

**Specialty 700
Residential Condominium**

Annual Mass Appraisal Report

of:

South Seattle

Specialty Neighborhoods

160, 165, 170, 175, 190, 195, 200, 205, 210, 215, 220, 225, 230,
235, and 475.

2017 Assessment Roll

For 2018 Property Taxes

**King County Department of Assessments
Seattle Washington**

John Wilson, Assessor



King County

Department of Assessments

500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

OFFICE: (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov
<http://www.kingcounty.gov/assessor/>

John Wilson
Assessor

Dear Property Owners,

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

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

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

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

In Service,

John Wilson
King County Assessor

How Property Is Valued

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

What Are Mass Appraisal Techniques?

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

Are Properties Inspected?

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

How are Property Sales Used?

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

How is Assessment Uniformity Achieved?

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

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

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

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

Requirements of State Law

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

Appraisal Area Reports

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

Table of Contents

Executive Summary Report	1
Part One – Premises of Mass Appraisal.....	2
Purpose	2
King County Revaluation Cycle	2
Inspection	2
Scope of the Appraisal.....	2
Sales Verification and Data Collection	3
Approaches to Value	3
Land Value and Commercial Condominiums	3
Part Two – Presentation of Data	4
Identification of the area.....	4
Name or Designation.....	4
Area, city, neighborhood, and location data	4
Boundaries	4
Maps.....	4
Zoning and legal/political consideration	4
Part Three – Analysis of Data and Conclusions.....	5
Highest and best use analysis.....	5
Market Change of Average Sale Price in the South Seattle Area:	5
South Seattle Sale Price changes.....	6
Application of Time Adjustments	6
Sales comparison approach model description	7
Model specification	7
Model calibration	8
Exceptions:	8
Total Value Model Recommendations, Validation and Conclusions.....	11
Model Recommendations.....	11
Validation	11
Ratio study	11
Conclusion	11
USPAP Compliance	12
Client and Intended Use of the Appraisal:	12
Definition and date of value estimate:	12
Market Value.....	12
Highest and Best Use	12
Date of Value Estimate	13
Property rights appraised:.....	13
Assumptions and Limiting Conditions:	13
Scope of Work Performed:	14
CERTIFICATION:	15
Addenda.....	16

<i>South Seattle Ratio Study Reports.....</i>	<i>17</i>
<i>Sales Used in Analysis</i>	<i>18</i>
<i>Sales Removed From Analysis</i>	<i>40</i>
<i>Neighborhood 160 Map</i>	<i>45</i>
<i>Neighborhood 165 Map</i>	<i>46</i>
<i>Neighborhood 170 Map</i>	<i>47</i>
<i>Neighborhood 175 Map</i>	<i>48</i>
<i>Neighborhood 190 Map</i>	<i>49</i>
<i>Neighborhood 195 Map</i>	<i>50</i>
<i>Neighborhood 200 Map</i>	<i>51</i>
<i>Neighborhood 205 Map</i>	<i>52</i>
<i>Neighborhood 210 Map</i>	<i>53</i>
<i>Neighborhood 215 Map</i>	<i>54</i>
<i>Neighborhood 220 Map</i>	<i>55</i>
<i>Neighborhood 225 Map</i>	<i>56</i>
<i>Neighborhood 230 Map</i>	<i>57</i>
<i>Neighborhood 235 Map</i>	<i>58</i>
<i>Neighborhood 475 Map</i>	<i>59</i>

Executive Summary Report

Appraisal Date: 1/1/2017- 2017 Assessment Roll

Area Name / Number: South Seattle; Neighborhoods: 160, 165, 170, 175, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, and 475.

Previous Physical Inspection: 2013 through 2014

Sales - Improved Summary:

Number of Sales: 710

Range of Sale Dates: 1/1/2015 to 12/31/2016

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2016 Value	\$78,700	\$222,900	\$301,600	\$382,800	77.6%	7.71%
2017 Value	\$90,500	\$259,500	\$350,000	\$382,800	91.8%	5.73%
Change	+\$11,800	+\$36,600	+\$48,400		+14.3%	-1.98%
%Change	+15.0%	+16.4%	+16.0%			-25.68%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.98% and -25.68% actually represent an improvement.

** Sales time adjusted to 1/1/2017.

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
2016 Value	\$85,000	\$217,400	\$302,400
2017 Value	\$96,800	\$252,500	\$349,300
Percent Change	+13.9%	+16.1%	+15.5%

Number of improved Parcels in the Population: **4,723**

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 2017 assessment roll.

Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2017

Date of Appraisal Report: 5/3/2017

Purpose

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

King County Revaluation Cycle

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

Inspection

No South Seattle neighborhoods were physically inspected for the 2017 appraisal year.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/2015 to 12/31/2016 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2017.
- 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 South Seattle area. Our sales sample consists of 710 residential living units that sold during the 24-month period between January 1, 2015 and December 31, 2016. The model was applied to all of the 4,723 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

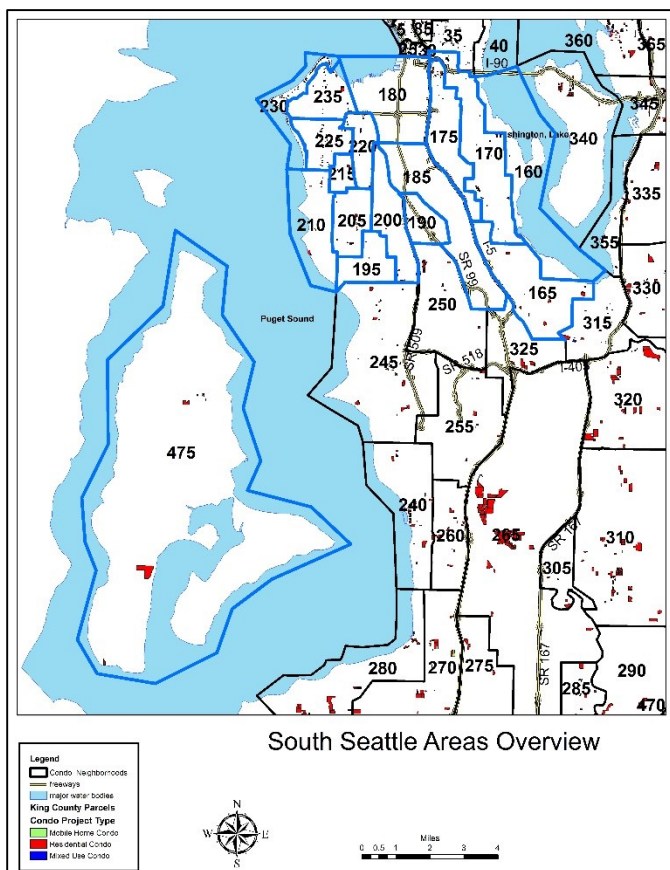
The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of commercial geographic and specialty appraisers.

Part Two – Presentation of Data

Identification of the area

Name or Designation

South Seattle



Area, city, neighborhood, and location data

The South Seattle area includes specialty neighborhoods 160: Seward Park, 165: Skyway, 170: Rainier Valley, 175: Beacon Hill, 190: South Park, 195: White Center, 200: Highland Park, 205: Westwood, 210: Fauntleroy, 215: High Point, 220: Delridge, 225: Junction, 230: Alki, 235: Admiral and 475: Vashon.

Boundaries

The South Seattle area is an irregular shape roughly defined by the following.

North Boundary – South Dearborn Street

East Boundary – Western Shore of Lake Washington.

West Boundary – Puget Sound

South Boundary – An irregular line extending from the southern point of Lake Washington, West to Puget Sound.

Maps

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

Part Three – Analysis of Data and Conclusions

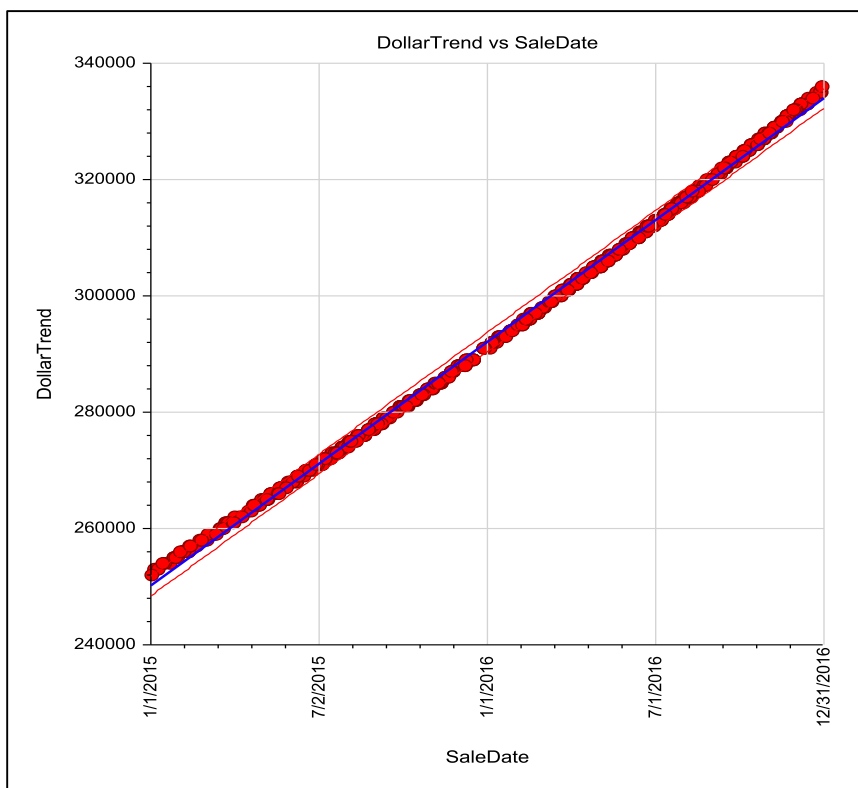
Highest and best use analysis

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 South Seattle Area:

Analysis of sales in the South Seattle area indicated an increase in value over the two year period. Values appreciated consistently from an average, non-adjusted sales price near \$253,000 as of 1-1-2015 by 33.0% to \$336,000 as of January 1st 2017.

Chart 1: Progression of average sales price over time (1-1-2015 to 12-31-2016)



South Seattle Sale Price changes (Relative to 1/1/2017 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
1/1/2015	1.3304	33.04%
2/1/2015	1.3144	31.44%
3/1/2015	1.3001	30.01%
4/1/2015	1.2845	28.45%
5/1/2015	1.2695	26.95%
6/1/2015	1.2542	25.42%
7/1/2015	1.2396	23.96%
8/1/2015	1.2247	22.47%
9/1/2015	1.2100	21.00%
10/1/2015	1.1959	19.59%
11/1/2015	1.1815	18.15%
12/1/2015	1.1677	16.77%
1/1/2016	1.1537	15.37%
2/1/2016	1.1398	13.98%
3/1/2016	1.1269	12.69%
4/1/2016	1.1134	11.34%
5/1/2016	1.1004	10.04%
6/1/2016	1.0872	8.72%
7/1/2016	1.0745	7.45%
8/1/2016	1.0616	6.16%
9/1/2016	1.0488	4.88%
10/1/2016	1.0366	3.66%
11/1/2016	1.0241	2.41%
12/1/2016	1.0122	1.22%
1/1/2017	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2017.

Application of Time Adjustments

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	\$350,000	1/2/2015	1.3299	\$465,000
Sale 2	\$220,000	12/29/2015	1.1550	\$254,000
Sale 3	\$262,500	12/29/2016	1.0012	\$263,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment = $1/\text{EXP}(0.000390549231041937 * \text{SaleDay})$

Where SaleDay = Sale Date - 42736

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

Sales comparison approach model description

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

Model specification

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

1. Age
2. Project size
3. Floor
4. Living Area
5. Unit Condition
6. Unit Location
7. Building Quality
8. Building Condition
9. Project Location
10. Project Appeal
11. Views: Puget Sound
12. Elevator
13. Unit Type: Studio, Penthouse
14. Affordable Housing
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 South Seattle area was calibrated using selling prices and property characteristics as follows:

-1.41757939721081 - 0.183908077533946 * AFFDHSNG - 0.193860699577805 * AGE + 0.44320692082346 * BLDCONDITION + 0.722000627126461 * BLDQUALITY + 0.106080353663351 * ELEVATOR + 0.0350820225414646 * ENDUNITx + 0.0662234845289364 * FLOORc - 0.479111789453679 * NBHDHIGH1 - 0.436213257907801 * NBHDHIGH2 - 0.226501605608456 * NBHDHIGH3 - 0.131110047012331 * NBHDHIGH4 + 0.0877085986822521 * NBHDLOW1 + 0.0489541595446222 * NBHDLOW2 + 0.373213835689566 * PENTHOUSE + 0.396164659554764 * PROJAPPEAL - 0.285772856322315 * PROJHIGH1 - 0.199587260328721 * PROJHIGH2 - 0.192645241810921 * PROJHIGH3 - 0.116961378834991 * PROJHIGH4 - 0.0616862822247003 * PROJHIGH5 + 0.762555368077172 * PROJLOCATION + 0.252102332362375 * PROJLOW1 + 0.299523995437646 * PROJLOW2 + 0.124811692050284 * PROJLOW3 + 0.110041818761741 * PROJLOW4 + 0.108052772645997 * SOUNDVIEW - 0.0664803908981624 * STUDIO + 0.318629921296583 * UNITCONDITION + 0.169710607864924 * UNITLOCATION - 0.0732405923536616 * UNITS + 0.551910017211917 * UNITSIZE 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
172440	160	COMMONS AT MAYFLOWER CONDOMINIUM	Valued@EMV*1.15
414169	160	LAKERIDGE SHORES CONDOMINIUM	Valued@EMV*1.30 based on market influence in the area.
415982	160	LAKEWOOD PARK THE CONDOMINIUM	Valued@EMV*1.50 based on market influence in the area.
569920	160	MT BAKER COURT CONDOMINIUM	Valued@EMV*1.50 based on the market influence in the area.
919758	160	WATER'S EDGE CONDOMINIUM	Valued@EMV*.90
090300	165	BOKARA BY THE LAKE CONDOMINIUM	Valued@EMV*1.05
666913	165	PARKVIEW PHASE I CONDOMINIUM	Valued@EMV*..90
020260	170	AMERICUS THE CONDOMINIUM	Valued@EMV*1.10
179160	170	COURTLAND COTTAGE CONDOMINIUM	Valued@EMV*.90
286640	170	GRAND STREET TOWNHOMES CONDOMINIUM	Valued*EMV*.90 considering market influence in the area.
609360	170	908 HIAWATHA CONDOMINIUM	Valued@EMV*0.90
662570	170	PARADISE COURT CONDOMINIUM	Valued@EMV*.90 based on market sales in the area. .
059600	175	BEACON BLUFF CONDOMINIUM	Valued@EMV*1.10 based on project sales.
186560	175	CRYSTAL VIEW CONDOMINIUM	Valued@EMV*.90
788875	175	SOUTH TERRACE CONDOMINIUM	Valued@EMV*1.10
307500	190	HANES HOUSE CONDOMINIUM	Valued@EMV*.80
721150	195	REGAL HEIGHTS TOWNHOMES	Valued@EMV*.80

Major	Nbhd	Project Name	Value Notes
570930	200	MOUNTAIN VIEW VILLAS CONDOMINIUM	Valued@EMV *.85
866150	200	TOP HAT CONDOMINIUM	Valued@EMV*.80
012930	205	ALHAMBRA CONDOMINIUM	Valued @EMV*..80
339040	205	HOLDEN MANOR CONDOMINIUM	Valued@EMV*.90
692833	205	PUGET RIDGE CONDOMINIUM	Valued@EMV*.85
932460	205	WESTWOOD NO. 01 CONDOMINIUM	Value@EMV@.75 based on market
932461	205	WESTWOOD NO. 02 CONDOMINIUM	Valued@EMV*.75 based on market.
159210	210	CINNAMON RIDGE CONDOMINIUM	Valued@EMV*.90
768060	210	SEAVIEW TERRACE CONDOMINIUM	Valued@EMV*.90
932089	210	WESTWATER CONDOMINIUM	Valued@EMV*.95
104140	220	BRANDON COURT CONDOMINIUM	Valued@EMV*.90 based on market.
247285	220	FAIRWINDS CONDOMINIUM	Valued@EMV*1.10 considering sales in the area.
554470	220	MILLVIEW CONDOMINIUM	Valued@EMV*.90
692835	220	PUGET RIDGE COHOUSING CONDOMINIUM	Valued @EMV*1.10
159192	225	CIELO CONDOMINIUM	Valued@EMV*.75
165760	225	COBBLESTONE COURT CONDOMINIUM	Valued@EMV*1.10
253894	225	5430 CALIFORNIA AVENUE CONDOMINIUM	Valued@EMV*1.10 based on market.
253940	225	FINDLAY TOWNHOMES CONDOMINIUM	Valued@EMV*.90
257016	225	5000 FAUNTLEROY CONDOMINIUM	Valued@EMV*1.10
282230	225	GOLDEN WEST CONDOMINIUM	Valued@EMV*.90
286300	225	GRANADA CONDOMINIUM	Valued@EMV*.85
515480	225	MARINE VISTA CONDOMINIUM	Valued@EMV*.90
639190	225	ONE WEST CONDOMINIUM	Valued@EMV*.85
642080	225	OSBORN CONDOMINIUM	Valued@EMV*.90
864425	225	TIBURON BY THE BAY CONDOMINIUM	Valued@EMV*1.10
927000	225	WEST OLYMPIC VIEW CONDOMINIUM	Valued@EMV*.85
927010	225	WEST POINT PLACE CONDOMINIUM	Valued@EMV*.90
013905	230	ALKI BEACH HOUSE CONDOMINIUM	Valued@EMV*.90
013910	230	ALKI BEACH TOWERS CONDOMINIUM	Valued@EMV*1.10 based on projects sales
014300	230	ALKI PLACE CONDOMINIUM	Valued@EMV*1.10
015600	230	ALKI SHORES CONDOMINIUM	Valued@EMV*.90 no change in parking
015900	230	ALKI WEST CONDOMINIUM	Valued@EMV*1.10
029400	230	AT-ALKI CONDOMINIUM	Valued @ EMV*1.10 considering sales in the project.
031835	230	AUTUMN COURT CONDOMINIUM	Valued@EMV*.90
059280	230	BEACH DRIVE CONDOMINIUM	Valued@EMV*1.15

Major	Nbhd	Project Name	Value Notes
059290	230	BEACH DRIVE COURT CONDOMINIUM	Valued@EMV*1.05
106750	230	BRIANNA MAY CONDOMINIUM	Valued@EMV*1.30 based on market sales
156290	230	CHILBERG PLACE CONDOMINIUM	Valued@EMV*1.15 based on market sales.
278138	230	GLAD HARBOR CONDOMINIUM	Valued@EMV*1.10
303310	230	HALLECK AVE CONDOMINIUM	Valued@EMV*1.15
431090	230	LIGHTHOUSE LANDING CONDOMINIUM	Valued@EMV*.90
431100	230	LIGHTHOUSE POINT CONDOMINIUM	Valued@EMV*.90
445878	230	LUNA PARK CONDOMINIUM	Valued@EMV*1.10
666917	230	PARKVIEW WEST CONDOMINIUM	Valued@EMV*1.10
721224	230	REGATTA ON ALKI CONDOMINIUM	Valued@EMV*1.10
762830	230	SEA-BIRD CONDOMINIUM	Valued@EMV*.90
768100	230	SEAWEST CONDOMINIUM	Valued@EMV*.90
787600	230	SOUNDVIEW ALKI VISTA CONDOMINIUM	Valued@EMV*1.10
860060	230	1350 ALKI CONDOMINIUM	Valued@EMV*.90
860221	230	3023 ALKI CONDOMINIUM	Valued@EMV*1.20 based market sales.
872640	230	1226 ALKI AVE SW CONDOMINIUM	Valued@EMV*1.10
932013	230	WESTVIEW CONDOMINIUM	Valued@EMV*.90
005450	235	ADMIRAL COURT CONDOMINIUM	Valued@EMV*..95
005510	235	ADMIRAL SOUTHWEST CONDOMINIUM	Valued@EMV*1.20 Based on market sales.
059170	235	BAYWATCH CONDOMINIUM	Valued@EMV*1.30 based on market sales.
152353	235	CHARLESTON CONDOMINIUM	Valued@EMV*.85
168405	235	COLLEGE PARK WEST CONDOMINIUM	Valued@EMV*.95
305750	235	HAMILTON VISTA CONDOMINIUM	Valued@EMV*.85 based on project sale.
311065	235	HARBOR CREST CONDOMINIUM	Valued@EMV*.90
664100	235	PARK ADMIRAL CONDOMINIUM	Valued@EMV*.95
813794	235	SUNSET VIEW WEST SEATTLE CONDOMINIUM	Valued@EMV*.90
873120	235	TWIN CEDARS CONDOMINIUM	Valued@EMV*.90
889410	235	VENETIAN CONDOMINIUM	Valued@EMV*.90
147164	475	CEDAR VILLAS CONDOMINIUM	Valued@EMV*1.40 based market sales
344250	475	HOMEPORT CONDOMINIUM	Valued@EMV*1.10
888420	475	VASHON COHOUSING CONDOMINIUM	Valued at EMV*.90 for Normal units and EMV*.70 for affordable housing units
948579	475	WINTERGREEN CONDOMINIUM	Valued@EMV*.90

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

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 91.8%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2017 assessment year (taxes payable in 2018) results in an average total change from the 2016 assessments of 15.5%.

