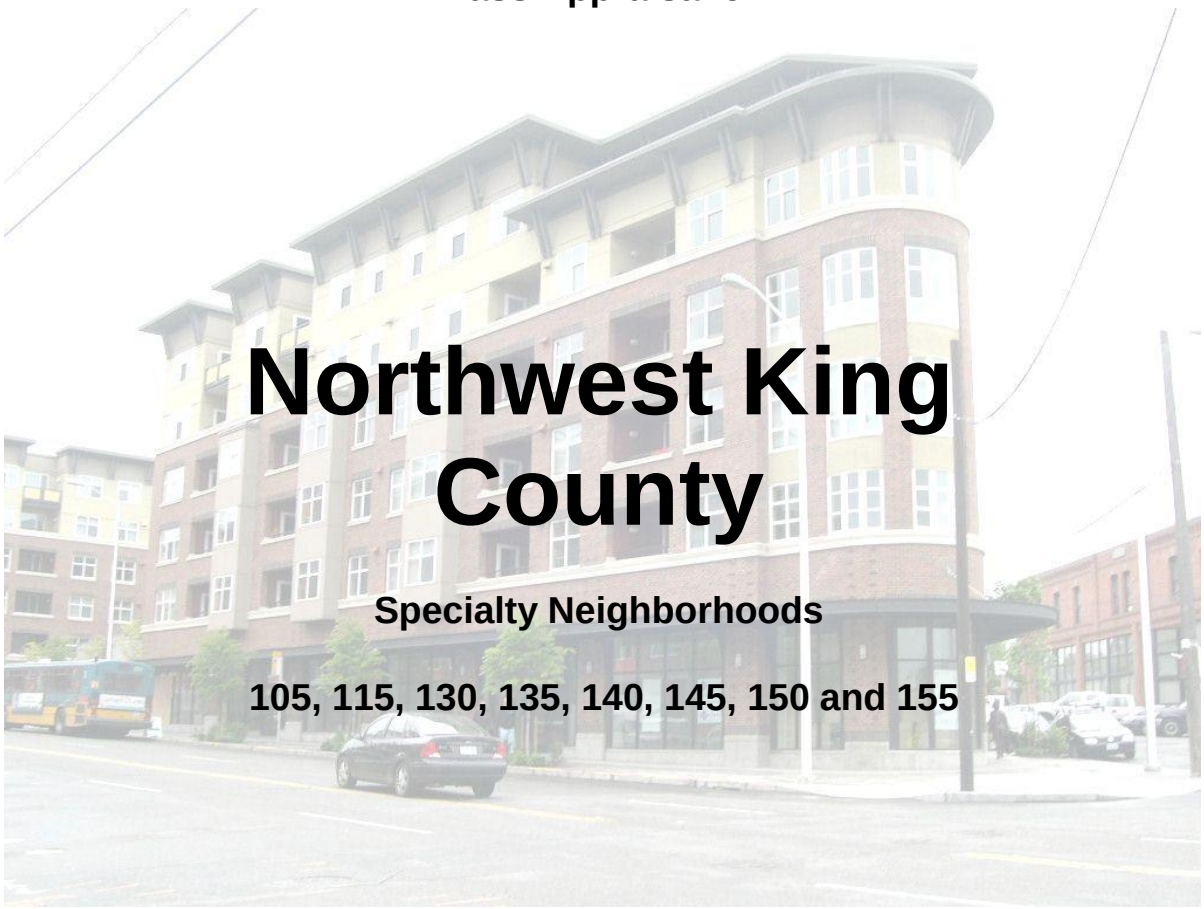
Specialty 700
Residential Condominium

Physical Inspection Report

Mass Appraisal of:



Northwest King County

Specialty Neighborhoods

105, 115, 130, 135, 140, 145, 150 and 155

2012 Assessment Roll

For 2013 Property Taxes

King County Department of Assessments
Seattle Washington

Lloyd Hara, Assessor

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Executive Summary Report

Appraisal Date: 1/1/2012 – 2012 Assessment Roll
Area Name: Northwest King County; Specialty Neighborhoods 105, 115, 130, 135, 140, 145, 150 and 155.
Previous Physical Inspection: 2006 Assessment Year.

Sales - Improved Summary:
Number of Sales: 335
Range of Sale Dates: 1/1/2010 to 12/31/2011

Sales – Improved Valuation Change Summary						
	Land	**Imps**	**Total**	**Adj. Sale Price****	**Ratio**	**COD**
2011 Value	$61,100	$209,300	$270,400	$282,600	95.7%	8.01%
2012 Value	$56,500	$203,700	$260,200	$282,600	92.1%	6.25%
Change	-$4,600	-$5,600	-$10,200		-3.6%	-1.76%
%Change	-7.5%	-2.7%	-3.8%		-3.8%	-21.97%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.76% and –21.97% actually represent an improvement.
** Sales adjusted to 1/1/12

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**
2011 Value	$64,400	$193,000	$257,400
2012 Value	$59,500	$187,900	$247,400
Percent Change	-7.6%	-2.6%	-3.9%

Number of improved Parcels in the Population: 3,663

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

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, age, building quality, living area and floor location. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve uniformity and equity. The recommendation is to post those values for the 2012 assessment roll.

Effective Date of Appraisal: January 1, 2012

Date of Appraisal Report: 6/28/2012

Scope of the Appraisal

Purpose

The purpose of the mass appraisal is to determine the market value of residential condominium units in the physically inspected areas of the Northwest King County area.

Appraisal Team members and participation

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

Assumptions and Limiting Conditions

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2010 to 12/31/2011 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2012.
- 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. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the 2012 assessment year as required by WAC 458- 07-015 4 (a). An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value. Interior inspections are made in new construction or when requested by the property owner. A list of verified characteristics is in the condominium coding manual and is available upon request.

Approaches to Value

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

The income and cost approaches are not considered 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 condominium units.

We do not believe this omission reduces the accuracy of our Estimated Market Values (EMV).

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Northwest King County area. Our sales sample consists of 335 residential living units that sold during the 24-month period between January 1, 2010 and December 31, 2011. The model was applied to all of the 3,663 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.

Identification of the area

Name or Designation

Northwest King County

Area, neighborhood, and location data

The Physically inspected portion of the Northwest King County includes Specialty Neighborhood 105: Crown Hill, 115: Wallingford, 130: Fremont, 135: Leary, 140: East Ballard, 145: West Ballard, 150: Greenlake and 155: Phinney.

Boundaries:

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

Area 105 is bounded on the North by NW 145th Street, on the South by NW 75th Street, on the East by 4th Avenue NW and on the West by Puget Sound

Area 115 is bounded on the North by North 50th Street, on the South by Lake Union, on the East by I-5 and on the West by Aurora Avenue North.

Area 130 is bounded on the North by North 45th Street, on the South by The Lake Washington Ship Canal, on the East by Aurora Avenue North and on the West by 3rd Avenue NW.

Area 135 is bounded on the North by NW 55th Street from 24th Avenue NW to 14th Avenue NW then by NW 52nd Street From 14th Avenue West to 3rd Avenue NW, on the South by The Lake Washington Ship Canal, on the East by 3rd Avenue NW and on the West by 24th Avenue NW.

Area 140 is bounded on the North by NW 75th Street, on the South by NW 52nd Street, on the East by 2nd Avenue NW and on the West by 15th Avenue NW.

Area 145 is bounded on the North by NW 75th Street, on the South by NW Market Street and the Lake Washington Ship Canal, on the East by 15th Avenue NW and on the West by Puget Sound.

Area 150 is bounded on the North by North 82nd Street, on the South by North 50th Street, on the East by I-5 and on the West by Aurora Avenue North and Fremont Avenue North.

Area 155 is bounded on the North by North 73rd Street, on the South by North 45th Street, on the East by Aurora Avenue North and Fremont Avenue North and on the West by 2nd Avenue NW.

Maps

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

Zoning and legal/political consideration

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

Typical Properties:

Part Three – Analysis of Data and Conclusions

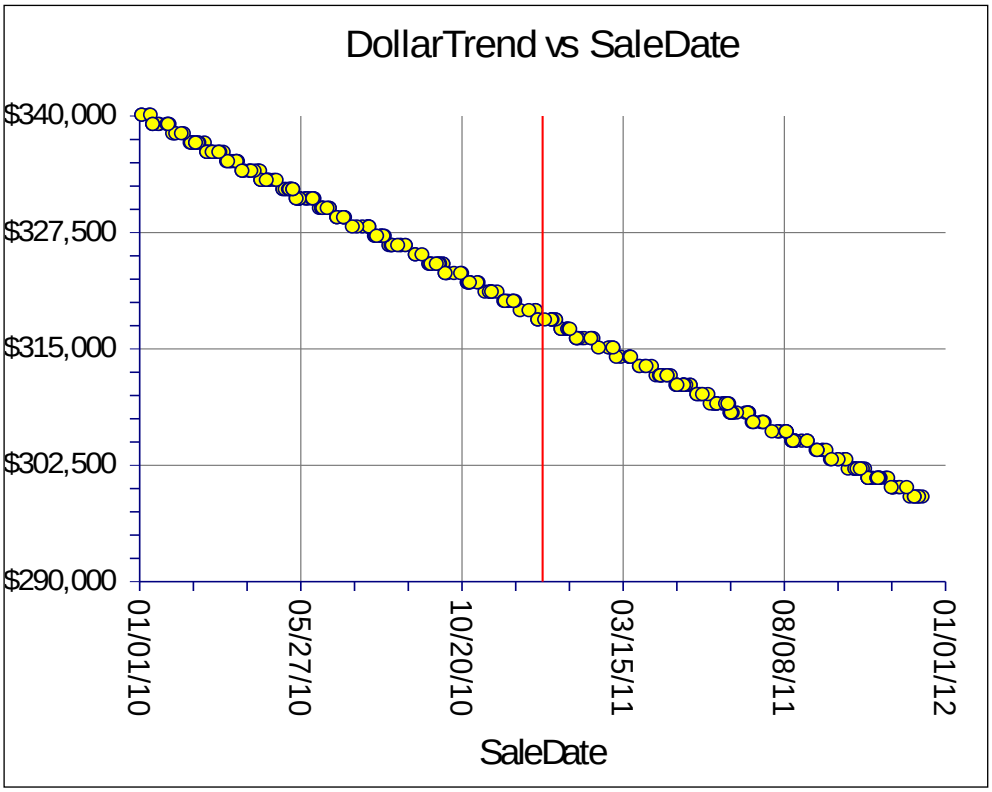
Highest and best use analysis

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

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

Analysis of sales in the Northwest King County area indicated a loss in value over the two year period. Values declined consistently from an average, non-adjusted sales price near $340,000 by 12.5% to $297,500 as of January 1st 2012.

(Chart 1: Progression of average sales price over time 1-1-2010 to 12-31-2011)



Northwest King County Sale Price changes (Relative to 1/1/2012 valuation date.)

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

Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2010	0.8750	-12.50%
2/1/2010	0.8800	-12.00%
3/1/2010	0.8845	-11.55%
4/1/2010	0.8896	-11.04%
5/1/2010	0.8945	-10.55%
6/1/2010	0.8995	-10.05%
7/1/2010	0.9045	-9.55%
8/1/2010	0.9096	-9.04%
9/1/2010	0.9148	-8.52%
10/1/2010	0.9198	-8.02%
11/1/2010	0.9251	-7.49%
12/1/2010	0.9302	-6.98%
1/1/2011	0.9354	-6.46%
2/1/2011	0.9408	-5.92%
3/1/2011	0.9456	-5.44%
4/1/2011	0.9510	-4.90%
5/1/2011	0.9562	-4.38%
6/1/2011	0.9616	-3.84%
7/1/2011	0.9669	-3.31%
8/1/2011	0.9724	-2.76%
9/1/2011	0.9779	-2.21%
10/1/2011	0.9833	-1.67%
11/1/2011	0.9889	-1.11%
12/1/2011	0.9943	-0.57%
1/1/2012	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2012.

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	$365,000	1/4/2010	0.8755	$319,000
Sale 2	$297,000	12/29/2010	0.9349	$277,000
Sale 3	$420,000	12/12/2011	0.9963	$418,000
***The adjusted sale price has been truncated to the nearest 1,000**				

Regression Time Adjustment= 1/EXP(-1.828445E-04*SaleDay)

Where SaleDay = Sale Date - 40909

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

Sales comparison approach model description

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

Model specification

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

1. Building Age
2. Living Area
3. Building Quality
4. Project Location
5. Views: Puget Sound
6. Fireplaces
7. Top Floor
8. End Unit
9. Unit Type: Studio
10. Neighborhood
11. Certain projects as defined by Major.

