

Downtown Seattle

Areas: 5, 10, 25, AND 30

Residential Condominium Revalue for 2021 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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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 inspected 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.

RCW [84.40.025](#) Access to property:

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

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 housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by 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

Downtown Seattle

Neighborhoods: 5, 10, 25, AND 30.
Appraisal Date: 1/1/2021- 2021 Assessment Roll
Previous Physical Inspection: 2021

Sales - Improved Summary:

Number of Sales: 1,131
 Range of Sale Dates: 1/1/2019 to 12/31/2020

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2020 Value	\$99,600	\$583,300	\$682,900	\$757,400	92.8%	7.93%
2021 Value	\$99,600	\$597,100	\$696,700	\$757,400	92.9%	7.36%
Change	+\$0	+\$13,800	+\$13,800			-0.57%
%Change	+0.0%	+2.4%	+2.0%		+0.1%	-7.18%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -.57% and -7.18% actually represent an improvement.

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.

** Sales time adjusted to 1/1/2021.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2020 Value	\$120,100	\$575,900	\$696,000
2021 Value	\$120,100	\$591,100	\$711,200
Percent Change	+0.0%	+2.6%	+2.2%

Number of improved Parcels in the Population: **7,843**

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 2021 assessment roll.

Downtown Seattle Overview Map



Downtown Seattle Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

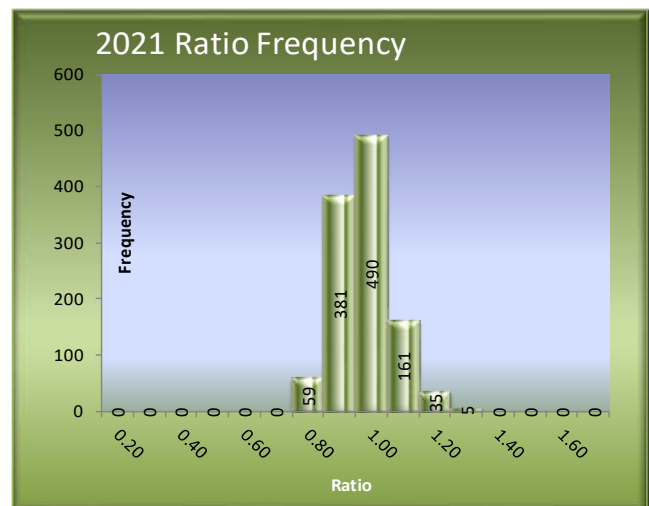
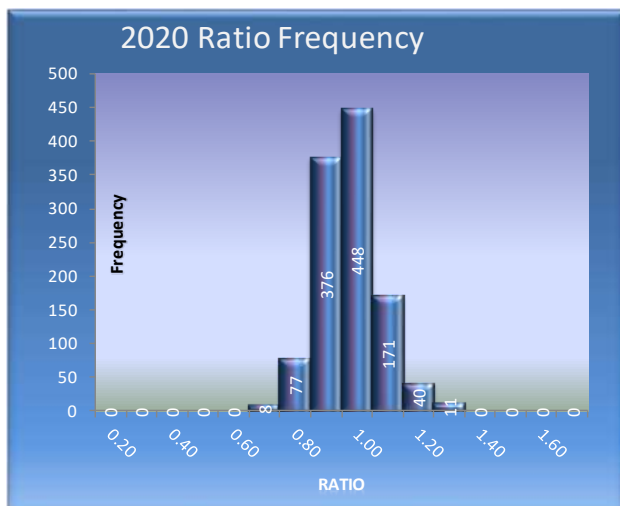
Pre-revalue ratio analysis compares time adjusted sales from 2019 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	1,131
Mean Assessed Value	\$682,900
Mean Adj. Sales Price	\$757,400
Standard Deviation AV	\$553,057
Standard Deviation SP	\$725,845
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.928
Median Ratio	0.924
Weighted Mean Ratio	0.902
UNIFORMITY	
Lowest ratio	0.652
Highest ratio:	1.250
Coefficient of Dispersion	7.93%
Standard Deviation	0.095
Coefficient of Variation	10.21%
Price Related Differential (PRD)	1.029

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2019 through 2020 and reflects the assessment level after the property has been revalued to 1/1/2021.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	1,131
Mean Assessed Value	\$696,700
Mean Sales Price	\$757,400
Standard Deviation AV	\$666,902
Standard Deviation SP	\$725,845
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.929
Median Ratio	0.925
Weighted Mean Ratio	0.920
UNIFORMITY	
Lowest ratio	0.719
Highest ratio:	1.215
Coefficient of Dispersion	7.36%
Standard Deviation	0.087
Coefficient of Variation	9.36%
Price Related Differential (PRD)	1.010



Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2021

Date of Appraisal Report: 6/2/2021

Purpose

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

King County Revaluation Cycle

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

Inspection

Neighborhoods 5, 10, 25, AND 30 were physically inspected for the 2021 appraisal year.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/2019 to 12/31/2020 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2021.
- 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 Standards 5 and 6.

Sales Verification and Data Collection

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

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

Approaches to Value

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

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

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

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

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Downtown Seattle area. Our sales sample consists of 1,131 residential living units that sold during the 24-month period between January 1, 2019 and December 31, 2020. The model was applied to all of the 7,843 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 Condominium appraisal team 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

Downtown Seattle

Area, city, neighborhood, and location data:

The Downtown Seattle area includes specialty neighborhoods 5: Downtown, 10: Regrade, 25: Pioneer Square and 30: International.

Boundaries

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

North Boundary – Denny Way

East Boundary – I-5

West Boundary – Puget Sound

South Boundary – South Dearborn Street

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

Area 5 is bounded on the North by Denny Way, on the South by Yesler Way, on the East by I-5 and on the West by Puget Sound

Area 10 is bounded on the North by Denny Way, on the South by Virginia Street, on the East by Fairview Avenue and on the West by Puget Sound.

Area 25 is bounded on the North by Yesler Way, on the South by South Dearborn, on the East by 4th Avenue South and on the West by Puget Sound.

Area 30 is bounded on the North by Yesler Way, on the South by South Dearborn, on the East by I-5 and on the West by 4th Avenue South.

Maps

General maps of the Specialty Neighborhoods included in the Downtown 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

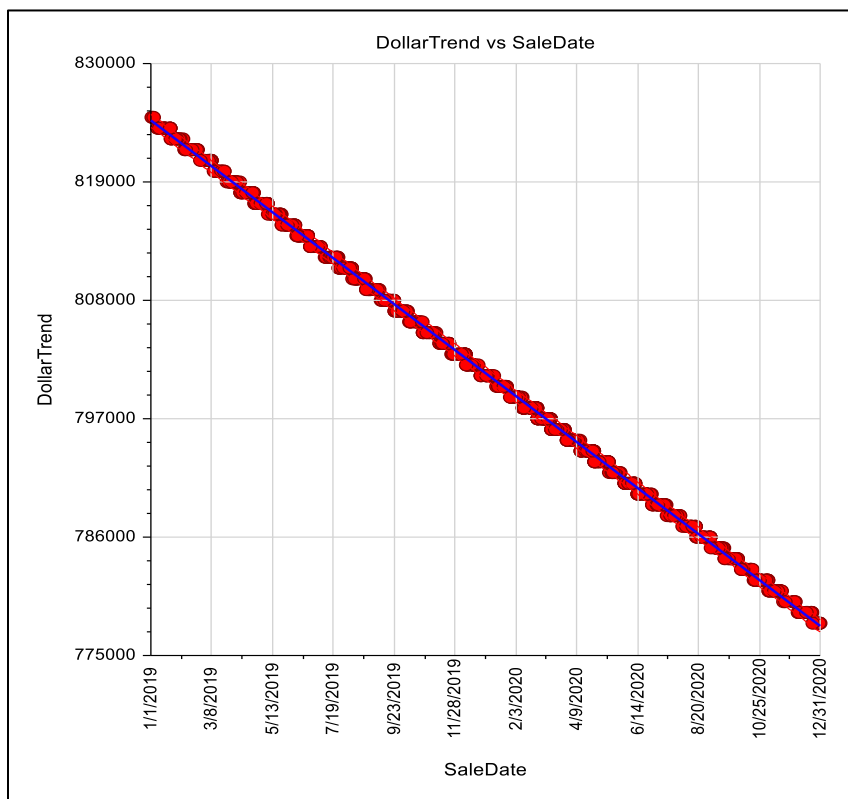
Highest and best use analysis

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 Downtown Seattle Area:

Analysis of sales in the Downtown Seattle area indicated a decrease in value over the two-year period. Values decreased slightly from an average, non-adjusted sales price near \$825,000 as of 1-1-2019 by 5.69% to \$778,000 as of January 1st, 2021.

Chart 1: Progression of average sales price over time (1-1-2019 to 12-31-2020)



Downtown Seattle Sale Price changes (Relative to 1/1/2021 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
1/1/2019	0.9431	-5.69%
2/1/2019	0.9454	-5.46%
3/1/2019	0.9476	-5.24%
4/1/2019	0.9499	-5.01%
5/1/2019	0.9522	-4.78%
6/1/2019	0.9546	-4.54%
7/1/2019	0.9569	-4.31%
8/1/2019	0.9592	-4.08%
9/1/2019	0.9616	-3.84%
10/1/2019	0.9640	-3.60%
11/1/2019	0.9663	-3.37%
12/1/2019	0.9687	-3.13%
1/1/2020	0.9711	-2.89%
2/1/2020	0.9735	-2.65%
3/1/2020	0.9758	-2.42%
4/1/2020	0.9782	-2.18%
5/1/2020	0.9806	-1.94%
6/1/2020	0.9830	-1.70%
7/1/2020	0.9854	-1.46%
8/1/2020	0.9878	-1.22%
9/1/2020	0.9903	-0.97%
10/1/2020	0.9927	-0.73%
11/1/2020	0.9951	-0.49%
12/1/2020	0.9975	-0.25%
1/1/2021	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2021.

Application of Time Adjustments:

Examples	Sales Price	Sales Date	Adjustment factor (x Sales Price)	Adjusted Sales price*
Sale 1	\$399,000	1/2/2019	0.9432	\$376,000
Sale 2	\$523,500	1/1/2020	0.9711	\$508,000
Sale 3	\$879,000	12/31/2020	0.9999	\$879,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment = $1/\text{EXP}(-8.01622000304156\text{E-}05 * \text{SaleDay})$

Where SaleDay = Sale Date - 44197

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



Sales comparison approach model description

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

Model specification

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

1. Age
2. Building Quality
3. Living Area
4. Floor Level
5. Unit Quality
6. Unit Condition
7. Covered Parking
8. Views: Mountain, City, and Puget Sound
9. Unit Type: Penthouse
10. Neighborhood
11. Certain projects as defined by Major.

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

Model calibration

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

-0.211529546765584 - 0.078823411968668 * AGE + 0.191503310533417 * BLDQUALITY + 0.0671505972744248 * COVPARKING + 0.14152798649153 * EXCSNDVIEW + 0.10698829722803 * FLOORc + 0.888233472910224 * LIVAREAx + 0.0894717744139947 * MTNVIEW - 0.162127396229547 * NBHD30 + 0.102431242852397 * PENTHOUSE - 0.423154749347723 * PROJHIGH1 - 0.283462641034981 * PROJHIGH2 - 0.267058637175296 * PROJHIGH3 - 0.14643145307689 * PROJHIGH4 - 0.0906179175804699 * PROJHIGH5 + 0.705552230722411 * PROJLOW1 + 0.359491138578024 * PROJLOW2 + 0.226832140127972 * PROJLOW3 + 0.207199786041916 * PROJLOW4 + 0.0951239087213307 * PROJLOW5 + 0.0908096775317595 * PROJLOW6 + 0.0326809739848172 * SOUNDVIEW + 0.0226485015839393 * TERRVIEW + 0.152570590426933 * UNITCONDITION + 0.315278311752199 * UQUAL4 x Mass Appraisal Adjustment (1-.075)

Exceptions:

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

Major	Nbhd	Project Name	Value Notes
026980	5	ARISTO, THE CONDOMINIUM	\$450/SF based on nearby sales of large units and general market trends.
238200	5	ESCALA CONDOMINIUM	Valued at EMV except Fair Puget Sound view at EMV X 1.2, and Average or Good Puget Sound view at EMV X 1.25.
253883	5	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM	Valued Fair Unit Location at EMV x .85 based on sales.
256800	5	FISCHER STUDIO BUILDING CONDOMINIUM	Valued at EMV x .90 based on market.
257028	5	FIX BUILDING THE CONDOMINIUM	Valued at EMV x 1.10 based on market. MI 0300 valued at EMV x 1.40 to reflect loft area not included in Declared SF.
553051	5	Millennium Tower Residential	Valued at EMV x 1.10 based on market, except Penthouses, which were valued at previous to be finished out.
606501	5	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)	Valued units with Excellent Puget Sound view at EMV X .80. All others at EMV.
607550	5	NEXUS CONDOMINIUM	Valued penthouse units at EMV x 1.25.
678570	5	PIKE & VIRGINIA BLDG CONDOMINIUM	Valued all at EMV x 1.5, except studio units, valued at EMV x 1.20.
762875	5	SEABOARD BUILDING CONDOMINIUM	Excellent Unit location (PH) and units > 2000 SF Valued at EMV x 1.30.
919590	5	WATERFRONT PLACE BUILDING RESIDENTIAL CONDOMINIUM	Valued at EMV x .80 based on market.
012500	10	ALEXANDRIA CONDOMINIUM	Valued at EMV x 1.10 based on market.
032450	10	AVENUE ONE CONDOMINIUM	Valued at EMV x 1.10 except excellent sound view, valued at EMV. Guest suite valued at previous.
051240	10	BANNER BUILDING THE CONDOMINIUM	Valued at EMV less value of separately assessed parking. MI 0110 Valued at EMV x .90 due to inferior finish
058640	10	BAY VISTA BUILDING CONDOMINIUM	Valued S-W Penthouse at EMV x 1.75 based on previous sale of combined unit. All others at EMV.
069980	10	BELLTOWN LOFTS CONDOMINIUM	Valued Building B at EMV x 1.25 and Building A at EMV x 1.10 based on market.

