

**Specialty 700
Residential Condominium**

Annual Mass Appraisal Report

of:

South Seattle Area

Specialty Neighborhoods

160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220,
225, 230, 235, AND 475.

2019 Assessment Roll

For 2019 Property Taxes

**King County Department of Assessments
Seattle Washington**

John Wilson, Assessor



King County

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John Wilson
Assessor

Dear Property Owners,

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

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

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

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

In Service,

John Wilson
King County Assessor

How Property Is Valued

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

What Are Mass Appraisal Techniques?

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

Are Properties Inspected?

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

How are Property Sales Used?

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

How is Assessment Uniformity Achieved?

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

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

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

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

Requirements of State Law

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

Appraisal Area Reports

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

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Executive Summary Report

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

Area Name / Number: South Seattle Area; Neighborhoods: 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, and 475.

Previous Physical Inspection: 2013

Sales - Improved Summary:

Number of Sales: 681

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2018 Value	\$99,300	\$266,100	\$365,400	\$428,700	85.3%	7.45%
2019 Value	\$109,800	\$283,100	\$392,900	\$428,700	92.1%	5.04%
Change	+\$10,500	+\$17,000	+\$27,500			-2.41%
%Change	+10.6%	+6.4%	+7.5%		+6.8%	-32.32%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.41% and -32.32% actually represent an improvement.

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

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

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2018 Value	\$112,800	\$285,600	\$398,400
2019 Value	\$124,900	\$299,900	\$424,800
Percent Change	+10.7%	+5.0%	+6.6%

Number of improved Parcels in the Population: **4,767**

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

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

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

Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2019

Date of Appraisal Report: 5/14/2019

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

Neighborhoods 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, and 475 were physically inspected for the 2019 appraisal year.

Scope of the Appraisal

The following guidelines were considered and adhered to:

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

Sales Verification and Data Collection

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

Sales removal occurred for parcels meeting the following criteria:

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

Approaches to Value

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

The income and cost approaches are not applicable to residential condominium valuation.

The income approach does not apply, since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units.

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

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the South Seattle Area. Our sales sample consists of 681 residential living units that sold during the 24-month period between January 1, 2017 and December 31, 2018. The model was applied to all of the 4,767 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

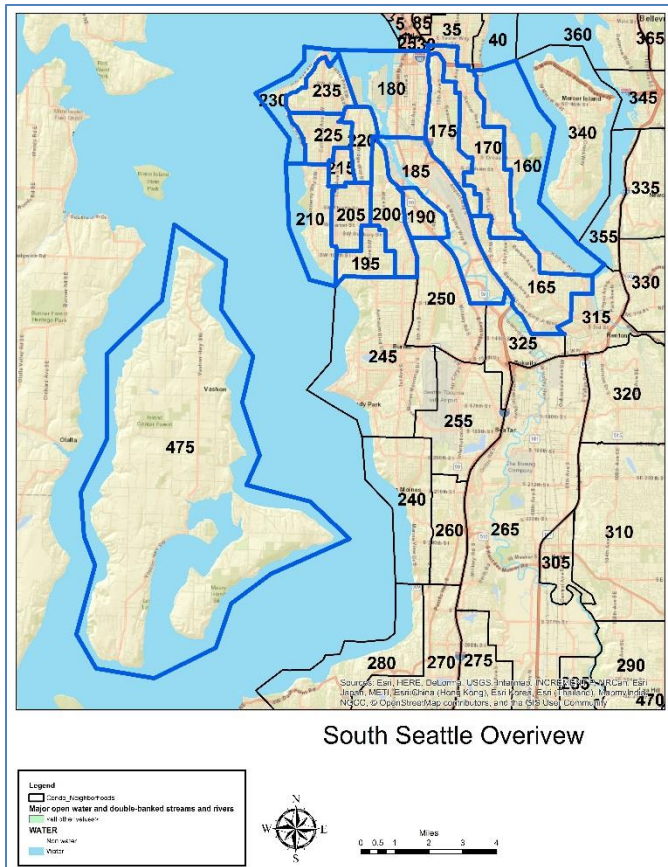
The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of commercial geographic and specialty appraisers.

Part Two – Presentation of Data

Identification of the area

Name or Designation

South Seattle Area



Area, city, neighborhood, and location data

The South Seattle Area includes specialty neighborhoods 160: Seward Park, 165: Skyway, 170: Rainier Valley, 175: Beacon Hill, 185: Georgetown, 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.

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

Area 160 is bounded on the North by South Massachusetts Street, on the South by South 112th Street, on the East by Lake Washington and on the West by an irregular line approximately 5 to 10 blocks upland from Lake Washington.

Area 165 is bounded on the North by South Cloverdale Street, on the South by a line approximately parallel with South 140th Street, on the East by an irregular border with area 160 and on the West by Martin Luther King Jr. Way.

Area 170 is bounded on the North by South King Street, on the South by South Roxbury, on the East by an irregular border with area 160 and on the West by an irregular border with area 175.

Area 175 is bounded on the North by I-90, on the South by South Cloverdale Street, on the East by an irregular border with Area 170 and on the West by I-5.

Area 185 is bounded on the North by a line approximately parallel with South Ferdinand Street, On the South by South 128th Street, On the East by I-5, and on the West by a line roughly along West Marginal Way.

Area 190 is bounded on the North by a line approximately parallel with South Othello Street, on the South by a line approximately parallel with South 98th Street, on the East by the Duwamish River and on the West by SR 509.

Area 195 is bounded on the North by SW Barton Street, on the South by SW 116th Street, on the East by 4th Avenue SW and on the West by 35th Avenue SW.

Area 200 is bounded on the North by SW Edmunds Street, on the South by SW 116th Street, on the East by SR 509 and West marginal Way and on the West by 16th Avenue SW.

Area 205 is bounded on the North by SW Myrtle Street, on the South by SW 104th Street, on the East by 21st Avenue SW and on the West by 35th Avenue SW.

Area 210 is bounded on the North by SW Graham Street, on the South by Puget Sound, on the East by 35th Avenue SW and on the West by Puget Sound.

Area 215 is bounded on the North by SW Brandon Street, on the South by SW Othello Street, on the East by 26th Avenue SW and on the West by 39th Avenue SW.

Area 220 is bounded on the North by SW Spokane Street, on the South by SW Myrtle Street, on the East by 16th Avenue SW and on the West by an irregular border with Areas 215, 225 and 235.

Area 225 is bounded on the North by SW Andover Street, on the South by SW Graham Street, on the East by an irregular border with Area 220 and on the West by an irregular border with Area 230

Area 230 is bounded on the North by Puget Sound, on the South by an irregular border with Areas 235 and South to SW Graham Street, on the East by an irregular border with Areas 225 and 235 and on the West by Puget Sound.

Area 235 is bounded on the North and West by an irregular border with Area 230, on the South by SW Andover Street and on the East by Puget Sound and a line parallel with West Marginal Way.

Area 475 is an island bounded on all sides by 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

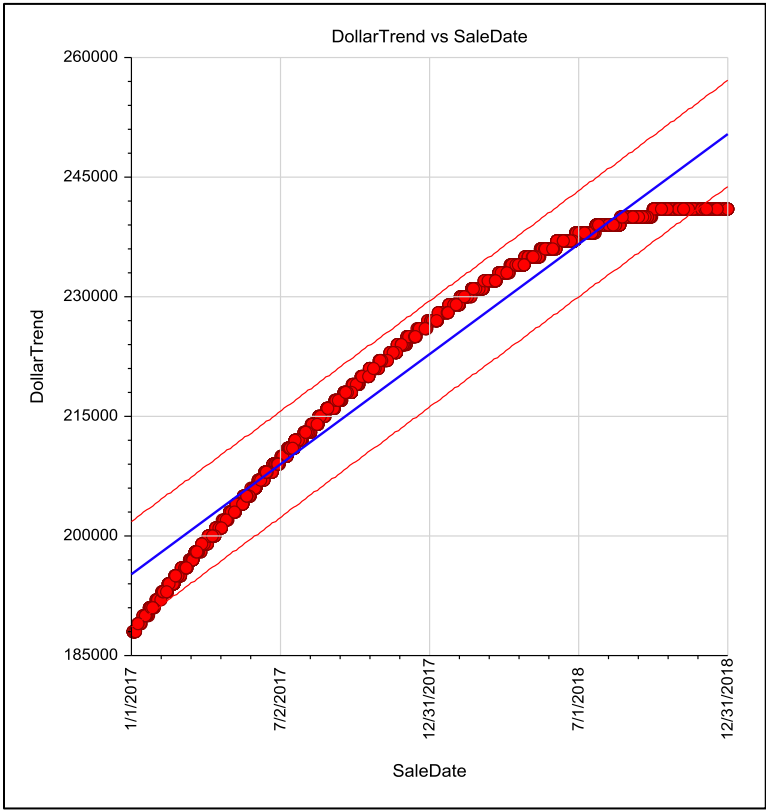
Highest and best use analysis

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 significantly over the first 18 months with a levelling in market prices over the last 6 months. Overall, values appreciated from an average, non-adjusted sales price near \$192,000 as of 1-1-2017 by 23.7% to \$238,000 as of January 1st 2019.

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



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

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

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2017	1.2372	23.72%
2/1/2017	1.2155	21.55%
3/1/2017	1.1970	19.70%
4/1/2017	1.1778	17.78%
5/1/2017	1.1603	16.03%
6/1/2017	1.1433	14.33%
7/1/2017	1.1279	12.79%
8/1/2017	1.1131	11.31%
9/1/2017	1.0994	9.94%
10/1/2017	1.0870	8.70%
11/1/2017	1.0752	7.52%
12/1/2017	1.0646	6.46%
1/1/2018	1.0547	5.47%
2/1/2018	1.0456	4.56%
3/1/2018	1.0381	3.81%
4/1/2018	1.0307	3.07%
5/1/2018	1.0243	2.43%
6/1/2018	1.0185	1.85%
7/1/2018	1.0136	1.36%
8/1/2018	1.0094	0.94%
9/1/2018	1.0060	0.60%
10/1/2018	1.0034	0.34%
11/1/2018	1.0015	0.15%
12/1/2018	1.0004	0.04%
1/1/2019	1.0000	0.00%

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

Application of Time Adjustments

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	\$297,000	1/3/2017	1.2358	\$367,000
Sale 2	\$415,000	12/28/2017	1.0559	\$438,000
Sale 3	\$362,500	12/27/2018	1.0000	\$363,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment = $1/\text{EXP}(-3.99455350487149\text{E-}07 * \text{SaleDaySq})$

Where SaleDay = Sale Date - 43466

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

Sales comparison approach model description

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. Building Quality
3. Building Condition
4. Project Location
5. Project Appeal
6. Project Size (Nbr Units)
7. Living Area
8. Floor Level
9. Unit Quality
10. Unit Condition
11. Unit Location
12. Covered Parking
13. Views: Puget Sound
14. Unit Type: Studio
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:

-0.129161348431336 - 0.086436784599857 * AGE + 0.229526199875426 * BLDCONDITION + 0.55857990342147 * BLDQUALITY + 0.0214046194799929 * COVPARKING + 0.0183115647701156 * FLOORc + 0.536521467358457 * LIVAREAx - 0.424876706925997 * NBHDHIGH1 - 0.405888840919546 * NBHDHIGH2 - 0.306822212327665 * NBHDHIGH3 + 0.106052852730708 * NBHDLOW1 + 0.116370620159839 * NBHDLOW2 + 0.0630845019557059 * NBHDLOW3 - 0.0637558315552413 * NBRUNITsx + 0.189346409733283 * PROJAPPEAL - 0.334834082736417 * PROJHIGH1 - 0.244265694215466 * PROJHIGH2 - 0.245840309942932 * PROJHIGH3 - 0.192724890431875 * PROJHIGH4 - 0.13693588378433 * PROJHIGH5 + 0.59885618870069 * PROJLOCATION + 0.258458221700778 * PROJLOW1 + 0.278113356351 * PROJLOW2 + 0.19255940282125 * PROJLOW3 + 0.106829069562398 * PROJLOW4 + 0.108107811252039 * PROJLOW5 + 0.0968829256888874 * SOUNDVIEW - 0.0959686237659753 * STUDIO + 0.200798756712079 * UNITCONDITION + 0.0574206728764976 * UNITLOCATION + 0.159116334462727 * UNITQUALITY - 0.479131901314437 * WSTWD
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
414169	160	LAKERIDGE SHORES CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
415982	160	LAKEWOOD PARK THE CONDOMINIUM	Valued at EMV x 1.15 based on market sales in the project
569920	160	MT BAKER COURT CONDOMINIUM	Valued at EMV x 1.50 based on the market influence in the area and historic sales in the project.
714030	165	RAINIER VIEW HOMES	Valued at EMV x 1.4 based on pending sales in the project. Units under construction valued at % complete.
103190	170	BRADNER PLACE CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
170303	170	COLUMBIA 26 CONDOMINIUM	Valued at EMV x 0.6 based on market sales in the project and similar sales in the subject area. Affordable Housing.
179160	170	COURTLAND COTTAGE CONDOMINIUM	Valued at EMV x 0.8 based on market sales in the project
261746	170	FOUR SEASONS TOWNHOMES CONDOMINIUM	Valued at EMV x 0.9 based on market sales back to 2016 in the subject property.
286640	170	GRAND STREET TOWNHOMES CONDOMINIUM	Valued at EMV x 0.8 based on market sales in the project
323950	170	HENDERSON CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
364580	170	JACKSON PLACE COHOUSING, A CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project and similar sales in the subject area.
418290	170	LANE STREET COTTAGES CONDOMINIUM	Valued at EMV x 0.9 based on similar market sales in the subject area
609360	170	908 HIAWATHA CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
643403	170	OTHELLO PLACE CONDOMINIUM	Valued at EMV x 0.8 based on similar market sales in the subject area
643408	170	OTHELLO STATION CONDOMINIUM	Affordable housing. Valued at EMV x 0.75 based on 2015 and 2016 sales in the project.

Major	Nbhd	Project Name	Value Notes
799500	170	STELLINA CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
029940	175	ATLANTIC PLACE CONDOMINIUM	Valued -0010 at previous. Manager's unit.
160900	175	CLARKE CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project and similar sales in the subject area.
345989	175	HORIZON VIEW CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
519810	175	MASSACHUSETTS PLACE CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
787270	175	SOUND VIEW POINTE CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project and similar sales in the subject area.
792265	175	SPINNAKER THE 1ST AMD CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
855620	175	TAIYO CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
721150	195	REGAL HEIGHTS TOWNHOMES	Valued at EMV x .80 based on market sales in the project
745220	195	ROXBOROUGH CONDOMINIUM	VS = Land + \$1000 imp. Will be inspected this summer.
324050	200	HENDERSON PLACE CONDOMINIUM	Valued at EMV x .90 based on market sales in the project
324060	200	HENDERSON PLACE TOWNHOMES CONDOMINIUM	Valued at EMV x 1.10 based on market sales in the project
012930	205	ALHAMBRA CONDOMINIUM	Valued at EMV x .80 based on market sales in the project
086915	205	BLUE STAR	Valued at EMV x .90 based on market sales in the project
339040	205	HOLDEN MANOR CONDOMINIUM	Valued at EMV x 1.10 based on market sales in the project
932540	205	WESTWOOD TERRACE	Valued at EMV x .90 based on market sales in the project
159210	210	CINNAMON RIDGE	Valued at EMV x .90 based on market sales in the project
768060	210	SEAVIEW TERRACE	Valued at EMV x .80 based on historic sales and 1/22/19 sale
286140	215	GRAHAM TERRACE VIEW	Valued at EMV x .90 based on market sales in this project
720589	215	REDWOOD HIGH POINT CONDOMINIUM	Valued at EMV x .90 based on sales in project closest to the valuation date and declining prices in early 2019
120210	220	BUNGALOWS AT PUGET PARK	Valued at EMV x .90 based on market sales in the project
692835	220	PUGET RIDGE COHOUSING CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
773280	220	SHEIRBON CONDOMINIUM (A.K.A. CITY VIEW WEST)	Valued at EMV x .65 due to project condition and neighborhood sales. No sales in the project in the last 3 years
932011	220	WESTSIDE MANOR	Valued at EMV x .90 based on market sales in the neighborhood, E# 2793403, 2805614 of small grade 6 houses nearby.
032100	225	AVALON CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
129500	225	CALIFORNIA AVENUE	Valued at EMV x 0.9 based on market sales in the neighborhood
159192	225	CIELO CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
173600	225	CONDO VISINAIZ	Valued at EMV x 0.9 based on market sales in the project
204120	225	DIPLOMAT CONDOMINIUM	Top floor units valued at EMV x 1.1 based on market sales within the project.
253930	225	5218 FAUNTLEROY	Valued at EMV x 0.9 based on similar market sales nearby
282230	225	GOLDEN WEST CONDOMINIUM	Valued at EMV x 0.9 based on similar market sales in the subject area
377980	225	JUNCTION TOWER I	Valued at EMV x 0.9 based on market sales in the project
377996	225	JUNCTION WEST	Valued at EMV x 0.9 based on market sales in the project
639190	225	ONE WEST CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
642080	225	OSBORN CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
786520	225	SOUND CREST	Valued at EMV x 0.9 based on similar market sales in the subject area
787650	225	SOUNDVIEW RIDGE	Valued at EMV x 1.1 based on market sales in the project
929240	225	WESTERN ONE CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project