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

Model calibration

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

-.3390824-1.828445E-04*SaleDay-8.524396E-02*AGE+ .746245*UNITSIZE+ .5379086*BLDQULAITY+ .1145498*SOUNDVIEW-5.721255E-02*PLOC2+ 6.591319E-02*BQUAL8+ 2.886714E-02*FRPLC+ 3.124536E-02*TOPFLOOR+ 2.484788E-02*ENDUNITx-.1326012*NBHD105+ 2.465739E-02*NBDH115-.0683665*NBDH140+ 6.650838E-02*NBDH150+ 5.249069E-02*NBDH155+ 6.284478E-02*LOWPROJ-8.154145E-02*HIGHPROJ-3.509916E-02*STUDIO

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:

**** The large number of exception parcels is common due to the size and diversity of projects in these areas.**

Major	Nbhd	Project Name	Value Notes
026752	105	ARIA CONDOMINIUM	Valued at EMV x 1.1 based on market.
095300	105	BOSTAD	Valued at EMV x 1.6 based on market. Adjustments supported by market sales #'s E2388899, 2456880, 2391481, 2360949, 2399530, 2362203, 2397205, 2474900, 2432165, 2404974, 2435048, and 2008 project sales #'s E 2326940 & 2340606.
135523	105	CARKEEK PARK	Valued at EMV x 1.45 based on market sales #'s E 2485698, 2456880, 2526014, 2461659, 2443364, 2476476.
395668	105	LA VIDA CONDOMINIUM	Valued at EMV x 1.2 based on market sales #'s E 2457233, 2461659, 24436364, 5449605, 2469105, 2445650, 2447364, 2421431.
606120	105	NEWBURY NORTH CONDOMINIUM	Valued at EMV x 1.2 based on market sales #'s E 2438907, 2518697, 2445650, 2497002, 2517437, 2468469..
613200	105	NORTH BALLARD POINTE	Valued at EMV x 1.4 based on market sales #'s E 2501043, 2517437, 2467916, 2497002.
721070	105	REGAL CREST CONDOMINIUM	Valued at EMV x 1.1 units <500 sf based on market sales #'s E2456880, 2530593; and EMV x .9 units > 800 sf based on market sales #'s E2517868, 2497002.
035100	115	BAGLEY LOFTS CONDOMINIUM	Valued at EMV x 1.1 based on market.
108540	115	BRIDGE WATER WEST CONDOMINIUM	Valued at EMV x 1.1 based on market.
260788	115	4418 CORLISS NORTH CONDOMINIUM	Valued at EMV x 1.1 based on market.
360900	115	IRELAND CONDOMINIUM	Valued at EMV x 1.1 based on market.
617790	115	NORTHLAKE CONDOMINIUM	Valued at EMV x 1.15 based on market.
619030	115	NORTHSHORE CONDOMINIUM	Valued at EMV x 1.1 based on market SALES #'S E 2497437, 2513213, 2457875, 2473458, 2517619.
660028	115	PACIFIC PALISADES CONDOMINIUM	Valued at EMV x 1.3 based on market.
721210	115	REGATA CONDOMINIUM	Unit size for Minors 0670,0680,0700,0710,0720,0730 & 0740 corrected per Amendment Aud# 20020919002121 Adjustments supported by market sales.
860308	115	3700 CONDOMINIUM	Valued at EMV x 1.1 based on market sales #'s E 2464666, 2432935, 2498363, 2450259, 2470722, 2431471, 2442001, 2465143, 2445089. .
889855	115	VICTORIA COURT CONDOMINIUM	Valued at EMV x .9 based on market sales #'s E 2512306, 2487997, 2456008, 2442118, 2541185, 2464666, 2493786, 2434191, 2450259. Minor 0010 sold with limited market exposure valued on market sales.
937600	115	WHITMAN PLACE CONDOMINIUM	Valued at EMV x .9 based on market.
937670	115	WHITMAN VISTA CONDOMINIUM	Valued at EMV x 1.1 based on market.
034700	130	AZUL FLATS IN FREMONT CONDOMINIUM	Valued at EMV x .9 based on market. Adjustments supported by market sales.
100450	130	BOWDOIN PLACE CONDOMINIUM	Valued at EMV x 1.1 based on market.

Major	Nbhd	Project Name	Value Notes
130700	130	CALLISTO CONDOMINIUM	Valued at EMV x 1.1 based on market. Supporting market sales are #'s E2468624, 2442118, & 2443248.
260789	130	4217 FREMONT AVE NORTH CONDOMINIUM	Valued at EMV x .9 based on market.Supported by sales #'s E 2404402, 2439500, 2510464, & 2435799.
262550	130	FRANCIS FREMONT CONDOMINIUM	Valued at EMV x 1.2 based on market sales #'s E 2514834, 2465282, 2460460, 2453332, 2439135, 2443248.
264370	130	FREMONT CONDOMINIUM	Valued at EMV x 1.5 based on market sales #'s E 2515743, 2489054, & 2427830..
292450	130	GREENWOOD WEST CONDOMINIUM	Valued at EMV x 1.3 based on market sales #'s E 2456937, 2452478, 2534030.
433980	130	LINDEN COURT CONDOMINIUM	Valued at EMV x 1.2 based on market.
437800	130	LIVE FREMONT	Valued at EMV x 1.1 based on marketSALES #'s E 2447276, 2458173, 2518697, 2443552, 2500373, 2498090, 2453302, 2430113..
445876	130	LUNA	Valued at EMV x 1.25 based on market.
768391	130	SECOND AVENUE	Valued at EMV except Minor 0020 Valued at EMV x 1.3 based on the good view not reflected in the Model.
860225	130	3835 FREMONT AVE N CONDOMINIUM	Valued at EMV x 1.1 based on market sales #'s E 2447364, 2500442, 2542218, 2416013
888120	130	VARA	Valued at EMV x .8 based on market sales #'s E 2540389, 2489819, 2443225.
928685	130	WEST VISTA CONDOMINIUM	Valued at EMV x 1.1 based on market sales #'s E 2540283, 2457233, 2458173, 2514834, 2453332, 2487997, 2439135.
045765	135	BALLARD COURT	Valued at EMV x 1.1 based on market.
619595	135	NW 52ND STREET TOWNHOMES	Valued at EMV x .75 based on market.
620475	135	NORWEST TOWNHOMES CONDOMINIUM	Valued at EMV x .7 based on market sales #'s E 2484462, 2443253, 2515758, 2535421, 2465225, 2489819.
045900	140	BALLARD LANDING CONDOMINIUM	Units value at EMV x 1.2 based on market sales.
046595	140	BALLARD RIDGE	Units valued @EMV x 1.5 based on market sales. Changes > 20% supported by market sales.
047120	140	BALLARD VIEW TERRACE CONDO	Units valued at EMV x 1.5 based on a sale in the complex.
162290	140	CLEOPATRA	Units valued @ EMV x 1.2 based on market sales. Changes in value >20% supported by market sales in the area.
233321	140	EMERALD VILLAS	Units valued @ EMV x 1.2 based on market sales.
276750	140	GILMAN PARK CONDOMINIUM	Units valued @ EMV x 1.2 based on market sales. Changes in value >20 % supported by market sales.
757545	140	SCANDIA	Units valued at EMV x 1.2 based on sales 2535389 and 2520255.
780960	140	SKYLARK CONDOMINIUM	Units valued @ 1.2 based on active listings.
859860	140	THIRD AVE NW	Units valued @ 1.1 based on sales in the neighborhood
973700	140	XAVIER	Units valued at 1.2 x EMV based on sales in the complex.
045600	145	BALLARD BREEZE	Units valued at 1.15 x EMV based on sales in the complex.
045890	145	BALLARD JEWEL THE	Units valued @ 1.1 based on sale in the complex
253900	145	59TH ST BUILDING, THE CONDOMINIUM	Units valued at .9 x EMV based on sales in the area. Value increases are supported by market sales.
436115	145	LINNEA THE CONDOMINIUM	Units valued at EMV x 1.2 based on market sales.
610847	145	NORDVEST	Units value @ EMV x .85 based on sales in the area.
683790	145	POINT SHILSHOLE CONDOMINIUM	Units valued @ EMV x 1.20 based on market. Moorage @ previous.
724270	145	RETREAT AT 20TH CONDOMINIUM	Units valued at EMV x .9 based on sale in the complex.
751940	145	SALMON BAY TOWNHOMES	Units valued @ EMV x .95 based on sales E# 2398190 and E# 2347383in the neighborhood.
751950	145	SALMON BAY VISTA CONDOMINIUM	Units valued @ EMV x 1.1 based on market.

Major	Nbhd	Project Name	Value Notes
767980	145	SEAVIEW HOUSE CONDOMINIUM	Units valued @ EMV x 1.5 based on old sale of one unit and sales in the area E#'s 2500532, 2480871.
767990	145	SEAVIEW HOUSE AT SHILSHOLE CONDOMINIUM	Units valued @ EMV x 1.6 based on old sale in the complex.
775538	145	SHILSHOLE VIEW CONDOMINIUM	Units value @ EMV x 1.1 based on sales in the complex.
872693	145	2423 NW 58TH ST CONDOMINIUM	Units valued @ .9 based on sale in the complex
894250	145	VIKING THE CONDOMINIUM	Units valued @ EMV x 1.1 based on sales in the area. Value changes >20% supported by market sales.
920240	145	WAYPOINT CONDOMINIUM	Units valued @ EMV x 1.15 based on sales in the complex.
929140	145	WESTERN AIRE CONDOMINIUM	Units valued @ EMV x .9 based on old sale in the complex.
246700	150	FAIRVIEW GREENLAKE CONDOMINIUM	Units valued at .9 x EMV based on market sales.
256998	150	50TH STREET	Units valued at EMV x .8 based on sale in the complex.
261742	150	440 AT GREENLAKE CONDOMINIUM	Units valued @ EMV x 1.15 base on sales in the complex.
288780	150	GREEN LAKE TERRACE CONDOMINIUM	Units value @ EMV x .85 based on sales in the area. Parking valued @ previous.
288790	150	GREEN LAKE VISTA CONDOMINIUM	Units valued at EMV x .85 based on sale in the complel.
290921	150	GREENLAKE COURT	Units valued @ EMV x .9 based on sales in the area.
290924	150	GREENLAKE PLAZA CONDOMINIUM	Units valued @ EMV x .75 based on sale in the complex.
421440	150	LAURA'S GREENLAKE PLACE	Units valued at .75 based on a market sale of a unit of similar size.
755900	150	SANS SOUCI 2 CONDOMINIUM	Units valued @EMV x .8 based on sales E# 5436912 and # 2438394 in the area.
769855	150	7418 GREENLAKE DRIVE NORTH CONDOMINIUM	Units valued @ EMV x .9 based on sales in the neighborhood.
769856	150	7301 FIFTH AVE CONDOMINIUM	Units valued @ EMV x .9 based on sales in the neighborhood. Unassigned parking at previous.
868167	150	TRILLIUM CONDOMINIUM AT GREENLAKE	Units valued at EMV x 1.1 based on market sales.
932870	150	WETHERHOLT CONDOMINIUM AT GREENLAKE CONDOMINIUM	Units valued @ EMV x 1.2 based on sale in the complex.
253895	155	5801 PHINNEY AVE NO CONDOMINIUM	Units valued at EMV x .9 based on sale in the complelx
260775	155	4511 GREENWOOD N CONDOMINIUM	Units valued @ EMV x 1.1 based on market sales.
260781	155	4614 THIRD NORTHWEST CONDOMINIUM	Units valued @ EMV x .7 based on market sales.
318320	155	HAWTHORNE SQUARE CONDOMINIUM	Units valued @ EMV x 1.1 based on sales in the complex. Value increases >20 % supported by market.
638740	155	OLYMPIC VIEW WEST CONDOMINIUM	Units valued @ EMV x .75 based on market sales. Parking @ previous.
660740	155	PALATINE	Units valued @ EMV x .95 based on sale in the complex.
796410	155	STANNARD CONDOMINIUM	Units valued @ EMV x .8 based on sales in the neighborhood.
953060	155	WOODLAWN TERRACE CONDOMINIUM	Units valud @ .9 based on sales in the area.

