

Condominium Physical Inspection Report

2008 Assessment Roll

Capitol Hill

Specialty Neighborhoods

35 and 40

For 2009 Property Taxes

**King County Department of Assessments
Seattle Washington**

Scott Noble, Assessor

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Executive Summary Report

Appraisal Date: 1/1/2008 – 2008 Assessment Roll
Area Name: Capitol Hill; Specialty Neighborhoods 35 and 40
Previous Physical Inspection: 2003 Assessment Year.

Sales - Improved Summary:

Number of Sales: 685
Range of Sale Dates: 1/1/2005 to 12/31/2007

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2007 Value	\$55,900	\$251,200	\$307,100	\$326,500	94.1%	12.23%
2008 Value	\$70,100	\$260,000	\$330,100	\$326,500	101.1%	9.67%
Change	+\$14,200	+\$8,800	+\$23,000		+7.0%	-2.56%
%Change	+25.4%	+3.5%	+7.5%		+7.4%	-20.93%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.56% and -20.93% 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.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2007 Value	\$78,300	\$279,300	\$357,600
2008 Value	\$95,700	\$302,300	\$398,000
Percent Change	+22.2%	+8.2%	+11.3%

Number of improved Parcels in the Population: 1787

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

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, 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 levels, uniformity and equity. The recommendation is to post those values for the 2008 assessment roll.

Analysis Process

Effective Date of Appraisal: January 1, 2008

Date of Appraisal Report: 8/13/2008

Appraisal Team members and participation

Helen Berglund and Craig Johnson made up the appraisal team responsible for physical inspection and value selection in the Capitol Hill. Helen inspected the condominiums in area 35 and Craig inspected area 40 to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. Helen and Craig reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

Assumptions & Limiting Conditions

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the 2008 Assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

Scope of the Appraisal

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 consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for the Capitol Hill Area. Our sales sample consists of 685 residential living units that sold during the 36-month period between January 1, 2005 and December 31, 2007. The model was applied to all of the 1,787 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.

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

Part Two – Presentation of Data

Identification of the area

Name or Designation

Capitol Hill

Area, neighborhood, and location data

The Physically inspected portion of the Capitol Hill includes Specialty Neighborhood 35: Central District and 40: Madison Park.

Boundaries:

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

Area 35 is bounded on the North by an irregular line along East Interlaken Boulevard, on the South by South King Street, East to 23rd Avenue South then South to I-90, on the East by an irregular line roughly parallel with 31st Avenue South then on a northeasterly diagonal from 31st And East Yesler Way to East Columbia and 37th Avenue East, West to 36th Avenue East, North to East Denny, West to 31st Avenue East, North to East Mercer then East to 33rd Avenue East and on the West by I-5.

Area 40 is bounded on the North by Portage Bay, on the South by South Atlantic Street, on the East by Lake Washington and on the West by an irregular line roughly parallel with 31st Avenue South then on a northeasterly diagonal from 31st And East Yesler Way to East Columbia and 37th Avenue East, West to 36th Avenue East, North to East Denny West to 31st Avenue East, North to East Mercer then East to 33rd Avenue East.

Maps

General maps of the Specialty Neighborhoods included in the Capitol Hill revalue 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 are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

Part Three – Analysis of Data and Conclusions

Highest and best use analysis and location of conclusions

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

Sales comparison approach model description

Capitol Hill 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 records. 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. Living Area
2. Covered Parking
3. Mountain View
4. Lake Washington View
5. City/Territorial View
6. Project Location
7. Building Quality
8. Project Appeal
9. Unit Location
10. Unit Quality
11. Top Floor Units
12. End Units
13. Neighborhood
14. Certain projects as defined by Major.

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

Model calibration

The model is calibrated as follows:

$$\begin{aligned} \text{EMV} = & .3038091 + .7944984 * \text{UNITSIZE} + 7.327406\text{E-}02 * \text{COVPARKING} + 6.700615\text{E-} \\ & 02 * \text{MTNVIEW} + 5.942277\text{E-}02 * \text{WASAMMVIEW} - 5.621771\text{E-}02 * \text{PLOC5} - .0499315 * \text{BQUAL2} - \\ & 5.302335\text{E-}02 * \text{BQUAL4} + 2.654443\text{E-}02 * \text{BQUAL6} + .1558886 * \text{BQUAL8} + 9.101865\text{E-} \\ & 02 * \text{APPEAL4} - 2.318679\text{E-}02 * \text{UNITLOC1} + 6.750835\text{E-}02 * \text{UNITLOC3} + 4.699486\text{E-}02 * \text{UQUAL3} + \\ & 2.202745\text{E-}02 * \text{GOODCITYVIEW} + 3.005551\text{E-}02 * \text{EXCCITYVIEW} + 2.151326\text{E-}02 * \text{TOPFLOOR} + \\ & 1.541349\text{E-}02 * \text{ENDUNITx} + 3.592335\text{E-}02 * \text{AREA40} + 4.546868\text{E-}02 * \text{PLATSLOW} - 3.693346\text{E-} \\ & 02 * \text{PLATSHIGH} \end{aligned}$$

The resulting total value is rounded down to the next \$1,000.

*EMV stands for Estimated Market Value and represents the modeled value for the 2008 assessment year.

Model validation

Helen Berglund and Craig Johnson individually reviewed each model value estimate for accuracy and correctness before selecting final value. As the responsible appraisers, they could adjust any or all of the factors used to establish value by the model or determine value separately by using a direct sales comparison approach.

Exceptions:

Major	Nbhd	Project Name	Value Notes
149613	35	CENTRAL PARK EAST CONDOMINIUM	Project valued at EMV x .9 based on sales in the project and neighborhood. % change is supported by market.
155220	35	CHERRY HILL COURT CONDOMINIUM	Project valued at EMV x .8 based on sales in the project and neighborhood. % change is supported by market.
156170	35	CHESTNUT COURT CONDOMINIUM	Project valued at EMV x .9 based on sales in the project and neighborhood. % change is supported by market.
216180	35	EAST MADISON CONDOS CONDOMINIUM	Project valued at EMV x .9 based on sales in the project and neighborhood. % change is supported by market.
255170	35	FIR STREET TOWNHOMES CONDOMINIUM	Project valued at EMV x .9 based on sales in the neighborhood represented by sales #E2301900, #E2304302, #E2217691 & #E2313129. % change is supported by market.
507165	35	MANHATTAN PLAZA CONDOMINIUM	Project valued at EMV x .9 based on sales in the project and neighborhood. % change is supported by market.
551190	35	MIDORI	Project valued at EMV x .9 based on sales in the project and neighborhood. % change is supported by market.
639150	35	ONE-TEN NINETEENTH AVENUE EAST CONDOMINIUM	Project valued at EMV x 1.1 based on sales in the project and neighborhood. % change is supported by market.
676390	35	PHOENIX CONDOMINIUM	Project valued at EMV x 1.1 based on sales in the project and neighborhood. % change is supported by market.
780413	35	16TH AVENUE TOWNHOMES CONDOMINIUM	Project valued at EMV x .9 based on sales in the project and neighborhood. % change is supported by market.
918780	35	Washington Street Townhomes	Project valued at EMV x .9 based on sales in the project and neighborhood. % change is supported by market.
923750	35	WELCH PLAZA CONDOMINIUM	Project valued at EMV x .9 based on sales in the project and neighborhood. % change is supported by market.
145970	40	CEDAR PARK TOWN HOUSES CONDOMINIUM	Valued at EMV x 1.10 based on market sales.
216170	40	EAST LYNN CONDOMINIUM	Valued at EMV x 1.35 based on market sales.
397950	40	LAKE CONDOMINIUM	Valued at EMV x 1.20 based on market sales.
405530	40	LAKE PARK THE CONDOMINIUM	Valued at EMV x 1.15 based on market sales.
410470	40	LAKE WASHINGTON COTTAGES CONDOMINIUM	Valued Units under 600 SF at EMV x 1.50. All others at EMV x 1.10 based on sales.

Major	Nbhd	Project Name	Value Notes
414170	40	LAKESHORE WEST CONDOMINIUM	Valued project at EMV x .90 based on sales. Minor 0030 valued at EMV x 1.20 due to its recent remodeling and good unit condition.
438370	40	LMJ MADISON TOWNHOUSE	Valued at EMV x 1.35 based on market sales.
501520	40	MADISON PARK PLACE CONDOMINIUM	Valued at EMV x 1.15 based on market sales.
501539	40	MADISON PARK TOWNHOMES CONDOMINIUM	Valued at EMV x 1.30 based on market sales.
501581	40	MADISON POINT CONDOMINIUM	Valued at EMV x 1.35 based on market sales.
531680	40	MC GILVRA PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market sales.
607400	40	NEWTON COURT CONDOMINIUM	Valued at EMV x 1.35 based on market sales.
609414	40	1915-42ND AVE E CONDOMINIUM	Valued at EMV x 1.25 based on market sales.
609415	40	1905-42ND AVE E CONDOMINIUM	Valued at EMV x 1.25 based on market sales.
609417	40	1929-42ND AVE E CONDOMINIUM	Valued at EMV x 1.25 based on market sales.
863572	40	317 Lakeside Condominium	Valued at EMV x 1.15 based on market sales.
872857	40	TWENTY SIXTY-ONE CONDOMINIUM	Valued at EMV x 1.35 based on market sales.
872925	40	2013 -43RD AVE EAST CONDOMINIUM	Valued at EMV x 1.20 based on market sales.
894615	40	VILLAGGIO CONDOMINIUM	Valued at EMV x 1.20 based on market sales.

