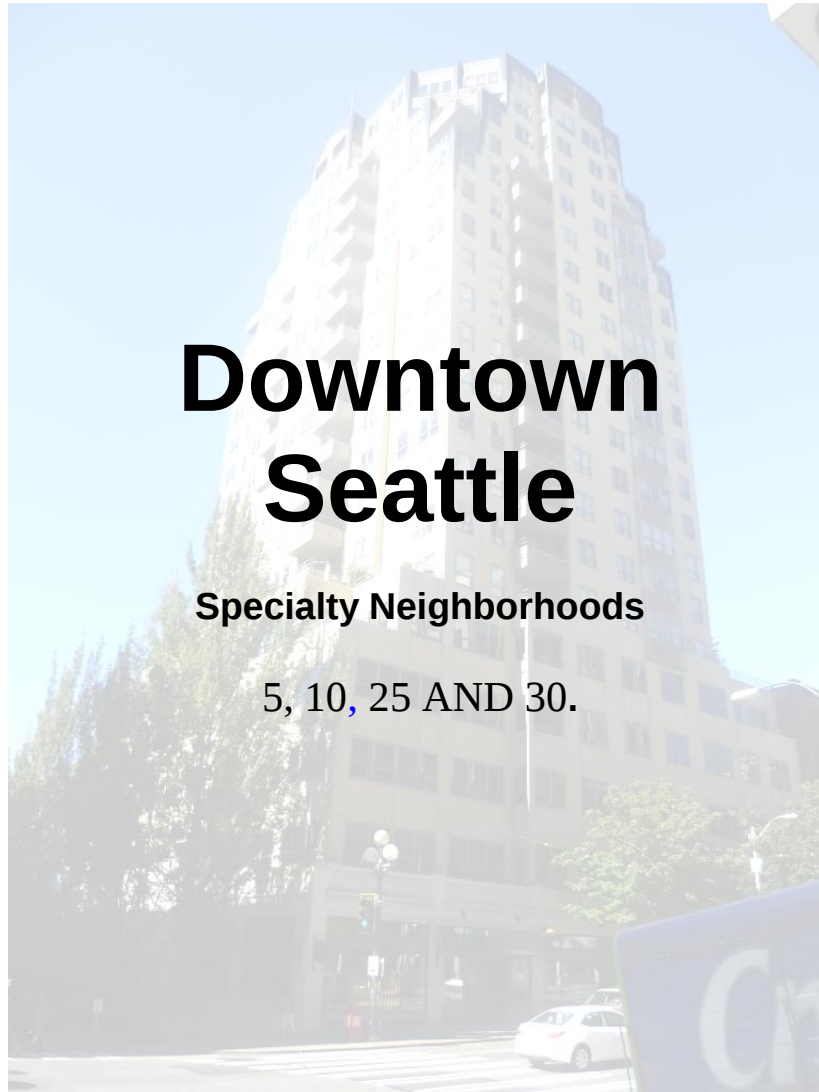


Specialty 700
Residential Condominium
Annual Mass Appraisal Report
of:



**Downtown
Seattle**

Specialty Neighborhoods

5, 10, 25 AND 30.

2019 Assessment Roll

For 2020 Property Taxes

**King County Department of Assessments
Seattle Washington**

John Wilson, Assessor



King County

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John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its “true and fair value” reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work hard to implement your feedback and ensure we provide accurate and timely information to you. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with the background information about the process we use and our basis for the assessments in your area.

Fairness, accuracy and transparency set the foundation for effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure every single taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you ever have any questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for residential condominiums, we break up King County into 8 geographically similar market areas and annually develop market models from the sold properties using multiple regression statistical tools. The results of the market models are then applied to all similarly situated properties within the same appraisal area.

Are Properties Inspected?

All property in King County is physically inspection at least once during each six year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will attempt to make contact with the property owner or project manager and/or leave a card requesting the taxpayer contact them.

How are Property Sales Used?

For the annual revaluation of residential condominiums, two years of sales are analyzed with the sales prices time adjusted to January 1 of the current assessment year. Sales prices are adjusted for time to reflect that market prices change over time. During an increasing market, older sales prices often understate the current market value. Conversely, during downward (or recessionary) markets, older sales prices may overstate a property's value on January 1 of the assessment year unless sales are time adjusted. Hence time adjustments are an important element in the valuation process.

How is Assessment Uniformity Achieved?

We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers that may be reviewed at www.IAAO.org. As part of our valuation process statistical testing is performed by reviewing the uniformity of assessments within each specific market area, and project. More specifically Coefficients of Dispersion (aka COD) are developed that show the uniformity of predicted property assessments. We have set our target CODs using the standards set by IAAO which are summarized in the following table:

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2–4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies*, Table 1-3

More results of the statistical testing process is found within the attached area report.

Requirements of State Law

Within Washington property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

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Executive Summary Report

Appraisal Date: 1/1/2019- 2019 Assessment Roll

Area Name / Number: Downtown Seattle; Neighborhoods: 5, 10, 25 and 30.

Previous Physical Inspection: 2015

Sales - Improved Summary:

Number of Sales: 1,068

Range of Sale Dates: 1/1/2017 to 12/31/2018

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2018 Value	\$98,900	\$649,400	\$748,300	\$812,800	91.9%	7.53%
2019 Value	\$103,800	\$642,000	\$745,800	\$812,800	92.4%	6.44%
Change	+\$4,900	-\$7,400	-\$2,500			-1.09%
%Change	+5.0%	-1.1%	-0.3%		+0.6%	-14.43%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.09% and -14.43% actually represent an improvement.

** Sales time adjusted to 1/1/2019.

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
2018 Value	\$106,000	\$698,900	\$804,900
2019 Value	\$111,200	\$692,000	\$803,200
Percent Change	+4.9%	-1.0%	-0.2%

Number of improved Parcels in the Population: 7,426

The population summary above includes all residential condominium living units. It excludes parking storage and moorage units and 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 update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve assessment level, uniformity and equity. The recommendation is to post those values for the 2019 assessment roll.

Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2019

Date of Appraisal Report: 4/23/2019

Purpose

The purpose of the mass appraisal is to determine the market value of residential condominium units in the Downtown Seattle area.

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. The remaining five-sixths of the population are revalued based on the characteristics entered during the previous physical inspection.

Inspection

No Downtown Seattle neighborhoods were physically inspected for the 2019 appraisal year.

Neighborhoods 5, 10, 25, and 30 comprise the annually updated areas.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/2017 to 12/31/2018 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2019.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Sales Verification and Data Collection

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. Appraisers further review sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data in physically inspected areas. In non-inspected areas, the analyst reviewed and verified sales in office. Time constraints prohibit further verification of sales information.

Sales removal occurred for parcels meeting the following criteria:

- Assigned or owned parking
- Assigned or owned storage units
- Assigned or owned moorage
- Multi-parcel or multi-unit sales
- Sales of commercial use or apartment use units
- Others as identified as non-market sales

Approaches to Value

All approaches to value, Income, Cost and Sales Comparison were considered in the appraisal of this area.

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 believe this omission reduces the accuracy of our Estimated Market Values.

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Downtown Seattle area. Our sales sample consists of 1,068 residential living units that sold during the 24-month period between January 1, 2017 and December 31, 2018. The model was applied to all of the 7,426 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.

Land Value and Commercial Condominiums

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

Part Three – Analysis of Data and Conclusions

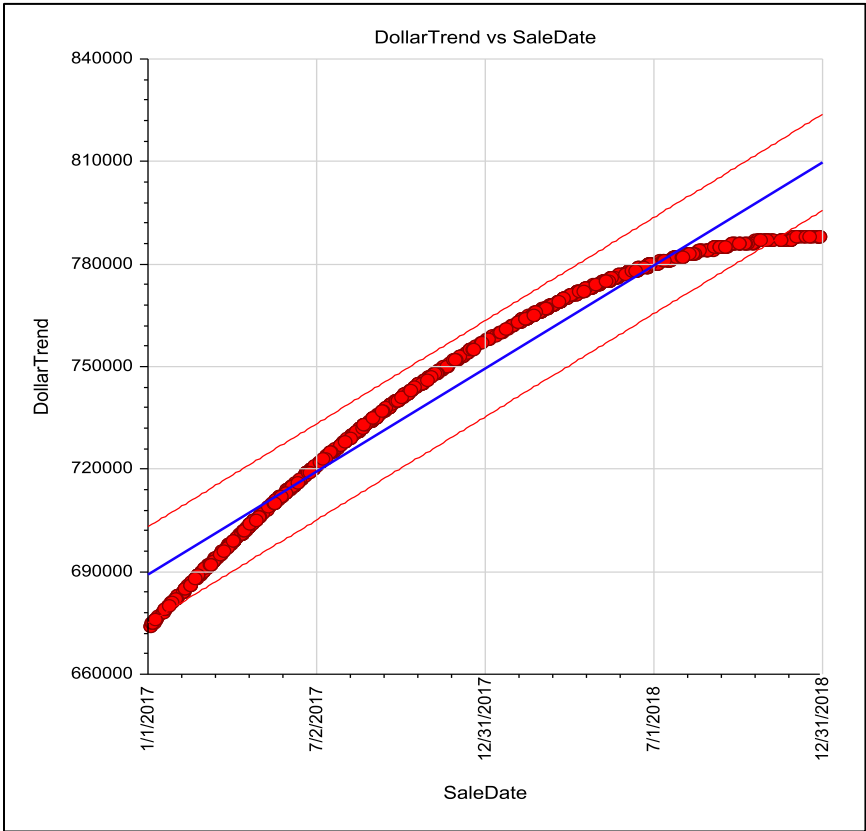
Highest and best use analysis

Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved.

Market Change of Average Sale Price in the Downtown Seattle Area:

Analysis of sales in the Downtown Seattle area indicated an increase in value over the two year period. Values appreciated significantly over the first 18 months with a levelling in market prices over the last 6 months. Overall, values appreciated from an average, non-adjusted sales price near \$670,000 as of 1-1-2017 by 16.9% to \$783,000 as of January 1st 2019.

Chart 1: Progression of average sales price over time (1-1-2017 to 12-31-2018)



Downtown Seattle Sale Price changes (Relative to 1/1/2019 valuation date.)

In a changing 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	Adjustment (Factor)	Equivalent Percent
1/1/2017	1.1697	16.97%
2/1/2017	1.1545	15.45%
3/1/2017	1.1416	14.16%
4/1/2017	1.1280	12.80%
5/1/2017	1.1157	11.57%
6/1/2017	1.1036	10.36%
7/1/2017	1.0927	9.27%
8/1/2017	1.0821	8.21%
9/1/2017	1.0722	7.22%
10/1/2017	1.0634	6.34%
11/1/2017	1.0548	5.48%
12/1/2017	1.0472	4.72%
1/1/2018	1.0400	4.00%
2/1/2018	1.0334	3.34%
3/1/2018	1.0279	2.79%
4/1/2018	1.0225	2.25%
5/1/2018	1.0178	1.78%
6/1/2018	1.0136	1.36%
7/1/2018	1.0100	1.00%
8/1/2018	1.0069	0.69%
9/1/2018	1.0044	0.44%
10/1/2018	1.0025	0.25%
11/1/2018	1.0011	0.11%
12/1/2018	1.0003	0.03%
1/1/2019	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2019.

Application of Time Adjustments

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	\$550,000	1/4/2017	1.1682	\$643,000
Sale 2	\$4,000,000	12/28/2017	1.0409	\$4,163,000
Sale 3	\$769,000	12/28/2018	1.0000	\$769,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment = $1/\text{EXP}(-2.94126533077935\text{E-}07 * \text{SaleDaySq})$

Where SaleDay = Sale Date - 43466

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

Sales comparison approach model description

Downtown Seattle 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. Building Quality
3. Project Location
4. Project Appeal
5. Living Area
6. Floor Level
7. Unit Condition
8. Unit Location
9. Covered Parking
10. Views: Mountain, Lake/River, Puget Sound
11. Top Floor
12. Unit Type: Townhomes, Penthouse
13. Neighborhood
14. Certain projects as defined by Major.

The definitions of data characteristics included in the model are in the Condominium Coding manual, which is available upon request.

Model calibration

The **regression model** for neighborhoods in the Downtown Seattle area was calibrated using selling prices and property characteristics as follows:

-0.165572328009513 - 0.0894296112962492 * AGE + 0.11487885545035 * BLDQULAIT + 0.0995516656965732 * COVPARKING + 0.0448289743997428 * EXCSNDVIEW + 0.088054192435172 * FLOORc + 0.778154569010978 * LIVAREAx + 0.0345756441740641 * MTNVIEW - 0.0277432896493582 * NBHD10 - 0.0406545694352283 * NBHD25 - 0.148821892679497 * NBHD30 + 0.251014592844685 * PENTHOUSE + 0.423931742146632 * PROJAPPEAL - 0.311745171352767 * PROJHIGH1 - 0.256229105671781 * PROJHIGH2 - 0.199010953753272 * PROJHIGH3 - 0.127683284497537 * PROJHIGH4 - 0.0608911968508152 * PROJHIGH5 + 0.144788332701359 * PROJLOCATION + 0.597017283182518 * PROJLOW1 + 0.37643003166612 * PROJLOW2 + 0.22535460911553 * PROJLOW3 + 0.126549889758999 * PROJLOW4 + 0.0964996822619553 * PROJLOW5 + 0.0530831787314902 * PROJLOW6 + 0.0387251007800072 * SMWATRVIEW + 0.0699573933267397 * SOUNDVIEW + 0.0325800474872659 * STUDIO + 0.0326753919644671 * TOPFLOOR + 0.0473645006833899 * TOWNHOUSE + 0.115018406092614 * UCOND4 + 0.20123563404156 * UNITCONDITION + 0.163799479405645 * UNITLOCATION x Mass Appraisal Adjustment (1-.075)

Exceptions:

Exceptions are properties with characteristics that are insufficiently represented in the sales sample to be adequately represented in the mass appraisal model. Appraiser review of model predicted values in comparison to actual market evidence warrants the following adjustments:

Major	Nbhd	Project Name	Value Notes
026980	5	ARISTO, THE CONDOMINIUM	Value Select at \$455/SF, Sales support, and market trend supports about a 1% increase.
256800	5	FISCHER STUDIO BUILDING CONDOMINIUM	Valued at EMV except units >1900 SF, reduced to EMV x .85, based on sales history.
553051	5	Millennium Tower Residential	Valued West facing units at EMV x 1.25, East facing at 1.0. Penthouse units valued at EMV x .75 due to shell status. Support by sales in project.
678570	5	PIKE & VIRGINIA BLDG CONDOMINIUM	Valued at EMV x 1.30 based on market.
762875	5	SEABOARD BUILDING CONDOMINIUM	Units with City views valued at EMV x 1.30.
032450	10	AVENUE ONE CONDOMINIUM	Valued Guest Suite at Previous. Penthouse units at EMV x 85. Remainder valued at EMV.
051240	10	BANNER BUILDING THE CONDOMINIUM	Valued at EMV less value of separately assessed parking.
058640	10	BAY VISTA BUILDING CONDOMINIUM	Valued units 2000 SF & up at EMV x 1.2. S-W Penthouse Units valued at EMV x 2.1 based on sales. All others at EMV
069900	10	BELLTOWN COURT CONDOMINIUM	Valued at EMV x.90 based on market.
228544	10	81 VINE BUILDING CONDOMINIUM	Valued at EMV x 1.20 less value of separately assessed parking.
286740	10	GRANDVIEW CONDOMINIUM	Valued at EMV x .90 based on market.
311050	10	HARBOUR HEIGHTS CONDOMINIUM	Valued MI 0850 and 0860 at EMV x .80 to reflect value of combined unit.
516045	10	MARKET COURT CONDOMINIUM	Valued at EMV less separately assessed parking.
516066	10	MARKET PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 16.6%)	Valued at EMV x 1.75 based on market.

Major	Nbhd	Project Name	Value Notes
228543	25	80 SOUTH JACKSON BUILDING CONDOMINIUM	Valued at EMV x 1.15 based on sales.
293760	25	GRIDIRON	Valued affordable housing units at previous due to resale restriction.
364650	25	JACKSON SQUARE BUILDING CONDOMINIUM	Valued at EMVx1.15 based on market.
439750	25	LOFTS THE CONDOMINIUM	Valued at EMV x 1.10 based on market.
639125	25	100 1ST AVENUE SOUTH CONDOMINIUM (Condo Air Rights allocation = 33.33%)	Valued at EMV x 1.10 based on market.
780412	25	606 POST CONDOMINIUM	Valued at EMV x 1.10 based on market sales.
867045	25	TRAVELERS HOTEL THE /POST CONDOMINIUM	Valued at EMV x 1.25 based on market.
008600	30	ASIA CONDOMINIUM	Valued at EMV x .85 based on market.

