

Residential Revalue

2013 Assessment Roll

Magnolia

Area 11

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 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 2013 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:

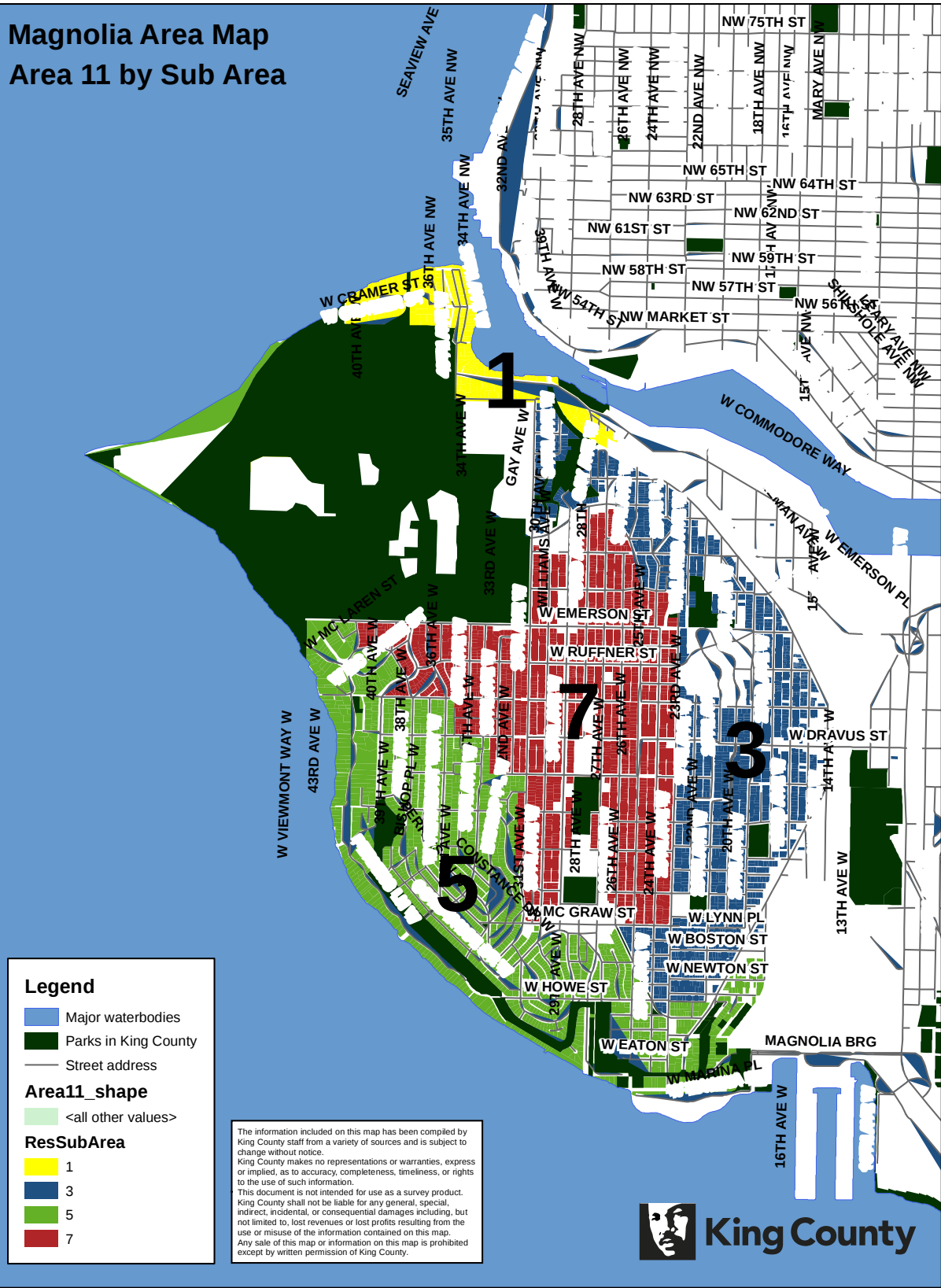
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

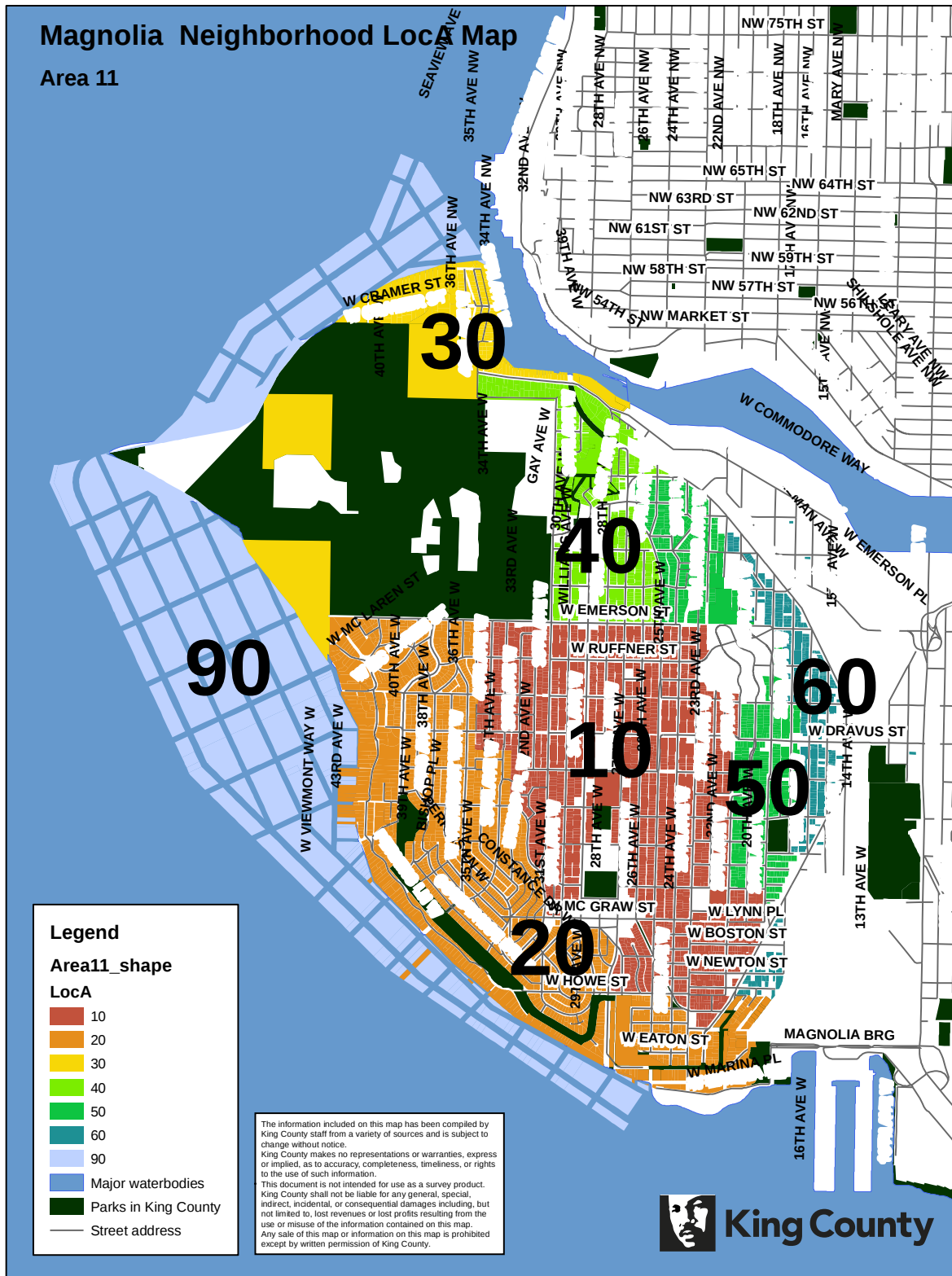
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Magnolia Area Map Area 11 by Sub Area





Magnolia's Housing



Grade 6/ Year Built 1948/ Total Living Area 870



Grade 7/ Year Built 1947/ Total Living Area 1090



Grade 8/ Year Built 1955/ Total Living Area 1590



Grade 9/ Year Built 1930/ Total Living Area 2670



Grade 10/ Year Built 2006/ Total Living Area 4102



Grade 12/ Year Built 2009/ Total Living Area 4620

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

Characteristics-Based Market Adjustment for 2013 Assessment Roll

Area Name / Number: Magnolia / Area 11
Previous Physical Inspection: 2012
Number of Improved Sales: 726
Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$267,700	\$279,300	\$547,000			
2013 Value	\$291,600	\$331,500	\$623,100	\$681,800	91.4%	8.93%
Change	+\$23,900	+\$52,200	+\$76,100			
% Change	+8.9%	+18.7%	+13.9%			

*Sales are time adjusted to 1/1/2013.

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 than 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.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$299,100	\$252,600	\$551,700
2013 Value	\$328,600	\$298,400	\$627,000
Percent Change	+9.9%	+18.1%	+13.6%

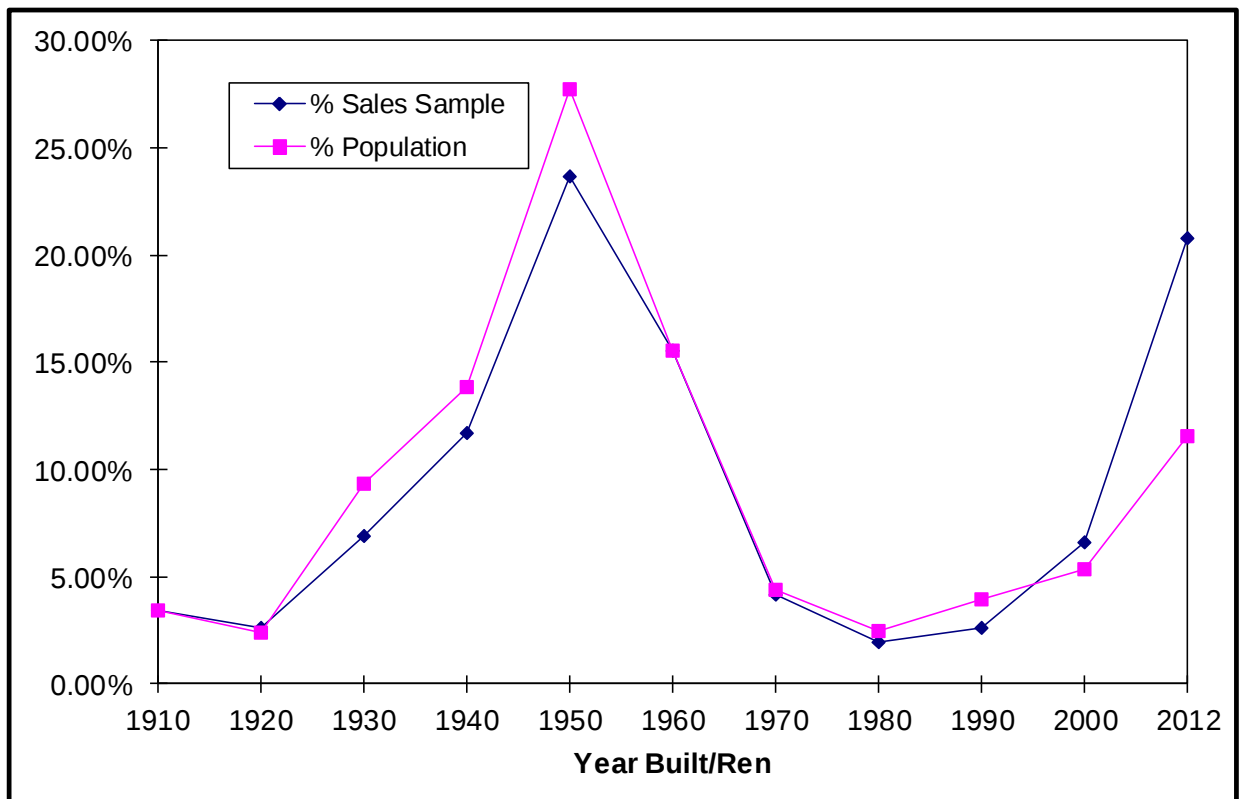
Number of one to three unit residences in the population: 6415

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a one characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in neighborhood 40 that are not in very good condition and whose grade is less than 11 were at a higher assessment ratios compared to the population and would receive an upward adjustment less than the standard area adjustment. Conversely parcels that are in very good condition and whose grade are less than grade 11 and are not located in neighborhood 40 were at lower assessment ratios. These parcels required a greater upward adjustment than the standard area adjustment. The remainder of parcels would receive a single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	25	3.44%
1920	19	2.62%
1930	50	6.89%
1940	85	11.71%
1950	172	23.69%
1960	113	15.56%
1970	30	4.13%
1980	14	1.93%
1990	19	2.62%
2000	48	6.61%
2012	151	20.80%
	726	

Population		
Year Built/Ren	Frequency	% Population
1910	222	3.46%
1920	151	2.35%
1930	600	9.35%
1940	889	13.86%
1950	1778	27.72%
1960	996	15.53%
1970	283	4.41%
1980	158	2.46%
1990	251	3.91%
2000	345	5.38%
2012	742	11.57%
	6415	

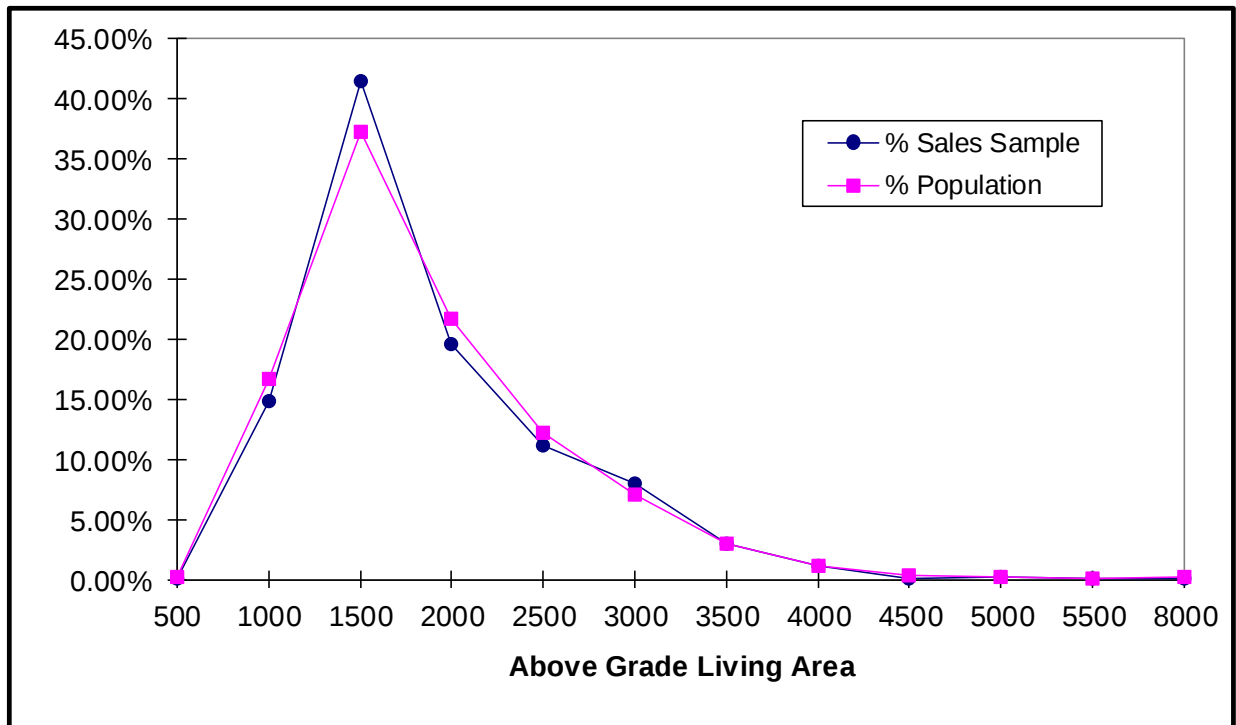


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.14%
1000	108	14.88%
1500	301	41.46%
2000	142	19.56%
2500	81	11.16%
3000	58	7.99%
3500	22	3.03%
4000	8	1.10%
4500	1	0.14%
5000	2	0.28%
5500	1	0.14%
8000	1	0.14%
	726	

Population		
AGLA	Frequency	% Population
500	10	0.16%
1000	1074	16.74%
1500	2386	37.19%
2000	1390	21.67%
2500	783	12.21%
3000	450	7.01%
3500	189	2.95%
4000	71	1.11%
4500	26	0.41%
5000	16	0.25%
5500	8	0.12%
8000	12	0.19%
	6415	