Reconciliation and Conclusion:

Ratio study

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves assessment levels, consistency and equalization. It is the conclusion of this report that values be posted for the 2008 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) 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.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*

1. Helena Berglund

Craig Johnson Appraiser II

Addenda

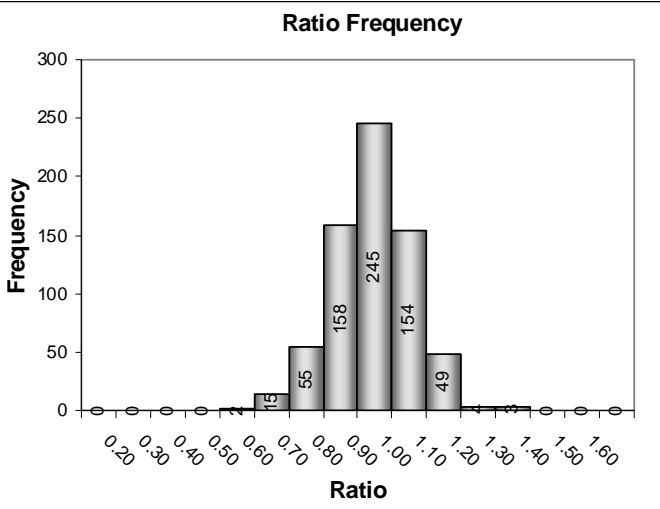
Ratio Reports

Sales Lists

Specialty Neighborhood Maps

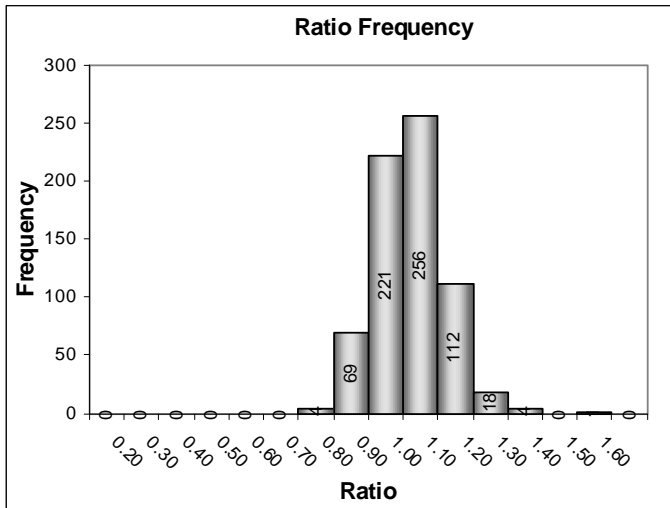
Physical Inspection Ratio Report (Before)

2007 Values

District/Team: Commercial / West	Lien Date: 01/01/2007	Date of Report: 4/21/2008	Sales Dates: 1/2005 - 12/2007
Area Capitol Hill Areas 35 and 40	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	685		
Mean Assessed Value	307,100		
Mean Sales Price	326,500		
Standard Deviation AV	200,830		
Standard Deviation SP	200,012		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.943		
Median Ratio	0.946		
Weighted Mean Ratio	0.941		
UNIFORMITY		COMMENTS: Residential Condominiums throughout areas 35 and 40.	
Lowest ratio	0.580		
Highest ratio:	1.392		
Coefficient of Dispersion	9.43%		
Standard Deviation	0.115		
Coefficient of Variation	12.23%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.935		
Upper limit	0.954		
95% Confidence: Mean			
Lower limit	0.935		
Upper limit	0.952		
SAMPLE SIZE EVALUATION			
N (population size)	1787		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.115		
Recommended minimum:	21		
Actual sample size:	685		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	333		
# ratios above mean:	352		
z:	0.726		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Physical Inspection Ratio Report (After)

2008 Values

District/Team: Commercial / West	Lien Date: 01/01/2008	Date of Report: 4/21/2008	Sales Dates: 1/2005 - 12/2007												
Area Capitol Hill Areas 35 and 40	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: No												
SAMPLE STATISTICS		 <p>The histogram shows the frequency distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 300. The distribution is unimodal and slightly right-skewed, with a peak frequency of 256 at a ratio of 1.00. Other significant frequencies are 221 at 0.90, 112 at 1.10, 89 at 0.80, and 18 at 1.20.</p> <table><caption>Ratio Frequency Data</caption><tr><th>Ratio</th><th>Frequency</th></tr><tr><td>0.80</td><td>89</td></tr><tr><td>0.90</td><td>221</td></tr><tr><td>1.00</td><td>256</td></tr><tr><td>1.10</td><td>112</td></tr><tr><td>1.20</td><td>18</td></tr></table>		Ratio	Frequency	0.80	89	0.90	221	1.00	256	1.10	112	1.20	18
Ratio	Frequency														
0.80	89														
0.90	221														
1.00	256														
1.10	112														
1.20	18														
Sample size (n)	685														
Mean Assessed Value	330,100														
Mean Sales Price	326,500														
Standard Deviation AV	199,694														
Standard Deviation SP	200,012														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	1.019														
Median Ratio	1.017														
Weighted Mean Ratio	1.011														
UNIFORMITY															
Lowest ratio	0.747														
Highest ratio:	1.573														
Coefficient of Dispersion	7.62%														
Standard Deviation	0.099														
Coefficient of Variation	9.67%														
Price Related Differential (PRD)	1.008														
RELIABILITY															
95% Confidence: Median															
Lower limit	1.008														
Upper limit	1.029														
95% Confidence: Mean															
Lower limit	1.012														
Upper limit	1.027														
SAMPLE SIZE EVALUATION															
N (population size)	1787														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.099														
Recommended minimum:	16														
Actual sample size:	685														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	347														
# ratios above mean:	338														
z:	0.344														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

