

**Specialty 700**  
Residential Condominium

**Annual Mass Appraisal Report**

**of:**



**2018 Assessment Roll**

**For 2019 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](http://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: 1/1/2018- 2018 Assessment Roll**

**Area Name / Number:** Queen Anne / Magnolia; Neighborhoods: 15, 20, 45, 50, 55, 60, 75, and 80.

**Previous Physical Inspection:** 2015 through 2016

**Sales - Improved Summary:**

Number of Sales: 1,085

Range of Sale Dates: 1/1/2016 to 12/31/2017

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2017 Value	\$118,100	\$314,600	\$432,700	\$574,600	74.9%	6.72%
2018 Value	\$152,200	\$377,100	\$529,300	\$574,600	92.5%	5.37%
Change	+\$34,100	+\$62,500	+\$96,600			-1.35%
%Change	+28.9%	+19.9%	+22.3%		+17.7%	-20.11%

\*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.35% and -20.11% actually represent an improvement.

\*\* Sales time adjusted to 1/1/2018.

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
2017 Value	\$122,100	\$335,200	\$457,300
2018 Value	\$159,200	\$392,400	\$551,600
Percent Change	+30.4%	+17.1%	+20.6%

Number of improved Parcels in the Population: 6,493

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 2018 assessment roll.

## Part One – Premises of Mass Appraisal

**Effective Date of Appraisal:** January 1, 2018

**Date of Appraisal Report:** 7/9/2018

### **Purpose**

The purpose of the mass appraisal is to determine the market value of residential condominium units in the Queen Anne / Magnolia 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 Queen Anne / Magnolia neighborhoods were physically inspected for the 2018 appraisal year.

### **Scope of the Appraisal**

The following guidelines were considered and adhered to:

- Sales from 1/2016 to 12/31/2017 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2018.
- 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 Queen Anne / Magnolia area. Our sales sample consists of 1,085 residential living units that sold during the 24-month period between January 1, 2016 and December 31, 2017. The model was applied to all of the 6,493 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 Two – Presentation of Data

### Identification of the area

#### Name or Designation

Queen Anne / Magnolia



King County Administration Building.

#### Zoning and legal/political consideration

Zoning restrictions, whether county or local, are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Local jurisdictions exercise authority over local land use and community planning. Regulations regarding zoning are found in their local ordinances.

#### Area, city, neighborhood, and location data

The Queen Anne / Magnolia area includes specialty neighborhoods 15: Lower Queen Anne, 20: South Lake Union, 45: Queen Anne, 50: North Queen Anne, 55: Westlake, 60: Eastlake, 75: Magnolia and 80: Interbay.

#### Boundaries

The Queen Anne / Magnolia area is an irregular shape roughly defined by the following.

North Boundary – Lake Washington Ship Canal

East Boundary – Interstate 5

West Boundary – Puget Sound

South Boundary – Denny Way

#### Maps

General maps of the Specialty Neighborhoods included in the Queen Anne / Magnolia area are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the

## Part Three – Analysis of Data and Conclusions

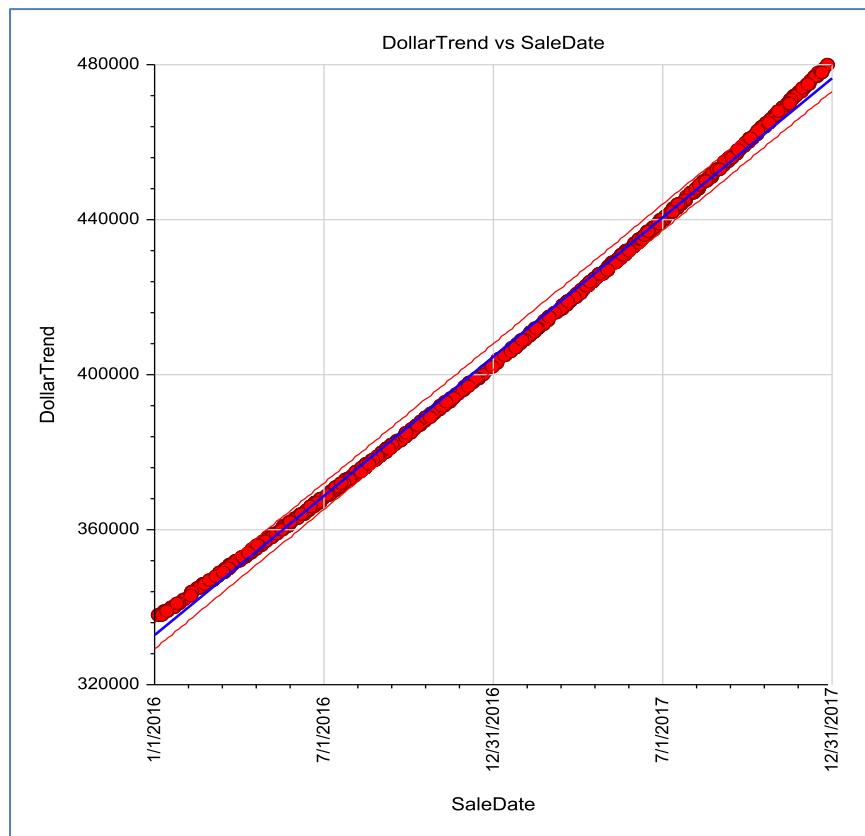
### **Highest and best use analysis**

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 Queen Anne / Magnolia Area:**

Analysis of sales in the Queen Anne / Magnolia area indicated an increase in value over the two year period. Values appreciated consistently from an average, non-adjusted sales price near \$335,000 as of 1-1-2016 by 42.7% to \$478,000 as of January 1<sup>st</sup> 2018.

**Chart 1: Progression of average sales price over time (1-1-2016 to 12-31-2017)**



## Queen Anne / Magnolia Sale Price changes (Relative to 1/1/2018 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
1/1/2016	1.4278	42.78%
2/1/2016	1.4064	40.64%
3/1/2016	1.3866	38.66%
4/1/2016	1.3658	36.58%
5/1/2016	1.3460	34.60%
6/1/2016	1.3259	32.59%
7/1/2016	1.3066	30.66%
8/1/2016	1.2870	28.70%
9/1/2016	1.2677	26.77%
10/1/2016	1.2494	24.94%
11/1/2016	1.2306	23.06%
12/1/2016	1.2128	21.28%
1/1/2017	1.1946	19.46%
2/1/2017	1.1767	17.67%
3/1/2017	1.1608	16.08%
4/1/2017	1.1434	14.34%
5/1/2017	1.1268	12.68%
6/1/2017	1.1099	10.99%
7/1/2017	1.0938	9.38%
8/1/2017	1.0774	7.74%
9/1/2017	1.0612	6.12%
10/1/2017	1.0458	4.58%
11/1/2017	1.0302	3.02%
12/1/2017	1.0152	1.52%
1/1/2018	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2018.

### Application of Time Adjustments

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	\$505,000	1/5/2016	1.4250	\$720,000
Sale 2	\$420,000	1/3/2017	1.1934	\$501,000
Sale 3	\$445,000	12/26/2017	1.0029	\$446,000

\*The adjusted sale price has been rounded to the nearest 1,000

Regression Time Adjustment=1/EXP(0.000487147291001248 \* SaleDay)

Where SaleDay = Sale Date - 43101

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

## **Sales comparison approach model description**

Queen Anne / Magnolia 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. Building Condition
4. Project Location
5. Project Appeal
6. Living Area
7. Floor Level
8. Unit Quality
9. Unit Condition
10. Unit Location
11. Covered Parking
12. Views: Mountain, City, lake/River, Puget Sound
13. Top Floor
14. End Units
15. Neighborhood
16. 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 Queen Anne / Magnolia area was calibrated using selling prices and property characteristics as follows:

-0.285301880817696 - 0.0892771369952627 \* AGE + 0.210722704955996 \* BLDCONDITION + 0.296316912897478 \* BLDDQUALITY + 0.0438121679529729 \* COVPARKING + 0.0250843153215522 \* ENDUNITx + 0.0710707829192472 \* EXCSNDVIEW + 0.0184622221684752 \* FLOORc + 0.666011427770782 \* LIVAREAx + 0.0240715236792444 \* MTNVIEW - 0.159395783687464 \* NBDH50 + 0.0411512514595002 \* NBDH60 - 0.249383675596151 \* NBDH75 - 0.182988090612905 \* NBDH80 + 0.115314091783028 \* NBHD20 + 0.357914251667178 \* PROJAPPEAL - 0.238565886457378 \* PROJHIGH1 - 0.171768746358946 \* PROJHIGH2 - 0.14868967974925 \* PROJHIGH3 - 0.115130025975073 \* PROJHIGH4 - 0.0647221674095165 \* PROJHIGH5 + 0.37133514790814 \* PROJLOCATION + 0.418027900848796 \* PROJLOW1 + 0.28248829231342 \* PROJLOW2 + 0.167935123475845 \* PROJLOW3 + 0.121512293631997 \* PROJLOW4 + 0.0786827550621164 \* PROJLOW5 + 0.0265695704423063 \* SMWATRVIEW + 0.051635487267988 \* SOUNDVIEW + 0.0224267088465365 \* TERRVIEW + 0.0392012393306231 \* TOPFLOOR + 0.155765341926713 \* UNITCONDITION + 0.128469860736223 \* UNITLOCATION + 0.126783357250446 \* UNITQUALITY 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
153200	15	CHATILLON CONDOMINIUM	Valued EMV x 1.10 based on market.
256991	15	511 WEST MERCER PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.
387770	15	KINNEAR PLAZA CONDOMINIUM	Valued EMV x .95 based on market.
560395	15	MONTIANA CONDOMINIUM	Valued EMV x .90 based on market.
638520	15	OLYMPIC PLAZA CONDOMINIUM	Valued at EMV x .90 based on market.
639127	15	150 VALLEY CONDOMINIUM	Valued at EMV x 1.10 based on market.
681790	15	PLAZA ROYALE CONDOMINIUM	Valued at EMV x .95 based on market.
762900	15	SEABREEZE CONDOMINIUM	Valued at EMV x 1.15 based on market.
779210	15	SIGNATURE PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.
780415	15	610 ALOHA CONDOMINIUM	Valued at EMV x 1.05 based on market.
895760	15	VISTA VALENCIA TOWNHOMES	Valued at EMV x .95 based on market.
029005	20	ART STABLE CONDOMINIUM	Valued Penthouse unit at EMV x 1.75 based on market info. All others valued at EMV.
253899	45	5TH AVE W. CONDOMINIUM	Value at EMV x 1.20 based on market.
330075	45	HIGHLAND VIEW CONDOMINIUM	Valued at EMV x .80 based on market.
337540	45	HILLSIDE HOUSE CONDOMINIUM	Valued at EMV x .85 based on market sales.
639005	45	105 WEST HIGHLAND DRIVE CONDOMINIUM	Valued at EMV x 1.15 based on market.
639100	45	ONE ELEVEN THE CONDOMINIUM	Valued at EMV x 1.15 based on market.
780432	45	1629 CONDOMINIUM	Valued at EMV x 1.15 based on market.
856750	45	TAYLOR-LEE CONDOMINIUM	Valued at EMV x .90 based on market sales.
881000	45	UNION VISTA CONDOMINIUM	Valued at EMV x .85 based on market sale.

Major	Nbhd	Project Name	Value Notes
026090	50	ARGAND THE CONDOMINIUM	Valued at EMV x .90 based on market sales.
639140	50	174 FLORENTIA ST CONDOMINIUM	Valued at EMV x 1.1 based on market.
261734	55	FOUR SEASONS CONDOMINIUM	Valued at EMV x .95% based on market.
644160	55	OUTLOOK CONDOMINIUM	Valued at EMV x 1.10 based on market.
102950	60	BOYLSTON AVE EAST CONDOMINIUM	Valued at EMV x 1.15 based on sales.
220800	60	EASTLAKE EJ PLAZA CONDOMINIUM	Valued at EMV x 1.05 based on market.
246843	60	FAIRVIEW VISTA CONDOMINIUM	Valued at EMV x .95 based on market.
263500	60	FRANKLIN COURT CONDOMINIUM	Valued at EMV x .90 based on market.
311100	60	HARMON CONDOMINIUM	Valued at EMV x 1.1 based on market.
408340	60	LAKE UNION EAST PH 01 CONDOMINIUM	Valued at EMV x 1.10 based on market
763365	60	SEACREST CONDOMINIUM	Valued at EMV x .90 based on market.
780425	60	614 EAST LYNN CONDOMINIUM	Valued at EMV x 1.10 based on market.
872955	60	2348 YALE CONDOMINIUM	Valued at EMV x 1.10 based on market.
880720	60	UNION HARBOR CONDOMINIUM	MI 0190 valued at EMV x .70 due to poor unit condition.
980700	60	YALE PLACE CONDOMINIUM	Valued at EMV x .90 based on market.
204200	75	DISCOVERY PLACE CONDOMINIUM	Valued at EMV x .90 based on market.
947811	75	WINDY HILLS CONDOMINIUM	Valued at EMV x .90 based on market
054490	80	BARRETT CONDOMINIUM	Valued at EMV x 1.10 based on market.
231490	80	ELLIOTT VISTA CONDOMINIUM	Valued at EMV x 1.10 based on market.
503910	80	MAGNOLIA VIEW CONDOMINIUM	Valued at EMV x .90 based on market.
701069	80	QUEEN ANNE THE CONDOMINIUM	Valued at EMV x .90 based on market.
701560	80	QUEEN ANNE WEST CONDOMINIUM	Valued at EMV x .90 based on market.
771570	80	SHANNON PLACE CONDOMINIUM	Valued at EMV x .90 based on market.
868080	80	TRIAD MANOR CONDOMINIUM	Valued at EMV x 1.10 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 92.5%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2018 assessment year (taxes payable in 2019) results in an average total change from the 2017 assessments of 20.6%.

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 2018 recommended values. This study compares the prior assessment level using 2017 assessed values (1/1/2017) to current time adjusted sale prices (1/1/2018).

The study was also repeated after application of the 2018 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6.72% to 5.37%. 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 2018 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**

# Queen Anne / Magnolia Ratio Study Reports

## PRE-REVALUE RATIO ANALYSIS

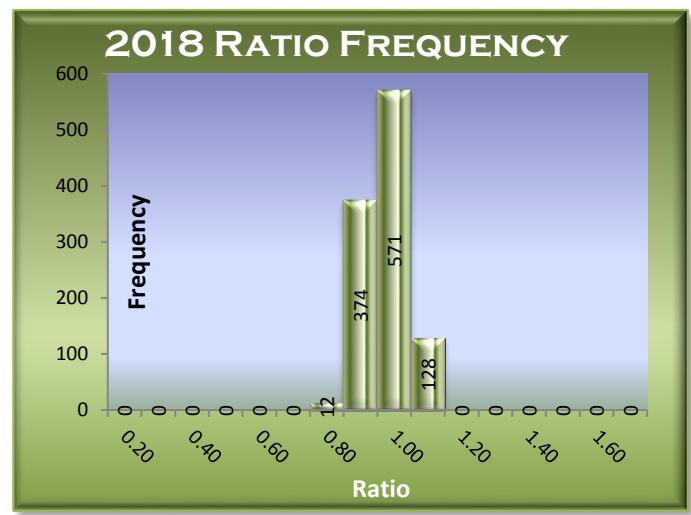
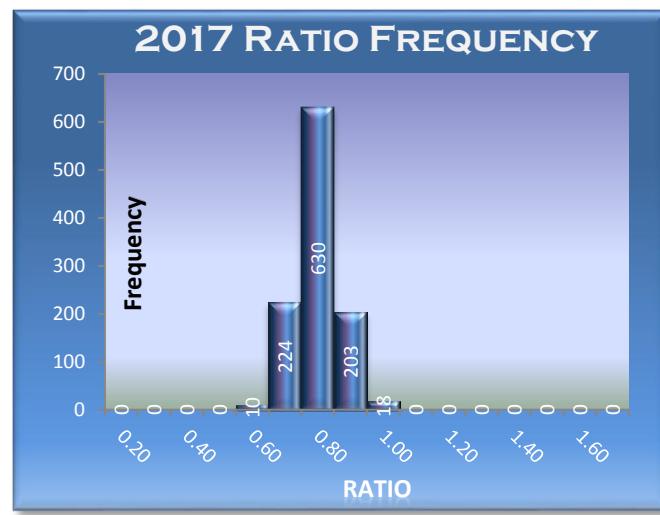
Pre-revalue ratio analysis compares time adjusted sales from 2016 through 2017 in relation to the previous assessed value as of 1/1/2017.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	1,085
<b>Mean Assessed Value</b>	\$432,700
<b>Mean Adj. Sales Price</b>	\$574,600
<b>Standard Deviation AV</b>	\$200,726
<b>Standard Deviation SP</b>	\$238,792
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.749
<b>Median Ratio</b>	0.748
<b>Weighted Mean Ratio</b>	0.753
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.586
<b>Highest ratio:</b>	0.973
<b>Coefficient of Dispersion</b>	6.72%
<b>Standard Deviation</b>	0.065
<b>Coefficient of Variation</b>	8.61%
<b>Price Related Differential (PRD)</b>	0.994

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2016 through 2017 and reflects the assessment level after the property has been revalued to 1/1/2018

POST REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	1,085
<b>Mean Assessed Value</b>	\$529,300
<b>Mean Sales Price</b>	\$574,600
<b>Standard Deviation AV</b>	\$214,678
<b>Standard Deviation SP</b>	\$238,792
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.925
<b>Median Ratio</b>	0.920
<b>Weighted Mean Ratio</b>	0.921
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.741
<b>Highest ratio:</b>	1.082
<b>Coefficient of Dispersion</b>	5.37%
<b>Standard Deviation</b>	0.061
<b>Coefficient of Variation</b>	6.60%
<b>Price Related Differential (PRD)</b>	1.004



