

**Specialty 700
Residential Condominium**

Annual Update Report

Mass Appraisal of:



**Northwest King
County**

Neighborhoods: 90, 95, 100, 110, 120,
125, 410, 415 and 420.

2012 Assessment Roll

For 2013 Property Taxes

**King County Department of Assessments
Seattle Washington**

Lloyd Hara, Assessor

Table of Contents

Executive Summary Report 3

Part One – Premises of Mass Appraisal..... 4

Appraisal Team members and participation.....4

Scope of the Appraisal4

Sales Verification and Data Collection4

Approaches to Value5

Land Value and Commercial Condominiums.....5

Part Two – Presentation of Data 6

Identification of the area.....6

Name or Designation.....6

Area, city, neighborhood, and location data6

Boundaries.....6

Maps.....6

Zoning and legal/political consideration6

Typical Properties7

*Enter photos of typical property types in the area.***Part Three – Analysis of Data and Conclusions** .. 7

Highest and best use analysis8

Market Change of Average Sale Price in the Northwest King County Area:8

Sales comparison approach model description10

Model specification10

Model calibration11

Exceptions:11

Total Value Model Recommendations, Validation and Conclusions13

Model Recommendations13

Ratio study.....14

Conclusion.....14

USPAP Compliance 15

Client and Intended Use of the Appraisal:.....15

Definition and date of value estimate:15

Market Value.....15

Highest and Best Use15

Date of Value Estimate16

Property rights appraised:16

Assumptions and Limiting Conditions:.....16

Scope of Work Performed:.....17

CERTIFICATION:18

Addenda..... 19

Annual Update Ratio Study Report (Before) 20

Annual Update Ratio Study Report (After)..... 21

<i>Used in Analysis</i>	22
<i>Sales Removed From Analysis</i>	37
<i>Northwest King County Overview Map</i>	42
<i>Neighborhood 90 Map</i>	43
<i>Neighborhood 95 Map</i>	44
<i>Neighborhood 100 Map</i>	45
<i>Neighborhood 110 Map</i>	46
<i>Neighborhood 120 Map</i>	47
<i>Neighborhood 125 Map</i>	48
<i>Neighborhood 410 Map</i>	49
<i>Neighborhood 415 Map</i>	50
<i>Neighborhood 420 Map</i>	51

Executive Summary Report

Appraisal Date: 1/1/2012- 2012 Assessment Roll

Area Name / Number: Northwest King County; Neighborhoods: 90, 95, 100, 110, 120, 125, 410, 415 and 420.

Previous Physical Inspection: 2006 through 2011

Sales - Improved Summary:

Number of Sales: 468

Range of Sale Dates: 1/1/2010 to 12/31/2011

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2011 Value	\$79,800	\$132,500	\$212,300	\$185,000	114.8%	10.61%
2012 Value	\$70,800	\$101,900	\$172,700	\$185,000	93.4%	8.63%
Change	-\$9,000	-\$30,600	-\$39,600		-21.4%	-1.98%
%Change	-11.3%	-23.1%	-18.7%		-18.6%	-18.66%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.98% and -18.66% actually represent an improvement.

** Sales time adjusted to 1/1/2012.

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

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2011 Value	\$71,900	\$119,900	\$191,800
2012 Value	\$66,900	\$85,800	\$152,700
Percent Change	-7.0%	-28.4%	-20.4%

Number of improved Parcels in the Population: **7,469**

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

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

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

Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2012

Date of Appraisal Report: 7/17/2012

King County Revaluation Cycle

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

Appraisal Team members and participation

Craig Johnson Commercial West District Appraiser II performed the analysis. Craig Johnson reviewed and selected the resulting values and produced the Annual Update report. Kent Walter, Commercial Senior Appraiser, reviewed the process and results for quality control and administrative purposes.

Scope of the Appraisal

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2010 to 12/31/2011 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2012.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Sales Verification and Data Collection

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The analyst made further verification of sales in office. Time constraints prohibit further verification of sales information.

Sales removal occurred for parcels meeting the following criteria:

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

Approaches to Value

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

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

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

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

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Northwest King County area. Our sales sample consists of 468 residential living units that sold during the 24-month period between January 1, 2010 and December 31, 2011. The model was applied to all of the 7,469 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

Land Value and Commercial Condominiums

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

Part Two – Presentation of Data

Identification of the area

Name or Designation

Northwest King County

Area, city, neighborhood, and location data

The Northwest King County area includes specialty neighborhoods 90: Aurora, 95: Lake City, 100: Northgate, 110: University, 120: Ravenna, 125: Wedgewood, 410: Ballinger, 415: North City, and 420: Richmond.

Boundaries

The Northwest King County area is an irregular shape roughly defined by the following.

North Boundary – The King – Snohomish County Line

East Boundary – Lake Washington

West Boundary – Puget Sound

South Boundary – The Lake Washington Ship Canal

Maps

General maps of the Specialty Neighborhoods included in the Northwest King County area are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Zoning and legal/political consideration

Zoning restrictions, whether county or local, are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Local jurisdictions exercise authority over local land use and community planning. Regulations regarding zoning are found in their local ordinances.

Typical Properties



Part Three – Analysis of Data and Conclusions

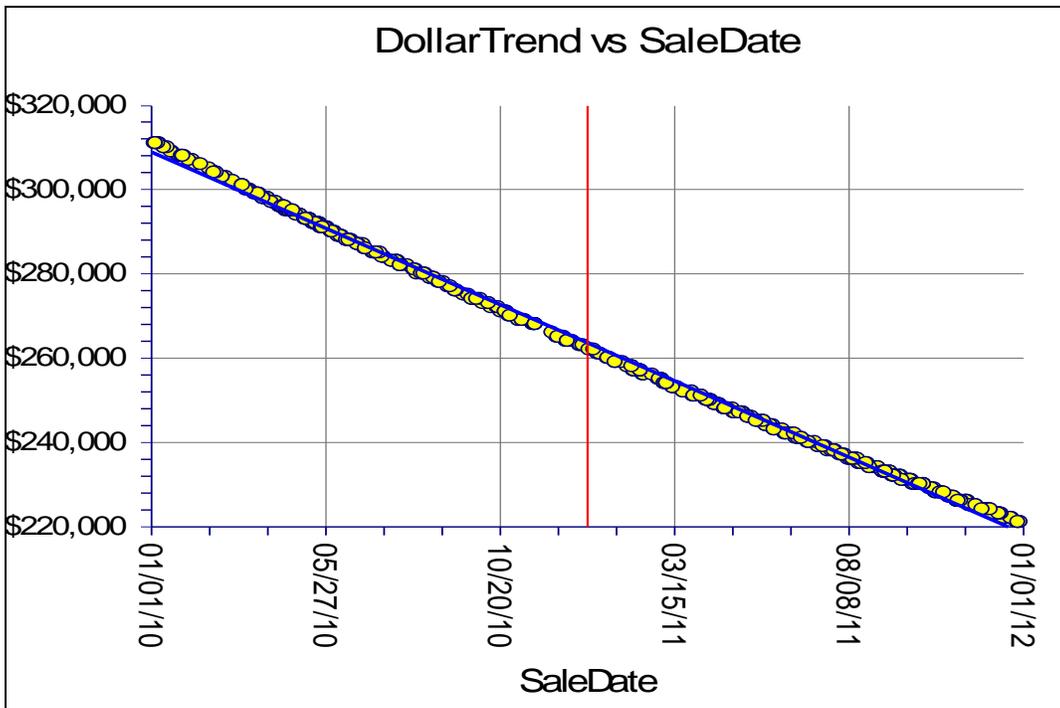
Highest and best use analysis

Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved.

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

Analysis of sales in the Northwest King County area indicated a loss in value over the two year period. Values decreased consistently from an average, non-adjusted sales price near \$312,000 as of 1-1-2010 by 29.5% to approximately \$220,000 as of January 1st 2012.

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



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

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

Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2010	0.7085	-29.15%
2/1/2010	0.7190	-28.10%
3/1/2010	0.7285	-27.15%
4/1/2010	0.7393	-26.07%
5/1/2010	0.7498	-25.02%
6/1/2010	0.7609	-23.91%
7/1/2010	0.7717	-22.83%
8/1/2010	0.7831	-21.69%
9/1/2010	0.7946	-20.54%
10/1/2010	0.8060	-19.40%
11/1/2010	0.8178	-18.22%
12/1/2010	0.8295	-17.05%
1/1/2011	0.8417	-15.83%
2/1/2011	0.8541	-14.59%
3/1/2011	0.8655	-13.45%
4/1/2011	0.8783	-12.17%
5/1/2011	0.8908	-10.92%
6/1/2011	0.9039	-9.61%
7/1/2011	0.9168	-8.32%
8/1/2011	0.9303	-6.97%
9/1/2011	0.9440	-5.60%
10/1/2011	0.9575	-4.25%
11/1/2011	0.9716	-2.84%
12/1/2011	0.9855	-1.45%
1/1/2012	1.0000	0.00%

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

Examples	Sales Price	Sales Date	Adjustment factor x Sales Price	Adjusted Sales price*
Sale 1	\$164,250	1/4/2010	0.7095	\$116,000
Sale 2	\$133,500	1/4/2011	0.8429	\$112,000
Sale 3	\$130,000	12/30/2011	0.9991	\$129,000
*The adjusted sale price has been truncated to the nearest 1,000				

Regression Time Adjustment=1/EXP(-0.000472026*SaleDay)

Where SaleDay = Sale Date -40909

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

Sales comparison approach model description

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

Model specification

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

1. Age
2. Living Area
3. Covered Parking
4. Building Quality
5. Building Condition
6. Views: Mountain and Small Water
7. Unit Location
8. End Unit
9. Neighborhood
10. Certain projects as defined by Major.

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

Model calibration

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

-0.4270927-0.1587405*AGE+ 0.6663139*UNITSIZE+ 0.05867914*COVPARKING+
 0.4550261*BLDQUALITY+ 0.3839744*BLDCONDITION+ 0.03590685*MTNVIEW+
 0.08431398*SMWATRVIEW+ 0.04103914*BCOND5+ 0.08454338*UNITLOC4+
 0.01074391*ENDUNITx-0.05506853*NBDH95+ 0.1474567*NBDH110+ 0.1012471*NBDH120+
 0.07209962*NBDH125-0.1257369*NBDH410+ 0.1384898*LOWPROJ1+ 0.07006189*LOWPROJ2-
 0.1068239*HIGHPROJ * Mass Appraisal Adjustment (1-.075)

Exceptions:

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

Major	Nbhd	Project Name	Value Notes
029368	90	ASPEN PARK CONDOMINIUM	Valued at EMV x 1.50 based on market.
058625	90	BAY VISTA CONDOMINIUM	Valued at EMV x 1.20 based on market.
080820	90	BIG ROCK	Valued at EMV x .75 based on market
083220	90	BITTER LAKE VILLAGE CONDOMINIUM	Valued at EMV x 1.20 based on market.
083250	90	BITTER LAKE WEST CONDOMINIUM	Valued at EMV x 1.20 based on market.
083300	90	BITTERLAKE VISTA CONDOMINIUM	Valued at EMV x 1.25 based on market.
152350	90	CHARLESGATE NORTH CONDOMINIUM	Valued at EMV x 1.30 based on market.
259945	90	FOREST VILLA PH 01 CONDOMINIUM	Valued at EMV x .90 based on market.
288792	90	GREENLAKE GABLES	Valued at EMV x 1.25 based on market.
290926	90	GREENLAKE POINTE NORTH	Valued at EMV x 1.30 based on market.
292300	90	GREENWOOD PLAZA CONDOMINIUM	Valued at EMV x .90 based on market.
292420	90	GREENWOOD TERRACE CONDOMINIUM	Valued at EMV x 1.20 based on market.
417875	90	LAND CONDOMINIUM AT FIRLANDS WAY	Valued at EMV x .80 based on market.
505025	90	MAISON CONDOMINIUM	Valued at EMV x 1.15 based on market.
514560	90	MARIA CHALET CONDOMINIUM	Valued at EMV x 1.10 based on market.
516540	90	MARQUIS CONDOMINIUM	Valued at EMV x 1.15 based on market.
521090	90	MATTINO CONDOMINIUM	Valued at EMV x 1.10 based on market.
602950	90	NESBIT COURT CONDOMINIUM	Valued at EMV x 1.25 based on market.
609445	90	92ND STREET	Valued at EMV x 1.25 based on market.
638850	90	OLYMPIC VISTA CONDOMINIUM	Valued at EMV x 1.10 based on market
731180	90	RIDGEVIEW CONDOMINIUM	Valued at EMV x 1.50 based on market.
769819	90	731 N 94TH ST CONDOMINIUM	Valued at EMV x 1.10 based on market.
769823	90	727 NORTH 85TH STREET CONDOMINIUM	Valued at EMV x 1.30 based on market.
802860	90	STONE AVENUE	Valued at EMV x 1.25 based on market
812127	90	SUNRISE AT THE LAKE	Valued at EMV x 1.20 based on market.
856295	90	TAMARIND CONDOMINIUM	Valued at EMV x 1.20 based on market.
860145	90	13466 GREENWOOD AVE N CONDOMINIUM	Valued at EMV x 1.20 based on market.
860150	90	13660 GREENWOOD AVE N CONDOMINIUM	Valued at EMV x 1.20 based on market.
860160	90	13610 GREENWOOD AVE NO CONDOMINIUM	Valued at EMV x 1.20 based on market.
863420	90	THREE CROWNS CONDOMINIUM	Valued at EMV x 1.75 based on market.
894315	90	VIKING LEA	Valued at EMV x 1.15 based on market.
919530	90	WATERFORD NORTH CONDOMINIUM	Valued at EMV +\$20,000 per level of territorial view.