Sales Used In Analysis

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	025530	0020	11/16/2006	364,000	940	4	1988	3	NO	NO	ARBORETUM PLACE CONDOMINIUM
35	025530	0060	7/24/2007	380,000	824	4	1988	3	NO	NO	ARBORETUM PLACE CONDOMINIUM
35	025533	0010	10/27/2006	265,900	651	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0020	4/27/2007	264,990	722	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0030	12/27/2006	226,000	545	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0050	12/27/2006	233,000	622	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0060	3/2/2007	269,990	651	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0090	10/27/2006	279,990	692	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0100	3/2/2007	244,990	579	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0110	10/27/2006	270,000	651	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0120	12/5/2006	294,000	722	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0130	9/12/2006	249,990	545	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0140	9/12/2006	285,000	692	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0150	2/2/2007	249,990	579	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0160	10/26/2006	316,000	765	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0170	2/2/2007	328,000	808	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0180	10/10/2006	339,990	896	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0190	5/17/2007	349,990	970	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0200	8/24/2006	309,990	765	4	1991	3	NO	NO	ARBORETUM VIEW
35	025533	0210	8/24/2006	339,990	929	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0220	12/27/2006	353,000	896	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0230	2/2/2007	369,900	970	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0240	12/27/2006	428,000	1,039	4	1991	3	YES	NO	ARBORETUM VIEW
35	025533	0250	11/29/2006	422,990	1,039	4	1991	3	YES	NO	ARBORETUM VIEW
35	078400	0010	5/25/2007	294,900	685	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0020	12/7/2007	301,583	685	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0060	10/23/2007	315,000	686	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0070	10/9/2007	345,000	691	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0080	10/15/2007	327,165	696	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0090	10/23/2007	340,000	683	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0100	12/4/2007	330,000	686	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0110	11/15/2007	345,000	691	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0130	12/4/2007	361,750	685	4	1928	4	NO	NO	BETSY ROSS CONDOMINIUM
35	078400	0150	7/25/2007	335,000	698	4	1928	4	YES	NO	BETSY ROSS CONDOMINIUM
35	078400	0160	10/15/2007	380,000	698	4	1928	4	YES	NO	BETSY ROSS CONDOMINIUM
35	133600	0010	3/14/2007	459,950	1,182	4	1901	3	NO	NO	CAPITOL GATES
35	133600	0030	9/7/2006	544,000	1,475	4	1901	3	NO	NO	CAPITOL GATES
35	133600	0040	1/17/2007	465,000	1,524	4	1901	3	NO	NO	CAPITOL GATES
35	142620	0030	2/12/2007	395,000	937	4	1992	3	YES	NO	CASCADE VIEW CONDOMINIUM
35	149613	0010	11/10/2006	257,000	1,137	2	1980	2	NO	NO	CENTRAL PARK EAST CONDOMINIUM
35	149613	0110	2/7/2005	216,990	1,137	2	1980	2	NO	NO	CENTRAL PARK EAST CONDOMINIUM
35	149613	0120	7/8/2005	287,000	1,090	2	1980	2	NO	NO	CENTRAL PARK EAST CONDOMINIUM
35	149613	0210	4/21/2006	339,900	1,388	2	1980	2	NO	NO	CENTRAL PARK EAST CONDOMINIUM
35	149613	0260	4/29/2005	220,000	1,247	2	1980	2	NO	NO	CENTRAL PARK EAST CONDOMINIUM
35	155220	0040	11/21/2006	258,500	1,025	4	1982	2	NO	NO	CHERRY HILL COURT CONDOMINIUM
35	155220	0050	3/13/2007	256,000	997	4	1982	2	NO	NO	CHERRY HILL COURT CONDOMINIUM
35	155220	0060	3/8/2007	252,000	1,003	4	1982	2	NO	NO	CHERRY HILL COURT CONDOMINIUM
35	155220	0070	11/8/2007	235,000	863	4	1982	2	NO	NO	CHERRY HILL COURT CONDOMINIUM
35	155220	0080	12/4/2007	237,500	854	4	1982	2	NO	NO	CHERRY HILL COURT CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	156085	0010	7/30/2007	312,000	905	2	1980	3	NO	NO	CHERRYWOOD CONDOMINIUM
35	156085	0040	8/8/2007	270,000	860	2	1980	3	NO	NO	CHERRYWOOD CONDOMINIUM
35	156085	0090	6/14/2006	285,000	905	2	1980	3	NO	NO	CHERRYWOOD CONDOMINIUM
35	156170	0040	8/24/2006	305,000	1,160	4	1980	3	NO	NO	CHESTNUT COURT CONDOMINIUM
35	159870	0020	5/8/2007	182,495	451	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0030	4/10/2007	200,000	524	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0040	6/14/2007	221,750	562	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0050	4/19/2007	266,000	758	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0060	6/20/2007	360,000	912	5	2004	3	YES	NO	CITY VIEW LESCHI
35	159870	0070	10/26/2007	299,995	759	5	2004	3	YES	NO	CITY VIEW LESCHI
35	159870	0080	7/2/2007	249,950	607	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0090	4/10/2007	295,395	670	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0110	8/10/2007	204,995	448	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0120	10/26/2007	269,000	849	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0160	6/26/2007	250,000	607	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0170	8/27/2007	245,000	662	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0180	7/2/2007	204,995	448	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0190	8/17/2007	180,000	448	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0210	11/14/2007	270,000	852	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0220	6/8/2007	376,500	927	5	2004	3	YES	NO	CITY VIEW LESCHI
35	159870	0240	4/10/2007	258,950	615	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0250	4/30/2007	279,275	663	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0260	8/10/2007	204,995	448	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0280	11/14/2007	285,000	850	5	2004	3	NO	NO	CITY VIEW LESCHI
35	159870	0290	4/10/2007	473,315	1,353	5	2004	3	NO	NO	CITY VIEW LESCHI
35	170310	0010	7/6/2006	327,500	790	5	1924	3	NO	NO	COLUMBIA COURT CONDOMINIUM
35	170310	0020	3/16/2006	296,000	795	5	1924	3	NO	NO	COLUMBIA COURT CONDOMINIUM
35	170310	0030	4/5/2007	390,000	878	5	1924	3	NO	NO	COLUMBIA COURT CONDOMINIUM
35	216158	0020	10/17/2006	315,000	982	3	1999	3	NO	NO	EAST JAMES PLACE CONDOMINIUM
35	216180	0300	8/29/2007	425,000	1,540	4	1978	3	YES	NO	EAST MADISON CONDOS CONDOMINIUM
35	216190	0020	3/6/2007	346,000	1,044	4	1991	3	NO	NO	EAST MADISON TOWNHOMES CONDOMINIUM
35	216190	0030	10/24/2006	342,500	1,044	4	1991	3	NO	NO	EAST MADISON TOWNHOMES CONDOMINIUM
35	219290	0010	3/27/2006	192,000	595	4	1980	3	NO	NO	EAST THOMAS STREET CONDOS CONDOMINIUM
35	219290	0050	11/22/2005	275,000	876	4	1980	3	NO	NO	EAST THOMAS STREET CONDOS CONDOMINIUM
35	219290	0100	4/29/2005	269,000	797	4	1980	3	YES	NO	EAST THOMAS STREET CONDOS CONDOMINIUM
35	228517	0010	4/17/2006	236,000	850	4	1983	3	NO	NO	18 ALDER CONDOMINIUM
35	228517	0020	4/25/2006	227,000	800	4	1983	3	NO	NO	18 ALDER CONDOMINIUM
35	228517	0030	4/24/2006	234,950	850	4	1983	3	NO	NO	18 ALDER CONDOMINIUM
35	228540	0060	9/21/2005	305,000	1,108	4	1980	3	YES	NO	EIGHTEENTH THE CONDOMINIUM
35	232650	0010	9/15/2005	293,500	1,030	4	2004	3	NO	NO	ELMWOOD PLACE TOWNHOMES
35	236300	0010	10/10/2006	359,900	991	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0020	7/24/2006	327,900	773	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0030	9/6/2006	275,000	654	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0040	9/29/2006	193,000	507	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0050	10/31/2006	274,900	773	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0070	10/25/2006	369,900	971	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0080	9/26/2006	304,900	759	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0090	10/17/2006	274,900	689	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0100	9/6/2006	265,000	688	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0110	11/3/2006	285,000	716	4	2002	3	NO	NO	EPIC CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	236300	0120	10/5/2006	375,200	1,012	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0130	9/20/2006	359,900	992	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0140	3/22/2007	299,900	760	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0150	8/15/2006	215,000	505	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0160	6/29/2007	244,000	562	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0160	9/20/2006	235,000	562	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0170	8/30/2006	212,400	506	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0180	4/10/2007	309,000	760	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0190	9/14/2006	369,900	1,018	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0200	9/21/2006	383,600	988	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0210	9/27/2006	311,500	760	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0220	7/21/2006	273,700	712	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0230	7/12/2006	270,000	716	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0240	9/13/2006	275,000	717	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0250	9/13/2006	382,900	1,009	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0260	10/12/2006	391,300	1,015	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0270	10/20/2006	306,400	764	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0280	9/29/2006	220,000	503	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0290	8/29/2006	199,900	559	4	2002	3	NO	NO	EPIC CONDOMINIUM