## 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
15	020860	0060	755,000	1/24/2017	892,000	1,604	4	1990	3	N	Y	ANDERSON PLACE CONDOMINIUM
15	020860	0110	600,000	7/26/2016	774,000	1,163	4	1990	3	N	N	ANDERSON PLACE CONDOMINIUM
15	022250	0020	389,950	9/27/2016	488,000	681	5	1996	3	N	N	ANDIAMO CONDOMINIUM
15	022250	0080	385,000	8/12/2016	493,000	693	5	1996	3	N	N	ANDIAMO CONDOMINIUM
15	022250	0120	265,000	1/6/2016	377,000	463	5	1996	3	N	N	ANDIAMO CONDOMINIUM
15	022250	0130	415,000	10/27/2016	512,000	679	5	1996	3	N	N	ANDIAMO CONDOMINIUM
15	022250	0160	425,126	10/19/2016	526,000	709	5	1996	3	N	N	ANDIAMO CONDOMINIUM
15	022250	0170	445,000	4/12/2017	506,000	698	5	1996	3	N	N	ANDIAMO CONDOMINIUM
15	022250	0280	451,000	8/30/2016	572,000	709	5	1996	3	N	Y	ANDIAMO CONDOMINIUM
15	024770	0010	339,900	6/22/2016	446,000	634	5	1957	5	N	Y	APOLLO CONDOMINIUM
15	024770	0060	346,000	4/12/2016	470,000	638	5	1957	5	N	Y	APOLLO CONDOMINIUM
15	024770	0110	265,000	3/24/2016	363,000	515	5	1957	5	N	Y	APOLLO CONDOMINIUM
15	024770	0210	327,500	5/4/2016	440,000	657	5	1957	5	N	Y	APOLLO CONDOMINIUM
15	029420	0030	455,000	5/8/2016	610,000	952	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0070	316,000	4/7/2017	360,000	407	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0100	510,000	8/23/2017	544,000	699	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0240	430,000	10/6/2017	449,000	543	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0260	301,000	3/16/2016	414,000	510	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0280	380,000	11/14/2016	465,000	707	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0320	585,000	3/29/2017	670,000	916	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0470	303,800	8/23/2016	387,000	532	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0610	303,500	9/30/2016	379,000	433	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0620	369,900	4/11/2017	421,000	510	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0660	305,000	11/16/2016	373,000	493	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0670	487,500	4/12/2016	662,000	900	5	1999	4	N	Y	ATHENA CONDOMINIUM
15	029420	0770	470,000	10/19/2017	487,000	717	5	1999	4	N	Y	ATHENA CONDOMINIUM
15	029420	0780	355,000	6/17/2016	467,000	543	5	1999	4	N	Y	ATHENA CONDOMINIUM
15	029420	0790	310,000	5/20/2016	413,000	433	5	1999	4	N	Y	ATHENA CONDOMINIUM
15	029420	0820	442,500	2/22/2017	515,000	682	5	1999	4	N	N	ATHENA CONDOMINIUM
15	029420	0870	380,000	6/28/2016	497,000	692	5	1999	4	N	Y	ATHENA CONDOMINIUM
15	029420	0880	370,000	5/19/2016	494,000	543	5	1999	4	N	Y	ATHENA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	029420	0890	330,000	7/20/2017	358,000	433	5	1999	4	N	Y	ATHENA CONDOMINIUM
15	029420	0900	351,000	10/18/2016	435,000	510	5	1999	4	N	Y	ATHENA CONDOMINIUM
15	045000	0010	588,000	8/23/2016	749,000	1,157	6	1997	3	N	N	BALFOUR POINTE CONDOMINIUM
15	051950	0070	755,400	5/22/2017	842,000	1,309	5	2000	3	N	N	BARCLAY COURT CONDOMINIUM
15	051950	0100	420,000	1/3/2017	501,000	738	5	2000	3	N	N	BARCLAY COURT CONDOMINIUM
15	051950	0120	299,950	6/7/2016	397,000	553	5	2000	3	N	N	BARCLAY COURT CONDOMINIUM
15	051950	0180	620,000	7/19/2016	803,000	1,309	5	2000	3	N	N	BARCLAY COURT CONDOMINIUM
15	051950	0190	494,000	6/6/2017	547,000	738	5	2000	3	N	N	BARCLAY COURT CONDOMINIUM
15	051950	0200	499,990	10/12/2017	520,000	738	5	2000	3	N	N	BARCLAY COURT CONDOMINIUM
15	051950	0260	500,000	2/16/2017	584,000	809	5	2000	3	N	N	BARCLAY COURT CONDOMINIUM
15	140050	0060	400,000	7/21/2017	433,000	608	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0080	350,000	9/20/2016	440,000	598	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0160	480,000	5/31/2016	637,000	922	6	1999	3	N	Y	CARRARA CONDOMINIUM
15	140050	0180	420,000	5/12/2017	471,000	603	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0190	230,000	7/21/2016	298,000	370	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0210	238,000	9/6/2016	301,000	370	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0240	449,000	8/4/2017	483,000	603	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0270	330,000	5/12/2016	442,000	595	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0290	240,000	4/16/2016	325,000	392	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0310	222,000	6/3/2016	294,000	370	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0320	350,000	8/23/2016	446,000	596	6	1999	3	N	Y	CARRARA CONDOMINIUM
15	140050	0390	493,000	11/21/2017	503,000	595	6	1999	3	N	Y	CARRARA CONDOMINIUM
15	140050	0400	520,000	5/11/2016	697,000	922	6	1999	3	N	Y	CARRARA CONDOMINIUM
15	140050	0410	352,000	11/1/2017	363,000	392	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0490	310,500	3/25/2016	426,000	595	6	1999	3	N	N	CARRARA CONDOMINIUM
15	140050	0600	630,000	7/11/2016	819,000	922	6	1999	3	N	Y	CARRARA CONDOMINIUM
15	140051	0060	630,000	8/3/2017	678,000	721	6	2000	3	N	Y	CARRARA II CONDOMINIUM
15	140051	0120	625,000	8/25/2016	795,000	1,206	6	2000	3	N	Y	CARRARA II CONDOMINIUM
15	153200	0010	1,150,000	9/6/2016	1,454,000	2,718	7	2002	3	N	Y	CHATILLON CONDOMINIUM
15	174490	0180	755,119	5/23/2016	1,006,000	1,300	5	1970	4	N	Y	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0210	589,000	6/23/2016	773,000	1,275	5	1970	4	N	Y	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0230	695,000	5/19/2016	927,000	1,275	5	1970	4	N	Y	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0240	650,000	6/8/2016	859,000	1,300	5	1970	4	N	Y	CONTINENTAL HOUSE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	176070	0080	440,000	6/27/2016	576,000	879	4	1992	3	N	Y	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0120	610,000	6/27/2017	669,000	1,117	4	1992	3	N	Y	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0210	540,000	9/5/2017	572,000	854	4	1992	3	N	N	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0260	615,000	5/4/2017	692,000	1,250	4	1992	3	N	Y	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0280	445,000	9/20/2017	468,000	593	4	1992	3	N	N	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0350	567,000	1/3/2017	677,000	967	4	1992	3	N	N	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	179253	0030	347,500	7/9/2016	452,000	682	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0070	415,000	8/7/2017	446,000	598	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0090	335,000	9/7/2016	423,000	585	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0240	671,000	12/14/2017	677,000	989	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0270	430,000	10/23/2017	445,000	585	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0340	415,000	6/21/2017	456,000	598	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0470	415,000	3/20/2017	477,000	598	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0550	378,000	2/11/2016	529,000	714	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0560	410,000	3/15/2017	473,000	598	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0620	657,000	10/31/2017	677,000	1,052	5	1982	4	N	Y	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0700	407,750	6/2/2016	540,000	793	5	1982	4	N	N	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	231360	0090	615,000	11/8/2017	631,000	1,061	5	1996	2	N	Y	ELLIOTT THE CONDOMINIUM
15	231398	0030	368,000	9/18/2017	387,000	500	4	1997	3	N	Y	ELLIOTT BAY CONDOMINIUM
15	231398	0060	375,000	6/9/2017	415,000	500	4	1997	3	N	Y	ELLIOTT BAY CONDOMINIUM
15	231398	0080	455,000	10/10/2016	566,000	920	4	1997	3	N	Y	ELLIOTT BAY CONDOMINIUM
15	231398	0090	335,000	5/18/2016	447,000	680	4	1997	3	N	N	ELLIOTT BAY CONDOMINIUM
15	231398	0100	435,000	2/9/2016	609,000	920	4	1997	3	N	Y	ELLIOTT BAY CONDOMINIUM
15	231398	0110	449,950	12/7/2016	544,000	961	4	1997	3	N	Y	ELLIOTT BAY CONDOMINIUM
15	231398	0220	330,000	5/19/2017	369,000	510	4	1997	3	N	N	ELLIOTT BAY CONDOMINIUM
15	231398	0250	402,200	9/19/2017	423,000	500	4	1997	3	N	Y	ELLIOTT BAY CONDOMINIUM
15	231398	0270	520,000	6/14/2017	573,000	920	4	1997	3	N	Y	ELLIOTT BAY CONDOMINIUM
15	253889	0090	388,500	4/6/2016	529,000	774	5	1990	4	N	Y	15 PROSPECT CONDOMINIUM
15	253889	0130	428,000	3/21/2016	588,000	754	5	1990	4	N	Y	15 PROSPECT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	253889	0150	536,600	2/9/2017	629,000	753	5	1990	4	N	Y	15 PROSPECT CONDOMINIUM
15	255790	0200	299,950	4/21/2016	406,000	590	4	1965	4	N	Y	FIRESIDE LANAI CONDOMINIUM
15	256980	0020	489,950	4/20/2016	663,000	1,129	4	2000	3	N	Y	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0030	217,500	6/14/2016	287,000	453	4	2000	3	N	N	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0060	230,500	10/4/2016	288,000	422	4	2000	3	N	N	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0210	380,000	4/27/2017	429,000	624	4	2000	3	N	Y	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0260	305,000	12/23/2016	366,000	591	4	2000	3	N	N	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0310	249,000	4/21/2016	337,000	422	4	2000	3	N	Y	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0430	610,000	7/11/2016	793,000	1,336	4	2000	3	N	Y	500 ELLIOTT HOMES CONDOMINIUM
15	256991	0040	572,500	6/13/2016	755,000	1,181	6	2003	3	N	N	511 WEST MERCER PLACE CONDOMINIUM
15	256991	0160	551,000	4/6/2016	751,000	1,181	6	2003	3	N	Y	511 WEST MERCER PLACE CONDOMINIUM
15	256993	0020	490,000	4/5/2016	668,000	1,135	5	1997	3	N	N	515 FIRST AVENUE WEST CONDOMINIUM
15	256993	0150	716,800	10/23/2017	742,000	1,085	5	1997	3	N	Y	515 FIRST AVENUE WEST CONDOMINIUM
15	256994	0030	655,000	3/16/2016	902,000	1,443	5	1998	3	N	Y	514 WARD STREET CONDOMINIUM
15	257015	0010	500,000	9/18/2017	526,000	1,070	4	1979	4	N	N	555 PROSPECT CONDOMINIUM
15	257015	0050	500,000	10/17/2016	620,000	1,237	4	1979	4	N	Y	555 PROSPECT CONDOMINIUM
15	261738	0010	294,000	6/22/2016	386,000	569	6	1930	5	N	N	405 PROSPECT CONDOMINIUM
15	286720	0060	750,000	7/12/2017	816,000	1,513	5	1995	3	N	Y	GRANDE THE CONDOMINIUM
15	286720	0090	462,000	5/27/2016	614,000	838	5	1995	3	N	Y	GRANDE THE CONDOMINIUM
15	286720	0100	490,000	12/14/2017	494,000	807	5	1995	3	N	N	GRANDE THE CONDOMINIUM
15	286720	0140	487,000	9/6/2017	516,000	838	5	1995	3	N	Y	GRANDE THE CONDOMINIUM
15	311043	0040	353,000	6/14/2016	465,000	716	5	1963	4	N	Y	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0250	635,000	7/14/2017	690,000	907	5	1963	4	N	Y	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0280	650,000	8/24/2017	692,000	888	5	1963	4	N	Y	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0410	639,950	1/26/2017	755,000	1,073	5	1963	4	N	Y	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0450	659,750	11/14/2016	807,000	1,070	5	1963	4	N	Y	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0470	654,000	4/19/2017	741,000	888	5	1963	4	N	Y	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	329940	0040	639,900	4/25/2016	864,000	1,207	6	1963	5	N	Y	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0080	655,000	4/27/2017	739,000	1,116	6	1963	5	N	Y	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0120	642,000	11/7/2016	788,000	1,110	6	1963	5	N	Y	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0130	760,000	9/11/2017	803,000	1,116	6	1963	5	N	Y	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0140	666,000	7/25/2016	860,000	1,207	6	1963	5	N	Y	HIGHLAND QUEEN ANNE CONDOMINIUM
15	331800	0190	445,950	3/22/2016	612,000	895	5	1969	4	N	N	HILL HOUSE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	363070	0070	509,950	9/27/2017	534,000	817	5	2003	3	N	N	IV WEST CONDOMINIUM
15	363070	0080	415,500	7/15/2017	451,000	608	5	2003	3	N	N	IV WEST CONDOMINIUM
15	363070	0170	446,000	9/2/2016	565,000	817	5	2003	3	N	Y	IV WEST CONDOMINIUM
15	363070	0180	350,000	2/29/2016	486,000	707	5	2003	3	N	N	IV WEST CONDOMINIUM
15	363070	0220	430,000	6/13/2016	567,000	886	5	2003	3	N	N	IV WEST CONDOMINIUM
15	363070	0300	425,000	4/27/2016	573,000	859	5	2003	3	N	N	IV WEST CONDOMINIUM
15	363070	0350	450,000	12/9/2016	544,000	846	5	2003	3	N	N	IV WEST CONDOMINIUM
15	363070	0410	655,000	12/22/2016	786,000	1,116	5	2003	3	N	Y	IV WEST CONDOMINIUM
15	363070	0430	440,000	5/24/2016	586,000	876	5	2003	3	N	N	IV WEST CONDOMINIUM
15	363070	0450	524,000	6/6/2017	580,000	846	5	2003	3	N	N	IV WEST CONDOMINIUM
15	363070	0460	407,000	9/14/2016	513,000	745	5	2003	3	N	Y	IV WEST CONDOMINIUM
15	363070	0470	530,000	2/8/2017	622,000	817	5	2003	3	N	Y	IV WEST CONDOMINIUM
15	363070	0480	525,000	3/15/2017	605,000	707	5	2003	3	N	Y	IV WEST CONDOMINIUM
15	363070	0500	575,000	6/26/2017	630,000	859	5	2003	3	N	Y	IV WEST CONDOMINIUM
15	387760	0030	435,000	9/30/2016	544,000	1,071	5	1982	4	N	N	KINNEAR PARK CONDOMINIUM
15	387760	0060	513,420	6/9/2016	678,000	1,071	5	1982	4	N	N	KINNEAR PARK CONDOMINIUM
15	387760	0110	590,000	9/10/2017	623,000	1,071	5	1982	4	N	N	KINNEAR PARK CONDOMINIUM
15	387760	0360	505,000	1/5/2016	720,000	1,112	5	1982	4	N	N	KINNEAR PARK CONDOMINIUM
15	387760	0550	565,000	3/17/2017	651,000	1,071	5	1982	4	N	Y	KINNEAR PARK CONDOMINIUM
15	387770	0150	610,000	6/22/2017	670,000	1,220	4	1982	4	N	Y	KINNEAR PLAZA CONDOMINIUM
15	387770	0160	630,000	6/17/2016	829,000	1,440	4	1982	4	N	Y	KINNEAR PLAZA CONDOMINIUM
15	387790	0080	754,500	8/16/2017	807,000	1,338	5	1975	4	N	Y	KINNEAR VISTA CONDOMINIUM
15	387790	0130	850,000	5/16/2017	951,000	1,703	5	1975	4	N	Y	KINNEAR VISTA CONDOMINIUM
15	427200	0080	575,000	5/26/2016	765,000	1,183	7	1909	5	N	N	LEONA CONDOMINIUM
15	427200	0100	725,000	10/13/2016	901,000	1,441	7	1909	5	N	N	LEONA CONDOMINIUM
15	427200	0110	646,000	6/22/2016	848,000	1,185	7	1909	5	N	Y	LEONA CONDOMINIUM
15	445872	0060	635,000	5/2/2017	715,000	1,054	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0110	758,000	10/5/2016	945,000	1,394	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0220	420,000	3/28/2016	575,000	689	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0240	415,000	7/6/2016	541,000	689	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0280	410,000	7/18/2017	445,000	526	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0420	875,000	3/16/2017	1,008,000	1,589	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0440	685,000	3/16/2017	789,000	1,272	6	2006	3	N	Y	LUMEN CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	445872	0550	440,000	6/21/2017	484,000	715	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0610	392,000	4/4/2016	535,000	677	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0640	490,000	5/30/2017	544,000	637	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0720	450,000	12/6/2016	544,000	798	6	2006	3	N	N	LUMEN CONDOMINIUM
15	445872	0790	643,000	11/21/2016	784,000	1,074	6	2006	3	N	Y	LUMEN CONDOMINIUM
15	445872	0830	386,600	3/24/2016	530,000	625	6	2006	3	N	Y	LUMEN CONDOMINIUM
15	445872	0870	465,000	10/27/2016	574,000	768	6	2006	3	N	Y	LUMEN CONDOMINIUM
15	445872	0890	390,000	8/17/2016	498,000	626	6	2006	3	N	Y	LUMEN CONDOMINIUM
15	445872	0900	475,000	11/23/2016	578,000	812	6	2006	3	N	Y	LUMEN CONDOMINIUM
15	445872	0950	385,000	6/1/2016	510,000	626	6	2006	3	N	Y	LUMEN CONDOMINIUM
15	446850	0010	580,000	1/17/2017	687,000	1,210	6	1968	4	N	N	LUXE CONDOMINIUM
15	446850	0040	550,000	3/7/2017	637,000	1,234	6	1968	4	N	N	LUXE CONDOMINIUM
15	446850	0060	625,000	2/22/2016	870,000	1,352	6	1968	4	N	N	LUXE CONDOMINIUM
15	446850	0060	750,000	10/17/2017	778,000	1,352	6	1968	4	N	N	LUXE CONDOMINIUM
15	446850	0120	339,950	5/4/2016	457,000	657	6	1968	4	N	N	LUXE CONDOMINIUM
15	446850	0130	310,000	4/12/2016	421,000	649	6	1968	4	N	N	LUXE CONDOMINIUM
15	446850	0180	439,500	11/14/2017	450,000	665	6	1968	4	N	Y	LUXE CONDOMINIUM
15	446850	0190	369,000	4/5/2016	503,000	688	6	1968	4	N	N	LUXE CONDOMINIUM
15	446850	0200	367,500	9/26/2016	460,000	649	6	1968	4	N	N	LUXE CONDOMINIUM
15	446850	0240	452,500	7/13/2017	492,000	657	6	1968	4	N	Y	LUXE CONDOMINIUM
15	446850	0300	660,000	8/23/2017	703,000	966	6	1968	4	N	Y	LUXE CONDOMINIUM
15	446850	0330	1,060,000	12/5/2017	1,074,000	1,682	6	1968	4	N	Y	LUXE CONDOMINIUM
15	446850	0370	675,000	4/25/2017	763,000	966	6	1968	4	N	Y	LUXE CONDOMINIUM
15	516550	0030	425,000	11/3/2017	437,000	670	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	0060	478,888	6/23/2016	628,000	1,192	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	0070	428,000	2/23/2016	596,000	956	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	0140	445,000	7/18/2017	483,000	546	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	0200	425,000	9/9/2016	537,000	842	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	0320	434,700	7/20/2016	563,000	836	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	0430	317,000	4/18/2016	429,000	554	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	0480	435,000	7/6/2016	567,000	846	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	0560	345,000	3/30/2017	395,000	376	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	0620	370,000	9/27/2016	463,000	642	5	2009	3	N	N	MARSELLE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	516550	0690	620,000	11/30/2017	630,000	846	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	0730	661,000	4/2/2016	902,000	1,299	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	0760	340,000	4/17/2017	386,000	376	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	0800	475,000	11/29/2016	577,000	846	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	0880	599,950	10/17/2017	623,000	846	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	0900	583,000	8/18/2017	623,000	781	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	0910	445,000	5/9/2016	597,000	781	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	1020	480,000	7/3/2017	525,000	642	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	1030	330,000	9/7/2016	417,000	554	5	2009	3	N	N	MARSELLE CONDOMINIUM
15	516550	1070	720,000	5/2/2017	811,000	1,191	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	1150	250,000	5/26/2016	332,000	376	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	1180	745,000	4/22/2016	1,007,000	1,284	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	1210	490,000	11/20/2017	500,000	642	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	1310	749,990	10/4/2016	936,000	1,284	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	516550	1320	970,000	10/14/2016	1,204,000	1,690	5	2009	3	N	Y	MARSELLE CONDOMINIUM
15	519440	0020	545,000	11/15/2017	558,000	879	5	1999	3	N	N	MARY, THE CONDOMINIUM
15	545270	0040	447,000	5/18/2017	500,000	1,006	5	1987	4	N	N	MERCER PLACE CONDOMINIUM
15	545270	0070	539,950	12/28/2016	646,000	1,159	5	1987	4	N	N	MERCER PLACE CONDOMINIUM
15	545500	0160	600,000	7/21/2017	650,000	1,188	4	1963	4	N	Y	MERCER WEST CONDOMINIUM
15	545500	0240	580,000	8/26/2016	737,000	1,188	4	1963	4	N	Y	MERCER WEST CONDOMINIUM
15	545500	0250	627,000	7/20/2017	679,000	1,188	4	1963	4	N	Y	MERCER WEST CONDOMINIUM
15	545500	0280	1,015,000	10/3/2016	1,267,000	2,113	4	1963	4	N	Y	MERCER WEST CONDOMINIUM
15	545500	0290	950,000	12/13/2017	959,000	2,113	4	1963	4	N	Y	MERCER WEST CONDOMINIUM
15	545500	0300	905,000	6/12/2017	999,000	1,881	4	1963	4	N	Y	MERCER WEST CONDOMINIUM
15	560395	0040	795,000	12/15/2017	802,000	1,335	6	2002	3	N	N	MONTIANA CONDOMINIUM
15	638513	0090	576,000	5/12/2016	771,000	1,300	4	1984	4	N	Y	OLYMPIC PLACE CONDOMINIUM
15	638513	0100	701,000	5/31/2017	778,000	1,300	4	1984	4	N	Y	OLYMPIC PLACE CONDOMINIUM
15	638513	0110	615,000	8/1/2017	663,000	1,050	4	1984	4	N	Y	OLYMPIC PLACE CONDOMINIUM
15	638520	0070	460,000	7/19/2016	596,000	1,075	4	1968	4	N	Y	OLYMPIC PLAZA CONDOMINIUM
15	639127	0020	617,500	8/11/2017	662,000	948	4	1984	4	N	N	150 VALLEY CONDOMINIUM
15	664945	0020	322,465	4/7/2016	439,000	591	5	1949	5	N	Y	PARK TERRACE CONDOMINIUM
15	664945	0100	383,000	4/4/2017	437,000	616	5	1949	5	N	N	PARK TERRACE CONDOMINIUM
15	664945	0170	300,000	9/26/2016	376,000	662	5	1949	5	N	N	PARK TERRACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	664945	0220	303,000	4/1/2016	414,000	610	5	1949	5	N	N	PARK TERRACE CONDOMINIUM
15	664945	0250	450,000	2/16/2017	526,000	780	5	1949	5	N	N	PARK TERRACE CONDOMINIUM
15	664945	0260	325,000	4/28/2017	367,000	653	5	1949	5	N	N	PARK TERRACE CONDOMINIUM