Major	Nbhd	Project Name	Value Notes
940635	90	WILDROSE CONDOMINIUM	Valued at EMV x .80 based on market.
990300	90	ZULO	Valued at EMV x 1.10 based on market.
173590	95	CONDO 35 CONDOMINIUM	Valued at EMV x 1.25 based on market.
272500	95	GEMSTONE TOWER CONDOMINIUM	Valued at EMV x 1.2 based on market.
272501	95	GEMSTONE II CONDOMINIUM	Valued at EMV x 1.2 based on market.
413435	95	LAKEHURST CONDOMINIUM	Valued at EMV x 1.15 based on market.
423850	95	LE AVALON CONDOMINIUM	Valued at EMV + 20,000 per level of Lake Washington view.
445874	95	LUMINAIRE	Valued at EMV x 1.15 based on market.
609480	95	9700 RAVENNA CONDOMINIUM	Valued at EMV x 1.25 based on market.
610800	95	NORDEN HAUS CONDOMINIUM	Valued at EMV x 1.15 based on market.
617450	95	NORTHGATE VISTA CONDOMINIUM	Valued at EMV x 1.25 based on market.
679880	95	PINEHURST LANE CONDOMINIUM	Valued at EMV x 1.15 based on market.
793320	95	SPRING CREEK CONDOMINIUM	Valued at EMV x 1.10 based on market.
863300	95	THORNTON CREEK COHOUSING	Valued at EMV x 1.4 based on market.
866420	95	TOWN SEVEN CONDOMINIUM	Valued at EMV x 1.10 based on market
921120	95	WEDGEWOOD PLAZA CONDOMINIUM	Valued at EMV x 1.20 based on market.
071370	100	BELVEDERE COURT CONDOMINIUM	Valued at EMV x 1.30 based on market.
243550	100	EXETER COURT CONDOMINIUM	Valued at EMV x .90 based on market.
295240	100	GUILLEMOT CONDOMINIUM	Valued at EMV x 1.25 based on market.
431030	100	LICTON SPRINGS CONDOMINIUM	Valued at EMV x 1.10 based on market.
505150	100	MAISON VILLA CONDOMINIUM	Valued at EMV x 1.10 based on market.
546830	100	MERIDIAN 106 CONDOS CONDOMINIUM	Valued at EMV x 1.15 based on market.
617380	100	NORTHGATE PARK VISTA	Valued at EMV x 1.25 based on market
114210	110	BROOKLYN CONDOMINIUM	Valued at EMV x 1.30 based on market.
228990	110	EL MONTEREY CONDOMINIUM	Valued at EMV x 1.20 based on market.
261780	110	47TH STREET TOWNHOUSES CONDOMINIUM	Valued at EMV x 1.15 based on market.
867900	110	TREMEZZO CONDOMINIUM	Valued at EMV x 1.5 based on market.
290900	120	GREENHOUSE CONDOMINIUM	Valued at EMV x .80 based on market.
329972	120	HIGHLAND TERRACE CONDOMINIUM	Valued at EMV x .90 based on market.
246850	125	FAIRWAY ESTATES CONDOMINIUM	Penthouse units valued at EMV x 1.20 all other units valued at EMV.
421450	125	LAUREL COURT CONDOMINIUM	Valued at EMV x 1.15 based on market.
421790	125	LAURELHURST CONDOMINIUM	Valued at EMV x 1.10 based on market.
092450	410	BONNIE BROOK CONDOMINIUM	Valued at EMV x 1.25 based on market.
113715	410	BROOK GARDENS CONDOMINIUM	Valued at EMV x 1.30 based on market.
115630	410	BROOKSIDE TOWNHOMES CONDOMINIUM	Valued at EMV x 1.30 based on market.
132400	410	CANAAN CONDOMINIUM	Valued at EMV x 1.30 based on market.
172800	410	COMPTON WEST CONDOMINIUM	Valued at EMV x 1.20 based on market.
259175	410	FOREST CREEK CONDOMINIUM	Valued at EMV x 1.25 based on sales.
271620	410	GATEWAY TOWNHOMES CONDOMINIUM	Valued at EMV x 1.25 based on market.
311850	410	HARPWOOD LANE CONDOMINIUM	Valued at EMV x 1.50 based on market.
505350	410	MAKENNA PLACE CONDOMINIUM	Valued at EMV x 1.4 based on market.
679200	410	PINE RAY CONDOMINIUM	Valued at EMV x 1.40 based on market.
618830	415	NORTHRIDGE VILLAGE CONDOMINIUM	Valued at EMV x .90 based on market.
639141	415	17404-17408 10TH AVE NE	Valued MI 0020 at EMV x .75 based on inferior quality of Manufactured home.
776280	415	SHORE CREST	Valued at EMV x .90 based on market.
059380	420	BEACH VIEW ESTATES RESIDENTIAL	Valued minor 0030 based on sale. Minors 0010 and 0020 valued at land +\$1000 as they are vacant lots.
208575	420	DORRIZ	Valued at EMV x 1.30 based on market.
253882	420	15TH AVE NW	Valued at EMV x 1.10 based on market.
291540	420	GREENWOOD AVE COTTAGES	Valued at EMV x 1.50 based on market.
502100	420	MADRONA COTTAGES	Valued at EMV x 1.20 based on market.
664920	420	PARK RICHMOND CONDOMINIUM	Valued at EMV x 1.15 based on market.
723763	420	RESERVE COTTAGES	Valued at EMV x 1.75 based on market.
745900	420	ROYAL RICHMOND THE CONDOMINIUM	Valued at EMV x 1.50 based on market.

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 93.4%.

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

The sale analysis and model building effort was performed with due consideration of the IAAO's exposure draft entitled "Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers".¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. These sale types were evaluated by the appraisers and analyzed along with typical market transactions in the regression models to reflect their impact on the overall market this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non-institutional third parties was made. This analysis of the sales in this area showed these sales comprised 9.6% of the market on 1/1/2012 and sold for 26.7% less than the overall average of traditional market sales.

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

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

Application of the recommended value for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -20.4%.

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

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

Ratio study

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

The study was also repeated after application of the 2012 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 10.61% to 8.63%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2012 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

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, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

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

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

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property

similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

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

Scope of Work Performed:

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

CERTIFICATION:

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

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

Addenda

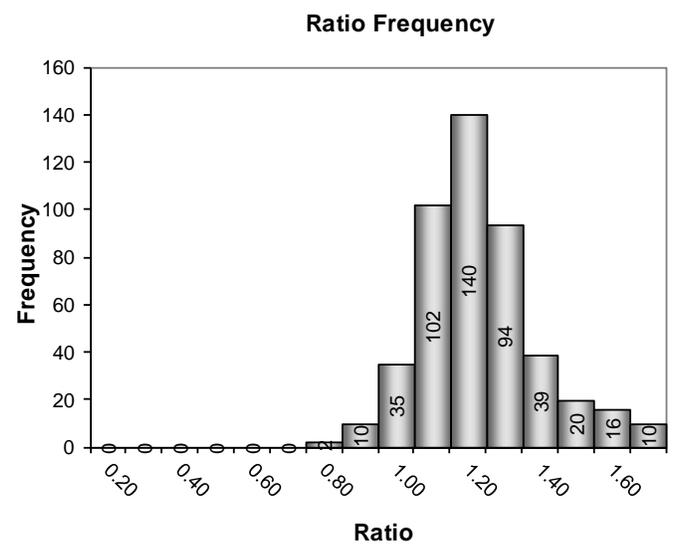
Ratio Reports

Sales Lists

&

Specialty Area Maps

Annual Update Ratio Study Report (Before) 2011 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2011	Date of Report: 7/17/2012	Sales Dates: 1/2010- 12/2011
Area Northwest King County	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS		<div style="text-align: center;">  <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 160. The bars represent the following frequencies: 10 (at 0.80), 35 (at 1.00), 102 (at 1.10), 140 (at 1.20), 94 (at 1.30), 39 (at 1.40), 20 (at 1.50), 16 (at 1.60), and 10 (at 1.70).</p> </div>	
Sample size (n)	468		
Mean Assessed Value	212,300		
Mean Adj Sales Price	185,000		
Standard Deviation AV	77,309		
Standard Deviation SP	77,214		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.181		
Median Ratio	1.158		
Weighted Mean Ratio	1.148		
UNIFORMITY		<p>COMMENTS:</p> <p>Residential Condominiums throughout areas 90, 95, 100, 110, 120, 125, 410, 415 and 420.</p> <p>Sales Prices are adjusted for time to the Assessment Date of 1/1/2011.</p> <p>Although the normality test indicates that the sales ratios are not normally distributed, the small difference between the mean and median ratio suggests that the departure from normality is minimal, and that the statistics for the Arithmetic Mean Ratio, COV, Confidence Limits and Recommended Minimum Sample Size are still valid indicators of assessment performance.</p>	
Lowest ratio	0.757		
Highest ratio:	1.784		
Coefficient of Dispersion	10.61%		
Standard Deviation	0.164		
Coefficient of Variation	13.90%		
Price Related Differential (PRD)	1.029		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.138		
Upper limit	1.176		
95% Confidence: Mean			
Lower limit	1.166		
Upper limit	1.196		
SAMPLE SIZE EVALUATION		<p>Although the normality test indicates that the sales ratios are not normally distributed, the small difference between the mean and median ratio suggests that the departure from normality is minimal, and that the statistics for the Arithmetic Mean Ratio, COV, Confidence Limits and Recommended Minimum Sample Size are still valid indicators of assessment performance.</p>	
N (population size)	7469		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.164		
Recommended minimum:	43		
Actual sample size:	468		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	261		
# ratios above mean:	207		
z:	2.496		
Conclusion:	Non-normal		

Annual Update Ratio Study Report (After) 2012 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2011	Date of Report: 7/17/2012	Sales Dates: 1/2010- 12/2011
Area Northwest King County	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	468		
Mean Assessed Value	172,700		
Mean Adj Sales Price	185,000		
Standard Deviation AV	67,967		
Standard Deviation SP	77,214		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.947		
Median Ratio	0.937		
Weighted Mean Ratio	0.934		
UNIFORMITY			
Lowest ratio	0.709		
Highest ratio:	1.289		
Coefficient of Dispersion	8.63%		
Standard Deviation	0.103		
Coefficient of Variation	10.92%		
Price Related Differential (PRD)	1.014		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.925		
Upper limit	0.947		
95% Confidence: Mean			
Lower limit	0.938		
Upper limit	0.956		
SAMPLE SIZE EVALUATION			
N (population size)	7469		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.103		
Recommended minimum:	17		
Actual sample size:	468		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	256		
# ratios above mean:	212		
z:	2.034		
Conclusion:	Non-normal		

Ratio Frequency

Ratio	Frequency
0.80	30
0.90	136
1.00	184
1.10	67
1.20	45

COMMENTS:

Residential Condominiums throughout areas 90, 95, 100, 110, 120, 125, 410, 415 and 420.

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

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

Although the normality test indicates that the sales ratios are not normally distributed, the small difference between the mean and median ratio suggests that the departure from normality is minimal, and that the statistics for the Arithmetic Mean Ratio, COV, Confidence Limits and Recommended Minimum Sample Size are still valid indicators of assessment performance.