35	236300	0300	9/26/2006	199,900	503	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0310	10/17/2006	306,500	765	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0320	11/9/2006	379,900	1,035	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0330	9/18/2006	409,900	988	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0340	9/21/2006	318,000	760	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0350	9/26/2006	279,900	712	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0370	9/20/2006	294,900	717	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0380	8/30/2006	399,900	1,009	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0390	10/13/2006	413,600	1,015	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0400	10/12/2006	311,500	764	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0410	9/8/2006	204,440	503	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0420	9/1/2006	239,900	559	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0430	8/31/2006	220,000	503	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0440	9/8/2006	316,000	765	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0450	4/18/2007	424,900	1,035	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0460	7/31/2006	456,000	988	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0470	7/24/2006	331,900	760	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0480	9/15/2006	288,000	660	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0490	7/26/2006	280,000	662	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0500	7/28/2006	291,000	717	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0510	9/20/2006	466,000	1,009	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0520	9/27/2006	454,900	1,015	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0530	8/10/2006	315,000	764	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0540	9/26/2006	219,900	503	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0550	8/10/2006	245,000	559	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0560	8/18/2006	225,000	503	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0570	8/9/2006	315,000	765	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0580	12/12/2006	400,000	1,035	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0590	3/5/2007	443,400	988	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0600	8/31/2006	347,900	760	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0610	11/28/2006	295,000	660	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0620	11/29/2006	295,000	662	4	2002	3	YES	NO	EPIC CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	236300	0630	8/14/2006	315,000	717	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0640	9/20/2006	475,000	1,009	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0650	8/18/2006	475,000	1,015	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0660	8/15/2006	354,100	764	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0670	1/18/2007	236,000	503	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0680	11/3/2006	259,900	559	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0690	12/5/2006	230,000	503	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0700	8/11/2006	330,000	765	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	236300	0710	9/6/2006	449,900	1,035	4	2002	3	YES	NO	EPIC CONDOMINIUM
35	257210	0010	12/13/2006	290,000	797	4	1927	4	NO	NO	FLEUR DE LIS CONDOMINIUM
35	257210	0020	7/5/2007	325,000	797	4	1927	4	NO	NO	FLEUR DE LIS CONDOMINIUM
35	257210	0040	4/6/2005	247,000	788	4	1927	4	NO	NO	FLEUR DE LIS CONDOMINIUM
35	257210	0050	10/19/2006	289,950	797	4	1927	4	NO	NO	FLEUR DE LIS CONDOMINIUM
35	257210	0080	8/19/2005	250,000	788	4	1927	4	YES	NO	FLEUR DE LIS CONDOMINIUM
35	257210	0110	10/18/2005	258,000	788	4	1927	4	YES	NO	FLEUR DE LIS CONDOMINIUM
35	257210	0130	7/28/2006	195,000	498	4	1927	4	NO	NO	FLEUR DE LIS CONDOMINIUM
35	261733	0010	3/22/2006	163,500	462	3	1959	3	NO	NO	417 CONDOMINIUM
35	261733	0020	4/5/2006	160,000	462	3	1959	3	NO	NO	417 CONDOMINIUM
35	261733	0030	12/27/2005	165,000	511	3	1959	3	NO	NO	417 CONDOMINIUM
35	261733	0040	1/6/2006	165,000	511	3	1959	3	NO	NO	417 CONDOMINIUM
35	270315	0010	6/22/2007	241,900	706	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0020	6/22/2007	233,900	706	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0030	7/9/2007	159,900	445	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0040	6/25/2007	160,000	430	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0050	7/9/2007	294,900	750	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0070	7/16/2007	204,000	706	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0080	7/16/2007	219,000	726	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0090	7/13/2007	121,000	387	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0100	8/14/2007	279,900	706	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0110	9/25/2007	281,900	706	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0120	8/28/2007	190,400	445	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0130	8/28/2007	179,900	430	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0140	6/21/2007	276,500	750	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0150	6/25/2007	266,900	751	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0160	6/28/2007	284,900	706	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0170	6/21/2007	254,900	706	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0180	6/22/2007	184,900	445	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0190	6/22/2007	185,000	430	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0200	6/21/2007	284,900	750	4	1928	4	NO	NO	GARFIELD, THE
35	270315	0210	6/21/2007	284,900	751	4	1928	4	NO	NO	GARFIELD, THE
35	331820	0010	5/29/2007	215,500	480	4	1985	3	YES	NO	HILL HOUSE PROJECT CONDOMINIUM
35	331820	0030	12/13/2005	185,000	480	4	1985	3	YES	NO	HILL HOUSE PROJECT CONDOMINIUM
35	331820	0030	9/18/2007	230,000	480	4	1985	3	YES	NO	HILL HOUSE PROJECT CONDOMINIUM
35	331820	0060	7/23/2007	225,000	480	4	1985	3	YES	NO	HILL HOUSE PROJECT CONDOMINIUM
35	331820	0080	11/6/2006	200,000	510	4	1985	3	YES	NO	HILL HOUSE PROJECT CONDOMINIUM
35	363600	0040	11/7/2005	300,000	841	4	1904	4	NO	NO	IVORY COASTE CONDOMINIUM
35	363600	0050	5/24/2006	343,000	845	4	1904	4	YES	NO	IVORY COASTE CONDOMINIUM
35	363600	0060	10/12/2005	271,000	842	4	1904	4	YES	NO	IVORY COASTE CONDOMINIUM
35	500970	0050	1/12/2006	200,000	666	4	1985	3	NO	NO	MADISON ARBOR CONDOMINIUM
35	500970	0110	11/29/2005	218,500	662	4	1985	3	NO	NO	MADISON ARBOR CONDOMINIUM
35	501010	0150	4/20/2007	397,000	952	5	2003	3	NO	NO	MADISON EAST CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	501430	0030	8/1/2007	349,950	938	4	2000	3	NO	NO	MADISON JOHN TOWNHOMES
35	501430	0040	12/15/2005	349,000	941	4	2000	3	NO	NO	MADISON JOHN TOWNHOMES
35	501430	0050	10/6/2005	371,500	1,267	4	2000	3	NO	NO	MADISON JOHN TOWNHOMES
35	501570	0060	6/26/2007	339,800	1,025	4	1980	3	YES	NO	MADISON PARKVIEW CONDOMINIUM
35	501570	0070	8/1/2006	305,000	1,021	4	1980	3	YES	NO	MADISON PARKVIEW CONDOMINIUM
35	501570	0080	5/19/2006	315,000	1,016	4	1980	3	YES	NO	MADISON PARKVIEW CONDOMINIUM
35	507165	0090	9/21/2006	270,000	1,070	4	1981	3	NO	NO	MANHATTAN PLAZA CONDOMINIUM
35	551190	0080	5/26/2005	240,950	1,051	4	2002	3	NO	NO	MIDORI
35	551190	0100	7/19/2007	275,000	1,062	4	2002	3	NO	NO	MIDORI
35	551190	0130	1/10/2005	250,000	1,059	4	2002	3	NO	NO	MIDORI
35	551190	0140	3/8/2005	249,950	1,062	4	2002	3	NO	NO	MIDORI
35	551190	0170	5/4/2005	190,000	793	4	2002	3	NO	NO	MIDORI
35	551190	0190	5/17/2005	249,950	1,058	4	2002	3	YES	NO	MIDORI
35	551190	0220	6/2/2006	299,950	1,059	4	2002	3	YES	NO	MIDORI
35	553030	0030	4/6/2005	200,000	706	4	2002	3	NO	NO	MILL STREET CONDOMINIUM
35	553030	0200	2/15/2005	320,000	1,080	4	2002	3	YES	NO	MILL STREET CONDOMINIUM
35	553200	0010	5/4/2007	370,000	917	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0020	10/4/2007	392,000	951	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0030	8/10/2007	339,950	771	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0080	8/3/2005	340,000	922	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0100	7/19/2007	531,000	1,341	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0130	2/28/2006	285,000	806	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0140	6/13/2005	307,250	944	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0160	12/22/2005	250,000	800	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0180	8/3/2007	375,000	922	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	553200	0190	10/17/2007	315,000	800	4	1999	3	NO	NO	MILLER PLACE CONDOMINIUM
35	600500	0070	1/11/2005	220,000	745	4	1988	3	NO	NO	NANTUCKET CONDOMINIUM
35	600500	0080	7/14/2005	217,000	725	4	1988	3	NO	NO	NANTUCKET CONDOMINIUM
35	600500	0090	3/6/2006	265,000	735	4	1988	3	YES	NO	NANTUCKET CONDOMINIUM
35	609425	0040	10/11/2005	474,000	1,279	4	2004	3	NO	NO	19TH AVE LOFTS
35	609425	0050	5/2/2005	315,000	836	4	2004	3	NO	NO	19TH AVE LOFTS
35	609425	0070	3/15/2005	319,000	859	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0080	9/10/2007	395,000	819	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0090	9/6/2006	389,000	943	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0120	1/28/2005	322,000	945	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0130	3/9/2006	349,500	820	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0140	9/21/2005	350,000	870	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0150	4/18/2006	350,000	909	4	2004	3	NO	NO	19TH AVE LOFTS
35	609425	0220	7/18/2006	365,000	907	4	2004	3	NO	NO	19TH AVE LOFTS
35	609425	0230	10/18/2007	370,000	850	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0250	1/5/2006	363,000	961	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0280	8/26/2005	333,000	943	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0290	4/20/2006	351,500	817	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0300	5/25/2006	371,700	832	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0300	8/2/2005	310,000	832	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0350	10/26/2005	375,000	750	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0380	10/3/2007	447,500	961	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0410	11/10/2005	424,950	1,010	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0430	9/5/2006	469,000	986	4	2004	3	YES	NO	19TH AVE LOFTS
35	609425	0450	6/4/2007	437,950	887	4	2004	3	YES	NO	19TH AVE LOFTS
35	639102	0010	2/27/2006	249,900	701	4	1987	3	NO	NO	112 25TH AVE E