15	664945	0310	385,000	7/10/2017	419,000	650	5	1949	5	N	Y	PARK TERRACE CONDOMINIUM
15	664945	0330	488,750	11/8/2017	502,000	606	5	1949	5	N	Y	PARK TERRACE CONDOMINIUM
15	664945	0370	310,000	11/17/2016	379,000	602	5	1949	5	N	N	PARK TERRACE CONDOMINIUM
15	664945	0380	330,000	5/26/2016	439,000	780	5	1949	5	N	N	PARK TERRACE CONDOMINIUM
15	664945	0420	307,500	1/22/2016	435,000	690	5	1949	5	N	N	PARK TERRACE CONDOMINIUM
15	681550	0010	350,000	5/16/2016	468,000	740	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0030	512,500	11/14/2017	525,000	863	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0070	438,750	11/11/2016	537,000	850	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0080	525,000	5/26/2017	584,000	867	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0100	320,000	8/31/2016	406,000	660	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0170	255,000	11/14/2017	261,000	292	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0210	455,000	11/18/2017	465,000	662	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0210	355,000	2/26/2016	493,000	662	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0230	309,000	6/14/2016	407,000	647	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0240	418,800	10/2/2017	438,000	647	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0280	435,000	12/13/2017	439,000	647	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681550	0310	320,000	5/18/2017	358,000	590	5	1907	5	N	N	PITTSBURGH CONDOMINIUM
15	681790	0070	555,000	6/24/2016	728,000	1,258	5	1970	3	N	Y	PLAZA ROYALE CONDOMINIUM
15	681790	0200	939,000	8/17/2016	1,199,000	1,899	5	1970	3	N	Y	PLAZA ROYALE CONDOMINIUM
15	701370	0010	505,000	4/24/2017	571,000	1,175	4	1979	2	N	N	QUEEN ANNE COURT CONDOMINIUM
15	701580	0060	345,388	11/21/2017	352,000	546	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0110	310,000	4/14/2017	352,000	524	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0140	297,000	4/23/2016	401,000	571	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0160	327,550	3/30/2017	375,000	540	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0160	266,000	4/6/2016	362,000	540	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0180	340,000	2/17/2017	397,000	711	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0190	362,780	5/23/2017	404,000	564	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0210	360,000	11/22/2017	367,000	548	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0230	385,000	10/14/2016	478,000	748	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0300	335,000	5/3/2017	377,000	564	5	1930	5	N	N	QUEEN'S 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
15	701580	0310	333,000	12/6/2017	337,000	531	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	701580	0330	298,500	7/10/2016	388,000	524	5	1930	5	N	N	QUEEN'S COURT CONDOMINIUM
15	721570	0010	550,000	3/4/2016	762,000	1,262	5	1985	4	N	Y	RENAISSANCE THE CONDOMINIUM
15	721570	0080	565,000	7/13/2016	734,000	1,075	5	1985	4	N	N	RENAISSANCE THE CONDOMINIUM
15	721570	0100	605,000	2/1/2016	851,000	1,274	5	1985	4	N	Y	RENAISSANCE THE CONDOMINIUM
15	721575	0040	389,888	4/24/2016	527,000	763	4	1978	4	N	N	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0050	324,950	2/16/2016	454,000	720	4	1978	4	N	N	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0110	345,000	10/10/2016	429,000	696	4	1978	4	N	Y	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0150	507,500	12/6/2017	514,000	763	4	1978	4	N	N	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0220	382,450	4/8/2016	521,000	696	4	1978	4	N	Y	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0230	479,000	8/4/2016	616,000	960	4	1978	4	N	Y	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	724200	0060	315,000	4/27/2017	356,000	449	5	2002	3	N	N	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0210	260,000	1/19/2016	368,000	471	5	2002	3	N	N	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0320	370,000	10/5/2016	461,000	643	5	2002	3	N	Y	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0380	329,000	5/4/2016	442,000	618	5	2002	3	N	N	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0590	703,000	8/22/2017	750,000	1,149	5	2002	3	N	Y	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0630	455,000	10/2/2017	476,000	608	5	2002	3	N	Y	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	745985	0030	415,000	4/10/2017	472,000	794	5	1953	5	N	N	ROYCREST CONDOMINIUM
15	745985	0040	392,500	11/2/2016	483,000	794	5	1953	5	N	N	ROYCREST CONDOMINIUM
15	745985	0120	435,000	5/23/2017	485,000	804	5	1953	5	N	N	ROYCREST CONDOMINIUM
15	745985	0160	390,000	4/17/2017	442,000	683	5	1953	5	N	N	ROYCREST CONDOMINIUM
15	767729	0140	237,500	7/7/2016	309,000	488	5	1930	5	N	N	SEAVIEW CONDOMINIUM
15	767729	0200	186,780	1/13/2016	265,000	475	5	1930	5	N	N	SEAVIEW CONDOMINIUM
15	767729	0210	284,950	10/25/2016	352,000	535	5	1930	5	N	N	SEAVIEW CONDOMINIUM
15	767729	0320	467,000	8/14/2017	500,000	669	5	1930	5	N	Y	SEAVIEW CONDOMINIUM
15	767729	0340	215,000	3/15/2016	296,000	465	5	1930	5	N	N	SEAVIEW CONDOMINIUM
15	767729	0380	308,000	4/27/2017	348,000	531	5	1930	5	N	N	SEAVIEW CONDOMINIUM
15	767729	0510	258,000	11/18/2016	315,000	464	5	1930	5	N	Y	SEAVIEW CONDOMINIUM
15	767729	0520	350,000	7/19/2017	379,000	476	5	1930	5	N	Y	SEAVIEW CONDOMINIUM
15	768090	0080	435,000	11/9/2017	446,000	637	4	1968	5	N	N	SEAWARD CONDOMINIUM
15	769040	0200	430,000	7/17/2017	467,000	635	6	2001	3	N	N	SELANO CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	769040	0230	563,000	5/19/2017	629,000	795	6	2001	3	N	Y	SELANO CONDOMINIUM
15	769040	0320	375,000	3/31/2016	512,000	635	6	2001	3	N	N	SELANO CONDOMINIUM
15	769540	0060	298,000	2/22/2016	415,000	598	5	1999	3	N	N	SERANA CONDOMINIUM
15	769540	0090	310,000	5/24/2016	413,000	633	5	1999	3	N	N	SERANA CONDOMINIUM
15	769540	0160	350,000	6/17/2016	460,000	590	5	1999	3	N	N	SERANA CONDOMINIUM
15	769540	0180	630,000	7/21/2017	682,000	845	5	1999	3	N	Y	SERANA CONDOMINIUM
15	769540	0230	450,000	3/15/2017	519,000	579	5	1999	3	N	Y	SERANA CONDOMINIUM
15	769540	0260	404,000	2/17/2017	472,000	572	5	1999	3	N	N	SERANA CONDOMINIUM
15	769540	0310	352,900	4/30/2016	475,000	613	5	1999	3	N	Y	SERANA CONDOMINIUM
15	778775	0060	549,000	2/14/2017	642,000	1,078	5	2001	3	N	N	THE SIENA CONOMINIUM
15	778775	0070	503,500	6/22/2017	553,000	877	5	2001	3	N	N	THE SIENA CONOMINIUM
15	778775	0120	508,000	2/3/2017	597,000	877	5	2001	3	N	N	THE SIENA CONOMINIUM
15	778775	0130	260,000	5/12/2017	291,000	359	5	2001	3	N	N	THE SIENA CONOMINIUM
15	778775	0130	215,000	8/12/2016	275,000	359	5	2001	3	N	N	THE SIENA CONOMINIUM
15	778775	0140	304,500	5/2/2016	410,000	623	5	2001	3	N	N	THE SIENA CONOMINIUM
15	778775	0190	403,500	12/1/2017	410,000	623	5	2001	3	N	N	THE SIENA CONOMINIUM
15	778775	0230	230,000	11/3/2016	283,000	359	5	2001	3	N	N	THE SIENA CONOMINIUM
15	778775	0250	359,000	6/15/2016	473,000	639	5	2001	3	N	Y	THE SIENA CONOMINIUM
15	779210	0030	664,000	11/25/2017	676,000	1,031	5	1994	3	N	N	SIGNATURE PLACE CONDOMINIUM
15	779210	0040	503,000	4/25/2016	679,000	955	5	1994	3	N	N	SIGNATURE PLACE CONDOMINIUM
15	780415	0060	294,888	5/24/2016	393,000	523	5	1974	4	N	N	610 ALOHA CONDOMINIUM
15	780975	0090	561,250	7/17/2017	609,000	1,047	4	1979	4	N	N	SKYLINE PLACE CONDOMINIUM
15	863573	0030	399,995	6/1/2016	530,000	786	5	1957	5	N	Y	THREE THIRTY ROY CONDOMINIUM
15	863573	0050	389,000	6/27/2016	509,000	786	5	1957	5	N	Y	THREE THIRTY ROY CONDOMINIUM
15	866480	0090	350,000	9/14/2016	441,000	744	4	1981	4	N	Y	TOWNE TERRACE CONDOMINIUM
15	866480	0240	385,000	6/10/2016	508,000	850	4	1981	4	N	N	TOWNE TERRACE CONDOMINIUM
15	868146	0120	400,000	6/22/2016	525,000	815	6	2002	3	N	N	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0240	418,000	6/28/2016	547,000	819	6	2002	3	N	N	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0320	639,000	10/9/2016	795,000	1,315	6	2002	3	N	N	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0370	395,000	10/11/2016	491,000	704	6	2002	3	N	Y	TRIBECA RESIDENTIAL CONDOMINIUM
15	868600	0030	300,000	5/15/2017	336,000	551	4	1963	5	N	N	TRITON TERRACE CONDOMINIUM
15	868600	0120	679,000	7/18/2017	737,000	926	4	1963	5	N	Y	TRITON TERRACE CONDOMINIUM
15	868600	0210	470,000	5/11/2017	527,000	917	4	1963	5	N	Y	TRITON TERRACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	873237	0060	529,000	6/28/2016	692,000	1,289	4	1979	4	N	N	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0080	529,950	5/25/2016	705,000	1,285	4	1979	4	N	N	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0090	495,000	9/13/2016	624,000	1,285	4	1979	4	N	N	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0130	660,000	8/21/2017	704,000	1,184	4	1979	4	N	N	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0180	495,000	1/22/2016	700,000	1,164	4	1979	4	Y	N	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0200	655,000	4/27/2017	739,000	1,164	4	1979	4	N	Y	202 WEST OLYMPIC PLACE CONDOMINIUM
15	884760	0080	325,000	12/23/2016	390,000	619	5	1992	3	N	N	UPTOWN CONDOMINIUM
15	884760	0140	417,700	3/24/2017	479,000	587	5	1992	3	N	N	UPTOWN CONDOMINIUM
15	884760	0230	327,500	4/21/2017	371,000	569	5	1992	3	N	N	UPTOWN CONDOMINIUM
15	884760	0240	455,000	10/4/2016	568,000	818	5	1992	3	N	N	UPTOWN CONDOMINIUM
15	884760	0360	474,500	10/10/2017	494,000	587	5	1992	3	N	N	UPTOWN CONDOMINIUM
15	884760	0410	559,900	12/5/2017	567,000	1,096	5	1992	3	N	N	UPTOWN CONDOMINIUM
15	884760	0420	565,000	12/13/2017	570,000	1,058	5	1992	3	N	N	UPTOWN CONDOMINIUM
15	894411	0090	640,000	2/24/2017	745,000	1,078	6	1929	5	N	N	VILLA COSTELLA CONDOMINIUM
15	894411	0140	626,050	5/9/2016	839,000	1,078	6	1929	5	N	Y	VILLA COSTELLA CONDOMINIUM
15	894411	0150	650,000	2/28/2017	755,000	1,043	6	1929	5	N	Y	VILLA COSTELLA CONDOMINIUM
15	895760	0050	960,000	8/3/2016	1,234,000	2,199	5	2006	3	N	Y	VISTA VALENCIA TOWNHOMES
15	896650	0060	440,000	4/15/2016	597,000	975	4	1968	4	N	Y	VUEWIND CONDOMINIUM
15	896650	0070	480,000	9/6/2016	607,000	975	4	1968	4	N	Y	VUEWIND CONDOMINIUM
15	916000	0040	708,000	3/9/2016	978,000	1,739	5	2000	3	N	N	WARD PLACE TERRACE CONDOMINIUM
15	929350	0010	445,500	5/2/2016	599,000	1,345	4	1977	3	N	N	WESTFJORD PLACE CONDOMINIUM
15	942558	0130	399,950	8/22/2016	510,000	643	6	1997	3	N	Y	WILLIS CONDOMINIUM
15	942558	0200	365,000	1/24/2017	431,000	537	6	1997	3	N	N	WILLIS CONDOMINIUM
15	942558	0240	500,000	5/11/2017	561,000	643	6	1997	3	N	Y	WILLIS CONDOMINIUM
15	942558	0360	765,000	9/7/2016	967,000	1,349	6	1997	3	N	Y	WILLIS CONDOMINIUM
15	942558	0400	510,000	6/21/2017	561,000	744	6	1997	3	N	Y	WILLIS CONDOMINIUM
15	942558	0470	810,000	9/7/2016	1,024,000	1,349	6	1997	3	N	Y	WILLIS CONDOMINIUM
15	942558	0480	360,000	6/21/2016	473,000	572	6	1997	3	N	Y	WILLIS CONDOMINIUM
15	944860	0190	420,000	9/20/2016	528,000	736	4	1991	4	N	Y	WILSON COURT CONDOMINIUM
15	944860	0300	510,000	8/9/2017	547,000	736	4	1991	4	N	Y	WILSON COURT CONDOMINIUM
20	889230	0050	625,000	12/22/2017	628,000	919	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0090	620,000	2/17/2017	724,000	1,053	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0130	379,500	11/2/2016	467,000	661	4	2008	3	N	N	VEER LOFTS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
20	889230	0310	375,000	5/24/2016	499,000	665	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0350	439,000	8/5/2016	564,000	815	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0390	424,000	8/24/2016	540,000	760	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0400	410,000	2/22/2016	571,000	742	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0420	501,000	7/11/2017	545,000	689	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0430	440,000	6/29/2017	482,000	703	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0830	460,000	4/5/2017	525,000	677	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0830	395,000	9/2/2016	501,000	677	4	2008	3	N	N	VEER LOFTS CONDOMINIUM
20	889230	0910	540,000	1/6/2016	769,000	867	4	2008	3	N	Y	VEER LOFTS CONDOMINIUM
45	001140	0040	1,000,000	10/27/2017	1,033,000	1,360	6	2005	3	N	N	ABBEY CONDOMINIUM
45	001140	0050	475,000	7/26/2016	613,000	844	6	2005	3	N	N	ABBEY CONDOMINIUM
45	001140	0120	785,000	1/12/2016	1,115,000	1,360	6	2005	3	N	Y	ABBEY CONDOMINIUM
45	006400	0060	825,000	8/1/2017	889,000	1,636	6	2001	3	N	N	AERIE TOWNHOMES CONDOMINIUM
45	093800	0020	445,000	12/26/2017	446,000	1,090	5	1981	4	N	N	BOREALIS THE CONDOMINIUM
45	093800	0180	628,000	9/11/2017	663,000	1,543	5	1981	4	N	N	BOREALIS THE CONDOMINIUM
45	093800	0180	550,000	10/7/2016	685,000	1,543	5	1981	4	N	N	BOREALIS THE CONDOMINIUM
45	093800	0300	522,000	12/7/2016	631,000	1,543	5	1981	4	N	Y	BOREALIS THE CONDOMINIUM
45	093800	0360	550,000	8/16/2016	703,000	1,543	5	1981	4	N	N	BOREALIS THE CONDOMINIUM
45	143756	0020	840,000	4/5/2016	1,145,000	1,932	6	1910	5	N	Y	CASTLE CONDOMINIUM
45	143756	0030	840,000	1/28/2016	1,184,000	1,932	6	1910	5	N	Y	CASTLE CONDOMINIUM
45	159890	0040	287,000	5/11/2017	322,000	444	4	1986	3	N	Y	CITY VIEW PLACE CONDOMINIUM
45	159890	0070	220,000	8/11/2016	282,000	450	4	1986	3	N	N	CITY VIEW PLACE CONDOMINIUM
45	159890	0090	256,000	9/26/2016	321,000	444	4	1986	3	N	Y	CITY VIEW PLACE CONDOMINIUM
45	165450	0050	617,500	7/26/2017	667,000	1,154	4	1966	4	N	N	COACH MANOR CONDOMINIUM
45	165450	0080	400,000	3/17/2016	550,000	877	4	1966	4	N	Y	COACH MANOR CONDOMINIUM
45	173235	0070	485,000	1/7/2016	690,000	1,074	5	1996	4	N	N	COMSTOCK COURT CONDOMINIUM
45	173235	0100	551,000	10/25/2016	680,000	1,042	5	1996	4	N	Y	COMSTOCK COURT CONDOMINIUM
45	173235	0110	599,000	11/21/2017	611,000	1,022	5	1996	4	N	N	COMSTOCK COURT CONDOMINIUM
45	173235	0120	489,000	6/24/2016	641,000	1,042	5	1996	4	N	N	COMSTOCK COURT CONDOMINIUM
45	228520	0130	312,500	3/22/2016	429,000	798	4	1948	4	N	Y	1800 TAYLOR CONDOMINIUM
45	228520	0160	301,000	7/11/2016	391,000	798	4	1948	4	N	Y	1800 TAYLOR CONDOMINIUM
45	228520	0270	422,000	10/5/2017	440,000	798	4	1948	4	N	Y	1800 TAYLOR CONDOMINIUM
45	228520	0300	325,500	2/19/2016	454,000	798	4	1948	4	N	N	1800 TAYLOR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	228520	0300	395,000	6/8/2017	437,000	798	4	1948	4	N	N	1800 TAYLOR CONDOMINIUM
45	228520	0390	485,000	7/27/2017	524,000	798	4	1948	4	N	Y	1800 TAYLOR CONDOMINIUM
45	228520	0450	460,000	7/26/2017	497,000	798	4	1948	4	N	Y	1800 TAYLOR CONDOMINIUM
45	228520	0470	500,000	5/23/2017	557,000	798	4	1948	4	N	Y	1800 TAYLOR CONDOMINIUM
45	253899	0010	700,000	12/16/2017	705,000	1,081	5	1905	5	N	N	5TH AVE W. CONDOMINIUM
45	255950	0020	700,000	11/9/2017	718,000	1,087	6	1989	4	N	N	FIRST AVENUE NORTH CONDOMINIUM
45	261745	0080	475,000	5/23/2017	530,000	717	5	1990	4	N	Y	467 NEWTON ST CONDOMINIUM
45	261745	0130	440,000	6/7/2016	582,000	717	5	1990	4	N	Y	467 NEWTON ST CONDOMINIUM
45	261750	0020	1,175,000	10/26/2017	1,214,000	1,971	6	1960	4	N	Y	1400 - 11TH AVE W CONDOMINIUM
45	261755	0030	600,000	3/16/2017	691,000	1,050	5	1984	4	N	N	1400 TAYLOR CONDOMINIUM
45	261755	0050	610,000	8/31/2017	648,000	1,121	5	1984	4	N	N	1400 TAYLOR CONDOMINIUM
45	261755	0110	495,000	7/7/2016	645,000	1,030	5	1984	4	N	Y	1400 TAYLOR CONDOMINIUM
45	261755	0140	540,000	9/10/2016	682,000	969	5	1984	4	N	Y	1400 TAYLOR CONDOMINIUM
45	261775	0140	540,000	3/22/2016	741,000	1,164	6	2002	3	N	N	1415 SIXTH AVENUE NORTH
45	268400	0150	425,000	1/18/2017	504,000	726	5	1996	3	N	N	GALER GARDENS CONDOMINIUM
45	268400	0170	525,000	10/24/2017	543,000	955	5	1996	3	N	N	GALER GARDENS CONDOMINIUM
45	268400	0190	354,050	3/7/2016	490,000	736	5	1996	3	N	N	GALER GARDENS CONDOMINIUM
45	268400	0390	400,000	8/10/2016	513,000	726	5	1996	3	N	N	GALER GARDENS CONDOMINIUM
45	270330	0010	925,000	10/31/2017	953,000	2,574	4	1976	4	N	Y	GARFIELD VISTA CONDOMINIUM
45	270330	0030	523,500	10/21/2017	542,000	1,170	4	1976	4	N	N	GARFIELD VISTA CONDOMINIUM
45	270330	0050	685,000	4/17/2017	777,000	1,354	4	1976	4	N	Y	GARFIELD VISTA CONDOMINIUM
45	329551	0020	840,000	10/6/2017	876,000	1,083	6	1916	5	N	N	HIGHLAND COURT-QUEEN ANNE
45	329551	0050	690,000	8/2/2016	888,000	1,083	6	1916	5	N	N	HIGHLAND COURT-QUEEN ANNE
45	329551	0080	660,000	4/19/2016	894,000	1,103	6	1916	5	N	N	HIGHLAND COURT-QUEEN ANNE
45	329551	0090	726,000	3/22/2016	996,000	1,083	6	1916	5	N	N	HIGHLAND COURT-QUEEN ANNE
45	329551	0100	865,000	9/29/2017	906,000	1,083	6	1916	5	N	Y	HIGHLAND COURT-QUEEN ANNE
45	329551	0120	745,000	7/17/2017	809,000	1,103	6	1916	5	N	N	HIGHLAND COURT-QUEEN ANNE
45	329551	0130	765,000	4/24/2017	865,000	1,083	6	1916	5	N	N	HIGHLAND COURT-QUEEN ANNE
45	329857	0010	225,000	5/2/2017	253,000	392	3	1981	4	N	N	HIGHLAND HOUSE EAST CONDOMINIUM
45	329857	0050	406,000	6/5/2017	450,000	721	3	1981	4	N	N	HIGHLAND HOUSE EAST CONDOMINIUM
45	337540	0020	550,000	11/9/2016	674,000	1,275	6	1970	4	N	Y	HILLSIDE HOUSE CONDOMINIUM
45	337540	0040	513,000	9/20/2016	644,000	1,275	6	1970	4	N	Y	HILLSIDE HOUSE CONDOMINIUM
45	337540	0130	780,000	10/6/2017	814,000	1,275	6	1970	4	N	Y	HILLSIDE HOUSE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	366900	0020	575,000	3/18/2016	791,000	957	6	1900	5	N	N	JANUS HOUSE CONDOMINIUM
45	418820	0020	570,000	12/8/2017	577,000	1,180	4	1930	4	N	N	LANSDOWNE CONDOMINIUM
45	418820	0040	587,000	7/13/2017	638,000	945	4	1930	4	N	Y	LANSDOWNE CONDOMINIUM
45	418820	0090	420,000	5/2/2016	565,000	945	4	1930	4	N	N	LANSDOWNE CONDOMINIUM
45	418820	0150	425,000	7/20/2016	550,000	945	4	1930	4	N	Y	LANSDOWNE CONDOMINIUM
45	423890	0010	565,000	2/13/2017	661,000	1,150	5	1981	3	N	Y	LE GRANDE CONDOMINIUM
45	423890	0030	875,000	3/27/2017	1,003,000	1,960	5	1981	3	N	Y	LE GRANDE CONDOMINIUM
45	423910	0040	694,500	8/15/2016	888,000	1,203	6	1992	4	N	Y	LE PARC CONDOMINIUM
45	423910	0060	489,000	1/8/2016	696,000	1,075	6	1992	4	N	N	LE PARC CONDOMINIUM
45	423910	0090	879,000	3/9/2016	1,214,000	1,923	6	1992	4	N	Y	LE PARC CONDOMINIUM
45	436250	0010	342,540	2/1/2017	403,000	548	4	1956	4	N	N	LITHIUM APARTMENTS
45	436250	0010	299,000	10/31/2016	368,000	548	4	1956	4	N	N	LITHIUM APARTMENTS
45	513765	0010	415,500	10/25/2016	513,000	745	5	1927	4	N	N	MARC-ANNA CONDOMINIUM
45	639145	0010	385,000	11/21/2017	393,000	630	4	1988	4	N	N	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	639145	0060	400,000	7/26/2017	432,000	630	4	1988	4	N	N	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	639145	0180	337,500	2/8/2017	396,000	585	4	1988	4	N	N	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	639145	0190	356,000	12/12/2016	429,000	605	4	1988	4	N	N	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	639145	0240	350,000	12/29/2016	419,000	605	4	1988	4	N	N	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	639145	0260	350,000	12/2/2016	424,000	630	4	1988	4	N	N	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	661280	0090	575,000	10/19/2016	712,000	1,097	5	1964	4	N	Y	PALISADES CONDOMINIUM
45	701430	0110	485,000	10/10/2016	603,000	978	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0160	439,000	7/7/2016	572,000	840	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0170	561,500	4/21/2017	636,000	956	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0300	440,000	11/30/2016	534,000	696	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0310	475,000	8/8/2017	510,000	726	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0370	388,000	9/20/2016	487,000	660	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0390	475,000	3/31/2016	649,000	865	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0420	670,000	5/8/2017	752,000	1,019	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0610	440,000	1/13/2016	625,000	716	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0620	495,000	6/7/2017	548,000	774	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0730	430,000	4/14/2017	489,000	701	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0740	510,000	10/18/2017	529,000	699	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0770	500,000	9/22/2017	525,000	683	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	701430	0850	515,000	1/18/2017	610,000	716	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0880	700,000	8/4/2016	900,000	1,193	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0890	470,000	5/30/2017	522,000	735	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0940	445,500	6/22/2016	585,000	720	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1030	436,700	6/24/2016	573,000	665	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1050	510,000	8/17/2017	545,000	720	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1090	475,000	7/20/2017	515,000	685	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1120	475,000	2/21/2017	554,000	635	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1130	450,000	9/16/2016	566,000	665	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1140	440,000	8/24/2016	560,000	655	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1210	505,000	6/1/2017	560,000	655	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1220	590,000	8/2/2017	635,000	1,000	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1240	673,500	8/30/2016	855,000	1,181	6	1908	4	N	N	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1270	698,300	6/28/2017	765,000	1,164	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1310	725,000	8/7/2017	779,000	1,164	6	1908	4	N	Y	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	721230	0050	355,000	8/29/2016	451,000	909	4	1968	4	N	N	REGENCY APARTMENTS CONDOMINIUM
