

**Residential Revalue**  
**2012 Assessment Roll**

**Jovita**

**Area 55**

**King County Department of Assessments**  
**Seattle, Washington**



## King County

Department of Assessments

Accounting Division

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**Lloyd Hara**  
**Assessor**

Dear Property Owners:

Property assessments for the 2012 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 2012 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.

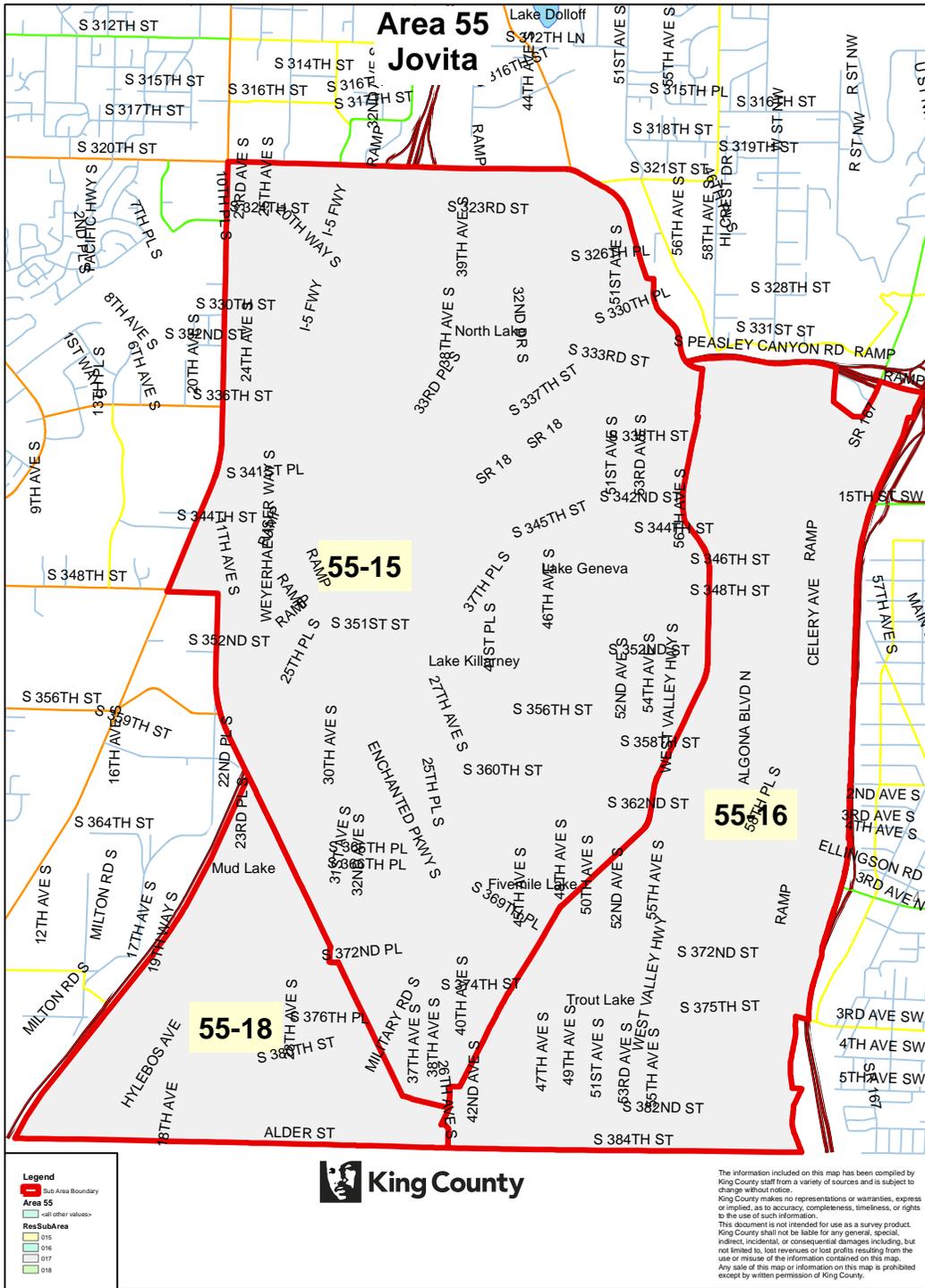
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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



# Jovita

# Housing



Grade 1/Year Built 1959/ Total Living Area 280  
Account Number 375160-4203



Grade 5/ Year Built 1942/ Total Living Area 1132/  
Account Number 2191600345



Grade 7/ Year Built 2005/ Total Living 2580  
Account number 618140-0050



Grade 9/ Year Built 2004/ Total Living Area 2820  
Account Number 403170-0170



Grade 10/ Year Built 2004/ Total Living Area 5620  
Account Number 282104-9040



Grade 12/ Year Built 2007/ Total Living 5580  
Account Number 242200-0070

## ***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.

**Summary**  
**Appraisal Date 1/1/2012 - 2012 Assessment Roll**

**Area Name / Number: Jovita Area 55**  
**Number of Improved Sales: 364**  
**Range of Sale Dates: 1/1/2009 – 1/1/2012**

<b>Sales – Average Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price*</b>	<b>Ratio</b>	<b>COD</b>
<b>2011 Value</b>	\$94,800	\$148,900	\$243,700			
<b>2012 Value</b>	\$78,200	\$131,700	\$209,900	\$227,000	92.5%	9.83%
<b>Change</b>	-\$16,600	-\$17,200	-\$33,800			
<b>% Change</b>	-17.5%	-11.6%	-13.9%			

\*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. 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 that 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2011 Value</b>	\$94,700	\$142,700	\$237,400
<b>2012 Value</b>	\$79,800	\$122,500	\$202,300
<b>Percent Change</b>	-15.7%	-14.2%	-14.8%

Number of one to three unit residences in the population: 4,623

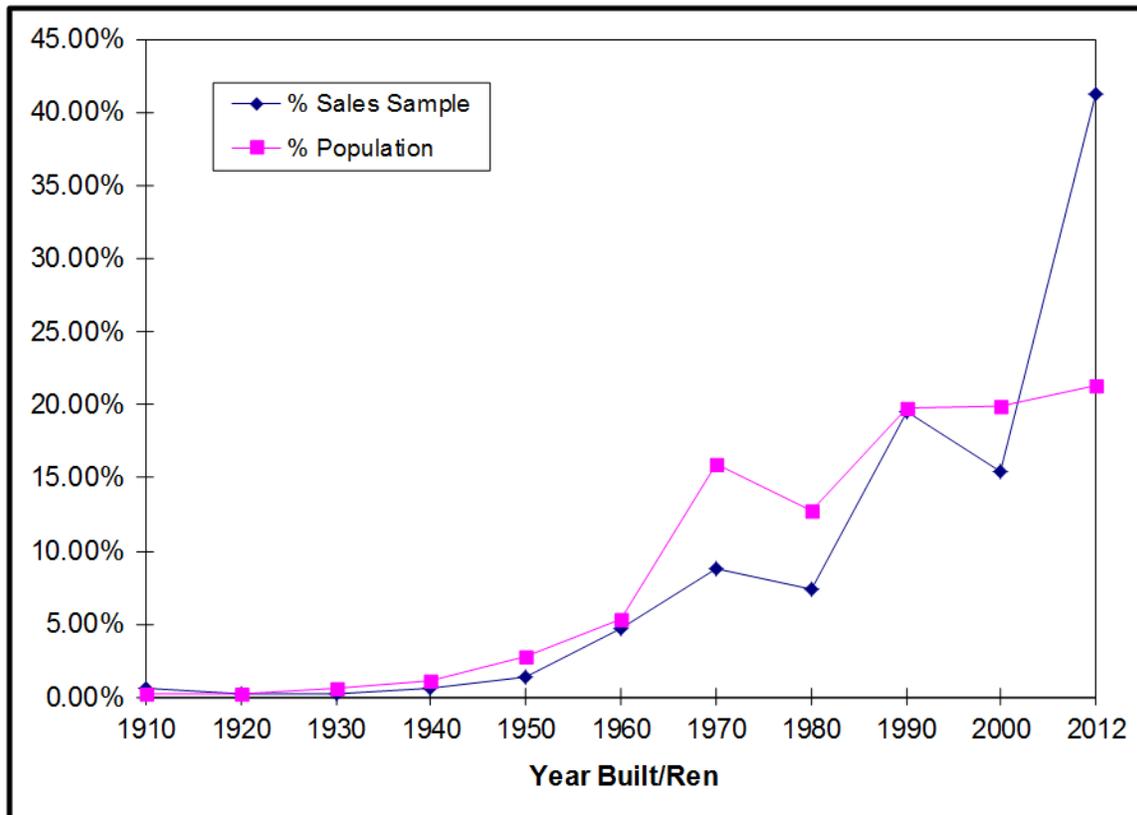
**Conclusions and Recommendation:** Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

 <hr style="width: 100%;"/> Appr. II	 <hr style="width: 100%;"/> Sr. Appraiser	 <hr style="width: 100%;"/> Division Director	<hr style="width: 100%;"/> Chief Appraiser
<hr style="width: 100%;"/> Assessor	<hr style="width: 100%;"/> Date		

## *Sales Sample Representation of Population - Year Built / Renovated*

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.55%
1920	1	0.27%
1930	1	0.27%
1940	2	0.55%
1950	5	1.37%
1960	17	4.67%
1970	32	8.79%
1980	27	7.42%
1990	71	19.51%
2000	56	15.38%
2012	150	41.21%
	364	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	12	0.26%
1920	10	0.22%
1930	29	0.63%
1940	51	1.10%
1950	126	2.73%
1960	244	5.28%
1970	737	15.94%
1980	590	12.76%
1990	917	19.84%
2000	921	19.92%
2012	986	21.33%
	4623	

