NW
011	4	937630	0850	02/01/12	\$309,950	\$401,000	1,050	8	2007	Avg	1,364	N	N	1103 NW 85TH ST
011	4	291970	0107	08/11/14	\$319,950	\$331,000	1,060	8	2006	Avg	819	N	N	603 A NW 85TH ST
011	4	291970	0109	07/22/14	\$350,000	\$364,000	1,060	8	2006	Avg	940	N	N	603 B NW 85TH ST
011	4	046100	3249	04/24/14	\$480,000	\$510,000	1,060	8	2004	Avg	1,312	N	N	7010 A MARY AVE NW
011	4	292270	1020	08/15/13	\$525,000	\$593,000	1,070	8	1931	Avg	3,760	N	N	8031 DIBBLE AVE NW
011	4	046100	3250	05/29/13	\$393,500	\$453,000	1,080	8	2004	Avg	1,151	N	N	7008 A MARY AVE NW
011	5	287710	0985	06/23/14	\$490,000	\$513,000	1,080	8	1984	Avg	2,500	N	N	6507 2ND AVE NW
011	4	758920	0193	11/10/14	\$535,000	\$542,000	1,090	8	1929	Good	3,000	N	N	8304 MARY AVE NW
011	4	305270	0236	07/02/13	\$433,950	\$496,000	1,100	8	2007	Avg	1,050	N	N	1468 NW 67TH ST
011	4	292270	1460	04/12/13	\$489,000	\$569,000	1,100	8	1953	Avg	4,550	N	N	7735 9TH AVE NW
011	4	305270	0475	03/28/13	\$430,000	\$503,000	1,120	8	2007	Avg	1,078	N	N	1408 B ALONZO AVE NW
011	4	305270	0419	06/16/14	\$468,500	\$492,000	1,120	8	2007	Avg	1,186	N	N	6724 B ALONZO AVE NW
011	4	305270	0213	08/29/14	\$461,100	\$475,000	1,120	8	2010	Avg	1,267	N	N	6712 B MARY AVE NW
011	4	349130	0065	09/04/12	\$452,000	\$555,000	1,130	8	1951	Avg	5,130	N	N	7707 MARY AVE NW
011	4	751900	0339	11/14/13	\$425,000	\$470,000	1,140	8	2003	Avg	1,342	N	N	352 A NW 76TH ST
011	4	751900	0340	05/14/12	\$365,000	\$461,000	1,140	8	2003	Avg	1,396	N	N	352 B NW 76TH ST
011	4	305270	0464	10/24/14	\$475,000	\$483,000	1,140	8	2007	Avg	1,621	N	N	1412 A NW 67TH ST
011	4	162330	0440	11/14/13	\$713,000	\$788,000	1,150	8	1953	VGood	3,600	N	N	7212 6TH AVE NW
011	4	305270	0422	06/03/13	\$400,000	\$460,000	1,160	8	2007	Avg	1,286	N	N	6722 B ALONZO AVE NW
011	4	751900	2163	08/15/13	\$451,000	\$510,000	1,160	8	2007	Avg	1,332	N	N	605 A NW 77TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	305270	0476	11/19/13	\$440,000	\$486,000	1,160	8	2007	Avg	1,616	N	N	1408 C NW 67TH ST
011	4	305270	0460	06/30/14	\$544,000	\$569,000	1,180	8	2007	Avg	1,613	N	N	6702 ALONZO AVE NW
011	4	305270	0472	08/13/14	\$499,000	\$516,000	1,180	8	2007	Avg	1,614	N	N	6703 14TH AVE NW
011	4	305270	0473	07/12/13	\$465,000	\$530,000	1,180	8	2007	Avg	1,840	N	N	6701 14TH AVE NW
011	4	046100	0360	03/13/14	\$705,000	\$757,000	1,180	8	2013	Avg	3,750	N	N	7341 DIBBLE AVE NW
011	4	202870	0570	06/26/13	\$499,000	\$571,000	1,200	8	2007	Avg	1,786	N	N	6716 DIVISION AVE NW
011	4	202870	0570	11/25/14	\$560,000	\$565,000	1,200	8	2007	Avg	1,786	N	N	6716 DIVISION AVE NW
011	4	305270	0431	05/16/14	\$455,000	\$481,000	1,220	8	2006	Avg	1,482	N	N	6720 A ALONZO AVE NW
011	4	305270	0432	11/12/14	\$490,000	\$496,000	1,220	8	2006	Avg	1,290	N	N	6720 B ALONZO AVE NW
011	4	291970	0485	08/29/12	\$506,000	\$622,000	1,220	8	1951	Avg	4,800	N	N	622 NW 83RD ST
011	4	751900	1068	05/27/14	\$460,000	\$485,000	1,240	8	2006	Avg	1,431	N	N	7910 6TH AVE NW
011	4	758970	0055	06/11/14	\$545,000	\$573,000	1,240	8	2014	Avg	2,150	N	N	8050 14TH AVE NW
011	4	292270	0805	11/09/12	\$499,500	\$604,000	1,250	8	1930	VGood	3,760	N	N	8044 9TH AVE NW
011	4	305270	0656	03/11/13	\$429,501	\$504,000	1,260	8	2005	Avg	1,338	N	N	6720 A 14TH AVE NW
011	4	758970	0106	05/30/12	\$379,900	\$478,000	1,280	8	1928	Good	3,760	N	N	1222 NW 80TH ST
011	4	305270	0541	07/23/13	\$439,000	\$499,000	1,280	8	2006	Avg	1,396	N	N	6733 A 14TH AVE NW
011	4	758970	0106	10/14/14	\$460,000	\$469,000	1,280	8	1928	Good	3,760	N	N	1222 NW 80TH ST
011	4	045800	0315	03/13/13	\$632,500	\$742,000	1,280	8	2012	Avg	5,080	N	N	8011 14TH AVE NW
011	4	424040	0140	08/20/14	\$656,000	\$678,000	1,290	8	1929	Good	4,300	N	N	7545 12TH AVE NW
011	4	292270	0541	07/19/13	\$395,000	\$449,000	1,330	8	2008	Avg	1,477	N	N	8329 8TH AVE NW
011	4	046100	1435	06/10/14	\$566,000	\$595,000	1,340	8	1954	Avg	5,000	N	N	7328 12TH AVE NW
011	4	292270	3060	08/02/12	\$606,700	\$751,000	1,350	8	1928	Good	3,648	N	N	7526 DIBBLE AVE NW
011	4	937630	1110	05/19/14	\$518,000	\$547,000	1,380	8	2008	Avg	2,096	N	N	8357 10TH AVE NW
011	4	291920	0145	02/14/12	\$299,950	\$387,000	1,410	8	1950	Fair	4,310	N	N	152 NW 84TH ST
011	4	758920	0191	08/07/14	\$634,950	\$658,000	1,410	8	1930	VGood	2,650	N	N	8310 MARY AVE NW
011	4	424040	0155	08/12/14	\$600,000	\$621,000	1,440	8	1929	Avg	4,300	N	N	7549 12TH AVE NW
011	4	349130	0099	05/09/12	\$445,000	\$562,000	1,450	8	1931	Avg	5,375	N	N	7735 MARY AVE NW
011	4	046100	1745	06/21/13	\$633,000	\$725,000	1,460	8	2005	Avg	5,000	N	N	7348 13TH AVE NW
011	4	292270	1940	10/16/12	\$480,000	\$584,000	1,480	8	1931	Avg	4,470	N	N	7724 DIBBLE AVE NW
011	4	046100	3105	10/04/13	\$737,000	\$823,000	1,480	8	1925	VGood	5,000	N	N	7059 ALONZO AVE NW
011	4	292270	2665	04/22/13	\$480,000	\$558,000	1,490	8	2013	Avg	2,350	N	N	7531 9TH AVE NW