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

Ratio study

A preliminary ratio Study was completed just prior to the application of the 2017 recommended values. This study compares the prior assessment level using 2016 assessed values (1/1/2016) to current time adjusted sale prices (1/1/2017).

The study was also repeated after application of the 2017 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 7.71% to 5.73%. 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 2017 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

South Seattle Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

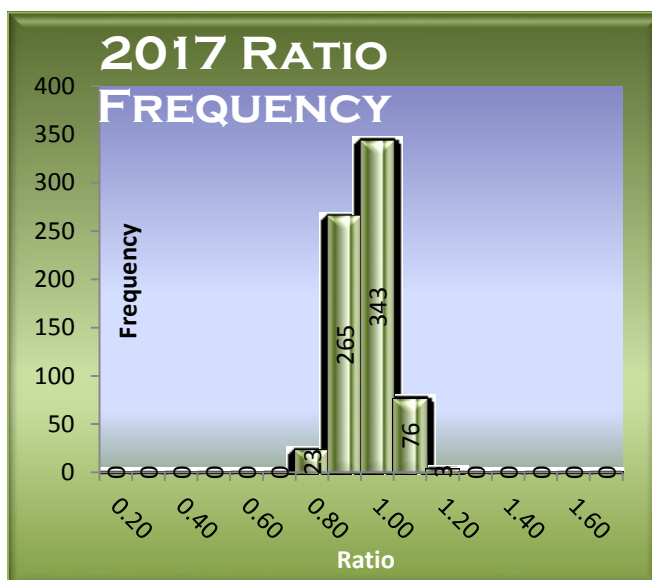
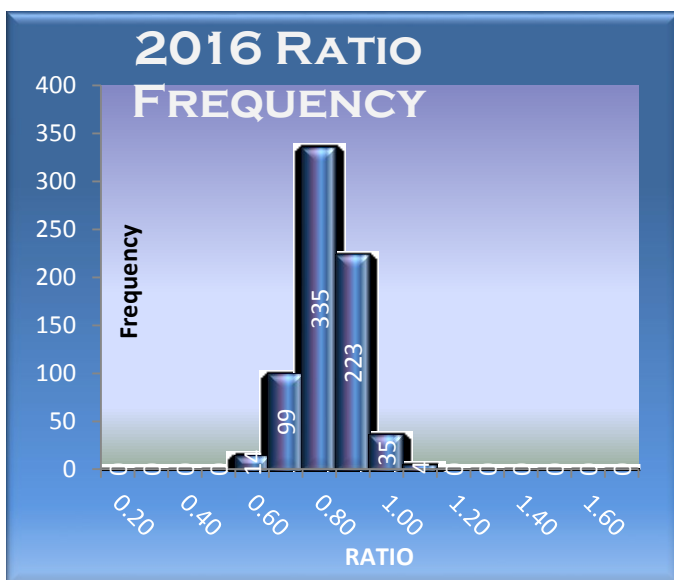
Pre-revalue ratio analysis compares time adjusted sales from 2014 through 2016 in relation to the previous assessed value as of 1/1/2016.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	710
Mean Assessed Value	\$301,600
Mean Adj. Sales Price	\$382,800
Standard Deviation AV	\$206,510
Standard Deviation SP	\$232,218
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.776
Median Ratio	0.779
Weighted Mean Ratio	0.788
UNIFORMITY	
Lowest ratio	0.557
Highest ratio:	1.035
Coefficient of Dispersion	7.71%
Standard Deviation	0.079
Coefficient of Variation	10.13%
Price Related Differential (PRD)	0.985

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2014 through 2016 and reflects the assessment level after the property has been revalued to 1/1/2017

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	710
Mean Assessed Value	\$350,000
Mean Sales Price	\$382,800
Standard Deviation AV	\$212,144
Standard Deviation SP	\$232,218
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.918
Median Ratio	0.917
Weighted Mean Ratio	0.914
UNIFORMITY	
Lowest ratio	0.739
Highest ratio:	1.110
Coefficient of Dispersion	5.73%
Standard Deviation	0.066
Coefficient of Variation	7.15%
Price Related Differential (PRD)	1.005



