Condominium Physical Inspection Report

2010 Assessment Roll

Northeast King County

Specialty Neighborhoods

380, 390 and 395

For 2011 Property Taxes

King County Department of Assessments
Seattle Washington

Lloyd Hara, Assessor

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Executive Summary Report

Appraisal Date: 1/1/2010 – 2010 Assessment Roll
Area Name: Northeast King County; Specialty Neighborhoods 380, 390 and 395.
Previous Physical Inspection: 2004 Assessment Year.

Sales - Improved Summary:
Number of Sales: 304
Range of Sale Dates: 1/1/2008 to 12/31/2009

Sales – Improved Valuation Change Summary						
	Land	**Imps**	**Total**	**Adj. Sale Price****	**Ratio**	**COV**
2009 Value	$61,300	$174,600	$235,900	$224,700	105.0%	8.64%
2010 Value	$60,800	$147,300	$208,100	$224,700	92.6%	6.44%
Change	-$500	-$27,300	-$27,800		-12.4%	-2.20%
%Change	-0.8%	-15.6%	-11.8%		-11.8%	-25.46%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.20% and –25.46% actually represent an improvement.
** Sales adjusted to 1/1/10

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Addenda of this report.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2009 Value	$61,100	$165,400	$226,500
2010 Value	$61,000	$137,200	$198,200
Percent Change	-0.2%	-17.0%	-12.5%

Number of improved Parcels in the Population: 4,636

The population summary above includes all residential condominium living units, and excludes non-living units such as parking, storage, and moorage units. It also excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the formula in order to improve the uniformity of assessments throughout the area. Sales and values were adjusted to 1/1/10. An additional adjustment of .925 was made to all properties.

The Values described in this report improve uniformity and equity. The recommendation is to post those values for the 2010 assessment roll.

Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: 9/1/2010

Appraisal Team members and participation

Craig Johnson and Nick Moody made up the appraisal team responsible for physical inspection and value selection in the Northeast King County area. Nick inspected the condominiums in assigned areas to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. Nick then reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

Assumptions & Limiting Conditions

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the 2010 assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 12/31/2009 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2010.
- All values were adjusted as described in the model validation section of this report.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to current adjusted sale prices (1/1/10). The study was also repeated after application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 8.64% to 6.44%.

Scope of the Appraisal

The income and cost approaches are not applicable to residential condominium valuation. The income approach does not apply since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units. We do not consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for the Northeast King County Area. Our sales sample consists of 304 residential living units that sold during the 24-month period between January 1, 2008 and December 31, 2009. The model was applied to all of the 4,636 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of Commercial geographic and specialty appraisers.

Part Two – Presentation of Data

Identification of the area

Name or Designation

Northeast King County

Area, neighborhood, and location data

The Physically inspected portion of the Northeast King County includes Specialty Neighborhood 380: Juanita, 390: Inglewood, and 395: Kingsgate.

Boundaries:

Specialty neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

Area 380 is bounded on the North by NE 132nd Street, on the South by a line from 19th Avenue up 6th Street to the Burlington Northern Railway, on the East by 132nd Avenue NE and on the West by Lake Washington.

Area 390 is bounded on the North by the Sammamish River, on the South by NE 132nd Street, on the East by I-405 and on the West by Lake Washington.

Area 395 is bounded on the North by NE 160th Street, on the South by NE 132nd Street, on the East by 132nd Avenue NE and on the West by I-405.

Maps

General maps of the Specialty Neighborhoods included in the Northeast King County revalue area are in the addenda of this report. More detailed maps can be located on the 7th floor of the King County Administration building.

Zoning and legal/political consideration

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

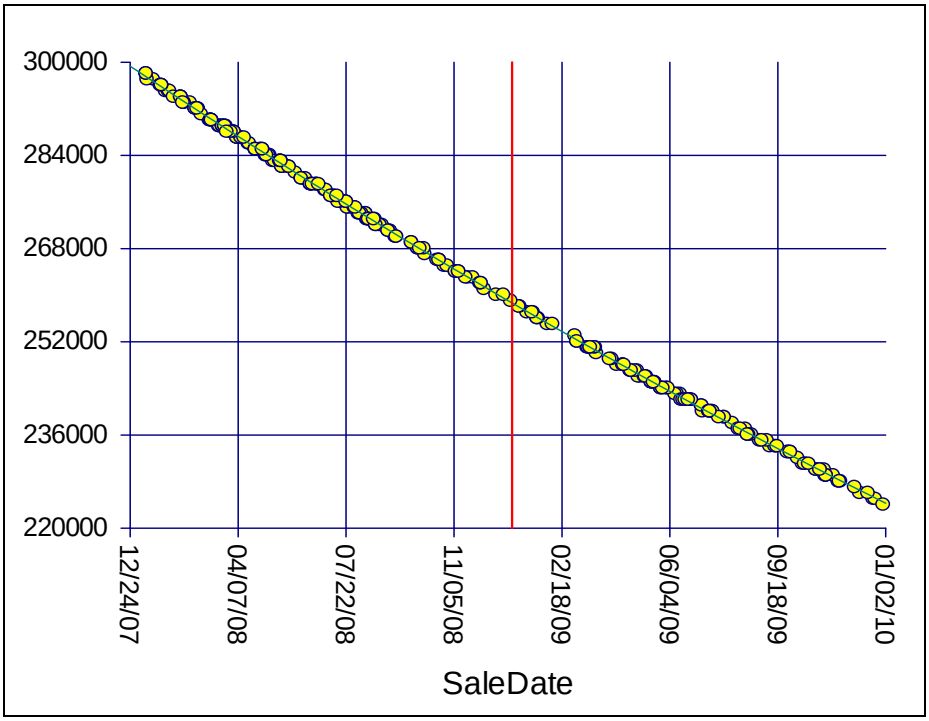
Part Three – Analysis of Data and Conclusions

Highest and best use analysis and location of conclusions

Based on neighborhood trends, both demographic and current development patterns, the existing use represents the highest and best use of most properties. This use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property under its existing use plus the cost to remove the improvements. We find current improvements add value to property, in most cases, and therefore reflect highest and best use of the property as improved. If a property is not at its highest and best use, a token value of $1,000.00 is assigned to the improvements.

Market Change of Average Sale Price in the Northeast King County Area:

Analysis of sales in the Northeast King County area indicated a loss in value over the two year period. Values declined consistently from an average sales price near $299,000 by 24.8% to $224,700 as of January 1st 2010.



(Chart 1: Progression of average sales price over time 1-1-2008 to 12-31-2009)

Northeast King County Sale Price changes (Relative to 1/1/2010 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.752	-24.8%
2/1/2008	0.761	-23.9%
3/1/2008	0.770	-23.0%
4/1/2008	0.779	-22.1%
5/1/2008	0.788	-21.2%
6/1/2008	0.798	-20.2%
7/1/2008	0.807	-19.3%
8/1/2008	0.817	-18.3%
9/1/2008	0.827	-17.3%
10/1/2008	0.837	-16.3%
11/1/2008	0.847	-15.3%
12/1/2008	0.857	-14.3%
1/1/2009	0.867	-13.3%
2/1/2009	0.878	-12.2%
3/1/2009	0.888	-11.2%
4/1/2009	0.898	-10.2%
5/1/2009	0.909	-9.1%
6/1/2009	0.920	-8.0%
7/1/2009	0.931	-6.9%
8/1/2009	0.942	-5.8%
9/1/2009	0.954	-4.6%
10/1/2009	0.965	-3.5%
11/1/2009	0.976	-2.4%
12/1/2009	0.988	-1.2%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2010.

Examples	**Sales Price**	**Sales Date**	**Adjustment factor**	**Adjusted Sales price***
			x Sales Price	
Sale 1	$324,000	1/9/2008	0.754	$244,000
Sale 2	$220,000	12/31/2008	0.867	$191,000
Sale 3	$450,000	12/31/2009	1.000	$450,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(-0.000389976*SaleDay)

Where SaleDay = Sale Date - 40179

And Sale Date is the number of days since 1-1-1900 (Machine value used by statistical software).

Sales comparison approach model description

Northeast King County area sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's database. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

Model specification

The ***characteristic-based adjustment model*** includes the following data characteristic Variables:

1. Age
2. Living Area
3. Covered Parking
4. Building Quality
5. Project Location
6. Views: Lake Washington.
7. Conversions
8. Top Floor
9. End Unit
10. Neighborhood
11. Certain projects as defined by Major.

The definitions of the data characteristics included in the models can be found in the Condominium Coding manual and is available upon request.

Model calibration

The model is calibrated as follows:

EMV 0.5517625-0.1155222*AGE+ 0.6307897*UNITSIZE+ 0.0912381*COVPARKING+ 0.3822585*BLDQULAITY+ 0.196558*WASAMMVIEW+ 0.0747463*PLOC4-0.01772716*BQUAL5+ 0.01841474*CONVERSION+ 0.03208221*TOPFLOOR+ 0.02102394*ENDUNITx-0.04101522*NBHD395-0.01672852*NBDH390+ 0.05438742*LOW-0.03388783*HIGH

Resulting values were then reduced by 7.5% and rounded down to the next $1,000.

(Refer to the model validation section of this report for a complete explanation regarding the 7.5% adjustment)

*EMV stands for Estimated Market Value and represents the modeled value for the 2010 assessment year.