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	292270	1600	01/05/13	\$560,000	\$668,000	1,490	8	1930	Good	3,760	N	N	7734 9TH AVE NW
011	4	046100	0585	11/17/14	\$689,000	\$697,000	1,510	8	1930	Avg	4,000	N	N	7354 9TH AVE NW
011	4	751900	0745	07/15/13	\$712,500	\$811,000	1,510	8	1910	VGood	4,120	N	N	310 NW 78TH ST
011	4	046100	4975	03/25/13	\$620,000	\$725,000	1,510	8	1930	Good	4,500	N	N	7060 10TH AVE NW
011	4	046100	0650	12/05/12	\$727,280	\$874,000	1,510	8	2012	Avg	5,500	N	N	7341 9TH AVE NW
011	5	287710	0655	12/08/14	\$695,000	\$699,000	1,520	8	2001	Avg	2,500	N	N	6536 SYCAMORE AVE NW
011	5	230140	0090	04/22/13	\$685,000	\$796,000	1,550	8	1909	Good	3,760	N	N	7222 PALATINE AVE N
011	4	287710	2651	05/29/14	\$619,000	\$652,000	1,550	8	1915	VGood	3,400	N	N	302 NW 67TH ST
011	4	937630	0655	11/15/12	\$525,000	\$634,000	1,550	8	1929	Avg	5,000	N	N	8031 11TH AVE NW
011	4	758920	0155	10/20/14	\$565,000	\$575,000	1,560	8	2014	Avg	2,125	N	N	8338 MARY AVE NW
011	4	162380	0350	02/24/14	\$922,000	\$994,000	1,570	8	2013	Avg	3,000	N	N	609 NW 74TH ST
011	4	046100	0190	09/09/14	\$620,000	\$637,000	1,580	8	1962	Avg	6,000	N	N	7312 DIBBLE AVE NW
011	4	292270	2965	05/21/12	\$508,000	\$640,000	1,590	8	1932	Good	3,525	N	N	7547 DIBBLE AVE NW
011	4	305270	0610	12/16/14	\$850,000	\$853,000	1,620	8	1958	Avg	5,400	N	N	6740 14TH AVE NW
011	4	937630	0935	06/05/13	\$555,500	\$638,000	1,630	8	2004	Avg	2,500	N	N	8317 11TH AVE NW
011	4	937630	0070	03/07/12	\$436,400	\$560,000	1,660	8	1912	Avg	3,750	N	N	7534 12TH AVE NW
011	5	230140	0100	07/11/13	\$785,000	\$894,000	1,670	8	1908	VGood	4,500	N	N	7217 PALATINE AVE N
011	4	507540	0150	05/23/14	\$585,000	\$617,000	1,670	8	1931	Avg	4,572	N	N	7709 13TH AVE NW
011	5	230140	0075	11/01/13	\$740,000	\$820,000	1,680	8	1929	Good	4,030	N	N	7214 PALATINE AVE N
011	4	774800	0020	06/21/14	\$750,000	\$786,000	1,680	8	1934	Avg	5,544	N	N	7523 MARY AVE NW
011	4	751900	0565	02/07/13	\$840,600	\$994,000	1,700	8	1926	VGood	3,605	N	N	342 NW 77TH ST
011	4	202870	0535	01/07/13	\$769,000	\$916,000	1,720	8	2013	Avg	5,300	N	N	6727 DIVISION AVE NW
011	4	046100	2111	09/25/12	\$535,000	\$654,000	1,760	8	2011	Avg	2,500	N	N	7323 14TH AVE NW
011	4	162330	0040	04/01/14	\$633,000	\$677,000	1,770	8	1996	Avg	2,515	N	N	7024 4TH AVE NW
011	6	200120	0070	05/20/13	\$624,950	\$721,000	1,850	8	2012	Avg	2,660	N	N	7412 3RD AVE NW
011	5	287710	0235	12/22/14	\$650,000	\$652,000	1,900	8	1911	Avg	3,500	N	N	6506 PALATINE AVE N
011	4	046100	3620	03/17/14	\$776,500	\$833,000	1,900	8	2008	Avg	3,500	N	N	7045 13TH AVE NW
011	4	046100	0305	05/23/12	\$725,000	\$913,000	1,900	8	1928	VGood	6,300	N	N	815 NW 75TH ST
011	4	291920	1365	06/16/14	\$650,000	\$682,000	1,910	8	1910	VGood	4,160	N	N	122 N 84TH ST
011	5	287710	4281	10/23/13	\$875,000	\$972,000	1,940	8	1914	VGood	4,500	N	N	7011 SYCAMORE AVE NW
011	4	751900	1370	09/12/13	\$525,000	\$589,000	1,960	8	1928	Avg	5,200	N	N	637 NW 80TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	417210	0280	03/25/14	\$765,000	\$819,000	1,970	8	1926	Avg	4,680	N	N	7215 6TH AVE NW
011	4	287710	1901	07/22/13	\$589,000	\$669,000	1,990	8	1910	Good	3,400	N	N	6512 6TH AVE NW
011	4	287710	1745	08/04/14	\$898,500	\$932,000	1,990	8	2014	Avg	5,000	N	N	6527 5TH AVE NW
011	4	672870	0025	06/18/12	\$785,000	\$983,000	2,010	8	1906	VGood	5,850	N	N	7013 6TH AVE NW
011	4	530910	0500	04/17/14	\$645,500	\$687,000	2,040	8	1991	Avg	2,750	N	N	6702 11TH AVE NW
011	5	287710	1100	11/10/14	\$700,000	\$709,000	2,100	8	1916	Avg	5,000	N	N	6556 3RD AVE NW
011	4	287710	2330	05/16/14	\$772,000	\$816,000	2,110	8	2000	Avg	3,750	N	N	6738 6TH AVE NW
011	4	292170	0020	04/17/14	\$656,300	\$699,000	2,140	8	1914	Avg	6,890	N	N	8350 14TH AVE NW
011	4	291920	0665	11/03/14	\$734,000	\$745,000	2,145	8	1910	VGood	3,840	N	N	115 N 81ST ST
011	5	287710	3490	03/26/13	\$710,000	\$830,000	2,170	8	1902	VGood	7,500	N	N	115 NW 70TH ST
011	4	305270	0225	08/14/14	\$727,160	\$752,000	2,310	8	1984	Avg	5,000	N	N	6708 MARY AVE NW
011	4	751900	0335	12/03/14	\$865,000	\$871,000	2,430	8	1909	VGood	5,150	N	N	346 NW 76TH ST
011	5	230140	0276	09/08/14	\$865,000	\$889,000	2,520	8	2002	Avg	4,950	N	N	7222 2ND AVE NW
011	4	287710	1330	07/18/12	\$599,000	\$744,000	2,540	8	1978	Good	4,200	N	N	6557 3RD AVE NW
011	5	732190	0105	02/27/12	\$685,000	\$881,000	2,590	8	1988	Avg	3,500	N	N	6530 GREENWOOD AVE N
011	4	046100	0320	03/22/12	\$643,000	\$822,000	3,075	8	2005	Avg	2,750	N	N	7359 DIBBLE AVE NW
011	4	046100	4585	06/17/13	\$725,000	\$831,000	1,710	9	1900	Good	5,000	N	N	7028 11TH AVE NW
011	6	200120	0020	04/04/12	\$835,000	\$1,064,000	1,860	9	2011	Avg	4,000	N	N	115 NW 75TH ST
011	5	230140	0095	06/03/13	\$915,000	\$1,052,000	1,900	9	2002	Avg	4,000	N	N	7221 PALATINE AVE N
011	4	291920	1335	07/31/14	\$912,000	\$947,000	1,980	9	2009	Avg	4,095	N	N	146 N 84TH ST
011	4	291970	1435	10/22/12	\$650,000	\$789,000	1,990	9	2007	Avg	4,800	N	N	321 NW 81ST ST
011	4	751900	0226	11/04/13	\$785,000	\$870,000	2,020	9	2013	Avg	2,862	N	N	301 NW 76TH ST
011	4	162380	0515	05/07/13	\$860,000	\$995,000	2,050	9	2013	Avg	3,465	N	N	711 NW 73RD ST
011	4	424040	0108	06/03/13	\$878,000	\$1,010,000	2,070	9	2007	Avg	3,751	N	N	1217 NW 77TH ST
011	4	287710	2830	08/12/13	\$830,000	\$938,000	2,070	9	2013	Avg	5,000	N	N	6728 4TH AVE NW
011	4	046100	2175	04/18/13	\$807,150	\$939,000	2,080	9	2006	Avg	3,749	N	N	7308 ALONZO AVE NW
011	6	164650	0868	04/11/13	\$820,000	\$955,000	2,170	9	2012	Avg	3,090	N	N	136 N 78TH ST
011	4	937630	0755	10/15/13	\$750,000	\$835,000	2,220	9	2013	Avg	3,750	N	N	8320 12TH AVE NW
011	4	937630	0750	06/24/13	\$799,950	\$915,000	2,220	9	2013	Avg	3,750	N	N	8316 12TH AVE NW
011	4	507540	0026	04/11/13	\$899,500	\$1,048,000	2,240	9	2013	Avg	5,009	N	N	7542 14TH AVE NW
011	4	291970	0590	07/05/13	\$779,950	\$890,000	2,370	9	2013	Avg	3,360	N	N	649 NW 83RD ST