Used in Analysis

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	058625	0080	8/9/2011	200,000	187,000	1,030	4	1979	4	YES	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	083220	0240	3/15/2011	154,000	134,000	910	4	1969	3	NO	YES	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	083220	0370	4/19/2010	145,000	108,000	720	4	1969	3	NO	YES	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	083220	0470	12/15/2010	155,000	129,000	909	4	1969	3	YES	YES	CHATEAU THIERRY CONDOMINIUM
90	083220	0520	11/5/2010	175,000	143,000	898	4	1969	3	NO	YES	CHATEAU THIERRY CONDOMINIUM
90	083220	0580	3/24/2010	185,000	136,000	914	4	1969	3	YES	YES	CIMARRON HEIGHTS CONDOMINIUM
90	083220	0690	4/5/2010	159,950	118,000	696	4	1969	3	NO	YES	ECHO COVE CONDOMINIUM
90	083220	0780	12/13/2010	162,000	135,000	1,162	4	1969	3	NO	YES	ECHO LAKE TOWNHOMES PH I CONDOMINIUM
90	083300	0090	11/28/2011	99,000	97,000	918	4	1987	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDOMINIUM
90	083300	0210	7/11/2011	90,000	83,000	711	4	1987	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDOMINIUM
90	140140	0040	7/8/2010	245,000	190,000	1,292	4	1973	4	YES	NO	PARK PLAZA CONDOMINIUM
90	145995	0130	2/15/2011	147,000	126,000	690	4	1978	4	NO	NO	PINE KNOLL PARK CONDOMINIUM
90	145995	0250	8/10/2011	167,500	156,000	1,055	4	1978	4	NO	NO	RICHMOND FIRS CONDOMINIUM
90	145995	0300	1/25/2010	182,000	130,000	694	4	1978	4	NO	NO	RIDGEMONT
90	145995	0390	1/4/2011	133,500	113,000	780	4	1978	4	NO	NO	RIDGEMONT
90	145995	0570	6/7/2011	160,500	145,000	952	4	1978	4	NO	NO	ST CHARLES PLACE CONDOMINIUM
90	145995	0660	4/15/2010	205,000	153,000	841	4	1978	4	NO	NO	SANDELWOOD CONDOMINIUM
90	152990	0080	12/12/2010	150,000	125,000	670	4	1978	3	YES	NO	SPRING COURT CONDOMINIUM
90	152990	0180	2/5/2010	158,000	114,000	578	4	1978	3	YES	NO	SUNRISE AT THE LAKE
90	159205	0090	12/3/2010	200,000	166,000	1,105	5	1986	3	YES	NO	SUNRISE AT THE LAKE
90	222080	0300	4/13/2010	155,000	115,000	605	4	1968	3	NO	YES	NOBLE FIRS CONDOMINIUM
90	223070	0120	5/23/2010	320,000	242,000	1,495	5	1981	3	YES	YES	NOBLE FIRS CONDOMINIUM
90	259777	0360	3/29/2010	185,000	137,000	906	4	1986	3	NO	NO	SEDONA COURT CONDOMINIUM
90	259950	0240	1/19/2011	115,000	98,000	584	5	1986	3	NO	NO	SEDONA COURT CONDOMINIUM
90	288792	0150	10/26/2011	155,000	150,000	712	4	1988	3	NO	NO	BELVEDERE COURT CONDOMINIUM
90	290923	0190	6/2/2011	147,000	133,000	925	4	1987	3	NO	NO	CAMBRIDGE COURT CONDOMINIUM
90	291830	0060	7/27/2011	154,500	143,000	950	5	2002	3	NO	NO	845 NE 125TH
90	292300	0280	3/22/2010	205,000	151,000	961	5	1992	3	NO	NO	EXETER COURT CONDOMINIUM
90	292300	0320	1/15/2010	202,000	144,000	906	5	1992	3	NO	NO	EXETER COURT CONDOMINIUM
90	330077	0010	10/21/2011	125,000	121,000	976	5	1979	3	NO	NO	HIGHLANDS NORTH THE CONDOMINIUM
90	330500	0010	5/26/2010	287,500	218,000	1,241	4	2005	3	NO	NO	MERIDIAN NORTH CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	365650	0220	8/23/2010	245,000	194,000	835	5	2006	3	NO	NO	9800 ROOSEVELT CONDOMINIUM
90	430900	0030	12/5/2011	135,000	133,000	834	4	1993	3	NO	NO	BLAKELEY COMMONS
90	434030	0200	2/4/2010	152,000	109,000	641	4	1982	3	NO	NO	BLAKELEY COMMONS
90	434030	0330	4/5/2010	201,000	149,000	955	4	1982	3	NO	NO	BLAKELEY PLACE CONDOMINIUM
90	434030	0740	9/27/2011	121,250	116,000	999	4	1982	3	NO	NO	BLAKELEY PLACE CONDOMINIUM
90	505025	0410	6/28/2010	197,000	152,000	774	4	1989	3	YES	NO	DUNCAN PLACE
90	516540	0070	9/6/2011	166,000	157,000	1,115	4	1978	3	NO	NO	DUNCAN PLACE
90	516540	0140	9/22/2011	275,000	262,000	1,880	4	1978	3	YES	NO	DUNCAN PLACE
90	521090	0280	10/21/2010	184,000	150,000	781	4	1989	3	YES	NO	DUNCAN PLACE
90	546871	0030	6/24/2010	233,500	180,000	945	4	2001	3	NO	NO	DUNCAN PLACE
90	546871	0100	12/23/2011	180,000	179,000	987	4	2001	3	NO	NO	DUNCAN PLACE
90	556700	0070	11/14/2011	210,000	205,000	1,213	4	1965	5	YES	NO	DUNCAN PLACE
90	609340	0110	1/27/2010	145,000	104,000	773	4	1979	4	NO	NO	DUNCAN PLACE
90	609465	0040	3/8/2010	214,950	157,000	1,109	4	1985	3	NO	NO	DUNCAN PLACE
90	614530	0020	5/13/2010	312,000	235,000	1,715	5	2001	3	NO	NO	DUNCAN PLACE
90	638880	0100	12/16/2011	110,000	109,000	875	4	1976	3	YES	NO	DUNCAN PLACE
90	639129	0010	7/15/2010	200,000	155,000	1,120	4	1942	4	NO	NO	DUNCAN PLACE
90	639129	0020	11/19/2010	190,000	157,000	1,542	4	1942	4	NO	NO	DUNCAN PLACE
90	664880	0140	10/17/2011	195,000	188,000	1,260	5	1972	4	NO	NO	LA TERRAZZA CONDOMINIUM
90	679098	0210	4/13/2010	191,500	142,000	939	5	1984	3	NO	NO	DWELL ROOSEVELT CONDOMINIUM
90	728350	0100	1/6/2010	190,000	135,000	953	4	1978	3	NO	NO	FAIRWAY ESTATES CONDOMINIUM
90	730887	0100	12/7/2010	370,000	308,000	993	6	2002	3	YES	NO	LAURELCREST RESIDENTIAL PARK CONDOMINIUM
90	730887	0180	6/27/2011	361,000	330,000	993	6	2002	3	YES	NO	LAURELCREST RESIDENTIAL PARK CONDOMINIUM
90	750448	0160	6/2/2010	200,000	152,000	1,135	4	1985	3	NO	NO	LAURELCREST RESIDENTIAL PARK CONDOMINIUM
90	754310	0060	7/27/2011	183,320	170,000	1,052	4	1979	4	YES	NO	LAURELCREST RESIDENTIAL PARK CONDOMINIUM
90	755930	0350	8/17/2011	207,000	194,000	882	6	2006	3	NO	NO	PARKPOINT PHASE I CONDOMINIUM
90	755930	0490	12/29/2011	250,000	250,000	925	6	2006	3	YES	NO	PARKPOINT PHASE I CONDOMINIUM
90	769819	0010	4/26/2011	159,000	141,000	843	4	1987	3	NO	NO	PARKPOINT PHASE I CONDOMINIUM
90	793310	0050	7/26/2010	200,000	156,000	1,102	4	1994	3	NO	NO	SANDPOINTER CONDOMINIUM
90	812127	0010	5/25/2010	131,100	99,000	502	5	1985	3	NO	YES	SEVENTY-O-ONE CONDOMINIUM
90	812127	0020	2/2/2010	175,100	126,000	836	5	1985	3	NO	YES	SEVENTY-O-ONE CONDOMINIUM
90	812127	0030	2/23/2010	185,400	135,000	604	5	1985	3	NO	YES	SEVENTY-O-ONE CONDOMINIUM
90	812127	0060	5/21/2010	165,000	125,000	603	5	1985	3	YES	YES	SEVENTY-O-ONE CONDOMINIUM
90	812127	0080	9/29/2011	119,000	114,000	580	5	1985	3	NO	YES	SEVENTY-O-ONE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	812127	0090	8/9/2010	155,000	122,000	620	5	1985	3	NO	YES	SEVENTY-O-ONE CONDOMINIUM
90	812127	0140	6/7/2010	175,000	134,000	604	5	1985	3	YES	YES	SEVENTY-O-ONE CONDOMINIUM
90	812127	0160	3/2/2010	170,000	124,000	895	5	1985	3	NO	YES	SEVENTY-O-ONE CONDOMINIUM
90	812127	0170	11/2/2011	99,000	96,000	564	5	1985	3	NO	YES	SEVENTY-O-ONE CONDOMINIUM
90	812127	0230	6/14/2010	175,000	134,000	617	5	1985	3	YES	YES	VIEW RIDGE VISTA CONDOMINIUM
90	812127	0270	7/20/2011	118,800	110,000	568	5	1985	3	NO	YES	VIEW RIDGE VISTA CONDOMINIUM
90	812127	0280	1/10/2011	139,700	118,000	564	5	1985	3	NO	YES	WINDERMERE NORTH CONDOMINIUM
90	812127	0300	1/29/2010	200,850	144,000	857	5	1985	3	YES	YES	WINDERMERE NORTH CONDOMINIUM
90	812127	0330	4/1/2010	131,500	97,000	515	5	1985	3	YES	YES	WINDERMERE NORTH CONDOMINIUM
90	812127	0340	1/12/2010	149,350	106,000	614	5	1985	3	YES	YES	BALATON
90	812127	0380	2/17/2011	132,000	114,000	568	5	1985	3	NO	YES	BALATON
90	813795	0120	5/21/2010	179,900	136,000	944	4	1984	3	YES	NO	BALATON
90	858770	0020	11/15/2011	242,500	237,000	1,004	6	1977	3	NO	NO	BALATON
90	858770	0130	6/10/2010	250,000	191,000	750	6	1977	3	YES	NO	BALATON
90	858770	0140	12/20/2010	298,000	249,000	1,142	6	1977	3	YES	NO	BALATON
90	889550	0240	1/19/2011	119,000	101,000	647	5	1988	3	NO	NO	KULEANAS FOREST HILLS NO. 02 (AMENDED) CONDOMINIUM
90	889550	0440	6/27/2011	110,250	101,000	707	5	1988	3	NO	NO	KULEANAS FOREST HILLS NO. 03 (AMENDED) CONDOMINIUM
90	889550	0650	12/8/2011	124,000	123,000	842	5	1988	3	NO	NO	KULEANAS FOREST HILLS NO. 03 (AMENDED) CONDOMINIUM
90	889550	0890	11/23/2011	125,000	123,000	842	5	1988	3	NO	NO	KULEANAS FOREST HILLS NO. 03 (AMENDED) CONDOMINIUM
90	889550	0920	1/6/2010	178,000	126,000	707	5	1988	3	NO	NO	NORTHRIDGE VILLAGE CONDOMINIUM
90	889550	1140	4/5/2010	189,990	141,000	646	5	1988	3	NO	NO	PARK PLACE PH 01 CONDOMINIUM
90	889550	1670	4/19/2010	210,000	157,000	707	5	1988	3	NO	NO	WEATHERLY THE
90	894000	0010	5/20/2010	179,500	136,000	940	4	1985	3	NO	NO	BROOKSIDE WEST CONDOMINIUM
90	894315	0080	10/10/2011	375,000	361,000	1,949	6	2004	3	NO	NO	BROOKSIDE WEST CONDOMINIUM
90	919530	0060	8/26/2010	130,000	103,000	624	5	1987	3	NO	NO	COTTAGES AT RICHMOND BEACH, THE
90	919530	0330	2/10/2010	226,000	163,000	885	5	1987	3	YES	NO	15TH AVE NW
90	919530	0420	9/12/2011	200,000	190,000	867	5	1987	3	YES	NO	MADRONA COTTAGES
90	932016	0100	9/26/2011	250,000	239,000	1,179	6	1998	3	NO	NO	PARKER COURT CONDOMINIUM
90	932016	0310	5/19/2010	329,000	249,000	1,347	6	1998	3	NO	NO	REGENCY PARK TOWNHOUSES CONDOMINIUM
90	932016	0380	11/4/2011	225,000	219,000	1,179	6	1998	3	NO	NO	REGENCY PARK TOWNHOUSES CONDOMINIUM
90	932016	0430	12/26/2010	195,000	164,000	825	6	1998	3	NO	NO	RICHMOND BEACH PARK CONDOMINIUM
90	932016	0470	5/31/2011	194,000	175,000	1,138	6	1998	3	NO	NO	RICHMOND BEACH TOWNHOMES CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	932016	0520	1/20/2011	273,000	232,000	1,177	6	1998	3	YES	NO	RICHMOND BEACH TOWNHOMES CONDOMINIUM
90	932016	0580	8/12/2011	312,000	292,000	1,426	6	1998	3	YES	NO	RICHMOND BEACH WEST TOWNHOUSES CONDOMINIUM
90	990300	0080	4/12/2011	154,000	136,000	652	5	1987	4	NO	NO	RICHMOND VILLA CONDOMINIUM
90	990300	0110	5/17/2010	196,950	149,000	652	5	1987	4	NO	NO	RICHMOND VILLA CONDOMINIUM
90	990300	0120	4/14/2010	236,000	176,000	705	5	1987	4	NO	NO	RICHMOND VILLA CONDOMINIUM
95	108560	0010	6/8/2011	215,000	195,000	1,555	4	1970	4	NO	NO	MAISON CONDOMINIUM
95	108560	0150	11/10/2011	180,500	176,000	1,415	4	1970	4	NO	NO	MARQUIS CONDOMINIUM
95	108560	0360	11/1/2011	145,000	141,000	1,415	4	1970	4	NO	NO	MARQUIS CONDOMINIUM
95	108560	0380	11/28/2011	148,000	146,000	1,415	4	1970	4	NO	NO	MATTINO CONDOMINIUM
95	108560	0440	10/24/2011	129,000	125,000	1,091	4	1970	4	NO	NO	MERIDIAN PARK COTTAGE HOMES
95	108560	0510	12/28/2011	159,500	159,000	1,091	4	1970	4	NO	NO	MERIDIAN PARK COTTAGE HOMES
95	108560	0750	1/25/2010	219,000	157,000	1,415	4	1970	4	NO	NO	MODERNE CONDOMINIUM
95	150840	0080	9/2/2011	172,000	162,000	1,376	5	1975	4	NO	NO	SAPPHIRE CONDOMINIUM
95	150840	0430	10/1/2011	195,000	187,000	1,403	5	1975	4	NO	NO	SAPPHIRE CONDOMINIUM
95	150840	0570	6/27/2011	175,000	160,000	1,128	5	1975	4	NO	NO	731 N 94TH ST CONDOMINIUM
95	154160	0080	11/7/2011	139,000	135,000	865	4	1994	3	NO	NO	SUNRISE AT THE LAKE
95	159477	0120	2/14/2011	230,000	198,000	1,642	4	1995	3	NO	NO	SUNRISE AT THE LAKE
95	159477	0150	4/29/2011	207,500	185,000	1,339	4	1995	3	NO	NO	SUNRISE AT THE LAKE
95	272501	0150	11/21/2011	97,950	96,000	570	4	1994	3	NO	NO	TUSCANY AT LAKE CITY CONDOMINIUM
95	272501	0180	8/12/2010	178,000	140,000	951	4	1994	3	NO	NO	TUSCANY AT LAKE CITY CONDOMINIUM
95	291070	0160	5/10/2010	190,000	143,000	1,150	6	1975	4	NO	NO	CAMBRIDGE COURT CONDOMINIUM
95	410955	0040	4/21/2010	339,000	253,000	1,450	6	1995	5	YES	NO	PARK MERIDIAN CONDOMINIUM
95	410955	0240	4/27/2011	274,000	244,000	1,475	6	1995	5	YES	NO	PEGASUS COURT CONDOMINIUM
95	413435	0240	3/25/2011	170,000	149,000	805	4	1996	4	YES	NO	PEGASUS COURT CONDOMINIUM
95	445874	0050	4/2/2010	194,000	143,000	612	5	2004	3	NO	NO	DUNCAN PLACE
95	609840	0040	7/19/2011	215,000	199,000	1,568	6	1973	4	NO	NO	DUNCAN PLACE
95	609840	0270	6/7/2011	215,000	195,000	1,568	6	1973	4	NO	NO	DUNCAN PLACE
95	609840	0280	4/20/2011	230,000	204,000	1,568	6	1973	4	NO	NO	DUNCAN PLACE
95	609840	0300	4/9/2010	280,000	208,000	1,568	6	1973	4	NO	NO	DUNCAN PLACE
95	615340	0080	12/10/2011	94,000	93,000	896	4	1979	3	NO	NO	DUNCAN PLACE
95	617450	0050	5/6/2011	147,950	132,000	756	4	1986	3	NO	NO	DUNCAN PLACE
95	663229	0010	9/30/2011	109,000	104,000	824	4	2000	3	NO	NO	DUNCAN PLACE
95	663295	0010	2/12/2010	226,000	163,000	1,390	4	2004	3	NO	NO	DUNCAN PLACE
95	663295	0020	10/10/2011	235,000	226,000	1,389	4	2004	3	NO	NO	EL MONTEREY CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
95	663295	0040	9/2/2011	198,500	187,000	1,269	4	2004	3	NO	NO	47TH STREET TOWNHOUSES CONDOMINIUM
95	663295	0090	8/24/2011	205,000	193,000	1,264	4	2004	3	NO	NO	47TH STREET TOWNHOUSES CONDOMINIUM
95	679850	0090	3/18/2011	127,000	111,000	841	4	1989	3	NO	NO	GREENHOUSE CONDOMINIUM
95	718100	0140	5/18/2011	155,000	139,000	941	4	1979	4	NO	NO	LAKESIDE NORTH CONDOMINIUM
95	718100	0180	1/4/2010	164,250	117,000	677	4	1979	4	NO	NO	LAKESIDE NORTH CONDOMINIUM
95	745850	0130	2/25/2010	139,800	102,000	717	4	1974	4	NO	NO	LAURELCREST RESIDENTIAL PARK CONDOMINIUM
95	768394	0020	6/4/2011	133,000	120,000	688	5	2000	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
95	768394	0090	10/26/2011	186,000	180,000	1,134	5	2000	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
95	768394	0110	3/11/2010	158,900	116,000	688	5	2000	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
95	768394	0170	6/23/2011	133,500	122,000	688	5	2000	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
95	768394	0210	3/15/2011	140,000	122,000	688	5	2000	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
95	768394	0240	12/20/2011	195,500	194,000	1,044	5	2000	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
95	768394	0290	4/16/2010	187,500	140,000	693	5	2000	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
95	771565	0270	10/17/2011	160,000	154,000	1,468	4	1978	4	YES	NO	SANDPOINTER CONDOMINIUM
95	785663	0020	8/25/2010	125,000	99,000	717	4	2003	3	NO	NO	SANDPOINTER CONDOMINIUM
95	863310	0070	4/7/2010	265,000	196,000	1,198	5	2002	3	NO	NO	BALATON
95	863310	0150	2/8/2011	132,000	113,000	577	5	2002	3	NO	NO	BALLINGER CREEK CONDOMINIUM
95	866420	0010	5/6/2010	228,000	171,000	1,198	4	1969	4	NO	NO	BALLINGER CREEK CONDOMINIUM
95	866420	0020	12/1/2011	155,000	153,000	1,198	4	1969	4	NO	NO	BALLINGER CREEK CONDOMINIUM
95	872420	0270	7/22/2010	175,000	136,000	771	5	1986	4	NO	NO	BALLINGER CREEK CONDOMINIUM
95	872420	0290	5/11/2010	153,000	115,000	591	5	1986	4	NO	NO	BALLINGER CREEK CONDOMINIUM
95	872420	0300	4/24/2010	152,000	114,000	600	5	1986	4	NO	NO	BALLINGER CREEK CONDOMINIUM
95	872420	0340	3/9/2010	218,680	160,000	891	5	1986	4	NO	NO	COMPTON WEST CONDOMINIUM
100	029365	0030	5/21/2010	162,500	123,000	765	4	1994	3	NO	NO	BAY VISTA CONDOMINIUM
100	071370	0100	4/1/2010	350,000	259,000	1,250	6	1988	3	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
100	087010	0020	1/18/2010	210,000	150,000	1,188	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
100	131045	0060	8/11/2010	123,860	97,000	630	4	1982	3	NO	NO	OLYMPIC WEST CONDOMINIUM
100	131045	0280	11/21/2011	115,000	113,000	965	4	1982	3	NO	NO	15024-15026 DAYTON AVE N
100	131045	0390	10/5/2011	135,000	130,000	1,022	4	1982	3	NO	NO	15024-15026 DAYTON AVE N
100	228511	0060	2/8/2010	165,000	119,000	683	5	1970	4	NO	NO	NORTH STAR CONDOMINIUM
100	243550	0060	6/14/2011	195,000	177,000	1,631	4	1998	3	NO	NO	PARAMOUNT PARK
100	243550	0110	1/7/2010	274,950	195,000	1,529	4	1998	3	NO	NO	PARAMOUNT PARK TOWNHOMES
100	260798	0170	5/26/2010	199,950	152,000	857	4	1988	4	NO	NO	Somerset Knolls
100	260798	0300	9/28/2010	157,000	126,000	599	4	1988	4	NO	NO	THORTON CREEK