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is 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.

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 92.4%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2019 assessment year (taxes payable in 2019) results in an average total change from the 2018 assessments of -0.2%.

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.

Ratio study

A preliminary ratio Study was completed just prior to the application of the 2019 recommended values. This study compares the prior assessment level using 2018 assessed values (1/1/2018) to current time adjusted sale prices (1/1/2019).

The study was also repeated after application of the 2019 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 7.53% to 6.44%. The resulting reductions in COD 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 2019 Assessment Roll.

USPAP Compliance

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).

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.

Addenda

Ratio Reports

Sales Lists

&

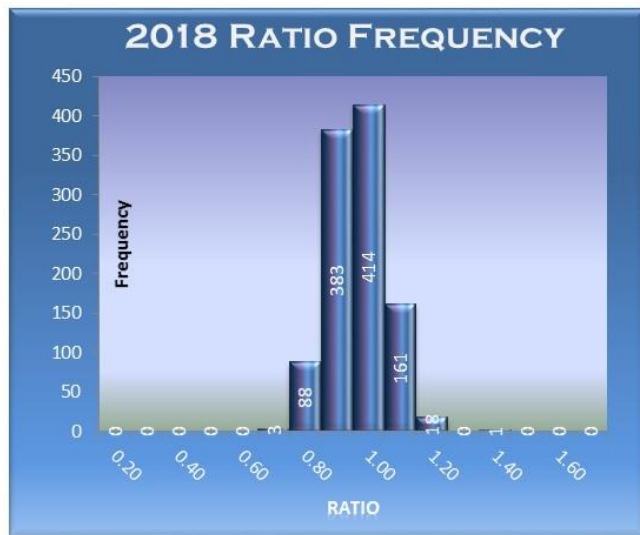
Specialty Area Maps

Downtown Seattle Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

Pre-revalue ratio analysis compares time adjusted sales from 2017 through 2018 in relation to the previous assessed value as of 1/1/2018.

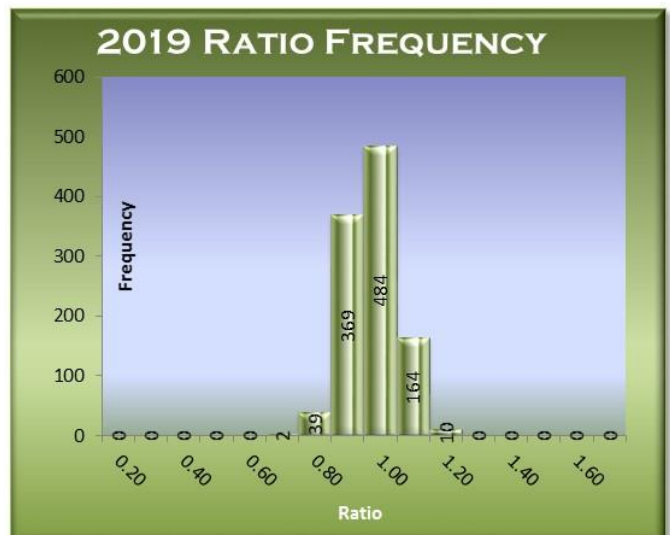
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	1,068
Mean Assessed Value	\$748,300
Mean Adj. Sales Price	\$812,800
Standard Deviation AV	\$499,415
Standard Deviation SP	\$536,130
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.919
Median Ratio	0.915
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.659
Highest ratio:	1.344
Coefficient of Dispersion	7.53%
Standard Deviation	0.086
Coefficient of Variation	9.38%
Price Related Differential (PRD)	0.998



POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2017 through 2018 and reflects the assessment level after the property has been revalued to 1/1/2019

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	1,068
Mean Assessed Value	\$745,800
Mean Adj. Sales Price	\$812,800
Standard Deviation AV	\$472,291
Standard Deviation SP	\$536,130
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.923
Weighted Mean Ratio	0.918
UNIFORMITY	
Lowest ratio	0.695
Highest ratio:	1.150
Coefficient of Dispersion	6.44%
Standard Deviation	0.074
Coefficient of Variation	8.05%
Price Related Differential (PRD)	1.008



Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	135430	0040	405,000	2/22/2017	464,000	648	5	2004	3	N	N	CARBON 56
5	135430	0110	470,000	10/18/2018	471,000	648	5	2004	3	N	N	CARBON 56
5	135430	0130	490,000	7/27/2018	494,000	648	5	2004	3	N	N	CARBON 56
5	135430	0210	530,000	4/11/2017	596,000	777	5	2004	3	N	Y	CARBON 56
5	135430	0270	378,500	3/16/2017	430,000	667	5	2004	3	N	N	CARBON 56
5	135430	0280	525,000	10/18/2017	556,000	774	5	2004	3	N	Y	CARBON 56
5	135430	0310	490,000	7/17/2018	494,000	667	5	2004	3	N	N	CARBON 56
5	135430	0320	620,000	4/16/2018	632,000	774	5	2004	3	N	Y	CARBON 56
5	135430	0330	490,000	5/18/2017	543,000	667	5	2004	3	N	N	CARBON 56
5	135430	0400	475,000	9/27/2018	476,000	660	5	2004	3	N	N	CARBON 56
5	135430	0410	495,000	5/1/2017	552,000	697	5	2004	3	N	Y	CARBON 56
5	135430	0480	530,000	9/5/2017	568,000	667	5	2004	3	N	N	CARBON 56
5	135430	0550	680,000	4/18/2018	693,000	868	5	2004	3	N	Y	CARBON 56
5	169750	0290	435,000	7/18/2017	473,000	698	5	1902	5	N	N	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	169750	0320	375,000	10/4/2018	376,000	514	5	1902	5	N	N	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	169750	0400	759,000	4/28/2017	848,000	1,198	5	1902	5	N	Y	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	176600	0110	900,000	11/7/2017	948,000	1,316	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0170	350,000	5/18/2017	388,000	419	6	2006	3	N	N	COSMOPOLITAN
5	176600	0180	500,000	12/28/2018	500,000	719	6	2006	3	N	N	COSMOPOLITAN
5	176600	0190	799,000	9/24/2018	801,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0200	590,000	2/9/2017	679,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0230	675,000	11/9/2017	711,000	820	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0260	675,000	3/23/2018	691,000	738	6	2006	3	N	N	COSMOPOLITAN
5	176600	0270	625,000	9/6/2018	628,000	800	6	2006	3	N	N	COSMOPOLITAN
5	176600	0310	705,000	10/31/2017	744,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0340	680,000	7/7/2017	742,000	820	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0370	655,000	3/23/2018	671,000	738	6	2006	3	N	N	COSMOPOLITAN
5	176600	0390	385,000	8/21/2017	414,000	419	6	2006	3	N	N	COSMOPOLITAN
5	176600	0450	590,000	2/16/2017	677,000	820	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0500	325,000	8/29/2017	349,000	419	6	2006	3	N	N	COSMOPOLITAN
5	176600	0540	740,000	6/20/2018	748,000	954	6	2006	3	N	Y	COSMOPOLITAN

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	176600	0630	800,000	7/24/2018	806,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0720	355,000	4/21/2017	397,000	419	6	2006	3	N	N	COSMOPOLITAN
5	176600	0780	682,000	7/25/2018	687,000	820	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0870	739,900	8/29/2018	743,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1000	710,000	7/21/2017	771,000	820	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1040	665,000	12/21/2017	693,000	800	6	2006	3	N	N	COSMOPOLITAN
5	176600	1080	772,000	2/9/2018	797,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1160	352,000	4/20/2017	394,000	419	6	2006	3	N	N	COSMOPOLITAN
5	176600	1160	380,000	7/27/2018	383,000	419	6	2006	3	N	N	COSMOPOLITAN
5	176600	1180	855,000	9/28/2017	910,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1290	825,000	6/12/2017	907,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1350	600,000	4/10/2017	675,000	738	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1370	645,000	2/22/2018	664,000	800	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1370	575,000	4/13/2017	646,000	800	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1380	370,000	8/18/2017	398,000	419	6	2006	3	N	N	COSMOPOLITAN
5	176600	1390	550,000	10/11/2017	583,000	719	6	2006	3	N	N	COSMOPOLITAN
5	176600	1470	615,000	7/24/2018	620,000	738	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1490	370,000	5/9/2018	376,000	419	6	2006	3	N	N	COSMOPOLITAN
5	176600	1510	843,250	7/19/2017	916,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1540	922,500	4/28/2017	1,030,000	1,316	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1590	725,000	4/4/2018	741,000	800	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1610	605,000	4/16/2018	617,000	719	6	2006	3	N	N	COSMOPOLITAN
5	176600	1690	700,000	4/17/2018	714,000	738	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1720	565,000	8/9/2017	610,000	719	6	2006	3	N	N	COSMOPOLITAN
5	176600	1730	880,000	7/5/2018	888,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1790	550,000	1/4/2017	643,000	738	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1870	650,000	2/22/2017	744,000	818	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1910	732,500	4/17/2017	821,000	1,236	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1920	568,000	10/23/2017	601,000	722	6	2006	3	N	N	COSMOPOLITAN
5	176600	1960	999,500	10/16/2017	1,059,000	1,316	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1970	730,000	9/28/2017	777,000	818	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2050	684,000	5/8/2017	761,000	966	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2060	1,018,000	10/6/2017	1,081,000	1,316	6	2006	3	N	Y	COSMOPOLITAN

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	176600	2080	924,900	4/10/2018	944,000	1,186	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2130	935,000	5/10/2018	950,000	1,324	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2160	1,075,000	3/22/2018	1,101,000	1,316	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2260	1,095,000	7/18/2018	1,104,000	1,316	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2330	950,000	10/12/2017	1,007,000	1,324	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2390	899,000	6/26/2018	908,000	1,176	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2420	1,125,000	1/17/2017	1,307,000	1,505	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2420	1,215,000	6/24/2018	1,228,000	1,505	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2440	1,140,000	2/20/2018	1,174,000	1,403	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2450	887,500	12/5/2017	929,000	1,093	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2460	800,000	8/11/2017	863,000	1,176	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2470	640,000	3/2/2017	730,000	1,113	6	2006	3	N	N	COSMOPOLITAN
5	176600	2470	720,000	10/24/2018	721,000	1,113	6	2006	3	N	N	COSMOPOLITAN
5	176600	2500	1,615,000	5/22/2017	1,788,000	1,878	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2520	1,249,000	8/2/2018	1,258,000	1,684	6	2006	3	N	Y	COSMOPOLITAN
5	238200	0080	675,000	10/11/2018	676,000	952	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0110	630,000	5/19/2017	698,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0130	949,950	8/16/2017	1,023,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0190	1,098,000	11/26/2018	1,098,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0330	760,000	3/27/2018	778,000	952	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0450	680,000	5/31/2017	751,000	952	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0550	1,250,000	5/10/2018	1,271,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0570	856,800	2/5/2018	885,000	952	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0620	800,000	8/20/2018	804,000	952	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0640	1,418,000	4/6/2018	1,449,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0650	800,000	11/15/2017	841,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0700	1,225,000	12/5/2017	1,282,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0840	818,000	6/21/2017	897,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0880	1,359,000	6/29/2017	1,486,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0890	805,000	10/23/2018	806,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0920	850,000	7/23/2018	857,000	952	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1060	1,388,000	10/24/2018	1,390,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1120	1,500,000	9/22/2017	1,599,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	238200	1160	950,000	2/8/2018	980,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1160	698,000	2/28/2017	797,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1250	825,000	5/10/2018	839,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1350	950,000	5/29/2018	963,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1360	1,522,000	2/28/2017	1,738,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1430	735,000	8/31/2017	788,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1440	730,000	6/12/2017	803,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1530	715,000	4/3/2017	806,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1550	720,000	8/23/2017	774,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1630	1,649,000	12/15/2017	1,721,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1660	1,300,000	10/2/2017	1,382,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1680	819,800	2/13/2018	845,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1720	1,713,000	1/31/2018	1,770,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1800	829,900	3/22/2018	850,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1820	898,000	5/15/2018	912,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2110	2,150,000	10/22/2018	2,153,000	1,955	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2440	1,350,000	5/15/2017	1,499,000	1,883	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	2510	2,350,000	1/19/2018	2,435,000	2,442	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2620	1,400,000	1/25/2018	1,449,000	1,883	7	2010	3	N	N	ESCALA CONDOMINIUM
5	253883	0070	2,295,000	4/27/2018	2,337,000	1,959	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0200	1,900,000	1/4/2017	2,220,000	1,723	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0260	2,250,000	3/21/2017	2,549,000	1,824	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0410	2,245,000	3/29/2017	2,535,000	1,824	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0620	2,450,000	5/12/2017	2,723,000	1,968	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0700	2,725,000	10/8/2018	2,731,000	1,723	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0710	2,865,000	3/14/2018	2,938,000	1,824	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0840	2,600,000	8/24/2017	2,794,000	1,644	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0860	2,800,000	11/17/2017	2,942,000	1,824	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0870	2,875,000	5/8/2018	2,923,000	1,968	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0880	1,890,000	3/13/2017	2,148,000	1,729	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0950	2,800,000	8/27/2018	2,813,000	1,723	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1030	1,925,000	1/6/2017	2,247,000	1,729	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1140	2,800,000	2/22/2018	2,882,000	1,644	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	253883	1190	4,600,000	9/1/2017	4,932,000	2,658	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1270	4,250,000	4/20/2017	4,760,000	2,658	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1370	2,800,000	3/8/2017	3,188,000	1,890	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1440	3,175,000	1/29/2018	3,283,000	2,260	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1470	3,400,000	11/27/2018	3,401,000	2,453	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253884	0020	642,000	9/25/2018	644,000	979	6	2007	3	N	N	5TH AND MADISON
5	253884	0070	645,000	10/9/2017	684,000	978	6	2007	3	N	N	5TH AND MADISON
5	253884	0090	769,000	12/28/2018	769,000	1,208	6	2007	3	N	N	5TH AND MADISON
5	253884	0120	755,000	4/13/2017	848,000	1,241	6	2007	3	N	N	5TH AND MADISON
5	253884	0130	550,000	4/13/2017	618,000	978	6	2007	3	N	N	5TH AND MADISON
5	253884	0330	720,000	3/24/2017	815,000	1,208	6	2007	3	N	Y	5TH AND MADISON
5	253884	0340	525,000	4/26/2017	587,000	807	6	2007	3	N	N	5TH AND MADISON
5	253884	0380	720,000	2/12/2018	742,000	979	6	2007	3	N	N	5TH AND MADISON
5	253884	0390	880,000	8/24/2017	946,000	1,208	6	2007	3	N	Y	5TH AND MADISON
5	253884	0430	690,000	8/22/2018	694,000	978	6	2007	3	N	N	5TH AND MADISON
5	253884	0530	700,000	11/20/2017	735,000	913	6	2007	3	N	Y	5TH AND MADISON
5	253884	0600	950,000	8/22/2017	1,022,000	1,241	6	2007	3	N	Y	5TH AND MADISON
5	253884	0650	750,000	2/6/2018	774,000	913	6	2007	3	N	Y	5TH AND MADISON
5	253884	0710	740,000	8/21/2018	744,000	913	6	2007	3	N	Y	5TH AND MADISON
5	253884	0760	570,000	1/19/2017	662,000	807	6	2007	3	N	Y	5TH AND MADISON
5	253884	0860	775,000	8/29/2018	779,000	979	6	2007	3	N	Y	5TH AND MADISON
5	253884	0870	890,000	3/8/2017	1,013,000	1,208	6	2007	3	N	Y	5TH AND MADISON
5	253884	0900	900,000	2/22/2017	1,030,000	1,241	6	2007	3	N	Y	5TH AND MADISON
5	253884	0910	785,800	1/5/2018	817,000	978	6	2007	3	N	Y	5TH AND MADISON
5	253884	0960	1,050,000	10/23/2017	1,110,000	1,241	6	2007	3	N	Y	5TH AND MADISON
5	253884	0970	828,000	6/7/2018	839,000	978	6	2007	3	N	Y	5TH AND MADISON
5	253884	1020	1,055,000	9/19/2017	1,126,000	1,241	6	2007	3	N	Y	5TH AND MADISON
5	253884	1050	985,000	6/19/2018	996,000	1,208	6	2007	3	N	Y	5TH AND MADISON
5	253884	1140	1,150,000	6/22/2017	1,260,000	1,241	6	2007	3	N	Y	5TH AND MADISON
5	253884	1170	1,100,000	10/2/2017	1,169,000	1,208	6	2007	3	N	Y	5TH AND MADISON
5	253884	1250	2,675,000	11/3/2017	2,820,000	2,209	6	2007	3	N	Y	5TH AND MADISON
5	253884	1260	2,150,000	6/14/2018	2,176,000	1,958	6	2007	3	N	Y	5TH AND MADISON
5	256800	0060	680,000	9/24/2018	682,000	1,275	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	256800	0140	525,000	3/5/2018	539,000	947	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0190	800,000	5/8/2018	813,000	1,377	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0200	272,500	10/22/2018	273,000	382	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0220	425,000	9/26/2017	453,000	722	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0220	470,000	8/7/2018	473,000	722	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0230	340,000	1/26/2017	394,000	649	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0280	445,000	5/3/2018	453,000	724	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	257028	0090	405,000	5/22/2018	411,000	815	5	1910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	257028	0130	479,000	5/16/2018	487,000	709	5	1910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	257028	0200	380,000	12/7/2017	397,000	598	5	1910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	257028	0210	512,000	11/9/2017	539,000	969	5	1910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	257028	0240	525,000	4/13/2018	536,000	849	5	1910	4	N	Y	FIX BUILDING THE CONDOMINIUM
5	257028	0250	430,000	10/27/2017	454,000	694	5	1910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	257028	0260	615,000	5/26/2017	680,000	989	5	1910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	257028	0300	612,000	4/5/2018	625,000	795	5	1910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	332400	0090	585,000	6/12/2018	592,000	585	6	1982	4	N	N	HILLCLIMB COURT CONDOMINIUM
5	332400	0230	801,620	5/25/2017	887,000	1,038	6	1982	4	N	N	HILLCLIMB COURT CONDOMINIUM
5	332400	0300	1,100,000	5/10/2017	1,223,000	1,064	6	1982	4	N	Y	HILLCLIMB COURT CONDOMINIUM
5	332400	0330	976,000	8/31/2017	1,047,000	1,065	6	1982	4	N	Y	HILLCLIMB COURT CONDOMINIUM
5	332400	0350	1,125,000	12/8/2017	1,176,000	1,064	6	1982	4	N	Y	HILLCLIMB COURT CONDOMINIUM
5	358900	0110	975,000	1/8/2018	1,012,000	1,015	7	2015	3	N	N	INSIGNIA
5	358900	0170	691,000	11/1/2018	692,000	886	7	2015	3	N	N	INSIGNIA
5	358900	0190	795,000	11/16/2017	835,000	859	7	2015	3	N	N	INSIGNIA
5	358900	0230	798,500	12/1/2017	836,000	866	7	2015	3	N	N	INSIGNIA
5	358900	0250	870,000	12/21/2018	870,000	931	7	2015	3	N	N	INSIGNIA
5	358900	0300	980,000	12/4/2017	1,026,000	1,093	7	2015	3	N	N	INSIGNIA
5	358900	0410	935,000	3/11/2018	959,000	940	7	2015	3	N	N	INSIGNIA
5	358900	0460	1,010,000	4/16/2018	1,030,000	1,093	7	2015	3	N	Y	INSIGNIA
5	358900	0750	820,000	4/21/2017	918,000	1,018	7	2015	3	N	N	INSIGNIA
5	358900	0840	925,000	3/30/2018	946,000	759	7	2015	3	N	N	INSIGNIA
5	358900	0930	985,000	3/13/2018	1,010,000	1,023	7	2015	3	N	Y	INSIGNIA
5	358900	0930	855,000	2/26/2017	977,000	1,023	7	2015	3	N	Y	INSIGNIA
5	358900	1020	956,000	12/5/2017	1,000,000	926	7	2015	3	N	Y	INSIGNIA