Major	Nbhd	Project Name	Value Notes
173480	10	CONCORD CONDOMINIUM	Valued North units facing Eagle Street at EMV x .90. All others at EMV.
228544	10	81 VINE BUILDING CONDOMINIUM	Valued at EMV less value of separately assessed parking, where applicable.
253887	10	FIFTH AVENUE COURT	Valued at EMV x .90 based on market. Parking spaces valued at land+\$1,000 truncated.
284080	10	GOODWIN, THE CONDOMINIUM	Valued at EMV x 1.40 based on market.
286740	10	GRANDVIEW CONDOMINIUM	Valued Fair Unit Location at EMV x .80. Excellent Puget Sound view valued at EMV x .90.
311050	10	HARBOUR HEIGHTS CONDOMINIUM	Valued MI 0850 - 0860 at EMV x .80 to reflect market of combined unit.
516045	10	MARKET COURT CONDOMINIUM	Valued at EMV x 1.10 less value of separately assessed parking.
516065	10	MARKET PLACE NORTH PHASE I CONDOMINIUM	Valued at EMV x 1.15 except Excellent Puget Sound View (at EMV) based on market.
516066	10	MARKET PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 16.6%)	Valued at EMV x 1.30 based on market.
520170	10	MATAE BELLTOWN	Valued at EMV x 1.15 except fair location at EMV.
663305	10	PARC-BELLTOWN, THE	Valued at EMV except Fair Unit location at EMV x .90, and Excellent unit location at EMV x 1.25 based on market.
745720	10	ROYAL CREST CONDOMINIUM	Valued at EMV x 1.10 less value of separately assessed parking where applicable.
765690	10	SEATTLE HEIGHTS CONDOMINIUM	Valued at EMV less value of separately assessed parking where applicable.
228543	25	80 SOUTH JACKSON BUILDING CONDOMINIUM	Valued Good Unit Location at EMV x 1.15. All others at EMV.
258500	25	FLORENTINE CONDOMINIUM	Valued at EMV x .90 based on market.
293760	25	GRIDIRON	Valued Affordable units at EMV x .90. All others at EMV
610826	25	NORD, THE CONDOMINIUM	Valued at EMV x 1.25 based on market
643700	25	OUR HOME HOTEL CONDOMINIUM	Valued at EMV x 1.50 less value of separately assessed parking, based on market.
780412	25	606 POST CONDOMINIUM	Valued at EMV x 1.20 based on market.
867045	25	TRAVELERS HOTEL THE /POST CONDOMINIUM	Valued at EMV x 1.50 based on market.
008600	30	ASIA CONDOMINIUM	Valued at EMV x .90 based on market.
266265	30	FUJISADA CONDOMINIUM	Valued at EMV less value of separately assessed parking.
865370	30	TOBIRA	Valued at EMV x 1.10 based on market.

** The large number of exception parcels is due to the diversity of units and 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 92.9%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2021 assessment year (taxes payable in 2022) results in an average total change from the 2020 assessments of +2.2%.

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

Ratio study

A preliminary ratio Study was completed just prior to the application of the 2021 recommended values. This study compares the prior assessment level using 2020 assessed values (1/1/2020) to current time adjusted sale prices (1/1/2021).

The study was also repeated after application of the 2021 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 7.93% to 7.36%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the body 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 2021 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes 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 Standards 5 and 6. 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. (Samish 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. (Samish 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

RCW 84.36.005

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.

RCW 36.21.080

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.

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, 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) however; due to lack of access and time few received interior inspections.

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.



King County

Department of Assessments

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John Wilson
Assessor

As we start preparations for the 2021 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2021 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson
King County Assessor



Addenda

Sales Lists

&

Specialty Area Maps

Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	135430	0050	455,000	8/20/2019	437,000	648	5	2004	3	N	N	CARBON 56
5	135430	0090	440,000	1/7/2020	427,000	671	5	2004	3	N	N	CARBON 56
5	135430	0200	519,500	5/17/2019	495,000	708	5	2004	3	N	Y	CARBON 56
5	135430	0210	419,750	12/17/2020	419,000	777	5	2004	3	N	Y	CARBON 56
5	135430	0240	448,000	9/6/2019	431,000	660	5	2004	3	N	Y	CARBON 56
5	135430	0290	450,000	6/21/2019	430,000	667	5	2004	3	N	N	CARBON 56
5	135430	0500	458,000	6/1/2020	450,000	667	5	2004	3	N	N	CARBON 56
5	135430	0530	559,500	12/10/2019	542,000	774	5	2004	3	N	Y	CARBON 56
5	176600	0130	775,000	1/9/2019	731,000	1,186	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0200	640,000	6/27/2019	612,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0260	520,000	6/2/2020	511,000	738	6	2006	3	N	N	COSMOPOLITAN
5	176600	0300	805,000	8/12/2020	796,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0400	505,000	11/15/2019	489,000	719	6	2006	3	N	N	COSMOPOLITAN
5	176600	0430	613,000	10/16/2020	609,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0510	530,000	8/9/2019	509,000	719	6	2006	3	N	N	COSMOPOLITAN
5	176600	0580	510,000	9/17/2020	506,000	738	6	2006	3	N	N	COSMOPOLITAN
5	176600	0590	542,500	8/4/2019	521,000	738	6	2006	3	N	N	COSMOPOLITAN
5	176600	0630	835,000	1/15/2020	812,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0640	655,000	1/29/2019	619,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	0930	510,000	11/5/2020	508,000	800	6	2006	3	N	N	COSMOPOLITAN
5	176600	0960	840,000	9/9/2020	832,000	1,315	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1030	568,000	11/25/2019	550,000	738	6	2006	3	N	N	COSMOPOLITAN
5	176600	1090	760,000	5/21/2020	746,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1320	925,000	6/21/2019	884,000	1,316	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1340	840,000	2/11/2020	818,000	1,186	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1420	700,000	7/18/2019	671,000	954	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1480	610,000	3/24/2020	596,000	800	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1550	663,000	6/22/2020	653,000	820	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1650	930,000	12/11/2019	902,000	1,316	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1670	850,000	3/15/2019	806,000	1,186	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1770	599,000	10/17/2020	595,000	818	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1780	849,000	11/12/2019	821,000	1,186	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1840	689,000	4/10/2019	655,000	966	6	2006	3	N	Y	COSMOPOLITAN



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	176600	1890	629,000	7/29/2020	621,000	738	6	2006	3	N	Y	COSMOPOLITAN
5	176600	1980	875,000	5/13/2020	859,000	1,186	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2010	840,000	8/6/2019	806,000	1,236	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2050	735,000	2/19/2020	717,000	966	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2070	727,500	8/10/2019	698,000	818	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2090	543,200	12/7/2020	542,000	738	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2090	615,000	3/25/2019	584,000	738	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2250	750,000	4/28/2020	735,000	966	6	2006	3	N	Y	COSMOPOLITAN
5	176600	2350	1,299,000	3/27/2020	1,270,000	1,505	6	2006	3	N	Y	COSMOPOLITAN
5	238200	0100	949,000	10/7/2020	942,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0160	950,000	12/2/2020	948,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0280	950,000	11/4/2020	946,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0310	1,044,000	9/24/2019	1,006,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0310	1,165,000	7/27/2020	1,150,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0410	740,000	12/18/2020	739,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0490	939,000	6/25/2020	925,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0550	1,289,000	5/22/2020	1,266,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0590	690,000	7/6/2020	680,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0670	1,275,000	6/11/2019	1,218,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0710	675,000	11/6/2019	653,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0730	995,000	1/3/2019	939,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0760	1,150,000	1/11/2019	1,085,000	1,607	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0780	735,000	8/17/2020	727,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	0830	670,000	8/20/2019	644,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1000	1,040,000	11/22/2019	1,007,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1180	1,125,000	12/30/2020	1,125,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1240	1,350,000	7/17/2019	1,293,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1270	1,429,000	7/31/2020	1,411,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1460	828,000	3/19/2019	786,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1520	1,007,250	4/2/2020	985,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1560	739,000	3/25/2020	722,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1630	1,525,000	12/30/2020	1,525,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1670	778,000	6/14/2019	743,000	910	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	1700	695,000	11/17/2020	692,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1730	910,000	7/28/2020	899,000	910	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1740	960,000	6/19/2019	918,000	910	7	2010	3	N	Y	ESCALA CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	238200	1760	942,000	1/29/2019	890,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1880	950,000	12/9/2019	921,000	952	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	1960	1,849,000	8/13/2019	1,775,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2100	1,150,000	1/29/2019	1,087,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2260	1,200,000	11/16/2020	1,196,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2310	1,350,000	8/26/2019	1,298,000	1,607	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2320	1,598,000	10/11/2019	1,542,000	1,848	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	2350	2,100,000	12/13/2019	2,036,000	1,883	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2410	2,040,000	8/17/2020	2,018,000	1,883	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2510	2,350,000	9/30/2020	2,333,000	2,442	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2560	1,300,000	12/16/2020	1,298,000	1,883	7	2010	3	N	N	ESCALA CONDOMINIUM
5	238200	2570	2,250,000	6/21/2019	2,151,000	2,442	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2640	9,000,000	8/14/2019	8,642,000	5,170	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2700	2,600,000	9/20/2019	2,504,000	2,543	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	238200	2720	1,840,000	11/8/2019	1,779,000	1,941	7	2010	3	N	Y	ESCALA CONDOMINIUM
5	253883	0120	1,650,000	9/1/2020	1,634,000	1,968	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0260	2,275,000	1/13/2020	2,211,000	1,824	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0280	1,300,000	7/14/2020	1,282,000	1,729	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0750	2,800,000	3/13/2019	2,656,000	1,723	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0900	2,600,000	9/11/2020	2,577,000	1,723	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1030	1,800,000	10/7/2019	1,736,000	1,729	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1100	2,900,000	6/26/2019	2,774,000	1,723	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1130	1,800,000	1/22/2020	1,751,000	1,729	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	1380	2,075,000	2/10/2020	2,021,000	1,734	7	2008	3	N	Y	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253884	0090	599,000	12/4/2020	598,000	1,208	6	2007	3	N	N	5TH AND MADISON
5	253884	0110	629,000	11/4/2019	608,000	913	6	2007	3	N	N	5TH AND MADISON
5	253884	0120	859,000	5/23/2019	819,000	1,241	6	2007	3	N	N	5TH AND MADISON
5	253884	0160	560,000	6/4/2019	535,000	807	6	2007	3	N	N	5TH AND MADISON
5	253884	0170	639,000	2/18/2020	623,000	913	6	2007	3	N	N	5TH AND MADISON
5	253884	0230	650,000	3/9/2020	635,000	913	6	2007	3	N	N	5TH AND MADISON
5	253884	0250	635,000	10/25/2019	613,000	978	6	2007	3	N	N	5TH AND MADISON
5	253884	0260	595,000	3/10/2020	581,000	979	6	2007	3	N	N	5TH AND MADISON