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
100	260798	0330	4/27/2010	224,950	168,000	857	4	1988	4	NO	NO	THORTON CREEK
100	260798	0360	9/14/2010	199,950	160,000	792	4	1988	4	NO	NO	TOWN SEVEN CONDOMINIUM
100	260798	0450	11/5/2010	259,950	213,000	968	4	1988	4	NO	NO	TOWN SEVEN CONDOMINIUM
100	313090	0280	9/7/2011	207,000	196,000	840	4	1990	3	NO	NO	FORTE'
100	313090	0450	3/14/2011	200,000	174,000	880	4	1990	3	NO	NO	FORTE'
100	313090	0510	6/23/2010	220,000	169,000	840	4	1990	3	NO	NO	FORTE'
100	313090	0580	3/3/2011	206,000	178,000	880	4	1990	3	NO	NO	FORTE'
100	330420	0130	11/10/2011	204,000	199,000	1,110	4	1984	3	NO	NO	HIGHLANDS NORTH THE CONDOMINIUM
100	330420	0210	10/19/2011	240,000	232,000	1,563	4	1984	3	YES	NO	HIGHLANDS NORTH THE CONDOMINIUM
100	330420	0310	10/18/2010	210,000	171,000	1,110	4	1984	3	NO	NO	MERIDIAN NORTH CONDOMINIUM
100	330420	0320	4/22/2010	280,000	209,000	1,543	4	1984	3	YES	NO	MERIDIAN NORTH CONDOMINIUM
100	546820	0100	9/20/2010	180,000	144,000	892	4	1984	3	YES	NO	DUNCAN PLACE
100	546820	0190	5/6/2010	135,000	101,000	694	4	1984	3	NO	NO	DUNCAN PLACE
100	546820	0290	5/4/2010	176,000	132,000	643	4	1984	3	NO	NO	DUNCAN PLACE
100	609420	0110	8/26/2011	173,500	163,000	951	5	1983	3	NO	NO	DUNCAN PLACE
100	609420	0190	7/22/2011	199,950	185,000	1,036	5	1983	3	YES	NO	DUNCAN PLACE
100	617390	0030	5/6/2010	189,500	142,000	1,125	4	1979	3	NO	NO	DUNCAN PLACE
100	617390	0630	4/27/2011	136,500	121,000	808	4	1979	3	NO	NO	DUNCAN PLACE
100	617390	0840	5/26/2010	140,000	106,000	808	4	1979	3	NO	NO	DUNCAN PLACE
100	617430	0010	12/15/2010	155,000	129,000	744	4	1984	3	NO	NO	DUNCAN PLACE
100	617430	0330	7/22/2010	170,000	132,000	1,034	4	1984	3	NO	NO	DUNCAN PLACE
100	617430	1010	5/6/2010	155,000	116,000	744	4	1984	3	NO	NO	DUNCAN PLACE
100	617430	1020	2/15/2011	130,000	112,000	744	4	1984	3	NO	NO	DUNCAN PLACE
100	617430	1030	6/16/2011	128,000	117,000	1,034	4	1984	3	NO	NO	DUNCAN PLACE
100	617480	0170	10/11/2010	205,000	166,000	1,184	4	1979	3	NO	NO	DUNCAN PLACE
100	617480	0420	10/4/2010	186,000	150,000	1,184	4	1979	3	NO	NO	DUNCAN PLACE
100	617480	0580	5/10/2011	176,000	157,000	1,184	4	1979	3	NO	NO	DUNCAN PLACE
100	636390	0020	7/7/2010	140,000	108,000	658	4	1968	4	NO	NO	DUNCAN PLACE
100	639130	0080	9/20/2011	140,000	133,000	934	4	1979	3	NO	NO	DUNCAN PLACE
100	664855	0480	2/15/2011	194,950	168,000	1,429	4	1979	4	NO	NO	GRANDVIEW PLAZA CONDOMINIUM
100	664855	0760	6/13/2011	176,000	160,000	1,057	4	1979	4	NO	NO	LA TERRAZZA CONDOMINIUM
100	670150	0310	12/27/2010	170,000	143,000	868	4	1999	3	NO	NO	DWELL ROOSEVELT CONDOMINIUM
100	670150	0350	3/1/2010	187,000	136,000	682	4	1999	3	NO	NO	DWELL ROOSEVELT CONDOMINIUM
100	753285	0070	12/30/2011	130,000	130,000	719	4	1995	3	NO	NO	LAURELCREST RESIDENTIAL PARK CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
100	802980	0050	1/8/2010	279,950	199,000	1,216	4	2000	3	NO	NO	SANDPOINTER CONDOMINIUM
100	802980	0060	10/15/2011	209,950	202,000	1,242	4	2000	3	NO	NO	SANDPIPER THE CONDOMINIUM
100	802980	0110	11/18/2010	163,000	134,000	822	4	2000	3	NO	NO	SANDPIPER THE CONDOMINIUM
100	802980	0120	2/18/2011	180,000	155,000	888	4	2000	3	NO	NO	SANDPIPER THE CONDOMINIUM
100	802980	0130	7/25/2011	137,000	127,000	759	4	2000	3	NO	NO	SEVENTY-O-ONE CONDOMINIUM
100	929000	0130	6/22/2011	173,000	158,000	1,115	5	1979	3	YES	NO	PARK RICHMOND CONDOMINIUM
100	929000	0150	5/19/2011	176,500	159,000	1,115	5	1979	3	YES	NO	PARK RICHMOND CONDOMINIUM
100	929000	0250	4/12/2010	171,000	127,000	1,115	5	1979	3	YES	NO	PARK RICHMOND CONDOMINIUM
110	085330	0070	10/25/2010	262,000	214,000	742	4	2002	3	NO	NO	GREENLAKE GABLES
110	085330	0180	1/25/2011	346,000	295,000	1,124	4	2002	3	NO	NO	GREENLAKE GABLES
110	085330	0220	6/7/2010	360,000	275,000	1,026	4	2002	3	YES	NO	GREENLAKE NORTHWEST CONDOMINIUM
110	085330	0270	3/31/2011	218,000	191,000	628	4	2002	3	NO	NO	GREENWOOD HIGHLANDS
110	085330	0360	4/18/2011	252,010	223,000	735	4	2002	3	YES	NO	GREENWOOD PLAZA CONDOMINIUM
110	085330	0400	5/14/2010	305,000	230,000	760	4	2002	3	NO	NO	GREENWOOD PLAZA CONDOMINIUM
110	085330	0610	7/29/2010	250,000	195,000	681	4	2002	3	NO	NO	HIGHLAND VIEW VILLAS CONDOMINIUM
110	085330	0890	7/25/2011	400,000	371,000	1,076	4	2002	3	YES	NO	HIGHLANDS TOWNHOMES CONDOMINIUM
110	085330	0920	5/25/2010	268,000	203,000	745	4	2002	3	YES	NO	JADE MOUNTAIN CONDOMINIUM
110	085330	0990	3/5/2011	222,000	193,000	636	4	2002	3	NO	NO	LICHTON PLACE CONDOMINIUM
110	085450	0090	4/20/2010	218,000	163,000	643	4	1997	3	NO	NO	LINDEN PARK CONDOMINIUM
110	085450	0150	5/31/2011	198,000	179,000	687	4	1997	3	NO	NO	LINDEN PARK CONDOMINIUM
110	211900	0010	4/27/2010	525,000	393,000	1,219	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0020	12/19/2011	342,000	340,000	920	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0030	7/28/2011	359,872	334,000	1,010	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0040	5/20/2010	214,000	162,000	600	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0050	5/22/2010	192,000	145,000	473	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0060	4/28/2010	192,000	144,000	464	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0070	5/26/2010	237,000	180,000	633	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0080	10/19/2010	229,000	186,000	594	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0090	5/27/2010	210,000	159,000	614	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0100	5/21/2010	279,000	211,000	606	4	2008	3	NO	NO	SUNRISE AT THE LAKE
110	211900	0110	6/14/2010	149,000	114,000	373	4	2008	3	NO	NO	SUNSET VILLA CONDOMINIUM
110	211900	0120	5/20/2010	179,000	135,000	417	4	2008	3	NO	NO	TERRACES ON GREENWOOD (THE) CONDOMINIUM
110	211900	0130	9/14/2011	235,000	223,000	620	4	2008	3	NO	NO	TERRACES ON GREENWOOD (THE) CONDOMINIUM
110	211900	0140	5/24/2010	295,000	224,000	599	4	2008	3	NO	NO	TERRACES ON GREENWOOD (THE) CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
110	211900	0150	5/22/2010	232,000	176,000	588	4	2008	3	NO	NO	VERIDIAN COVE
110	211900	0180	11/10/2010	199,000	163,000	474	4	2008	3	NO	NO	VERIDIAN COVE
110	211900	0190	5/20/2010	180,000	136,000	472	4	2008	3	NO	NO	VERIDIAN COVE
110	211900	0220	4/7/2011	210,000	185,000	606	4	2008	3	NO	NO	VERIDIAN COVE
110	211900	0230	6/16/2010	297,000	228,000	601	4	2008	3	NO	NO	VERIDIAN COVE
110	211900	0240	7/29/2010	160,000	125,000	373	4	2008	3	NO	NO	VERIDIAN COVE
110	211900	0250	9/3/2010	205,000	163,000	417	4	2008	3	NO	NO	VERIDIAN COVE
110	211900	0260	12/29/2011	235,000	235,000	608	4	2008	3	NO	NO	VIEWLAND HEIGHTS CONDOMINIUM
110	211900	0280	5/22/2010	239,000	181,000	590	4	2008	3	NO	NO	VIKING LEA
110	211900	0290	8/12/2011	210,000	196,000	686	4	2008	3	NO	NO	WATERFORD NORTH CONDOMINIUM
110	211900	0310	5/22/2010	190,250	144,000	472	4	2008	3	YES	NO	WATERFORD NORTH CONDOMINIUM
110	211900	0320	9/13/2010	175,000	140,000	472	4	2008	3	YES	NO	WATERFORD NORTH CONDOMINIUM
110	211900	0350	6/10/2010	293,000	224,000	607	4	2008	3	YES	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
110	211900	0360	7/28/2011	250,000	232,000	601	4	2008	3	YES	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
110	211900	0370	11/17/2010	175,000	144,000	373	4	2008	3	YES	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
110	211900	0380	6/8/2010	203,000	155,000	418	4	2008	3	YES	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
110	211900	0390	7/28/2011	250,000	232,000	605	4	2008	3	YES	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
110	211900	0400	7/29/2010	330,000	258,000	604	4	2008	3	YES	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
110	211900	0430	12/19/2011	159,650	159,000	470	4	2008	3	YES	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
110	211900	0450	11/21/2011	159,000	156,000	470	4	2008	3	YES	NO	ZULO
110	211900	0470	7/28/2011	248,490	231,000	588	4	2008	3	YES	NO	ZULO
110	211900	0480	5/12/2011	249,000	223,000	608	4	2008	3	YES	NO	ZULO
110	211900	0490	5/11/2011	254,000	227,000	601	4	2008	3	YES	NO	BRIDGEHAVEN CONDOMINIUM
110	211900	0500	5/29/2011	163,000	147,000	365	4	2008	3	YES	NO	BRIDGEHAVEN CONDOMINIUM
110	211900	0510	4/21/2011	159,000	141,000	392	4	2008	3	YES	NO	BRIDGEHAVEN CONDOMINIUM
110	211900	0520	8/17/2011	253,000	237,000	613	4	2008	3	YES	NO	BRIDGEHAVEN CONDOMINIUM
110	211900	0530	9/14/2011	249,000	237,000	600	4	2008	3	YES	NO	BRIDGEHAVEN CONDOMINIUM
110	211900	0540	8/12/2011	254,500	238,000	671	4	2008	3	YES	NO	BRIDGEHAVEN CONDOMINIUM
110	211900	0550	11/2/2011	155,000	151,000	495	4	2008	3	YES	NO	BRIDGEHAVEN CONDOMINIUM
110	211900	0560	4/18/2011	279,000	247,000	953	4	2008	3	YES	NO	CHAMBERY PARK CONDOMINIUM
110	211900	0580	4/26/2011	340,000	302,000	1,011	4	2008	3	YES	NO	CHAMBERY PARK CONDOMINIUM
110	211900	0590	4/20/2011	315,000	279,000	810	4	2008	3	YES	NO	CHAMBERY PARK CONDOMINIUM
110	211900	0600	5/11/2011	340,000	304,000	901	4	2008	3	YES	NO	CHELAN CONDOMINIUM
110	211900	0610	5/16/2011	275,000	247,000	775	4	2008	3	YES	NO	CITY LANE TOWNHOMES CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
110	211900	0620	3/23/2011	340,000	297,000	973	4	2008	3	YES	NO	CITY LANE TOWNHOMES CONDOMINIUM
110	211900	0630	4/22/2011	340,000	302,000	934	4	2008	3	YES	NO	GEMSTONE II CONDOMINIUM
110	228990	0070	11/17/2010	183,950	152,000	672	6	1930	3	NO	NO	NORTHGATE VISTA CONDOMINIUM
110	261780	0020	2/23/2010	332,000	241,000	1,242	6	1991	3	NO	NO	TUSCANY AT LAKE CITY CONDOMINIUM
110	261780	0030	3/25/2010	335,000	247,000	1,207	6	1991	3	NO	NO	TUSCANY AT LAKE CITY CONDOMINIUM
110	286760	0120	8/8/2011	350,000	327,000	1,316	6	1996	3	YES	NO	ASPEN THE CONDOMINIUM
110	395666	0260	12/15/2011	220,000	218,000	664	6	1996	3	NO	NO	NORTHGATE WEST CONDOMINIUM
110	395666	0340	9/13/2010	270,000	216,000	801	6	1996	3	NO	NO	NORTHGATE WEST CONDOMINIUM
110	395666	0420	8/19/2011	305,000	286,000	1,215	6	1996	3	YES	NO	OLIVE BRANCH, THE CONDOMINIUM
110	395666	0480	6/4/2010	335,000	255,000	1,015	6	1996	3	YES	NO	10601 BAGLEY AVE N. CONDOMINIUM
110	395666	0520	4/14/2011	290,000	256,000	1,312	6	1996	3	YES	NO	PARK MERIDIAN CONDOMINIUM
110	717060	0130	4/21/2011	270,000	239,000	1,088	4	1978	4	NO	NO	LAKESIDE NORTH CONDOMINIUM
110	809165	0160	11/18/2010	326,000	269,000	1,147	4	2000	3	YES	NO	SEVENTY-O-ONE CONDOMINIUM
110	809165	0170	3/4/2011	310,000	269,000	1,148	4	2000	3	YES	NO	SEVENTY-O-ONE CONDOMINIUM
110	809165	0180	4/18/2011	310,000	274,000	1,216	4	2000	3	YES	NO	SEVENTY-O-ONE CONDOMINIUM
110	882530	0040	5/17/2010	285,000	215,000	1,120	6	1974	3	NO	NO	SHORELINE VILLAGE CONDOMINIUM
110	882530	0130	6/8/2010	322,500	246,000	1,120	6	1974	3	NO	NO	SHORELINE VILLAGE CONDOMINIUM
110	882530	0230	2/25/2010	285,000	207,000	1,130	6	1974	3	NO	NO	25TH PLACE CONDOMINIUM
110	882530	0490	3/31/2010	272,500	201,000	1,120	6	1974	3	YES	NO	25TH PLACE CONDOMINIUM
110	882530	0490	4/12/2011	300,000	265,000	1,120	6	1974	3	YES	NO	25TH PLACE CONDOMINIUM
110	882530	0530	7/27/2010	397,500	311,000	1,130	6	1974	3	YES	NO	VILLAGE SQUARE ON 195TH CONDOMINIUM
110	882530	0580	3/1/2010	301,000	219,000	1,120	6	1974	3	YES	NO	WOODGLEN TOWNHOUSES CONDOMINIUM
110	882530	0670	6/14/2010	325,000	249,000	1,120	6	1974	3	YES	NO	HAMLIN VILLAGE
110	882530	0720	8/3/2011	350,000	326,000	1,450	6	1974	3	YES	NO	KULEANAS FOREST HILLS (AMENDED) CONDOMINIUM
110	882530	0740	8/18/2010	200,000	158,000	680	6	1974	3	YES	NO	KULEANAS FOREST HILLS (AMENDED) CONDOMINIUM
110	882530	1010	8/24/2010	415,000	329,000	1,130	6	1974	3	YES	NO	KULEANAS FOREST HILLS (AMENDED) CONDOMINIUM
110	882530	1040	12/15/2010	185,000	154,000	680	6	1974	3	YES	NO	KULEANAS FOREST HILLS NO. 02 (AMENDED) CONDOMINIUM
110	882530	1120	8/4/2010	363,100	285,000	1,120	6	1974	3	YES	NO	KULEANAS FOREST HILLS NO. 02 (AMENDED) CONDOMINIUM
110	882530	1150	7/15/2010	352,500	274,000	1,120	6	1974	3	YES	NO	KULEANAS FOREST HILLS NO. 02 (AMENDED) CONDOMINIUM
120	213750	0140	9/12/2011	155,000	147,000	517	5	2006	3	NO	NO	GEMSTONE II CONDOMINIUM
120	213750	0200	5/17/2010	280,000	212,000	863	5	2006	3	NO	NO	GREENTREE VILLAGE CONDOMINIUM
120	213750	0270	7/8/2010	200,000	155,000	536	5	2006	3	NO	NO	LAKE WASHINGTON HEIGHTS CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
120	213750	0330	10/28/2010	222,000	181,000	618	5	2006	3	NO	NO	LAKE WASHINGTON HEIGHTS CONDOMINIUM
120	213750	0620	12/2/2011	202,500	200,000	617	5	2006	3	NO	NO	LAKEHURST CONDOMINIUM
120	213750	0660	6/9/2010	210,000	160,000	600	5	2006	3	NO	NO	LUMINAIRE
120	213750	0700	9/21/2011	200,000	191,000	600	5	2006	3	NO	NO	NOBLE FIRS CONDOMINIUM
120	213750	0720	2/21/2010	217,000	157,000	569	5	2006	3	NO	NO	NOBLE FIRS CONDOMINIUM
120	290900	0100	9/29/2011	120,000	115,000	798	4	1979	3	NO	NO	BLUERIDGE CONDOMINIUM
120	290900	0400	4/22/2010	224,000	167,000	1,064	4	1979	3	NO	NO	CAMBRIDGE COURT CONDOMINIUM
120	414230	0080	7/6/2010	118,800	92,000	634	4	1982	3	NO	NO	SAN VILLA CONDOMINIUM
120	414230	0380	4/27/2010	130,000	97,000	646	4	1982	3	NO	NO	STONE VIEW COURT
120	414230	0490	9/27/2010	118,000	95,000	646	4	1982	3	NO	NO	STONE VIEW COURT
120	716980	0020	4/6/2011	144,500	127,000	678	4	1968	3	NO	NO	GREENHOUSE CONDOMINIUM
120	718120	0060	6/26/2010	263,875	203,000	979	4	1981	3	NO	NO	RAVENNA GLEN CONDOMINIUM
125	246850	0110	5/19/2010	345,000	261,000	1,353	6	1974	4	YES	NO	PARAMOUNT PARK TOWNHOMES
125	246850	0140	4/21/2010	340,000	254,000	1,353	6	1974	4	YES	NO	PARAMOUNT PARK TOWNHOMES
125	246850	0310	5/24/2010	325,000	246,000	1,353	6	1974	4	YES	NO	PARAMOUNT PARK TOWNHOMES
125	246850	0420	9/8/2011	460,000	436,000	2,370	6	1974	4	YES	NO	PINEHURST EAST CONDOMINIUM
125	246850	0520	4/7/2011	287,000	253,000	1,353	6	1974	4	YES	NO	RAVEN-WOOD CONDOMINIUM
125	246850	0610	2/8/2011	300,000	257,000	1,353	6	1974	4	YES	NO	RAVEN-WOOD CONDOMINIUM
125	246850	0700	6/2/2010	330,000	251,000	1,353	6	1974	4	YES	NO	ROYAL OAK CONDOMINIUM
125	246850	0740	7/9/2010	355,000	275,000	1,470	6	1974	4	YES	NO	SEDONA COURT CONDOMINIUM
125	246850	0770	4/29/2011	319,000	284,000	1,293	6	1974	4	YES	NO	SEDONA COURT CONDOMINIUM
125	260782	0040	2/24/2010	220,000	160,000	708	5	1966	5	NO	NO	SHANNON HEIGHTS CONDOMINIUM
125	318270	0020	7/30/2010	278,250	218,000	927	5	1966	5	NO	NO	HARRISON COURT CONDOMINIUM
125	318270	0040	6/17/2010	305,000	234,000	990	5	1966	5	NO	NO	HARRISON COURT CONDOMINIUM
125	318270	0070	7/15/2010	325,000	252,000	1,052	5	1966	5	NO	NO	HARRISON COURT CONDOMINIUM
125	318270	0080	6/29/2010	311,000	240,000	990	5	1966	5	NO	NO	HARRISON COURT CONDOMINIUM
125	318270	0110	12/13/2011	199,000	197,000	1,052	5	1966	5	NO	NO	HIGHLANDS NORTH THE CONDOMINIUM
125	421620	0090	4/6/2010	739,000	548,000	2,802	7	1986	3	YES	NO	STONE VIEW COURT
125	421620	0100	5/5/2010	875,000	657,000	2,774	7	1986	3	YES	NO	STONE VIEW COURT
125	421620	0130	5/25/2010	729,000	553,000	2,272	7	1986	3	YES	NO	STONE VIEW COURT
125	421620	0150	5/11/2010	735,000	554,000	2,266	7	1986	3	YES	NO	WESTBURY TERRACE CONDOMINIUM
125	421690	0350	4/11/2011	135,400	119,000	605	3	1949	4	NO	NO	WESTBURY TERRACE CONDOMINIUM
125	421690	0460	6/16/2010	138,000	106,000	515	3	1949	4	NO	NO	WESTBURY TERRACE CONDOMINIUM
125	421690	0590	5/19/2010	158,000	119,000	490	3	1949	4	NO	NO	BLAKELEY COMMONS