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	358900	1110	1,298,000	3/21/2018	1,330,000	1,486	7	2015	3	N	N	INSIGNIA
5	358900	1120	1,000,000	8/18/2017	1,077,000	1,074	7	2015	3	N	N	INSIGNIA
5	358900	1130	1,040,000	5/9/2018	1,057,000	1,141	7	2015	3	N	N	INSIGNIA
5	358900	1180	668,000	6/22/2017	732,000	678	7	2015	3	N	Y	INSIGNIA
5	358900	1390	1,200,000	5/15/2018	1,219,000	1,115	7	2015	3	N	Y	INSIGNIA
5	358900	1440	1,610,000	9/5/2018	1,617,000	1,392	7	2015	3	N	Y	INSIGNIA
5	358900	1520	1,650,000	9/20/2017	1,760,000	1,392	7	2015	3	N	Y	INSIGNIA
5	358900	1580	800,000	8/16/2017	862,000	693	7	2015	3	N	Y	INSIGNIA
5	358900	1600	1,650,000	3/6/2018	1,695,000	1,392	7	2015	3	N	Y	INSIGNIA
5	358900	1610	880,000	1/30/2017	1,017,000	923	7	2015	3	N	Y	INSIGNIA
5	358900	1740	880,000	9/17/2018	883,000	693	7	2015	3	N	Y	INSIGNIA
5	358900	1820	900,000	2/14/2018	928,000	693	7	2015	3	N	Y	INSIGNIA
5	358900	1830	1,300,000	6/12/2018	1,316,000	1,152	7	2015	3	N	Y	INSIGNIA
5	358900	1890	825,000	7/30/2018	831,000	731	7	2015	3	N	Y	INSIGNIA
5	358900	1910	1,358,000	8/2/2017	1,469,000	1,152	7	2015	3	N	Y	INSIGNIA
5	358900	1940	900,000	5/19/2017	998,000	929	7	2015	3	N	Y	INSIGNIA
5	358900	2010	1,000,000	8/17/2017	1,077,000	923	7	2015	3	N	Y	INSIGNIA
5	358900	2040	1,290,000	1/29/2018	1,334,000	1,062	7	2015	3	N	Y	INSIGNIA
5	358900	2080	1,590,972	11/7/2017	1,676,000	1,392	7	2015	3	N	Y	INSIGNIA
5	358900	2220	750,000	1/31/2017	866,000	693	7	2015	3	N	Y	INSIGNIA
5	358900	2230	1,350,000	3/7/2017	1,538,000	1,152	7	2015	3	N	Y	INSIGNIA
5	358900	2330	1,135,000	7/24/2018	1,144,000	923	7	2015	3	N	Y	INSIGNIA
5	358900	2340	1,100,000	5/23/2018	1,116,000	929	7	2015	3	N	Y	INSIGNIA
5	358900	2520	1,290,000	3/26/2018	1,320,000	1,062	7	2015	3	N	Y	INSIGNIA
5	358900	2550	1,300,000	1/12/2017	1,513,000	1,152	7	2015	3	N	Y	INSIGNIA
5	358900	2630	1,390,000	1/30/2018	1,437,000	1,152	7	2015	3	N	Y	INSIGNIA
5	358900	2750	1,650,000	9/28/2017	1,756,000	1,361	7	2015	3	N	Y	INSIGNIA
5	358900	2810	1,325,000	4/24/2018	1,350,000	1,115	7	2015	3	N	Y	INSIGNIA
5	358900	2870	1,200,000	5/25/2018	1,217,000	930	7	2015	3	N	Y	INSIGNIA
5	358900	2890	1,359,500	1/6/2017	1,587,000	1,361	7	2015	3	N	Y	INSIGNIA
5	358900	2960	1,450,000	11/29/2018	1,450,000	1,361	7	2015	3	N	Y	INSIGNIA
5	358900	2990	1,800,000	4/4/2017	2,028,000	1,404	7	2015	3	N	Y	INSIGNIA
5	358900	3090	1,350,000	2/9/2018	1,393,000	1,115	7	2015	3	N	Y	INSIGNIA

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	358900	3200	2,090,000	9/19/2018	2,097,000	1,404	7	2015	3	N	Y	INSIGNIA
5	358900	3230	1,189,000	1/9/2017	1,386,000	1,115	7	2015	3	N	Y	INSIGNIA
5	358900	3280	1,220,000	9/25/2018	1,223,000	923	7	2015	3	N	Y	INSIGNIA
5	358900	3310	1,472,000	11/21/2018	1,473,000	1,361	7	2015	3	N	Y	INSIGNIA
5	358900	3390	1,262,500	3/8/2017	1,437,000	1,154	7	2015	3	N	Y	INSIGNIA
5	358900	3440	1,328,018	7/23/2018	1,338,000	1,115	7	2015	3	N	Y	INSIGNIA
5	358900	3480	2,105,000	10/13/2017	2,231,000	1,404	7	2015	3	N	Y	INSIGNIA
5	358900	3600	695,000	5/5/2017	774,000	869	7	2015	3	N	N	INSIGNIA
5	358900	3640	750,000	5/18/2017	832,000	944	7	2015	3	N	N	INSIGNIA
5	358900	3660	755,000	8/1/2017	817,000	797	7	2015	3	N	N	INSIGNIA
5	358900	3740	805,000	9/11/2017	861,000	851	7	2015	3	N	N	INSIGNIA
5	358900	3780	925,000	6/8/2017	1,018,000	1,190	7	2015	3	N	N	INSIGNIA
5	358900	4150	816,000	8/7/2017	881,000	851	7	2015	3	N	N	INSIGNIA
5	358900	4310	925,000	3/15/2018	948,000	911	7	2015	3	N	Y	INSIGNIA
5	358900	4360	815,000	11/2/2017	859,000	780	7	2015	3	N	N	INSIGNIA
5	358900	4440	887,000	2/21/2018	913,000	762	7	2015	3	N	Y	INSIGNIA
5	358900	4480	838,000	8/15/2017	903,000	851	7	2015	3	N	N	INSIGNIA
5	358900	4580	1,268,000	4/10/2018	1,295,000	1,337	7	2015	3	N	N	INSIGNIA
5	358900	4670	825,000	6/29/2017	902,000	858	7	2015	3	N	N	INSIGNIA
5	358900	5100	826,000	7/13/2017	899,000	737	7	2015	3	N	Y	INSIGNIA
5	358900	5180	795,000	10/29/2018	796,000	737	7	2015	3	N	Y	INSIGNIA
5	358900	5200	1,200,000	2/22/2017	1,374,000	1,153	7	2015	3	N	Y	INSIGNIA
5	358900	5480	1,225,000	5/10/2018	1,245,000	1,119	7	2015	3	N	Y	INSIGNIA
5	358900	5550	1,099,000	7/25/2018	1,107,000	924	7	2015	3	N	Y	INSIGNIA
5	358900	5560	1,300,000	8/31/2017	1,394,000	1,119	7	2015	3	N	Y	INSIGNIA
5	358900	5630	1,110,000	10/16/2017	1,176,000	924	7	2015	3	N	Y	INSIGNIA
5	358900	5670	845,000	10/5/2018	847,000	684	7	2015	3	N	Y	INSIGNIA
5	358900	5720	1,070,000	8/19/2018	1,076,000	1,119	7	2015	3	N	Y	INSIGNIA
5	358900	5850	1,725,000	10/16/2018	1,728,000	1,389	7	2015	3	N	Y	INSIGNIA
5	358900	5890	1,350,000	7/16/2018	1,361,000	1,036	7	2015	3	N	Y	INSIGNIA
5	358900	5920	1,400,000	2/10/2017	1,610,000	1,152	7	2015	3	N	Y	INSIGNIA
5	358900	5950	1,150,000	7/24/2018	1,159,000	924	7	2015	3	N	Y	INSIGNIA
5	358900	6100	1,150,000	8/5/2018	1,158,000	907	7	2015	3	N	Y	INSIGNIA

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	358900	6180	945,000	6/21/2017	1,036,000	907	7	2015	3	N	Y	INSIGNIA
5	358900	6210	1,368,000	9/18/2018	1,372,000	1,036	7	2015	3	N	Y	INSIGNIA
5	358900	6270	1,029,000	5/31/2018	1,043,000	918	7	2015	3	N	Y	INSIGNIA
5	358900	6430	1,888,000	5/30/2018	1,914,000	1,352	7	2015	3	N	Y	INSIGNIA
5	358900	6430	1,650,000	2/16/2017	1,893,000	1,352	7	2015	3	N	Y	INSIGNIA
5	358900	6440	1,515,000	8/28/2018	1,522,000	1,134	7	2015	3	N	Y	INSIGNIA
5	358900	6570	1,749,000	10/12/2017	1,854,000	1,352	7	2015	3	N	Y	INSIGNIA
5	358900	6760	1,075,000	5/25/2017	1,189,000	918	7	2015	3	N	Y	INSIGNIA
5	358900	6870	1,770,000	8/17/2017	1,906,000	1,154	7	2015	3	N	Y	INSIGNIA
5	358900	6900	2,200,000	4/14/2017	2,470,000	2,086	7	2015	3	N	Y	INSIGNIA
5	358900	6940	2,225,000	3/27/2017	2,515,000	2,086	7	2015	3	N	Y	INSIGNIA
5	358900	6980	2,250,000	3/6/2017	2,564,000	2,086	7	2015	3	N	Y	INSIGNIA
5	358900	7020	2,350,000	3/10/2017	2,673,000	2,098	7	2015	3	N	Y	INSIGNIA
5	501730	0090	585,000	6/22/2017	641,000	805	7	2006	3	N	N	MADISON TOWER CONDOMINIUM
5	501730	0100	635,000	6/8/2017	699,000	877	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0120	1,550,000	9/8/2017	1,659,000	1,769	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0150	680,000	8/13/2018	684,000	877	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0270	1,650,000	1/31/2017	1,906,000	1,769	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0290	585,000	9/19/2017	624,000	805	7	2006	3	N	N	MADISON TOWER CONDOMINIUM
5	501730	0320	1,795,000	9/20/2017	1,914,000	1,769	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0350	665,000	12/15/2017	694,000	877	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0370	1,650,000	4/4/2017	1,859,000	1,769	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0420	1,500,000	1/31/2017	1,733,000	1,769	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0430	950,000	1/5/2017	1,109,000	1,444	7	2006	3	N	N	MADISON TOWER CONDOMINIUM
5	501730	0440	686,000	6/25/2018	693,000	805	7	2006	3	N	N	MADISON TOWER CONDOMINIUM
5	501730	0480	4,000,000	1/17/2017	4,647,000	3,740	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	553051	0060	2,095,000	8/10/2017	2,261,000	3,050	7	2000	3	N	Y	Millennium Tower Residential
5	553051	0120	2,415,000	2/2/2017	2,787,000	2,720	7	2000	3	N	Y	Millennium Tower Residential
5	606501	0070	433,000	3/2/2017	494,000	602	6	1991	3	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0100	470,000	6/22/2017	515,000	511	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0150	435,000	2/14/2017	500,000	507	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0160	658,000	3/13/2017	748,000	1,004	6	1991	3	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)