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	253884	0270	839,000	4/9/2019	797,000	1,208	6	2007	3	N	Y	5TH AND MADISON
5	253884	0320	625,000	9/27/2019	602,000	979	6	2007	3	N	N	5TH AND MADISON
5	253884	0330	742,500	6/1/2020	730,000	1,208	6	2007	3	N	Y	5TH AND MADISON
5	253884	0340	577,500	5/7/2019	550,000	807	6	2007	3	N	N	5TH AND MADISON
5	253884	0360	770,000	11/14/2020	767,000	1,241	6	2007	3	N	N	5TH AND MADISON
5	253884	0520	565,000	7/20/2020	558,000	807	6	2007	3	N	Y	5TH AND MADISON
5	253884	0590	742,500	6/11/2019	709,000	913	6	2007	3	N	Y	5TH AND MADISON
5	253884	0710	770,000	3/11/2020	752,000	913	6	2007	3	N	Y	5TH AND MADISON
5	253884	0760	599,000	3/12/2020	585,000	807	6	2007	3	N	Y	5TH AND MADISON
5	253884	0770	745,000	8/19/2019	716,000	913	6	2007	3	N	Y	5TH AND MADISON
5	253884	0840	985,000	6/12/2019	941,000	1,241	6	2007	3	N	Y	5TH AND MADISON
5	253884	0860	752,000	3/12/2020	734,000	979	6	2007	3	N	Y	5TH AND MADISON
5	253884	1130	769,000	3/9/2020	751,000	913	6	2007	3	N	Y	5TH AND MADISON
5	253884	1180	625,000	3/1/2019	592,000	807	6	2007	3	N	Y	5TH AND MADISON
5	253884	1190	765,000	2/11/2020	745,000	913	6	2007	3	N	Y	5TH AND MADISON
5	253884	1230	955,000	5/14/2020	937,000	1,208	6	2007	3	N	Y	5TH AND MADISON
5	256800	0080	620,000	8/18/2020	613,000	1,339	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0090	275,000	1/22/2020	267,000	540	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	256800	0230	359,500	9/8/2020	356,000	649	6	1913	5	N	N	FISCHER STUDIO BUILDING CONDOMINIUM
5	257028	0090	503,500	5/22/2019	480,000	815	5	1910	4	N	N	FIX BUILDING THE CONDOMINIUM
5	332400	0050	625,000	8/21/2019	600,000	759	6	1982	4	N	N	HILLCLIMB COURT CONDOMINIUM
5	332400	0070	664,000	1/31/2019	628,000	874	6	1982	4	N	N	HILLCLIMB COURT CONDOMINIUM
5	332400	0330	1,100,000	3/4/2020	1,074,000	1,065	6	1982	4	N	Y	HILLCLIMB COURT CONDOMINIUM
5	501730	0010	2,085,000	6/17/2019	1,993,000	1,980	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0080	960,000	3/10/2020	937,000	1,444	7	2006	3	N	N	MADISON TOWER CONDOMINIUM
5	501730	0150	679,950	3/15/2019	645,000	877	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0450	799,950	3/8/2019	758,000	877	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	501730	0460	4,695,736	11/19/2019	4,544,000	3,010	7	2006	3	N	Y	MADISON TOWER CONDOMINIUM
5	553051	0140	2,850,000	12/12/2019	2,763,000	2,304	7	2000	3	N	Y	Millennium Tower Residential
5	553051	0180	2,150,000	9/14/2020	2,131,000	2,304	7	2000	3	N	Y	Millennium Tower Residential
5	606501	0080	435,750	3/18/2019	413,000	670	6	1991	4	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0130	520,000	3/13/2019	493,000	610	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0150	457,000	7/29/2020	451,000	507	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0160	585,000	11/18/2020	583,000	1,004	6	1991	4	N	N	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	606501	0210	798,000	2/15/2019	755,000	991	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0490	635,900	9/24/2019	613,000	970	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0510	835,000	8/15/2019	802,000	991	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0580	450,000	8/12/2020	445,000	670	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0590	640,000	8/11/2020	633,000	970	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0810	760,000	12/9/2019	737,000	991	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0850	440,000	3/6/2019	417,000	507	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0960	686,000	7/18/2020	677,000	1,015	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1080	500,450	3/13/2020	489,000	670	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1110	878,800	6/10/2019	839,000	998	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1190	750,000	7/2/2019	718,000	981	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1480	547,000	3/20/2020	535,000	670	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1490	640,000	9/23/2020	635,000	981	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1560	735,000	11/17/2020	732,000	1,015	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1880	599,950	2/21/2020	585,000	760	6	1991	4	N	Y	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	607550	0130	360,950	3/11/2020	352,000	302	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0130	295,000	10/12/2020	293,000	302	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0160	399,950	2/6/2020	390,000	337	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0180	575,000	3/14/2020	562,000	617	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0190	482,550	6/5/2020	474,000	456	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0200	496,550	5/14/2020	487,000	479	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0210	561,750	2/1/2020	547,000	667	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0220	651,000	2/24/2020	635,000	646	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0240	336,000	2/5/2020	327,000	446	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0250	399,950	2/5/2020	389,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0260	550,000	2/5/2020	536,000	637	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0270	480,000	4/27/2020	471,000	636	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0270	569,000	6/9/2020	560,000	636	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0280	475,000	2/12/2020	463,000	625	7	2020	3	N	Y	NEXUS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	0290	899,950	2/5/2020	876,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0310	340,000	3/5/2020	332,000	428	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0330	525,000	2/5/2020	511,000	654	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0340	565,000	2/5/2020	550,000	720	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0350	560,000	2/5/2020	545,000	666	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0360	622,300	5/13/2020	611,000	646	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0370	335,000	2/28/2020	327,000	464	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0380	341,250	2/5/2020	332,000	446	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0390	330,000	2/5/2020	321,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0400	585,000	2/1/2020	569,000	637	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0400	665,000	4/28/2020	652,000	637	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0410	550,000	7/17/2020	543,000	632	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0410	505,000	3/18/2020	493,000	632	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0420	495,000	2/5/2020	482,000	625	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0430	875,000	2/5/2020	852,000	1,017	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0440	345,000	2/6/2020	336,000	419	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0440	350,000	7/31/2020	346,000	419	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0450	345,000	2/5/2020	336,000	427	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0460	320,250	2/5/2020	312,000	352	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0460	322,000	8/11/2020	318,000	352	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0470	555,000	3/6/2020	542,000	652	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0480	585,000	2/5/2020	570,000	721	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0500	825,000	2/5/2020	803,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0520	330,000	2/3/2020	321,000	446	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0530	366,581	2/5/2020	357,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0540	619,500	2/5/2020	603,000	637	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0550	550,000	6/11/2020	541,000	632	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0560	505,000	2/5/2020	492,000	626	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0570	979,950	2/5/2020	954,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0580	339,950	3/10/2020	332,000	419	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0590	385,875	2/6/2020	376,000	427	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0600	359,950	2/24/2020	351,000	352	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0600	315,000	11/10/2020	314,000	352	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0610	593,250	2/11/2020	578,000	652	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0620	595,000	2/5/2020	579,000	722	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0630	575,000	2/20/2020	561,000	673	7	2020	3	N	N	NEXUS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	0640	1,099,950	6/11/2020	1,082,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0650	345,000	2/5/2020	336,000	463	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0660	465,000	6/15/2020	458,000	445	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0660	351,750	2/25/2020	343,000	445	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0670	369,338	2/12/2020	360,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0680	595,000	2/5/2020	579,000	637	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0690	525,000	5/4/2020	515,000	636	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0700	515,000	3/6/2020	503,000	627	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0710	999,950	2/5/2020	974,000	1,021	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0720	391,388	2/9/2020	381,000	420	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0730	449,950	3/25/2020	440,000	428	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0740	315,000	3/2/2020	307,000	352	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0750	644,474	2/25/2020	629,000	653	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0770	585,000	2/5/2020	570,000	671	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0780	1,119,950	2/12/2020	1,091,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0790	350,000	2/5/2020	341,000	465	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0800	340,000	2/5/2020	331,000	448	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0810	337,500	2/5/2020	329,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0830	589,838	2/5/2020	574,000	634	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0840	525,000	2/3/2020	511,000	629	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0870	360,000	2/5/2020	351,000	428	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0890	585,000	2/5/2020	570,000	654	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0900	678,038	2/5/2020	660,000	720	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0910	605,000	2/3/2020	589,000	670	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	0920	855,000	2/5/2020	833,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0930	355,000	2/5/2020	346,000	464	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0940	345,500	2/5/2020	336,000	448	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0960	679,950	2/5/2020	662,000	636	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0970	545,000	2/5/2020	531,000	633	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0980	566,750	2/5/2020	552,000	625	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	0990	1,059,950	2/5/2020	1,032,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1000	390,000	2/11/2020	380,000	420	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1010	375,000	2/11/2020	365,000	428	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1030	644,950	3/18/2020	630,000	654	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1040	699,950	3/25/2020	684,000	720	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1060	865,000	3/2/2020	844,000	1,020	7	2020	3	N	Y	NEXUS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	1070	360,000	2/5/2020	351,000	466	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1080	350,000	2/5/2020	341,000	448	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1090	377,606	2/5/2020	368,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1100	610,000	2/5/2020	594,000	637	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1110	582,750	3/2/2020	569,000	631	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1120	545,000	3/31/2020	533,000	623	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1130	1,079,950	4/28/2020	1,059,000	1,017	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1140	392,500	2/2/2020	382,000	420	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1150	380,000	2/5/2020	370,000	426	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1180	594,500	11/13/2020	592,000	720	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1190	615,000	2/5/2020	599,000	673	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1210	365,000	5/1/2020	358,000	465	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1220	355,000	2/5/2020	346,000	450	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1230	389,950	4/27/2020	382,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1240	590,000	11/13/2020	588,000	636	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1250	593,250	4/6/2020	581,000	631	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1260	555,000	2/5/2020	540,000	628	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1270	965,000	3/5/2020	942,000	1,020	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1280	435,488	2/5/2020	424,000	420	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1290	404,250	2/5/2020	394,000	426	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1300	349,950	2/19/2020	341,000	352	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1310	699,950	2/5/2020	682,000	657	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1310	699,950	4/15/2020	685,000	657	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1320	719,950	3/26/2020	704,000	720	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1330	620,000	2/5/2020	604,000	669	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1340	1,199,950	2/24/2020	1,170,000	1,017	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1350	414,000	11/4/2020	412,000	464	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1350	370,000	4/14/2020	362,000	464	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1360	378,000	2/11/2020	368,000	447	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1370	383,119	2/5/2020	373,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1390	603,750	4/1/2020	591,000	631	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1400	609,950	2/5/2020	594,000	629	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1410	1,109,950	2/5/2020	1,081,000	1,015	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1420	397,500	2/26/2020	388,000	420	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1430	390,000	2/5/2020	380,000	427	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1440	399,950	4/4/2020	391,000	352	7	2020	3	N	Y	NEXUS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	1460	739,950	3/2/2020	722,000	721	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1470	600,000	6/24/2020	591,000	670	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1490	475,000	3/20/2020	464,000	464	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1490	375,000	2/5/2020	365,000	464	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1500	365,000	2/5/2020	355,000	448	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1510	350,000	3/13/2020	342,000	383	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1520	625,000	2/5/2020	609,000	637	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1520	675,000	4/2/2020	660,000	637	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1530	629,950	2/5/2020	613,000	639	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1540	603,750	2/24/2020	589,000	627	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1550	995,000	3/5/2020	971,000	1,017	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1560	420,000	2/5/2020	409,000	418	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1570	395,000	2/1/2020	385,000	427	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1580	350,000	2/20/2020	341,000	354	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1580	355,000	9/7/2020	352,000	354	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1600	655,000	3/13/2020	640,000	720	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1610	795,000	4/4/2020	778,000	807	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1630	745,000	2/24/2020	727,000	720	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1690	885,000	2/5/2020	862,000	1,035	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1700	445,000	2/5/2020	433,000	450	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1710	450,000	10/9/2020	447,000	466	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1710	450,000	3/5/2020	439,000	466	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1740	615,000	4/8/2020	602,000	666	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1750	1,099,950	2/5/2020	1,071,000	1,055	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1760	499,950	5/14/2020	491,000	413	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1770	435,750	2/5/2020	424,000	453	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1780	1,049,950	4/21/2020	1,029,000	1,041	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1790	640,000	2/5/2020	623,000	692	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	1800	698,000	3/30/2020	683,000	720	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1810	997,763	4/6/2020	976,000	1,032	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1820	499,950	4/4/2020	489,000	449	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1830	475,250	3/12/2020	464,000	468	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1840	649,950	3/18/2020	635,000	666	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1850	1,055,000	3/23/2020	1,031,000	1,058	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1860	499,950	3/23/2020	489,000	411	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1870	499,000	4/7/2020	488,000	453	7	2020	3	N	Y	NEXUS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	1880	1,059,950	2/25/2020	1,034,000	1,041	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1890	645,000	2/25/2020	629,000	692	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1920	496,513	3/11/2020	485,000	449	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1930	499,950	2/27/2020	488,000	467	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1950	699,950	3/6/2020	683,000	613	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1960	600,000	2/19/2020	585,000	615	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1970	659,950	2/25/2020	644,000	664	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	1990	454,781	3/27/2020	445,000	412	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2000	425,000	2/19/2020	414,000	458	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2010	1,050,000	3/23/2020	1,026,000	1,041	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2020	650,000	2/27/2020	634,000	692	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2030	675,000	4/11/2020	661,000	719	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2040	945,000	5/13/2020	928,000	1,036	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2070	469,950	2/26/2020	458,000	378	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	2080	630,000	2/26/2020	615,000	617	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2110	1,095,000	3/18/2020	1,070,000	1,056	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2120	465,000	2/26/2020	454,000	411	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2130	430,000	2/28/2020	420,000	454	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2140	1,070,000	3/23/2020	1,046,000	1,041	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2150	655,000	3/5/2020	639,000	692	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2160	680,000	3/27/2020	665,000	720	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2180	415,000	3/9/2020	405,000	449	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2200	399,950	3/25/2020	391,000	378	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	2210	649,950	2/25/2020	634,000	616	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2220	699,950	2/5/2020	682,000	617	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2230	635,000	2/25/2020	619,000	667	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2240	1,115,000	4/1/2020	1,091,000	1,056	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2250	469,950	4/4/2020	460,000	411	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2260	485,000	3/26/2020	474,000	454	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2260	550,000	7/9/2020	542,000	454	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2270	1,249,950	2/25/2020	1,219,000	1,041	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2280	660,000	3/6/2020	644,000	692	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2290	749,950	3/23/2020	733,000	720	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2310	529,950	5/13/2020	520,000	450	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2320	479,950	3/26/2020	469,000	465	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2330	385,000	2/24/2020	375,000	378	7	2020	3	N	N	NEXUS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	2340	672,000	3/6/2020	656,000	614	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2350	645,750	3/6/2020	630,000	615	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2360	640,000	3/5/2020	625,000	667	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2370	1,135,000	5/18/2020	1,114,000	1,055	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2380	470,000	3/26/2020	460,000	411	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2390	453,888	6/12/2020	447,000	453	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2410	749,950	3/3/2020	732,000	692	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2420	690,000	2/26/2020	673,000	721	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2430	1,055,250	4/27/2020	1,034,000	1,035	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2460	390,000	2/25/2020	380,000	378	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	2470	645,000	2/25/2020	629,000	616	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2470	619,000	11/6/2020	616,000	616	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2490	711,113	6/11/2020	700,000	667	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2500	1,155,000	3/23/2020	1,129,000	1,054	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2510	422,500	4/27/2020	414,000	412	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2520	517,250	3/6/2020	505,000	453	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2540	764,950	3/18/2020	747,000	693	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2550	695,000	3/26/2020	680,000	719	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2560	1,025,000	4/4/2020	1,003,000	1,034	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2570	480,000	2/5/2020	467,000	449	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2580	485,000	5/18/2020	476,000	466	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2590	445,000	6/25/2020	438,000	378	7	2020	3	N	N	NEXUS CONDOMINIUM
5	607550	2600	619,900	10/2/2020	615,000	616	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2620	650,000	2/26/2020	634,000	664	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2630	1,175,000	2/3/2020	1,144,000	1,055	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2650	500,000	3/26/2020	489,000	453	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2690	1,599,950	4/14/2020	1,567,000	1,310	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2700	1,220,950	4/4/2020	1,195,000	1,007	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2720	1,784,000	3/5/2020	1,741,000	1,367	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2740	1,129,950	3/30/2020	1,105,000	1,022	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2770	675,000	4/1/2020	660,000	666	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2780	722,138	2/5/2020	703,000	634	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2790	1,349,950	4/4/2020	1,321,000	1,025	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2800	549,950	5/7/2020	540,000	433	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2840	735,000	3/6/2020	717,000	684	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2850	1,149,950	4/20/2020	1,127,000	1,020	7	2020	3	N	Y	NEXUS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	2860	989,950	3/19/2020	967,000	946	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2870	1,125,000	3/30/2020	1,100,000	1,073	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2880	799,950	3/23/2020	782,000	666	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2890	698,250	4/28/2020	685,000	633	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2910	564,950	4/6/2020	553,000	433	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2940	1,170,000	6/12/2020	1,151,000	1,020	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2950	999,950	3/9/2020	976,000	946	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2960	1,150,000	4/27/2020	1,127,000	1,077	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2970	695,000	3/3/2020	678,000	662	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	2990	1,270,000	3/11/2020	1,240,000	1,022	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3000	589,950	4/21/2020	578,000	433	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3010	547,975	3/2/2020	535,000	433	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3020	1,270,000	4/21/2020	1,244,000	1,064	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3040	749,950	4/6/2020	734,000	679	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3050	1,199,950	6/25/2020	1,182,000	1,021	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3070	1,139,950	6/24/2020	1,123,000	1,075	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3080	705,000	6/11/2020	694,000	664	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3090	749,950	4/9/2020	734,000	636	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3100	1,359,750	5/21/2020	1,335,000	1,022	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3110	534,950	4/4/2020	523,000	433	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3140	829,950	2/25/2020	810,000	725	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3160	1,225,000	4/27/2020	1,201,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3170	1,035,000	3/26/2020	1,012,000	943	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3180	1,214,800	3/19/2020	1,187,000	1,074	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3190	715,000	5/26/2020	703,000	663	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3200	750,000	3/26/2020	733,000	636	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3210	1,399,950	4/1/2020	1,369,000	1,023	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3220	589,950	4/6/2020	577,000	431	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3240	1,349,950	3/11/2020	1,318,000	1,060	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3260	859,950	4/28/2020	843,000	684	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3270	1,299,950	4/15/2020	1,273,000	1,021	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3280	1,055,000	6/10/2020	1,038,000	946	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3290	1,279,950	6/25/2020	1,261,000	1,070	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3310	705,000	3/11/2020	688,000	636	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3350	1,399,950	4/27/2020	1,372,000	1,060	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3360	805,000	2/26/2020	785,000	726	7	2020	3	N	Y	NEXUS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	607550	3370	824,250	5/14/2020	809,000	684	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3380	1,349,950	4/1/2020	1,321,000	1,021	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3390	1,075,000	2/25/2020	1,049,000	946	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3420	769,950	4/27/2020	755,000	632	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3470	889,950	3/11/2020	869,000	727	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3480	795,000	5/13/2020	780,000	684	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3490	1,399,950	6/11/2020	1,377,000	1,018	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3500	1,170,000	5/22/2020	1,149,000	949	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3510	1,199,950	2/5/2020	1,169,000	1,076	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3520	745,000	3/9/2020	727,000	667	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3530	725,000	5/12/2020	712,000	632	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3550	629,950	5/13/2020	618,000	430	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3580	905,950	5/20/2020	890,000	727	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3600	1,795,950	4/7/2020	1,758,000	1,341	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3640	949,950	5/20/2020	933,000	729	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3690	825,000	6/11/2020	812,000	670	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3730	999,950	3/25/2020	978,000	730	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	607550	3800	918,750	6/12/2020	904,000	702	7	2020	3	N	Y	NEXUS CONDOMINIUM
5	609450	0280	572,000	4/15/2019	544,000	778	6	1985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0300	699,950	3/13/2019	664,000	969	6	1985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0600	530,000	9/4/2019	510,000	838	6	1985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0730	700,000	8/14/2019	672,000	969	6	1985	4	N	N	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0820	1,250,000	1/15/2019	1,180,000	1,171	6	1985	4	N	Y	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609468	0010	8,975,000	3/11/2019	8,511,000	5,111	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0020	9,500,000	10/16/2020	9,442,000	5,281	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0060	2,200,000	7/5/2019	2,106,000	1,329	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0170	9,200,000	10/12/2020	9,140,000	4,293	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0170	9,200,000	7/2/2019	8,804,000	4,293	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	609468	0360	10,600,000	9/5/2019	#####	4,258	8	2008	3	N	Y	99 UNION STREET PRIVATE RESIDENCES
5	636400	0030	1,200,000	7/1/2020	1,182,000	1,583	7	2009	3	N	Y	OLIVE 8
5	636400	0160	792,000	5/14/2019	755,000	1,092	7	2009	3	N	Y	OLIVE 8
5	636400	0550	715,000	2/18/2020	697,000	823	7	2009	3	N	N	OLIVE 8
5	636400	0700	795,000	5/24/2019	758,000	834	7	2009	3	N	Y	OLIVE 8