Exceptions:

Major	Nbhd	Project Name	Value Notes
059050	380	BAYVIEW ON THE LAKE PH I CONDOMINIUM	Valued at EMV*1.10 based on market sales.
159195	380	CIEN CONDOMINIUM	Valued at EMV*1.10 based on market sales.
217630	380	EAST SHORE ESTATE CONDOMINIUM	Valued at EMV*0.90 based on market sales.
221219	380	EASTRIDGE CONDOMINIUM	Valued at EMV*0.90 based on market sales.
327680	380	HIGH CHAPARRAL CONDOMINIUM	Valued at EMV*0.90 based on market sales.
337680	380	HILLSIDE VILLAGE CONDOMINIUM	Valued at EMV*1.15 based on market sales.
358527	380	INN ON THE PARK CONDOMINIUM	Valued at EMV*0.90 based on market sales.
375380	380	JUANITA BAY TOWNHOMES CONDOMINIUM	Valued at EMV*1.25 based on market sales.
375463	380	JUANITA COVE CONDOMINIUM	Valued at EMV*0.90 based on market sales.
376460	380	JUANITA VILLAGE CONDOMINIUM	Valued at EMV*0.90 based on market sales.
376600	380	JUANITA WOODS CONDOMINIUM	Valued at EMV*1.10 based on market sales.
785995	380	SONGWOOD CONDOMINIUM	Valued at EMV*0.90 based on market sales.
794130	380	SPRINGTREE CONDOMINIUM	Valued at EMV*0.90 based on market sales.
803390	380	STONEBRIDGE CONDOMINIUM	Valued at EMV*1.15 based on market sales.
865190	380	TIMBRE TERRACE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
929050	380	WESTCHASE CONDOMINIUM	Valued at EMV*0.90 based on market sales.
111269	390	BRIGHTON PLACE PH 01 CONDOMINIUM	Valued at EMV*1.10 based on market sales.
132980	390	CANTERBURY AT INGLEWOOD CONDOMINIUM	Valued at EMV*0.80 based on market sales.
151630	390	CHANTREY ESTATES CONDOMINIUM	Valued at EMV*1.10 based on market sales.
358277	390	INGLEWOOD VILLAGE NO. 03 CONDOMINIUM	Valued at EMV*0.90 based on market sales.
889575	390	VERMONT	Units in Buildings E and F are 80% complete and are valued at EMV*0.80.
894428	390	VILLAGE AT R. BEND PHI CONDOMINIUM	Valued at EMV*1.10 based on market sales.
426445	395	LENDEMAIN CONDOMINIUM	Valued at EMV*1.10 based on market sales.
638770	395	OLYMPIC VILLAGE CONDOMINIUM	Valued at EMV*1.10 based on market sales.

Total Value Model Recommendations, Validation and Conclusions:

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

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. The resulting assessment level is 92.6%

The reason the assessment level falls at the low end of the recommended range of 90%-110% is related to an additional market shift (downward) which had not been reflected in the sales analysis.
The current real estate markets both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in the number of sales transactions and aggressively reduced sales prices within the analysis period. Short Sales and Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was performed with due consideration of the IAAO's exposure draft entitled "Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers".[1] This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were evaluated by the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis of the sales in this area showed these sales comprised 4.7% of the market on 1/1/2010 and sold for 41.72% less than the overall average of traditional market sales.

Knowing that this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .925 in an effort to accommodate the relevant economic conditions at the time of this valuation.

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

Application of the recommended value for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of –12.5%.

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

[1] "Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers", by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Ratio study

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to time adjusted selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2010 Assessment Roll.

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

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

Highest and Best Use

> **RCW 84.40.030** *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*
>
> ***WAC 458-07-030 (3) True and fair value -- Highest and best use.*** *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes

than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

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

Property rights appraised:

Fee Simple

Wash Constitution Article 7* § *1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*
Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*
Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*

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- Joyce Smith: *Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
- Helena Berglund: *Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
- Paul Mallory: *Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
- Nick Moody: *Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
- Kent Walter: *Appeal Review, Value Select Review and Report Review.*

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

  Physical inspection revalue, Statistical analysis and model building, value selection, value review, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.

Craig Johnson, Appraiser II

Addenda

Ratio Reports

Sales Lists

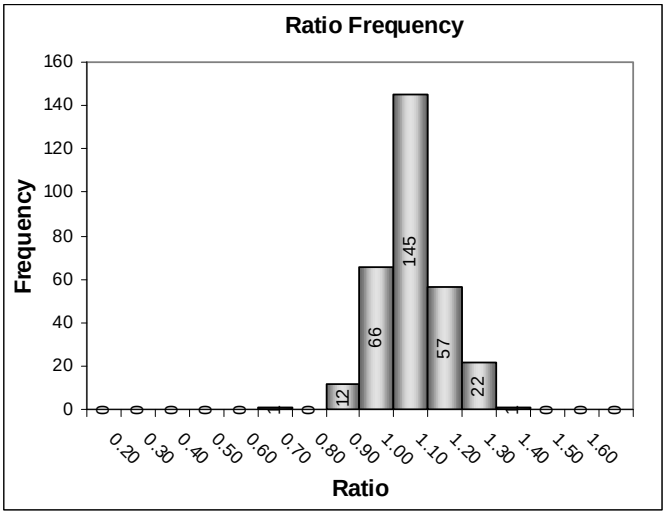
Specialty Neighborhood Maps

Physical Inspection Ratio Report (Before)

2009 Values

District/Team:	Appr. Date	Date of Report:	Sales Dates:
Commercial / West	01/01/2009	5/17/2010	1/2008 - 12/2009
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
Northeast King County	CJOH	Residential Condominiums	YES

SAMPLE STATISTICS	
Sample size (n)	304
Mean Assessed Value	235,900
Mean Adj Sales Price	224,700
Standard Deviation AV	82,324
Standard Deviation SP	81,858
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.057
Median Ratio	1.054
Weighted Mean Ratio	1.050
UNIFORMITY	
Lowest ratio	0.676
Highest ratio:	1.340
Coefficient of Dispersion	6.59%
Standard Deviation	0.091
Coefficient of Variation	8.64%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	1.044
Upper limit	1.063
95% Confidence: Mean	
Lower limit	1.047
Upper limit	1.067
SAMPLE SIZE EVALUATION	
N (population size)	4636
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	304
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	159
# ratios above mean:	145
z:	0.803
Conclusion:	*Normal**
**i.e. no evidence of non-normality*	



COMMENTS:

Residential Condominiums throughout areas 380, 390 and 395.

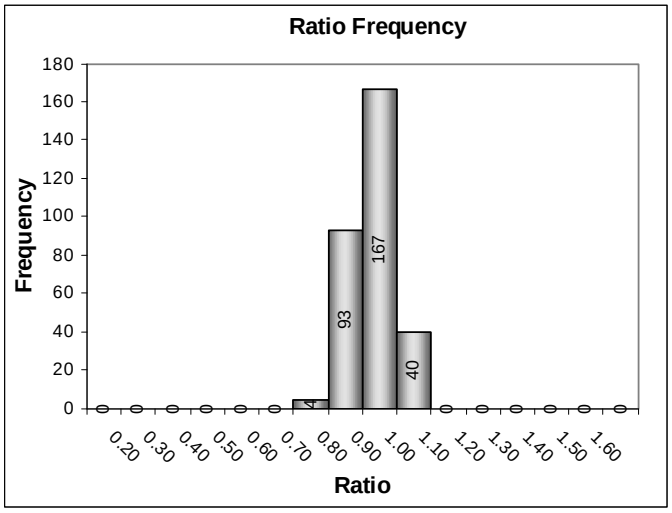
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Physical Inspection Ratio Report (After)

2010 Values

District/Team:	Appr. Date	Date of Report:	Sales Dates:
Commercial / West	01/01/2010	6/16/2010	1/2008 - 12/2009
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
Northeast King County	CJOH	Residential Condominiums	YES

SAMPLE STATISTICS	
Sample size (n)	304
Mean Assessed Value	208,100
Mean Adj Sales Price	224,700
Standard Deviation AV	73,913
Standard Deviation SP	81,858
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.930
Median Ratio	0.929
Weighted Mean Ratio	0.926
UNIFORMITY	
Lowest ratio	0.775
Highest ratio:	1.094
Coefficient of Dispersion	5.19%
Standard Deviation	0.060
Coefficient of Variation	6.44%
Price Related Differential (PRD)	1.004
RELIABILITY	
95% Confidence: Median	
Lower limit	0.920
Upper limit	0.938
95% Confidence: Mean	
Lower limit	0.923
Upper limit	0.937
SAMPLE SIZE EVALUATION	
N (population size)	4636
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.060
Recommended minimum:	6
Actual sample size:	304
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	153
# ratios above mean:	151
z:	0.115
Conclusion:	*Normal**
**i.e. no evidence of non-normality*	



COMMENTS:

Residential Condominiums throughout areas 380, 390 and 395.

While assessment level has been reduced, uniformity has been improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010.

