

**Specialty 700
Residential Condominium**

Annual Mass Appraisal Report

of:

Queen Anne / Magnolia

Specialty Neighborhoods

15, 20, 45, 50, 55, 60, 75, AND 80.

2017 Assessment Roll

For 2018 Property Taxes

**King County Department of Assessments
Seattle Washington**

John Wilson, Assessor



King County

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John Wilson
Assessor

Dear Property Owners,

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

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

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

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

In Service,

John Wilson
King County Assessor

How Property Is Valued

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

What Are Mass Appraisal Techniques?

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

Are Properties Inspected?

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

How are Property Sales Used?

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

How is Assessment Uniformity Achieved?

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

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

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

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

Requirements of State Law

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

Appraisal Area Reports

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

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Executive Summary Report

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

Area Name / Number: Queen Anne / Magnolia; Neighborhoods: 15, 20, 45, 50, 55, 60, 75, and 80.

Previous Physical Inspection: 2015 through 2016

Sales - Improved Summary:

Number of Sales: 1,053

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2016 Value	\$92,400	\$280,000	\$372,400	\$471,700	78.9%	6.19%
2017 Value	\$116,400	\$317,600	\$434,000	\$471,700	92.3%	4.74%
Change	+\$24,000	+\$37,600	+\$61,600		+13.4%	-1.45%
%Change	+26.0%	+13.4%	+16.5%			-23.47%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.45% and -23.47% actually represent an improvement.

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

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

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2016 Value	\$95,700	\$297,700	\$393,400
2017 Value	\$121,500	\$334,800	\$456,300
Percent Change	+27.0%	+12.5%	+16.0%

Number of improved Parcels in the Population: **6,408**

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

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

The Values described in this report improve assessment level, uniformity and equity. The recommendation is to post those values for the 2017 assessment roll.

Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2017

Date of Appraisal Report: 5/1/2017

Purpose

The purpose of the mass appraisal is to determine the market value of residential condominium units in the Queen Anne / Magnolia area.

King County Revaluation Cycle

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

Inspection

No Queen Anne / Magnolia neighborhoods were physically inspected for the 2017 appraisal year.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/2015 to 12/31/2016 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2017.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Sales Verification and Data Collection

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

Sales removal occurred for parcels meeting the following criteria:

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

Approaches to Value

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

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

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

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

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Queen Anne / Magnolia area. Our sales sample consists of 1,053 residential living units that sold during the 24-month period between January 1, 2015 and December 31, 2016. The model was applied to all of the 6,408 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

Queen Anne / Magnolia



Area, city, neighborhood, and location data

The Queen Anne / Magnolia area includes specialty neighborhoods 15: Lower Queen Anne, 20: South Lake Union, 45: Queen Anne, 50: North Queen Anne, 55: Westlake, 60: Eastlake, 75: Magnolia and 80: Interbay.

Boundaries

The Queen Anne / Magnolia area is an irregular shape roughly defined by the following.

North Boundary – Lake Washington Ship Canal

East Boundary – Interstate- 5

West Boundary – Puget Sound

South Boundary – Denny Way

Maps

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

King County Administration Building.

Zoning and legal/political consideration

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

Part Three – Analysis of Data and Conclusions

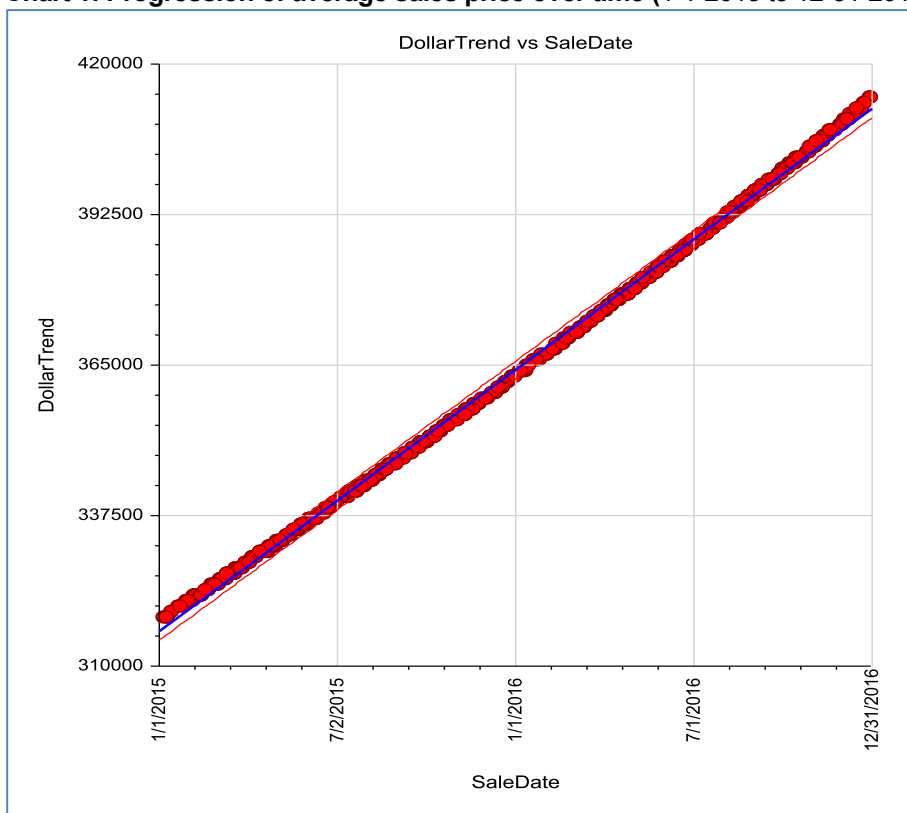
Highest and best use analysis

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

Market Change of Average Sale Price in the Queen Anne / Magnolia Area:

Analysis of sales in the Queen Anne / Magnolia area indicated an increase in value over the two year period. Values appreciated consistently from an average, non-adjusted sales price near \$320,000 as of 1-1-2015 by 29.9% to \$415,000 as of January 1st 2017.

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



Queen Anne / Magnolia Sale Price changes (Relative to 1/1/2017 valuation date.)

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

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2015	1.2998	29.98%
2/1/2015	1.2854	28.54%
3/1/2015	1.2726	27.26%
4/1/2015	1.2585	25.85%
5/1/2015	1.2450	24.50%
6/1/2015	1.2313	23.13%
7/1/2015	1.2181	21.81%
8/1/2015	1.2046	20.46%
9/1/2015	1.1913	19.13%
10/1/2015	1.1785	17.85%
11/1/2015	1.1655	16.55%
12/1/2015	1.1530	15.30%
1/1/2016	1.1403	14.03%
2/1/2016	1.1277	12.77%
3/1/2016	1.1160	11.60%
4/1/2016	1.1037	10.37%
5/1/2016	1.0919	9.19%
6/1/2016	1.0798	7.98%
7/1/2016	1.0682	6.82%
8/1/2016	1.0564	5.64%
9/1/2016	1.0447	4.47%
10/1/2016	1.0335	3.35%
11/1/2016	1.0221	2.21%
12/1/2016	1.0112	1.12%
1/1/2017	1.0000	0.00%

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

Application of Time Adjustments

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	\$355,000	1/5/2015	1.2979	\$461,000
Sale 2	\$517,500	12/31/2015	1.1407	\$590,000
Sale 3	\$575,000	12/29/2016	1.0011	\$576,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment = $1/\text{EXP}(0.000358685677822226 * \text{SaleDay})$

Where SaleDay = Sale Date - 42736

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

Sales comparison approach model description

Queen Anne / Magnolia 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. Floor
3. Living Area
4. Covered Parking
5. Unit Quality
6. Unit Condition
7. Unit Location
8. Building Quality
9. Project Location
10. Project Appeal
11. Views: Mountain, Lake Union / Ship Canal, City / Territorial, and Puget Sound.
12. Neighborhood
13. 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 Queen Anne / Magnolia area was calibrated using selling prices and property characteristics as follows:

-0.815965816058069 - 0.0624999900420501 * AGE + 0.359051472934291 * BLDQUALITY + 0.188343107274307 * BQUAL7 + 0.0343239594671773 * COVPARKING + 0.0520017023635603 * EXCCITYVIEW + 0.0293277264655664 * FLOORc + 0.0159684178814997 * MTNVIEW - 0.235965393072608 * NBHDHIGH1 - 0.20217607595402 * NBHDHIGH2 + 0.189301011050824 * NBHDLOW1 + 0.0325970237109285 * NBHDLOW2 + 0.384444707954662 * PROJAPPEAL - 0.18904603188606 * PROJHIGH1 - 0.157791211452834 * PROJHIGH2 - 0.107042905349303 * PROJHIGH3 - 0.056591306575662 * PROJHIGH4 + 0.329774508137309 * PROJLOCATION + 0.330894153397894 * PROJLOW1 + 0.349778932757735 * PROJLOW2 + 0.145312642259591 * PROJLOW3 + 0.0973658015362549 * PROJLOW4 + 0.0476713864244697 * PROJLOW5 + 0.0273169176612491 * SMWATRVIEW + 0.0685008149853214 * SOUNDVIEW + 0.0332950108406901 * TERRVIEW + 0.238366381885064 * UNITCONDITION + 0.176129237308491 * UNITLOCATION + 0.123766768838097 * UNITQUALITY + 0.712932239511649 * UNITSIZE x Mass Appraisal Adjustment (1-.075)

Exceptions:

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

Major	Nbhd	Project Name	Value Notes
174490	15	CONTINENTAL HOUSE CONDOMINIUM	Valued at EMV less value of separately assessed parking.
331800	15	HILL HOUSE CONDOMINIUM	Valued at EMV Less value of separately assessed parking.
545270	15	MERCER PLACE CONDOMINIUM	Valued at EMV x 1.10 based on sales.
545271	15	MERCER PLACE II CONDOMINIUM	Valued at EMV x.80 to reflect building condition issues.
638520	15	OLYMPIC PLAZA CONDOMINIUM	Valued at EMV Less value of separately assessed parking.
664945	15	PARK TERRACE CONDOMINIUM	Valued at EMV less value of separately assessed parking.
701370	15	QUEEN ANNE COURT CONDOMINIUM	Value at EMV x .85 to reflect Fair condition
779210	15	SIGNATURE PLACE CONDOMINIUM	Valued at EMV less value of separately assessed parking.
873237	15	202 WEST OLYMPIC PLACE CONDOMINIUM	Values selected at EMV less value of separately assessed parking where applicable.
929350	15	WESTFJORD PLACE CONDOMINIUM	Valued at EMV x .90 based on market.
944860	15	WILSON COURT CONDOMINIUM	Valued at EMV less separately assessed parking where applicable.
159890	45	CITY VIEW PLACE CONDOMINIUM	Valued at EMV x .90 based on market.
165450	45	COACH MANOR CONDOMINIUM	Valued at EMV x .90 based on sales.
255950	45	FIRST AVENUE NORTH CONDOMINIUM	Valued at EMV x 1.10 based on sales.
337540	45	HILLSIDE HOUSE CONDOMINIUM	Valued at EMV less value of separately assessed parking.
639005	45	105 WEST HIGHLAND DRIVE CONDOMINIUM	Valued all at EMV x 1.40 based on market.
639100	45	ONE ELEVEN THE CONDOMINIUM	Valued at EMV x 1.10 based on market.