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
160	172440	0020	227,000	8/18/2015	276,000	802	4	2003	3	No	No	COMMONS AT MAYFLOWER CONDOMINIUM
160	664940	0030	195,000	4/7/2016	217,000	1,115	5	1971	2	Yes	Yes	PARK SHORE VILLA CONDOMINIUM
160	664940	0070	202,500	3/28/2016	226,000	1,040	5	1971	2	Yes	Yes	PARK SHORE VILLA CONDOMINIUM
160	664940	0170	105,000	1/6/2016	121,000	465	5	1971	2	Yes	No	PARK SHORE VILLA CONDOMINIUM
160	664940	0220	160,000	10/8/2015	191,000	1,040	5	1971	2	Yes	Yes	PARK SHORE VILLA CONDOMINIUM
160	664940	0390	165,000	11/24/2015	193,000	1,040	5	1971	2	Yes	Yes	PARK SHORE VILLA CONDOMINIUM
160	664940	0440	179,000	5/2/2016	197,000	722	5	1971	2	Yes	Yes	PARK SHORE VILLA CONDOMINIUM
160	664940	0480	210,000	3/14/2016	235,000	1,115	5	1971	2	Yes	Yes	PARK SHORE VILLA CONDOMINIUM
160	664940	0580	175,000	2/29/2016	197,000	722	5	1971	2	Yes	Yes	PARK SHORE VILLA CONDOMINIUM
160	664940	0580	200,000	10/3/2016	207,000	722	5	1971	2	Yes	Yes	PARK SHORE VILLA CONDOMINIUM
160	792264	0040	290,000	6/3/2016	315,000	903	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	792264	0090	231,000	7/11/2016	247,000	661	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	792264	0160	306,000	9/1/2015	370,000	903	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	792264	0230	325,000	10/12/2015	387,000	1,099	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	792264	0250	190,000	7/6/2015	235,000	652	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	792264	0280	295,000	11/16/2016	300,000	903	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	792264	0510	285,000	2/25/2015	371,000	905	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	792264	0590	365,000	10/2/2015	436,000	1,099	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	792264	0600	349,900	3/26/2015	450,000	1,083	5	1967	5	Yes	Yes	SPINNAKER BAY CONDOMINIUM
160	919758	0090	241,800	10/4/2016	250,000	708	5	1964	5	Yes	Yes	WATER'S EDGE CONDOMINIUM
160	919758	0100	220,000	7/1/2015	273,000	682	5	1964	5	Yes	Yes	WATER'S EDGE CONDOMINIUM
165	090300	0110	145,000	11/29/2016	147,000	670	4	1998	3	No	No	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0190	90,000	2/11/2015	118,000	670	4	1998	3	No	No	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0320	137,000	7/7/2015	169,000	840	4	1998	3	No	No	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0340	160,000	9/21/2016	167,000	840	4	1998	3	No	No	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0680	129,000	11/3/2015	152,000	680	4	1998	3	No	No	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0770	137,500	4/24/2015	175,000	840	4	1998	3	No	No	BOKARA BY THE LAKE CONDOMINIUM
165	118100	0030	147,500	8/17/2015	180,000	1,123	4	1967	5	No	Yes	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0090	160,000	8/22/2016	168,000	921	4	1967	5	No	Yes	BRYN MAWR TOWERS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	146085	0020	245,000	11/21/2016	249,000	1,000	4	2006	3	No	No	CEDAR RIDGE TOWNHOMES
165	146085	0100	237,000	7/18/2016	253,000	1,000	4	2006	3	No	No	CEDAR RIDGE TOWNHOMES
165	146085	0110	242,000	8/12/2016	256,000	990	4	2006	3	No	No	CEDAR RIDGE TOWNHOMES
165	146085	0130	245,000	8/30/2016	257,000	990	4	2006	3	No	No	CEDAR RIDGE TOWNHOMES
165	394590	0140	320,000	8/21/2015	389,000	1,951	5	1990	4	No	No	KUBOTA GARDENS ESTATES CONDOMINIUM
165	666913	0090	121,000	5/3/2016	133,000	1,195	4	1980	4	No	No	PARKVIEW PHASE I CONDOMINIUM
165	666913	0250	128,000	9/10/2016	134,000	1,151	4	1980	4	No	No	PARKVIEW PHASE I CONDOMINIUM
165	666913	0380	95,000	7/27/2016	101,000	1,151	4	1980	4	No	No	PARKVIEW PHASE I CONDOMINIUM
165	666913	0480	111,000	8/26/2016	117,000	1,151	4	1980	4	No	No	PARKVIEW PHASE I CONDOMINIUM
165	666913	0500	101,000	10/13/2016	104,000	1,151	4	1980	4	No	No	PARKVIEW PHASE I CONDOMINIUM
165	794105	0200	129,500	8/13/2015	158,000	1,030	4	2006	3	No	No	SPRINGBROOK CONDOMINIUM
165	885790	0070	90,000	5/24/2016	98,000	816	4	1983	4	No	No	VALLEY VIEW CONDOMINIUM
165	885790	0130	115,000	11/17/2016	117,000	816	4	1983	4	No	No	VALLEY VIEW CONDOMINIUM
165	885790	0300	86,000	12/17/2015	100,000	816	4	1983	4	No	Yes	VALLEY VIEW CONDOMINIUM
165	885790	0390	112,500	8/8/2016	119,000	816	4	1983	4	No	Yes	VALLEY VIEW CONDOMINIUM
165	885790	0490	110,000	9/15/2016	115,000	816	4	1983	4	No	Yes	VALLEY VIEW CONDOMINIUM
170	020260	0060	425,000	11/16/2016	433,000	1,124	5	1982	4	No	Yes	AMERICUS THE CONDOMINIUM
170	066150	0020	226,000	8/18/2015	275,000	547	4	1962	5	No	No	BELLA LUNA CONDOMINIUM
170	066150	0040	230,000	7/5/2015	285,000	748	4	1962	5	No	No	BELLA LUNA CONDOMINIUM
170	066150	0050	295,000	8/16/2016	311,000	712	4	1962	5	No	No	BELLA LUNA CONDOMINIUM
170	066150	0060	243,400	7/15/2015	300,000	711	4	1962	5	No	No	BELLA LUNA CONDOMINIUM
170	066150	0070	251,000	5/22/2015	316,000	711	4	1962	5	No	No	BELLA LUNA CONDOMINIUM
170	066150	0160	245,000	3/21/2016	274,000	753	4	1962	5	No	No	BELLA LUNA CONDOMINIUM
170	066150	0170	224,500	3/19/2015	290,000	740	4	1962	5	No	No	BELLA LUNA CONDOMINIUM
170	066150	0190	235,000	8/21/2015	286,000	736	4	1962	5	No	No	BELLA LUNA CONDOMINIUM
170	103190	0040	391,000	12/28/2015	452,000	1,019	4	1989	4	No	Yes	BRADNER PLACE CONDOMINIUM
170	170303	0010	182,150	5/30/2015	229,000	1,097	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0070	194,000	7/23/2015	238,000	1,212	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0110	201,000	5/8/2015	254,000	1,155	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0130	204,000	8/8/2016	216,000	1,155	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0140	199,000	5/4/2016	219,000	1,155	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0150	206,000	4/6/2016	229,000	1,155	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0160	204,000	4/8/2016	227,000	1,155	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
170	170303	0170	185,000	5/25/2016	202,000	1,085	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0180	186,000	4/1/2016	207,000	1,085	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0190	199,000	11/10/2016	203,000	1,014	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0200	206,000	3/23/2016	230,000	1,014	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0210	204,000	5/3/2016	224,000	1,014	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0220	222,000	5/16/2016	243,000	974	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0230	199,000	3/29/2016	222,000	1,014	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0240	199,000	4/8/2016	221,000	1,014	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0250	199,000	4/11/2016	221,000	1,014	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	170303	0260	204,000	4/26/2016	225,000	1,014	4	2010	3	No	No	COLUMBIA 26 CONDOMINIUM
170	179160	0010	390,000	8/17/2016	411,000	1,367	5	1958	5	No	No	COURTLAND COTTAGE CONDOMINIUM
170	179160	0040	281,000	7/9/2015	347,000	1,086	5	1958	5	No	No	COURTLAND COTTAGE CONDOMINIUM
170	261746	0030	279,950	1/7/2016	322,000	1,144	4	1999	3	No	No	FOUR SEASONS TOWNHOMES CONDOMINIUM
170	323950	0020	187,000	2/25/2016	211,000	772	3	1967	5	No	No	HENDERSON CONDOMINIUM
170	323950	0050	166,500	5/10/2016	183,000	557	3	1967	5	No	No	HENDERSON CONDOMINIUM
170	323950	0080	177,000	10/11/2016	183,000	515	3	1967	5	No	No	HENDERSON CONDOMINIUM
170	323950	0110	139,950	8/31/2015	169,000	529	3	1967	5	No	No	HENDERSON CONDOMINIUM
170	364580	0030	360,000	11/9/2016	368,000	838	4	2001	3	No	No	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0040	315,900	11/2/2016	323,000	820	4	2001	3	No	No	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	643408	0060	275,000	9/3/2015	332,000	1,134	4	2006	3	No	No	OTHELLO STATION CONDOMINIUM
170	643408	0080	358,950	9/29/2015	430,000	1,809	4	2006	3	No	No	OTHELLO STATION CONDOMINIUM
170	643408	0140	285,000	9/27/2016	296,000	1,134	4	2006	3	No	No	OTHELLO STATION CONDOMINIUM
170	643410	0090	339,000	6/29/2015	421,000	1,809	4	2006	3	No	Yes	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0100	325,000	11/4/2016	332,000	1,134	4	2006	3	No	Yes	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0130	395,000	3/16/2016	443,000	1,809	4	2006	3	No	Yes	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0200	348,500	6/18/2015	434,000	1,820	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0220	350,000	8/16/2016	369,000	1,365	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0320	350,000	1/26/2016	400,000	1,809	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0340	281,500	12/15/2015	327,000	1,134	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0420	355,000	1/7/2016	409,000	1,820	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0450	283,000	11/17/2015	332,000	1,377	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0460	376,000	2/25/2016	425,000	1,820	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0490	350,000	9/29/2015	419,000	1,809	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
170	643410	0510	395,000	10/24/2016	406,000	1,809	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0550	285,000	10/22/2015	338,000	1,134	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0580	269,000	8/19/2015	327,000	1,134	4	2006	3	No	No	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0680	265,000	2/10/2015	347,000	1,365	4	2006	3	No	Yes	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0700	403,000	7/21/2016	430,000	1,820	4	2006	3	No	Yes	OTHELLO STATION NORTH CONDOMINIUM
170	684365	0240	361,000	5/17/2016	395,000	851	4	2009	3	No	Yes	PONTEDERA CONDOMINIUM
170	684365	0290	260,000	4/4/2016	289,000	608	4	2009	3	No	No	PONTEDERA CONDOMINIUM
170	684365	0490	299,900	12/3/2015	350,000	860	4	2009	3	No	No	PONTEDERA CONDOMINIUM
170	684365	0530	358,200	4/1/2016	399,000	858	4	2009	3	No	Yes	PONTEDERA CONDOMINIUM
170	684365	0540	280,000	5/13/2016	307,000	598	4	2009	3	No	Yes	PONTEDERA CONDOMINIUM
170	684365	0700	225,000	2/11/2015	295,000	578	4	2009	3	No	Yes	PONTEDERA CONDOMINIUM
170	684365	0780	440,000	12/6/2016	444,000	1,192	4	2009	3	No	Yes	PONTEDERA CONDOMINIUM
170	684365	0790	325,000	1/21/2016	372,000	858	4	2009	3	No	No	PONTEDERA CONDOMINIUM
170	684365	0890	358,000	4/8/2016	398,000	858	4	2009	3	No	Yes	PONTEDERA CONDOMINIUM
170	684365	0900	225,000	1/26/2015	296,000	605	4	2009	3	No	Yes	PONTEDERA CONDOMINIUM
170	684365	0910	310,000	10/27/2016	318,000	864	4	2009	3	No	Yes	PONTEDERA CONDOMINIUM
170	684365	0960	240,000	9/2/2015	290,000	682	4	2009	3	No	No	PONTEDERA CONDOMINIUM
170	770142	0110	286,000	4/27/2016	315,000	978	4	2006	3	No	No	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0130	286,000	7/1/2016	307,000	978	4	2006	3	No	No	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0320	345,000	8/5/2016	366,000	1,545	4	2006	3	No	No	SEWARD PARK TOWNHOMES CONDOMINIUM
170	785390	0030	317,000	6/21/2016	342,000	670	5	1967	5	No	No	SOLE VITA CONDOMINIUM
170	785390	0070	260,000	2/6/2015	341,000	870	5	1967	5	No	No	SOLE VITA CONDOMINIUM
170	785390	0100	290,000	2/22/2016	328,000	680	5	1967	5	No	No	SOLE VITA CONDOMINIUM
170	785390	0110	308,000	8/16/2016	325,000	680	5	1967	5	No	No	SOLE VITA CONDOMINIUM
170	799500	0010	299,000	2/12/2016	339,000	785	4	2004	3	No	Yes	STELLINA CONDOMINIUM
170	799500	0030	235,000	7/7/2016	252,000	610	4	2004	3	No	Yes	STELLINA CONDOMINIUM
170	799500	0140	189,000	3/21/2015	244,000	610	4	2004	3	No	Yes	STELLINA CONDOMINIUM
170	799500	0150	191,000	1/9/2015	253,000	610	4	2004	3	No	Yes	STELLINA CONDOMINIUM
170	799500	0310	300,000	10/20/2016	309,000	785	4	2004	3	No	Yes	STELLINA CONDOMINIUM
170	799500	0320	220,000	12/29/2015	254,000	610	4	2004	3	No	Yes	STELLINA CONDOMINIUM
175	029940	0170	305,000	4/23/2016	337,000	1,375	4	1980	3	No	Yes	ATLANTIC PLACE CONDOMINIUM
175	029940	0450	315,100	3/31/2016	351,000	1,150	4	1980	3	No	Yes	ATLANTIC PLACE CONDOMINIUM
175	029940	0460	325,000	8/11/2015	396,000	1,200	4	1980	3	No	Yes	ATLANTIC 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
175	060501	0060	220,000	7/28/2015	270,000	682	5	1930	5	No	No	BEACON (THE) CONDOMINIUM
175	060501	0070	224,900	11/30/2016	228,000	569	5	1930	5	No	Yes	BEACON (THE) CONDOMINIUM
175	060501	0080	156,000	1/8/2015	207,000	511	5	1930	5	No	Yes	BEACON (THE) CONDOMINIUM
175	060501	0110	232,000	10/7/2015	277,000	682	5	1930	5	No	Yes	BEACON (THE) CONDOMINIUM
175	060501	0130	206,000	6/2/2015	258,000	511	5	1930	5	No	Yes	BEACON (THE) CONDOMINIUM
175	155490	0010	385,000	7/14/2016	412,000	1,264	4	1997	3	No	No	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0050	355,000	11/11/2015	418,000	1,264	4	1997	3	No	Yes	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0090	311,000	7/28/2016	331,000	832	4	1997	3	No	Yes	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0110	290,000	1/26/2016	331,000	832	4	1997	3	No	Yes	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0250	320,000	5/21/2015	403,000	1,244	4	1997	3	No	No	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0340	285,000	7/20/2015	351,000	818	4	1997	3	No	No	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0430	411,000	9/28/2016	427,000	1,086	4	1997	3	No	No	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0450	456,000	5/11/2016	500,000	1,480	4	1997	3	No	No	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0460	410,000	8/30/2016	430,000	1,466	4	1997	3	No	No	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0640	352,500	4/20/2016	390,000	964	4	1997	3	No	No	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0650	340,000	5/18/2016	372,000	1,023	4	1997	3	No	No	CHERRY LANE TOWNHOMES CONDOMINIUM
175	160900	0020	275,000	11/12/2015	324,000	822	5	1992	4	No	No	CLARKE CONDOMINIUM
175	160900	0080	285,000	4/17/2015	364,000	822	5	1992	4	No	Yes	CLARKE CONDOMINIUM
175	186560	0080	201,000	5/6/2016	221,000	486	4	2000	3	No	Yes	CRYSTAL VIEW CONDOMINIUM
175	286750	0030	275,000	3/24/2016	307,000	960	4	1966	4	No	Yes	GRANDVIEW HEIGHTS CONDOMINIUM
175	315120	0030	278,900	9/19/2016	290,000	874	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0040	270,000	2/10/2015	354,000	1,140	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0070	310,000	1/26/2016	354,000	1,140	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0120	280,000	6/30/2015	347,000	874	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0130	295,000	7/26/2016	314,000	878	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0140	265,000	11/16/2015	311,000	878	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0210	290,000	8/11/2016	307,000	878	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0270	300,000	5/4/2016	330,000	884	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0330	280,000	10/20/2015	332,000	874	4	1985	4	No	Yes	HARWOOD CONDOMINIUM
175	315120	0400	247,500	10/28/2015	293,000	874	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0420	260,000	2/11/2016	295,000	874	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0440	289,000	9/8/2015	349,000	874	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0510	269,900	12/8/2015	314,000	931	4	1985	4	No	No	HARWOOD CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
175	315120	0620	279,900	9/29/2016	290,000	874	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0660	299,800	3/10/2016	337,000	931	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0840	324,500	4/8/2016	360,000	868	4	1985	4	No	Yes	HARWOOD CONDOMINIUM
175	315120	0910	312,500	4/11/2016	347,000	866	4	1985	4	No	No	HARWOOD CONDOMINIUM
175	315120	0990	290,000	8/18/2015	353,000	866	4	1985	4	No	Yes	HARWOOD CONDOMINIUM
175	519810	0030	258,500	10/2/2015	309,000	1,012	4	1987	3	No	No	MASSACHUSETTS PLACE CONDOMINIUM
175	787270	0010	236,900	6/10/2015	296,000	801	4	1968	5	No	No	SOUND VIEW POINTE CONDOMINIUM
175	787270	0020	225,000	6/1/2016	245,000	620	4	1968	5	No	No	SOUND VIEW POINTE CONDOMINIUM
175	787270	0050	315,000	4/11/2016	349,000	801	4	1968	5	No	Yes	SOUND VIEW POINTE CONDOMINIUM
175	787270	0090	240,000	2/12/2015	314,000	801	4	1968	5	No	Yes	SOUND VIEW POINTE CONDOMINIUM
175	787270	0110	220,000	7/24/2015	270,000	620	4	1968	5	No	Yes	SOUND VIEW POINTE CONDOMINIUM
175	787270	0140	287,500	5/30/2016	313,000	620	4	1968	5	No	Yes	SOUND VIEW POINTE CONDOMINIUM
175	788875	0130	308,000	11/5/2015	363,000	1,080	4	1983	3	No	Yes	SOUTH TERRACE CONDOMINIUM
175	788875	0150	363,000	6/23/2016	391,000	1,164	4	1983	3	No	No	SOUTH TERRACE CONDOMINIUM
175	792265	0050	215,000	4/25/2016	237,000	759	4	1969	4	No	No	SPINNAKER THE 1ST AMD CONDOMINIUM
175	792265	0160	265,000	10/6/2016	274,000	1,071	4	1969	4	No	Yes	SPINNAKER THE 1ST AMD CONDOMINIUM
175	792265	0250	317,500	5/31/2016	345,000	1,071	4	1969	4	No	Yes	SPINNAKER THE 1ST AMD CONDOMINIUM
175	855620	0080	251,000	8/7/2015	307,000	959	5	1992	3	No	No	TAIYO CONDOMINIUM
175	855620	0140	334,526	7/30/2015	410,000	1,529	5	1992	3	No	Yes	TAIYO CONDOMINIUM
195	721150	0110	220,000	8/12/2016	233,000	950	4	2004	3	No	No	REGAL HEIGHTS TOWNHOMES
200	031860	0190	175,750	6/24/2016	189,000	777	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0200	169,000	12/9/2016	171,000	887	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0320	210,000	11/15/2016	214,000	903	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0330	132,950	11/25/2015	156,000	887	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0370	190,000	6/13/2016	206,000	887	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0460	147,500	10/23/2015	175,000	980	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0660	171,237	8/15/2016	181,000	903	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0720	120,000	10/5/2015	143,000	774	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0740	169,950	8/9/2016	180,000	887	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0790	192,900	3/22/2016	216,000	877	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0820	175,000	10/13/2016	181,000	980	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0950	158,000	7/28/2015	194,000	887	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	031860	0970	165,500	11/30/2015	193,000	980	4	1982	4	No	No	AUTUMN 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
200	031860	0980	185,000	9/19/2016	193,000	903	4	1982	4	No	No	AUTUMN PLACE CONDOMINIUM
200	324050	0070	204,000	11/16/2016	208,000	817	3	1987	4	No	No	HENDERSON PLACE CONDOMINIUM
200	324060	0060	139,000	2/26/2015	181,000	762	4	1960	5	No	No	HENDERSON PLACE TOWNHOMES CONDOMINIUM
200	570575	0140	229,500	9/11/2016	240,000	1,076	4	1980	4	No	No	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0350	210,000	8/24/2016	221,000	1,225	4	1980	4	No	No	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0380	210,000	10/11/2016	217,000	1,223	4	1980	4	No	No	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0410	190,500	11/21/2016	194,000	1,221	4	1980	4	No	No	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570930	0050	234,500	5/1/2015	298,000	1,875	4	2005	3	No	No	MOUNTAIN VIEW VILLAS CONDOMINIUM