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	636400	0790	1,035,000	2/12/2019	979,000	1,350	7	2009	3	N	Y	OLIVE 8
5	636400	0870	1,265,000	9/25/2020	1,255,000	1,586	7	2009	3	N	Y	OLIVE 8
5	636400	1150	775,000	8/2/2019	743,000	1,092	7	2009	3	N	Y	OLIVE 8
5	636400	1250	720,000	11/9/2020	717,000	837	7	2009	3	N	Y	OLIVE 8
5	636400	1320	720,000	5/19/2020	707,000	823	7	2009	3	N	Y	OLIVE 8
5	636400	1380	675,000	1/8/2019	637,000	690	7	2009	3	N	Y	OLIVE 8
5	636400	1430	740,000	2/6/2020	721,000	823	7	2009	3	N	Y	OLIVE 8
5	636400	1500	667,500	6/23/2020	657,000	650	7	2009	3	N	Y	OLIVE 8
5	636400	1510	1,688,000	9/26/2019	1,626,000	1,534	7	2009	3	N	Y	OLIVE 8
5	636400	1860	1,495,000	6/6/2019	1,428,000	1,586	7	2009	3	N	Y	OLIVE 8
5	636400	1980	780,000	2/19/2020	760,000	823	7	2009	3	N	Y	OLIVE 8
5	636400	2040	730,000	11/26/2019	707,000	690	7	2009	3	N	Y	OLIVE 8
5	636400	2060	1,825,000	10/29/2020	1,816,000	1,534	7	2009	3	N	Y	OLIVE 8
5	636400	2070	675,000	1/4/2019	637,000	689	7	2009	3	N	Y	OLIVE 8
5	636400	2120	750,000	11/4/2020	747,000	808	7	2009	3	N	Y	OLIVE 8
5	762875	0130	540,000	1/22/2019	510,000	710	7	1909	5	N	N	SEABOARD BUILDING CONDOMINIUM
5	762875	0150	998,500	3/2/2020	974,000	1,825	7	1909	5	N	Y	SEABOARD BUILDING CONDOMINIUM
5	872975	0060	740,000	11/14/2019	716,000	1,266	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0200	1,295,000	3/5/2019	1,227,000	1,697	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0280	555,000	9/18/2019	534,000	756	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0320	1,560,000	2/15/2019	1,477,000	1,798	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0500	599,999	10/8/2020	596,000	867	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0590	551,500	2/11/2020	537,000	755	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0600	540,000	10/7/2019	521,000	745	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0620	608,000	10/24/2019	587,000	821	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0720	593,000	6/29/2020	584,000	821	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	0730	900,000	3/9/2020	879,000	1,321	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	0780	470,000	10/11/2019	453,000	610	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1040	528,500	2/24/2020	515,000	587	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1070	638,000	5/6/2019	608,000	858	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1200	560,000	3/4/2019	531,000	745	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1270	668,000	4/15/2019	635,000	858	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1430	900,000	11/23/2020	897,000	1,321	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1570	1,220,000	3/11/2020	1,191,000	1,427	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	1640	810,000	6/9/2020	797,000	1,380	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1780	475,000	11/15/2020	473,000	785	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	872975	1810	533,500	1/10/2019	503,000	745	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	1940	525,000	7/19/2019	503,000	732	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	2080	570,000	11/19/2020	568,000	822	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	2130	475,000	11/6/2020	473,000	741	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2150	1,016,000	1/21/2020	988,000	1,415	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2200	530,000	7/30/2019	508,000	685	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2340	978,000	6/21/2019	935,000	1,415	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2350	855,000	8/24/2019	822,000	1,206	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	2400	559,000	1/22/2019	528,000	732	6	2006	3	N	N	2200 RESIDENTIAL CONDOMINIUM
5	872975	2410	551,888	2/7/2019	522,000	741	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2490	555,000	6/5/2020	546,000	732	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2490	539,000	5/30/2019	514,000	732	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2560	1,015,000	10/2/2019	978,000	1,423	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2580	1,695,000	6/25/2020	1,669,000	2,065	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	872975	2600	639,000	5/7/2019	609,000	859	6	2006	3	N	Y	2200 RESIDENTIAL CONDOMINIUM
5	919590	0130	1,450,000	5/20/2019	1,383,000	1,684	7	1983	4	N	Y	WATERFRONT PLACE BUILDING RESIDENTIAL CONDOMINIUM
5	919720	0060	543,000	8/6/2019	521,000	768	6	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0210	539,950	3/17/2020	528,000	712	6	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0220	615,000	10/29/2019	594,000	796	6	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0230	599,000	9/13/2019	577,000	792	6	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0240	500,000	11/4/2019	483,000	803	6	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0530	750,000	5/7/2019	714,000	1,068	6	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0600	749,000	9/10/2019	721,000	1,014	6	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0760	580,000	1/28/2020	564,000	782	6	1983	4	N	Y	WATERMARK RESIDENTIAL CONDOMINIUM
10	012500	0120	511,000	12/21/2019	496,000	930	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0250	250,000	12/4/2019	242,000	333	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0260	465,000	3/1/2019	441,000	775	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0280	487,000	8/14/2019	468,000	930	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0310	295,000	4/2/2020	289,000	450	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0350	523,500	1/1/2020	508,000	775	4	1991	4	N	Y	ALEXANDRIA CONDOMINIUM
10	012500	0400	250,000	3/19/2020	244,000	333	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0470	325,000	12/10/2019	315,000	450	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0570	474,000	6/1/2019	452,000	735	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0640	375,000	1/17/2020	365,000	550	4	1991	4	N	N	ALEXANDRIA CONDOMINIUM
10	012500	0660	295,000	6/25/2019	282,000	450	4	1991	4	N	Y	ALEXANDRIA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	025480	0280	595,000	5/3/2019	567,000	1,063	6	1989	4	N	N	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0290	465,000	11/4/2019	449,000	787	6	1989	4	N	N	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0350	650,000	3/6/2020	635,000	1,063	6	1989	4	N	N	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0500	485,000	3/9/2020	474,000	787	6	1989	4	N	N	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0780	500,000	4/3/2019	475,000	787	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0790	525,000	4/18/2019	499,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0820	792,000	12/30/2020	792,000	1,065	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0840	550,000	8/21/2020	544,000	1,063	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0930	560,000	2/21/2019	530,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1040	520,000	5/13/2019	496,000	675	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1080	825,000	12/7/2020	823,000	996	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1210	550,000	8/24/2019	529,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1220	835,000	9/29/2020	829,000	996	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1310	779,000	5/13/2019	742,000	1,065	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1420	585,000	12/9/2019	567,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1420	555,000	2/20/2019	526,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1430	775,000	9/6/2019	746,000	996	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1490	590,000	6/19/2019	564,000	855	6	1989	4	N	Y	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	032450	0200	825,000	6/1/2020	811,000	1,338	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0260	390,000	10/9/2020	387,000	680	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0300	845,000	10/16/2020	840,000	1,338	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0310	460,000	10/11/2020	457,000	716	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0350	699,000	9/28/2020	694,000	1,117	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0380	455,000	9/25/2020	451,000	721	6	2004	3	N	N	AVENUE ONE CONDOMINIUM
10	032450	0420	358,000	11/21/2020	357,000	510	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0600	881,000	6/24/2019	843,000	1,338	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0860	490,000	10/18/2019	473,000	680	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	0930	525,000	12/2/2019	509,000	893	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	032450	1010	525,000	11/15/2019	508,000	893	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1070	505,000	6/24/2020	497,000	716	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1180	485,000	8/22/2019	466,000	647	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	032450	1200	940,000	2/19/2020	916,000	1,235	6	2004	3	N	Y	AVENUE ONE CONDOMINIUM
10	051240	0130	1,150,000	7/15/2019	1,102,000	1,657	6	1994	3	N	N	BANNER BUILDING THE CONDOMINIUM
10	051240	0170	1,100,000	5/1/2019	1,047,000	1,657	6	1994	3	N	Y	BANNER BUILDING THE CONDOMINIUM
10	058640	0150	765,000	7/7/2020	754,000	1,463	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0260	850,000	10/11/2019	820,000	1,371	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0430	1,250,000	7/22/2020	1,234,000	2,321	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	058640	0660	805,000	10/29/2019	778,000	1,306	6	1982	4	N	Y	BAY VISTA BUILDING CONDOMINIUM
10	065700	0150	530,000	7/26/2019	508,000	695	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0340	380,500	4/23/2019	362,000	423	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0350	425,000	2/27/2020	415,000	421	6	1908	5	N	N	AUSTIN A BELL CONDOMINIUM
10	065700	0480	437,000	2/6/2020	426,000	419	6	1908	5	N	Y	AUSTIN A BELL CONDOMINIUM
10	065700	0490	415,000	3/7/2019	393,000	419	6	1908	5	N	Y	AUSTIN A BELL CONDOMINIUM
10	068780	0100	655,000	4/6/2020	641,000	1,054	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0130	337,000	1/15/2019	318,000	495	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0190	655,000	12/13/2019	635,000	989	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0210	697,000	8/20/2019	670,000	1,054	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0360	475,000	9/13/2019	457,000	580	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0380	340,000	5/13/2020	334,000	398	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0480	715,000	12/13/2019	693,000	1,034	6	2003	3	N	Y	BELLORA CONDOMINIUM
10	068780	0670	332,000	9/3/2019	319,000	494	6	2003	3	N	N	BELLORA CONDOMINIUM
10	068780	0910	1,500,000	4/29/2020	1,471,000	1,772	6	2003	3	N	Y	BELLORA CONDOMINIUM
10	069900	0200	595,000	3/14/2019	564,000	916	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0270	372,880	10/25/2019	360,000	470	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0310	385,000	10/7/2020	382,000	641	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0330	385,000	7/25/2019	369,000	466	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0360	495,000	7/16/2019	474,000	637	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0440	497,500	6/21/2019	476,000	627	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0490	375,000	9/23/2019	361,000	470	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0610	420,000	1/23/2020	409,000	637	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0680	380,000	4/8/2020	372,000	466	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	0840	690,000	10/28/2020	686,000	890	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0910	502,500	2/15/2019	476,000	631	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	0930	360,000	4/5/2019	342,000	466	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	069900	1040	550,000	7/23/2020	543,000	879	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1310	495,000	4/2/2019	470,000	627	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1440	427,000	8/27/2020	423,000	638	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1610	390,000	5/23/2019	372,000	541	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1620	400,000	2/13/2019	379,000	531	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1700	500,000	8/21/2019	480,000	700	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1740	585,000	5/8/2019	557,000	918	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1790	545,000	12/18/2019	529,000	700	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1920	399,000	6/24/2020	393,000	466	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	1940	435,000	11/7/2019	421,000	636	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1960	578,000	1/31/2020	563,000	783	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	1980	389,000	7/18/2019	373,000	531	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	2130	430,000	2/5/2020	419,000	522	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2220	459,000	7/16/2019	440,000	579	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	2310	615,000	9/26/2019	593,000	1,033	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	2320	479,500	3/8/2019	455,000	772	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	069900	2330	900,000	2/13/2019	852,000	1,129	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2360	580,000	8/19/2019	557,000	854	4	1994	4	N	Y	BELLTOWN COURT CONDOMINIUM
10	069900	2460	535,000	9/9/2019	515,000	783	4	1994	4	N	N	BELLTOWN COURT CONDOMINIUM
10	173480	0150	700,000	6/11/2020	689,000	1,125	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0190	540,000	8/8/2019	518,000	885	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	0220	447,000	9/15/2019	430,000	603	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0860	1,150,000	10/28/2020	1,144,000	1,564	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0870	1,280,000	3/17/2020	1,251,000	1,315	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	0960	480,000	9/9/2020	476,000	629	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1090	460,000	4/29/2020	451,000	638	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1460	729,500	4/22/2019	694,000	1,114	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1470	370,000	12/17/2020	370,000	480	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1630	446,000	10/8/2020	443,000	625	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1640	580,000	3/11/2020	566,000	845	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1680	1,250,000	10/7/2019	1,206,000	1,599	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	173480	1710	324,950	9/27/2019	313,000	386	6	1999	3	N	N	CONCORD CONDOMINIUM
10	173480	1900	565,000	12/21/2020	565,000	801	6	1999	3	N	Y	CONCORD CONDOMINIUM
10	174550	0100	735,594	8/24/2020	728,000	842	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0130	725,000	3/6/2020	708,000	1,182	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0290	484,000	9/10/2020	480,000	512	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	174550	0300	740,000	10/30/2019	715,000	820	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0340	840,000	10/1/2020	834,000	842	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0430	899,950	1/23/2019	850,000	1,182	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0570	491,000	8/16/2019	472,000	512	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0590	835,000	11/17/2020	832,000	1,182	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0630	750,000	9/12/2020	743,000	1,035	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	174550	0640	950,000	10/26/2020	945,000	1,208	6	1981	4	N	Y	CONTINENTAL PLACE CONDOMINIUM
10	184305	0070	535,000	9/12/2019	515,000	753	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0090	595,000	5/8/2019	567,000	746	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0120	610,000	6/20/2019	583,000	746	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0150	985,000	12/2/2019	954,000	1,612	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0240	995,000	6/21/2019	951,000	1,408	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0280	595,000	9/15/2020	590,000	820	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0310	689,000	6/22/2020	678,000	887	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0320	1,000,000	3/28/2019	950,000	1,572	6	2004	3	N	N	CRISTALLA CONDOMINIUM
10	184305	0460	685,000	6/15/2020	674,000	875	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0560	615,000	7/15/2020	607,000	826	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0700	550,000	1/3/2020	534,000	887	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0730	725,000	6/9/2020	713,000	928	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0740	650,000	9/21/2020	645,000	773	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0780	390,000	6/17/2020	384,000	427	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	0990	705,000	12/9/2020	704,000	928	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1080	1,695,000	2/5/2019	1,603,000	2,504	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1400	1,250,000	4/11/2019	1,188,000	1,572	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1450	1,160,000	6/24/2019	1,109,000	1,387	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1470	489,000	8/10/2020	483,000	599	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1510	1,220,000	1/29/2020	1,187,000	1,572	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1660	1,250,000	1/24/2019	1,181,000	1,387	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1780	879,000	12/31/2020	879,000	1,132	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1820	2,995,000	2/14/2019	2,835,000	3,393	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1900	940,000	9/18/2019	905,000	1,174	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	184305	1950	3,800,000	10/2/2019	3,663,000	2,842	6	2004	3	N	Y	CRISTALLA CONDOMINIUM
10	228544	0070	698,000	7/3/2019	668,000	974	6	1914	5	N	N	81 VINE BUILDING CONDOMINIUM
10	228544	0090	605,000	2/27/2019	573,000	836	6	1914	5	N	N	81 VINE BUILDING CONDOMINIUM
10	228544	0120	480,000	10/3/2019	463,000	669	6	1914	5	N	N	81 VINE BUILDING CONDOMINIUM
10	228544	0130	1,015,000	12/12/2019	984,000	1,490	6	1914	5	N	N	81 VINE BUILDING CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	228544	0240	552,000	5/9/2020	542,000	891	6	1914	5	N	N	81 VINE BUILDING CONDOMINIUM
10	231330	0170	320,000	10/10/2019	309,000	447	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	0200	519,500	6/7/2019	496,000	702	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0480	830,000	2/20/2019	786,000	1,282	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0490	860,000	9/10/2020	852,000	1,390	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0540	699,000	3/4/2020	682,000	905	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0590	458,000	8/20/2019	440,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	0620	325,000	2/11/2019	308,000	447	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0630	704,000	4/29/2019	670,000	905	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0710	384,900	1/6/2020	374,000	447	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0810	675,000	10/22/2019	652,000	905	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	0870	495,000	10/2/2019	477,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1360	450,000	3/10/2020	439,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1370	403,000	8/7/2020	398,000	608	5	2000	3	N	N	ELLINGTON THE CONDOMINIUM
10	231330	1600	530,000	8/28/2019	510,000	702	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1650	579,000	6/11/2019	553,000	721	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1680	591,000	1/9/2019	558,000	719	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1750	370,000	5/28/2019	353,000	447	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1780	580,000	9/23/2020	575,000	702	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1870	555,000	5/1/2019	528,000	702	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	231330	1980	1,200,000	12/10/2019	1,163,000	1,218	5	2000	3	N	Y	ELLINGTON THE CONDOMINIUM
10	235700	0300	1,050,000	3/19/2020	1,026,000	1,388	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0330	668,000	4/9/2019	635,000	790	6	2009	3	N	N	ENSO CONDOMINIUM
10	235700	0360	785,000	1/15/2019	741,000	891	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0390	590,000	9/15/2020	585,000	683	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0510	625,000	7/1/2019	598,000	712	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0610	630,000	3/15/2019	598,000	712	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0620	1,015,000	1/24/2020	987,000	1,279	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0660	729,000	10/20/2020	725,000	891	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0810	680,000	4/6/2020	665,000	712	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0860	749,000	7/13/2020	739,000	891	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	0890	645,000	4/20/2020	632,000	683	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1020	995,000	3/10/2020	972,000	1,279	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1020	1,055,000	7/16/2019	1,011,000	1,279	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1030	695,000	12/10/2020	694,000	790	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1110	650,000	3/15/2019	617,000	712	6	2009	3	N	Y	ENSO CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	235700	1150	750,000	7/27/2020	741,000	886	6	2009	3	N	N	ENSO CONDOMINIUM
10	235700	1170	1,345,000	12/1/2020	1,342,000	1,556	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1310	1,485,000	5/9/2019	1,415,000	1,556	6	2009	3	N	Y	ENSO CONDOMINIUM
10	235700	1330	980,000	12/5/2019	950,000	1,129	6	2009	3	N	Y	ENSO CONDOMINIUM
10	253887	0070	420,000	7/11/2019	402,000	583	6	1922	5	N	N	FIFTH AVENUE COURT
10	253887	0120	280,000	4/11/2019	266,000	369	6	1922	5	N	N	FIFTH AVENUE COURT
10	268870	0040	795,000	7/26/2019	762,000	1,195	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0060	625,000	4/24/2019	595,000	983	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0220	445,000	1/24/2020	433,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0240	433,000	4/3/2019	411,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0280	447,000	5/15/2019	426,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0370	464,850	5/20/2019	443,000	791	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0620	449,300	4/9/2019	427,000	699	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0720	480,000	4/30/2019	457,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	0750	410,000	4/4/2019	390,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	0760	448,500	5/27/2020	441,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	0990	480,000	6/20/2019	459,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	1000	420,000	10/26/2020	418,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1010	420,000	7/24/2019	403,000	596	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	1080	440,000	7/13/2020	434,000	604	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1150	699,950	8/29/2019	673,000	1,066	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1170	487,500	6/13/2019	466,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1190	482,500	11/19/2019	467,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1210	480,000	7/24/2019	460,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1220	480,000	6/25/2019	459,000	603	5	2008	3	N	N	GALLERY BELLTOWN
10	268870	1350	655,000	8/1/2019	628,000	883	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1430	490,000	3/13/2020	479,000	586	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1490	879,950	2/14/2020	858,000	1,301	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1650	434,000	9/28/2020	431,000	771	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1660	1,148,000	4/22/2019	1,092,000	1,481	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1680	910,000	8/26/2020	901,000	1,301	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1730	640,000	3/9/2020	625,000	883	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1770	508,000	12/27/2019	493,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1830	525,000	8/3/2020	519,000	672	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	1930	502,000	11/1/2019	485,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2030	548,000	3/29/2019	520,000	771	5	2008	3	N	Y	GALLERY BELLTOWN