## Improved Sales Used in this Physical Inspection Analysis - Area 082

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
011	4	507540	0025	03/19/13	\$965,000	\$1,130,000	2,370	9	2013	Avg	7,782	N	N	7548 14TH AVE NW
011	4	751900	0227	12/09/13	\$765,000	\$840,000	2,470	9	2013	Avg	3,695	N	N	7511 3RD AVE NW
011	4	288010	0160	11/19/14	\$1,010,000	\$1,021,000	2,550	9	2007	Avg	3,752	N	N	6709 7TH AVE NW
011	4	292270	1395	02/11/13	\$740,000	\$874,000	2,550	9	2012	Avg	5,700	N	N	8211 8TH AVE NW
011	4	046100	4040	12/16/13	\$925,000	\$1,014,000	2,590	9	2006	Avg	5,039	N	N	7028 13TH AVE NW
011	4	287710	1525	09/23/13	\$855,000	\$957,000	2,595	9	2004	Avg	5,000	N	N	6537 4TH AVE NW
011	4	162380	0035	11/07/13	\$858,000	\$950,000	2,620	9	2013	Avg	4,500	N	N	649 NW 75TH ST
011	4	430570	0025	09/08/14	\$995,000	\$1,023,000	2,620	9	2014	Avg	4,830	N	N	1212 NW 77TH ST
011	4	046100	2130	08/11/14	\$880,000	\$911,000	2,670	9	2014	Avg	5,000	N	N	7317 14TH AVE NW
011	4	291920	0470	04/23/13	\$863,000	\$1,002,000	2,680	9	2013	Avg	3,840	N	N	148 NW 82ND ST
011	4	672870	0255	01/13/14	\$825,000	\$899,000	2,890	9	2013	Avg	4,900	N	N	7010 CLEOPATRA PL NW
011	4	530910	0140	06/24/14	\$880,000	\$922,000	3,030	9	2005	Avg	3,841	N	N	6709 9TH AVE NW
011	4	937630	0745	10/28/14	\$1,075,000	\$1,092,000	3,140	9	2014	Avg	5,000	N	N	8312 12TH AVE NW
011	5	287710	4175	09/10/14	\$1,289,000	\$1,325,000	2,290	10	2003	Avg	4,060	N	N	7014 1ST AVE NW
011	6	200070	0300	05/31/13	\$1,245,000	\$1,433,000	2,670	10	2002	Avg	6,430	N	N	7312 1ST AVE NW
011	5	287710	0755	08/19/13	\$1,260,000	\$1,422,000	2,950	10	1920	VGood	7,500	N	N	6515 SYCAMORE AVE NW
011	4	751900	0065	09/09/13	\$1,426,500	\$1,602,000	3,060	10	2013	Avg	6,180	N	N	330 NW 75TH ST