Major	Nbhd	Project Name	Value Notes
663310	45	PARC CRISTAL CONDOMINIUM	Valued Full floor units at EMV x 1.10.
769810	45	SEVEN HIGHLAND DRIVE CONDOMINIUM	Value at EMV less value of separately assessed parking.
856760	45	TAYLOR PLACE CONDOMINIUM	Valued at EMV less value of separately assessed parking.
857895	45	10TH AVE TOWNHOMES CONDOMINIUM	Valued at EMV x 1.10 based on market.
872730	45	2101 NOB HILL AVENUE NORTH CONDOMINIUM	Valued at EMV x 1.10 based on market.
872860	45	2633 WARREN AVE N CONDOMINIUM	Valued at EMV x 1.10 based on market.
889853	45	VICTORIA CONDOMINIUM	Valued at EMV x 1.20 based on market.
927015	45	WEST QUEEN ANNE CONDOMINIUM	Valued at EMV x 1.10 based on market.
639140	50	174 FLORENTIA ST CONDOMINIUM	Valued at EMV x 1.10 based on market.
701490	50	QUEEN ANNE PARK CONDOMINIUM	Valued at EMV x .90 based on permit value to repair water damage.
926630	50	WEST EMERSON TOWMHOMES CONDOMINIUM	Valued at EMV x .90 based on market.
532850	55	MCGRAW CONDOMINIUM	Valued at EMV x .90 based on market.
880510	55	UNION BAY CONDOMINIUM	Valued at EMV x .90 based on market.
102950	60	BOYLSTON AVE EAST CONDOMINIUM	Valued at EMV x 1.10 based on market.
246843	60	FAIRVIEW VISTA CONDOMINIUM	Valued at EMV less separately assessed parking.
306410	60	HAMLIN SHORES CONDOMINIUM	Valued at EMV, less value of separate parking.
505750	60	MALLARD COVE TOWNHOMES	Valued at EMV x 1.15 based on market.
778780	60	SIENA DEL LAGO CONDOMINIUM	Valued at EMV x 1.15 based on market.
780425	60	614 EAST LYNN CONDOMINIUM	Valued at EMV x 1.20 less value of separate parking where applicable.
866990	60	Tramonti At Lake Union Condominium	Valued at EMV less separately assessed parking value.
872400	60	TUSCANY CONDOMINIUM	Valued at EMV x 1.10 based on market.
880720	60	UNION HARBOR CONDOMINIUM	Valued penthouses at EMV x 1.20. MI 0190 valued at EMV x .70 to reflect cost to cure. All others valued at EMV.
030010	75	ATWATER PARK	Valued at EMV x 1.15 based on market.
066240	75	BELLAGIO CONDOMINIUM	Valued fair unit location at EMV. All others at EMV x 1.15.
073995	80	BENSON ON MAGNOLIA CONDOMINIUM	Valued at EMV x 1.15 based on market.
638860	80	OLYMPIC WATCH TOWNHOUSES CONDOMINIUM	Valued at EMV x 1.10 based on market.
701480	80	QUEEN ANNE NORTH CONDOMINIUM	Valued at EMV x .90 based on market.
721260	80	REGENCY WEST CONDOMINIUM	Valued at EMV less value of separately assessed parking.
856320	80	TANAGER CONDOMINIUM	Valued at EMV x .90 based on sales.
926440	80	WEST BOSTON HEIGHTS CONDOMINIUM	Valued at EMV x 1.10 based on market.
926620	80	WEST CROCKETT CONDOMINIUM	Valued at EMV x 1.10 based on market.
927040	80	WEST QUEEN ANNE PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.

Major	Nbhd	Project Name	Value Notes
931990	80	WESTSIDE CONDOMINIUM	Valued at EMV x 1.10 based on market.
932040	80	WESTVIEW MANOR CONDOMINIUM	Valued at EMV less value of separately assessed parking where applicable.

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

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 92.3%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2017 assessment year (taxes payable in 2018) results in an average total change from the 2016 assessments of 16.0%.

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

Ratio study

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

The study was also repeated after application of the 2017 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6.19% to 4.74%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2017 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

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

Addenda

Ratio Reports

Sales Lists

&

Specialty Area Maps

Queen Anne / Magnolia Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

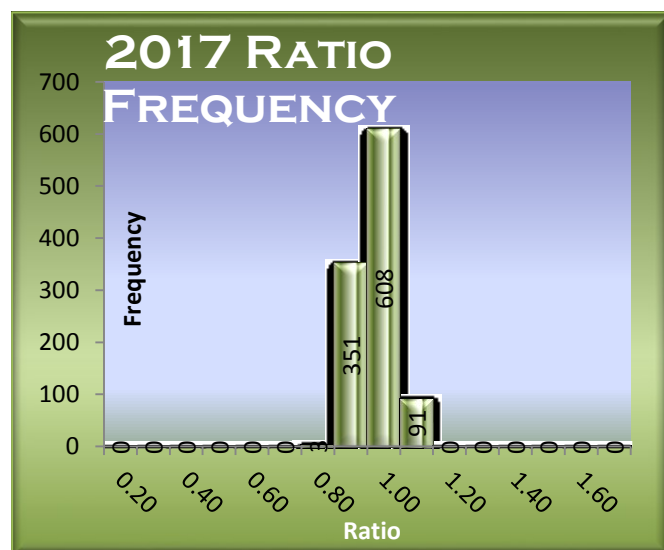
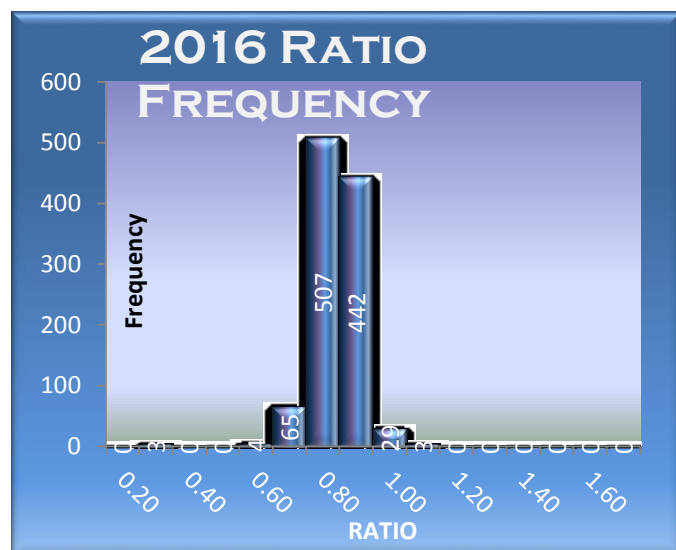
Pre-revalue ratio analysis compares time adjusted sales from 2015 through 2016 in relation to the previous assessed value as of 1/1/2016.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	1,053
Mean Assessed Value	\$372,400
Mean Adj. Sales Price	\$471,700
Standard Deviation AV	\$190,402
Standard Deviation SP	\$235,284
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.789
Median Ratio	0.793
Weighted Mean Ratio	0.789
UNIFORMITY	
Lowest ratio	0.201
Highest ratio:	1.033
Coefficient of Dispersion	6.19%
Standard Deviation	0.068
Coefficient of Variation	8.62%
Price Related Differential (PRD)	0.999

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2015 through 2016 and reflects the assessment level after the property has been revalued to 1/1/2017

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	1,053
Mean Assessed Value	\$434,000
Mean Sales Price	\$471,700
Standard Deviation AV	\$214,595
Standard Deviation SP	\$235,284
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.925
Weighted Mean Ratio	0.920
UNIFORMITY	
Lowest ratio	0.759
Highest ratio:	1.066
Coefficient of Dispersion	4.74%
Standard Deviation	0.055
Coefficient of Variation	5.92%
Price Related Differential (PRD)	1.004



Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	020860	0030	614,995	3/16/2015	778,000	1,595	4	1990	3	No	No	ANDERSON PLACE CONDOMINIUM
15	020860	0080	567,000	9/25/2015	670,000	1,158	4	1990	3	No	No	ANDERSON PLACE CONDOMINIUM
15	020860	0100	725,000	8/14/2015	869,000	1,666	4	1990	3	No	Yes	ANDERSON PLACE CONDOMINIUM
15	020860	0110	600,000	7/26/2016	635,000	1,163	4	1990	3	No	No	ANDERSON PLACE CONDOMINIUM
15	022250	0020	389,950	9/27/2016	404,000	681	5	1996	3	No	No	ANDIAMO CONDOMINIUM
15	022250	0080	385,000	8/12/2016	405,000	693	5	1996	3	No	No	ANDIAMO CONDOMINIUM
15	022250	0110	351,200	3/31/2015	442,000	698	5	1996	3	No	No	ANDIAMO CONDOMINIUM
15	022250	0120	265,000	1/6/2016	302,000	463	5	1996	3	No	No	ANDIAMO CONDOMINIUM
15	022250	0130	415,000	10/27/2016	425,000	679	5	1996	3	No	No	ANDIAMO CONDOMINIUM
15	022250	0140	370,000	8/30/2016	387,000	693	5	1996	3	No	No	ANDIAMO CONDOMINIUM
15	022250	0160	425,126	10/19/2016	437,000	709	5	1996	3	No	No	ANDIAMO CONDOMINIUM
15	022250	0280	451,000	8/30/2016	472,000	709	5	1996	3	No	Yes	ANDIAMO CONDOMINIUM
15	024770	0010	339,900	6/22/2016	364,000	634	5	1957	5	No	Yes	APOLLO CONDOMINIUM
15	024770	0060	346,000	4/12/2016	380,000	638	5	1957	5	No	Yes	APOLLO CONDOMINIUM
15	024770	0110	265,000	3/24/2016	293,000	515	5	1957	5	No	Yes	APOLLO CONDOMINIUM
15	024770	0190	360,000	6/3/2015	443,000	645	5	1957	5	No	Yes	APOLLO CONDOMINIUM
15	024770	0200	375,000	9/25/2015	443,000	667	5	1957	5	No	Yes	APOLLO CONDOMINIUM
15	024770	0210	327,500	5/4/2016	357,000	657	5	1957	5	No	Yes	APOLLO CONDOMINIUM
15	029420	0030	455,000	5/8/2016	496,000	952	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0050	427,000	3/19/2015	540,000	880	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0260	301,000	3/16/2016	334,000	510	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0280	380,000	11/14/2016	387,000	707	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0310	470,000	7/24/2015	568,000	900	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0350	438,000	4/27/2015	546,000	880	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0410	350,000	10/21/2015	410,000	741	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0430	250,000	11/11/2015	290,000	433	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0470	303,800	8/23/2016	318,000	532	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0530	439,000	2/18/2015	561,000	880	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0610	303,500	9/30/2016	314,000	433	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0660	305,000	11/16/2016	310,000	493	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0670	487,500	4/12/2016	536,000	900	5	1999	4	No	Yes	ATHENA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	029420	0780	355,000	6/17/2016	381,000	543	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0790	310,000	5/20/2016	336,000	433	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0810	295,000	8/11/2015	354,000	659	5	1999	4	No	No	ATHENA CONDOMINIUM
15	029420	0850	536,000	10/5/2015	631,000	900	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0870	380,000	6/28/2016	406,000	692	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0880	370,000	5/19/2016	401,000	543	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0890	285,000	6/1/2015	351,000	433	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	029420	0900	351,000	10/18/2016	361,000	510	5	1999	4	No	Yes	ATHENA CONDOMINIUM
15	045000	0010	588,000	8/23/2016	616,000	1,157	6	1997	3	No	No	BALFOUR POINTE CONDOMINIUM
15	045000	0050	1,075,000	4/21/2015	1,343,000	1,812	6	1997	3	No	Yes	BALFOUR POINTE CONDOMINIUM
15	051950	0030	421,000	10/23/2015	492,000	1,071	5	2000	3	No	No	BARCLAY COURT CONDOMINIUM
15	051950	0090	325,000	5/21/2015	402,000	738	5	2000	3	No	No	BARCLAY COURT CONDOMINIUM
15	051950	0110	425,000	10/23/2015	497,000	903	5	2000	3	No	Yes	BARCLAY COURT CONDOMINIUM
15	051950	0120	299,950	6/7/2016	323,000	553	5	2000	3	No	No	BARCLAY COURT CONDOMINIUM
15	051950	0150	350,000	2/26/2015	446,000	809	5	2000	3	No	No	BARCLAY COURT CONDOMINIUM
15	051950	0170	256,880	9/2/2015	306,000	498	5	2000	3	No	No	BARCLAY COURT CONDOMINIUM
15	051950	0180	620,000	7/19/2016	658,000	1,309	5	2000	3	No	No	BARCLAY COURT CONDOMINIUM
15	051950	0190	348,500	3/10/2015	442,000	738	5	2000	3	No	No	BARCLAY COURT CONDOMINIUM
15	140050	0080	350,000	9/20/2016	363,000	598	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0160	480,000	5/31/2016	518,000	922	6	1999	3	No	Yes	CARRARA CONDOMINIUM
15	140050	0190	230,000	7/21/2016	244,000	370	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0210	238,000	9/6/2016	248,000	370	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0240	280,300	6/11/2015	344,000	603	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0270	330,000	5/12/2016	359,000	595	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0290	240,000	4/16/2016	263,000	392	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0300	292,500	2/12/2015	375,000	603	6	1999	3	No	Yes	CARRARA CONDOMINIUM
15	140050	0310	222,000	6/3/2016	240,000	370	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0320	350,000	8/23/2016	367,000	596	6	1999	3	No	Yes	CARRARA CONDOMINIUM
15	140050	0350	215,000	8/7/2015	258,000	392	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0400	520,000	5/11/2016	566,000	922	6	1999	3	No	Yes	CARRARA CONDOMINIUM
15	140050	0450	289,950	2/10/2015	372,000	524	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0490	310,500	3/25/2016	344,000	595	6	1999	3	No	No	CARRARA CONDOMINIUM
15	140050	0600	630,000	7/11/2016	671,000	922	6	1999	3	No	Yes	CARRARA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	140051	0080	260,000	10/1/2015	306,000	400	6	2000	3	No	Yes	CARRARA II CONDOMINIUM
15	140051	0110	280,000	1/20/2015	361,000	603	6	2000	3	No	No	CARRARA II CONDOMINIUM
15	153200	0030	1,028,000	6/19/2015	1,258,000	2,024	7	2002	3	No	Yes	CHATILLON CONDOMINIUM
15	174490	0090	615,000	11/24/2015	711,000	1,275	5	1970	4	No	Yes	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0100	590,000	12/10/2015	678,000	1,275	5	1970	4	No	Yes	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0130	600,000	10/27/2015	701,000	1,300	5	1970	4	No	Yes	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0180	755,119	5/23/2016	818,000	1,300	5	1970	4	No	Yes	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0230	695,000	5/19/2016	754,000	1,275	5	1970	4	No	Yes	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0240	650,000	6/8/2016	700,000	1,300	5	1970	4	No	Yes	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0340	649,000	4/22/2015	811,000	1,275	5	1970	4	No	Yes	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0400	743,000	5/22/2015	918,000	1,300	5	1970	4	No	Yes	CONTINENTAL HOUSE CONDOMINIUM
15	176070	0020	399,000	1/9/2015	517,000	1,117	4	1992	3	No	No	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0020	470,000	4/24/2015	587,000	1,117	4	1992	3	No	No	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0060	445,000	12/15/2015	511,000	1,034	4	1992	3	No	No	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0080	440,000	6/27/2016	471,000	879	4	1992	3	No	Yes	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0200	300,000	7/16/2015	363,000	560	4	1992	3	No	No	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	179253	0010	317,500	6/15/2015	389,000	598	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0030	347,500	7/9/2016	370,000	682	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0090	335,000	9/7/2016	349,000	585	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0110	320,000	9/16/2015	379,000	598	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0130	317,500	8/25/2015	379,000	594	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0190	289,000	5/28/2015	356,000	598	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0260	272,500	3/11/2015	346,000	585	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0270	315,000	5/22/2015	389,000	585	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0280	290,000	5/12/2015	360,000	598	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0310	360,000	4/6/2015	452,000	770	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0370	315,000	7/27/2015	380,000	598	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0540	312,000	7/27/2015	377,000	665	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	179253	0550	378,000	2/11/2016	425,000	714	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0700	407,750	6/2/2016	440,000	793	5	1982	4	No	No	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	231360	0010	499,999	5/4/2015	622,000	1,278	5	1996	2	No	Yes	ELLIOTT THE CONDOMINIUM
15	231360	0040	530,000	2/19/2015	677,000	1,285	5	1996	2	No	Yes	ELLIOTT THE CONDOMINIUM
15	231360	0090	440,000	3/30/2015	554,000	1,061	5	1996	2	No	Yes	ELLIOTT THE CONDOMINIUM
15	231398	0010	205,000	4/29/2015	255,000	553	4	1997	3	No	No	ELLIOTT BAY CONDOMINIUM
15	231398	0080	455,000	10/10/2016	469,000	920	4	1997	3	No	Yes	ELLIOTT BAY CONDOMINIUM
15	231398	0090	335,000	5/18/2016	364,000	680	4	1997	3	No	No	ELLIOTT BAY CONDOMINIUM
15	231398	0100	435,000	2/9/2016	489,000	920	4	1997	3	No	Yes	ELLIOTT BAY CONDOMINIUM
15	231398	0110	449,950	12/7/2016	454,000	961	4	1997	3	No	Yes	ELLIOTT BAY CONDOMINIUM
15	253889	0090	388,500	4/6/2016	428,000	774	5	1990	4	No	Yes	15 PROSPECT CONDOMINIUM
15	253889	0120	335,000	8/3/2015	403,000	636	5	1990	4	No	Yes	15 PROSPECT CONDOMINIUM
15	253889	0130	428,000	3/21/2016	474,000	754	5	1990	4	No	Yes	15 PROSPECT CONDOMINIUM
15	255790	0030	155,000	4/16/2015	194,000	447	3	1965	4	No	No	FIRESIDE LANAI CONDOMINIUM
15	255790	0080	248,900	6/3/2015	306,000	605	3	1965	4	No	Yes	FIRESIDE LANAI CONDOMINIUM
15	255790	0160	271,000	8/5/2015	326,000	630	3	1965	4	No	No	FIRESIDE LANAI CONDOMINIUM
15	255790	0170	238,780	4/30/2015	297,000	589	3	1965	4	No	No	FIRESIDE LANAI CONDOMINIUM
15	255790	0200	249,000	4/23/2015	311,000	590	3	1965	4	No	Yes	FIRESIDE LANAI CONDOMINIUM
15	255790	0200	299,950	4/21/2016	329,000	590	3	1965	4	No	Yes	FIRESIDE LANAI CONDOMINIUM
15	255790	0210	248,500	7/22/2015	300,000	590	3	1965	4	No	Yes	FIRESIDE LANAI CONDOMINIUM
15	256980	0020	489,950	4/20/2016	537,000	1,129	4	2000	3	No	Yes	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0030	217,500	6/14/2016	234,000	453	4	2000	3	No	No	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0060	230,500	10/4/2016	238,000	422	4	2000	3	No	No	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0110	240,000	5/1/2015	299,000	608	4	2000	3	No	No	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0260	305,000	12/23/2016	306,000	591	4	2000	3	No	No	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0310	249,000	4/21/2016	273,000	422	4	2000	3	No	Yes	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0390	249,000	6/9/2015	306,000	561	4	2000	3	No	No	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0430	610,000	7/11/2016	649,000	1,336	4	2000	3	No	Yes	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0450	463,000	1/26/2015	596,000	1,296	4	2000	3	No	Yes	500 ELLIOTT HOMES CONDOMINIUM
15	256991	0030	482,000	10/7/2015	567,000	1,121	6	2003	3	No	No	511 WEST MERCER PLACE CONDOMINIUM
15	256991	0080	515,000	5/5/2015	640,000	1,181	6	2003	3	No	Yes	511 WEST MERCER PLACE CONDOMINIUM
15	256991	0160	551,000	4/6/2016	607,000	1,181	6	2003	3	No	Yes	511 WEST MERCER PLACE CONDOMINIUM
15	256993	0020	490,000	4/5/2016	540,000	1,135	5	1997	3	No	No	515 FIRST AVENUE WEST CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	256994	0030	655,000	3/16/2016	727,000	1,443	5	1998	3	No	Yes	514 WARD STREET CONDOMINIUM
15	257015	0050	500,000	10/17/2016	514,000	1,237	4	1979	4	No	Yes	555 PROSPECT CONDOMINIUM
15	286720	0090	462,000	5/27/2016	500,000	838	5	1995	3	No	Yes	GRANDE THE CONDOMINIUM
15	286720	0150	320,000	2/25/2015	408,000	807	5	1995	3	No	No	GRANDE THE CONDOMINIUM
15	311043	0020	525,000	12/14/2015	603,000	908	5	1963	4	No	Yes	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0450	659,750	11/14/2016	671,000	1,070	5	1963	4	No	Yes	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0500	550,000	6/15/2015	674,000	1,070	5	1963	4	No	Yes	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	329940	0040	639,900	4/25/2016	700,000	1,207	6	1963	5	No	Yes	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0120	642,000	11/7/2016	655,000	1,110	6	1963	5	No	Yes	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0140	666,000	7/25/2016	705,000	1,207	6	1963	5	No	Yes	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0150	340,000	10/26/2016	348,000	700	6	1963	5	No	No	HIGHLAND QUEEN ANNE CONDOMINIUM