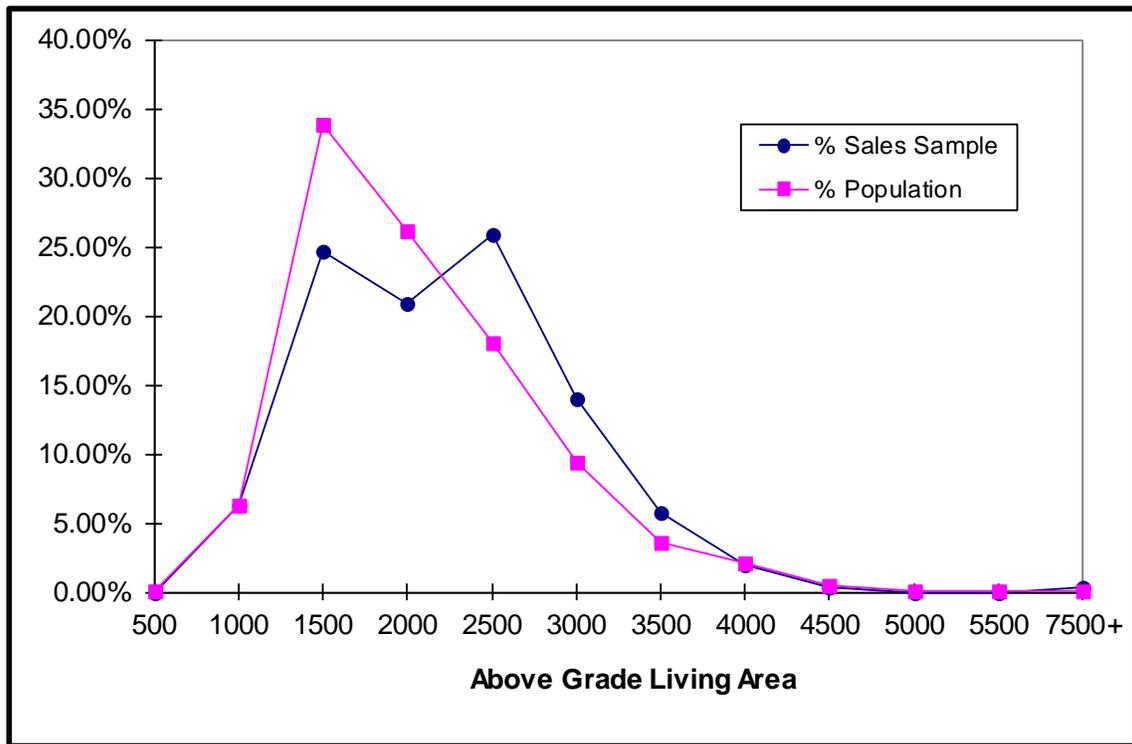


The sales sample frequency distribution follows the population distribution somewhat closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals. Sales of new homes built over the last few years are over represented in this sample. This is a common 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*

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	23	6.32%
1500	90	24.73%
2000	76	20.88%
2500	94	25.82%
3000	51	14.01%
3500	21	5.77%
4000	7	1.92%
4500	1	0.27%
5000	0	0.00%
5500	0	0.00%
7500+	1	0.27%
	364	

<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.02%
1000	290	6.27%
1500	1563	33.81%
2000	1211	26.20%
2500	831	17.98%
3000	436	9.43%
3500	166	3.59%
4000	94	2.03%
4500	23	0.50%
5000	3	0.06%
5500	1	0.02%
7500+	4	0.09%
	4623	

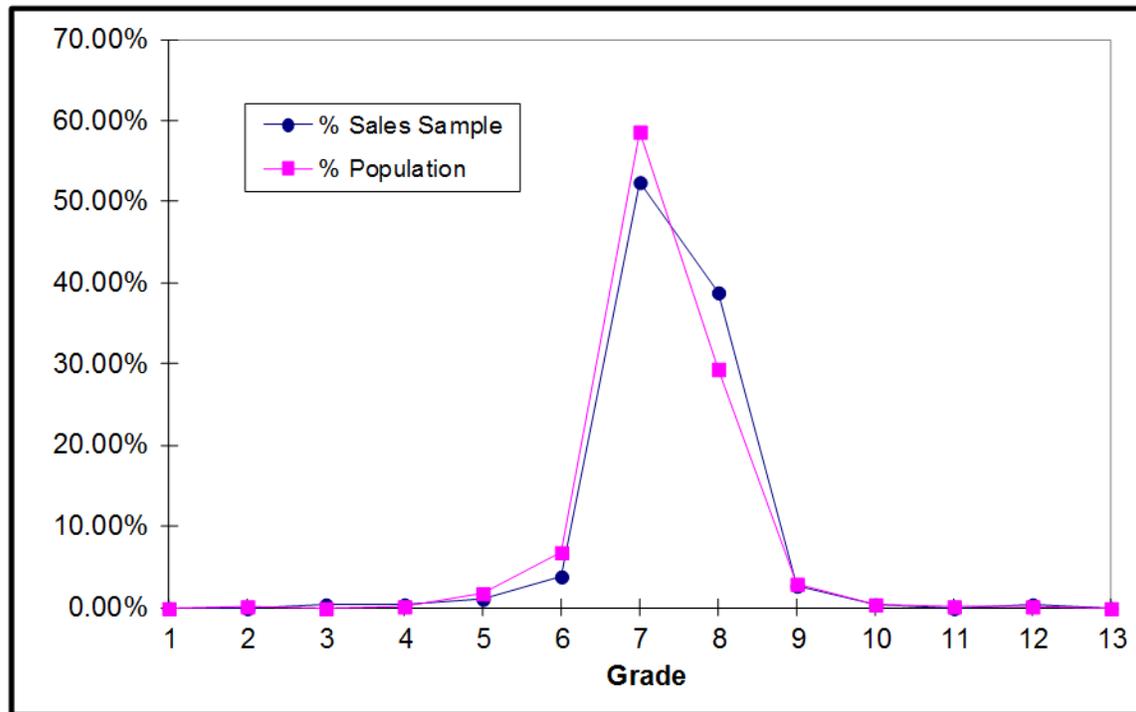


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area, except for homes less than 1500 square feet. This distribution is adequate for both accurate analysis and appraisals.

## *Sales Sample Representation of Population - Grade*

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.27%
4	1	0.27%
5	4	1.10%
6	14	3.85%
7	191	52.47%
8	141	38.74%
9	10	2.75%
10	1	0.27%
11	0	0.00%
12	1	0.27%
13	0	0.00%
	364	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	0	0.00%
4	10	0.22%
5	78	1.69%
6	312	6.75%
7	2712	58.66%
8	1354	29.29%
9	132	2.86%
10	18	0.39%
11	4	0.09%
12	2	0.04%
13	0	0.00%
	4623	



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

## ***Physical Inspection Process***

### ***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 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

## ***Identification of the Area***

### **Name or Designation:**

Area 55---Jovita

### **Boundaries:**

Area 55 is bounded by SR 167 to the east, the King-Pierce County line to the south, Interstate 5 and Pacific Highway South to the west, S. 321<sup>st</sup> ST and SR 18 to the north.

### **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 55 is located west of Auburn and generally east of Federal Way. This area includes small portions of Federal Way, Auburn, Pacific, Algona and Milton. The remainder of area 55 is within unincorporated King County. Interstate 5 provides ready access to Seattle and Tacoma. SR 167 and SR 18 provide access to the nearby cities of Kent, Renton, Sumner, Puyallup and an alternate route to the eastside. Area 55 is within close proximity to shopping that features many major retailers. Companies such as Weyerhaeuser and World Vision are headquartered in Federal Way. Wild Waves, a water themed amusement park, is located here. This area is divided into 3 sub areas designated as sub 15, 16 and 18. With the exception of sub 18, area 55 is very diverse. It's commonplace to find a good quality or better improvement next to a low quality improvement or an older manufactured home.

Sub 15 has a combination of small platted 3,000 square foot lots that have been combined to create a building site, to large acreage tax parcels. 4 of the 6 small lakes in area 55 are located here; North Lake, Lake Geneva, Lake Killarney, and Five Mile Lake which all have improved public access but restrict gas powered boats. Sub 15, covering the largest section of area 55, is divided by SR 18 and I-5.

Sub 16, also commonly referred to as Jovita, is the easterly portion of area 55 extending from Military Rd S. to the valley floor. Most of Jovita was platted many years ago into small 4,800 square foot lots which are often wet and poorly drained. Due to a lack of public sewer, it has been necessary to combine lots to create a building site. Many of the roads are narrow without curbs, gutters and are often unpaved. Over the years this sub area has been the most challenging to developmental due to a lack of infrastructure. Recently, a large undeveloped area of the northern portion was improved with paved roads, sewer service from the valley floor and underground utilities. With the exception of lake views, most views are found along the ridge in this sub area.

The remaining 2 lakes, Trout and Spider Lakes, are located here with Trout Lake being the more desirable. Spider Lake is much smaller and the waterfront is less desirable than the other lakes. Both lakes lack improved public access and are the smaller of the lakes in area 55 gas powered boats are prohibited.

Sub 18 is bounded by the King-Pierce County line I-5 and Enchanted PKWY converging to form a triangle. Most of the improved parcels are located within the Regency Woods neighborhoods. The City of Milton extends into the southern portion of this area. Most of the homes were built in the 1990's. Wild Waves and Enchanted Village theme park is located here.

At the time of this report area 55 has 6911 parcels of which 4623 are improved with a traditional single family residence, 54 have multiple improvements, 36 are improved with a duplex, 252 parcels have a real property manufactured home, 8 have a personnel property manufactured home, and 1938 parcels are vacant or have an accessory structure only.

Overall, the typical quality home as indicated by the frequency tables is a grade 7, approximately 1000 to 2000 square feet and built between 1960 and 2012. Since the last physical inspection for the 2006 assessment year, Sub 17 Algona and Sub 19 Pacific were used to create area 87 along with that portion of Area 28 lying south of The White River. New construction has been limited due to the current economic climate. There is a mixture of small and large developments on hold. Some limited new construction has taken place in a few developments.

### ***Land Valuation***

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. There were 23 vacant sales available. In addition, 4 waterfront sales from outside the area were considered to assist in development of the waterfront schedule. The 4 lakes were from various areas and located on Lake Desire, Spring Lake, Lake Holm, and one multi parcel sale on Pipe Lake. Four separate schedules were developed to value the land in this area. Adjustments for view, sensitive areas, topography, and traffic were considered.

For platted lots a per site valuation schedule was developed using the land allocation approach of improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in area 55, we estimated a starting land to total value allocation at 28%. The allocation percentage was determined after reviewing and analyzing the vacant sales, builder and developer sales, multi-parcel sales, and new improved sales in the area. The starting allocation percentage was used in conjunction with the Assessor's depreciation table to calculate the indicated land values for sold improved parcels. These indicated values were adjusted to account for a wide range of plat and neighborhood influences. The resulting platted land values ranged from \$53,000 to \$92,000.

Tax lots and those platted parcels that are more tax lot in nature, for example majors 375060 and 375160 Jovita Add and Jovita Heights Add, a valuation schedule by lot size was developed utilizing the available vacant sales. Due to the limited number of buildable land sales, the platted land valuation analysis was used to assist in establishing a baseline for a buildable lot. A buildable tax lot in this area 55 ranged in value from \$59,000 to \$98,000 and acreage parcels ranged in value from \$90,000 to \$450,000. It was necessary to interpolate between lot sizes where market evidence was not represented.