## Improved Sales Removed in this Physical Inspection Analysis Area 082 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	1	045200	0312	12/26/12	\$95,289	RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	045200	1035	02/15/12	\$350,000	SEGREGATION AND/OR MERGER
002	1	045200	1560	08/07/13	\$466,000	NEW CONSTRUCTION \$>0
002	1	045200	1660	11/25/14	\$382,800	NO MARKET EXPOSURE
002	1	047500	0116	10/04/12	\$360,000	NEW CONSTRUCTION \$>0
002	1	047500	0430	05/02/13	\$246,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	047500	0600	07/23/14	\$513,700	MULTI-PARCEL SALE
002	1	047500	0606	07/23/14	\$513,700	MULTI-PARCEL SALE
002	1	047500	0710	06/10/13	\$247,966	RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	047500	0960	04/25/13	\$287,340	QUIT CLAIM DEED
002	1	047500	1000	11/21/14	\$440,000	NEW CONSTRUCTION \$>0
002	1	047500	1235	10/22/12	\$428,900	NEW CONSTRUCTION \$>0
002	1	047500	1235	08/08/14	\$870,000	NEW CONSTRUCTION \$>0
002	1	099900	0020	10/26/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	1	198220	0030	07/08/14	\$416,000	NO MARKET EXPOSURE
002	1	198220	0135	02/10/14	\$337,151	RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	198220	0235	10/04/13	\$560,000	CORPORATE AFFILIATES
002	1	198220	0260	03/18/14	\$375,321	NEW CONSTRUCTION \$>0
002	1	198220	0305	04/29/13	\$473,000	NO MARKET EXPOSURE
002	1	198220	0870	04/24/13	\$674,721	FORCED SALE
002	1	198220	1225	12/12/12	\$331,993	FORCED SALE
002	1	198220	1225	05/20/13	\$392,000	FINANCIAL INSTITUTION RESALE
002	1	198220	1290	06/14/12	\$340,000	NEW CONSTRUCTION \$>0
002	1	198220	1521	06/06/12	\$237,000	FORCED SALE
002	1	276760	0643	12/10/13	\$295,100	AUCTION SALE
002	1	276760	0648	09/06/13	\$365,000	NO MARKET EXPOSURE
002	1	276770	4219	09/07/12	\$316,500	AUCTION SALE

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

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	1	276770	4285	04/12/12	\$357,500	RELOCATION - SALE TO SERVICE
002	1	276770	4600	02/14/13	\$173,679	RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	276770	4646	04/17/14	\$483,000	RELOCATION - SALE TO SERVICE
002	1	276770	4740	11/19/14	\$515,000	NEW CONSTRUCTION \$>0
002	1	276770	4741	12/04/14	\$515,000	NEW CONSTRUCTION \$>0
002	1	276770	4742	10/30/14	\$610,000	NEW CONSTRUCTION \$>0
002	1	276770	4743	10/30/14	\$610,000	NEW CONSTRUCTION \$>0
002	1	276770	4895	10/22/13	\$873,999	RELOCATION - SALE TO SERVICE
002	1	276780	0015	02/28/12	\$490,000	NO MARKET EXPOSURE
002	1	276780	0325	05/04/12	\$415,000	NEW CONSTRUCTION \$>0
002	1	276790	0005	04/08/13	\$37,870	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	1	276790	0190	06/06/12	\$780,000	RELOCATION - SALE TO SERVICE
002	1	276790	0985	08/08/14	\$476,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	276800	0230	05/23/12	\$468,000	NEW CONSTRUCTION \$>0
002	1	276810	0025	05/04/12	\$399,000	NEW CONSTRUCTION \$>0
002	1	276810	0125	02/25/14	\$575,000	NEW CONSTRUCTION \$>0
002	1	276810	0207	04/02/14	\$437,000	NO MARKET EXPOSURE
002	1	276810	0545	09/08/14	\$499,000	NEW CONSTRUCTION \$>0
002	1	276810	0685	01/30/12	\$265,750	BANKRUPTCY - RECEIVER OR TRUSTEE
002	1	276820	0005	03/21/13	\$10,178	EASEMENT OR RIGHT-OF-WAY
002	1	276820	0215	08/27/12	\$355,000	SEGREGATION AND/OR MERGER
002	1	276830	0077	12/18/13	\$445,000	NEW CONSTRUCTION \$>0
002	1	276830	0720	07/25/12	\$89,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	276830	0727	11/05/14	\$569,000	RELOCATION - SALE TO SERVICE
002	1	276830	1275	07/24/13	\$127,208	RELATED PARTY, FRIEND, OR NEIGHBOR
002	1	276960	0225	07/13/12	\$486,200	FORCED SALE
002	1	276960	0830	09/17/13	\$403,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	1	276960	0965	03/13/12	\$440,000	NO MARKET EXPOSURE
002	1	276960	1135	01/26/12	\$304,500	NO MARKET EXPOSURE
002	1	276960	1140	09/25/13	\$410,575	RELATED PARTY, FRIEND, OR NEIGHBOR