205	440040	0010	245,010	6/22/2015	305,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0130	255,000	8/3/2016	270,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0240	232,000	3/17/2016	260,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0300	285,000	6/23/2016	307,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0380	219,950	6/4/2015	276,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0400	217,950	9/29/2015	261,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0450	232,500	4/27/2015	296,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0470	220,000	8/28/2015	267,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0540	270,000	11/7/2016	276,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0590	255,000	8/2/2016	271,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0650	220,000	6/9/2015	275,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0660	235,000	7/1/2015	291,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0690	229,950	12/2/2015	268,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0840	240,600	5/13/2016	264,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0910	238,000	11/1/2016	244,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0930	218,000	2/25/2016	246,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	1030	237,500	8/19/2016	250,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	440040	1040	293,250	8/24/2016	309,000	1,014	4	1979	4	No	No	LONGFELLOW RUN, A CONDOMINIUM
205	638455	0030	195,000	7/8/2016	209,000	976	4	1981	3	No	No	OLYMPIC PARK CONDOMINIUM
205	638455	0060	210,000	11/21/2016	213,000	976	4	1981	3	No	No	OLYMPIC PARK CONDOMINIUM
205	638455	0180	195,000	10/18/2016	201,000	1,014	4	1981	3	No	Yes	OLYMPIC PARK CONDOMINIUM
205	638455	0210	165,000	11/30/2015	193,000	976	4	1981	3	No	Yes	OLYMPIC PARK CONDOMINIUM
205	638455	0220	185,000	9/7/2016	194,000	976	4	1981	3	No	Yes	OLYMPIC PARK CONDOMINIUM
205	638455	0230	199,000	5/9/2016	218,000	976	4	1981	3	No	No	OLYMPIC PARK CONDOMINIUM
205	638455	0280	190,000	6/16/2015	237,000	981	4	1981	3	No	Yes	OLYMPIC 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
205	868035	0020	237,100	6/6/2016	257,000	742	4	1993	4	No	No	TRENTON COURT CONDOMINIUM
205	868035	0040	215,000	11/25/2015	252,000	742	4	1993	4	No	No	TRENTON COURT CONDOMINIUM
205	868035	0070	227,500	11/3/2016	233,000	784	4	1993	4	No	No	TRENTON COURT CONDOMINIUM
205	868035	0100	232,500	7/18/2016	248,000	747	4	1993	4	No	No	TRENTON COURT CONDOMINIUM
205	868035	0160	245,000	8/23/2016	258,000	751	4	1993	4	No	No	TRENTON COURT CONDOMINIUM
205	894550	0050	235,000	8/4/2016	249,000	1,016	4	1979	4	No	No	VILLAGE SQUARE CONDOMINIUM
205	894550	0060	242,500	8/25/2016	255,000	1,016	4	1979	4	No	No	VILLAGE SQUARE CONDOMINIUM
205	894550	0120	180,000	10/5/2015	215,000	1,016	4	1979	4	No	No	VILLAGE SQUARE CONDOMINIUM
205	894550	0200	199,500	12/8/2015	232,000	1,016	4	1979	4	No	No	VILLAGE SQUARE CONDOMINIUM
205	894550	0370	237,000	12/6/2016	239,000	1,016	4	1979	4	No	No	VILLAGE SQUARE CONDOMINIUM
205	894550	0470	179,999	2/2/2015	236,000	1,016	4	1979	4	No	No	VILLAGE SQUARE CONDOMINIUM
205	894550	0510	195,000	9/1/2015	236,000	1,016	4	1979	4	No	No	VILLAGE SQUARE CONDOMINIUM
205	932290	0070	326,500	11/30/2016	331,000	1,550	5	2003	3	No	No	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0150	332,000	6/29/2015	412,000	2,290	5	2003	3	No	No	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0160	370,000	6/24/2016	399,000	2,290	5	2003	3	No	No	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0210	369,950	8/17/2016	390,000	1,700	5	2003	3	No	No	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0310	300,000	8/5/2015	367,000	1,352	5	2003	3	No	No	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932500	0060	169,290	1/14/2015	224,000	885	4	1981	4	No	No	WESTWOOD PLAZA CONDOMINIUM
205	932500	0090	200,000	5/23/2016	218,000	885	4	1981	4	No	No	WESTWOOD PLAZA CONDOMINIUM
205	932500	0140	213,000	11/16/2016	217,000	885	4	1981	4	No	No	WESTWOOD PLAZA CONDOMINIUM
205	932500	0180	220,000	4/13/2016	244,000	885	4	1981	4	No	No	WESTWOOD PLAZA CONDOMINIUM
205	932500	0190	204,500	12/19/2016	206,000	885	4	1981	4	No	No	WESTWOOD PLAZA CONDOMINIUM
205	932500	0360	171,000	8/25/2015	207,000	885	4	1981	4	No	No	WESTWOOD PLAZA CONDOMINIUM
205	932540	0020	207,328	8/10/2016	219,000	834	3	1988	4	No	No	WESTWOOD TERRACE CONDOMINIUM
205	932540	0020	201,000	4/22/2016	222,000	834	3	1988	4	No	No	WESTWOOD TERRACE CONDOMINIUM
205	932540	0060	170,000	11/9/2015	200,000	834	3	1988	4	No	No	WESTWOOD TERRACE CONDOMINIUM
205	932540	0150	220,000	11/28/2016	223,000	834	3	1988	4	No	No	WESTWOOD TERRACE CONDOMINIUM
210	159210	0020	251,818	7/20/2015	310,000	1,109	5	1985	4	No	No	CINNAMON RIDGE CONDOMINIUM
210	159210	0060	361,810	9/15/2016	377,000	1,128	5	1985	4	No	No	CINNAMON RIDGE CONDOMINIUM
210	159210	0100	294,000	12/14/2015	342,000	1,269	5	1985	4	No	No	CINNAMON RIDGE CONDOMINIUM
210	159210	0150	285,000	10/23/2015	338,000	1,165	5	1985	4	No	No	CINNAMON RIDGE CONDOMINIUM
210	159210	0260	365,000	10/15/2015	434,000	1,156	5	1985	4	No	Yes	CINNAMON RIDGE CONDOMINIUM
210	159210	0270	315,000	8/25/2015	382,000	1,112	5	1985	4	No	Yes	CINNAMON RIDGE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
210	248550	0020	397,000	4/13/2016	440,000	1,036	5	1985	4	No	No	FAUNTLEE WOODS CONDOMINIUM
210	439720	0020	198,000	4/7/2016	220,000	425	5	1985	5	No	No	LOFT42 CONDOMINIUM
210	439720	0030	189,900	10/1/2015	227,000	425	5	1985	5	No	No	LOFT42 CONDOMINIUM
210	439720	0040	195,000	2/4/2016	222,000	426	5	1985	5	No	No	LOFT42 CONDOMINIUM
210	439720	0080	205,000	6/26/2015	255,000	425	5	1985	5	No	Yes	LOFT42 CONDOMINIUM
210	439720	0080	209,950	3/29/2016	234,000	425	5	1985	5	No	Yes	LOFT42 CONDOMINIUM
210	439720	0140	210,000	7/23/2015	258,000	426	5	1985	5	No	Yes	LOFT42 CONDOMINIUM
210	630500	0010	346,000	9/25/2015	415,000	1,382	5	1987	4	No	No	OAK RIDGE CONDOMINIUM
210	630500	0030	345,000	10/12/2015	411,000	1,214	5	1987	4	No	No	OAK RIDGE CONDOMINIUM
210	630500	0040	395,000	11/16/2016	402,000	1,186	5	1987	4	No	No	OAK RIDGE CONDOMINIUM
210	630500	0050	375,000	8/26/2015	455,000	1,543	5	1987	4	No	No	OAK RIDGE CONDOMINIUM
210	630500	0080	375,000	10/14/2016	387,000	1,214	5	1987	4	No	No	OAK RIDGE CONDOMINIUM
210	630500	0140	365,000	9/20/2016	380,000	1,181	5	1987	4	No	Yes	OAK RIDGE CONDOMINIUM
210	630500	0150	400,000	1/6/2016	461,000	1,543	5	1987	4	No	Yes	OAK RIDGE CONDOMINIUM
210	630500	0190	430,000	6/17/2016	465,000	1,181	5	1987	4	No	Yes	OAK RIDGE CONDOMINIUM
210	768060	0020	505,000	5/5/2015	640,000	1,550	6	1978	4	No	Yes	SEAVIEW TERRACE CONDOMINIUM
210	769845	0030	202,500	4/6/2016	225,000	540	5	1957	5	No	No	SEVENTY ONE CONDOMINIUM
210	780434	0030	445,000	6/13/2016	482,000	1,149	5	2002	3	No	Yes	6963 CALIFORNIA AVENUE TOWNHOUSES CONDOMINIUM
210	926380	0020	465,000	10/27/2016	477,000	1,009	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0080	435,000	8/12/2015	530,000	1,009	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0130	435,000	11/20/2015	510,000	1,120	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0180	420,000	10/20/2015	499,000	1,009	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0200	400,000	5/5/2016	439,000	1,120	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0300	415,000	5/24/2016	453,000	1,264	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0340	295,000	2/13/2015	386,000	868	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0360	341,500	9/4/2015	413,000	934	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0440	340,000	7/20/2015	418,000	934	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0520	335,000	5/11/2015	424,000	1,144	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0630	449,000	11/9/2015	529,000	1,144	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	926380	0640	385,000	10/14/2015	458,000	1,144	5	1967	5	Yes	Yes	WEST BEACH CONDOMINIUM
210	932089	0040	210,000	11/23/2015	246,000	686	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0060	207,500	8/25/2015	252,000	590	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0080	262,000	7/9/2015	324,000	895	4	1989	4	No	No	WESTWATER CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
210	932089	0100	267,500	5/3/2016	294,000	666	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0110	265,000	6/22/2016	286,000	695	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0220	265,000	5/11/2016	290,000	686	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0240	257,500	12/1/2016	261,000	590	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0320	261,000	5/23/2016	285,000	590	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0330	262,500	12/29/2016	263,000	590	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0340	274,000	5/7/2015	347,000	895	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0350	322,000	7/12/2016	345,000	895	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0360	240,000	6/3/2016	261,000	570	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0390	218,000	5/20/2015	275,000	686	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0420	297,000	3/28/2016	331,000	895	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0540	244,000	10/22/2015	289,000	666	4	1989	4	No	Yes	WESTWATER CONDOMINIUM
210	932089	0570	202,000	4/1/2015	259,000	686	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0580	250,000	6/13/2016	271,000	590	4	1989	4	No	No	WESTWATER CONDOMINIUM
210	932089	0660	257,000	11/2/2016	263,000	686	4	1989	4	No	No	WESTWATER CONDOMINIUM
215	286140	0040	247,745	8/22/2016	261,000	983	4	1979	4	No	Yes	GRAHAM TERRACE VIEW CONDOMINIUM
215	286140	0120	295,000	11/16/2016	300,000	912	4	1979	4	No	Yes	GRAHAM TERRACE VIEW CONDOMINIUM
215	286140	0120	240,000	9/29/2015	287,000	912	4	1979	4	No	Yes	GRAHAM TERRACE VIEW CONDOMINIUM
215	286140	0140	225,000	6/9/2016	244,000	701	4	1979	4	No	No	GRAHAM TERRACE VIEW CONDOMINIUM
215	286140	0150	175,000	5/13/2016	192,000	667	4	1979	4	No	No	GRAHAM TERRACE VIEW CONDOMINIUM
215	286140	0180	239,950	10/6/2015	286,000	987	4	1979	4	No	Yes	GRAHAM TERRACE VIEW CONDOMINIUM
215	286140	0200	229,900	3/18/2015	297,000	912	4	1979	4	No	Yes	GRAHAM TERRACE VIEW CONDOMINIUM
215	720589	0030	342,000	5/4/2015	434,000	1,681	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0070	340,000	4/25/2016	375,000	1,138	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0080	367,000	3/1/2016	414,000	1,681	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0100	360,000	12/3/2015	420,000	1,681	5	2007	3	No	Yes	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0110	314,999	6/1/2015	395,000	1,138	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0170	316,000	3/21/2016	353,000	1,081	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0180	305,000	11/23/2015	357,000	1,039	5	2007	3	No	Yes	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0190	165,000	7/29/2016	175,000	404	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0260	375,200	9/27/2016	390,000	1,275	5	2007	3	No	Yes	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0270	315,000	5/18/2016	344,000	1,081	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0280	325,000	3/22/2016	363,000	1,039	5	2007	3	No	Yes	REDWOOD HIGH POINT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
215	720589	0290	145,000	4/2/2015	186,000	404	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0430	337,500	6/17/2016	365,000	1,138	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0450	300,000	1/28/2016	342,000	1,171	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0460	290,000	4/26/2015	369,000	1,304	5	2007	3	No	Yes	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0470	323,000	2/3/2016	368,000	1,081	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0500	264,000	3/17/2015	341,000	1,039	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0630	195,000	12/28/2016	195,000	533	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0650	365,000	12/13/2016	368,000	1,171	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0660	380,000	10/5/2016	393,000	1,304	5	2007	3	No	Yes	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0670	325,000	5/15/2016	356,000	1,081	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0710	180,000	7/22/2016	192,000	404	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0790	306,000	6/28/2016	329,000	1,081	5	2007	3	No	No	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0820	345,000	4/11/2016	383,000	1,049	5	2007	3	No	Yes	REDWOOD HIGH POINT CONDOMINIUM
220	032150	0010	299,900	4/23/2015	382,000	1,024	5	2007	3	No	No	AVALON PLACE CONDOMINIUM
220	032150	0040	297,000	1/6/2016	342,000	839	5	2007	3	No	No	AVALON PLACE CONDOMINIUM
220	032150	0080	292,000	5/7/2015	370,000	861	5	2007	3	No	No	AVALON PLACE CONDOMINIUM
220	032150	0140	373,000	1/20/2016	427,000	1,032	5	2007	3	No	Yes	AVALON PLACE CONDOMINIUM
220	102990	0050	185,000	10/28/2015	219,000	601	4	1992	3	No	No	BRADFORD COURT CONDOMINIUM
220	102990	0160	237,000	6/6/2016	257,000	748	4	1992	3	No	No	BRADFORD COURT CONDOMINIUM
220	102990	0200	159,500	6/3/2015	200,000	625	4	1992	3	No	Yes	BRADFORD COURT CONDOMINIUM
220	102990	0210	165,000	9/2/2015	200,000	645	4	1992	3	No	Yes	BRADFORD COURT CONDOMINIUM
220	102990	0270	234,950	7/22/2015	289,000	742	4	1992	3	No	No	BRADFORD COURT CONDOMINIUM
220	102990	0310	250,000	6/14/2016	270,000	627	4	1992	3	No	Yes	BRADFORD COURT CONDOMINIUM
220	104140	0040	225,000	3/29/2016	251,000	942	4	1999	3	No	No	BRANDON COURT CONDOMINIUM
220	104140	0060	300,000	11/7/2016	307,000	1,109	4	1999	3	No	No	BRANDON COURT CONDOMINIUM
220	104140	0100	268,000	11/15/2016	273,000	966	4	1999	3	No	No	BRANDON COURT CONDOMINIUM
220	104140	0150	266,000	6/27/2016	286,000	938	4	1999	3	No	No	BRANDON COURT CONDOMINIUM
220	213360	0030	285,400	3/17/2016	320,000	981	4	1999	3	No	No	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0050	235,000	11/23/2015	275,000	819	4	1999	3	No	No	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0130	329,206	6/12/2015	411,000	1,125	4	1999	3	No	No	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0140	370,000	6/13/2016	400,000	1,124	4	1999	3	No	No	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0150	302,000	4/22/2015	385,000	1,081	4	1999	3	No	No	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0190	475,000	10/12/2015	566,000	2,651	4	1999	3	No	No	DUWAMISH COHOUSING CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
220	554470	0060	302,500	7/25/2016	322,000	1,166	4	1995	3	No	Yes	MILLVIEW CONDOMINIUM
220	756900	0070	154,000	3/18/2015	199,000	495	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0080	210,000	2/16/2016	238,000	607	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0100	225,000	11/17/2016	229,000	555	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0110	325,000	5/6/2015	412,000	922	5	2002	3	No	Yes	SAUSALITO CONDOMINIUM
220	756900	0120	217,500	9/7/2016	228,000	532	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0140	310,000	11/2/2015	366,000	859	5	2002	3	No	Yes	SAUSALITO CONDOMINIUM
220	756900	0180	221,500	5/5/2015	281,000	810	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0240	265,000	2/4/2015	348,000	859	5	2002	3	No	Yes	SAUSALITO CONDOMINIUM
220	756900	0280	282,300	2/18/2016	320,000	810	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0320	225,000	8/8/2016	238,000	532	5	2002	3	No	Yes	SAUSALITO CONDOMINIUM
220	756900	0360	234,000	6/30/2016	252,000	601	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0370	219,500	8/18/2015	267,000	601	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0410	320,000	6/9/2015	400,000	883	5	2002	3	No	Yes	SAUSALITO CONDOMINIUM
220	756900	0490	197,500	3/3/2015	257,000	555	5	2002	3	No	No	SAUSALITO CONDOMINIUM
220	756900	0510	470,000	7/3/2016	505,000	1,229	5	2002	3	No	Yes	SAUSALITO CONDOMINIUM
220	930600	0010	375,000	9/1/2016	393,000	1,041	5	2002	3	No	No	WESTMONT CONDOMINIUM
220	930600	0020	285,000	10/5/2015	340,000	1,109	5	2002	3	No	No	WESTMONT CONDOMINIUM
220	930600	0180	400,000	7/19/2016	427,000	1,109	5	2002	3	No	Yes	WESTMONT CONDOMINIUM
225	005040	0040	256,700	10/6/2015	306,000	884	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005040	0080	415,000	12/11/2015	483,000	1,244	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005040	0110	400,000	10/16/2015	476,000	1,019	5	2003	3	No	Yes	ADELAIDE CONDOMINIUM
225	005040	0190	252,500	3/9/2015	327,000	808	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005040	0190	345,000	11/9/2016	352,000	808	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005040	0210	437,000	7/7/2016	468,000	1,244	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005040	0320	263,000	5/13/2015	332,000	808	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005040	0390	454,000	9/28/2015	544,000	1,121	5	2003	3	No	Yes	ADELAIDE CONDOMINIUM
225	005040	0470	438,000	5/5/2015	555,000	1,244	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005040	0570	310,000	8/17/2016	327,000	742	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005040	0580	320,000	12/23/2016	321,000	808	5	2003	3	No	No	ADELAIDE CONDOMINIUM
225	005085	0010	498,000	7/27/2015	611,000	1,704	5	2003	3	No	No	ADELAIDE TOWNHOMES CONDOMINIUM
225	005085	0020	525,000	12/1/2015	613,000	1,704	5	2003	3	No	No	ADELAIDE TOWNHOMES CONDOMINIUM
225	032100	0050	270,000	8/9/2016	286,000	961	4	1987	4	No	No	AVALON CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	032100	0070	195,000	6/9/2015	244,000	932	4	1987	4	No	No	AVALON CONDOMINIUM
225	032100	0090	265,000	9/29/2016	275,000	961	4	1987	4	No	No	AVALON CONDOMINIUM
225	032100	0100	259,888	6/28/2016	280,000	688	4	1987	4	No	No	AVALON CONDOMINIUM
225	032100	0110	252,000	11/23/2016	256,000	932	4	1987	4	No	No	AVALON CONDOMINIUM
225	032105	0020	280,000	8/17/2015	341,000	880	4	1991	4	No	No	AVALON HOUSE CONDOMINIUM
225	032105	0040	299,950	11/25/2015	351,000	1,090	4	1991	4	No	No	AVALON HOUSE CONDOMINIUM
225	032105	0080	290,000	7/31/2015	355,000	1,104	4	1991	4	No	No	AVALON HOUSE CONDOMINIUM
225	032105	0100	327,110	8/29/2016	343,000	897	4	1991	4	No	Yes	AVALON HOUSE CONDOMINIUM
225	116520	0050	345,000	6/19/2015	430,000	840	5	2003	3	No	No	BROXTON CONDOMINIUM
225	116520	0120	369,990	12/13/2016	373,000	794	5	2003	3	No	Yes	BROXTON CONDOMINIUM
225	116520	0140	440,000	3/25/2016	491,000	1,133	5	2003	3	No	Yes	BROXTON CONDOMINIUM
225	116520	0200	385,000	1/26/2015	507,000	1,133	5	2003	3	No	Yes	BROXTON CONDOMINIUM
225	116520	0220	450,000	10/21/2016	463,000	1,117	5	2003	3	No	Yes	BROXTON CONDOMINIUM
225	116520	0270	385,000	1/26/2016	440,000	897	5	2003	3	No	Yes	BROXTON CONDOMINIUM
225	129500	0020	285,000	1/6/2015	378,000	879	5	2001	3	No	Yes	CALIFORNIA AVENUE CONDOMINIUM
225	129500	0070	269,250	3/6/2015	349,000	794	5	2001	3	No	Yes	CALIFORNIA AVENUE CONDOMINIUM
225	149610	0010	219,900	4/22/2016	243,000	500	5	1949	5	No	No	CENTRAL PARK CONDOMINIUM
225	149610	0050	209,000	6/17/2016	226,000	577	5	1949	5	No	No	CENTRAL PARK CONDOMINIUM
225	149610	0120	205,000	11/12/2015	241,000	515	5	1949	5	No	No	CENTRAL PARK CONDOMINIUM
225	149610	0130	230,000	10/28/2016	236,000	510	5	1949	5	No	No	CENTRAL PARK CONDOMINIUM
225	149610	0250	187,000	4/4/2016	208,000	500	5	1949	5	No	No	CENTRAL PARK CONDOMINIUM
225	165760	0020	330,000	10/6/2016	341,000	714	5	2000	3	No	No	COBBLESTONE COURT CONDOMINIUM
225	165760	0090	340,000	3/25/2016	380,000	698	5	2000	3	No	No	COBBLESTONE COURT CONDOMINIUM
225	188755	0040	331,875	5/15/2015	419,000	759	6	2008	3	No	No	DAKOTA CONDOMINIUM
225	188755	0110	399,950	3/20/2015	516,000	1,052	6	2008	3	No	No	DAKOTA CONDOMINIUM
225	188755	0250	407,500	3/27/2015	524,000	1,083	6	2008	3	No	No	DAKOTA CONDOMINIUM
225	188755	0300	360,000	6/6/2016	391,000	759	6	2008	3	No	Yes	DAKOTA CONDOMINIUM
225	188755	0310	340,000	12/28/2015	393,000	727	6	2008	3	No	Yes	DAKOTA CONDOMINIUM
225	188755	0340	483,500	2/8/2016	550,000	1,052	6	2008	3	No	No	DAKOTA CONDOMINIUM
225	188755	0360	310,000	8/12/2016	328,000	639	6	2008	3	No	No	DAKOTA CONDOMINIUM
225	204120	0130	320,000	2/20/2015	418,000	1,126	4	1975	5	No	No	DIPLOMAT CONDOMINIUM
225	204120	0170	300,000	11/9/2016	306,000	800	4	1975	5	No	No	DIPLOMAT CONDOMINIUM
225	249060	0010	202,400	9/23/2016	210,000	509	4	1989	4	No	No	FAUNTLEROY LANDING CONDOMINIUM HOMES