45	721230	0060	255,000	4/5/2016	348,000	679	4	1968	4	N	N	REGENCY APARTMENTS CONDOMINIUM
45	739130	0050	372,507	8/11/2016	477,000	756	4	1987	3	N	N	RODGER'S PARK TOWNHOMES
45	739130	0110	341,000	8/4/2016	438,000	752	4	1987	3	N	N	RODGER'S PARK TOWNHOMES
45	739130	0140	300,000	1/5/2017	358,000	605	4	1987	3	N	N	RODGER'S PARK TOWNHOMES
45	739130	0150	435,000	12/6/2017	441,000	699	4	1987	3	N	N	RODGER'S PARK TOWNHOMES
45	739130	0200	400,000	5/19/2017	447,000	605	4	1987	3	N	N	RODGER'S PARK TOWNHOMES
45	739130	0210	315,000	9/13/2016	397,000	605	4	1987	3	N	N	RODGER'S PARK TOWNHOMES
45	739130	0220	435,500	2/27/2017	506,000	697	4	1987	3	N	N	RODGER'S PARK TOWNHOMES
45	739130	0260	336,500	7/11/2016	438,000	605	4	1987	3	N	N	RODGER'S PARK TOWNHOMES
45	769810	0110	675,000	10/20/2016	836,000	1,106	5	1968	4	N	Y	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769837	0020	420,000	10/24/2017	434,000	671	4	1969	4	N	N	1717 5TH AVENUE N CONDOMINIUM
45	769837	0150	412,000	7/22/2016	533,000	905	4	1969	4	N	Y	1717 5TH AVENUE N CONDOMINIUM
45	780408	0030	316,000	7/23/2016	408,000	668	5	2001	3	N	N	611 HIGHLAND CONDOMINIUM
45	780408	0040	420,000	10/3/2017	439,000	780	5	2001	3	N	N	611 HIGHLAND CONDOMINIUM
45	780408	0050	410,000	12/4/2017	416,000	649	5	2001	3	N	N	611 HIGHLAND CONDOMINIUM
45	780408	0050	299,500	5/5/2016	402,000	649	5	2001	3	N	N	611 HIGHLAND CONDOMINIUM
45	780408	0060	303,000	12/5/2016	367,000	688	5	2001	3	N	N	611 HIGHLAND CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	780432	0030	565,000	6/23/2016	741,000	1,033	6	1990	4	N	N	1629 CONDOMINIUM
45	780432	0110	612,700	3/15/2016	844,000	1,033	6	1990	4	N	N	1629 CONDOMINIUM
45	856700	0050	277,000	8/23/2016	353,000	596	4	1960	4	N	N	TAYLOR CONDOMINIUM
45	856700	0090	290,000	6/28/2016	379,000	579	4	1960	4	N	N	TAYLOR CONDOMINIUM
45	856700	0100	357,000	9/28/2016	447,000	687	4	1960	4	N	N	TAYLOR CONDOMINIUM
45	856700	0120	399,950	2/27/2017	465,000	681	4	1960	4	N	N	TAYLOR CONDOMINIUM
45	856700	0170	407,000	6/9/2017	450,000	687	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0280	310,000	6/23/2016	407,000	512	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0280	370,000	8/9/2017	397,000	512	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0290	450,000	11/7/2016	552,000	884	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0310	428,250	1/5/2017	511,000	687	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0420	316,000	4/28/2016	426,000	640	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0440	355,000	3/31/2017	406,000	613	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0480	445,000	6/19/2017	490,000	731	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0490	405,000	8/2/2017	436,000	613	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856700	0540	370,000	3/22/2017	425,000	613	4	1960	4	N	Y	TAYLOR CONDOMINIUM
45	856725	0040	423,000	4/24/2017	478,000	998	4	1969	4	N	N	TAYLOR ANNE CONDOMINIUM
45	856725	0070	412,500	6/14/2017	455,000	875	4	1969	4	N	N	TAYLOR ANNE CONDOMINIUM
45	856725	0130	657,000	11/17/2017	672,000	1,069	4	1969	4	N	Y	TAYLOR ANNE CONDOMINIUM
45	856725	0150	417,500	6/28/2016	546,000	875	4	1969	4	N	Y	TAYLOR ANNE CONDOMINIUM
45	856725	0270	367,578	5/4/2017	414,000	724	4	1969	4	N	Y	TAYLOR ANNE CONDOMINIUM
45	856725	0300	385,000	8/7/2017	414,000	631	4	1969	4	N	Y	TAYLOR ANNE CONDOMINIUM
45	856725	0310	260,000	5/1/2017	293,000	459	4	1969	4	N	Y	TAYLOR ANNE CONDOMINIUM
45	856750	0020	575,000	5/2/2017	648,000	1,235	4	1978	3	N	N	TAYLOR-LEE CONDOMINIUM
45	856750	0070	345,000	8/29/2016	438,000	792	4	1978	3	N	N	TAYLOR-LEE CONDOMINIUM
45	856750	0150	498,000	3/24/2017	572,000	1,235	4	1978	3	N	N	TAYLOR-LEE CONDOMINIUM
45	856760	0020	680,000	5/31/2017	755,000	1,153	6	1982	4	N	Y	TAYLOR PLACE CONDOMINIUM
45	857895	0030	498,700	12/19/2016	600,000	906	5	1933	5	N	N	10TH AVE TOWNHOMES CONDOMINIUM
45	872660	0060	400,000	3/21/2017	460,000	711	4	1969	4	N	N	1234 TAYLOR CONDOMINIUM
45	872660	0110	409,500	11/22/2017	418,000	718	4	1969	4	N	Y	1234 TAYLOR CONDOMINIUM
45	872815	0010	930,000	7/28/2016	1,199,000	1,711	6	2005	3	N	N	22 WEST LEE CONDOMINIUM
45	872815	0070	901,000	3/30/2016	1,232,000	1,623	6	2005	3	N	N	22 WEST LEE CONDOMINIUM
45	872815	0090	940,000	4/6/2016	1,281,000	1,752	6	2005	3	N	N	22 WEST LEE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	872815	0170	1,175,000	12/12/2017	1,187,000	1,752	6	2005	3	N	Y	22 WEST LEE CONDOMINIUM
45	872815	0180	1,070,000	2/17/2017	1,249,000	1,490	6	2005	3	N	Y	22 WEST LEE CONDOMINIUM
45	872815	0190	1,300,000	10/24/2017	1,344,000	1,623	6	2005	3	N	Y	22 WEST LEE CONDOMINIUM
45	872815	0200	950,000	2/17/2017	1,109,000	1,194	6	2005	3	N	Y	22 WEST LEE CONDOMINIUM
45	873233	0010	2,915,000	9/14/2017	3,074,000	2,837	7	2009	3	N	Y	200 WEST HIGHLAND CONDOMINIUM
45	873233	0040	1,616,000	2/14/2017	1,890,000	1,762	7	2009	3	N	N	200 WEST HIGHLAND CONDOMINIUM
45	873233	0050	1,550,000	6/30/2016	2,026,000	1,713	7	2009	3	N	Y	200 WEST HIGHLAND CONDOMINIUM
45	873233	0050	1,689,000	6/28/2017	1,850,000	1,713	7	2009	3	N	Y	200 WEST HIGHLAND CONDOMINIUM
45	873233	0060	2,500,000	11/14/2016	3,057,000	2,556	7	2009	3	N	Y	200 WEST HIGHLAND CONDOMINIUM
45	873233	0210	1,325,000	1/15/2016	1,879,000	1,816	7	2009	3	N	N	200 WEST HIGHLAND CONDOMINIUM
45	881000	0030	655,000	1/26/2017	773,000	1,373	6	1998	4	N	Y	UNION VISTA CONDOMINIUM
45	889440	0010	890,000	11/18/2016	1,086,000	1,618	6	1999	3	N	N	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0150	960,000	4/25/2017	1,085,000	1,648	6	1999	3	N	Y	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889853	0540	895,000	3/20/2017	1,029,000	1,495	6	1921	5	N	N	VICTORIA CONDOMINIUM
45	927015	0020	404,000	10/24/2017	418,000	576	6	1920	5	N	N	WEST QUEEN ANNE CONDOMINIUM
45	927015	0060	672,500	10/5/2017	702,000	1,174	6	1920	5	N	N	WEST QUEEN ANNE CONDOMINIUM
45	927015	0300	375,000	5/26/2016	499,000	571	6	1920	5	N	N	WEST QUEEN ANNE CONDOMINIUM
45	927015	0400	575,000	8/30/2017	611,000	908	6	1920	5	N	N	WEST QUEEN ANNE CONDOMINIUM
45	930190	0060	515,000	12/15/2016	620,000	850	5	1999	3	N	Y	WESTLAKE VIEW CONDOMINIUM
45	943140	0050	330,500	5/18/2017	369,000	396	5	2002	3	N	N	WILLOWS ON TENTH, THE CONDOMINIUM
45	943140	0170	445,000	6/13/2016	587,000	942	5	2002	3	N	Y	WILLOWS ON TENTH, THE CONDOMINIUM
45	947597	0050	360,000	5/5/2017	405,000	537	4	1989	4	N	N	WINDSOR COURT CONDOMINIUM
45	947597	0100	425,000	8/19/2016	542,000	717	4	1989	4	N	N	WINDSOR COURT CONDOMINIUM
45	947597	0140	329,000	8/8/2016	422,000	557	4	1989	4	N	N	WINDSOR COURT CONDOMINIUM
45	947597	0160	309,000	10/13/2016	384,000	522	4	1989	4	N	N	WINDSOR COURT CONDOMINIUM
45	947597	0180	400,000	5/11/2016	536,000	742	4	1989	4	N	N	WINDSOR COURT CONDOMINIUM
45	947597	0190	285,000	3/18/2016	392,000	556	4	1989	4	N	N	WINDSOR COURT CONDOMINIUM
45	947597	0210	490,000	8/25/2016	623,000	860	4	1989	4	N	Y	WINDSOR COURT CONDOMINIUM
45	947597	0260	305,000	10/11/2016	379,000	522	4	1989	4	N	Y	WINDSOR COURT CONDOMINIUM
45	947597	0320	450,000	4/24/2017	509,000	544	4	1989	4	N	Y	WINDSOR COURT CONDOMINIUM
45	947597	0330	610,500	8/1/2017	658,000	795	4	1989	4	N	Y	WINDSOR COURT CONDOMINIUM
45	947597	0370	365,000	10/28/2016	450,000	597	4	1989	4	N	N	WINDSOR COURT CONDOMINIUM
45	947597	0380	545,045	6/9/2017	603,000	742	4	1989	4	N	N	WINDSOR 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
50	026090	0030	350,000	9/27/2016	438,000	1,000	5	1972	4	N	Y	ARGAND THE CONDOMINIUM
50	029090	0090	350,000	12/1/2017	355,000	658	5	1999	3	N	N	ASHBURY CONDOMINIUM
50	029090	0090	300,000	9/2/2016	380,000	658	5	1999	3	N	N	ASHBURY CONDOMINIUM
50	029090	0110	330,000	11/28/2016	401,000	813	5	1999	3	N	N	ASHBURY CONDOMINIUM
50	029090	0260	352,500	11/9/2016	432,000	816	5	1999	3	N	N	ASHBURY CONDOMINIUM
50	029090	0340	548,000	11/3/2017	564,000	916	5	1999	3	N	Y	ASHBURY CONDOMINIUM
50	132700	0030	299,950	5/19/2016	400,000	1,000	4	1984	3	N	N	CANAL PLACE CONDOMINIUM
50	132700	0090	465,000	11/21/2017	474,000	1,154	4	1984	3	N	Y	CANAL PLACE CONDOMINIUM
50	143100	0010	330,000	6/12/2017	364,000	652	4	1978	3	N	N	CASCADE VILLA CONDOMINIUM
50	143100	0040	440,000	10/17/2017	457,000	919	4	1978	3	N	N	CASCADE VILLA CONDOMINIUM
50	143100	0050	228,000	1/21/2016	322,000	617	4	1978	3	N	N	CASCADE VILLA CONDOMINIUM
50	143100	0090	427,000	10/19/2017	443,000	670	4	1978	3	N	Y	CASCADE VILLA CONDOMINIUM
50	233430	0090	620,000	2/9/2017	727,000	1,350	5	1975	4	N	Y	EMERSON VISTA CONDOMINIUM
50	233430	0130	465,000	9/20/2016	584,000	1,350	5	1975	4	N	Y	EMERSON VISTA CONDOMINIUM
50	238870	0010	350,000	1/18/2017	415,000	627	5	1968	4	N	N	ETRURIA CONDOMINIUM
50	238870	0020	290,000	7/14/2016	377,000	627	5	1968	4	N	N	ETRURIA CONDOMINIUM
50	238870	0030	292,500	9/14/2016	368,000	642	5	1968	4	N	N	ETRURIA CONDOMINIUM
50	238870	0040	285,000	9/2/2016	361,000	642	5	1968	4	N	N	ETRURIA CONDOMINIUM
50	238880	0050	422,000	8/19/2016	538,000	690	5	1966	5	N	N	ETRUSCAN BY NEWBURY
50	238880	0060	400,000	6/14/2016	527,000	690	5	1966	5	N	N	ETRUSCAN BY NEWBURY
50	238880	0080	481,000	5/26/2016	640,000	860	5	1966	5	N	N	ETRUSCAN BY NEWBURY
50	253910	0010	290,000	2/17/2016	405,000	725	5	1985	3	N	N	57 ETRURIA CONDOMINIUM
50	253910	0020	316,000	9/13/2016	398,000	724	5	1985	3	N	N	57 ETRURIA CONDOMINIUM
50	253910	0050	315,000	2/13/2017	368,000	672	5	1985	3	N	N	57 ETRURIA CONDOMINIUM
50	258350	0020	555,000	3/14/2017	640,000	1,222	4	1985	3	N	Y	FLORENCE CONDOMINIUM
50	617140	0060	230,500	12/23/2016	277,000	682	4	1965	4	N	N	NORTHERN LIGHTS CONDOMINIUM
50	617140	0060	194,500	1/12/2016	276,000	682	4	1965	4	N	N	NORTHERN LIGHTS CONDOMINIUM
50	617140	0160	285,000	5/10/2016	382,000	824	4	1965	4	N	Y	NORTHERN LIGHTS CONDOMINIUM
50	617140	0280	310,000	7/12/2017	337,000	977	4	1965	4	N	N	NORTHERN LIGHTS CONDOMINIUM
50	617140	0370	299,950	8/31/2016	380,000	823	4	1965	4	N	Y	NORTHERN LIGHTS CONDOMINIUM
50	617140	0390	263,000	5/8/2017	295,000	700	4	1965	4	N	Y	NORTHERN LIGHTS CONDOMINIUM
50	639140	0060	307,500	6/22/2016	404,000	573	4	1978	4	N	Y	174 FLORENTIA ST CONDOMINIUM
50	701490	0080	260,000	6/26/2017	285,000	452	4	1985	3	N	N	QUEEN ANNE PARK CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
50	701490	0110	273,000	12/20/2017	275,000	443	4	1985	3	N	N	QUEEN ANNE PARK CONDOMINIUM
50	701490	0120	269,000	11/20/2017	275,000	452	4	1985	3	N	N	QUEEN ANNE PARK CONDOMINIUM
50	701490	0230	378,623	11/8/2017	389,000	653	4	1985	3	N	N	QUEEN ANNE PARK CONDOMINIUM
55	019550	0040	350,000	6/15/2016	461,000	762	4	1999	3	N	N	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0050	349,000	4/6/2016	476,000	762	4	1999	3	N	Y	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0070	530,000	10/4/2016	661,000	1,207	4	1999	3	N	Y	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0080	400,000	1/13/2017	475,000	762	4	1999	3	N	N	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0120	415,000	8/4/2017	446,000	762	4	1999	3	N	N	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0310	695,000	10/18/2017	721,000	1,479	4	1999	3	N	Y	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0320	490,000	4/27/2016	661,000	1,063	4	1999	3	N	N	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0430	530,000	10/25/2016	654,000	1,137	4	1999	3	N	Y	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0450	550,000	11/11/2016	674,000	1,378	4	1999	3	N	Y	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0580	555,000	8/15/2016	709,000	1,139	4	1999	3	N	Y	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0590	710,000	5/12/2017	796,000	1,137	4	1999	3	N	Y	ALTERRA CONDOMINIUM PH 1 & 2
55	030000	0010	880,000	6/8/2017	973,000	1,950	5	1984	4	N	Y	ATWATER CONDOMINIUM
55	136830	0030	695,000	9/18/2017	731,000	1,948	5	1975	4	N	N	CARLETON HOUSE CONDOMINIUM
55	136830	0090	700,000	11/13/2016	856,000	1,692	5	1975	4	N	N	CARLETON HOUSE CONDOMINIUM
55	136830	0250	790,000	9/26/2017	828,000	1,708	5	1975	4	N	Y	CARLETON HOUSE CONDOMINIUM
55	142180	0010	584,960	9/28/2016	732,000	1,183	5	1991	3	N	Y	CASCADE CONDOMINIUM
55	142180	0240	798,500	12/26/2017	801,000	1,159	5	1991	3	N	Y	CASCADE CONDOMINIUM
55	142180	0260	802,650	11/16/2017	821,000	1,191	5	1991	3	N	Y	CASCADE CONDOMINIUM
55	142180	0300	590,000	3/23/2017	678,000	932	5	1991	3	N	Y	CASCADE CONDOMINIUM
55	142180	0340	686,000	1/24/2017	810,000	1,061	5	1991	3	N	Y	CASCADE CONDOMINIUM
55	152780	0040	745,000	7/21/2017	807,000	1,311	5	1985	4	N	Y	CHARTHOUSE CONDOMINIUM
55	152780	0060	700,000	11/21/2017	714,000	1,239	5	1985	4	N	Y	CHARTHOUSE CONDOMINIUM
55	152780	0080	478,000	7/5/2017	522,000	792	5	1985	4	N	Y	CHARTHOUSE CONDOMINIUM
55	152780	0170	715,000	5/11/2017	802,000	1,326	5	1985	4	N	Y	CHARTHOUSE CONDOMINIUM
55	152780	0180	615,000	4/8/2016	837,000	1,311	5	1985	4	N	Y	CHARTHOUSE CONDOMINIUM
55	152780	0210	944,800	5/24/2017	1,053,000	1,641	5	1985	4	N	Y	CHARTHOUSE CONDOMINIUM
55	159430	0030	297,000	7/28/2016	383,000	634	4	1991	4	N	N	CITISCAPE CONDOMINIUM
55	159430	0040	430,000	12/2/2016	521,000	862	4	1991	4	N	N	CITISCAPE CONDOMINIUM
55	159430	0060	295,000	10/19/2016	365,000	599	4	1991	4	N	N	CITISCAPE CONDOMINIUM
55	159430	0180	370,000	6/29/2017	405,000	600	4	1991	4	N	N	CITISCAPE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	159430	0220	285,000	5/6/2016	383,000	630	4	1991	4	N	N	CITISCAPE CONDOMINIUM
55	159430	0250	374,000	7/6/2016	487,000	828	4	1991	4	N	Y	CITISCAPE CONDOMINIUM
55	159430	0420	355,000	3/11/2016	490,000	600	4	1991	4	N	Y	CITISCAPE CONDOMINIUM
55	159430	0550	278,000	1/22/2016	393,000	598	4	1991	4	N	Y	CITISCAPE CONDOMINIUM
55	159430	0570	596,000	8/2/2017	642,000	834	4	1991	4	N	Y	CITISCAPE CONDOMINIUM
55	159430	0590	415,000	9/14/2017	438,000	592	4	1991	4	N	Y	CITISCAPE CONDOMINIUM
55	202350	0070	477,000	11/20/2017	487,000	919	4	1985	4	N	N	DEXTER PLACE CONDOMINIUM
55	202350	0090	430,000	6/9/2016	568,000	910	4	1985	4	N	N	DEXTER PLACE CONDOMINIUM
55	202350	0150	407,400	5/19/2016	544,000	851	4	1985	4	N	Y	DEXTER PLACE CONDOMINIUM
55	202350	0160	465,000	4/12/2016	632,000	910	4	1985	4	N	Y	DEXTER PLACE CONDOMINIUM
55	202350	0210	449,000	5/20/2016	599,000	910	4	1985	4	N	Y	DEXTER PLACE CONDOMINIUM
55	202360	0040	450,000	4/29/2016	606,000	827	4	1996	3	N	Y	DEXTER VIEW CONDOMINIUM
55	202360	0080	516,005	8/11/2017	553,000	827	4	1996	3	N	Y	DEXTER VIEW CONDOMINIUM
55	228515	0020	320,000	1/11/2016	455,000	732	6	1983	4	N	N	802 NEWTON CONDOMINIUM
55	228515	0070	504,700	4/5/2016	688,000	848	6	1983	4	N	Y	802 NEWTON CONDOMINIUM
55	228860	0040	676,000	9/18/2016	850,000	1,575	5	1971	4	N	Y	EL MIRADOR CONDOMINIUM
55	228860	0050	630,000	6/15/2017	694,000	1,360	5	1971	4	N	Y	EL MIRADOR CONDOMINIUM
55	228860	0070	907,500	6/2/2017	1,007,000	1,602	5	1971	4	N	Y	EL MIRADOR CONDOMINIUM
55	261734	0030	500,000	5/12/2017	560,000	1,210	4	1992	3	N	N	FOUR SEASONS CONDOMINIUM
55	261734	0040	575,000	12/29/2016	688,000	1,166	4	1992	3	N	Y	FOUR SEASONS CONDOMINIUM
55	261734	0070	525,000	5/22/2017	586,000	1,081	4	1992	3	N	Y	FOUR SEASONS CONDOMINIUM
55	261734	0080	640,000	9/25/2017	671,000	942	4	1992	3	N	Y	FOUR SEASONS CONDOMINIUM
55	318580	0020	358,000	1/12/2016	508,000	757	4	1989	4	N	N	HAYES COURT CONDOMINIUM
55	318580	0060	417,600	4/12/2017	475,000	753	4	1989	4	N	N	HAYES COURT CONDOMINIUM
55	318580	0080	390,000	7/27/2016	503,000	736	4	1989	4	N	N	HAYES COURT CONDOMINIUM
55	318580	0090	305,000	9/26/2016	382,000	555	4	1989	4	N	N	HAYES COURT CONDOMINIUM
55	318580	0170	430,000	8/30/2017	457,000	766	4	1989	4	N	N	HAYES COURT CONDOMINIUM
55	318580	0230	452,000	4/27/2016	610,000	769	4	1989	4	N	Y	HAYES COURT CONDOMINIUM
55	318580	0250	425,000	11/8/2017	436,000	545	4	1989	4	N	N	HAYES COURT CONDOMINIUM
55	318580	0300	385,000	6/15/2017	424,000	566	4	1989	4	N	Y	HAYES COURT CONDOMINIUM
55	318580	0330	390,000	1/20/2016	552,000	769	4	1989	4	N	Y	HAYES COURT CONDOMINIUM
55	318580	0350	425,950	6/14/2017	470,000	545	4	1989	4	N	N	HAYES COURT CONDOMINIUM
55	318580	0440	405,000	5/3/2017	456,000	564	4	1989	4	N	Y	HAYES 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
55	318580	0500	429,950	10/3/2017	449,000	566	4	1989	4	N	Y	HAYES COURT CONDOMINIUM
55	415233	0050	639,000	4/12/2017	727,000	1,236	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0110	518,250	4/27/2016	699,000	1,190	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0130	680,000	2/17/2017	794,000	1,231	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0170	581,900	6/9/2017	643,000	1,036	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0190	652,000	10/6/2017	680,000	1,275	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0350	755,000	10/10/2017	786,000	1,210	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0390	580,000	6/26/2017	636,000	1,195	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0400	518,000	10/21/2016	641,000	1,290	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0440	659,950	8/16/2017	706,000	1,207	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	415233	0480	851,500	11/3/2017	876,000	1,764	6	1984	4	N	Y	LAKEWEST CONDOMINIUM
55	532850	0020	403,500	11/28/2017	410,000	761	4	1995	3	N	N	MCGRAW CONDOMINIUM
55	532850	0030	280,000	6/8/2016	370,000	757	4	1995	3	N	N	MCGRAW CONDOMINIUM
55	532850	0040	319,950	9/22/2016	401,000	958	4	1995	3	N	N	MCGRAW CONDOMINIUM
55	532850	0050	350,000	2/10/2016	490,000	1,253	4	1995	3	N	N	MCGRAW CONDOMINIUM
55	532850	0070	324,950	11/4/2016	399,000	761	4	1995	3	N	Y	MCGRAW CONDOMINIUM
55	532860	0040	585,000	8/23/2017	624,000	1,065	4	1978	3	N	Y	MCGRAW PARK CONDOMINIUM
55	532860	0050	673,000	12/13/2017	679,000	1,065	4	1978	3	N	Y	MCGRAW PARK CONDOMINIUM
55	532860	0070	500,000	11/6/2017	514,000	767	4	1978	3	N	Y	MCGRAW PARK CONDOMINIUM
55	532860	0110	548,050	7/5/2017	598,000	767	4	1978	3	N	Y	MCGRAW PARK CONDOMINIUM
55	601100	0060	510,000	4/28/2017	575,000	842	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0110	385,000	4/19/2016	521,000	838	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0130	300,000	2/6/2017	352,000	616	6	1992	3	N	N	NAUTICA CONDOMINIUM
55	601100	0200	380,000	3/9/2016	525,000	870	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0330	650,000	12/19/2017	654,000	1,351	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0340	478,000	2/10/2016	669,000	1,349	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0350	625,000	6/23/2017	686,000	1,324	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0370	485,000	1/19/2016	686,000	1,324	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0390	551,000	1/5/2016	785,000	1,324	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0440	515,000	8/31/2017	547,000	984	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0480	675,000	6/22/2017	742,000	1,350	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0560	680,000	10/28/2016	838,000	1,444	6	1992	3	N	Y	NAUTICA CONDOMINIUM
55	601100	0580	600,000	5/3/2017	675,000	1,265	6	1992	3	N	Y	NAUTICA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	644160	0060	685,000	5/10/2017	768,000	1,091	5	1981	4	N	Y	OUTLOOK CONDOMINIUM