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

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	1	276960	1780	08/04/13	\$550,000	NEW CONSTRUCTION \$>0
002	1	276960	2510	07/11/13	\$380,000	NO MARKET EXPOSURE
002	1	301930	0126	08/31/12	\$276,900	RELOCATION - SALE TO SERVICE
002	1	930730	0290	05/14/12	\$361,000	NEW CONSTRUCTION \$>0
002	3	017000	0060	10/08/14	\$1,200,000	NEW CONSTRUCTION \$>0
002	3	251600	0300	04/16/14	\$61,329	RELATED PARTY, FRIEND, OR NEIGHBOR
002	3	251600	0475	09/29/14	\$455,000	NEW CONSTRUCTION \$>0
002	3	251600	0485	08/17/12	\$176,133	RELATED PARTY, FRIEND, OR NEIGHBOR
002	3	251600	0486	03/06/14	\$270,000	NEW CONSTRUCTION \$>0
002	3	251600	0486	07/01/14	\$402,500	NEW CONSTRUCTION \$>0
002	3	251600	0515	04/24/14	\$262,000	NO MARKET EXPOSURE
002	3	251600	0515	12/18/14	\$623,500	NEW CONSTRUCTION \$>0
002	3	251600	0520	10/07/13	\$320,000	NEW CONSTRUCTION \$>0
002	3	251600	0520	04/21/14	\$505,000	NEW CONSTRUCTION \$>0
002	3	251600	0525	03/22/12	\$415,000	NEW CONSTRUCTION \$>0
002	3	744200	0110	02/01/12	\$321,600	SEGREGATION AND/OR MERGER
002	3	744200	0116	02/01/12	\$265,000	SEGREGATION AND/OR MERGER
002	3	860590	0135	05/27/14	\$370,000	NEW CONSTRUCTION \$>0
011	4	045800	0210	10/03/13	\$880,000	MORE THAN 1 IMP
011	4	045800	0235	11/25/14	\$395,000	NON-REPRESENTATIVE SALE
011	4	045800	0270	11/25/13	\$417,000	NEW CONSTRUCTION \$>0
011	4	045800	0290	10/06/14	\$429,000	TEAR DOWN
011	4	045800	0315	09/10/12	\$291,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	045800	0325	10/16/13	\$395,039	BANKRUPTCY - RECEIVER OR TRUSTEE
011	4	046100	0110	12/05/13	\$239,195	RELATED PARTY, FRIEND, OR NEIGHBOR
011	4	046100	0360	05/22/13	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	046100	0640	04/24/14	\$600,000	NEW CONSTRUCTION \$>0
011	4	046100	1387	10/23/13	\$555,500	SEGREGATION AND/OR MERGER
011	4	046100	1530	05/30/12	\$260,000	NEW CONSTRUCTION \$>0
011	4	046100	1655	07/26/13	\$400,000	NEW CONSTRUCTION \$>0

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

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
011	4	046100	2150	06/05/14	\$498,000	NEW CONSTRUCTION \$>0
011	4	046100	3105	04/16/13	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	046100	3320	08/17/13	\$163,350	QUIT CLAIM DEED
011	4	046100	3725	06/27/14	\$475,000	TEAR DOWN
011	4	046100	3830	06/21/13	\$490,000	SEGREGATION AND/OR MERGER
011	4	046100	3835	12/18/14	\$825,000	NEW CONSTRUCTION \$>0
011	4	046100	3955	07/23/13	\$550,000	NEW CONSTRUCTION \$>0
011	4	046100	4545	08/29/12	\$350,000	NEW CONSTRUCTION \$>0
011	4	046100	4730	06/11/13	\$452,000	NEW CONSTRUCTION \$>0
011	4	046100	5016	09/10/14	\$750,000	CORPORATE AFFILIATES
011	4	162330	0130	02/21/14	\$552,000	SEGREGATION AND/OR MERGER
011	4	162330	0325	10/21/14	\$999,000	NEW CONSTRUCTION \$>0
011	4	162330	0325	02/04/14	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	162330	0440	11/07/13	\$713,000	RELOCATION - SALE TO SERVICE
011	4	162330	1175	11/02/12	\$306,500	NEW CONSTRUCTION \$>0
011	4	162330	1255	09/05/14	\$462,500	TENANT
011	4	162380	0350	01/28/13	\$355,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	162380	0440	04/23/13	\$440,000	NEW CONSTRUCTION \$>0
011	4	202870	0046	05/20/14	\$470,000	SEGREGATION AND/OR MERGER
011	4	202870	0535	08/02/12	\$275,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	202870	0575	11/13/14	\$550,000	NEW CONSTRUCTION \$>0
011	4	202870	0575	01/23/14	\$312,237	AUCTION SALE
011	4	202870	0600	12/03/13	\$333,000	NEW CONSTRUCTION \$>0
011	4	202870	1075	07/16/14	\$626,000	NEW CONSTRUCTION \$>0
011	4	287710	1721	01/25/12	\$217,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	287710	1745	01/13/14	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	287710	2050	03/12/13	\$503,000	NEW CONSTRUCTION \$>0
011	4	287710	2606	12/08/14	\$320,000	NON-REPRESENTATIVE SALE
011	4	287710	2725	05/06/14	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	4	287710	2830	12/26/12	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE

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

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
011	4	288010	0430	01/25/13	\$260,000	FORCED SALE
011	4	291920	0150	01/08/14	\$465,000	NEW CONSTRUCTION \$>0
011	4	291920	0150	08/25/13	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	291920	0440	07/10/14	\$368,000	NEW CONSTRUCTION \$>0
011	4	291970	0110	09/06/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	4	291970	0550	07/30/13	\$635,000	MORE THAN 1 IMP
011	4	291970	1110	02/13/13	\$292,000	NEW CONSTRUCTION \$>0
011	4	291970	1715	03/01/13	\$324,000	FORCED SALE
011	4	291970	2220	11/20/12	\$147,000	SHORT SALE
011	4	291970	2235	05/28/14	\$740,000	NEW CONSTRUCTION \$>0
011	4	291970	2235	01/02/14	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	4	291970	2235	01/02/14	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	4	292170	0005	07/18/12	\$367,800	BANKRUPTCY - RECEIVER OR TRUSTEE
011	4	292170	0220	07/20/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	292270	0571	01/04/13	\$143,592	CORRECTION DEED
011	4	292270	1665	01/23/14	\$585,000	NEW CONSTRUCTION \$>0
011	4	292270	1665	08/23/13	\$406,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	292270	2620	10/14/13	\$612,000	NEW CONSTRUCTION \$>0
011	4	292270	2670	03/19/12	\$555,000	SEGREGATION AND/OR MERGER
011	4	292270	3041	01/31/13	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	4	292270	3130	09/05/13	\$350,000	NEW CONSTRUCTION \$>0
011	4	292270	3130	05/28/14	\$720,000	NEW CONSTRUCTION \$>0
011	4	305270	0216	06/10/14	\$192,854	QUIT CLAIM DEED
011	4	305270	0260	12/30/14	\$575,000	NEW CONSTRUCTION \$>0
011	4	305270	0383	12/09/13	\$470,000	MULTI-PARCEL SALE
011	4	305270	0384	12/09/13	\$470,000	MULTI-PARCEL SALE
011	4	305270	0385	12/09/13	\$470,000	MULTI-PARCEL SALE
011	4	305270	0431	05/12/14	\$455,000	RELOCATION - SALE TO SERVICE
011	4	305270	0450	09/25/14	\$700,000	NO MARKET EXPOSURE
011	4	305270	0745	04/11/12	\$400,000	NEW CONSTRUCTION \$>0