15	331800	0120	480,000	4/27/2015	598,000	1,061	5	1969	4	No	Yes	HILL HOUSE CONDOMINIUM
15	331800	0190	445,950	3/22/2016	494,000	895	5	1969	4	No	No	HILL HOUSE CONDOMINIUM
15	363070	0030	340,000	5/13/2015	421,000	820	5	2003	3	No	No	IV WEST CONDOMINIUM
15	363070	0170	446,000	9/2/2016	466,000	817	5	2003	3	No	Yes	IV WEST CONDOMINIUM
15	363070	0170	373,000	4/7/2015	468,000	817	5	2003	3	No	Yes	IV WEST CONDOMINIUM
15	363070	0180	350,000	2/29/2016	391,000	707	5	2003	3	No	No	IV WEST CONDOMINIUM
15	363070	0220	430,000	6/13/2016	462,000	886	5	2003	3	No	No	IV WEST CONDOMINIUM
15	363070	0300	425,000	4/27/2016	465,000	859	5	2003	3	No	No	IV WEST CONDOMINIUM
15	363070	0350	450,000	12/9/2016	454,000	846	5	2003	3	No	No	IV WEST CONDOMINIUM
15	363070	0410	655,000	12/22/2016	657,000	1,116	5	2003	3	No	Yes	IV WEST CONDOMINIUM
15	363070	0430	440,000	5/24/2016	476,000	876	5	2003	3	No	No	IV WEST CONDOMINIUM
15	363070	0460	374,000	4/7/2015	470,000	745	5	2003	3	No	Yes	IV WEST CONDOMINIUM
15	363070	0460	407,000	9/14/2016	423,000	745	5	2003	3	No	Yes	IV WEST CONDOMINIUM
15	387760	0030	435,000	9/30/2016	450,000	1,071	5	1982	4	No	No	KINNEAR PARK CONDOMINIUM
15	387760	0060	513,420	6/9/2016	553,000	1,071	5	1982	4	No	No	KINNEAR PARK CONDOMINIUM
15	387760	0270	535,000	5/12/2015	663,000	1,112	5	1982	4	No	Yes	KINNEAR PARK CONDOMINIUM
15	387760	0300	525,000	4/20/2015	656,000	1,130	5	1982	4	No	Yes	KINNEAR PARK CONDOMINIUM
15	387760	0360	505,000	1/5/2016	575,000	1,112	5	1982	4	No	No	KINNEAR PARK CONDOMINIUM
15	387760	0480	478,000	5/24/2015	590,000	1,071	5	1982	4	No	Yes	KINNEAR PARK CONDOMINIUM
15	387760	0490	489,000	5/11/2015	607,000	1,071	5	1982	4	No	Yes	KINNEAR PARK CONDOMINIUM
15	387770	0160	630,000	6/17/2016	676,000	1,440	4	1982	4	No	Yes	KINNEAR PLAZA CONDOMINIUM
15	427200	0080	575,000	5/26/2016	622,000	1,183	7	1909	5	No	No	LEONA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	427200	0100	725,000	10/13/2016	746,000	1,441	7	1909	5	No	No	LEONA CONDOMINIUM
15	427200	0110	646,000	6/22/2016	692,000	1,185	7	1909	5	No	Yes	LEONA CONDOMINIUM
15	445872	0090	490,000	10/9/2015	576,000	1,054	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0110	758,000	10/5/2016	782,000	1,394	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0220	420,000	3/28/2016	464,000	689	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0240	415,000	7/6/2016	443,000	689	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0260	300,000	11/3/2015	349,000	569	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0340	610,000	7/8/2015	741,000	1,631	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0610	392,000	4/4/2016	432,000	677	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0710	345,000	12/14/2015	396,000	625	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0720	450,000	12/6/2016	454,000	798	6	2006	3	No	No	LUMEN CONDOMINIUM
15	445872	0790	643,000	11/21/2016	653,000	1,074	6	2006	3	No	Yes	LUMEN CONDOMINIUM
15	445872	0830	386,600	3/24/2016	428,000	625	6	2006	3	No	Yes	LUMEN CONDOMINIUM
15	445872	0870	465,000	10/27/2016	476,000	768	6	2006	3	No	Yes	LUMEN CONDOMINIUM
15	445872	0890	390,000	8/17/2016	410,000	626	6	2006	3	No	Yes	LUMEN CONDOMINIUM
15	445872	0900	475,000	11/23/2016	482,000	812	6	2006	3	No	Yes	LUMEN CONDOMINIUM
15	445872	0940	360,000	8/27/2015	430,000	626	6	2006	3	No	Yes	LUMEN CONDOMINIUM
15	445872	0950	385,000	6/1/2016	416,000	626	6	2006	3	No	Yes	LUMEN CONDOMINIUM
15	446850	0020	415,000	4/6/2015	521,000	987	6	1968	4	No	No	LUXE CONDOMINIUM
15	446850	0050	442,000	6/5/2015	543,000	915	6	1968	4	No	No	LUXE CONDOMINIUM
15	446850	0060	625,000	2/22/2016	700,000	1,352	6	1968	4	No	No	LUXE CONDOMINIUM
15	446850	0100	439,000	10/26/2015	513,000	915	6	1968	4	No	No	LUXE CONDOMINIUM
15	446850	0120	339,950	5/4/2016	371,000	657	6	1968	4	No	No	LUXE CONDOMINIUM
15	446850	0160	461,000	3/19/2015	583,000	966	6	1968	4	No	Yes	LUXE CONDOMINIUM
15	446850	0190	369,000	4/5/2016	407,000	688	6	1968	4	No	No	LUXE CONDOMINIUM
15	446850	0200	367,500	9/26/2016	381,000	649	6	1968	4	No	No	LUXE CONDOMINIUM
15	446850	0250	345,000	6/20/2015	422,000	678	6	1968	4	No	Yes	LUXE CONDOMINIUM
15	446850	0340	420,000	9/8/2015	499,000	649	6	1968	4	No	Yes	LUXE CONDOMINIUM
15	446850	0360	550,000	7/17/2015	666,000	915	6	1968	4	No	Yes	LUXE CONDOMINIUM
15	516550	0050	380,000	10/13/2016	391,000	843	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0060	478,888	6/23/2016	513,000	1,192	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0070	428,000	2/23/2016	479,000	956	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0200	425,000	9/9/2016	443,000	842	5	2009	3	No	No	MARSELLE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	516550	0320	434,700	7/20/2016	461,000	836	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	0420	308,000	7/7/2015	374,000	642	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0430	317,000	4/18/2016	348,000	554	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0480	435,000	7/6/2016	464,000	846	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	0550	330,730	4/2/2015	416,000	706	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	0600	380,000	8/14/2015	456,000	846	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0620	370,000	9/27/2016	383,000	642	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0730	661,000	4/2/2016	729,000	1,299	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	0800	475,000	11/29/2016	481,000	846	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0810	279,000	5/14/2015	346,000	557	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0840	406,840	12/28/2015	465,000	846	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	0910	445,000	5/9/2016	484,000	781	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	0980	380,000	4/16/2015	476,000	865	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	1030	330,000	9/7/2016	344,000	554	5	2009	3	No	No	MARSELLE CONDOMINIUM
15	516550	1150	250,000	5/26/2016	271,000	376	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	1180	745,000	4/22/2016	816,000	1,284	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	1300	628,000	4/7/2015	789,000	1,154	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	1310	749,990	10/4/2016	774,000	1,284	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	516550	1320	970,000	10/14/2016	998,000	1,690	5	2009	3	No	Yes	MARSELLE CONDOMINIUM
15	545270	0010	411,000	7/16/2015	498,000	975	5	1987	4	No	Yes	MERCER PLACE CONDOMINIUM
15	545270	0070	539,950	12/28/2016	541,000	1,159	5	1987	4	No	No	MERCER PLACE CONDOMINIUM
15	545270	0160	470,000	9/22/2015	556,000	1,015	5	1987	4	No	Yes	MERCER PLACE CONDOMINIUM
15	545500	0060	337,500	2/5/2015	433,000	926	4	1963	4	No	Yes	MERCER WEST CONDOMINIUM
15	545500	0070	355,000	12/24/2015	406,000	926	4	1963	4	No	Yes	MERCER WEST CONDOMINIUM
15	545500	0170	472,000	6/10/2015	579,000	1,188	4	1963	4	No	Yes	MERCER WEST CONDOMINIUM
15	545500	0240	580,000	8/26/2016	607,000	1,188	4	1963	4	No	Yes	MERCER WEST CONDOMINIUM
15	545500	0280	1,015,000	10/3/2016	1,048,000	2,113	4	1963	4	No	Yes	MERCER WEST CONDOMINIUM
15	638513	0090	576,000	5/12/2016	626,000	1,300	4	1984	4	No	Yes	OLYMPIC PLACE CONDOMINIUM
15	638520	0030	390,000	12/9/2015	448,000	1,075	4	1968	4	No	No	OLYMPIC PLAZA CONDOMINIUM
15	638520	0040	420,000	12/28/2015	480,000	1,075	4	1968	4	No	No	OLYMPIC PLAZA CONDOMINIUM
15	638520	0070	460,000	7/19/2016	488,000	1,075	4	1968	4	No	Yes	OLYMPIC PLAZA CONDOMINIUM
15	638520	0080	446,000	2/2/2015	573,000	1,075	4	1968	4	No	No	OLYMPIC PLAZA CONDOMINIUM
15	638520	0090	480,500	10/1/2015	566,000	1,043	4	1968	4	No	Yes	OLYMPIC PLAZA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	638520	0100	517,000	3/20/2015	653,000	1,043	4	1968	4	No	Yes	OLYMPIC PLAZA CONDOMINIUM
15	638520	0140	425,000	7/14/2015	515,000	1,043	4	1968	4	No	Yes	OLYMPIC PLAZA CONDOMINIUM
15	664945	0020	322,465	4/7/2016	355,000	591	5	1949	5	No	Yes	PARK TERRACE CONDOMINIUM
15	664945	0030	259,950	3/2/2015	331,000	603	5	1949	5	No	No	PARK TERRACE CONDOMINIUM
15	664945	0050	257,000	8/5/2015	309,000	605	5	1949	5	No	No	PARK TERRACE CONDOMINIUM
15	664945	0170	300,000	9/26/2016	311,000	662	5	1949	5	No	No	PARK TERRACE CONDOMINIUM
15	664945	0200	320,000	8/21/2015	383,000	606	5	1949	5	No	Yes	PARK TERRACE CONDOMINIUM
15	664945	0220	303,000	4/1/2016	334,000	610	5	1949	5	No	No	PARK TERRACE CONDOMINIUM
15	664945	0370	310,000	11/17/2016	315,000	602	5	1949	5	No	No	PARK TERRACE CONDOMINIUM
15	664945	0380	330,000	5/26/2016	357,000	780	5	1949	5	No	No	PARK TERRACE CONDOMINIUM
15	664945	0420	307,500	1/22/2016	348,000	690	5	1949	5	No	No	PARK TERRACE CONDOMINIUM
15	664945	0430	299,950	5/28/2015	370,000	662	5	1949	5	No	No	PARK TERRACE CONDOMINIUM
15	681550	0010	350,000	5/16/2016	380,000	740	5	1907	5	No	No	PITTSBURGH CONDOMINIUM
15	681550	0070	438,750	11/11/2016	447,000	850	5	1907	5	No	No	PITTSBURGH CONDOMINIUM
15	681550	0100	320,000	8/31/2016	334,000	660	5	1907	5	No	No	PITTSBURGH CONDOMINIUM
15	681550	0210	355,000	2/26/2016	397,000	662	5	1907	5	No	No	PITTSBURGH CONDOMINIUM
15	681550	0230	309,000	6/14/2016	332,000	647	5	1907	5	No	No	PITTSBURGH CONDOMINIUM
15	681550	0260	335,000	10/8/2015	394,000	628	5	1907	5	No	No	PITTSBURGH CONDOMINIUM
15	681550	0300	252,500	9/22/2015	299,000	636	5	1907	5	No	No	PITTSBURGH CONDOMINIUM
15	681790	0060	499,000	6/10/2015	612,000	1,245	5	1970	3	No	Yes	PLAZA ROYALE CONDOMINIUM
15	681790	0070	555,000	6/24/2016	594,000	1,258	5	1970	3	No	Yes	PLAZA ROYALE CONDOMINIUM
15	681790	0200	720,000	3/6/2015	915,000	1,899	5	1970	3	No	Yes	PLAZA ROYALE CONDOMINIUM
15	681790	0200	939,000	8/17/2016	986,000	1,899	5	1970	3	No	Yes	PLAZA ROYALE CONDOMINIUM
15	681790	0210	850,000	5/21/2015	1,051,000	2,402	5	1970	3	No	Yes	PLAZA ROYALE CONDOMINIUM
15	701370	0060	342,500	8/17/2015	410,000	1,080	4	1979	2	No	No	QUEEN ANNE COURT CONDOMINIUM
15	701530	0010	652,500	4/16/2015	817,000	1,748	5	1978	4	No	Yes	QUEEN ANNE PLACE CONDOMINIUM
15	701530	0030	510,000	1/28/2015	657,000	1,486	5	1978	4	No	Yes	QUEEN ANNE PLACE CONDOMINIUM
15	701530	0080	570,370	4/14/2015	714,000	1,358	5	1978	4	No	Yes	QUEEN ANNE PLACE CONDOMINIUM
15	701530	0090	587,000	2/20/2015	749,000	1,486	5	1978	4	No	Yes	QUEEN ANNE PLACE CONDOMINIUM
15	701580	0030	275,000	8/30/2015	328,000	617	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	701580	0070	285,000	11/20/2015	330,000	564	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	701580	0110	240,000	6/10/2015	295,000	524	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	701580	0140	297,000	4/23/2016	325,000	571	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	701580	0160	266,000	4/6/2016	293,000	540	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	701580	0200	249,998	6/25/2015	305,000	531	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	701580	0230	385,000	10/14/2016	396,000	748	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	701580	0250	271,000	7/15/2015	328,000	571	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	701580	0320	251,250	7/14/2015	305,000	548	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	701580	0330	298,500	7/10/2016	318,000	524	5	1930	5	No	No	QUEEN'S COURT CONDOMINIUM
15	721570	0010	550,000	3/4/2016	613,000	1,262	5	1985	4	No	Yes	RENAISSANCE THE CONDOMINIUM
15	721570	0050	450,000	7/8/2015	547,000	1,274	5	1985	4	No	No	RENAISSANCE THE CONDOMINIUM
15	721570	0060	489,000	8/21/2015	585,000	1,232	5	1985	4	No	Yes	RENAISSANCE THE CONDOMINIUM
15	721570	0080	565,000	7/13/2016	601,000	1,075	5	1985	4	No	No	RENAISSANCE THE CONDOMINIUM
15	721570	0100	605,000	2/1/2016	682,000	1,274	5	1985	4	No	Yes	RENAISSANCE THE CONDOMINIUM
15	721575	0040	389,888	4/24/2016	427,000	763	4	1978	4	No	No	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0050	324,950	2/16/2016	364,000	720	4	1978	4	No	No	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0110	345,000	10/10/2016	355,000	696	4	1978	4	No	Yes	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0130	360,000	10/15/2015	422,000	681	4	1978	4	No	No	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0160	306,000	6/1/2015	377,000	720	4	1978	4	No	No	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0220	382,450	4/8/2016	421,000	696	4	1978	4	No	Yes	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0230	479,000	8/4/2016	505,000	960	4	1978	4	No	Yes	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	724200	0210	260,000	1/19/2016	295,000	471	5	2002	3	No	No	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0320	370,000	10/5/2016	382,000	643	5	2002	3	No	Yes	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0380	329,000	5/4/2016	359,000	618	5	2002	3	No	No	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0420	266,101	3/9/2015	338,000	588	5	2002	3	No	No	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0480	184,000	3/4/2015	234,000	403	5	2002	3	No	Yes	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0580	285,000	8/10/2015	342,000	529	5	2002	3	No	No	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0600	315,000	3/31/2015	397,000	589	5	2002	3	No	No	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	745985	0040	392,500	11/2/2016	401,000	794	5	1953	5	No	No	ROYCREST CONDOMINIUM