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5	606501	0260	635,000	1/9/2017	740,000	1,004	6	1991	3	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0310	780,555	3/13/2017	887,000	991	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0350	421,000	9/21/2017	449,000	507	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0380	600,000	5/11/2018	610,000	670	6	1991	3	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0420	645,000	2/22/2018	664,000	713	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0560	810,000	8/6/2018	815,000	1,004	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0610	800,000	7/12/2017	871,000	991	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0820	615,000	9/18/2018	617,000	713	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0920	640,000	7/19/2018	645,000	713	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1260	825,000	5/1/2018	840,000	1,015	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1280	525,000	12/17/2018	525,000	670	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1420	702,000	12/7/2017	734,000	713	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1760	830,000	9/14/2018	833,000	1,015	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1780	575,000	5/23/2017	637,000	670	6	1991	3	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	609450	0040	480,000	6/20/2017	526,000	690	6	1985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0230	900,000	5/9/2018	915,000	1,154	6	1985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0240	505,000	9/26/2017	538,000	726	6	1985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0280	510,000	6/24/2018	516,000	778	6	1985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0310	680,000	7/11/2017	741,000	969	6	1985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0380	449,000	10/30/2017	474,000	577	6	1985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0460	615,000	5/14/2018	625,000	726	6	1985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0490	379,950	9/5/2018	382,000	577	6	1985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0630	615,000	5/1/2017	686,000	969	6	1985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	609450	0630	700,000	3/2/2018	719,000	969	6	1985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609468	0150	2,125,000	3/23/2018	2,176,000	1,328	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0160	4,000,000	12/28/2017	4,163,000	2,082	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0240	3,600,000	6/5/2018	3,647,000	1,992	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	636400	0060	695,000	5/10/2018	706,000	684	7	2009	3	N	Y	OLIVE 8
5	636400	0070	585,000	5/26/2017	647,000	657	7	2009	3	N	Y	OLIVE 8
5	636400	0380	783,000	9/1/2017	840,000	1,092	7	2009	3	N	Y	OLIVE 8
5	636400	0550	760,000	9/1/2017	815,000	823	7	2009	3	N	N	OLIVE 8
5	636400	0580	655,000	4/27/2017	732,000	808	7	2009	3	N	Y	OLIVE 8
5	636400	0730	754,000	3/20/2018	772,000	650	7	2009	3	N	Y	OLIVE 8
5	636400	0780	600,000	2/13/2017	689,000	680	7	2009	3	N	N	OLIVE 8
5	636400	0800	815,000	2/12/2018	840,000	808	7	2009	3	N	Y	OLIVE 8
5	636400	0830	755,000	5/21/2018	766,000	690	7	2009	3	N	Y	OLIVE 8
5	636400	0870	1,250,000	12/12/2017	1,306,000	1,586	7	2009	3	N	Y	OLIVE 8
5	636400	0960	1,650,000	7/26/2018	1,662,000	1,534	7	2009	3	N	Y	OLIVE 8
5	636400	1250	808,000	10/23/2017	854,000	837	7	2009	3	N	Y	OLIVE 8
5	636400	1290	1,742,000	4/16/2018	1,777,000	1,534	7	2009	3	N	Y	OLIVE 8
5	636400	1300	740,000	5/1/2018	753,000	689	7	2009	3	N	Y	OLIVE 8
5	636400	1310	1,500,000	4/19/2018	1,529,000	1,586	7	2009	3	N	Y	OLIVE 8
5	636400	1500	740,000	6/15/2018	749,000	650	7	2009	3	N	Y	OLIVE 8
5	636400	1520	735,000	4/10/2018	750,000	689	7	2009	3	N	Y	OLIVE 8
5	636400	1550	610,000	2/3/2017	704,000	680	7	2009	3	N	Y	OLIVE 8
5	636400	1560	1,200,000	8/17/2017	1,292,000	1,350	7	2009	3	N	Y	OLIVE 8
5	636400	1810	880,000	9/29/2017	936,000	1,092	7	2009	3	N	Y	OLIVE 8
5	636400	1840	1,700,000	10/2/2018	1,704,000	1,534	7	2009	3	N	Y	OLIVE 8
5	636400	1880	745,000	11/13/2017	784,000	680	7	2009	3	N	Y	OLIVE 8
5	762875	0020	570,000	7/12/2018	575,000	863	7	1909	5	N	N	SEABOARD BUILDING CONDOMINIUM
5	762875	0070	495,000	10/23/2017	523,000	710	7	1909	5	N	N	SEABOARD BUILDING CONDOMINIUM
5	762875	0200	540,000	9/12/2017	577,000	817	7	1909	5	N	N	SEABOARD BUILDING CONDOMINIUM
5	872975	0010	1,175,000	11/16/2018	1,176,000	1,487	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0030	950,000	2/24/2018	977,000	1,296	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0120	1,160,000	10/20/2017	1,227,000	1,407	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0140	1,500,000	2/15/2018	1,546,000	1,697	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	872975	0180	1,310,000	2/13/2018	1,351,000	1,407	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0380	649,000	1/31/2017	750,000	1,218	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0410	1,100,000	6/26/2018	1,112,000	1,798	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0430	550,000	11/8/2017	579,000	589	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0440	747,000	11/9/2017	786,000	918	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0590	570,500	5/30/2017	630,000	755	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0660	607,000	9/26/2017	646,000	688	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0680	462,000	5/19/2017	512,000	610	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0710	900,000	6/28/2018	909,000	1,212	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0760	625,000	7/24/2018	630,000	688	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0900	552,900	9/26/2017	589,000	745	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0910	942,000	6/23/2017	1,032,000	1,212	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1110	928,000	9/28/2017	988,000	1,212	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1140	560,000	6/7/2018	567,000	587	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1150	690,000	11/8/2018	691,000	918	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1210	865,000	8/1/2018	871,000	1,212	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1250	765,000	1/18/2018	793,000	918	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1260	507,000	12/26/2018	507,000	688	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1470	549,000	1/6/2017	641,000	858	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1480	529,000	9/11/2018	531,000	610	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1500	710,000	6/1/2018	720,000	745	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1520	710,000	5/17/2017	788,000	821	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1570	1,175,000	3/9/2017	1,337,000	1,427	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1580	1,494,000	4/24/2017	1,671,000	1,512	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1610	723,200	10/2/2018	725,000	904	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1630	950,000	11/29/2017	995,000	1,763	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1680	764,000	1/9/2017	891,000	1,234	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1720	650,000	2/13/2018	670,000	898	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1800	1,257,000	7/28/2017	1,362,000	1,668	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1820	711,000	4/24/2018	724,000	822	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1950	640,000	7/18/2018	645,000	741	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2040	675,000	3/22/2018	691,000	732	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2100	635,000	10/24/2017	671,000	685	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	872975	2140	500,000	4/25/2017	559,000	610	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2310	645,000	4/3/2018	659,000	732	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	2390	890,000	5/1/2017	993,000	1,238	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2440	830,000	12/13/2018	830,000	1,206	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	2500	660,000	7/7/2017	720,000	741	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2510	605,000	12/15/2017	632,000	610	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2510	531,500	7/6/2017	580,000	610	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2540	490,000	11/7/2017	516,000	543	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	919590	0190	1,350,000	7/12/2017	1,470,000	1,819	7	1983	4	N	Y	WATERFRONT PLACE BUILDING RESIDENTIAL CONDOMINIUM
5	919720	0060	497,500	7/6/2017	543,000	768	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0090	495,000	10/30/2017	522,000	749	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0140	850,000	3/21/2018	871,000	834	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0140	795,000	11/16/2018	795,000	834	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0150	750,000	2/21/2017	859,000	834	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0190	650,000	12/19/2017	678,000	824	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0300	615,900	6/12/2017	677,000	792	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0350	640,000	8/2/2018	644,000	712	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0420	850,000	7/13/2018	857,000	1,014	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0500	875,000	5/11/2018	889,000	1,111	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0580	530,000	7/9/2017	578,000	783	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0670	555,000	3/10/2017	631,000	712	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0900	928,000	12/17/2018	928,000	1,242	7	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
10	012500	0030	478,000	4/20/2017	535,000	790	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0050	435,000	10/29/2018	436,000	585	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0090	230,000	8/24/2017	247,000	280	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0100	459,950	5/29/2018	466,000	775	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0140	450,000	4/25/2018	458,000	765	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0150	324,000	3/1/2018	333,000	450	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0330	340,000	3/23/2017	385,000	550	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0350	545,000	12/26/2018	545,000	775	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0360	500,500	4/19/2018	510,000	570	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0370	405,000	3/15/2017	460,000	570	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0380	550,000	6/7/2018	557,000	580	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	012500	0410	259,900	4/21/2017	291,000	333	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0460	500,000	8/8/2017	540,000	765	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0470	300,000	7/28/2017	325,000	450	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0470	296,950	10/15/2018	297,000	450	4	1991	3	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0500	310,000	8/7/2018	312,000	450	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0590	435,000	8/21/2017	468,000	575	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0700	515,000	4/16/2018	525,000	595	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0740	597,000	4/23/2018	608,000	775	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0750	430,000	7/12/2017	468,000	575	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0760	675,000	5/15/2018	686,000	930	4	1991	3	N	Y	ALEXANDRIA CONDOMINIUM
10	025480	0400	621,000	7/19/2017	675,000	1,065	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0640	470,000	11/7/2018	470,000	787	6	1989	4	N	N	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0720	575,000	6/16/2017	631,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0740	610,000	3/5/2018	627,000	661	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0810	633,500	3/1/2018	651,000	661	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0820	800,000	5/31/2018	811,000	1,065	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0860	525,000	7/17/2018	529,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0940	600,000	2/14/2017	689,000	996	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0950	630,000	10/20/2017	667,000	661	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1030	720,484	9/6/2017	771,000	1,065	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1090	530,000	12/12/2018	530,000	661	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1110	544,000	9/19/2017	580,000	675	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1140	655,000	6/4/2017	722,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1310	720,000	5/3/2017	803,000	1,065	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1330	610,000	1/26/2017	706,000	1,063	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1350	600,000	9/13/2017	641,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	025480	1420	555,000	12/15/2017	579,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1500	1,600,000	7/6/2017	1,746,000	2,600	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1550	675,000	11/1/2017	712,000	746	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1590	642,500	9/12/2018	645,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	032450	0130	615,000	2/12/2018	634,000	893	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0210	626,000	4/12/2018	639,000	716	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0390	372,000	9/22/2017	397,000	464	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0610	500,000	6/26/2017	547,000	716	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0660	491,000	5/3/2017	547,000	680	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0690	400,000	8/15/2017	431,000	464	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0820	492,500	1/10/2018	511,000	510	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0830	575,000	3/13/2017	653,000	893	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0880	650,000	6/20/2018	657,000	721	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0910	675,000	3/7/2018	693,000	716	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1020	485,000	3/20/2017	550,000	647	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1050	1,272,000	5/1/2018	1,295,000	1,232	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1060	1,070,000	6/1/2017	1,181,000	1,338	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1090	615,000	4/20/2017	689,000	893	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1110	998,000	6/5/2018	1,011,000	1,117	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1130	1,270,000	6/14/2018	1,285,000	1,232	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	051240	0240	1,180,000	3/1/2018	1,213,000	1,687	6	1994	3	N	N	BANNER BUILDING THE CONDOMINIUM
10	051240	0260	925,000	5/17/2017	1,026,000	1,129	6	1994	3	N	Y	BANNER BUILDING THE CONDOMINIUM
10	051240	0340	1,180,000	3/1/2018	0	128	6	1994	3	N	N	BANNER BUILDING THE CONDOMINIUM
10	051240	0430	925,000	5/17/2017	0	113	6	1994	3	N	N	BANNER BUILDING THE CONDOMINIUM
10	058640	0110	679,500	10/25/2017	718,000	1,530	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0140	460,000	9/8/2017	492,000	1,008	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0450	750,000	5/14/2018	762,000	1,463	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0650	910,000	4/13/2017	1,022,000	1,581	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0730	915,000	10/25/2017	967,000	1,581	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0790	989,000	11/27/2018	989,000	1,306	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	065700	0200	598,000	11/29/2018	598,000	822	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0210	585,000	8/7/2017	632,000	813	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	065700	0240	351,000	8/22/2017	377,000	421	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0260	425,000	12/18/2017	443,000	462	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0320	586,000	8/14/2017	632,000	829	6	1908	5	N	Y	AUSTIN A BELL CONDOMINIUM
10	065700	0380	425,000	6/1/2018	431,000	419	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0430	420,000	2/15/2018	433,000	423	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0470	400,000	2/16/2018	412,000	419	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0490	300,000	4/7/2017	338,000	419	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	068780	0240	395,000	4/2/2018	404,000	495	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0240	292,000	3/3/2017	333,000	495	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0300	921,000	8/10/2018	927,000	1,421	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0310	705,000	10/18/2018	706,000	1,034	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0430	360,000	2/14/2018	371,000	494	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0490	949,000	9/11/2018	953,000	1,495	6	2003	3	N	Y	BELLORA CONDOMINIUM
10	068780	0560	840,000	8/22/2018	844,000	1,034	6	2003	3	N	Y	BELLORA CONDOMINIUM
10	068780	0600	530,000	6/27/2018	536,000	636	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0610	832,000	5/24/2018	844,000	1,116	6	2003	3	N	Y	BELLORA CONDOMINIUM
10	068780	0680	466,000	10/30/2018	467,000	636	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0810	1,198,000	6/12/2018	1,213,000	1,495	6	2003	3	N	Y	BELLORA CONDOMINIUM
10	068780	0900	745,000	2/21/2018	767,000	1,073	6	2003	3	N	N	BELLORA CONDOMINIUM
10	069900	0060	404,000	8/10/2017	436,000	575	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0100	460,000	3/14/2017	522,000	627	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0320	498,000	5/16/2018	506,000	627	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0410	420,000	11/1/2017	443,000	631	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0530	471,000	9/26/2017	502,000	575	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0540	643,000	12/13/2017	672,000	879	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0560	600,000	4/10/2018	613,000	641	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0620	550,000	2/7/2018	568,000	551	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0660	420,000	1/10/2017	489,000	631	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0720	615,000	11/28/2018	615,000	879	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0750	625,000	10/9/2018	626,000	942	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0760	626,500	6/11/2018	634,000	942	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0830	415,000	4/4/2018	424,000	466	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0910	490,000	10/12/2017	520,000	631	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	069900	0970	552,000	4/1/2017	623,000	879	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0990	405,000	5/16/2018	411,000	470	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1210	546,000	1/9/2017	636,000	879	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1360	400,000	9/27/2018	401,000	543	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1450	530,000	9/13/2018	532,000	701	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1640	524,000	3/5/2018	538,000	549	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2130	447,250	6/28/2017	489,000	522	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2200	629,000	2/9/2018	649,000	710	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	2280	600,000	8/6/2018	604,000	783	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069980	0130	525,000	12/26/2018	525,000	783	6	1914	4	N	Y	BELLTOWN LOFTS CONDOMINIUM
10	069980	0180	598,880	1/23/2018	620,000	872	6	1914	4	N	N	BELLTOWN LOFTS CONDOMINIUM
10	069980	0300	412,000	8/1/2018	415,000	697	6	1914	4	N	N	BELLTOWN LOFTS CONDOMINIUM
10	069980	0540	441,000	11/21/2018	441,000	726	6	1914	4	N	Y	BELLTOWN LOFTS CONDOMINIUM
10	069980	0550	397,500	12/5/2018	398,000	594	6	1914	4	N	Y	BELLTOWN LOFTS CONDOMINIUM
10	173480	0080	467,500	6/16/2017	513,000	589	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	0250	849,000	7/19/2018	856,000	1,124	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0310	595,000	5/12/2017	661,000	754	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0330	540,000	7/12/2017	588,000	718	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	0370	775,000	11/20/2018	775,000	1,114	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0470	815,000	3/30/2018	834,000	1,114	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0480	505,000	10/26/2017	533,000	597	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	0500	420,000	6/25/2018	424,000	491	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	0520	735,000	4/5/2018	751,000	720	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0580	625,000	1/23/2017	724,000	845	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0630	1,025,000	5/4/2018	1,043,000	1,127	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0670	675,000	3/12/2018	693,000	845	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0700	701,000	8/1/2017	759,000	720	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0710	701,000	5/18/2018	712,000	613	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0720	1,354,000	5/1/2018	1,378,000	1,316	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0790	1,125,000	2/28/2018	1,157,000	1,182	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0820	900,000	9/27/2017	958,000	1,072	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0880	745,000	10/24/2018	746,000	949	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0920	680,000	6/5/2018	689,000	628	6	1999	3	N	N	CONCORD CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	173480	0990	2,150,000	1/17/2018	2,228,000	1,692	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1020	580,000	10/31/2018	581,000	880	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1050	375,000	7/31/2018	378,000	465	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1080	606,000	9/7/2017	649,000	710	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1150	398,000	11/28/2017	417,000	475	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1210	635,000	6/15/2018	643,000	754	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1220	545,666	4/27/2017	610,000	780	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1240	495,000	6/20/2018	501,000	597	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1390	715,000	4/19/2017	801,000	1,124	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1490	965,000	2/22/2018	993,000	1,124	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1520	584,000	7/17/2018	589,000	571	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1560	720,000	7/6/2018	727,000	1,114	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1570	400,000	9/20/2017	427,000	480	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1580	420,000	4/4/2018	429,000	438	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1840	415,000	7/25/2017	450,000	480	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1920	902,000	12/2/2017	944,000	1,086	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1930	452,600	8/14/2018	455,000	480	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1980	685,000	6/26/2017	750,000	790	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1990	487,000	3/22/2017	551,000	595	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	2050	1,520,000	6/27/2017	1,663,000	1,727	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	174550	0320	659,900	8/21/2018	663,000	700	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0340	738,800	4/13/2017	830,000	842	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0350	550,000	5/29/2018	558,000	512	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0390	918,000	3/21/2017	1,040,000	1,233	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0530	629,000	8/2/2017	680,000	820	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0690	705,000	4/25/2017	788,000	832	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0790	1,550,000	10/24/2018	1,552,000	1,459	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0910	1,050,000	8/10/2017	1,133,000	1,208	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	1020	1,350,000	5/8/2017	1,502,000	1,760	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	1180	785,000	11/16/2018	785,000	832	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	184305	0160	1,075,000	10/12/2017	1,140,000	1,408	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0200	720,000	5/4/2018	733,000	875	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0300	580,000	5/31/2017	640,000	826	6	2004	3	N	Y	CRISTALLA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	184305	0390	450,000	7/17/2017	489,000	441	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0400	460,000	6/13/2018	466,000	436	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0580	1,125,000	3/7/2017	1,281,000	1,572	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0640	575,000	7/9/2018	580,000	585	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0680	515,000	12/26/2018	515,000	606	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0750	1,265,000	3/1/2017	1,444,000	1,612	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0800	675,000	3/23/2018	691,000	820	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0840	1,250,000	3/31/2017	1,411,000	1,572	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0880	1,585,000	11/6/2017	1,670,000	1,612	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0970	1,199,900	12/19/2018	1,200,000	1,572	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1050	670,000	4/26/2018	682,000	701	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1170	765,000	4/26/2018	779,000	887	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1230	1,065,000	3/29/2017	1,203,000	1,387	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1330	1,713,880	7/3/2017	1,872,000	1,537	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1370	699,000	7/5/2018	706,000	811	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1590	847,925	4/4/2017	955,000	1,174	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1670	875,000	2/8/2017	1,007,000	1,132	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1700	840,000	2/27/2017	960,000	1,174	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1790	570,000	3/23/2017	645,000	599	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1800	675,000	9/25/2017	719,000	811	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1820	2,800,000	12/15/2017	2,923,000	3,393	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1830	870,000	8/9/2017	939,000	928	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1860	1,300,000	6/19/2017	1,426,000	1,387	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1910	745,000	7/28/2017	807,000	887	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1950	3,400,000	11/16/2018	3,402,000	2,842	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	228544	0240	575,000	3/6/2017	655,000	891	6	1914	4	N	N	81 VINE BUILDING CONDOMINIUM
10	231330	0030	400,000	10/19/2018	401,000	430	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	0100	650,000	6/11/2018	658,000	719	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0190	640,000	3/12/2018	657,000	719	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0360	686,500	10/20/2017	726,000	905	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0570	1,020,000	5/7/2018	1,037,000	1,282	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0630	661,000	4/12/2017	743,000	905	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0660	950,000	10/2/2018	952,000	1,282	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	231330	0720	649,000	10/9/2017	689,000	905	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0940	1,256,950	6/19/2017	1,379,000	1,390	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0970	595,000	5/21/2018	604,000	721	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1070	740,000	6/1/2018	750,000	1,155	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1140	650,000	3/23/2018	666,000	720	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1150	643,500	5/22/2018	653,000	702	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1280	499,950	3/14/2018	513,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1380	503,000	3/27/2017	568,000	721	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1450	500,000	4/4/2017	563,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1460	550,000	5/17/2018	559,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1540	515,000	4/6/2018	526,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1660	379,500	8/9/2018	382,000	447	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1700	1,120,000	2/3/2017	1,292,000	1,467	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1800	1,210,000	6/26/2018	1,223,000	1,218	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1920	555,000	5/12/2017	617,000	721	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1930	375,000	5/9/2017	417,000	447	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1990	460,000	5/3/2017	513,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	235700	0020	580,000	2/24/2017	663,000	769	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0160	740,000	6/23/2017	811,000	891	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0230	645,500	9/27/2018	647,000	790	6	2009	3	N	N	ENSO CONDOMINIUM
10	235700	0310	625,000	9/14/2018	627,000	712	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0350	685,000	10/11/2018	686,000	886	6	2009	3	N	N	ENSO CONDOMINIUM
10	235700	0500	1,200,000	5/31/2018	1,216,000	1,388	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0520	1,110,000	1/30/2018	1,147,000	1,279	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0570	720,000	12/3/2018	720,000	769	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0590	635,000	10/12/2018	636,000	683	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0690	685,500	9/14/2017	732,000	683	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0710	719,000	10/24/2017	760,000	712	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0720	870,000	1/10/2017	1,014,000	1,279	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0750	689,000	8/16/2018	693,000	886	6	2009	3	N	N	ENSO CONDOMINIUM
10	235700	0960	880,000	10/25/2017	930,000	891	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0970	700,000	6/8/2017	771,000	769	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0970	775,000	8/27/2018	779,000	769	6	2009	3	N	Y	ENSO CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	235700	1010	685,000	9/28/2018	687,000	712	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1030	765,000	5/8/2018	778,000	790	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1190	925,000	8/18/2017	996,000	1,129	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1250	1,550,000	6/26/2017	1,696,000	1,670	6	2009	3	N	Y	ENSO CONDOMINIUM
10	253887	0030	260,000	8/2/2017	281,000	398	6	1922	5	N	N	FIFTH AVENUE COURT
10	253887	0060	245,000	9/14/2017	262,000	386	6	1922	5	N	N	FIFTH AVENUE COURT
10	253887	0110	299,950	11/19/2018	300,000	380	6	1922	5	N	N	FIFTH AVENUE COURT
10	253887	0150	360,000	7/24/2018	363,000	418	6	1922	5	N	N	FIFTH AVENUE COURT
10	253887	0160	265,000	3/12/2017	301,000	362	6	1922	5	N	N	FIFTH AVENUE COURT
10	253887	0180	346,000	2/8/2017	398,000	520	6	1922	5	N	N	FIFTH AVENUE COURT
10	253887	0200	299,999	2/20/2018	309,000	379	6	1922	5	N	N	FIFTH AVENUE COURT
10	268870	0100	625,000	3/6/2018	642,000	1,005	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0300	525,000	3/21/2018	538,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0310	519,000	7/25/2018	523,000	671	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0340	599,000	5/4/2018	609,000	843	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0460	450,000	11/5/2018	450,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0470	404,000	3/2/2017	461,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0570	580,000	6/28/2018	586,000	806	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0730	548,000	3/26/2018	561,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	1030	460,000	8/2/2017	498,000	671	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	1140	458,888	3/17/2017	521,000	571	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	1180	595,000	3/6/2018	611,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	1330	510,000	2/28/2018	524,000	571	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1340	773,000	10/5/2017	821,000	1,066	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1500	1,075,000	6/8/2018	1,089,000	1,226	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1590	510,000	6/21/2017	559,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1740	585,000	6/5/2018	593,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1810	479,000	7/5/2017	523,000	586	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1880	1,135,000	10/9/2018	1,137,000	1,226	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1950	485,000	10/17/2018	486,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1970	589,000	7/8/2018	594,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2040	1,288,000	12/10/2018	1,288,000	1,481	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2130	564,000	6/6/2017	621,000	603	5	2008	3	N	Y	GALLERY BELLTOWN