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	249060	0070	240,000	8/30/2016	252,000	551	4	1989	4	No	No	FAUNTLEROY LANDING CONDOMINIUM HOMES
225	249060	0100	220,000	7/5/2016	236,000	559	4	1989	4	No	No	FAUNTLEROY LANDING CONDOMINIUM HOMES
225	249060	0120	214,950	7/22/2016	229,000	555	4	1989	4	No	No	FAUNTLEROY LANDING CONDOMINIUM HOMES
225	249060	0130	220,000	9/7/2016	230,000	582	4	1989	4	No	No	FAUNTLEROY LANDING CONDOMINIUM HOMES
225	249060	0240	232,000	6/28/2016	250,000	661	4	1989	4	No	No	FAUNTLEROY LANDING CONDOMINIUM HOMES
225	249060	0250	175,000	10/2/2015	209,000	509	4	1989	4	No	No	FAUNTLEROY LANDING CONDOMINIUM HOMES
225	249060	0260	230,000	8/7/2016	244,000	516	4	1989	4	No	No	FAUNTLEROY LANDING CONDOMINIUM HOMES
225	249270	0090	250,000	3/16/2016	280,000	793	4	1980	4	No	No	FAUNTLEROY TERRACE CONDOMINIUM
225	249270	0130	276,000	12/8/2016	279,000	787	4	1980	4	No	No	FAUNTLEROY TERRACE CONDOMINIUM
225	249270	0190	280,000	8/1/2016	297,000	793	4	1980	4	No	No	FAUNTLEROY TERRACE CONDOMINIUM
225	249270	0230	230,000	9/2/2015	278,000	787	4	1980	4	No	No	FAUNTLEROY TERRACE CONDOMINIUM
225	253894	0040	270,000	1/6/2016	311,000	654	5	2000	3	No	Yes	5430 CALIFORNIA AVENUE CONDOMINIUM
225	253940	0020	338,000	6/8/2015	423,000	985	5	2002	3	No	No	FINDLAY TOWNHOMES CONDOMINIUM
225	257016	0020	262,000	11/10/2016	267,000	689	4	1992	4	No	No	5000 FAUNTLEROY CONDOMINIUM
225	257016	0050	205,000	3/10/2015	266,000	650	4	1992	4	No	No	5000 FAUNTLEROY CONDOMINIUM
225	257016	0070	316,500	6/11/2015	395,000	991	4	1992	4	No	No	5000 FAUNTLEROY CONDOMINIUM
225	260787	0110	293,000	5/7/2015	371,000	803	5	2005	3	No	No	41ST AVENUE CONDOMINIUM
225	260787	0160	280,000	7/28/2016	298,000	603	5	2005	3	No	No	41ST AVENUE CONDOMINIUM
225	260787	0220	290,000	12/17/2015	337,000	833	5	2005	3	No	No	41ST AVENUE CONDOMINIUM
225	260787	0230	240,000	1/11/2016	276,000	651	5	2005	3	No	No	41ST AVENUE CONDOMINIUM
225	260787	0240	291,000	4/13/2016	322,000	603	5	2005	3	No	No	41ST AVENUE CONDOMINIUM
225	260787	0290	320,000	10/13/2016	330,000	651	5	2005	3	No	No	41ST AVENUE CONDOMINIUM
225	282230	0040	326,500	6/15/2016	353,000	831	5	1978	4	No	No	GOLDEN WEST CONDOMINIUM
225	286300	0170	385,000	9/20/2016	401,000	1,166	5	1980	4	No	Yes	GRANADA CONDOMINIUM
225	286300	0210	435,000	11/22/2016	442,000	1,154	5	1980	4	No	Yes	GRANADA CONDOMINIUM
225	445877	0160	280,000	7/26/2016	298,000	720	4	1997	3	No	No	LUNA COURT CONDOMINIUM
225	445877	0270	278,500	9/16/2016	290,000	745	4	1997	3	No	Yes	LUNA COURT CONDOMINIUM
225	445877	0340	275,000	12/15/2015	319,000	720	4	1997	3	No	No	LUNA COURT CONDOMINIUM
225	445877	0410	300,000	11/8/2016	306,000	1,150	4	1997	3	No	No	LUNA COURT CONDOMINIUM
225	445877	0450	245,000	7/21/2015	301,000	780	4	1997	3	No	No	LUNA COURT CONDOMINIUM
225	445877	0500	308,000	7/29/2015	378,000	1,230	4	1997	3	No	No	LUNA COURT CONDOMINIUM
225	445877	0580	280,000	1/4/2016	323,000	765	4	1997	3	No	Yes	LUNA COURT CONDOMINIUM
225	445877	0650	395,000	6/3/2015	495,000	1,150	4	1997	3	No	Yes	LUNA 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
225	445877	0690	305,000	9/27/2016	317,000	780	4	1997	3	No	Yes	LUNA COURT CONDOMINIUM
225	515480	0010	360,000	2/9/2016	409,000	1,078	5	1993	4	No	No	MARINE VISTA CONDOMINIUM
225	515480	0040	415,000	9/10/2015	500,000	1,343	5	1993	4	No	No	MARINE VISTA CONDOMINIUM
225	515480	0050	378,120	6/10/2015	473,000	1,035	5	1993	4	No	Yes	MARINE VISTA CONDOMINIUM
225	515480	0090	360,000	2/4/2015	473,000	951	5	1993	4	No	Yes	MARINE VISTA CONDOMINIUM
225	639190	0040	267,000	9/14/2015	321,000	1,357	5	1984	3	No	No	ONE WEST CONDOMINIUM
225	642080	0070	290,000	2/5/2015	381,000	702	6	2006	3	No	No	OSBORN CONDOMINIUM
225	642080	0140	325,000	7/26/2016	346,000	710	6	2006	3	No	Yes	OSBORN CONDOMINIUM
225	642080	0180	348,000	7/9/2015	430,000	876	6	2006	3	No	Yes	OSBORN CONDOMINIUM
225	642080	0190	325,750	9/14/2015	392,000	708	6	2006	3	No	Yes	OSBORN CONDOMINIUM
225	642080	0210	575,000	9/21/2015	690,000	1,364	6	2006	3	No	Yes	OSBORN CONDOMINIUM
225	644200	0090	476,500	2/16/2016	540,000	1,207	4	1990	4	No	Yes	OUTLOOK WEST CONDOMINIUM
225	768080	0010	235,000	3/15/2016	263,000	710	4	1953	5	No	No	SEAVIEW WEST CONDOMINIUM
225	768080	0060	225,000	4/10/2015	288,000	760	4	1953	5	No	Yes	SEAVIEW WEST CONDOMINIUM
225	768110	0010	275,000	4/14/2016	305,000	772	4	1980	4	No	No	SEA-WESTERLY CONDOMINIUM
225	768110	0030	259,000	10/2/2015	310,000	772	4	1980	4	No	Yes	SEA-WESTERLY CONDOMINIUM
225	768110	0070	296,000	4/1/2015	380,000	772	4	1980	4	No	Yes	SEA-WESTERLY CONDOMINIUM
225	768110	0080	189,000	2/23/2015	246,000	545	4	1980	4	No	Yes	SEA-WESTERLY CONDOMINIUM
225	769740	0040	268,000	10/24/2015	318,000	750	4	2002	3	No	No	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0070	410,000	8/23/2016	432,000	900	4	2002	3	No	Yes	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0120	310,000	7/29/2016	329,000	750	4	2002	3	No	No	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0170	325,000	5/21/2015	409,000	853	4	2002	3	No	Yes	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0220	320,000	10/24/2016	329,000	750	4	2002	3	No	No	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0250	539,000	10/20/2016	555,000	1,159	4	2002	3	No	Yes	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0290	391,000	9/14/2016	408,000	948	4	2002	3	No	No	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0350	500,000	6/4/2015	626,000	1,075	4	2002	3	No	Yes	SERRANO ON CALIFORNIA CONDOMINIUM
225	786520	0060	311,000	12/17/2015	361,000	900	4	1980	4	No	Yes	SOUND CREST CONDOMINIUM
225	787650	0040	340,000	5/24/2016	371,000	980	5	1995	3	No	Yes	SOUNDVIEW RIDGE CONDOMINIUM
225	787650	0160	360,000	9/27/2016	374,000	988	5	1995	3	No	Yes	SOUNDVIEW RIDGE CONDOMINIUM
225	808300	0070	300,000	6/22/2016	323,000	674	5	1996	4	No	Yes	SUMMIT ON CALIFORNIA CONDOMINIUM
225	808300	0130	350,000	1/2/2015	465,000	970	5	1996	4	No	Yes	SUMMIT ON CALIFORNIA CONDOMINIUM
225	864425	0010	198,500	9/21/2016	207,000	477	4	1998	3	No	No	TIBURON BY THE BAY CONDOMINIUM
225	864425	0040	310,000	7/14/2016	331,000	867	4	1998	3	No	No	TIBURON BY THE 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
225	927000	0010	250,000	10/23/2016	257,000	1,044	4	1978	4	No	No	WEST OLYMPIC VIEW CONDOMINIUM
225	927000	0190	375,000	12/27/2016	376,000	1,120	4	1978	4	No	Yes	WEST OLYMPIC VIEW CONDOMINIUM
225	927010	0130	365,000	6/3/2016	397,000	1,156	4	1988	4	No	Yes	WEST POINT PLACE CONDOMINIUM
225	929089	0050	243,000	5/19/2015	306,000	698	4	1989	4	No	Yes	WESTERLY CONDOMINIUM
225	929089	0070	204,800	7/22/2015	252,000	588	4	1989	4	No	No	WESTERLY CONDOMINIUM
225	929089	0100	263,050	6/10/2015	329,000	698	4	1989	4	No	Yes	WESTERLY CONDOMINIUM
225	929089	0110	263,000	6/22/2015	327,000	866	4	1989	4	No	Yes	WESTERLY CONDOMINIUM
225	929089	0120	265,000	6/1/2016	288,000	560	4	1989	4	No	Yes	WESTERLY CONDOMINIUM
225	929240	0050	275,000	4/7/2016	305,000	835	4	1980	5	No	No	WESTERN ONE CONDOMINIUM
230	012060	0050	365,000	5/3/2016	401,000	760	6	1926	5	No	Yes	ALEXANDER COURT CONDOMINIUM
230	013150	0130	465,000	4/27/2016	512,000	1,202	5	1978	4	No	Yes	ALII-KAI CONDOMINIUM
230	013550	0040	630,000	5/12/2016	690,000	1,579	5	1989	4	No	Yes	ALKI CONDOMINIUM
230	013550	0100	710,000	12/5/2016	718,000	1,569	5	1989	4	No	Yes	ALKI CONDOMINIUM
230	013550	0110	662,000	12/6/2016	669,000	1,372	5	1989	4	No	Yes	ALKI CONDOMINIUM
230	013550	0170	599,800	10/24/2016	616,000	1,369	5	1989	4	No	Yes	ALKI CONDOMINIUM
230	013550	0230	606,850	3/5/2015	788,000	1,366	5	1989	4	No	Yes	ALKI CONDOMINIUM
230	013905	0010	419,000	2/18/2016	474,000	861	6	1998	3	No	Yes	ALKI BEACH HOUSE CONDOMINIUM
230	013905	0020	425,000	1/13/2016	488,000	861	6	1998	3	No	Yes	ALKI BEACH HOUSE CONDOMINIUM
230	013910	0080	742,500	10/13/2015	884,000	1,647	6	1995	3	No	Yes	ALKI BEACH TOWERS CONDOMINIUM
230	013920	0040	380,000	4/7/2015	487,000	956	6	1948	5	No	Yes	ALKI BEACH VILLAS CONDOMINIUM
230	013920	0050	475,000	2/11/2016	539,000	1,054	6	1948	5	No	Yes	ALKI BEACH VILLAS CONDOMINIUM
230	013950	0050	467,500	2/19/2016	529,000	1,354	5	1976	5	No	No	ALKI BONAIR CONDOMINIUM
230	013950	0110	500,000	3/29/2016	557,000	1,354	5	1976	5	No	Yes	ALKI BONAIR CONDOMINIUM
230	013950	0120	470,000	7/17/2015	579,000	1,366	5	1976	5	No	Yes	ALKI BONAIR CONDOMINIUM
230	013950	0160	599,000	7/31/2015	734,000	1,258	5	1976	5	No	Yes	ALKI BONAIR CONDOMINIUM
230	013950	0170	550,000	11/23/2016	558,000	1,354	5	1976	5	No	Yes	ALKI BONAIR CONDOMINIUM
230	014300	0030	654,950	9/2/2015	792,000	2,304	4	1983	4	No	Yes	ALKI PLACE CONDOMINIUM
230	014700	0020	415,000	8/4/2015	508,000	1,704	5	1988	4	No	No	ALKI MUSE CONDOMINIUM
230	015600	0140	519,000	8/21/2015	631,000	1,387	4	1973	5	No	Yes	ALKI SHORES CONDOMINIUM
230	015600	0230	370,000	7/30/2015	453,000	1,003	4	1973	5	No	Yes	ALKI SHORES CONDOMINIUM
230	015700	0020	524,950	10/28/2016	538,000	2,079	5	1988	4	No	Yes	ALKI TOWNHOUSES CONDOMINIUM
230	015900	0020	365,000	8/18/2016	385,000	602	5	1985	4	No	No	ALKI WEST CONDOMINIUM
230	025137	0030	394,000	8/16/2016	416,000	1,010	4	1994	3	No	Yes	APRIL 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
230	025137	0050	350,000	4/27/2016	386,000	893	4	1994	3	No	Yes	APRIL COURT CONDOMINIUM
230	029400	0010	340,000	9/21/2015	408,000	997	4	1983	4	No	No	AT-ALKI CONDOMINIUM
230	029400	0020	400,000	11/30/2016	405,000	1,023	4	1983	4	No	No	AT-ALKI CONDOMINIUM
230	029400	0090	309,000	4/28/2015	393,000	984	4	1983	4	No	No	AT-ALKI CONDOMINIUM
230	058610	0020	637,000	11/29/2016	645,000	1,345	7	1997	3	No	Yes	BAY VILLA ALKI BEACH CONDOMINIUM
230	058610	0040	710,000	8/23/2016	747,000	1,331	7	1997	3	No	Yes	BAY VILLA ALKI BEACH CONDOMINIUM
230	058610	0100	973,000	2/16/2016	1,103,000	1,977	7	1997	3	No	Yes	BAY VILLA ALKI BEACH CONDOMINIUM
230	058713	0040	555,000	8/29/2016	583,000	1,214	6	1986	4	No	Yes	BAYSHORE WEST CONDOMINIUM
230	058713	0080	579,950	11/1/2016	594,000	1,214	6	1986	4	No	Yes	BAYSHORE WEST CONDOMINIUM
230	058713	0110	580,000	9/13/2016	605,000	1,226	6	1986	4	No	Yes	BAYSHORE WEST CONDOMINIUM
230	058713	0110	525,000	1/22/2015	693,000	1,226	6	1986	4	No	Yes	BAYSHORE WEST CONDOMINIUM
230	058713	0220	550,000	7/13/2016	588,000	1,214	6	1986	4	No	Yes	BAYSHORE WEST CONDOMINIUM
230	059250	0050	525,000	6/12/2015	656,000	1,013	5	1973	5	Yes	Yes	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0080	560,000	7/1/2015	694,000	984	5	1973	5	Yes	Yes	BEACH COVE AT ALKI CONDOMINIUM
230	059280	0030	895,000	9/29/2016	928,000	1,615	5	1984	4	Yes	Yes	BEACH DRIVE CONDOMINIUM
230	059280	0040	650,000	3/3/2016	732,000	1,315	5	1984	4	Yes	Yes	BEACH DRIVE CONDOMINIUM
230	059290	0040	560,000	8/31/2015	678,000	1,265	5	2002	3	No	Yes	BEACH DRIVE COURT CONDOMINIUM
230	140460	0030	250,000	6/8/2015	313,000	730	4	1988	4	No	No	CARROLL PLACE CONDOMINIUM
230	147335	0050	315,000	2/4/2016	359,000	848	4	1989	4	No	Yes	CENTENNIAL WEST CONDOMINIUM
230	152360	0020	281,700	8/5/2016	299,000	644	4	1984	4	No	Yes	CHARLESTOWN PARK CONDOMINIUM
230	156290	0050	377,200	7/15/2016	403,000	821	4	1989	4	No	No	CHILBERG PLACE CONDOMINIUM
230	253896	0010	235,000	7/13/2016	251,000	633	4	1985	4	No	No	58TH PLACE CONDOMINIUM
230	253896	0020	235,000	6/29/2015	292,000	652	4	1985	4	No	Yes	58TH PLACE CONDOMINIUM
230	253896	0080	303,000	6/3/2015	380,000	728	4	1985	4	No	Yes	58TH PLACE CONDOMINIUM
230	253897	0020	249,900	2/17/2016	283,000	595	4	1986	4	No	Yes	58TH PLACE II CONDOMINIUM
230	253897	0040	285,000	12/7/2016	288,000	687	4	1986	4	No	Yes	58TH PLACE II CONDOMINIUM
230	260778	0040	885,000	12/13/2016	892,000	1,483	5	1990	4	Yes	Yes	4115 BEACH DRIVE CONDOMINIUM
230	260785	0010	400,000	5/24/2016	436,000	1,116	4	1978	5	No	Yes	4224 BEACH DRIVE CONDOMINIUM
230	260785	0020	306,000	1/15/2016	351,000	810	4	1978	5	No	Yes	4224 BEACH DRIVE CONDOMINIUM
230	278138	0010	1,188,888	10/29/2015	1,406,000	1,982	6	1954	5	Yes	Yes	GLAD HARBOR CONDOMINIUM
230	300380	0020	320,000	2/25/2015	417,000	834	5	1976	5	No	No	HAIDA TOWNHOUSES CONDOMINIUM
230	303310	0020	535,000	7/11/2016	573,000	1,006	5	1969	5	No	Yes	HALLECK AVE CONDOMINIUM
230	311058	0020	870,000	6/7/2016	944,000	1,653	8	2000	3	No	Yes	HARBOR LANDING CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
230	311075	0060	500,000	10/19/2016	515,000	1,175	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0070	357,000	10/20/2015	424,000	1,020	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0070	334,000	1/5/2015	444,000	1,020	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0140	348,000	9/11/2015	419,000	1,100	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0210	359,000	12/7/2015	418,000	1,020	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0230	389,000	11/8/2016	397,000	1,020	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0240	480,000	9/21/2016	500,000	1,175	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0260	480,000	9/21/2016	500,000	1,175	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0270	325,000	1/16/2015	430,000	1,020	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0460	415,000	5/4/2015	526,000	1,175	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0490	400,000	2/10/2016	454,000	1,080	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0500	373,000	7/28/2015	458,000	1,080	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311075	0520	405,750	10/4/2016	420,000	1,080	5	1968	4	Yes	Yes	HARBOR WEST CONDOMINIUM
230	311081	0060	825,000	11/17/2016	840,000	2,469	6	1994	2	No	Yes	HARBOUR VISTA CONDOMINIUM
230	326118	0020	465,000	7/1/2016	500,000	996	5	1999	3	No	Yes	HERON WATCH CONDOMINIUM
230	326118	0030	629,000	5/22/2015	792,000	1,406	5	1999	3	No	Yes	HERON WATCH CONDOMINIUM
230	431090	0030	420,000	5/4/2016	462,000	925	5	1985	4	No	Yes	LIGHTHOUSE LANDING CONDOMINIUM
230	431100	0150	180,000	3/10/2015	233,000	356	4	1955	5	No	No	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0200	168,950	3/24/2015	218,000	355	4	1955	5	No	No	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0230	175,000	12/2/2015	204,000	355	4	1955	5	No	Yes	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0260	167,000	7/6/2015	207,000	356	4	1955	5	No	No	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0370	198,950	8/18/2015	242,000	355	4	1955	5	No	Yes	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0390	200,000	7/22/2015	246,000	355	4	1955	5	No	Yes	LIGHTHOUSE POINT CONDOMINIUM
230	445878	0120	300,000	5/27/2016	327,000	578	4	1966	5	No	Yes	LUNA PARK CONDOMINIUM
230	445878	0200	604,000	5/6/2015	765,000	1,328	4	1966	5	No	Yes	LUNA PARK CONDOMINIUM
230	620830	0050	500,000	8/2/2016	531,000	956	4	1989	4	Yes	Yes	NOU KA HALE CONDOMINIUM
230	643200	0030	591,000	8/24/2016	622,000	1,200	5	2000	3	No	Yes	OSPREY LANDING CONDOMINIUM
230	645335	0120	739,000	7/8/2015	914,000	1,493	5	1989	4	No	Yes	OVERLOOK CONDOMINIUM
230	666917	0010	290,000	8/23/2016	305,000	570	4	1987	4	No	Yes	PARKVIEW WEST CONDOMINIUM
230	683774	0150	1,900,000	10/1/2015	2,272,000	2,816	8	1998	3	No	Yes	POINT NAUTICA CONDOMINIUM
230	683835	0010	440,000	5/6/2015	557,000	818	6	1999	3	No	Yes	POINTE WEST CONDOMINIUM
230	683835	0060	590,000	7/28/2015	724,000	1,213	6	1999	3	No	Yes	POINTE WEST CONDOMINIUM
230	721224	0050	1,030,000	2/8/2016	1,171,000	1,835	7	1997	3	No	Yes	REGATTA ON ALKI CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
230	721224	0080	1,055,000	6/23/2016	1,137,000	1,813	7	1997	3	No	Yes	REGATTA ON ALKI CONDOMINIUM
230	762830	0090	481,000	7/24/2015	591,000	1,234	5	1976	4	No	Yes	SEA-BIRD CONDOMINIUM
230	762830	0220	465,000	6/10/2016	504,000	776	5	1976	4	No	Yes	SEA-BIRD CONDOMINIUM
230	762830	0230	400,000	3/8/2016	450,000	776	5	1976	4	No	Yes	SEA-BIRD CONDOMINIUM
230	762830	0480	590,000	6/23/2016	636,000	1,277	5	1976	4	No	Yes	SEA-BIRD CONDOMINIUM
230	768100	0060	279,255	3/4/2015	363,000	860	4	1980	4	No	Yes	SEAWEST CONDOMINIUM
230	768100	0060	335,000	6/24/2016	361,000	860	4	1980	4	No	Yes	SEAWEST CONDOMINIUM
230	778750	0010	390,000	4/21/2016	431,000	940	5	1964	5	No	No	SIDNEY CONDOMINIUM
230	778750	0040	405,000	4/29/2015	515,000	939	5	1964	5	No	Yes	SIDNEY CONDOMINIUM
230	778750	0070	444,315	7/7/2015	549,000	942	5	1964	5	No	Yes	SIDNEY CONDOMINIUM
230	778750	0080	400,000	4/6/2016	444,000	733	5	1964	5	No	Yes	SIDNEY CONDOMINIUM
230	778750	0090	375,000	7/11/2016	401,000	792	5	1964	5	No	Yes	SIDNEY CONDOMINIUM
230	785990	0070	839,500	4/17/2016	929,000	1,773	6	1993	3	No	Yes	SONATA AT ALKI CONDOMINIUM
230	785990	0080	679,000	9/19/2016	707,000	1,378	6	1993	3	No	Yes	SONATA AT ALKI CONDOMINIUM
230	787600	0030	850,000	6/8/2016	922,000	1,371	6	1977	4	Yes	Yes	SOUNDVIEW ALKI VISTA CONDOMINIUM
230	860005	0060	599,000	2/12/2016	680,000	1,353	6	1996	3	No	Yes	1300 ALKI CONDOMINIUM
230	860005	0070	700,000	7/5/2016	751,000	1,380	6	1996	3	No	Yes	1300 ALKI CONDOMINIUM
230	860005	0070	575,000	3/13/2015	744,000	1,380	6	1996	3	No	Yes	1300 ALKI CONDOMINIUM
230	860005	0090	650,000	11/3/2016	665,000	1,359	6	1996	3	No	Yes	1300 ALKI CONDOMINIUM
230	860060	0050	715,000	7/5/2016	767,000	1,204	6	2008	3	No	Yes	1350 ALKI CONDOMINIUM
230	860090	0020	495,000	1/28/2015	652,000	1,065	8	1990	4	No	Yes	1374 ALKI CONDOMINIUM
230	860311	0020	1,125,000	3/10/2016	1,263,000	1,819	7	2005	3	Yes	Yes	3859 BEACH DRIVE CONDOMINIUM
230	872597	0050	2,650,000	8/5/2016	2,809,000	4,475	8	2000	3	No	Yes	1200 ALKI CONDOMINIUM
230	872640	0030	1,125,000	10/20/2015	1,335,000	1,830	7	2008	3	No	Yes	1226 ALKI AVE SW CONDOMINIUM
230	872664	0040	785,000	4/23/2015	1,000,000	1,848	7	2002	3	No	Yes	1238 ALKI CONDOMINIUM
230	872664	0050	654,000	10/12/2015	779,000	1,268	7	2002	3	No	Yes	1238 ALKI CONDOMINIUM
230	872664	0090	899,950	11/7/2016	919,000	1,863	7	2002	3	No	Yes	1238 ALKI CONDOMINIUM
230	872664	0140	1,130,000	9/3/2015	1,366,000	2,386	7	2002	3	No	Yes	1238 ALKI CONDOMINIUM
230	872725	0020	580,000	5/11/2015	733,000	1,396	6	1985	4	No	Yes	2150 2152 HALLECK CONDOMINIUM
230	872732	0040	655,000	9/8/2015	790,000	1,293	5	2007	3	No	Yes	TWENTY-ONE TWELVE ALKI CONDOMINIUM
230	911060	0010	1,115,000	9/14/2016	1,163,000	2,400	6	1983	4	No	Yes	WAHIAKUM CONDOMINIUM
230	919790	0030	630,000	7/23/2015	774,000	1,479	7	1994	3	No	Yes	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0050	695,000	5/1/2016	765,000	1,521	7	1994	3	No	Yes	WATERSIDE AT ALKI BEACH CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
230	919790	0120	627,500	6/18/2015	782,000	1,422	7	1994	3	No	Yes	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0150	755,100	8/3/2015	924,000	1,521	7	1994	3	No	Yes	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	932013	0030	280,000	5/28/2015	352,000	885	5	1985	4	No	No	WESTVIEW CONDOMINIUM
235	005400	0070	250,000	3/11/2016	281,000	590	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0090	319,900	8/22/2016	337,000	770	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0150	235,000	12/7/2016	237,000	570	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0190	169,000	12/11/2015	197,000	410	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0230	155,000	5/4/2015	197,000	420	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0290	224,500	2/11/2015	294,000	590	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0410	194,000	11/23/2016	197,000	410	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0430	280,000	9/17/2015	337,000	790	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0510	205,000	10/30/2015	242,000	510	5	2002	3	No	Yes	ADMIRAL CONDOMINIUM
235	005400	0550	197,000	3/25/2016	220,000	460	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0630	319,950	1/27/2015	421,000	920	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0640	249,500	2/5/2015	327,000	790	5	2002	3	No	No	ADMIRAL CONDOMINIUM
235	005400	0670	322,000	7/27/2016	342,000	740	5	2002	3	No	Yes	ADMIRAL CONDOMINIUM
235	005450	0100	308,500	7/16/2015	380,000	1,141	6	1992	4	No	No	ADMIRAL COURT CONDOMINIUM
235	005450	0110	432,000	10/25/2016	444,000	1,141	6	1992	4	No	No	ADMIRAL COURT CONDOMINIUM
235	005450	0160	450,000	7/7/2016	482,000	1,141	6	1992	4	No	Yes	ADMIRAL COURT CONDOMINIUM
235	005490	0020	267,000	10/25/2016	274,000	745	4	1993	4	No	No	ADMIRAL PLAZA CONDOMINIUM
235	005490	0130	282,000	7/15/2015	348,000	905	4	1993	4	No	No	ADMIRAL PLAZA CONDOMINIUM
235	005490	0140	215,000	7/12/2016	230,000	515	4	1993	4	No	No	ADMIRAL PLAZA CONDOMINIUM
235	005490	0150	222,000	5/26/2015	279,000	661	4	1993	4	No	No	ADMIRAL PLAZA CONDOMINIUM
235	005580	0020	525,000	3/23/2015	677,000	1,606	6	1997	3	No	Yes	ADMIRAL'S WATCH CONDOMINIUM
235	005580	0030	637,500	11/21/2016	648,000	1,578	6	1997	3	No	Yes	ADMIRAL'S WATCH CONDOMINIUM
235	005580	0060	640,000	6/29/2016	688,000	1,450	6	1997	3	No	Yes	ADMIRAL'S WATCH CONDOMINIUM
235	152353	0030	204,000	1/14/2016	234,000	615	4	1995	4	No	No	CHARLESTON CONDOMINIUM
235	152353	0070	240,000	7/15/2016	256,000	669	4	1995	4	No	No	CHARLESTON CONDOMINIUM
235	159520	0310	605,000	9/10/2015	729,000	1,320	6	1990	4	No	Yes	CITY LIGHTS ON HARBOR CONDOMINIUM
235	159520	0430	575,000	6/21/2016	620,000	1,487	6	1990	4	No	Yes	CITY LIGHTS ON HARBOR CONDOMINIUM
235	168405	0070	420,000	6/17/2016	454,000	904	5	1985	4	No	No	COLLEGE PARK WEST CONDOMINIUM
235	168405	0090	349,950	7/6/2016	375,000	902	5	1985	4	No	No	COLLEGE PARK WEST CONDOMINIUM
235	168405	0140	359,156	8/11/2016	380,000	902	5	1985	4	No	No	COLLEGE PARK 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
235	311065	0050	365,000	1/30/2015	480,000	1,110	5	1985	4	No	Yes	HARBOR CREST CONDOMINIUM
235	311065	0110	365,000	5/18/2015	460,000	1,110	5	1985	4	No	Yes	HARBOR CREST CONDOMINIUM
235	311070	0060	353,000	3/11/2015	457,000	1,050	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0140	650,000	3/9/2016	730,000	1,570	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0150	499,000	9/3/2015	603,000	1,220	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0160	595,000	2/24/2016	672,000	1,380	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0170	439,000	9/2/2015	531,000	1,380	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0240	350,000	10/6/2015	418,000	950	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0330	625,000	11/18/2015	734,000	1,570	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0350	475,000	6/2/2016	516,000	1,380	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0370	580,000	5/19/2016	634,000	1,220	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311070	0380	580,000	10/12/2015	691,000	1,220	5	1973	5	No	Yes	HARBOR PARK CONDOMINIUM
235	311071	0100	235,000	12/9/2015	274,000	572	5	2000	3	No	Yes	HARBOR PLACE CONDOMINIUM
235	311071	0120	330,000	10/27/2016	339,000	865	5	2000	3	No	Yes	HARBOR PLACE CONDOMINIUM
235	311071	0130	232,600	3/31/2015	299,000	871	5	2000	3	No	No	HARBOR PLACE CONDOMINIUM
235	311071	0140	189,950	7/30/2015	233,000	591	5	2000	3	No	No	HARBOR PLACE CONDOMINIUM
235	311071	0260	225,000	4/26/2016	248,000	561	5	2000	3	No	No	HARBOR PLACE CONDOMINIUM
235	311071	0340	315,000	9/13/2016	329,000	803	5	2000	3	No	Yes	HARBOR PLACE CONDOMINIUM
235	311071	0420	232,000	5/6/2016	255,000	582	5	2000	3	No	Yes	HARBOR PLACE CONDOMINIUM
235	311071	0460	277,000	9/10/2015	334,000	803	5	2000	3	No	Yes	HARBOR PLACE CONDOMINIUM
235	311071	0520	300,100	9/9/2015	362,000	944	5	2000	3	No	Yes	HARBOR PLACE CONDOMINIUM
235	514280	0040	435,000	6/1/2016	473,000	843	6	1992	3	No	Yes	MARCUS PLACE CONDOMINIUM
235	664100	0010	366,000	4/12/2016	406,000	964	5	1982	4	No	No	PARK ADMIRAL CONDOMINIUM
235	664100	0110	420,000	4/20/2015	535,000	1,460	5	1982	4	No	Yes	PARK ADMIRAL CONDOMINIUM
235	683773	0100	890,000	3/2/2015	1,157,000	1,698	8	1998	3	No	Yes	POINT ELLIOTT CONDOMINIUM
235	683773	0130	950,000	8/12/2016	1,004,000	1,687	8	1998	3	No	Yes	POINT ELLIOTT CONDOMINIUM
235	683773	0170	2,280,000	2/3/2016	2,597,000	4,057	8	1998	3	No	Yes	POINT ELLIOTT CONDOMINIUM
235	813794	0060	200,000	10/27/2016	205,000	511	4	1988	4	No	No	SUNSET VIEW WEST SEATTLE CONDOMINIUM
235	889410	0050	652,000	11/17/2016	664,000	1,419	6	2002	3	No	Yes	VENETIAN CONDOMINIUM
235	889530	0050	235,000	11/6/2015	277,000	664	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0070	320,000	7/18/2016	342,000	982	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0090	229,950	7/22/2015	283,000	650	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0120	204,950	11/16/2015	241,000	573	5	2004	3	No	No	VERGE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	889530	0150	262,000	11/20/2016	266,000	715	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0160	205,000	12/9/2015	239,000	519	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0170	260,000	10/6/2016	269,000	707	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0230	359,999	6/27/2016	387,000	982	5	2004	3	No	Yes	VERGE CONDOMINIUM
235	889530	0260	279,000	3/31/2015	359,000	1,044	5	2004	3	No	Yes	VERGE CONDOMINIUM
235	889530	0310	229,950	10/9/2015	274,000	715	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0340	235,000	8/14/2015	286,000	703	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0440	238,000	12/27/2016	238,000	573	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0450	190,000	11/11/2015	224,000	522	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0470	274,000	12/2/2016	277,000	715	5	2004	3	No	No	VERGE CONDOMINIUM
235	889530	0530	465,000	4/22/2016	513,000	1,263	5	2004	3	No	Yes	VERGE CONDOMINIUM
475	344250	0050	227,500	12/14/2016	229,000	830	5	1988	3	No	No	HOMEPORT CONDOMINIUM
475	609470	0040	192,000	3/1/2016	216,000	1,047	5	1993	3	No	No	97TH PLACE CONDOMINIUM
475	609470	0100	210,000	9/26/2016	218,000	1,047	5	1993	3	No	No	97TH PLACE CONDOMINIUM
475	772880	0030	434,000	4/8/2016	482,000	1,848	6	1980	4	No	Yes	SHAWNEE HILLS CONDOMINIUM
475	772880	0050	590,000	9/16/2016	615,000	3,520	6	1980	4	No	Yes	SHAWNEE HILLS CONDOMINIUM
475	888420	0030	324,000	5/19/2016	354,000	860	6	1996	3	No	No	VASHON COHOUSING CONDOMINIUM
475	888420	0080	421,500	12/27/2016	422,000	1,420	6	1996	3	No	No	VASHON COHOUSING CONDOMINIUM
475	888420	0100	345,000	4/8/2016	383,000	798	6	1996	3	No	No	VASHON COHOUSING CONDOMINIUM
475	888420	0160	367,500	12/28/2015	425,000	1,323	6	1996	3	No	No	VASHON COHOUSING CONDOMINIUM
475	948579	0050	160,000	8/6/2015	196,000	837	4	1991	3	No	No	WINTERGREEN CONDOMINIUM