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	639102	0020	2/17/2006	249,000	709	4	1987	3	NO	NO	112 25TH AVE E
35	639102	0030	2/23/2006	250,000	709	4	1987	3	NO	NO	112 25TH AVE E
35	639102	0040	4/24/2006	289,000	709	4	1987	3	YES	NO	112 25TH AVE E
35	639102	0050	5/8/2006	290,000	709	4	1987	3	YES	NO	112 25TH AVE E
35	659995	0020	8/22/2007	291,000	809	4	2000	3	YES	NO	PACIFIC CENTER
35	659995	0030	7/5/2007	279,900	764	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0040	5/2/2005	225,000	769	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0050	7/19/2007	413,000	1,159	4	2000	3	YES	NO	PACIFIC CENTER
35	659995	0070	2/18/2005	230,000	769	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0080	7/28/2006	289,000	764	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0090	3/31/2005	219,229	809	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0100	3/31/2005	274,754	942	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0110	5/22/2007	339,900	849	4	2000	3	YES	NO	PACIFIC CENTER
35	659995	0120	7/3/2007	341,900	934	4	2000	3	YES	NO	PACIFIC CENTER
35	659995	0130	7/6/2007	247,900	796	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0140	5/7/2007	209,900	694	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0150	7/2/2007	241,900	769	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0160	6/4/2007	252,900	829	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0170	7/20/2007	241,900	756	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0180	5/22/2007	246,900	829	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0200	5/22/2007	399,900	1,316	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0220	8/22/2007	405,900	1,315	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0240	7/5/2007	246,900	833	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0250	5/21/2007	246,340	770	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0260	5/7/2007	243,900	833	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0270	6/7/2007	243,900	799	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0280	5/7/2007	199,900	734	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0290	5/4/2007	285,000	832	4	2000	3	YES	NO	PACIFIC CENTER
35	659995	0300	6/29/2007	315,900	906	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0310	1/9/2006	349,000	857	4	2000	3	YES	NO	PACIFIC CENTER
35	659995	0320	6/29/2007	334,900	872	4	2000	3	YES	NO	PACIFIC CENTER
35	659995	0330	6/14/2007	249,900	796	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0340	8/14/2006	211,900	694	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0350	6/11/2007	246,900	769	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0360	5/15/2006	253,300	774	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0370	6/14/2007	244,900	774	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0410	7/19/2007	399,900	1,328	4	2000	3	YES	NO	PACIFIC CENTER
35	659995	0420	8/21/2007	384,900	1,243	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0430	6/1/2007	242,900	774	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0440	5/7/2007	239,900	774	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0450	9/17/2007	249,900	770	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0460	6/12/2007	243,900	774	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0470	6/11/2007	246,900	803	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0480	5/14/2007	199,900	739	4	2000	3	NO	NO	PACIFIC CENTER
35	659995	0500	6/4/2007	299,900	838	4	2000	3	NO	NO	PACIFIC CENTER
35	670550	0020	10/28/2005	240,000	721	4	1969	3	NO	NO	PENDLETON MILLER CONDOMINIUM
35	670550	0090	7/11/2006	224,950	562	4	1969	3	NO	NO	PENDLETON MILLER CONDOMINIUM
35	670550	0100	10/25/2006	256,000	767	4	1969	3	NO	NO	PENDLETON MILLER CONDOMINIUM
35	670550	0110	11/22/2006	255,500	710	4	1969	3	NO	NO	PENDLETON MILLER CONDOMINIUM
35	670550	0120	4/3/2006	253,000	682	4	1969	3	NO	NO	PENDLETON MILLER CONDOMINIUM
35	676390	0020	12/2/2005	219,950	547	4	1923	4	NO	NO	PHOENIX CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	676390	0040	12/14/2006	180,000	521	4	1923	4	NO	NO	PHOENIX CONDOMINIUM
35	676390	0050	9/12/2006	240,000	674	4	1923	4	NO	NO	PHOENIX CONDOMINIUM
35	676390	0110	8/1/2007	412,000	977	4	1923	4	NO	NO	PHOENIX CONDOMINIUM
35	683420	0010	6/24/2005	349,950	967	4	1981	3	NO	NO	PLUM COURT CONDOMINIUM
35	683420	0060	2/15/2006	342,000	976	4	1981	3	NO	NO	PLUM COURT CONDOMINIUM
35	683781	0020	11/9/2005	214,990	553	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0030	12/22/2005	220,000	578	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0050	1/18/2006	195,000	463	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0060	1/31/2006	225,000	575	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0070	10/14/2005	134,990	330	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0080	10/27/2005	189,990	473	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0090	9/21/2005	209,990	545	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0100	9/21/2005	164,990	444	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0110	10/12/2005	212,500	553	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0120	2/16/2006	226,000	578	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0130	9/7/2005	339,990	930	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0140	11/9/2005	189,990	448	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0150	6/29/2006	239,990	580	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0160	10/24/2005	189,990	475	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0170	1/18/2006	205,990	473	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0180	12/22/2005	221,500	545	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0190	8/25/2005	174,990	444	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0200	2/16/2006	214,990	553	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0210	9/7/2005	224,990	578	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0220	7/30/2005	338,000	930	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0230	11/21/2005	194,990	448	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0240	12/12/2005	231,000	580	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0250	9/14/2005	199,990	475	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0270	11/21/2005	235,000	545	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0280	10/12/2005	189,990	445	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0290	6/28/2005	238,990	553	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0300	9/14/2005	234,990	578	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0310	6/20/2005	346,490	930	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0320	5/19/2005	231,000	448	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0330	7/20/2005	249,990	580	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0350	9/14/2005	143,990	373	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0360	6/27/2005	206,990	579	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0360	7/2/2007	231,000	579	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0370	6/2/2005	180,540	550	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0380	10/12/2005	149,800	359	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0390	10/27/2005	166,500	459	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0390	8/21/2007	225,000	459	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0390	7/14/2006	193,000	459	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0400	10/11/2007	269,900	587	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0400	4/25/2005	199,990	587	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0410	7/20/2005	175,990	470	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0420	10/27/2005	179,000	470	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0430	6/16/2005	209,990	566	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0440	4/18/2006	194,990	493	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0440	7/2/2007	229,500	493	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0440	7/20/2005	172,990	493	4	2004	3	NO	NO	Pointe At First Hill Condominium