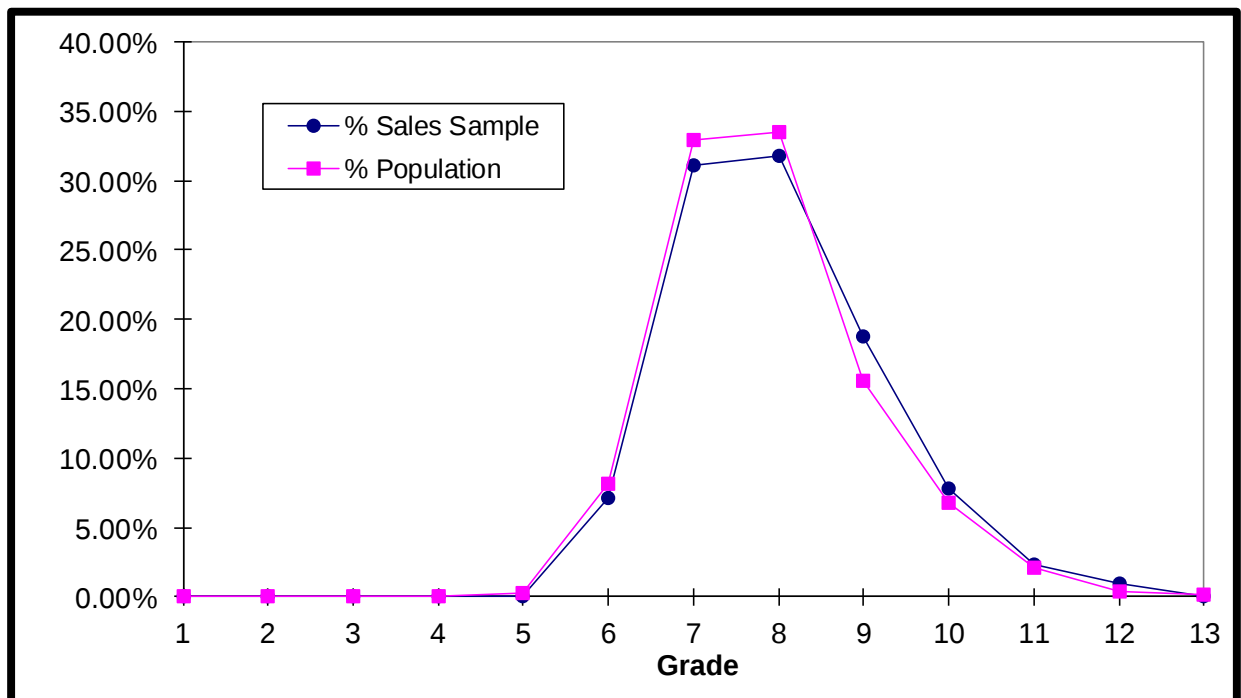


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	52	7.16%
7	226	31.13%
8	231	31.82%
9	136	18.73%
10	57	7.85%
11	17	2.34%
12	7	0.96%
13	0	0.00%
	726	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	18	0.28%
6	523	8.15%
7	2116	32.99%
8	2148	33.48%
9	1001	15.60%
10	435	6.78%
11	136	2.12%
12	28	0.44%
13	10	0.16%
	6415	



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

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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 14 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.9% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.10, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in neighborhood 40 that are not in very good condition and whose grade is less than 11 were at a higher assessment ratios compared to the population and would receive an upward adjustment less than the standard area adjustment. Conversely parcels that are in very good condition and whose grade are less than grade 11 and are not located in neighborhood 40 were at lower assessment ratios. These parcels required a greater upward adjustment than the standard area adjustment. The remainder of parcels would receive a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 726 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.4%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of 13.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 13 Adjustments

2013 Total Value = 2012 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Standard Area Adjustment

15.29%

Neighborhood 40	Yes
% Adjustment	5.86%
Neighborhood 60	Yes
% Adjustment	10.64%
Neighborhood 80	Yes
% Adjustment	7.72%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Neighborhood 40 would *approximately* receive a 5.86% upward adjustment. 83 parcels in the improved population would receive this adjustment. There were 7 sales.

For instance, a House located in Neighborhood 60 would *approximately* receive a 10.64% upward adjustment. 775 parcels in the improved population would receive this adjustment. There were 76 sales.

For instance, a House located in Neighborhood 80 would *approximately* receive a 7.72% upward adjustment. 343 parcels in the improved population would receive this adjustment. There were 43 sales.

71% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 11 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, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.157, resulting in an adjusted value of \$607,425 ($\$525,000 \times 1.157 = \$607,425$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.037	3.7%
2/1/2010	1.051	5.1%
3/1/2010	1.063	6.3%
4/1/2010	1.076	7.6%
5/1/2010	1.087	8.7%
6/1/2010	1.098	9.8%
7/1/2010	1.108	10.8%
8/1/2010	1.117	11.7%
9/1/2010	1.125	12.5%
10/1/2010	1.132	13.2%
11/1/2010	1.139	13.9%
12/1/2010	1.144	14.4%
1/1/2011	1.149	14.9%
2/1/2011	1.153	15.3%
3/1/2011	1.155	15.5%
4/1/2011	1.157	15.7%
5/1/2011	1.158	15.8%
6/1/2011	1.159	15.9%
7/1/2011	1.158	15.8%
8/1/2011	1.157	15.7%
9/1/2011	1.155	15.5%
10/1/2011	1.151	15.1%
11/1/2011	1.147	14.7%
12/1/2011	1.143	14.3%
1/1/2012	1.137	13.7%
2/1/2012	1.130	13.0%
3/1/2012	1.123	12.3%
4/1/2012	1.114	11.4%
5/1/2012	1.105	10.5%
6/1/2012	1.095	9.5%
7/1/2012	1.084	8.4%
8/1/2012	1.072	7.2%
9/1/2012	1.059	5.9%
10/1/2012	1.046	4.6%
11/1/2012	1.031	3.1%
12/1/2012	1.016	1.6%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	057300	0535	6/20/12	\$599,000	\$652,000	1460	8	1958	Avg	8487	Y	N	5651 40TH AVE W
001	102503	9139	6/30/10	\$719,000	\$796,000	2010	8	1997	Avg	6030	Y	N	3760 W COMMODORE WAY
001	102503	9027	10/10/11	\$1,300,000	\$1,495,000	1830	9	1952	Avg	40223	Y	Y	4223 W SEMPLE ST
001	090400	0075	3/30/12	\$1,229,000	\$1,370,000	1920	9	1999	Avg	11163	Y	Y	5436 39TH AVE W
001	057300	0350	6/1/12	\$685,000	\$750,000	2220	9	1973	Avg	6600	Y	N	5609 42ND AVE W
001	102503	9306	9/15/10	\$805,000	\$908,000	2250	9	1992	Avg	11000	N	N	4542 C W CRAMER ST
001	057300	0565	12/18/12	\$822,000	\$828,000	2280	9	1987	Avg	5000	Y	N	3904 W SHERIDAN ST
001	102503	9314	4/24/12	\$1,065,000	\$1,180,000	2319	9	1997	Avg	7093	Y	Y	3756 W COMMODORE WAY
001	102503	9314	9/22/11	\$1,225,000	\$1,412,000	2319	9	1997	Avg	7093	Y	Y	3756 W COMMODORE WAY
001	102503	9149	2/3/10	\$1,087,500	\$1,144,000	2540	9	2008	Avg	18720	N	N	4518 W CRAMER ST
001	057300	0170	11/14/12	\$801,000	\$821,000	2760	9	1975	Avg	6000	Y	N	5435 40TH AVE W
001	102503	9329	8/2/10	\$899,000	\$1,004,000	3120	9	2004	Avg	7698	Y	N	3522 W LAWTON CIR
001	102503	9330	7/26/10	\$975,000	\$1,087,000	3320	9	2004	Avg	5957	Y	N	3528 W LAWTON CIR
001	102503	9326	12/14/12	\$819,000	\$827,000	2950	10	2012	Avg	7024	N	N	3504 W LAWTON CIR
001	102503	9068	9/28/10	\$950,000	\$1,075,000	2970	10	1998	Avg	4275	N	N	5443 45TH AVE W
001	102503	9239	5/2/11	\$1,248,000	\$1,446,000	3480	10	1990	VGood	10080	Y	N	3704 W LAWTON ST
001	102503	9214	4/26/12	\$1,350,000	\$1,494,000	4710	11	1994	Avg	22800	N	N	4556 W CRAMER ST
001	759070	0045	2/18/10	\$2,100,000	\$2,223,000	4730	12	1991	Avg	8840	Y	Y	5602 39TH AVE W
003	423540	0316	3/18/10	\$260,000	\$278,000	450	6	1948	VGood	3288	N	N	4440 35TH AVE W
003	423790	1190	7/18/12	\$235,000	\$253,000	530	6	1947	Avg	3200	N	N	3410 W MCCORD PL
003	701070	0715	12/21/11	\$260,000	\$296,000	630	6	1924	Avg	2810	N	N	3105 W GOVERNMENT WAY
003	277060	0281	2/10/10	\$389,000	\$410,000	670	6	1924	VGood	4950	N	N	2323 W EMERSON ST
003	277060	2370	11/27/12	\$300,000	\$306,000	700	6	1926	VGood	2088	N	N	2014 W BARRETT ST
003	277110	1220	6/27/12	\$253,800	\$276,000	770	6	1944	Avg	5000	N	N	2214 W EMERSON ST
003	277060	1910	5/30/12	\$375,000	\$411,000	790	6	1944	Avg	6000	N	N	3227 21ST AVE W
003	277060	2045	5/11/11	\$300,000	\$348,000	790	6	1905	Good	4800	N	N	3014 22ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	701070	0695	11/14/12	\$288,000	\$295,000	790	6	1947	Avg	4000	N	N	4411 31ST AVE W
003	277110	4230	12/5/12	\$240,000	\$243,000	790	6	1906	Avg	2500	N	N	2658 22ND AVE W
003	277060	0635	10/8/12	\$290,000	\$302,000	800	6	1953	Avg	4230	Y	N	3210 24TH AVE W
003	701070	0790	5/25/12	\$290,000	\$318,000	810	6	1948	Avg	4000	N	N	3104 W JAMESON ST
003	701070	0910	10/25/10	\$349,950	\$398,000	820	6	1951	Avg	3860	N	N	4421 29TH AVE W
003	277110	1100	9/26/11	\$224,450	\$259,000	830	6	1944	Avg	4140	N	N	3832 23RD AVE W
003	036900	0820	9/30/11	\$315,000	\$363,000	850	6	1953	Good	5250	N	N	4001 24TH AVE W
003	277060	1660	3/15/10	\$295,000	\$315,000	860	6	1940	Avg	4007	N	N	3645 22ND AVE W
003	423540	0160	10/1/12	\$336,000	\$351,000	860	6	1919	Avg	4000	N	N	3212 W GOVERNMENT WAY
003	232630	0020	3/24/10	\$355,000	\$381,000	870	6	1947	VGood	4000	N	N	2819 W ELMORE ST
003	701070	0020	5/25/10	\$316,500	\$347,000	870	6	1947	Good	4800	N	N	4215 28TH AVE W
003	701070	0030	5/3/12	\$357,500	\$395,000	870	6	1947	Avg	4800	Y	N	4225 28TH AVE W
003	691770	0310	7/8/12	\$400,000	\$433,000	900	6	1950	Avg	6857	N	N	4030 30TH AVE W
003	668150	0060	6/22/10	\$345,000	\$381,000	910	6	1919	Avg	5040	Y	N	2822 PATTEN PL W
003	277060	1875	11/8/12	\$258,000	\$265,000	910	6	1907	Avg	2750	N	N	2110 W DRAVUS ST
003	277060	1875	10/21/11	\$250,000	\$287,000	910	6	1907	Avg	2750	N	N	2110 W DRAVUS ST
003	423540	0245	2/27/12	\$278,000	\$312,000	920	6	1920	Avg	4608	N	N	4455 BRYGGER DR W
003	277060	2490	3/28/12	\$400,000	\$446,000	950	6	1907	Avg	6000	N	N	3216 21ST AVE W
003	701070	1255	9/23/10	\$325,000	\$367,000	950	6	1916	Avg	4000	Y	N	4434 28TH PL W
003	423790	0755	4/11/12	\$285,000	\$317,000	1130	6	1900	Avg	4000	N	N	4530 33RD AVE W
003	277060	1635	12/26/12	\$335,000	\$336,000	1390	6	1918	Avg	3679	N	N	3623 22ND AVE W
003	277060	1467	11/1/12	\$288,000	\$297,000	580	7	1997	Avg	1563	Y	N	3430 23RD AVE W
003	277160	3280	5/9/12	\$410,700	\$453,000	770	7	1944	Good	4000	Y	N	2418 W BOSTON ST
003	277110	4120	5/26/10	\$300,000	\$329,000	780	7	1915	VGood	2375	N	N	2653 THORNDYKE AVE W
003	277060	0639	9/22/10	\$335,000	\$379,000	806	7	1954	Avg	2540	N	N	2316 W DRAVUS ST
003	423790	1560	3/16/11	\$430,000	\$497,000	830	7	1952	VGood	4000	N	N	4515 35TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	1012	9/20/10	\$459,000	\$519,000	840	7	1947	Good	6000	N	N	2822 23RD AVE W
003	277110	3040	2/3/10	\$335,000	\$352,000	840	7	1925	VGood	3262	N	N	2849 THORNDYKE AVE W
003	119300	0255	8/7/11	\$440,000	\$509,000	900	7	1931	VGood	3111	Y	N	2611 W BERTONA ST
003	232130	0230	12/13/11	\$379,000	\$432,000	930	7	1924	Avg	6000	N	N	2917 W BOSTON ST
003	277060	1380	11/9/11	\$349,000	\$400,000	930	7	1910	VGood	3960	N	N	3221 22ND AVE W
003	277160	3670	5/17/10	\$329,600	\$360,000	930	7	1918	Avg	4000	N	N	2107 THORNDYKE AVE W
003	036900	0970	9/14/12	\$482,000	\$508,000	940	7	2003	Avg	6000	Y	N	3833 24TH AVE W
003	423790	0675	2/22/12	\$282,900	\$318,000	950	7	1946	Avg	5500	N	N	4517 32ND AVE W
003	026900	1010	3/5/10	\$405,000	\$431,000	960	7	1963	Avg	4104	Y	N	2512 27TH AVE W
003	423790	1265	8/10/12	\$275,000	\$294,000	970	7	1950	Avg	5039	N	N	4553 34TH AVE W
003	701070	0090	9/6/10	\$560,000	\$631,000	970	7	1947	VGood	5000	N	N	4214 28TH PL W
003	026900	0598	11/18/10	\$590,000	\$674,000	980	7	1947	VGood	5546	Y	N	2560 25TH AVE W
003	277160	4035	5/29/12	\$494,000	\$541,000	980	7	1941	Good	4000	Y	N	2645 W CROCKETT ST
003	277160	3975	9/8/11	\$419,000	\$483,000	1000	7	1937	Avg	4000	Y	N	2600 W NEWTON ST
003	277160	3975	8/12/10	\$425,000	\$476,000	1000	7	1937	Avg	4000	Y	N	2600 W NEWTON ST
003	693360	0150	12/21/12	\$482,000	\$485,000	1020	7	1958	Avg	5248	Y	N	3252 26TH AVE W
003	423790	1360	3/8/11	\$412,500	\$477,000	1020	7	1915	Good	4920	Y	N	4611 34TH AVE W
003	277060	0465	5/8/12	\$466,000	\$514,000	1030	7	1959	Avg	7000	N	N	3426 24TH AVE W
003	277060	6775	12/7/11	\$315,000	\$360,000	1030	7	1956	Avg	5830	Y	N	4224 WILLIAMS AVE W
003	423540	0250	4/9/12	\$297,500	\$331,000	1030	7	1999	Avg	4637	N	N	4457 BRYGGER DR W
003	701070	0900	3/10/10	\$463,500	\$494,000	1040	7	1953	Avg	4400	N	N	4413 29TH AVE W
003	277060	0232	7/27/11	\$340,000	\$393,000	1050	7	1995	Avg	1682	N	N	3843 A 23RD AVE W
003	232130	0310	4/25/12	\$360,000	\$399,000	1060	7	1910	Avg	4041	N	N	2107 28TH AVE W
003	277060	6822	6/18/12	\$336,500	\$366,000	1060	7	2008	Avg	877	N	N	2715 B W JAMESON ST
003	119200	0710	10/15/10	\$385,000	\$437,000	1070	7	1940	Avg	6250	N	N	3014 28TH AVE W
003	277060	1155	6/27/12	\$400,000	\$434,000	1070	7	1943	Avg	6000	Y	N	3026 23RD AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	2005	8/2/12	\$456,650	\$490,000	1070	7	1906	Good	3998	N	N	3034 22ND AVE W
003	277160	4791	2/10/11	\$510,000	\$588,000	1070	7	1952	Avg	3584	N	N	2600 W HOWE ST
003	423790	1469	6/23/10	\$385,000	\$426,000	1080	7	1952	Good	6000	N	N	4563 35TH AVE W
003	423790	1455	5/19/10	\$345,000	\$377,000	1090	7	1952	Avg	4000	N	N	4575 35TH AVE W
003	503630	0240	11/17/11	\$466,000	\$534,000	1100	7	1951	Avg	6000	Y	N	3712 28TH AVE W
003	277060	6825	11/15/11	\$284,950	\$326,000	1100	7	2006	Avg	1520	N	N	4252 WILLIAMS AVE W
003	036900	0102	6/27/12	\$485,000	\$527,000	1110	7	1953	Avg	5500	N	N	3847 WILLIAMS AVE W
003	036900	0080	5/27/11	\$294,000	\$341,000	1120	7	1957	Avg	5875	Y	N	4013 WILLIAMS AVE W
003	277060	6765	11/14/11	\$314,500	\$360,000	1120	7	1956	Avg	5720	Y	N	4214 WILLIAMS AVE W
003	503630	0920	12/29/11	\$426,000	\$485,000	1120	7	1964	Good	4325	Y	N	3439 24TH AVE W
003	423540	0182	9/18/11	\$352,500	\$406,000	1120	7	2003	Avg	1328	N	N	3302 A W GOVERNMENT WAY
003	423540	0183	6/2/10	\$359,950	\$395,000	1120	7	2003	Avg	972	N	N	3302 B W GOVERNMENT WAY
003	277060	0145	7/8/11	\$465,000	\$538,000	1130	7	1956	Good	7000	Y	N	3842 24TH AVE W
003	701070	0885	9/19/12	\$460,000	\$484,000	1140	7	1985	Avg	4000	N	N	3010 W JAMESON ST
003	503630	0245	6/23/10	\$475,000	\$525,000	1150	7	1951	Avg	6000	Y	N	3716 28TH AVE W
003	277060	1662	3/3/10	\$390,000	\$415,000	1150	7	1999	VGood	1991	N	N	3643 22ND AVE W
003	277060	0720	8/3/11	\$430,505	\$498,000	1160	7	1952	Avg	7000	N	N	3036 24TH AVE W
003	924190	0130	1/31/12	\$460,000	\$520,000	1160	7	1961	Avg	5632	N	N	3010 25TH AVE W
003	924190	0130	10/17/11	\$420,000	\$483,000	1160	7	1961	Avg	5632	N	N	3010 25TH AVE W
003	701070	0195	4/11/12	\$377,000	\$419,000	1190	7	1953	Avg	5250	Y	N	2825 W JAMESON ST
003	701070	1300	9/20/11	\$375,000	\$432,000	1190	7	1974	Avg	3600	Y	N	4400 28TH PL W
003	277160	3940	6/3/10	\$360,000	\$396,000	1200	7	1936	Avg	5000	N	N	2626 W NEWTON ST
003	277160	4700	12/19/11	\$486,450	\$554,000	1200	7	1923	Good	4000	N	N	2643 W NEWTON ST
003	503630	0215	4/14/11	\$370,000	\$428,000	1210	7	1947	Avg	6000	Y	N	3618 28TH AVE W
003	701070	0805	4/24/12	\$425,000	\$471,000	1210	7	1952	Avg	5000	N	N	4417 30TH AVE W
003	701070	0805	12/23/11	\$399,000	\$454,000	1210	7	1952	Avg	5000	N	N	4417 30TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	026900	0623	11/4/11	\$530,000	\$608,000	1220	7	1947	Good	5900	Y	N	2569 24TH AVE W
003	693360	0275	4/9/12	\$425,000	\$473,000	1220	7	1962	Avg	5040	N	N	3211 25TH AVE W
003	277160	4685	3/12/12	\$538,000	\$603,000	1230	7	1937	VGood	4000	N	N	2631 W NEWTON ST
003	423540	0060	5/10/12	\$345,000	\$380,000	1240	7	1948	Avg	6400	N	N	3221 W FORT ST
003	701070	0255	8/25/10	\$550,000	\$618,000	1240	7	1959	Avg	5010	Y	N	4222 29TH AVE W
003	423790	1236	2/23/12	\$435,000	\$489,000	1240	7	1966	Avg	4954	N	N	4575 34TH AVE W
003	693360	0206	8/1/12	\$412,500	\$442,000	1240	7	1961	Avg	5000	N	N	3229 25TH AVE W
003	701070	1275	12/9/11	\$417,000	\$476,000	1240	7	1963	Avg	4500	Y	N	4416 28TH PL W
003	277060	0582	6/5/12	\$355,000	\$388,000	1300	7	1926	Avg	5600	Y	N	3246 24TH AVE W
003	277060	0435	9/28/11	\$376,312	\$433,000	1310	7	1963	Avg	5000	N	N	3450 24TH AVE W
003	423790	1095	1/20/12	\$395,000	\$447,000	1310	7	1913	Good	4800	N	N	4508 35TH AVE W
003	423540	0315	12/1/11	\$635,000	\$726,000	1320	7	1951	VGood	7989	N	N	4436 35TH AVE W
003	277160	3360	8/17/11	\$400,000	\$462,000	1320	7	1959	Avg	5000	Y	N	2435 W LYNN ST
003	691770	0365	5/2/11	\$485,000	\$562,000	1330	7	1951	Avg	9868	Y	N	4045 29TH AVE W
003	701070	1383	4/20/12	\$530,000	\$588,000	1350	7	1970	Avg	4400	Y	N	4350 30TH AVE W
003	277060	1461	7/19/12	\$368,000	\$397,000	1350	7	1997	Avg	1988	Y	N	3436 23RD AVE W
003	277060	1462	5/31/12	\$390,000	\$427,000	1350	7	1997	Avg	1750	Y	N	3434 23RD AVE W
003	277060	1425	5/22/12	\$405,000	\$445,000	1380	7	1944	Avg	6000	Y	N	3257 22ND AVE W
003	277060	6945	4/16/12	\$400,000	\$444,000	1380	7	1997	Good	2625	N	N	4212 27TH AVE W
003	423790	1474	11/3/12	\$492,000	\$507,000	1390	7	1946	Avg	5832	N	N	4555 35TH AVE W
003	277060	0780	1/22/10	\$489,250	\$512,000	1400	7	1946	Good	7000	Y	N	3033 23RD AVE W
003	277060	1575	11/11/11	\$430,000	\$493,000	1400	7	1965	Avg	6000	N	N	3636 23RD AVE W
003	277060	0335	10/4/12	\$505,000	\$528,000	1400	7	1963	Avg	4750	N	N	3606 24TH AVE W
003	277160	3730	2/8/11	\$460,000	\$531,000	1400	7	1920	Good	4000	Y	N	2435 W BOSTON ST
003	701070	1410	12/14/11	\$425,000	\$485,000	1420	7	1938	Avg	7114	Y	N	4330 30TH AVE W
003	503630	0220	3/1/12	\$545,000	\$612,000	1430	7	2011	Avg	6000	Y	N	3624 28TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	701070	0270	4/14/10	\$522,000	\$564,000	1480	7	1912	VGood	4000	N	N	2911 W MANSELL ST
003	423790	1430	5/18/11	\$344,950	\$400,000	1490	7	1950	Avg	6000	N	N	4570 36TH AVE W
003	026900	1351	9/20/11	\$416,500	\$480,000	1510	7	1955	Avg	5525	Y	N	2415 W MCGRAW ST
003	693360	0021	8/16/12	\$408,000	\$435,000	1530	7	1959	Avg	6696	N	N	2415 W DRAVUS ST
003	277060	0420	11/10/10	\$380,000	\$433,000	1540	7	1946	Good	4000	Y	N	3653 23RD AVE W
003	026900	0530	4/7/10	\$500,000	\$539,000	1560	7	1956	Good	6460	N	N	2622 25TH AVE W
003	036900	0185	2/29/12	\$469,000	\$527,000	1570	7	1955	Avg	5800	N	N	3842 WILLIAMS AVE W
003	277060	1780	9/20/12	\$307,188	\$323,000	1640	7	1910	Avg	3697	N	N	3443 21ST AVE W
003	503630	0820	12/17/12	\$500,000	\$504,000	1650	7	1971	Avg	5225	Y	N	3425 24TH AVE W
003	026900	0255	12/27/12	\$475,000	\$476,000	1660	7	1984	Avg	5078	Y	N	2820 27TH AVE W
003	701070	0230	1/14/11	\$515,000	\$592,000	1670	7	1907	Good	5267	N	N	4312 29TH AVE W
003	277060	0705	2/9/12	\$490,000	\$553,000	1680	7	1958	Avg	7000	Y	N	3052 24TH AVE W
003	277160	3320	4/2/12	\$445,000	\$496,000	1690	7	1912	VGood	7050	N	N	2215 THORNDYKE AVE W
003	423540	0540	1/24/12	\$315,000	\$357,000	1700	7	1973	Avg	3138	N	N	4339 35TH AVE W
003	036900	0980	5/9/12	\$450,000	\$496,000	1730	7	1983	Avg	6000	N	N	3843 24TH AVE W
003	277060	0895	4/16/12	\$478,800	\$531,000	1780	7	1950	Avg	6000	N	N	2601 22ND AVE W
003	277060	1085	5/24/10	\$439,000	\$481,000	1820	7	2006	Avg	4000	N	N	2843 22ND AVE W
003	026900	0815	3/22/10	\$640,000	\$686,000	1830	7	1925	VGood	6400	N	N	2568 28TH AVE W
003	277060	0760	4/16/10	\$665,000	\$719,000	1890	7	1981	Good	6160	Y	N	3011 23RD AVE W
003	232130	0215	5/18/12	\$365,000	\$401,000	1920	7	1928	Avg	5000	N	N	2920 W BOSTON ST
003	277060	0200	12/4/12	\$373,000	\$379,000	1930	7	1950	Avg	4100	N	N	3811 23RD AVE W
003	423790	0005	4/27/10	\$380,000	\$413,000	1960	7	1919	Avg	4400	N	N	3118 W GOVERNMENT WAY
003	701070	0550	8/24/10	\$465,000	\$522,000	2030	7	2008	Avg	5100	N	N	4332 31ST AVE W
003	119300	0040	6/20/12	\$549,800	\$598,000	2050	7	1941	Avg	6250	N	N	3218 28TH AVE W
003	277060	2090	7/19/10	\$610,000	\$679,000	2050	7	1962	Good	6000	Y	N	3001 21ST AVE W
003	277060	2095	10/5/10	\$607,000	\$688,000	2050	7	1963	Good	6000	Y	N	3007 21ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	423790	1200	7/6/12	\$530,000	\$574,000	2350	7	1910	VGood	3417	N	N	4558 35TH AVE W
003	701070	1395	2/7/11	\$394,000	\$454,000	2400	7	1925	Avg	4400	N	N	4340 30TH AVE W
003	277060	6795	3/11/10	\$526,200	\$562,000	2800	7	1968	Avg	4400	Y	N	4238 WILLIAMS AVE W
003	277160	3316	4/22/10	\$265,000	\$287,000	850	8	2006	Avg	1926	N	N	2201 THORNDYKE AVE W
003	701070	1360	7/21/10	\$435,000	\$484,000	860	8	2001	Avg	4400	N	N	4335 29TH AVE W
003	277160	4645	1/20/10	\$428,500	\$448,000	910	8	1945	Avg	4000	N	N	2600 W PLYMOUTH ST
003	277060	6810	9/12/12	\$378,500	\$399,000	950	8	2006	Avg	1365	Y	N	2723 W JAMESON ST
003	232130	0395	2/29/12	\$550,000	\$618,000	990	8	2011	Avg	4775	N	N	2012 CONDON WAY W
003	423540	0503	5/21/10	\$345,000	\$378,000	1000	8	2004	Avg	1565	N	N	4316 D 36TH AVE W
003	701070	0986	10/4/12	\$410,000	\$428,000	1020	8	1953	Avg	6048	N	N	4403 29TH AVE W
003	277060	0241	2/7/11	\$260,000	\$300,000	1040	8	2004	Avg	1170	N	N	3857 B GILMAN AVE W
003	277110	2010	8/26/11	\$350,248	\$405,000	1040	8	2001	Avg	1440	N	N	3610 22ND AVE W
003	693360	0245	10/17/12	\$432,000	\$449,000	1050	8	1953	Avg	4799	Y	N	2514 W DRAVUS ST
003	026900	0551	7/27/10	\$425,000	\$474,000	1060	8	1953	Avg	7680	N	N	2420 W RAYE ST
003	277160	4000	6/19/12	\$550,000	\$599,000	1060	8	1948	Avg	4000	Y	N	2619 W CROCKETT ST
003	277060	1764	3/4/10	\$344,950	\$367,000	1080	8	2009	Avg	1237	N	N	3473 21ST AVE W
003	277060	1766	4/6/10	\$344,950	\$372,000	1080	8	2009	Avg	922	N	N	3475 21ST AVE W
003	277060	1767	12/22/10	\$279,950	\$321,000	1080	8	2009	Avg	922	N	N	3477 21ST AVE W