Sales Used In Analysis

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	028330	0060	12/1/2008	208,000	178,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I CONDOMINIUM
380	028330	0100	2/28/2008	259,000	199,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I CONDOMINIUM
380	028330	0400	3/12/2008	240,500	186,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I CONDOMINIUM
380	028330	0470	10/22/2008	217,000	183,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I CONDOMINIUM
380	028330	0680	5/28/2008	278,000	221,000	1,275	4	1980	3	NO	NO	ARROWOOD PHASE I CONDOMINIUM
380	028330	0720	4/25/2008	245,000	193,000	1,066	4	1980	3	NO	NO	ARROWOOD PHASE I CONDOMINIUM
380	028330	0740	1/16/2009	245,000	214,000	1,275	4	1980	3	NO	NO	ARROWOOD PHASE I CONDOMINIUM
380	058650	0040	3/4/2009	315,000	280,000	1,318	6	1978	3	NO	NO	BAYCREST CONDOMINIUM
380	058650	0150	4/28/2009	316,000	287,000	1,318	6	1978	3	NO	NO	BAYCREST CONDOMINIUM
380	059390	0060	5/12/2009	245,000	224,000	1,097	4	1990	3	NO	NO	BEACH VIEW TERRACE CONDOMINIUM
380	101210	0200	4/20/2009	239,950	217,000	1,266	4	1980	3	NO	NO	BOWIE PLACE CONDOMINIUM
380	145060	0540	3/21/2008	199,000	154,000	856	4	1977	3	NO	NO	CEDAR MILL CONDOMINIUM
380	145060	0590	2/14/2008	247,000	189,000	872	4	1977	3	NO	NO	CEDAR MILL CONDOMINIUM
380	145060	0640	10/15/2009	185,000	179,000	872	4	1977	3	NO	NO	CEDAR MILL CONDOMINIUM
380	159195	0060	5/20/2009	260,000	238,000	859	4	1978	3	YES	NO	CIEN CONDOMINIUM
380	165750	0020	9/4/2008	388,000	321,000	1,824	6	1984	3	NO	NO	COBBLESTONE CONDOMINIUM
380	165750	0030	6/10/2009	367,000	339,000	1,782	6	1984	3	NO	NO	COBBLESTONE CONDOMINIUM
380	178940	0040	10/30/2009	185,600	181,000	894	6	1978	3	NO	NO	COUNTRY TRACE PH I CONDOMINIUM
380	178940	0200	2/21/2008	250,000	192,000	1,095	6	1978	3	NO	NO	COUNTRY TRACE PH I CONDOMINIUM
380	178940	0410	6/9/2008	260,000	208,000	1,020	6	1978	3	NO	NO	COUNTRY TRACE PH I CONDOMINIUM
380	178940	0530	7/24/2008	248,000	202,000	1,021	6	1978	3	NO	NO	COUNTRY TRACE PH I CONDOMINIUM
380	178940	0540	8/5/2008	220,000	180,000	901	6	1978	3	NO	NO	COUNTRY TRACE PH I CONDOMINIUM
380	178940	0690	3/20/2009	232,000	207,000	1,216	6	1978	3	NO	NO	COUNTRY TRACE PH I CONDOMINIUM
380	217630	0060	12/21/2009	155,000	154,000	648	4	1977	3	YES	NO	EAST SHORE ESTATE CONDOMINIUM
380	221219	0060	3/11/2008	273,000	211,000	1,208	4	1985	3	YES	NO	EASTRIDGE CONDOMINIUM
380	221219	0210	8/20/2009	220,000	209,000	1,208	4	1985	3	NO	NO	EASTRIDGE CONDOMINIUM
380	238250	0440	4/1/2008	229,950	179,000	832	4	1986	3	NO	NO	THE ESPLANADE CONDOMINIUM
380	238250	0820	10/20/2008	239,500	202,000	1,009	4	1986	3	NO	NO	THE ESPLANADE CONDOMINIUM
380	238250	1640	6/26/2008	248,500	200,000	849	4	1986	3	NO	NO	THE ESPLANADE CONDOMINIUM
380	247500	0150	4/7/2009	217,500	196,000	1,113	4	1979	3	NO	NO	FALCON RIDGE CONDOMINIUM
380	247500	0310	9/16/2009	214,000	205,000	1,105	4	1979	3	NO	NO	FALCON RIDGE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	247500	0830	6/24/2008	269,950	217,000	1,108	4	1979	3	NO	NO	FALCON RIDGE CONDOMINIUM
380	247500	0980	6/23/2009	130,000	121,000	639	4	1979	3	NO	NO	FALCON RIDGE CONDOMINIUM
380	269549	0050	4/14/2008	274,000	215,000	952	5	1987	3	NO	NO	GARDEN GROVE CONDOMINIUM
380	269549	0100	4/25/2008	244,950	193,000	861	5	1987	3	NO	NO	GARDEN GROVE CONDOMINIUM
380	269549	0170	11/7/2008	250,000	212,000	952	5	1987	3	NO	NO	GARDEN GROVE CONDOMINIUM
380	306615	0010	6/24/2008	189,950	153,000	837	4	1979	3	NO	NO	HAMPTON PARK CONDOMINIUM
380	325946	0010	5/12/2008	740,000	586,000	2,115	6	2008	3	NO	NO	HERITAGE AT SHUMWAY
380	325946	0040	5/2/2008	754,490	595,000	1,952	6	2008	3	NO	NO	HERITAGE AT SHUMWAY
380	325946	0050	10/7/2008	783,000	657,000	2,395	6	2008	3	NO	NO	HERITAGE AT SHUMWAY
380	327680	0020	5/27/2009	180,000	165,000	1,041	4	1978	3	NO	NO	HIGH CHAPARRAL CONDOMINIUM
380	337680	0030	3/19/2009	260,000	232,000	1,070	4	1981	3	NO	NO	HILLSIDE VILLAGE CONDOMINIUM
380	358527	0070	5/11/2009	268,500	245,000	1,283	4	1979	3	YES	NO	INN ON THE PARK CONDOMINIUM
380	358527	0120	4/27/2009	265,000	240,000	1,281	4	1979	3	YES	NO	INN ON THE PARK CONDOMINIUM
380	375455	0260	5/28/2008	179,950	143,000	656	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375455	0350	8/19/2008	217,000	179,000	679	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375455	0360	4/21/2009	190,000	172,000	656	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375455	0530	4/1/2008	253,450	197,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375455	0580	6/18/2008	230,000	185,000	963	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375455	0650	8/14/2008	246,000	202,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375455	0710	9/9/2008	215,000	178,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375455	0730	4/11/2008	280,000	219,000	1,138	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375455	0940	11/10/2008	230,000	195,000	938	4	1991	3	NO	NO	JUANITA COUNTRY CLUB CONDOMINIUM
380	375463	0020	5/21/2008	287,950	229,000	1,209	4	1987	3	YES	NO	JUANITA COVE CONDOMINIUM
380	375463	0040	3/24/2009	277,990	249,000	1,035	4	1987	3	YES	NO	JUANITA COVE CONDOMINIUM
380	375463	0070	3/13/2008	310,000	240,000	1,035	4	1987	3	YES	NO	JUANITA COVE CONDOMINIUM
380	375465	0120	7/14/2008	280,000	227,000	1,050	4	1978	3	NO	NO	JUANITA CREST CONDOMINIUM
380	375465	0140	1/26/2009	220,000	193,000	1,050	4	1978	3	NO	NO	JUANITA CREST CONDOMINIUM
380	376310	0020	7/31/2008	173,630	142,000	963	4	1977	3	NO	NO	JUANITA TERRACE CONDOMINIUM
380	376310	0200	8/7/2008	184,000	151,000	920	4	1977	3	NO	NO	JUANITA TERRACE CONDOMINIUM
380	376310	0230	10/19/2009	149,950	146,000	662	4	1977	3	NO	NO	JUANITA TERRACE CONDOMINIUM
380	376310	0280	11/19/2009	180,000	177,000	963	4	1977	3	NO	NO	JUANITA TERRACE CONDOMINIUM
380	376310	0330	7/29/2008	183,000	149,000	963	4	1977	3	NO	NO	JUANITA TERRACE CONDOMINIUM
380	376460	0070	4/20/2009	165,000	149,000	963	4	1977	4	NO	NO	JUANITA VILLAGE CONDOMINIUM
380	376460	0370	6/24/2009	150,000	139,000	662	4	1977	4	YES	NO	JUANITA VILLAGE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	376460	0420	10/8/2009	190,000	184,000	920	4	1977	4	YES	NO	JUANITA VILLAGE CONDOMINIUM
380	376600	0190	3/23/2009	220,000	197,000	844	4	1984	3	NO	NO	JUANITA WOODS CONDOMINIUM
380	389400	0020	12/31/2009	450,000	450,000	1,929	6	2005	3	NO	NO	KIRKLAND PALMS CONDOMINIUM
380	389400	0030	3/17/2009	485,500	434,000	1,929	6	2005	3	NO	NO	KIRKLAND PALMS CONDOMINIUM
380	389660	0060	8/4/2008	248,000	203,000	985	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0100	6/23/2009	238,000	221,000	988	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0150	7/16/2009	191,000	179,000	988	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0170	8/11/2008	240,000	197,000	980	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0250	8/12/2008	235,000	193,000	985	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0360	7/14/2009	183,900	172,000	739	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0400	7/2/2008	244,000	197,000	980	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0530	6/12/2009	207,000	191,000	988	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0620	12/16/2009	216,000	215,000	980	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0650	7/31/2008	250,000	204,000	980	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0770	6/24/2008	247,000	199,000	980	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0800	8/7/2008	234,000	192,000	980	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0820	6/3/2009	222,500	205,000	980	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0830	1/31/2008	239,900	183,000	985	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	0860	7/6/2009	212,000	198,000	980	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	389660	1120	8/11/2008	232,000	190,000	979	4	1987	3	NO	NO	KIRKLAND SPRINGS
380	390020	0250	1/8/2009	267,000	232,000	1,242	4	1985	3	NO	NO	KIRKLAND VILLAGE
380	390020	0320	5/20/2008	265,000	210,000	1,077	4	1985	3	NO	NO	KIRKLAND VILLAGE
380	390020	0340	3/3/2008	292,800	226,000	1,228	4	1985	3	NO	NO	KIRKLAND VILLAGE
380	390020	0410	10/22/2008	285,000	240,000	1,244	4	1985	3	NO	NO	KIRKLAND VILLAGE
380	390020	0490	8/1/2008	298,000	243,000	1,259	4	1985	3	NO	NO	KIRKLAND VILLAGE
380	390020	0520	3/27/2008	303,000	236,000	1,223	4	1985	3	NO	NO	KIRKLAND VILLAGE
380	390020	0630	3/24/2008	260,000	202,000	1,081	4	1985	3	NO	NO	KIRKLAND VILLAGE
380	510442	0470	5/19/2008	187,000	148,000	852	4	1982	3	NO	NO	MAPLE RIDGE CONDOMINIUM
380	510442	0500	3/25/2009	199,000	178,000	860	4	1982	3	NO	NO	MAPLE RIDGE CONDOMINIUM
380	645250	0120	4/7/2008	242,500	189,000	818	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	645250	0170	10/27/2008	210,000	178,000	899	4	2002	3	NO	NO	OVERLOOK AT JUANITA BAY
380	664970	0220	2/29/2008	330,000	254,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST CONDOMINIUM
380	664970	0270	9/11/2009	192,000	184,000	1,135	4	1978	3	NO	NO	PARK VIEW EAST CONDOMINIUM
380	664970	0280	7/8/2008	255,300	207,000	1,135	4	1978	3	NO	NO	PARK VIEW EAST CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	664970	0310	10/30/2009	263,000	257,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST CONDOMINIUM
380	664970	0320	7/15/2008	282,500	229,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST CONDOMINIUM
380	664970	0410	6/3/2008	328,250	262,000	1,135	4	1978	3	YES	NO	PARK VIEW EAST CONDOMINIUM
380	664970	0460	11/10/2008	277,500	236,000	1,279	4	1978	3	NO	NO	PARK VIEW EAST CONDOMINIUM
380	664970	0470	8/24/2009	164,500	156,000	842	4	1978	3	NO	NO	PARK VIEW EAST CONDOMINIUM
380	664970	0540	9/2/2008	251,000	208,000	1,016	4	1978	3	NO	NO	PARK VIEW EAST CONDOMINIUM
380	742190	0150	10/3/2008	448,355	375,000	1,340	6	1986	3	YES	YES	ROSE POINTE CONDOMINIUM
380	745990	0110	3/17/2009	237,000	212,000	1,238	4	1979	3	NO	NO	EAGLE REACH CONDOMINIUM
380	751140	0240	3/20/2008	194,800	151,000	712	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	0420	7/31/2008	168,000	137,000	708	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	0720	2/10/2009	195,000	172,000	866	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	0730	10/16/2009	179,800	174,000	863	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	0740	9/25/2008	209,000	174,000	860	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	0880	7/13/2009	189,000	177,000	860	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	1150	7/17/2008	160,000	130,000	713	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	1230	7/21/2008	182,000	148,000	710	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	1260	7/7/2009	168,000	157,000	710	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	1490	12/2/2008	178,000	153,000	710	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	751140	1590	1/22/2009	175,000	153,000	860	4	1978	3	NO	NO	SALISH VILLAGE CONDOMINIUM
380	780000	0020	5/22/2008	415,000	330,000	1,663	4	2003	3	NO	NO	SINCLAIR
380	780000	0030	1/16/2008	402,500	304,000	1,663	4	2003	3	NO	NO	SINCLAIR
380	785995	0010	2/12/2008	425,000	325,000	1,548	4	1995	3	NO	NO	SONGWOOD CONDOMINIUM
380	785995	0070	12/17/2008	369,500	319,000	1,401	4	1995	3	NO	NO	SONGWOOD CONDOMINIUM
380	785995	0100	5/20/2008	354,000	281,000	1,398	4	1995	3	NO	NO	SONGWOOD CONDOMINIUM
380	794130	0040	9/29/2009	200,000	193,000	1,062	6	1974	3	NO	NO	SPRINGTREE CONDOMINIUM
380	794130	0090	3/6/2009	317,500	282,000	1,268	6	1974	3	NO	NO	SPRINGTREE CONDOMINIUM
380	794130	0100	7/3/2008	335,000	271,000	1,268	6	1974	3	NO	NO	SPRINGTREE CONDOMINIUM
380	794130	0140	5/7/2009	205,000	187,000	1,000	6	1974	3	NO	NO	SPRINGTREE CONDOMINIUM
380	794130	0200	5/4/2009	227,000	207,000	1,000	6	1974	3	NO	NO	SPRINGTREE CONDOMINIUM
380	794130	0240	5/29/2009	275,000	253,000	1,062	6	1974	3	NO	NO	SPRINGTREE CONDOMINIUM
380	794130	0510	3/26/2008	360,000	280,000	1,268	6	1974	3	NO	NO	SPRINGTREE CONDOMINIUM
380	794130	0580	8/25/2008	305,000	252,000	1,294	6	1974	3	NO	NO	SPRINGTREE CONDOMINIUM
380	804408	0020	7/23/2008	555,000	452,000	2,190	5	1999	3	NO	NO	STRATFORD LANE CONDOMINIUM