55	686400	0130	435,000	12/15/2016	524,000	727	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0160	668,000	11/22/2017	681,000	985	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0180	412,000	9/20/2016	517,000	725	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0280	340,000	5/25/2016	452,000	584	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0340	530,000	5/23/2017	591,000	676	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0390	419,000	1/12/2017	498,000	725	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0590	583,000	1/23/2017	689,000	980	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0640	405,000	8/9/2016	519,000	673	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0690	501,000	6/3/2016	664,000	967	5	2004	3	N	Y	PORTAL OVER LAKE UNION CONDOMINIUM
55	721220	0050	766,100	12/20/2017	771,000	1,209	6	1991	4	N	Y	REGATTA CONDOMINIUM
55	769795	0050	440,000	6/13/2016	580,000	890	4	1968	3	N	Y	750 CROCKETT STREET CONDOMINIUM
55	769795	0070	370,000	10/4/2017	386,000	684	4	1968	3	N	N	750 CROCKETT STREET CONDOMINIUM
55	769795	0090	305,000	7/14/2016	396,000	684	4	1968	3	N	Y	750 CROCKETT STREET CONDOMINIUM
55	769812	0020	670,000	10/5/2017	699,000	1,294	5	1984	4	N	Y	700 CROCKETT PLACE CONDOMINIUM
55	769812	0060	571,000	3/28/2017	654,000	1,082	5	1984	4	N	Y	700 CROCKETT PLACE CONDOMINIUM
55	769812	0100	561,000	8/26/2016	713,000	1,212	5	1984	4	N	Y	700 CROCKETT PLACE CONDOMINIUM
55	769812	0120	690,000	8/22/2017	736,000	1,291	5	1984	4	N	Y	700 CROCKETT PLACE CONDOMINIUM
55	769812	0170	920,000	8/28/2017	978,000	1,882	5	1984	4	N	Y	700 CROCKETT PLACE CONDOMINIUM
55	769812	0210	794,800	10/25/2016	981,000	1,715	5	1984	4	N	Y	700 CROCKETT PLACE CONDOMINIUM
55	812341	0110	237,000	5/23/2016	316,000	628	4	1947	4	N	N	SUNRISE MANOR 2450 CONDOMINIUM
55	812341	0130	273,000	8/24/2016	347,000	652	4	1947	4	N	Y	SUNRISE MANOR 2450 CONDOMINIUM
55	872710	0030	399,000	7/8/2016	520,000	900	4	1967	5	N	Y	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0160	405,000	8/8/2016	519,000	900	4	1967	5	N	Y	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0190	430,000	10/27/2016	530,000	940	4	1967	5	N	Y	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0210	405,000	8/29/2016	514,000	900	4	1967	5	N	Y	2001 WESTLAKE TERRACE CONDOMINIUM
55	872735	0060	465,000	11/4/2016	571,000	1,025	4	1993	3	N	Y	2167 DEXTER CONDOMINIUM
55	872738	0010	699,000	1/20/2017	827,000	1,714	5	1994	3	N	Y	2170 SIXTH AVE N CONDOMINIUM
55	872738	0030	770,000	3/14/2016	1,061,000	1,652	5	1994	3	N	Y	2170 SIXTH AVE N CONDOMINIUM
55	872740	0020	585,000	6/10/2016	772,000	1,200	5	1985	3	N	Y	2135 & 2137 WAVERLY PLACE NORTH CONDOMINIUM
55	872915	0020	485,000	2/18/2016	676,000	1,014	4	1962	5	N	Y	2012 WAVERLY PL N CONDOMINIUM,
55	872967	0010	653,000	11/13/2017	669,000	1,216	4	1983	3	N	N	2025 WAVERLY PLACE N CONDOMINIUM
55	880510	0050	263,000	2/23/2016	366,000	657	4	1977	3	N	N	UNION BAY CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	880510	0200	395,000	11/16/2017	404,000	657	4	1977	3	N	N	UNION BAY CONDOMINIUM
55	880510	0200	395,000	11/29/2017	401,000	657	4	1977	3	N	N	UNION BAY CONDOMINIUM
55	880990	0020	345,000	8/4/2017	371,000	1,020	4	1946	4	N	N	UNION VIEW CONDOMINIUM
55	880990	0040	315,000	11/7/2016	387,000	880	4	1946	4	N	N	UNION VIEW CONDOMINIUM
55	920120	0050	465,000	4/12/2016	632,000	967	6	1990	4	N	N	WAVERLY PLACE CONDOMINIUM
55	920120	0080	555,000	3/29/2016	759,000	1,038	6	1990	4	Y		WAVERLY PLACE CONDOMINIUM
55	920120	0100	625,000	9/19/2017	657,000	1,027	6	1990	4	Y		WAVERLY PLACE CONDOMINIUM
55	920120	0120	825,000	6/30/2016	1,078,000	1,608	6	1990	4	Y		WAVERLY PLACE CONDOMINIUM
55	920122	0030	485,000	8/11/2017	520,000	776	5	1999	3	N	N	WAVERLY PLACE NORTH CONDOMINIUM
55	930195	0010	529,950	11/10/2016	649,000	1,342	4	1977	4	N	N	WESTLAKE VISTA CONDOMINIUM
55	947790	0020	699,950	7/13/2017	761,000	1,638	5	1987	3	Y		WINDWATCH TOWNHOUSES CONDOMINIUM
55	947790	0100	702,280	5/10/2016	941,000	1,768	5	1987	3	N	Y	WINDWATCH TOWNHOUSES CONDOMINIUM
55	947790	0120	770,000	7/5/2017	841,000	1,865	5	1987	3	N	Y	WINDWATCH TOWNHOUSES CONDOMINIUM
55	947790	0150	825,000	8/9/2017	885,000	1,865	5	1987	3	N	Y	WINDWATCH TOWNHOUSES CONDOMINIUM
55	947790	0190	830,000	4/13/2016	1,127,000	1,865	5	1987	3	N	Y	WINDWATCH TOWNHOUSES CONDOMINIUM
60	102950	0040	480,000	1/29/2017	566,000	980	4	1979	3	N	N	BOYLSTON AVE EAST CONDOMINIUM
60	143768	0010	329,250	3/24/2016	451,000	661	6	1930	4	N	N	CASTLEWOOD CONDOMINIUM
60	159475	0040	560,000	1/5/2017	668,000	991	6	1994	4	N	Y	CITY LAKE CONDOMINIUM
60	159475	0050	940,000	1/18/2017	1,114,000	1,531	6	1994	4	N	Y	CITY LAKE CONDOMINIUM
60	215460	0030	590,000	8/15/2016	754,000	1,161	5	1989	3	N	Y	EAST BOSTON ST CONDOMINIUM
60	220800	0030	555,000	8/20/2017	592,000	927	4	1992	3	N	N	EASTLAKE EJ PLAZA CONDOMINIUM
60	220800	0080	500,000	1/8/2016	711,000	1,017	4	1992	3	N	N	EASTLAKE EJ PLAZA CONDOMINIUM
60	220880	0020	612,000	8/5/2016	786,000	1,025	6	2007	3	N	N	EASTLAKE LOFTS CONDOMINIUM
60	220880	0040	715,000	9/27/2017	749,000	1,225	6	2007	3	N	N	EASTLAKE LOFTS CONDOMINIUM
60	220880	0050	685,000	6/16/2017	755,000	1,132	6	2007	3	N	N	EASTLAKE LOFTS CONDOMINIUM
60	220880	0150	525,000	11/2/2016	646,000	930	6	2007	3	N	Y	EASTLAKE LOFTS CONDOMINIUM
60	220880	0160	600,000	11/17/2017	613,000	841	6	2007	3	N	Y	EASTLAKE LOFTS CONDOMINIUM
60	246843	0080	677,000	7/5/2017	739,000	1,119	5	1978	4	N	Y	FAIRVIEW VISTA CONDOMINIUM
60	263480	0020	350,000	3/14/2016	482,000	885	4	1967	3	N	N	FRANKLIN THE CONDOMINIUM
60	263500	0050	310,000	8/16/2016	396,000	636	4	1985	3	N	Y	FRANKLIN COURT CONDOMINIUM
60	311073	0030	485,000	8/10/2017	520,000	983	5	1986	4	N	N	HARBOR POINTE CONDOMINIUM
60	311073	0060	579,000	10/26/2016	715,000	1,169	5	1986	4	Y		HARBOR POINTE CONDOMINIUM
60	311073	0160	800,000	7/19/2017	867,000	1,169	5	1986	4	N	Y	HARBOR POINTE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	311100	0010	424,000	9/14/2017	447,000	590	5	1928	5	N	N	HARMON CONDOMINIUM
60	311100	0060	360,000	4/11/2016	489,000	700	5	1928	5	N	N	HARMON CONDOMINIUM
60	311100	0090	386,000	1/7/2016	550,000	725	5	1928	5	N	N	HARMON CONDOMINIUM
60	407900	0020	495,000	8/8/2016	635,000	926	5	1986	4	N	Y	LAKE SIDE TERRACE CONDOMINIUM
60	407900	0040	556,000	8/24/2016	708,000	992	5	1986	4	N	Y	LAKE SIDE TERRACE CONDOMINIUM
60	408340	0030	487,000	3/4/2016	674,000	1,041	4	1996	3	N	N	LAKE UNION EAST PH 01 CONDOMINIUM
60	409030	0080	495,000	6/13/2016	652,000	887	4	1968	4	N	Y	LAKE UNION TERRACE CONDOMINIUM
60	409300	0100	490,000	10/17/2017	508,000	785	4	1988	3	N	Y	LAKE VIEW EAST CONDOMINIUM
60	415235	0040	669,950	7/3/2017	732,000	1,201	5	1987	3	N	Y	LAKEWIND CONDOMINIUM
60	415235	0050	690,000	8/3/2017	743,000	1,201	5	1987	3	N	Y	LAKEWIND CONDOMINIUM
60	505100	0010	307,000	1/22/2016	434,000	773	4	1966	4	N	N	MAISON D'OR CONDOMINIUM
60	505100	0100	615,000	5/31/2017	683,000	1,118	4	1966	4	N	Y	MAISON D'OR CONDOMINIUM
60	505100	0150	550,000	6/7/2016	727,000	1,118	4	1966	4	N	Y	MAISON D'OR CONDOMINIUM
60	513760	0020	235,000	5/10/2016	315,000	408	5	1927	5	N	N	MARA BELLA CONDOMINIUM
60	513760	0030	347,000	6/7/2016	459,000	583	5	1927	5	N	N	MARA BELLA CONDOMINIUM
60	555290	0010	515,000	8/31/2017	547,000	822	4	1924	4	N	N	MINOR AVE COURT CONDOMINIUM
60	555290	0050	515,000	7/13/2017	560,000	822	4	1924	4	N	N	MINOR AVE COURT CONDOMINIUM
60	609419	0050	430,000	8/25/2017	458,000	593	4	1990	4	N	N	1926 FAIRVIEW CONDOMINIUM
60	609419	0070	305,000	7/25/2016	394,000	593	4	1990	4	N	N	1926 FAIRVIEW CONDOMINIUM
60	609419	0170	299,000	7/18/2016	387,000	593	4	1990	4	N	N	1926 FAIRVIEW CONDOMINIUM
60	609419	0270	500,000	3/2/2016	693,000	1,307	4	1990	4	N	Y	1926 FAIRVIEW CONDOMINIUM
60	732625	0140	350,000	3/4/2016	485,000	763	5	1996	3	N	Y	RIVA AT LAKE UNION CONDOMINIUM
60	732625	0170	570,000	11/14/2017	583,000	1,116	5	1996	3	N	N	RIVA AT LAKE UNION CONDOMINIUM
60	732625	0240	483,000	3/29/2016	661,000	870	5	1996	3	N	Y	RIVA AT LAKE UNION CONDOMINIUM
60	745997	0070	399,995	6/29/2016	523,000	790	5	2008	3	N	Y	RUBY CONDOMINIUM
60	745997	0150	522,000	10/6/2017	545,000	801	5	2008	3	N	Y	RUBY CONDOMINIUM
60	745997	0190	380,000	5/23/2016	506,000	621	5	2008	3	N	Y	RUBY CONDOMINIUM
60	745997	0320	531,000	9/11/2017	561,000	812	5	2008	3	N	N	RUBY CONDOMINIUM
60	745997	0360	475,000	3/2/2016	658,000	934	5	2008	3	N	Y	RUBY CONDOMINIUM
60	745997	0380	325,000	7/26/2016	420,000	702	5	2008	3	N	N	RUBY CONDOMINIUM
60	745997	0390	354,000	6/3/2016	469,000	703	5	2008	3	N	N	RUBY CONDOMINIUM
60	745997	0440	390,000	8/1/2016	502,000	801	5	2008	3	N	Y	RUBY CONDOMINIUM
60	745997	0460	415,000	10/26/2016	512,000	812	5	2008	3	N	N	RUBY CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	745997	0470	438,500	8/16/2016	560,000	718	5	2008	3	N	Y	RUBY CONDOMINIUM
60	745997	0480	442,500	1/4/2017	528,000	723	5	2008	3	N	Y	RUBY CONDOMINIUM
60	745997	0500	353,500	8/26/2016	449,000	702	5	2008	3	N	N	RUBY CONDOMINIUM
60	763365	0020	269,000	6/22/2016	353,000	633	4	1960	4	N	Y	SEACREST CONDOMINIUM
60	778780	0020	790,000	8/8/2017	848,000	1,129	6	1989	4	N	Y	SIENA DEL LAGO CONDOMINIUM
60	778780	0080	790,000	9/26/2017	828,000	1,151	6	1989	4	N	Y	SIENA DEL LAGO CONDOMINIUM
60	778780	0110	1,100,000	2/1/2017	1,294,000	1,595	6	1989	4	N	Y	SIENA DEL LAGO CONDOMINIUM
60	780425	0020	350,000	7/11/2016	455,000	710	4	1991	3	N	N	614 EAST LYNN CONDOMINIUM
60	860290	0030	376,760	5/15/2017	422,000	614	5	1991	3	N	N	3100 FAIRVIEW CONDOMINIUM
60	860290	0060	460,000	3/23/2016	631,000	1,129	5	1991	3	N	N	3100 FAIRVIEW CONDOMINIUM
60	860290	0120	415,300	6/23/2017	456,000	614	5	1991	3	N	Y	3100 FAIRVIEW CONDOMINIUM
60	860290	0150	380,000	8/24/2017	405,000	620	5	1991	3	N	N	3100 FAIRVIEW CONDOMINIUM
60	860290	0250	685,000	7/18/2017	743,000	1,186	5	1991	3	N	Y	3100 FAIRVIEW CONDOMINIUM
60	866990	0050	415,000	8/1/2017	447,000	795	6	2004	3	N	N	Tramonti At Lake Union Condominium
60	866990	0280	740,000	2/8/2016	1,037,000	1,605	6	2004	3	N	Y	Tramonti At Lake Union Condominium
60	866990	0310	800,000	3/21/2016	1,099,000	1,720	6	2004	3	N	Y	Tramonti At Lake Union Condominium
60	872400	0070	580,000	4/26/2017	655,000	954	5	2001	3	N	N	TUSCANY CONDOMINIUM
60	872400	0110	550,000	4/25/2016	742,000	954	5	2001	3	N	Y	TUSCANY CONDOMINIUM
60	872400	0120	525,000	4/1/2016	717,000	954	5	2001	3	N	Y	TUSCANY CONDOMINIUM
60	872704	0010	525,000	9/13/2016	662,000	1,095	5	2005	3	N	N	2019 FRANKLIN CONDOMINIUM
60	872704	0020	642,999	10/11/2017	669,000	1,144	5	2005	3	N	N	2019 FRANKLIN CONDOMINIUM
60	872830	0080	360,000	8/15/2016	460,000	806	4	1988	3	N	Y	2727 FRANKLIN CONDOMINIUM
60	872830	0100	335,000	6/9/2016	442,000	612	4	1988	3	N	N	2727 FRANKLIN CONDOMINIUM
60	872830	0120	332,000	8/4/2017	357,000	434	4	1988	3	N	Y	2727 FRANKLIN CONDOMINIUM
60	872850	0020	599,950	6/29/2016	785,000	1,541	6	1926	4	N	N	2605 FRANKLIN AVE E CONDOMINIUM
60	872955	0020	785,000	9/22/2016	985,000	1,500	5	1994	3	N	Y	2348 YALE CONDOMINIUM
60	872961	0020	440,000	7/14/2016	571,000	952	4	1994	3	N	Y	2309 BOYLSTON CONDOMINIUM
60	872961	0030	439,000	12/6/2016	531,000	956	4	1994	3	N	Y	2309 BOYLSTON CONDOMINIUM
60	872961	0040	360,000	6/20/2016	473,000	637	4	1994	3	N	Y	2309 BOYLSTON CONDOMINIUM
60	872990	0030	583,000	2/22/2016	812,000	1,501	6	1926	4	N	Y	2000 FRANKLIN CONDOMINIUM
60	880720	0260	447,500	9/19/2016	562,000	650	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0320	550,000	5/17/2017	615,000	694	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0430	430,000	5/16/2017	481,000	650	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	880720	0530	715,000	8/1/2017	770,000	1,342	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0550	935,000	4/7/2017	1,066,000	1,395	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0570	901,000	5/8/2017	1,012,000	1,425	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0590	350,000	6/1/2016	464,000	641	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0610	410,000	7/6/2016	534,000	626	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0630	675,000	9/21/2016	847,000	1,333	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0630	675,000	9/21/2016	847,000	1,333	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	880720	0650	665,000	9/20/2016	835,000	1,333	4	1968	4	Y	Y	UNION HARBOR CONDOMINIUM
60	980640	0010	390,000	4/24/2017	441,000	707	5	1963	5	N	N	YALE ARMS CONDOMINIUM
60	980680	0090	433,500	5/23/2017	483,000	657	5	1989	3	N	Y	YALE COURT CONDOMINIUM
60	980680	0100	565,000	2/16/2017	660,000	970	5	1989	3	N	Y	YALE COURT CONDOMINIUM
60	980680	0110	585,000	1/5/2017	697,000	991	5	1989	3	N	Y	YALE COURT CONDOMINIUM
60	980700	0050	517,500	6/5/2017	573,000	1,070	4	1985	4	N	Y	YALE PLACE CONDOMINIUM
60	980700	0080	540,000	11/4/2016	664,000	1,070	4	1985	4	N	Y	YALE PLACE CONDOMINIUM
75	030010	0130	390,000	11/8/2016	478,000	893	5	2002	3	N	N	ATWATER PARK
75	066240	0050	771,000	10/30/2017	795,000	1,353	6	2003	3	N	N	BELLAGIO CONDOMINIUM
75	066240	0120	770,000	5/26/2017	857,000	1,355	6	2003	3	N	N	BELLAGIO CONDOMINIUM
75	066240	0140	575,000	9/7/2017	608,000	1,039	6	2003	3	N	N	BELLAGIO CONDOMINIUM
75	066240	0250	849,950	9/7/2017	899,000	1,569	6	2003	3	N	N	BELLAGIO CONDOMINIUM
75	077790	0010	375,000	7/17/2017	407,000	828	4	1969	4	N	N	BERTONA HOUSE CONDOMINIUM
75	077790	0020	330,000	9/7/2016	417,000	954	4	1969	4	N	N	BERTONA HOUSE CONDOMINIUM
75	077790	0130	392,500	9/28/2016	491,000	1,095	4	1969	4	N	Y	BERTONA HOUSE CONDOMINIUM
75	077790	0140	545,000	4/14/2016	740,000	1,722	4	1969	4	N	Y	BERTONA HOUSE CONDOMINIUM
75	086630	0120	525,000	9/22/2017	551,000	1,101	5	2007	3	N	N	BLUE HERON CONDOMINIUM
75	086630	0190	305,000	2/2/2016	429,000	691	5	2007	3	N	N	BLUE HERON CONDOMINIUM
75	086630	0210	435,000	8/15/2016	556,000	1,052	5	2007	3	N	N	BLUE HERON CONDOMINIUM
75	086630	0290	546,000	6/22/2017	600,000	1,052	5	2007	3	N	N	BLUE HERON CONDOMINIUM
75	132850	0060	286,000	8/1/2017	308,000	617	5	1960	4	N	N	CANDYCE CONDOMINIUM
75	132850	0080	249,000	3/1/2017	289,000	563	5	1960	4	N	N	CANDYCE CONDOMINIUM
75	132850	0100	199,950	12/7/2016	242,000	476	5	1960	4	N	N	CANDYCE CONDOMINIUM
75	204150	0010	441,000	5/25/2017	491,000	990	4	1976	4	N	N	DISCOVERY PARK CONDOMINIUM
75	204150	0030	409,000	7/11/2017	445,000	970	4	1976	4	N	N	DISCOVERY PARK CONDOMINIUM
75	204150	0050	399,450	1/26/2017	471,000	1,070	4	1976	4	N	N	DISCOVERY PARK CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
75	204150	0090	374,000	5/9/2017	420,000	970	4	1976	4	N	N	DISCOVERY PARK CONDOMINIUM
75	204150	0120	375,000	10/31/2017	386,000	825	4	1976	4	N	N	DISCOVERY PARK CONDOMINIUM
75	204150	0120	313,000	4/12/2016	425,000	825	4	1976	4	N	N	DISCOVERY PARK CONDOMINIUM
75	204150	0150	420,000	7/5/2017	458,000	970	4	1976	4	N	N	DISCOVERY PARK CONDOMINIUM
75	204150	0160	345,000	6/7/2016	456,000	970	4	1976	4	N	N	DISCOVERY PARK CONDOMINIUM
75	204200	0010	275,000	7/14/2017	299,000	690	5	1996	3	N	N	DISCOVERY PLACE CONDOMINIUM
75	229660	0140	560,000	9/22/2016	703,000	1,800	4	1973	4	N	Y	ELDORADO THE CONDOMINIUM
75	229661	0010	315,000	9/9/2016	398,000	778	4	1969	4	N	N	ELDORADO NO. 02 CONDOMINIUM
75	229661	0090	240,000	1/12/2017	285,000	617	4	1969	4	N	N	ELDORADO NO. 02 CONDOMINIUM
75	229661	0210	249,950	2/23/2016	348,000	706	4	1969	4	N	Y	ELDORADO NO. 02 CONDOMINIUM
75	229664	0050	290,500	9/11/2016	366,000	698	4	1970	4	N	N	ELDORADO NO. 04 CONDOMINIUM
75	229664	0110	357,000	11/13/2017	366,000	703	4	1970	4	N	Y	ELDORADO NO. 04 CONDOMINIUM
75	229664	0150	280,000	3/7/2017	324,000	703	4	1970	4	N	Y	ELDORADO NO. 04 CONDOMINIUM
75	229664	0160	310,000	11/28/2016	377,000	911	4	1970	4	N	Y	ELDORADO NO. 04 CONDOMINIUM
75	229664	0320	415,000	5/1/2017	468,000	919	4	1970	4	N	Y	ELDORADO NO. 04 CONDOMINIUM
75	229722	0040	525,000	11/4/2016	645,000	1,533	4	1968	4	N	Y	ELDORADO 3612 CONDOMINIUM
75	233330	0030	480,000	10/31/2017	495,000	1,274	3	1977	4	N	Y	EMERSON HOUSE CONDOMINIUM
75	233330	0120	330,000	3/9/2017	382,000	826	3	1977	4	N	Y	EMERSON HOUSE CONDOMINIUM
75	233330	0140	407,500	11/1/2017	420,000	1,090	3	1977	4	N	Y	EMERSON HOUSE CONDOMINIUM
75	423800	0060	525,000	7/19/2017	569,000	1,448	4	1987	3	N	Y	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0100	540,000	5/3/2017	608,000	1,407	4	1987	3	N	Y	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0220	579,000	9/19/2017	609,000	1,670	4	1987	3	N	N	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0250	505,000	4/4/2017	577,000	1,660	4	1987	3	N	Y	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	438780	0150	800,000	10/24/2017	827,000	1,526	6	1982	4	Y	Y	LOCKHAVEN CONDOMINIUM
75	438780	0200	749,000	9/12/2016	944,000	1,786	6	1982	4	Y	Y	LOCKHAVEN CONDOMINIUM
75	438780	0350	750,000	8/16/2016	958,000	1,526	6	1982	4	Y	Y	LOCKHAVEN CONDOMINIUM
75	438780	0360	730,000	12/20/2016	877,000	1,456	6	1982	4	Y	Y	LOCKHAVEN CONDOMINIUM
75	439540	0020	465,000	10/21/2017	482,000	1,055	5	1965	4	N	Y	LOCKSHORE CONDOMINIUM
75	439540	0040	337,500	7/25/2016	436,000	704	5	1965	4	N	Y	LOCKSHORE CONDOMINIUM
75	439540	0090	323,000	4/27/2016	436,000	704	5	1965	4	N	Y	LOCKSHORE CONDOMINIUM
75	439540	0160	385,000	5/23/2017	429,000	704	5	1965	4	N	Y	LOCKSHORE CONDOMINIUM
75	439540	0160	340,879	4/18/2016	462,000	704	5	1965	4	N	Y	LOCKSHORE CONDOMINIUM
75	503500	0040	320,000	1/5/2016	456,000	960	4	1978	4	N	N	MAGNOLIA GATE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
75	503500	0050	350,000	6/27/2016	458,000	960	4	1978	4	N	N	MAGNOLIA GATE CONDOMINIUM
75	503780	0030	250,000	3/21/2017	287,000	769	4	1968	3	N	N	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0050	295,000	2/10/2016	413,000	1,029	4	1968	3	N	N	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0180	298,500	5/24/2016	397,000	769	4	1968	3	N	Y	MAGNOLIA RIDGE CONDOMINIUM
75	504180	0020	340,000	2/7/2017	399,000	1,050	5	1978	4	N	N	MAGNOLIA VILLAGER CONDOMINIUM
75	504180	0160	432,500	1/24/2017	511,000	1,066	5	1978	4	N	N	MAGNOLIA VILLAGER CONDOMINIUM
75	504180	0200	420,000	6/6/2016	556,000	1,236	5	1978	4	N	N	MAGNOLIA VILLAGER CONDOMINIUM
75	511635	0010	299,000	5/6/2016	401,000	949	4	1991	3	N	N	MAPLECREEK CONDOMINIUM
75	511635	0020	360,000	12/8/2016	435,000	949	4	1991	3	N	N	MAPLECREEK CONDOMINIUM
75	511635	0030	469,900	7/14/2017	511,000	949	4	1991	3	N	N	MAPLECREEK CONDOMINIUM
75	511635	0050	440,000	5/11/2017	493,000	949	4	1991	3	N	N	MAPLECREEK CONDOMINIUM
75	511635	0060	416,000	4/21/2017	471,000	949	4	1991	3	N	N	MAPLECREEK CONDOMINIUM
75	511635	0070	335,000	1/23/2017	396,000	949	4	1991	3	N	N	MAPLECREEK CONDOMINIUM
75	558330	0010	853,500	2/24/2016	1,187,000	1,677	6	1900	5	N	N	MONTANA CIRCLE AT FORT LAWTON
75	558330	0020	855,000	2/18/2016	1,193,000	1,678	6	1900	5	N	N	MONTANA CIRCLE AT FORT LAWTON
75	558330	0030	889,000	2/24/2016	1,236,000	1,976	6	1900	5	N	N	MONTANA CIRCLE AT FORT LAWTON
75	558330	0040	900,000	4/5/2016	1,227,000	1,976	6	1900	5	N	N	MONTANA CIRCLE AT FORT LAWTON
75	558330	0050	885,000	1/27/2016	1,248,000	1,976	6	1900	5	N	N	MONTANA CIRCLE AT FORT LAWTON
75	558330	0060	950,000	1/27/2016	1,339,000	1,976	6	1900	5	N	N	MONTANA CIRCLE AT FORT LAWTON
75	610700	0030	440,000	6/27/2017	482,000	926	4	1977	4	N	N	NOR' EASTER CONDOMINIUM
75	610700	0070	467,500	2/3/2017	550,000	979	4	1977	4	N	Y	NOR' EASTER CONDOMINIUM
75	700280	0110	431,000	4/12/2017	490,000	1,122	5	1974	4	N	N	QUARTERDECK CONDOMINIUM
75	700280	0150	392,600	10/25/2016	485,000	1,310	5	1974	4	N	N	QUARTERDECK CONDOMINIUM
75	700280	0320	312,000	8/5/2016	401,000	975	5	1974	4	N	N	QUARTERDECK CONDOMINIUM
75	700280	0330	429,000	6/23/2017	471,000	1,310	5	1974	4	N	N	QUARTERDECK CONDOMINIUM
75	700280	0450	325,000	4/27/2016	438,000	1,100	5	1974	4	N	Y	QUARTERDECK CONDOMINIUM
75	700280	0490	279,950	11/21/2016	341,000	820	5	1974	4	N	N	QUARTERDECK CONDOMINIUM
75	700280	0500	383,000	2/23/2017	446,000	1,045	5	1974	4	N	Y	QUARTERDECK CONDOMINIUM
75	700280	0620	324,950	9/7/2016	411,000	765	5	1974	4	N	N	QUARTERDECK CONDOMINIUM
75	700280	0630	507,450	10/4/2017	530,000	1,175	5	1974	4	N	Y	QUARTERDECK CONDOMINIUM
75	700280	0640	435,000	2/23/2017	506,000	1,080	5	1974	4	N	Y	QUARTERDECK CONDOMINIUM
75	700280	0670	300,000	6/28/2016	393,000	750	5	1974	4	N	N	QUARTERDECK CONDOMINIUM
75	700280	0710	300,000	3/29/2016	410,000	815	5	1974	4	N	N	QUARTERDECK CONDOMINIUM