Major	Nbhd	Project Name	Value Notes
012060	230	ALEXANDER COURT CONDOMINIUM	Valued at EMV x 1.1 based on similar market sales in the subject area
013150	230	ALII-KAI CONDOMINIUM	Valued at EMV based on similar market sales in the subject area
013550	230	ALKI CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project and similar sales in the subject area.
013905	230	ALKI BEACH HOUSE CONDOMINIUM	Valued at EMV x 0.85 based on market sales in the project
013920	230	ALKI BEACH VILLAS CONDOMINIUM	View units valued at EMV. Non-view units valued at EMV x 0.9 based on similar market sales in the subject area
014300	230	ALKI PLACE CONDOMINIUM	Valued at EMV x 1.1 based on similar market sales in the subject area
014700	230	ALKI MUSE CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project and similar sales in the subject area.
015600	230	ALKI SHORES CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project. Parking valued at EMV.
015910	230	ALKI WEST ONE CONDOMINIUM	Valued at EMV x 1.1 based on older sales in the project and similar market sales in the subject area
025137	230	APRIL COURT CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
029400	230	AT-ALKI CONDOMINIUM	Valued at EMV x 1.1 based on similar market sales in the subject area
031835	230	AUTUMN COURT CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
058713	230	BAYSHORE WEST CONDOMINIUM	Valued at EMV based on similar market sales in the subject area
059250	230	BEACH COVE AT ALKI CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
059280	230	BEACH DRIVE CONDOMINIUM	Valued at EMV x 1.1 based on similar market sales in the subject area
059290	230	BEACH DRIVE COURT CONDOMINIUM	Flats valued at EMV; Townhomes valued at EMV x 1.1 based from previous sales
106750	230	BRIANNA MAY CONDOMINIUM	Valued at EMV x 1.1 based on similar market sales in the subject area
140460	230	CARROLL PLACE CONDOMINIUM	Valued at EMV x 1.1 based on similar market sales in the subject area
147335	230	CENTENNIAL WEST CONDOMINIUM	Valued at EMV x 0.9 based on similar market sales in the subject area
213400	230	DUWAMISH HEAD CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
253896	230	58TH PLACE CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
260785	230	4224 BEACH DRIVE CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
278138	230	GLAD HARBOR CONDOMINIUM	Valued at EMV x 1.3 based on market sales in the project and similar sales in the subject area. Increase in AV due to previously being undervalued due to lack of sales.
302201	230	HALE KAMA AINA CONDOMINIUM	Valued at EMV x 0.9 based on similar market sales in the subject area
302260	230	HALEKULANI CONDOMINIUM	Valued at EMV based on similar market sales in the subject area
303310	230	HALLECK AVE CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
311058	230	HARBOR LANDING CONDOMINIUM	Valued at EMV based on similar market sales in the subject area
363880	230	J J'S CONDOMINIUM	Valued at EMV x 1.3 based on market sales in the project and similar sales in the subject area.
445878	230	LUNA PARK CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
620830	230	NOU KA HALE CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project

Major	Nbhd	Project Name	Value Notes
634540	230	OFF-THE-BEACH CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
642390	230	OSCAR CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
643200	230	OSPREY LANDING CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the neighborhood
661530	230	PALM VISTA CONDOMINIUM	Valued at EMV x .80 based on neighborhood sales and older sales in the project
683774	230	POINT NAUTICA CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
683835	230	POINTE WEST CONDOMINIUM	Valued at EMV considering older sales, penthouse unit valued at EMV x 1.40 based on similar sales in the neighborhood
721224	230	REGATTA ON ALKI CONDOMINIUM	Valued at EMV; top floor penthouse units valued at EMV x 1.4 based on market sales in the project and in the neighborhood.
765200	230	SEASIDE CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
780402	230	64TH AVENUE SW CONDOMINIUM	Valued at EMV x 0.9 based on similar market sales in the subject area
787600	230	SOUNDVIEW ALKI VISTA CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
860090	230	1374 ALKI CONDOMINIUM	Valued units 101,102, 201, 202 at EMV x 1.1 based on similar sales in the neighborhood; valued 300, 400, 500 at EMV x 1.2 based on market sales in the project
860221	230	3023 ALKI CONDOMINIUM	Valued at EMV x 1.1 based on market sales in the project
872640	230	1226 ALKI AVE SW CONDOMINIUM	Valued at EMV x 1.3 based on market sales in the project
919580	230	WATERFRONT AT ALKI BEACH CONDOMINIUM	Flat units valued at EMV x 1.1 based on market sales in the project; Penthouse units valued at EMV x 1.4 based on penthouse sales in the neighborhood
919790	230	WATERSIDE AT ALKI BEACH CONDOMINIUM	Valued at EMV x 0.9 based on market sales in the project
005450	235	ADMIRAL COURT	Valued at EMV x 0.9 based on market sales in the project
005480	235	ADMIRAL NORTH	Valued at EMV x 0.9 based on similar market sales in the subject area
059170	235	BAYWATCH	Valued at EMV x 1.1 based on market sales in the project
128780	235	CAL-PALM COURT	Valued at EMV x 0.9 based on similar market sales in the subject area
168405	235	COLLEGE PARK WEST	Valued at EMV x 1.1 based on market sales in the project
305750	235	HAMILTON VISTA	Valued at EMV x 1.1 based on market sales in the project
311070	235	HARBOR PARK	Townhouse units valued at EMV x 1.1 based on market sales in the project.
311071	235	HARBOR PLACE	Valued at EMV x 0.9 based on market sales in the project
514280	235	MARCUS PLACE	Valued at EMV x 1.1 based on market sales in the project and similar sales in the subject area.
683773	235	POINT ELLIOTT	Valued at EMV x 0.9 based on market sales in the project and similar sales in the subject area.
873120	235	TWIN CEDARS	Valued at EMV x 0.9 based on market sales in the project and similar sales in the subject area.
344250	475	HOMEPORT CONDOMINIUM	Valued at EMV x .80
609470	475	97TH PLACE CONDOMINIUM	Valued at EMV x .75
683700	475	POHL ROAD PLACE CONDOMINIUM	Valued at EMV x.90 based on market
772880	475	SHAWNEE HILLS CONDOMINIUM	Valued at EMV x .90 based on market

**** The large number of exception parcels is common due to the 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 92.1%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2019 assessment year (taxes payable in 2019) results in an average total change from the 2018 assessments of +6.6%.

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

Ratio study

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

The study was also repeated after application of the 2019 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 7.45% to 5.04%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2019 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) "the entire [fee] estate is to be assessed and taxed as a unit"

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) "the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"

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

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

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

Scope of Work Performed:

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

CERTIFICATION:

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

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.

Addenda

Ratio Reports

Sales Lists

&

Specialty Area Maps

South Seattle Area Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

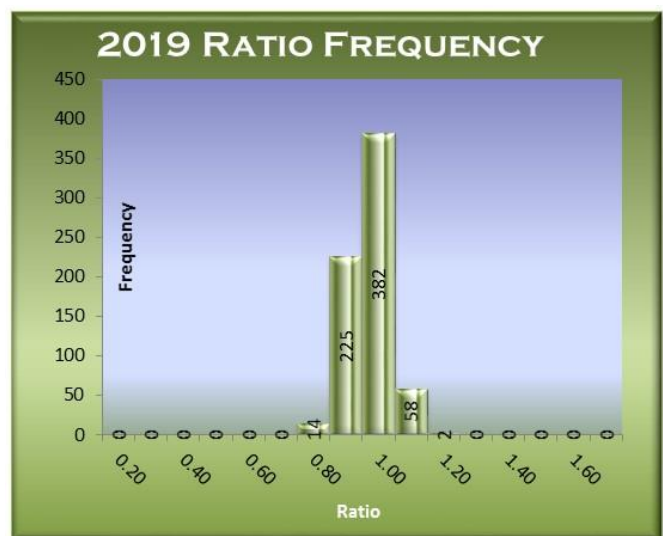
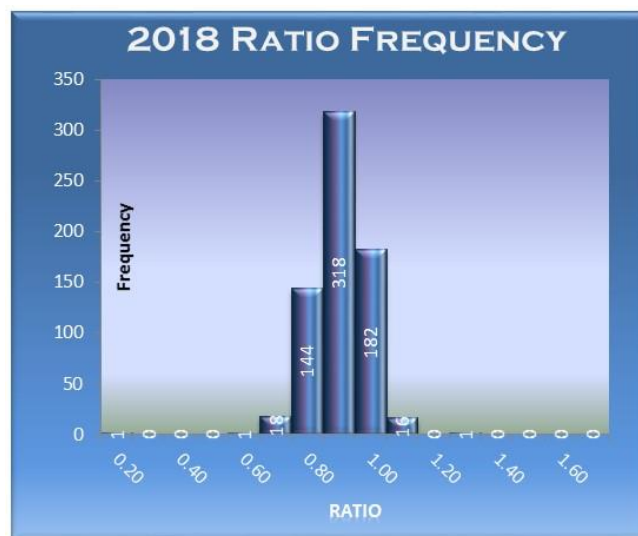
Pre-revalue ratio analysis compares time adjusted sales from 2017 through 2018 in relation to the previous assessed value as of 1/1/2018.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	681
Mean Assessed Value	\$365,400
Mean Adj. Sales Price	\$428,700
Standard Deviation AV	\$155,698
Standard Deviation SP	\$176,515
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.853
Median Ratio	0.852
Weighted Mean Ratio	0.852
UNIFORMITY	
Lowest ratio	0.118
Highest ratio:	1.219
Coefficient of Dispersion	7.45%
Standard Deviation	0.083
Coefficient of Variation	9.77%
Price Related Differential (PRD)	1.001

POST-REVALUE RATIO ANALYSIS

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

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	681
Mean Assessed Value	\$392,900
Mean Sales Price	\$428,700
Standard Deviation AV	\$157,863
Standard Deviation SP	\$176,515
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.921
Median Ratio	0.920
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.771
Highest ratio:	1.196
Coefficient of Dispersion	5.04%
Standard Deviation	0.060
Coefficient of Variation	6.53%
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	0090	320,000	6/22/2017	362,000	749	4	2003	4	N	N	COMMONS AT MAYFLOWER CONDOMINIUM
160	172440	0120	325,000	10/28/2017	350,000	586	4	2003	4	N	N	COMMONS AT MAYFLOWER CONDOMINIUM
160	414169	0030	815,000	12/15/2017	864,000	1,400	6	1997	3	Y	Y	LAKERIDGE SHORES CONDOMINIUM
160	414169	0040	885,000	8/3/2018	893,000	1,400	6	1997	3	Y	Y	LAKERIDGE SHORES CONDOMINIUM
160	664940	0070	300,000	11/2/2018	300,000	1,040	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0150	294,500	6/16/2017	334,000	1,224	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0160	310,000	2/13/2018	323,000	1,224	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0240	263,000	2/6/2018	275,000	1,040	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0320	209,950	9/11/2018	211,000	465	5	1971	2	Y	N	PARK SHORE VILLA CONDOMINIUM
160	664940	0470	180,000	9/13/2017	197,000	465	5	1971	2	Y	N	PARK SHORE VILLA CONDOMINIUM
160	664940	0480	359,000	6/4/2018	365,000	1,115	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0490	275,000	6/3/2017	314,000	1,115	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0570	250,000	12/19/2017	265,000	722	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	792264	0110	449,000	9/27/2017	489,000	1,101	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0320	395,000	5/16/2018	403,000	905	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0340	275,000	4/11/2017	322,000	660	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0550	420,000	4/17/2018	431,000	893	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0580	304,950	7/21/2017	341,000	660	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0610	335,000	1/2/2018	353,000	652	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0720	435,000	5/10/2017	503,000	1,088	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0720	480,000	3/26/2018	495,000	1,088	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	919758	0020	245,000	12/27/2017	259,000	487	5	1964	3	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0260	415,000	7/25/2018	419,000	706	5	1964	3	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0270	375,000	11/7/2017	402,000	907	5	1964	3	Y	Y	WATER'S EDGE CONDOMINIUM
165	060940	0010	430,000	6/8/2017	490,000	2,437	4	2006	3	N	N	BEACON RIDGE CONDOMINIUM
165	090300	0010	220,000	1/16/2018	231,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0050	220,000	4/24/2018	226,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0090	215,000	3/24/2017	254,000	940	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0170	169,950	5/8/2018	174,000	670	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0230	189,000	1/23/2018	198,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0240	226,000	8/15/2018	228,000	840	4	1998	3	N	N	BOKARA BY THE LAKE 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	090300	0270	185,000	8/22/2018	186,000	670	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0300	195,000	3/21/2017	231,000	840	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0360	190,000	9/23/2017	207,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0390	180,000	7/21/2017	201,000	840	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0410	174,000	10/24/2017	188,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0420	173,000	12/13/2017	183,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0490	215,000	5/18/2017	247,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0500	220,000	8/9/2018	222,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0570	176,000	12/18/2018	176,000	800	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0680	180,000	9/21/2018	181,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0700	172,500	9/24/2018	173,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0760	213,000	2/1/2018	223,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0800	180,000	6/15/2017	204,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0820	210,000	3/23/2018	217,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0830	215,000	4/27/2018	220,000	840	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0860	212,000	5/22/2017	244,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0890	210,000	5/16/2018	214,000	800	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0960	195,000	2/27/2018	203,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	1020	175,000	6/29/2018	177,000	680	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	1030	145,500	7/28/2017	162,000	680	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	118100	0040	240,000	4/24/2018	246,000	1,240	4	1967	5	N	N	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0180	209,760	10/24/2017	226,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0180	209,760	10/24/2017	226,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0190	239,500	12/13/2017	254,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0220	196,730	3/1/2017	235,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	146085	0060	325,000	4/30/2018	333,000	1,000	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	146085	0070	276,000	7/3/2017	311,000	1,010	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	146085	0140	311,000	2/1/2018	325,000	1,000	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	394590	0060	373,000	6/23/2017	422,000	1,440	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0170	370,000	10/20/2017	399,000	1,436	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0210	379,000	4/3/2017	446,000	1,823	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	666913	0090	170,000	5/22/2017	195,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0110	140,000	3/29/2017	165,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	666913	0120	198,000	12/14/2018	198,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0300	190,000	4/12/2018	195,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0320	220,000	7/26/2018	222,000	1,245	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0550	175,000	11/6/2018	175,000	1,121	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0580	129,950	3/16/2017	154,000	1,121	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0580	175,000	4/5/2018	180,000	1,121	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	794105	0110	243,000	5/7/2018	249,000	1,120	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0370	238,500	5/30/2018	243,000	1,120	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	885790	0020	111,500	9/5/2017	122,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0040	140,000	8/8/2018	141,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0050	139,000	4/5/2018	143,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0120	120,000	10/27/2017	129,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0250	128,888	2/20/2018	134,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0310	163,500	10/15/2018	164,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0330	143,000	5/21/2018	146,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0350	120,000	7/28/2017	134,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0400	160,000	5/21/2018	163,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0430	129,950	2/22/2018	135,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0460	96,000	9/19/2017	105,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
170	020260	0130	424,950	8/3/2017	473,000	1,124	5	1982	4	N	Y	AMERICUS THE CONDOMINIUM
170	066150	0050	347,000	10/3/2017	377,000	712	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0090	345,000	5/30/2017	395,000	748	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0120	329,000	12/21/2017	348,000	574	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0170	373,500	8/17/2018	376,000	740	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0180	297,000	2/24/2017	356,000	735	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0190	319,000	6/15/2017	362,000	736	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0200	386,500	8/13/2018	390,000	738	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0220	280,000	7/5/2017	315,000	683	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0230	275,000	2/16/2017	332,000	657	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	103190	0040	489,000	11/16/2018	489,000	1,019	4	1989	4	N	Y	BRADNER PLACE CONDOMINIUM
170	323950	0010	215,000	4/3/2018	221,000	545	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0090	183,500	3/3/2017	219,000	557	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	364580	0150	613,843	12/4/2018	614,000	1,330	4	2001	3	N	N	JACKSON PLACE COHOUSING, A 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	387310	0020	650,000	12/26/2017	687,000	1,438	4	1996	3	N	Y	KINGS VIEW TOWNHOMES CONDOMINIUM
170	387310	0030	650,000	10/19/2018	651,000	1,438	4	1996	3	N	Y	KINGS VIEW TOWNHOMES CONDOMINIUM
170	387310	0100	615,000	1/11/2018	647,000	1,438	4	1996	3	N	Y	KINGS VIEW TOWNHOMES CONDOMINIUM
170	539670	0030	508,500	9/12/2018	511,000	1,076	4	2007	3	N	N	MCNAIR MANOR TOWNHOMES CONDOMINIUM
170	643410	0020	310,000	1/18/2017	380,000	1,134	4	2006	3	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0090	530,000	8/27/2018	533,000	1,809	4	2006	3	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0330	400,000	5/2/2017	464,000	1,809	4	2006	3	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0380	408,500	3/21/2017	484,000	1,377	4	2006	3	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0650	405,000	8/3/2017	450,000	1,365	4	2006	3	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0680	425,000	8/17/2017	470,000	1,365	4	2006	3	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	684365	0110	343,326	6/13/2018	349,000	780	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0210	350,000	6/21/2018	355,000	758	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0280	388,888	4/19/2018	399,000	854	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0370	365,625	2/22/2018	380,000	858	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0390	340,000	7/7/2017	382,000	771	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0610	385,000	2/6/2018	402,000	858	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0640	319,500	7/18/2018	323,000	608	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0670	364,000	8/21/2018	367,000	860	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0820	284,080	6/1/2017	325,000	608	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0860	330,000	8/3/2017	367,000	769	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	1000	372,000	7/12/2017	418,000	1,074	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	770142	0030	340,000	6/16/2017	386,000	1,013	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0040	375,000	7/14/2017	421,000	1,329	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0070	400,000	8/2/2018	404,000	1,013	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0110	362,500	12/27/2018	363,000	978	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0120	445,000	3/19/2018	460,000	1,464	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0200	380,900	9/22/2017	415,000	1,054	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0230	375,000	11/1/2018	376,000	987	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0240	380,900	9/22/2017	415,000	1,373	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0280	380,000	8/24/2017	419,000	987	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0380	392,000	6/7/2018	399,000	1,030	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0410	485,000	4/15/2018	498,000	1,388	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	785390	0030	391,900	6/22/2018	398,000	670	5	1967	4	N	N	SOLE VITA 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	785390	0040	356,000	4/18/2017	416,000	670	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0060	375,000	7/21/2017	419,000	670	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0090	335,500	3/20/2017	398,000	670	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0120	305,000	1/27/2017	372,000	680	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	799500	0020	349,000	3/5/2018	362,000	610	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0090	362,500	3/15/2017	431,000	785	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0140	360,725	6/20/2018	366,000	610	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0200	385,000	11/15/2017	412,000	785	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0240	397,000	8/11/2017	440,000	785	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0290	345,000	5/25/2018	352,000	610	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0330	341,000	5/12/2017	394,000	610	4	2004	3	N	Y	STELLINA CONDOMINIUM
175	029940	0040	425,000	11/27/2017	453,000	1,285	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0050	416,500	12/22/2017	441,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0110	400,000	9/4/2018	402,000	1,285	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0320	410,000	8/9/2018	413,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0330	380,000	8/28/2017	418,000	1,200	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0480	390,000	9/5/2017	428,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	060501	0010	200,000	5/11/2017	231,000	417	5	1930	5	N	N	BEACON (THE) CONDOMINIUM
175	060501	0130	335,000	5/16/2018	342,000	511	5	1930	5	N	Y	BEACON (THE) CONDOMINIUM
175	155490	0030	520,000	2/23/2018	541,000	1,265	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0270	480,000	3/17/2017	570,000	1,244	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0310	540,000	7/15/2017	605,000	1,237	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0340	362,000	6/26/2017	409,000	818	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0460	560,000	10/27/2017	603,000	1,466	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0520	514,500	5/17/2017	592,000	1,527	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0530	517,000	6/1/2017	591,000	1,236	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0540	527,950	5/21/2018	539,000	1,236	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0550	560,000	3/23/2018	578,000	1,240	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0600	485,000	5/9/2017	561,000	1,088	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0670	382,500	5/1/2017	444,000	995	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	186560	0030	273,000	1/23/2018	286,000	486	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0050	340,000	10/31/2018	341,000	804	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0120	470,000	7/26/2017	524,000	757	4	2000	3	N	Y	CRYSTAL VIEW 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	0010	385,000	9/19/2017	420,000	1,140	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0020	290,000	4/21/2017	338,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0040	383,000	4/26/2017	445,000	1,140	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0130	325,000	6/10/2017	370,000	878	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0170	353,000	5/14/2018	361,000	878	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0230	400,000	11/28/2018	400,000	878	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0250	270,000	1/18/2017	331,000	884	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0280	300,000	12/15/2017	318,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0310	310,000	9/12/2017	339,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0390	375,000	3/26/2018	387,000	884	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0400	285,000	2/21/2017	343,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0430	289,950	2/7/2017	351,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0520	320,000	8/9/2017	355,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0640	400,000	7/30/2018	404,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0680	350,000	1/26/2018	367,000	1,149	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0710	400,000	11/20/2018	400,000	868	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0720	280,000	2/28/2017	335,000	868	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0750	302,500	4/5/2017	356,000	868	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0900	280,000	10/6/2017	304,000	866	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0960	368,000	10/4/2017	400,000	866	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0990	400,000	8/24/2017	441,000	866	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	1010	356,500	5/1/2018	365,000	866	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	345989	0010	360,000	11/29/2017	384,000	1,028	4	1989	3	N	Y	HORIZON VIEW CONDOMINIUM
175	519810	0010	412,000	4/10/2017	483,000	1,000	4	1987	3	N	N	MASSACHUSETTS PLACE CONDOMINIUM
175	787270	0060	275,000	7/27/2017	307,000	620	4	1968	4	N	Y	SOUND VIEW POINTE CONDOMINIUM
175	788875	0040	325,000	3/8/2017	388,000	948	4	1983	3	N	N	SOUTH TERRACE CONDOMINIUM
175	788875	0150	465,000	9/20/2018	467,000	1,164	4	1983	3	N	N	SOUTH TERRACE CONDOMINIUM
175	792265	0080	350,000	2/21/2018	364,000	754	4	1969	3	N	N	SPINNAKER THE 1ST AMD CONDOMINIUM
175	792265	0120	290,000	7/6/2017	326,000	1,071	4	1969	3	N	N	SPINNAKER THE 1ST AMD CONDOMINIUM
175	792265	0250	460,000	7/3/2018	466,000	1,071	4	1969	3	N	Y	SPINNAKER THE 1ST AMD CONDOMINIUM
175	792265	0290	281,000	11/14/2017	301,000	759	4	1969	3	N	Y	SPINNAKER THE 1ST AMD CONDOMINIUM
175	855620	0060	460,000	7/7/2017	517,000	1,529	5	1992	3	N	Y	TAIYO CONDOMINIUM
185	942995	0010	385,000	12/11/2018	385,000	683	4	2008	4	N	N	WILLOW STREET