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

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
011	4	305270	1171	07/06/13	\$184,885	PARTIAL INTEREST (1/3, 1/2, Etc.)
011	4	349130	0021	12/26/14	\$277,420	NO MARKET EXPOSURE
011	4	349130	0080	09/10/13	\$426,000	NEW CONSTRUCTION \$>0
011	4	349130	0080	09/14/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	349130	0082	03/28/14	\$390,000	NEW CONSTRUCTION \$>0
011	4	349130	0225	01/20/14	\$799,950	NEW CONSTRUCTION \$>0
011	4	349130	0227	10/03/14	\$745,000	RELOCATION - SALE TO SERVICE
011	4	430570	0025	04/12/13	\$274,872	FORCED SALE
011	4	430570	0039	04/09/13	\$600,000	NEW CONSTRUCTION \$>0
011	4	507540	0025	05/10/12	\$445,000	MULTI-PARCEL SALE
011	4	507540	0026	05/10/12	\$445,000	MULTI-PARCEL SALE
011	4	530910	0985	08/19/13	\$185,600	PARTIAL INTEREST (1/3, 1/2, Etc.)
011	4	530910	1290	09/07/12	\$345,000	FORCED SALE
011	4	530910	1430	11/04/13	\$317,000	NEW CONSTRUCTION \$>0
011	4	530910	1430	04/10/14	\$630,100	NEW CONSTRUCTION \$>0
011	4	530910	1460	06/05/13	\$340,000	NEW CONSTRUCTION \$>0
011	4	530910	1460	01/28/14	\$645,000	NEW CONSTRUCTION \$>0
011	4	751900	0225	07/02/12	\$420,000	SEGREGATION AND/OR MERGER
011	4	751900	0365	01/24/14	\$568,500	NEW CONSTRUCTION \$>0
011	4	751900	0565	06/27/12	\$382,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	751900	1321	06/26/14	\$390,000	NEW CONSTRUCTION \$>0
011	4	758920	0151	02/25/13	\$390,000	SEGREGATION AND/OR MERGER
011	4	758920	0152	05/07/14	\$290,000	NON-REPRESENTATIVE SALE
011	4	937630	0005	10/01/13	\$450,000	NEW CONSTRUCTION \$>0
011	4	937630	0980	10/10/14	\$530,000	NEW CONSTRUCTION \$>0
011	4	937630	1341	11/08/12	\$439,000	NEW CONSTRUCTION \$>0
011	4	937630	1341	07/18/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	4	937630	1936	02/03/12	\$157,579	RELATED PARTY, FRIEND, OR NEIGHBOR
011	4	937630	2271	03/19/12	\$474,950	NEW CONSTRUCTION \$>0
011	5	200070	0330	07/26/13	\$641,000	NEW CONSTRUCTION \$>0



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

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
011	5	230140	0050	06/27/12	\$550,000	NEW CONSTRUCTION \$>0
011	5	230140	0700	07/11/14	\$769,950	NEW CONSTRUCTION \$>0
011	5	287710	0186	10/22/12	\$432,000	NO MARKET EXPOSURE
011	5	287710	0280	11/19/13	\$330,000	NO MARKET EXPOSURE
011	5	287710	3060	03/16/12	\$500,000	NEW CONSTRUCTION \$>0
011	5	287710	3325	04/06/12	\$692,500	NEW CONSTRUCTION \$>0
011	5	287710	3436	09/12/13	\$632,500	NEW CONSTRUCTION \$>0
011	5	287710	3472	08/26/13	\$485,000	NEW CONSTRUCTION \$>0
011	5	287710	3810	08/19/13	\$669,000	NEW CONSTRUCTION \$>0
011	5	287710	4196	11/24/13	\$300,000	NEW CONSTRUCTION \$>0
011	5	287710	4196	12/06/14	\$760,000	NEW CONSTRUCTION \$>0
011	5	287710	4251	08/01/14	\$685,000	NEW CONSTRUCTION \$>0
011	6	164650	0145	03/17/14	\$163,573	PARTIAL INTEREST (1/3, 1/2, Etc.)
011	6	164650	1255	11/07/12	\$475,000	RELOCATION - SALE TO SERVICE
011	6	164650	1575	03/01/12	\$455,000	NEW CONSTRUCTION \$>0
011	6	164650	1685	04/28/14	\$430,000	NEW CONSTRUCTION \$>0
011	6	164650	1920	10/30/14	\$579,500	NEW CONSTRUCTION \$>0
011	6	164650	2535	10/06/14	\$388,000	NEW CONSTRUCTION \$>0
011	6	200120	0100	08/29/14	\$457,611	NEW CONSTRUCTION \$>0