15	745985	0060	262,500	4/7/2015	330,000	796	5	1953	5	No	No	ROYCREST CONDOMINIUM
15	762900	0030	1,250,000	4/21/2016	1,370,000	1,763	7	1991	3	No	Yes	SEABREEZE CONDOMINIUM
15	767729	0140	237,500	7/7/2016	253,000	488	5	1930	5	No	No	SEAVIEW CONDOMINIUM
15	767729	0150	200,000	10/5/2015	235,000	492	5	1930	5	No	Yes	SEAVIEW CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	767729	0180	215,000	4/20/2015	269,000	515	5	1930	5	No	No	SEAVIEW CONDOMINIUM
15	767729	0210	284,950	10/25/2016	292,000	535	5	1930	5	No	No	SEAVIEW CONDOMINIUM
15	767729	0270	185,000	10/5/2015	218,000	460	5	1930	5	No	No	SEAVIEW CONDOMINIUM
15	767729	0290	225,000	4/24/2015	281,000	488	5	1930	5	No	Yes	SEAVIEW CONDOMINIUM
15	767729	0340	215,000	3/15/2016	239,000	465	5	1930	5	No	No	SEAVIEW CONDOMINIUM
15	767729	0350	210,000	7/6/2015	255,000	467	5	1930	5	No	No	SEAVIEW CONDOMINIUM
15	767729	0380	195,000	3/10/2015	247,000	531	5	1930	5	No	No	SEAVIEW CONDOMINIUM
15	767729	0410	179,000	3/26/2015	226,000	459	5	1930	5	No	No	SEAVIEW CONDOMINIUM
15	767729	0490	405,000	8/12/2015	486,000	669	5	1930	5	No	Yes	SEAVIEW CONDOMINIUM
15	767729	0510	258,000	11/18/2016	262,000	464	5	1930	5	No	Yes	SEAVIEW CONDOMINIUM
15	767729	0530	240,000	5/5/2015	298,000	510	5	1930	5	No	Yes	SEAVIEW CONDOMINIUM
15	769040	0110	305,000	7/1/2015	372,000	544	6	2001	3	No	No	SELANO CONDOMINIUM
15	769040	0230	370,000	2/20/2015	472,000	795	6	2001	3	No	Yes	SELANO CONDOMINIUM
15	769040	0320	375,000	3/31/2016	414,000	635	6	2001	3	No	No	SELANO CONDOMINIUM
15	769040	0330	387,000	6/24/2015	473,000	715	6	2001	3	No	Yes	SELANO CONDOMINIUM
15	769540	0060	298,000	2/22/2016	334,000	598	5	1999	3	No	No	SERANA CONDOMINIUM
15	769540	0090	310,000	5/24/2016	336,000	633	5	1999	3	No	No	SERANA CONDOMINIUM
15	769540	0160	350,000	6/17/2016	376,000	590	5	1999	3	No	No	SERANA CONDOMINIUM
15	769540	0190	259,000	2/13/2015	331,000	636	5	1999	3	No	No	SERANA CONDOMINIUM
15	769540	0310	352,900	4/30/2016	385,000	613	5	1999	3	No	Yes	SERANA CONDOMINIUM
15	778775	0120	402,500	6/6/2015	495,000	877	5	2001	3	No	No	THE SIENA CONOMINIUM
15	778775	0130	215,000	8/12/2016	226,000	359	5	2001	3	No	No	THE SIENA CONOMINIUM
15	778775	0140	304,500	5/2/2016	332,000	623	5	2001	3	No	No	THE SIENA CONOMINIUM
15	778775	0150	265,000	3/12/2015	336,000	639	5	2001	3	No	No	THE SIENA CONOMINIUM
15	778775	0230	230,000	11/3/2016	235,000	359	5	2001	3	No	No	THE SIENA CONOMINIUM
15	778775	0250	359,000	6/15/2016	386,000	639	5	2001	3	No	Yes	THE SIENA CONOMINIUM
15	779210	0040	503,000	4/25/2016	550,000	955	5	1994	3	No	No	SIGNATURE PLACE CONDOMINIUM
15	780415	0060	294,888	5/24/2016	319,000	523	5	1974	4	No	No	610 ALOHA CONDOMINIUM
15	780975	0080	450,000	9/11/2015	534,000	1,369	4	1979	4	No	No	SKYLINE PLACE CONDOMINIUM
15	863573	0010	320,000	12/18/2015	367,000	883	5	1957	5	No	No	THREE THIRTY ROY CONDOMINIUM
15	863573	0040	447,000	10/8/2015	525,000	1,083	5	1957	5	No	Yes	THREE THIRTY ROY CONDOMINIUM
15	863573	0050	389,000	6/27/2016	416,000	786	5	1957	5	No	Yes	THREE THIRTY ROY CONDOMINIUM
15	866480	0070	302,000	8/4/2015	363,000	712	4	1981	4	No	Yes	TOWNE TERRACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	866480	0090	350,000	9/14/2016	364,000	744	4	1981	4	No	Yes	TOWNE TERRACE CONDOMINIUM
15	866480	0240	385,000	6/10/2016	414,000	850	4	1981	4	No	No	TOWNE TERRACE CONDOMINIUM
15	868146	0060	637,000	8/11/2015	765,000	1,511	6	2002	3	No	No	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0120	400,000	6/22/2016	429,000	815	6	2002	3	No	No	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0240	418,000	6/28/2016	447,000	819	6	2002	3	No	No	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0320	639,000	10/9/2016	659,000	1,315	6	2002	3	No	No	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0370	395,000	10/11/2016	407,000	704	6	2002	3	No	Yes	TRIBECA RESIDENTIAL CONDOMINIUM
15	868600	0020	195,000	4/28/2015	243,000	504	4	1963	5	No	No	TRITON TERRACE CONDOMINIUM
15	868600	0170	355,000	1/5/2015	461,000	917	4	1963	5	No	Yes	TRITON TERRACE CONDOMINIUM
15	868600	0180	290,000	6/22/2015	354,000	728	4	1963	5	No	No	TRITON TERRACE CONDOMINIUM
15	873237	0060	529,000	6/28/2016	566,000	1,289	4	1979	4	No	No	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0070	420,000	5/13/2015	521,000	1,285	4	1979	4	No	No	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0080	529,950	5/25/2016	574,000	1,285	4	1979	4	No	No	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0090	495,000	9/13/2016	515,000	1,285	4	1979	4	No	No	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0120	425,000	9/16/2015	504,000	1,184	4	1979	4	No	No	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0130	365,000	4/10/2015	458,000	1,184	4	1979	4	No	No	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0160	525,000	11/18/2015	608,000	1,332	4	1979	4	No	Yes	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0180	495,000	1/22/2016	560,000	1,164	4	1979	4	No	Yes	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0200	397,500	2/27/2015	506,000	1,164	4	1979	4	No	Yes	202 WEST OLYMPIC PLACE CONDOMINIUM
15	884760	0030	293,000	11/9/2015	341,000	595	5	1992	3	No	No	UPTOWN CONDOMINIUM
15	884760	0080	325,000	12/23/2016	326,000	619	5	1992	3	No	No	UPTOWN CONDOMINIUM
15	884760	0090	309,000	8/21/2015	370,000	619	5	1992	3	No	No	UPTOWN CONDOMINIUM
15	884760	0120	310,000	10/15/2015	364,000	606	5	1992	3	No	No	UPTOWN CONDOMINIUM
15	884760	0280	313,500	11/10/2015	364,000	569	5	1992	3	No	No	UPTOWN CONDOMINIUM
15	884760	0370	457,300	3/23/2015	577,000	791	5	1992	3	No	Yes	UPTOWN CONDOMINIUM
15	896650	0060	440,000	4/15/2016	483,000	975	4	1968	4	No	Yes	VUEWIND CONDOMINIUM
15	896650	0070	480,000	9/6/2016	501,000	975	4	1968	4	No	Yes	VUEWIND CONDOMINIUM
15	916000	0040	708,000	3/9/2016	788,000	1,739	5	2000	3	No	No	WARD PLACE TERRACE CONDOMINIUM
15	916000	0080	555,000	6/22/2015	678,000	1,210	5	2000	3	No	No	WARD PLACE TERRACE CONDOMINIUM
15	929350	0010	445,500	5/2/2016	486,000	1,345	4	1977	3	No	No	WESTFJORD PLACE CONDOMINIUM
15	942558	0040	352,500	12/1/2015	406,000	612	6	1997	3	No	No	WILLIS CONDOMINIUM
15	942558	0110	305,000	11/10/2015	354,000	618	6	1997	3	No	No	WILLIS CONDOMINIUM
15	942558	0130	399,950	8/22/2016	419,000	643	6	1997	3	No	Yes	WILLIS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	942558	0150	290,000	4/14/2015	363,000	572	6	1997	3	No	No	WILLIS CONDOMINIUM
15	942558	0360	765,000	9/7/2016	798,000	1,349	6	1997	3	No	Yes	WILLIS CONDOMINIUM
15	942558	0470	810,000	9/7/2016	844,000	1,349	6	1997	3	No	Yes	WILLIS CONDOMINIUM
15	942558	0480	360,000	6/21/2016	386,000	572	6	1997	3	No	Yes	WILLIS CONDOMINIUM
15	944860	0130	251,000	8/31/2015	299,000	485	4	1991	4	No	No	WILSON COURT CONDOMINIUM
15	944860	0160	350,000	5/4/2015	435,000	736	4	1991	4	No	Yes	WILSON COURT CONDOMINIUM
15	944860	0190	420,000	9/20/2016	436,000	736	4	1991	4	No	Yes	WILSON COURT CONDOMINIUM
15	944860	0240	224,500	4/3/2015	282,000	485	4	1991	4	No	No	WILSON COURT CONDOMINIUM
20	889230	0020	515,000	7/7/2016	549,000	993	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0070	415,000	2/13/2015	531,000	807	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0090	490,000	7/14/2015	594,000	1,053	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0130	379,500	11/2/2016	388,000	661	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0190	394,000	7/14/2015	478,000	762	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0200	392,000	10/5/2015	461,000	747	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0310	375,000	5/24/2016	406,000	665	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0350	439,000	8/5/2016	463,000	815	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0380	395,000	7/20/2015	478,000	747	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0390	424,000	8/24/2016	444,000	760	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0400	410,000	2/22/2016	459,000	742	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0440	370,000	9/10/2015	439,000	700	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0480	335,000	5/28/2015	413,000	610	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0530	420,000	12/31/2015	479,000	770	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0570	355,000	12/7/2015	408,000	633	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0640	380,000	8/19/2015	455,000	638	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0710	428,000	8/18/2015	512,000	770	4	2008	3	No	Yes	VEER LOFTS CONDOMINIUM
20	889230	0830	395,000	9/2/2016	413,000	677	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0850	511,000	7/16/2015	619,000	893	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	0910	540,000	1/6/2016	615,000	867	4	2008	3	No	Yes	VEER LOFTS CONDOMINIUM
20	889230	0920	510,000	6/8/2015	626,000	861	4	2008	3	No	Yes	VEER LOFTS CONDOMINIUM
20	889230	0940	710,000	5/19/2015	878,000	1,333	4	2008	3	No	Yes	VEER LOFTS CONDOMINIUM
20	889230	0990	480,000	4/3/2015	604,000	909	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
20	889230	1000	525,000	10/5/2015	618,000	1,013	4	2008	3	No	No	VEER LOFTS CONDOMINIUM
45	001140	0050	475,000	7/26/2016	503,000	844	6	2005	3	No	No	ABBEY CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	001140	0090	429,950	8/3/2015	518,000	844	6	2005	3	No	No	ABBAY CONDOMINIUM
45	001140	0120	785,000	11/20/2015	909,000	1,360	6	2005	3	No	Yes	ABBAY CONDOMINIUM
45	001140	0120	785,000	1/12/2016	892,000	1,360	6	2005	3	No	Yes	ABBAY CONDOMINIUM
45	006400	0030	660,000	2/23/2015	842,000	1,590	6	2001	3	No	No	AERIE TOWNHOMES CONDOMINIUM
45	093800	0050	482,000	5/14/2015	597,000	1,543	5	1981	4	No	Yes	BOREALIS THE CONDOMINIUM
45	093800	0070	475,000	8/6/2015	571,000	1,090	5	1981	4	No	No	BOREALIS THE CONDOMINIUM
45	093800	0100	389,950	5/27/2015	481,000	1,096	5	1981	4	No	No	BOREALIS THE CONDOMINIUM
45	093800	0170	469,000	5/19/2015	580,000	1,543	5	1981	4	No	No	BOREALIS THE CONDOMINIUM
45	093800	0180	550,000	10/7/2016	567,000	1,543	5	1981	4	No	No	BOREALIS THE CONDOMINIUM
45	093800	0360	550,000	8/16/2016	578,000	1,543	5	1981	4	No	No	BOREALIS THE CONDOMINIUM
45	143756	0020	840,000	4/5/2016	926,000	1,932	6	1910	5	No	Yes	CASTLE CONDOMINIUM
45	143756	0030	840,000	1/28/2016	949,000	1,932	6	1910	5	No	Yes	CASTLE CONDOMINIUM
45	159890	0090	256,000	9/26/2016	265,000	444	4	1986	3	No	Yes	CITY VIEW PLACE CONDOMINIUM
45	165450	0040	309,000	6/15/2015	379,000	874	4	1966	4	No	No	COACH MANOR CONDOMINIUM
45	165450	0080	400,000	3/17/2016	444,000	877	4	1966	4	No	Yes	COACH MANOR CONDOMINIUM
45	173235	0010	275,000	6/17/2015	337,000	531	5	1996	4	No	No	COMSTOCK COURT CONDOMINIUM
45	173235	0070	485,000	1/7/2016	552,000	1,074	5	1996	4	No	No	COMSTOCK COURT CONDOMINIUM
45	173235	0100	551,000	10/25/2016	565,000	1,042	5	1996	4	No	Yes	COMSTOCK COURT CONDOMINIUM
45	173235	0120	489,000	6/24/2016	524,000	1,042	5	1996	4	No	No	COMSTOCK COURT CONDOMINIUM
45	228520	0010	198,000	12/8/2015	228,000	574	4	1948	4	No	No	1800 TAYLOR CONDOMINIUM
45	228520	0130	312,500	3/22/2016	346,000	798	4	1948	4	No	Yes	1800 TAYLOR CONDOMINIUM
45	228520	0160	301,000	7/11/2016	320,000	798	4	1948	4	No	Yes	1800 TAYLOR CONDOMINIUM
45	228520	0230	455,000	4/17/2015	569,000	1,189	4	1948	4	No	Yes	1800 TAYLOR CONDOMINIUM
45	228520	0300	325,500	2/19/2016	365,000	798	4	1948	4	No	No	1800 TAYLOR CONDOMINIUM
45	228520	0320	288,700	6/17/2015	353,000	798	4	1948	4	No	No	1800 TAYLOR CONDOMINIUM
45	228520	0360	340,000	7/23/2015	411,000	798	4	1948	4	No	Yes	1800 TAYLOR CONDOMINIUM
45	238330	0070	410,000	2/26/2015	522,000	832	4	1925	4	No	Yes	ESSEX HOUSE CONDOMINIUM
45	238330	0170	295,000	12/18/2015	338,000	841	4	1925	4	No	No	ESSEX HOUSE CONDOMINIUM
45	261745	0030	437,500	4/21/2015	547,000	963	5	1990	4	No	No	467 NEWTON ST CONDOMINIUM
45	261745	0130	440,000	6/7/2016	474,000	717	5	1990	4	No	Yes	467 NEWTON ST CONDOMINIUM
45	261755	0110	495,000	7/7/2016	528,000	1,030	5	1984	4	No	Yes	1400 TAYLOR CONDOMINIUM
45	261755	0140	540,000	9/10/2016	562,000	969	5	1984	4	No	Yes	1400 TAYLOR CONDOMINIUM
45	261755	0160	521,000	11/30/2015	601,000	1,041	5	1984	4	No	Yes	1400 TAYLOR CONDOMINIUM