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
185	942995	0020	409,000	11/29/2018	409,000	848	4	2008	4	N	N	WILLOW STREET
185	942995	0030	385,000	11/13/2018	385,000	707	4	2008	4	N	N	WILLOW STREET
200	031860	0010	165,000	5/5/2017	191,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0060	196,000	11/7/2018	196,000	681	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0100	185,000	9/28/2018	186,000	681	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0110	170,000	8/4/2017	189,000	681	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0240	180,000	3/27/2017	213,000	777	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0360	225,000	6/1/2018	229,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0640	205,000	9/19/2018	206,000	777	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0710	192,500	6/2/2017	220,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0740	260,000	10/16/2018	261,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0850	199,000	11/26/2018	199,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0890	240,000	12/11/2018	240,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	324050	0040	175,000	11/6/2017	188,000	817	3	1987	3	N	N	HENDERSON PLACE CONDOMINIUM
200	324060	0020	230,000	12/20/2017	243,000	762	4	1960	3	N	N	HENDERSON PLACE TOWNHOMES CONDOMINIUM
200	570575	0030	252,000	4/11/2017	295,000	1,063	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0060	223,000	11/9/2017	239,000	1,062	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0070	200,000	7/2/2017	225,000	1,066	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0120	275,000	10/5/2017	298,000	1,072	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0130	248,000	9/1/2017	273,000	1,063	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0170	275,000	5/18/2018	281,000	1,065	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0200	219,950	5/3/2017	255,000	1,066	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0230	220,000	8/31/2017	242,000	1,067	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0270	234,000	5/16/2018	239,000	1,067	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0330	250,000	7/21/2017	280,000	1,218	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0340	242,250	12/5/2017	258,000	1,221	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0360	250,000	1/29/2018	262,000	1,223	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0400	240,000	2/6/2018	251,000	1,222	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570930	0110	315,355	2/8/2017	382,000	1,879	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0130	385,000	10/25/2018	386,000	1,695	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0150	469,000	6/26/2018	476,000	2,218	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0180	445,000	4/20/2018	457,000	2,221	4	2005	3	N	Y	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	866150	0090	177,950	10/27/2017	192,000	994	4	2001	3	N	N	TOP HAT 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	866150	0100	160,000	4/21/2018	164,000	663	4	2001	3	N	N	TOP HAT CONDOMINIUM
200	866150	0130	170,000	8/1/2017	189,000	731	4	2001	3	N	N	TOP HAT CONDOMINIUM
205	339040	0060	325,000	4/5/2018	335,000	915	4	1980	2	N	N	HOLDEN MANOR CONDOMINIUM
205	440040	0010	340,000	7/12/2018	344,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0050	302,000	5/3/2017	350,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0150	363,000	8/17/2018	366,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0260	320,000	6/4/2018	326,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0280	320,000	3/29/2018	330,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0310	360,000	2/12/2018	375,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0320	360,000	1/29/2018	377,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0350	328,000	9/28/2017	357,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0380	325,000	6/13/2017	370,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0400	347,700	6/15/2018	353,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0450	339,900	5/15/2018	347,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0540	350,000	3/15/2018	362,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0550	335,250	2/16/2018	349,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0630	304,000	11/27/2018	304,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0630	329,000	12/27/2017	347,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0650	375,000	6/1/2018	382,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0920	328,000	10/9/2018	329,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0950	313,500	3/7/2017	374,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0970	370,000	2/20/2018	385,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0980	320,000	9/19/2017	349,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	1040	420,000	5/30/2018	428,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	638455	0010	257,500	4/27/2017	299,000	1,014	4	1981	4	N	N	OLYMPIC PARK
205	638455	0120	241,325	11/21/2017	258,000	976	4	1981	4	N	N	OLYMPIC PARK
205	638455	0140	247,500	10/2/2017	269,000	976	4	1981	4	N	N	OLYMPIC PARK
205	638455	0190	325,000	6/7/2018	331,000	981	4	1981	4	N	Y	OLYMPIC PARK
205	638455	0210	228,000	5/22/2017	262,000	976	4	1981	4	N	Y	OLYMPIC PARK
205	638455	0300	305,000	6/26/2018	309,000	976	4	1981	4	N	Y	OLYMPIC PARK
205	692833	0030	287,000	10/1/2018	288,000	867	3	1945	5	N	N	PUGET RIDGE
205	692833	0050	230,000	5/15/2018	235,000	514	3	1945	5	N	N	PUGET RIDGE
205	692833	0060	220,000	1/31/2018	230,000	514	3	1945	5	N	N	PUGET RIDGE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
205	692833	0070	192,500	10/17/2017	208,000	466	3	1945	5	N	N	PUGET RIDGE
205	692833	0080	205,000	3/14/2018	212,000	463	3	1945	5	N	N	PUGET RIDGE
205	692833	0090	300,000	4/11/2018	309,000	833	3	1945	5	N	N	PUGET RIDGE
205	692833	0100	294,500	11/2/2018	295,000	837	3	1945	5	N	N	PUGET RIDGE
205	692833	0110	210,000	8/20/2018	212,000	471	3	1945	5	N	N	PUGET RIDGE
205	868035	0150	325,000	8/10/2018	328,000	751	4	1993	4	N	N	TRENTON COURT
205	894550	0180	375,750	2/5/2018	392,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0300	310,000	5/3/2017	359,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0410	332,500	11/16/2018	333,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0520	405,000	7/19/2018	409,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	932290	0040	450,000	8/8/2018	454,000	1,710	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0170	329,500	2/23/2017	396,000	1,682	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0230	388,000	9/16/2017	424,000	1,338	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0240	431,000	10/4/2018	432,000	1,338	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932460	0050	255,000	11/8/2017	274,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0080	239,950	4/12/2017	281,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932461	0020	240,000	5/12/2017	277,000	975	5	1983	4	N	N	WESTWOOD NO. 02 CONDOMINIUM
205	932461	0070	215,000	3/15/2017	255,000	970	5	1983	4	N	N	WESTWOOD NO. 02 CONDOMINIUM
205	932500	0050	199,950	2/9/2017	242,000	528	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0100	350,000	8/17/2018	353,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0310	298,500	10/25/2018	299,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932540	0060	285,450	7/3/2018	289,000	834	3	1988	4	N	N	WESTWOOD TERRACE
205	932540	0110	295,000	10/18/2018	296,000	834	3	1988	4	N	N	WESTWOOD TERRACE
210	159210	0060	432,000	8/29/2018	435,000	1,128	5	1985	4	N	N	CINNAMON RIDGE
210	159210	0070	390,500	5/10/2017	451,000	1,350	5	1985	4	N	N	CINNAMON RIDGE
210	159210	0130	375,000	9/26/2018	376,000	1,128	5	1985	4	N	N	CINNAMON RIDGE
210	248550	0030	465,000	3/6/2018	482,000	1,050	5	1985	4	N	N	FAUNTLEE WOODS
210	248550	0040	390,000	5/30/2017	446,000	1,036	5	1985	4	N	N	FAUNTLEE WOODS
210	248550	0050	470,000	5/18/2018	480,000	1,036	5	1985	4	N	N	FAUNTLEE WOODS
210	248550	0060	439,600	11/16/2017	470,000	1,053	5	1985	4	N	N	FAUNTLEE WOODS
210	439720	0030	266,200	8/13/2018	268,000	425	5	1985	5	N	N	LOFT42 CONDOMINIUM
210	630500	0060	477,000	7/13/2018	483,000	1,376	5	1987	4	N	N	OAK RIDGE
210	630500	0070	470,000	5/11/2018	480,000	1,244	5	1987	4	N	N	OAK RIDGE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
210	630500	0100	500,000	3/21/2017	592,000	1,543	5	1987	4	N	N	OAK RIDGE
210	630500	0190	533,000	10/9/2017	578,000	1,181	5	1987	4	N	Y	OAK RIDGE
210	630500	0200	475,000	3/15/2017	564,000	1,543	5	1987	4	N	Y	OAK RIDGE
210	769845	0010	302,000	3/29/2018	311,000	522	4	1957	5	N	N	SEVENTY ONE
210	769845	0020	299,950	7/18/2018	303,000	540	4	1957	5	N	N	SEVENTY ONE
210	769845	0050	270,000	5/8/2017	312,000	542	4	1957	5	N	N	SEVENTY ONE
210	769845	0070	275,000	9/27/2017	299,000	522	4	1957	5	N	N	SEVENTY ONE
210	769845	0100	217,000	4/5/2017	255,000	540	4	1957	5	N	N	SEVENTY ONE
210	926380	0100	565,000	9/25/2018	567,000	1,009	5	1967	5	Y	Y	WEST BEACH
210	926380	0180	525,000	10/10/2017	569,000	1,009	5	1967	5	Y	Y	WEST BEACH
210	926380	0250	421,300	3/22/2017	499,000	1,088	5	1967	5	Y	Y	WEST BEACH
210	926380	0300	525,000	5/8/2018	537,000	1,264	5	1967	5	Y	Y	WEST BEACH
210	926380	0350	570,000	4/4/2018	587,000	1,202	5	1967	5	Y	Y	WEST BEACH
210	926380	0450	459,000	1/26/2017	560,000	934	5	1967	5	Y	Y	WEST BEACH
210	926380	0570	565,000	8/9/2018	570,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0620	529,000	12/18/2017	560,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0820	501,500	3/17/2017	595,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	932089	0020	287,500	7/28/2017	321,000	618	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0080	360,000	11/1/2018	361,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0160	399,900	6/14/2018	406,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0170	405,000	8/24/2017	447,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0180	279,000	4/6/2017	328,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0440	275,000	3/25/2017	325,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0480	261,500	2/1/2017	318,000	686	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0500	289,950	11/9/2018	290,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0570	299,000	9/20/2017	326,000	686	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0610	360,000	6/22/2017	408,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0640	342,500	5/14/2018	350,000	695	4	1989	4	N	Y	WESTWATER CONDOMINIUM
215	286140	0110	337,000	6/15/2018	342,000	987	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0120	313,000	6/30/2017	353,000	912	4	1979	4	N	Y	GRAHAM TERRACE VIEW
215	286140	0130	319,000	10/23/2017	344,000	885	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0170	337,000	3/27/2018	348,000	921	4	1979	4	N	Y	GRAHAM TERRACE VIEW
215	327840	0010	584,116	5/25/2018	596,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM

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215	327840	0020	525,253	5/30/2018	535,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0030	515,627	5/29/2018	525,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0040	521,410	5/30/2018	531,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0050	584,139	6/4/2018	595,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0060	609,610	6/14/2018	620,000	1,699	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0070	513,623	6/12/2018	522,000	1,390	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0080	524,447	6/19/2018	533,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0090	535,621	6/15/2018	544,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0100	534,487	6/14/2018	543,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0110	589,526	6/14/2018	599,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0120	654,636	7/6/2018	663,000	1,984	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0130	559,974	7/6/2018	567,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0140	524,448	7/18/2018	530,000	1,155	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0150	574,708	7/19/2018	581,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0160	667,138	7/24/2018	674,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	720589	0010	415,000	12/28/2017	438,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0040	415,000	12/18/2017	440,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0060	439,000	7/19/2018	444,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0120	457,500	2/16/2018	476,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0220	399,000	11/16/2017	427,000	996	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0220	420,000	8/10/2018	423,000	996	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0280	452,000	4/18/2018	464,000	1,039	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0310	269,250	3/5/2018	279,000	533	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0320	425,000	8/8/2018	429,000	996	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0330	439,000	7/10/2017	493,000	964	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0340	460,000	2/28/2018	478,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0410	406,606	5/1/2017	472,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0430	432,500	5/9/2017	500,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0480	489,000	7/11/2017	549,000	1,275	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0500	385,000	3/21/2017	456,000	1,039	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0510	240,000	4/4/2017	282,000	404	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0590	440,000	4/9/2018	453,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0620	395,000	10/30/2017	425,000	1,049	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM

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215	720589	0640	377,300	4/25/2017	439,000	996	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0720	410,000	11/28/2017	437,000	1,049	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0830	235,000	10/20/2017	254,000	533	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0840	391,000	5/2/2017	453,000	996	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0850	425,000	8/18/2017	470,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0880	415,000	11/15/2017	444,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
220	032150	0030	410,000	4/6/2018	422,000	836	5	2007	3	N	N	AVALON PLACE CONDOMINIUM
220	032150	0070	358,000	3/8/2017	427,000	855	5	2007	3	N	Y	AVALON PLACE CONDOMINIUM
220	032150	0090	480,000	6/19/2018	487,000	1,032	5	2007	3	N	Y	AVALON PLACE CONDOMINIUM
220	102990	0020	300,000	9/7/2017	329,000	740	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0020	360,000	5/31/2018	367,000	740	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0030	330,000	2/7/2018	344,000	642	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0040	237,000	2/2/2017	288,000	623	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0120	302,750	7/24/2017	338,000	746	4	1992	4	N	Y	BRADFORD COURT CONDOMINIUM
220	102990	0290	335,000	7/17/2018	339,000	569	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0300	255,000	1/17/2017	313,000	623	4	1992	4	N	Y	BRADFORD COURT CONDOMINIUM
220	102990	0310	330,000	9/5/2017	362,000	627	4	1992	4	N	Y	BRADFORD COURT CONDOMINIUM
220	104140	0030	405,500	5/11/2018	415,000	938	4	1999	3	N	N	BRANDON COURT
220	104140	0090	400,000	12/27/2017	422,000	982	4	1999	3	N	N	BRANDON COURT
220	104140	0170	357,500	10/10/2017	387,000	941	4	1999	3	N	N	BRANDON COURT
220	247285	0010	450,000	11/1/2017	484,000	1,091	4	1993	3	N	N	FAIRWINDS CONDOMINIUM
220	692835	0160	365,000	3/22/2017	432,000	1,101	4	1995	3	N	N	PUGET RIDGE COHOUSING CONDOMINIUM
220	756900	0030	340,000	2/22/2018	354,000	688	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0090	260,000	5/24/2017	298,000	555	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0140	407,000	7/10/2017	457,000	859	5	2002	3	N	Y	SAUSALITO CONDOMINIUM
220	756900	0150	359,950	3/7/2018	373,000	746	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0200	275,000	8/10/2017	305,000	555	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0220	290,000	8/29/2018	292,000	532	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0230	270,000	11/29/2017	288,000	598	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0250	380,000	4/2/2018	392,000	746	5	2002	3	N	Y	SAUSALITO CONDOMINIUM
220	756900	0450	415,000	11/12/2018	415,000	746	5	2002	3	N	Y	SAUSALITO CONDOMINIUM
220	930600	0050	370,000	1/10/2017	455,000	1,041	5	2002	3	N	Y	WESTMONT CONDOMINIUM
220	930600	0100	470,000	5/24/2018	479,000	1,109	5	2002	3	N	N	WESTMONT 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	005040	0030	382,000	4/21/2017	445,000	924	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0070	385,000	9/6/2017	422,000	739	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0270	504,000	3/23/2017	596,000	1,073	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0310	402,000	9/28/2017	437,000	742	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0330	425,000	4/27/2018	436,000	739	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0390	637,000	3/23/2018	658,000	1,121	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0450	415,000	6/22/2017	470,000	808	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0480	440,000	2/13/2018	459,000	831	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005085	0060	599,000	7/23/2018	605,000	1,210	5	2003	3	N	N	ADELAIDE TOWNHOMES
225	032100	0030	320,000	7/5/2017	360,000	932	4	1987	4	N	N	AVALON CONDOMINIUM
225	032100	0040	420,000	4/25/2018	431,000	937	4	1987	4	N	N	AVALON CONDOMINIUM
225	032100	0100	300,000	10/24/2018	301,000	688	4	1987	4	N	N	AVALON CONDOMINIUM
225	032100	0140	280,050	6/19/2017	318,000	688	4	1987	4	N	N	AVALON CONDOMINIUM
225	032105	0010	351,000	4/11/2018	361,000	576	4	1991	4	N	N	AVALON HOUSE
225	032105	0040	469,900	5/15/2018	480,000	1,090	4	1991	4	N	N	AVALON HOUSE
225	032105	0130	294,000	10/30/2018	294,000	585	4	1991	4	N	N	AVALON HOUSE
225	032105	0140	446,000	6/28/2018	452,000	894	4	1991	4	N	Y	AVALON HOUSE
225	116520	0030	487,500	3/7/2017	582,000	1,139	5	2003	3	N	N	BROXTON CONDOMINIUM
225	116520	0040	567,500	9/28/2018	570,000	1,096	5	2003	3	N	N	BROXTON CONDOMINIUM
225	116520	0180	422,000	6/12/2017	480,000	794	5	2003	3	N	Y	BROXTON CONDOMINIUM
225	116520	0210	625,000	6/23/2017	707,000	1,199	5	2003	3	N	N	BROXTON CONDOMINIUM
225	116520	0240	861,000	5/23/2018	878,000	1,477	5	2003	3	N	Y	BROXTON CONDOMINIUM
225	116520	0290	930,000	8/30/2018	936,000	1,805	5	2003	3	N	Y	BROXTON CONDOMINIUM
225	149610	0030	310,000	12/19/2017	328,000	510	4	1949	5	N	N	CENTRAL PARK
225	149610	0040	315,000	5/15/2018	322,000	499	4	1949	5	N	N	CENTRAL PARK
225	149610	0200	342,000	6/11/2018	348,000	515	4	1949	5	N	N	CENTRAL PARK
225	159192	0010	580,000	7/6/2018	587,000	1,404	5	1998	4	N	N	CIELO CONDOMINIUM
225	165760	0030	356,000	5/9/2018	364,000	552	5	2000	3	N	N	COBBLESTONE COURT
225	165760	0080	375,000	5/9/2017	433,000	682	5	2000	3	N	N	COBBLESTONE COURT
225	173600	0020	355,000	6/26/2017	401,000	778	5	2005	3	N	N	CONDO VISINAIZ
225	173600	0030	481,000	2/23/2017	578,000	1,556	5	2005	3	N	N	CONDO VISINAIZ
225	188755	0040	424,950	4/11/2018	437,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0100	385,000	11/21/2017	411,000	639	6	2008	3	N	N	DAKOTA 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	188755	0240	569,950	6/5/2018	580,000	1,052	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0280	435,000	1/24/2018	456,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0390	363,000	5/3/2017	421,000	590	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0400	340,000	2/14/2017	410,000	727	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	204120	0090	350,000	5/31/2018	357,000	800	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	204120	0110	365,000	5/14/2018	373,000	800	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	204120	0230	525,000	9/11/2017	575,000	1,122	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	249060	0030	345,000	7/3/2018	350,000	668	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0050	265,000	9/12/2017	290,000	582	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0060	400,000	6/5/2018	407,000	750	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0090	305,000	8/13/2018	307,000	509	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0140	353,000	6/6/2017	403,000	750	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0180	280,000	11/10/2017	300,000	559	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0200	285,000	10/22/2018	286,000	555	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0220	353,500	7/3/2017	398,000	750	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0270	319,000	10/29/2018	320,000	671	4	1989	5	N	N	FAUNTLEROY LANDING
225	249270	0020	275,000	12/20/2017	291,000	641	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0070	335,111	3/30/2018	346,000	656	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0100	321,500	4/9/2018	331,000	641	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0150	312,000	3/8/2017	372,000	787	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0200	300,000	4/20/2017	350,000	641	4	1980	4	N	N	FAUNTLEROY TERRACE
225	253894	0110	500,000	8/16/2018	504,000	942	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0150	367,000	6/27/2017	415,000	775	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0160	560,000	6/8/2018	570,000	1,167	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253901	0040	520,000	5/23/2018	530,000	1,138	4	1984	5	N	N	5932 FAUNTLEROY WAY TOWNHOMES
225	253940	0010	570,000	12/26/2017	602,000	1,120	5	2002	3	N	N	FINDLAY TOWNHOMES
225	253940	0060	525,000	5/18/2018	536,000	985	5	2002	3	N	N	FINDLAY TOWNHOMES
225	257016	0010	240,000	6/26/2018	243,000	723	4	1992	3	N	N	5000 FAUNTLEROY
225	257016	0030	235,000	6/16/2017	267,000	646	4	1992	3	N	N	5000 FAUNTLEROY
225	257016	0040	235,000	3/1/2018	244,000	648	4	1992	3	N	N	5000 FAUNTLEROY
225	260787	0060	385,000	1/19/2018	404,000	813	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0090	438,950	12/8/2017	466,000	1,055	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0100	385,000	11/27/2018	385,000	813	5	2005	3	N	N	41ST AVENUE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	260787	0240	370,000	3/6/2018	384,000	603	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	286300	0010	395,000	3/1/2017	473,000	1,154	5	1980	4	N	Y	GRANADA CONDOMINIUM
225	286300	0080	510,000	4/26/2018	523,000	1,121	5	1980	4	N	Y	GRANADA CONDOMINIUM
225	286300	0110	425,000	12/10/2018	425,000	1,166	5	1980	4	N	N	GRANADA CONDOMINIUM
225	377980	0020	605,000	5/19/2017	696,000	1,368	6	1990	3	N	Y	JUNCTION TOWER I
225	377996	0040	669,000	5/30/2018	682,000	1,484	5	2003	3	N	Y	JUNCTION WEST
225	445877	0010	354,000	10/17/2018	355,000	775	4	1997	3	N	N	LUNA COURT
225	445877	0030	450,000	11/21/2017	481,000	1,025	4	1997	3	N	N	LUNA COURT
225	445877	0030	425,000	9/26/2017	463,000	1,025	4	1997	3	N	N	LUNA COURT
225	445877	0040	481,000	9/4/2018	484,000	1,025	4	1997	3	N	Y	LUNA COURT
225	445877	0080	383,500	4/16/2018	394,000	715	4	1997	3	N	N	LUNA COURT
225	445877	0150	499,999	9/6/2017	549,000	1,160	4	1997	3	N	Y	LUNA COURT
225	445877	0170	304,500	3/30/2017	359,000	745	4	1997	3	N	N	LUNA COURT
225	445877	0200	475,000	2/6/2018	496,000	1,025	4	1997	3	N	Y	LUNA COURT
225	445877	0530	455,200	5/14/2017	525,000	1,150	4	1997	3	N	Y	LUNA COURT
225	445877	0540	330,000	10/10/2018	331,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0590	495,000	10/22/2018	496,000	1,150	4	1997	3	N	Y	LUNA COURT
225	445877	0610	390,000	6/29/2017	440,000	1,040	4	1997	3	N	N	LUNA COURT
225	445877	0640	346,000	11/1/2018	347,000	765	4	1997	3	N	Y	LUNA COURT
225	515480	0080	560,000	10/3/2018	562,000	1,188	5	1993	4	N	Y	MARINE VISTA
225	515480	0090	565,000	6/11/2018	574,000	951	5	1993	4	N	Y	MARINE VISTA
225	639190	0170	435,000	3/13/2018	450,000	992	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	639190	0240	389,900	7/18/2018	394,000	992	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	642080	0030	397,500	8/6/2018	401,000	626	6	2006	3	N	N	OSBORN CONDOMINIUM
225	642080	0100	355,000	11/27/2017	378,000	708	6	2006	3	N	N	OSBORN CONDOMINIUM
225	642080	0230	830,000	10/10/2017	899,000	1,884	6	2006	3	N	Y	OSBORN CONDOMINIUM
225	644200	0020	460,000	4/13/2017	538,000	1,000	5	1990	4	N	Y	OUTLOOK WEST
225	644200	0090	610,000	9/17/2018	613,000	1,207	5	1990	4	N	Y	OUTLOOK WEST
225	644200	0100	625,000	12/3/2018	625,000	1,300	5	1990	4	N	Y	OUTLOOK WEST
225	644200	0110	620,000	6/5/2018	631,000	1,258	5	1990	4	N	Y	OUTLOOK WEST
225	768080	0060	383,000	4/17/2018	393,000	760	4	1953	5	N	Y	SEAVIEW WEST
225	769740	0040	427,000	4/16/2018	439,000	750	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	769740	0070	485,000	9/3/2018	488,000	900	5	2002	3	N	Y	SERRANO ON CALIFORNIA

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225	769740	0160	475,000	12/11/2018	475,000	900	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0160	495,000	2/12/2018	516,000	900	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0180	430,000	6/4/2017	491,000	883	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0270	350,000	3/22/2017	414,000	750	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	787650	0020	498,500	6/18/2018	506,000	1,122	5	1995	3	N	N	SOUNDVIEW RIDGE
225	787650	0090	572,000	3/20/2017	678,000	1,284	5	1995	3	N	Y	SOUNDVIEW RIDGE
225	787650	0100	621,000	8/20/2018	625,000	1,227	5	1995	3	N	Y	SOUNDVIEW RIDGE
225	787650	0230	570,000	11/14/2018	571,000	1,167	5	1995	3	N	Y	SOUNDVIEW RIDGE
225	808300	0050	480,000	3/12/2018	497,000	970	5	1996	4	N	N	SUMMIT ON CALIFORNIA
225	864425	0040	385,000	6/6/2018	392,000	867	4	1998	5	N	N	TIBURON BY THE BAY
225	864425	0050	331,000	7/24/2017	370,000	643	4	1998	5	N	N	TIBURON BY THE BAY
225	864425	0060	390,000	9/19/2017	426,000	832	4	1998	5	N	N	TIBURON BY THE BAY
225	864425	0100	450,000	4/2/2018	464,000	832	4	1998	5	N	N	TIBURON BY THE BAY
225	864425	0110	470,000	1/5/2018	495,000	883	4	1998	5	N	N	TIBURON BY THE BAY
225	864425	0140	441,500	12/12/2017	468,000	832	4	1998	5	N	N	TIBURON BY THE BAY
225	927000	0040	228,500	3/1/2017	274,000	855	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0090	347,100	5/17/2017	400,000	1,084	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0100	346,000	10/16/2018	347,000	811	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0160	242,250	1/25/2018	254,000	811	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0160	315,000	11/9/2018	315,000	811	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0210	275,000	1/27/2017	335,000	1,084	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927010	0020	451,000	5/12/2017	521,000	1,113	4	1988	4	N	Y	WEST POINT PLACE
225	927010	0060	400,000	9/27/2017	435,000	1,102	4	1988	4	N	Y	WEST POINT PLACE
225	929089	0130	425,000	4/23/2018	436,000	869	4	1989	4	N	N	WESTERLY
225	929089	0220	363,000	9/27/2018	364,000	560	4	1989	4	N	Y	WESTERLY
225	929240	0030	435,000	8/30/2017	479,000	835	4	1980	5	N	N	WESTERN ONE CONDOMINIUM
225	929240	0050	435,000	7/26/2018	439,000	835	4	1980	5	N	N	WESTERN ONE CONDOMINIUM
230	013550	0120	749,000	5/18/2018	765,000	1,346	5	1989	4	N	Y	ALKI CONDOMINIUM
230	013910	0020	749,000	7/23/2018	757,000	1,495	6	1995	3	N	Y	ALKI BEACH TOWERS CONDOMINIUM
230	013950	0060	475,000	7/19/2017	532,000	1,366	5	1976	5	N	N	ALKI BONAIR CONDOMINIUM
230	013950	0150	625,000	4/5/2018	644,000	1,366	5	1976	5	N	Y	ALKI BONAIR CONDOMINIUM
230	014700	0030	607,000	5/12/2017	701,000	1,712	5	1988	4	N	N	ALKI MUSE CONDOMINIUM
230	015550	0060	970,000	8/14/2018	978,000	1,240	6	1985	4	Y	Y	ALKI POINT WEST CONDOMINIUM