003	277060	1768	2/18/10	\$344,950	\$365,000	1080	8	2009	Avg	1447	N	N	3479 21ST AVE W
003	277060	1769	3/10/10	\$344,950	\$368,000	1080	8	2009	Avg	1238	N	N	3465 21ST AVE W
003	277060	1771	12/22/10	\$279,950	\$321,000	1080	8	2009	Avg	923	N	N	3467 21ST AVE W
003	277060	1772	12/23/10	\$279,950	\$321,000	1080	8	2009	Avg	923	N	N	3469 21ST AVE W
003	277060	1773	6/18/12	\$365,000	\$398,000	1080	8	2009	Avg	1231	N	N	3447 21ST AVE W
003	277060	1773	2/24/10	\$344,950	\$366,000	1080	8	2009	Avg	1231	N	N	3447 21ST AVE W
003	277060	1774	7/15/10	\$329,950	\$367,000	1080	8	2009	Avg	922	N	N	3449 21ST AVE W
003	277060	1775	3/28/12	\$330,000	\$368,000	1080	8	2009	Avg	922	N	N	3451 21ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	1775	10/6/10	\$319,950	\$363,000	1080	8	2009	Avg	922	N	N	3451 21ST AVE W
003	277060	1783	11/15/10	\$299,950	\$342,000	1080	8	2009	Avg	1335	N	N	3455 21ST AVE W
003	277060	1784	3/11/10	\$344,950	\$368,000	1080	8	2009	Avg	1508	N	N	3471 21ST AVE W
003	277060	1785	12/23/10	\$279,950	\$321,000	1080	8	2009	Avg	953	N	N	3457 21ST AVE W
003	277060	1786	12/23/10	\$279,950	\$321,000	1080	8	2009	Avg	953	N	N	3459 21ST AVE W
003	277060	1787	11/29/10	\$310,000	\$355,000	1080	8	2009	Avg	1275	N	N	3461 21ST AVE W
003	277060	1787	3/25/10	\$344,950	\$370,000	1080	8	2009	Avg	1275	N	N	3461 21ST AVE W
003	119200	0660	9/18/10	\$425,000	\$480,000	1090	8	1929	Avg	6250	N	N	3040 28TH AVE W
003	377630	0025	7/3/12	\$545,000	\$591,000	1090	8	1941	Avg	5400	Y	N	2309 30TH AVE W
003	277060	1958	9/21/12	\$346,000	\$364,000	1100	8	2000	Avg	1800	N	N	3056 22ND AVE W
003	277110	2139	4/28/10	\$352,000	\$382,000	1100	8	2008	Avg	1320	N	N	2024 W BERTONA ST
003	277060	0226	9/17/12	\$379,000	\$399,000	1120	8	1996	Avg	1958	N	N	3837 B 23RD AVE W
003	277060	1751	12/12/12	\$369,950	\$374,000	1120	8	2008	Avg	1540	N	N	3413 B 21ST AVE W
003	232130	0225	10/22/12	\$459,000	\$476,000	1130	8	1927	Avg	4100	N	N	2110 CONDON WAY W
003	693360	0240	6/1/10	\$436,000	\$479,000	1130	8	1953	Avg	4800	Y	N	2518 W DRAVUS ST
003	277060	1917	12/16/10	\$340,000	\$390,000	1140	8	2006	Avg	1349	N	N	3229 A 21ST AVE W
003	277060	2501	11/12/12	\$350,000	\$359,000	1140	8	2008	Avg	1377	N	N	3204 B 21ST AVE W
003	277160	2885	6/7/10	\$371,000	\$408,000	1140	8	2008	Avg	1186	N	N	2322 THORNDYKE AVE W
003	277160	3308	7/30/12	\$395,000	\$424,000	1140	8	2006	Avg	1504	N	N	2209 THORNDYKE AVE W
003	026900	0230	7/18/11	\$555,000	\$642,000	1160	8	1953	Good	7680	Y	N	2819 25TH AVE W
003	277110	2156	5/19/11	\$285,000	\$330,000	1160	8	2007	Avg	1192	N	N	3412 B 21ST AVE W
003	277060	1115	6/8/12	\$475,000	\$519,000	1180	8	1942	Good	3500	Y	N	3056 23RD AVE W
003	277160	0595	2/18/10	\$595,000	\$630,000	1190	8	1953	VGood	5886	Y	N	2219 W HALLADAY ST
003	701070	0935	4/26/11	\$449,950	\$521,000	1200	8	1965	Avg	6240	N	N	4436 30TH AVE W
003	277160	3275	4/12/12	\$650,000	\$722,000	1200	8	1962	VGood	4000	Y	N	2426 W BOSTON ST
003	232130	0285	11/19/12	\$510,000	\$521,000	1220	8	1948	Avg	5000	N	N	2110 29TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232130	0390	7/30/12	\$490,000	\$526,000	1230	8	1925	Avg	3388	N	N	2018 CONDON WAY W
003	232130	0240	12/6/12	\$584,000	\$592,000	1290	8	1940	Avg	5000	N	N	2911 W BOSTON ST
003	277060	1712	7/22/11	\$349,500	\$405,000	1290	8	2002	Avg	1579	N	N	3422 B 22ND AVE W
003	701070	1170	9/5/12	\$450,000	\$476,000	1300	8	1965	Avg	4000	N	N	4431 28TH AVE W
003	277060	1696	5/25/11	\$365,000	\$423,000	1300	8	2005	Avg	1348	N	N	3430A 22ND AVE W
003	277060	1546	8/4/10	\$383,000	\$428,000	1320	8	2003	Avg	1515	N	N	3451 B 22ND AVE W
003	277060	1687	5/28/10	\$435,000	\$477,000	1320	8	2007	Avg	1428	N	N	3448 B 22ND AVE W
003	277060	1688	4/27/10	\$430,000	\$467,000	1320	8	2007	Avg	1408	N	N	3448 A 22ND AVE W
003	277060	1782	6/21/11	\$335,000	\$388,000	1330	8	2011	Avg	1618	N	N	3441 21ST AVE W
003	026900	0527	9/21/11	\$499,950	\$576,000	1340	8	1957	Avg	5000	N	N	2630 25TH AVE W
003	277060	1732	9/16/10	\$372,000	\$420,000	1340	8	2000	Avg	1447	Y	N	2118 W BERTONA ST
003	277060	1916	10/8/12	\$433,000	\$452,000	1340	8	2006	Avg	1503	N	N	3231 A 21ST AVE W
003	232130	0361	8/15/11	\$682,000	\$788,000	1380	8	1922	VGood	6532	Y	N	2001 28TH AVE W
003	277060	6625	8/16/10	\$699,000	\$784,000	1390	8	1912	VGood	4400	Y	N	4225 WILLIAMS AVE W
003	277160	4675	1/8/10	\$517,600	\$538,000	1390	8	1958	Avg	4000	N	N	2623 W NEWTON ST
003	277060	1749	5/21/12	\$409,950	\$450,000	1390	8	2008	Avg	1600	N	N	3411 B 21ST AVE W
003	026900	0190	9/2/12	\$720,000	\$762,000	1400	8	1957	Avg	7680	Y	N	2824 26TH AVE W
003	277060	2500	7/11/11	\$385,000	\$446,000	1400	8	2008	Avg	1684	N	N	3204 A 21ST AVE W
003	701070	1090	9/13/11	\$550,000	\$634,000	1430	8	1984	Avg	4000	Y	N	4434 29TH AVE W
003	277160	3140	10/10/12	\$506,000	\$527,000	1510	8	1950	Avg	6000	Y	N	2620 W BOSTON ST
003	277060	2498	2/24/11	\$365,000	\$421,000	1530	8	2008	Avg	1471	N	N	3206 B 21ST AVE W
003	277060	2499	5/1/11	\$365,000	\$423,000	1530	8	2008	Avg	1472	N	N	3206 A 21ST AVE W
003	026900	0180	11/4/10	\$630,000	\$718,000	1550	8	1977	Good	5792	Y	N	2835 24TH AVE W
003	232630	0071	7/21/11	\$513,671	\$595,000	1550	8	1971	Avg	5324	Y	N	2832 W ELMORE PL
003	503630	0230	11/13/12	\$570,000	\$585,000	1560	8	1964	Avg	6000	N	N	3700 28TH AVE W
003	036900	0115	3/6/12	\$652,600	\$732,000	1570	8	1954	VGood	5500	Y	N	3832 28TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	119300	0085	7/12/11	\$550,000	\$637,000	1570	8	1931	Good	5250	N	N	3215 27TH AVE W
003	277160	2887	2/12/10	\$412,000	\$435,000	1570	8	2008	Avg	1209	N	N	2321 23RD AVE W
003	277160	2888	9/27/10	\$379,950	\$430,000	1570	8	2008	Avg	1208	N	N	2323 23RD AVE W
003	701070	0227	12/28/10	\$653,000	\$750,000	1580	8	1977	Good	5720	Y	N	4316 29TH AVE W
003	701070	0160	1/24/12	\$449,900	\$509,000	1590	8	1989	Avg	8430	Y	N	4322 29TH AVE W
003	277060	0715	9/7/12	\$540,000	\$571,000	1610	8	1977	Avg	7000	Y	N	3040 24TH AVE W
003	277060	1375	12/28/11	\$480,000	\$546,000	1610	8	1905	VGood	6000	N	N	3219 22ND AVE W
003	232130	0020	12/2/11	\$685,000	\$783,000	1620	8	1941	VGood	5000	Y	N	2911 W MCGRAW ST
003	693360	0416	11/26/12	\$479,950	\$489,000	1680	8	1963	Avg	6384	N	N	3226 25TH AVE W
003	119200	0005	6/28/12	\$440,000	\$478,000	1700	8	1926	Avg	5265	Y	N	3055 26TH AVE W
003	277060	1632	9/15/12	\$329,000	\$347,000	1710	8	2000	Avg	1812	N	N	3619 A 22ND AVE W
003	119300	0182	9/14/11	\$692,700	\$799,000	1720	8	1951	VGood	3125	N	N	3243 WHALLEY PL W
003	119200	0160	11/18/11	\$575,000	\$658,000	1790	8	1926	VGood	5625	Y	N	3013 26TH AVE W
003	277110	4235	5/16/11	\$499,000	\$578,000	1810	8	2001	Avg	2500	Y	N	2652 22ND AVE W
003	026900	1249	5/19/11	\$520,000	\$603,000	1840	8	1950	Avg	8064	Y	N	2419 25TH AVE W
003	036900	0965	7/24/12	\$625,000	\$672,000	1850	8	1906	VGood	6000	Y	N	3829 24TH AVE W
003	036900	0965	9/2/10	\$618,000	\$695,000	1850	8	1906	VGood	6000	Y	N	3829 24TH AVE W
003	277060	1270	8/23/12	\$480,000	\$510,000	1860	8	2006	Avg	2500	Y	N	3256 23RD AVE W
003	026900	0216	5/3/12	\$585,000	\$646,000	1879	8	1954	Avg	5160	Y	N	2502 W ARMOUR ST
003	119200	0015	9/16/10	\$695,000	\$784,000	1880	8	1926	VGood	5000	Y	N	3051 26TH AVE W
003	924190	0170	8/29/11	\$462,000	\$534,000	1900	8	1968	Avg	9536	Y	N	2949 25TH AVE W
003	119300	0440	11/28/12	\$750,000	\$763,000	1950	8	1927	Avg	7800	N	N	2904 28TH AVE W
003	119300	0385	6/26/12	\$735,000	\$798,000	1970	8	1928	Good	6000	Y	N	2925 26TH AVE W
003	277060	1240	3/11/11	\$599,000	\$692,000	2010	8	1990	Avg	6000	N	N	3033 22ND AVE W
003	232130	0245	8/18/11	\$752,117	\$869,000	2150	8	1924	Good	5500	Y	N	2117 29TH AVE W
003	232130	0196	8/3/12	\$520,000	\$557,000	2460	8	1926	Avg	5000	Y	N	2207 29TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	5930	2/28/12	\$447,500	\$503,000	2700	8	1979	Avg	5033	N	N	4427 WILLIAMS AVE W
003	119300	0350	11/16/12	\$1,000,000	\$1,024,000	2860	8	1947	Good	7800	Y	N	2900 27TH AVE W
003	701070	0936	7/7/10	\$595,000	\$660,000	2860	8	2000	Avg	4442	N	N	4432 30TH AVE W
003	701070	0137	1/11/12	\$570,000	\$647,000	1080	9	1959	Avg	4156	Y	N	4219 28TH PL W
003	277060	1446	5/10/10	\$462,000	\$504,000	1160	9	2009	VGood	1144	N	N	3444 B 23RD AVE W
003	277060	1447	4/6/10	\$458,000	\$494,000	1160	9	2009	Good	1144	N	N	3444 A 23RD AVE W
003	693360	0215	7/11/12	\$670,000	\$724,000	1190	9	1997	Avg	5940	Y	N	3220 26TH AVE W
003	277160	3626	5/31/12	\$636,500	\$697,000	1350	9	1996	Avg	4000	Y	N	2106 26TH AVE W
003	026900	1238	8/24/10	\$910,000	\$1,022,000	1500	9	1958	VGood	7040	Y	N	2508 W MCGRAW ST
003	026900	1140	7/3/12	\$1,223,000	\$1,325,000	1620	9	1954	VGood	11415	Y	N	2501 W HALLADAY ST
003	277060	2372	7/8/10	\$625,000	\$694,000	1650	9	2010	VGood	1911	N	N	2012 W BARRETT ST
003	232130	0320	5/7/12	\$765,000	\$844,000	1700	9	1931	Good	5000	N	N	2810 W CROCKETT ST
003	119300	0435	1/25/10	\$650,000	\$681,000	1830	9	1931	Good	6000	N	N	2908 28TH AVE W
003	693360	0070	11/17/10	\$594,950	\$679,000	2060	9	1996	Avg	4050	Y	N	3243 26TH AVE W
003	924190	0115	12/6/10	\$865,000	\$990,000	2120	9	2007	Avg	5760	N	N	3018 25TH AVE W
003	119300	0340	12/19/11	\$849,000	\$967,000	2160	9	2009	Avg	6000	N	N	2910 27TH AVE W
003	423540	0282	3/10/11	\$515,000	\$595,000	2300	9	1992	Avg	4475	N	N	4433 BRYGGER DR W
003	693360	0105	10/23/12	\$689,950	\$715,000	2300	9	1992	Avg	4228	Y	N	3221 26TH AVE W
003	423790	1221	7/25/12	\$765,000	\$822,000	2320	9	2012	Avg	3975	N	N	4576 35TH AVE W
003	026900	0840	4/27/11	\$900,000	\$1,043,000	2340	9	2003	Avg	4260	Y	N	2553 27TH AVE W
003	026900	0925	7/7/10	\$799,000	\$887,000	2370	9	1949	Good	6400	N	N	2512 28TH AVE W
003	232130	0545	12/7/10	\$857,440	\$982,000	2410	9	2000	Avg	5850	Y	N	1902 29TH AVE W
003	277160	3950	4/6/10	\$823,000	\$887,000	2420	9	2008	Avg	3500	Y	N	2618 W NEWTON ST
003	924190	0155	3/3/11	\$725,000	\$838,000	2540	9	2000	Avg	4224	Y	N	2941 25TH AVE W
003	693360	0090	2/11/10	\$825,000	\$871,000	2590	9	2008	Avg	5400	Y	N	3231 26TH AVE W
003	026900	1129	8/22/12	\$892,000	\$949,000	2600	9	2005	Avg	6044	Y	N	2523 25TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277160	4655	1/11/10	\$950,000	\$989,000	2600	9	2009	Avg	4000	Y	N	2607 W NEWTON ST
003	036900	0130	6/2/11	\$795,000	\$921,000	2820	9	1949	Good	9350	Y	N	3802 28TH AVE W
003	036900	0605	2/1/11	\$850,000	\$980,000	2890	9	2010	Avg	5500	Y	N	3821 25TH AVE W
003	026900	0061	6/13/12	\$795,000	\$867,000	3080	9	2000	Avg	7296	Y	N	2935 25TH AVE W
003	423790	0040	8/18/10	\$870,000	\$976,000	3140	9	1992	VGood	5500	N	N	4519 31ST AVE W
003	152503	9056	6/24/10	\$450,000	\$497,000	1090	10	2008	Avg	1036	N	N	4310 36TH AVE W
003	152503	9056	3/4/10	\$510,000	\$543,000	1090	10	2008	Avg	1036	N	N	4310 36TH AVE W
003	152503	9057	7/16/10	\$420,000	\$467,000	1090	10	2008	Avg	1036	N	N	4308 36TH AVE W
003	152503	9014	9/2/10	\$400,000	\$450,000	1150	10	2009	Avg	1087	N	N	3514 W GOVERNMENT WAY
003	152503	9060	8/9/10	\$400,000	\$448,000	1150	10	2009	Avg	983	N	N	4304 D 36TH AVE W
003	152503	9059	9/28/10	\$425,000	\$481,000	1220	10	2009	Avg	1206	N	N	4304 B 36TH AVE W
003	277060	2336	3/22/11	\$412,500	\$477,000	1250	10	2008	Avg	1495	N	N	3040 A 21ST AVE W
003	277060	2337	9/5/12	\$410,000	\$434,000	1250	10	2008	Avg	1755	N	N	3040 B 21ST AVE W
003	277060	2335	1/4/10	\$465,000	\$483,000	1300	10	2008	Avg	1410	N	N	3042 A 21ST AVE W
003	277060	1450	7/27/10	\$425,000	\$474,000	1400	10	2008	Avg	1592	N	N	3440 B 23RD AVE W
003	277060	1451	6/15/10	\$419,000	\$462,000	1400	10	2008	Avg	1356	N	N	3440 B 23RD AVE W
003	277160	2930	2/15/10	\$855,000	\$904,000	2040	10	1997	Avg	4000	Y	N	2454 W LYNN ST
003	232130	0518	9/23/11	\$899,000	\$1,036,000	2120	10	2002	Avg	4103	N	N	2801 W NEWTON ST
003	277160	4745	3/27/12	\$830,000	\$926,000	2540	10	2005	Avg	4570	N	N	2641 W PLYMOUTH ST
003	277160	4745	6/18/10	\$830,000	\$916,000	2540	10	2005	Avg	4570	N	N	2641 W PLYMOUTH ST
003	026900	0090	10/27/12	\$1,000,000	\$1,034,000	2590	10	2006	Avg	5880	Y	N	2904 25TH AVE W
003	026900	1125	9/24/10	\$1,050,000	\$1,187,000	3310	10	2005	Avg	5120	Y	N	2517 25TH AVE W
003	503630	0431	4/17/12	\$880,000	\$977,000	3520	10	2001	Good	6353	N	N	3404 27TH AVE W
003	277060	0700	12/1/11	\$520,000	\$594,000	1010	11	2011	Avg	2066	Y	N	3058 24TH AVE W
003	277060	0701	12/1/11	\$560,000	\$640,000	1010	11	2011	Avg	1864	Y	N	3056 24TH AVE W
003	277060	0699	1/25/12	\$530,000	\$600,000	1220	11	2011	Avg	1549	Y	N	3060 24TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	0702	12/1/11	\$550,000	\$628,000	1220	11	2009	Avg	1532	Y	N	3054 24TH AVE W
005	137080	3635	8/8/12	\$532,000	\$569,000	800	7	1944	VGood	5097	Y	N	2134 MONTVALE PL W
005	137080	3625	4/28/11	\$447,800	\$519,000	880	7	1942	Good	5171	Y	N	2124 MONTVALE PL W
005	137080	4325	12/7/10	\$474,900	\$544,000	880	7	1942	VGood	4209	N	N	3303 W CROCKETT ST
005	137080	4465	12/5/12	\$427,000	\$433,000	970	7	1944	Avg	4424	N	N	2115 33RD AVE W
005	354790	0070	3/15/11	\$398,500	\$461,000	990	7	1938	Good	5000	N	N	2718 W BLAINE ST
005	354790	0175	4/19/10	\$389,000	\$421,000	1100	7	1949	Avg	5000	N	N	2607 W HOWE ST
005	503430	0056	4/11/11	\$500,000	\$579,000	1120	7	1952	VGood	4112	N	N	3615 W FULTON ST
005	137080	3590	12/16/10	\$410,000	\$470,000	1150	7	1940	Avg	5394	Y	N	1943 34TH AVE W
005	327130	0760	3/22/11	\$470,000	\$544,000	1160	7	1937	Avg	5336	N	N	3215 42ND AVE W
005	277160	4215	3/15/10	\$459,950	\$492,000	1310	7	1951	Good	4000	N	N	2319 W CROCKETT ST
005	202120	0058	6/2/12	\$675,000	\$739,000	1520	7	1940	Good	5200	N	N	3015 W HOWE ST
005	395690	0235	12/20/10	\$616,000	\$707,000	2220	7	1927	Avg	5054	Y	Y	2657 PERKINS LN W
005	137080	3645	3/14/11	\$590,000	\$682,000	960	8	1944	VGood	5097	Y	N	2142 MONTVALE PL W
005	137080	4280	8/19/10	\$612,000	\$686,000	1010	8	1940	VGood	6022	N	N	1922 34TH AVE W
005	232503	9093	1/21/10	\$570,000	\$596,000	1040	8	1951	Avg	5402	N	N	2116 31ST AVE W
005	327130	0676	5/14/10	\$480,000	\$524,000	1050	8	1952	Avg	3531	N	N	4201 W BERTONA ST
005	137080	4405	8/24/11	\$381,000	\$440,000	1090	8	1947	Avg	6013	N	N	2122 WOLFE PL W
005	202120	0335	10/4/10	\$600,000	\$680,000	1110	8	1927	Good	5000	N	N	1716 31ST AVE W
005	137080	3575	2/5/10	\$587,500	\$618,000	1160	8	1941	Avg	5394	N	N	1927 34TH AVE W
005	232503	9076	5/19/11	\$375,000	\$435,000	1170	8	1953	Avg	5850	N	N	2251 CONDON WAY W
005	232503	9096	3/31/11	\$377,500	\$437,000	1170	8	1953	Avg	5850	N	N	2255 CONDON WAY W
005	137080	2860	2/23/12	\$540,000	\$607,000	1220	8	1940	Avg	5411	Y	N	1925 35TH AVE W
005	222503	9114	7/26/12	\$595,000	\$639,000	1230	8	1954	Avg	5930	Y	N	2674 BISHOP PL W
005	327130	0175	10/12/10	\$522,500	\$593,000	1230	8	1952	Good	4350	N	N	3233 44TH AVE W
005	137680	0170	5/7/10	\$510,000	\$556,000	1240	8	1951	Good	7308	Y	N	2646 BISHOP PL W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	3540	3/2/11	\$628,000	\$726,000	1250	8	1940	Good	5512	Y	N	1952 35TH AVE W
005	137080	2420	9/28/11	\$525,000	\$605,000	1250	8	1951	Avg	3891	Y	N	2465 36TH AVE W
005	106800	0575	9/10/12	\$650,000	\$686,000	1280	8	1950	Good	6960	Y	N	2545 37TH AVE W
005	503930	0128	6/15/11	\$450,000	\$521,000	1280	8	1950	Avg	5889	Y	N	1935 31ST AVE W
005	327130	0165	2/15/10	\$585,000	\$618,000	1290	8	1952	Good	5800	N	N	3237 44TH AVE W
005	020750	0012	6/29/10	\$699,000	\$774,000	1300	8	1960	Good	5390	N	N	2121 31ST AVE W
005	137080	3010	5/18/11	\$636,000	\$737,000	1310	8	1941	Good	5500	N	N	1921 EDMONT PL W
005	503930	0121	7/26/11	\$600,000	\$694,000	1320	8	1951	Good	4914	Y	N	1945 31ST AVE W
005	137080	0750	4/16/12	\$649,000	\$720,000	1430	8	1942	Avg	5003	Y	N	2370 W VIEWMONT WAY W
005	395690	0470	12/7/12	\$605,000	\$613,000	1430	8	1942	Avg	6100	N	N	3235 MAGNOLIA BLVD W
005	137080	3070	4/12/11	\$531,000	\$615,000	1430	8	1938	Avg	3299	Y	N	2036 36TH AVE W
005	327180	0175	3/2/10	\$825,000	\$877,000	1450	8	1941	VGood	5800	Y	N	3046 42ND AVE W
005	137080	2335	10/1/10	\$750,000	\$849,000	1460	8	1955	VGood	5629	Y	N	2520 MONTAVISTA PL W
005	202120	0795	3/16/11	\$585,000	\$676,000	1540	8	1958	Avg	5000	Y	N	1563 30TH AVE W
005	503430	0021	9/5/12	\$589,000	\$623,000	1560	8	1955	Avg	5996	N	N	3724 W ARMOUR PL
005	327130	0395	6/20/11	\$570,000	\$660,000	1570	8	1955	Avg	5800	N	N	3246 44TH AVE W
005	503430	0010	6/16/10	\$760,000	\$838,000	1580	8	1954	VGood	5000	Y	N	2681 BISHOP PL W
005	232503	9033	5/20/10	\$635,000	\$695,000	1600	8	1939	VGood	6160	Y	N	2115 CONDON WAY W
005	137080	0350	4/13/10	\$680,000	\$735,000	1600	8	1954	Avg	4929	Y	N	2200 EASTMONT WAY W
005	137080	2395	3/22/12	\$495,000	\$553,000	1600	8	1928	Good	2888	Y	N	2453 36TH AVE W
005	106800	0025	12/7/11	\$799,000	\$912,000	1610	8	1940	VGood	9551	Y	N	2800 39TH AVE W
005	137080	1885	12/14/12	\$749,950	\$757,000	1610	8	1948	Avg	5350	Y	N	2468 WESTMONT WAY W