380	804408	0060	11/4/2009	500,000	489,000	2,331	5	1999	3	NO	NO	STRATFORD LANE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
380	804408	0320	5/21/2008	590,000	469,000	2,190	5	1999	3	YES	NO	STRATFORD LANE CONDOMINIUM
380	804408	0730	7/17/2009	525,000	492,000	2,603	5	1999	3	NO	NO	STRATFORD LANE CONDOMINIUM
380	804408	0770	12/23/2009	490,000	488,000	2,585	5	1999	3	NO	NO	STRATFORD LANE CONDOMINIUM
380	856321	0090	10/13/2009	190,498	185,000	664	4	1990	3	NO	NO	TANAGER AT TOTEM LAKE CONDOMINIUM
380	856321	0230	1/24/2008	314,950	239,000	906	4	1990	3	NO	NO	TANAGER AT TOTEM LAKE CONDOMINIUM
380	856321	0440	2/5/2009	230,000	202,000	908	4	1990	3	NO	NO	TANAGER AT TOTEM LAKE CONDOMINIUM
380	856321	0640	4/8/2008	229,900	180,000	684	4	1990	3	NO	NO	TANAGER AT TOTEM LAKE CONDOMINIUM
380	856321	0710	12/24/2008	226,000	195,000	682	4	1990	3	NO	NO	TANAGER AT TOTEM LAKE CONDOMINIUM
380	856321	0820	4/25/2008	297,500	234,000	908	4	1990	3	NO	NO	TANAGER AT TOTEM LAKE CONDOMINIUM
380	856321	0960	4/11/2008	295,000	231,000	904	4	1990	3	NO	NO	TANAGER AT TOTEM LAKE CONDOMINIUM
380	856321	0970	1/9/2008	324,000	244,000	904	4	1990	3	NO	NO	TANAGER AT TOTEM LAKE CONDOMINIUM
380	865190	0010	3/13/2008	307,000	237,000	1,257	4	1978	3	NO	NO	TIMBRE TERRACE CONDOMINIUM
380	865190	0020	2/5/2008	296,800	226,000	1,335	4	1978	3	NO	NO	TIMBRE TERRACE CONDOMINIUM
380	894427	0010	9/10/2008	225,000	187,000	937	4	1975	3	NO	NO	VILLAGE THE CONDOMINIUM
380	894427	0380	4/30/2008	222,000	175,000	937	4	1975	3	NO	NO	VILLAGE THE CONDOMINIUM
380	894427	0440	6/20/2009	205,000	190,000	937	4	1975	3	NO	NO	VILLAGE THE CONDOMINIUM
380	894427	0560	2/26/2008	165,000	127,000	690	4	1975	3	NO	NO	VILLAGE THE CONDOMINIUM
380	894427	0580	4/8/2008	159,950	125,000	690	4	1975	3	NO	NO	VILLAGE THE CONDOMINIUM
380	894427	0680	4/18/2008	120,000	94,000	442	4	1975	3	NO	NO	VILLAGE THE CONDOMINIUM
380	894427	0800	11/24/2008	175,000	150,000	937	4	1975	3	NO	NO	VILLAGE THE CONDOMINIUM
380	894427	1150	8/11/2009	150,000	142,000	719	4	1975	3	NO	NO	VILLAGE THE CONDOMINIUM
380	929050	0070	11/18/2009	310,000	305,000	1,292	4	1982	3	NO	NO	WESTCHASE CONDOMINIUM
380	929050	0270	9/3/2009	252,500	241,000	917	4	1982	3	NO	NO	WESTCHASE CONDOMINIUM
380	929050	0380	8/14/2008	354,900	291,000	1,598	4	1982	3	NO	NO	WESTCHASE CONDOMINIUM
390	028100	0070	6/24/2009	215,000	200,000	1,098	4	2002	3	NO	NO	Arrowhead Park Vista
390	028100	0300	7/22/2008	348,000	283,000	1,560	4	2002	3	NO	NO	Arrowhead Park Vista
390	103680	0200	11/17/2008	205,000	175,000	740	4	1999	3	NO	NO	BRAEWOOD CONDOMINIUM HOMES
390	103680	0570	10/1/2008	211,000	177,000	740	4	1999	3	NO	NO	BRAEWOOD CONDOMINIUM HOMES
390	103680	0610	8/13/2008	267,000	219,000	965	4	1999	3	NO	NO	BRAEWOOD CONDOMINIUM HOMES
390	111269	0190	3/26/2008	303,000	236,000	1,159	4	1984	3	NO	NO	BRIGHTON PLACE PH 01 CONDOMINIUM
390	144990	0030	10/3/2008	275,000	230,000	1,260	5	1990	3	NO	NO	CEDAR LANE TOWNHOMES CONDOMINIUM
390	151630	0040	6/9/2008	400,000	320,000	1,911	4	1989	3	NO	NO	CHANTREY ESTATES CONDOMINIUM
390	357830	0030	4/4/2008	154,950	121,000	675	4	1977	3	NO	NO	INGLEWOOD FOREST CONDOMINIUM
390	357830	0160	1/9/2009	148,000	129,000	675	4	1977	3	NO	NO	INGLEWOOD FOREST CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
390	357920	0020	8/22/2008	198,900	164,000	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS CONDOMINIUM
390	357920	0150	12/2/2008	198,000	170,000	992	4	1978	3	NO	NO	INGLEWOOD HILLS CONDOMINIUM
390	357920	0160	5/5/2008	199,500	158,000	992	4	1978	3	NO	NO	INGLEWOOD HILLS CONDOMINIUM
390	357920	0530	8/27/2008	189,500	156,000	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS CONDOMINIUM
390	357920	0570	4/19/2008	204,950	161,000	1,023	4	1978	3	NO	NO	INGLEWOOD HILLS CONDOMINIUM
390	357920	0630	6/18/2008	199,400	160,000	992	4	1978	3	NO	NO	INGLEWOOD HILLS CONDOMINIUM
390	358260	0010	4/28/2009	500,000	454,000	2,061	5	1979	3	YES	YES	INGLEWOOD SHORES CONDOMINIUM
390	358260	0150	10/1/2009	610,000	589,000	2,061	5	1979	3	YES	YES	INGLEWOOD SHORES CONDOMINIUM
390	358260	0220	9/8/2009	369,700	353,000	1,375	5	1979	3	YES	YES	INGLEWOOD SHORES CONDOMINIUM
390	358260	0250	10/1/2009	336,600	325,000	1,375	5	1979	3	YES	YES	INGLEWOOD SHORES CONDOMINIUM
390	358260	0510	11/7/2008	308,000	261,000	1,375	5	1979	3	YES	YES	INGLEWOOD SHORES CONDOMINIUM
390	358260	0570	5/18/2009	255,000	233,000	1,256	5	1979	3	YES	YES	INGLEWOOD SHORES CONDOMINIUM
390	358260	0640	5/9/2008	325,500	257,000	1,256	5	1979	3	YES	YES	INGLEWOOD SHORES CONDOMINIUM
390	375648	0070	1/28/2008	240,000	182,000	940	4	1995	3	NO	NO	JUANITA HILLS CONDOMINIUM
390	375648	0130	10/22/2008	280,000	236,000	1,130	4	1995	3	NO	NO	JUANITA HILLS CONDOMINIUM
390	375648	0190	3/19/2009	297,000	265,000	1,130	4	1995	3	NO	NO	JUANITA HILLS CONDOMINIUM
390	375648	0290	4/7/2008	314,900	246,000	1,130	4	1995	3	YES	NO	JUANITA HILLS CONDOMINIUM
390	375648	0330	3/21/2008	335,000	260,000	1,130	4	1995	3	YES	NO	JUANITA HILLS CONDOMINIUM
390	508968	0080	5/20/2009	208,000	190,000	1,087	5	1989	3	YES	NO	MAPLE GLENN CONDOMINIUM
390	508968	0100	4/3/2008	249,700	195,000	1,087	5	1989	3	YES	NO	MAPLE GLENN CONDOMINIUM
390	508968	0245	6/13/2008	265,000	212,000	1,000	5	1989	3	YES	NO	MAPLE GLENN CONDOMINIUM
390	721280	0110	5/29/2009	235,000	216,000	1,344	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	0210	6/26/2009	159,900	149,000	644	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	0420	4/4/2008	184,000	144,000	626	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	0500	11/5/2009	174,500	171,000	831	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	0510	5/8/2008	248,000	196,000	1,029	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	0650	5/27/2008	266,500	212,000	1,344	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	0770	5/18/2009	155,000	142,000	626	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	0810	7/10/2008	258,500	209,000	1,029	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	0840	6/12/2008	290,000	232,000	1,344	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	1000	3/16/2009	235,000	210,000	1,344	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	1050	8/15/2008	265,000	218,000	1,029	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	1140	8/21/2008	240,000	198,000	907	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	721280	1210	3/12/2008	261,500	202,000	1,029	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
390	721280	1400	12/5/2008	185,000	159,000	831	4	1988	3	NO	NO	REGENTWOOD CONDOMINIUM
390	732880	0170	12/3/2009	400,000	396,000	1,828	5	1995	3	YES	YES	RIVER PARK TOWNHOMES CONDOMINIUM
390	750449	0060	10/26/2009	167,000	163,000	913	4	1991	3	NO	NO	ST EDWARDS PLACE CONDOMINIUM
390	769681	0160	6/26/2009	155,000	144,000	652	4	1982	3	NO	NO	SERENITY AT JUANITA CONDOMINIUM
390	769681	0740	6/20/2008	265,000	213,000	850	4	1982	3	NO	NO	SERENITY AT JUANITA CONDOMINIUM
390	779653	0110	4/8/2008	359,000	280,000	1,477	4	1996	3	NO	NO	SIMONDS ESTATES CONDOMINIUM
390	889575	0060	11/3/2009	155,000	151,000	598	4	1986	4	NO	NO	VERMONT
390	889575	0100	1/10/2008	197,900	149,000	596	4	1986	4	NO	NO	VERMONT
390	889575	0380	1/9/2008	254,900	192,000	835	4	1986	4	NO	NO	VERMONT
390	894395	0080	7/11/2008	340,000	276,000	1,457	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0110	3/13/2008	367,000	284,000	1,461	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0280	10/26/2009	230,000	224,000	967	4	2003	3	NO	NO	VILLA JUANITA
390	894395	0300	6/11/2008	305,000	244,000	1,140	4	2003	3	NO	NO	VILLA JUANITA
390	894428	0030	7/14/2009	350,000	327,000	1,354	5	1979	3	YES	YES	VILLAGE AT R. BEND PHI CONDOMINIUM
390	894428	0230	6/2/2009	365,000	336,000	1,680	5	1979	3	YES	YES	VILLAGE AT R. BEND PHI CONDOMINIUM
390	919560	0110	5/13/2009	260,000	237,000	1,270	5	1998	3	NO	NO	WATERFORD SQUARE CONDOMINIUM
390	932575	0070	6/23/2009	205,000	190,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0120	6/19/2008	235,000	189,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0140	6/19/2008	245,000	197,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0290	6/15/2009	170,500	158,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0490	3/13/2008	235,000	182,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	932575	0600	9/10/2008	230,000	191,000	919	4	1982	3	NO	NO	WESTWOOD VILLAGE
390	940430	0010	7/23/2009	199,500	187,000	1,081	4	1980	3	NO	NO	WILD GLEN CONDOMINIUM
390	940430	0260	6/16/2009	239,750	222,000	1,081	4	1980	3	NO	NO	WILD GLEN CONDOMINIUM
395	172780	0050	4/14/2009	175,000	158,000	930	4	1980	3	NO	NO	COMPTON MEADOWS CONDOMINIUM
395	172780	0110	6/23/2008	227,000	183,000	930	4	1980	3	NO	NO	COMPTON MEADOWS CONDOMINIUM
395	172780	0180	8/21/2008	204,000	168,000	930	4	1980	3	NO	NO	COMPTON MEADOWS CONDOMINIUM
395	172780	0410	1/24/2008	207,973	158,000	930	4	1980	3	NO	NO	COMPTON MEADOWS CONDOMINIUM
395	172780	0540	12/8/2009	165,000	163,000	930	4	1980	3	NO	NO	COMPTON MEADOWS CONDOMINIUM
395	172781	0010	3/24/2008	238,000	185,000	1,040	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 CONDOMINIUM
395	172781	0070	9/1/2009	134,900	129,000	790	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 CONDOMINIUM
395	172781	0120	9/25/2008	180,000	150,000	790	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 CONDOMINIUM
395	172781	0180	8/4/2008	207,000	169,000	1,040	4	1980	3	NO	NO	COMPTON MEADOWS NO. 02 CONDOMINIUM
395	317510	0390	1/24/2008	362,000	275,000	1,308	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
395	317510	0460	1/26/2009	380,000	333,000	1,548	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM
395	317510	0530	1/21/2009	335,000	293,000	1,242	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM
395	317510	0670	5/14/2008	437,225	346,000	1,548	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM
395	317510	0890	8/25/2008	310,000	256,000	1,056	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM
395	317510	0960	5/5/2009	369,500	336,000	1,607	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM
395	317510	1110	11/17/2009	332,950	327,000	1,607	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM
395	317510	1140	5/6/2008	362,000	286,000	1,308	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM
395	317510	1350	8/21/2009	400,000	380,000	1,607	5	1998	3	YES	NO	HAWTHORNE CONDOMINIUM
395	387550	0130	4/30/2008	179,000	141,000	884	4	1979	3	NO	NO	KINGSGATE FIRS PHASE I CONDOMINIUM
395	387550	0310	2/1/2008	202,000	154,000	933	4	1979	3	NO	NO	KINGSGATE FIRS PHASE I CONDOMINIUM
395	387550	0350	5/19/2008	218,000	173,000	1,006	4	1979	3	NO	NO	KINGSGATE FIRS PHASE I CONDOMINIUM
395	387644	0200	5/5/2008	192,200	152,000	976	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	0210	9/17/2009	142,000	136,000	976	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	0600	7/30/2008	172,250	141,000	923	4	1979	3	YES	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1010	1/23/2008	180,000	137,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1210	2/15/2008	190,000	145,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1230	7/23/2008	206,000	168,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1290	6/20/2008	160,000	129,000	640	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1430	2/28/2008	209,950	161,000	845	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1700	7/17/2008	147,000	119,000	648	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1710	1/27/2009	134,000	117,000	648	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1740	6/19/2008	147,000	118,000	648	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	1990	7/28/2009	160,000	150,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	2120	7/8/2008	200,000	162,000	923	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	2270	7/16/2009	161,000	151,000	1,052	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387644	2290	6/24/2008	200,000	161,000	1,052	4	1979	3	NO	NO	KINGSGATE RIDGE MANOR PH I CONDOMINIUM
395	387685	0010	8/13/2009	216,000	204,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 CONDOMINIUM