Unbuildable parcels are commonplace primarily in sub areas 16 and 15. Historically, the unbuildable values were carried over from revalue to revalue. Over time this has led to inequities that needed to be addressed. Representation was considered sufficient to establish an unbuildable land schedule. A typical unbuildable parcel ranges in size from approximately 4,000 square feet to 12,000 with a corresponding value of \$5,000 to \$8,000.

A waterfront schedule utilizing the tax lot schedule adjusted for waterfront foot was developed. Additional sales from outside area 55 were considered and are listed in the vacant land sales used section. Consideration was given for waterfront quality and view. Waterfront land values ranged from \$129,000 to \$395,000. Due to its size, waterfront quality, and difficulty building on parcels surrounding Spider Lake, waterfront foot adjustments were not applied.

***Vacant Sales Used In This Physical Inspection Analysis  
Area 55***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
015	152104	9003	8/30/2011	\$135,000	319,931	N	N
015	236810	0210	6/24/2010	\$72,500	10,080	N	N
015	375060	8040	8/20/2009	\$65,950	15,204	N	N
015	403170	0440	3/25/2009	\$80,000	17,917	Y	Y
015	404570	0538	9/14/2011	\$79,950	21,138	N	N
015	442060	0010	9/25/2009	\$90,000	10,557	Y	Y
015	726120	0035	8/3/2009	\$181,000	17,610	Y	Y
016	375060	0603	12/7/2010	\$30,000	26,810	N	N
016	375060	1899	1/19/2011	\$4,000	4,800	N	N
016	375060	1902	7/1/2011	\$15,000	9,600	N	N
016	375060	1994	8/22/2011	\$5,000	4,400	N	N
016	375060	3273	2/28/2009	\$70,000	12,430	N	N
016	375060	4254	5/4/2011	\$5,000	4,800	N	N
016	375060	4634	10/1/2010	\$42,200	24,066	N	N
016	375060	5442	2/17/2011	\$10,000	9,600	N	N
016	375060	6741	2/21/2011	\$5,000	4,800	N	N
016	375160	0001	8/19/2010	\$2,000	14,261	N	N
016	375160	0261	8/18/2011	\$15,000	14,731	N	N
016	375160	4881	8/10/2009	\$3,000	5,088	N	N
016	375160	4896	6/23/2009	\$70,000	43,200	N	N
016	375160	5945	11/11/2010	\$3,250	4,800	N	N
016	375160	6003	3/5/2009	\$30,000	9,600	N	N
016	375160	6239	12/8/2009	\$7,500	4,800	N	N

***Sales Outside Area 55***

<b>Res Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
060	001	401080	0085	11/10/2011	\$153,000	25,675	Y	Y
060	003	793760	0475	1/22/2010	\$45,000	50,094	Y	Y
058	004	341060	0275	5/20/2009	\$154,000	44,867	Y	Y
056	002	292206	9058	4/12/2011	\$157,000	17,424	Y	Y
056	002	292206	9100	4/12/2011	\$157,000	7,840	N	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 55***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
015	282104	9167	6/24/2011	\$45,000	FORCED SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
015	614360	0326	5/31/2011	\$22,828	QUIT CLAIM DEED;
016	375060	1579	5/25/2011	\$30,000	NON-REPRESENTATIVE SALE;
015	219060	0855	5/18/2011	\$7,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
015	375060	7463	12/3/2010	\$5,000	NO MARKET EXPOSURE;
015	282104	9004	6/3/2010	\$3,000	EASEMENT OR RIGHT-OF-WAY;
015	614400	0010	5/5/2010	\$32,000	FINANCIAL INSTITUTION RESALE;
016	375060	0620	10/7/2009	\$31,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE;
016	375060	0625	10/7/2009	\$31,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE;
015	375160	1895	8/7/2009	\$29,500	NO MARKET EXPOSURE; QUIT CLAIM DEED;
016	375160	3649	8/5/2009	\$14,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
016	375060	0579	5/18/2009	\$72,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;

## ***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.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that Subarea 18, the area located between I-5 and Enchanted PKWY S, Plat 168700 known as Collingtree Park, Plat 234570 Enchanted Meadows, Plat 618140 – 618143 Northlake Ridge Div. 1 thru 4, land, age, condition, and detached garage were influential in the market.

There were 252 manufactured homes as primary residences in area 55. All manufactured homes were field reviewed, characteristics check and updated as needed. Analysis indicated a reduction in total value of -11.4%.

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

### **Area 55 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, 2012**.

*For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.784, resulting in an adjusted value of \$412,000 ( $\$525,000 \times .784 = \$411,600$  – rounded to the nearest \$1000).*