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. The resulting assessment level is 92.1%

The reason the assessment level falls at the low end of the recommended range of 90%-110% is related to an additional market shift (downward) which may not been reflected in the sales analysis. Since the beginning of 2008, the current real estate market, both in this county and nationally, has been experiencing a quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in the number of sales transactions and aggressively reduced sales prices within the analysis period. Short Sales and Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come.

The sale analysis and model building effort was performed with due consideration of the IAAO's exposure draft entitled "Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers".[1] This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. These sale types were evaluated by the appraisers and analyzed along with typical market transactions in the regression models to reflect their impact on the overall market this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non-institutional third parties was made. This analysis of the sales in this area showed these sales comprised 0.30% of the market on 1/1/2012 and sold for 42.4% less than the overall average of traditional market sales.

Although this market information was considered in valuations, its increased presence in the market is considered to be continuing to influence market values. Therefore, a downward market adjustment to the valuation models appears reasonable and appropriate.

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

Application of the recommended value for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of –3.9%.

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

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

Ratio study

A preliminary ratio Study was completed just prior to the application of the 2012 recommended values. This study compares the prior assessment level using 2011 assessed values (1/1/2011) to current time adjusted sale prices (1/1/2012).

The study was also repeated after application of the 2012 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 8.01% to 6.25%. 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 2012 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

The Client of this appraisal is the King County Assessor and/or the King County Department of Assessments.

This mass appraisal report is intended for use by the King County Assessor, the Public 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 of 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

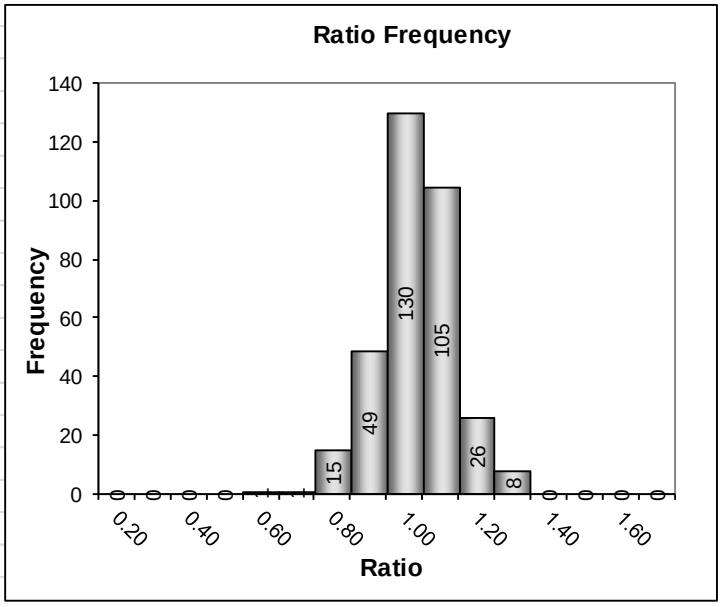
Specialty Neighborhood Maps

Physical Inspection Ratio Report (Before)

2011 Values

District/Team:	Appr. Date	Date of Report:	Sales Dates:
Commercial / West	01/01/2010	6/28/2012	1/2010 - 12/2011
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
Northwest King County	CJOH	Residential Condominiums	YES

SAMPLE STATISTICS	
Sample size (n)	335
Mean Assessed Value	270,400
Mean Adj Sales Price	282,600
Standard Deviation AV	78,886
Standard Deviation SP	103,402
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.980
Median Ratio	0.986
Weighted Mean Ratio	0.957
UNIFORMITY	
Lowest ratio	0.509
Highest ratio:	1.285
Coefficient of Dispersion	8.01%
Standard Deviation	0.106
Coefficient of Variation	10.80%
Price Related Differential (PRD)	1.025
RELIABILITY	
95% Confidence: Median	
Lower limit	0.973
Upper limit	0.996
95% Confidence: Mean	
Lower limit	0.969
Upper limit	0.992
SAMPLE SIZE EVALUATION	
N (population size)	3663
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.106
Recommended minimum:	18
Actual sample size:	335
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	159
# ratios above mean:	176
z:	0.929
Conclusion:	*Normal**
***i.e. no evidence of non-normality*	



COMMENTS:

Residential Condominiums throughout areas 105, 115, 130, 135, 140, 145, 150 and 155.

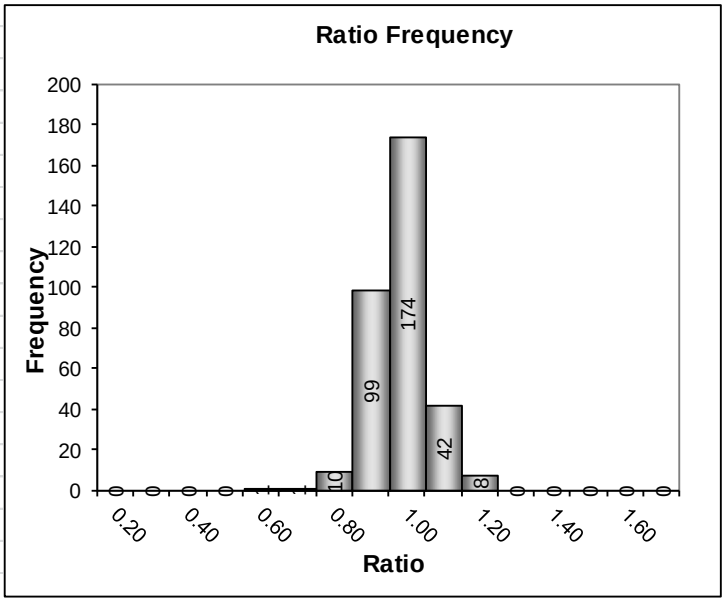
Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Physical Inspection Ratio Report (After)

2012 Values

District/Team:	Appr. Date	Date of Report:	Sales Dates:
Commercial / West	01/01/2011	6/28/2012	1/2010 - 12/2011
Area	**Appr ID:**	**Property Type:**	**Adjusted for time?:**
Northwest King County	CJOH	Residential Condominiums	YES

SAMPLE STATISTICS	
Sample size (n)	335
Mean Assessed Value	260,200
Mean Adj Sales Price	282,600
Standard Deviation AV	82,318
Standard Deviation SP	103,402
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.930
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.543
Highest ratio:	1.152
Coefficient of Dispersion	6.25%
Standard Deviation	0.077
Coefficient of Variation	8.25%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.923
Upper limit	0.940
95% Confidence: Mean	
Lower limit	0.924
Upper limit	0.940
SAMPLE SIZE EVALUATION	
N (population size)	3663
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.077
Recommended minimum:	9
Actual sample size:	335
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	171
# ratios above mean:	164
z:	0.382
Conclusion:	*Normal**
***i.e. no evidence of non-normality**	



COMMENTS:

Residential Condominiums throughout areas 105, 115, 130, 135, 140, 145, 150 and 155.

Both uniformity and equity have been improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011.

Sales Used In Analysis

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
105	026752	0020	5/12/2010	209,000	187,000	882	4	1976	4	NO	NO	ARIA CONDOMINIUM
105	032300	0010	10/6/2010	142,500	131,000	646	5	1988	4	NO	NO	AVAVIEW
105	032300	0030	6/30/2010	149,000	135,000	638	5	1988	4	NO	NO	AVAVIEW
105	032300	0060	12/2/2010	168,000	156,000	738	5	1988	4	NO	NO	AVAVIEW
105	032300	0070	5/27/2010	180,000	162,000	736	5	1988	4	NO	NO	AVAVIEW
105	032300	0100	7/7/2010	172,000	156,000	737	5	1988	4	NO	NO	AVAVIEW
105	442110	0030	9/9/2010	200,000	183,000	937	4	1979	4	YES	NO	LOULIN CONDOMINIUM
105	721070	0040	6/17/2011	195,000	188,000	895	5	1998	4	YES	NO	REGAL CREST CONDOMINIUM
105	787300	0010	5/3/2011	240,000	230,000	1,199	6	1981	4	YES	NO	SOUND VIEW WEST CONDOMINIUM
105	787300	0220	9/28/2010	260,000	239,000	1,178	6	1981	4	YES	NO	SOUND VIEW WEST CONDOMINIUM
105	787300	0310	10/28/2011	292,000	289,000	1,208	6	1981	4	YES	NO	SOUND VIEW WEST CONDOMINIUM
115	035100	0060	1/24/2011	252,000	237,000	767	6	2005	3	NO	NO	BAGLEY LOFTS CONDOMINIUM
115	035100	0140	4/21/2011	262,000	250,000	901	6	2005	3	NO	NO	BAGLEY LOFTS CONDOMINIUM
115	035100	0290	1/14/2011	234,000	219,000	785	6	2005	3	YES	NO	BAGLEY LOFTS CONDOMINIUM
115	035100	0320	11/11/2010	253,000	234,000	752	6	2005	3	NO	NO	BAGLEY LOFTS CONDOMINIUM
115	035100	0330	7/23/2010	340,000	309,000	949	6	2005	3	YES	NO	BAGLEY LOFTS CONDOMINIUM
115	035100	0420	6/14/2010	350,000	316,000	854	6	2005	3	YES	NO	BAGLEY LOFTS CONDOMINIUM
115	082950	0490	6/1/2011	170,000	163,000	498	5	1987	3	NO	NO	BISCAYNE CONDOMINIUM
115	108540	0120	11/21/2011	132,500	132,000	448	4	1988	4	YES	NO	BRIDGE WATER WEST CONDOMINIUM
115	132720	0030	11/16/2010	255,000	237,000	899	5	1967	6	NO	NO	CANAL VIEW CONDOMINIUM
115	132720	0040	5/19/2010	278,000	249,000	899	5	1967	6	NO	NO	CANAL VIEW CONDOMINIUM
115	159480	0050	4/18/2011	272,000	259,000	889	4	1991	3	NO	NO	CITY LANES CONDOMINIUM
115	159500	0030	10/3/2011	225,000	221,000	638	6	1982	4	YES	NO	CITY LIGHTS CONDOMINIUM
115	165800	0150	4/12/2010	170,000	152,000	591	4	2002	3	NO	NO	COBRIZO CONDOMINIUM
115	165800	0200	6/9/2010	203,300	183,000	759	4	2002	3	NO	NO	COBRIZO CONDOMINIUM
115	165800	0480	5/25/2010	215,000	193,000	759	4	2002	3	YES	NO	COBRIZO CONDOMINIUM
115	226600	0030	8/10/2011	255,000	248,000	1,068	4	1906	4	NO	NO	EDGEWATER PARSONAGE CONDOMINIUM
115	260786	0020	8/19/2010	275,000	251,000	863	4	1999	3	NO	NO	42ND STREET CONDOS
115	260786	0040	10/26/2010	480,000	444,000	1,543	4	1999	3	YES	NO	42ND STREET CONDOS
115	260788	0010	7/6/2010	397,050	359,000	1,087	4	1998	3	NO	NO	4418 CORLISS NORTH CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
115	353005	0060	4/5/2010	421,250	375,000	1,404	5	2002	3	NO	NO	HUNTINGTON COURT TOWNHOUSE
115	353005	0100	5/14/2010	442,500	397,000	1,028	5	2002	3	YES	NO	HUNTINGTON COURT TOWNHOUSE
115	360900	0040	2/2/2011	260,000	245,000	716	4	1987	4	NO	NO	IRELAND CONDOMINIUM
115	360900	0100	12/27/2010	240,000	224,000	716	4	1987	4	YES	NO	IRELAND CONDOMINIUM
115	408730	0200	6/20/2011	204,000	197,000	799	4	1978	4	NO	NO	LAKE UNION HOUSE THE CONDOMINIUM
115	408730	0270	11/29/2010	208,000	193,000	801	4	1978	4	NO	NO	LAKE UNION HOUSE THE CONDOMINIUM
115	445850	0170	5/20/2010	330,000	296,000	880	5	2004	3	YES	NO	Lucas Place Condominium
115	614790	0090	10/27/2010	350,000	323,000	1,146	6	1993	3	YES	NO	NORTH POINTE CONDOMINIUM
115	614790	0160	6/21/2011	375,000	362,000	1,358	6	1993	3	YES	NO	NORTH POINTE CONDOMINIUM
115	614790	0230	12/13/2010	415,000	387,000	1,146	6	1993	3	YES	NO	NORTH POINTE CONDOMINIUM
115	660028	0180	6/8/2010	925,000	833,000	1,985	6	1997	3	YES	NO	PACIFIC PALISADES CONDOMINIUM
115	664118	0090	3/31/2011	114,000	108,000	393	4	1961	4	NO	NO	PARK AVENUE NORTH
115	664700	0020	8/31/2010	155,000	142,000	480	4	1980	3	NO	NO	PARK HOUSE CONDOMINIUM
115	721210	0120	5/20/2010	358,000	321,000	1,038	5	2002	3	NO	NO	REGATA CONDOMINIUM
115	721210	0280	5/4/2010	245,000	219,000	637	5	2002	3	NO	NO	REGATA CONDOMINIUM
115	721210	0360	10/17/2011	1,050,000	1,036,000	1,783	5	2002	3	YES	NO	REGATA CONDOMINIUM
115	721210	0800	9/27/2011	375,000	368,000	988	5	2002	3	NO	NO	REGATA CONDOMINIUM
115	721210	0810	11/17/2011	402,000	399,000	1,027	5	2002	3	NO	NO	REGATA CONDOMINIUM
115	721210	0820	8/30/2011	346,000	338,000	970	5	2002	3	NO	NO	REGATA CONDOMINIUM
115	721210	0830	11/15/2011	415,000	411,000	1,028	5	2002	3	YES	NO	REGATA CONDOMINIUM
115	721210	0870	2/2/2010	386,800	340,000	1,028	5	2002	3	YES	NO	REGATA CONDOMINIUM
115	750340	0050	11/9/2011	170,000	168,000	601	4	1947	5	NO	NO	SAGE
115	750340	0080	11/1/2011	175,000	173,000	830	4	1947	5	NO	NO	SAGE
115	856680	0080	3/31/2010	302,000	269,000	1,079	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3
115	856680	0080	8/25/2011	322,000	314,000	1,079	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3
115	856680	0100	3/31/2010	328,000	292,000	1,171	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3
115	856680	0130	2/3/2010	350,000	308,000	1,079	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3
115	856680	0240	3/31/2010	336,000	299,000	1,216	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3
115	856680	0260	5/26/2010	227,500	204,000	689	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3
115	856680	0390	3/31/2010	336,000	299,000	1,216	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3
115	856680	0410	11/28/2010	227,000	211,000	689	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3
115	856680	0430	3/2/2010	428,000	379,000	1,079	4	2005	3	YES	NO	Tavona Condominium, Unit C - 3
115	856680	0530	3/31/2010	348,000	310,000	1,216	4	2005	3	NO	NO	Tavona Condominium, Unit C - 3