005	222503	9086	7/22/10	\$727,000	\$810,000	1750	8	1941	Good	6082	Y	N	3705 W BARRETT ST
005	503730	0125	7/9/10	\$629,000	\$698,000	1820	8	1931	Avg	5750	Y	N	1547 THORNDYKE AVE W
005	327180	0055	2/28/11	\$525,000	\$606,000	1880	8	1938	Good	4756	N	N	3030 VIEWMONT WAY W
005	137080	1475	7/6/10	\$625,000	\$693,000	1900	8	1924	Avg	5350	Y	N	2519 42ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	503730	0045	7/28/11	\$820,000	\$949,000	2230	8	1940	Good	5750	Y	N	1526 28TH AVE W
005	106800	0425	2/13/12	\$675,000	\$761,000	2240	8	1942	Avg	7801	N	N	2629 39TH AVE W
005	106800	0425	3/24/10	\$700,000	\$751,000	2240	8	1942	Avg	7801	N	N	2629 39TH AVE W
005	136430	0030	8/1/11	\$1,137,400	\$1,316,000	2690	8	1926	Avg	13508	Y	Y	2333 PERKINS LN W
005	136430	0320	4/27/11	\$1,950,000	\$2,259,000	1200	9	1960	VGood	21159	Y	Y	3057 PERKINS LN W
005	395690	0085	9/26/12	\$637,500	\$668,000	1200	9	1937	Avg	6120	Y	N	2609 MAGNOLIA LN W
005	232503	9102	6/20/12	\$785,000	\$854,000	1360	9	1962	Good	5850	Y	N	1544 MAGNOLIA WAY W
005	137080	2270	4/11/12	\$1,100,000	\$1,223,000	1410	9	1941	Good	7612	Y	N	2447 MONTAVISTA PL W
005	136780	0095	10/18/11	\$620,000	\$713,000	1420	9	1956	Good	7557	N	N	4505 W RAYE ST
005	137080	2155	8/31/12	\$778,000	\$825,000	1430	9	1958	Avg	5000	Y	N	2519 MONTAVISTA PL W
005	137080	3075	7/6/12	\$825,000	\$893,000	1470	9	1948	Avg	5775	N	N	3556 W HOWE ST
005	137080	3239	3/2/10	\$850,000	\$904,000	1470	9	1948	Avg	7199	Y	N	1546 MAGNOLIA BLVD W
005	137080	0765	5/21/12	\$776,250	\$853,000	1490	9	1948	Avg	6527	Y	N	2309 W VIEWMONT WAY W
005	503930	0145	7/11/12	\$621,500	\$672,000	1540	9	1950	Avg	6545	Y	N	1911 31ST AVE W
005	106800	0485	3/11/10	\$870,000	\$929,000	1560	9	1940	Avg	9706	Y	N	2614 39TH AVE W
005	503930	0138	6/15/10	\$650,000	\$717,000	1560	9	1950	Good	6114	Y	N	1917 31ST AVE W
005	137080	0035	10/26/12	\$700,000	\$724,000	1570	9	1930	Avg	8775	N	N	2021 36TH AVE W
005	137080	3420	5/24/12	\$659,000	\$723,000	1570	9	1948	Avg	6123	Y	N	3501 W HOWE ST
005	137080	1525	5/29/12	\$860,000	\$943,000	1570	9	1958	Good	4815	Y	N	2475 42ND AVE W
005	327130	0345	7/26/12	\$850,000	\$914,000	1580	9	2010	Avg	5800	N	N	3222 44TH AVE W
005	202120	0815	7/27/10	\$620,000	\$692,000	1600	9	1954	Avg	5000	Y	N	1450 MAGNOLIA BLVD W
005	137080	2280	11/15/12	\$899,000	\$921,000	1610	9	1931	Good	6453	Y	N	2459 MONTAVISTA PL W
005	202120	0505	6/9/10	\$675,000	\$743,000	1620	9	1976	Avg	5000	Y	N	3017 W HAYES ST
005	137080	0440	3/4/10	\$822,000	\$875,000	1630	9	1930	Avg	5272	Y	N	2221 EASTMONT WAY W
005	106800	0170	6/14/12	\$750,000	\$818,000	1700	9	1941	Good	7500	N	N	2630 VIEWMONT WAY W
005	137080	0475	2/3/12	\$763,000	\$862,000	1740	9	1946	Avg	6826	Y	N	2201 EASTMONT WAY W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	2550	12/16/11	\$660,000	\$752,000	1760	9	1938	Good	5445	Y	N	2310 EASTMONT WAY W
005	202120	0495	10/22/12	\$800,000	\$829,000	1760	9	1955	Avg	5000	N	N	1614 31ST AVE W
005	137080	1910	1/14/11	\$832,500	\$958,000	1780	9	1951	Good	6968	Y	N	3817 W PARKMONT PL
005	137080	2400	8/21/12	\$635,000	\$676,000	1840	9	1987	Avg	3366	Y	N	2459 36TH AVE W
005	137080	0062	1/14/11	\$885,000	\$1,018,000	1850	9	1971	Avg	6628	Y	N	2216 VIEWMONT WAY W
005	137080	2545	6/20/12	\$875,000	\$952,000	1850	9	1937	Good	5303	Y	N	2306 EASTMONT WAY W
005	503530	0686	8/10/11	\$765,000	\$885,000	1880	9	1960	Avg	16819	N	N	4504 W BERTONA ST
005	327130	0625	2/7/11	\$696,000	\$803,000	1910	9	1966	Avg	9280	N	N	3236 43RD AVE W
005	137080	1615	5/4/10	\$867,000	\$943,000	1960	9	1936	Good	5350	Y	N	2569 W VIEWMONT WAY W
005	137080	1930	11/19/10	\$967,500	\$1,105,000	2000	9	1938	Good	5350	Y	N	2511 CRESTMONT PL W
005	137080	1195	11/6/12	\$899,000	\$925,000	2005	9	2004	Avg	5557	Y	N	2586 CONSTANCE DR W
005	137080	0635	12/15/10	\$920,000	\$1,055,000	2010	9	1926	VGood	3747	Y	N	2359 ROSEMONT PL W
005	137080	2605	8/10/10	\$670,000	\$750,000	2010	9	1936	Avg	4964	Y	N	2253 VIEWMONT WAY W
005	137080	1331	11/17/10	\$1,200,000	\$1,370,000	2020	9	1951	Good	9630	Y	N	2415 CRANE DR W
005	503730	0050	2/2/11	\$969,000	\$1,117,000	2020	9	1926	VGood	5750	Y	N	1522 28TH AVE W
005	137080	1665	4/21/11	\$860,000	\$996,000	2040	9	1930	Good	6700	Y	N	2500 W VIEWMONT WAY W
005	137080	0380	2/3/11	\$880,000	\$1,014,000	2090	9	1937	Avg	5350	Y	N	2228 EASTMONT WAY W
005	137080	1515	12/27/11	\$750,000	\$853,000	2120	9	1937	Avg	4815	Y	N	2467 42ND AVE W
005	323810	0021	9/27/10	\$1,062,000	\$1,201,000	2140	9	1948	Good	8638	Y	N	2838 39TH AVE W
005	137080	1425	6/13/12	\$1,100,000	\$1,200,000	2140	9	1938	Good	4203	Y	N	2533 CRANE DR W
005	137080	2040	5/27/10	\$715,000	\$784,000	2160	9	1928	Avg	5350	N	N	2570 VIEWMONT WAY W
005	395690	0310	12/19/11	\$900,000	\$1,025,000	2170	9	1932	Good	8775	Y	N	2809 MAGNOLIA BLVD W
005	137080	1490	4/11/12	\$760,000	\$845,000	2180	9	1928	Avg	4927	Y	N	2583 42ND AVE W
005	137080	1810	4/19/10	\$1,150,000	\$1,245,000	2240	9	2008	Avg	5502	Y	N	3919 W PARKMONT PL
005	106800	0050	8/19/11	\$730,000	\$844,000	2250	9	1926	Good	7801	N	N	2800 W ARMOUR ST
005	137080	1900	10/8/12	\$858,000	\$895,000	2300	9	1938	Good	6420	Y	N	2482 WESTMONT WAY W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	327180	0255	2/17/11	\$1,115,000	\$1,287,000	2310	9	1937	Good	5800	Y	N	3037 42ND AVE W
005	503730	0120	11/27/12	\$1,047,500	\$1,067,000	2350	9	2008	Avg	5750	Y	N	1541 THORNDYKE AVE W
005	202120	0300	8/8/12	\$1,045,000	\$1,118,000	2360	9	2006	Avg	5000	Y	N	1711 29TH AVE W
005	354790	0550	6/11/10	\$920,000	\$1,013,000	2360	9	1965	Good	5000	Y	N	1734 MAGNOLIA WAY W
005	323860	0040	7/16/10	\$870,000	\$968,000	2410	9	1950	VGood	5501	Y	N	3721 W FULTON ST
005	137080	1580	7/22/10	\$773,000	\$861,000	2420	9	1989	Avg	5250	Y	N	2516 42ND AVE W
005	503730	0040	6/21/12	\$1,035,000	\$1,126,000	2460	9	1930	VGood	5750	Y	N	1554 28TH AVE W
005	137080	0710	3/26/12	\$780,000	\$871,000	2470	9	1939	Avg	5350	Y	N	2336 W VIEWMONT WAY W
005	327130	0030	10/30/12	\$1,065,000	\$1,100,000	2480	9	2005	Avg	6510	Y	N	3216 MAGNOLIA BLVD W
005	137080	2150	11/9/10	\$807,500	\$921,000	2520	9	1999	Avg	5000	Y	N	2515 MONTAVISTA PL W
005	202120	0260	11/3/10	\$1,049,000	\$1,195,000	2520	9	2003	Avg	5000	Y	N	2810 W HAYES ST
005	137080	2060	2/20/12	\$1,238,000	\$1,393,000	2530	9	1946	VGood	5350	Y	N	2559 CRESTMONT PL W
005	137080	0255	5/9/11	\$825,000	\$956,000	2540	9	1935	Good	4355	Y	N	2252 W VIEWMONT WAY W
005	354790	0145	3/15/11	\$790,000	\$913,000	2620	9	1920	VGood	8075	N	N	2606 W BLAINE ST
005	222503	9097	8/15/10	\$755,000	\$846,000	2650	9	1989	Good	7435	Y	N	3612 W FULTON ST
005	222503	9104	7/2/12	\$992,868	\$1,076,000	2650	9	2012	Avg	5088	Y	N	3621 W BARRETT ST
005	222503	9131	5/10/12	\$940,000	\$1,036,000	2660	9	2011	Avg	5088	Y	N	3701 W BARRETT ST
005	137380	0185	9/15/11	\$1,150,000	\$1,326,000	2670	9	1930	VGood	7581	Y	N	2802 43RD AVE W
005	327130	0440	12/22/11	\$700,000	\$797,000	2690	9	1981	VGood	5800	N	N	3251 43RD AVE W
005	395690	0350	12/8/10	\$1,240,000	\$1,420,000	2940	9	1937	Good	8775	Y	N	4520 W ARMOUR ST
005	137080	3201	5/25/10	\$925,000	\$1,013,000	2950	9	2001	Avg	4987	Y	N	3447 W BLAINE ST
005	503530	0660	10/27/10	\$1,175,000	\$1,337,000	2970	9	1929	Good	40516	Y	N	3431 MAGNOLIA BLVD W
005	503730	0244	1/12/11	\$1,001,088	\$1,151,000	2970	9	1984	Avg	8625	Y	N	1525 MAGNOLIA WAY W
005	503980	0090	8/18/10	\$548,000	\$615,000	3030	9	1964	Avg	7024	N	N	1515 MAGNOLIA BLVD W
005	327130	0325	9/20/11	\$960,000	\$1,107,000	3200	9	2008	Avg	5800	N	N	3212 44TH AVE W
005	136730	0085	1/18/11	\$1,000,000	\$1,151,000	3300	9	1926	Avg	23112	Y	N	2809 46TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	2260	9/21/11	\$1,020,000	\$1,176,000	1630	10	1961	Good	4861	Y	N	2433 MONTAVISTA PL W
005	136730	0027	6/17/11	\$1,800,000	\$2,086,000	1900	10	1962	VGood	27300	Y	N	4517 W DRAVUS ST
005	137080	1485	7/9/10	\$1,080,000	\$1,199,000	1910	10	1937	Good	5350	Y	N	2529 42ND AVE W
005	137080	1625	11/3/11	\$840,000	\$964,000	2010	10	1936	Good	5350	Y	N	2577 W VIEWMONT WAY W
005	137080	0910	11/7/12	\$1,525,000	\$1,568,000	2030	10	1951	Good	7480	Y	N	2324 MAGNOLIA BLVD W
005	137080	0910	1/11/10	\$1,450,000	\$1,510,000	2030	10	1951	Good	7480	Y	N	2324 MAGNOLIA BLVD W
005	137080	0805	12/21/12	\$1,300,000	\$1,308,000	2170	10	1939	VGood	10682	Y	N	2345 W VIEWMONT WAY W
005	020750	0014	3/12/12	\$850,000	\$952,000	2290	10	2011	Avg	5003	N	N	2206 32ND AVE W
005	137380	0150	5/9/12	\$960,000	\$1,059,000	2380	10	1936	Avg	6300	N	N	2844 43RD AVE W
005	106800	0165	6/5/12	\$899,000	\$983,000	2440	10	1941	VGood	7500	N	N	2636 VIEWMONT WAY W
005	327130	0695	10/15/12	\$1,535,000	\$1,596,000	2510	10	2005	Avg	5800	Y	N	3245 42ND AVE W
005	106800	0445	11/6/12	\$1,110,000	\$1,142,000	2530	10	1947	Good	10402	N	N	2655 39TH AVE W
005	137080	2015	5/11/11	\$1,250,000	\$1,448,000	2530	10	2003	Avg	5350	Y	N	2546 WESTMONT WAY W
005	137080	3450	10/29/10	\$1,182,500	\$1,346,000	2540	10	1991	Avg	5711	Y	N	3525 W HOWE ST
005	222503	9002	5/14/12	\$830,000	\$914,000	2550	10	2005	Avg	5746	Y	N	3700 W FULTON ST
005	137080	1045	12/17/10	\$1,710,000	\$1,961,000	2690	10	1994	Avg	6600	Y	N	2450 MAGNOLIA BLVD W
005	137080	1165	11/9/12	\$899,000	\$924,000	2730	10	1931	Avg	5039	Y	N	4314 W MONFORT PL
005	020750	0015	1/23/12	\$815,500	\$923,000	2750	10	2011	Avg	5004	N	N	2150 32ND AVE W
005	020750	0010	11/24/10	\$720,000	\$823,000	2790	10	1946	VGood	6006	N	N	2200 32ND AVE W
005	137080	0835	7/30/12	\$1,485,000	\$1,594,000	2840	10	1926	Avg	14888	Y	N	2373 W VIEWMONT WAY W
005	137080	2235	6/22/10	\$1,175,000	\$1,298,000	2940	10	2006	Avg	5000	Y	N	2409 MONTAVISTA PL W
005	137080	4510	3/2/12	\$1,100,000	\$1,235,000	2950	10	2003	Avg	3354	N	N	2141 33RD AVE W
005	106900	0030	4/30/10	\$1,621,620	\$1,762,000	2980	10	1941	VGood	8626	Y	N	2839 W VIEWMONT WAY W
005	327130	0520	6/8/10	\$1,374,000	\$1,512,000	3080	10	2007	Avg	5800	Y	N	3211 43RD AVE W
005	327130	0855	3/24/10	\$1,200,888	\$1,288,000	3130	10	2005	Avg	5800	N	N	3212 42ND AVE W
005	137380	0315	5/19/11	\$1,349,000	\$1,563,000	3160	10	1952	VGood	15293	Y	N	2630 43RD AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137380	0220	4/30/12	\$1,300,000	\$1,437,000	3290	10	1937	Good	6388	Y	N	2835 42ND AVE W
005	503530	1007	5/17/12	\$1,100,000	\$1,210,000	3290	10	2011	Avg	7457	Y	N	4724 W RUFFNER ST
005	503530	1012	4/12/12	\$1,150,000	\$1,278,000	3290	10	2011	Avg	7206	Y	N	4718 W RUFFNER ST
005	137380	0055	4/30/12	\$1,235,000	\$1,365,000	3400	10	2012	Avg	5807	Y	N	2852 44TH AVE W
005	106900	0185	12/7/12	\$1,735,000	\$1,758,000	3570	10	2005	Avg	9870	Y	N	2651 42ND AVE W
005	503530	0666	11/20/12	\$1,019,500	\$1,042,000	2380	11	1968	Avg	16995	Y	N	4343 W MCLAREN ST
005	137080	0315	12/27/10	\$1,400,000	\$1,607,000	2700	11	2008	Avg	5350	Y	N	2215 VIEWMONT WAY W
005	137080	0930	6/23/11	\$1,835,000	\$2,126,000	2700	11	2005	Avg	5500	Y	N	2336 MAGNOLIA BLVD W
005	137080	1950	4/6/11	\$1,700,000	\$1,968,000	2900	11	2006	VGood	5029	Y	N	3805 W PARKMONT PL
005	137080	1225	8/17/10	\$1,432,000	\$1,606,000	2910	11	1992	Avg	4459	Y	N	2518 CONSTANCE DR W
005	202120	0740	9/17/12	\$1,279,000	\$1,346,000	2980	11	2007	Avg	5000	Y	N	2902 W EATON ST
005	202120	0740	7/26/12	\$1,191,000	\$1,280,000	2980	11	2007	Avg	5000	Y	N	2902 W EATON ST
005	202120	0270	8/17/12	\$1,165,005	\$1,242,000	2997	11	2004	Avg	5000	Y	N	1702 29TH AVE W
005	137080	0170	10/17/12	\$1,675,000	\$1,740,000	3540	11	1924	Good	12150	Y	N	2239 W VIEWMONT WAY W
005	106900	0070	2/29/12	\$1,630,000	\$1,831,000	3590	11	1928	VGood	12793	Y	N	2807 W VIEWMONT WAY W
005	137380	0145	10/13/10	\$1,550,000	\$1,759,000	4330	11	2007	Avg	6300	Y	N	2850 43RD AVE W
005	202120	0990	11/4/11	\$2,700,000	\$3,097,000	5460	11	1936	VGood	8775	Y	N	2929 W EATON ST
005	202120	0800	4/28/10	\$3,275,000	\$3,557,000	2910	12	2005	Avg	10000	Y	N	3000 W EATON ST
005	555330	0175	2/29/12	\$2,900,000	\$3,257,000	3620	12	2009	Avg	9879	Y	N	2823 W GALER ST
005	137080	2140	12/7/10	\$1,500,000	\$1,718,000	3630	12	2009	Avg	4950	Y	N	2503 MONTAVISTA PL W
005	137080	2221	12/13/11	\$2,105,000	\$2,401,000	3640	12	2006	Avg	5670	Y	N	2480 CRESTMONT PL W
005	354790	0615	11/10/10	\$2,120,000	\$2,418,000	3710	12	2008	Avg	7770	Y	N	1826 DARTMOUTH AVE W
005	503730	0065	4/19/12	\$1,895,000	\$2,102,000	6450	12	1909	Good	11464	Y	N	2720 W GALER ST
007	682210	0195	5/19/10	\$430,000	\$470,000	740	6	1910	Good	6000	N	N	3222 35TH AVE W
007	058200	0060	6/8/12	\$375,000	\$410,000	770	6	1942	Good	6000	N	N	3702 29TH AVE W
007	682110	0045	3/24/11	\$380,000	\$440,000	780	6	1944	Good	6000	N	N	4017 32ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	1296	8/9/11	\$396,000	\$458,000	780	6	1943	Good	6240	N	N	3603 34TH AVE W
007	682110	2100	7/19/12	\$375,000	\$404,000	810	6	1942	Avg	6480	N	N	3218 32ND AVE W
007	682210	0865	12/14/12	\$455,000	\$459,000	810	6	1943	Avg	6000	N	N	3020 36TH AVE W
007	691770	0825	1/30/12	\$417,500	\$472,000	820	6	1942	Good	4500	N	N	3818 30TH AVE W
007	137780	0045	8/13/12	\$422,000	\$450,000	830	6	1943	Good	7000	N	N	2842 36TH AVE W
007	691770	0820	9/2/11	\$420,000	\$485,000	830	6	1942	VGood	4500	N	N	3822 30TH AVE W
007	142503	9021	12/27/12	\$384,000	\$385,000	840	6	1942	Avg	6400	N	N	3011 31ST AVE W
007	142503	9021	3/17/10	\$344,000	\$368,000	840	6	1942	Avg	6400	N	N	3011 31ST AVE W
007	812770	0055	4/26/10	\$437,500	\$475,000	860	6	1930	Good	4640	Y	N	2525 28TH AVE W
007	087100	0050	2/28/12	\$359,000	\$403,000	880	6	1943	VGood	4592	N	N	3643 36TH AVE W
007	682110	1760	6/24/10	\$300,000	\$332,000	880	6	1943	Avg	2771	N	N	3425 33RD AVE W
007	682110	1840	1/10/11	\$415,000	\$477,000	880	6	1943	Avg	2343	N	N	3450 34TH AVE W
007	682110	1825	9/10/11	\$335,000	\$386,000	890	6	2007	Avg	2741	N	N	3434 34TH AVE W
007	812770	0241	11/1/12	\$391,000	\$403,000	940	6	1926	Avg	5600	N	N	2510 30TH AVE W
007	423540	0980	6/24/10	\$370,000	\$409,000	960	6	1924	Good	4800	N	N	4206 33RD AVE W
007	691770	0175	11/30/11	\$386,000	\$441,000	1030	6	1944	Avg	5160	N	N	4042 31ST AVE W
007	682110	2045	4/9/10	\$405,000	\$437,000	1080	6	1942	Avg	5760	Y	N	3211 31ST AVE W
007	812770	0625	12/20/12	\$357,000	\$359,000	1100	6	1954	Avg	4188	N	N	2409 30TH AVE W
007	682110	0180	3/10/11	\$332,500	\$384,000	1200	6	1908	Avg	6000	N	N	4005 33RD AVE W
007	423540	0855	4/11/12	\$449,000	\$499,000	1220	6	1923	Avg	4800	N	N	4241 33RD AVE W
007	682110	0215	7/26/10	\$369,950	\$413,000	780	7	1949	Avg	6000	N	N	4030 34TH AVE W
007	701070	0390	1/11/12	\$353,000	\$401,000	780	7	1944	Avg	4000	N	N	4206 32ND AVE W
007	137080	4010	5/25/12	\$327,000	\$359,000	790	7	1945	Avg	6000	N	N	2563 34TH AVE W
007	682210	0160	10/12/12	\$419,950	\$437,000	790	7	1945	Good	6000	N	N	3215 34TH AVE W
007	087100	1456	2/22/10	\$349,999	\$371,000	810	7	1948	Avg	5102	N	N	3606 40TH AVE W
007	058200	0265	8/5/10	\$499,900	\$559,000	850	7	1944	Good	6000	N	N	3602 32ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	1705	6/28/10	\$450,000	\$498,000	870	7	1943	Avg	6000	N	N	3434 35TH AVE W
007	087100	1584	8/29/12	\$475,000	\$504,000	900	7	1947	Avg	5816	N	N	3649 39TH AVE W
007	504130	0100	6/28/11	\$342,000	\$396,000	920	7	1942	Avg	5419	N	N	3051 36TH AVE W
007	691770	0070	7/23/12	\$355,000	\$382,000	920	7	1948	Avg	4800	N	N	4006 32ND AVE W
007	682110	2225	10/12/12	\$383,000	\$399,000	930	7	1950	Avg	6360	Y	N	3218 31ST AVE W
007	812770	0775	12/27/11	\$343,708	\$391,000	930	7	1939	Avg	4640	Y	N	2441 28TH AVE W
007	058200	0195	6/26/12	\$563,000	\$612,000	940	7	1941	Good	6000	N	N	3720 32ND AVE W
007	682210	0785	2/24/10	\$556,000	\$590,000	940	7	1942	VGood	4312	N	N	3050 35TH AVE W
007	423540	0960	9/13/12	\$508,000	\$536,000	950	7	1942	VGood	4800	N	N	4220 33RD AVE W
007	423540	0965	9/8/10	\$430,000	\$485,000	950	7	1942	Good	4800	N	N	4216 33RD AVE W
007	691770	0240	5/16/12	\$432,350	\$476,000	950	7	1949	Good	4500	N	N	4037 30TH AVE W
007	691770	0675	1/7/11	\$430,000	\$494,000	970	7	1943	Avg	8580	N	N	3820 29TH AVE W
007	812770	0875	5/6/11	\$439,000	\$509,000	970	7	1939	Avg	4600	Y	N	2436 29TH AVE W
007	137730	0125	11/21/12	\$395,000	\$404,000	980	7	1941	Good	6240	N	N	2645 35TH AVE W
007	682110	1275	6/29/10	\$328,500	\$364,000	980	7	1904	Good	6000	N	N	3629 34TH AVE W
007	682110	1747	3/8/11	\$200,000	\$231,000	980	7	1991	Avg	1654	N	N	3439 A 33RD AVE W
007	137730	0015	12/28/12	\$499,000	\$500,000	990	7	1940	Good	8448	N	N	2614 36TH AVE W
007	128830	0060	4/19/12	\$460,000	\$510,000	990	7	1941	Good	5580	N	N	2634 31ST AVE W
007	736960	0025	12/1/10	\$457,000	\$523,000	990	7	1941	Good	5000	N	N	3424 VIEWMONT WAY W
007	701070	0590	3/25/11	\$350,000	\$405,000	1000	7	1955	Avg	4280	N	N	4327 31ST AVE W