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75	860235	0040	265,000	2/17/2017	309,000	615	4	1970	4	N	Y	3434 25TH W CONDOMINIUM
75	872688	0060	397,000	5/6/2016	533,000	1,221	4	1968	4	N	Y	25TH WEST CONDOMINIUM
75	894610	0040	450,000	11/28/2016	547,000	1,209	4	1959	4	N	N	VILLAGER ON MAGNOLIA CONDOMINIUM
75	894610	0070	283,000	7/14/2016	367,000	732	4	1959	4	N	N	VILLAGER ON MAGNOLIA CONDOMINIUM
75	926850	0030	650,000	8/16/2017	695,000	1,672	5	1973	4	N	Y	WEST HARLEY CONDOMINIUM
75	947811	0020	285,000	7/7/2016	371,000	856	4	1968	3	N	N	WINDY HILLS CONDOMINIUM
75	947811	0140	270,000	3/14/2016	372,000	919	4	1968	3	N	N	WINDY HILLS CONDOMINIUM
75	947811	0180	265,000	12/5/2016	321,000	856	4	1968	3	N	N	WINDY HILLS CONDOMINIUM
75	947811	0240	249,950	3/25/2016	343,000	984	4	1968	3	N	N	WINDY HILLS CONDOMINIUM
75	947811	0350	235,000	1/30/2017	277,000	695	4	1968	3	N	N	WINDY HILLS CONDOMINIUM
75	947811	0360	330,000	6/6/2016	436,000	744	4	1968	3	N	N	WINDY HILLS CONDOMINIUM
75	947811	0410	350,000	9/27/2017	367,000	744	4	1968	3	N	Y	WINDY HILLS CONDOMINIUM
75	947811	0640	240,000	4/20/2017	272,000	680	4	1968	3	N	N	WINDY HILLS CONDOMINIUM
75	947811	0730	195,000	3/3/2016	270,000	701	4	1968	3	N	N	WINDY HILLS CONDOMINIUM
80	025321	0020	299,950	8/19/2016	383,000	839	4	1988	4	N	N	ARAVITA CONDOMINIUM
80	025321	0040	375,000	10/16/2017	389,000	751	4	1988	4	N	N	ARAVITA CONDOMINIUM
80	025321	0070	239,000	5/24/2016	318,000	591	4	1988	4	N	N	ARAVITA CONDOMINIUM
80	025321	0110	295,000	3/16/2017	340,000	560	4	1988	4	N	N	ARAVITA CONDOMINIUM
80	025321	0140	310,000	9/26/2017	325,000	591	4	1988	4	N	N	ARAVITA CONDOMINIUM
80	025321	0170	235,000	6/30/2016	307,000	584	4	1988	4	N	N	ARAVITA CONDOMINIUM
80	025321	0220	280,000	6/13/2017	309,000	560	4	1988	4	N	Y	ARAVITA CONDOMINIUM
80	025321	0240	215,000	4/6/2016	293,000	510	4	1988	4	N	Y	ARAVITA CONDOMINIUM
80	025321	0310	300,000	5/17/2017	335,000	484	4	1988	4	N	Y	ARAVITA CONDOMINIUM
80	025321	0320	431,000	6/22/2017	473,000	839	4	1988	4	N	Y	ARAVITA CONDOMINIUM
80	025321	0330	295,000	5/1/2017	332,000	560	4	1988	4	N	Y	ARAVITA CONDOMINIUM
80	025321	0350	251,000	3/14/2017	290,000	510	4	1988	4	N	Y	ARAVITA CONDOMINIUM
80	025321	0390	333,000	6/28/2017	365,000	584	4	1988	4	N	Y	ARAVITA CONDOMINIUM
80	025321	0400	421,000	7/11/2017	458,000	708	4	1988	4	N	N	ARAVITA CONDOMINIUM
80	054490	0010	495,000	6/13/2017	546,000	1,292	4	1993	3	N	N	BARRETT CONDOMINIUM
80	054490	0120	455,000	5/15/2017	509,000	1,135	4	1993	3	N	N	BARRETT CONDOMINIUM
80	054490	0200	412,000	10/3/2016	514,000	1,132	4	1993	3	N	N	BARRETT CONDOMINIUM
80	054500	0050	335,000	8/11/2016	429,000	839	4	1990	4	N	Y	BARRETT PLACE CONDOMINIUM
80	054500	0080	469,666	9/6/2017	497,000	787	4	1990	4	N	Y	BARRETT PLACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	059190	0010	302,000	1/9/2016	430,000	746	4	1988	4	N	N	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0020	325,000	10/20/2017	337,000	546	4	1988	4	N	N	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0030	275,000	3/1/2017	319,000	572	4	1988	4	N	N	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0040	267,000	7/28/2016	344,000	577	4	1988	4	N	N	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0070	319,000	8/6/2017	343,000	557	4	1988	4	N	N	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0140	280,000	3/13/2017	323,000	598	4	1988	4	N	N	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0250	350,000	8/30/2017	372,000	584	4	1988	4	N	N	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0310	229,000	4/19/2016	310,000	446	4	1988	4	N	Y	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0320	274,000	11/8/2016	336,000	510	4	1988	4	N	Y	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	073995	0070	495,000	8/23/2016	630,000	1,177	5	1997	4	N	N	BENSON ON MAGNOLIA CONDOMINIUM
80	095870	0020	410,000	12/5/2017	415,000	768	4	1985	4	N	N	BOSTONIAN THE CONDOMINIUM
80	095870	0030	357,588	10/11/2017	372,000	653	4	1985	4	N	N	BOSTONIAN THE CONDOMINIUM
80	095870	0070	400,000	8/15/2017	428,000	890	4	1985	4	N	N	BOSTONIAN THE CONDOMINIUM
80	108563	0070	547,500	3/28/2017	627,000	1,030	4	1990	4	N	Y	BRIDGEVIEW CONDOMINIUM
80	156230	0030	575,000	6/22/2016	755,000	1,474	7	2002	3	N	Y	CHEZ NOUS CONDOMINIUM
80	156230	0080	685,000	2/10/2016	959,000	1,633	7	2002	3	N	Y	CHEZ NOUS CONDOMINIUM
80	179200	0010	575,000	6/12/2017	635,000	1,103	6	1988	4	N	Y	COURTYARD THE CONDOMINIUM
80	179200	0020	612,500	7/18/2017	664,000	1,129	6	1988	4	N	Y	COURTYARD THE CONDOMINIUM
80	200640	0110	513,000	10/13/2017	533,000	1,029	5	1979	4	N	Y	DESIREE THE CONDOMINIUM
80	200640	0110	455,000	6/13/2016	600,000	1,029	5	1979	4	N	Y	DESIREE THE CONDOMINIUM
80	210900	0040	303,000	9/18/2017	319,000	607	5	1990	3	N	N	DRAVUS PLACE CONDOMINIUM
80	210900	0050	332,000	10/28/2016	409,000	742	5	1990	3	N	N	DRAVUS PLACE CONDOMINIUM
80	210900	0070	370,000	3/22/2017	425,000	789	5	1990	3	N	N	DRAVUS PLACE CONDOMINIUM
80	231490	0070	326,700	4/10/2017	372,000	583	4	1979	4	N	Y	ELLIOTT VISTA CONDOMINIUM
80	231490	0110	450,000	7/29/2016	580,000	870	4	1979	4	N	Y	ELLIOTT VISTA CONDOMINIUM
80	247093	0020	299,000	5/11/2016	401,000	829	4	1980	4	N	N	FAIRWAY VISTA CONDOMINIUM
80	247093	0060	380,000	2/15/2017	444,000	829	4	1980	4	N	N	FAIRWAY VISTA CONDOMINIUM
80	247570	0070	310,000	4/13/2016	421,000	718	4	1978	4	N	N	FALCON WEST CONDOMINIUM
80	247570	0080	380,000	5/10/2017	426,000	717	4	1978	4	N	N	FALCON WEST CONDOMINIUM
80	268380	0060	580,000	6/30/2017	635,000	1,229	5	1974	5	N	Y	GALAXIE CONDOMINIUM
80	277250	0070	299,950	10/30/2017	309,000	635	5	2000	3	N	Y	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0080	244,000	7/23/2016	315,000	602	5	2000	3	N	Y	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0150	305,000	8/28/2016	387,000	953	5	2000	3	N	N	GILMAN'S FAIRWAY CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	277250	0170	245,000	5/27/2016	326,000	635	5	2000	3	N	Y	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0220	271,000	3/2/2016	376,000	778	5	2000	3	N	N	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0240	325,000	5/26/2017	362,000	682	5	2000	3	N	N	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0250	312,000	6/3/2016	413,000	953	5	2000	3	N	N	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0290	235,000	8/18/2016	300,000	499	5	2000	3	N	Y	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0330	393,000	7/20/2016	509,000	1,304	5	2000	3	N	N	GILMAN'S FAIRWAY CONDOMINIUM
80	339515	0090	271,500	10/26/2016	335,000	930	4	1969	4	N	N	HOLLY TERRACE CONDOMINIUM
80	339515	0130	323,500	9/13/2016	408,000	1,010	4	1969	4	N	N	HOLLY TERRACE CONDOMINIUM
80	339515	0230	335,000	1/19/2017	397,000	1,010	4	1969	4	N	Y	HOLLY TERRACE CONDOMINIUM
80	373760	0040	395,000	1/24/2017	467,000	1,040	5	1966	4	N	Y	JOHNSTON MANOR CONDOMINIUM
80	387110	0040	605,000	10/9/2017	630,000	1,345	4	1984	3	N	Y	KING JAMES ON QUEEN ANNE CONDOMINIUM
80	419320	0040	750,000	8/10/2017	805,000	1,638	5	1997	3	N	Y	LARSSON CONDOMINIUM
80	419365	0010	480,000	5/25/2017	535,000	1,200	5	1997	3	N	Y	LAS PALMAS CONDOMINIUM
80	419365	0030	710,000	2/9/2016	995,000	2,400	5	1997	3	N	Y	LAS PALMAS CONDOMINIUM
80	500770	0010	262,500	11/15/2016	321,000	660	5	1967	4	N	N	MADERA ON QUEEN ANNE CONDOMINIUM
80	500770	0030	385,000	5/22/2017	429,000	660	5	1967	4	N	N	MADERA ON QUEEN ANNE CONDOMINIUM
80	503910	0040	310,000	2/29/2016	430,000	1,221	4	1969	4	N	Y	MAGNOLIA VIEW CONDOMINIUM
80	504030	0010	374,000	10/26/2017	386,000	846	4	1978	4	N	N	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0070	218,000	3/21/2016	299,000	664	4	1978	4	N	Y	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0080	292,000	4/29/2016	393,000	814	4	1978	4	N	Y	MAGNOLIA VIEW CREST CONDOMINIUM
80	504260	0030	385,000	1/25/2016	543,000	1,201	5	1979	4	N	Y	MAGNOLIA VISTA CONDOMINIUM
80	504260	0070	505,000	9/9/2016	638,000	1,200	5	1979	4	N	Y	MAGNOLIA VISTA CONDOMINIUM
80	504260	0070	519,500	3/7/2017	601,000	1,200	5	1979	4	N	Y	MAGNOLIA VISTA CONDOMINIUM
80	559400	0030	459,950	12/30/2016	550,000	1,241	5	2003	3	N	Y	MONTERRA AT MAGNOLIA CONDOMINIUM
80	559400	0110	505,000	11/1/2017	520,000	888	5	2003	3	N	N	MONTERRA AT MAGNOLIA CONDOMINIUM
80	606380	0010	289,000	4/22/2016	391,000	634	4	1978	4	N	N	NEWELL SQUARE CONDOMINIUM
80	606380	0050	285,000	10/26/2016	352,000	667	4	1978	4	N	N	NEWELL SQUARE CONDOMINIUM
80	606380	0120	262,000	4/15/2016	355,000	718	4	1978	4	N	N	NEWELL SQUARE CONDOMINIUM
80	606380	0150	381,000	5/1/2017	429,000	725	4	1978	4	N	N	NEWELL SQUARE CONDOMINIUM
80	638860	0020	500,000	4/21/2016	676,000	1,376	4	1988	4	N	N	OLYMPIC WATCH TOWNHOUSES CONDOMINIUM
80	662110	0040	470,000	5/15/2017	526,000	1,130	5	1990	3	N	Y	PANORAMA WEST CONDOMINIUM
80	662110	0050	420,000	4/5/2016	573,000	1,030	5	1990	3	N	Y	PANORAMA WEST CONDOMINIUM
80	678070	0010	455,200	11/5/2016	559,000	1,080	4	1968	4	N	Y	PIERRE 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
80	678070	0020	367,000	3/11/2016	506,000	1,102	4	1968	4	N	Y	PIERRE THE CONDOMINIUM
80	678080	0040	455,757	12/14/2016	549,000	1,042	4	1980	4	N	N	PIERRE MARQUIS CONDOMINIUM
80	678080	0070	375,000	2/9/2016	525,000	1,046	4	1980	4	N	N	PIERRE MARQUIS CONDOMINIUM
80	678080	0100	505,000	5/12/2017	566,000	1,046	4	1980	4	N	N	PIERRE MARQUIS CONDOMINIUM
80	678080	0130	485,000	6/7/2016	641,000	1,156	4	1980	4	N	Y	PIERRE MARQUIS CONDOMINIUM
80	678080	0190	367,000	12/7/2016	444,000	1,048	4	1980	4	N	N	PIERRE MARQUIS CONDOMINIUM
80	678080	0280	528,000	6/6/2017	585,000	1,186	4	1980	4	N	Y	PIERRE MARQUIS CONDOMINIUM
80	678080	0360	532,000	7/10/2017	579,000	1,046	4	1980	4	N	Y	PIERRE MARQUIS CONDOMINIUM
80	678080	0370	489,000	7/25/2017	529,000	1,046	4	1980	4	N	Y	PIERRE MARQUIS CONDOMINIUM
80	678080	0390	565,000	4/5/2017	645,000	1,186	4	1980	4	N	Y	PIERRE MARQUIS CONDOMINIUM
80	678080	0440	500,000	4/3/2017	571,000	1,156	4	1980	4	N	Y	PIERRE MARQUIS CONDOMINIUM
80	701069	0020	441,000	10/17/2017	458,000	1,218	5	1984	3	N	N	QUEEN ANNE THE CONDOMINIUM
80	701069	0070	405,000	5/17/2016	541,000	1,155	5	1984	3	N	Y	QUEEN ANNE THE CONDOMINIUM
80	701480	0020	449,950	9/14/2017	474,000	1,082	4	1980	4	N	N	QUEEN ANNE NORTH CONDOMINIUM
80	701480	0070	505,000	4/24/2017	571,000	1,083	4	1980	4	N	N	QUEEN ANNE NORTH CONDOMINIUM
80	701480	0110	462,500	10/12/2017	481,000	1,088	4	1980	4	N	N	QUEEN ANNE NORTH CONDOMINIUM
80	701485	0040	330,000	11/3/2017	340,000	584	5	1990	4	N	Y	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0080	357,000	8/23/2016	455,000	1,087	5	1990	4	N	N	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0110	317,500	6/28/2016	415,000	595	5	1990	4	N	Y	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0120	225,500	6/24/2016	296,000	589	5	1990	4	N	N	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0140	282,000	6/17/2016	371,000	595	5	1990	4	N	Y	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0170	375,000	6/9/2017	415,000	878	5	1990	4	N	Y	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0280	320,000	11/15/2017	327,000	590	5	1990	4	N	N	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0280	242,000	4/11/2016	329,000	590	5	1990	4	N	N	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0330	350,327	5/26/2016	466,000	800	5	1990	4	N	N	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0450	370,000	6/12/2017	408,000	620	5	1990	4	N	Y	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0460	300,000	6/27/2017	329,000	546	5	1990	4	N	N	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0490	375,000	12/12/2016	452,000	848	5	1990	4	N	Y	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701540	0160	565,600	1/31/2017	666,000	1,332	5	1977	4	N	Y	QUEEN ANNE 20 CONDOMINIUM
80	701545	0010	475,000	3/28/2017	544,000	1,145	5	1986	4	N	N	QUEEN ANNE II CONDOMINIUM
80	701545	0050	499,000	8/29/2017	530,000	1,215	5	1986	4	N	N	QUEEN ANNE II CONDOMINIUM
80	701545	0070	429,900	10/12/2016	534,000	1,145	5	1986	4	N	Y	QUEEN ANNE II CONDOMINIUM
80	701560	0010	350,000	3/21/2017	402,000	1,012	4	1976	4	N	N	QUEEN ANNE WEST CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	721261	0070	300,000	8/17/2016	383,000	758	4	1983	4	N	Y	REGENCY WEST NO. 02 CONDOMINIUM
80	771570	0030	260,000	4/10/2017	296,000	546	4	1980	4	N	N	SHANNON PLACE CONDOMINIUM
80	809420	0010	265,000	7/5/2016	346,000	873	4	1977	4	N	Y	SUNDOWNER CONDOMINIUM
80	809420	0060	315,000	10/10/2016	392,000	873	4	1977	4	N	Y	SUNDOWNER CONDOMINIUM
80	856320	0010	340,000	10/19/2016	421,000	900	4	1978	4	N	N	TANGER CONDOMINIUM
80	856320	0040	405,000	10/4/2017	423,000	900	4	1978	4	N	N	TANGER CONDOMINIUM
80	856540	0010	240,000	3/21/2016	330,000	600	4	1978	4	N	N	TARMIGAN CONDOMINIUM
80	856540	0010	310,000	10/24/2016	383,000	600	4	1978	4	N	N	TARMIGAN CONDOMINIUM
80	856540	0020	263,000	3/9/2016	363,000	720	4	1978	4	N	N	TARMIGAN CONDOMINIUM
80	856540	0030	375,000	9/21/2017	394,000	680	4	1978	4	N	N	TARMIGAN CONDOMINIUM
80	856540	0040	317,000	7/20/2017	344,000	600	4	1978	4	N	N	TARMIGAN CONDOMINIUM
80	856540	0040	317,000	7/20/2017	344,000	600	4	1978	4	N	N	TARMIGAN CONDOMINIUM
80	856540	0070	345,000	11/15/2017	353,000	730	4	1978	4	N	N	TARMIGAN CONDOMINIUM
80	856540	0090	275,000	3/7/2016	380,000	760	4	1978	4	N	Y	TARMIGAN CONDOMINIUM
80	856540	0100	275,000	3/15/2016	379,000	735	4	1978	4	N	Y	TARMIGAN CONDOMINIUM
80	856540	0120	530,000	10/24/2017	548,000	1,070	4	1978	4	N	Y	TARMIGAN CONDOMINIUM
80	868080	0020	650,000	4/14/2017	738,000	1,385	4	1980	4	N	Y	TRIAD MANOR CONDOMINIUM
80	868080	0030	651,200	5/19/2017	727,000	1,420	4	1980	4	N	Y	TRIAD MANOR CONDOMINIUM
80	872665	0040	335,500	8/16/2016	429,000	932	4	1980	4	N	Y	2811-14TH AVE. WEST CONDOMINIUM
80	872665	0050	355,000	11/18/2016	433,000	932	4	1980	4	N	Y	2811-14TH AVE. WEST CONDOMINIUM
80	872676	0040	532,500	11/10/2016	652,000	1,121	5	2001	3	N	Y	2841 14TH AVENUE WEST CONDOMINIUM
80	872695	0080	639,000	6/16/2017	704,000	1,150	5	1998	3	N	Y	2048, A CONDOMINIUM
80	872750	0030	370,000	3/1/2017	429,000	810	4	1968	5	N	N	TWENTY-ONE WEST CONDOMINIUM
80	872930	0010	615,000	10/4/2017	642,000	1,376	4	1978	4	N	Y	2030 - 13TH AVE WEST CONDOMINIUM
80	872930	0060	500,000	8/10/2016	641,000	1,375	4	1978	4	N	Y	2030 - 13TH AVE WEST CONDOMINIUM
80	872930	0090	575,000	5/3/2017	647,000	1,370	4	1978	4	N	Y	2030 - 13TH AVE WEST CONDOMINIUM
80	872968	0060	550,000	5/26/2017	612,000	1,180	6	1996	3	N	Y	2241 CONDOMINIUM
80	884780	0010	259,900	9/27/2016	325,000	602	4	1960	5	N	Y	URBAN TERRACE CONDOMINIUM
80	884780	0070	242,000	8/19/2016	309,000	577	4	1960	5	N	N	URBAN TERRACE CONDOMINIUM
80	884780	0080	235,000	1/14/2016	333,000	622	4	1960	5	N	Y	URBAN TERRACE CONDOMINIUM
80	884780	0110	265,000	12/4/2016	321,000	632	4	1960	5	N	Y	URBAN TERRACE CONDOMINIUM
80	884780	0140	318,500	9/1/2017	338,000	630	4	1960	5	N	Y	URBAN TERRACE CONDOMINIUM
80	926950	0120	546,001	8/17/2017	584,000	1,138	4	1989	4	N	Y	WEST HOWE PARK CONDOMINIUM