<b>Market Adjustment to 1/1/2012</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.789	-21.1%
2/1/2009	0.787	-21.3%
3/1/2009	0.786	-21.4%
4/1/2009	0.785	-21.5%
5/1/2009	0.784	-21.6%
6/1/2009	0.784	-21.6%
7/1/2009	0.784	-21.6%
8/1/2009	0.784	-21.6%
9/1/2009	0.785	-21.5%
10/1/2009	0.786	-21.4%
11/1/2009	0.788	-21.2%
12/1/2009	0.790	-21.0%
1/1/2010	0.793	-20.7%
2/1/2010	0.796	-20.4%
3/1/2010	0.799	-20.1%
4/1/2010	0.803	-19.7%
5/1/2010	0.807	-19.3%
6/1/2010	0.812	-18.8%
7/1/2010	0.817	-18.3%
8/1/2010	0.822	-17.8%
9/1/2010	0.829	-17.1%
10/1/2010	0.835	-16.5%
11/1/2010	0.842	-15.8%
12/1/2010	0.850	-15.0%
1/1/2011	0.858	-14.2%
2/1/2011	0.867	-13.3%
3/1/2011	0.875	-12.5%
4/1/2011	0.885	-11.5%
5/1/2011	0.895	-10.5%
6/1/2011	0.906	-9.4%
7/1/2011	0.917	-8.3%
8/1/2011	0.929	-7.1%
9/1/2011	0.942	-5.8%
10/1/2011	0.955	-4.5%
11/1/2011	0.970	-3.0%
12/1/2011	0.984	-1.6%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Physical Inspection Analysis  
Area 55  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	375060	8079	2/18/2009	\$280,000	\$220,000	750	3	1938	Good	24480	N	N	3416 S 368TH PL
15	332104	9055	4/21/2011	\$224,950	\$201,000	1096	5	1963	VGood	10290	N	N	2905 S 368TH ST
15	375160	2730	12/8/2009	\$202,000	\$160,000	1230	5	1911	VGood	14400	N	N	35441 MILITARY RD S
15	152104	9097	12/2/2009	\$225,000	\$178,000	1610	6	1934	Good	15681	N	N	32634 MILITARY RD S
15	234550	0010	12/19/2011	\$110,000	\$109,000	1430	6	1985	Ave	8600	N	N	2019 S 363RD PL
15	234550	0200	10/29/2009	\$167,300	\$132,000	810	6	1981	Good	8772	N	N	2100 S 362ND CT
15	273000	0020	7/17/2009	\$203,000	\$159,000	1120	6	1961	Good	10643	N	N	4820 S 349TH ST
15	375060	0016	7/20/2011	\$200,000	\$185,000	890	6	1951	Ave	49658	N	N	4515 S 362ND ST
15	375060	8067	12/16/2011	\$295,000	\$293,000	1150	6	1959	VGood	23200	N	N	36816 34TH AVE S
15	404570	0430	4/19/2011	\$170,000	\$151,000	1060	6	1950	VGood	42000	N	N	35202 34TH AVE S
15	404570	0535	12/14/2010	\$96,009	\$82,000	1000	6	1960	Ave	11064	N	N	3724 S 352ND ST
15	412940	0010	3/2/2010	\$120,000	\$96,000	700	6	1951	Ave	9061	N	N	33527 18TH AVE S
15	412940	0025	10/16/2009	\$145,500	\$115,000	1110	6	1954	Good	7635	N	N	33503 18TH AVE S
15	506640	0560	8/26/2009	\$210,000	\$165,000	1220	6	1947	Good	20780	N	N	4603 S 342ND ST
15	10050	0190	8/3/2009	\$242,000	\$190,000	1320	7	1994	Ave	7930	N	N	2501 S 354TH ST
15	10050	0220	1/26/2009	\$295,450	\$233,000	1860	7	1995	Good	8849	N	N	35307 25TH PL S
15	10050	0320	3/31/2010	\$274,950	\$221,000	1680	7	1994	Ave	7212	N	N	2411 S 354TH ST
15	10050	0430	9/18/2009	\$257,250	\$202,000	1320	7	1994	Ave	7700	N	N	35509 25TH PL S
15	10340	0040	3/25/2009	\$265,000	\$208,000	1810	7	1988	Good	8645	N	N	35204 27TH CT S
15	10340	0260	5/27/2009	\$225,000	\$176,000	2040	7	1990	Ave	7350	N	N	2532 S 354TH ST
15	10340	0380	8/30/2011	\$193,000	\$182,000	1370	7	1989	Ave	7305	N	N	2615 S 353RD ST
15	115070	0130	9/18/2009	\$255,000	\$200,000	1710	7	1996	Ave	7230	N	N	2653 S 362ND PL
15	115070	0170	9/22/2010	\$259,000	\$216,000	1870	7	1996	Ave	6693	N	N	2627 S 362ND PL
15	144510	0050	1/30/2009	\$289,000	\$228,000	2060	7	2001	Ave	5245	N	N	36226 23RD PL S
15	144510	0290	1/29/2009	\$280,000	\$220,000	2410	7	2002	Ave	6156	N	N	36210 22ND PL S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	144510	0290	7/8/2011	\$275,000	\$253,000	2410	7	2002	Ave	6156	N	N	36210 22ND PL S
15	144510	0350	9/14/2010	\$283,000	\$235,000	2600	7	2002	Ave	10763	N	N	36227 22ND PL S
15	144510	0380	11/2/2010	\$295,000	\$249,000	2580	7	2002	Ave	10763	N	N	36209 22ND PL S
15	152104	9220	9/14/2011	\$268,000	\$254,000	3176	7	2007	Ave	5536	N	N	33112 42ND AVE S
15	186494	0080	7/25/2011	\$279,950	\$259,000	2583	7	2011	Ave	4678	N	N	3234 S 375TH PL
15	186494	0090	3/29/2011	\$254,950	\$225,000	2036	7	2010	Ave	4656	N	N	3240 S 375TH PL
15	186494	0100	10/14/2010	\$254,000	\$213,000	2036	7	2010	Ave	4656	N	N	3248 S 375TH PL
15	186494	0110	11/18/2010	\$289,950	\$245,000	2583	7	2010	Ave	4525	N	N	3264 S 375TH PL
15	186494	0120	1/21/2011	\$247,950	\$214,000	2036	7	2010	Ave	4657	N	N	3272 S 375TH PL
15	186494	0130	6/22/2011	\$270,000	\$247,000	2583	7	2011	Ave	5235	N	N	3280 S 375TH PL
15	186494	0140	1/6/2011	\$245,000	\$211,000	1842	7	2010	Ave	5200	N	N	3279 S 375TH PL
15	186494	0160	10/29/2010	\$301,527	\$254,000	2583	7	2010	Ave	4796	N	N	3251 S 375TH PL
15	186494	0240	10/19/2011	\$219,950	\$212,000	2036	7	2011	Ave	4754	N	N	3278 S 376TH ST
15	201920	0300	3/4/2009	\$263,000	\$207,000	1680	7	1985	Good	8300	N	N	2636 S 366TH PL
15	201920	0440	5/10/2010	\$242,700	\$196,000	1340	7	1985	Ave	8836	N	N	2615 S 366TH PL
15	201920	0580	3/23/2010	\$269,900	\$216,000	1380	7	1986	Good	10722	N	N	36622 25TH CT S
15	201920	0610	5/26/2009	\$244,900	\$192,000	1240	7	1987	Ave	8692	N	N	2516 S 367TH PL
15	219060	1049	12/11/2010	\$187,000	\$159,000	1010	7	1973	Good	10000	N	N	3009 S 349TH ST
15	226800	0060	4/4/2011	\$169,000	\$150,000	1200	7	1968	Good	9240	N	N	36422 26TH PL S
15	226800	0140	5/11/2009	\$225,000	\$176,000	1200	7	1968	Good	10425	N	N	2532 S 364TH PL
15	226800	0540	11/15/2011	\$160,000	\$156,000	1010	7	1968	Good	10125	N	N	2617 S 365TH PL
15	236800	0025	1/21/2010	\$248,750	\$198,000	2230	7	1957	Good	9364	N	N	3914 S 322ND ST
15	236800	0105	8/18/2009	\$169,000	\$133,000	1000	7	1961	Good	9825	N	N	32105 39TH AVE S
15	236810	0030	2/15/2011	\$186,000	\$162,000	2970	7	1968	Good	12150	N	N	3829 S 322ND ST
15	236810	0060	2/6/2009	\$225,000	\$177,000	1300	7	1992	Ave	11850	N	N	32233 39TH AVE S
15	242260	0025	6/24/2009	\$241,000	\$189,000	1490	7	1954	Good	20336	N	N	34229 42ND AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	272104	9046	7/28/2010	\$298,450	\$245,000	1784	7	1926	VGood	31798	N	N	36710 34TH AVE S
15	273050	0060	8/15/2009	\$252,000	\$198,000	1200	7	1968	Ave	9711	N	N	4330 S 347TH ST
15	273080	0080	7/30/2009	\$175,000	\$137,000	1190	7	1962	Good	9598	N	N	34032 42ND AVE S
15	282104	9162	6/22/2011	\$152,000	\$139,000	1180	7	1964	Good	10018	N	N	35505 28TH AVE S
15	282410	0530	4/16/2009	\$207,500	\$163,000	1000	7	1977	Good	10000	N	N	4312 S 325TH ST
15	375060	7267	12/14/2010	\$299,990	\$256,000	2040	7	2004	Ave	14400	N	N	37208 34TH AVE S
15	375060	7640	5/12/2010	\$250,000	\$202,000	1700	7	1989	Ave	9600	N	N	3223 S 372ND ST
15	375060	7905	9/21/2009	\$330,000	\$259,000	2020	7	1993	Ave	19409	N	N	3402 S 369TH PL
15	375060	8076	7/1/2010	\$355,000	\$290,000	1350	7	1956	Good	25970	N	N	3404 S 368TH PL
15	375160	1823	3/8/2011	\$230,000	\$202,000	1930	7	1999	Ave	17161	N	N	35314 42ND AVE S
15	375160	2846	9/21/2009	\$203,000	\$160,000	940	7	1979	Ave	10399	N	N	35526 42ND AVE S
15	386144	0100	8/20/2009	\$237,000	\$186,000	1500	7	1988	Ave	8399	N	N	35822 23RD PL S
15	386144	0200	11/15/2010	\$272,500	\$230,000	1790	7	1988	Good	10327	N	N	35925 23RD PL S
15	386144	0370	6/28/2010	\$222,000	\$181,000	1630	7	1988	Ave	7350	N	N	35705 23RD PL S
15	386144	0420	4/23/2009	\$292,000	\$229,000	1700	7	1988	Good	7627	N	N	2328 S 357TH ST
15	386145	0140	5/17/2010	\$209,000	\$169,000	1200	7	1987	Ave	7350	N	N	35443 27TH AVE S
15	386145	0150	7/2/2009	\$280,000	\$219,000	1460	7	1987	Good	7748	N	N	35449 27TH AVE S
15	386145	0490	12/3/2010	\$253,000	\$215,000	2200	7	1987	Ave	7262	N	N	2645 S 355TH PL
15	386150	0120	10/19/2010	\$240,000	\$201,000	1800	7	1988	Ave	7863	N	N	35714 25TH PL S
15	386150	0270	5/13/2011	\$266,000	\$239,000	1500	7	1988	Good	8840	N	N	35739 25TH PL S
15	386150	0310	5/15/2009	\$285,000	\$223,000	1660	7	1987	Good	11738	N	N	35831 25TH PL S
15	390310	0060	5/29/2009	\$236,250	\$185,000	2210	7	2005	Ave	4107	N	N	2756 S 374TH PL
15	390310	0110	3/30/2010	\$170,000	\$136,000	2040	7	2005	Ave	4748	N	N	2726 S 374TH PL
15	390310	0120	4/15/2009	\$215,700	\$169,000	2040	7	2004	Ave	3264	N	N	2720 S 374TH PL
15	403100	0270	12/29/2011	\$152,950	\$153,000	960	7	1962	Good	9609	N	N	34205 39TH AVE S
15	403100	0460	5/21/2010	\$184,950	\$150,000	920	7	1962	Good	9812	N	N	34021 40TH AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	403110	0680	8/12/2009	\$233,000	\$183,000	1150	7	1962	Good	9559	N	N	34914 45TH AVE S
15	403110	0690	7/11/2011	\$147,070	\$135,000	1410	7	1962	Good	10352	N	N	34906 45TH AVE S
15	403170	0130	6/22/2009	\$235,000	\$184,000	1040	7	1962	Ave	13777	N	N	34422 38TH AVE S
15	403170	0200	11/4/2011	\$176,000	\$171,000	1730	7	1962	Good	14786	N	N	3830 S 345TH ST
15	404570	0616	11/28/2011	\$190,000	\$187,000	1100	7	1977	Ave	33500	N	N	35631 39TH AVE S
15	412960	0010	4/22/2010	\$199,000	\$160,000	1370	7	1959	Good	10436	N	N	34212 18TH PL S
15	412960	0020	9/1/2010	\$160,000	\$133,000	1348	7	1958	Ave	10436	N	N	34228 18TH PL S
15	412980	0100	12/6/2011	\$150,000	\$148,000	1160	7	1959	Ave	12500	N	N	35906 26TH AVE S
15	432230	0240	7/21/2011	\$225,000	\$208,000	1170	7	1962	Good	9900	N	N	35765 27TH AVE S
15	432230	0350	7/12/2011	\$200,000	\$184,000	1170	7	1962	Good	11288	N	N	35756 26TH AVE S
15	512880	0210	1/28/2011	\$185,000	\$160,000	1560	7	1988	Ave	7611	N	N	2220 S 362ND ST
15	512880	0240	2/11/2010	\$296,000	\$236,000	1280	7	1988	Good	7200	N	N	36115 23RD PL S
15	512880	0250	8/10/2011	\$265,000	\$247,000	1070	7	1991	Good	7234	N	N	36111 23RD PL S
15	512880	0320	10/1/2010	\$225,000	\$188,000	1500	7	1989	Ave	7200	N	N	36130 23RD PL S
15	513100	0040	3/4/2010	\$204,000	\$163,000	1350	7	1984	Ave	7630	N	N	36307 24TH PL S
15	513100	0130	3/6/2009	\$240,000	\$189,000	1570	7	1984	Good	7884	N	N	36123 24TH PL S
15	513100	0170	5/14/2010	\$203,000	\$164,000	910	7	1983	Ave	7287	N	N	36015 24TH CT S
15	513100	0290	8/19/2010	\$144,000	\$119,000	980	7	1983	Ave	7940	N	N	36201 26TH AVE S
15	513100	0370	4/5/2010	\$183,000	\$147,000	1140	7	1984	Ave	7305	N	N	2528 S 363RD ST
15	513100	0460	3/16/2010	\$135,127	\$108,000	850	7	1983	Ave	8577	N	N	36321 25TH PL S
15	513100	0520	12/15/2011	\$210,000	\$208,000	1620	7	1985	Good	8932	N	N	36322 25TH AVE S
15	513100	0530	2/13/2009	\$265,000	\$208,000	1370	7	1985	Ave	7236	N	N	36218 24TH PL S
15	513100	0670	5/26/2009	\$240,000	\$188,000	820	7	1983	Good	7236	N	N	36219 25TH PL S
15	513100	0800	12/9/2010	\$237,000	\$202,000	1340	7	1982	Ave	7878	N	N	2515 S 361ST ST
15	614360	0312	8/26/2010	\$282,000	\$233,000	960	7	1977	Good	16080	N	N	33421 33RD PL S
15	614400	0030	6/14/2010	\$241,359	\$196,000	1650	7	1983	Ave	11933	N	N	3918 S 325TH PL