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
115	860280	0010	6/21/2010	180,000	163,000	531	4	1991	3	NO	NO	3912 MIDVALE
115	860320	0050	6/23/2011	249,950	241,000	987	4	1989	4	YES	NO	3615 WHITMAN
115	913400	0190	10/29/2010	200,000	185,000	479	4	1985	4	NO	NO	WALLINGFORD COURT CONDOMINIUM
115	913400	0200	3/26/2010	200,000	178,000	443	4	1985	4	NO	NO	WALLINGFORD COURT CONDOMINIUM
115	919540	0030	3/8/2010	355,000	314,000	1,315	5	1984	5	YES	NO	WATERFORD PLACE CONDOMINIUM
115	937600	0150	8/31/2010	167,000	153,000	568	4	1984	4	NO	NO	WHITMAN PLACE CONDOMINIUM
115	937670	0200	5/22/2011	365,000	350,000	1,240	4	1980	4	YES	NO	WHITMAN VISTA CONDOMINIUM
130	016220	0210	4/16/2010	250,000	223,000	933	4	1987	4	YES	NO	ALLEN PLACE CONDOMINIUM
130	016220	0230	3/4/2010	173,000	153,000	581	4	1987	4	NO	NO	ALLEN PLACE CONDOMINIUM
130	034700	0280	3/7/2011	205,000	194,000	729	5	1988	3	NO	NO	AZUL FLATS IN FREMONT CONDOMINIUM
130	100450	0030	4/23/2010	205,000	183,000	613	4	1990	4	NO	NO	BOWDOIN PLACE CONDOMINIUM
130	100450	0230	12/1/2011	215,000	214,000	756	4	1990	4	NO	NO	BOWDOIN PLACE CONDOMINIUM
130	193300	0010	6/17/2010	249,950	225,000	795	5	1909	5	NO	NO	DAYTON IN FREMONT
130	193300	0020	5/26/2010	250,000	225,000	803	5	1909	5	NO	NO	DAYTON IN FREMONT
130	193300	0030	8/27/2010	225,000	206,000	787	5	1909	5	NO	NO	DAYTON IN FREMONT
130	193300	0040	7/29/2010	239,950	218,000	781	5	1909	5	NO	NO	DAYTON IN FREMONT
130	193300	0050	5/26/2010	261,500	235,000	792	5	1909	5	NO	NO	DAYTON IN FREMONT
130	193300	0060	6/16/2010	274,950	248,000	871	5	1909	5	NO	NO	DAYTON IN FREMONT
130	193300	0070	6/9/2010	245,000	221,000	779	5	1909	5	NO	NO	DAYTON IN FREMONT
130	193300	0080	6/17/2010	252,500	228,000	778	5	1909	5	NO	NO	DAYTON IN FREMONT
130	262500	0040	4/28/2011	365,000	349,000	1,374	4	1999	3	NO	NO	FRANCIS AVENUE TOWNHOMES
130	262501	0030	5/20/2010	375,000	337,000	1,285	4	2000	3	NO	NO	FRANCIS AVENUE TOWNHOMES II
130	264660	0010	7/7/2011	242,000	234,000	1,027	4	1979	4	YES	NO	FREMONT VISTA CONDOMINIUM
130	264660	0040	7/20/2011	300,000	291,000	1,322	4	1979	4	YES	NO	FREMONT VISTA CONDOMINIUM
130	264660	0070	5/27/2010	222,200	200,000	712	4	1979	4	NO	NO	FREMONT VISTA CONDOMINIUM
130	264660	0160	6/21/2010	237,000	214,000	921	4	1979	4	NO	NO	FREMONT VISTA CONDOMINIUM
130	272600	0050	7/19/2011	301,000	292,000	780	6	1978	4	YES	NO	GENERAL FREMONT,THE CONDOMINIUM
130	272600	0060	3/22/2011	297,800	283,000	910	6	1978	4	YES	NO	GENERAL FREMONT,THE CONDOMINIUM
130	272600	0070	4/7/2010	374,950	334,000	1,030	6	1978	4	YES	NO	GENERAL FREMONT,THE CONDOMINIUM
130	433980	0100	4/20/2010	275,000	245,000	790	4	1929	5	NO	NO	LINDEN COURT CONDOMINIUM
130	433980	0110	8/4/2010	262,000	238,000	790	4	1929	5	NO	NO	LINDEN COURT CONDOMINIUM
130	445876	0050	5/19/2010	289,900	260,000	784	4	1960	6	NO	NO	LUNA
130	445876	0060	10/11/2011	193,500	191,000	582	4	1960	6	NO	NO	LUNA

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
130	768391	0010	11/5/2010	225,000	208,000	813	6	1912	6	NO	NO	SECOND AVENUE
130	768391	0020	3/16/2010	330,000	293,000	743	6	1912	6	YES	NO	SECOND AVENUE
130	785430	0050	6/21/2011	353,800	341,000	989	6	2001	3	NO	NO	SOLSTICE AT FREMONT
130	785430	0090	1/19/2011	390,000	366,000	1,107	6	2001	3	YES	NO	SOLSTICE AT FREMONT
130	889660	0060	9/24/2010	227,000	209,000	613	6	1987	4	NO	NO	VESTALIA THE
135	132710	0280	8/17/2011	229,000	223,000	847	5	2007	3	NO	NO	CANAL STATION CONDOMINIUM
135	132710	0510	4/22/2010	419,995	375,000	1,342	5	2007	3	NO	NO	CANAL STATION CONDOMINIUM
135	132710	0620	3/9/2010	305,000	270,000	1,057	5	2007	3	NO	NO	CANAL STATION CONDOMINIUM
135	132710	0900	11/15/2010	250,000	232,000	792	5	2007	3	NO	NO	CANAL STATION CONDOMINIUM
135	132710	0910	11/22/2010	285,000	265,000	849	5	2007	3	NO	NO	CANAL STATION CONDOMINIUM
135	132710	1020	11/22/2011	350,000	347,000	1,113	5	2007	3	NO	NO	CANAL STATION CONDOMINIUM
135	132710	1090	2/19/2010	325,000	287,000	916	5	2007	3	NO	NO	CANAL STATION CONDOMINIUM
135	132710	1570	7/29/2010	315,000	286,000	887	5	2007	3	YES	NO	CANAL STATION CONDOMINIUM
135	132715	0170	1/4/2010	365,000	320,000	1,081	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0380	1/4/2010	400,000	350,000	1,051	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0390	1/20/2010	396,000	348,000	1,102	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0460	3/3/2011	247,500	234,000	731	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0490	5/27/2010	189,950	171,000	530	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0510	10/4/2010	159,000	146,000	534	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0730	10/4/2010	180,000	166,000	534	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0740	9/13/2011	400,000	392,000	1,324	5	2007	3	YES	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0770	6/18/2010	299,950	271,000	871	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0890	2/18/2010	265,000	234,000	731	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0970	5/19/2010	290,000	260,000	819	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	0980	6/3/2010	319,950	288,000	871	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
135	132715	1020	3/5/2010	419,000	371,000	1,030	5	2007	3	NO	NO	CANAL STATION NORTH CONDOMINIUM
140	619597	0120	11/3/2011	180,000	178,000	940	4	1969	4	NO	NO	NW MARKET STREET CONDOMINIUM
140	619597	0130	1/14/2010	235,000	206,000	1,060	4	1969	4	NO	NO	NW MARKET STREET CONDOMINIUM
140	619597	0150	1/25/2011	130,000	122,000	640	4	1969	4	NO	NO	NW MARKET STREET CONDOMINIUM
140	619597	0160	10/17/2011	210,000	207,000	1,070	4	1969	4	NO	NO	NW MARKET STREET CONDOMINIUM
140	973700	0020	4/19/2010	319,000	285,000	1,115	4	1990	3	NO	NO	XAVIER
145	037980	0110	10/3/2011	155,000	152,000	693	4	1980	4	YES	NO	BAL HARBOUR PHASE I CONDOMINIUM
145	045190	0020	5/26/2010	350,000	314,000	1,338	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
145	045190	0070	5/12/2010	295,000	264,000	995	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0090	6/1/2010	337,000	303,000	1,043	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0110	1/19/2010	335,200	294,000	1,045	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0140	6/15/2011	213,000	205,000	803	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0260	8/16/2010	270,000	246,000	929	4	2000	3	YES	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0290	7/28/2010	285,000	259,000	901	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0320	11/10/2011	245,000	243,000	850	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0370	11/18/2010	228,200	212,000	749	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0410	3/9/2010	268,000	237,000	879	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0740	11/3/2011	209,000	207,000	882	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0750	6/9/2011	270,000	260,000	955	4	2000	3	YES	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0840	8/19/2010	158,888	145,000	453	4	2000	3	YES	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	0860	1/29/2010	237,000	208,000	692	4	2000	3	YES	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1050	5/6/2010	229,950	206,000	870	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1170	2/19/2010	240,000	212,000	692	4	2000	3	YES	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1230	2/22/2010	275,000	243,000	864	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1310	1/28/2010	178,000	157,000	572	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1380	2/11/2010	196,800	174,000	589	4	2000	3	YES	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1390	7/13/2011	275,000	266,000	964	4	2000	3	YES	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1490	2/22/2011	190,000	179,000	665	4	2000	3	YES	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1530	5/26/2010	255,000	229,000	870	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045190	1620	8/19/2011	149,500	146,000	572	4	2000	3	NO	NO	BALLARD CONDOMINIUM (1532 NW 56TH ST #CU)
145	045600	0040	3/19/2010	275,000	244,000	869	4	1986	3	NO	NO	BALLARD BREEZE
145	045600	0060	5/25/2011	260,000	250,000	823	4	1986	3	NO	NO	BALLARD BREEZE
145	045780	0060	1/19/2011	193,000	181,000	758	4	1963	4	NO	NO	BALLARD HARBOUR CONDOMINIUM
145	045890	0030	9/13/2011	365,000	358,000	1,062	4	2003	3	NO	NO	BALLARD JEWEL THE
145	046410	0060	11/16/2010	307,000	285,000	911	5	2003	3	YES	NO	BALLARD PARK I
145	046411	0020	5/17/2010	242,000	217,000	678	5	2003	3	NO	NO	BALLARD PARK II
145	046470	0040	2/15/2011	325,000	307,000	1,371	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0060	3/12/2010	360,000	319,000	1,259	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0070	5/24/2010	355,000	319,000	1,372	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0280	6/16/2010	249,000	225,000	681	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
145	046470	0400	1/24/2011	335,500	315,000	1,051	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0500	4/30/2010	160,000	143,000	442	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0640	5/25/2010	228,000	205,000	586	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0700	5/19/2010	246,000	221,000	618	5	2004	3	YES	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0710	4/1/2010	189,000	168,000	512	5	2004	3	YES	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0760	12/29/2010	239,000	223,000	747	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0820	4/15/2011	335,500	320,000	1,060	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	0900	8/26/2010	324,880	297,000	1,010	5	2004	3	YES	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	1100	7/6/2010	350,000	317,000	1,051	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046470	1490	10/4/2011	190,500	187,000	667	5	2004	3	NO	NO	BALLARD PLACE CONDOMINIUM (1556 NW 56th St, Seattle 98107)
145	046600	0030	6/7/2010	285,000	257,000	905	5	1992	3	NO	NO	BALLARD SQUARE CONDOMINIUM
145	046600	0110	5/18/2010	333,000	299,000	1,076	5	1992	3	NO	NO	BALLARD SQUARE CONDOMINIUM
145	046600	0130	6/6/2011	334,950	322,000	1,078	5	1992	3	NO	NO	BALLARD SQUARE CONDOMINIUM
145	046600	0170	11/15/2011	345,000	342,000	1,078	5	1992	3	NO	NO	BALLARD SQUARE CONDOMINIUM
145	058753	0100	4/29/2010	213,000	190,000	659	4	1989	4	NO	NO	BAYVIEW BALLARD CONDOMINIUM
145	058753	0200	1/26/2011	174,000	164,000	789	4	1989	4	NO	NO	BAYVIEW BALLARD CONDOMINIUM
145	074750	0060	5/18/2010	293,500	263,000	1,014	4	1994	3	NO	NO	BENTON ARMS THE CONDOMINIUM
145	139765	0030	3/4/2011	290,000	274,000	1,315	3	1999	3	YES	NO	CAROLYN ROSE BUILDING CONDOMINIUM
145	188870	0010	10/26/2010	299,950	277,000	671	6	2009	3	NO	NO	DANIELLE
145	188870	0020	9/22/2010	314,950	289,000	789	6	2009	3	NO	NO	DANIELLE
145	188870	0030	10/28/2010	289,950	268,000	618	6	2009	3	NO	NO	DANIELLE
145	188870	0040	10/19/2011	399,999	395,000	1,198	6	2009	3	NO	NO	DANIELLE
145	188870	0050	4/19/2011	219,950	210,000	651	6	2009	3	NO	NO	DANIELLE
145	188870	0060	12/6/2010	379,950	354,000	1,049	6	2009	3	NO	NO	DANIELLE
145	188870	0080	10/24/2011	192,000	190,000	577	6	2009	3	NO	NO	DANIELLE
145	188870	0090	12/8/2011	271,000	270,000	708	6	2009	3	NO	NO	DANIELLE
145	188870	0100	8/18/2010	474,950	433,000	1,209	6	2009	3	YES	NO	DANIELLE
145	188870	0110	6/27/2011	219,000	212,000	632	6	2009	3	NO	NO	DANIELLE
145	188870	0120	12/6/2010	389,950	363,000	1,049	6	2009	3	NO	NO	DANIELLE