<b>Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Adj. Sale Price</b>	<b>Living Area</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Bld Cond</b>	<b>Water-front</b>	<b>View</b>	<b>Complex Name</b>
80	926990	0020	515,000	7/18/2017	559,000	1,185	4	1966	4	N	Y	WEST NEWTON CONDOMINIUM
80	927040	0030	625,206	8/17/2017	668,000	1,374	5	1990	4	N	Y	WEST QUEEN ANNE PLACE CONDOMINIUM
80	941245	0020	389,500	7/12/2017	424,000	916	4	1988	4	N	N	WILDWOOD AT MAGNOLIA CONDOMINIUM
80	941245	0070	389,000	9/28/2016	487,000	922	4	1988	4	N	Y	WILDWOOD AT MAGNOLIA CONDOMINIUM

## Sales Removed From Analysis

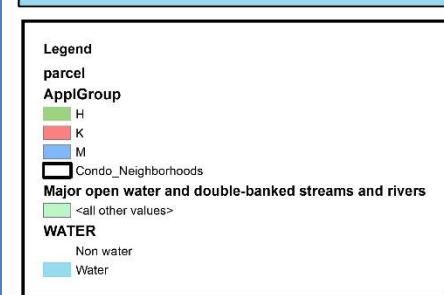
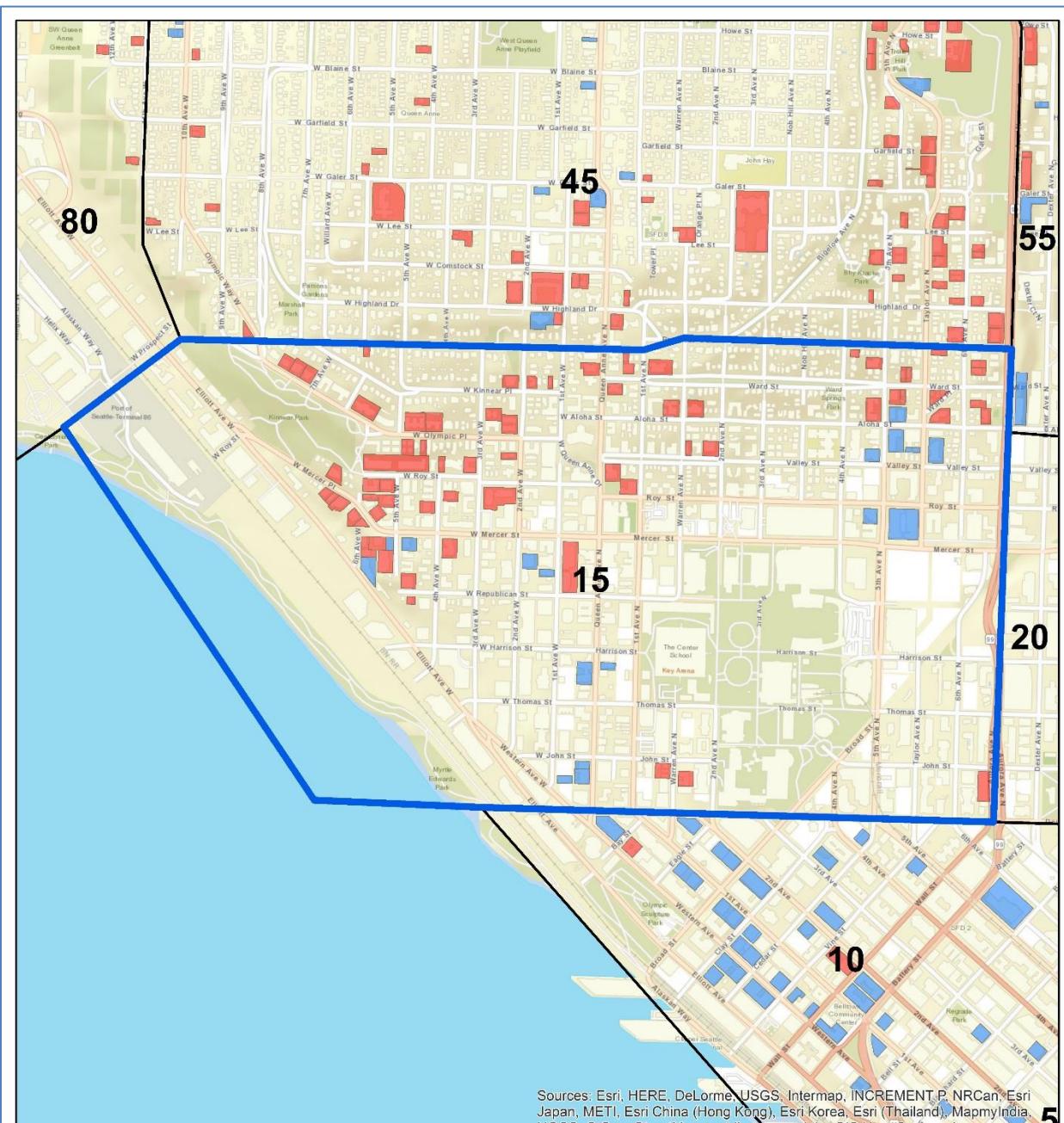
Area	Major	Minor	Sale Price	Sale Date	Comments
15	022250	0140	370,000	8/30/2016	NO MARKET EXPOSURE; QUIT CLAIM DEED; AND OTHER WARNINGS
15	029420	0190	208,000	5/4/2016	FINANCIAL INSTITUTION RESALE
15	029420	0200	230,000	5/25/2016	SHORT SALE
15	140050	0240	399,900	5/27/2016	SAS-DIAGNOSTIC OUTLIER
15	174490	0440	1,100,000	5/28/2016	SAS-DIAGNOSTIC OUTLIER
15	179253	0310	141,519	5/13/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
15	255790	0300	480,000	5/5/2017	SAS-DIAGNOSTIC OUTLIER
15	329940	0020	581,700	8/17/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	329940	0150	340,000	10/26/2016	SAS-DIAGNOSTIC OUTLIER
15	363070	0500	437,500	5/18/2017	SAS-DIAGNOSTIC OUTLIER
15	387770	0010	475,000	6/15/2016	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
15	387790	0040	398,000	12/11/2017	RELATED PARTY, FRIEND, OR NEIGHBOR
15	445872	0160	235,000	7/26/2017	STATEMENT TO DOR
15	445872	0680	419,000	7/21/2016	SAS-DIAGNOSTIC OUTLIER
15	445872	0790	515,800	6/6/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	516550	0050	380,000	10/13/2016	SAS-DIAGNOSTIC OUTLIER
15	516550	0160	335,000	11/30/2017	QUESTIONABLE PER SALES IDENTIFICATION
15	516550	0460	395,000	7/31/2017	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	545270	0110	400,000	9/22/2016	RELATED PARTY, FRIEND, OR NEIGHBOR
15	545270	0150	514,000	3/13/2017	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	664945	0230	443,000	5/17/2017	SAS-DIAGNOSTIC OUTLIER
15	724200	0220	240,000	9/20/2017	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
15	762900	0030	1,250,000	4/21/2016	SAS-DIAGNOSTIC OUTLIER
15	767729	0340	365,000	10/13/2017	SAS-DIAGNOSTIC OUTLIER
15	767729	0500	201,375	3/4/2016	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
15	780415	0060	234,001	3/8/2016	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	866318	0060	855,000	7/6/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	866480	0050	112,350	11/21/2017	QUIT CLAIM DEED
15	894411	0100	715,000	1/30/2017	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
15	895760	0020	990,500	9/27/2017	SAS-DIAGNOSTIC OUTLIER
15	944860	0100	180,000	11/1/2017	SAS-DIAGNOSTIC OUTLIER
15	944860	0270	530,000	5/19/2017	RESIDUAL OUTLIER
20	889230	0020	515,000	7/7/2016	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	093800	0130	500,000	1/18/2017	SAS-DIAGNOSTIC OUTLIER
45	159890	0050	226,000	9/13/2016	SAS-DIAGNOSTIC OUTLIER
45	177635	0040	875,000	11/29/2017	NO MARKET EXPOSURE;
45	228520	0270	349,043	10/13/2016	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	253899	0030	146,249	7/21/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
45	261745	0150	501,000	4/7/2016	SAS-DIAGNOSTIC OUTLIER
45	261755	0010	483,300	2/22/2017	SAS-DIAGNOSTIC OUTLIER
45	261770	0010	609,500	5/23/2017	RESIDUAL OUTLIER
45	329857	0020	167,190	10/18/2016	NO MARKET EXPOSURE
45	329857	0070	379,500	6/8/2017	SAS-DIAGNOSTIC OUTLIER
45	330075	0030	295,000	11/23/2016	RESIDUAL OUTLIER
45	639100	0130	3,100,000	7/20/2017	SAS-DIAGNOSTIC OUTLIER

<b>Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Comments</b>
45	701430	0380	572,200	4/4/2016	SAS-DIAGNOSTIC OUTLIER
45	701430	0450	615,000	2/10/2016	SAS-DIAGNOSTIC OUTLIER
45	701430	0670	1,450,000	12/14/2017	SAS-DIAGNOSTIC OUTLIER
45	701430	1320	330,000	6/6/2017	SAS-DIAGNOSTIC OUTLIER
45	721230	0010	217,000	1/25/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
45	721230	0150	215,000	7/7/2017	FORCED SALE
45	721230	0210	211,000	5/25/2016	SAS-DIAGNOSTIC OUTLIER
45	721565	0040	790,000	12/28/2017	SAS-DIAGNOSTIC OUTLIER
45	721565	0070	812,000	2/16/2016	SAS-DIAGNOSTIC OUTLIER
45	739130	0220	272,000	11/7/2016	SHORT SALE
45	769810	0040	465,000	1/11/2016	SAS-DIAGNOSTIC OUTLIER
45	769810	0140	422,000	8/29/2016	SAS-DIAGNOSTIC OUTLIER
45	780408	0110	460,000	5/17/2017	RESIDUAL OUTLIER
45	856700	0190	380,000	2/29/2016	SAS-DIAGNOSTIC OUTLIER
45	856700	0240	115,869	5/18/2016	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
45	856750	0120	409,000	8/5/2016	SAS-DIAGNOSTIC OUTLIER
45	873233	0230	3,200,000	2/23/2016	SAS-DIAGNOSTIC OUTLIER
45	881000	0060	735,000	10/25/2017	SAS-DIAGNOSTIC OUTLIER
45	889853	0310	400,000	8/11/2016	NO MARKET EXPOSURE
45	889853	0470	970,000	3/1/2016	SAS-DIAGNOSTIC OUTLIER
45	889853	0510	1,030,000	10/24/2016	SAS-DIAGNOSTIC OUTLIER
45	927015	0030	287,500	11/3/2017	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45	927015	0100	399,000	3/11/2016	SAS-DIAGNOSTIC OUTLIER
50	238870	0010	255,000	8/10/2016	IMP. CHARACTERISTICS CHANGED SINCE SALE
50	643450	0010	450,000	6/19/2017	SAS-DIAGNOSTIC OUTLIER
55	019550	0360	415,500	4/6/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
55	086100	0030	1,498,800	7/31/2017	SAS-DIAGNOSTIC OUTLIER
55	309000	0030	361,000	7/8/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE
55	318580	0320	9,638	3/16/2017	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	532850	0110	309,500	11/1/2016	RESIDUAL OUTLIER
55	601100	0530	540,000	11/3/2017	SAS-DIAGNOSTIC OUTLIER
55	601100	0550	455,000	6/1/2016	SAS-DIAGNOSTIC OUTLIER
55	721220	0100	1,650,000	6/28/2017	SAS-DIAGNOSTIC OUTLIER
55	812341	0010	185,000	1/12/2016	NO MARKET EXPOSURE
55	812341	0080	141,600	5/24/2016	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
55	880510	0190	244,000	4/12/2016	RESIDUAL OUTLIER
55	920120	0060	315,000	5/20/2016	SAS-DIAGNOSTIC OUTLIER
55	930195	0040	625,000	2/2/2016	FINANCIAL INSTITUTION RESALE
55	947790	0140	740,000	11/20/2017	NON-PROFIT ORGANIZATION
60	102950	0030	574,000	8/30/2017	SAS-DIAGNOSTIC OUTLIER
60	102950	0040	300,000	3/15/2016	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
60	143768	0110	232,468	2/22/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
60	246843	0050	571,000	12/13/2017	SAS-DIAGNOSTIC OUTLIER
60	263550	0050	712,500	5/24/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
60	409030	0020	275,000	6/10/2016	SAS-DIAGNOSTIC OUTLIER
60	609419	0300	447,000	3/28/2017	SAS-DIAGNOSTIC OUTLIER
60	609419	0350	550,000	11/21/2016	SAS-DIAGNOSTIC OUTLIER

<b>Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Comments</b>
60	732625	0170	125,000	3/27/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
60	745997	0550	615,000	6/21/2017	SAS-DIAGNOSTIC OUTLIER
60	763365	0010	320,000	7/7/2017	SAS-DIAGNOSTIC OUTLIER
60	763365	0030	233,000	2/14/2017	SAS-DIAGNOSTIC OUTLIER
60	778780	0010	1,190,000	7/8/2016	RELATED PARTY, FRIEND, OR NEIGHBOR
60	778780	0030	1,142,500	1/6/2017	SAS-DIAGNOSTIC OUTLIER
60	866990	0220	555,000	2/1/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
60	880720	0340	1,376,500	3/1/2017	MULTI-PARCEL SALE
60	880720	0350	1,376,500	3/1/2017	MULTI-PARCEL SALE
60	880720	0430	345,000	11/21/2016	SAS-DIAGNOSTIC OUTLIER
60	880720	0450	320,000	6/10/2016	SAS-DIAGNOSTIC OUTLIER
60	980640	0020	447,000	6/14/2017	SAS-DIAGNOSTIC OUTLIER
60	980680	0120	811,000	8/31/2017	SAS-DIAGNOSTIC OUTLIER
75	132850	0090	286,500	4/18/2017	SAS-DIAGNOSTIC OUTLIER
75	229660	0090	444,000	5/1/2017	SAS-DIAGNOSTIC OUTLIER
75	229664	0170	292,000	2/23/2017	RELATED PARTY, FRIEND, OR NEIGHBOR
75	423800	0020	85,000	4/25/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
75	438780	0290	1,225,000	12/12/2017	SAS-DIAGNOSTIC OUTLIER
75	503780	0180	235,000	2/25/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
75	700280	0040	65,000	8/18/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
75	700280	0430	243,300	11/4/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
75	947811	0030	223,000	10/28/2017	SAS-DIAGNOSTIC OUTLIER
75	947811	0210	225,000	4/7/2017	SAS-DIAGNOSTIC OUTLIER
75	947811	0420	220,000	9/20/2016	SAS-DIAGNOSTIC OUTLIER
75	947811	0510	263,000	11/20/2017	SAS-DIAGNOSTIC OUTLIER
75	947811	0520	150,000	5/27/2016	NO MARKET EXPOSURE
75	947811	0630	200,000	10/17/2016	SAS-DIAGNOSTIC OUTLIER
75	947811	0640	162,225	4/11/2016	FINANCIAL INSTITUTION RESALE
75	947811	0660	273,000	4/19/2017	SAS-DIAGNOSTIC OUTLIER
75	947811	0730	220,000	5/1/2017	SAS-DIAGNOSTIC OUTLIER
75	947811	0760	210,000	4/24/2017	SAS-DIAGNOSTIC OUTLIER
80	025321	0320	222,000	2/17/2016	RELATED PARTY, FRIEND, OR NEIGHBOR
80	025321	0330	212,302	3/13/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	054490	0220	220,000	3/2/2016	SHORT SALE
80	073995	0010	474,950	7/28/2016	SAS-DIAGNOSTIC OUTLIER
80	277250	0280	208,650	5/18/2016	NO MARKET EXPOSURE
80	277250	0300	229,000	2/8/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE
80	503910	0040	313,000	12/22/2016	SAS-DIAGNOSTIC OUTLIER
80	503910	0040	320,000	9/15/2016	RELOCATION - SALE TO SERVICE
80	503910	0080	256,000	1/12/2016	SAS-DIAGNOSTIC OUTLIER
80	678080	0390	290,000	9/1/2016	NO MARKET EXPOSURE
80	701060	0020	560,000	7/20/2016	SHORT SALE
80	701540	0010	435,000	3/15/2017	SAS-DIAGNOSTIC OUTLIER
80	701540	0150	400,000	11/17/2016	SAS-DIAGNOSTIC OUTLIER
80	856540	0060	368,000	4/12/2017	RESIDUAL OUTLIER
80	856540	0150	241,500	2/27/2017	FINANCIAL INSTITUTION RESALE
80	856540	0150	344,325	11/2/2016	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
80	863280	0040	348,000	10/26/2017	SAS-DIAGNOSTIC OUTLIER

<b>Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Comments</b>
80	872676	0040	384,100	8/4/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
80	926950	0020	315,000	11/10/2016	RESIDUAL OUTLIER
80	926950	0130	825,000	4/19/2017	SAS-DIAGNOSTIC OUTLIER