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125	421690	0680	12/9/2010	217,000	181,000	630	3	1949	4	NO	NO	BLAKELEY COMMONS
125	421690	0690	8/15/2011	112,500	105,000	420	3	1949	4	NO	NO	BLAKELEY COMMONS
125	421690	0700	3/2/2011	151,000	131,000	605	3	1949	4	NO	NO	BLAKELEY COMMONS
125	421790	0220	1/20/2011	379,000	322,000	1,590	6	1968	4	NO	NO	BLAKELEY COMMONS
125	421790	0340	8/25/2010	349,500	277,000	1,276	6	1968	4	YES	NO	BLAKELEY COMMONS
125	421790	0360	5/26/2010	265,000	201,000	1,222	6	1968	4	YES	NO	BLAKELEY COMMONS
125	421790	0470	2/25/2010	449,000	326,000	1,557	6	1968	4	YES	NO	BLAKELEY COMMONS
125	504500	0210	5/4/2011	160,000	143,000	1,032	5	1979	3	NO	NO	DUNCAN PLACE
125	504500	0450	11/17/2011	195,000	191,000	1,024	5	1979	3	YES	NO	DUNCAN PLACE
125	504500	0800	9/6/2011	193,000	183,000	1,015	5	1979	3	NO	NO	DUNCAN PLACE
125	504500	0900	6/30/2011	161,000	148,000	800	5	1979	3	YES	NO	DUNCAN PLACE
125	504500	1020	8/28/2011	195,400	184,000	1,015	5	1979	3	YES	NO	DUNCAN PLACE
125	666640	0060	11/9/2010	370,000	304,000	1,568	6	1974	4	NO	NO	SUN PLAZA CONDOMINIUM
125	666640	0070	9/24/2010	347,900	279,000	1,568	6	1974	4	NO	NO	SUN PLAZA CONDOMINIUM
125	666640	0140	7/14/2011	318,500	294,000	1,608	6	1974	4	NO	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0190	8/15/2011	325,000	304,000	1,589	6	1974	4	NO	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0300	5/24/2011	400,000	360,000	2,155	6	1974	4	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0370	4/15/2011	325,000	287,000	1,391	6	1974	4	NO	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0460	8/1/2011	328,000	305,000	1,694	6	1974	4	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0480	4/5/2010	329,000	244,000	1,670	6	1974	4	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0620	4/22/2011	274,950	244,000	1,372	6	1974	4	NO	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0670	4/16/2010	247,500	184,000	1,117	6	1974	4	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0740	10/25/2011	197,000	191,000	1,245	6	1974	4	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0780	12/8/2010	215,000	179,000	1,120	6	1974	4	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0840	5/11/2011	371,000	332,000	1,893	6	1974	4	NO	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0900	5/18/2010	351,000	265,000	1,758	6	1974	4	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	0970	8/10/2010	350,000	275,000	1,885	6	1974	4	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	1040	6/24/2010	335,000	258,000	1,616	6	1974	4	NO	NO	UNIVERSITY PLAZA CONDOMINIUM
125	666640	1050	5/28/2010	306,000	232,000	1,616	6	1974	4	NO	NO	DWELL ROOSEVELT CONDOMINIUM
125	666640	1110	10/6/2010	399,000	322,000	1,885	6	1974	4	YES	NO	DWELL ROOSEVELT CONDOMINIUM
125	666640	1130	5/3/2010	365,000	274,000	1,885	6	1974	4	YES	NO	DWELL ROOSEVELT CONDOMINIUM
125	666640	1170	9/7/2010	290,000	231,000	1,616	6	1974	4	NO	NO	DWELL ROOSEVELT CONDOMINIUM
125	666640	1240	11/18/2011	355,000	348,000	1,554	6	1974	4	NO	NO	DWELL ROOSEVELT CONDOMINIUM
125	721100	0040	4/19/2011	145,000	128,000	600	4	1973	3	NO	NO	RAVENNA WOODS CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
125	721100	0060	11/8/2010	163,000	134,000	600	4	1973	3	NO	NO	FAIRWAY ESTATES CONDOMINIUM
125	755660	0010	6/22/2011	190,000	173,000	1,656	4	1972	4	NO	NO	LAURELHURST CONDOMINIUM
125	755660	0040	6/25/2011	194,000	177,000	1,656	4	1972	4	NO	NO	LAURELHURST CONDOMINIUM
125	755660	0060	11/21/2011	191,000	187,000	1,656	4	1972	4	NO	NO	LAURELHURST CONDOMINIUM
125	755660	0100	5/29/2010	232,000	176,000	1,332	4	1972	4	NO	NO	LAURELHURST CONDOMINIUM
125	755660	0280	4/13/2010	266,000	198,000	1,656	4	1972	4	YES	NO	MAGNUSON POINTE CONDOMINIUM HOMES
125	755660	0360	4/9/2010	275,000	204,000	1,656	4	1972	4	NO	NO	MAGNUSON POINTE CONDOMINIUM HOMES
125	755660	0370	3/10/2010	288,000	211,000	1,656	4	1972	4	NO	NO	MAGNUSON POINTE CONDOMINIUM HOMES
125	755660	0530	3/31/2010	275,000	203,000	1,656	4	1972	4	YES	NO	MAGNUSON POINTE CONDOMINIUM HOMES
125	755660	0570	6/27/2011	219,500	201,000	1,656	4	1972	4	NO	NO	MAGNUSON POINTE CONDOMINIUM HOMES
125	755660	0580	10/13/2010	260,000	211,000	1,656	4	1972	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
125	755680	0220	5/3/2011	130,000	116,000	656	4	1977	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
125	755680	0820	6/20/2011	235,000	214,000	1,217	4	1977	4	YES	NO	PARKPOINT PHASE I CONDOMINIUM
125	755680	1270	4/9/2010	227,000	168,000	838	4	1977	4	YES	NO	PARKPOINT PHASE I CONDOMINIUM
125	769850	0010	6/22/2011	145,000	132,000	683	4	1970	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
125	769850	0240	2/10/2011	162,500	139,000	731	4	1970	4	YES	NO	PARKPOINT PHASE I CONDOMINIUM
125	769850	0330	4/28/2010	160,000	120,000	689	4	1970	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
125	769850	0410	4/2/2011	200,000	176,000	975	4	1970	4	YES	NO	PARKPOINT PHASE I CONDOMINIUM
125	769850	0430	8/19/2010	160,000	126,000	691	4	1970	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
125	769850	0490	9/21/2010	199,000	160,000	969	4	1970	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
125	769850	0690	8/17/2010	210,000	166,000	987	4	1970	4	NO	NO	PARKPOINT PHASE I CONDOMINIUM
125	769850	0830	6/23/2010	165,000	127,000	708	4	1970	4	NO	NO	REGAL DOMINION THE CONDOMINIUM
125	769850	1090	4/1/2011	155,000	136,000	705	4	1970	4	YES	NO	REGAL DOMINION THE CONDOMINIUM
125	769850	1100	10/7/2011	185,000	178,000	981	4	1970	4	NO	NO	SANDPOINTER CONDOMINIUM
125	769850	1270	1/27/2010	164,000	118,000	702	4	1970	4	NO	NO	SANDPOINTER CONDOMINIUM
125	769850	1280	1/5/2011	197,500	167,000	961	4	1970	4	NO	NO	SANDPOINTER CONDOMINIUM
125	769850	1360	9/27/2011	179,000	171,000	984	4	1970	4	NO	NO	SANDPOINTER CONDOMINIUM
125	893570	0100	1/27/2011	140,000	119,000	877	4	1969	4	YES	NO	WEATHERLY THE
125	893570	0110	11/18/2010	190,000	157,000	877	4	1969	4	YES	NO	BROOKSIDE WEST CONDOMINIUM
125	947350	0070	3/15/2010	262,000	192,000	1,152	5	1981	3	NO	NO	RICHMOND COVE
125	947350	0100	12/13/2011	189,900	188,000	1,152	5	1981	3	NO	NO	RICHMOND HEIGHTS
125	947350	0110	4/26/2010	195,000	146,000	831	5	1981	3	NO	NO	RICHMOND MANOR
410	038000	0010	10/20/2011	97,000	94,000	847	4	1991	3	NO	NO	BITTER LAKE VILLAGE CONDOMINIUM
410	038000	0190	3/19/2010	115,000	84,000	847	4	1991	3	NO	NO	BITTER LAKE VILLAGE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
410	038000	0220	3/4/2011	125,450	109,000	847	4	1991	3	NO	NO	BITTER LAKE VILLAGE CONDOMINIUM
410	038000	0270	11/21/2011	105,000	103,000	910	4	1991	3	NO	NO	BITTER LAKE VILLAGE CONDOMINIUM
410	038000	0690	12/22/2011	86,500	86,000	910	4	1991	3	NO	NO	BITTER LAKE VILLAGE CONDOMINIUM
410	038000	0770	8/16/2011	90,000	84,000	847	4	1991	3	NO	NO	BITTER LAKE VILLAGE CONDOMINIUM
410	038000	1080	6/18/2010	140,000	107,000	704	4	1991	3	NO	NO	BITTER LAKE VILLAGE CONDOMINIUM
410	050500	0100	3/19/2010	125,000	92,000	715	4	1983	3	NO	NO	BITTERLAKE VISTA CONDOMINIUM
410	050500	0210	6/2/2010	157,000	120,000	903	4	1983	3	NO	NO	BITTERLAKE VISTA CONDOMINIUM
410	050500	0420	3/5/2010	145,000	106,000	715	4	1983	3	NO	NO	BITTERLAKE VISTA CONDOMINIUM
410	050500	0490	7/26/2010	146,500	114,000	982	4	1983	3	NO	NO	CARRIAGE HOUSE THE CONDOMINIUM
410	050500	0570	9/28/2010	165,000	133,000	903	4	1983	3	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
410	050500	0660	2/19/2010	150,000	109,000	903	4	1983	3	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
410	172800	0140	5/5/2010	150,000	113,000	880	4	1981	3	NO	NO	SUNRISE AT THE LAKE
410	259720	0410	5/6/2010	147,000	110,000	1,005	4	1979	4	NO	NO	SEDONA COURT CONDOMINIUM
410	259720	0420	1/25/2011	127,900	109,000	1,021	4	1979	4	NO	NO	SEDONA COURT CONDOMINIUM
410	500320	0020	10/8/2010	272,500	220,000	1,923	4	2006	3	NO	NO	DUNCAN PLACE
410	777300	0030	7/5/2011	119,000	109,000	953	4	1986	4	NO	NO	SANDPOINTER CONDOMINIUM
410	777300	0180	12/16/2011	108,888	108,000	953	4	1986	4	NO	NO	SANDPOINTER CONDOMINIUM
410	872687	0090	5/26/2010	144,000	109,000	744	5	2004	3	NO	NO	FOREST PARK CONDOMINIUM
410	872687	0260	4/23/2010	214,075	160,000	1,019	5	2004	3	NO	NO	FOREST PARK CONDOMINIUM
410	872687	0260	3/30/2011	142,900	125,000	1,019	5	2004	3	NO	NO	MACALEER CREEK TOWNHOMES
410	894570	0010	11/19/2010	154,000	127,000	888	4	1989	4	NO	NO	CHRYSALIS COMMONS CONDOMINIUM
410	951350	0080	3/2/2010	237,000	173,000	1,330	6	1980	4	NO	NO	RICHMOND SEQUOIA CONDOMINIUM
415	306430	0140	3/16/2011	280,000	244,000	1,663	4	2002	3	NO	NO	FORTE'
415	394610	0080	9/29/2011	137,400	131,000	735	4	1974	3	YES	NO	9800 ROOSEVELT CONDOMINIUM
415	394610	0430	11/18/2011	150,000	147,000	1,369	4	1974	3	YES	NO	NORTHGATE PLAZA CONDOMINIUM
415	394610	0450	8/5/2011	160,000	149,000	1,369	4	1974	3	YES	NO	NORTHGATE PLAZA CONDOMINIUM
415	394611	0090	8/29/2011	195,000	184,000	1,252	4	1976	3	YES	NO	NORTHGATE PLAZA CONDOMINIUM
415	394611	0180	9/6/2011	205,000	194,000	1,252	4	1976	3	YES	NO	NORTHGATE VILLA CONDOMINIUM
415	394611	0190	5/14/2010	255,000	192,000	1,252	4	1976	3	YES	NO	NORTHGATE VILLA CONDOMINIUM
415	394611	0220	8/26/2011	156,000	147,000	1,252	4	1976	3	YES	NO	NORTHGATE VILLA CONDOMINIUM
415	394612	0030	7/14/2011	225,000	208,000	1,230	4	1976	3	YES	NO	NORTHGATE VILLA CONDOMINIUM
415	394612	0170	3/10/2010	242,500	177,000	1,235	4	1976	3	NO	NO	NORTHGATE VILLA CONDOMINIUM
415	394612	0180	10/26/2010	260,000	212,000	1,370	4	1976	3	NO	NO	NORTHGATE WEST CONDOMINIUM
415	618830	0440	3/2/2010	164,000	120,000	934	4	1976	4	NO	NO	DUNCAN PLACE