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
145	188870	0140	10/12/2011	199,950	197,000	572	6	2009	3	NO	NO	DANIELLE
145	188870	0150	6/3/2011	280,000	269,000	708	6	2009	3	YES	NO	DANIELLE
145	188870	0160	7/21/2011	484,950	471,000	1,209	6	2009	3	YES	NO	DANIELLE
145	188870	0180	8/18/2010	399,950	365,000	1,049	6	2009	3	YES	NO	DANIELLE
145	188870	0200	10/7/2010	239,950	221,000	577	6	2009	3	YES	NO	DANIELLE
145	188870	0210	10/24/2011	265,000	262,000	708	6	2009	3	YES	NO	DANIELLE
145	188870	0240	6/17/2011	289,500	279,000	627	6	2009	3	YES	NO	DANIELLE
145	188870	0250	10/21/2011	219,000	216,000	584	6	2009	3	YES	NO	DANIELLE
145	188870	0270	8/18/2010	524,950	479,000	1,198	6	2009	3	YES	NO	DANIELLE
145	188870	0290	1/25/2011	324,950	305,000	640	6	2009	3	YES	NO	DANIELLE
145	188870	0310	9/21/2010	334,950	308,000	714	6	2009	3	YES	NO	DANIELLE
145	208100	0010	4/22/2010	380,000	339,000	1,532	4	1996	3	NO	NO	DORIC THE CONDOMINIUM
145	322420	0150	2/1/2010	245,000	216,000	911	4	1969	4	NO	NO	HEIDI CONDOMINIUM
145	331210	0140	12/5/2011	149,950	149,000	725	4	1967	5	YES	NO	HILDUR MANOR CONDOMINIUM
145	338836	0060	5/16/2011	399,000	383,000	1,042	6	2007	3	NO	NO	HJARTA
145	338836	0080	2/2/2011	334,950	315,000	917	6	2007	3	NO	NO	HJARTA
145	338836	0100	2/7/2011	430,000	405,000	1,178	6	2007	3	NO	NO	HJARTA
145	338836	0110	12/27/2010	292,000	273,000	792	6	2007	3	NO	NO	HJARTA
145	338836	0120	6/24/2011	329,950	319,000	920	6	2007	3	NO	NO	HJARTA
145	338836	0130	1/14/2011	230,000	216,000	690	6	2007	3	NO	NO	HJARTA
145	338836	0140	3/22/2011	379,950	361,000	1,087	6	2007	3	NO	NO	HJARTA
145	338836	0180	11/14/2011	295,000	292,000	871	6	2007	3	NO	NO	HJARTA
145	338836	0190	3/10/2011	399,950	379,000	1,039	6	2007	3	YES	NO	HJARTA
145	338836	0220	8/16/2011	270,000	263,000	794	6	2007	3	NO	NO	HJARTA
145	338836	0270	3/22/2011	376,500	357,000	1,061	6	2007	3	NO	NO	HJARTA
145	338836	0280	5/9/2011	300,000	287,000	789	6	2007	3	NO	NO	HJARTA
145	338836	0290	5/12/2011	249,950	239,000	685	6	2007	3	NO	NO	HJARTA
145	338836	0310	2/17/2011	295,550	279,000	870	6	2007	3	NO	NO	HJARTA
145	338836	0320	2/2/2011	399,950	376,000	1,037	6	2007	3	YES	NO	HJARTA
145	338836	0340	2/4/2011	334,950	315,000	916	6	2007	3	YES	NO	HJARTA
145	338836	0420	6/22/2011	259,950	251,000	685	6	2007	3	NO	NO	HJARTA
145	338836	0430	7/22/2011	275,000	267,000	723	6	2007	3	NO	NO	HJARTA
145	338836	0440	4/11/2011	302,000	288,000	870	6	2007	3	NO	NO	HJARTA

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
145	338836	0470	1/10/2011	340,000	319,000	916	6	2007	3	YES	NO	HJARTA
145	338836	0480	8/16/2011	287,500	280,000	794	6	2007	3	NO	NO	HJARTA
145	338836	0490	12/12/2011	420,000	418,000	1,181	6	2007	3	NO	NO	HJARTA
145	338836	0510	8/24/2010	334,500	306,000	921	6	2007	3	NO	NO	HJARTA
145	338836	0520	6/30/2010	230,000	208,000	685	6	2007	3	NO	NO	HJARTA
145	338836	0570	2/3/2011	305,500	288,000	870	6	2007	3	NO	NO	HJARTA
145	338836	0580	7/6/2010	449,950	407,000	1,037	6	2007	3	YES	NO	HJARTA
145	338836	0720	10/7/2010	317,950	293,000	794	6	2007	3	NO	NO	HJARTA
145	338836	0740	6/17/2010	610,000	550,000	1,516	6	2007	3	NO	NO	HJARTA
145	338836	0770	6/23/2010	630,950	570,000	1,331	6	2007	3	YES	NO	HJARTA
145	338836	0790	5/4/2011	519,950	497,000	1,172	6	2007	3	NO	NO	HJARTA
145	379345	0070	12/8/2010	359,000	334,000	1,230	4	2008	3	NO	NO	KASTEEL
145	379345	0130	4/5/2011	378,000	360,000	1,194	4	2008	3	NO	NO	KASTEEL
145	394570	0050	5/24/2011	295,000	283,000	969	4	1994	3	NO	NO	KRYSTAL PLACE CONDOMINIUM
145	394570	0110	10/14/2011	285,000	281,000	969	4	1994	3	NO	NO	KRYSTAL PLACE CONDOMINIUM
145	394571	0050	8/5/2010	240,000	218,000	976	4	1995	3	YES	NO	KRYSTAL PLACE II CONDOMINIUM
145	515780	0080	1/12/2010	350,000	307,000	746	6	2007	3	YES	NO	MARIS
145	515780	0090	3/29/2010	340,000	302,000	738	6	2007	3	YES	NO	MARIS
145	515780	0100	12/9/2011	462,500	461,000	1,217	6	2007	3	YES	NO	MARIS
145	549130	0150	6/2/2010	285,000	256,000	800	5	2006	3	NO	NO	METROPOLE CONDOMINIUM
145	549130	0190	12/5/2011	250,000	249,000	827	5	2006	3	YES	NO	METROPOLE CONDOMINIUM
145	610580	0020	7/5/2011	320,000	310,000	1,047	5	2007	3	NO	NO	NOMA
145	610580	0060	11/4/2011	205,000	203,000	761	5	2007	3	NO	NO	NOMA
145	610580	0130	2/25/2010	203,000	179,000	468	5	2007	3	NO	NO	NOMA
145	610580	0840	4/28/2010	215,000	192,000	445	5	2007	3	NO	NO	NOMA
145	619600	0010	4/5/2010	417,000	371,000	1,340	5	2002	3	NO	NO	NW 61ST STREET TOWNHOMES
145	683790	0100	7/12/2011	660,000	639,000	1,649	6	1982	4	YES	YES	POINT SHILSHOLE CONDOMINIUM
145	724270	0010	3/8/2010	317,375	281,000	1,703	4	1910	5	NO	NO	RETREAT AT 20TH CONDOMINIUM
145	751950	0070	8/9/2010	214,000	195,000	721	4	1987	4	NO	NO	SALMON BAY VISTA CONDOMINIUM
145	775538	0050	6/14/2011	499,000	481,000	1,396	5	1999	3	YES	NO	SHILSHOLE VIEW CONDOMINIUM
145	775538	0080	6/6/2011	500,000	481,000	1,438	5	1999	3	YES	NO	SHILSHOLE VIEW CONDOMINIUM
145	776000	0110	4/21/2010	243,000	217,000	800	4	1977	3	YES	NO	SHIP STREET
145	776000	0120	1/11/2011	170,000	159,000	684	4	1977	3	NO	NO	SHIP STREET