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230	015600	0020	375,000	7/12/2017	421,000	956	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015600	0150	550,000	1/6/2017	678,000	1,487	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015600	0220	562,000	10/12/2017	608,000	1,487	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015600	0240	438,000	3/17/2017	520,000	1,003	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015600	0260	519,000	4/6/2018	534,000	1,328	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015900	0020	426,000	5/25/2018	434,000	602	5	1985	4	N	N	ALKI WEST CONDOMINIUM
230	025137	0010	439,950	2/5/2017	534,000	1,464	4	1994	3	N	Y	APRIL COURT CONDOMINIUM
230	025137	0020	600,000	2/9/2018	626,000	1,522	4	1994	3	N	Y	APRIL COURT CONDOMINIUM
230	026280	0010	841,000	3/16/2017	999,000	1,300	6	1979	4	Y	Y	ARGONAUT CONDOMINIUM
230	026280	0030	872,632	8/30/2017	960,000	1,330	6	1979	4	Y	Y	ARGONAUT CONDOMINIUM
230	031835	0010	590,000	11/20/2018	590,000	1,466	4	1991	4	N	Y	AUTUMN COURT CONDOMINIUM
230	031835	0050	450,000	9/26/2017	490,000	839	4	1991	4	N	Y	AUTUMN COURT CONDOMINIUM
230	059250	0010	635,000	12/5/2018	635,000	936	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0030	661,500	6/14/2018	672,000	1,013	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0050	624,950	10/26/2018	626,000	1,013	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	156290	0030	345,000	6/12/2017	392,000	821	4	1989	4	N	N	CHILBERG PLACE CONDOMINIUM
230	156290	0040	456,000	3/22/2018	471,000	715	4	1989	4	N	N	CHILBERG PLACE CONDOMINIUM
230	213400	0080	625,000	8/8/2017	694,000	1,352	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	213400	0100	724,500	9/19/2017	791,000	1,424	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	213400	0180	710,000	3/16/2018	734,000	1,481	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	253896	0060	319,000	7/24/2018	322,000	633	4	1985	4	N	N	58TH PLACE CONDOMINIUM
230	260785	0030	475,000	11/17/2017	508,000	1,128	4	1978	5	N	Y	4224 BEACH DRIVE CONDOMINIUM
230	261758	0010	670,000	8/25/2017	739,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM
230	261785	0020	520,000	9/11/2017	569,000	721	5	1967	5	Y	Y	4119 BEACH DRIVE SW CONDOMINIUM
230	300380	0010	515,000	8/24/2018	518,000	834	5	1976	5	N	N	HAIDA TOWNHOUSES CONDOMINIUM
230	300380	0080	495,000	12/10/2018	495,000	833	5	1976	5	N	N	HAIDA TOWNHOUSES CONDOMINIUM
230	303310	0030	655,000	10/1/2018	657,000	1,006	5	1969	5	N	Y	HALLECK AVE CONDOMINIUM
230	311075	0290	595,000	8/29/2018	599,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0310	599,000	10/8/2018	601,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0360	459,000	4/25/2017	534,000	1,080	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0390	470,000	8/10/2017	521,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0400	500,000	9/1/2017	550,000	1,175	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0420	545,000	10/5/2018	547,000	1,175	5	1968	4	Y	Y	HARBOR 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
230	431100	0020	285,000	7/6/2018	289,000	356	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0030	247,500	4/11/2017	290,000	356	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0050	456,000	5/10/2018	466,000	731	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0070	238,000	5/12/2017	275,000	355	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0090	250,000	7/27/2017	279,000	355	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0110	245,000	11/27/2017	261,000	355	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0210	250,000	8/14/2017	277,000	355	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	445878	0090	422,000	11/30/2017	449,000	651	4	1966	5	N	Y	LUNA PARK CONDOMINIUM
230	445878	0140	409,800	4/25/2018	420,000	634	4	1966	5	N	Y	LUNA PARK CONDOMINIUM
230	554040	0030	625,000	2/14/2018	651,000	955	5	1984	4	N	Y	MILLER'S RETREAT CONDOMINIUM
230	554040	0060	616,750	5/11/2017	712,000	956	5	1984	4	N	Y	MILLER'S RETREAT CONDOMINIUM
230	620830	0030	600,000	7/6/2017	675,000	904	4	1989	4	Y	Y	NOU KA HALE CONDOMINIUM
230	634540	0050	525,000	2/23/2017	630,000	1,118	5	1997	3	N	Y	OFF-THE-BEACH CONDOMINIUM
230	642390	0010	1,000,000	1/5/2017	1,234,000	2,869	5	1954	5	Y	Y	OSCAR CONDOMINIUM
230	645335	0080	670,000	4/3/2018	690,000	928	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	645335	0100	925,000	4/3/2018	953,000	1,479	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	666917	0030	380,000	5/17/2018	388,000	588	4	1987	4	N	Y	PARKVIEW WEST CONDOMINIUM
230	683774	0140	1,100,000	3/12/2018	1,139,000	1,618	8	1998	3	N	Y	POINT NAUTICA CONDOMINIUM
230	683783	0010	762,500	12/15/2017	808,000	963	6	1992	4	Y	Y	POINT PLACE ALKI CONDOMINIUM
230	683783	0020	800,000	8/9/2017	888,000	1,276	6	1992	4	Y	Y	POINT PLACE ALKI CONDOMINIUM
230	721224	0020	850,000	11/9/2018	851,000	1,714	7	1997	3	N	Y	REGATTA ON ALKI CONDOMINIUM
230	762830	0170	423,000	6/26/2017	478,000	776	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0190	466,500	1/10/2018	491,000	776	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0200	445,000	3/2/2017	532,000	776	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0270	475,000	5/18/2018	485,000	810	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0280	627,000	7/26/2018	633,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0380	550,000	1/11/2017	677,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0430	570,000	11/22/2017	609,000	1,271	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0460	585,000	12/11/2018	585,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	768100	0140	479,000	3/12/2018	496,000	870	4	1980	4	N	Y	SEAWEST CONDOMINIUM
230	778750	0030	362,000	3/23/2017	428,000	792	5	1964	5	N	N	SIDNEY CONDOMINIUM
230	778750	0040	515,000	8/21/2018	519,000	939	5	1964	5	N	Y	SIDNEY CONDOMINIUM
230	785990	0110	720,000	8/8/2017	799,000	1,378	6	1993	3	N	Y	SONATA AT 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	787600	0020	950,000	6/27/2018	964,000	1,288	6	1977	4	Y	Y	SOUNDVIEW ALKI VISTA CONDOMINIUM
230	860005	0050	680,000	7/3/2017	766,000	1,215	6	1996	3	N	Y	1300 ALKI CONDOMINIUM
230	860221	0030	915,000	7/21/2017	1,023,000	1,232	6	1980	4	Y	Y	3023 ALKI CONDOMINIUM
230	872856	0010	850,000	1/31/2017	1,034,000	1,685	6	2007	3	N	Y	2610 MARINE AVENUE SOUTHWEST CONDOMINIUM
230	872856	0020	900,000	4/14/2017	1,053,000	1,670	6	2007	3	N	Y	2610 MARINE AVENUE SOUTHWEST CONDOMINIUM
230	911060	0050	799,000	8/15/2018	805,000	1,000	6	1983	4	N	Y	WAHKIAKUM CONDOMINIUM
230	911060	0060	900,000	7/5/2018	912,000	1,300	6	1983	4	N	Y	WAHKIAKUM CONDOMINIUM
230	911060	0080	1,261,500	6/20/2017	1,430,000	2,400	6	1983	4	N	Y	WAHKIAKUM CONDOMINIUM
230	919580	0200	860,000	4/18/2017	1,004,000	1,426	7	1996	3	N	Y	WATERFRONT AT ALKI BEACH CONDOMINIUM
230	919790	0140	710,000	10/25/2017	765,000	1,313	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	932013	0030	369,950	3/13/2018	383,000	885	5	1985	4	N	N	WESTVIEW CONDOMINIUM
230	932013	0040	391,500	4/23/2018	402,000	749	5	1985	4	N	Y	WESTVIEW CONDOMINIUM
230	932013	0040	360,000	8/1/2017	401,000	749	5	1985	4	N	Y	WESTVIEW CONDOMINIUM
230	932013	0060	439,000	6/27/2017	496,000	885	5	1985	4	N	Y	WESTVIEW CONDOMINIUM
230	932013	0090	419,500	11/14/2018	420,000	885	5	1985	4	N	Y	WESTVIEW CONDOMINIUM
230	946790	0010	600,000	8/9/2018	605,000	1,060	6	1989	3	N	N	WINDCHASE CONDOMINIUM
230	946790	0030	537,775	6/15/2018	546,000	933	6	1989	3	N	N	WINDCHASE CONDOMINIUM
235	005400	0090	392,000	9/7/2018	394,000	770	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0160	350,000	5/23/2018	357,000	580	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0380	353,000	4/18/2018	363,000	580	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0410	265,000	12/11/2018	265,000	410	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0440	480,000	5/23/2018	490,000	1,020	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0520	355,000	4/4/2017	417,000	770	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005450	0140	505,000	7/5/2018	512,000	1,141	6	1992	4	N	N	ADMIRAL COURT
235	005490	0040	282,500	1/13/2017	347,000	784	4	1993	3	N	N	ADMIRAL PLAZA
235	005490	0040	360,000	11/7/2018	360,000	784	4	1993	3	N	N	ADMIRAL PLAZA
235	005580	0040	622,950	4/11/2017	730,000	1,453	5	1997	3	N	Y	ADMIRAL'S WATCH
235	005580	0050	685,000	3/23/2017	811,000	1,474	5	1997	3	N	Y	ADMIRAL'S WATCH
235	058750	0010	585,000	3/3/2017	700,000	1,325	4	1978	4	N	Y	BAYVIEW
235	059170	0030	530,000	2/21/2017	637,000	1,077	5	1991	4	N	Y	BAYWATCH
235	059170	0030	597,500	7/10/2018	605,000	1,077	5	1991	4	N	Y	BAYWATCH
235	059170	0070	520,000	2/15/2017	627,000	1,077	5	1991	4	N	Y	BAYWATCH
235	129830	0030	575,000	5/2/2018	589,000	1,346	4	1981	4	N	Y	CALIFORNIA SUITE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	152353	0040	297,000	1/3/2017	367,000	750	4	1995	4	N	N	CHARLESTON
235	152353	0050	374,950	10/15/2018	376,000	929	4	1995	4	N	N	CHARLESTON
235	152353	0110	327,000	7/14/2017	367,000	856	4	1995	4	N	N	CHARLESTON
235	159520	0040	750,000	8/9/2017	832,000	1,429	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	159520	0260	675,000	11/10/2017	724,000	1,373	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	159520	0320	669,900	9/27/2017	729,000	1,380	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	168405	0040	450,869	9/11/2017	494,000	902	5	1985	4	N	N	COLLEGE PARK WEST
235	305750	0010	450,000	10/4/2017	489,000	1,132	4	1986	4	N	N	HAMILTON VISTA
235	305750	0050	545,000	8/1/2018	550,000	1,132	4	1986	4	N	Y	HAMILTON VISTA
235	305750	0070	910,000	6/14/2018	925,000	2,325	4	1986	4	N	Y	HAMILTON VISTA
235	311065	0090	575,000	7/9/2018	582,000	1,133	5	1985	3	N	Y	HARBOR CREST
235	311065	0110	540,000	6/2/2017	617,000	1,110	5	1985	3	N	Y	HARBOR CREST
235	311070	0110	585,000	9/21/2017	638,000	1,380	5	1973	5	N	Y	HARBOR PARK
235	311070	0210	650,000	6/13/2017	739,000	1,220	5	1973	5	N	Y	HARBOR PARK
235	311070	0240	490,000	11/15/2017	524,000	950	5	1973	5	N	Y	HARBOR PARK
235	311070	0310	650,000	9/17/2018	653,000	1,220	5	1973	5	N	Y	HARBOR PARK
235	311071	0030	339,000	3/20/2018	350,000	865	5	2000	3	N	N	HARBOR PLACE
235	311071	0120	385,000	11/15/2018	385,000	865	5	2000	3	N	N	HARBOR PLACE
235	311071	0190	296,000	6/27/2017	334,000	871	5	2000	3	N	Y	HARBOR PLACE
235	311071	0240	342,500	7/6/2017	385,000	804	5	2000	3	N	Y	HARBOR PLACE
235	311071	0280	265,000	6/29/2017	299,000	591	5	2000	3	N	N	HARBOR PLACE
235	311071	0520	445,000	7/14/2018	450,000	944	5	2000	3	N	Y	HARBOR PLACE
235	514280	0040	650,000	8/23/2017	717,000	843	5	1992	4	N	Y	MARCUS PLACE
235	664100	0090	475,000	6/28/2018	482,000	939	5	1982	5	N	N	PARK ADMIRAL
235	683773	0150	1,000,000	12/12/2018	1,000,000	1,695	8	1998	3	N	Y	POINT ELLIOTT
235	813794	0020	341,700	7/10/2017	384,000	623	4	1988	4	N	N	SUNSET VIEW WEST SEATTLE
235	813794	0030	300,000	11/16/2018	300,000	510	4	1988	4	N	N	SUNSET VIEW WEST SEATTLE
235	813794	0080	293,000	11/6/2018	293,000	490	4	1988	4	N	N	SUNSET VIEW WEST SEATTLE
235	813794	0100	302,000	3/15/2018	312,000	511	4	1988	4	N	N	SUNSET VIEW WEST SEATTLE
235	873120	0030	401,000	9/5/2017	440,000	1,067	4	1978	4	N	N	TWIN CEDARS
235	889530	0030	400,000	3/12/2018	414,000	663	5	2004	3	N	N	VERGE
235	889530	0060	445,000	11/16/2017	476,000	983	5	2004	3	N	N	VERGE
235	889530	0080	333,000	9/19/2017	364,000	652	5	2004	3	N	N	VERGE

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	0090	325,000	7/27/2017	363,000	650	5	2004	3	N	N	VERGE
235	889530	0100	407,000	6/22/2018	413,000	1,044	5	2004	3	N	N	VERGE
235	889530	0110	350,000	9/27/2017	381,000	1,064	5	2004	3	N	N	VERGE
235	889530	0120	274,950	4/26/2018	282,000	573	5	2004	3	N	N	VERGE
235	889530	0140	270,000	8/17/2017	299,000	520	5	2004	3	N	N	VERGE
235	889530	0180	278,000	6/21/2017	315,000	703	5	2004	3	N	N	VERGE
235	889530	0190	285,000	9/5/2017	313,000	663	5	2004	3	N	N	VERGE
235	889530	0240	249,900	2/7/2017	303,000	652	5	2004	3	N	N	VERGE
235	889530	0280	240,000	5/2/2017	278,000	573	5	2004	3	N	N	VERGE
235	889530	0290	259,000	6/30/2018	263,000	522	5	2004	3	N	N	VERGE
235	889530	0360	358,000	11/27/2017	382,000	694	5	2004	3	N	N	VERGE
235	889530	0360	295,000	4/17/2017	345,000	694	5	2004	3	N	N	VERGE
235	889530	0390	440,000	6/29/2018	446,000	982	5	2004	3	N	Y	VERGE
235	889530	0400	334,000	9/12/2017	366,000	652	5	2004	3	N	Y	VERGE
235	889530	0460	218,000	6/27/2017	246,000	520	5	2004	3	N	N	VERGE
235	928880	0010	1,350,000	8/14/2018	1,361,000	3,165	6	2018	3	N	Y	WESTBRIDGE
475	147164	0010	379,000	10/25/2018	380,000	1,164	4	1991	3	N	N	CEDAR VILLAS CONDOMINIUM
475	147164	0040	365,000	6/14/2018	371,000	1,164	4	1991	3	N	N	CEDAR VILLAS CONDOMINIUM
475	772880	0050	675,000	6/20/2017	765,000	3,520	6	1980	4	N	Y	SHAWNEE HILLS CONDOMINIUM
475	888420	0050	563,000	10/18/2017	608,000	1,600	6	1996	3	N	N	VASHON COHOUSING CONDOMINIUM
475	888420	0170	475,000	4/19/2017	554,000	1,245	6	1996	3	N	N	VASHON COHOUSING CONDOMINIUM
475	948579	0010	265,000	7/25/2018	268,000	837	4	1991	3	N	N	WINTERGREEN CONDOMINIUM
475	948579	0030	260,000	12/7/2017	276,000	837	4	1991	3	N	N	WINTERGREEN CONDOMINIUM

Sales Removed From Analysis

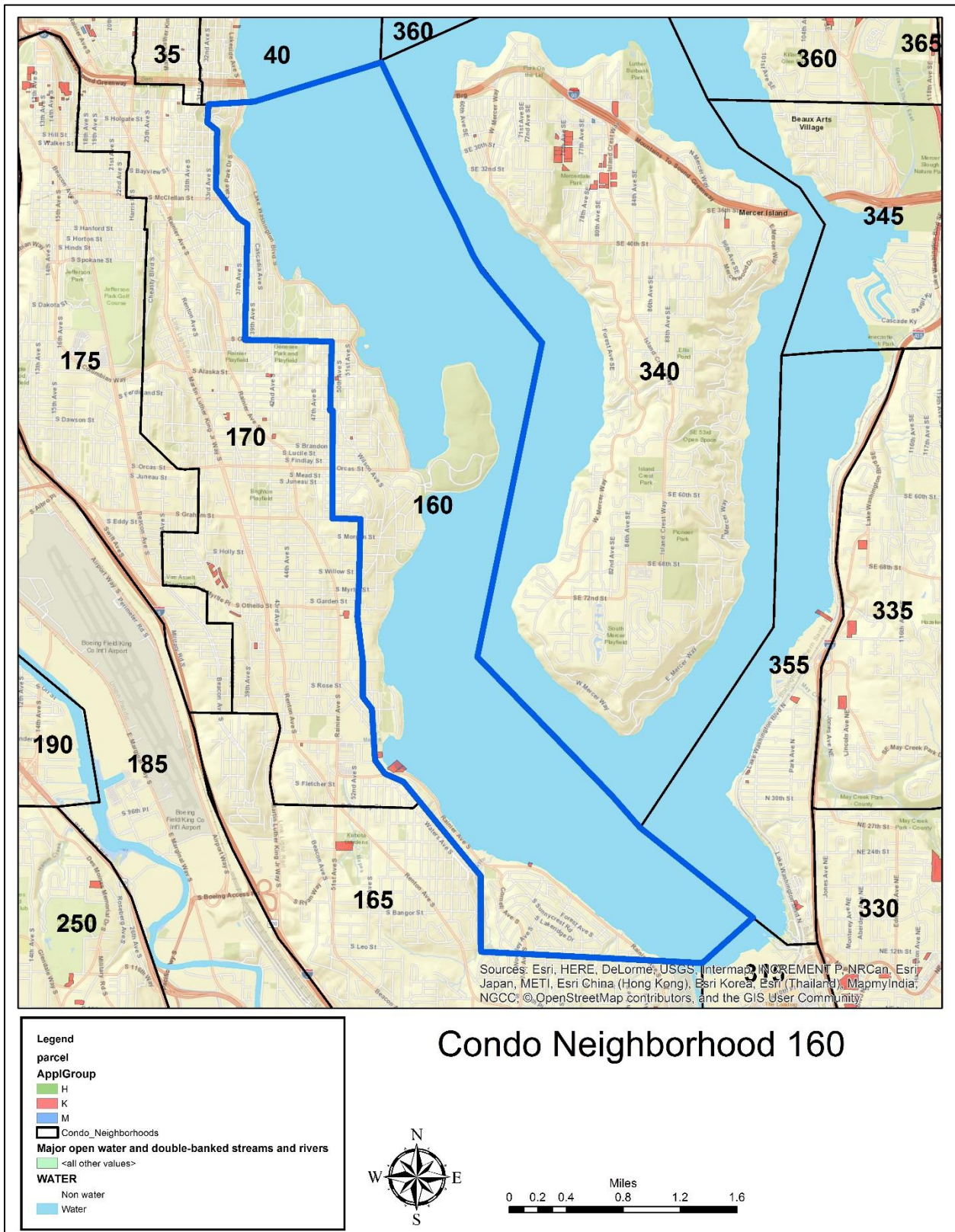
Area	Major	Minor	Sale Price	Sale Date	Comments
160	415982	0060	410,000	7/21/2017	RESIDUAL OUTLIER
160	664940	0320	130,000	5/24/2018	DIVORCE
160	664940	0400	218,000	5/8/2017	NO MARKET EXPOSURE
160	792264	0050	236,000	5/16/2017	SAS-DIAGNOSTIC OUTLIER
160	792264	0140	244,800	3/31/2017	SAS-DIAGNOSTIC OUTLIER
160	792264	0400	340,000	4/4/2018	RESIDUAL OUTLIER
160	792264	0420	254,500	4/5/2017	SAS-DIAGNOSTIC OUTLIER
160	792264	0450	239,000	3/13/2017	SAS-DIAGNOSTIC OUTLIER
160	919758	0060	146,957	5/17/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
160	919758	0220	239,900	1/5/2017	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
160	919758	0270	280,000	9/1/2017	NO MARKET EXPOSURE
160	919758	0290	300,000	1/6/2017	FINANCIAL INSTITUTION RESALE
165	090300	0550	171,000	5/5/2017	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
165	090300	0550	195,000	5/25/2018	BANKRUPTCY - RECEIVER OR TRUSTEE
165	090300	0720	128,000	6/2/2017	RESIDUAL OUTLIER
165	090300	0920	125,000	8/3/2017	RESIDUAL OUTLIER
165	090300	0940	148,000	2/5/2018	RESIDUAL OUTLIER
165	090300	0990	152,500	12/6/2018	RESIDUAL OUTLIER
165	118100	0060	173,000	4/28/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	118100	0060	230,000	7/7/2017	NO MARKET EXPOSURE
165	394590	0130	361,000	4/4/2017	SAS-DIAGNOSTIC OUTLIER
165	394590	0260	330,000	6/29/2018	SAS-DIAGNOSTIC OUTLIER
165	666913	0160	140,000	10/23/2018	SAS-DIAGNOSTIC OUTLIER
165	666913	0240	170,000	4/18/2018	IMP. CHARACTERISTICS CHANGED SINCE SALE
165	666913	0240	219,900	8/16/2018	SAS-DIAGNOSTIC OUTLIER
165	666913	0270	97,901	3/2/2017	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
165	666913	0320	98,000	4/26/2017	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
165	794105	0020	175,000	9/11/2017	RESIDUAL OUTLIER
165	794105	0110	208,500	7/17/2017	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
165	885790	0060	133,000	9/11/2018	RESIDUAL OUTLIER
165	885790	0070	134,950	6/11/2018	SAS-DIAGNOSTIC OUTLIER
165	885790	0190	2,000	12/27/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
165	885790	0350	190,000	8/3/2017	SAS-DIAGNOSTIC OUTLIER
165	885790	0430	75,000	11/28/2017	NO MARKET EXPOSURE
170	066150	0010	400,000	6/12/2018	FINANCIAL INSTITUTION RESALE
170	170303	0170	200,717	7/6/2018	SAS-DIAGNOSTIC OUTLIER
170	179160	0010	450,000	12/19/2018	SAS-DIAGNOSTIC OUTLIER
170	179160	0060	440,000	11/16/2018	SAS-DIAGNOSTIC OUTLIER
170	286640	0010	655,000	11/15/2018	SAS-DIAGNOSTIC OUTLIER
170	323950	0020	227,000	8/28/2018	SAS-DIAGNOSTIC OUTLIER
170	323950	0120	165,300	2/9/2017	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
170	323950	0120	76,536	3/25/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
170	387310	0020	447,200	9/7/2017	FINANCIAL INSTITUTION RESALE
170	643410	0310	495,000	6/20/2018	SAS-DIAGNOSTIC OUTLIER
170	643410	0420	259,000	8/10/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
170	643410	0470	305,000	3/13/2018	NO MARKET EXPOSURE
170	684365	0310	570,000	7/11/2018	RESIDUAL OUTLIER
170	684365	0920	595,000	10/3/2018	RESIDUAL OUTLIER
170	770142	0060	444,200	3/16/2018	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
170	785390	0080	448,000	7/19/2018	FINANCIAL INSTITUTION RESALE
170	799500	0060	231,500	9/20/2018	SAS-DIAGNOSTIC OUTLIER
170	799500	0120	155,000	5/25/2018	RELATED PARTY, FRIEND, OR NEIGHBOR
170	799500	0250	359,000	8/28/2018	SAS-DIAGNOSTIC OUTLIER
175	060501	0150	290,000	1/24/2018	RESIDUAL OUTLIER
175	155490	0450	532,800	12/18/2018	SAS-DIAGNOSTIC OUTLIER
175	155490	0620	500,000	4/17/2017	SAS-DIAGNOSTIC OUTLIER
175	186560	0080	234,900	12/28/2017	FINANCIAL INSTITUTION RESALE
175	186560	0080	201,000	2/13/2017	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	315120	0050	415,000	2/5/2018	RESIDUAL OUTLIER
175	315120	0110	240,000	4/21/2017	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	315120	0320	427,500	3/12/2018	RESIDUAL OUTLIER
175	315120	0450	253,500	3/20/2018	QUESTIONABLE PER SALES IDENTIFICATION
175	315120	0590	106,306	5/15/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
175	315120	0590	104,316	3/20/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
175	315120	0760	294,000	2/7/2018	EXEMPT FROM EXCISE TAX; AUCTION SALE
175	315120	0760	445,000	7/12/2018	SAS-DIAGNOSTIC OUTLIER
175	345989	0030	339,000	12/7/2017	RESIDUAL OUTLIER
175	345989	0050	379,990	9/6/2017	SAS-DIAGNOSTIC OUTLIER
175	855620	0130	359,000	8/28/2018	SAS-DIAGNOSTIC OUTLIER
175	855620	0170	390,000	7/10/2018	SAS-DIAGNOSTIC OUTLIER
195	721150	0010	307,000	5/11/2018	RESIDUAL OUTLIER
195	721150	0050	250,000	3/6/2017	SAS-DIAGNOSTIC OUTLIER
200	031860	0680	260,000	5/24/2018	SAS-DIAGNOSTIC OUTLIER
200	324060	0010	245,000	8/24/2017	RESIDUAL OUTLIER
200	324060	0080	285,000	6/11/2018	SAS-DIAGNOSTIC OUTLIER
200	570575	0170	120,000	4/5/2017	SHORT SALE
200	570930	0030	55,390	5/22/2018	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
205	012930	0020	324,000	4/16/2018	SAS-DIAGNOSTIC OUTLIER
205	339040	0240	437,000	9/18/2018	SAS-DIAGNOSTIC OUTLIER
205	440040	0490	273,000	11/14/2018	RESIDUAL OUTLIER
205	440040	0870	276,000	12/19/2018	RESIDUAL OUTLIER
205	440040	1060	260,000	11/30/2018	RESIDUAL OUTLIER
205	638455	0020	165,000	3/9/2017	SHORT SALE
205	638455	0140	94,566	12/19/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
205	692833	0030	1,037,900	7/25/2017	MULTI-PARCEL SALE
205	692833	0050	1,037,900	7/25/2017	MULTI-PARCEL SALE
205	692833	0060	1,037,900	7/25/2017	MULTI-PARCEL SALE
205	692833	0070	1,037,900	7/25/2017	MULTI-PARCEL SALE
205	692833	0080	1,037,900	7/25/2017	MULTI-PARCEL SALE
205	692833	0090	1,037,900	7/25/2017	MULTI-PARCEL SALE
205	692833	0110	1,037,900	7/25/2017	MULTI-PARCEL SALE
205	868035	0100	285,000	10/22/2018	RESIDUAL OUTLIER
205	868035	0100	285,000	10/12/2018	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