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
415	664875	0050	10/24/2011	214,000	207,000	1,175	5	1975	4	YES	NO	LA TERRAZZA CONDOMINIUM
415	920257	0040	8/26/2010	150,000	119,000	857	4	1987	3	NO	NO	194 RICHMOND BEACH DR
415	920257	0110	11/8/2010	130,000	107,000	857	4	1987	3	NO	NO	113 - 115 NW 205TH ST
420	115680	0020	12/19/2011	160,000	159,000	1,175	4	1979	3	NO	NO	939 CONDOMINIUM
420	115680	0070	1/12/2010	215,000	153,000	1,175	4	1979	3	NO	NO	9407 LINDEN AVE N CONDOMINIUM
420	115680	0140	4/19/2010	213,700	159,000	1,175	4	1979	3	NO	NO	NORTH 145TH CT TOWNHOMES
420	158600	0040	9/14/2010	480,000	384,000	2,767	6	2006	3	NO	NO	SUNRISE AT THE LAKE
420	177630	0010	6/6/2011	345,000	313,000	2,084	4	2003	3	NO	NO	SUNRISE AT THE LAKE
420	253882	0030	9/6/2011	390,000	369,000	1,990	6	1995	4	NO	NO	SEDONA COURT CONDOMINIUM
420	502100	0120	12/27/2011	245,000	244,000	990	6	2003	3	NO	NO	DUNCAN PLACE
420	639144	0020	4/30/2010	825,000	618,000	3,463	7	2008	3	YES	NO	DUNCAN PLACE
420	639152	0020	11/28/2011	118,750	117,000	1,314	3	1966	3	NO	NO	DUNCAN PLACE
420	664920	0020	6/23/2010	359,000	276,000	1,592	6	1976	4	NO	NO	LA TERRAZZA CONDOMINIUM
420	664920	0070	5/19/2010	350,000	265,000	1,592	6	1976	4	NO	NO	LA TERRAZZA CONDOMINIUM
420	664920	0080	3/2/2011	350,000	303,000	1,592	6	1976	4	NO	NO	RAVENNA HOUSE CONDOMINIUM
420	665480	0020	9/6/2011	361,000	342,000	2,486	6	2006	3	NO	NO	SUN PLAZA CONDOMINIUM
420	721240	0060	8/15/2011	194,500	182,000	1,290	5	1966	4	NO	NO	FAIRWAY ESTATES CONDOMINIUM
420	721240	0070	4/13/2010	231,000	172,000	1,330	5	1966	4	NO	NO	FAIRWAY ESTATES CONDOMINIUM
420	727950	0030	8/12/2011	193,000	180,000	1,075	5	1992	3	NO	NO	FAIRWAY ESTATES CONDOMINIUM
420	727980	0030	5/18/2010	214,000	162,000	991	5	1987	3	NO	NO	FAIRWAY ESTATES CONDOMINIUM
420	727980	0100	10/31/2011	169,500	165,000	991	5	1987	3	NO	NO	FAIRWAY ESTATES CONDOMINIUM
420	728050	0090	1/6/2010	275,000	195,000	1,317	5	1966	4	NO	NO	FAIRWAY ESTATES CONDOMINIUM
420	728150	0090	10/25/2010	310,000	253,000	1,870	4	2005	3	NO	NO	FAIRWAY ESTATES CONDOMINIUM
420	728370	0060	11/21/2011	462,000	453,000	2,795	6	2008	3	NO	NO	4728 CONDOMINIUM
420	728431	0060	3/30/2011	280,000	246,000	1,634	5	2003	3	NO	NO	HAWTHORNE HOUSE
420	728540	0040	1/19/2010	205,000	146,000	961	4	1979	4	NO	NO	HAWTHORNE HOUSE
420	728880	0020	1/24/2010	275,000	197,000	1,322	4	1979	3	NO	NO	HAWTHORNE HOUSE
420	728880	0030	3/17/2011	225,000	196,000	1,322	4	1979	3	NO	NO	HAWTHORNE HOUSE
420	728880	0040	8/15/2011	232,500	218,000	1,322	4	1979	3	NO	NO	HAWTHORNE HOUSE
420	728880	0060	11/16/2011	217,000	212,000	1,322	4	1979	3	NO	NO	LAUREL PARK TOWNHOMES CONDOMINIUM
420	728880	0060	11/16/2011	217,000	212,000	1,322	4	1979	3	NO	NO	RICHMOND VILLA CONDOMINIUM
420	729030	0130	7/29/2010	135,000	106,000	729	4	1967	3	NO	NO	LAUREL PARK TOWNHOMES CONDOMINIUM
420	729030	0130	7/29/2010	135,000	106,000	729	4	1967	3	NO	NO	RICHMOND VILLAGE CONDOMINIUM
420	729030	0240	11/29/2011	84,000	83,000	730	4	1967	3	NO	NO	LAUREL PARK TOWNHOMES CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
420	729030	0240	11/29/2011	84,000	83,000	730	4	1967	3	NO	NO	RICHMOND VILLAGE CONDOMINIUM
420	729030	0730	3/23/2011	113,000	99,000	920	4	1967	3	NO	NO	LAUREL PARK TOWNHOMES CONDOMINIUM
420	729030	0730	3/23/2011	113,000	99,000	920	4	1967	3	NO	NO	RICHMOND VILLAGE CONDOMINIUM

Sales Removed From Analysis

Area	Major	Minor	Sale Date	Sale Price	Comments
90	029368	0010	4/22/2010	243,000	SAS-DIAGNOSTIC OUTLIER
90	083220	0380	2/25/2011	75,000	RESIDUAL OUTLIER
90	083220	0560	4/5/2010	140,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
90	083220	0890	4/28/2011	274,001	SAS-DIAGNOSTIC OUTLIER
90	083250	0120	4/14/2011	98,557	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
90	083300	0080	11/21/2011	130,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
90	083300	0150	12/6/2011	62,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	083300	0160	11/30/2011	83,700	FINANCIAL INSTITUTION RESALE;
90	083300	0190	11/4/2011	57,330	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	083300	0210	7/12/2010	61,116	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	145995	0040	4/21/2010	115,000	SAS-DIAGNOSTIC OUTLIER
90	145995	0210	12/29/2010	101,970	SAS-DIAGNOSTIC OUTLIER
90	145995	0270	11/28/2011	254,744	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	145995	0450	12/16/2010	101,970	RESIDUAL OUTLIER
90	145995	0690	1/18/2011	145,000	SAS-DIAGNOSTIC OUTLIER
90	174820	0420	10/7/2011	69,000	QUESTIONABLE PER APPRAISAL;
90	174820	0530	11/10/2011	236,053	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	222080	0560	10/6/2011	43,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	222080	0620	4/13/2011	82,000	QUESTIONABLE PER APPRAISAL; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
90	222080	0720	11/7/2011	42,500	FINANCIAL INSTITUTION RESALE;
90	222080	0740	5/26/2011	75,000	SAS-DIAGNOSTIC OUTLIER
90	223130	0090	11/9/2011	122,458	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	223130	0360	4/14/2011	42,500	FINANCIAL INSTITUTION RESALE;
90	223130	0730	3/3/2011	85,000	FINANCIAL INSTITUTION RESALE;
90	223130	1000	5/29/2011	84,000	FINANCIAL INSTITUTION RESALE;
90	223350	0110	11/22/2011	142,500	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE;
90	257010	0120	12/7/2011	98,000	RESIDUAL OUTLIER
90	259945	0080	8/3/2011	136,500	RESIDUAL OUTLIER
90	259945	0630	4/27/2010	157,500	RESIDUAL OUTLIER
90	269860	0060	11/9/2011	83,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
90	269860	0070	8/16/2010	120,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONDO WITH GARAGE, MOORAGE, OR STORAGE;

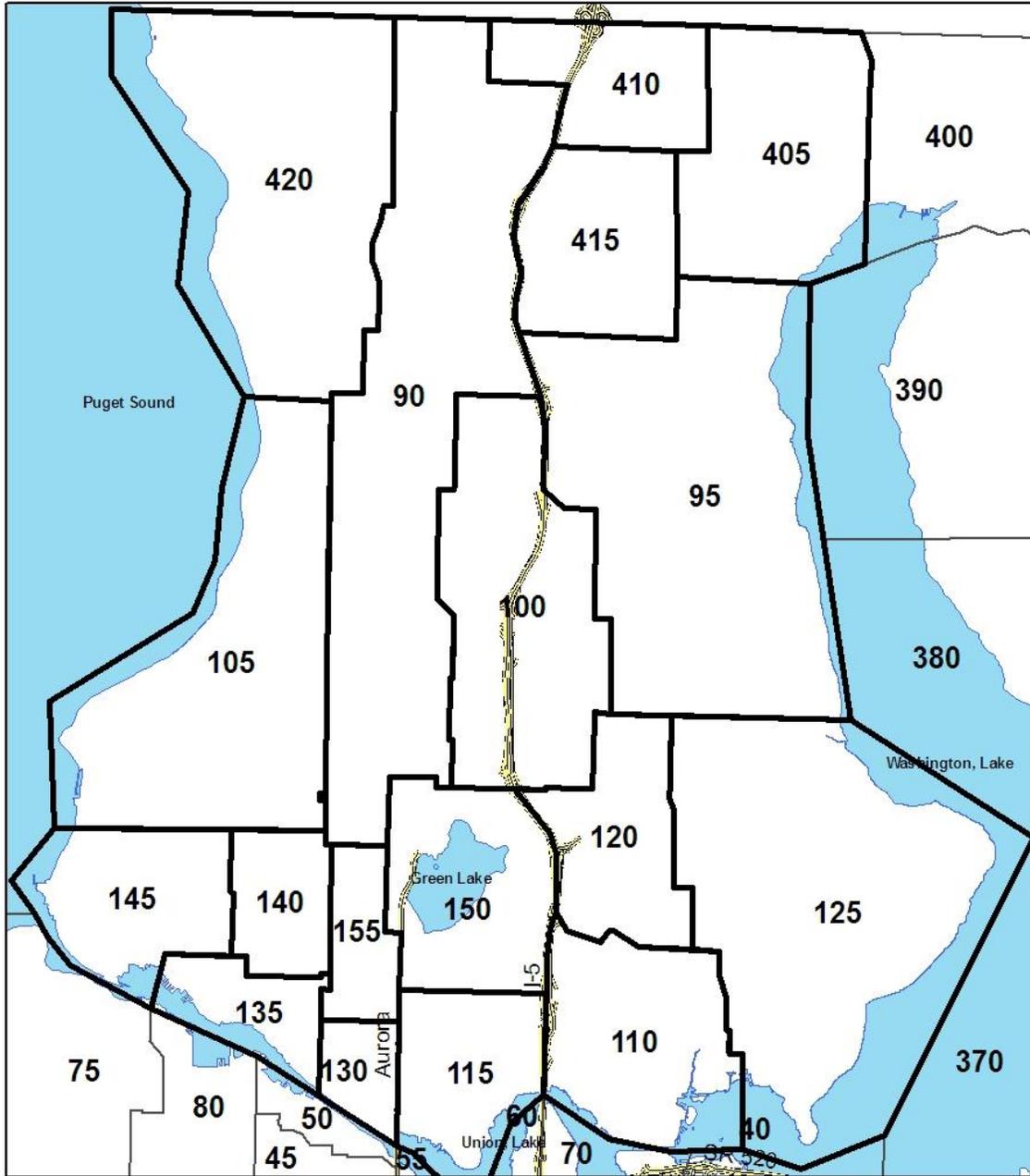
Area	Major	Minor	Sale Date	Sale Price	Comments
90	269860	0080	10/10/2011	139,888	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONDO WITH GARAGE, MOORAGE, OR STORAGE; AND OTHER WARNINGS;
90	288792	0040	4/1/2011	81,375	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
90	290926	0100	2/23/2010	185,000	FINANCIAL INSTITUTION RESALE;
90	292300	0160	4/1/2010	200,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
90	330500	0020	4/23/2010	273,000	SHORT SALE;
90	433960	0020	4/29/2010	302,500	FINANCIAL INSTITUTION RESALE;
90	433960	0040	12/12/2011	194,556	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	505025	0270	5/9/2011	110,000	QUESTIONABLE PER APPRAISAL;
90	505025	0300	6/24/2011	70,000	FINANCIAL INSTITUTION RESALE;
90	514560	0010	9/15/2011	100,000	RESIDUAL OUTLIER
90	516540	0040	3/22/2010	161,000	QUESTIONABLE PER APPRAISAL; STATEMENT TO DOR;
90	521090	0050	12/2/2011	149,743	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	542400	0020	10/27/2011	195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	615550	0010	7/7/2010	130,500	SAS-DIAGNOSTIC OUTLIER
90	730887	0070	11/23/2011	217,120	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
90	769823	0090	8/12/2011	204,000	RESIDUAL OUTLIER
90	812127	0100	1/6/2010	175,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; AND OTHER WARNINGS;
90	812127	0130	1/7/2010	123,600	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; AND OTHER WARNINGS;
90	813795	0100	5/11/2011	88,000	SAS-DIAGNOSTIC OUTLIER
90	863420	0100	12/13/2011	157,500	SAS-DIAGNOSTIC OUTLIER
90	863420	0180	6/30/2011	75,000	QUESTIONABLE PER APPRAISAL; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
90	894000	0050	9/15/2011	57,500	FINANCIAL INSTITUTION RESALE;
90	919530	0390	5/16/2011	134,000	QUESTIONABLE PER APPRAISAL;
90	940635	0010	7/9/2010	155,000	SAS-DIAGNOSTIC OUTLIER
95	108560	0830	11/8/2011	115,000	SAS-DIAGNOSTIC OUTLIER
95	150840	0300	3/19/2010	200,000	SAS-DIAGNOSTIC OUTLIER
95	152220	0090	1/12/2011	69,900	SAS-DIAGNOSTIC OUTLIER
95	173590	0020	4/22/2010	132,750	RELATED PARTY, FRIEND, OR NEIGHBOR
95	272501	0140	8/26/2011	163,950	SAS-DIAGNOSTIC OUTLIER
95	399790	0050	6/16/2011	65,000	SAS-DIAGNOSTIC OUTLIER
95	413435	0320	11/8/2011	120,527	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
95	609840	0340	1/5/2010	271,950	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
95	679850	0060	9/13/2010	116,883	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
95	679850	0060	10/24/2011	84,000	FINANCIAL INSTITUTION RESALE;