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
145	780437	0030	8/5/2011	275,500	268,000	971	4	1996	3	NO	NO	SJONADAL CONDOMINIUM
145	800143	0060	2/24/2010	167,000	148,000	661	4	1986	4	NO	NO	STERLING PLACE CONDOMINIUM
145	812800	0100	8/4/2011	247,500	241,000	813	5	1987	3	NO	NO	SUNSET AT THE LOCKS CONDOMINIUM
145	812800	0170	5/4/2011	208,243	199,000	704	5	1987	3	NO	NO	SUNSET AT THE LOCKS CONDOMINIUM
145	813900	0090	5/16/2011	520,000	499,000	1,084	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	0120	11/30/2010	448,000	417,000	1,059	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	0700	2/19/2010	590,000	521,000	1,059	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	0710	3/5/2010	575,000	509,000	1,059	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	0720	11/16/2011	501,500	497,000	1,059	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	0750	3/14/2011	420,000	398,000	804	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	0940	6/23/2010	370,000	334,000	804	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	1070	4/28/2010	525,000	469,000	1,120	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	1140	10/7/2010	400,000	368,000	1,059	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	1170	6/22/2011	305,000	294,000	804	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	1260	8/3/2011	445,000	433,000	1,059	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	1280	11/16/2010	410,000	380,000	1,059	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	813900	1500	2/4/2010	475,000	418,000	1,059	8	1968	3	YES	YES	SUNSET WEST PHASE II CONDOMINIUM
145	872674	0040	10/6/2011	280,000	276,000	907	6	1968	3	YES	NO	2830 NORTHWEST CONDOMINIUM
145	872693	0020	10/24/2011	325,000	321,000	1,413	5	1983	3	NO	NO	2423 NW 58TH ST CONDOMINIUM
145	920240	0020	12/21/2010	225,000	210,000	813	4	1999	3	NO	NO	WAYPOINT CONDOMINIUM
145	920240	0030	3/7/2011	201,500	191,000	624	4	1999	3	NO	NO	WAYPOINT CONDOMINIUM
150	253925	0020	2/9/2011	299,000	282,000	927	4	1964	4	YES	NO	5752 ASHWORTH AVE N CONDOMINIUM
150	261742	0050	6/30/2010	322,500	292,000	819	4	1987	3	YES	NO	440 AT GREENLAKE CONDOMINIUM
150	261742	0060	7/28/2010	300,000	273,000	819	4	1987	3	YES	NO	440 AT GREENLAKE CONDOMINIUM
150	287890	0080	7/11/2011	545,000	528,000	1,297	5	2003	3	NO	NO	GREEN LAKE CONDOMINIUM
150	287890	0150	9/20/2011	369,000	362,000	874	5	2003	3	NO	NO	GREEN LAKE CONDOMINIUM
150	287890	0250	9/23/2010	600,000	551,000	1,522	5	2003	3	YES	NO	GREEN LAKE CONDOMINIUM
150	287890	0300	1/27/2010	316,000	278,000	681	5	2003	3	YES	NO	GREEN LAKE CONDOMINIUM
150	287890	0500	7/18/2010	300,000	272,000	782	5	2003	3	NO	NO	GREEN LAKE CONDOMINIUM
150	287890	0510	2/17/2010	278,500	246,000	598	5	2003	3	NO	NO	GREEN LAKE CONDOMINIUM
150	287890	0560	8/9/2010	280,000	255,000	665	5	2003	3	NO	NO	GREEN LAKE CONDOMINIUM
150	288775	0010	1/20/2011	351,300	330,000	1,274	4	2003	3	NO	NO	GREEN LAKE SIX TOWNHOMES
150	288775	0060	7/8/2011	348,000	337,000	1,274	4	2003	3	NO	NO	GREEN LAKE SIX TOWNHOMES

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
150	288790	0140	5/10/2011	340,000	326,000	1,040	6	1978	4	YES	NO	GREEN LAKE VISTA CONDOMINIUM
150	290920	0020	4/19/2011	280,000	267,000	1,142	4	1985	3	NO	NO	GREENLAKE CONDOMINIUM
150	290920	0030	4/13/2010	273,500	244,000	1,215	4	1985	3	NO	NO	GREENLAKE CONDOMINIUM
150	290920	0050	7/8/2011	259,000	251,000	1,085	4	1985	3	NO	NO	GREENLAKE CONDOMINIUM
150	290920	0160	1/11/2010	335,000	294,000	1,160	4	1985	3	YES	NO	GREENLAKE CONDOMINIUM
150	290925	0040	10/12/2011	474,000	467,000	1,298	6	1990	3	YES	NO	GREENLAKE VILLA CONDOMINIUM
150	290925	0060	5/10/2011	515,000	493,000	1,487	6	1990	3	YES	NO	GREENLAKE VILLA CONDOMINIUM
150	290925	0110	8/12/2010	495,000	451,000	1,487	6	1990	3	YES	NO	GREENLAKE VILLA CONDOMINIUM
150	305510	0060	8/3/2010	240,000	218,000	623	4	1969	4	NO	NO	HAMILTON EAST CONDOMINIUM
150	390250	0040	4/20/2011	499,950	477,000	1,578	5	2001	3	NO	NO	KIRKWOOD PLACE
150	609319	0050	3/25/2010	209,000	186,000	626	4	1969	3	NO	NO	911 CONDOMINIUM
150	609319	0130	4/27/2010	249,950	223,000	830	4	1969	3	YES	NO	911 CONDOMINIUM
150	609319	0140	8/11/2010	237,000	216,000	925	4	1969	3	YES	NO	911 CONDOMINIUM
150	609319	0170	6/9/2011	182,000	175,000	693	4	1969	3	YES	NO	911 CONDOMINIUM
150	609319	0200	5/27/2010	252,000	226,000	830	4	1969	3	YES	NO	911 CONDOMINIUM
150	609319	0220	1/11/2011	197,500	185,000	593	4	1969	3	YES	NO	911 CONDOMINIUM
150	716930	0080	6/4/2010	371,000	334,000	838	4	2000	3	NO	NO	RAVENNA COTTAGES
150	769851	0060	5/10/2011	201,000	193,000	563	4	1967	4	NO	NO	7300 WOODLAWN AVENUE CONDOMINIUM
150	769851	0100	6/7/2011	239,950	231,000	693	4	1967	4	NO	NO	7300 WOODLAWN AVENUE CONDOMINIUM
150	769851	0110	5/15/2010	269,950	242,000	713	4	1967	4	NO	NO	7300 WOODLAWN AVENUE CONDOMINIUM
150	769851	0120	5/27/2011	239,000	230,000	686	4	1967	4	NO	NO	7300 WOODLAWN AVENUE CONDOMINIUM
150	769851	0200	10/8/2010	278,000	256,000	811	4	1967	4	NO	NO	7300 WOODLAWN AVENUE CONDOMINIUM
150	856826	0100	5/17/2010	214,000	192,000	526	4	2000	3	NO	NO	TANGLETOWN CONDOMINIUM
150	856826	0150	6/24/2011	220,000	212,000	625	4	2000	3	YES	NO	TANGLETOWN CONDOMINIUM
150	868167	0040	4/12/2010	275,000	245,000	805	4	1977	3	NO	NO	TRILLIUM CONDOMINIUM AT GREENLAKE
150	873243	0030	5/10/2011	234,950	225,000	693	6	1998	3	NO	NO	225 AT GREENLAKE CONDOMINIUM
150	873243	0070	8/9/2010	241,500	220,000	687	6	1998	3	NO	NO	225 AT GREENLAKE CONDOMINIUM
150	873243	0140	8/19/2011	239,000	233,000	705	6	1998	3	NO	NO	225 AT GREENLAKE CONDOMINIUM
155	193360	0050	5/19/2010	215,000	193,000	617	4	1968	4	NO	NO	DAYTON VIEW
155	253980	0040	5/24/2010	372,950	335,000	937	5	2007	3	NO	NO	FINI CONDOMINIUM
155	253980	0130	5/14/2010	289,900	260,000	772	5	2007	3	NO	NO	FINI CONDOMINIUM
155	260775	0030	6/9/2011	299,950	289,000	976	4	1979	4	NO	NO	4511 GREENWOOD N CONDOMINIUM
155	318320	0030	8/10/2011	450,000	438,000	1,301	6	1924	5	NO	NO	HAWTHORNE SQUARE CONDOMINIUM

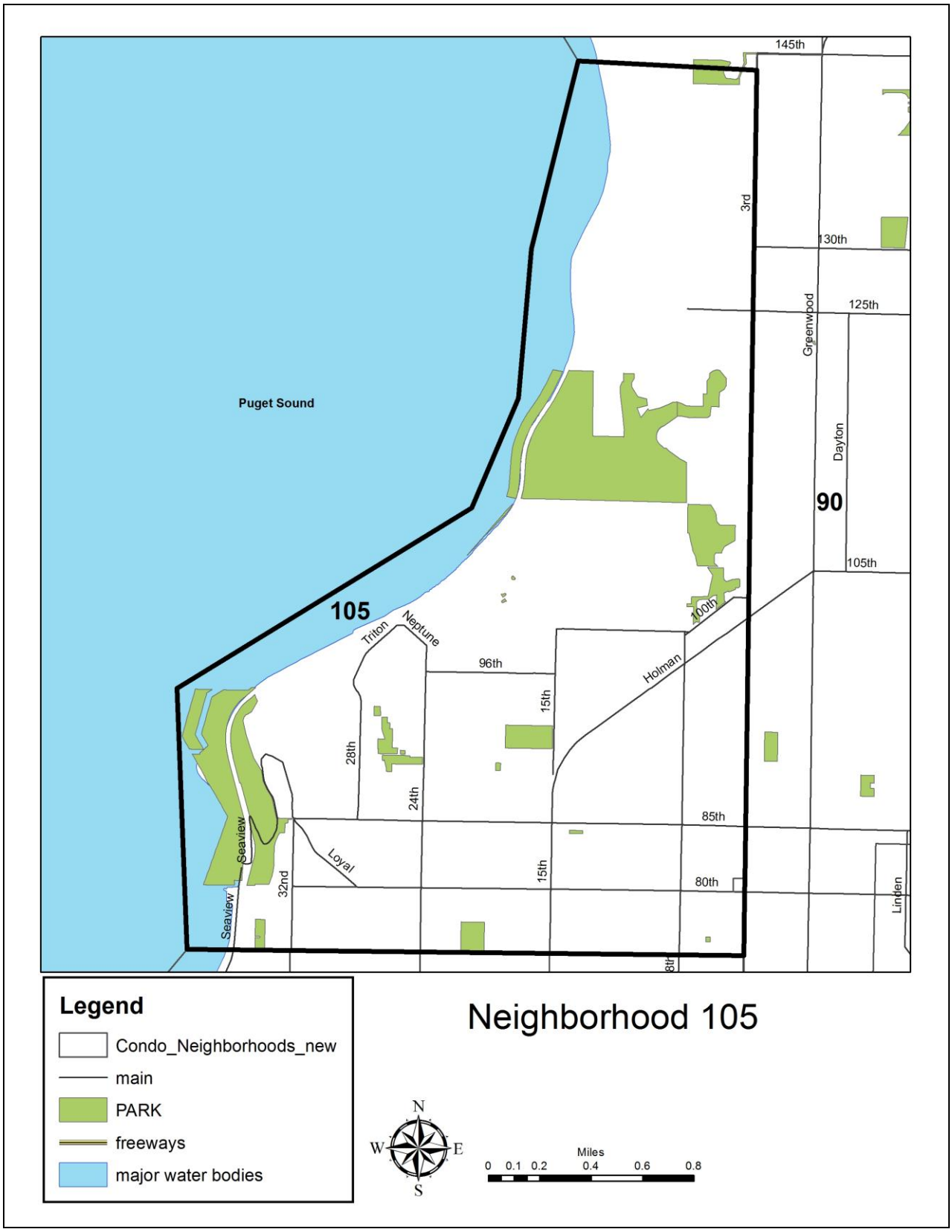
Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
155	318320	0070	7/21/2011	447,500	434,000	1,366	6	1924	5	NO	NO	HAWTHORNE SQUARE CONDOMINIUM
155	318320	0180	10/27/2010	374,950	347,000	1,301	6	1924	5	NO	NO	HAWTHORNE SQUARE CONDOMINIUM
155	357400	0140	11/15/2011	347,500	345,000	928	5	2002	3	YES	NO	INFINITY
155	357400	0210	3/4/2010	385,000	341,000	1,027	5	2002	3	YES	NO	INFINITY
155	613965	0030	2/22/2010	274,000	242,000	778	4	2000	3	NO	NO	NORTH 45HT STREET
155	660740	0110	10/25/2011	280,000	277,000	1,010	4	1968	3	YES	NO	PALATINE
155	745988	0050	3/15/2010	319,500	283,000	796	5	2004	3	NO	NO	ROYCROFT CONDOMINIUM
155	745988	0260	5/22/2011	285,000	274,000	795	5	2004	3	YES	NO	ROYCROFT CONDOMINIUM
155	745988	0290	8/24/2010	302,000	276,000	727	5	2004	3	YES	NO	ROYCROFT CONDOMINIUM
155	745988	0300	12/29/2010	297,000	278,000	727	5	2004	3	YES	NO	ROYCROFT CONDOMINIUM
155	745988	0360	2/16/2011	425,000	401,000	1,082	5	2004	3	YES	NO	ROYCROFT CONDOMINIUM
155	952220	0140	11/11/2011	262,000	260,000	825	5	1985	4	NO	NO	WOODLAND CREST CONDOMINIUM
155	952220	0280	5/10/2011	307,000	294,000	765	5	1985	4	YES	NO	WOODLAND CREST CONDOMINIUM