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	683781	0450	7/30/2005	144,990	439	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0460	9/21/2005	194,990	553	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0470	5/12/2005	197,490	578	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0470	5/11/2006	232,000	578	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0480	8/2/2005	188,990	550	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0480	8/17/2007	259,700	550	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0490	9/14/2005	144,990	359	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0500	6/20/2005	164,990	471	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0510	8/18/2005	199,990	577	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0520	10/12/2005	184,990	470	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0530	5/26/2005	179,990	470	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0540	7/20/2005	204,990	566	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0550	6/28/2005	179,900	499	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0560	4/28/2005	154,590	411	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0570	7/30/2005	192,990	553	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0580	6/16/2005	205,000	578	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0590	6/20/2005	191,990	550	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0600	1/31/2006	144,990	359	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0610	4/21/2005	169,990	471	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0620	5/19/2005	199,990	577	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0630	6/20/2005	181,990	470	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0640	9/26/2005	184,990	470	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0650	6/20/2005	209,990	566	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0660	8/2/2005	182,990	499	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0670	6/7/2006	200,350	411	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0670	5/23/2005	158,950	411	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0680	6/16/2005	232,990	553	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0680	9/29/2006	268,500	553	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0690	6/27/2005	219,990	578	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0690	12/10/2007	240,000	578	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0700	5/2/2005	299,990	929	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0710	7/20/2005	204,990	477	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0720	6/2/2005	219,990	577	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0740	4/28/2005	204,000	470	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0750	11/17/2006	269,950	566	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0750	4/28/2005	219,990	566	4	2004	3	YES	NO	Pointe At First Hill Condominium
35	683781	0760	8/9/2005	201,000	499	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	683781	0770	8/9/2005	179,990	441	4	2004	3	NO	NO	Pointe At First Hill Condominium
35	738400	0030	7/11/2006	545,000	1,784	4	1993	3	NO	NO	ROCK ROSE CONDOMINIUM
35	743980	0050	1/9/2007	265,800	586	4	1928	3	NO	NO	ROSINA COURT CONDOMINIUM
35	769814	0020	7/7/2006	308,000	928	5	1998	3	YES	NO	706 16TH AVENUE
35	769814	0020	8/3/2007	330,000	928	5	1998	3	YES	NO	706 16TH AVENUE
35	769814	0030	10/11/2007	346,500	930	5	1998	3	YES	NO	706 16TH AVENUE
35	769814	0040	7/3/2007	332,000	928	5	1998	3	NO	NO	706 16TH AVENUE
35	769814	0070	5/3/2005	275,001	928	5	1998	3	YES	NO	706 16TH AVENUE
35	769827	0010	4/26/2005	379,950	1,108	5	2004	3	NO	NO	17TH & SPRING CONDOMINIUM
35	769827	0020	6/23/2005	385,950	1,031	5	2004	3	NO	NO	17TH & SPRING CONDOMINIUM
35	769827	0030	4/27/2005	295,950	793	5	2004	3	NO	NO	17TH & SPRING CONDOMINIUM
35	769827	0030	3/13/2007	347,000	793	5	2004	3	NO	NO	17TH & SPRING CONDOMINIUM
35	769827	0040	1/9/2006	435,000	1,103	5	2004	3	NO	NO	17TH & SPRING CONDOMINIUM
35	769827	0050	8/2/2006	500,000	1,128	5	2004	3	NO	NO	17TH & SPRING CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	769827	0070	6/3/2005	579,950	1,620	5	2004	3	NO	NO	17TH & SPRING CONDOMINIUM
35	769827	0080	1/7/2005	571,950	1,410	5	2004	3	NO	NO	17TH & SPRING CONDOMINIUM
35	780413	0050	11/9/2005	219,000	958	2	1985	3	NO	NO	16TH AVENUE TOWNHOMES CONDOMINIUM
35	780413	0150	9/27/2007	269,950	889	2	1985	3	NO	NO	16TH AVENUE TOWNHOMES CONDOMINIUM
35	780413	0220	12/6/2006	200,000	449	2	1985	3	NO	NO	16TH AVENUE TOWNHOMES CONDOMINIUM
35	793860	0050	8/17/2007	240,000	427	5	1982	4	NO	NO	SPRING PARK CONDOMINIUM
35	793860	0080	11/8/2005	172,000	438	5	1982	4	YES	NO	SPRING PARK CONDOMINIUM
35	793860	0100	7/13/2005	265,000	427	5	1982	4	YES	NO	SPRING PARK CONDOMINIUM
35	793860	0100	9/4/2007	300,000	427	5	1982	4	YES	NO	SPRING PARK CONDOMINIUM
35	857860	0030	3/6/2006	397,000	1,282	4	2000	3	NO	NO	TEMPUS FUGIT
35	858700	0020	4/10/2007	373,000	1,172	4	1999	3	NO	NO	TERRACE STREET TOWNHOMES CONDOMINIUM
35	872663	0110	10/7/2005	238,000	625	4	2000	3	NO	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0160	3/24/2006	165,000	520	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0240	7/10/2007	254,000	745	4	2000	3	NO	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0280	9/26/2006	193,000	520	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0300	5/10/2005	163,000	535	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0330	2/17/2005	185,000	570	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0330	2/17/2005	185,000	570	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0350	4/11/2006	235,000	625	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0400	11/28/2005	166,000	520	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0440	10/13/2006	306,000	715	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0460	4/16/2007	268,315	635	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0500	1/30/2007	212,500	505	4	2000	3	NO	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0540	6/20/2006	302,000	660	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0560	12/13/2006	270,000	635	4	2000	3	YES	NO	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872708	0010	6/14/2007	278,000	900	4	1981	3	NO	NO	29 NORMAN(0005) CONDOMINIUM
35	872708	0020	8/27/2007	279,000	900	4	1981	3	NO	NO	29 NORMAN(0005) CONDOMINIUM
35	872708	0030	12/6/2006	246,000	900	4	1981	3	NO	NO	29 NORMAN(0005) CONDOMINIUM
35	872708	0040	10/13/2006	244,950	900	4	1981	3	NO	NO	29 NORMAN(0005) CONDOMINIUM
35	872720	0010	5/22/2006	280,000	950	4	1982	3	NO	NO	21 CHERRY CONDOMINIUM
35	872720	0030	4/18/2007	289,900	900	4	1982	3	NO	NO	21 CHERRY CONDOMINIUM
35	872720	0070	5/23/2007	278,950	900	4	1982	3	NO	NO	21 CHERRY CONDOMINIUM
35	880965	0040	6/8/2005	361,000	1,464	4	2000	3	NO	NO	UNION SQUARE
35	894400	0010	9/27/2006	263,000	686	5	2001	3	NO	NO	VILLA ON TERRACE
35	894400	0060	12/23/2005	275,000	847	5	2001	3	NO	NO	VILLA ON TERRACE
35	894400	0110	3/22/2007	265,000	624	5	2001	3	YES	NO	VILLA ON TERRACE
35	894400	0150	10/5/2005	232,000	624	5	2001	3	YES	NO	VILLA ON TERRACE
35	894400	0160	5/18/2005	215,000	603	5	2001	3	YES	NO	VILLA ON TERRACE
35	894620	0020	10/10/2006	390,000	1,088	4	1999	3	YES	NO	VILLANOVA PLACE CONDOMINIUM
35	894620	0050	11/12/2007	390,000	1,088	4	1999	3	YES	NO	VILLANOVA PLACE CONDOMINIUM
35	918780	0010	9/29/2005	324,300	1,345	4	2000	3	NO	NO	Washington Street Townhomes
35	918780	0050	6/6/2006	364,950	1,341	4	2000	3	NO	NO	Washington Street Townhomes
35	918780	0090	7/18/2005	332,500	1,328	4	2000	3	NO	NO	Washington Street Townhomes
35	918780	0100	2/22/2006	350,000	1,328	4	2000	3	NO	NO	Washington Street Townhomes
35	918780	0110	12/5/2007	385,000	1,328	4	2000	3	NO	NO	Washington Street Townhomes
35	918780	0130	6/15/2006	370,000	1,355	4	2000	3	NO	NO	Washington Street Townhomes
35	923750	0020	5/23/2005	224,950	715	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0030	6/12/2005	224,950	719	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0040	3/23/2005	184,950	602	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0040	9/4/2007	210,000	602	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0050	6/17/2005	184,950	602	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	923750	0060	4/25/2005	184,950	602	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0070	7/11/2005	273,500	801	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0080	5/16/2005	164,950	600	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0090	8/29/2005	259,950	935	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0100	8/29/2005	179,950	568	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0110	5/18/2005	184,950	600	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0120	7/27/2005	179,950	572	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0130	10/17/2005	184,950	596	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0140	3/18/2005	189,950	605	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0150	6/27/2005	194,950	651	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0160	4/11/2006	164,950	466	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0170	10/20/2005	264,950	891	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0180	11/10/2005	164,950	466	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0190	4/24/2006	349,950	1,084	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0200	3/16/2006	319,950	962	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0210	4/28/2005	184,950	627	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0220	9/23/2005	289,950	953	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0230	10/26/2005	177,450	567	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0230	6/2/2006	205,000	567	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0240	7/14/2005	184,950	604	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0250	7/28/2005	175,950	567	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0260	9/13/2005	192,500	602	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0270	8/25/2005	189,950	604	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0280	3/21/2005	199,453	657	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0290	6/17/2005	148,000	466	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0300	1/23/2006	280,000	909	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0310	9/10/2007	193,000	467	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0310	7/27/2005	149,950	467	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0320	4/20/2006	352,000	1,100	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0330	9/27/2006	308,000	1,029	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0330	7/26/2006	307,500	1,029	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0340	12/23/2005	377,950	1,049	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0350	11/14/2005	244,950	741	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0360	3/28/2006	323,950	937	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0370	8/29/2005	194,950	629	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0380	10/25/2005	299,950	953	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0390	9/22/2005	182,500	569	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0400	9/7/2005	194,950	604	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0410	7/26/2005	174,950	568	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0420	10/20/2005	199,950	602	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0430	10/26/2005	194,950	607	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0440	6/22/2005	214,950	672	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0450	6/18/2007	195,000	466	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0450	1/9/2006	175,000	466	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0460	1/26/2006	280,950	918	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0470	8/9/2007	205,000	492	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0470	9/21/2005	174,950	492	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0480	4/21/2006	389,980	1,100	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0490	4/18/2006	342,450	1,047	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0500	4/6/2006	375,950	1,051	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0510	2/7/2006	249,950	767	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
35	923750	0520	7/19/2006	316,000	940	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0530	9/15/2005	204,950	632	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0540	5/20/2005	309,950	948	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0550	11/29/2005	193,000	567	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0560	8/17/2005	204,950	595	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0570	3/24/2005	189,950	570	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0580	7/21/2005	204,950	607	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0590	6/28/2005	194,950	632	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0590	4/26/2007	248,000	632	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0600	4/21/2005	224,950	676	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0610	7/10/2006	352,950	1,053	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0620	7/7/2005	357,950	963	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0630	4/15/2006	399,950	1,070	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0640	12/21/2005	268,450	791	4	2004	3	NO	NO	WELCH PLAZA CONDOMINIUM