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	268870	2100	789,000	6/19/2019	754,000	1,066	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2110	695,000	8/17/2020	687,000	883	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2140	769,461	10/28/2019	743,000	1,016	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2180	532,500	9/2/2020	527,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2240	725,000	10/26/2020	721,000	797	5	2008	3	N	Y	GALLERY BELLTOWN
10	268870	2300	569,000	11/18/2019	551,000	603	5	2008	3	N	Y	GALLERY BELLTOWN
10	286740	0050	495,000	1/23/2019	468,000	988	5	1979	4	N	N	GRANDVIEW CONDOMINIUM
10	286740	0100	405,000	1/29/2020	394,000	591	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0130	405,000	7/10/2019	388,000	557	5	1979	4	N	N	GRANDVIEW CONDOMINIUM
10	286740	0170	400,000	10/27/2020	398,000	591	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0180	415,000	7/20/2020	410,000	591	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0190	570,000	8/28/2019	548,000	988	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0200	397,000	8/13/2019	381,000	557	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0220	370,000	3/22/2019	351,000	470	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0240	450,000	3/12/2019	427,000	591	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0270	355,000	12/19/2019	344,000	557	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0310	430,000	9/2/2020	426,000	591	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0330	645,000	6/15/2020	635,000	988	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0350	418,800	7/3/2019	401,000	572	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0350	406,000	6/17/2020	400,000	572	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0620	640,000	12/18/2019	621,000	988	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0670	438,000	4/25/2019	417,000	572	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0730	450,000	8/28/2019	433,000	572	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0750	549,000	4/22/2019	522,000	591	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0780	459,950	6/30/2020	453,000	557	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	286740	0800	580,000	3/31/2020	567,000	827	5	1979	4	N	Y	GRANDVIEW CONDOMINIUM
10	311050	0080	472,000	7/28/2020	466,000	870	6	1980	4	N	N	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0110	307,500	11/22/2019	298,000	550	6	1980	4	N	N	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0200	565,000	5/28/2019	539,000	985	6	1980	4	N	N	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0250	390,000	9/27/2020	387,000	550	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0280	664,740	6/19/2020	654,000	1,150	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0360	425,000	1/22/2019	401,000	870	6	1980	4	N	N	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0370	474,000	7/2/2020	467,000	870	6	1980	4	N	N	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0410	512,950	5/11/2020	503,000	985	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0410	496,000	2/7/2019	469,000	985	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0470	640,000	3/5/2020	625,000	1,150	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	311050	0570	720,000	10/25/2020	716,000	1,150	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0630	1,160,000	3/29/2019	1,102,000	1,835	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0700	449,950	11/6/2019	435,000	815	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0710	584,000	7/16/2019	559,000	985	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0770	725,000	8/26/2020	718,000	1,150	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0790	679,000	9/25/2020	674,000	1,140	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0820	749,950	11/3/2020	746,000	1,150	6	1980	4	N	Y	HARBOUR HEIGHTS CONDOMINIUM
10	358900	0050	650,000	9/4/2019	625,000	913	7	2015	3	N	N	INSIGNIA
10	358900	0060	649,900	2/3/2020	633,000	909	7	2015	3	N	N	INSIGNIA
10	358900	0080	780,000	12/18/2019	757,000	1,056	7	2015	3	N	N	INSIGNIA
10	358900	0130	850,000	3/20/2020	831,000	1,049	7	2015	3	N	N	INSIGNIA
10	358900	0160	629,000	4/3/2020	615,000	735	7	2015	3	N	N	INSIGNIA
10	358900	0260	715,000	6/16/2019	683,000	867	7	2015	3	N	N	INSIGNIA
10	358900	0350	676,000	6/20/2020	666,000	854	7	2015	3	N	N	INSIGNIA
10	358900	0380	676,000	8/3/2019	649,000	914	7	2015	3	N	N	INSIGNIA
10	358900	0390	635,000	12/22/2020	634,000	865	7	2015	3	N	Y	INSIGNIA
10	358900	0400	910,000	3/7/2019	863,000	1,053	7	2015	3	N	Y	INSIGNIA
10	358900	0480	625,000	7/20/2020	617,000	734	7	2015	3	N	N	INSIGNIA
10	358900	0520	660,000	12/19/2019	640,000	913	7	2015	3	N	N	INSIGNIA
10	358900	0630	649,950	5/20/2020	638,000	728	7	2015	3	N	N	INSIGNIA
10	358900	0640	574,000	10/22/2020	571,000	734	7	2015	3	N	N	INSIGNIA
10	358900	0810	652,600	4/25/2019	621,000	891	7	2015	3	N	N	INSIGNIA
10	358900	0920	800,000	11/22/2019	774,000	924	7	2015	3	N	Y	INSIGNIA
10	358900	0940	615,000	10/18/2019	594,000	674	7	2015	3	N	N	INSIGNIA
10	358900	1250	650,000	12/2/2019	630,000	731	7	2015	3	N	Y	INSIGNIA
10	358900	1360	1,415,000	5/18/2020	1,389,000	1,392	7	2015	3	N	Y	INSIGNIA
10	358900	1470	980,000	2/27/2020	956,000	1,115	7	2015	3	N	Y	INSIGNIA
10	358900	1550	1,039,000	6/13/2019	993,000	1,115	7	2015	3	N	Y	INSIGNIA
10	358900	1560	935,000	9/30/2019	901,000	1,062	7	2015	3	N	Y	INSIGNIA
10	358900	1590	1,249,950	4/13/2020	1,224,000	1,152	7	2015	3	N	Y	INSIGNIA
10	358900	1740	656,000	9/25/2020	651,000	693	7	2015	3	N	Y	INSIGNIA
10	358900	1750	1,210,000	5/29/2019	1,155,000	1,152	7	2015	3	N	Y	INSIGNIA
10	358900	1770	997,000	2/27/2020	973,000	923	7	2015	3	N	Y	INSIGNIA
10	358900	1800	920,000	12/27/2019	893,000	1,062	7	2015	3	N	Y	INSIGNIA
10	358900	1870	1,050,000	11/27/2019	1,017,000	1,115	7	2015	3	N	Y	INSIGNIA
10	358900	2050	795,000	2/13/2019	752,000	731	7	2015	3	N	Y	INSIGNIA



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	358900	2120	935,000	12/9/2019	906,000	1,062	7	2015	3	N	Y	INSIGNIA
10	358900	2150	1,260,000	5/14/2019	1,201,000	1,152	7	2015	3	N	Y	INSIGNIA
10	358900	2160	1,610,000	5/18/2020	1,581,000	1,392	7	2015	3	N	Y	INSIGNIA
10	358900	2200	950,000	12/9/2019	921,000	1,062	7	2015	3	N	Y	INSIGNIA
10	358900	2300	735,000	10/13/2020	730,000	693	7	2015	3	N	Y	INSIGNIA
10	358900	2340	920,000	4/24/2020	902,000	929	7	2015	3	N	Y	INSIGNIA
10	358900	2360	1,050,000	2/1/2019	993,000	1,062	7	2015	3	N	Y	INSIGNIA
10	358900	2380	720,000	11/1/2019	696,000	693	7	2015	3	N	Y	INSIGNIA
10	358900	2390	1,280,000	3/28/2019	1,215,000	1,152	7	2015	3	N	Y	INSIGNIA
10	358900	2410	940,000	7/21/2020	928,000	923	7	2015	3	N	Y	INSIGNIA
10	358900	2430	975,000	6/1/2020	958,000	1,115	7	2015	3	N	Y	INSIGNIA
10	358900	2480	1,600,000	7/15/2019	1,533,000	1,392	7	2015	3	N	Y	INSIGNIA
10	358900	2510	1,092,500	5/3/2019	1,040,000	1,115	7	2015	3	N	Y	INSIGNIA
10	358900	2540	750,000	8/26/2020	742,000	693	7	2015	3	N	Y	INSIGNIA
10	358900	2550	1,338,000	6/8/2020	1,316,000	1,152	7	2015	3	N	Y	INSIGNIA
10	358900	2570	1,080,000	1/16/2019	1,020,000	923	7	2015	3	N	Y	INSIGNIA
10	358900	2580	1,000,000	3/6/2019	948,000	929	7	2015	3	N	Y	INSIGNIA
10	358900	2670	1,049,950	7/20/2020	1,036,000	1,115	7	2015	3	N	Y	INSIGNIA
10	358900	2740	1,050,000	7/16/2019	1,006,000	1,115	7	2015	3	N	Y	INSIGNIA
10	358900	2920	1,875,000	7/10/2020	1,849,000	1,404	7	2015	3	N	Y	INSIGNIA
10	358900	3070	1,025,000	7/21/2020	1,012,000	923	7	2015	3	N	Y	INSIGNIA
10	358900	3200	2,050,000	10/16/2019	1,978,000	1,404	7	2015	3	N	Y	INSIGNIA
10	358900	3240	1,360,000	4/14/2020	1,332,000	1,361	7	2015	3	N	Y	INSIGNIA
10	358900	3340	2,025,000	6/12/2019	1,935,000	1,404	7	2015	3	N	Y	INSIGNIA
10	358900	3450	1,680,000	8/6/2019	1,612,000	1,361	7	2015	3	N	Y	INSIGNIA
10	358900	3690	830,000	2/3/2020	808,000	1,148	7	2015	3	N	N	INSIGNIA
10	358900	3870	840,000	1/7/2020	816,000	1,165	7	2015	3	N	N	INSIGNIA
10	358900	3940	717,500	6/13/2019	686,000	869	7	2015	3	N	N	INSIGNIA
10	358900	3980	655,000	7/6/2020	646,000	851	7	2015	3	N	N	INSIGNIA
10	358900	4010	649,000	9/7/2019	624,000	874	7	2015	3	N	N	INSIGNIA
10	358900	4170	682,295	4/8/2020	668,000	797	7	2015	3	N	N	INSIGNIA
10	358900	4200	970,000	4/23/2020	951,000	1,148	7	2015	3	N	N	INSIGNIA
10	358900	4260	610,000	10/12/2020	606,000	883	7	2015	3	N	N	INSIGNIA
10	358900	4280	725,000	5/30/2019	692,000	869	7	2015	3	N	N	INSIGNIA
10	358900	4520	719,950	8/22/2019	692,000	780	7	2015	3	N	N	INSIGNIA
10	358900	4600	750,000	6/28/2019	717,000	762	7	2015	3	N	Y	INSIGNIA