007	137080	3760	5/15/12	\$477,000	\$525,000	1010	7	1941	Avg	6000	N	N	2432 35TH AVE W
007	666200	0010	3/11/10	\$545,000	\$582,000	1010	7	1941	VGood	5535	N	N	4010 W PROSPER ST
007	682110	0710	4/16/12	\$325,000	\$361,000	1010	7	1944	Avg	6000	N	N	3828 35TH AVE W
007	137080	3755	4/28/10	\$595,000	\$646,000	1030	7	1941	Good	6000	N	N	2428 35TH AVE W
007	691770	0135	8/25/10	\$515,000	\$578,000	1030	7	1949	Good	4800	N	N	4015 31ST AVE W
007	058200	0471	2/1/12	\$345,000	\$390,000	1040	7	1951	Avg	7200	N	N	3517 28TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	152503	9037	5/16/12	\$455,000	\$501,000	1060	7	1947	Avg	6100	N	N	4001 W BERTONA ST
007	691770	0625	5/18/11	\$408,000	\$473,000	1070	7	1947	Avg	5400	N	N	3848 29TH AVE W
007	736960	0095	11/27/12	\$560,000	\$570,000	1070	7	1948	Good	6039	N	N	3417 VIEWMONT WAY W
007	137080	4130	6/28/10	\$489,200	\$541,000	1070	7	1940	Good	4800	N	N	2557 35TH AVE W
007	058200	0185	5/14/12	\$455,000	\$501,000	1080	7	1952	Avg	5520	N	N	3707 31ST AVE W
007	137780	0100	6/8/10	\$395,000	\$435,000	1080	7	1942	Good	6912	N	N	2823 35TH AVE W
007	503830	0100	10/30/12	\$634,950	\$656,000	1080	7	1940	Good	6328	Y	N	2645 30TH AVE W
007	137080	4005	7/27/11	\$367,950	\$426,000	1090	7	1937	Avg	6000	N	N	2559 34TH AVE W
007	137730	0160	8/18/11	\$350,000	\$405,000	1100	7	1941	Avg	6240	N	N	2602 35TH AVE W
007	137730	0165	7/21/11	\$341,500	\$395,000	1100	7	1941	Good	6240	N	N	2608 35TH AVE W
007	812770	0305	7/1/11	\$378,000	\$438,000	1110	7	1939	Avg	5000	Y	N	2551 30TH AVE W
007	682110	0765	6/22/11	\$360,000	\$417,000	1120	7	1943	Good	6000	N	N	3829 33RD AVE W
007	812770	0311	5/5/10	\$440,000	\$479,000	1120	7	1941	Avg	5500	Y	N	2543 30TH AVE W
007	503530	0080	5/22/12	\$523,000	\$575,000	1130	7	1940	Good	6000	N	N	3632 41ST AVE W
007	682110	0025	3/17/10	\$630,000	\$674,000	1130	7	1993	VGood	6000	N	N	4037 32ND AVE W
007	058200	0436	11/19/10	\$374,000	\$427,000	1140	7	1953	Avg	4800	N	N	3610 29TH AVE W
007	812770	0300	10/25/12	\$494,000	\$511,000	1160	7	1938	Avg	5750	Y	N	2559 30TH AVE W
007	087100	1681	6/21/11	\$505,000	\$585,000	1160	7	1954	Good	4800	N	N	3646 ARAPAHOE PL W
007	137080	4171	5/3/10	\$425,000	\$462,000	1180	7	1948	Avg	5400	N	N	2521 PIEDMONT PL W
007	235180	0020	4/5/10	\$552,500	\$595,000	1190	7	1948	Good	5185	N	N	3311 38TH AVE W
007	087100	1954	6/20/12	\$520,000	\$566,000	1200	7	1950	Good	4592	N	N	3425 40TH AVE W
007	682210	0395	5/9/11	\$397,000	\$460,000	1200	7	1950	Good	4340	N	N	3200 W DRAVUS ST
007	701070	0401	6/13/11	\$503,000	\$583,000	1200	7	1958	Good	3000	N	N	3114 W ELMORE ST
007	137780	0200	7/26/10	\$431,500	\$481,000	1210	7	1942	Good	6784	N	N	2838 35TH AVE W
007	286460	0170	10/2/12	\$499,000	\$522,000	1220	7	1951	Good	6150	N	N	3711 W PROSPER ST
007	286460	0080	9/18/12	\$520,000	\$547,000	1230	7	1954	Avg	5381	Y	N	3220 37TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	503530	0125	2/18/10	\$355,000	\$376,000	1230	7	1941	Avg	6000	N	N	3633 41ST AVE W
007	682110	0690	11/5/10	\$354,000	\$403,000	1230	7	1942	Avg	6000	N	N	3810 35TH AVE W
007	682110	2110	9/10/12	\$419,000	\$442,000	1230	7	1942	Good	6480	N	N	3224 32ND AVE W
007	106800	0635	4/11/11	\$480,000	\$556,000	1240	7	1941	Good	6985	N	N	2537 36TH AVE W
007	503530	0085	2/24/11	\$541,000	\$625,000	1260	7	1939	VGood	6000	N	N	3636 41ST AVE W
007	504230	0080	7/2/12	\$515,000	\$558,000	1260	7	1934	Good	5038	Y	N	3006 W RAYE ST
007	503530	0165	9/7/12	\$510,000	\$539,000	1270	7	1940	Avg	4519	N	N	3610 W VIEWMONT WAY W
007	137730	0090	6/29/10	\$470,000	\$520,000	1280	7	1941	Good	6240	N	N	2623 35TH AVE W
007	137780	0160	8/16/11	\$396,950	\$459,000	1280	7	1942	Good	7876	N	N	2855 35TH AVE W
007	152503	9038	4/23/12	\$575,000	\$637,000	1280	7	1964	VGood	3416	N	N	3316 39TH AVE W
007	137730	0010	1/25/12	\$425,000	\$481,000	1300	7	1940	Avg	8580	N	N	2608 36TH AVE W
007	152503	9024	9/27/12	\$361,800	\$379,000	1300	7	1940	Avg	6100	N	N	3919 W BERTONA ST
007	137080	4245	1/6/10	\$500,000	\$519,000	1300	7	1942	Good	4589	N	N	3553 W RAYE ST
007	137730	0060	3/9/12	\$499,000	\$559,000	1320	7	1941	VGood	6240	N	N	2609 35TH AVE W
007	682210	0695	8/16/12	\$442,500	\$472,000	1330	7	1941	Avg	6000	N	N	3027 34TH AVE W
007	813570	0010	12/21/12	\$530,000	\$533,000	1330	7	1939	Avg	6223	Y	N	2826 30TH AVE W
007	682210	0176	7/19/11	\$400,000	\$463,000	1340	7	1942	Good	4260	N	N	3414 W DRAVUS ST
007	423540	1030	9/1/11	\$412,500	\$476,000	1350	7	1943	Good	4800	N	N	4309 32ND AVE W
007	222503	9074	12/6/12	\$432,500	\$438,000	1360	7	1942	Avg	7168	N	N	2601 34TH AVE W
007	812770	0745	11/16/12	\$647,000	\$663,000	1370	7	1942	Good	8400	Y	N	2432 30TH AVE W
007	682110	0970	9/14/11	\$560,000	\$646,000	1390	7	1910	VGood	6000	N	N	3840 33RD AVE W
007	058200	0565	6/6/12	\$581,000	\$635,000	1410	7	1928	VGood	6000	N	N	3507 29TH AVE W
007	682110	1345	8/20/12	\$451,000	\$480,000	1420	7	1909	Good	6000	N	N	3642 35TH AVE W
007	682160	0245	8/5/11	\$480,000	\$555,000	1430	7	1937	VGood	6000	N	N	3246 29TH AVE W
007	423540	0850	9/13/11	\$395,000	\$456,000	1450	7	1944	Avg	5400	N	N	4227 33RD AVE W
007	691770	1035	10/11/11	\$405,000	\$466,000	1460	7	1955	Avg	6000	N	N	3833 31ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	691770	0965	8/8/11	\$515,000	\$596,000	1470	7	1940	Avg	6480	N	N	3826 31ST AVE W
007	701070	0650	9/14/10	\$425,000	\$480,000	1520	7	1995	Avg	4000	N	N	4326 32ND AVE W
007	137080	3710	2/22/12	\$370,000	\$416,000	1530	7	1939	Avg	6000	N	N	2425 34TH AVE W
007	682110	0945	12/3/12	\$505,000	\$513,000	1530	7	1950	Avg	6000	N	N	3814 33RD AVE W
007	682210	0445	10/14/10	\$470,000	\$533,000	1540	7	2000	Avg	6000	N	N	3244 33RD AVE W
007	504230	0085	4/18/12	\$438,500	\$486,000	1540	7	1941	Good	4935	Y	N	2607 30TH AVE W
007	682110	0090	12/20/11	\$345,000	\$393,000	1550	7	1944	Avg	6000	N	N	4026 33RD AVE W
007	058200	0865	1/5/10	\$640,000	\$665,000	1660	7	1941	Good	7200	N	N	3421 28TH AVE W
007	137080	3740	9/28/10	\$365,000	\$413,000	1670	7	1941	Avg	5979	N	N	2416 35TH AVE W
007	682210	0765	11/18/11	\$380,000	\$435,000	1700	7	1918	Avg	6000	N	N	3030 35TH AVE W
007	682110	0595	6/20/10	\$520,000	\$574,000	1740	7	1910	Good	6000	N	N	3836 36TH AVE W
007	691770	0015	4/20/12	\$550,000	\$610,000	1750	7	1918	Avg	9600	N	N	4052 32ND AVE W
007	503830	0040	2/5/10	\$587,500	\$618,000	1760	7	1998	Avg	6300	Y	N	2815 31ST AVE W
007	682210	0155	8/10/11	\$470,000	\$543,000	1770	7	1981	Good	6000	N	N	3219 34TH AVE W
007	682160	0160	1/14/10	\$581,900	\$607,000	1820	7	1938	Good	6000	N	N	3235 28TH AVE W
007	682110	0270	5/27/10	\$405,000	\$444,000	1880	7	1910	Avg	6000	N	N	4047 34TH AVE W
007	058200	0385	7/7/10	\$499,950	\$555,000	1950	7	1914	Good	5400	N	N	3623 28TH AVE W
007	087100	0380	5/5/11	\$516,000	\$598,000	1960	7	1910	Good	6122	Y	N	3405 36TH AVE W
007	423540	0892	2/26/10	\$315,000	\$334,000	800	8	2006	Avg	928	N	N	4264 33RD AVE W
007	682160	0110	5/29/12	\$351,801	\$386,000	820	8	1941	Avg	6000	N	N	3222 30TH AVE W
007	682110	2336	11/16/12	\$380,625	\$390,000	890	8	1952	Avg	2530	Y	N	3014 W BARRETT ST
007	087100	2010	5/11/12	\$458,000	\$505,000	910	8	1952	Good	4388	N	N	3407 40TH AVE W
007	058200	0635	8/23/11	\$575,000	\$664,000	960	8	1951	Good	5880	Y	N	3512 31ST AVE W
007	682210	0451	6/21/12	\$385,000	\$419,000	990	8	1947	Avg	4000	N	N	3215 W BERTONA ST
007	087100	1880	7/26/11	\$399,400	\$462,000	1020	8	1950	Avg	5612	N	N	3446 ARAPAHOE PL W
007	087100	1913	12/30/10	\$423,900	\$487,000	1050	8	1950	Avg	4592	N	N	3429 40TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682160	0005	8/19/11	\$539,950	\$624,000	1060	8	1941	Good	5400	N	N	2909 W BERTONA ST
007	812770	0860	5/19/10	\$560,000	\$612,000	1060	8	1950	Avg	4600	N	N	2424 29TH AVE W
007	736960	0035	11/20/12	\$550,000	\$562,000	1090	8	1940	Avg	5006	N	N	3436 VIEWMONT WAY W
007	058200	0625	11/1/12	\$480,000	\$495,000	1100	8	1951	Avg	6240	Y	N	3520 31ST AVE W
007	682160	0375	4/23/10	\$474,000	\$514,000	1100	8	1941	Avg	6000	Y	N	2905 W DRAVUS ST
007	503530	0506	10/17/11	\$469,950	\$540,000	1100	8	1948	Good	4261	N	N	3705 MAGNOLIA BLVD W
007	423540	0759	2/15/11	\$520,000	\$600,000	1110	8	1946	VGood	7200	N	N	4232 34TH AVE W
007	087100	1711	11/28/12	\$490,000	\$499,000	1130	8	1955	Avg	5018	N	N	3637 40TH AVE W
007	682310	0251	6/10/10	\$427,500	\$471,000	1130	8	1949	Avg	6000	N	N	2627 32ND AVE W
007	286460	0441	2/9/10	\$410,000	\$432,000	1130	8	1948	Avg	4612	N	N	4015 W PROSPER ST
007	119300	0575	10/17/11	\$444,500	\$511,000	1180	8	1928	Avg	6000	Y	N	2917 28TH AVE W
007	137080	3805	5/13/10	\$825,000	\$900,000	1200	8	1941	VGood	5000	N	N	2427 35TH AVE W
007	503530	0595	3/24/10	\$610,000	\$654,000	1220	8	1939	Avg	6730	N	N	3515 MAGNOLIA BLVD W
007	423540	0895	4/10/12	\$419,500	\$466,000	1220	8	2006	Avg	876	N	N	4260 C 33RD AVE W
007	058200	0280	3/2/11	\$443,000	\$512,000	1240	8	1941	Good	7680	N	N	3617 30TH AVE W
007	813670	0030	4/26/10	\$662,500	\$719,000	1260	8	1950	Good	6223	Y	N	2820 31ST AVE W
007	232503	9085	7/12/11	\$449,950	\$521,000	1270	8	1950	Good	6912	N	N	2855 31ST AVE W
007	682110	0230	3/19/12	\$485,000	\$542,000	1270	8	1967	Avg	6000	N	N	4046 34TH AVE W
007	894110	0210	9/11/12	\$519,000	\$548,000	1270	8	1955	Avg	7755	N	N	3646 39TH AVE W
007	058200	0573	5/25/12	\$560,000	\$615,000	1300	8	1951	Good	6000	Y	N	2921 W RUFFNER ST
007	682160	0280	9/26/12	\$655,000	\$687,000	1300	8	1942	Good	6000	N	N	3029 28TH AVE W
007	503530	0805	6/14/11	\$448,800	\$520,000	1310	8	1939	Avg	5400	N	N	4325 W EMERSON ST
007	682160	0285	5/7/11	\$430,000	\$498,000	1310	8	1942	Avg	6000	N	N	3025 28TH AVE W
007	736960	0075	8/11/10	\$465,000	\$521,000	1310	8	1954	Avg	5500	N	N	3443 ARAPAHOE PL W
007	813670	0090	3/27/12	\$545,000	\$608,000	1320	8	1952	Good	6174	N	N	2822 32ND AVE W
007	087100	1560	4/19/11	\$405,000	\$469,000	1330	8	1957	Avg	5102	N	N	3636 40TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	503830	0005	10/31/11	\$455,000	\$522,000	1340	8	1958	Good	6300	N	N	2816 32ND AVE W
007	087100	0525	7/21/10	\$480,000	\$535,000	1360	8	1940	Avg	6122	N	N	3424 38TH AVE W
007	232503	9097	8/26/10	\$389,000	\$437,000	1360	8	1955	Avg	6000	N	N	3111 W BARRETT ST
007	503530	0600	9/20/11	\$689,000	\$794,000	1370	8	1939	Good	6160	N	N	3505 MAGNOLIA BLVD W
007	736960	0100	11/13/12	\$649,950	\$667,000	1370	8	1946	Good	5000	N	N	3423 VIEWMONT WAY W
007	813670	0035	7/1/10	\$537,000	\$595,000	1390	8	1950	Good	6174	Y	N	2821 31ST AVE W
007	503530	0015	8/22/12	\$466,500	\$496,000	1400	8	1957	Avg	6000	N	N	3645 ARAPAHOE PL W
007	504230	0004	11/8/11	\$462,000	\$530,000	1410	8	1951	Good	6846	N	N	2612 32ND AVE W
007	691770	1140	8/28/12	\$465,042	\$493,000	1420	8	1956	Avg	4800	N	N	3116 W EMERSON ST
007	691770	0100	6/15/12	\$432,000	\$471,000	1430	8	2008	Good	4800	N	N	4041 31ST AVE W
007	504130	0015	10/9/12	\$585,000	\$610,000	1450	8	1959	Avg	5670	Y	N	3044 37TH AVE W
007	137080	3900	7/6/12	\$768,825	\$832,000	1460	8	1949	Good	5536	N	N	2454 36TH AVE W
007	232503	9091	5/21/12	\$485,600	\$534,000	1460	8	1951	Avg	5400	N	N	3009 W BARRETT ST
007	682160	0215	9/3/12	\$649,000	\$687,000	1460	8	1956	Avg	6000	N	N	3216 29TH AVE W
007	058200	0640	3/21/11	\$506,000	\$585,000	1480	8	1956	Good	6000	Y	N	3506 31ST AVE W
007	232503	9088	8/21/12	\$511,000	\$544,000	1490	8	1950	Avg	5963	N	N	3023 W BARRETT ST
007	812770	0351	5/18/12	\$655,000	\$720,000	1490	8	1995	Avg	4440	N	N	3016 W SMITH ST
007	682110	1786	5/21/11	\$525,000	\$608,000	1490	8	1998	Avg	2694	N	N	3308 W BERTONA ST
007	691770	0275	9/26/11	\$483,000	\$556,000	1530	8	1983	Avg	7920	N	N	4003 30TH AVE W
007	504080	0005	7/11/11	\$552,000	\$639,000	1540	8	1941	Avg	8161	Y	N	3001 38TH AVE W
007	503530	0535	10/18/10	\$593,000	\$674,000	1550	8	1936	Good	5525	Y	N	3635 MAGNOLIA BLVD W
007	736960	0030	5/12/11	\$476,000	\$552,000	1560	8	1956	Avg	5000	N	N	3430 W VIEWMONT WAY W
007	137080	3775	11/19/12	\$580,500	\$594,000	1590	8	1999	Avg	6000	N	N	2448 35TH AVE W
007	137080	3775	12/21/11	\$585,000	\$666,000	1590	8	1999	Avg	6000	N	N	2448 35TH AVE W
007	503830	0045	11/8/11	\$457,000	\$524,000	1610	8	1945	Good	6200	N	N	2642 32ND AVE W
007	504230	0220	4/3/12	\$606,000	\$675,000	1620	8	1937	Good	5500	Y	N	2612 29TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682160	0370	3/22/12	\$600,000	\$670,000	1650	8	1929	Good	6000	N	N	3054 29TH AVE W
007	058200	0085	5/27/10	\$545,000	\$597,000	1690	8	1949	Good	6000	N	N	2904 W TILDEN ST
007	812770	0690	2/8/11	\$557,822	\$643,000	1740	8	1938	Good	6300	Y	N	2429 29TH AVE W
007	682110	0965	4/8/11	\$615,000	\$712,000	1750	8	1910	VGood	6000	N	N	3832 33RD AVE W
007	504230	0050	7/13/12	\$552,000	\$596,000	1750	8	1978	Avg	4990	Y	N	2616 31ST AVE W
007	503530	0745	11/30/12	\$608,000	\$618,000	1770	8	2006	Avg	2804	N	N	3639 43RD AVE W
007	503530	0745	5/26/11	\$568,500	\$659,000	1770	8	2006	Avg	2804	N	N	3639 43RD AVE W
007	682110	2292	7/30/10	\$535,000	\$597,000	1770	8	2004	Avg	1566	Y	N	3039 B 30TH AVE W
007	682210	0085	1/13/12	\$628,000	\$712,000	1780	8	2006	Avg	6000	N	N	3222 36TH AVE W
007	682160	0090	8/19/11	\$652,000	\$753,000	1830	8	1952	Good	6000	Y	N	3200 30TH AVE W
007	682210	0200	1/3/11	\$545,000	\$626,000	1830	8	1931	Good	6000	N	N	3228 35TH AVE W
007	503530	0770	7/16/12	\$625,000	\$674,000	1950	8	1940	Avg	5779	N	N	3611 43RD AVE W
007	137080	3875	10/10/12	\$631,000	\$657,000	1960	8	1989	Good	3012	N	N	2438 36TH AVE W
007	812770	0105	12/27/12	\$661,000	\$663,000	1960	8	1936	Avg	4640	N	N	2514 29TH AVE W
007	894110	0020	10/18/10	\$628,000	\$713,000	2060	8	1990	Good	5816	Y	N	3620 37TH AVE W
007	682110	0480	8/16/10	\$625,000	\$701,000	2130	8	1990	Good	6005	N	N	4034 36TH AVE W
007	736960	0045	3/25/11	\$535,000	\$619,000	2150	8	1940	Good	5617	N	N	3444 VIEWMONT WAY W
007	058200	0536	6/3/10	\$634,000	\$697,000	2300	8	2001	Avg	4448	N	N	3510 29TH AVE W
007	682210	0355	6/25/12	\$695,000	\$755,000	2340	8	1994	Good	6000	N	N	3247 32ND AVE W
007	503530	0515	10/19/10	\$614,000	\$698,000	2360	8	1940	Good	5014	N	N	3606 43RD AVE W
007	137780	0265	7/8/10	\$591,950	\$657,000	2550	8	1993	Avg	6400	N	N	2827 34TH AVE W
007	812770	0880	2/23/10	\$740,000	\$785,000	3030	8	2003	Avg	4600	N	N	2440 29TH AVE W
007	682110	2383	3/1/10	\$430,000	\$457,000	1240	9	2008	Avg	1505	Y	N	3062 31ST AVE W
007	119300	0510	8/22/12	\$615,000	\$654,000	1580	9	1951	Good	6000	Y	N	2840 29TH AVE W
007	682160	0300	1/28/10	\$625,000	\$656,000	1650	9	1931	Avg	6000	N	N	3009 28TH AVE W
007	503530	0345	6/6/12	\$641,500	\$701,000	1740	9	1956	Avg	5911	N	N	3730 MAGNOLIA BLVD W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	503530	0485	7/2/10	\$561,000	\$622,000	1750	9	1979	Avg	5010	N	N	3638 43RD AVE W
007	503530	0225	11/30/11	\$640,000	\$731,000	1780	9	1955	Good	6000	N	N	3669 VIEWMONT WAY W
007	682160	0335	10/3/11	\$750,000	\$863,000	1840	9	1928	Good	6000	Y	N	3020 29TH AVE W
007	682160	0305	4/19/12	\$599,000	\$664,000	1990	9	1932	Avg	4900	N	N	3003 28TH AVE W
007	087100	1980	5/17/10	\$830,000	\$907,000	2080	9	2004	Avg	4082	N	N	3414 ARAPAHOE PL W
007	504230	0240	8/24/12	\$695,000	\$739,000	2090	9	1931	Good	5400	Y	N	2607 28TH AVE W
007	812770	0416	9/20/11	\$499,000	\$575,000	2130	9	1991	Avg	5125	Y	N	2553 31ST AVE W
007	812770	0376	6/13/12	\$846,000	\$923,000	2150	9	1999	Avg	5250	Y	N	2536 31ST AVE W
007	232503	9063	3/27/12	\$724,000	\$808,000	2160	9	1942	VGood	7020	N	N	2858 30TH AVE W
007	504230	0260	6/18/12	\$629,150	\$685,000	2200	9	1931	Avg	5550	Y	N	2629 28TH AVE W
007	682160	0340	2/17/11	\$750,000	\$866,000	2270	9	1928	Good	6000	N	N	3024 29TH AVE W
007	682210	0045	4/20/11	\$790,000	\$915,000	2320	9	2010	Avg	6000	N	N	3215 35TH AVE W
007	504230	0055	8/31/12	\$1,045,000	\$1,108,000	2360	9	2006	Avg	5239	Y	N	2612 31ST AVE W
007	894110	0050	8/30/12	\$1,044,500	\$1,107,000	2400	9	2010	Avg	5801	N	N	3706 W TILDEN ST
007	503530	0430	3/5/12	\$1,125,000	\$1,262,000	2560	9	2000	Avg	8303	N	N	3526 MAGNOLIA BLVD W
007	812770	0720	12/23/11	\$765,000	\$871,000	2730	9	2009	Avg	4268	Y	N	2918 W MCGRAW ST
007	812770	0720	4/23/10	\$950,000	\$1,030,000	2730	9	2009	Avg	4268	Y	N	2918 W MCGRAW ST
007	812770	0160	7/25/12	\$917,000	\$986,000	3110	9	2004	Avg	4640	Y	N	2556 29TH AVE W
007	682160	0400	5/24/12	\$1,161,998	\$1,276,000	3190	9	1911	VGood	7200	Y	N	3029 29TH AVE W
007	812770	0135	1/6/10	\$960,000	\$997,000	2460	10	2001	Avg	4628	Y	N	2542 29TH AVE W
007	812770	0390	9/28/10	\$940,000	\$1,064,000	2850	10	2008	Avg	5500	N	N	2552 31ST AVE W
007	812770	0335	10/8/12	\$1,350,000	\$1,408,000	3030	10	2012	Avg	8250	Y	N	2515 30TH AVE W
007	682160	0200	7/15/11	\$960,000	\$1,111,000	3100	10	2008	Avg	6000	N	N	2820 W DRAVUS ST
007	137080	4040	1/15/10	\$1,095,000	\$1,142,000	3370	10	2009	Avg	6000	N	N	2538 35TH AVE W