35	923750	0650	4/13/2006	322,700	961	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0660	3/3/2006	234,950	632	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0670	6/30/2005	329,950	951	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0680	9/12/2005	200,000	568	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0690	4/25/2006	229,950	606	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0690	7/7/2005	209,950	606	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0700	12/9/2005	214,950	569	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0710	7/14/2005	209,950	605	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0720	1/27/2006	292,450	893	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	923750	0730	8/25/2005	279,950	791	4	2004	3	YES	NO	WELCH PLAZA CONDOMINIUM
35	982590	0020	2/1/2007	298,000	858	4	2001	3	NO	NO	YESLER'S MEWS
35	982590	0050	5/23/2007	278,100	675	4	2001	3	NO	NO	YESLER'S MEWS
35	982590	0070	1/18/2006	270,000	826	4	2001	3	NO	NO	YESLER'S MEWS
35	982590	0080	12/12/2005	263,000	863	4	2001	3	NO	NO	YESLER'S MEWS
35	982590	0080	1/31/2007	317,500	863	4	2001	3	NO	NO	YESLER'S MEWS
40	133080	0020	5/11/2007	325,000	948	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0110	3/10/2006	340,000	1,006	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0150	9/8/2006	399,950	1,006	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0150	8/21/2007	416,000	1,006	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0190	8/8/2006	375,000	891	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0250	10/9/2007	335,000	948	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0330	5/9/2005	535,000	1,131	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0340	8/16/2005	341,000	1,006	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0390	5/16/2006	351,000	1,006	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0440	3/23/2005	279,750	891	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0550	5/24/2007	760,000	1,618	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0570	8/9/2005	328,000	1,006	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0620	12/13/2005	354,500	1,006	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0660	4/5/2006	335,000	891	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0670	7/14/2006	310,000	891	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0710	5/1/2007	385,000	948	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0750	11/15/2006	1,285,000	2,926	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0810	9/24/2007	437,000	1,006	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0830	6/26/2006	300,000	694	6	1967	4	YES	YES	CANTERBURY SHORES CONDOMINIUM
40	133080	0890	2/8/2006	315,000	891	6	1967	4	NO	YES	CANTERBURY SHORES CONDOMINIUM
40	145970	0010	6/2/2006	420,000	1,200	4	1978	3	NO	NO	CEDAR PARK TOWN HOUSES CONDOMINIUM
40	311074	0040	6/22/2006	1,410,000	1,644	8	1986	3	YES	YES	HARBOUR HOUSE AT LESCHI CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
40	311074	0060	6/29/2007	2,200,000	2,506	8	1986	3	YES	YES	HARBOUR HOUSE AT LESCHI CONDOMINIUM
40	311074	0070	5/24/2007	590,000	670	8	1986	3	YES	YES	HARBOUR HOUSE AT LESCHI CONDOMINIUM
40	311074	0110	5/24/2007	1,725,000	2,130	8	1986	3	YES	YES	HARBOUR HOUSE AT LESCHI CONDOMINIUM
40	311074	0140	1/18/2006	1,750,000	2,257	8	1986	3	YES	YES	HARBOUR HOUSE AT LESCHI CONDOMINIUM
40	390560	0030	9/26/2007	385,000	966	4	1998	3	YES	NO	KLAIPEDA CONDOMINIUM
40	397950	0050	4/28/2006	408,500	736	5	1957	4	YES	YES	LAKE CONDOMINIUM
40	397950	0070	6/14/2005	409,000	736	5	1957	4	YES	YES	LAKE CONDOMINIUM
40	397950	0070	2/1/2007	525,000	736	5	1957	4	YES	YES	LAKE CONDOMINIUM
40	404180	0100	3/15/2005	502,000	1,045	6	1968	4	YES	YES	LAKE HOUSE THE CONDOMINIUM
40	404180	0130	3/22/2006	519,000	1,045	6	1968	4	YES	YES	LAKE HOUSE THE CONDOMINIUM
40	405530	0060	6/9/2005	385,000	1,015	4	1970	4	YES	NO	LAKE PARK THE CONDOMINIUM
40	405530	0070	12/13/2007	518,500	976	4	1970	4	YES	NO	LAKE PARK THE CONDOMINIUM
40	410470	0010	11/28/2005	525,000	988	4	1911	4	YES	NO	LAKE WASHINGTON COTTAGES CONDOMINIUM
40	410470	0100	4/21/2006	408,000	871	4	1911	4	NO	NO	LAKE WASHINGTON COTTAGES CONDOMINIUM
40	414170	0050	8/2/2007	495,000	1,025	6	1966	4	YES	YES	LAKESHORE WEST CONDOMINIUM
40	414170	0120	4/9/2007	455,888	1,025	6	1966	4	YES	YES	LAKESHORE WEST CONDOMINIUM
40	414170	0130	6/13/2006	400,000	1,025	6	1966	4	YES	YES	LAKESHORE WEST CONDOMINIUM
40	414170	0180	1/6/2006	353,000	813	6	1966	4	YES	YES	LAKESHORE WEST CONDOMINIUM
40	414170	0280	8/11/2005	437,000	1,025	6	1966	4	YES	YES	LAKESHORE WEST CONDOMINIUM
40	414170	0350	10/11/2006	520,000	1,025	6	1966	4	YES	YES	LAKESHORE WEST CONDOMINIUM
40	414170	0440	2/23/2006	490,000	1,025	6	1966	4	YES	YES	LAKESHORE WEST CONDOMINIUM
40	414194	0010	3/10/2006	635,000	1,444	6	1998	3	YES	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0040	6/12/2006	675,000	1,531	6	1998	3	NO	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0050	3/14/2006	650,000	1,536	6	1998	3	NO	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0070	5/25/2006	672,500	1,444	6	1998	3	YES	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0080	12/5/2005	621,000	1,310	6	1998	3	YES	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0090	12/13/2005	615,000	1,408	6	1998	3	YES	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0100	3/7/2006	630,000	1,421	6	1998	3	YES	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0110	6/27/2006	675,000	1,421	6	1998	3	YES	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0130	2/8/2006	625,000	1,408	6	1998	3	YES	NO	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414300	0250	3/1/2007	270,000	553	6	1961	4	NO	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0290	2/24/2007	535,000	975	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0370	11/13/2006	667,000	1,041	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0390	4/21/2005	250,000	553	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0440	10/12/2007	280,000	553	6	1961	4	NO	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0450	12/29/2005	398,500	976	6	1961	4	NO	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0470	10/24/2006	280,000	553	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0510	9/26/2005	270,000	553	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0570	9/22/2005	365,000	869	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0610	12/7/2007	292,500	553	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0620	11/5/2007	450,000	976	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0630	2/22/2005	415,000	975	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0660	9/2/2005	600,000	1,119	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0660	9/29/2006	575,000	1,119	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0670	1/24/2005	725,000	1,537	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0720	2/13/2006	625,000	1,118	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
40	414300	0740	8/25/2006	520,000	975	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0780	12/7/2005	812,000	1,537	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0790	10/10/2005	825,000	1,537	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0800	3/14/2007	435,000	862	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414300	0830	3/21/2005	437,500	1,118	6	1961	4	YES	YES	LAKESIDE WEST CONDOMINIUM
40	414740	0080	11/21/2006	639,950	1,180	5	1959	4	YES	YES	LAKEVIEW LANAI CONDOMINIUM
40	414740	0150	6/8/2007	365,000	833	5	1959	4	NO	YES	LAKEVIEW LANAI CONDOMINIUM
40	414740	0180	9/26/2005	361,500	988	5	1959	4	YES	YES	LAKEVIEW LANAI CONDOMINIUM
40	414740	0190	2/7/2005	225,000	641	5	1959	4	NO	YES	LAKEVIEW LANAI CONDOMINIUM
40	414740	0200	2/14/2007	660,000	1,246	5	1959	4	YES	YES	LAKEVIEW LANAI CONDOMINIUM
40	414740	0210	11/28/2006	440,000	705	5	1959	4	YES	YES	LAKEVIEW LANAI CONDOMINIUM
40	427910	0030	7/12/2005	169,950	524	4	1957	4	YES	YES	LESCHI SHORES CONDOMINIUM
40	427910	0040	4/18/2005	177,950	519	4	1957	4	YES	YES	LESCHI SHORES CONDOMINIUM
40	427910	0100	5/23/2005	180,000	525	4	1957	4	YES	YES	LESCHI SHORES CONDOMINIUM
40	427910	0140	5/25/2006	196,000	525	4	1957	4	NO	YES	LESCHI SHORES CONDOMINIUM
40	427910	0210	11/16/2005	183,400	518	4	1957	4	YES	YES	LESCHI SHORES CONDOMINIUM
40	427910	0220	5/5/2005	184,950	525	4	1957	4	YES	YES	LESCHI SHORES CONDOMINIUM
40	427910	0250	6/28/2005	201,092	525	4	1957	4	YES	YES	LESCHI SHORES CONDOMINIUM
40	501510	0050	5/23/2006	425,000	1,108	4	1984	3	NO	NO	MADISON PARK MANOR CONDOMINIUM
40	501520	0010	9/13/2005	1,375,000	2,307	6	1985	3	YES	YES	MADISON PARK PLACE CONDOMINIUM
40	501520	0050	7/1/2006	1,195,000	1,944	6	1985	3	YES	YES	MADISON PARK PLACE CONDOMINIUM
40	501539	0020	10/31/2005	1,200,000	2,132	6	1988	4	NO	NO	MADISON PARK TOWNHOMES CONDOMINIUM
40	501540	0070	1/26/2005	515,000	1,908	4	1978	3	NO	NO	MADISON PARK TOWNHOUSES CONDOMINIUM
40	501550	0010	6/21/2005	266,500	561	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0100	8/25/2005	247,500	561	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0160	3/11/2005	270,000	618	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0180	2/23/2006	275,000	561	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0180	5/27/2005	260,000	561	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0190	5/12/2005	275,000	625	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0240	3/21/2005	309,000	618	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0260	6/16/2005	255,000	561	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0280	9/6/2005	275,000	595	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0290	9/8/2005	170,000	352	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0340	4/14/2005	274,000	680	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0350	3/18/2005	270,000	493	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0360	4/24/2006	252,500	530	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0380	9/12/2006	152,500	354	4	1964	4	YES	YES	MADISON PARK WATERFRONT CONDOMINIUM
40	501581	0060	6/22/2005	1,125,000	1,724	6	1999	3	YES	YES	MADISON POINT CONDOMINIUM
40	531680	0070	8/10/2005	562,000	991	4	1984	3	YES	NO	MC GILVRA PLACE CONDOMINIUM
40	609414	0020	8/2/2006	300,000	643	4	1985	3	NO	NO	1915-42ND AVE E CONDOMINIUM
40	609414	0030	5/23/2006	305,000	643	4	1985	3	NO	NO	1915-42ND AVE E CONDOMINIUM
40	609414	0040	1/18/2006	309,000	643	4	1985	3	NO	NO	1915-42ND AVE E CONDOMINIUM
40	609415	0010	4/14/2006	275,000	643	4	1985	3	NO	NO	1905-42ND AVE E CONDOMINIUM
40	609417	0030	3/10/2005	380,000	977	4	1987	3	NO	NO	1929-42ND AVE E CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
40	614680	0010	6/21/2005	250,000	790	4	1981	3	YES	NO	NORTH PARK CONDOMINIUM
40	664820	0010	4/21/2005	287,000	812	4	1959	4	NO	NO	PARK LANE THE CONDOMINIUM
40	664820	0130	1/5/2006	250,000	680	4	1959	4	NO	NO	PARK LANE THE CONDOMINIUM
40	664820	0140	4/10/2006	270,000	680	4	1959	4	NO	NO	PARK LANE THE CONDOMINIUM
40	664820	0150	8/2/2005	217,000	680	4	1959	4	NO	NO	PARK LANE THE CONDOMINIUM
40	664968	0040	8/23/2005	705,000	1,262	6	1997	3	YES	NO	PARK VIEW THE CONDOMINIUM
40	664968	0050	8/23/2007	840,000	1,108	6	1997	3	YES	NO	PARK VIEW THE CONDOMINIUM
40	664968	0060	6/27/2005	680,000	1,250	6	1997	3	YES	NO	PARK VIEW THE CONDOMINIUM
40	678090	0020	10/27/2005	395,000	683	4	1956	4	YES	YES	PIER AT LESCHI THE
40	678090	0070	9/8/2005	385,000	683	4	1956	4	YES	YES	PIER AT LESCHI THE
40	678090	0090	8/22/2007	449,950	683	4	1956	4	YES	YES	PIER AT LESCHI THE
40	678090	0110	8/7/2007	456,995	683	4	1956	4	YES	YES	PIER AT LESCHI THE
40	678090	0140	8/9/2005	369,000	683	4	1956	4	YES	YES	PIER AT LESCHI THE
40	678090	0190	2/5/2007	480,000	683	4	1956	4	YES	YES	PIER AT LESCHI THE
40	678090	0230	5/31/2005	437,419	683	4	1956	4	YES	YES	PIER AT LESCHI THE
40	678090	0240	12/19/2005	400,000	556	4	1956	4	YES	YES	PIER AT LESCHI THE
40	678090	0250	9/14/2006	439,000	683	4	1956	4	YES	YES	PIER AT LESCHI THE
40	863572	0010	5/24/2007	395,000	711	4	1910	5	NO	NO	317 Lakeside Condominium
40	863572	0020	6/29/2005	385,000	717	4	1910	5	NO	NO	317 Lakeside Condominium
40	863572	0030	3/17/2005	419,000	714	4	1910	5	YES	NO	317 Lakeside Condominium
40	863572	0040	4/26/2005	449,000	779	4	1910	5	YES	NO	317 Lakeside Condominium
40	863572	0050	4/4/2005	429,000	714	4	1910	5	YES	NO	317 Lakeside Condominium
40	863572	0060	4/26/2005	469,000	779	4	1910	5	YES	NO	317 Lakeside Condominium
40	863572	0070	5/17/2005	438,000	714	4	1910	5	YES	NO	317 Lakeside Condominium
40	863620	0020	1/3/2005	1,799,000	2,735	6	1990	3	YES	YES	324 LAKESIDE SOUTH CONDOMINIUM
40	863620	0040	5/4/2007	1,565,000	2,190	6	1990	3	YES	YES	324 LAKESIDE SOUTH CONDOMINIUM
40	894575	0030	5/5/2006	439,950	1,152	4	2000	3	NO	NO	VILLAGE TOWNHOMES
40	894575	0040	3/8/2005	350,000	1,040	4	2000	3	NO	NO	VILLAGE TOWNHOMES
40	894575	0050	3/3/2006	521,300	1,214	4	2000	3	NO	NO	VILLAGE TOWNHOMES
40	894575	0060	9/11/2006	629,000	1,258	4	2000	3	NO	NO	VILLAGE TOWNHOMES
40	894615	0050	11/29/2007	1,125,000	1,400	6	2000	3	YES	NO	VILLAGGIO CONDOMINIUM
40	918670	0050	1/12/2006	617,000	1,652	6	1969	3	NO	YES	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0110	10/20/2006	915,000	1,652	6	1969	3	NO	YES	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0140	4/23/2005	750,000	1,652	6	1969	3	YES	YES	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0180	5/18/2006	549,000	980	6	1969	3	YES	YES	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0280	1/6/2005	870,000	1,778	6	1969	3	YES	YES	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0470	9/19/2005	762,500	1,652	6	1969	3	YES	YES	WASHINGTON PARK TOWERS CONDOMINIUM