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	358900	4630	863,000	9/16/2020	856,000	911	7	2015	3	N	Y	INSIGNIA
10	358900	4690	870,000	10/6/2020	864,000	1,002	7	2015	3	N	N	INSIGNIA
10	358900	4740	920,000	12/4/2019	891,000	1,337	7	2015	3	N	N	INSIGNIA
10	358900	4790	680,000	6/1/2020	668,000	684	7	2015	3	N	Y	INSIGNIA
10	358900	4830	850,000	10/16/2020	845,000	924	7	2015	3	N	Y	INSIGNIA
10	358900	4860	615,000	11/17/2020	613,000	737	7	2015	3	N	Y	INSIGNIA
10	358900	4910	920,000	5/28/2019	878,000	924	7	2015	3	N	Y	INSIGNIA
10	358900	4940	680,000	1/2/2020	660,000	737	7	2015	3	N	Y	INSIGNIA
10	358900	4980	905,000	8/12/2019	869,000	907	7	2015	3	N	Y	INSIGNIA
10	358900	5050	1,424,900	1/2/2020	1,384,000	1,389	7	2015	3	N	Y	INSIGNIA
10	358900	5060	869,000	8/19/2020	860,000	907	7	2015	3	N	Y	INSIGNIA
10	358900	5090	1,200,000	6/21/2019	1,147,000	1,036	7	2015	3	N	Y	INSIGNIA
10	358900	5170	1,030,000	3/13/2019	977,000	1,036	7	2015	3	N	Y	INSIGNIA
10	358900	5290	1,475,000	7/10/2020	1,454,000	1,389	7	2015	3	N	Y	INSIGNIA
10	358900	5320	1,015,000	12/10/2019	984,000	1,119	7	2015	3	N	Y	INSIGNIA
10	358900	5360	1,265,000	7/11/2019	1,211,000	1,153	7	2015	3	N	Y	INSIGNIA
10	358900	5470	874,900	9/8/2020	867,000	924	7	2015	3	N	Y	INSIGNIA
10	358900	5540	890,000	7/21/2020	878,000	907	7	2015	3	N	Y	INSIGNIA
10	358900	5680	1,358,000	7/22/2020	1,340,000	1,152	7	2015	3	N	Y	INSIGNIA
10	358900	5740	800,000	4/8/2019	760,000	737	7	2015	3	N	Y	INSIGNIA
10	358900	5790	885,000	12/27/2019	859,000	924	7	2015	3	N	Y	INSIGNIA
10	358900	5860	905,000	9/2/2020	896,000	907	7	2015	3	N	Y	INSIGNIA
10	358900	5940	885,000	12/28/2020	885,000	907	7	2015	3	N	Y	INSIGNIA
10	358900	5960	1,045,000	10/1/2019	1,007,000	1,119	7	2015	3	N	Y	INSIGNIA
10	358900	6080	1,500,000	9/9/2020	1,486,000	1,152	7	2015	3	N	Y	INSIGNIA
10	358900	6190	925,000	1/16/2020	899,000	924	7	2015	3	N	Y	INSIGNIA
10	358900	6240	1,400,000	11/2/2020	1,393,000	1,152	7	2015	3	N	Y	INSIGNIA
10	358900	6350	1,095,000	3/20/2020	1,070,000	1,116	7	2015	3	N	Y	INSIGNIA
10	358900	6410	1,010,000	8/21/2019	970,000	918	7	2015	3	N	Y	INSIGNIA
10	358900	6540	1,055,000	4/16/2019	1,003,000	912	7	2015	3	N	Y	INSIGNIA
10	358900	6720	1,325,000	5/24/2019	1,264,000	1,134	7	2015	3	N	Y	INSIGNIA
10	358900	6740	1,950,000	2/13/2020	1,900,000	1,393	7	2015	3	N	Y	INSIGNIA
10	358900	6780	1,700,000	2/2/2019	1,607,000	1,352	7	2015	3	N	Y	INSIGNIA
10	358900	6800	1,700,000	8/5/2019	1,631,000	1,154	7	2015	3	N	Y	INSIGNIA
10	358900	6830	990,000	10/15/2019	955,000	918	7	2015	3	N	Y	INSIGNIA
10	358900	6850	1,675,000	1/10/2020	1,628,000	1,352	7	2015	3	N	Y	INSIGNIA



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	358900	7040	3,200,000	12/19/2019	3,104,000	1,841	7	2015	3	N	Y	INSIGNIA
10	390590	0300	475,000	9/18/2020	471,000	713	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0400	420,000	10/27/2020	418,000	658	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	0520	612,500	10/22/2020	609,000	822	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0630	578,000	1/3/2020	561,000	816	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0670	423,000	7/25/2019	406,000	726	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0760	445,000	12/3/2020	444,000	721	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0790	495,000	12/22/2020	495,000	680	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0870	490,000	2/6/2020	477,000	721	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	0920	470,000	10/26/2020	467,000	713	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	1010	522,000	7/27/2020	515,000	680	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	1070	620,000	3/10/2020	605,000	816	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1150	535,800	3/16/2020	523,000	713	4	2001	3	N	N	KLEE CONDOMINIUM
10	390590	1170	630,000	8/31/2020	624,000	818	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1200	500,000	3/16/2020	488,000	721	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1210	515,000	4/19/2019	490,000	721	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1350	850,000	10/23/2020	845,000	1,158	4	2001	3	N	Y	KLEE CONDOMINIUM
10	390590	1430	850,000	5/29/2019	811,000	1,068	4	2001	3	N	Y	KLEE CONDOMINIUM
10	516045	0110	662,500	6/9/2019	633,000	873	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0380	977,500	9/4/2019	940,000	1,207	5	1989	4	N	Y	MARKET COURT CONDOMINIUM
10	516045	0420	450,000	3/27/2019	427,000	657	5	1989	4	N	N	MARKET COURT CONDOMINIUM
10	516045	0670	1,065,000	4/23/2019	1,013,000	1,377	5	1989	4	N	Y	MARKET COURT CONDOMINIUM
10	516065	0210	1,030,000	5/29/2019	983,000	1,384	7	1982	3	N	N	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0220	750,000	9/16/2019	722,000	1,175	7	1982	3	N	N	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0300	900,000	4/25/2019	857,000	1,214	7	1982	3	N	N	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0440	1,161,500	5/8/2019	1,107,000	1,581	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0510	1,025,000	11/18/2020	1,021,000	1,581	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0600	1,150,000	5/18/2020	1,129,000	1,581	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0620	1,188,000	10/21/2019	1,147,000	1,581	7	1982	3	N	Y	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	520170	0080	485,000	5/22/2019	463,000	695	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0210	485,000	6/12/2019	463,000	645	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0260	492,000	10/2/2020	488,000	847	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0320	475,000	9/20/2019	457,000	788	4	2005	3	N	N	MATAE BELLTOWN
10	520170	0700	725,000	2/11/2020	706,000	1,081	4	2005	3	N	Y	MATAE BELLTOWN
10	520170	0740	470,000	12/30/2020	470,000	788	4	2005	3	N	Y	MATAE BELLTOWN
10	560795	0060	280,000	3/7/2019	265,000	318	4	1998	3	N	N	MONTREUX CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	560795	0200	475,000	10/18/2019	459,000	637	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0520	301,000	12/9/2019	292,000	349	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0770	312,500	3/20/2019	297,000	352	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	0860	415,000	2/13/2020	404,000	433	4	1998	3	N	Y	MONTREUX CONDOMINIUM
10	560795	0910	486,000	6/17/2019	465,000	610	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	1090	450,500	7/16/2019	432,000	520	4	1998	3	N	Y	MONTREUX CONDOMINIUM
10	560795	1110	410,000	4/29/2020	402,000	494	4	1998	3	N	Y	MONTREUX CONDOMINIUM
10	560795	1150	400,000	8/8/2019	384,000	490	4	1998	3	N	Y	MONTREUX CONDOMINIUM
10	560795	1200	421,000	12/15/2020	420,000	614	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	560795	1250	399,000	1/2/2019	376,000	496	4	1998	3	N	N	MONTREUX CONDOMINIUM
10	567700	0100	907,000	8/13/2019	871,000	1,563	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0160	575,000	7/30/2019	551,000	838	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0310	750,000	10/6/2019	723,000	1,198	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0430	599,950	1/22/2020	584,000	979	6	2007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0470	550,000	7/1/2020	542,000	763	6	2007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0490	483,500	3/18/2020	472,000	591	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0520	380,000	8/19/2020	376,000	551	6	2007	3	N	N	MOSLER LOFTS CONDOMINIUM
10	567700	0600	610,000	2/24/2020	595,000	703	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0730	483,000	7/16/2019	463,000	629	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0790	610,000	3/10/2020	596,000	766	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0800	965,000	9/23/2019	930,000	1,281	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0820	835,000	3/11/2019	792,000	1,114	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	0860	365,000	10/25/2019	353,000	556	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1110	870,000	4/17/2019	827,000	1,117	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1150	448,000	7/16/2020	442,000	559	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1170	925,000	4/2/2019	879,000	1,269	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1200	642,000	8/12/2019	616,000	786	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1240	1,050,000	8/12/2019	1,008,000	1,197	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1330	645,000	5/7/2019	614,000	698	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	567700	1420	455,000	2/15/2019	431,000	555	6	2007	3	N	Y	MOSLER LOFTS CONDOMINIUM
10	639135	0060	407,000	1/23/2020	396,000	534	7	1994	4	N	N	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0390	1,129,000	6/7/2019	1,078,000	1,523	7	1994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0400	1,210,000	1/17/2019	1,143,000	1,523	7	1994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0640	1,385,000	5/19/2020	1,360,000	1,523	7	1994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0670	1,550,000	12/21/2020	1,549,000	1,523	7	1994	4	N	Y	ONE PACIFIC TOWERS CONDOMINIUM
10	663305	0040	568,888	1/29/2019	538,000	762	4	2007	3	N	N	PARC-BELLTOWN, THE



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	663305	0080	495,000	5/8/2019	472,000	615	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0110	450,000	12/21/2020	450,000	867	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0120	441,000	6/14/2019	421,000	745	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0140	415,000	8/11/2019	398,000	682	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0390	455,000	5/4/2020	446,000	690	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0480	860,000	4/4/2019	817,000	1,269	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0490	437,500	6/7/2019	418,000	645	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0580	684,000	4/19/2020	670,000	1,068	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	0590	353,000	5/22/2019	337,000	423	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0600	489,950	9/17/2019	472,000	615	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0650	450,000	2/13/2019	426,000	690	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	0830	940,000	4/3/2019	893,000	1,269	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	0840	480,000	6/24/2019	459,000	645	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1230	549,950	7/18/2019	527,000	615	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1240	968,000	7/13/2020	955,000	1,269	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	1250	490,000	11/2/2020	488,000	645	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	1370	640,000	9/2/2020	634,000	1,148	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1400	690,000	7/23/2019	661,000	1,094	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1530	375,000	10/18/2020	373,000	615	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1620	455,000	3/31/2020	445,000	652	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1660	560,500	10/20/2020	557,000	903	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1720	606,000	3/19/2019	575,000	998	4	2007	3	N	N	PARC-BELLTOWN, THE
10	663305	1800	750,000	3/8/2019	711,000	1,019	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	663305	1840	800,000	5/17/2019	763,000	1,019	4	2007	3	N	Y	PARC-BELLTOWN, THE
10	683990	0040	565,000	4/5/2019	537,000	857	6	1999	3	N	N	POMEROY CONDOMINIUM
10	683990	0100	610,000	2/27/2020	595,000	906	6	1999	3	N	N	POMEROY CONDOMINIUM
10	683990	0170	454,950	1/28/2019	430,000	758	6	1999	3	N	N	POMEROY CONDOMINIUM
10	683990	0260	608,000	1/2/2020	590,000	906	6	1999	3	N	N	POMEROY CONDOMINIUM
10	683990	0370	1,220,000	9/14/2020	1,209,000	1,577	6	1999	3	N	Y	POMEROY CONDOMINIUM
10	745720	0370	595,000	5/17/2019	567,000	1,323	6	1973	4	N	N	ROYAL CREST CONDOMINIUM
10	745720	0420	365,000	6/12/2020	359,000	783	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0700	645,000	4/29/2020	632,000	1,323	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	0880	640,000	10/25/2019	618,000	1,323	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1000	1,250,000	6/4/2019	1,193,000	2,100	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	745720	1090	500,000	11/2/2020	498,000	969	6	1973	4	N	Y	ROYAL CREST CONDOMINIUM
10	765690	0170	655,000	8/8/2019	629,000	991	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	765690	0180	440,000	12/24/2019	427,000	724	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0190	525,000	8/26/2019	505,000	921	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0530	618,000	12/6/2019	599,000	981	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0630	585,000	3/19/2020	572,000	918	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0720	430,000	1/15/2019	406,000	685	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0760	635,000	5/7/2019	605,000	969	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0770	535,000	11/27/2019	518,000	682	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0920	485,000	12/19/2019	470,000	891	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0940	325,000	7/22/2019	312,000	435	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1040	485,888	10/12/2019	469,000	685	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1220	595,000	10/26/2020	592,000	907	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1360	510,000	6/10/2019	487,000	637	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1480	600,000	9/30/2020	596,000	908	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1590	745,000	7/23/2019	714,000	908	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1800	530,500	2/24/2020	517,000	729	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1900	500,000	7/21/2020	493,000	637	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1970	540,000	3/23/2020	528,000	637	6	1993	3	N	N	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2100	510,600	7/6/2020	503,000	637	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2220	995,000	1/29/2020	968,000	1,330	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2310	1,450,000	7/27/2019	1,390,000	1,699	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2370	1,490,000	11/13/2020	1,484,000	1,699	6	1993	3	N	Y	SEATTLE HEIGHTS CONDOMINIUM
10	780200	0120	343,000	10/8/2019	331,000	553	5	1998	3	N	N	SITE 17
10	780200	0400	542,500	7/22/2020	535,000	896	5	1998	3	N	N	SITE 17
10	780200	0480	565,000	3/7/2019	536,000	887	5	1998	3	N	N	SITE 17
10	780200	0570	380,000	8/24/2020	376,000	639	5	1998	3	N	N	SITE 17
10	780200	0890	395,000	2/6/2020	385,000	713	5	1998	3	N	N	SITE 17
10	780200	1000	345,000	11/22/2019	334,000	513	5	1998	3	N	Y	SITE 17
10	780200	1110	735,000	6/12/2019	702,000	1,048	5	1998	3	N	Y	SITE 17
10	780200	1150	620,000	2/20/2020	604,000	885	5	1998	3	N	Y	SITE 17
10	780200	1200	615,000	11/1/2019	594,000	982	5	1998	3	N	Y	SITE 17
10	780200	1240	650,000	9/11/2020	644,000	1,109	5	1998	3	N	Y	SITE 17
10	868400	0190	570,000	3/22/2019	541,000	776	5	2006	3	N	N	TRIO
10	868400	0210	390,000	4/11/2019	371,000	505	5	2006	3	N	N	TRIO
10	868400	0250	385,000	5/21/2019	367,000	512	5	2006	3	N	N	TRIO
10	868400	0270	399,988	2/22/2020	390,000	507	5	2006	3	N	N	TRIO
10	868400	0370	542,500	8/13/2020	536,000	776	5	2006	3	N	Y	TRIO