## Vacant Sales Used in this Physical Inspection Analysis Area 082

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
082	002	1	045200	1422	02/11/13	\$107,500	3,750	N	N
082	002	1	122503	9023	10/28/13	\$510,000	5,530	N	N
082	002	1	198220	0080	04/17/12	\$185,000	3,340	Y	N
082	002	1	276770	4370	10/30/13	\$545,000	5,000	N	N
082	002	1	276770	4450	08/26/13	\$320,000	5,000	N	N
082	002	1	276770	4740	10/16/12	\$362,000	5,000	N	N
082	002	1	276790	0270	01/02/14	\$530,000	5,100	N	N
082	002	1	276790	0380	08/20/12	\$505,000	5,100	N	N
082	002	1	276790	0385	06/10/14	\$649,800	5,100	N	N
082	002	1	276810	0510	05/28/13	\$550,000	5,000	N	N
082	002	1	276820	0101	05/14/12	\$113,000	1,404	N	N
082	002	1	276820	0210	04/24/13	\$425,000	4,850	N	N
082	002	1	276960	1320	07/11/12	\$137,500	2,193	N	N
082	002	1	276960	1775	07/30/13	\$210,000	2,500	N	N
082	002	2	198220	1595	12/06/13	\$420,000	4,175	N	N
082	002	2	198220	1600	04/18/13	\$305,000	4,175	N	N
082	002	3	017000	0060	01/14/14	\$340,000	4,400	N	N
082	011	4	012503	9069	10/27/14	\$550,000	4,456	N	N
082	011	4	045800	0210	11/14/12	\$270,780	5,080	N	N
082	011	4	045800	0275	07/25/14	\$427,000	5,080	N	N
082	011	4	046100	1385	10/23/13	\$555,500	7,500	N	N
082	011	4	046100	2130	08/29/13	\$200,000	5,000	N	N
082	011	4	046100	3835	11/08/13	\$210,000	3,000	N	N
082	011	4	046100	4710	12/21/12	\$350,000	5,000	N	N
082	011	4	162330	0135	02/19/14	\$225,000	4,478	N	N
082	011	4	162380	0035	02/21/13	\$300,000	4,500	N	N
082	011	4	162380	0515	06/28/12	\$251,000	4,160	N	N
082	011	4	202870	0690	11/27/13	\$250,000	4,240	N	N
082	011	4	202870	0875	05/28/14	\$275,000	2,650	N	N
082	011	4	287710	1270	07/02/14	\$235,500	2,978	N	N

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

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
082	011	4	291920	0110	04/17/13	\$310,000	4,260	N	N
082	011	4	291920	0405	09/04/14	\$325,000	3,648	N	N
082	011	4	291920	1005	07/01/13	\$400,000	3,605	N	N
082	011	4	291920	1345	09/09/13	\$250,000	4,130	N	N
082	011	4	291970	0590	07/31/12	\$210,000	3,360	N	N
082	011	4	291970	0735	05/13/13	\$245,000	3,100	N	N
082	011	4	305270	0255	12/09/14	\$475,000	4,300	N	N
082	011	4	305270	0260	08/20/13	\$300,000	3,200	N	N
082	011	4	305270	0270	06/02/14	\$515,000	5,000	N	N
082	011	4	305270	0280	02/03/14	\$485,000	5,000	N	N
082	011	4	305270	0530	12/11/14	\$600,000	6,000	N	N
082	011	4	349130	0225	08/08/12	\$305,000	5,461	N	N
082	011	4	430570	0025	05/23/13	\$325,000	4,830	N	N
082	011	4	672870	0255	04/15/13	\$341,250	4,900	N	N
082	011	4	758970	0055	11/14/12	\$165,000	2,150	N	N
082	011	4	937630	0745	04/29/13	\$200,000	5,000	N	N
082	011	4	937630	2375	09/03/13	\$425,000	4,700	N	N
082	011	5	200070	0340	08/23/13	\$440,000	6,480	N	N
082	011	6	164650	0868	03/15/12	\$210,000	3,090	N	N
082	011	6	164650	2355	12/09/13	\$315,000	4,120	N	N
082	011	6	200170	0055	06/25/13	\$391,500	4,000	N	N
006	002	2	641460	0163	05/23/12	\$150,000	7,254	N	N
006	003	2	202604	9184	09/28/13	\$125,000	6,581	N	N
006	004	12	016400	0395	10/22/12	\$165,000	7,896	N	N
006	004	14	291620	0091	02/18/14	\$150,000	7,204	N	N
006	004	14	291620	0155	02/11/13	\$223,000	7,632	N	N
006	005	0	303420	0037	04/05/14	\$145,000	9,525	N	N
006	005	8	292604	9331	04/05/13	\$160,000	7,200	N	N
006	005	8	641160	0265	06/22/12	\$600,000	40,420	N	N
006	006	0	312604	9521	06/08/12	\$150,000	8,624	N	N
006	006	16	614560	0850	06/28/12	\$140,000	4,068	N	N
006	006	16	614560	0870	09/25/13	\$175,000	3,844	N	N

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

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
006	006	16	614560	2295	03/26/13	\$140,000	3,844	N	N
006	006	16	643150	0130	06/16/14	\$235,000	5,086	N	N
006	008	0	926820	0484	04/24/13	\$180,000	4,861	N	N
006	008	18	117200	0416	04/10/13	\$150,000	6,350	N	N
006	008	18	186240	0176	12/02/13	\$145,000	6,651	N	N
006	008	18	394190	0105	05/29/13	\$210,000	5,760	N	N
007	005	1	955320	0111	08/23/13	\$180,000	5,998	N	N
007	005	3	272604	9070	01/04/12	\$310,000	13,680	N	N
007	006	0	510140	4398	09/27/12	\$99,950	5,376	N	N
007	006	0	510140	5563	03/01/13	\$200,000	6,081	N	N
007	006	0	510140	5563	03/01/13	\$200,000	6,081	N	N
007	007	1	354440	0134	12/24/12	\$185,000	3,553	N	N
007	008	0	510140	6254	04/16/13	\$110,000	3,109	N	N
007	008	1	510040	2664	09/20/13	\$312,000	6,380	N	N
008	001	0	113300	0298	05/01/13	\$185,000	7,604	N	N
008	001	0	113300	0299	05/01/13	\$185,000	7,604	N	N
008	001	0	113300	0301	06/06/13	\$180,000	7,604	N	N
008	001	0	113300	0302	06/06/13	\$180,000	7,604	N	N
008	008	0	344800	0326	04/10/12	\$143,000	7,274	N	N
008	008	0	890100	0511	02/27/13	\$180,000	6,380	N	N
008	008	0	890100	1340	09/26/13	\$360,000	15,000	N	N
019	001	3	117500	0829	01/17/14	\$525,000	4,080	N	N
019	001	3	276760	2075	06/11/13	\$340,000	5,000	N	N
019	001	3	276760	0400	05/17/13	\$373,000	4,548	N	N
019	001	3	276760	0505	10/08/13	\$375,000	4,643	N	N
019	001	3	276760	0950	07/05/12	\$420,000	4,398	N	N
019	001	3	276760	0955	06/23/12	\$450,000	5,602	N	N
019	001	3	276760	0985	12/26/12	\$435,000	5,000	N	N
019	001	3	276760	1090	06/23/14	\$450,000	5,000	N	N
019	001	3	276760	1200	01/06/14	\$450,000	5,000	N	N
019	001	3	276760	1380	01/07/13	\$347,500	5,000	N	N
019	001	3	276760	1385	09/26/13	\$487,500	5,000	N	N