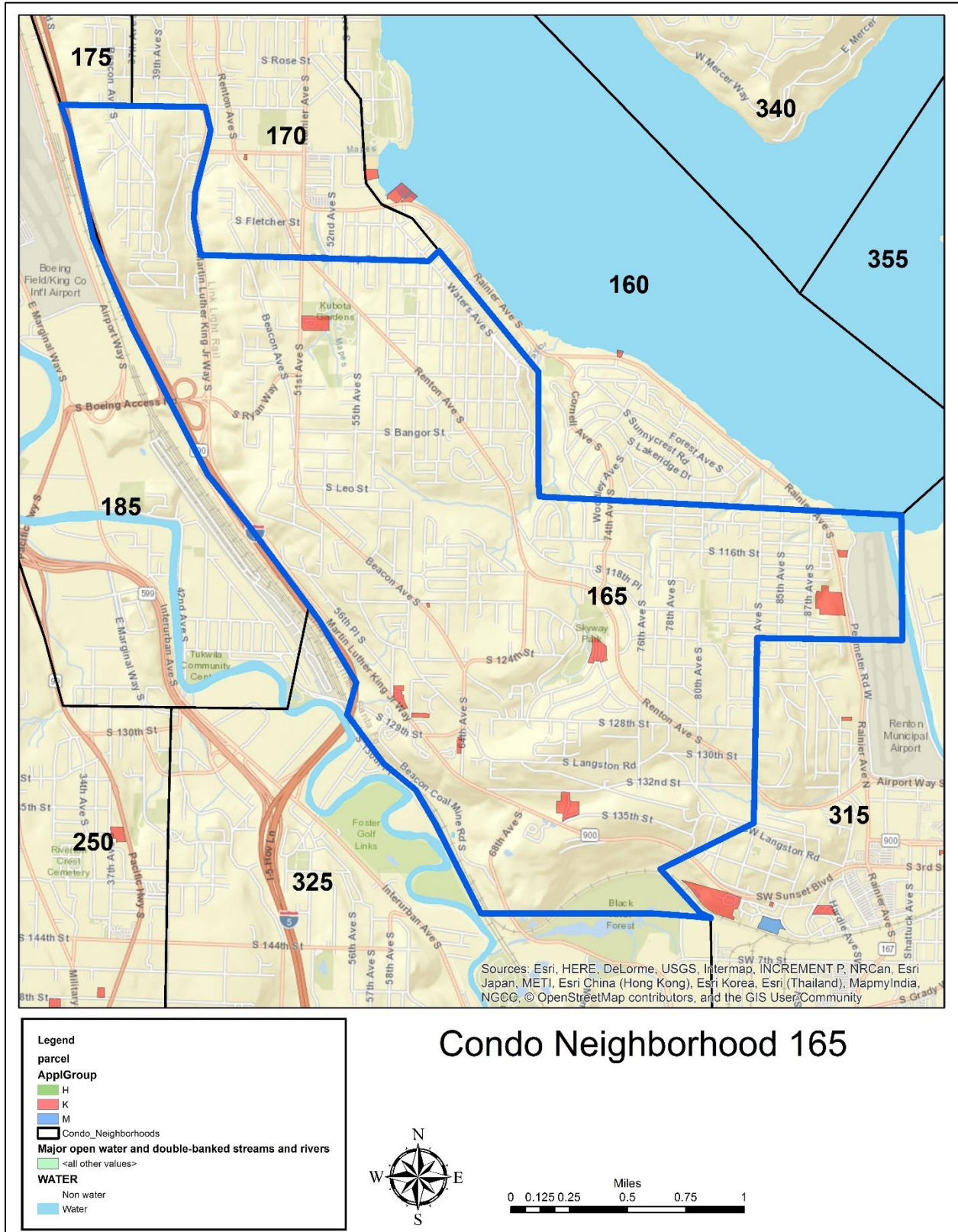
Area	Major	Minor	Sale Price	Sale Date	Comments
205	894550	0240	172,000	1/28/2017	NON-REPRESENTATIVE SALE
205	894550	0440	240,000	7/28/2017	RESIDUAL OUTLIER
205	932290	0150	450,000	8/3/2018	RESIDUAL OUTLIER
205	932500	0010	225,000	1/24/2017	RESIDUAL OUTLIER
205	932500	0290	320,000	5/10/2018	NON-REPRESENTATIVE SALE
205	932500	0360	220,000	1/11/2017	RESIDUAL OUTLIER
210	159210	0090	350,000	12/24/2018	RESIDUAL OUTLIER
210	159210	0170	388,450	10/12/2018	RESIDUAL OUTLIER
210	159210	0280	195,000	12/14/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
210	248550	0030	385,000	6/13/2017	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
210	439720	0060	200,000	1/31/2017	RESIDUAL OUTLIER
210	439720	0100	208,000	7/14/2017	SAS-DIAGNOSTIC OUTLIER
210	926380	0450	451,821	11/6/2018	NO MARKET EXPOSURE; QUIT CLAIM DEED
210	926380	0570	340,000	1/31/2017	RELATED PARTY, FRIEND, OR NEIGHBOR
215	286140	0130	196,200	2/16/2017	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
215	286140	0220	240,000	10/27/2017	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
215	286140	0220	212,500	2/15/2017	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
215	286140	0220	212,500	2/23/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED; AND OTHER WARNINGS
215	720589	0020	380,000	12/14/2018	RESIDUAL OUTLIER
215	720589	0130	400,000	10/16/2018	RESIDUAL OUTLIER
215	720589	0490	76,200	1/12/2018	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
215	720589	0780	361,300	6/22/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
220	032150	0180	750,000	6/19/2017	SAS-DIAGNOSTIC OUTLIER
220	102990	0090	200,000	5/25/2017	SAS-DIAGNOSTIC OUTLIER
220	554470	0070	385,000	7/2/2018	SAS-DIAGNOSTIC OUTLIER
220	692835	0020	300,000	7/7/2017	RESIDUAL OUTLIER
220	692835	0200	590,000	7/28/2017	SAS-DIAGNOSTIC OUTLIER
220	756900	0230	192,000	8/8/2017	SAS-DIAGNOSTIC OUTLIER
225	032100	0080	307,000	12/17/2018	SAS-DIAGNOSTIC OUTLIER
225	032105	0140	56,000	4/25/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
225	116520	0160	300,000	7/17/2017	RELATED PARTY, FRIEND, OR NEIGHBOR
225	149610	0030	125,000	1/25/2017	IMP. CHARACTERISTICS CHANGED SINCE SALE
225	186460	0060	316,500	2/24/2017	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
225	188755	0040	424,950	4/11/2018	RELOCATION - SALE TO SERVICE
225	260787	0060	62,810	5/1/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
225	445877	0270	299,950	12/18/2018	SAS-DIAGNOSTIC OUTLIER
225	639190	0050	275,000	7/31/2017	SAS-DIAGNOSTIC OUTLIER
225	642080	0240	335,000	2/2/2017	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
225	642080	0280	540,000	12/7/2017	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
225	769740	0340	725,000	3/2/2018	SAS-DIAGNOSTIC OUTLIER
225	787650	0110	485,000	3/9/2017	NO MARKET EXPOSURE
230	012060	0290	732,000	4/4/2018	SAS-DIAGNOSTIC OUTLIER
230	013905	0020	495,000	12/1/2017	SAS-DIAGNOSTIC OUTLIER
230	013950	0210	270,000	1/18/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
230	058713	0230	236,671	1/26/2017	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
230	213400	0130	665,000	10/25/2017	SAS-DIAGNOSTIC OUTLIER
230	253896	0030	334,300	1/22/2018	RESIDUAL OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
230	253897	0050	285,000	7/10/2017	SAS-DIAGNOSTIC OUTLIER
230	311075	0130	417,500	11/1/2017	SAS-DIAGNOSTIC OUTLIER
230	363880	0030	925,000	8/9/2018	SAS-DIAGNOSTIC OUTLIER
230	643200	0060	910,000	3/8/2018	RESIDUAL OUTLIER
230	666917	0040	300,700	6/25/2018	RESIDUAL OUTLIER
230	721224	0090	1,450,000	4/2/2018	SAS-DIAGNOSTIC OUTLIER
230	768100	0080	437,800	8/16/2017	RESIDUAL OUTLIER
230	860005	0020	629,000	12/24/2018	SAS-DIAGNOSTIC OUTLIER
230	860090	0060	1,735,000	6/22/2017	SAS-DIAGNOSTIC OUTLIER
230	872640	0050	1,265,000	10/10/2017	RESIDUAL OUTLIER
230	919580	0060	750,000	12/20/2018	SAS-DIAGNOSTIC OUTLIER
235	005400	0470	350,644	12/20/2018	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
235	168405	0030	415,000	1/4/2017	RESIDUAL OUTLIER
235	311071	0210	203,000	1/20/2017	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
235	311071	0360	470,000	3/5/2018	RESIDUAL OUTLIER
235	889530	0190	261,000	5/11/2017	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
475	344250	0090	232,500	6/26/2018	RESIDUAL OUTLIER
475	609470	0070	225,000	6/27/2017	RESIDUAL OUTLIER
475	772880	0020	680,000	7/17/2017	SAS-DIAGNOSTIC OUTLIER
475	888420	0040	203,430	2/23/2017	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