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	868400	0410	380,000	4/22/2019	362,000	506	5	2006	3	N	Y	TRIO
10	868400	0420	375,000	9/23/2019	361,000	510	5	2006	3	N	N	TRIO
10	868400	0460	515,000	10/4/2019	497,000	774	5	2006	3	N	Y	TRIO
10	868400	0590	425,000	8/1/2019	408,000	627	5	2006	3	N	Y	TRIO
10	868400	0700	720,000	4/26/2019	685,000	1,012	5	2006	3	N	Y	TRIO
10	868400	0750	430,000	8/23/2019	413,000	640	5	2006	3	N	N	TRIO
10	868400	0780	415,000	9/18/2020	412,000	506	5	2006	3	N	Y	TRIO
10	868400	0790	549,999	7/9/2020	542,000	777	5	2006	3	N	Y	TRIO
10	868400	0800	780,000	9/22/2020	774,000	1,194	5	2006	3	N	Y	TRIO
10	868400	0830	548,500	8/11/2020	542,000	776	5	2006	3	N	Y	TRIO
10	868400	0920	560,000	2/20/2019	530,000	774	5	2006	3	N	Y	TRIO
10	868400	0950	390,000	6/21/2019	373,000	507	5	2006	3	N	Y	TRIO
10	868400	1000	760,000	3/7/2019	720,000	1,116	5	2006	3	N	Y	TRIO
10	868400	1010	400,000	9/3/2020	396,000	506	5	2006	3	N	Y	TRIO
10	868400	1140	415,000	4/21/2020	407,000	507	5	2006	3	N	Y	TRIO
10	868400	1180	411,000	5/17/2019	392,000	507	5	2006	3	N	Y	TRIO
10	868400	1190	395,000	3/11/2020	386,000	506	5	2006	3	N	Y	TRIO
10	872825	0060	349,000	7/15/2020	344,000	634	4	1911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0130	340,000	2/3/2020	331,000	637	4	1911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0260	309,000	7/7/2020	305,000	583	4	1911	5	N	N	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0280	370,000	8/22/2019	356,000	698	4	1911	5	N	Y	2700 FOURTH AVENUE CONDOMINIUM
10	894635	0160	385,000	7/7/2020	380,000	482	5	2002	3	N	N	VINE BUILDING THE
10	894635	0340	595,000	5/2/2019	567,000	889	5	2002	3	N	N	VINE BUILDING THE
10	894635	0390	412,000	12/23/2020	412,000	652	5	2002	3	N	Y	VINE BUILDING THE
10	894635	0440	450,000	6/10/2019	430,000	741	5	2002	3	N	N	VINE BUILDING THE
10	894635	0500	620,000	8/17/2020	613,000	889	5	2002	3	N	Y	VINE BUILDING THE
10	894635	0550	730,000	2/8/2019	691,000	1,098	5	2002	3	N	N	VINE BUILDING THE
10	894635	0580	535,000	7/14/2020	528,000	758	5	2002	3	N	N	VINE BUILDING THE
10	894635	0590	562,500	2/12/2020	548,000	777	5	2002	3	N	N	VINE BUILDING THE
10	894635	0670	454,000	3/30/2019	431,000	714	5	2002	3	N	N	VINE BUILDING THE
10	894635	0690	575,000	5/1/2019	548,000	931	5	2002	3	N	N	VINE BUILDING THE
10	894635	0740	675,000	2/20/2020	658,000	1,212	5	2002	3	N	N	VINE BUILDING THE
10	894635	0850	392,500	12/30/2020	392,000	637	5	2002	3	N	N	VINE BUILDING THE
10	894635	0870	665,000	11/15/2019	643,000	1,218	5	2002	3	N	N	VINE BUILDING THE
10	894635	0950	545,000	8/7/2020	539,000	934	5	2002	3	N	N	VINE BUILDING THE
10	894635	0960	540,000	2/25/2020	527,000	924	5	2002	3	N	N	VINE BUILDING THE



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	894635	1070	625,000	10/6/2020	621,000	922	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1090	535,000	12/16/2019	519,000	932	5	2002	3	N	N	VINE BUILDING THE
10	894635	1220	425,000	2/24/2019	403,000	633	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1250	573,000	12/17/2019	556,000	987	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1290	840,000	7/28/2020	829,000	1,010	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1360	680,000	1/22/2019	642,000	987	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1400	730,000	7/25/2020	721,000	969	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1450	800,000	3/30/2020	782,000	1,222	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1520	550,000	4/22/2019	523,000	809	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1690	850,000	11/15/2019	822,000	1,222	5	2002	3	N	Y	VINE BUILDING THE
10	894635	1750	730,000	7/21/2020	720,000	1,097	5	2002	3	N	Y	VINE BUILDING THE
10	919587	0400	540,000	6/16/2020	531,000	690	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0540	675,000	10/21/2020	671,000	1,070	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0640	600,000	12/11/2019	582,000	960	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0760	799,999	5/16/2019	763,000	1,155	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1160	1,109,000	4/27/2020	1,087,000	1,451	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1430	2,040,000	11/11/2020	2,032,000	2,146	5	1997	3	N	Y	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1680	475,000	10/3/2019	458,000	674	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1860	434,000	8/14/2020	429,000	719	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
10	919587	2110	700,000	7/22/2019	671,000	1,127	5	1997	3	N	N	WATERFRONT LANDINGS CONDOMINIUM
25	228543	0060	670,000	8/7/2019	643,000	980	6	1900	5	N	N	80 SOUTH JACKSON BUILDING CONDOMINIUM
25	228543	0140	679,000	11/26/2019	657,000	975	6	1900	5	N	N	80 SOUTH JACKSON BUILDING CONDOMINIUM
25	228543	0150	585,000	12/8/2020	584,000	975	6	1900	5	N	N	80 SOUTH JACKSON BUILDING CONDOMINIUM
25	228543	0160	625,000	6/17/2019	597,000	975	6	1900	5	N	N	80 SOUTH JACKSON BUILDING CONDOMINIUM
25	228543	0240	1,500,000	3/29/2019	1,425,000	1,737	6	1900	5	N	Y	80 SOUTH JACKSON BUILDING CONDOMINIUM
25	258500	0070	660,000	3/18/2020	645,000	1,229	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0100	610,000	5/3/2019	581,000	1,105	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0120	585,000	4/1/2019	556,000	1,031	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0150	664,000	7/29/2020	656,000	1,258	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0290	555,000	4/12/2019	528,000	1,036	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0350	615,000	8/13/2020	608,000	1,110	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0370	645,000	7/27/2020	637,000	1,105	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0380	737,000	7/26/2019	707,000	1,312	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0390	670,000	4/26/2019	638,000	1,031	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0400	608,500	7/2/2020	600,000	1,244	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0570	620,000	11/10/2020	617,000	1,259	5	1909	5	N	N	FLORENTINE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
25	258500	0580	635,000	4/3/2020	621,000	1,115	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0590	635,000	1/3/2020	617,000	1,312	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0730	600,000	4/28/2020	588,000	1,231	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0840	810,000	12/10/2019	785,000	1,634	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0910	765,000	7/5/2019	732,000	1,437	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	0950	825,000	7/20/2020	814,000	1,516	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	258500	1080	960,000	11/22/2019	929,000	2,106	5	1909	5	N	N	FLORENTINE CONDOMINIUM
25	293760	0040	969,000	1/8/2020	942,000	1,648	5	2018	3	N	Y	GRIDIRON
25	293760	0060	405,000	8/13/2020	400,000	456	5	2018	3	N	Y	GRIDIRON
25	293760	0080	699,000	4/26/2019	665,000	740	5	2018	3	N	Y	GRIDIRON
25	293760	0270	721,900	4/29/2019	687,000	821	5	2018	3	N	Y	GRIDIRON
25	293760	0310	400,882	1/18/2019	379,000	601	5	2018	3	N	Y	GRIDIRON
25	293760	0360	379,500	5/2/2020	372,000	526	5	2018	3	N	Y	GRIDIRON
25	293760	0380	579,000	9/18/2019	558,000	808	5	2018	3	N	Y	GRIDIRON
25	293760	0410	810,000	9/3/2019	779,000	1,033	5	2018	3	N	Y	GRIDIRON
25	293760	0490	649,000	12/5/2019	629,000	983	5	2018	3	N	Y	GRIDIRON
25	293760	0530	675,410	4/28/2020	662,000	808	5	2018	3	N	Y	GRIDIRON
25	293760	0610	562,900	8/19/2019	541,000	674	5	2018	3	N	Y	GRIDIRON
25	293760	0620	494,000	3/5/2020	482,000	628	5	2018	3	N	Y	GRIDIRON
25	293760	0660	480,000	6/20/2019	459,000	526	5	2018	3	N	Y	GRIDIRON
25	293760	0770	579,000	6/20/2019	554,000	619	5	2018	3	N	Y	GRIDIRON
25	293760	0810	470,000	2/5/2020	458,000	537	5	2018	3	N	Y	GRIDIRON
25	293760	0900	550,000	1/15/2020	535,000	641	5	2018	3	N	N	GRIDIRON
25	293760	0920	494,000	2/21/2020	482,000	619	5	2018	3	N	Y	GRIDIRON
25	293760	1020	1,470,000	1/2/2020	1,428,000	1,428	5	2018	3	N	Y	GRIDIRON
25	439750	0080	822,000	8/27/2019	790,000	1,451	6	1904	5	N	N	LOFTS THE CONDOMINIUM
25	439750	0110	985,000	5/15/2020	967,000	1,870	6	1904	5	N	N	LOFTS THE CONDOMINIUM
25	610826	0030	445,000	12/8/2020	444,000	746	6	1900	5	N	N	NORD, THE CONDOMINIUM
25	610826	0070	292,500	11/5/2020	291,000	415	6	1900	5	N	N	NORD, THE CONDOMINIUM
25	639125	0120	1,100,000	12/30/2020	1,100,000	1,236	6	1985	4	N	Y	100 1ST AVENUE SOUTH CONDOMINIUM (Condo Air Rights allocation = 33.33%)
30	008600	0490	272,000	10/21/2020	270,000	525	4	2002	3	N	Y	ASIA CONDOMINIUM
30	008600	0500	240,000	8/26/2019	231,000	525	4	2002	3	N	Y	ASIA CONDOMINIUM
30	008600	0730	340,000	11/10/2020	339,000	657	4	2002	3	N	Y	ASIA CONDOMINIUM
30	266265	0120	495,000	7/1/2019	474,000	880	5	1999	3	N	Y	FUJISADA CONDOMINIUM
30	266265	0180	540,000	11/12/2019	522,000	1,008	5	1999	3	N	Y	FUJISADA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
30	266265	0280	629,900	9/8/2020	624,000	1,008	5	1999	3	N	Y	FUJISADA CONDOMINIUM
30	865370	0160	405,000	12/19/2019	393,000	692	4	2001	3	N	N	TOBIRA
30	865370	0260	483,000	10/3/2019	466,000	921	4	2001	3	N	N	TOBIRA
30	865370	0270	415,000	11/17/2020	414,000	766	4	2001	3	N	N	TOBIRA
30	865370	0550	257,234	9/17/2019	248,000	437	4	2001	3	N	N	TOBIRA
30	865370	0650	305,000	1/15/2020	297,000	514	4	2001	3	N	N	TOBIRA
30	865370	0670	295,000	7/24/2020	291,000	444	4	2001	3	N	N	TOBIRA
30	865370	0870	260,000	12/16/2020	260,000	442	4	2001	3	N	N	TOBIRA

Sales Removed from Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
5	176600	0460	756,000	6/11/2019	SHERIFF / TAX SALE; QUIT CLAIM DEED; AND OTHER WARNINGS
5	176600	0460	676,673	7/25/2019	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
5	176600	0460	756,000	4/9/2019	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	238200	1970	1,995,000	2/6/2019	SAS-DIAGNOSTIC OUTLIER
5	238200	1990	2,225,000	8/19/2019	SAS-DIAGNOSTIC OUTLIER
5	238200	2050	1,949,000	7/20/2020	SAS-DIAGNOSTIC OUTLIER
5	238200	2050	1,949,000	9/20/2020	SAS-DIAGNOSTIC OUTLIER
5	238200	2140	1,725,000	10/26/2020	SAS-DIAGNOSTIC OUTLIER
5	238200	2220	1,895,000	8/20/2019	SAS-DIAGNOSTIC OUTLIER
5	238200	2230	2,220,000	2/14/2020	SAS-DIAGNOSTIC OUTLIER
5	253883	0140	1,700,000	3/12/2020	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
5	253883	0230	1,250,000	6/21/2019	NON-REPRESENTATIVE SALE
5	253883	1160	5,250,000	7/26/2020	SAS-DIAGNOSTIC OUTLIER
5	253883	1360	5,250,000	6/8/2020	SAS-DIAGNOSTIC OUTLIER
5	253884	1080	2,550,000	9/4/2019	SAS-DIAGNOSTIC OUTLIER
5	256800	0180	280,000	12/12/2019	HISTORIC PROPERTY; NON-REPRESENTATIVE SALE
5	256800	0330	178,227	3/5/2020	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
5	332400	0070	682,500	1/31/2019	RELOCATION - SALE TO SERVICE
5	501730	0380	900,000	11/19/2020	NON-REPRESENTATIVE SALE
5	553051	0160	3,550,000	11/11/2020	SAS-DIAGNOSTIC OUTLIER
5	606501	0940	755,000	9/20/2020	SAS-DIAGNOSTIC OUTLIER
5	606501	1100	360,000	9/23/2019	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	606501	1490	640,000	9/23/2020	CORRECTION DEED
5	606501	1640	750,000	1/21/2020	NO MARKET EXPOSURE
5	607550	0060	389,950	3/25/2020	RESIDUAL OUTLIER
5	607550	0070	350,950	4/6/2020	SAS-DIAGNOSTIC OUTLIER
5	607550	0080	378,950	3/26/2020	SAS-DIAGNOSTIC OUTLIER
5	607550	0090	394,950	3/10/2020	RESIDUAL OUTLIER
5	607550	0100	355,950	4/6/2020	SAS-DIAGNOSTIC OUTLIER
5	607550	0110	383,950	3/26/2020	SAS-DIAGNOSTIC OUTLIER
5	607550	0120	399,950	4/1/2020	RESIDUAL OUTLIER
5	607550	0140	399,950	3/24/2020	SAS-DIAGNOSTIC OUTLIER
5	607550	0150	624,000	6/12/2020	RESIDUAL OUTLIER
5	607550	0170	389,950	3/25/2020	RESIDUAL OUTLIER
5	607550	0230	325,000	2/21/2020	RESIDUAL OUTLIER
5	607550	0510	337,000	2/12/2020	RESIDUAL OUTLIER
5	607550	1310	34,998	2/17/2020	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	607550	1370	529,472	3/4/2020	RESIDUAL OUTLIER
5	607550	1570	19,750	1/31/2020	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	607550	1640	1,574,950	2/19/2020	RESIDUAL OUTLIER
5	607550	2710	1,850,000	6/24/2020	SAS-DIAGNOSTIC OUTLIER
5	607550	3430	1,429,950	4/1/2020	RESIDUAL OUTLIER
5	607550	3570	1,499,950	5/20/2020	RESIDUAL OUTLIER
5	607550	3840	2,350,000	6/25/2020	SAS-DIAGNOSTIC OUTLIER
5	607550	3860	2,099,950	6/25/2020	RESIDUAL OUTLIER
5	607550	3900	4,915,100	6/23/2020	SAS-DIAGNOSTIC OUTLIER
5	609450	0500	389,000	1/14/2020	SAS-DIAGNOSTIC OUTLIER