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45	261775	0140	540,000	3/22/2016	598,000	1,164	6	2002	3	No	No	1415 SIXTH AVENUE NORTH
45	268400	0190	354,050	3/7/2016	394,000	736	5	1996	3	No	No	GALER GARDENS CONDOMINIUM
45	268400	0270	492,000	4/19/2015	615,000	1,006	5	1996	3	No	No	GALER GARDENS CONDOMINIUM
45	268400	0310	349,950	3/2/2015	445,000	800	5	1996	3	No	No	GALER GARDENS CONDOMINIUM
45	268400	0390	400,000	8/10/2016	421,000	726	5	1996	3	No	No	GALER GARDENS CONDOMINIUM
45	329551	0030	550,000	8/25/2015	657,000	1,078	6	1916	5	No	No	HIGHLAND COURT-QUEEN ANNE
45	329551	0050	690,000	8/2/2016	729,000	1,083	6	1916	5	No	No	HIGHLAND COURT-QUEEN ANNE
45	329551	0080	660,000	4/19/2016	724,000	1,103	6	1916	5	No	No	HIGHLAND COURT-QUEEN ANNE
45	329551	0090	726,000	3/22/2016	804,000	1,083	6	1916	5	No	No	HIGHLAND COURT-QUEEN ANNE
45	329551	0110	599,000	8/26/2015	715,000	1,078	6	1916	5	No	Yes	HIGHLAND COURT-QUEEN ANNE
45	329857	0030	255,000	6/4/2015	314,000	677	3	1981	4	No	No	HIGHLAND HOUSE EAST CONDOMINIUM
45	329857	0050	265,000	6/11/2015	325,000	721	3	1981	4	No	No	HIGHLAND HOUSE EAST CONDOMINIUM
45	330075	0030	295,000	11/23/2016	299,000	688	4	1979	4	No	No	HIGHLAND VIEW CONDOMINIUM
45	330075	0060	265,000	11/27/2015	306,000	688	4	1979	4	No	No	HIGHLAND VIEW CONDOMINIUM
45	330075	0070	396,000	4/30/2015	493,000	1,065	4	1979	4	No	No	HIGHLAND VIEW CONDOMINIUM
45	330075	0090	350,750	11/11/2015	407,000	1,060	4	1979	4	No	No	HIGHLAND VIEW CONDOMINIUM
45	337540	0020	550,000	11/9/2016	561,000	1,275	6	1970	4	No	No	HILLSIDE HOUSE CONDOMINIUM
45	337540	0040	513,000	9/20/2016	532,000	1,275	6	1970	4	No	Yes	HILLSIDE HOUSE CONDOMINIUM
45	337540	0070	587,500	7/23/2015	710,000	1,275	6	1970	4	No	Yes	HILLSIDE HOUSE CONDOMINIUM
45	418820	0090	420,000	5/2/2016	458,000	945	4	1930	4	No	No	LANSLOWNE CONDOMINIUM
45	418820	0110	410,000	5/15/2015	508,000	945	4	1930	4	No	No	LANSLOWNE CONDOMINIUM
45	418820	0120	418,000	3/2/2015	532,000	945	4	1930	4	No	Yes	LANSLOWNE CONDOMINIUM
45	423910	0040	694,500	8/15/2016	730,000	1,203	6	1992	4	No	Yes	LE PARC CONDOMINIUM
45	423910	0060	489,000	1/8/2016	556,000	1,075	6	1992	4	No	No	LE PARC CONDOMINIUM
45	423910	0090	879,000	3/9/2016	978,000	1,923	6	1992	4	No	Yes	LE PARC CONDOMINIUM
45	423910	0100	550,000	8/7/2015	661,000	1,207	6	1992	4	No	Yes	LE PARC CONDOMINIUM
45	513765	0010	415,500	10/25/2016	426,000	745	5	1927	4	No	No	MARC-ANNA CONDOMINIUM
45	513765	0050	389,999	5/27/2015	481,000	762	5	1927	4	No	Yes	MARC-ANNA CONDOMINIUM
45	639100	0060	2,150,000	7/1/2015	2,619,000	2,764	7	1974	4	No	Yes	ONE ELEVEN THE CONDOMINIUM
45	639145	0190	356,000	12/12/2016	359,000	605	4	1988	4	No	No	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	639145	0240	350,000	12/29/2016	350,000	605	4	1988	4	No	No	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	639145	0260	350,000	12/2/2016	354,000	630	4	1988	4	No	No	ONE SIXTY LEE ST PH 01 CONDOMINIUM
45	661280	0010	449,000	10/26/2015	524,000	1,082	5	1964	4	No	Yes	PALISADES CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	661280	0020	380,000	3/26/2015	479,000	904	5	1964	4	No	Yes	PALISADES CONDOMINIUM
45	661280	0090	575,000	10/19/2016	590,000	1,097	5	1964	4	No	Yes	PALISADES CONDOMINIUM
45	661280	0110	567,000	6/18/2015	694,000	1,088	5	1964	4	No	Yes	PALISADES CONDOMINIUM
45	701430	0120	342,000	6/13/2015	419,000	681	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0150	406,000	11/16/2015	471,000	808	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0160	439,000	7/7/2016	468,000	840	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0260	407,500	5/11/2015	506,000	919	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0300	440,000	11/30/2016	445,000	696	6	1908	4	No	Yes	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0370	388,000	9/20/2016	403,000	660	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0390	475,000	3/31/2016	524,000	865	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0410	305,000	3/19/2015	386,000	611	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0450	615,000	2/10/2016	691,000	1,019	6	1908	4	No	Yes	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0610	440,000	1/13/2016	500,000	716	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0690	600,000	7/24/2015	725,000	1,019	6	1908	4	No	Yes	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0760	450,000	8/26/2015	537,000	695	6	1908	4	No	Yes	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0820	315,000	6/4/2015	387,000	659	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0880	700,000	8/4/2016	739,000	1,193	6	1908	4	No	Yes	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0940	445,500	6/22/2016	477,000	720	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0970	560,000	8/18/2015	670,000	1,154	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1030	436,700	6/24/2016	468,000	665	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1130	450,000	9/16/2016	468,000	665	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1140	440,000	8/24/2016	461,000	655	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1240	673,500	8/30/2016	704,000	1,181	6	1908	4	No	No	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1310	555,000	7/29/2015	669,000	1,164	6	1908	4	No	Yes	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	721230	0040	289,300	10/12/2015	340,000	688	4	1968	4	No	No	REGENCY APARTMENTS CONDOMINIUM
45	721230	0050	355,000	8/29/2016	371,000	909	4	1968	4	No	No	REGENCY APARTMENTS CONDOMINIUM
45	721230	0060	255,000	4/5/2016	281,000	679	4	1968	4	No	No	REGENCY APARTMENTS CONDOMINIUM
45	721230	0120	215,000	2/7/2015	276,000	679	4	1968	4	No	No	REGENCY APARTMENTS CONDOMINIUM
45	721230	0200	270,000	8/20/2015	323,000	670	4	1968	4	No	No	REGENCY APARTMENTS CONDOMINIUM
45	721565	0070	812,000	2/16/2016	911,000	1,137	7	2004	4	No	No	RENAISSANCE AT 1ST & LEE
45	721565	0130	765,000	7/29/2015	923,000	1,137	7	2004	4	No	No	RENAISSANCE AT 1ST & LEE
45	721565	0140	1,675,000	3/16/2015	2,120,000	2,300	7	2004	4	No	Yes	RENAISSANCE AT 1ST & LEE
45	739130	0020	365,000	7/17/2015	442,000	985	4	1987	3	No	No	RODGER'S PARK TOWNHOMES