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	268870	2200	625,000	5/30/2018	634,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2230	1,395,000	6/19/2017	1,530,000	1,251	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2240	815,000	10/2/2017	866,000	797	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2260	1,450,000	9/6/2018	1,456,000	1,288	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2290	567,000	9/15/2017	606,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2360	558,500	7/7/2017	609,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	286740	0010	660,206	7/6/2017	720,000	1,001	5	1979	4	N	N	GRANDVIEW CONDOMINIUM
10	286740	0020	415,000	5/9/2018	422,000	502	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0180	400,000	8/15/2017	431,000	591	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0350	428,000	6/28/2018	432,000	572	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0370	385,000	10/13/2017	408,000	502	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0430	400,000	9/5/2018	402,000	470	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0550	425,800	6/25/2018	430,000	572	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0630	540,000	7/31/2017	585,000	591	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0820	989,000	5/21/2018	1,004,000	1,254	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0940	880,000	8/21/2017	947,000	1,254	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0980	970,000	6/28/2017	1,061,000	1,109	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	311050	0060	550,000	8/2/2018	554,000	985	6	1980	4	N	N	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0290	433,000	4/4/2017	488,000	870	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0400	483,000	10/25/2018	484,000	815	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0490	781,500	8/18/2017	841,000	1,140	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0520	650,000	2/9/2017	748,000	1,150	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0530	1,050,000	7/19/2018	1,059,000	1,835	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0550	455,000	6/9/2017	501,000	815	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0560	650,000	5/23/2018	660,000	985	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0580	1,250,000	5/1/2018	1,272,000	1,835	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0580	1,250,000	8/28/2018	1,256,000	1,835	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0600	500,000	9/14/2018	502,000	815	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0620	600,000	5/11/2017	667,000	1,150	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0660	675,000	4/12/2018	689,000	985	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0730	1,155,000	3/7/2018	1,186,000	1,835	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0780	1,260,000	8/22/2017	1,355,000	1,835	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	390590	0130	515,000	10/5/2017	547,000	661	4	2001	3	N	N	KLEE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	390590	0140	673,100	5/21/2018	683,000	914	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0150	570,000	11/11/2017	600,000	765	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0230	600,000	2/17/2017	688,000	914	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0270	659,250	8/28/2018	662,000	896	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0290	519,000	1/2/2018	540,000	713	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0420	600,000	10/3/2017	638,000	712	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	0480	630,000	8/30/2018	633,000	765	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0490	632,500	8/17/2017	681,000	765	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0820	530,000	7/25/2018	534,000	713	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0940	575,000	4/16/2018	587,000	711	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1240	515,000	9/4/2018	517,000	717	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	1300	556,000	4/25/2017	622,000	720	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1320	586,000	8/22/2017	630,000	721	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1410	668,750	3/28/2017	756,000	1,070	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1420	800,000	8/1/2017	866,000	1,071	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1480	639,000	1/12/2018	663,000	1,066	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	1510	560,000	7/6/2017	611,000	971	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	1530	705,700	12/6/2017	738,000	1,075	4	2001	3	N	N	KLEE CONDOMINIUM
10	516045	0240	599,950	4/13/2017	674,000	1,164	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0240	680,000	9/26/2018	682,000	1,164	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0270	1,023,000	10/11/2018	1,025,000	1,226	5	1989	4	N	Y	MARKET COURT CONDOMINIUM
10	516045	0340	489,000	1/4/2018	508,000	710	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0450	485,000	2/23/2017	555,000	780	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0500	970,000	9/26/2017	1,033,000	1,370	5	1989	4	N	Y	MARKET COURT CONDOMINIUM
10	516045	0530	923,000	5/30/2017	1,019,000	1,377	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0780	923,000	5/30/2017	0	0	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	1070	599,950	4/13/2017	0	0	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	1240	489,000	1/4/2018	0	0	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516065	0100	860,000	1/23/2017	997,000	1,317	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0250	1,540,000	11/23/2017	1,616,000	1,709	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0350	1,120,000	8/4/2017	1,211,000	1,341	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0380	1,045,000	5/17/2017	1,159,000	1,423	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0400	1,190,000	12/27/2017	1,239,000	1,423	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	516065	0570	612,000	4/25/2017	684,000	1,186	7	1982	3	N	N	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0680	685,000	2/8/2017	789,000	1,074	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	520170	0080	420,000	6/1/2017	464,000	695	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0090	445,000	5/20/2018	452,000	605	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0120	615,000	9/10/2018	617,000	838	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0180	550,000	9/12/2017	588,000	803	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0240	514,000	3/16/2018	527,000	653	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0270	370,000	3/15/2017	420,000	512	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0280	675,000	10/9/2018	676,000	1,081	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0300	450,000	1/8/2017	525,000	788	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0350	555,000	6/27/2018	561,000	663	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0370	585,000	3/2/2018	601,000	663	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0540	595,000	5/15/2018	604,000	847	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0560	700,000	11/27/2018	700,000	1,081	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0660	580,000	2/13/2018	598,000	663	4	2005	3	N	Y	MATAE BELLTOWN
10	520170	0680	585,000	4/25/2017	654,000	847	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0790	589,950	5/2/2018	600,000	663	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0800	580,000	3/9/2018	595,000	663	4	2005	3	N	Y	MATAE BELLTOWN
10	560795	0060	249,500	3/22/2017	283,000	318	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0130	454,950	10/18/2017	482,000	579	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0180	335,000	8/23/2018	337,000	462	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0190	373,500	8/15/2018	376,000	477	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0230	288,000	8/30/2017	309,000	336	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0250	260,000	4/7/2017	293,000	349	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0310	255,000	2/24/2017	292,000	365	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0320	310,000	9/10/2018	311,000	343	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0410	365,000	6/29/2018	369,000	407	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0490	275,000	8/29/2018	276,000	337	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0510	230,000	1/27/2017	266,000	349	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0720	540,000	8/28/2017	580,000	666	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0900	376,000	6/5/2017	414,000	474	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0920	420,000	8/24/2018	422,000	480	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	1020	351,000	7/22/2017	381,000	447	4	1998	3	N	N	MONTREUX CONDOMINIUM