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	618140	0300	5/3/2010	\$320,000	\$258,000	3220	7	2007	Ave	5636	N	N	4425 S 333RD ST
15	618140	0350	12/28/2009	\$290,000	\$230,000	2460	7	2004	Ave	5688	N	N	33232 45TH WAY S
15	618140	0490	6/4/2009	\$327,000	\$256,000	3220	7	2004	Ave	8324	N	N	4310 S 332ND PL
15	618140	0800	7/8/2011	\$258,000	\$237,000	2468	7	2004	Ave	5953	N	N	33317 42ND AVE S
15	618140	0890	4/7/2010	\$285,500	\$229,000	3596	7	2004	Ave	4996	N	N	33211 41ST PL S
15	618141	0020	4/1/2010	\$295,000	\$237,000	2488	7	2005	Ave	4883	N	N	32816 41ST WAY S
15	618141	0061	3/23/2011	\$289,950	\$256,000	3213	7	2007	Ave	9632	N	N	32903 42ND AVE S
15	618141	0180	10/6/2011	\$237,000	\$227,000	2950	7	2005	Ave	4944	N	N	33108 41ST LN S
15	618141	0250	4/20/2011	\$250,000	\$223,000	2488	7	2006	Ave	4449	N	N	4121 S 331ST PL
15	618141	0310	3/22/2011	\$255,000	\$225,000	3218	7	2005	Ave	4807	N	N	4017 S 331ST PL
15	618141	0340	12/10/2009	\$265,000	\$210,000	2294	7	2005	Ave	4365	N	N	33131 40TH AVE S
15	618141	0460	10/13/2009	\$265,000	\$209,000	2652	7	2006	Ave	4900	N	N	4026 S 329TH ST
15	618141	0700	7/14/2010	\$288,000	\$236,000	3176	7	2005	Ave	4353	N	N	33113 41ST PL S
15	618141	0790	2/12/2010	\$270,000	\$215,000	2190	7	2005	Ave	3606	N	N	33019 41ST PL S
15	618142	0020	1/25/2010	\$245,000	\$195,000	1516	7	2007	Ave	3960	N	N	4206 S 331ST ST
15	618142	0090	12/22/2010	\$295,000	\$252,000	3597	7	2007	Ave	6114	N	N	33034 44TH AVE S
15	618142	0190	4/23/2009	\$265,000	\$208,000	1871	7	2007	Ave	3960	N	N	33013 44TH AVE S
15	618142	0220	7/12/2011	\$227,000	\$209,000	2300	7	2007	Ave	3960	N	N	33025 44TH AVE S
15	618142	0230	1/7/2010	\$255,000	\$202,000	2294	7	2007	Ave	3960	N	N	33029 44TH AVE S
15	618142	0310	12/19/2011	\$271,000	\$269,000	2843	7	2007	Ave	5775	N	N	33020 42ND AVE S
15	618143	0020	12/18/2009	\$320,000	\$253,000	3620	7	2006	Ave	5000	N	N	33415 38TH AVE S
15	618143	0060	12/13/2011	\$280,000	\$277,000	3253	7	2006	Ave	6071	N	N	33437 38TH AVE S
15	618143	0090	6/10/2011	\$233,000	\$212,000	2632	7	2006	Ave	4954	N	N	33515 38TH AVE S
15	618143	0100	6/20/2011	\$280,000	\$256,000	2440	7	2006	Ave	4875	N	N	33521 38TH AVE S
15	618143	0230	2/1/2011	\$200,000	\$173,000	1785	7	2006	Ave	5000	N	N	3909 S 337TH ST
15	618143	0460	8/25/2011	\$325,000	\$305,000	3597	7	2006	Ave	5729	N	N	33517 42ND AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	618143	0550	4/9/2010	\$305,000	\$245,000	2883	7	2006	Ave	5678	N	N	33518 39TH AVE S
15	618143	0600	10/27/2011	\$225,000	\$218,000	1980	7	2006	Ave	5000	N	N	33513 39TH AVE S
15	618143	0630	7/26/2010	\$295,000	\$242,000	3597	7	2006	Ave	5403	N	N	33525 39TH AVE S
15	618143	0700	3/9/2011	\$265,000	\$233,000	3620	7	2006	Ave	7149	N	N	33638 38TH AVE S
15	618143	0720	10/13/2010	\$260,000	\$218,000	2446	7	2006	Ave	5000	N	N	33626 38TH AVE S
15	618143	0790	6/20/2011	\$239,000	\$218,000	2374	7	2006	Ave	5159	N	N	33520 38TH AVE S
15	726120	0025	11/4/2010	\$390,000	\$329,000	1200	7	1962	Good	11890	N	N	33625 33RD PL S
15	797820	0102	10/14/2009	\$185,000	\$146,000	1830	7	1968	Good	14900	N	N	33353 20TH AVE S
15	946220	0010	7/23/2009	\$163,000	\$128,000	1000	7	1968	Good	9300	N	N	4227 S 342ND ST
15	144510	0160	8/12/2009	\$267,500	\$210,000	2380	8	2002	Ave	8332	N	N	36257 23RD PL S
15	144510	0200	8/15/2011	\$260,000	\$243,000	2580	8	2002	Ave	6583	N	N	36237 23RD PL S
15	144510	0260	12/12/2011	\$241,712	\$239,000	2380	8	2002	Ave	6083	N	N	36201 23RD PL S
15	152104	9100	10/28/2010	\$248,000	\$209,000	2440	8	1992	Ave	13535	N	N	3834 S 325TH ST
15	152104	9143	1/12/2011	\$282,500	\$243,000	2250	8	1991	Ave	13503	N	N	3822 S 325TH ST
15	168700	0040	7/27/2011	\$286,000	\$265,000	2497	8	2007	Ave	5366	N	N	4141 S 350TH PL
15	168700	0090	1/24/2011	\$265,000	\$229,000	3058	8	2007	Ave	10636	N	N	35088 41ST PL S
15	168700	0170	10/24/2011	\$245,000	\$237,000	2153	8	2007	Ave	4066	N	N	35079 41ST PL S
15	168700	0280	7/5/2011	\$231,600	\$213,000	2161	8	2007	Ave	4400	N	N	35035 41ST PL S
15	168700	0300	3/22/2010	\$262,000	\$210,000	2495	8	2007	Ave	4721	N	N	35027 41ST PL S
15	168700	0340	12/1/2009	\$319,000	\$252,000	2434	8	2007	Ave	4819	N	N	35044 41ST PL S
15	182250	0010	6/10/2010	\$359,148	\$292,000	2620	8	2010	Ave	6877	N	N	35945 30TH AVE S
15	182250	0020	5/20/2011	\$285,051	\$257,000	1951	8	2011	Ave	5745	N	N	35943 30TH AVE S
15	182250	0040	7/23/2010	\$344,531	\$283,000	2570	8	2010	Ave	6870	N	N	35935 30TH AVE S
15	182250	0070	10/4/2011	\$375,000	\$359,000	2570	8	2008	Ave	5150	N	N	35907 30TH AVE S
15	182250	0080	4/29/2010	\$343,265	\$277,000	2430	8	2010	Ave	6645	N	N	35861 30TH AVE S
15	182250	0090	7/20/2010	\$315,380	\$259,000	2430	8	2010	Ave	6700	N	N	35853 30TH AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	182250	0120	7/14/2009	\$364,174	\$285,000	2430	8	2009	Ave	5150	N	N	35833 30TH AVE S
15	182250	0130	6/8/2009	\$391,296	\$307,000	2546	8	2009	Ave	4900	N	N	35825 30TH AVE S
15	182250	0140	7/14/2009	\$320,972	\$252,000	1989	8	2009	Ave	6168	N	N	35813 30TH AVE S
15	182250	0150	10/28/2010	\$325,935	\$274,000	2484	8	2010	Ave	7359	N	N	35807 30TH AVE S
15	182250	0190	6/23/2010	\$286,949	\$234,000	1710	8	2010	Ave	4600	N	N	35739 30TH AVE S
15	182250	0200	3/25/2011	\$287,129	\$253,000	2010	8	2011	Ave	4646	N	N	35731 30TH AVE S
15	182250	0210	4/12/2011	\$364,453	\$324,000	2575	8	2011	Ave	7099	N	N	35723 30TH AVE S
15	182250	0220	8/12/2009	\$315,730	\$248,000	1949	8	2009	Ave	7057	N	N	35719 30TH AVE S
15	182250	0230	6/16/2010	\$302,660	\$246,000	2250	8	2010	Ave	5159	N	N	35711 30TH AVE S
15	182250	0250	6/21/2010	\$302,871	\$247,000	2430	8	2010	Ave	7436	N	N	35948 30TH AVE S
15	182250	0260	11/15/2010	\$289,950	\$245,000	2029	8	2010	Ave	5899	N	N	35940 30TH AVE S
15	182250	0270	4/13/2011	\$332,915	\$296,000	2382	8	2011	Ave	5899	N	N	35932 30TH AVE S
15	182250	0280	6/22/2010	\$333,367	\$272,000	2430	8	2010	Ave	5898	N	N	35924 30TH AVE S
15	182250	0290	8/29/2011	\$299,950	\$282,000	2382	8	2011	Ave	5898	N	N	35916 30TH AVE S
15	182250	0310	12/14/2011	\$266,614	\$264,000	2109	8	2011	Ave	4718	N	N	35852 30TH AVE S
15	182250	0350	7/13/2010	\$311,875	\$255,000	2510	8	2010	Ave	5896	N	N	35822 30TH AVE S
15	182250	0370	8/25/2011	\$279,950	\$263,000	2010	8	2011	Ave	6341	N	N	35806 30TH AVE S
15	182250	0380	1/19/2010	\$314,950	\$250,000	2430	8	2009	Ave	5994	N	N	35750 30TH AVE S
15	182250	0390	2/11/2010	\$285,500	\$227,000	1960	8	2009	Ave	5994	N	N	35742 30TH AVE S
15	182250	0410	9/23/2009	\$311,672	\$245,000	1989	8	2009	Ave	5789	N	N	35726 30TH AVE S
15	182250	0480	6/18/2009	\$343,300	\$269,000	2430	8	2008	Ave	6407	N	N	2820 S 357TH CT
15	182250	0500	4/14/2011	\$336,678	\$299,000	2484	8	2011	Ave	4473	N	N	2828 S 357TH PL
15	182250	0510	10/20/2009	\$316,050	\$249,000	1997	8	2009	Ave	5861	N	N	2819 S 357TH CT
15	182250	0520	3/2/2009	\$359,000	\$282,000	2570	8	2008	Ave	5446	N	N	2815 S 357TH CT
15	186493	0240	12/12/2011	\$280,000	\$277,000	2600	8	2003	Ave	4990	N	N	37613 33RD PL S
15	186494	0010	5/5/2009	\$360,000	\$282,000	2890	8	2008	Ave	6236	N	N	37543 32ND PL S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	186494	0020	6/5/2009	\$375,950	\$295,000	3050	8	2008	Ave	5466	N	N	37537 32ND PL S
15	186494	0030	6/5/2009	\$377,950	\$296,000	2889	8	2008	Ave	5485	N	N	37531 32ND PL S
15	186494	0040	4/23/2009	\$342,000	\$268,000	2540	8	2008	Ave	5485	N	N	37525 32ND PL S
15	186494	0050	10/19/2009	\$359,950	\$283,000	2889	8	2009	Ave	4946	N	N	37519 32ND PL S
15	186494	0060	1/26/2010	\$314,950	\$250,000	2540	8	2009	Ave	5029	N	N	37513 32ND PL S
15	186494	0070	9/30/2009	\$375,950	\$296,000	3050	8	2009	Ave	5427	N	N	3226 S 375TH PL
15	186494	0170	10/28/2009	\$355,000	\$280,000	2889	8	2009	Ave	4797	N	N	3243 S 375TH PL
15	186494	0180	9/22/2009	\$353,950	\$278,000	2610	8	2009	Ave	4781	N	N	3235 S 375TH PL
15	186494	0190	5/5/2009	\$329,950	\$259,000	2131	8	2008	Ave	5248	N	N	37540 32ND PL S
15	186494	0200	6/18/2009	\$369,950	\$290,000	2890	8	2008	Ave	4671	N	N	3238 S 376TH ST
15	186494	0220	6/23/2009	\$328,000	\$257,000	2160	8	2008	Ave	4641	N	N	3254 S 376TH ST
15	186494	0230	4/9/2009	\$375,000	\$294,000	3050	8	2008	Ave	4769	N	N	3270 S 376TH ST
15	226800	0270	5/11/2011	\$270,000	\$243,000	2546	8	1987	Ave	11815	N	N	2503 S 364TH PL
15	234570	0030	9/23/2009	\$350,000	\$275,000	2190	8	2003	Ave	7095	N	N	3150 S 381ST WAY
15	234570	0080	8/28/2009	\$410,000	\$322,000	2750	8	2003	Ave	7104	N	N	3110 S 381ST WAY
15	234570	0100	7/1/2009	\$360,000	\$282,000	2190	8	2004	Ave	6610	N	N	3134 S 381ST WAY
15	234570	0180	2/18/2009	\$380,000	\$299,000	2610	8	2002	Ave	6677	N	N	38025 31ST CT S
15	234570	0260	10/15/2010	\$387,000	\$324,000	2820	8	2003	Ave	6305	N	N	3000 S 381ST WAY
15	234570	0380	6/24/2011	\$335,000	\$306,000	2490	8	2002	Ave	7285	N	N	38121 30TH CT S
15	282410	0330	3/19/2010	\$285,000	\$228,000	1570	8	1971	Good	9652	N	N	4245 S 326TH PL
15	321165	0070	8/12/2009	\$240,000	\$188,000	1820	8	2005	Ave	5535	N	N	3803 S 321ST ST
15	332104	9114	6/11/2010	\$380,000	\$309,000	2570	8	2008	Ave	6604	N	N	2813 S 368TH ST
15	375160	2710	12/7/2011	\$198,000	\$195,000	1550	8	1965	Good	12000	N	N	35431 MILITARY RD S
15	375160	2793	10/27/2010	\$375,000	\$315,000	3035	8	2006	Ave	18686	N	N	35420 44TH AVE S
15	375160	2872	3/22/2011	\$348,950	\$308,000	2660	8	1997	Ave	16001	N	N	4205 S 356TH ST
15	375160	4169	6/29/2010	\$267,400	\$218,000	1210	8	2003	Ave	10534	N	N	4606 S 362ND ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	386150	0080	11/2/2010	\$257,500	\$217,000	1380	8	1988	Good	8873	N	N	35804 25TH PL S
15	386150	0190	2/4/2011	\$170,000	\$147,000	1660	8	1987	Ave	6600	N	N	35607 25TH PL S
15	386150	0250	7/22/2009	\$297,000	\$233,000	1480	8	1988	Good	6641	N	N	35727 25TH PL S
15	403110	0240	6/25/2009	\$402,800	\$316,000	2370	8	1995	Ave	24000	N	N	4409 S 349TH ST
15	403170	0040	6/30/2009	\$240,000	\$188,000	2310	8	2001	Ave	9757	N	N	4005 S 344TH ST
15	404570	0415	4/5/2010	\$397,000	\$319,000	1210	8	1960	VGood	20000	N	N	35242 34TH AVE S
15	404570	0505	5/26/2011	\$225,000	\$203,000	1450	8	1977	Ave	12480	N	N	3801 S 348TH ST
15	404570	0533	5/13/2011	\$385,000	\$346,000	2910	8	1973	Good	36815	N	N	3902 S 352ND ST
15	442060	0015	5/28/2009	\$415,000	\$325,000	1860	8	1959	Ave	25990	N	N	3106 S 337TH ST
15	512880	0370	3/24/2009	\$315,000	\$247,000	2050	8	1989	Ave	23634	N	N	36017 22ND PL S
15	520500	0190	11/5/2009	\$310,000	\$244,000	2390	8	1990	Ave	8053	N	N	36502 31ST AVE S
15	520500	0210	12/29/2010	\$299,900	\$257,000	2340	8	1990	Good	8777	N	N	36410 31ST AVE S
15	520500	0220	1/6/2011	\$240,000	\$206,000	2070	8	1990	Ave	7733	N	N	3105 S 364TH ST
15	520500	0250	12/12/2011	\$216,000	\$214,000	2320	8	1990	Ave	7140	N	N	3017 S 364TH ST
15	520500	0400	2/24/2011	\$241,000	\$210,000	2090	8	1989	Ave	7163	N	N	36545 31ST AVE S
15	520500	0430	7/25/2010	\$339,000	\$278,000	2590	8	1990	Ave	10353	N	N	36561 31ST AVE S
15	606460	0345	3/15/2010	\$438,000	\$351,000	2370	8	1989	Ave	62290	N	N	4642 S 348TH ST
15	614360	0170	3/8/2010	\$495,000	\$396,000	1840	8	1978	Good	18521	N	N	33205 38TH AVE S
15	797820	0100	3/11/2011	\$289,900	\$255,000	2500	8	1955	Good	55402	N	N	1860 S 336TH ST
15	797820	0106	3/24/2011	\$255,000	\$225,000	2220	8	1967	Ave	45038	N	N	33366 20TH AVE S
15	236810	0010	12/15/2011	\$257,001	\$255,000	3390	9	2004	Ave	10800	N	N	3815 S 322ND ST
15	375060	7332	7/8/2009	\$225,500	\$177,000	2190	9	1978	Ave	14000	N	N	37309 35TH AVE S
15	403170	0290	5/7/2010	\$680,000	\$549,000	3370	9	2003	Ave	15060	N	N	3825 S 345TH ST
15	614360	0560	12/22/2011	\$399,000	\$397,000	3190	9	2007	Ave	11376	N	N	32822 38TH AVE S
15	614360	0561	7/27/2011	\$417,500	\$387,000	3360	9	2007	Ave	9600	N	N	32830 38TH AVE S
15	618150	0050	5/14/2010	\$380,000	\$307,000	2914	9	2008	Ave	6273	N	N	4505 S 330TH PL