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395	387685	0150	7/6/2009	223,000	208,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 CONDOMINIUM
395	387685	0380	8/20/2009	223,000	212,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 CONDOMINIUM
395	387685	0530	8/20/2008	246,500	203,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 CONDOMINIUM
395	387685	0550	4/4/2008	250,000	195,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 CONDOMINIUM
395	387685	0600	4/25/2008	243,400	191,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 CONDOMINIUM
395	387685	0680	9/2/2008	239,950	199,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 CONDOMINIUM
395	387685	0700	5/21/2009	210,000	192,000	1,036	4	1986	3	NO	NO	KINGSWOOD TOWNHOMES PH 01 CONDOMINIUM
395	426445	0120	6/18/2008	180,500	145,000	780	3	1972	3	NO	NO	LENDEMAIN CONDOMINIUM
395	429820	0290	10/30/2008	197,000	167,000	713	4	1983	3	NO	NO	LEXINGTON PH 01-02 CONDOMINIUM
395	429820	0710	12/31/2008	220,000	191,000	935	4	1983	3	NO	NO	LEXINGTON PH 01-02 CONDOMINIUM
395	638770	0250	5/2/2008	290,000	229,000	1,280	4	1979	3	NO	NO	OLYMPIC VILLAGE CONDOMINIUM
395	638770	0270	5/20/2008	303,950	241,000	1,352	4	1979	3	NO	NO	OLYMPIC VILLAGE CONDOMINIUM
395	889448	0010	8/5/2009	279,950	264,000	1,222	6	2007	3	NO	NO	VERDEAUX
395	889448	0020	8/18/2009	283,950	269,000	1,241	6	2007	3	NO	NO	VERDEAUX
395	889448	0030	6/1/2009	299,990	276,000	1,224	6	2007	3	NO	NO	VERDEAUX
395	889448	0040	3/24/2008	345,000	268,000	1,122	6	2007	3	NO	NO	VERDEAUX
395	889448	0050	5/18/2009	279,950	256,000	1,096	6	2007	3	NO	NO	VERDEAUX
395	889448	0070	10/8/2008	347,000	291,000	1,309	6	2007	3	NO	NO	VERDEAUX
395	889448	0080	3/6/2009	280,000	249,000	1,096	6	2007	3	NO	NO	VERDEAUX
395	889448	0090	6/22/2009	279,950	260,000	1,122	6	2007	3	NO	NO	VERDEAUX
395	889448	0100	8/14/2008	359,990	296,000	1,224	6	2007	3	NO	NO	VERDEAUX
395	889448	0110	7/28/2009	280,000	263,000	1,241	6	2007	3	NO	NO	VERDEAUX
395	889448	0130	11/19/2008	297,990	254,000	1,222	6	2007	3	NO	NO	VERDEAUX
395	889448	0140	4/9/2009	311,950	281,000	1,241	6	2007	3	NO	NO	VERDEAUX
395	889448	0150	5/27/2009	299,950	275,000	1,224	6	2007	3	NO	NO	VERDEAUX
395	889448	0160	2/12/2008	374,990	287,000	1,122	6	2007	3	NO	NO	VERDEAUX
395	889448	0170	5/2/2009	293,950	267,000	1,096	6	2007	3	NO	NO	VERDEAUX
395	889448	0200	10/1/2008	299,900	251,000	1,096	6	2007	3	NO	NO	VERDEAUX
395	889448	0210	2/26/2008	369,990	284,000	1,122	6	2007	3	NO	NO	VERDEAUX
395	889448	0220	7/25/2008	344,990	281,000	1,224	6	2007	3	NO	NO	VERDEAUX
395	889448	0230	11/5/2009	270,000	264,000	1,241	6	2007	3	NO	NO	VERDEAUX