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10	560795	1140	507,000	6/8/2018	513,000	490	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	1180	455,000	5/3/2018	463,000	490	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	567700	0100	840,000	8/15/2017	905,000	1,563	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0240	911,000	6/21/2017	999,000	1,309	6	2007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0250	712,500	2/26/2018	733,000	983	6	2007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0310	765,000	2/2/2017	883,000	1,198	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0350	386,000	10/3/2018	387,000	550	6	2007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0370	500,000	7/16/2018	504,000	666	6	2007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0590	965,000	9/13/2017	1,031,000	1,126	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0760	549,950	6/7/2017	606,000	700	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0850	526,000	2/24/2017	602,000	687	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0880	525,000	12/3/2018	525,000	629	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0920	722,000	7/19/2018	728,000	785	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0940	650,000	10/3/2017	691,000	772	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0950	975,000	8/11/2017	1,052,000	1,283	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1000	570,000	9/13/2017	609,000	690	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1060	750,000	3/21/2018	768,000	786	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1100	910,000	12/3/2018	910,000	1,196	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1160	820,000	5/3/2018	834,000	989	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1180	835,000	3/28/2017	943,000	1,142	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1250	936,000	9/5/2018	940,000	1,117	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1280	610,000	5/17/2018	619,000	690	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1310	965,000	10/8/2018	967,000	1,263	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1320	975,000	10/4/2017	1,036,000	1,136	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1400	522,000	5/16/2017	579,000	664	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1440	975,000	2/8/2018	1,006,000	1,263	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1500	1,275,000	2/15/2017	1,464,000	1,378	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1520	1,800,000	3/10/2017	2,048,000	1,561	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	639135	0260	710,000	9/15/2017	758,000	976	7	1994	3	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0480	1,125,000	12/12/2017	1,175,000	1,523	7	1994	3	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0580	1,593,500	4/26/2017	1,781,000	1,523	7	1994	3	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0630	1,635,000	10/2/2018	1,639,000	1,523	7	1994	3	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0720	1,318,000	4/18/2017	1,477,000	1,523	7	1994	3	N	Y	ONE PACIFIC TOWERS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	663305	0180	575,000	5/23/2017	637,000	880	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0190	709,000	4/27/2017	792,000	1,068	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0210	510,000	10/20/2017	540,000	615	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0250	525,000	8/16/2017	566,000	918	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0280	312,850	1/18/2017	363,000	442	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0300	560,000	10/6/2017	595,000	778	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0370	589,000	10/6/2017	625,000	867	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0440	599,950	10/2/2017	638,000	880	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0530	425,000	10/25/2017	449,000	640	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0540	359,000	7/18/2018	362,000	469	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0560	485,000	2/2/2017	560,000	778	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	0720	950,000	12/1/2017	995,000	1,269	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	0730	485,000	4/18/2017	544,000	645	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0740	535,079	5/30/2017	591,000	867	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0770	425,000	4/19/2017	476,000	640	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0840	525,000	4/23/2018	535,000	645	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0850	635,000	5/1/2018	646,000	867	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0920	727,911	5/2/2017	812,000	947	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	0980	525,000	5/30/2018	532,000	690	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1050	515,000	7/6/2018	520,000	645	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	1100	725,000	7/13/2017	789,000	1,016	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	1140	1,045,000	7/6/2017	1,140,000	1,269	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	1390	600,000	11/29/2017	629,000	863	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1450	410,000	5/25/2017	454,000	618	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1500	675,000	6/29/2017	738,000	760	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1510	608,000	11/2/2018	609,000	772	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1560	502,500	8/29/2018	505,000	680	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1590	610,000	3/12/2018	626,000	761	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1830	725,000	7/11/2017	790,000	1,114	4	2007	3	N	N	PARC-BELLTOWN, THE
10	683990	0040	505,000	4/12/2017	567,000	857	6	1999	3	N	N	POMEROY CONDOMINIUM
10	683990	0090	460,000	3/14/2018	472,000	758	6	1999	3	N	N	POMEROY CONDOMINIUM
10	683990	0110	450,000	6/1/2017	497,000	652	6	1999	3	N	N	POMEROY CONDOMINIUM
10	683990	0150	828,000	2/8/2017	953,000	1,324	6	1999	3	N	Y	POMEROY CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	683990	0250	465,000	3/13/2017	528,000	758	6	1999	3	N	Y	POMEROY CONDOMINIUM
10	683990	0410	517,327	5/11/2017	575,000	758	6	1999	3	N	Y	POMEROY CONDOMINIUM
10	683990	0430	565,000	2/15/2018	582,000	652	6	1999	3	N	N	POMEROY CONDOMINIUM
10	683990	0500	1,950,000	3/8/2018	2,002,000	2,211	6	1999	3	N	Y	POMEROY CONDOMINIUM
10	745720	0120	315,000	8/14/2017	340,000	578	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	0220	655,000	7/20/2018	660,000	1,323	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	0260	415,000	6/8/2018	420,000	773	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	0410	467,700	7/12/2018	472,000	779	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0480	375,000	6/11/2018	380,000	578	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0520	630,000	5/31/2017	696,000	1,323	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0530	450,000	11/30/2018	450,000	779	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0560	385,000	9/10/2018	386,000	572	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0580	642,000	7/11/2017	699,000	1,323	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0630	535,000	8/20/2018	538,000	969	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1100	1,050,000	8/8/2018	1,057,000	2,100	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1120	920,000	12/12/2017	961,000	1,900	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1130	431,500	4/20/2017	483,000	772	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1180	450,000	3/26/2018	461,000	773	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1280	420,000	10/12/2017	445,000	773	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1420	630,000	5/31/2017	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	1660	655,000	7/20/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	1740	920,000	12/12/2017	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	1860	642,000	7/11/2017	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	1870	1,050,000	8/8/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	1970	1,050,000	8/8/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2050	420,000	10/12/2017	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2070	450,000	3/26/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2300	535,000	8/20/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2320	1,050,000	8/8/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2560	431,500	4/20/2017	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2640	467,700	7/12/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2670	1,050,000	8/8/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2750	630,000	5/31/2017	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	745720	2760	375,000	6/11/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	2980	642,000	7/11/2017	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	3050	655,000	7/20/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	3150	415,000	6/8/2018	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	3300	920,000	12/12/2017	0	0	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	765690	0210	303,000	1/20/2017	352,000	525	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0340	350,000	5/25/2017	387,000	477	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0350	345,000	2/24/2017	395,000	477	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0390	719,000	9/5/2018	722,000	959	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0450	390,000	2/20/2018	402,000	469	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0470	343,333	6/5/2017	378,000	477	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0510	667,000	11/20/2017	700,000	981	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0640	600,000	6/30/2017	656,000	854	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0690	385,000	8/2/2018	388,000	435	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0810	425,000	5/25/2018	431,000	435	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1450	585,000	5/17/2018	594,000	637	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1600	500,000	9/5/2017	536,000	729	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1890	550,700	8/7/2018	554,000	637	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1980	610,000	2/15/2018	629,000	637	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2150	655,000	9/28/2018	657,000	878	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2240	1,295,000	6/12/2018	1,311,000	1,330	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2340	1,010,000	1/20/2017	1,172,000	1,330	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2360	1,394,250	11/1/2018	1,396,000	1,330	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	780200	0060	345,000	2/21/2017	395,000	606	5	1998	3	N	N	SITE 17
10	780200	0140	435,327	6/2/2017	480,000	762	5	1998	3	N	N	SITE 17
10	780200	0180	418,000	10/3/2018	419,000	585	5	1998	3	N	N	SITE 17
10	780200	0190	500,000	6/5/2018	507,000	612	5	1998	3	N	N	SITE 17
10	780200	0250	505,000	2/23/2018	520,000	630	5	1998	3	N	N	SITE 17
10	780200	0260	381,000	10/5/2017	405,000	519	5	1998	3	N	Y	SITE 17
10	780200	0280	435,000	5/8/2018	442,000	588	5	1998	3	N	Y	SITE 17
10	780200	0350	525,000	4/23/2018	535,000	639	5	1998	3	N	Y	SITE 17
10	780200	0580	390,000	3/20/2017	442,000	639	5	1998	3	N	N	SITE 17
10	780200	0730	760,000	3/8/2018	780,000	1,048	5	1998	3	N	Y	SITE 17

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	780200	0780	440,000	4/24/2017	492,000	642	5	1998	3	N	N	SITE 17
10	780200	0860	468,000	11/10/2017	493,000	713	5	1998	3	N	Y	SITE 17
10	780200	0920	673,000	3/24/2017	761,000	1,048	5	1998	3	N	Y	SITE 17
10	780200	1010	305,000	2/1/2017	352,000	513	5	1998	3	N	Y	SITE 17
10	780200	1060	400,000	7/11/2017	436,000	623	5	1998	3	N	N	SITE 17
10	780200	1070	436,000	1/16/2018	452,000	621	5	1998	3	N	N	SITE 17
10	868400	0070	620,000	3/7/2018	637,000	1,109	5	2006	3	N	N	TRIO
10	868400	0140	390,000	2/10/2017	449,000	506	5	2006	3	N	Y	TRIO
10	868400	0230	440,000	1/30/2018	455,000	506	5	2006	3	N	N	TRIO
10	868400	0300	457,500	3/3/2017	522,000	774	5	2006	3	N	N	TRIO
10	868400	0320	435,000	11/27/2017	456,000	506	5	2006	3	N	Y	TRIO
10	868400	0430	450,000	4/4/2018	460,000	512	5	2006	3	N	Y	TRIO
10	868400	0440	626,000	2/5/2018	646,000	782	5	2006	3	N	N	TRIO
10	868400	0450	402,000	2/16/2017	461,000	507	5	2006	3	N	Y	TRIO
10	868400	0530	418,000	1/9/2017	487,000	774	5	2006	3	N	N	TRIO
10	868400	0550	435,000	8/13/2018	438,000	506	5	2006	3	N	Y	TRIO
10	868400	0600	510,000	8/23/2017	548,000	776	5	2006	3	N	Y	TRIO
10	868400	0740	554,500	1/27/2017	642,000	1,002	5	2006	3	N	Y	TRIO
10	868400	0810	617,000	6/6/2017	680,000	863	5	2006	3	N	Y	TRIO
10	868400	0840	549,950	1/19/2018	570,000	769	5	2006	3	N	N	TRIO
10	868400	0910	420,000	11/6/2018	420,000	507	5	2006	3	N	Y	TRIO
10	868400	1030	835,000	8/21/2017	898,000	1,143	5	2006	3	N	Y	TRIO
10	868400	1050	530,000	6/5/2018	537,000	565	5	2006	3	N	Y	TRIO
10	868400	1110	417,000	7/14/2017	454,000	510	5	2006	3	N	N	TRIO
10	872825	0080	318,500	12/7/2018	319,000	442	4	1911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0110	256,000	2/24/2017	293,000	493	4	1911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0270	395,000	2/5/2018	408,000	644	4	1911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0290	340,000	12/3/2018	340,000	457	4	1911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0300	425,000	5/26/2017	470,000	692	4	1911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	894635	0120	542,000	7/17/2017	589,000	938	5	2002	3	N	N	VINE BUILDING THE
10	894635	0150	650,000	5/17/2018	660,000	1,121	5	2002	3	N	N	VINE BUILDING THE
10	894635	0170	390,000	5/14/2018	396,000	489	5	2002	3	N	N	VINE BUILDING THE
10	894635	0220	495,000	9/11/2018	497,000	820	5	2002	3	N	N	VINE BUILDING THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	894635	0250	633,000	6/6/2017	697,000	927	5	2002	3	N	N	VINE BUILDING THE
10	894635	0350	610,000	8/24/2017	656,000	915	5	2002	3	N	N	VINE BUILDING THE
10	894635	0480	740,000	8/15/2018	744,000	828	5	2002	3	N	Y	VINE BUILDING THE
10	894635	0490	725,000	11/1/2018	726,000	1,039	5	2002	3	N	N	VINE BUILDING THE
10	894635	0620	575,000	6/21/2018	581,000	969	5	2002	3	N	N	VINE BUILDING THE
10	894635	0700	510,000	9/24/2018	511,000	928	5	2002	3	N	N	VINE BUILDING THE
10	894635	0790	499,900	7/26/2018	504,000	698	5	2002	3	N	N	VINE BUILDING THE
10	894635	0830	577,250	12/28/2018	577,000	924	5	2002	3	N	N	VINE BUILDING THE
10	894635	0840	715,000	7/18/2017	777,000	1,127	5	2002	3	N	N	VINE BUILDING THE
10	894635	0880	570,000	8/13/2018	573,000	972	5	2002	3	N	N	VINE BUILDING THE
10	894635	0890	529,000	8/22/2017	569,000	947	5	2002	3	N	N	VINE BUILDING THE
10	894635	0910	405,000	2/22/2018	417,000	447	5	2002	3	N	N	VINE BUILDING THE
10	894635	1050	505,000	10/2/2018	506,000	696	5	2002	3	N	N	VINE BUILDING THE
10	894635	1110	515,000	10/16/2017	545,000	641	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1120	532,000	9/1/2017	570,000	633	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1140	609,970	6/25/2017	668,000	978	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1180	616,500	10/2/2017	655,000	926	5	2002	3	N	N	VINE BUILDING THE
10	894635	1300	610,000	12/18/2017	636,000	670	5	2002	3	N	N	VINE BUILDING THE
10	894635	1300	610,000	10/25/2018	611,000	670	5	2002	3	N	N	VINE BUILDING THE
10	894635	1330	780,000	8/1/2018	785,000	1,134	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1390	550,000	1/27/2017	636,000	765	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1420	560,000	4/3/2017	631,000	722	5	2002	3	N	N	VINE BUILDING THE
10	894635	1460	725,000	7/17/2017	788,000	1,025	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1460	765,000	6/8/2018	775,000	1,025	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1530	998,000	5/10/2018	1,014,000	1,222	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1550	1,100,000	3/26/2018	1,126,000	1,354	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1680	615,000	9/17/2018	617,000	809	5	2002	3	N	Y	VINE BUILDING THE
10	919587	0020	650,000	4/12/2018	663,000	843	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0040	520,000	1/17/2018	539,000	794	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0380	660,000	4/21/2017	739,000	1,070	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0490	665,000	4/19/2018	678,000	843	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0510	550,000	1/23/2018	569,000	794	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0520	1,210,000	6/12/2018	1,225,000	1,466	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	919587	0530	1,100,000	4/30/2018	1,120,000	1,378	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0540	695,000	2/16/2017	798,000	1,070	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0570	575,000	4/28/2017	642,000	922	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0670	582,000	8/2/2017	630,000	794	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0710	600,000	8/13/2018	604,000	865	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0910	1,070,000	10/12/2017	1,134,000	1,547	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1020	537,000	1/24/2017	622,000	859	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1270	630,000	11/3/2017	664,000	842	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1640	872,000	5/30/2017	963,000	1,364	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1700	542,000	5/25/2017	600,000	931	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1820	987,385	9/11/2017	1,056,000	1,353	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1960	720,000	8/9/2018	724,000	1,155	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	2200	590,000	4/17/2018	602,000	719	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	2220	485,000	5/18/2017	538,000	727	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
25	228543	0080	558,700	6/2/2017	616,000	990	6	1900	5	N	N	80 SOUTH JACKSON BUILDING CONDOMINIUM
25	228543	0180	710,000	3/27/2018	727,000	1,405	6	1900	5	N	Y	80 SOUTH JACKSON BUILDING CONDOMINIUM
25	258500	0050	630,000	9/14/2018	632,000	1,298	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0060	550,000	12/11/2017	575,000	1,166	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0100	595,000	5/24/2017	658,000	1,105	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0170	600,000	9/8/2017	642,000	1,286	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0350	625,000	3/16/2018	641,000	1,110	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0380	605,000	12/11/2017	632,000	1,312	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0390	515,000	9/19/2017	549,000	1,031	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0410	710,000	6/15/2018	718,000	1,418	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0470	539,000	11/28/2017	565,000	1,103	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0480	555,000	3/27/2017	627,000	1,259	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0630	515,000	3/30/2017	581,000	1,260	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0660	499,000	3/22/2017	565,000	1,031	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0800	585,000	3/15/2017	664,000	1,387	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	293760	0030	1,106,800	4/3/2018	1,131,000	1,367	5	2018	3	N	Y	GRIDIRON
25	293760	0060	399,900	3/20/2018	410,000	456	5	2018	3	N	Y	GRIDIRON
25	293760	0070	599,900	3/8/2018	616,000	636	5	2018	3	N	Y	GRIDIRON
25	293760	0080	661,900	3/1/2018	680,000	740	5	2018	3	N	Y	GRIDIRON

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
25	293760	0090	433,250	2/26/2018	446,000	458	5	2018	3	N	Y	GRIDIRON
25	293760	0100	399,900	3/1/2018	411,000	456	5	2018	3	N	Y	GRIDIRON
25	293760	0120	751,900	3/5/2018	772,000	820	5	2018	3	N	Y	GRIDIRON
25	293760	0130	713,400	3/13/2018	732,000	770	5	2018	3	N	Y	GRIDIRON
25	293760	0140	695,900	2/26/2018	716,000	802	5	2018	3	N	N	GRIDIRON
25	293760	0150	521,900	3/5/2018	536,000	609	5	2018	3	N	N	GRIDIRON
25	293760	0160	509,790	3/28/2018	522,000	601	5	2018	3	N	Y	GRIDIRON
25	293760	0200	529,900	3/6/2018	544,000	641	5	2018	3	N	Y	GRIDIRON
25	293760	0210	689,900	3/15/2018	707,000	734	5	2018	3	N	Y	GRIDIRON
25	293760	0230	555,800	3/6/2018	571,000	636	5	2018	3	N	Y	GRIDIRON
25	293760	0240	643,900	3/5/2018	661,000	740	5	2018	3	N	Y	GRIDIRON
25	293760	0250	564,020	3/3/2018	580,000	636	5	2018	3	N	Y	GRIDIRON
25	293760	0260	652,000	3/3/2018	670,000	738	5	2018	3	N	Y	GRIDIRON
25	293760	0280	716,000	3/6/2018	735,000	770	5	2018	3	N	Y	GRIDIRON
25	293760	0290	721,900	3/5/2018	742,000	803	5	2018	3	N	N	GRIDIRON
25	293760	0300	521,900	3/15/2018	535,000	616	5	2018	3	N	N	GRIDIRON
25	293760	0330	519,120	3/2/2018	534,000	662	5	2018	3	N	Y	GRIDIRON
25	293760	0330	600,000	4/25/2018	611,000	662	5	2018	3	N	Y	GRIDIRON
25	293760	0340	835,900	4/9/2018	854,000	920	5	2018	3	N	Y	GRIDIRON
25	293760	0350	741,900	3/20/2018	760,000	844	5	2018	3	N	Y	GRIDIRON
25	293760	0370	739,900	3/8/2018	760,000	771	5	2018	3	N	Y	GRIDIRON
25	293760	0390	741,900	3/6/2018	762,000	771	5	2018	3	N	Y	GRIDIRON
25	293760	0400	681,900	4/11/2018	696,000	806	5	2018	3	N	Y	GRIDIRON
25	293760	0420	1,191,900	3/28/2018	1,220,000	1,428	5	2018	3	N	Y	GRIDIRON
25	293760	0430	521,900	3/7/2018	536,000	588	5	2018	3	N	N	GRIDIRON
25	293760	0460	571,900	3/15/2018	586,000	674	5	2018	3	N	Y	GRIDIRON
25	293760	0480	685,900	3/13/2018	704,000	810	5	2018	3	N	Y	GRIDIRON
25	293760	0520	800,900	5/30/2018	812,000	771	5	2018	3	N	Y	GRIDIRON
25	293760	0550	751,900	6/12/2018	761,000	806	5	2018	3	N	Y	GRIDIRON
25	293760	0570	1,276,900	3/8/2018	1,311,000	1,438	5	2018	3	N	Y	GRIDIRON
25	293760	0580	486,900	3/28/2018	498,000	589	5	2018	3	N	N	GRIDIRON
25	293760	0600	595,000	4/9/2018	608,000	650	5	2018	3	N	N	GRIDIRON
25	293760	0630	711,900	3/8/2018	731,000	810	5	2018	3	N	Y	GRIDIRON