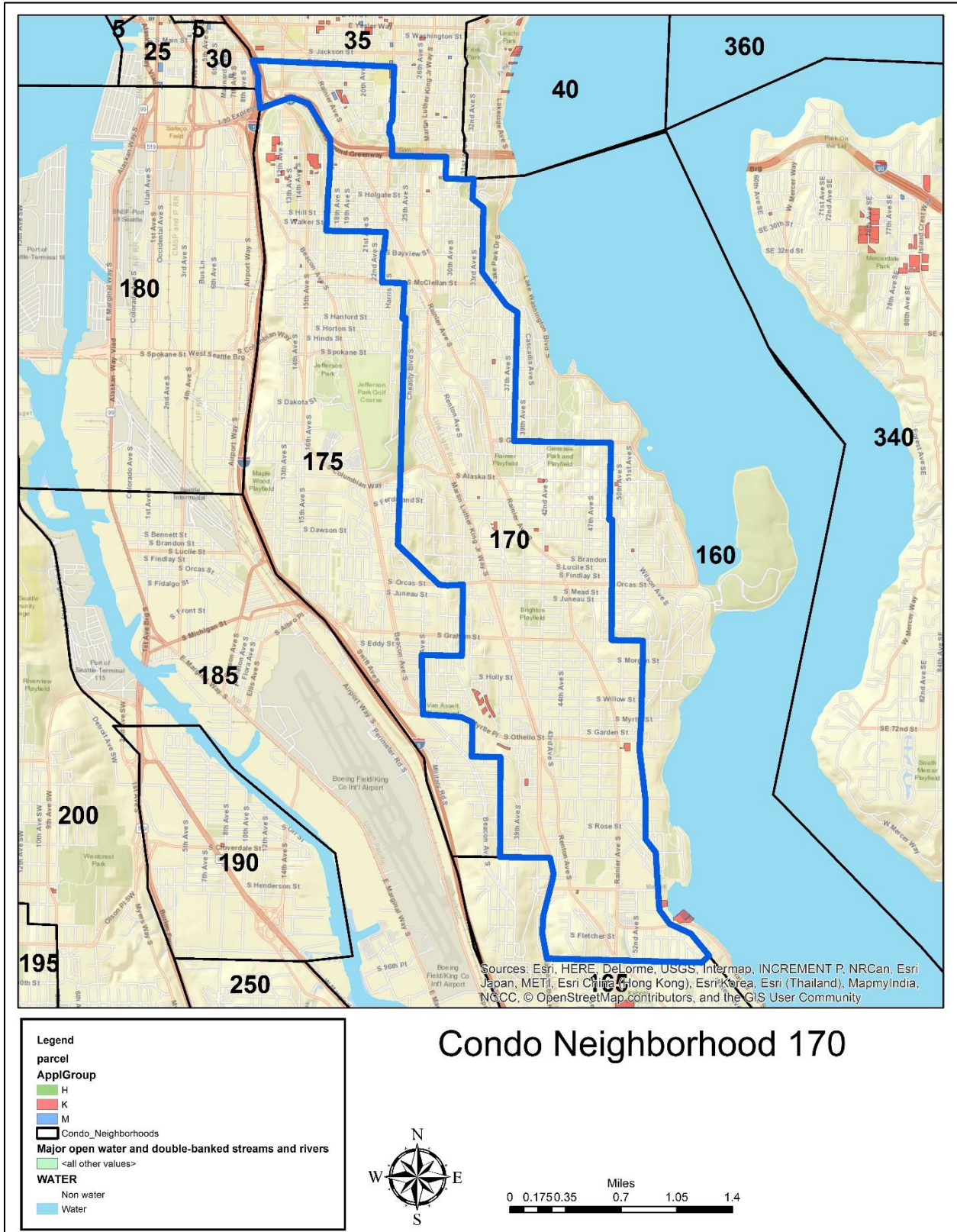
Neighborhood 160 Map



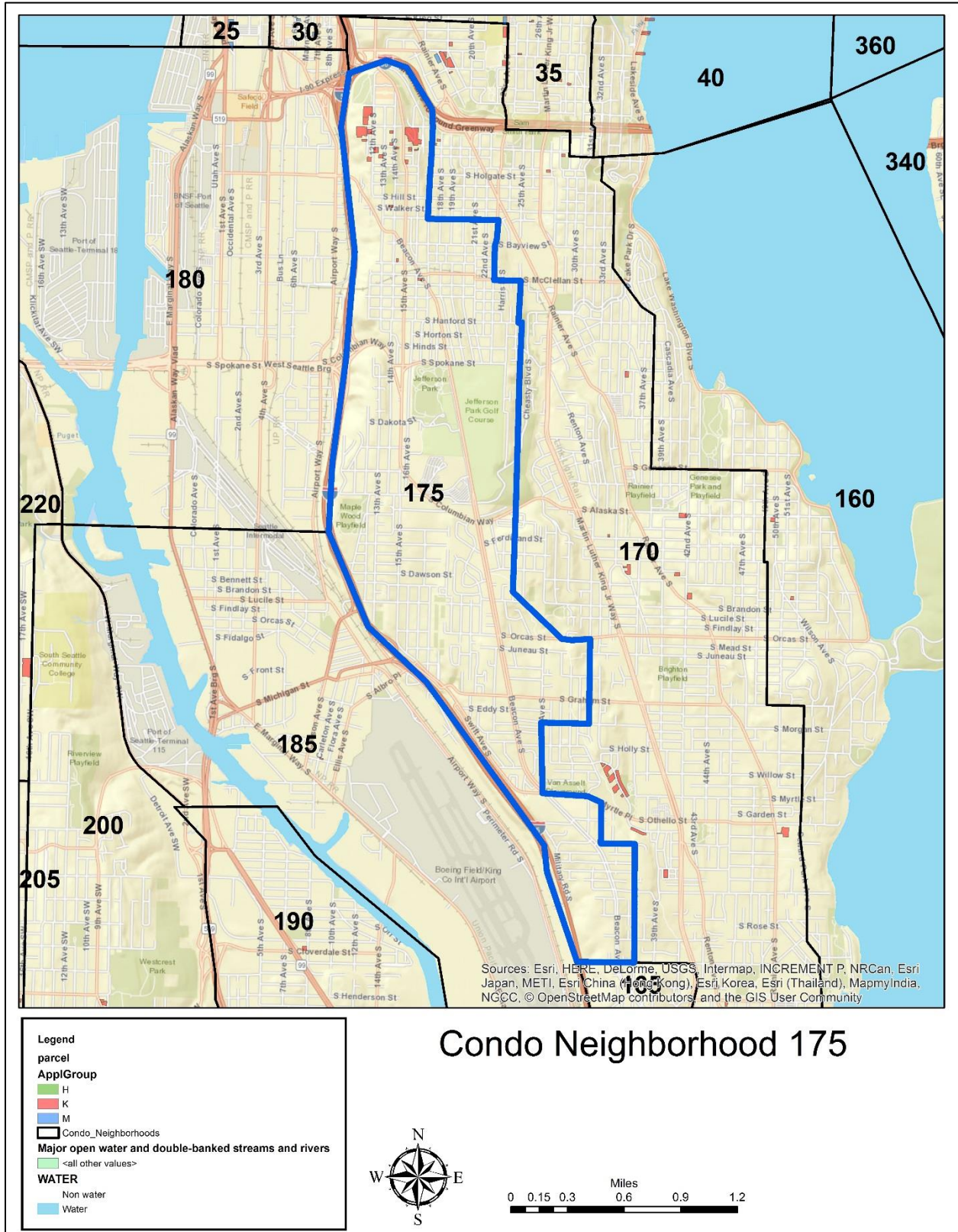
Neighborhood 165 Map



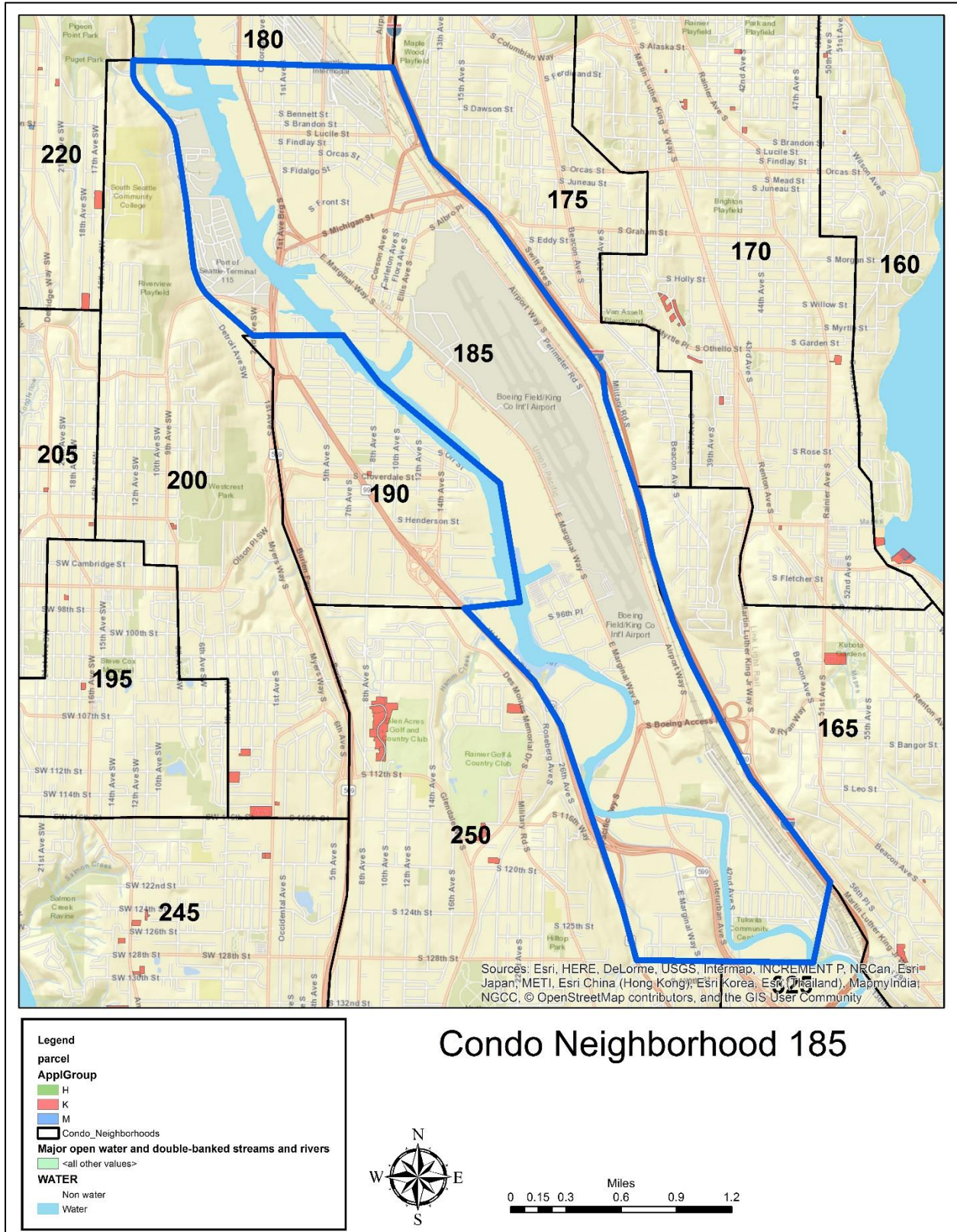
Neighborhood 170 Map



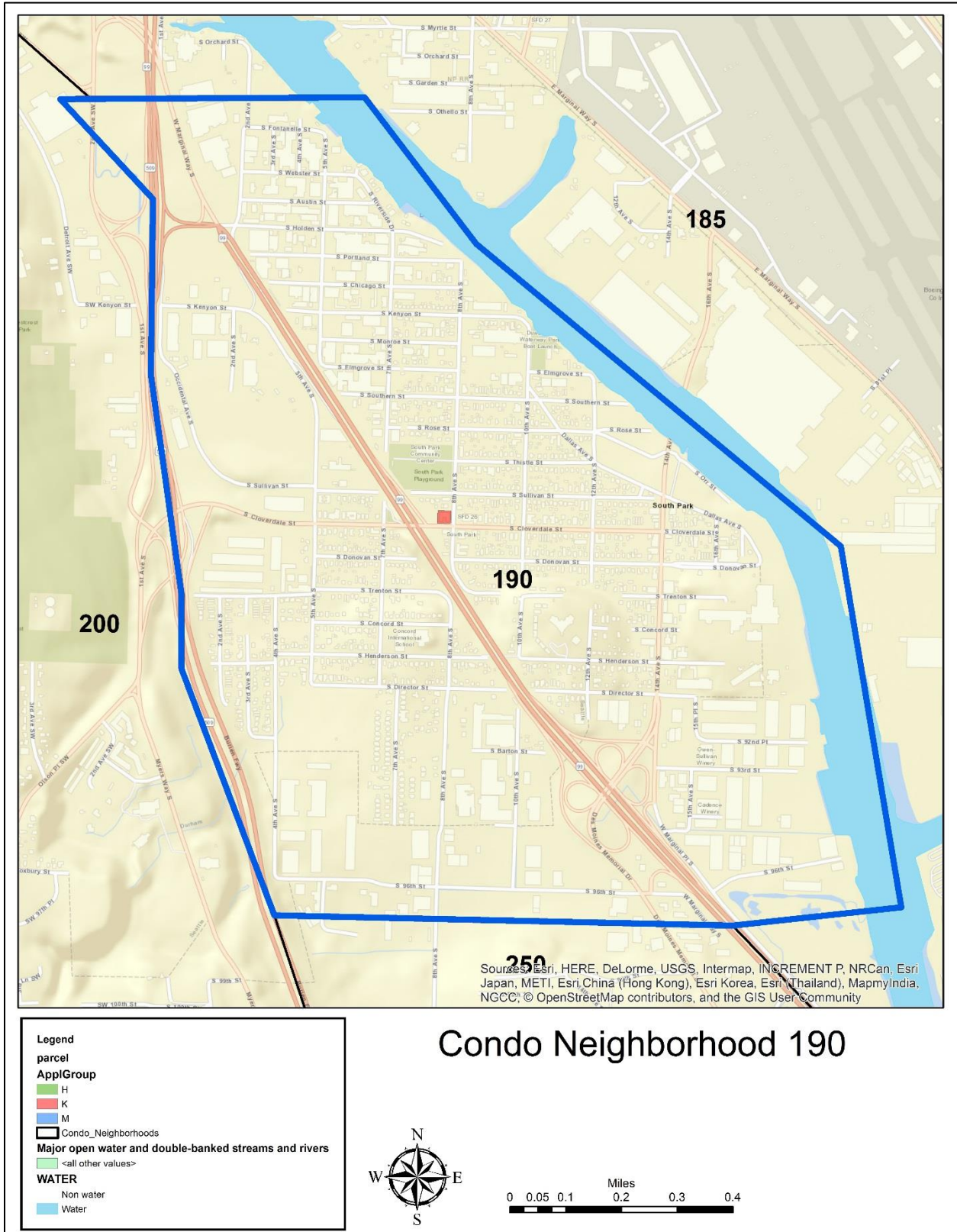
Neighborhood 175 Map



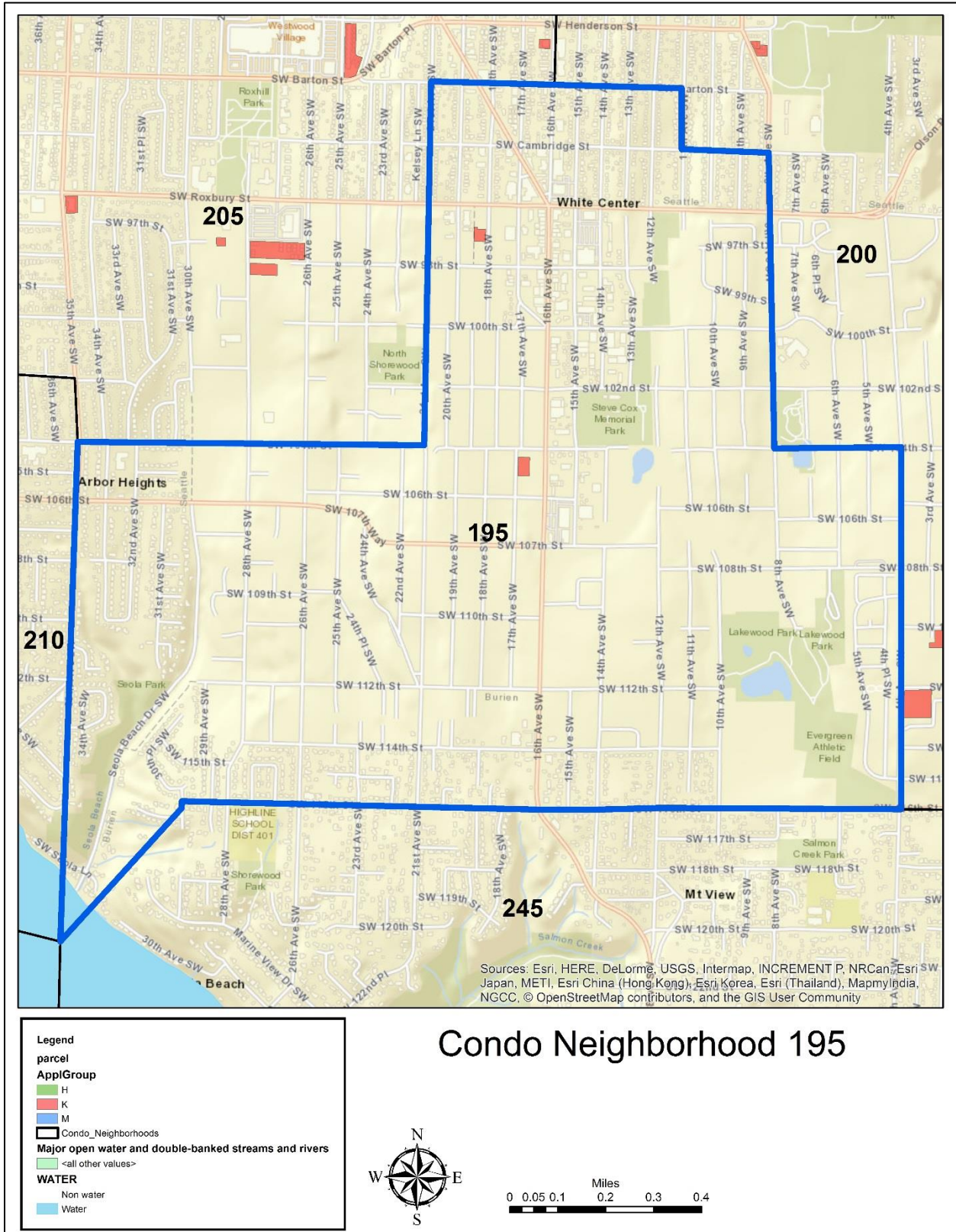
Neighborhood 185 Map



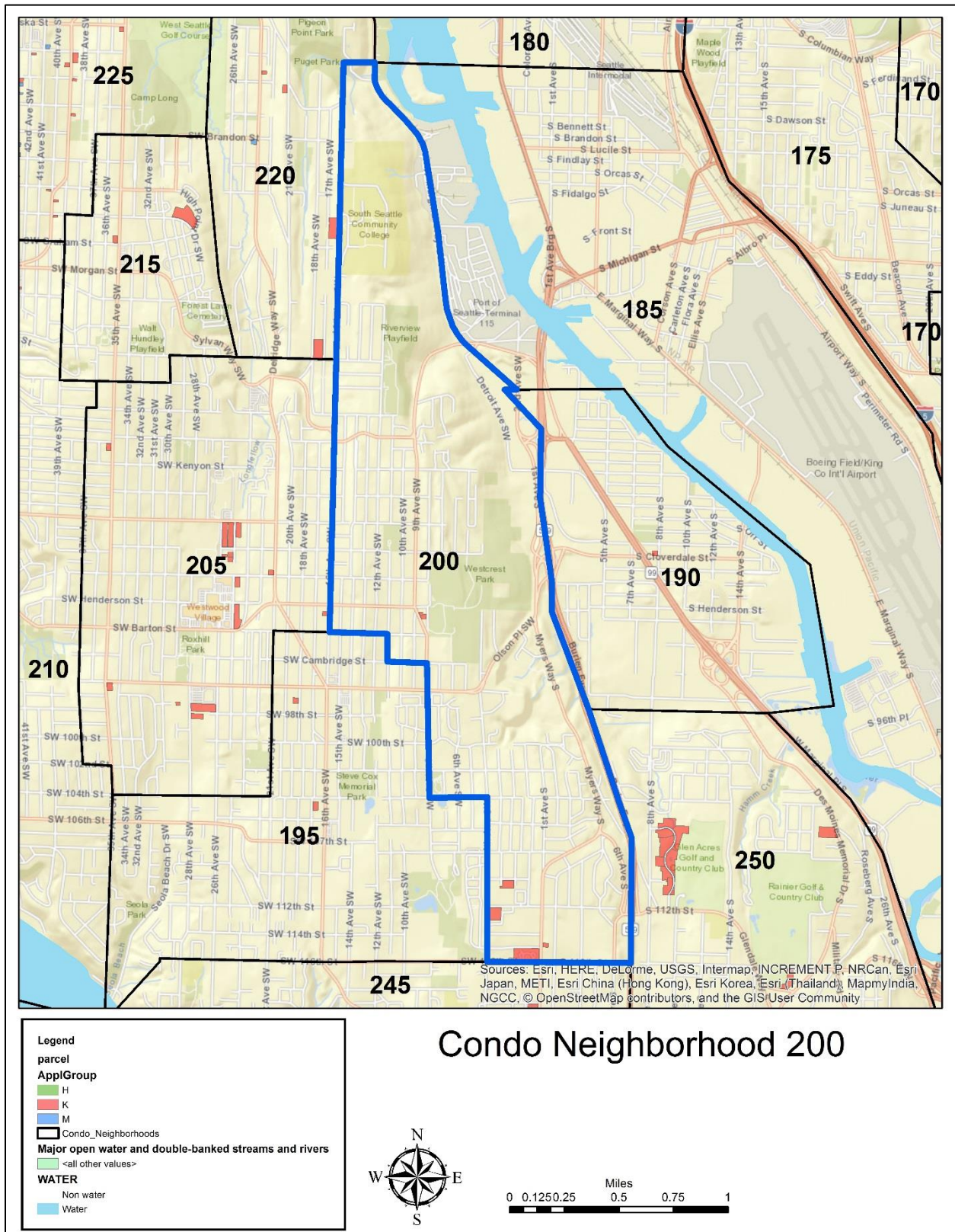
Neighborhood 190 Map