Sales Removed From Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
160	414169	0020	709,950	1/22/2015	SAS-DIAGNOSTIC OUTLIER
160	569920	0080	657,500	10/19/2015	MULTI-PARCEL SALE
160	569920	0090	657,500	10/19/2015	MULTI-PARCEL SALE
160	664940	0110	135,000	7/24/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
160	664940	0540	153,500	7/17/2015	SAS-DIAGNOSTIC OUTLIER
160	792264	0150	278,500	3/18/2015	FINANCIAL INSTITUTION RESALE
160	792264	0490	160,000	2/22/2016	FINANCIAL INSTITUTION RESALE
160	792264	0490	133,000	11/4/2015	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
160	792264	0530	193,000	2/2/2016	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
160	792264	0530	169,600	6/3/2016	FINANCIAL INSTITUTION RESALE
160	792264	0580	236,950	11/6/2015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONDO WITH GARAGE, MOORAGE, OR STORAGE
160	919758	0180	225,000	2/24/2016	SAS-DIAGNOSTIC OUTLIER
160	919758	0220	222,722	2/2/2016	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
160	919758	0290	250,000	10/12/2016	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	060940	0020	240,000	8/26/2015	SHORT SALE
165	090300	0060	120,000	11/9/2016	SAS-DIAGNOSTIC OUTLIER
165	090300	0080	200,000	6/13/2016	SAS-DIAGNOSTIC OUTLIER
165	090300	0110	90,300	6/8/2016	FINANCIAL INSTITUTION RESALE
165	090300	0330	118,450	5/8/2015	NO MARKET EXPOSURE
165	090300	0450	210,000	6/21/2016	SAS-DIAGNOSTIC OUTLIER
165	090300	0580	102,000	3/26/2016	SAS-DIAGNOSTIC OUTLIER
165	090300	0610	82,000	10/28/2015	SAS-DIAGNOSTIC OUTLIER
165	090300	0790	179,000	8/17/2016	SAS-DIAGNOSTIC OUTLIER
165	090300	0800	60,775	9/8/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
165	090300	0810	199,950	10/27/2016	SAS-DIAGNOSTIC OUTLIER
165	090300	1020	110,000	7/25/2015	NO MARKET EXPOSURE
165	118100	0010	70,000	10/14/2016	SAS-DIAGNOSTIC OUTLIER
165	118100	0100	105,000	4/13/2016	SAS-DIAGNOSTIC OUTLIER
165	394590	0130	165,000	12/23/2015	SHORT SALE
165	394590	0140	235,000	5/18/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE
165	394590	0150	240,000	2/8/2016	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
165	666913	0090	78,400	8/28/2015	SAS-DIAGNOSTIC OUTLIER
165	666913	0140	83,000	3/10/2016	SAS-DIAGNOSTIC OUTLIER
165	666913	0500	55,000	10/5/2015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	666913	0510	54,419	10/23/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	666913	0510	80,000	4/15/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
165	666913	0530	50,500	1/25/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
165	666913	0560	25,324	9/18/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	794105	0190	106,000	1/18/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
165	885790	0070	68,300	11/19/2015	SAS-DIAGNOSTIC OUTLIER
165	885790	0460	50,431	8/18/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS

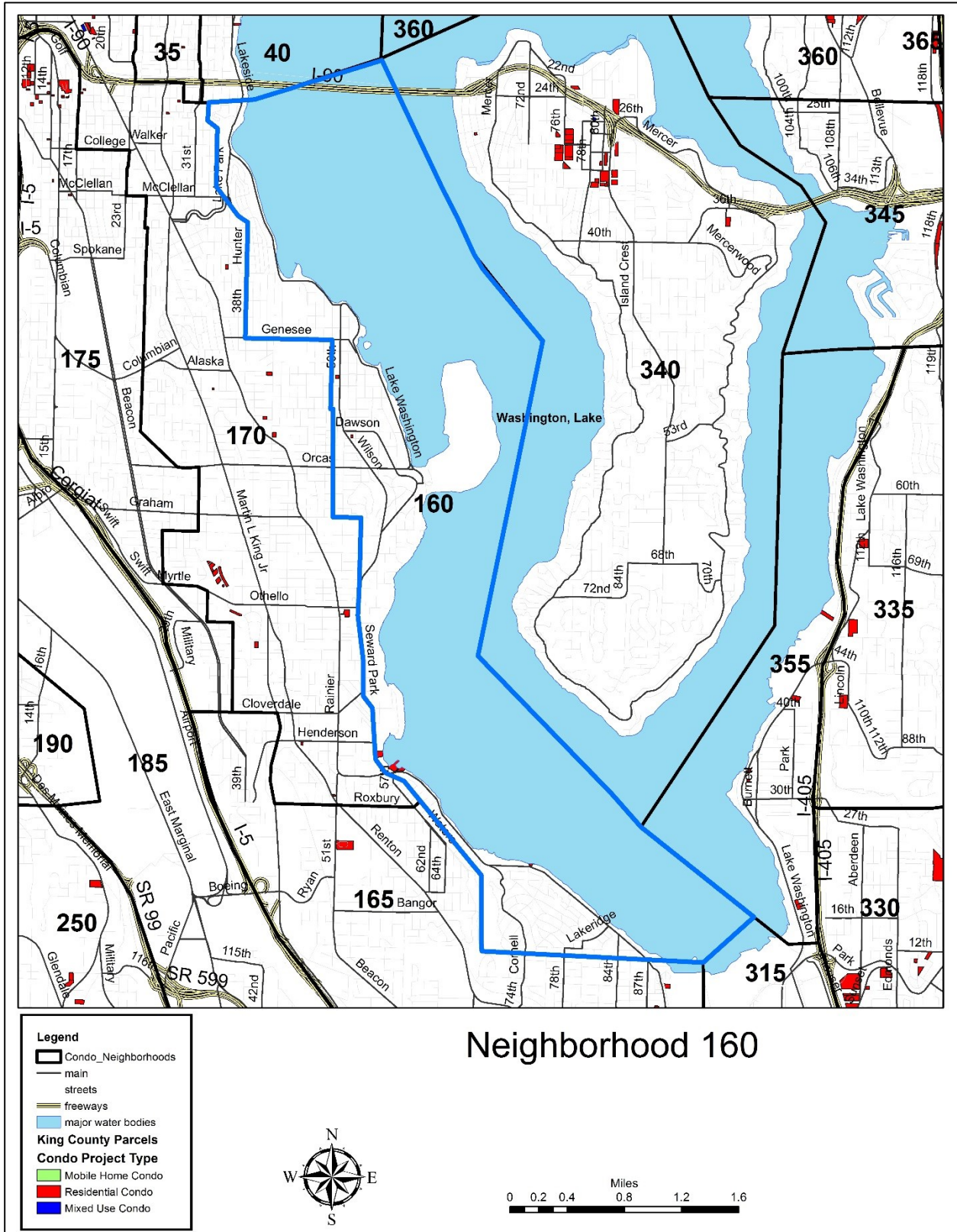
Area	Major	Minor	Sale Price	Sale Date	Comments
170	020260	0090	426,000	8/26/2015	SAS-DIAGNOSTIC OUTLIER
170	066150	0150	215,000	7/24/2015	NO MARKET EXPOSURE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
170	103190	0040	338,000	6/15/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
170	170303	0070	90,000	7/23/2015	PARTIAL INTEREST (1/3, 1/2, ETC.); AFFORDABLE HOUSING SALES
170	286640	0010	454,000	3/12/2015	FINANCIAL INSTITUTION RESALE
170	323950	0080	150,000	7/28/2016	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
170	609360	0020	150,459	7/13/2015	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
170	643410	0310	335,000	6/23/2016	SAS-DIAGNOSTIC OUTLIER
170	643410	0550	225,251	8/12/2015	SAS-DIAGNOSTIC OUTLIER
170	684365	0130	414,000	7/5/2016	SAS-DIAGNOSTIC OUTLIER
170	684365	0720	225,000	6/8/2015	NO MARKET EXPOSURE
170	770142	0050	225,000	4/21/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
170	770142	0060	305,600	10/24/2016	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
170	770142	0190	165,000	2/2/2016	SAS-DIAGNOSTIC OUTLIER
170	770142	0260	221,600	3/24/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
170	770142	0310	184,900	2/25/2015	FINANCIAL INSTITUTION RESALE
170	770142	0340	290,000	6/20/2016	SAS-DIAGNOSTIC OUTLIER
170	770142	0360	146,500	7/7/2015	SAS-DIAGNOSTIC OUTLIER
170	799500	0020	184,000	5/7/2015	SHORT SALE
170	799500	0280	204,900	4/22/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
170	799500	0280	202,401	1/8/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	029940	0310	210,000	6/24/2015	NO MARKET EXPOSURE
175	060501	0120	139,650	4/14/2015	FINANCIAL INSTITUTION RESALE
175	155490	0160	350,000	8/25/2015	NO MARKET EXPOSURE
175	315120	0230	252,000	4/18/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
175	315120	0230	229,104	12/1/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	315120	0660	197,925	10/13/2015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR; AND OTHER WARNINGS
175	315120	0660	249,603	8/19/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	315120	0740	255,000	7/20/2016	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
175	315120	0810	242,500	2/18/2015	NO MARKET EXPOSURE
175	315120	0860	256,410	2/18/2015	NO MARKET EXPOSURE
175	788875	0130	158,000	7/6/2015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
175	792265	0190	180,000	2/24/2015	SAS-DIAGNOSTIC OUTLIER
195	721150	0040	155,158	5/7/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
195	721150	0080	210,000	12/19/2016	SAS-DIAGNOSTIC OUTLIER
200	031860	0010	90,000	7/21/2015	NON REPRESENTATIVE SALE;
200	031860	0150	85,000	6/10/2015	NON REPRESENTATIVE SALE;
200	031860	0240	90,000	3/16/2015	NO MARKET EXPOSURE
200	031860	0320	210,000	11/15/2016	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
200	031860	0870	137,330	8/24/2015	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
200	031860	0870	154,900	2/11/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
200	324050	0030	90,000	7/15/2016	FINANCIAL INSTITUTION RESALE
200	324050	0030	80,000	1/29/2016	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
200	324050	0050	51,000	2/2/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE

Area	Major	Minor	Sale Price	Sale Date	Comments
200	324050	0070	100,000	6/22/2015	SHORT SALE
200	570575	0140	142,400	2/25/2016	FINANCIAL INSTITUTION RESALE
200	570575	0190	147,900	2/17/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
200	570575	0190	123,500	9/11/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
200	570575	0350	107,100	12/16/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
200	570930	0010	255,000	3/28/2016	SAS-DIAGNOSTIC OUTLIER
200	570930	0070	285,000	4/25/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
200	866150	0050	100,502	11/25/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
200	866150	0050	150,000	3/8/2016	SAS-DIAGNOSTIC OUTLIER
200	866150	0070	124,000	7/2/2016	SAS-DIAGNOSTIC OUTLIER
200	866150	0130	49,500	1/6/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE
205	086915	0030	272,000	9/28/2016	RELATED PARTY, FRIEND, OR NEIGHBOR
205	339040	0150	160,000	6/18/2015	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
205	339040	0160	109,000	9/16/2015	NO MARKET EXPOSURE
205	440040	0120	217,120	7/7/2016	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
205	440040	0120	225,799	11/3/2016	FINANCIAL INSTITUTION RESALE
205	440040	0540	174,000	10/4/2016	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
205	440040	1040	153,000	5/31/2016	NO MARKET EXPOSURE
205	638455	0060	162,300	8/18/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
205	638455	0080	129,000	12/2/2015	SAS-DIAGNOSTIC OUTLIER
205	638455	0130	130,350	5/13/2016	FINANCIAL INSTITUTION RESALE
205	692833	0010	135,000	9/22/2015	RESIDUAL OUTLIER
205	868035	0030	218,730	2/19/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
205	868035	0030	178,500	7/29/2015	FINANCIAL INSTITUTION RESALE; SALE PRICE UPDATED BY SALES ID GROUP
205	894550	0260	152,784	2/25/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; AND OTHER WARNINGS
205	894550	0260	197,000	5/27/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
205	932290	0080	270,000	2/9/2016	SHORT SALE
205	932290	0260	325,000	2/16/2016	NO MARKET EXPOSURE
205	932290	0300	131,381	1/25/2016	QUIT CLAIM DEED
205	932460	0030	180,000	10/24/2016	FINANCIAL INSTITUTION RESALE
205	932461	0040	215,000	12/7/2016	SAS-DIAGNOSTIC OUTLIER
205	932500	0170	68,000	4/8/2015	NO MARKET EXPOSURE
205	932500	0210	140,000	9/21/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
205	932500	0290	179,000	6/2/2015	QUESTIONABLE PER APPRAISAL
205	932540	0060	126,000	10/13/2015	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
205	932540	0160	165,000	12/17/2015	SHORT SALE
210	439720	0150	200,000	9/29/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
210	768060	0010	490,000	3/2/2016	RESIDUAL OUTLIER
210	769845	0020	150,800	7/6/2015	SHORT SALE
210	926380	0160	370,000	6/5/2015	NO MARKET EXPOSURE
210	932089	0460	211,000	6/9/2015	SHORT SALE
215	286140	0090	215,000	5/12/2015	NO MARKET EXPOSURE
215	286140	0140	130,500	6/24/2015	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
215	720589	0090	355,000	2/18/2016	NO MARKET EXPOSURE
215	720589	0530	175,000	7/27/2015	NO MARKET EXPOSURE

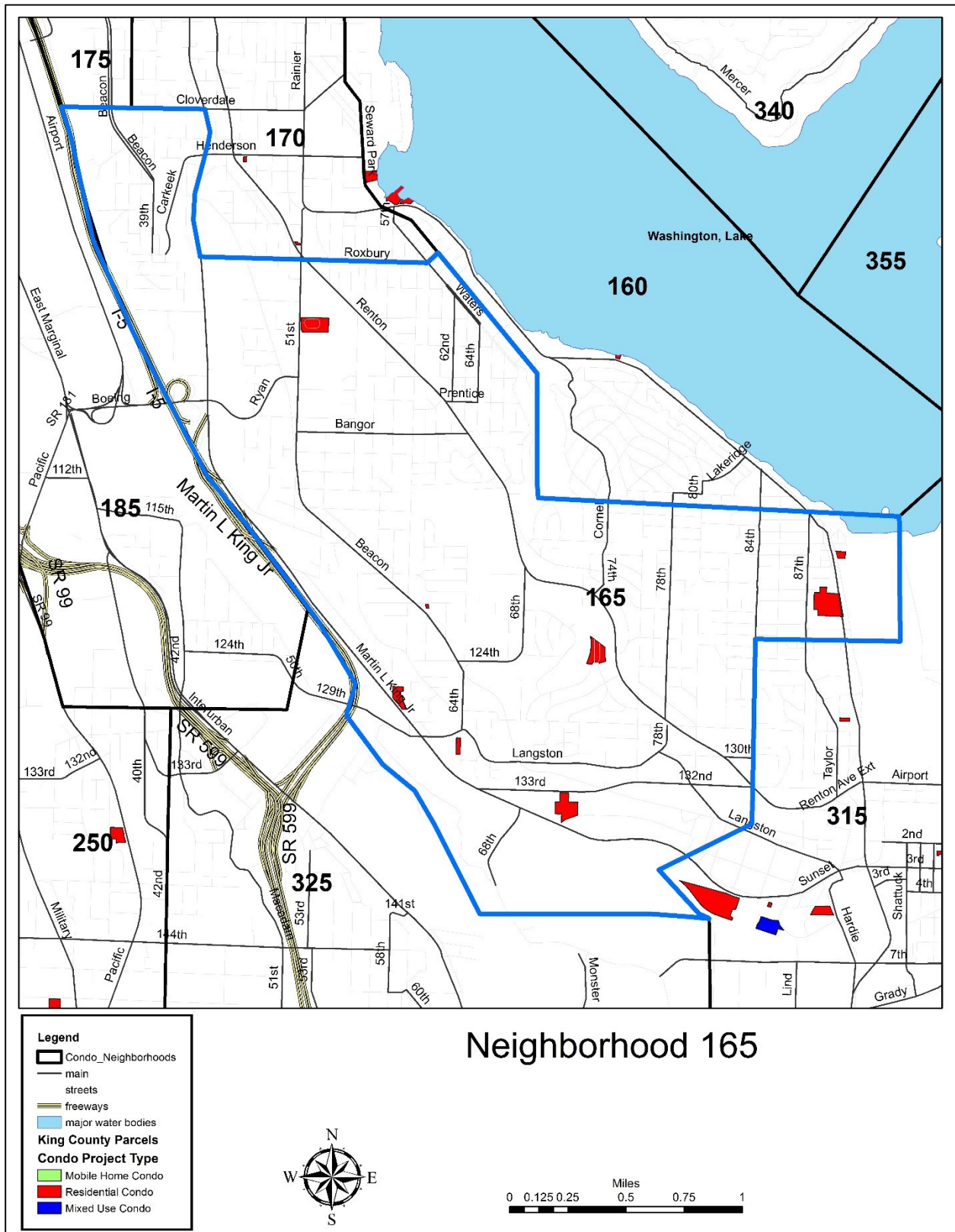
Area	Major	Minor	Sale Price	Sale Date	Comments
215	720589	0710	120,000	4/2/2015	SAS-DIAGNOSTIC OUTLIER
220	102990	0150	142,500	6/9/2015	SHORT SALE
220	102990	0340	144,900	1/29/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
220	104140	0180	228,000	2/16/2016	QUESTIONABLE PER APPRAISAL
220	213360	0180	330,000	9/21/2015	SAS-DIAGNOSTIC OUTLIER
220	247285	0010	346,500	6/4/2016	RESIDUAL OUTLIER
220	247285	0030	212,500	8/4/2015	SHORT SALE
220	930600	0080	304,000	3/11/2015	NO MARKET EXPOSURE
220	932011	0060	243,148	3/10/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
220	932011	0060	290,000	9/18/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
225	032100	0100	161,000	2/26/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
225	032105	0060	285,000	6/19/2015	NO MARKET EXPOSURE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
225	188755	0340	483,500	2/8/2016	RELOCATION - SALE TO SERVICE
225	249060	0060	180,000	8/25/2015	RESIDUAL OUTLIER
225	249060	0170	125,000	1/8/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
225	249270	0080	184,300	7/29/2015	SHORT SALE
225	260787	0210	290,000	7/15/2015	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
225	282230	0070	445,000	7/21/2015	SAS-DIAGNOSTIC OUTLIER
225	286300	0100	85,348	8/27/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
225	286300	0160	230,000	6/10/2015	SHORT SALE
225	286300	0220	230,000	3/11/2015	SAS-DIAGNOSTIC OUTLIER
225	445877	0460	202,400	8/5/2015	SHORT SALE
225	639190	0140	239,900	4/10/2015	FINANCIAL INSTITUTION RESALE
225	639190	0220	290,000	7/27/2015	SAS-DIAGNOSTIC OUTLIER
225	642080	0240	313,800	10/18/2016	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	642080	0270	350,000	8/2/2016	SAS-DIAGNOSTIC OUTLIER
225	768080	0020	235,000	9/24/2015	SAS-DIAGNOSTIC OUTLIER
225	769740	0110	200,000	10/20/2016	PARTIAL INTEREST (1/3, 1/2, ETC.);
225	787650	0200	275,000	4/22/2015	NO MARKET EXPOSURE
225	864425	0010	134,000	7/5/2016	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
225	864425	0060	325,000	6/23/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
230	012060	0200	200,000	11/5/2015	QUIT CLAIM DEED
230	012060	0230	150,000	7/31/2015	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
230	013910	0120	685,260	2/8/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
230	014300	0010	503,500	7/21/2016	SAS-DIAGNOSTIC OUTLIER
230	015550	0050	715,000	12/15/2016	SAS-DIAGNOSTIC OUTLIER
230	015910	0010	206,071	6/24/2015	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
230	058713	0150	620,000	9/30/2016	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
230	059280	0120	800,000	7/27/2015	NO MARKET EXPOSURE
230	059290	0030	350,000	7/27/2016	RESIDUAL OUTLIER
230	106750	0040	440,000	12/3/2015	SAS-DIAGNOSTIC OUTLIER
230	140460	0040	200,000	7/9/2015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
230	213400	0200	525,000	8/26/2015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
230	253897	0050	131,000	4/28/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
230	253897	0050	230,000	6/26/2015	FINANCIAL INSTITUTION RESALE
230	261758	0010	510,000	7/6/2015	NO MARKET EXPOSURE

Area	Major	Minor	Sale Price	Sale Date	Comments
230	261758	0080	572,000	5/12/2015	NO MARKET EXPOSURE
230	302201	0030	375,000	5/23/2016	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
230	311075	0080	440,000	3/17/2015	NO MARKET EXPOSURE
230	311075	0250	335,000	1/27/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
230	311081	0120	925,000	10/18/2016	SAS-DIAGNOSTIC OUTLIER
230	326118	0020	465,000	7/1/2016	RELOCATION - SALE TO SERVICE
230	431100	0370	160,500	7/16/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
230	645335	0040	378,500	5/26/2015	NO MARKET EXPOSURE
230	762830	0470	173,649	7/14/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
230	768100	0150	580,000	7/10/2016	SAS-DIAGNOSTIC OUTLIER
230	778750	0020	240,000	4/3/2015	SHORT SALE
230	778750	0060	305,547	2/23/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
230	778750	0060	319,000	2/5/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
230	785990	0130	800,000	6/29/2015	NO MARKET EXPOSURE
230	860060	0070	400,000	5/11/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
230	919580	0180	600,000	2/4/2015	NO MARKET EXPOSURE
230	919790	0210	722,500	6/11/2015	NO MARKET EXPOSURE
230	932013	0020	305,000	1/20/2015	FINANCIAL INSTITUTION RESALE
230	932013	0040	280,000	4/5/2016	RESIDUAL OUTLIER
235	005400	0650	375,000	6/20/2015	RESIDUAL OUTLIER
235	005490	0140	172,500	1/22/2015	NO MARKET EXPOSURE
235	005510	0030	375,000	4/18/2016	SAS-DIAGNOSTIC OUTLIER
235	005510	0050	375,000	12/19/2016	SAS-DIAGNOSTIC OUTLIER
235	059170	0020	542,050	5/31/2016	SAS-DIAGNOSTIC OUTLIER
235	059170	0050	526,000	8/16/2016	RESIDUAL OUTLIER
235	159520	0210	545,000	2/9/2015	NO MARKET EXPOSURE
235	159520	0230	720,000	3/4/2015	NO MARKET EXPOSURE
235	305750	0030	300,000	7/5/2016	RESIDUAL OUTLIER
235	311065	0080	350,000	10/8/2015	RESIDUAL OUTLIER
235	311070	0100	385,000	6/30/2015	CONDO WITH GARAGE, MOORAGE, OR STORAGE; SHORT SALE
235	311070	0170	628,000	12/2/2016	CONDO WITH GARAGE, MOORAGE, OR STORAGE
235	311070	0340	545,000	3/11/2015	SAS-DIAGNOSTIC OUTLIER
235	311071	0070	150,000	8/7/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
235	889530	0100	385,000	5/16/2016	RESIDUAL OUTLIER
235	889530	0520	549,000	6/3/2016	RESIDUAL OUTLIER
475	147164	0060	330,000	9/21/2016	SAS-DIAGNOSTIC OUTLIER
475	165880	0010	945,000	8/24/2015	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
475	165880	0020	945,000	8/24/2015	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
475	165880	0020	250,000	5/25/2016	NO MARKET EXPOSURE
475	344250	0130	142,000	4/20/2015	NO MARKET EXPOSURE
475	344250	0140	130,000	2/19/2015	NO MARKET EXPOSURE
475	609470	0040	155,900	2/2/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
475	888420	0120	275,000	10/3/2016	RELATED PARTY, FRIEND, OR NEIGHBOR
475	948579	0040	145,000	6/5/2015	SHORT SALE