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
25	293760	0650	781,900	2/26/2018	804,000	844	5	2018	3	N	Y	GRIDIRON
25	293760	0670	784,900	3/23/2018	804,000	771	5	2018	3	N	Y	GRIDIRON
25	293760	0690	781,900	3/9/2018	803,000	771	5	2018	3	N	Y	GRIDIRON
25	293760	0700	726,900	4/3/2018	743,000	806	5	2018	3	N	Y	GRIDIRON
25	293760	0720	1,249,900	3/28/2018	1,279,000	1,428	5	2018	3	N	Y	GRIDIRON
25	293760	0730	511,900	3/9/2018	525,000	569	5	2018	3	N	N	GRIDIRON
25	293760	0780	741,900	3/21/2018	760,000	791	5	2018	3	N	Y	GRIDIRON
25	293760	0800	865,900	6/27/2018	875,000	855	5	2018	3	N	Y	GRIDIRON
25	293760	0820	778,143	2/27/2018	800,000	793	5	2018	3	N	Y	GRIDIRON
25	293760	0840	801,900	4/4/2018	820,000	793	5	2018	3	N	Y	GRIDIRON
25	293760	0870	1,325,620	5/30/2018	1,344,000	1,428	5	2018	3	N	Y	GRIDIRON
25	293760	0880	536,900	3/13/2018	551,000	569	5	2018	3	N	N	GRIDIRON
25	293760	0890	501,900	3/12/2018	515,000	503	5	2018	3	N	N	GRIDIRON
25	293760	0930	761,900	6/5/2018	772,000	791	5	2018	3	N	Y	GRIDIRON
25	293760	0950	891,900	5/14/2018	906,000	844	5	2018	3	N	Y	GRIDIRON
25	293760	0960	554,900	4/4/2018	567,000	526	5	2018	3	N	Y	GRIDIRON
25	293760	1030	564,900	3/15/2018	579,000	569	5	2018	3	N	N	GRIDIRON
25	293760	1040	531,900	3/14/2018	546,000	503	5	2018	3	N	N	GRIDIRON
25	364650	0010	393,000	3/22/2017	445,000	627	6	1902	5	N	N	JACKSON SQUARE BUILDING CONDOMINIUM
25	439750	0060	765,000	5/25/2017	846,000	1,483	6	1904	5	N	N	LOFTS THE CONDOMINIUM
25	439750	0110	990,000	6/14/2017	1,088,000	1,870	6	1904	5	N	N	LOFTS THE CONDOMINIUM
25	439750	0130	850,000	4/26/2018	866,000	1,852	6	1904	5	N	N	LOFTS THE CONDOMINIUM
25	547965	0030	600,000	3/31/2017	677,000	858	6	1905	5	N	N	MERRILL PLACE RESIDENTIAL CONDOMINIUM (Condo Air Rights allocation = 41.7%)
25	639125	0070	975,000	10/9/2017	1,035,000	1,237	6	1985	4	N	Y	100 1ST AVENUE SOUTH CONDOMINIUM (Condo Air Rights allocation = 33.33%)
25	639125	0080	525,000	6/14/2017	577,000	708	6	1985	4	N	N	100 1ST AVENUE SOUTH CONDOMINIUM (Condo Air Rights allocation = 33.33%)
25	643700	0120	755,000	12/7/2017	790,000	1,133	5	1900	5	N	N	OUR HOME HOTEL CONDOMINIUM
25	643700	0270	755,000	12/7/2017	0	176	5	1900	5	N	N	OUR HOME HOTEL CONDOMINIUM
25	780412	0060	420,000	12/4/2017	440,000	689	6	1900	5	N	N	606 POST CONDOMINIUM
30	008600	0520	525,000	11/2/2018	526,000	998	4	2002	3	N	Y	ASIA CONDOMINIUM
30	266265	0060	362,000	9/25/2018	363,000	568	5	1999	3	N	Y	FUJISADA CONDOMINIUM
30	266265	0090	682,500	11/21/2017	716,000	1,147	5	1999	3	N	Y	FUJISADA CONDOMINIUM
30	266265	0110	355,000	11/7/2017	374,000	568	5	1999	3	N	Y	FUJISADA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
30	266265	0280	560,000	6/29/2017	612,000	1,008	5	1999	3	N	Y	FUJISADA CONDOMINIUM
30	266265	0320	682,500	11/21/2017	0	153	5	1999	3	N	N	FUJISADA CONDOMINIUM
30	266265	0340	560,000	6/29/2017	0	153	5	1999	3	N	N	FUJISADA CONDOMINIUM
30	865370	0030	500,000	4/20/2018	510,000	703	4	2001	3	N	N	TOBIRA
30	865370	0140	272,000	8/8/2017	294,000	439	4	2001	3	N	N	TOBIRA
30	865370	0170	276,000	10/27/2017	291,000	436	4	2001	3	N	N	TOBIRA
30	865370	0200	325,000	1/19/2017	377,000	567	4	2001	3	N	N	TOBIRA
30	865370	0220	350,000	4/27/2017	391,000	563	4	2001	3	N	N	TOBIRA
30	865370	0230	255,000	5/19/2017	283,000	440	4	2001	3	N	N	TOBIRA
30	865370	0240	325,000	4/4/2018	332,000	540	4	2001	3	N	N	TOBIRA
30	865370	0280	380,000	11/27/2018	380,000	588	4	2001	3	N	N	TOBIRA
30	865370	0300	300,000	3/6/2018	308,000	442	4	2001	3	N	N	TOBIRA
30	865370	0330	288,000	4/4/2017	325,000	499	4	2001	3	N	N	TOBIRA
30	865370	0350	310,000	6/7/2017	341,000	444	4	2001	3	N	N	TOBIRA
30	865370	0400	355,000	4/14/2017	399,000	542	4	2001	3	N	N	TOBIRA
30	865370	0410	298,000	10/30/2018	298,000	480	4	2001	3	N	N	TOBIRA
30	865370	0490	290,000	2/17/2017	333,000	512	4	2001	3	N	N	TOBIRA
30	865370	0500	391,880	7/26/2018	395,000	571	4	2001	3	N	N	TOBIRA
30	865370	0530	265,000	2/10/2017	305,000	440	4	2001	3	N	N	TOBIRA
30	865370	0560	340,000	11/30/2017	356,000	543	4	2001	3	N	N	TOBIRA
30	865370	0570	265,000	5/23/2017	293,000	481	4	2001	3	N	N	TOBIRA
30	865370	0630	405,000	10/8/2018	406,000	645	4	2001	3	N	N	TOBIRA
30	865370	0690	235,000	3/10/2017	267,000	440	4	2001	3	N	N	TOBIRA
30	865370	0730	350,000	2/28/2018	360,000	488	4	2001	3	N	N	TOBIRA
30	865370	0740	542,500	10/9/2017	576,000	903	4	2001	3	N	Y	TOBIRA
30	865370	0780	350,000	5/21/2018	355,000	444	4	2001	3	N	N	TOBIRA
30	865370	0810	317,100	9/5/2017	340,000	515	4	2001	3	N	N	TOBIRA
30	865370	0850	300,000	4/15/2017	337,000	443	4	2001	3	N	N	TOBIRA

Sales Removed From Analysis

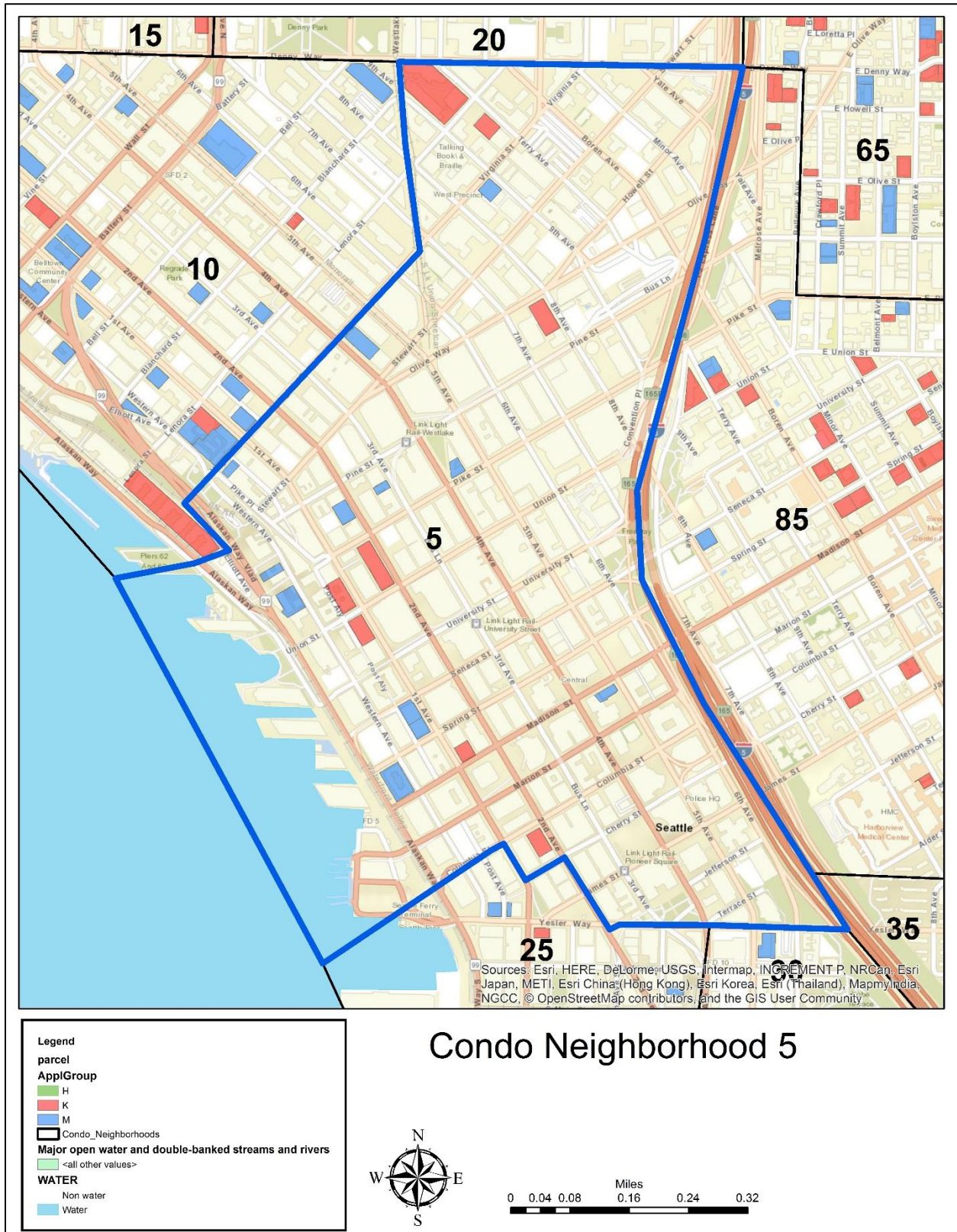
Area	Major	Minor	Sale Price	Sale Date	Comments
5	135430	0170	540,000	9/30/2017	SAS-DIAGNOSTIC OUTLIER
5	176600	0150	142,500	2/20/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	176600	2500	356,930	6/20/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
5	238200	0130	910,000	8/10/2018	SAS-DIAGNOSTIC OUTLIER
5	238200	0830	156,000	3/20/2018	RELATED PARTY, FRIEND, OR NEIGHBOR
5	238200	2060	1,775,000	5/17/2017	SAS-DIAGNOSTIC OUTLIER
5	238200	2200	1,941,575	7/18/2017	SAS-DIAGNOSTIC OUTLIER
5	238200	2280	2,295,000	1/3/2018	SAS-DIAGNOSTIC OUTLIER
5	238200	2290	2,160,000	5/25/2018	SAS-DIAGNOSTIC OUTLIER
5	238200	2300	2,200,000	10/15/2018	SAS-DIAGNOSTIC OUTLIER
5	238200	2490	2,900,000	5/4/2017	SAS-DIAGNOSTIC OUTLIER
5	238200	2650	1,550,000	8/22/2018	CORPORATE AFFILIATES
5	238200	2660	1,575,000	6/22/2018	CORPORATE AFFILIATES; NO MARKET EXPOSURE
5	238200	2690	3,100,000	5/30/2018	CORPORATE AFFILIATES; NO MARKET EXPOSURE; AND OTHER WARNINGS
5	238200	2700	3,100,000	5/30/2018	CORPORATE AFFILIATES; NO MARKET EXPOSURE; AND OTHER WARNINGS
5	238200	2700	600,000	6/13/2018	CORPORATE AFFILIATES; NO MARKET EXPOSURE
5	253883	0450	2,000,000	11/1/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
5	253884	0070	323,256	10/26/2018	PARTIAL INTEREST (1/3, 1/2, ETC.)
5	253884	0770	281,352	10/9/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	253884	1270	2,350,000	5/15/2017	SAS-DIAGNOSTIC OUTLIER
5	256800	0240	240,000	2/22/2017	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	256800	0270	970,000	2/1/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
5	257028	0180	1,100,000	5/9/2018	MULTI-PARCEL SALE
5	257028	0190	1,100,000	5/9/2018	MULTI-PARCEL SALE
5	332400	0190	650,000	5/11/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	358900	0170	675,000	11/28/2018	SAS-DIAGNOSTIC OUTLIER
5	358900	0360	650,000	11/19/2018	SAS-DIAGNOSTIC OUTLIER
5	358900	0470	660,000	8/8/2017	RELATED PARTY, FRIEND, OR NEIGHBOR
5	358900	1800	910,000	10/12/2017	RESIDUAL OUTLIER
5	358900	3090	1,350,000	2/9/2018	RELOCATION - SALE TO SERVICE
5	358900	3690	1,080,000	4/18/2018	RELOCATION - SALE TO SERVICE
5	358900	4430	601,000	10/16/2017	SAS-DIAGNOSTIC OUTLIER
5	358900	5180	795,000	10/29/2018	CORRECTION DEED
5	358900	5560	1,300,000	8/4/2017	RELOCATION - SALE TO SERVICE
5	358900	5610	1,600,000	7/28/2017	SAS-DIAGNOSTIC OUTLIER
5	358900	6620	368,040	3/1/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	358900	7010	3,342,500	8/16/2018	RELOCATION - SALE TO SERVICE
5	358900	7010	3,342,500	8/16/2018	SAS-DIAGNOSTIC OUTLIER
5	358900	7050	3,125,000	1/9/2017	SAS-DIAGNOSTIC OUTLIER
5	501730	0260	2,375,000	9/17/2018	SAS-DIAGNOSTIC OUTLIER
5	553051	0080	3,150,000	5/21/2018	SAS-DIAGNOSTIC OUTLIER
5	553051	0150	3,500,000	3/9/2018	SAS-DIAGNOSTIC OUTLIER
5	553051	0190	7,500,000	5/23/2017	MULTI-PARCEL SALE; SHELL
5	553051	0200	7,500,000	5/23/2017	MULTI-PARCEL SALE; SHELL