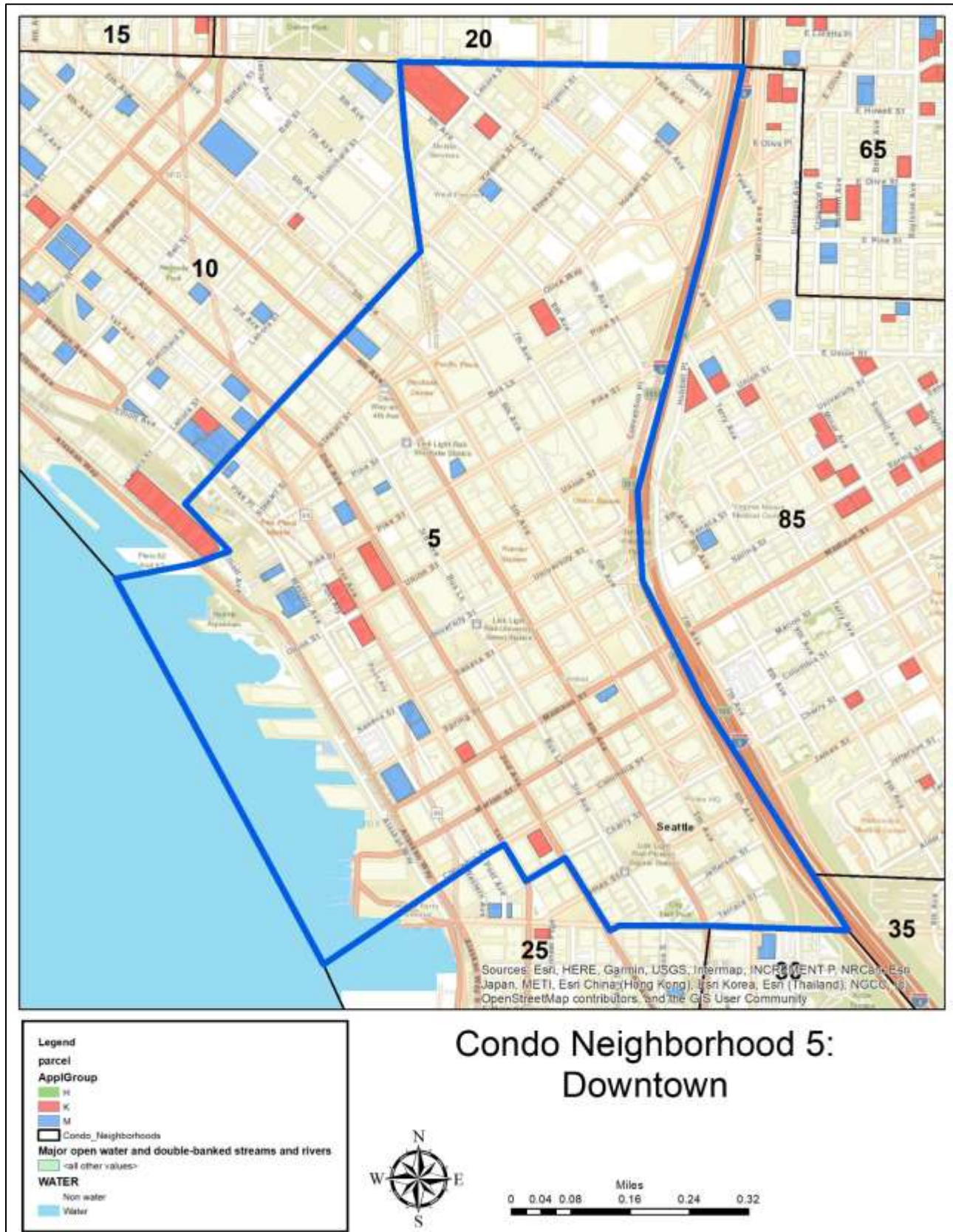
Area	Major	Minor	Sale Price	Sale Date	Comments
5	609450	0630	450,000	7/8/2020	NO MARKET EXPOSURE
5	609450	0760	2,200,000	4/11/2019	SAS-DIAGNOSTIC OUTLIER
5	609468	0330	6,000,000	8/9/2020	SAS-DIAGNOSTIC OUTLIER
5	636400	0970	685,000	8/13/2019	CORPORATE AFFILIATES; NO MARKET EXPOSURE
5	636400	1930	1,380,000	5/31/2019	MULTI-PARCEL SALE
5	636400	1940	1,380,000	5/31/2019	MULTI-PARCEL SALE
5	636400	2140	799,000	2/19/2020	NO MARKET EXPOSURE
5	872975	0310	2,420,000	6/15/2020	RESIDUAL OUTLIER
5	872975	0480	269,200	11/21/2019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
5	919720	0540	685,000	7/19/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	012500	0080	252,000	7/21/2020	SAS-DIAGNOSTIC OUTLIER
10	012500	0300	385,000	12/9/2019	NO MARKET EXPOSURE; STATEMENT TO DOR
10	032450	0980	960,000	7/2/2019	CORPORATE AFFILIATES
10	058640	0850	12,000,000	3/6/2019	MULTI-PARCEL SALE
10	058640	0855	12,000,000	3/6/2019	MULTI-PARCEL SALE
10	069980	0040	450,000	9/8/2020	SAS-DIAGNOSTIC OUTLIER
10	069980	0200	600,000	9/13/2019	SAS-DIAGNOSTIC OUTLIER
10	173480	0530	460,000	8/8/2019	NON-REPRESENTATIVE SALE
10	173480	0930	1,200,000	8/24/2020	SAS-DIAGNOSTIC OUTLIER
10	173480	0930	1,135,000	10/11/2019	SAS-DIAGNOSTIC OUTLIER
10	174550	0870	2,900,000	1/24/2020	MULTI-PARCEL SALE
10	174550	0880	2,900,000	1/24/2020	MULTI-PARCEL SALE
10	174550	1220	965,000	8/28/2020	SAS-DIAGNOSTIC OUTLIER
10	184305	1740	780,000	6/26/2020	SAS-DIAGNOSTIC OUTLIER
10	184305	1970	3,000,000	2/6/2019	SAS-DIAGNOSTIC OUTLIER
10	231330	1090	351,750	12/9/2019	FINANCIAL INSTITUTION RESALE
10	231330	1090	415,272	8/15/2019	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	235700	0020	38,860	5/22/2019	QUIT CLAIM DEED
10	235700	0540	664,500	10/30/2019	NO MARKET EXPOSURE; STATEMENT TO DOR
10	235700	0940	650,000	1/28/2020	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
10	235700	1040	670,000	3/19/2019	NON-REPRESENTATIVE SALE
10	235700	1320	1,880,000	7/15/2020	SAS-DIAGNOSTIC OUTLIER
10	268870	0140	522,000	5/31/2019	NON-REPRESENTATIVE SALE
10	268870	2250	1,400,000	12/23/2020	SAS-DIAGNOSTIC OUTLIER
10	286740	0460	390,000	11/20/2019	SAS-DIAGNOSTIC OUTLIER
10	286740	0470	585,000	6/24/2019	SAS-DIAGNOSTIC OUTLIER
10	286740	0650	658,000	7/11/2019	SAS-DIAGNOSTIC OUTLIER
10	286740	0860	800,000	5/14/2019	SAS-DIAGNOSTIC OUTLIER
10	286740	1000	666,000	5/8/2019	IMP CHARACTERISTICS CHANGED SINCE SALE;
10	311050	0250	390,000	9/27/2020	CORRECTION DEED
10	358900	0040	625,000	11/19/2019	NON-REPRESENTATIVE SALE
10	358900	4630	863,000	9/16/2020	RELOCATION - SALE TO SERVICE
10	358900	4810	1,650,000	6/18/2020	SAS-DIAGNOSTIC OUTLIER
10	358900	5050	1,424,900	3/9/2019	RELOCATION - SALE TO SERVICE
10	358900	5610	1,575,000	8/23/2019	SAS-DIAGNOSTIC OUTLIER
10	358900	5870	460,000	7/1/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS
10	390590	0630	529,000	8/13/2019	QUIT CLAIM DEED
10	516065	0020	1,350,000	6/24/2020	SAS-DIAGNOSTIC OUTLIER
10	516065	0070	685,000	10/8/2020	SAS-DIAGNOSTIC OUTLIER



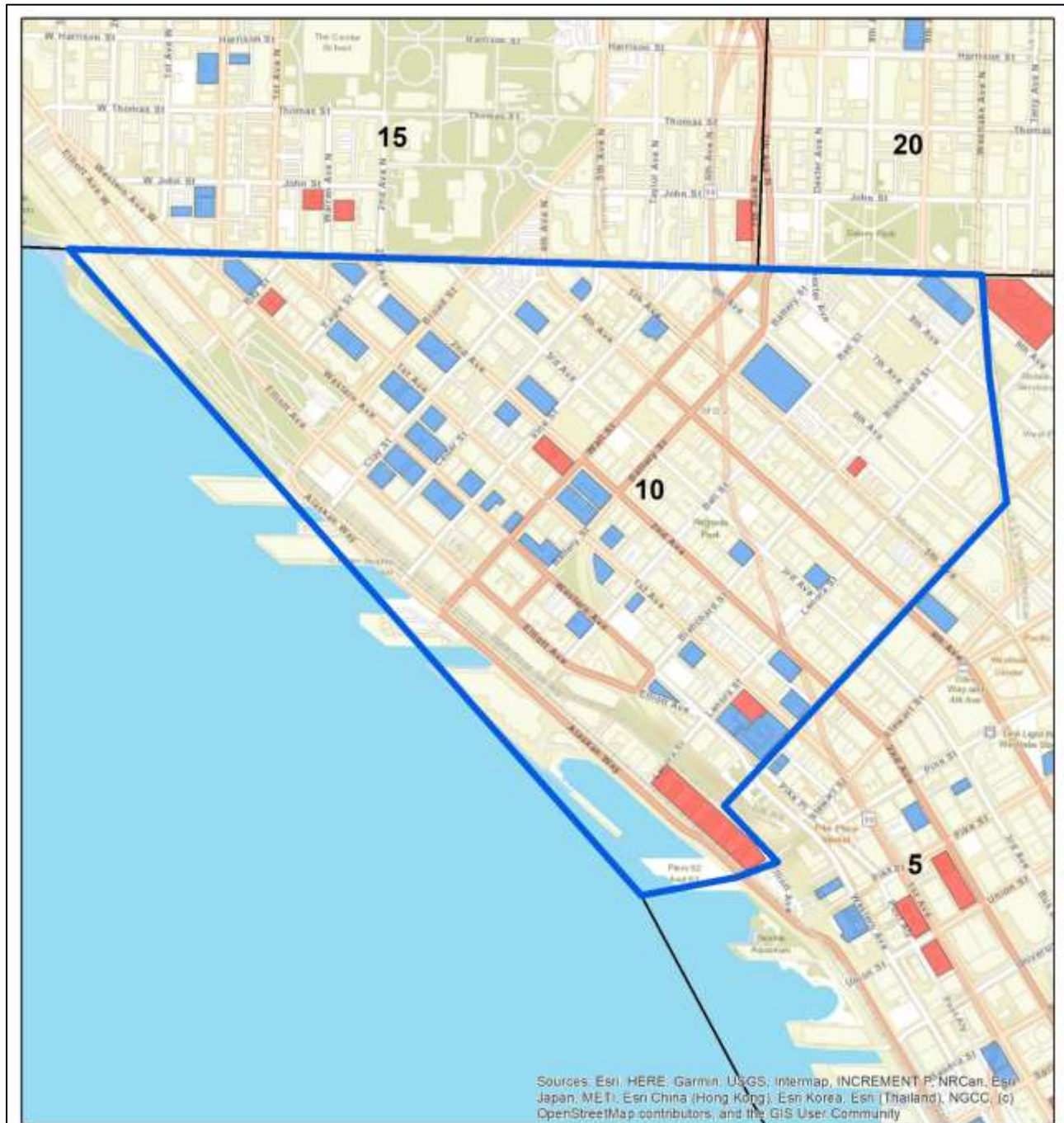
Area	Major	Minor	Sale Price	Sale Date	Comments
10	516065	0200	1,035,000	3/9/2020	SAS-DIAGNOSTIC OUTLIER
10	516065	0230	675,000	8/28/2020	IMP CHARACTERISTICS CHANGED SINCE SALE
10	516065	0760	885,000	7/16/2019	SAS-DIAGNOSTIC OUTLIER
10	516066	0020	6,443,000	11/9/2020	RELATED PARTY, FRIEND, OR NEIGHBOR
10	560795	0120	250,000	8/21/2020	RELATED PARTY, FRIEND, OR NEIGHBOR
10	560795	1000	187,000	9/21/2019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	560795	1360	67,325	10/13/2020	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	567700	0970	675,000	8/26/2020	NON-REPRESENTATIVE SALE
10	745720	0230	505,000	8/14/2020	SAS-DIAGNOSTIC OUTLIER
10	745720	0770	155,000	3/8/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
10	765690	0090	835,000	4/9/2019	MULTI-PARCEL SALE
10	765690	0100	835,000	4/9/2019	MULTI-PARCEL SALE
10	765690	0600	258,000	9/16/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	765690	1930	835,000	7/28/2020	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	765690	1940	835,000	7/28/2020	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	868400	0420	276,000	7/8/2019	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	868400	1160	580,000	11/2/2020	SAS-DIAGNOSTIC OUTLIER
10	894635	1350	735,000	8/26/2020	RELATED PARTY, FRIEND, OR NEIGHBOR
10	894635	1560	1,060,000	9/2/2020	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	919587	0400	390,000	1/17/2020	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
25	228543	0210	1,200,000	8/1/2019	SAS-DIAGNOSTIC OUTLIER
25	258500	0810	710,000	9/25/2019	SAS-DIAGNOSTIC OUTLIER
25	364650	0010	26,374	3/24/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0010	14,000	12/18/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0020	26,374	3/24/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0020	14,000	12/18/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0030	26,374	3/24/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0030	14,000	12/18/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0040	26,374	3/24/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0040	14,000	12/18/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0050	26,374	3/24/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0050	14,000	12/18/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0060	26,374	3/24/2020	EASEMENT OR RIGHT-OF-WAY
25	364650	0060	14,000	12/18/2020	EASEMENT OR RIGHT-OF-WAY
25	610826	0010	615,000	7/30/2020	SAS-DIAGNOSTIC OUTLIER
25	639125	0130	950,000	5/10/2019	RELATED PARTY, FRIEND, OR NEIGHBOR
25	643700	0160	825,000	6/9/2020	SAS-DIAGNOSTIC OUTLIER
25	867045	0010	1,150,000	8/15/2020	SAS-DIAGNOSTIC OUTLIER



Neighborhood 5 Map



Neighborhood 10 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

parcel

ApplGroup

- H
- K
- M

Condo_Neighborhoods

Major open water and double-banked streams and rivers

<all other values>

WATER

- Non water
- Water

Condo Neighborhood 5: Downtown



Neighborhood 25 Map



Neighborhood 30 Map