Sales Removed From Analysis

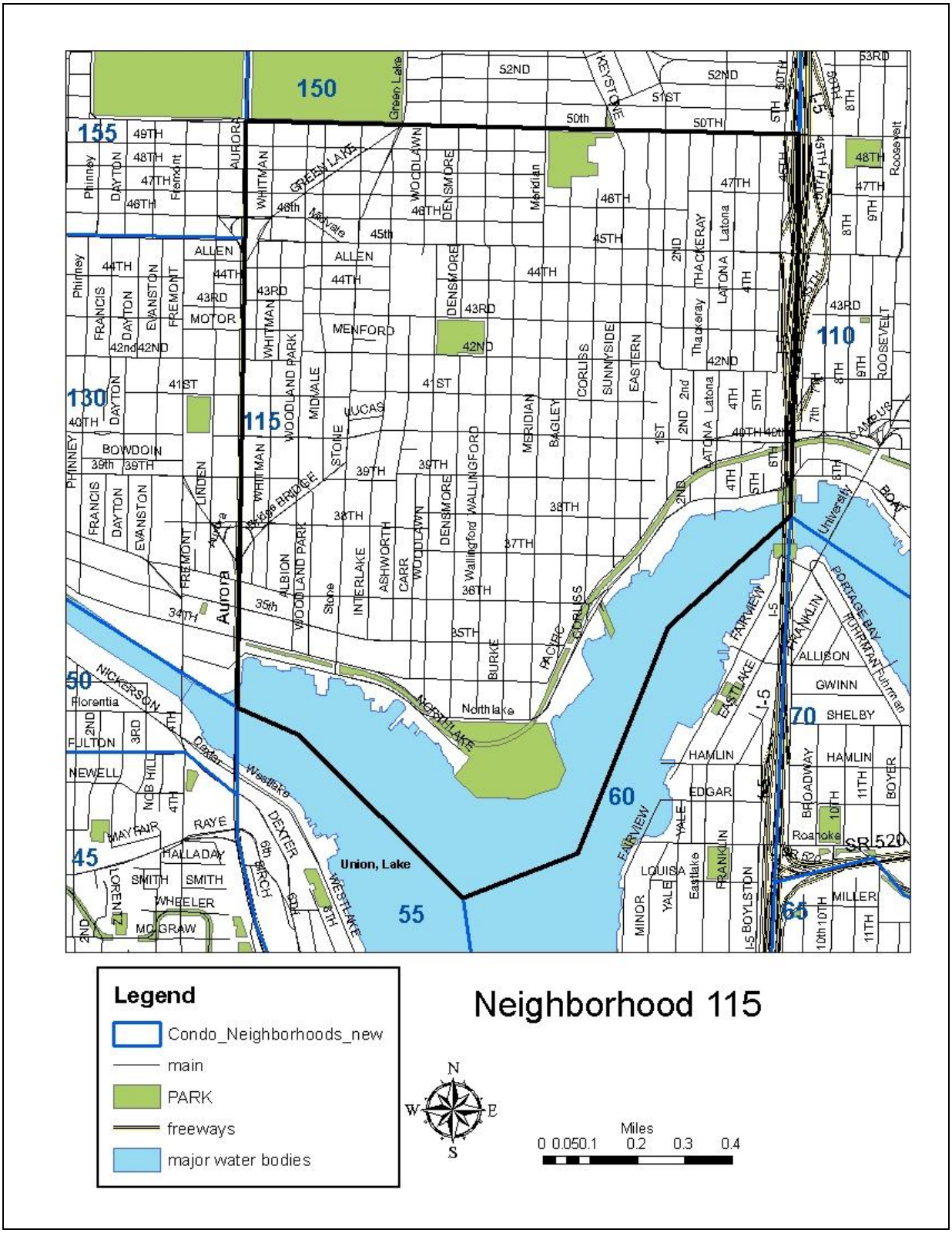
Area	Major	Minor	Sale Date	Sale Price	Comments
105	135523	0030	1/4/2012	160,000	SAS-DIAGNOSTIC OUTLIER
115	035100	0060	10/21/2010	272,500	RELOCATION - SALE TO SERVICE;
115	082950	0160	7/29/2011	6,237	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
115	082950	0440	11/28/2011	190,000	SHORT SALE;
115	159480	0020	3/22/2010	372,500	SAS-DIAGNOSTIC OUTLIER
115	617790	0030	6/17/2011	219,400	SAS-DIAGNOSTIC OUTLIER
115	721210	0580	10/1/2010	565,000	SAS-DIAGNOSTIC OUTLIER
115	721210	0950	1/10/2011	315,000	SAS-DIAGNOSTIC OUTLIER
115	721210	1000	1/4/2012	487,000	SAS-DIAGNOSTIC OUTLIER
115	856680	0060	7/12/2011	202,950	FINANCIAL INSTITUTION RESALE;
115	860280	0020	10/28/2010	170,000	QUESTIONABLE PER APPRAISAL;
115	889855	0010	9/21/2011	262,000	SAS-DIAGNOSTIC OUTLIER
115	937670	0130	2/22/2010	50,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
130	100450	0170	3/23/2010	178,600	FINANCIAL INSTITUTION RESALE;
130	130700	0180	5/27/2011	170,000	QUESTIONABLE PER APPRAISAL;
130	130700	0280	11/1/2011	280,000	SAS-DIAGNOSTIC OUTLIER
130	264610	0050	3/23/2011	189,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
130	292450	0010	8/19/2011	155,000	QUESTIONABLE PER APPRAISAL;
130	292450	0130	7/14/2010	160,000	QUESTIONABLE PER APPRAISAL;
130	437800	0060	9/8/2011	122,500	QUESTIONABLE PER APPRAISAL;
130	437800	0080	9/8/2011	122,500	QUESTIONABLE PER APPRAISAL;
135	132710	1010	9/15/2010	351,985	GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS;
135	132710	1640	1/4/2011	199,000	QUESTIONABLE PER APPRAISAL;
135	620475	0010	3/31/2011	292,600	SAS-DIAGNOSTIC OUTLIER
140	369240	0020	1/28/2010	189,600	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
140	369240	0020	12/7/2010	131,250	SAS-DIAGNOSTIC OUTLIER
140	619597	0040	2/9/2010	283,034	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
140	619597	0040	10/6/2010	160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
145	037980	0180	4/27/2010	194,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
145	037980	0190	9/30/2010	215,000	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Date	Sale Price	Comments
145	045190	0070	9/7/2011	143,909	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
145	045190	0590	8/30/2011	226,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
145	045190	1410	9/16/2011	177,100	SAS-DIAGNOSTIC OUTLIER
145	046470	1690	10/20/2010	112,438	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
145	338836	0710	5/4/2011	499,950	RESIDUAL OUTLIER
145	338836	0750	7/21/2011	570,000	SAS-DIAGNOSTIC OUTLIER
145	338836	0810	9/27/2011	599,950	SAS-DIAGNOSTIC OUTLIER
145	515780	0010	11/4/2010	335,000	SAS-DIAGNOSTIC OUTLIER
145	776000	0050	10/14/2010	142,500	RESIDUAL OUTLIER
145	813900	0190	1/27/2011	935,000	SAS-DIAGNOSTIC OUTLIER
145	813900	0210	11/2/2011	600,000	SAS-DIAGNOSTIC OUTLIER
145	813900	0450	9/9/2010	575,000	SAS-DIAGNOSTIC OUTLIER
145	813900	0510	4/25/2011	475,000	SAS-DIAGNOSTIC OUTLIER
145	813900	0550	10/14/2011	840,000	SAS-DIAGNOSTIC OUTLIER
145	813900	0670	4/25/2011	1,200,000	SAS-DIAGNOSTIC OUTLIER
145	872674	0010	11/17/2010	152,000	QUESTIONABLE PER APPRAISAL; RELATED PARTY, FREND OR NEIGHBOR;
145	872674	0080	12/13/2011	145,000	GOVERNMENT AGENCY; FINANCIAL INSTITUION RESALE;
145	920240	0050	2/15/2011	599,900	SAS-DIAGNOSTIC OUTLIER
145	929140	0010	10/1/2010	172,000	RESIDUAL OUTLIER
150	246700	0060	11/3/2011	210,000	SAS-DIAGNOSTIC OUTLIER
150	287890	0870	7/6/2010	665,000	SAS-DIAGNOSTIC OUTLIER
150	288780	0110	1/14/2010	335,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
150	290924	0040	10/27/2010	355,000	SAS-DIAGNOSTIC OUTLIER
150	716930	0040	6/19/2011	125,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
155	253980	0330	4/6/2011	1,050	QUIT CLAIM DEED; CONDO WITH GARAGE, MOORAGE, OR STORAGE;
155	260781	0030	5/18/2010	369,950	SAS-DIAGNOSTIC OUTLIER
155	638740	0010	5/21/2010	258,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
155	638740	0060	8/11/2011	200,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
155	745988	0050	3/15/2010	319,500	RELOCATION - SALE TO SERVICE;