Improved Sales Removed in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	057300	0085	8/6/10	\$750,000	NO MARKET EXPOSURE
001	057300	0105	12/15/10	\$695,000	IMP. CHARS CHANGED SINCE SALE; RELATED PARTY
001	057300	0365	5/22/12	\$927,000	QUIT CLAIM DEED
001	057300	0630	7/26/12	\$589,000	IMP CHARS DON'T MATCH SALES CHARS
001	102503	9135	6/17/10	\$1,350,000	ESTATE ADMIN; IMP. CHARS CHANGED SINCE SALE
001	102503	9230	8/23/12	\$506,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	102503	9330	6/24/10	\$975,000	RELOCATION - SALE TO SERVICE
003	026900	0125	5/3/11	\$145,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	026900	0466	6/15/11	\$200,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
003	026900	0845	8/15/12	\$865,000	IMP COUNT
003	026900	1185	1/6/10	\$540,000	TEARDOWN
003	026900	1224	2/29/12	\$485,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	026900	1326	11/27/12	\$935,000	IMP CHARS DON'T MATCH SALES CHARS
003	036900	0520	5/30/12	\$283,425	RELATED PARTY, FRIEND, OR NEIGHBOR
003	036900	0895	12/8/11	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	119200	0091	4/21/11	\$765,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	119300	0210	7/30/12	\$975,000	IMP CHARS DON'T MATCH SALES CHARS
003	232130	0015	12/8/11	\$690,000	IMP CHARS DON'T MATCH SALES CHARS
003	232130	0025	10/27/11	\$337,627	BANKRUPTCY; FORCED SALE; EXEMPT FROM EXCISE TAX
003	232130	0395	7/15/10	\$218,250	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232130	0518	9/28/11	\$449,500	QUIT CLAIM DEED
003	277060	0145	11/16/12	\$183,417	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	277060	0235	11/16/10	\$265,000	QUIT CLAIM DEED; STATEMENT TO DOR
003	277060	0370	1/27/12	\$352,865	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
003	277060	0385	8/23/10	\$275,000	PREVIMP<=25K
003	277060	0435	1/20/10	\$238,964	NO MARKET EXPOSURE
003	277060	0450	9/11/12	\$322,900	BANKRUPTCY; FORCED SALE; EXEMPT FROM EXCISE TAX
003	277060	0450	3/5/12	\$322,974	BANKRUPTCY; FORCED SALE; EXEMPT FROM EXCISE TAX
003	277060	0478	2/24/10	\$445,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
003	277060	0665	11/10/11	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	277060	0935	2/15/11	\$299,950	IMP COUNT;%COMPL
003	277060	0940	11/16/12	\$445,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT;%COMPL
003	277060	0940	2/14/11	\$211,500	IMP COUNT;%COMPL
003	277060	0945	10/24/12	\$589,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT;%COMPL
003	277060	0945	2/14/11	\$158,500	DOR RATIO;IMP COUNT;%COMPL
003	277060	1145	6/3/11	\$1,160,000	NON-REP SALE;BANKRUPTCY - RECEIVER OR TRUSTEE
003	277060	1455	11/18/11	\$220,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	277060	1695	12/20/11	\$370,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	277060	1732	7/15/10	\$372,000	RELOCATION - SALE TO SERVICE
003	277060	2380	9/13/12	\$580,000	IMP CHARS DON'T MATCH SALES CHARS
003	277060	6720	12/18/12	\$402,600	BANKRUPTCY; FORCED SALE; EXEMPT FROM EXCISE TAX
003	277060	6775	12/2/11	\$315,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
003	277060	6930	1/24/12	\$475,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	277110	1100	9/27/11	\$161,500	NO MARKET EXPOSURE
003	277110	2014	9/19/12	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	277160	2888	2/10/10	\$420,000	BANKRUPTCY; NO MARKET EXP; FORCED SALE
003	277160	3035	1/11/10	\$680,000	%COMPL
003	277160	3220	2/24/12	\$119,550	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	277160	3265	12/14/10	\$1,050,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
003	277160	3320	8/23/11	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	277160	3635	12/12/12	\$619,000	IMP CHARS DON'T MATCH SALES CHARS
003	277160	3880	12/17/10	\$495,000	ESTATE ADMIN.; IMP. CHARS CHANGED SINCE SALE
003	277160	3975	9/8/11	\$419,000	RELOCATION - SALE TO SERVICE
003	277160	3981	5/16/12	\$635,000	IMP CHARS DON'T MATCH SALES CHARS
003	277160	4585	1/29/10	\$335,000	IMP. CHARS CHANGED SINCE SALE; FIN. INSTIT. RESALE
003	377630	0005	12/6/11	\$358,333	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
003	423540	0215	12/3/11	\$240,000	DOR RATIO;PREVIMP<=25K;TEAR DOWN
003	423540	0230	12/12/12	\$250,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
003	423540	0255	11/29/11	\$216,000	PREVIMP<=25K
003	423540	0260	5/22/12	\$120,000	DOR RATIO;PREVIMP<=25K
003	423540	0315	4/13/10	\$519,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	423540	0503	5/17/12	\$134,171	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	423790	1360	8/11/10	\$522,550	RELOCATION - SALE TO SERVICE
003	423790	1370	10/23/12	\$325,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
003	423790	1370	9/20/12	\$275,000	NO MARKET EXP;ESTATE ADMIN OR GUARDIAN
003	503630	0220	8/8/11	\$350,000	ESTATE ADMIN; IMP. CHARS CHANGED SINCE SALE
003	503630	0240	11/15/11	\$466,000	RELOCATION - SALE TO SERVICE
003	668150	0110	4/9/12	\$259,752	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	693360	0035	6/4/12	\$485,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
003	693360	0105	10/22/12	\$689,950	RELOCATION - SALE TO SERVICE
003	693360	0245	2/22/12	\$479,458	BANKRUPTCY; FORCED SALE; EXEMPT FROM EXCISE TAX
003	701070	0020	1/22/10	\$173,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	701070	0115	6/14/12	\$393,000	PREVIMP<=25K
003	701070	0150	11/15/11	\$141,791	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	701070	0195	10/26/12	\$573,000	IMP CHARS DON'T MATCH SALES CHARS
003	701070	0955	11/20/10	\$80,502	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
003	701070	1050	7/6/12	\$499,000	IMP CHARS DON'T MATCH SALES CHARS
005	020750	0010	7/26/10	\$850,000	SEGREGATION AND/OR MERGER
005	020750	0012	6/11/10	\$699,000	RELOCATION - SALE TO SERVICE
005	106800	0410	4/6/11	\$684,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	106800	0465	4/23/10	\$1,140,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
005	106800	0590	5/15/12	\$305,000	IMP CHARS DON'T MATCH SALES CHARS
005	136730	0045	2/9/12	\$4,700,000	LACK OF REPRESENTATION
005	136780	0095	3/12/10	\$680,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	137080	0395	3/16/11	\$525,000	IMP. CHARS CHANGED SINCE SALE
005	137080	0395	3/12/11	\$525,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis