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395	889448	0250	9/28/2009	299,000	288,000	1,222	6	2007	3	NO	NO	VERDEAUX
395	889448	0260	4/20/2009	316,950	287,000	1,241	6	2007	3	NO	NO	VERDEAUX
395	889448	0270	6/18/2009	325,950	302,000	1,224	6	2007	3	NO	NO	VERDEAUX
395	889448	0300	5/21/2009	350,000	321,000	1,309	6	2007	3	NO	NO	VERDEAUX
395	889448	0330	2/15/2008	379,990	291,000	1,122	6	2007	3	NO	NO	VERDEAUX
395	889448	0340	2/12/2008	409,990	313,000	1,224	6	2007	3	NO	NO	VERDEAUX
395	889448	0350	9/18/2009	295,000	283,000	1,241	6	2007	3	NO	NO	VERDEAUX
395	889448	0360	5/19/2009	312,950	286,000	1,222	6	2007	3	NO	NO	VERDEAUX
395	889448	0430	3/28/2008	459,950	358,000	1,309	6	2007	3	NO	NO	VERDEAUX
395	889448	0440	11/5/2009	305,000	298,000	1,096	6	2007	3	NO	NO	VERDEAUX
395	889448	0620	11/12/2009	278,500	273,000	1,241	6	2007	3	NO	NO	VERDEAUX