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	739130	0050	372,507	8/11/2016	392,000	756	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0110	341,000	8/4/2016	360,000	752	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0130	225,000	4/28/2015	280,000	503	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0170	272,000	1/29/2015	350,000	697	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0190	284,000	4/22/2015	355,000	697	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0210	315,000	9/13/2016	328,000	605	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0210	255,000	1/30/2015	328,000	605	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0230	305,007	8/20/2015	365,000	697	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0250	273,000	3/10/2015	346,000	697	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	739130	0260	336,500	7/11/2016	358,000	605	4	1987	3	No	No	RODGER'S PARK TOWNHOMES
45	769810	0110	675,000	10/20/2016	693,000	1,106	5	1968	4	No	Yes	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769810	0220	630,000	10/30/2015	735,000	1,050	5	1968	4	No	Yes	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769837	0010	365,000	5/22/2015	451,000	923	4	1969	4	No	No	1717 5TH AVENUE N CONDOMINIUM
45	769837	0060	325,000	11/13/2015	377,000	670	4	1969	4	No	No	1717 5TH AVENUE N CONDOMINIUM
45	769837	0150	412,000	7/22/2016	437,000	905	4	1969	4	No	Yes	1717 5TH AVENUE N CONDOMINIUM
45	780408	0030	316,000	7/23/2016	335,000	668	5	2001	3	No	No	611 HIGHLAND CONDOMINIUM
45	780408	0050	299,500	5/5/2016	327,000	649	5	2001	3	No	No	611 HIGHLAND CONDOMINIUM
45	780408	0060	303,000	12/5/2016	306,000	688	5	2001	3	No	No	611 HIGHLAND CONDOMINIUM
45	780408	0130	332,500	12/17/2015	381,000	680	5	2001	3	No	No	611 HIGHLAND CONDOMINIUM
45	780408	0170	495,000	8/19/2015	592,000	1,212	5	2001	3	No	Yes	611 HIGHLAND CONDOMINIUM
45	780408	0190	529,500	10/6/2015	623,000	1,270	5	2001	3	No	Yes	611 HIGHLAND CONDOMINIUM
45	780432	0030	565,000	6/23/2016	605,000	1,033	6	1990	4	No	No	1629 CONDOMINIUM
45	780432	0070	479,000	7/24/2015	579,000	1,033	6	1990	4	No	No	1629 CONDOMINIUM
45	780432	0110	612,700	3/15/2016	680,000	1,033	6	1990	4	No	No	1629 CONDOMINIUM
45	780432	0130	495,000	5/27/2015	611,000	987	6	1990	4	No	Yes	1629 CONDOMINIUM
45	856700	0050	277,000	8/23/2016	290,000	596	4	1960	4	No	No	TAYLOR CONDOMINIUM
45	856700	0090	290,000	6/28/2016	310,000	579	4	1960	4	No	No	TAYLOR CONDOMINIUM
45	856700	0100	357,000	9/28/2016	369,000	687	4	1960	4	No	No	TAYLOR CONDOMINIUM
45	856700	0160	246,000	6/10/2015	302,000	579	4	1960	4	No	Yes	TAYLOR CONDOMINIUM
45	856700	0210	260,000	12/1/2015	300,000	512	4	1960	4	No	Yes	TAYLOR CONDOMINIUM
45	856700	0250	277,500	11/23/2015	321,000	575	4	1960	4	No	Yes	TAYLOR CONDOMINIUM
45	856700	0280	310,000	6/23/2016	332,000	512	4	1960	4	No	Yes	TAYLOR CONDOMINIUM
45	856700	0290	450,000	11/7/2016	459,000	884	4	1960	4	No	Yes	TAYLOR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	856700	0400	225,000	5/7/2015	280,000	565	4	1960	4	No	No	TAYLOR CONDOMINIUM
45	856700	0420	316,000	4/28/2016	345,000	640	4	1960	4	No	Yes	TAYLOR CONDOMINIUM
45	856700	0530	325,000	3/5/2015	413,000	731	4	1960	4	No	Yes	TAYLOR CONDOMINIUM
45	856700	0550	275,000	9/26/2015	325,000	565	4	1960	4	No	Yes	TAYLOR CONDOMINIUM
45	856725	0050	450,000	7/30/2015	542,000	1,069	4	1969	4	No	Yes	TAYLOR ANNE CONDOMINIUM
45	856725	0090	382,330	3/23/2015	483,000	1,069	4	1969	4	No	Yes	TAYLOR ANNE CONDOMINIUM
45	856725	0100	325,000	3/6/2015	413,000	824	4	1969	4	No	Yes	TAYLOR ANNE CONDOMINIUM
45	856725	0150	417,500	6/28/2016	446,000	875	4	1969	4	No	Yes	TAYLOR ANNE CONDOMINIUM
45	856725	0210	235,000	9/17/2015	278,000	459	4	1969	4	No	No	TAYLOR ANNE CONDOMINIUM
45	856725	0280	273,800	6/18/2015	335,000	650	4	1969	4	No	Yes	TAYLOR ANNE CONDOMINIUM
45	856750	0070	345,000	8/29/2016	361,000	792	4	1978	3	No	No	TAYLOR-LEE CONDOMINIUM
45	856750	0110	339,000	10/29/2015	396,000	882	4	1978	3	No	No	TAYLOR-LEE CONDOMINIUM
45	856750	0130	385,000	12/11/2015	442,000	1,323	4	1978	3	No	Yes	TAYLOR-LEE CONDOMINIUM
45	872660	0030	325,000	11/11/2015	377,000	798	4	1969	4	No	No	1234 TAYLOR CONDOMINIUM
45	872660	0100	336,000	4/3/2015	423,000	921	4	1969	4	No	Yes	1234 TAYLOR CONDOMINIUM
45	872660	0130	412,500	7/29/2015	497,000	921	4	1969	4	No	Yes	1234 TAYLOR CONDOMINIUM
45	872727	0060	320,000	5/7/2015	398,000	625	5	1994	4	No	Yes	2108 WARREN AVENUE CONDOMINIUM
45	872815	0010	930,000	7/28/2016	984,000	1,711	6	2005	3	No	No	22 WEST LEE CONDOMINIUM
45	872815	0070	901,000	3/30/2016	995,000	1,623	6	2005	3	No	No	22 WEST LEE CONDOMINIUM
45	872815	0090	940,000	4/6/2016	1,036,000	1,752	6	2005	3	No	No	22 WEST LEE CONDOMINIUM
45	873233	0060	2,500,000	11/14/2016	2,543,000	2,556	7	2009	3	No	Yes	200 WEST HIGHLAND CONDOMINIUM
45	873233	0220	2,425,000	10/7/2015	2,852,000	1,972	7	2009	3	No	Yes	200 WEST HIGHLAND CONDOMINIUM
45	873233	0230	3,200,000	2/23/2016	3,580,000	2,484	7	2009	3	No	Yes	200 WEST HIGHLAND CONDOMINIUM
45	881000	0040	601,000	7/27/2015	725,000	1,391	6	1998	4	No	Yes	UNION VISTA CONDOMINIUM
45	889440	0010	890,000	11/18/2016	904,000	1,618	6	1999	3	No	No	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	930190	0010	210,000	6/23/2015	257,000	433	5	1999	3	No	No	WESTLAKE VIEW CONDOMINIUM
45	930190	0020	383,000	11/13/2015	444,000	944	5	1999	3	No	No	WESTLAKE VIEW CONDOMINIUM
45	930190	0040	433,800	3/12/2015	550,000	964	5	1999	3	No	Yes	WESTLAKE VIEW CONDOMINIUM
45	930190	0060	515,000	12/15/2016	518,000	850	5	1999	3	No	Yes	WESTLAKE VIEW CONDOMINIUM
45	943140	0150	274,950	9/11/2015	326,000	537	5	2002	3	No	No	WILLOWS ON TENTH, THE CONDOMINIUM
45	943140	0160	255,000	9/18/2015	302,000	492	5	2002	3	No	No	WILLOWS ON TENTH, THE CONDOMINIUM
45	943140	0170	445,000	6/13/2016	478,000	942	5	2002	3	No	Yes	WILLOWS ON TENTH, THE CONDOMINIUM
45	947597	0030	345,000	10/10/2015	405,000	795	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	947597	0100	425,000	8/19/2016	446,000	717	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
45	947597	0110	395,000	8/21/2015	472,000	860	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
45	947597	0140	329,000	8/8/2016	347,000	557	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
45	947597	0160	309,000	10/13/2016	318,000	522	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
45	947597	0180	400,000	5/11/2016	435,000	742	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
45	947597	0190	285,000	3/18/2016	316,000	556	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
45	947597	0210	490,000	8/25/2016	513,000	860	4	1989	4	No	Yes	WINDSOR COURT CONDOMINIUM
45	947597	0250	280,000	12/14/2015	321,000	537	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
45	947597	0260	305,000	10/11/2016	314,000	522	4	1989	4	No	Yes	WINDSOR COURT CONDOMINIUM
45	947597	0280	300,000	4/26/2015	374,000	742	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
45	947597	0320	255,000	2/17/2015	326,000	544	4	1989	4	No	Yes	WINDSOR COURT CONDOMINIUM
45	947597	0340	305,000	10/20/2015	357,000	557	4	1989	4	No	Yes	WINDSOR COURT CONDOMINIUM
45	947597	0370	365,000	10/28/2016	374,000	597	4	1989	4	No	No	WINDSOR COURT CONDOMINIUM
50	026090	0030	350,000	9/27/2016	362,000	1,000	5	1972	4	No	Yes	ARGAND THE CONDOMINIUM
50	026090	0030	300,500	4/27/2015	375,000	1,000	5	1972	4	No	Yes	ARGAND THE CONDOMINIUM
50	029090	0090	300,000	9/2/2016	313,000	658	5	1999	3	No	No	ASHBURY CONDOMINIUM
50	029090	0110	330,000	11/28/2016	334,000	813	5	1999	3	No	No	ASHBURY CONDOMINIUM
50	029090	0260	352,500	11/9/2016	359,000	816	5	1999	3	No	No	ASHBURY CONDOMINIUM
50	132700	0030	299,950	5/19/2016	325,000	1,000	4	1984	3	No	No	CANAL PLACE CONDOMINIUM
50	132700	0130	250,000	2/10/2015	320,000	993	4	1984	3	No	Yes	CANAL PLACE CONDOMINIUM
50	132700	0140	320,000	4/3/2015	402,000	1,150	4	1984	3	No	Yes	CANAL PLACE CONDOMINIUM
50	143100	0050	228,000	1/21/2016	258,000	617	4	1978	3	No	No	CASCADE VILLA CONDOMINIUM
50	233430	0070	390,000	10/28/2015	455,000	1,350	5	1975	4	No	Yes	EMERSON VISTA CONDOMINIUM
50	233430	0080	425,000	9/1/2015	506,000	1,175	5	1975	4	No	Yes	EMERSON VISTA CONDOMINIUM
50	233430	0130	465,000	9/20/2016	483,000	1,350	5	1975	4	No	Yes	EMERSON VISTA CONDOMINIUM
50	238870	0020	290,000	7/14/2016	308,000	627	5	1968	4	No	No	ETRURIA CONDOMINIUM
50	238870	0030	292,500	9/14/2016	304,000	642	5	1968	4	No	No	ETRURIA CONDOMINIUM
50	238870	0040	285,000	9/2/2016	298,000	642	5	1968	4	No	No	ETRURIA CONDOMINIUM
50	238880	0050	422,000	8/19/2016	443,000	690	5	1966	5	No	No	ETRUSCAN BY NEWBURY
50	238880	0060	400,000	6/14/2016	430,000	690	5	1966	5	No	No	ETRUSCAN BY NEWBURY
50	238880	0080	481,000	5/26/2016	520,000	860	5	1966	5	No	No	ETRUSCAN BY NEWBURY
50	253910	0010	290,000	2/17/2016	325,000	725	5	1985	3	No	No	57 ETRURIA CONDOMINIUM
50	253910	0040	215,000	5/19/2015	266,000	714	5	1985	3	No	No	57 ETRURIA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
50	253910	0090	329,900	6/2/2015	406,000	1,001	5	1985	3	No	No	57 ETRURIA CONDOMINIUM
50	253910	0110	338,000	9/1/2015	403,000	699	5	1985	3	No	Yes	57 ETRURIA CONDOMINIUM
50	258350	0010	402,500	3/17/2015	509,000	1,116	4	1985	3	No	Yes	FLORENCE CONDOMINIUM
50	258350	0030	428,000	6/8/2015	526,000	1,177	4	1985	3	No	Yes	FLORENCE CONDOMINIUM
50	524300	0030	340,000	3/4/2015	432,000	910	5	1966	4	No	No	MAYFAIR CONDOMINIUM
50	617140	0050	199,950	10/8/2015	235,000	718	4	1965	4	No	No	NORTHERN LIGHTS CONDOMINIUM
50	617140	0060	230,500	12/23/2016	231,000	682	4	1965	4	No	No	NORTHERN LIGHTS CONDOMINIUM
50	617140	0060	194,500	1/12/2016	221,000	682	4	1965	4	No	No	NORTHERN LIGHTS CONDOMINIUM
50	617140	0110	200,000	6/24/2015	244,000	700	4	1965	4	No	Yes	NORTHERN LIGHTS CONDOMINIUM
50	617140	0150	300,000	10/20/2015	351,000	977	4	1965	4	No	Yes	NORTHERN LIGHTS CONDOMINIUM
50	617140	0160	285,000	5/10/2016	310,000	824	4	1965	4	No	Yes	NORTHERN LIGHTS CONDOMINIUM
50	617140	0200	219,000	7/15/2015	265,000	682	4	1965	4	No	Yes	NORTHERN LIGHTS CONDOMINIUM
50	617140	0210	300,000	3/25/2015	378,000	977	4	1965	4	No	Yes	NORTHERN LIGHTS CONDOMINIUM
50	617140	0220	294,000	11/9/2015	342,000	977	4	1965	4	No	No	NORTHERN LIGHTS CONDOMINIUM
50	617140	0230	225,000	5/15/2015	279,000	823	4	1965	4	No	No	NORTHERN LIGHTS CONDOMINIUM
50	617140	0250	180,000	8/12/2015	216,000	700	4	1965	4	No	No	NORTHERN LIGHTS CONDOMINIUM
50	617140	0320	193,500	12/8/2015	223,000	700	4	1965	4	No	No	NORTHERN LIGHTS CONDOMINIUM
50	617140	0370	299,950	8/31/2016	313,000	823	4	1965	4	No	Yes	NORTHERN LIGHTS CONDOMINIUM
50	926630	0020	650,000	5/3/2015	809,000	3,051	5	1987	4	No	Yes	WEST EMERSON TOWMHOMES CONDOMINIUM
55	019550	0040	350,000	6/15/2016	376,000	762	4	1999	3	No	No	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0050	349,000	4/6/2016	384,000	762	4	1999	3	No	Yes	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0070	530,000	10/4/2016	547,000	1,207	4	1999	3	No	Yes	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0300	326,000	11/19/2015	378,000	873	4	1999	3	No	No	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0320	490,000	4/27/2016	536,000	1,063	4	1999	3	No	No	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0400	435,000	9/25/2015	514,000	1,063	4	1999	3	No	Yes	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0430	530,000	10/25/2016	543,000	1,137	4	1999	3	No	Yes	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0470	625,000	4/20/2015	781,000	1,479	4	1999	3	No	Yes	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0570	510,000	5/27/2015	629,000	1,165	4	1999	3	No	Yes	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0580	555,000	8/15/2016	583,000	1,139	4	1999	3	No	Yes	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0620	386,000	7/29/2015	465,000	875	4	1999	3	No	Yes	ALTERRA CONDOMINIUM PH 1 & 2
55	030000	0030	723,000	12/10/2015	831,000	1,950	5	1984	4	No	Yes	ATWATER CONDOMINIUM
55	136830	0090	700,000	11/13/2016	712,000	1,692	5	1975	4	No	No	CARLETON HOUSE CONDOMINIUM
55	142180	0010	584,960	9/28/2016	605,000	1,183	5	1991	3	No	Yes	CASCADE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	142180	0170	800,000	6/18/2015	979,000	1,930	5	1991	3	No	Yes	CASCADE CONDOMINIUM
55	152780	0030	430,000	7/14/2015	521,000	1,312	5	1985	4	No	Yes	CHARTHOUSE CONDOMINIUM
55	152780	0090	530,000	11/23/2015	613,000	1,256	5	1985	4	No	Yes	CHARTHOUSE CONDOMINIUM
55	152780	0140	450,000	2/11/2015	576,000	1,326	5	1985	4	No	Yes	CHARTHOUSE CONDOMINIUM
55	152780	0180	615,000	4/8/2016	677,000	1,311	5	1985	4	No	Yes	CHARTHOUSE CONDOMINIUM
55	159430	0010	300,000	10/29/2015	350,000	828	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0030	297,000	7/28/2016	314,000	634	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0060	295,000	10/19/2016	303,000	599	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0080	342,501	8/6/2015	412,000	825	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0110	353,000	9/4/2015	420,000	823	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0130	319,500	7/7/2015	388,000	828	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0160	300,000	6/15/2015	368,000	862	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0180	256,600	6/29/2015	313,000	600	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0220	285,000	5/6/2016	311,000	630	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0230	333,000	8/28/2015	397,000	823	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0240	339,000	7/7/2015	412,000	981	4	1991	4	No	No	CITISCAPE CONDOMINIUM
55	159430	0250	374,000	7/6/2016	399,000	828	4	1991	4	No	Yes	CITISCAPE CONDOMINIUM
55	159430	0280	280,000	2/23/2015	357,000	862	4	1991	4	No	Yes	CITISCAPE CONDOMINIUM
55	159430	0350	310,000	4/24/2015	387,000	823	4	1991	4	No	Yes	CITISCAPE CONDOMINIUM
55	159430	0420	355,000	3/11/2016	395,000	600	4	1991	4	No	Yes	CITISCAPE CONDOMINIUM
55	159430	0550	278,000	1/22/2016	315,000	598	4	1991	4	No	Yes	CITISCAPE CONDOMINIUM
55	202350	0090	430,000	6/9/2016	463,000	910	4	1985	4	No	No	DEXTER PLACE CONDOMINIUM
55	202350	0130	365,000	5/20/2015	451,000	1,068	4	1985	4	No	No	DEXTER PLACE CONDOMINIUM
55	202350	0150	407,400	5/19/2016	442,000	851	4	1985	4	No	Yes	DEXTER PLACE CONDOMINIUM
55	202350	0160	465,000	4/12/2016	511,000	910	4	1985	4	No	Yes	DEXTER PLACE CONDOMINIUM
55	202350	0210	449,000	5/20/2016	487,000	910	4	1985	4	No	Yes	DEXTER PLACE CONDOMINIUM
55	202360	0020	330,000	12/8/2015	380,000	756	4	1996	3	No	No	DEXTER VIEW CONDOMINIUM
55	202360	0040	450,000	4/29/2016	492,000	827	4	1996	3	No	Yes	DEXTER VIEW CONDOMINIUM
55	202360	0050	324,000	1/13/2015	419,000	827	4	1996	3	No	Yes	DEXTER VIEW CONDOMINIUM
55	214123	0050	565,000	7/29/2015	681,000	1,285	5	1984	4	No	Yes	EAGLECREST CONDOMINIUM
55	228515	0020	320,000	1/11/2016	364,000	732	6	1983	4	No	No	802 NEWTON CONDOMINIUM
55	228515	0070	504,700	4/5/2016	556,000	848	6	1983	4	No	Yes	802 NEWTON CONDOMINIUM
55	228860	0040	676,000	9/18/2016	702,000	1,575	5	1971	4	No	Yes	EL MIRADOR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	228860	0070	630,000	6/1/2015	776,000	1,602	5	1971	4	No	Yes	EL MIRADOR CONDOMINIUM
55	261734	0040	575,000	12/29/2016	576,000	1,166	4	1992	3	No	Yes	FOUR SEASONS CONDOMINIUM
55	261734	0060	479,000	7/10/2015	582,000	1,166	4	1992	3	No	Yes	FOUR SEASONS CONDOMINIUM
55	318580	0020	358,000	1/12/2016	407,000	757	4	1989	4	No	No	HAYES COURT CONDOMINIUM
55	318580	0080	390,000	7/27/2016	413,000	736	4	1989	4	No	No	HAYES COURT CONDOMINIUM
55	318580	0090	305,000	9/26/2016	316,000	555	4	1989	4	No	No	HAYES COURT CONDOMINIUM
55	318580	0230	452,000	4/27/2016	494,000	769	4	1989	4	No	Yes	HAYES COURT CONDOMINIUM
55	318580	0300	245,000	12/24/2015	280,000	566	4	1989	4	No	Yes	HAYES COURT CONDOMINIUM
55	318580	0330	390,000	1/20/2016	442,000	769	4	1989	4	No	Yes	HAYES COURT CONDOMINIUM
55	415233	0010	485,000	7/31/2015	584,000	1,228	6	1984	4	No	Yes	LAKEWEST CONDOMINIUM
55	415233	0110	518,250	4/27/2016	567,000	1,190	6	1984	4	No	Yes	LAKEWEST CONDOMINIUM
55	415233	0220	550,000	10/6/2015	647,000	1,242	6	1984	4	No	Yes	LAKEWEST CONDOMINIUM
55	415233	0240	438,000	4/22/2015	547,000	1,188	6	1984	4	No	Yes	LAKEWEST CONDOMINIUM
55	415233	0430	550,000	11/11/2015	639,000	1,210	6	1984	4	No	Yes	LAKEWEST CONDOMINIUM
55	532850	0030	280,000	6/8/2016	302,000	757	4	1995	3	No	No	MCGRAW CONDOMINIUM
55	532850	0040	319,950	9/22/2016	332,000	958	4	1995	3	No	No	MCGRAW CONDOMINIUM
55	532850	0070	324,950	11/4/2016	332,000	761	4	1995	3	No	Yes	MCGRAW CONDOMINIUM
55	532860	0090	476,200	10/27/2015	556,000	1,065	4	1978	3	No	Yes	MCGRAW PARK CONDOMINIUM
55	601100	0080	335,000	10/2/2015	395,000	771	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	601100	0110	385,000	4/19/2016	422,000	838	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	601100	0200	380,000	3/9/2016	423,000	870	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	601100	0250	349,000	4/19/2015	436,000	769	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	601100	0340	478,000	2/10/2016	537,000	1,349	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	601100	0370	485,000	1/19/2016	549,000	1,324	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	601100	0390	551,000	1/5/2016	627,000	1,324	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	601100	0410	493,000	4/25/2015	615,000	1,477	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	601100	0560	680,000	10/28/2016	696,000	1,444	6	1992	3	No	Yes	NAUTICA CONDOMINIUM
55	686400	0130	435,000	12/15/2016	438,000	727	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0180	412,000	9/20/2016	428,000	725	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0270	342,000	1/13/2015	443,000	677	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0280	340,000	5/25/2016	368,000	584	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0310	433,000	5/22/2015	535,000	964	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0400	385,000	10/16/2015	451,000	724	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM