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

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
019	001	3	276760	1470	10/07/14	\$540,000	5,000	N	N
019	001	3	276760	1550	09/23/13	\$465,000	5,000	N	N
019	001	3	276760	1750	09/23/13	\$515,000	5,000	N	N
019	001	3	276760	1860	11/28/12	\$387,000	5,000	N	N
019	001	3	276760	1870	09/03/13	\$450,000	5,000	N	N
019	001	3	276760	1895	08/26/13	\$423,000	3,800	N	N
019	001	3	276760	2045	03/20/12	\$485,000	6,500	N	N
019	001	3	276760	2095	08/20/12	\$435,000	5,000	N	N
019	001	3	276760	2100	04/18/13	\$410,000	5,000	N	N
019	001	3	276760	2555	09/21/12	\$335,000	4,500	N	N
019	001	3	276760	2985	09/06/12	\$440,000	3,574	N	N
019	001	3	276760	3060	04/08/14	\$500,000	5,000	N	N
019	001	3	276760	3201	10/07/13	\$475,000	5,225	N	N
019	001	3	276760	3351	01/07/14	\$110,000	1,258	N	N
019	001	3	276760	3476	02/08/12	\$225,000	4,198	N	N
019	001	3	276760	3510	05/08/14	\$577,000	5,000	N	N
019	001	3	276760	3510	10/18/12	\$451,000	5,000	N	N
019	001	3	276760	3640	09/27/12	\$380,000	5,000	N	N
019	001	3	276760	3650	09/26/13	\$440,000	5,000	N	N
019	001	3	276760	4335	01/09/13	\$592,500	5,000	N	N
019	001	3	276760	4615	08/16/13	\$399,000	4,000	N	N
019	001	3	276760	4645	09/11/12	\$457,500	5,000	N	N
019	001	3	424290	0055	03/21/14	\$425,000	4,474	N	N
019	001	3	424290	0065	04/25/14	\$425,000	4,200	N	N
019	001	3	424290	0156	07/25/14	\$565,000	4,700	N	N
019	001	3	424290	0165	12/26/12	\$360,000	4,700	N	N
019	001	3	424290	0220	05/20/13	\$410,000	4,454	N	N
019	001	3	424290	0285	09/11/13	\$450,000	4,700	N	N
019	001	3	424290	0330	10/09/13	\$680,000	6,877	N	N
019	010	1	285610	1225	03/09/12	\$185,000	1,601	N	N
019	010	1	369390	0920	07/08/13	\$165,000	2,500	N	N
019	010	2	602150	0121	02/07/14	\$217,000	3,751	N	N

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

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
019	010	2	758870	0348	01/29/13	\$360,000	4,380	N	N
039	001	5	252603	9079	09/20/13	\$350,000	9,665	N	N
039	001	5	252603	9227	04/22/14	\$650,000	62,731	Y	N
039	002	7	086800	1960	06/11/12	\$500,000	8,651	Y	N
039	002	7	086800	2090	10/31/12	\$411,000	6,006	Y	N
039	003	8	440320	0085	03/12/14	\$275,000	5,174	N	N
039	003	10	758620	0005	04/18/13	\$350,000	7,895	N	N
039	006	2	057900	0465	12/07/12	\$340,000	5,700	Y	N
039	006	2	352603	9031	03/24/12	\$250,000	11,620	N	N
039	006	2	613260	0655	02/13/14	\$390,000	5,000	N	N
039	009	1	047200	0885	02/04/13	\$350,000	5,000	N	N
039	009	1	048600	0421	08/22/13	\$300,000	6,382	N	N
039	009	1	102503	9272	07/02/13	\$225,000	2,250	Y	N
039	009	1	117600	1116	04/18/13	\$150,000	1,285	N	N
039	009	1	690820	0051	12/06/13	\$225,000	3,753	N	N
039	014	12	135525	0190	06/19/13	\$155,000	9,680	N	N
039	014	12	242603	9178	08/14/14	\$295,000	7,140	Y	N
039	014	12	242603	9261	04/28/14	\$360,000	7,553	Y	N
039	014	12	252603	9206	08/13/13	\$350,000	8,243	N	N
039	014	12	252603	9229	08/22/14	\$290,000	7,497	N	N
042	003	7	798640	0290	09/10/12	\$280,000	4,500	Y	N
042	003	7	928780	0440	05/13/13	\$220,000	2,500	Y	N
042	008	5	643100	0103	01/03/13	\$250,000	3,750	N	N
042	011	12	181980	0310	12/13/12	\$220,000	4,400	Y	N
043	005	3	385690	4726	03/06/13	\$170,000	3,120	N	N
043	005	3	955020	0321	05/16/13	\$325,000	3,758	N	N
043	005	3	955120	2270	03/14/12	\$256,000	3,979	N	N
043	009	4	240210	0716	01/20/12	\$165,000	4,610	N	N
044	001	25	010300	0053	08/29/12	\$330,000	5,846	N	N
044	003	25	881990	0567	04/28/14	\$370,000	3,751	N	N



## Vacant Sales Removed in this Physical Inspection Analysis Area 082

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	1	122503	9031	09/18/12	\$547,238	CORPORATE AFFILIATES
002	3	860590	0030	04/23/13	\$45,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	4	291920	0110	11/06/12	\$267,304	FORCED SALE

# USPAP Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### RCW 84.40.030

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

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

## 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. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

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

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

### **Date of Value Estimate**

#### **RCW 84.36.005**

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

#### **RCW 36.21.080**

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

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

### Property Rights Appraised: Fee Simple

#### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

#### **Assumptions and Limiting Conditions:**

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



## 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



## USPAP Compliance...Continued

client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
  - Anne Main
  - Data Collection
  - Sales Verification
  - Appeals Response Preparation / Review
  - Appeal Hearing Attendance
  - New Construction Evaluation
  
  - Eric Myhre
  - Data Collection
  - Sales Verification
  - Appeals Response Preparation / Review
  - Appeal Hearing Attendance
  - New Construction Evaluation
  
  - Naomi Yother
  - Data Collection
  - Sales Verification
  - Appeals Response Preparation / Review
  - Appeal Hearing Attendance
  - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - Steve Elliott
  - Annual Up-Date Model Development and Report Preparation
  - Sales Verification
  - Appeals Response Preparation / Review
  - New Construction Evaluation

*Steve Elliott*

5/28/15

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](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**  
*Assessor*

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