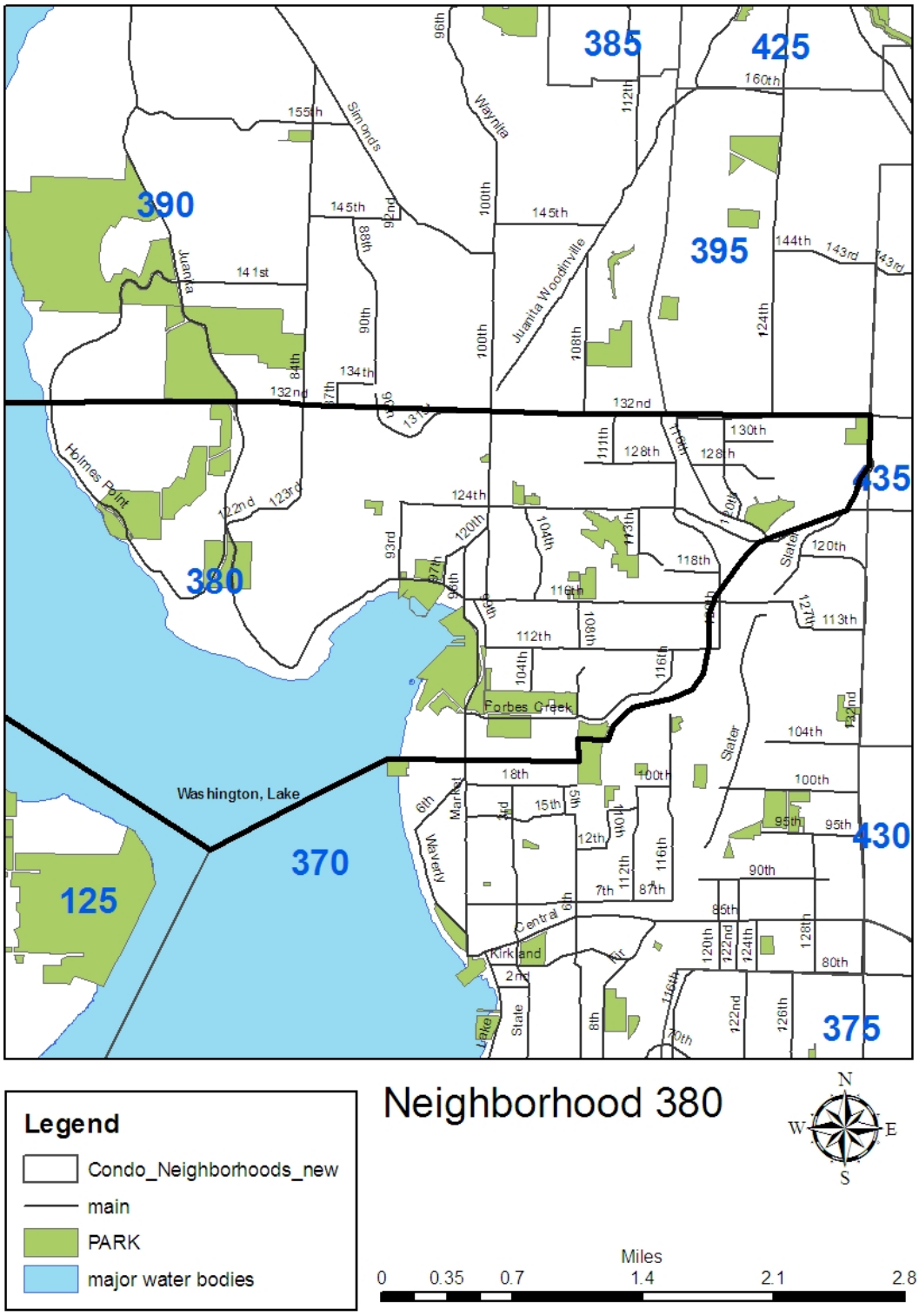
Sales Removed From Analysis

Area	Major	Minor	Sale Date	Sale Price	Comments
380	028330	0650	4/3/2008	100,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
380	058645	0050	11/16/2009	238,000	SAS-DIAGNOSTIC OUTLIER
380	101210	0260	4/1/2008	70,333	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
380	131092	0240	8/12/2008	81,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
380	145060	0070	4/15/2009	152,000	QUESTIONABLE PER APPRAISAL;
380	145060	0510	8/12/2008	225,000	SAS-DIAGNOSTIC OUTLIER
380	145060	0550	10/16/2009	143,282	QUESTIONABLE PER SALES IDENTIFICATION;
380	145060	0650	6/26/2009	225,000	SAS-DIAGNOSTIC OUTLIER
380	145060	0680	10/8/2009	170,000	FINANCIAL INSTITUTION RESALE;
380	145060	0780	7/20/2009	202,000	SAS-DIAGNOSTIC OUTLIER
380	159195	0240	2/2/2008	125,000	QUIT CLAIM DEED; STATEMENT TO DOR;
380	178940	0670	7/7/2008	227,000	SAS-DIAGNOSTIC OUTLIER
380	217630	0040	10/6/2009	142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
380	221219	0230	9/17/2009	57,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	238250	0560	11/13/2009	142,000	FINANCIAL INSTITUTION RESALE
380	238250	1050	3/17/2009	150,101	EXEMPT FROM EXCISE TAX;
380	238250	1240	12/31/2009	118,500	FINANCIAL INSTITUTION RESALE
380	238250	1330	6/23/2009	152,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
380	238250	1410	9/9/2009	237,821	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
380	247500	0700	12/30/2008	179,000	SAS-DIAGNOSTIC OUTLIER
380	247500	0950	3/11/2008	183,219	SAS-DIAGNOSTIC OUTLIER
380	247500	0960	6/1/2009	98,034	QUESTIONABLE PER APPRAISAL; CORRECTION DEED; AND OTHER WARNINGS;
380	247500	0960	6/1/2009	189,800	QUESTIONABLE PER SALES IDENTIFICATION;
380	269549	0190	2/13/2009	180,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
380	269780	0060	3/13/2009	317,000	EXEMPT FROM EXCISE TAX;
380	375340	0100	7/23/2008	250,000	SAS-DIAGNOSTIC OUTLIER
380	375380	0190	5/14/2008	225,000	SAS-DIAGNOSTIC OUTLIER
380	375420	0010	6/4/2009	61,000	SAS-DIAGNOSTIC OUTLIER
380	375455	0150	5/12/2009	56,974	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
380	375455	0270	6/26/2008	223,950	SAS-DIAGNOSTIC OUTLIER
380	375463	0060	2/28/2008	250,000	BUILDER OR DEVELOPER SALES;
380	375465	0260	3/11/2009	279,000	SAS-DIAGNOSTIC OUTLIER

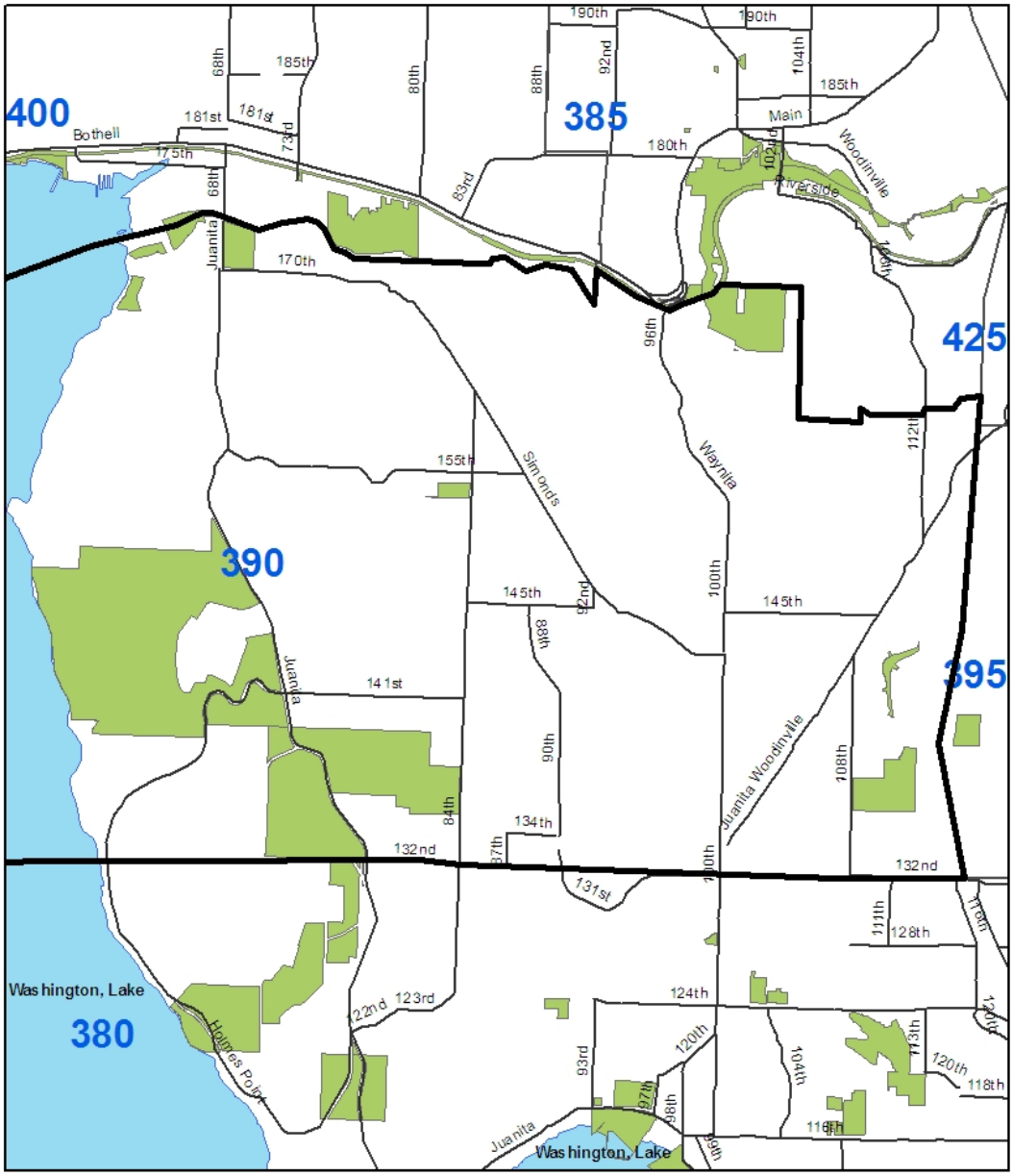
Area	Major	Minor	Sale Date	Sale Price	Comments
380	375465	0300	11/11/2008	274,900	SAS-DIAGNOSTIC OUTLIER
380	376300	0240	9/19/2008	840,000	QUESTIONABLE PER APPRAISAL;
380	376600	0120	11/7/2008	14,323	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
380	389480	0180	3/5/2009	40,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
380	389480	0220	6/16/2008	95,984	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
380	389660	0490	11/19/2008	230,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	389660	0520	12/9/2008	245,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	390020	0520	4/28/2009	299,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	510442	0100	7/9/2008	205,000	SAS-DIAGNOSTIC OUTLIER
380	742190	0150	12/9/2008	418,000	QUESTIONABLE PER APPRAISAL;
380	745990	0080	6/11/2008	329,000	SAS-DIAGNOSTIC OUTLIER
380	751140	0550	10/29/2008	82,845	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
380	751140	0560	12/15/2009	106,813	RELATED PARTY, FRIEND, OR NEIGHBOR
380	751140	0770	4/23/2008	135,000	QUESTIONABLE PER APPRAISAL;
380	751140	1400	3/20/2009	153,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	751140	1550	10/7/2009	133,800	BANKRUPTCY - RECEIVER OR TRUSTEE;
380	794130	0030	3/21/2008	245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
380	794130	0030	7/16/2008	350,000	SAS-DIAGNOSTIC OUTLIER
380	794130	0180	5/9/2008	106,500	QUESTIONABLE PER APPRAISAL;
380	794130	0360	7/22/2009	225,000	SAS-DIAGNOSTIC OUTLIER
380	803390	0160	7/3/2008	300,000	RESIDUAL OUTLIER
380	804408	0210	9/26/2009	542,500	SAS-DIAGNOSTIC OUTLIER
380	856321	0100	3/14/2008	144,087	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
380	856321	0220	3/4/2008	275,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
380	856321	0540	7/14/2009	191,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
380	856321	0540	9/14/2009	195,000	QUESTIONABLE PER APPRAISAL; BANKRUPTCY - RECEIVER OR TRUSTEE;
380	894427	0360	11/18/2009	137,500	SAS-DIAGNOSTIC OUTLIER
380	894427	0780	10/6/2009	128,000	QUESTIONABLE PER APPRAISAL; BANKRUPTCY - RECEIVER OR TRUSTEE;
380	894427	0850	10/29/2008	170,000	SAS-DIAGNOSTIC OUTLIER
380	919520	0010	11/6/2009	132,300	SAS-DIAGNOSTIC OUTLIER
380	929050	0130	12/30/2009	210,000	FINANCIAL INSTITUTION RESALE
390	028100	0100	11/19/2008	117,050	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
390	103680	0090	5/6/2008	210,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
390	103680	0650	10/20/2009	139,000	BANKRUPTCY - RECEIVER OR TRUSTEE;