Sales Removed From Analysis

Area	Major	Minor	Sale Date	Sale Price	Comments
35	025533	0040	4/11/2006	232,990	TENANT; CONDO WHOLESALE;
35	025533	0070	5/25/2006	253,990	BUILDER OR DEVELOPER SALES;
35	025533	0080	5/25/2006	218,990	CONDO WHOLESALE; BUILDER OR DEVELOPER SALES;
35	078400	0050	8/25/2007	261,314	QUESTIONABLE PER APPRAISAL;
35	078400	0120	5/29/2007	278,233	TENANT;
35	149613	0010	3/8/2005	194,500	QUESTIONABLE PER APPRAISAL;
35	155220	0080	11/15/2007	106,819	QUESTIONABLE PER APPRAISAL;
35	156085	0010	3/25/2005	224,500	SAS-DIAGNOSTIC OUTLIER
35	156085	0050	5/6/2005	199,950	SAS-DIAGNOSTIC OUTLIER
35	216180	0020	6/20/2005	351,500	SAS-DIAGNOSTIC OUTLIER
35	216180	0020	11/27/2007	412,000	SAS-DIAGNOSTIC OUTLIER
35	216180	0090	4/27/2005	279,950	SAS-DIAGNOSTIC OUTLIER
35	216180	0150	12/1/2005	309,000	SAS-DIAGNOSTIC OUTLIER
35	228540	0040	10/16/2007	252,500	SAS-DIAGNOSTIC OUTLIER
35	228540	0070	1/26/2006	325,000	SAS-DIAGNOSTIC OUTLIER
35	236300	0060	10/31/2006	349,900	BUILDER OR DEVELOPER SALES;
35	236300	0180	12/12/2006	288,000	BUILDER OR DEVELOPER SALES;
35	236300	0450	1/29/2007	347,000	BUILDER OR DEVELOPER SALES;
35	236300	0590	12/11/2006	387,112	BUILDER OR DEVELOPER SALES;
35	255170	0010	4/23/2007	242,050	RELATED PARTY, FRIEND, OR NEIGHBOR;
35	261733	0010	5/27/2005	360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; CHANGE OF USE; AND OTHER WARNINGS;
35	261733	0020	5/27/2005	360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; CHANGE OF USE; AND OTHER WARNINGS;
35	261733	0030	5/27/2005	360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; CHANGE OF USE; AND OTHER WARNINGS;
35	261733	0040	5/27/2005	360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; CHANGE OF USE; AND OTHER WARNINGS;
35	363600	0010	8/2/2005	177,000	QUESTIONABLE PER APPRAISAL;
35	500970	0080	9/16/2005	103,225	RELATED PARTY, FRIEND, OR NEIGHBOR;
35	501570	0050	3/15/2005	231,500	RESIDUAL OUTLIER
35	501570	0110	6/16/2006	270,000	SAS-DIAGNOSTIC OUTLIER
35	507165	0040	9/7/2005	249,950	RESIDUAL OUTLIER
35	551190	0180	6/1/2005	247,000	RESIDUAL OUTLIER
35	551190	0200	5/4/2005	255,000	RESIDUAL OUTLIER
35	551190	0230	6/1/2005	255,000	RESIDUAL OUTLIER
35	553200	0010	5/4/2007	370,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
35	600500	0090	2/10/2005	90,783	RELATED PARTY, FRIEND, OR NEIGHBOR;
35	609425	0240	1/23/2006	299,900	QUESTIONABLE PER APPRAISAL;
35	609425	0240	9/19/2006	149,022	PARTIAL INTEREST (1/3, 1/2, Etc.);
35	639150	0010	5/13/2007	295,000	SAS-DIAGNOSTIC OUTLIER
35	639150	0020	12/20/2007	290,000	SAS-DIAGNOSTIC OUTLIER
35	639150	0040	6/15/2006	353,000	SAS-DIAGNOSTIC OUTLIER
35	639150	0060	1/11/2005	292,000	SAS-DIAGNOSTIC OUTLIER
35	659995	0010	3/25/2005	260,500	SAS-DIAGNOSTIC OUTLIER
35	676390	0030	7/26/2006	212,950	SAS-DIAGNOSTIC OUTLIER
35	679215	0070	7/27/2006	310,000	SAS-DIAGNOSTIC OUTLIER
35	679215	0070	2/15/2007	310,000	SAS-DIAGNOSTIC OUTLIER
35	679215	0080	11/10/2006	312,000	SAS-DIAGNOSTIC OUTLIER
35	683781	0260	9/7/2005	255,990	RESIDUAL OUTLIER
35	683781	0340	9/7/2005	259,990	RESIDUAL OUTLIER
35	743980	0010	3/2/2006	88,587	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
35	780413	0090	9/1/2005	173,000	QUESTIONABLE PER APPRAISAL;

Area	Major	Minor	Sale Date	Sale Price	Comments
35	794270	0030	5/20/2005	262,000	SAS-DIAGNOSTIC OUTLIER
35	799990	0010	4/5/2007	201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
35	799990	0020	3/15/2007	323,485	IMP. CHARACTERISTICS CHANGED SINCE SALE;
35	872720	0030	1/27/2005	184,450	SAS-DIAGNOSTIC OUTLIER
35	872720	0070	2/14/2005	184,950	SAS-DIAGNOSTIC OUTLIER
35	894620	0070	1/25/2006	356,250	SAS-DIAGNOSTIC OUTLIER
35	918780	0030	5/25/2005	309,000	SAS-DIAGNOSTIC OUTLIER
35	918780	0060	3/21/2005	315,000	SAS-DIAGNOSTIC OUTLIER
35	923750	0140	10/3/2007	249,000	RESIDUAL OUTLIER
35	923750	0400	7/18/2007	254,900	SAS-DIAGNOSTIC OUTLIER
35	981920	0040	3/21/2007	288,200	SAS-DIAGNOSTIC OUTLIER
35	981920	0060	6/7/2005	302,000	SAS-DIAGNOSTIC OUTLIER
40	133080	0120	1/26/2005	289,000	SAS-DIAGNOSTIC OUTLIER
40	133080	0290	4/18/2006	430,000	SAS-DIAGNOSTIC OUTLIER
40	133080	0530	8/11/2005	419,000	RESIDUAL OUTLIER
40	133080	0590	4/22/2005	325,000	SAS-DIAGNOSTIC OUTLIER
40	133080	0640	6/29/2005	270,000	SAS-DIAGNOSTIC OUTLIER
40	133080	0820	3/25/2005	330,000	SAS-DIAGNOSTIC OUTLIER
40	216170	0010	6/6/2007	1,900,000	SAS-DIAGNOSTIC OUTLIER
40	311074	0010	5/19/2005	1,400,000	MULTI-PARCEL SALE;
40	311074	0020	5/19/2005	1,400,000	MULTI-PARCEL SALE;
40	405530	0030	8/22/2007	567,000	SAS-DIAGNOSTIC OUTLIER
40	410470	0020	8/6/2007	386,500	SAS-DIAGNOSTIC OUTLIER
40	410470	0040	12/14/2005	318,000	SAS-DIAGNOSTIC OUTLIER
40	410470	0050	10/26/2007	355,000	SAS-DIAGNOSTIC OUTLIER
40	410470	0050	6/16/2005	294,000	SAS-DIAGNOSTIC OUTLIER
40	414170	0030	7/19/2006	482,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
40	414170	0030	10/11/2007	680,000	SAS-DIAGNOSTIC OUTLIER
40	414194	0120	11/30/2005	552,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
40	414194	0180	10/5/2007	1,200,000	SAS-DIAGNOSTIC OUTLIER
40	414300	0150	11/2/2005	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
40	414300	0240	6/6/2007	425,000	SAS-DIAGNOSTIC OUTLIER
40	414300	0290	6/13/2006	865,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
40	414300	0300	6/13/2006	865,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
40	414300	0310	6/13/2006	865,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
40	414300	0370	11/13/2006	667,000	RELOCATION - SALE TO SERVICE; CONDO WITH GARAGE, MOORAGE, OR STORAGE;
40	414300	0520	12/14/2006	70,349	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE;
40	414300	0820	5/25/2007	405,000	SAS-DIAGNOSTIC OUTLIER
40	414740	0060	1/28/2005	475,000	SAS-DIAGNOSTIC OUTLIER
40	414740	0150	4/12/2005	232,000	SAS-DIAGNOSTIC OUTLIER
40	414740	0280	9/21/2005	247,000	SAS-DIAGNOSTIC OUTLIER
40	414740	0350	5/25/2005	492,500	SAS-DIAGNOSTIC OUTLIER
40	414740	0360	10/12/2007	600,000	SAS-DIAGNOSTIC OUTLIER
40	414740	0370	3/19/2007	665,000	SAS-DIAGNOSTIC OUTLIER
40	427900	0010	5/4/2006	565,000	SAS-DIAGNOSTIC OUTLIER
40	427900	0020	10/6/2005	499,000	SAS-DIAGNOSTIC OUTLIER
40	427910	0220	5/24/2005	184,950	QUESTIONABLE PER APPRAISAL;
40	427910	0310	7/10/2007	100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
40	438370	0010	5/31/2007	996,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
40	438370	0020	4/23/2007	825,000	SAS-DIAGNOSTIC OUTLIER
40	501520	0070	3/6/2006	1,750,000	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Date	Sale Price	Comments
40	501550	0290	6/4/2007	243,500	SAS-DIAGNOSTIC OUTLIER
40	501550	0410	8/23/2006	220,000	SAS-DIAGNOSTIC OUTLIER
40	501550	0440	1/10/2006	175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
40	501581	0020	5/12/2005	1,240,000	SAS-DIAGNOSTIC OUTLIER
40	501581	0040	9/5/2007	1,518,000	SAS-DIAGNOSTIC OUTLIER
40	531680	0080	7/13/2005	539,000	SAS-DIAGNOSTIC OUTLIER
40	607400	0010	1/9/2006	445,000	SAS-DIAGNOSTIC OUTLIER
40	609417	0010	8/16/2005	415,000	SAS-DIAGNOSTIC OUTLIER
40	614680	0030	5/1/2007	577,000	SAS-DIAGNOSTIC OUTLIER
40	664820	0070	8/25/2005	240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
40	664968	0060	1/11/2007	355,000	QUIT CLAIM DEED;
40	678090	0140	8/18/2005	13,969	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
40	809195	0030	2/14/2005	274,900	SAS-DIAGNOSTIC OUTLIER
40	809195	0070	9/11/2006	429,500	SAS-DIAGNOSTIC OUTLIER
40	809195	0120	5/15/2006	365,000	SAS-DIAGNOSTIC OUTLIER
40	863572	0010	11/16/2005	339,000	QUESTIONABLE PER APPRAISAL;
40	872950	0020	8/27/2007	330,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
40	894615	0040	1/2/2006	1,003,827	SAS-DIAGNOSTIC OUTLIER
40	918670	0190	9/19/2006	1,595,000	SAS-DIAGNOSTIC OUTLIER
40	918670	0250	10/18/2006	1,375,000	SAS-DIAGNOSTIC OUTLIER
40	918670	0270	10/11/2005	1,347,000	MULTI-PARCEL SALE;
40	918670	0300	10/11/2005	1,347,000	MULTI-PARCEL SALE;
40	918670	0410	1/12/2007	1,075,000	SAS-DIAGNOSTIC OUTLIER

Area 35 Neighborhood Map