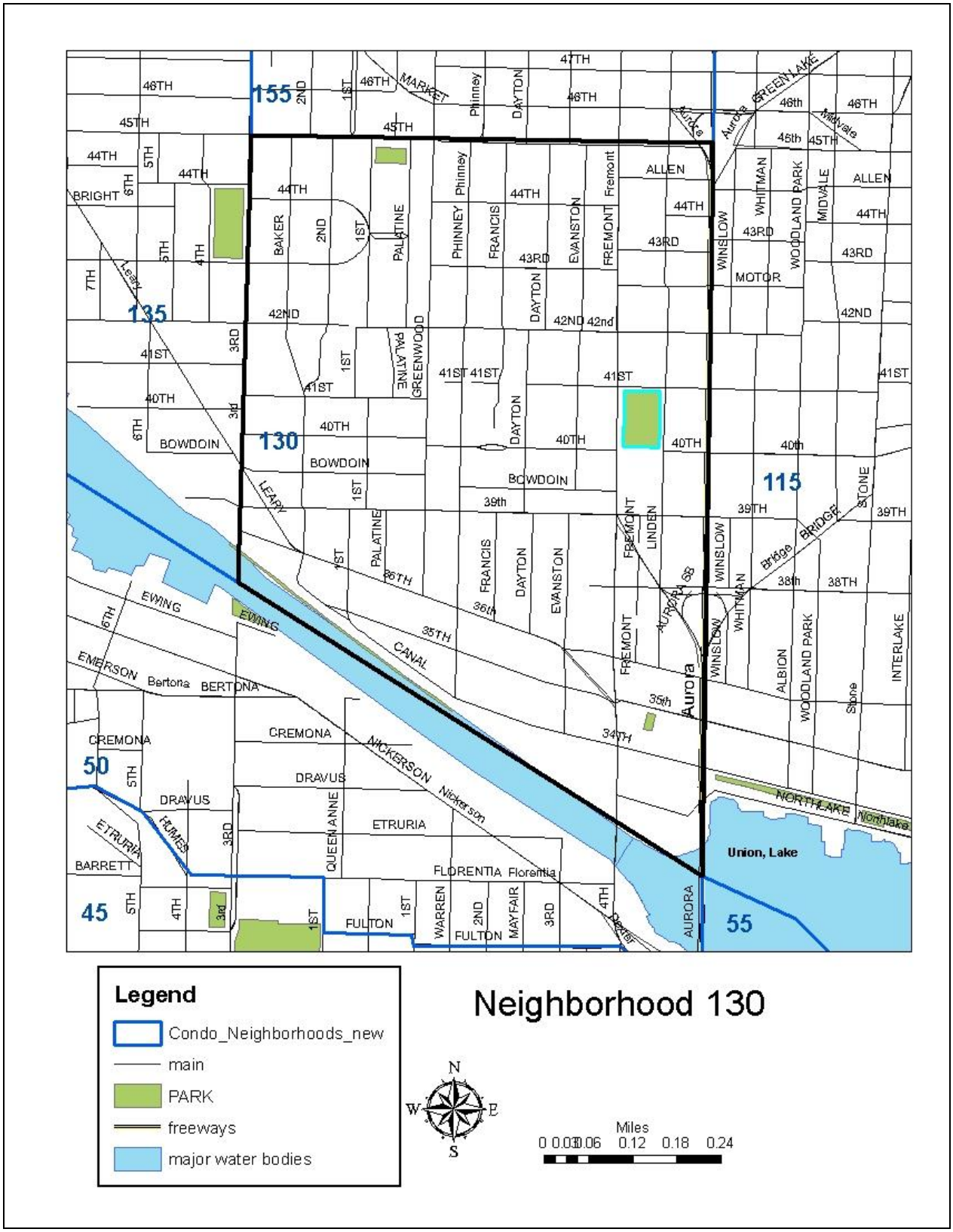
Area 105 Neighborhood Map



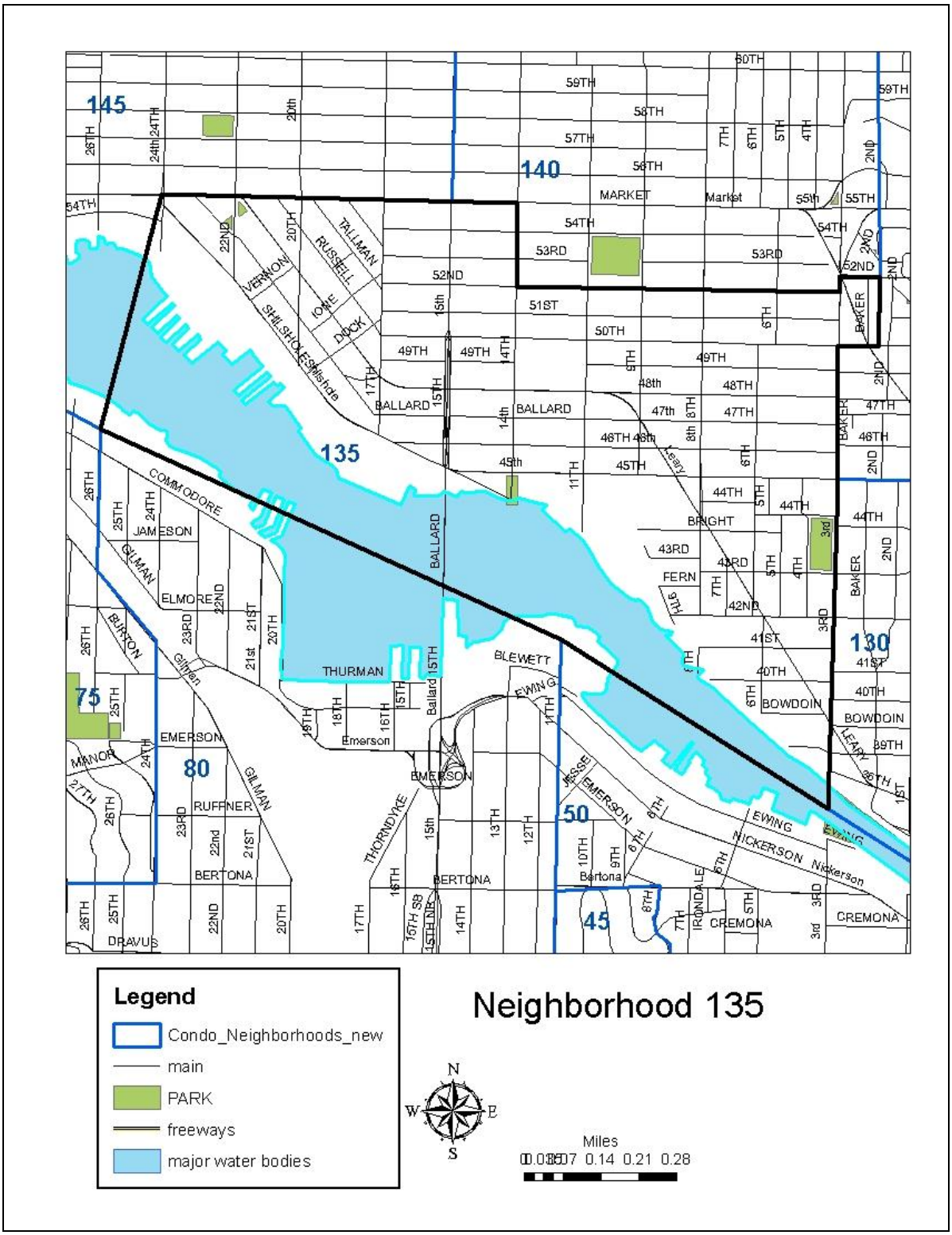
Area 115 Neighborhood Map



Area 130 Neighborhood Map

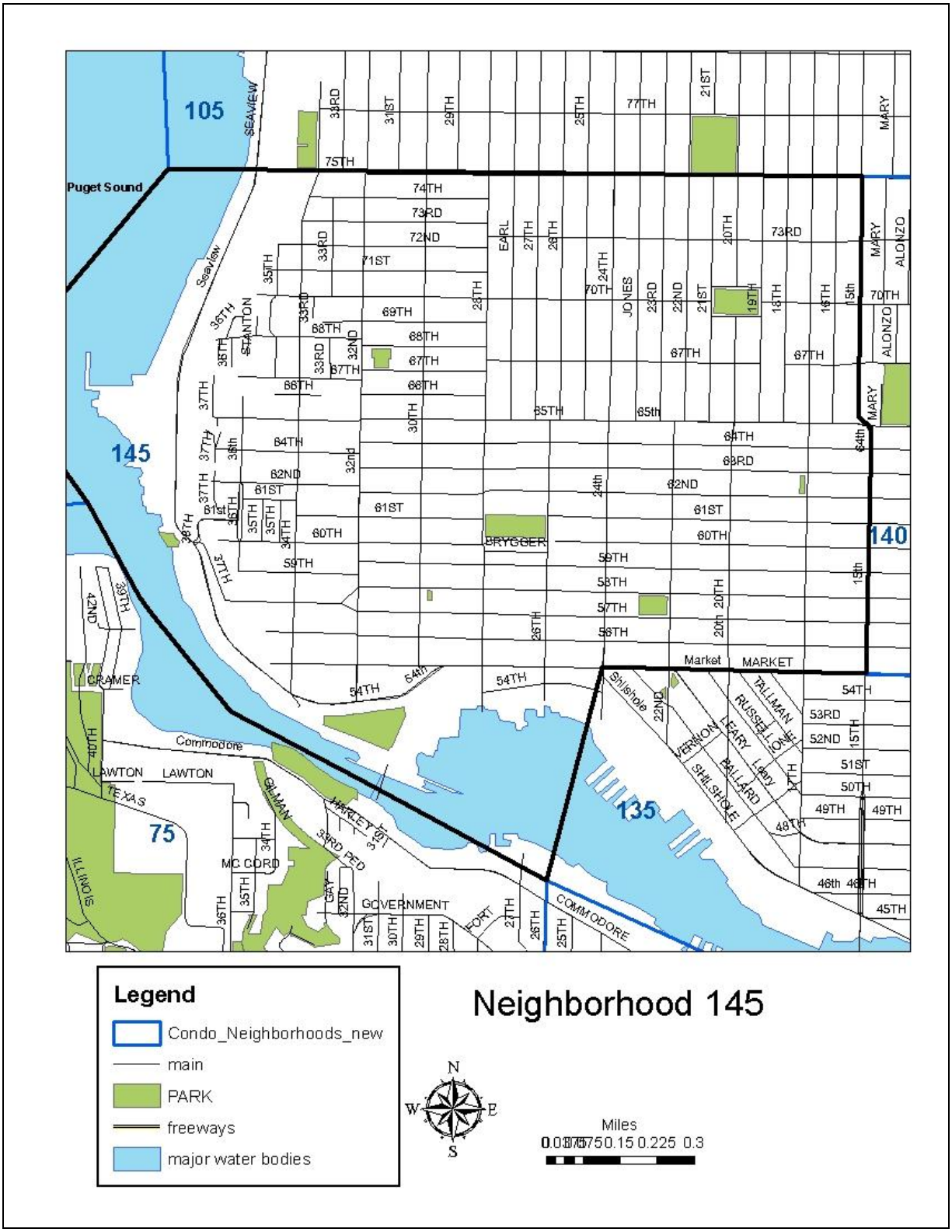


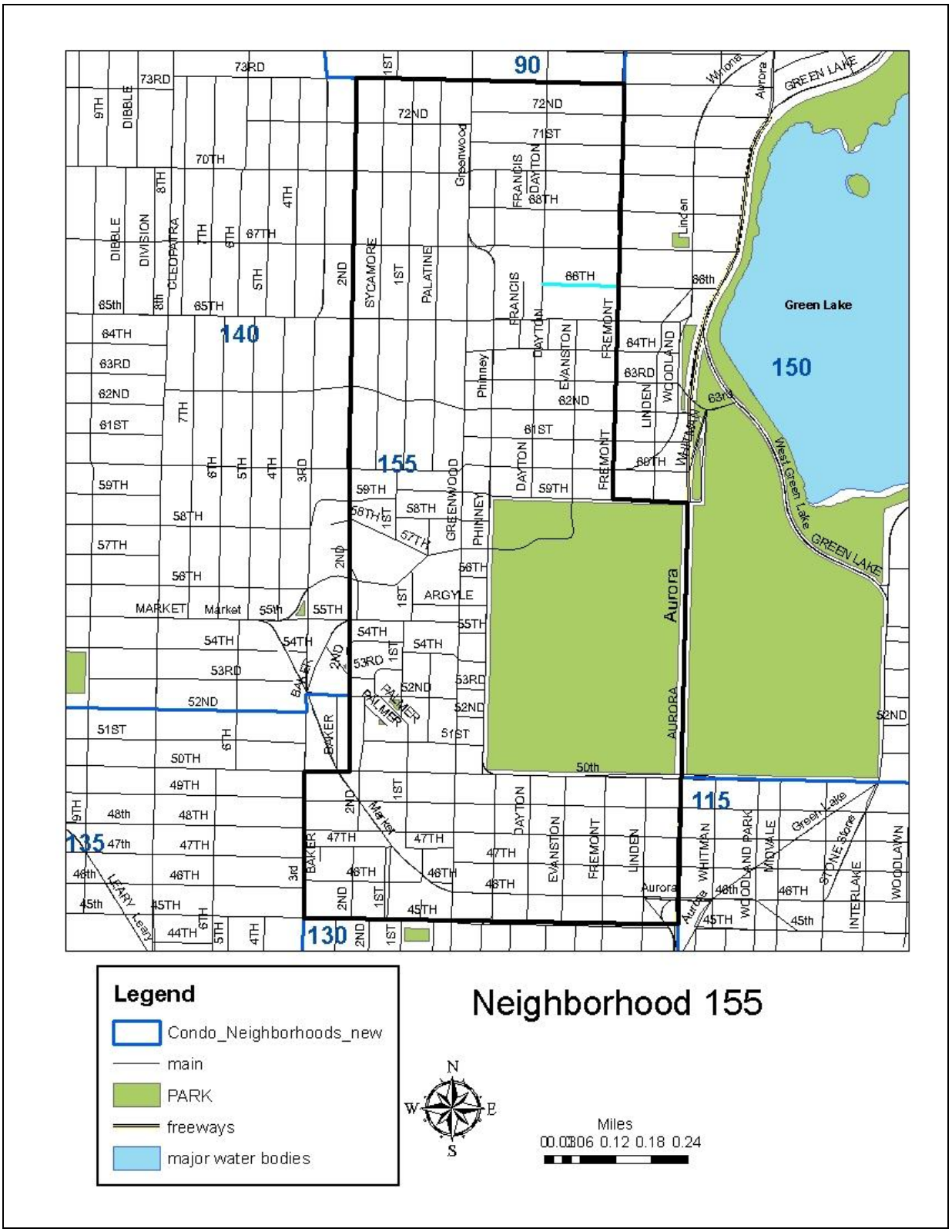
Area 135 Neighborhood Map



Area 140 Neighborhood Map

Area 145 Neighborhood Map



Area 150 Neighborhood Map

Area 155 Neighborhood Map