Area	Major	Minor	Sale Date	Sale Price	Comments
390	103680	0790	9/12/2008	116,698	QUIT CLAIM DEED;
390	111269	0320	4/25/2008	300,000	SAS-DIAGNOSTIC OUTLIER
390	132980	0100	4/1/2009	300,000	SAS-DIAGNOSTIC OUTLIER
390	132980	0290	4/14/2009	280,000	SAS-DIAGNOSTIC OUTLIER
390	132980	0360	6/10/2009	315,000	SAS-DIAGNOSTIC OUTLIER
390	150790	0300	6/24/2008	380,000	SAS-DIAGNOSTIC OUTLIER
390	357830	0360	7/23/2009	134,950	SAS-DIAGNOSTIC OUTLIER
390	357920	0680	9/15/2009	145,900	QUESTIONABLE PER APPRAISAL; BANKRUPTCY - RECEIVER OR TRUSTEE;
390	358260	0610	2/11/2008	275,000	SAS-DIAGNOSTIC OUTLIER
390	358277	0150	10/24/2008	243,300	SAS-DIAGNOSTIC OUTLIER
390	508968	0110	1/23/2008	192,000	SAS-DIAGNOSTIC OUTLIER
390	721280	0310	10/13/2009	225,000	SAS-DIAGNOSTIC OUTLIER
390	750449	0150	10/13/2009	149,000	SAS-DIAGNOSTIC OUTLIER
390	769681	0190	9/24/2009	110,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
390	769681	0280	7/16/2009	181,000	SAS-DIAGNOSTIC OUTLIER
390	769681	0800	10/28/2009	164,000	SAS-DIAGNOSTIC OUTLIER
390	889575	0020	8/29/2008	174,950	QUESTIONABLE PER SALES IDENTIFICATION; BUILDER OR DEVELOPER SALES;
395	172781	0060	9/8/2009	190,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
395	172781	0160	2/6/2009	124,500	SAS-DIAGNOSTIC OUTLIER
395	317510	1040	6/29/2009	317,000	QUESTIONABLE PER APPRAISAL;
395	387550	0410	12/15/2008	175,000	QUESTIONABLE PER SALES IDENTIFICATION; FINANCIAL INSTITUTION RESALE;
395	387644	0320	3/30/2009	150,000	SAS-DIAGNOSTIC OUTLIER
395	387644	0360	6/16/2008	216,500	SAS-DIAGNOSTIC OUTLIER
395	387644	1040	6/17/2009	130,965	SAS-DIAGNOSTIC OUTLIER
395	387644	1340	10/20/2009	115,500	FINANCIAL INSTITUTION RESALE;
395	387644	1530	9/25/2009	126,500	SAS-DIAGNOSTIC OUTLIER
395	387644	1630	8/18/2008	210,000	SAS-DIAGNOSTIC OUTLIER
395	387644	1650	10/28/2009	143,950	FINANCIAL INSTITUTION RESALE;
395	387644	2340	9/17/2008	160,000	SAS-DIAGNOSTIC OUTLIER
395	387644	2350	7/9/2009	138,000	SAS-DIAGNOSTIC OUTLIER
395	426445	0010	8/27/2009	134,900	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
395	429820	0500	12/12/2008	267,000	SAS-DIAGNOSTIC OUTLIER

Area 380 Neighborhood Map



Area 390 Neighborhood Map



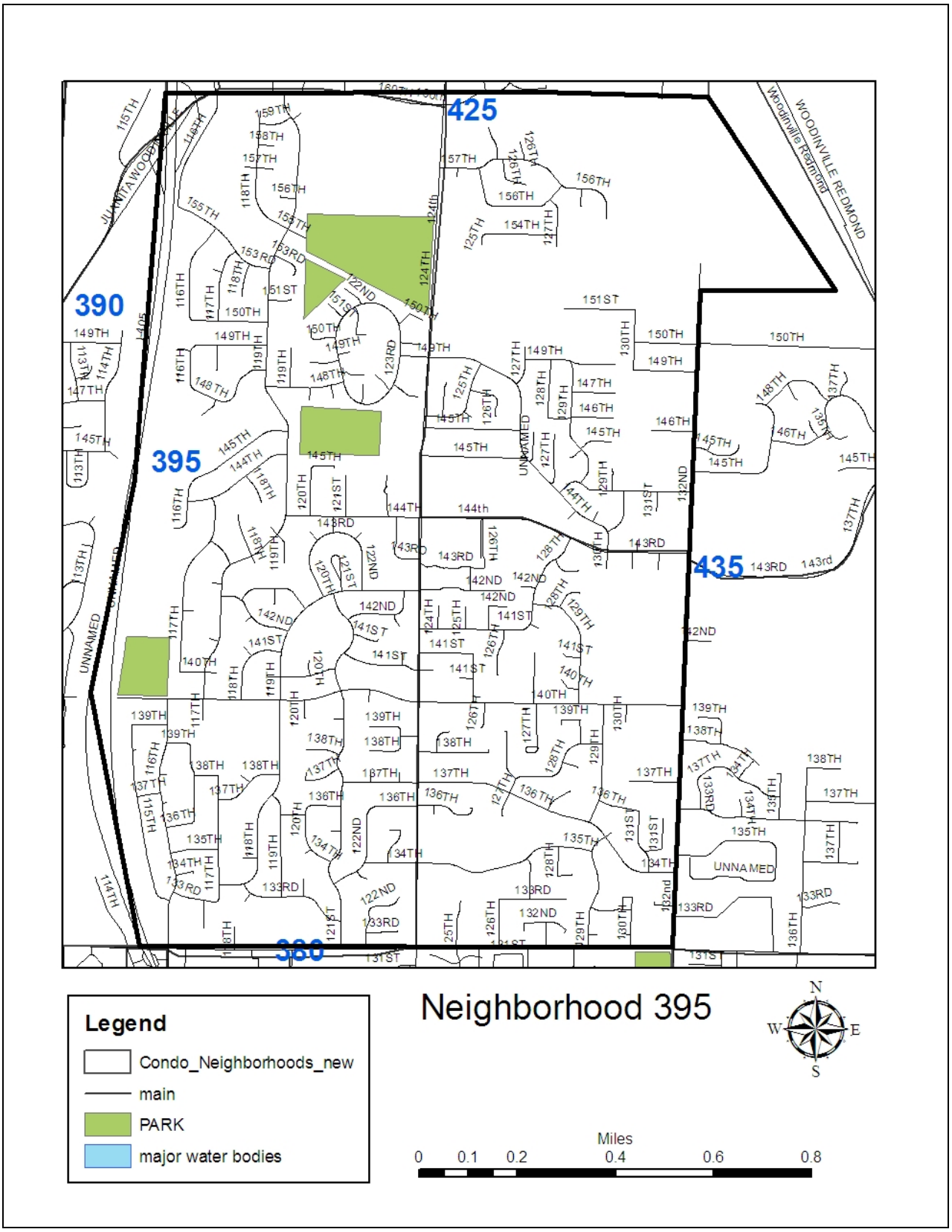
Legend

- Condo_Neighborhoods_new
- main
- PARK
- major water bodies

Neighborhood 390

N
W
E
S

Miles

0 0.25 0.5 1 1.5 2

Area 395 Neighborhood Map