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
15	614360	0205	4/18/2011	\$400,000	\$356,000	3510	10	2007	Ave	8390	N	N	3632 S 334TH ST
15	242200	0070	2/12/2010	\$920,000	\$733,000	5580	12	2007	Ave	22746	N	N	34520 38TH AVE S
16	375060	3375	12/1/2009	\$124,097	\$98,000	830	4	1948	Good	9600	N	N	37418 39TH AVE S
16	375060	6576	5/27/2009	\$172,500	\$135,000	750	5	1948	Good	19200	N	N	38205 49TH AVE S
16	375160	4895	8/7/2009	\$115,000	\$90,000	1150	5	1908	Good	19200	N	N	36255 52ND AVE S
16	342104	9042	10/27/2011	\$225,000	\$218,000	1624	6	1910	Good	81893	N	N	38221 42ND AVE S
16	375160	0997	7/2/2010	\$140,000	\$114,000	770	6	1976	Good	9600	N	N	34643 53RD AVE S
16	375160	6333	1/21/2009	\$260,000	\$205,000	1640	6	1956	Good	17400	N	N	37061 55TH AVE S
16	281785	0170	12/31/2010	\$212,000	\$182,000	1490	7	1998	Ave	9342	N	N	3630 S 378TH ST
16	375060	0543	7/16/2009	\$247,500	\$194,000	1930	7	1996	Ave	8800	N	N	36457 45TH AVE S
16	375060	1586	11/21/2011	\$180,000	\$176,000	1646	7	1964	Good	10010	N	N	5015 S 368TH ST
16	375060	2475	11/1/2011	\$116,000	\$112,000	960	7	1981	Good	9600	N	N	37308 38TH AVE S
16	375060	2640	2/22/2011	\$215,750	\$188,000	1140	7	1968	Good	9600	N	N	37239 40TH AVE S
16	375060	2776	10/27/2011	\$321,450	\$311,000	1810	7	1965	VGood	16200	N	N	4200 S 375TH PL
16	375060	3085	8/23/2010	\$237,500	\$196,000	1690	7	1969	VGood	11250	N	N	37240 49TH AVE S
16	375060	3537	6/8/2010	\$315,000	\$256,000	1520	7	2010	Ave	7950	N	N	37500 37TH AVE S
16	375060	3606	7/9/2009	\$158,000	\$124,000	1500	7	1977	Ave	10454	N	N	37703 38TH AVE S
16	375060	3732	4/8/2010	\$235,000	\$189,000	1440	7	1968	Good	9200	N	N	37636 39TH AVE S
16	375060	4620	5/14/2009	\$290,000	\$227,000	1250	7	1977	Good	17880	N	N	37825 51ST AVE S
16	375060	4974	4/27/2010	\$290,000	\$234,000	2160	7	1978	Good	24000	N	N	37912 45TH AVE S
16	375060	5124	9/4/2009	\$206,000	\$162,000	1320	7	1967	Good	14400	N	N	37820 43RD AVE S
16	375060	5212	11/19/2009	\$184,000	\$145,000	1310	7	1977	Ave	14400	N	N	37832 42ND AVE S
16	375060	5349	4/30/2010	\$208,000	\$168,000	1220	7	1958	VGood	9600	N	N	37817 42ND AVE S
16	375060	5391	5/21/2009	\$232,500	\$182,000	1180	7	1978	Good	9600	N	N	37840 39TH AVE S
16	375060	5539	5/5/2011	\$182,000	\$163,000	1500	7	1992	Ave	15000	N	N	37816 37TH AVE S
16	375060	6723	5/18/2010	\$199,900	\$162,000	1700	7	2009	Ave	19200	N	N	38229 46TH AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
16	375060	6817	3/2/2011	\$249,950	\$219,000	1060	7	1981	Good	13200	N	N	38218 44TH AVE S
16	375060	6996	6/20/2011	\$150,000	\$137,000	1810	7	1969	Good	19200	N	N	38216 42ND AVE S
16	375160	0026	5/7/2010	\$185,000	\$149,000	770	7	1978	Ave	17334	N	N	33707 53RD AVE S
16	375160	0457	2/17/2010	\$270,000	\$215,000	2100	7	1983	Ave	15480	N	N	34504 51ST AVE S
16	375160	0905	12/16/2011	\$181,000	\$180,000	1580	7	1985	Ave	9600	N	N	34610 53RD AVE S
16	375160	1093	11/15/2011	\$155,000	\$151,000	1290	7	1968	Good	9600	N	N	34900 MILITARY RD S
16	375160	1242	4/27/2009	\$243,000	\$191,000	1170	7	1977	Ave	8800	N	N	34822 54TH AVE S
16	375160	3158	10/28/2010	\$227,900	\$192,000	1403	7	2008	Ave	9600	N	N	35612 52ND AVE S
16	375160	3485	11/8/2010	\$275,000	\$232,000	1250	7	1981	Good	77972	N	N	35400 56TH AVE S
16	375160	3810	1/5/2011	\$197,500	\$170,000	1550	7	1994	Ave	9600	N	N	35849 52ND AVE S
16	375160	3879	6/30/2011	\$310,000	\$284,000	1870	7	1988	Good	15400	N	N	35831 51ST AVE S
16	375160	4449	4/5/2010	\$185,000	\$149,000	970	7	1947	Good	9600	N	N	36016 52ND AVE S
16	375160	4939	3/17/2011	\$207,500	\$183,000	1220	7	1973	Good	14888	N	N	36207 52ND AVE S
16	375160	5641	11/16/2009	\$250,000	\$197,000	1180	7	1978	Good	9600	N	N	36431 55TH AVE S
16	375160	5926	8/30/2010	\$192,000	\$159,000	1400	7	1973	Good	24640	N	N	36619 51ST AVE S
16	758500	0010	10/28/2011	\$202,000	\$195,000	1630	7	1967	Good	12936	N	N	34004 50TH AVE S
16	114140	0030	11/1/2011	\$205,000	\$199,000	2500	8	2005	Ave	4706	N	N	3421 S 382ND ST
16	114140	0090	1/25/2009	\$260,000	\$205,000	1981	8	2005	Ave	4913	N	N	38221 34TH PL S
16	352104	9075	9/3/2011	\$195,199	\$184,000	2100	8	2002	Ave	30161	N	N	38111 55TH AVE S
16	375060	4600	7/1/2010	\$285,000	\$233,000	1500	8	1971	Good	21754	N	N	5020 S 380TH ST
16	375160	0409	5/19/2009	\$512,000	\$401,000	4073	8	2008	Ave	17334	N	N	34214 51ST AVE S
16	375160	1463	5/26/2009	\$329,000	\$258,000	2070	8	1997	Ave	14404	N	N	35022 56TH AVE S
16	375160	6015	3/23/2011	\$331,500	\$292,000	2600	8	2009	Ave	18320	N	N	36650 48TH AVE S
16	541210	0010	8/17/2011	\$267,000	\$250,000	2380	8	2000	Ave	7246	N	N	38001 34TH CT S
16	541210	0100	4/1/2011	\$332,000	\$294,000	2690	8	2002	Ave	6764	N	N	38105 35TH WAY S
16	541210	0170	6/8/2010	\$329,000	\$267,000	2550	8	2001	Ave	6800	N	N	38011 35TH WAY S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
16	541210	0180	5/4/2011	\$340,000	\$305,000	2590	8	2001	Ave	6800	N	N	38003 35TH WAY S
16	541210	0300	12/15/2009	\$263,000	\$208,000	2380	8	2000	Ave	8601	N	N	3407 S 379TH CT
16	541210	0410	11/9/2010	\$358,950	\$303,000	2990	8	2001	Ave	8248	N	N	37813 35TH WAY S
16	541210	0430	9/8/2009	\$369,000	\$290,000	2690	8	2001	Ave	5547	N	N	37820 35TH WAY S
16	541210	0470	3/19/2009	\$326,000	\$256,000	1880	8	2001	Ave	6503	N	N	37828 35TH WAY S
16	541210	0510	1/9/2009	\$315,000	\$248,000	2550	8	2000	Ave	6001	N	N	37906 35TH WAY S
16	541210	0530	6/15/2011	\$349,900	\$319,000	3070	8	2000	Ave	6072	N	N	37918 35TH WAY S
16	541210	0610	5/9/2011	\$297,000	\$267,000	2400	8	2001	Ave	7171	N	N	37839 37TH AVE S
16	541210	0760	7/14/2009	\$305,000	\$239,000	2420	8	2000	Ave	8808	N	N	38014 36TH PL S
16	541210	0800	6/29/2009	\$334,000	\$262,000	2590	8	2001	Ave	6758	N	N	38023 37TH PL S
16	541210	0870	10/12/2010	\$265,000	\$222,000	2690	8	2001	Ave	6653	N	N	38008 37TH PL S
16	541210	0890	5/4/2009	\$291,500	\$228,000	2400	8	2001	Ave	6680	N	N	38017 38TH AVE S
16	541210	0950	7/18/2011	\$215,000	\$199,000	1880	8	2001	Ave	6052	N	N	38065 38TH AVE S
16	352104	9054	11/9/2009	\$615,000	\$485,000	2230	9	1989	Good	64469	N	N	38012 55TH AVE S
16	375160	0407	12/26/2009	\$320,000	\$254,000	3430	9	2004	Ave	17898	N	N	5129 S 342ND ST
16	375160	4969	12/3/2010	\$345,000	\$293,000	2240	9	2002	Ave	18480	N	N	5004 S 364TH ST
18	111630	0210	5/7/2010	\$255,000	\$206,000	1560	7	1993	Good	9615	N	N	70 20TH AVCT
18	187400	0762	10/3/2011	\$369,500	\$353,000	2242	7	2008	Ave	9375	N	N	85 DOUGLAS ST
18	322104	9111	7/12/2010	\$160,000	\$131,000	920	7	1960	Ave	16875	N	N	36924 MILTON RD S
18	327530	0170	8/24/2009	\$250,000	\$196,000	1170	7	1981	Good	8900	N	N	1708 CYPRESS CT
18	327530	0300	6/2/2009	\$265,000	\$208,000	1360	7	1983	Good	9732	N	N	56 HYLEBOS AVE
18	327530	0480	8/5/2011	\$265,000	\$247,000	1630	7	1983	Good	9600	N	N	87 17TH AVE
18	327531	0050	1/26/2009	\$210,000	\$165,000	1280	7	1983	Ave	9600	N	N	87 18TH AVE
18	327531	0140	11/23/2010	\$175,000	\$148,000	1170	7	1983	Ave	9600	N	N	1803 BACCHANT CT
18	327531	0220	7/28/2010	\$250,000	\$205,000	1360	7	1983	Good	9688	N	N	98 18TH AVE
18	327533	0020	8/17/2009	\$285,000	\$224,000	1880	7	1987	Good	9900	N	N	49 HYLEBOS AVE