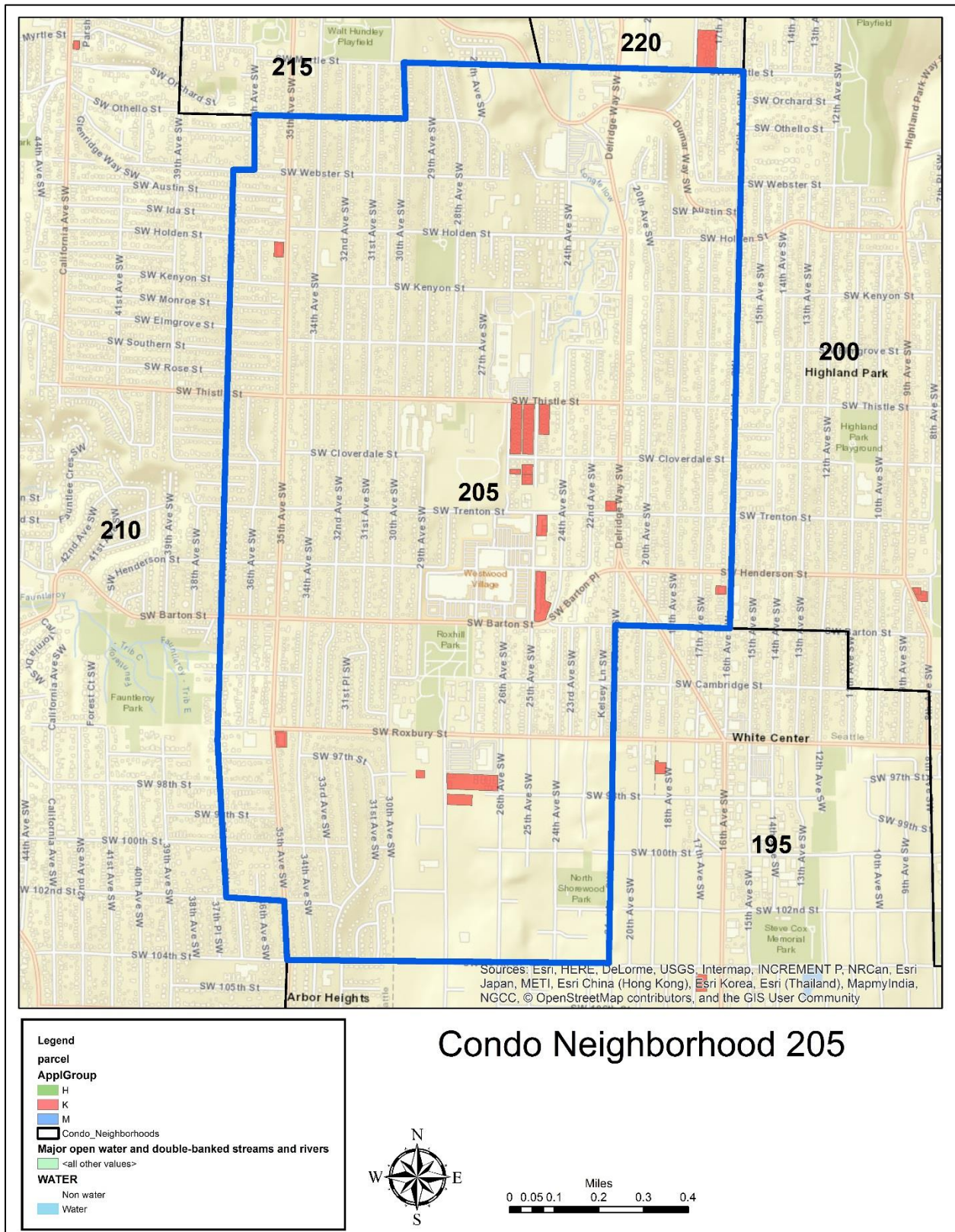
Neighborhood 195 Map



Neighborhood 200 Map



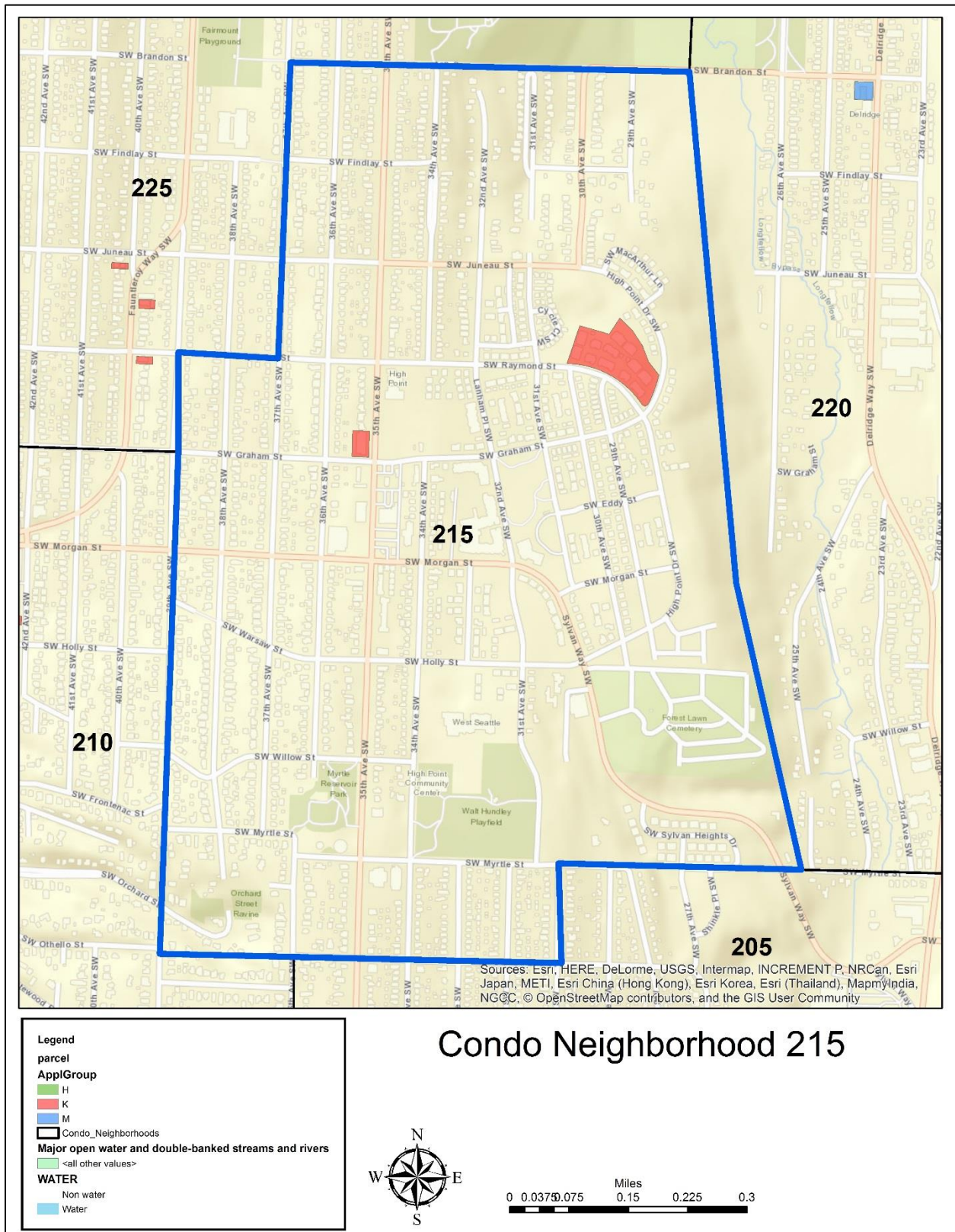
Neighborhood 205 Map



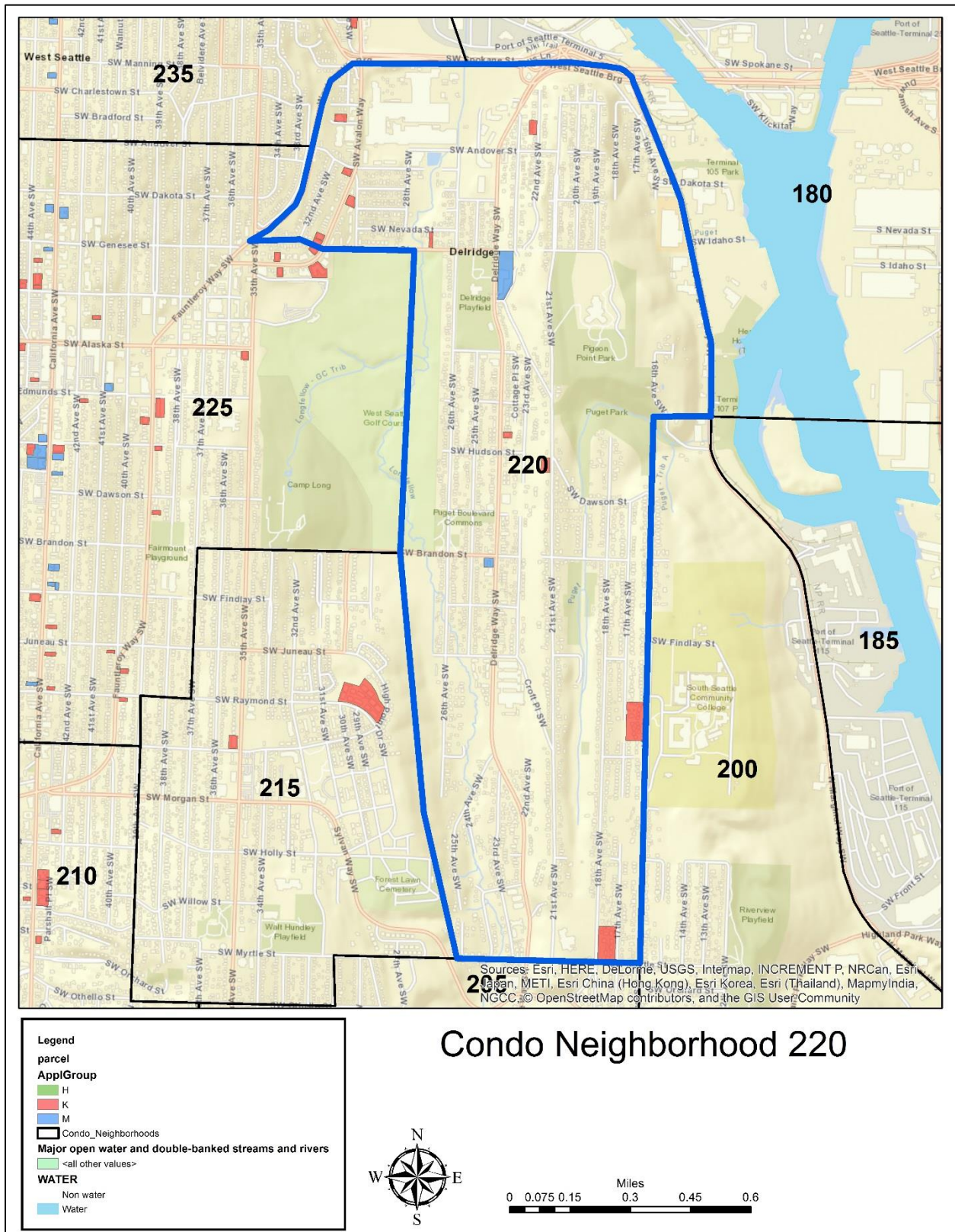
Neighborhood 210 Map



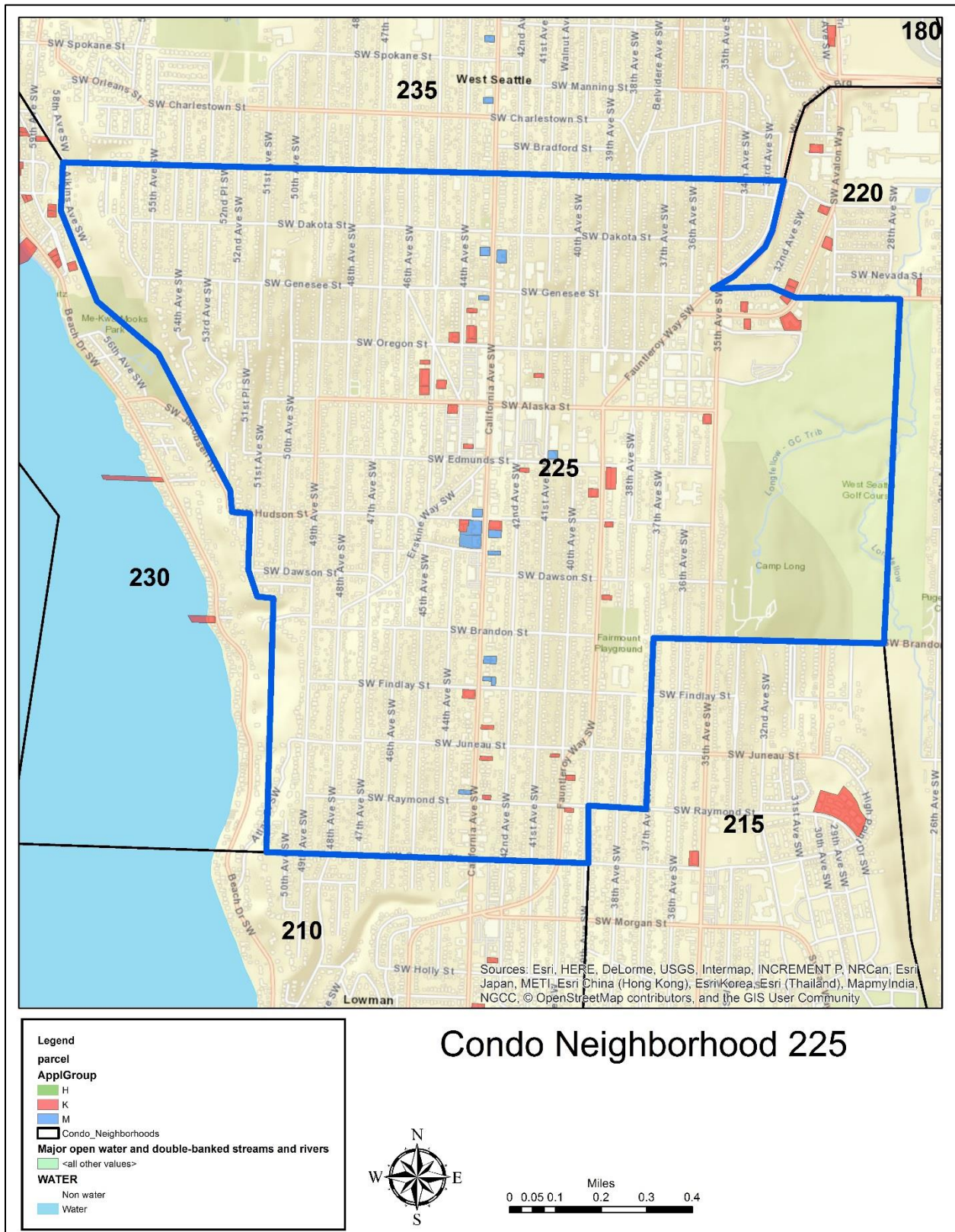
Neighborhood 215 Map



Neighborhood 220 Map

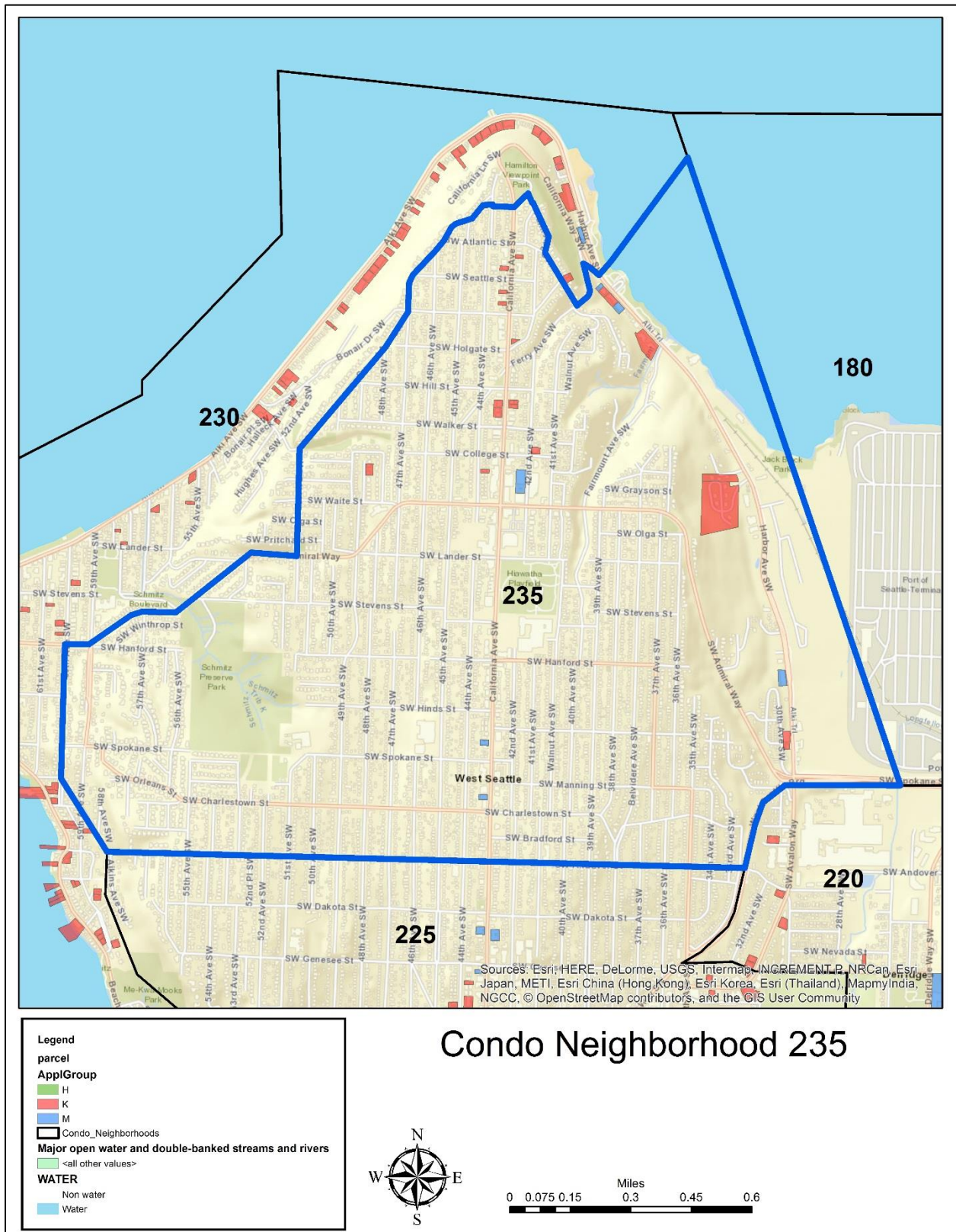


Neighborhood 225 Map



Neighborhood 230 Map





Neighborhood 475 Map