## Neighborhood 15 Map

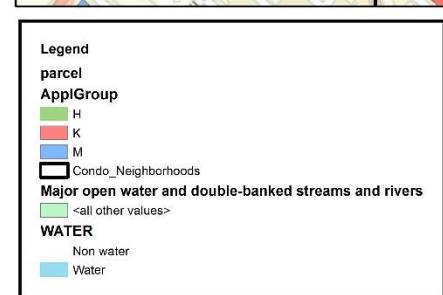
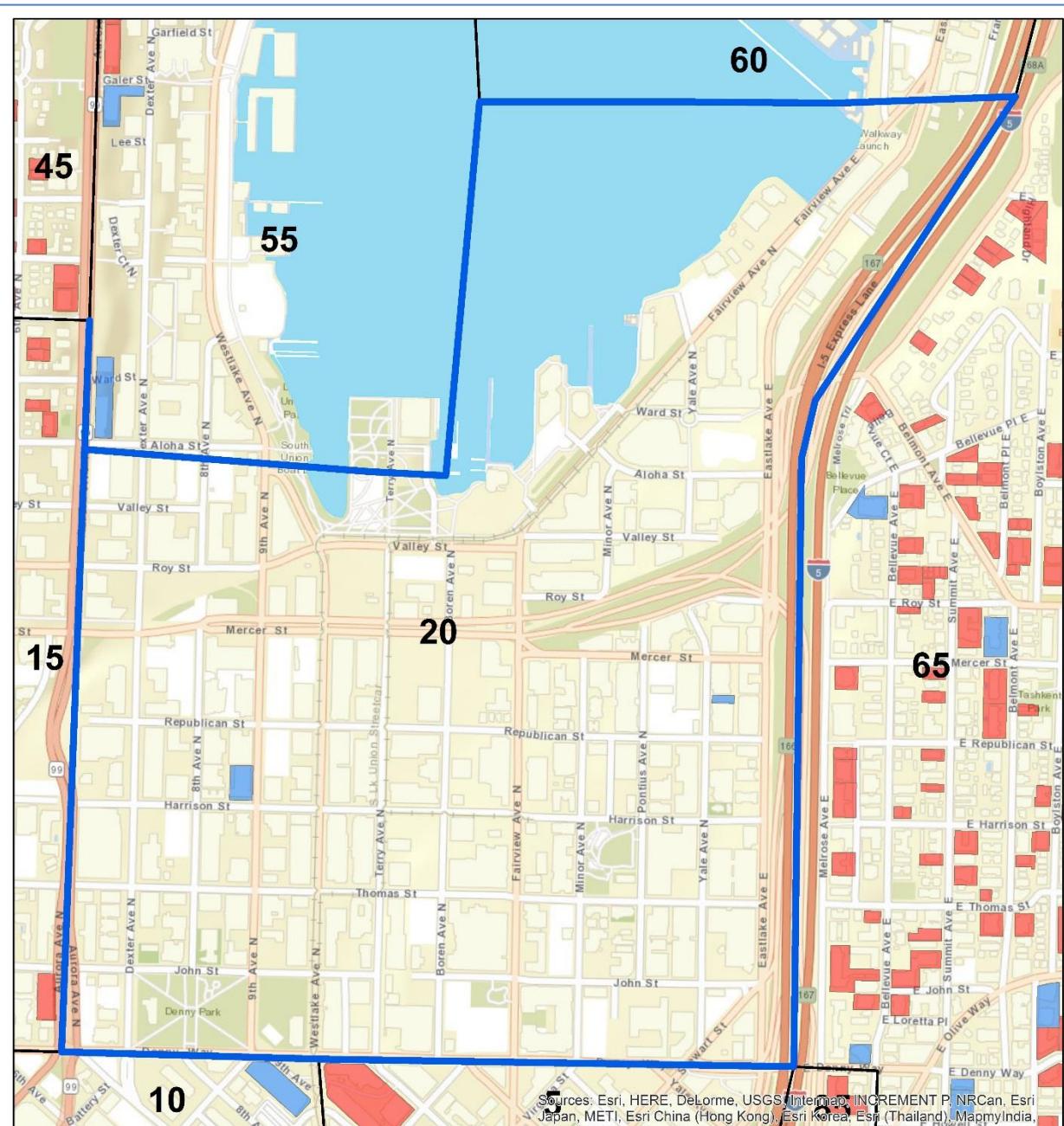


### Condo Neighborhood 15



0 0.05 0.1 Miles 0.2 0.3 0.4

## Neighborhood 20 Map

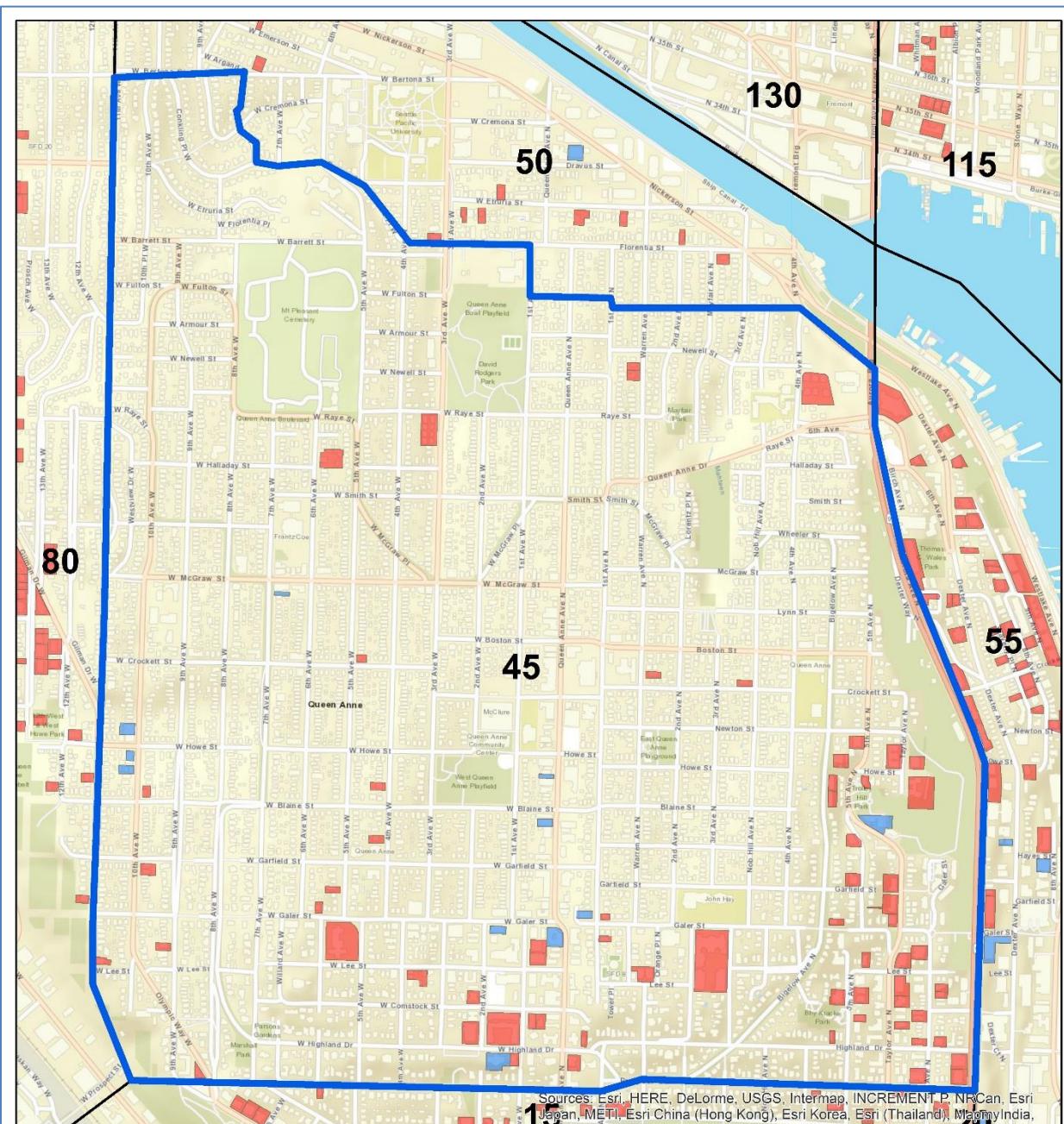


### Condo Neighborhood 20



0 0.032 0.065 Miles 0.13 0.195 0.26

## **Neighborhood 45 Map**



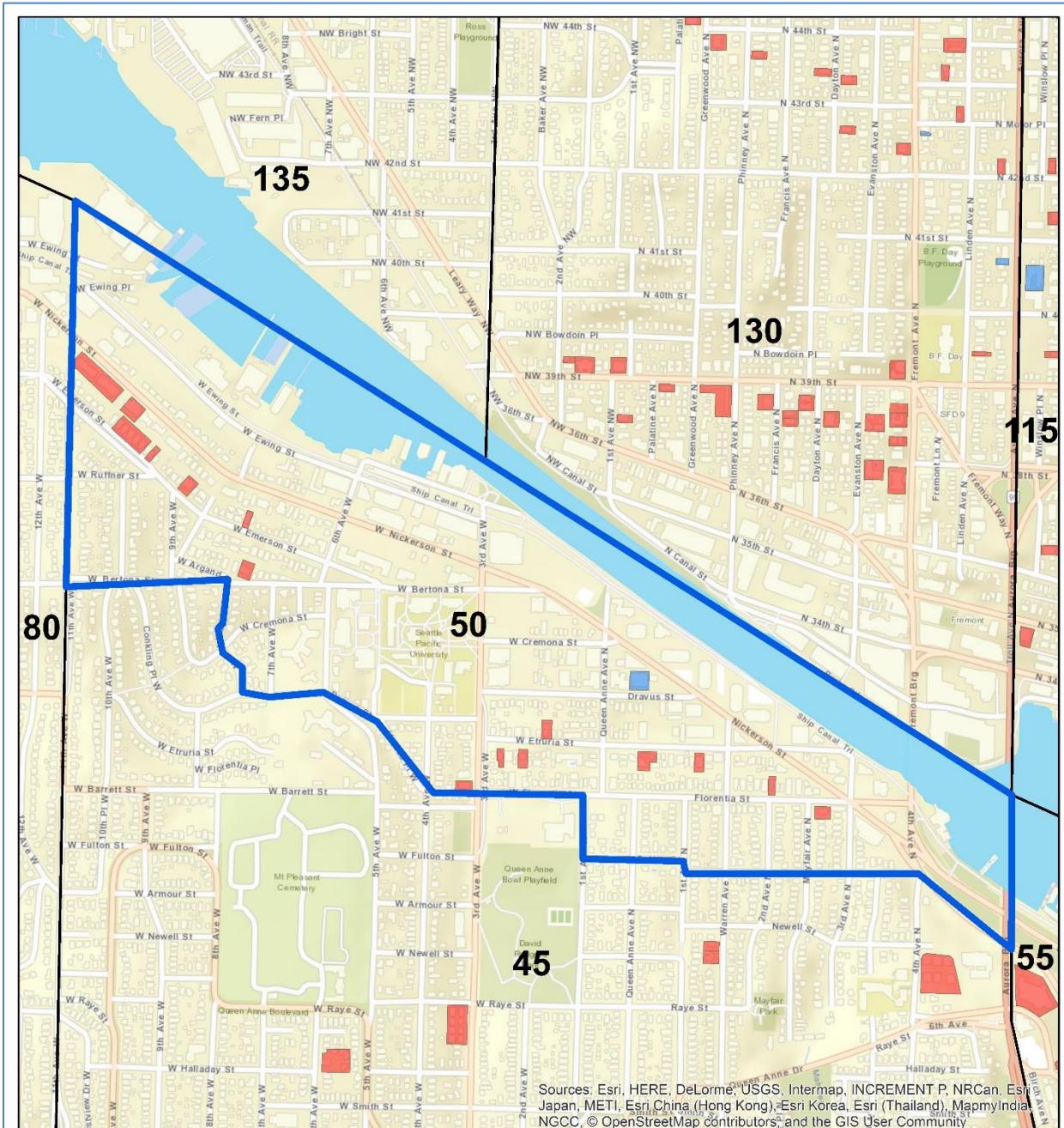
## Condo Neighborhood 45



Miles

0	0.05	0.1	0.2	0.3	0.4
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# Neighborhood 50 Map



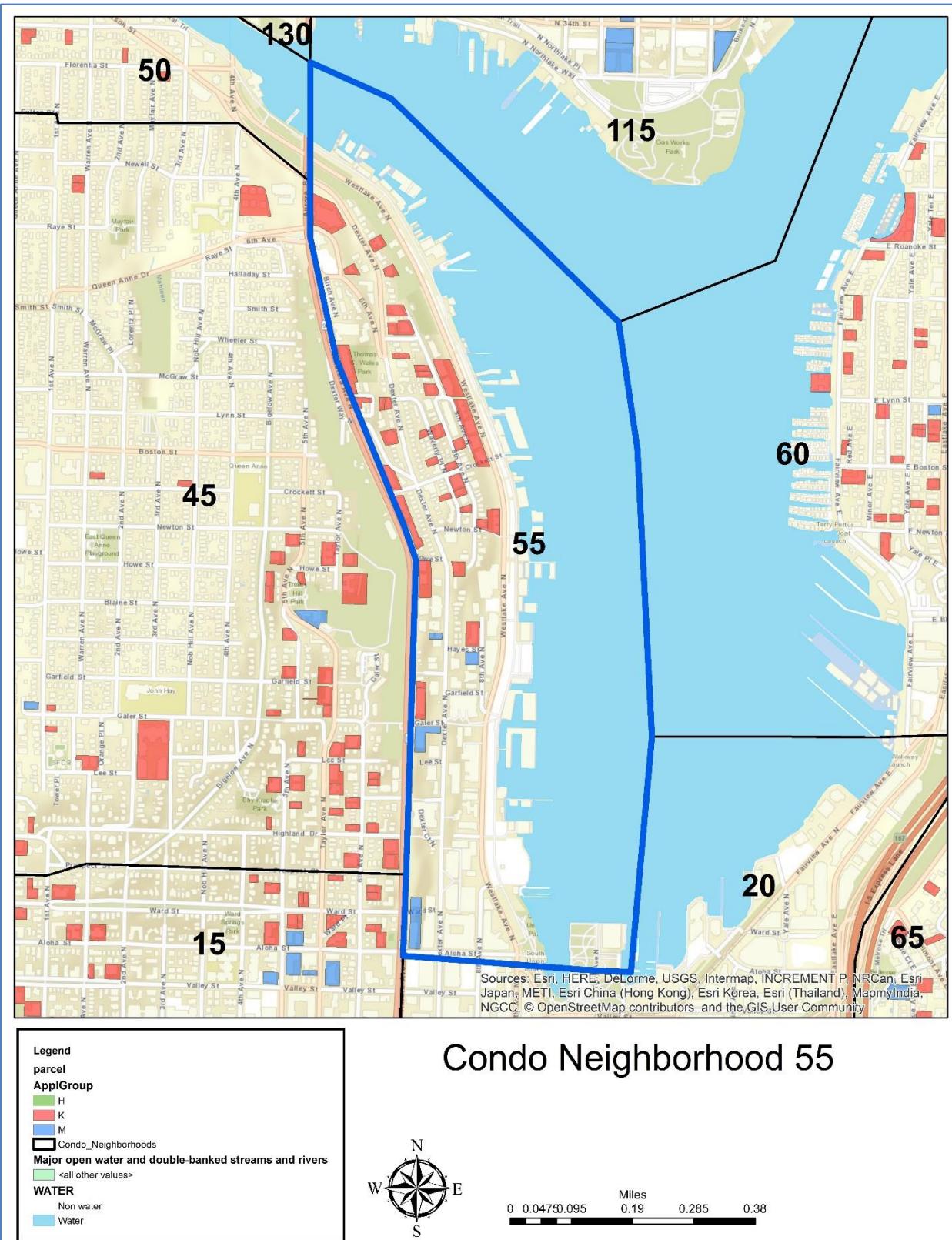
## Condo Neighborhood 50



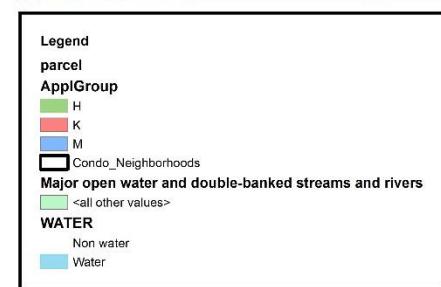
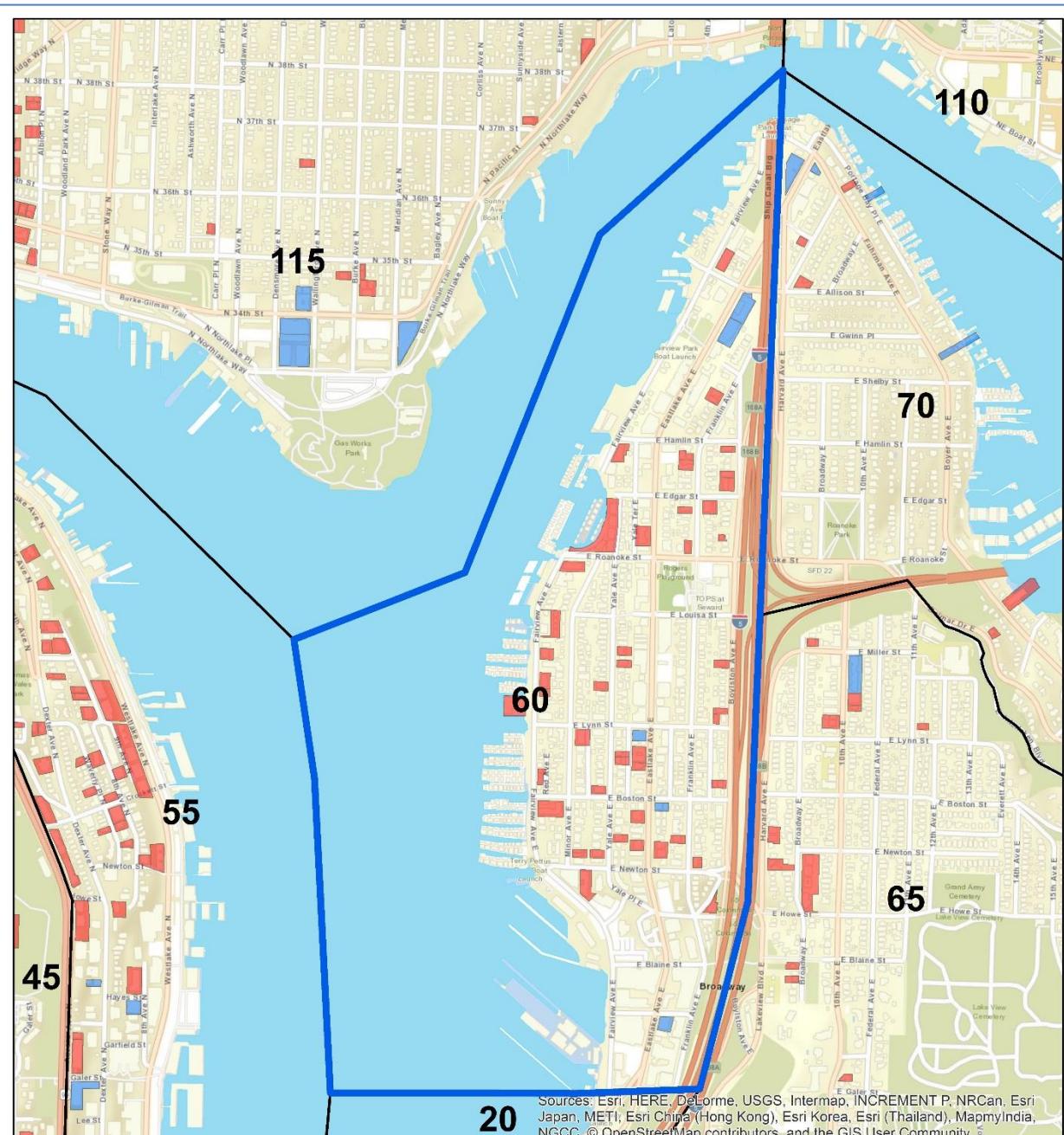
Miles

0	0.04	0.08	0.16	0.24	0.32
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## Neighborhood 55 Map



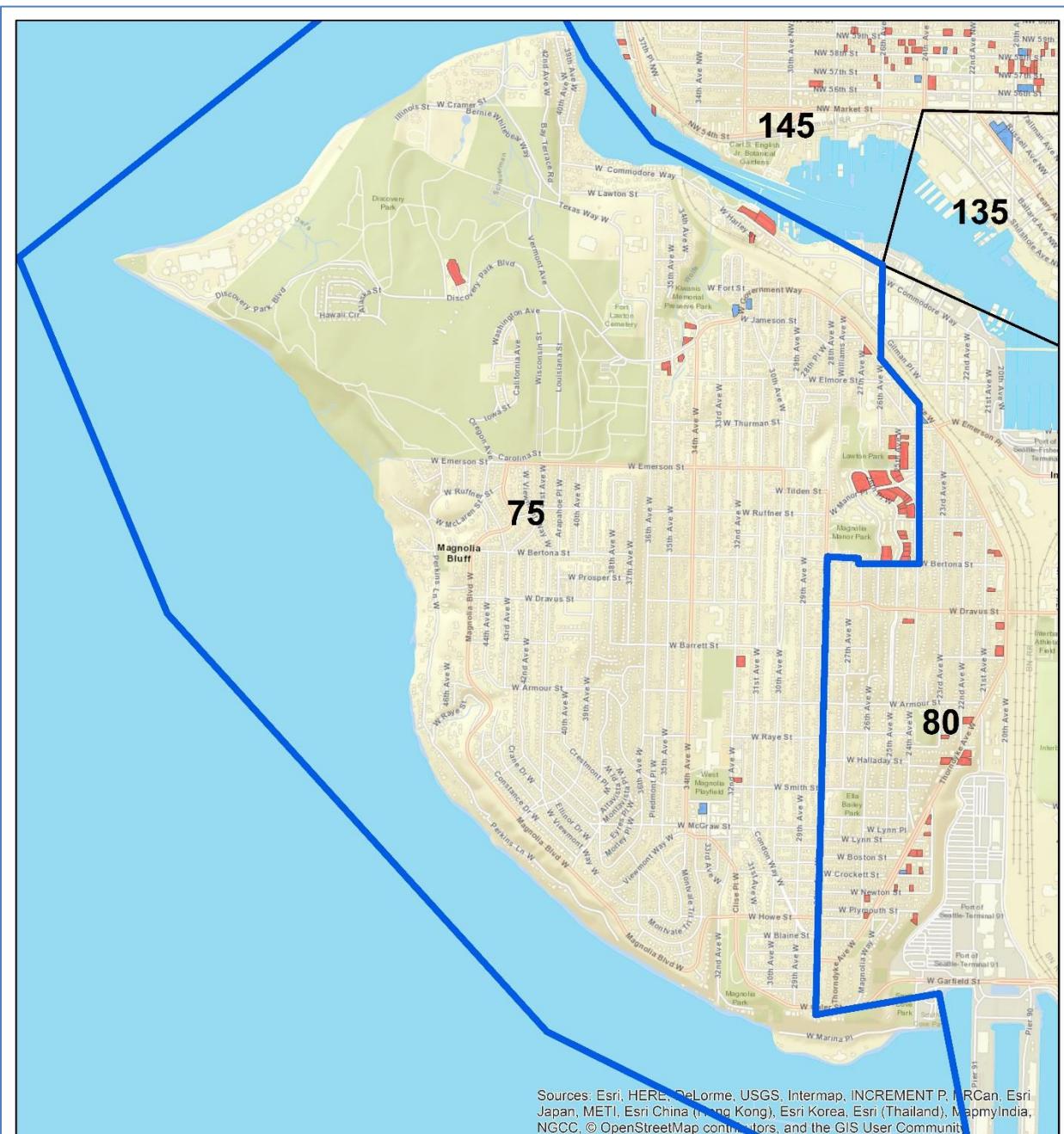
## Neighborhood 60 Map



0 0.05 0.1 0.2 0.3 0.4  
Miles

## Condo Neighborhood 60

## **Neighborhood 75 Map**



## Condo Neighborhood 75



Miles  
0 0.075 0.15 0.3 0.45 0.6

2018 Assessment Year/ 2019 Tax Year Area 700: Res Condos

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## Neighborhood 80 Map