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
18	327533	0100	12/1/2009	\$319,000	\$252,000	1890	7	1987	Ave	36500	N	N	74 19TH AVCT
18	327533	0110	8/11/2011	\$240,000	\$224,000	1510	7	1987	Ave	43540	N	N	73 19TH AVCT
18	331701	0110	8/3/2011	\$215,000	\$200,000	1470	7	1994	Ave	14942	N	N	38018 24TH CT S
18	387654	0020	7/22/2011	\$175,000	\$162,000	1360	7	1983	Ave	8025	N	N	37827 26TH DR S
18	387654	0350	9/17/2009	\$240,000	\$189,000	1240	7	1984	Ave	8521	N	N	2630 S 376TH PL
18	387654	0430	8/10/2011	\$170,000	\$159,000	1170	7	1984	Good	7747	N	N	37632 26TH DR S
18	387654	0490	1/27/2009	\$260,000	\$205,000	1550	7	1984	Good	7200	N	N	2620 S 377TH ST
18	387654	0660	3/11/2010	\$153,450	\$123,000	1340	7	1985	Ave	10623	N	N	37834 27TH PL S
18	387654	0750	1/29/2010	\$195,700	\$156,000	1370	7	1984	Ave	7245	N	N	37813 27TH PL S
18	387654	0900	8/24/2010	\$200,000	\$165,000	1180	7	1984	Ave	8554	N	N	37720 26TH DR S
18	387654	0930	12/2/2009	\$242,000	\$191,000	1640	7	1984	Ave	8225	N	N	37726 26TH DR S
18	387654	0990	8/24/2010	\$200,000	\$165,000	1410	7	1987	Ave	8284	N	N	37816 26TH DR S
18	540980	0190	6/1/2010	\$300,000	\$244,000	1780	7	1975	Ave	8610	N	N	91 23RD AVE
18	715340	0010	7/23/2009	\$275,000	\$216,000	1130	7	1980	Ave	10155	N	N	2288 ALDER ST
18	715340	0100	10/11/2010	\$230,000	\$193,000	1080	7	1980	Ave	15114	N	N	2213 VIRGINIA CT
18	715340	0110	1/29/2009	\$263,826	\$208,000	1090	7	1980	Ave	10454	N	N	2211 VIRGINIA CT
18	721268	0040	3/24/2010	\$242,050	\$194,000	1930	7	1993	Ave	7558	N	N	37960 23RD PL S
18	721268	0110	3/14/2011	\$246,000	\$216,000	1890	7	1993	Ave	6402	N	N	37922 23RD PL S
18	721268	1110	5/26/2010	\$248,000	\$201,000	1600	7	1995	Ave	5552	N	N	2319 S 380TH ST
18	800020	0180	11/24/2010	\$235,000	\$199,000	2100	7	1998	Ave	9698	N	N	87 26TH AVE
18	800020	0210	7/21/2011	\$193,500	\$179,000	1720	7	1996	Ave	9712	N	N	81 26TH AVE
18	800020	0230	1/26/2010	\$225,000	\$179,000	1610	7	1999	Ave	13721	N	N	80 26TH AVE
18	800020	0250	6/6/2011	\$292,000	\$265,000	2084	7	2001	Ave	10543	N	N	84 26TH AVE
18	322104	9126	12/30/2011	\$212,000	\$212,000	2070	8	1980	Good	104108	N	N	1411 S 372ND ST
18	540980	0070	9/3/2010	\$334,000	\$277,000	2613	8	2005	Ave	8600	N	N	84 23RD AVCT
18	540980	0090	11/30/2010	\$360,000	\$306,000	2767	8	2004	Ave	8600	N	N	80 23RD AVCT