Area	Major	Minor	Sale Price	Sale Date	Comments
5	606501	1190	108,333	3/6/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	606501	1880	515,000	3/8/2017	SAS-DIAGNOSTIC OUTLIER
5	609450	0330	390,000	3/27/2018	NO MARKET EXPOSURE
5	609468	0300	4,248,000	8/11/2017	SAS-DIAGNOSTIC OUTLIER
5	678570	0110	1,765,700	2/23/2018	SAS-DIAGNOSTIC OUTLIER
5	762875	0080	485,000	6/25/2017	SAS-DIAGNOSTIC OUTLIER
5	762875	0250	2,840,000	5/18/2018	SAS-DIAGNOSTIC OUTLIER
5	872975	0210	1,000,000	5/12/2017	NON-REPRESENTATIVE SALE
5	872975	0290	1,075,000	9/17/2018	NON-REPRESENTATIVE SALE
5	872975	1560	890,000	5/8/2018	SAS-DIAGNOSTIC OUTLIER
5	872975	1800	625,000	7/28/2017	SAS-DIAGNOSTIC OUTLIER
5	872975	1880	625,000	7/28/2017	SAS-DIAGNOSTIC OUTLIER
5	872975	2000	390,000	12/22/2017	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	872975	2580	1,250,000	6/22/2017	NO MARKET EXPOSURE
5	919590	0090	2,275,000	4/20/2018	MULTI-PARCEL SALE
5	919590	0100	2,275,000	4/20/2018	MULTI-PARCEL SALE
5	919720	0350	536,300	5/3/2018	NO MARKET EXPOSURE
10	012500	0350	440,000	8/24/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	012500	0380	364,800	10/4/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	012500	0710	475,000	10/29/2018	SAS-DIAGNOSTIC OUTLIER
10	025480	0020	560,000	3/5/2018	SAS-DIAGNOSTIC OUTLIER
10	025480	0220	600,000	8/18/2017	SAS-DIAGNOSTIC OUTLIER
10	025480	0940	268,905	6/12/2017	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
10	032450	1140	1,225,000	11/30/2017	SAS-DIAGNOSTIC OUTLIER
10	032450	1160	463,000	4/28/2017	SAS-DIAGNOSTIC OUTLIER
10	051240	0190	362,500	3/6/2017	CORPORATE AFFILIATES; QUIT CLAIM DEED
10	058640	0340	1,500,000	3/21/2018	RESIDUAL OUTLIER
10	068780	0290	595,000	9/26/2017	SAS-DIAGNOSTIC OUTLIER
10	069900	1160	780,000	3/22/2017	NO MARKET EXPOSURE
10	069900	1480	525,000	7/24/2017	SAS-DIAGNOSTIC OUTLIER
10	069900	1620	230,000	3/20/2018	RELATED PARTY, FRIEND, OR NEIGHBOR
10	069900	1670	310,000	11/3/2017	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
10	069900	1730	490,000	12/12/2017	SAS-DIAGNOSTIC OUTLIER
10	069900	2360	529,000	4/7/2017	SAS-DIAGNOSTIC OUTLIER
10	069980	0190	530,000	10/27/2017	SAS-DIAGNOSTIC OUTLIER
10	069980	0260	655,000	7/12/2017	SAS-DIAGNOSTIC OUTLIER
10	069980	0580	460,000	6/25/2018	SAS-DIAGNOSTIC OUTLIER
10	173480	0370	775,000	11/20/2018	RELOCATION - SALE TO SERVICE
10	174550	0560	1,565,000	3/14/2018	SAS-DIAGNOSTIC OUTLIER
10	174550	1230	1,800,000	9/11/2018	SAS-DIAGNOSTIC OUTLIER
10	184305	0090	610,000	8/8/2017	SAS-DIAGNOSTIC OUTLIER
10	184305	1200	1,600,000	9/6/2017	MULTI-PARCEL SALE
10	184305	1210	1,600,000	9/6/2017	MULTI-PARCEL SALE
10	184305	1520	850,000	5/8/2018	NON-REPRESENTATIVE SALE
10	184305	1550	1,115,000	12/7/2018	SAS-DIAGNOSTIC OUTLIER
10	228544	0080	575,000	10/22/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
10	228544	0180	950,000	3/6/2017	SAS-DIAGNOSTIC OUTLIER
10	228544	0260	950,000	3/6/2017	SAS-DIAGNOSTIC OUTLIER

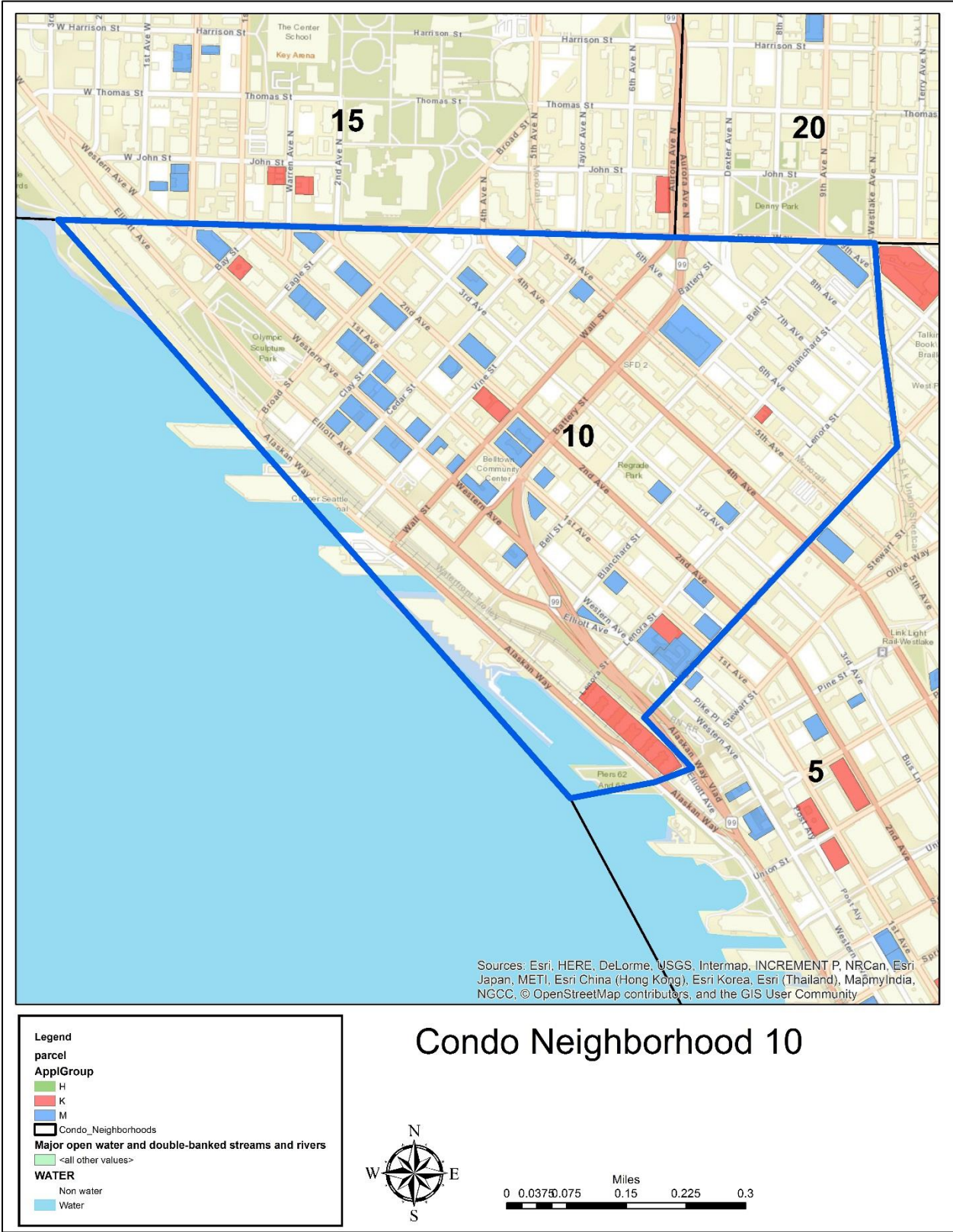
Area	Major	Minor	Sale Price	Sale Date	Comments
10	228544	0370	575,000	10/22/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
10	231330	0640	565,000	9/20/2017	QUIT CLAIM DEED
10	231330	1080	600,000	3/30/2017	FINANCIAL INSTITUTION RESALE
10	231330	1650	161,908	5/17/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	268870	0180	163,907	12/26/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	268870	1710	113,989	3/14/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	268870	2280	550,000	12/17/2018	SAS-DIAGNOSTIC OUTLIER
10	286740	0870	555,000	10/30/2018	SAS-DIAGNOSTIC OUTLIER
10	286740	0990	560,000	7/30/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
10	311050	0850	890,000	4/10/2017	MULTI-PARCEL SALE
10	311050	0860	890,000	4/10/2017	MULTI-PARCEL SALE
10	390590	0380	635,100	2/14/2018	SAS-DIAGNOSTIC OUTLIER
10	390590	0480	345,000	2/16/2017	SHORT SALE
10	390590	0520	660,000	10/17/2017	RESIDUAL OUTLIER
10	516045	0190	448,000	11/29/2018	SAS-DIAGNOSTIC OUTLIER
10	516045	1320	448,000	11/29/2018	SAS-DIAGNOSTIC OUTLIER
10	516065	0040	1,590,000	8/22/2018	SAS-DIAGNOSTIC OUTLIER
10	516065	0320	719,000	4/24/2017	NO MARKET EXPOSURE
10	516065	0630	960,000	6/29/2017	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
10	516065	0660	1,640,000	1/9/2018	NON-REPRESENTATIVE SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	516065	0700	740,000	12/11/2018	SAS-DIAGNOSTIC OUTLIER
10	516065	0930	1,640,000	1/9/2018	NON-REPRESENTATIVE SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	520170	0350	264,200	2/22/2017	NO MARKET EXPOSURE
10	520170	0760	700,000	3/22/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
10	560795	1300	475,000	12/15/2017	SAS-DIAGNOSTIC OUTLIER
10	560795	1340	520,000	11/15/2018	SAS-DIAGNOSTIC OUTLIER
10	567700	0570	586,001	9/8/2017	SAS-DIAGNOSTIC OUTLIER
10	567700	0570	29,300	9/6/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	639135	0090	625,000	11/29/2018	SAS-DIAGNOSTIC OUTLIER
10	639135	0150	920,000	8/16/2018	SAS-DIAGNOSTIC OUTLIER
10	639135	0230	945,000	10/2/2018	SAS-DIAGNOSTIC OUTLIER
10	639135	0280	1,625,000	6/8/2018	MULTI-PARCEL SALE
10	639135	0290	1,625,000	6/8/2018	MULTI-PARCEL SALE
10	639135	0530	2,190,000	5/18/2017	SAS-DIAGNOSTIC OUTLIER
10	663305	0850	53,000	3/8/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	745720	0240	380,000	8/30/2018	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS
10	745720	1030	385,000	12/21/2017	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	745720	2190	380,000	8/30/2018	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS
10	745720	2970	385,000	12/21/2017	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	765690	1000	500,000	3/20/2018	RELATED PARTY, FRIEND, OR NEIGHBOR
10	765690	1900	740,000	6/29/2018	MULTI-PARCEL SALE
10	765690	1970	740,000	6/29/2018	MULTI-PARCEL SALE
10	765690	2400	2,644,000	2/6/2018	SAS-DIAGNOSTIC OUTLIER
10	780200	0420	535,000	2/14/2018	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	780200	0920	673,000	3/9/2017	RELOCATION - SALE TO SERVICE

Area	Major	Minor	Sale Price	Sale Date	Comments
10	780200	1070	21,980	8/23/2017	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
10	872825	0050	105,887	7/10/2018	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	872825	0090	435,000	8/21/2018	SAS-DIAGNOSTIC OUTLIER
10	872825	0170	375,000	3/16/2017	SAS-DIAGNOSTIC OUTLIER
10	872825	0350	240,000	11/16/2017	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.)
10	894635	1400	590,000	5/1/2017	NO MARKET EXPOSURE
10	894635	1700	710,000	2/7/2018	SAS-DIAGNOSTIC OUTLIER
10	919587	1810	825,500	4/21/2017	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	919587	1890	470,000	4/25/2018	SAS-DIAGNOSTIC OUTLIER
25	228543	0040	553,000	5/31/2017	SAS-DIAGNOSTIC OUTLIER
25	228543	0050	660,000	7/9/2018	SAS-DIAGNOSTIC OUTLIER
25	293760	0190	350,890	11/27/2018	SAS-DIAGNOSTIC OUTLIER
25	293760	0510	350,890	9/21/2018	SAS-DIAGNOSTIC OUTLIER
25	610826	0030	487,000	2/27/2018	RELATED PARTY, FRIEND, OR NEIGHBOR
25	780412	0070	507,500	3/6/2018	SAS-DIAGNOSTIC OUTLIER
25	867045	0010	1,100,000	3/14/2018	SAS-DIAGNOSTIC OUTLIER
30	008600	0080	242,000	1/6/2017	SAS-DIAGNOSTIC OUTLIER
30	008600	0440	325,800	7/10/2017	SAS-DIAGNOSTIC OUTLIER
30	865370	0150	475,000	4/12/2018	SAS-DIAGNOSTIC OUTLIER
30	865370	0550	223,500	8/2/2018	SAS-DIAGNOSTIC OUTLIER
30	865370	0830	242,000	6/14/2017	SAS-DIAGNOSTIC OUTLIER

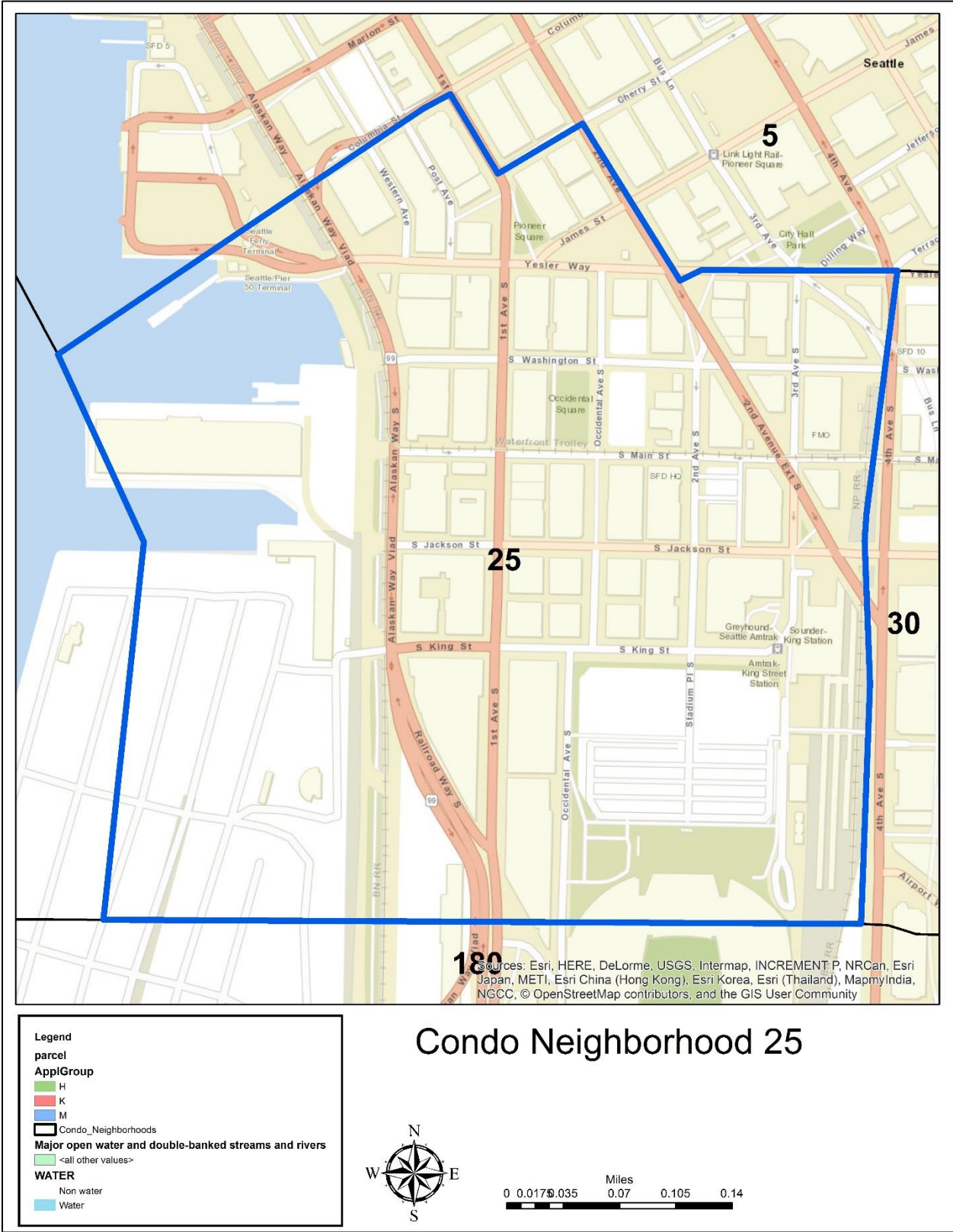
Neighborhood 5 Map



Neighborhood 10 Map



Neighborhood 25 Map



Neighborhood 30 Map