Area	Major	Minor	Sale Date	Sale Price	Comments
95	718100	0110	4/1/2011	121,500	EXEMPT FROM EXCISE TAX;
95	754080	0120	9/16/2011	150,000	CONTRACT OR CASH SALE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
95	769535	0020	11/28/2011	78,105	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
95	863300	0030	9/27/2010	199,000	SAS-DIAGNOSTIC OUTLIER
95	872420	0030	11/9/2011	170,015	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
100	034830	0220	5/5/2011	75,000	FINANCIAL INSTITUTION RESALE;
100	087010	0120	8/31/2010	74,508	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
100	131045	0300	1/3/2011	115,000	RESIDUAL OUTLIER
100	609420	0190	7/6/2011	13,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED;
100	617390	0310	11/11/2011	73,600	SAS-DIAGNOSTIC OUTLIER
100	617480	0630	6/7/2011	107,860	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
100	664855	0140	12/5/2011	266,695	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
100	664855	0480	6/30/2010	243,700	RELOCATION - SALE TO SERVICE;
100	753285	0070	4/12/2011	114,170	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
100	802980	0150	4/30/2010	175,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
100	889980	0490	12/28/2011	55,000	SAS-DIAGNOSTIC OUTLIER
100	889980	0570	8/18/2010	82,950	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
110	085330	0540	4/27/2011	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
110	085330	0760	10/29/2010	179,400	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
110	228990	0110	7/14/2010	357,500	SAS-DIAGNOSTIC OUTLIER
110	867900	0100	8/30/2010	532,500	SAS-DIAGNOSTIC OUTLIER
120	329972	0030	11/18/2011	92,017	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
120	329972	0080	11/8/2011	251,844	EXEMPT FROM EXCISE TAX;
120	509890	0030	3/19/2010	86,586	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
120	718120	0340	11/19/2010	148,000	RESIDUAL OUTLIER
120	769793	0020	9/11/2011	190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
120	769793	0030	9/15/2011	300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
125	179080	0290	11/15/2011	102,000	SAS-DIAGNOSTIC OUTLIER
125	318270	0090	1/7/2011	279,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
125	318270	0130	6/16/2010	400,000	SAS-DIAGNOSTIC OUTLIER
125	421690	0740	5/23/2011	140,000	RELATED PARTY, FRIEND OR NEIGHBOR
125	421790	0250	6/17/2011	309,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED;
125	504500	0210	1/31/2011	90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
125	504500	0440	5/13/2010	198,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;

Area	Major	Minor	Sale Date	Sale Price	Comments
125	504500	0930	4/21/2010	209,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
125	666640	0080	9/16/2011	280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS;
125	666640	0720	11/22/2011	183,000	SAS-DIAGNOSTIC OUTLIER
125	666640	1080	2/4/2011	147,667	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
125	755660	0290	3/14/2011	216,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
125	755660	0330	4/27/2011	205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
125	755660	0610	3/7/2011	210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
125	755680	0220	5/25/2010	125,000	QUESTIONABLE PER APPRAISAL;
125	755680	1050	12/12/2011	85,000	SAS-DIAGNOSTIC OUTLIER
125	755680	1200	5/11/2010	147,500	QUESTIONABLE PER APPRAISAL;
125	755680	1230	7/6/2011	100,000	SAS-DIAGNOSTIC OUTLIER
125	947350	0100	5/6/2011	243,153	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
410	038000	1050	9/22/2011	85,000	FINANCIAL INSTITUTION RESALE;
410	092450	0010	12/16/2010	212,432	EXEMPT FROM EXCISE TAX;
410	115630	0010	9/9/2010	101,376	QUIT CLAIM DEED;
410	115630	0100	11/9/2011	234,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
410	259720	0360	8/23/2011	109,978	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
410	259720	0420	1/25/2011	127,900	RELOCATION - SALE TO SERVICE;
410	259720	0450	8/23/2010	198,500	SAS-DIAGNOSTIC OUTLIER
410	311850	0110	7/18/2011	222,500	SAS-DIAGNOSTIC OUTLIER
410	500320	0060	1/14/2011	239,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
410	505350	0220	3/7/2011	222,000	SAS-DIAGNOSTIC OUTLIER
410	777300	0210	1/12/2011	101,500	SAS-DIAGNOSTIC OUTLIER
415	029315	0100	10/11/2010	190,537	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
415	306430	0120	5/16/2011	130,000	QUIT CLAIM DEED;
415	639141	0020	8/26/2010	251,490	EXEMPT FROM EXCISE TAX;
415	639141	0020	11/19/2010	145,000	SAS-DIAGNOSTIC OUTLIER
415	776280	0040	2/9/2011	138,500	SAS-DIAGNOSTIC OUTLIER
415	920257	0080	10/3/2011	86,000	SAS-DIAGNOSTIC OUTLIER
420	291540	0080	6/1/2010	365,000	RESIDUAL OUTLIER
420	723763	0040	10/10/2011	350,000	SAS-DIAGNOSTIC OUTLIER
420	727980	0080	10/1/2010	220,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
420	729030	0110	1/28/2010	182,000	BUILDER OR DEVELOPER SALES;
420	729030	0350	5/19/2010	165,000	EXEMPT FROM EXCISE TAX;

Area	Major	Minor	Sale Date	Sale Price	Comments
420	729030	0350	2/10/2011	74,025	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
420	745900	0040	12/14/2011	323,500	SAS-DIAGNOSTIC OUTLIER