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 55**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
18	721265	0130	7/6/2011	\$220,000	\$202,000	1960	8	1992	Ave	7184	N	N	1951 S 370TH CT
18	721265	0200	8/30/2010	\$350,000	\$290,000	2180	8	1992	Ave	15484	N	N	1934 S 371ST PL
18	721265	0380	1/23/2009	\$250,000	\$197,000	1610	8	1993	Ave	7490	N	N	1958 S 375TH ST
18	721265	0410	5/19/2009	\$282,000	\$221,000	1320	8	1993	Ave	7062	N	N	37412 19TH PL S
18	721265	0590	11/11/2011	\$233,000	\$227,000	1840	8	1993	Ave	8805	N	N	1917 S 374TH PL
18	721265	0600	1/17/2011	\$225,000	\$194,000	1500	8	1993	Ave	6041	N	N	1921 S 374TH PL
18	721265	0710	3/3/2009	\$246,000	\$193,000	1490	8	1994	Ave	9295	N	N	37632 17TH PL S
18	721265	1190	1/7/2010	\$325,000	\$258,000	2260	8	1992	Ave	8405	N	N	1957 S 375TH ST
18	721265	1280	6/4/2009	\$340,000	\$266,000	2020	8	1992	Ave	9255	N	N	37556 21ST AVE S
18	721265	1400	2/2/2010	\$330,000	\$263,000	1920	8	1992	Ave	9307	N	N	37324 22ND AVE S
18	721265	1660	10/26/2011	\$247,000	\$239,000	2250	8	1992	Ave	7382	N	N	37113 22ND AVE S
18	721265	2020	3/17/2010	\$330,000	\$264,000	2600	8	1993	Ave	6485	N	N	2100 S 375TH ST
18	721266	0060	6/22/2009	\$255,000	\$200,000	1590	8	1993	Ave	7904	N	N	37434 18TH AVE S
18	721266	0210	5/13/2010	\$323,000	\$261,000	2170	8	1993	Ave	8919	N	N	37405 18TH AVE S
18	721266	0280	6/7/2010	\$255,000	\$207,000	2010	8	1991	Ave	6332	N	N	1628 S 374TH CT
18	721266	0430	12/16/2009	\$380,000	\$301,000	2130	8	1994	Ave	7440	N	N	37119 17TH AVE S
18	721266	0560	3/3/2010	\$299,950	\$240,000	2370	8	1994	Ave	6752	N	N	1636 S 370TH PL
18	721266	0610	11/9/2009	\$320,000	\$252,000	2050	8	1993	Ave	7327	N	N	36912 17TH AVE S
18	721266	0830	8/20/2009	\$279,900	\$220,000	1630	8	1992	Ave	8563	N	N	1724 S 373RD PL
18	721266	0850	2/24/2010	\$280,000	\$224,000	2070	8	1991	Ave	6833	N	N	1727 S 373RD PL
18	721266	0950	3/27/2009	\$265,000	\$208,000	1790	8	1994	Ave	7297	N	N	37327 18TH AVE S
18	721266	0980	6/3/2009	\$254,000	\$199,000	2010	8	1991	Ave	6526	N	N	37311 18TH AVE S
18	721268	0920	1/19/2011	\$190,000	\$164,000	1220	8	1996	Ave	8118	N	N	2023 S 380TH ST
18	802960	0050	11/28/2011	\$357,000	\$351,000	2570	8	2004	Ave	7841	N	N	37533 27TH PL S
18	802960	0180	7/8/2011	\$397,500	\$366,000	3030	8	2004	Ave	5760	N	N	37500 27TH PL S
18	802960	0190	2/19/2009	\$365,000	\$287,000	3144	8	2005	Ave	5760	N	N	37446 27TH PL S

**Improved Sales Used in this Physical Inspection Analysis  
Area 55  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bldg Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
18	802960	0210	2/4/2009	\$375,000	\$295,000	3290	8	2004	Ave	5788	N	N	37434 27TH PL S
18	721266	0600	7/24/2009	\$423,000	\$332,000	1650	9	1993	Ave	9287	N	N	36906 17TH AVE S

**Improved Sales Removed in this Physical Inspection Analysis  
Area 55  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	103570	0050	9/30/2011	\$145,000	NON-REPRESENTATIVE SALE;
15	115070	0170	9/17/2010	\$262,500	RELOCATION - SALE TO SERVICE;
15	144510	0350	3/19/2010	\$302,000	EXEMPT FROM EXCISE TAX;
15	152104	9143	1/12/2011	\$282,500	RELOCATION - SALE TO SERVICE;
15	168700	0090	2/2/2010	\$263,500	EXEMPT FROM EXCISE TAX;
15	201920	0270	11/18/2011	\$231,357	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
15	219060	1049	9/10/2010	\$134,401	BANKRUPTCY - RECEIVER OR TRUSTEE;
15	219160	0580	7/7/2011	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	219160	0670	6/13/2011	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	226800	0260	10/21/2011	\$120,000	FINANCIAL INSTITUTION RESALE;
15	234550	0310	11/9/2011	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	234550	0320	7/27/2011	\$92,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	234570	0030	9/23/2009	\$350,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR;
15	234570	0550	12/23/2010	\$338,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
15	236800	0005	11/17/2010	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	273000	0100	2/7/2009	\$99,900	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
15	273080	0050	12/23/2011	\$110,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
15	282104	9018	4/27/2011	\$230,000	NO MARKET EXPOSURE;
15	282104	9043	4/8/2011	\$119,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
15	282104	9054	5/7/2010	\$269,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	282104	9060	6/24/2009	\$72,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
15	282104	9162	11/19/2010	\$165,750	BANKRUPTCY - RECEIVER OR TRUSTEE;
15	375060	7972	10/5/2009	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	375060	8086	9/27/2011	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	386145	0090	10/27/2009	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	386150	0270	4/22/2011	\$266,000	RELOCATION - SALE TO SERVICE;
15	386150	0370	8/11/2011	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	403170	0040	3/11/2009	\$276,000	EXEMPT FROM EXCISE TAX;
15	403170	0290	2/11/2010	\$704,744	EXEMPT FROM EXCISE TAX;
15	404570	0300	2/12/2009	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	404570	0415	7/22/2009	\$172,400	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	404570	0512	8/11/2009	\$300,000	NO MARKET EXPOSURE;
15	404570	0526	3/10/2009	\$146,500	NO MARKET EXPOSURE;
15	412960	0005	6/20/2011	\$413,157	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
15	412960	0030	2/12/2009	\$196,000	NO MARKET EXPOSURE;
15	412980	0130	7/7/2011	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	413150	0200	2/26/2010	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
15	506640	0520	10/15/2010	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	512880	0210	1/31/2011	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;

**Improved Sales Removed in this Physical Inspection Analysis  
Area 55  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
15	513100	0090	10/5/2009	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	513100	0090	10/27/2009	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	513100	0230	1/13/2009	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	513100	0230	6/26/2009	\$280,000	CONTRACT OR CASH SALE;
15	513100	0370	11/18/2009	\$176,184	BANKRUPTCY - RECEIVER OR TRUSTEE;
15	513100	0740	10/16/2009	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	513100	0790	2/17/2009	\$244,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	606460	0343	1/14/2010	\$358,847	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
15	614360	0325	6/9/2011	\$14,394	QUIT CLAIM DEED;
15	618140	0220	2/16/2010	\$35,978	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
15	618141	0530	12/9/2011	\$293,305	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
15	618142	0220	4/12/2011	\$348,027	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
15	618142	0310	12/2/2011	\$366,244	EXEMPT FROM EXCISE TAX;
15	618143	0570	12/19/2011	\$365,650	GOVERNMENT AGENCY;
15	797820	0108	4/12/2011	\$249,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
15	797820	0215	11/9/2011	\$85,000	NON-REPRESENTATIVE SALE;
15	797880	0682	11/25/2009	\$93,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	281785	0120	11/14/2011	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375060	0594	12/28/2010	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375060	0660	11/23/2009	\$131,082	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
16	375060	0660	3/24/2010	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
16	375060	0702	9/22/2011	\$163,000	FORCED SALE
16	375060	2440	1/7/2010	\$197,900	EXEMPT FROM EXCISE TAX; AUCTION SALE;
16	375060	3085	1/13/2010	\$123,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
16	375060	3539	12/12/2011	\$125,000	FINANCIAL INSTITUTION RESALE;
16	375060	5671	12/1/2010	\$143,500	MOBILE HOME;
16	375060	5760	12/22/2011	\$364,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
16	375060	6526	1/2/2009	\$163,925	BANKRUPTCY - RECEIVER OR TRUSTEE;
16	375060	6526	5/13/2009	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
16	375060	6612	4/13/2011	\$42,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
16	375060	6817	4/21/2010	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
16	375160	0165	11/12/2010	\$195,000	NON-REPRESENTATIVE SALE;
16	375160	1495	7/29/2009	\$218,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375160	2125	3/4/2010	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375160	3179	1/10/2011	\$89,989	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
16	375160	3810	12/13/2010	\$201,500	RELOCATION - SALE TO SERVICE;
16	375160	5790	10/4/2011	\$104,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
16	375160	6717	9/23/2010	\$45,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
16	541210	0100	2/18/2011	\$245,300	EXEMPT FROM EXCISE TAX; AUCTION SALE;

**Improved Sales Removed in this Physical Inspection Analysis  
Area 55  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
16	541210	0180	4/29/2011	\$340,000	RELOCATION - SALE TO SERVICE;
18	111630	0210	11/6/2009	\$195,000	EXEMPT FROM EXCISE TAX;
18	111630	0210	12/22/2009	\$170,000	FINANCIAL INSTITUTION RESALE;
18	111630	0220	11/10/2011	\$155,841	EXEMPT FROM EXCISE TAX; AUCTION SALE;
18	187400	0762	12/10/2010	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
18	327530	0280	2/12/2010	\$194,951	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	327530	0480	3/12/2010	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
18	327530	0520	5/2/2011	\$155,000	FINANCIAL INSTITUTION RESALE;
18	327531	0220	12/10/2009	\$192,806	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	387654	0220	8/21/2009	\$100,390	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
18	387654	0490	11/9/2011	\$130,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;
18	387654	0700	8/4/2011	\$115,000	FINANCIAL INSTITUTION RESALE;
18	387654	0910	7/30/2009	\$4,700	QUIT CLAIM DEED;
18	387654	0990	3/19/2010	\$152,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
18	721265	0390	6/20/2011	\$38,809	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
18	721265	1160	9/2/2011	\$199,000	NON-REPRESENTATIVE SALE;
18	721265	1660	6/1/2009	\$289,000	SHORT SALE;
18	721265	2040	7/29/2009	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
18	721266	0820	9/22/2011	\$224,950	NO MARKET EXPOSURE;
18	721268	1040	12/7/2011	\$201,014	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
18	802960	0050	11/22/2011	\$357,000	RELOCATION - SALE TO SERVICE;
18	802960	0090	6/4/2009	\$348,000	GOVERNMENT AGENCY; QUIT CLAIM DEED;
18	802960	0110	11/28/2011	\$274,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;

## **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 92.5%. 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 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -14.8%. This decrease is due partly to market changes over time and the previous assessment levels.

**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.