Area 11

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	137080	0635	12/8/10	\$920,000	RELOCATION - SALE TO SERVICE
005	137080	0690	3/16/10	\$798,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137080	1095	12/17/10	\$1,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137080	1275	5/17/11	\$960,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137080	1375	2/14/12	\$750,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
005	137080	2605	7/9/10	\$685,000	RELOCATION - SALE TO SERVICE
005	137080	2785	6/6/11	\$362,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	137080	2950	4/27/11	\$1,130,000	NON-REPRESENTATIVE SALE
005	137080	3400	5/11/10	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	137380	0331	2/24/10	\$890,000	NON-REPRESENTATIVE SALE
005	187750	0040	5/16/11	\$1,385,000	IMP CHARS DON'T MATCH SALES CHARS
005	202120	0555	7/1/11	\$797,500	UNFIN AREA
005	202120	0555	7/1/11	\$797,500	UNFIN AREA;RELOCATION - SALE TO SERVICE
005	202120	0771	9/21/11	\$491,500	QUIT CLAIM DEED; IMP. CHARS CHANGED SINCE SALE
005	202120	1000	3/15/11	\$680,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
005	232503	9095	6/14/11	\$352,199	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
005	232503	9095	4/16/10	\$525,000	BANKRUPTCY; NO MARKET EXP; FORCED SALE
005	277160	3605	4/28/11	\$360,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	277160	4375	12/26/12	\$293,000	SEGREGATION AND/OR MERGER
005	327130	0135	8/28/12	\$470,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	327130	0155	6/3/11	\$521,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	327130	0405	5/27/10	\$647,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	327130	0735	9/16/11	\$440,000	ESTATE ADMIN.; IMP CHARS CHANGED SINCE SALE;
005	354790	0045	5/10/12	\$465,000	UNFIN AREA
005	354790	0580	11/2/10	\$623,000	NON-REPRESENTATIVE SALE; FIN INSTITUTION RESALE
005	503430	0040	6/29/11	\$465,000	NO MARKET EXP.; IMP. CHARS CHANGED SINCE SALE
005	503430	0051	9/10/12	\$197,078	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	503530	0909	4/26/10	\$649,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	503530	0960	8/3/11	\$675,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
005	503530	0960	9/19/12	\$211,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
005	503530	1102	6/29/10	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	503730	0010	7/7/11	\$563,500	NON-REPRESENTATIVE SALE
005	503730	0040	6/21/12	\$1,035,000	RELOCATION - SALE TO SERVICE
005	503980	0095	11/1/12	\$427,000	OBSOL
005	503980	0095	8/15/12	\$325,000	OBSOL
005	555330	0380	7/26/11	\$600,000	PREVIMP<=25K;TEAR DOWN; NO MARKET EXPOSURE
007	058200	0075	6/1/10	\$335,000	%COMPL;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	058200	0075	9/12/12	\$720,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	058200	0105	4/22/11	\$430,000	IMP COUNT
007	087100	1464	8/8/11	\$225,000	DOR RATIO
007	087100	1850	10/1/10	\$324,000	ESTATE ADMIN; IMP. CHARS CHANGED SINCE SALE
007	087100	1984	1/28/11	\$375,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
007	119300	0575	2/17/11	\$212,224	DOR RATIO;QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	128830	0070	8/20/10	\$630,000	IMP CHARS DONT MATCH
007	137080	3735	2/18/10	\$168,445	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	137080	3830	12/30/10	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	137080	3880	5/25/12	\$615,000	IMP CHARS DON'T MATCH SALES CHARS
007	137080	4206	7/14/10	\$430,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
007	137680	0260	11/6/12	\$417,000	PREVIMP<=25K
007	137730	0025	4/21/10	\$480,000	DOR RATIO
007	137730	0100	8/5/11	\$358,000	%COMPL
007	137730	0105	10/26/11	\$400,000	NO MARKET EXPOSURE
007	137730	0125	2/14/12	\$370,647	BANKRUPTCY; FORCED SALE; EXEMPT FROM EXCISE TAX
007	152503	9021	6/14/10	\$400,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
007	222503	9095	9/6/12	\$300,000	PREVIMP<=25K
007	232503	9063	2/3/11	\$222,000	DOR RATIO;QUIT CLAIM DEED
007	235180	0105	5/1/12	\$580,000	IMP CHARS DON'T MATCH SALES CHARS
007	286460	0050	10/11/11	\$275,500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; QUIT CLAIM
007	286460	0165	11/10/11	\$641,443	BANKRUPTCY; FORCED SALE; EXEMPT FROM EXCISE TAX
007	286460	0165	7/6/12	\$570,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
007	423540	0850	5/26/11	\$210,000	DOR RATIO;BUILDER OR DEVELOPER SALES
007	423540	0897	8/26/11	\$179,600	DOR RATIO;QUIT CLAIM DEED
007	423540	1030	4/1/11	\$200,000	DOR RATIO;SHORT SALE; FINANCIAL INSTITUTION RESALE
007	503530	0385	8/30/12	\$121,380	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
007	503530	0750	1/20/10	\$617,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	503530	0830	3/24/11	\$276,000	DOR RATIO;QUIT CLAIM DEED
007	503530	0830	3/14/11	\$276,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
007	503530	0836	2/18/11	\$469,000	OBSOL;IMP. CHARS CHANGED SINCE SALE
007	503830	0035	12/21/12	\$400,500	BANKRUPTCY; NO MARKET EXP; FORCED SALE
007	503830	0180	4/17/10	\$4,700	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
007	504230	0085	4/4/12	\$40,000	DOR RATIO
007	504230	0105	1/5/11	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	504230	0165	8/29/11	\$344,617	NO MARKET EXPOSURE
007	682110	0515	6/24/11	\$335,400	RELATED PARTY, FRIEND, OR NEIGHBOR
007	682110	0770	6/29/10	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	682110	1185	10/25/10	\$335,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	682110	1395	4/27/10	\$292,000	PREVIMP<=25K
007	682110	1495	10/19/10	\$350,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHB
007	682110	1730	6/5/12	\$480,000	NO MARKET EXP; ESTATE ADMIN OR GUARDIAN
007	682110	1770	12/12/12	\$315,000	IMP COUNT;QUIT CLAIM DEED; STATEMENT TO DOR
007	682110	1855	7/26/12	\$404,000	PREVIMP<=25K
007	682110	2292	7/26/10	\$535,000	RELOCATION - SALE TO SERVICE
007	682160	0085	2/23/11	\$400,000	NO MARKET EXPOSURE
007	682160	0235	4/27/12	\$439,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	682210	0440	11/29/10	\$349,000	IMP. CHARS CHANGED SINCE SALE; SHORT SALE
007	682210	0775	8/17/10	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	691770	0005	9/7/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	691770	0860	5/14/12	\$246,476	PARTIAL INTEREST (1/3, 1/2, Etc.); NO MARKET EXPOSURE
007	691770	0900	9/14/10	\$366,000	PREVIMP<=25K
007	691770	0965	8/10/11	\$515,000	RELOCATION - SALE TO SERVICE
007	691770	1110	7/10/12	\$350,000	PREVIMP<=25K
007	701070	0610	8/24/12	\$220,000	NON-REP SALE;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	736960	0110	11/18/10	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	812770	0025	8/4/10	\$275,000	NON-REPRESENTATIVE SALE
007	812770	0205	6/19/12	\$900,000	OBSOL
007	812770	0600	4/25/11	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	812770	0716	12/14/10	\$94,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND
007	812770	0730	7/19/11	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	894110	0050	9/4/12	\$10,000	DOR RATIO;SEGREGATION AND/OR MERGER
007	894110	0130	1/30/12	\$400,000	PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	102503	9324	5/16/2011	\$200,000	5415	N	N
001	102503	9325	4/12/2011	\$190,000	6929	N	N
001	102503	9326	5/17/2011	\$200,000	7024	N	N
003	026900	0256	12/11/2012	\$216,000	5001	N	N
003	026900	1185	1/6/2010	\$540,000	4030	N	N
003	277060	0935	2/15/2011	\$299,950	6000	N	N
003	277060	0940	2/14/2011	\$211,500	6000	N	N
003	277060	1770	2/23/2012	\$285,000	6000	N	N
003	277060	2372	2/22/2010	\$105,000	1911	N	N
003	423790	1221	10/27/2011	\$249,950	3975	N	N
005	232503	9101	10/5/2012	\$13,500	10290	Y	N
007	087100	0375	6/14/2011	\$175,000	3061	Y	N
007	087100	1464	8/8/2011	\$225,000	5102	N	N
007	137730	0100	8/5/2011	\$358,000	6240	N	N

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Vacant Sales Removed in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	766620	0715	6/11/2010	\$1,600,000	MULTI-PARCEL SALE;
003	107000	0360	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
003	107000	0370	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
003	277060	1782	9/15/2010	\$65,000	NON REPRESENTATIVE
003	503530	1007	2/10/2011	\$375,000	NO MARKET EXPOSURE;
005	020750	0011	3/9/2011	\$150,000	NO MARKET EXPOSURE;
005	026900	0466	6/15/2011	\$200,000	TEAR DOWN; NO MARKET EXPOSURE
005	058200	0075	6/1/2010	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	102503	9028	5/4/2010	\$2,450,000	TEAR DOWN; MULTI-PARCEL SALE;
005	107000	0010	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0020	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0030	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0040	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0050	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0060	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0070	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0080	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0090	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0100	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0110	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0120	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0130	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0140	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0150	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0160	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0170	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0180	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0190	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0200	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0210	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0250	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0260	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0270	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0280	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0290	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0300	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0310	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0320	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0330	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0340	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0350	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;

Vacant Sales Removed in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	107000	0380	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	107000	0390	5/24/2012	\$14,400,000	MULTI-PARCEL SALE;
005	136430	0555	12/28/2010	\$30,000	NO MARKET EXPOSURE;
005	137380	0055	9/8/2010	\$880,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
005	277060	1685	4/5/2011	\$100,000	MULTI-PARCEL SALE;
005	277060	1686	4/5/2011	\$100,000	MULTI-PARCEL SALE;
005	503530	1012	2/28/2011	\$375,000	NO MARKET EXPOSURE;
005	766620	0725	6/11/2010	\$1,600,000	MULTI-PARCEL SALE;
005	766620	0733	6/11/2010	\$1,600,000	MULTI-PARCEL SALE;
005	778690	0050	10/21/2010	\$20,000	PARTIAL INTEREST; RELATED PARTY
005	778690	0065	12/3/2010	\$17,746	NO MARKET EXPOSURE;
007	766620	0386	2/26/2010	\$1,865,000	MULTI-PARCEL SALE;