Northwest King County Overview Map



Legend

- Condo_Neighborhoods_new
- freeways
- major water bodies

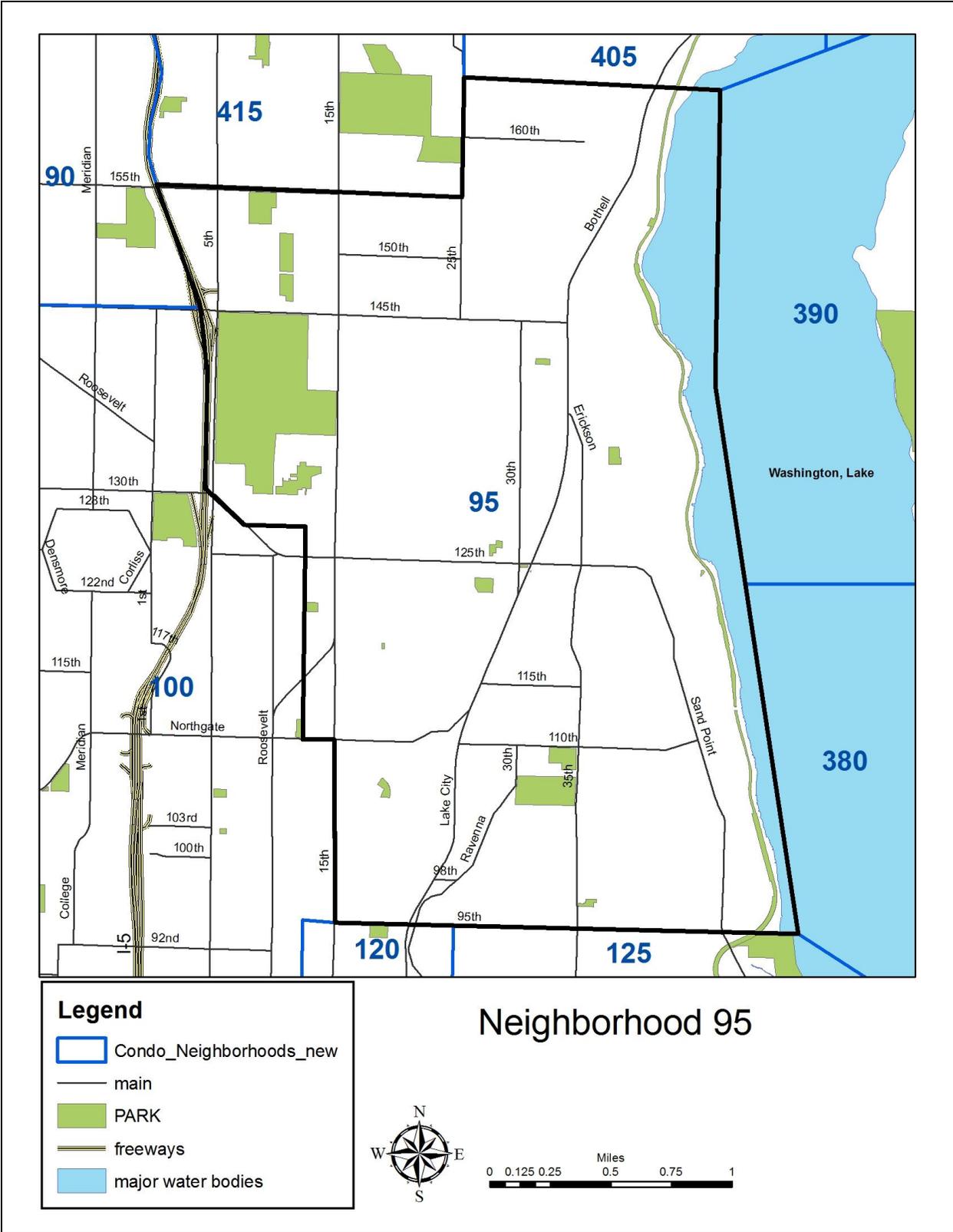
Northwest King County Areas



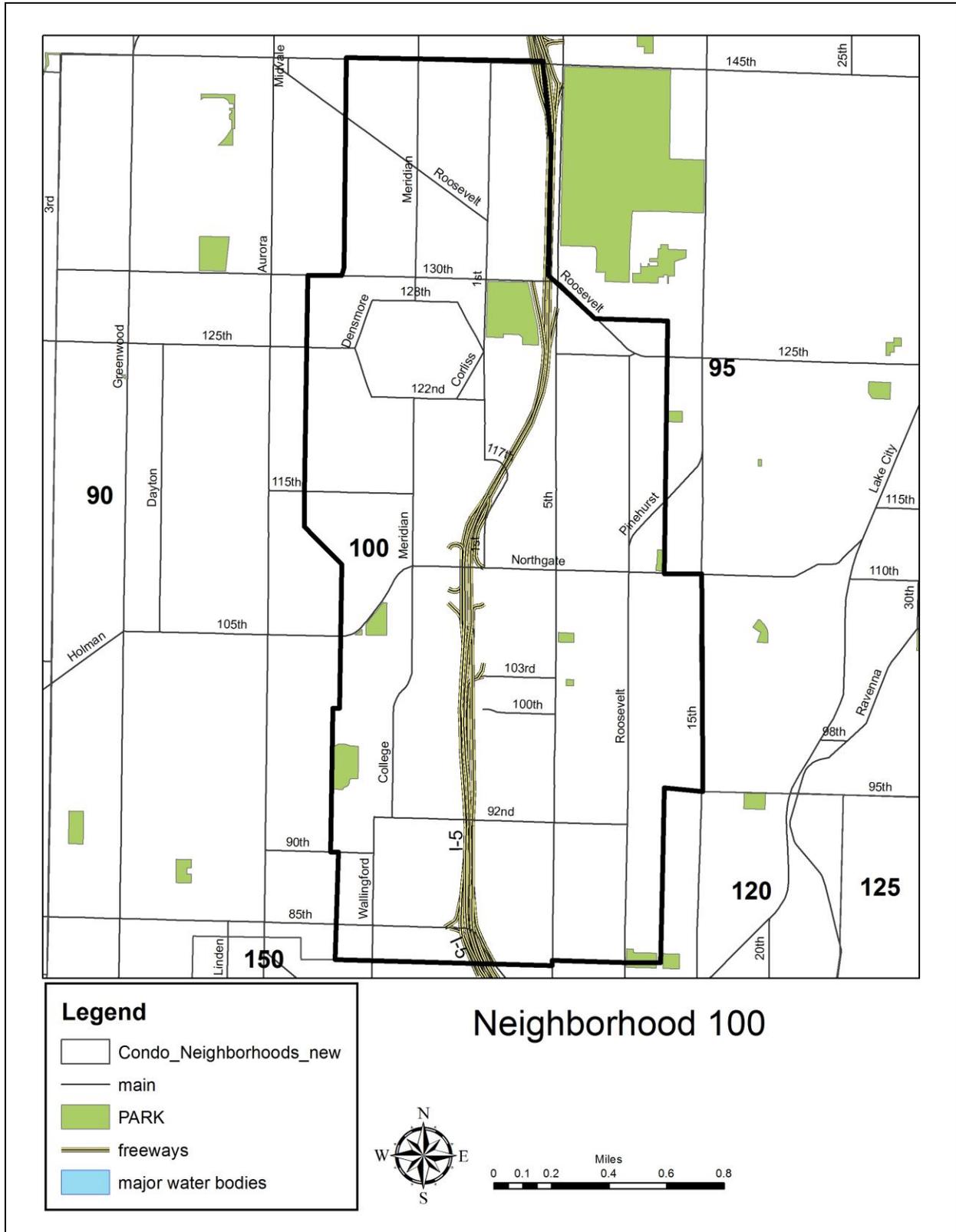
Neighborhood 90 Map



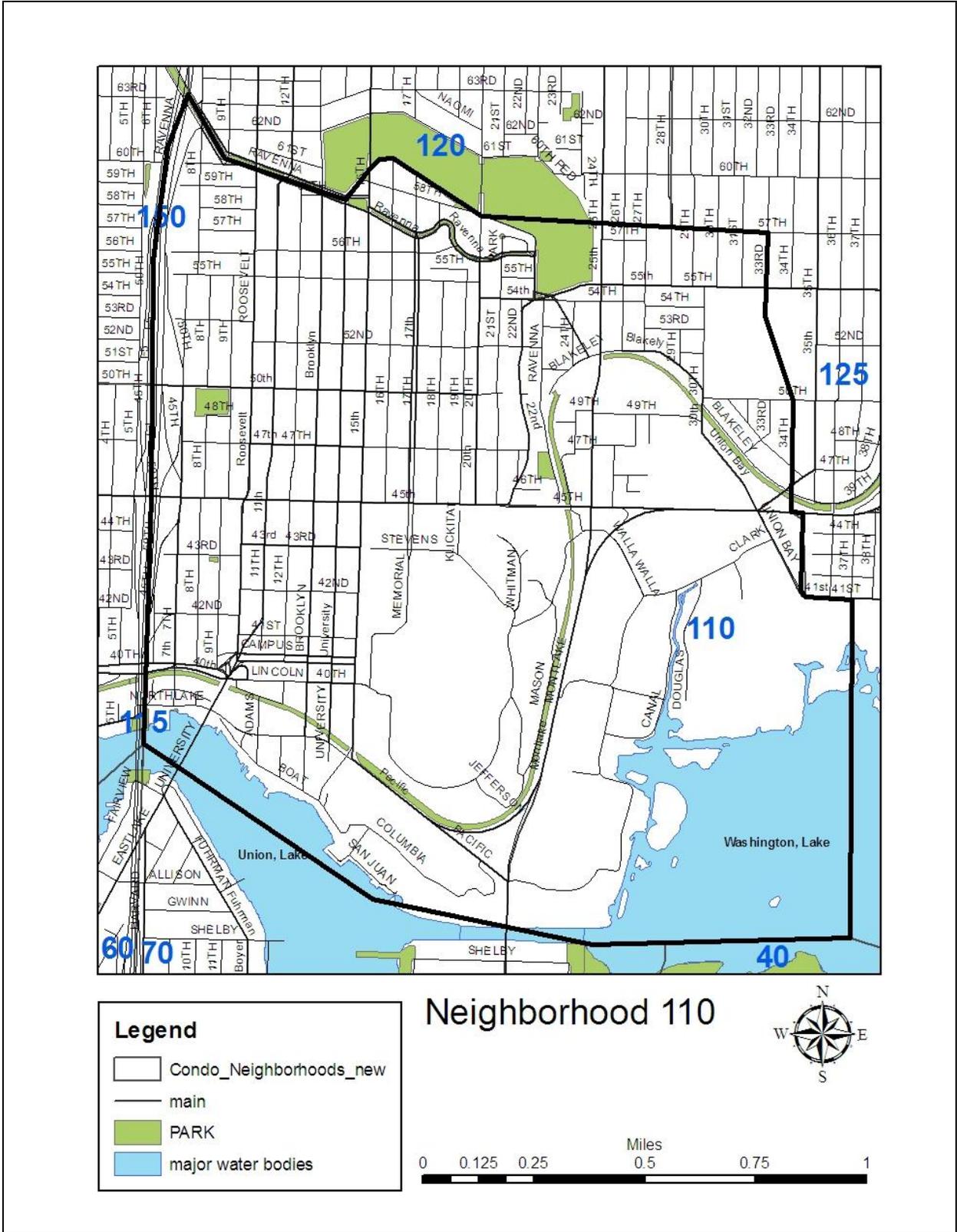
Neighborhood 95 Map



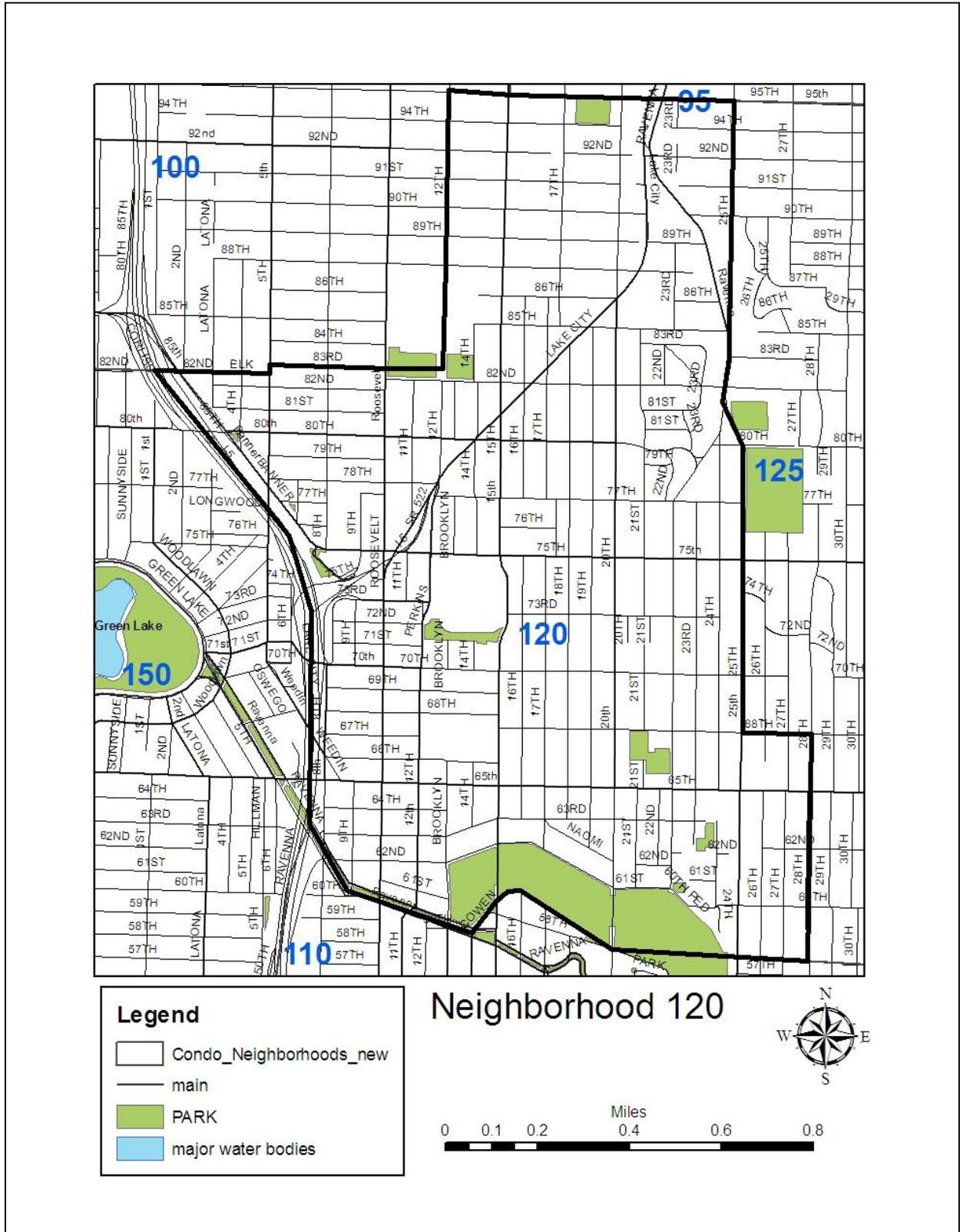
Neighborhood 100 Map



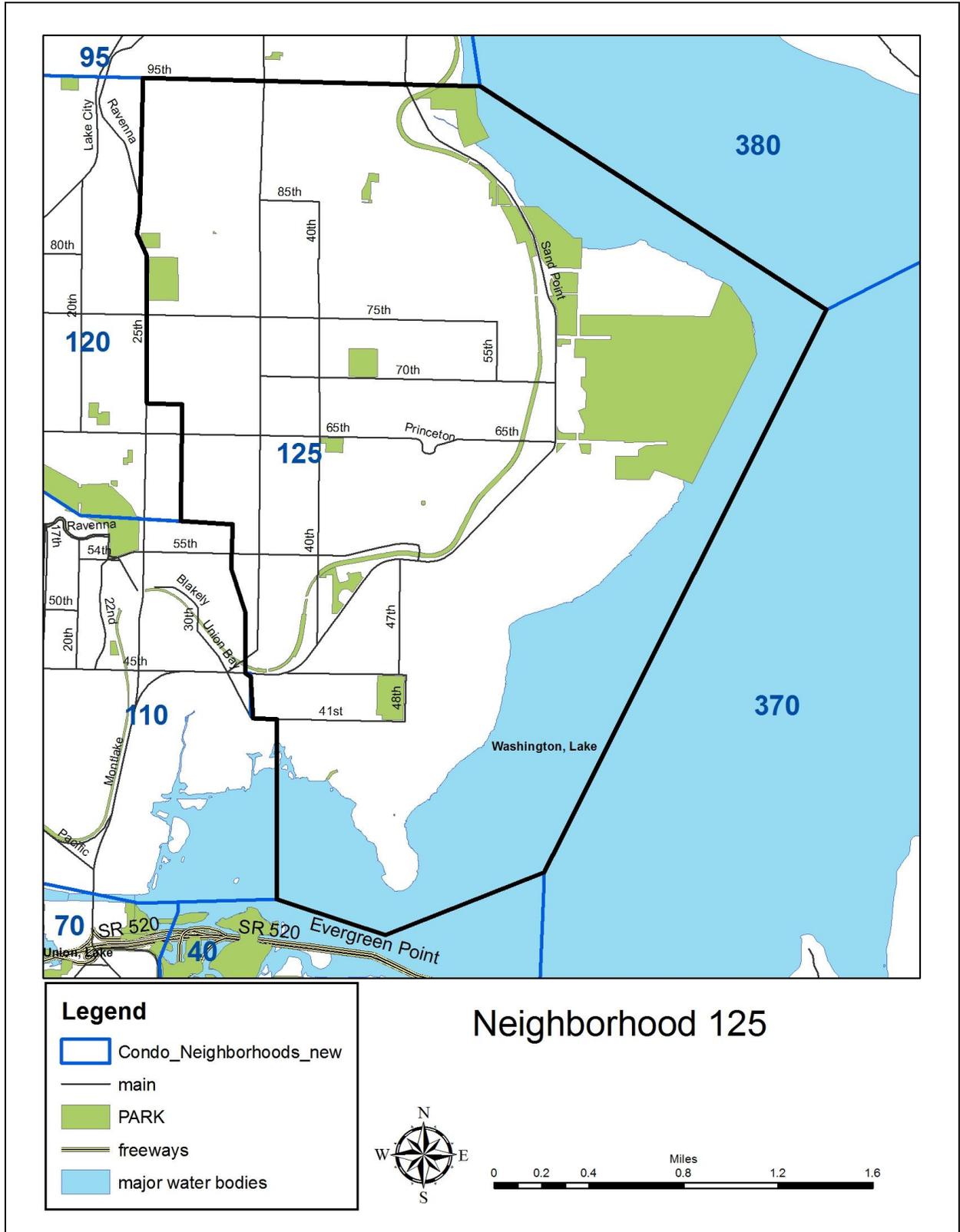
Neighborhood 110 Map



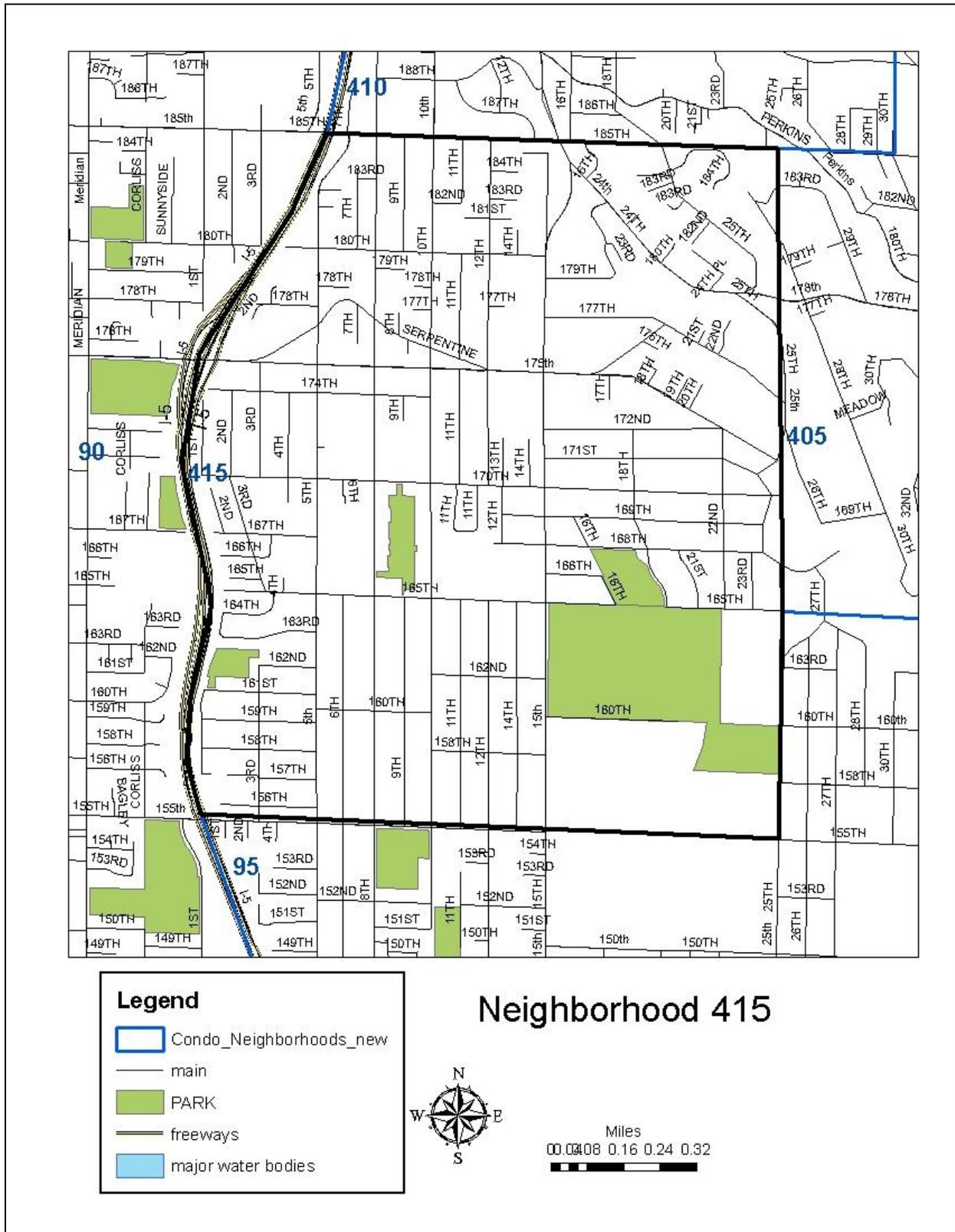
Neighborhood 120 Map



Neighborhood 125 Map



Neighborhood 415 Map



Neighborhood 420 Map