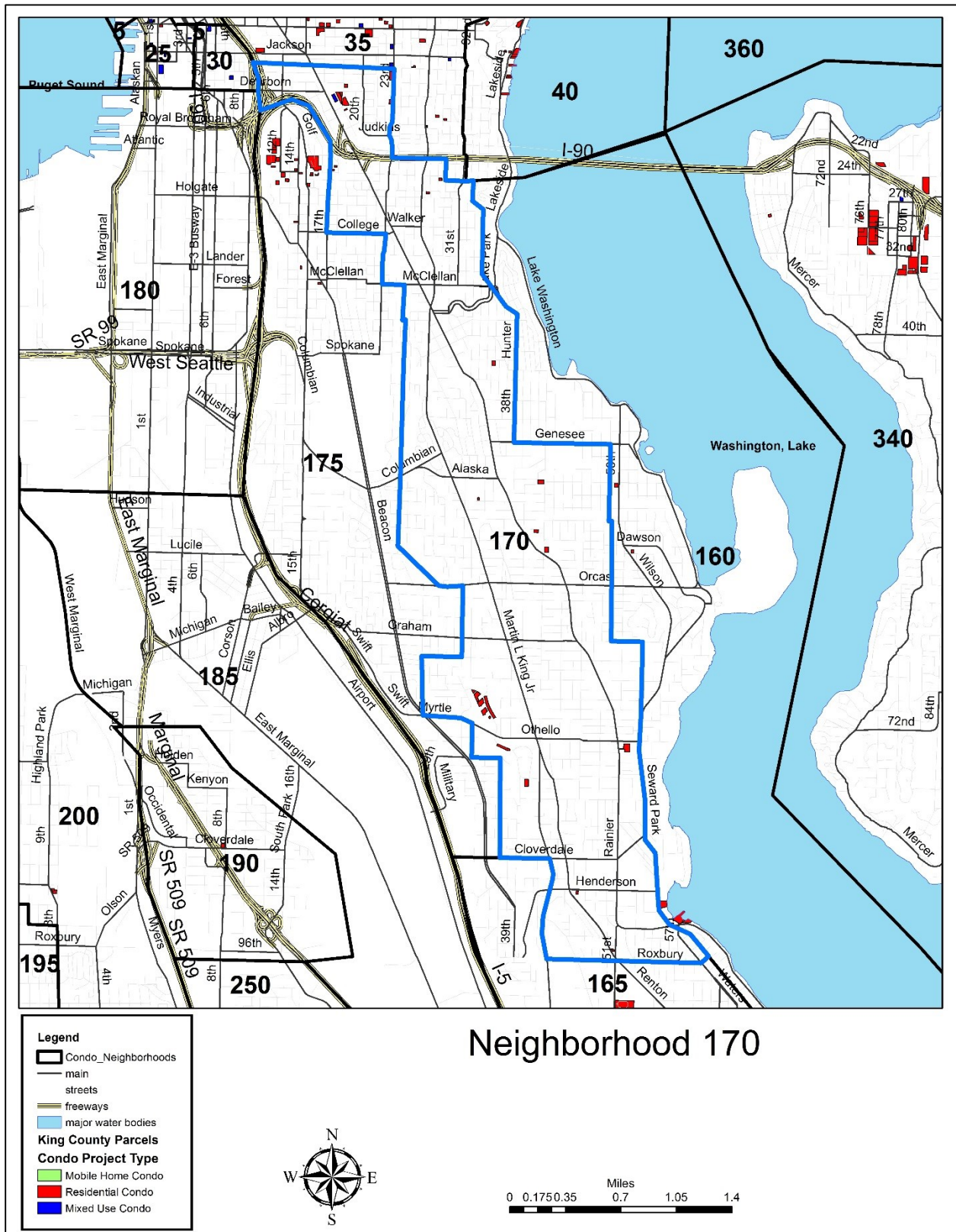
Neighborhood 160 Map



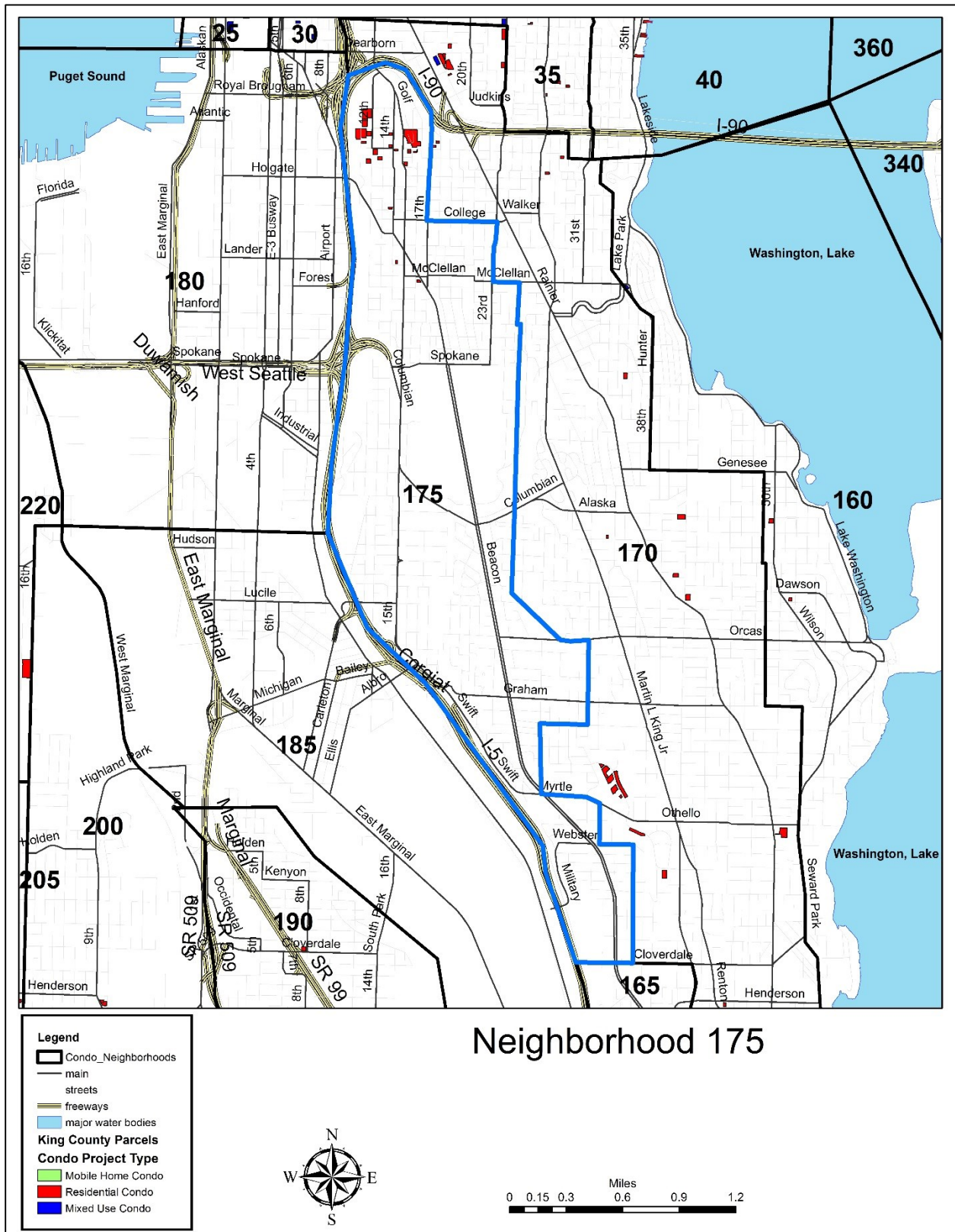
Neighborhood 165 Map



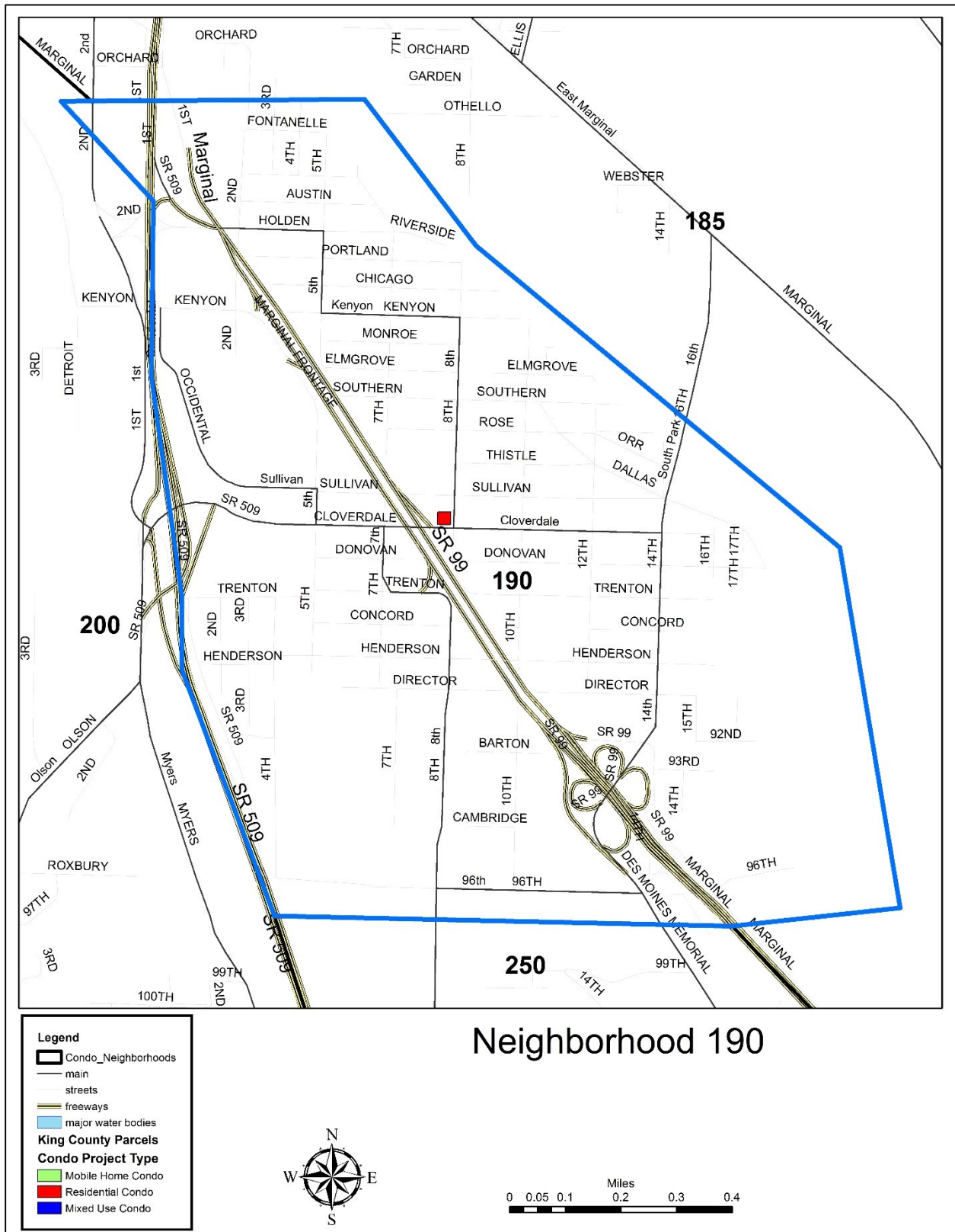
Neighborhood 170 Map



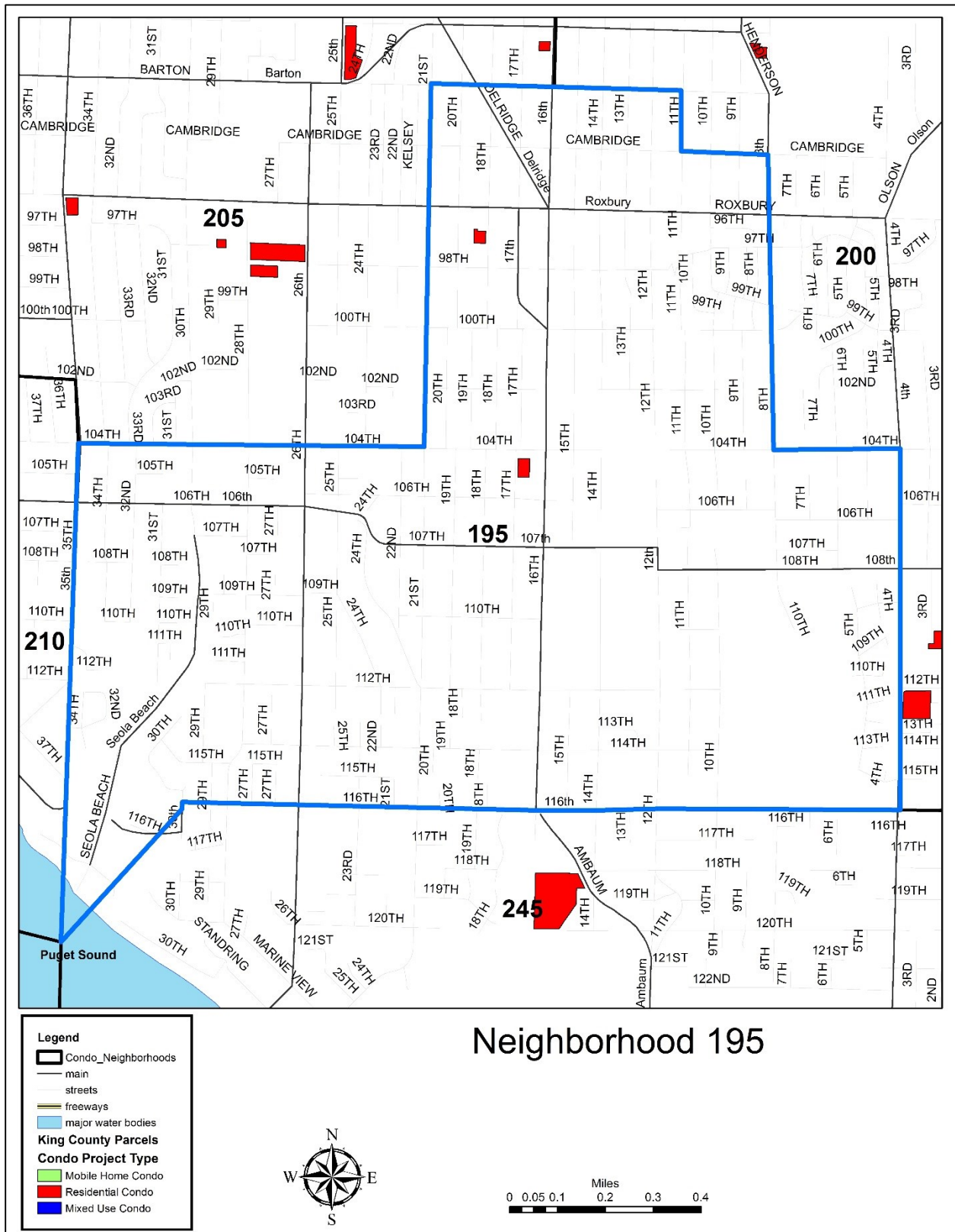
Neighborhood 175 Map



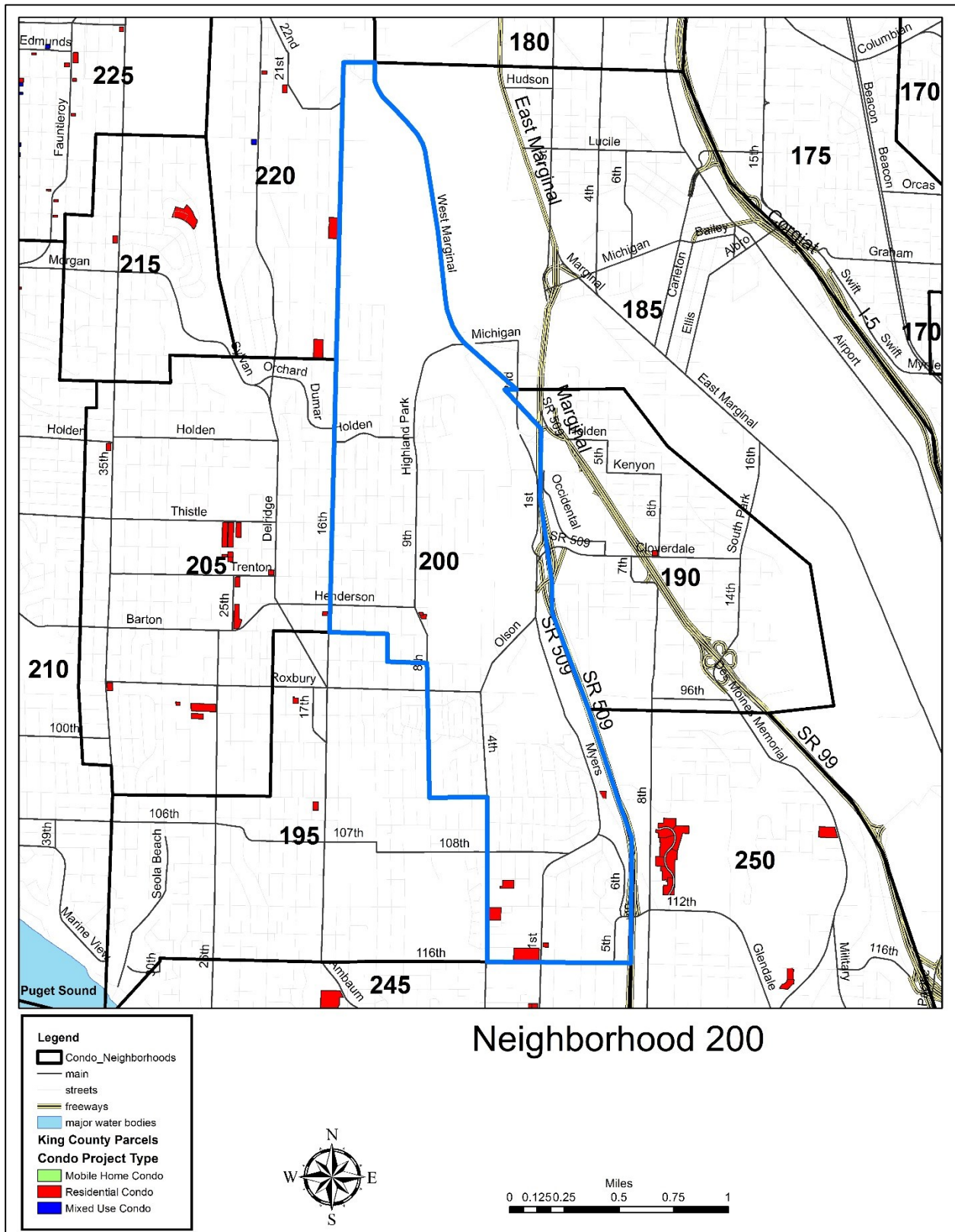
Neighborhood 190 Map



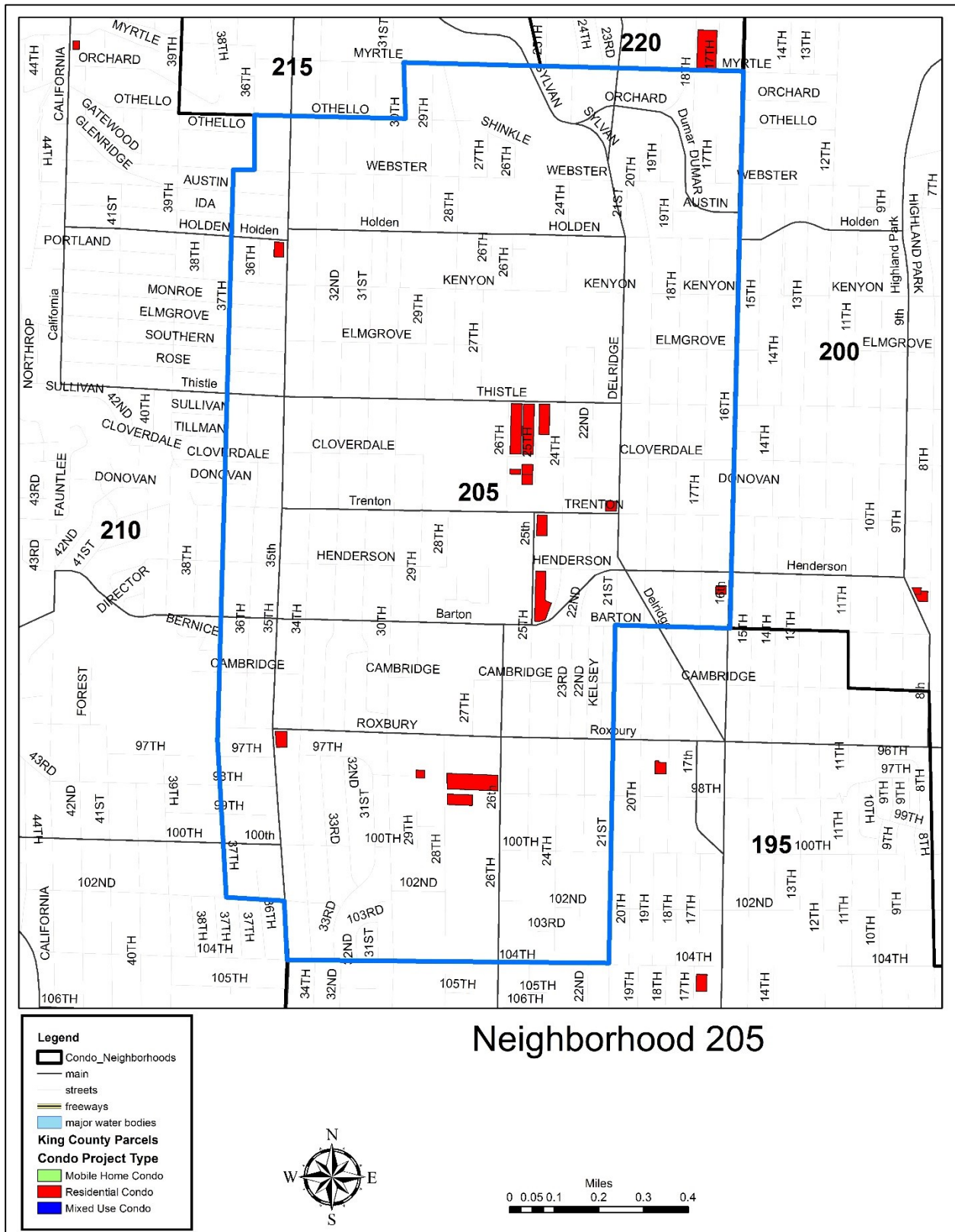
Neighborhood 195 Map



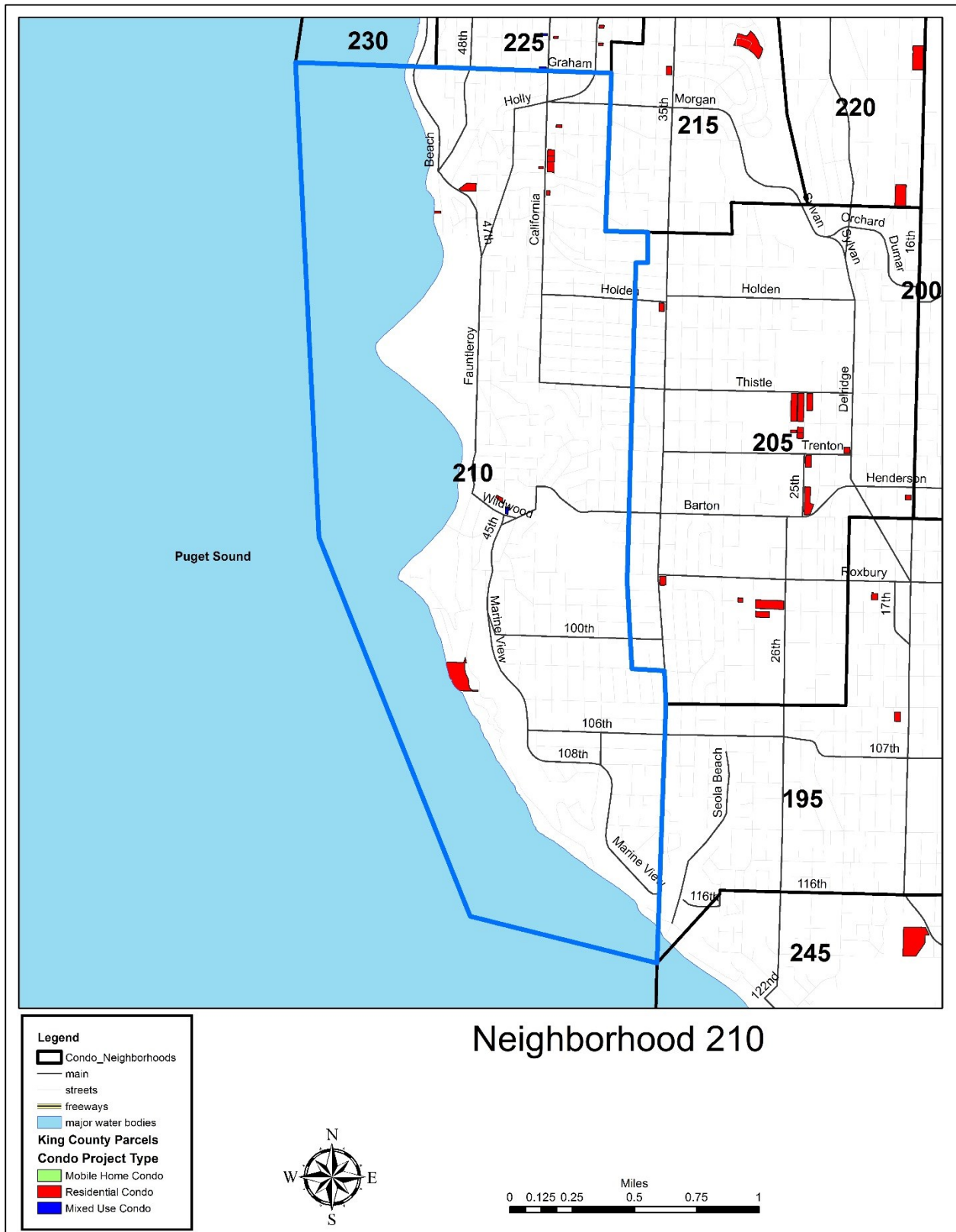
Neighborhood 200 Map



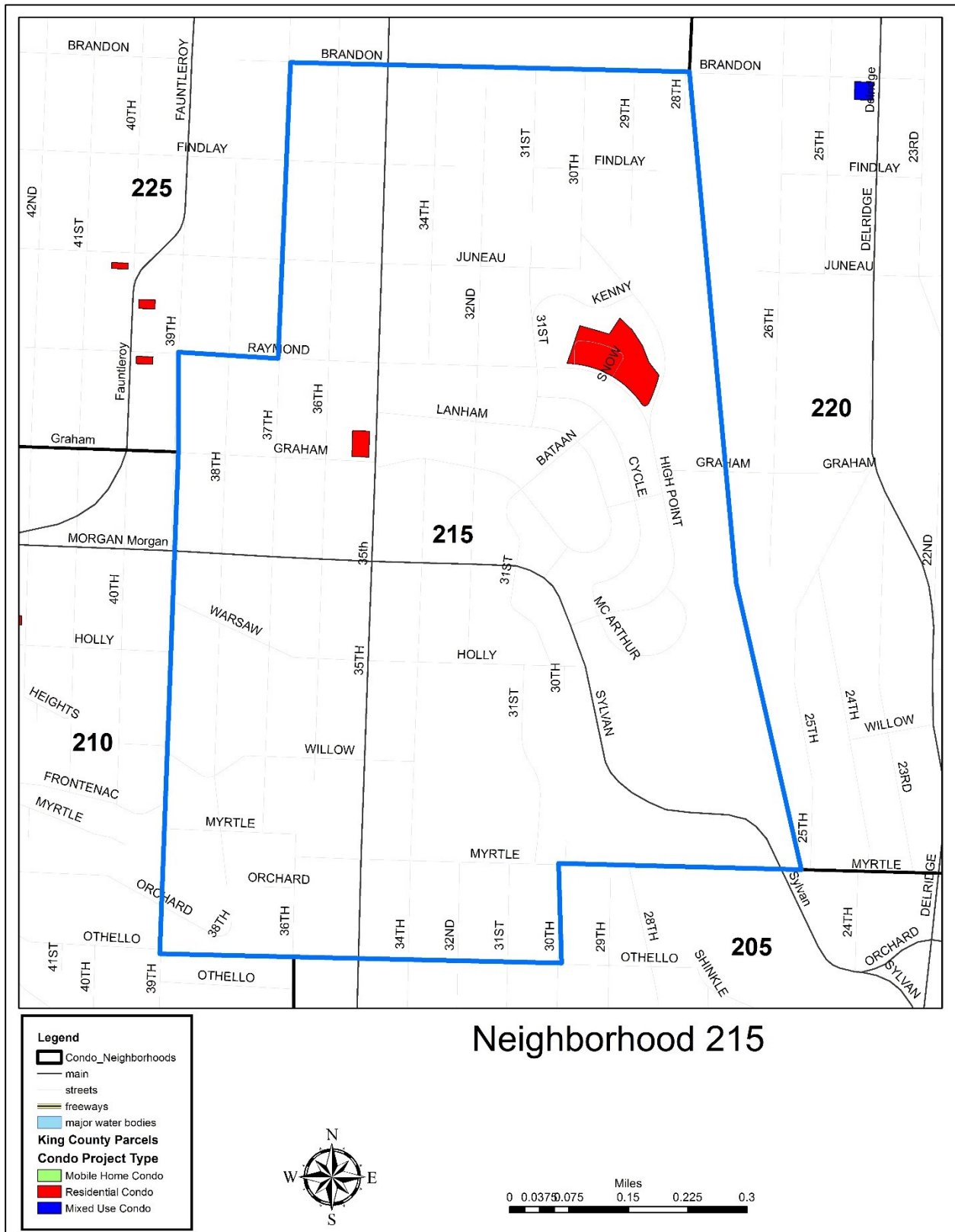
Neighborhood 205 Map



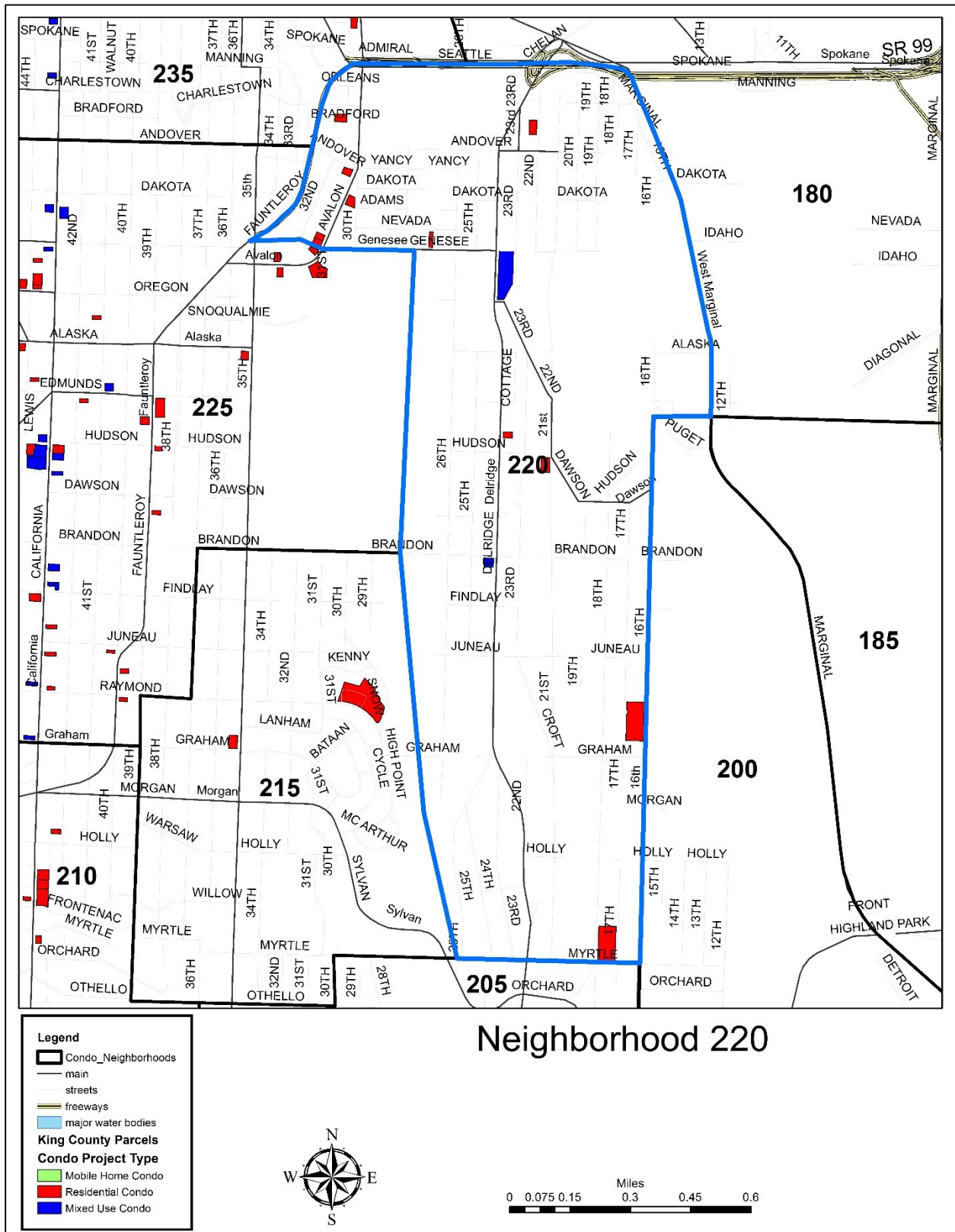
Neighborhood 210 Map



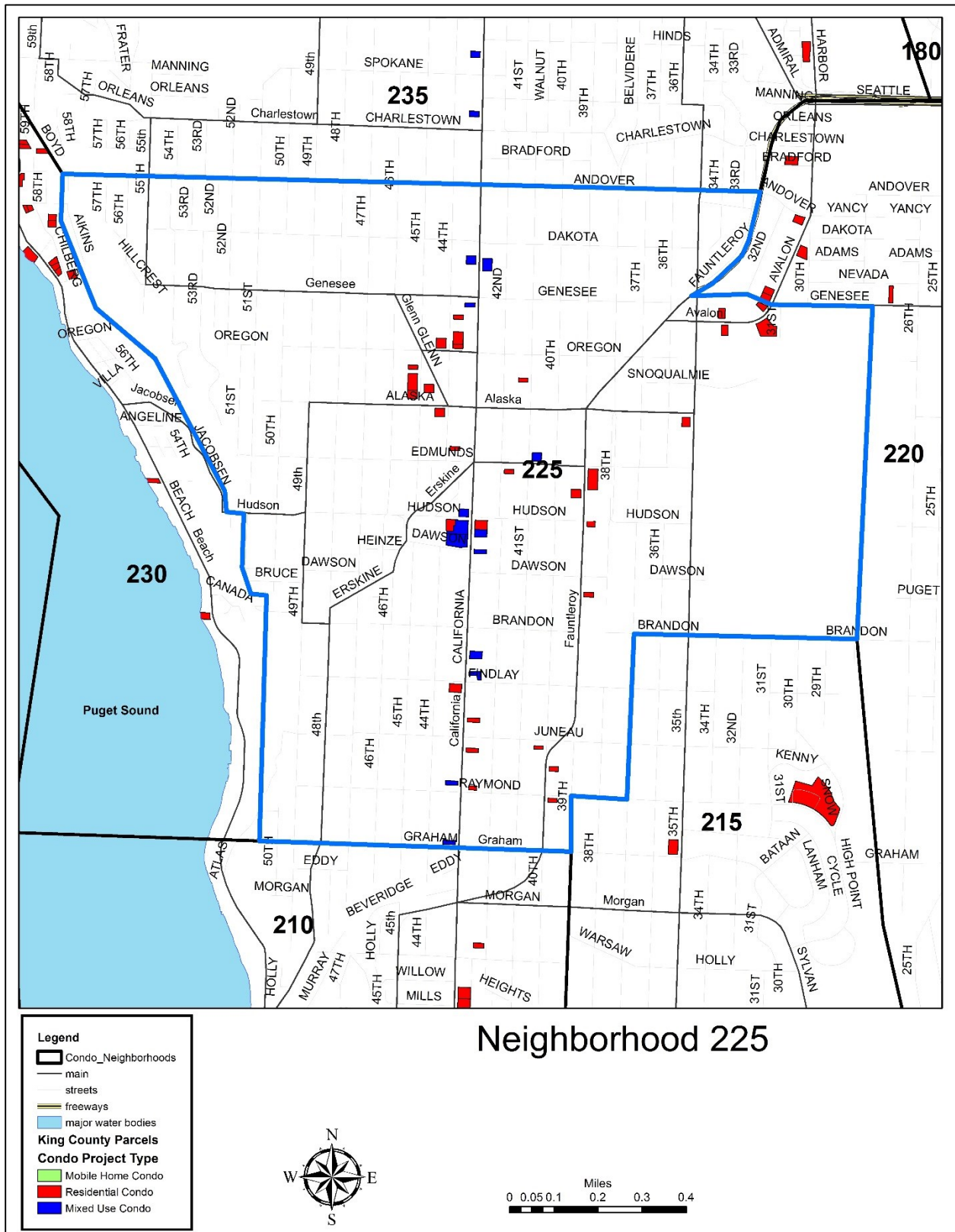
Neighborhood 215 Map



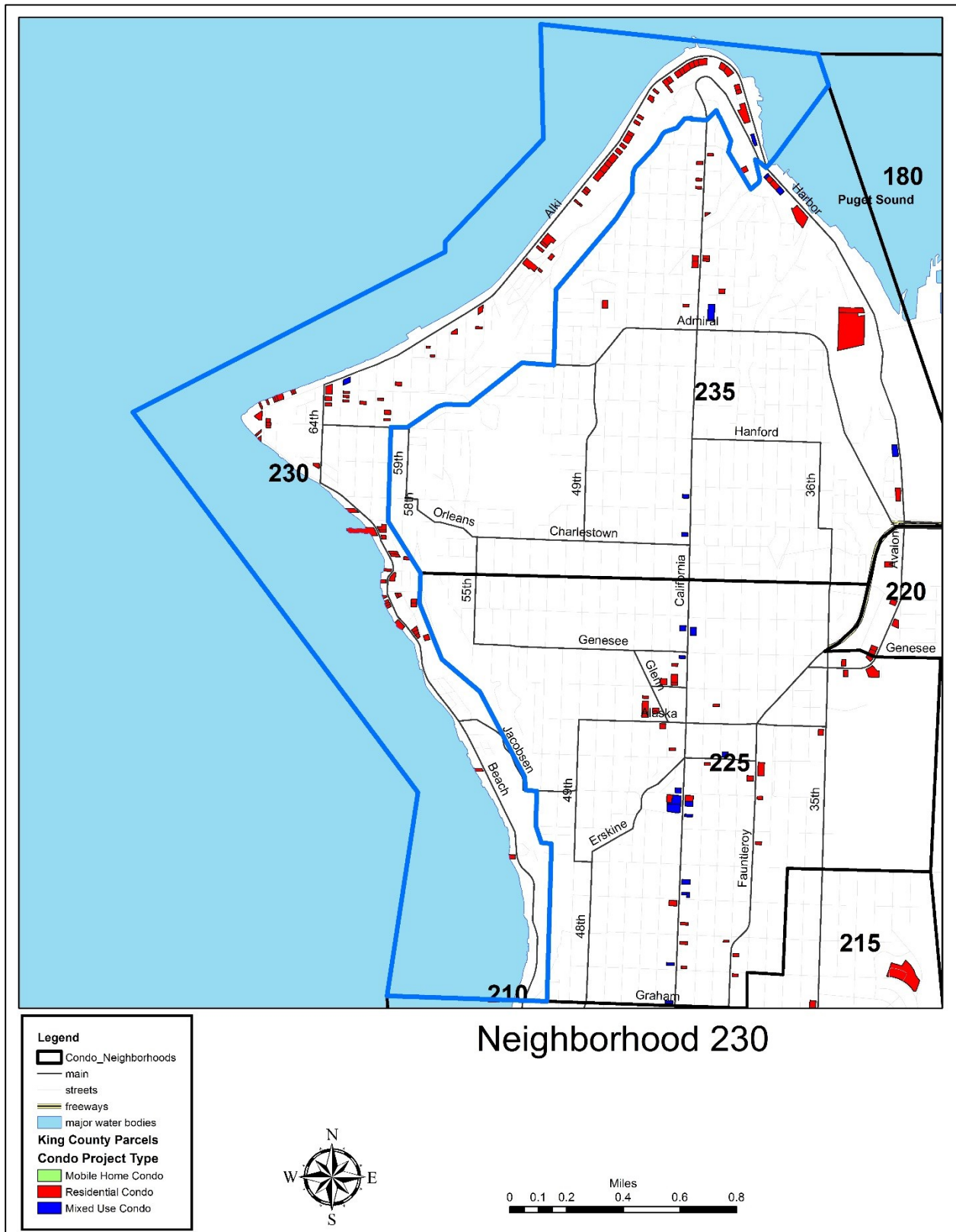
Neighborhood 220 Map



Neighborhood 225 Map



Neighborhood 230 Map



Neighborhood 235 Map



Neighborhood 475 Map