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55	686400	0440	385,000	6/18/2015	471,000	786	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0500	277,500	5/26/2015	342,000	486	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0600	393,000	5/19/2015	486,000	786	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0640	405,000	8/9/2016	427,000	673	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0690	501,000	6/3/2016	541,000	967	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0690	419,950	3/11/2015	533,000	967	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0700	517,500	12/31/2015	590,000	822	5	2004	3	No	Yes	PORTAL OVER LAKE UNION CONDOMINIUM
55	769795	0050	440,000	6/13/2016	473,000	890	4	1968	3	No	Yes	750 CROCKETT STREET CONDOMINIUM
55	769795	0070	280,000	9/9/2015	333,000	684	4	1968	3	No	No	750 CROCKETT STREET CONDOMINIUM
55	769795	0080	599,900	5/29/2015	739,000	1,785	4	1968	3	No	Yes	750 CROCKETT STREET CONDOMINIUM
55	769795	0090	305,000	7/14/2016	324,000	684	4	1968	3	No	Yes	750 CROCKETT STREET CONDOMINIUM
55	769812	0100	561,000	8/26/2016	587,000	1,212	5	1984	4	No	Yes	700 CROCKETT PLACE CONDOMINIUM
55	769812	0160	470,000	6/23/2015	574,000	1,092	5	1984	4	No	Yes	700 CROCKETT PLACE CONDOMINIUM
55	769812	0210	794,800	10/25/2016	814,000	1,715	5	1984	4	No	Yes	700 CROCKETT PLACE CONDOMINIUM
55	812341	0110	237,000	5/23/2016	257,000	628	4	1947	4	No	No	SUNRISE MANOR 2450 CONDOMINIUM
55	812341	0130	273,000	8/24/2016	286,000	652	4	1947	4	No	Yes	SUNRISE MANOR 2450 CONDOMINIUM
55	872710	0010	335,000	6/17/2015	410,000	940	4	1967	5	No	Yes	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0030	399,000	7/8/2016	425,000	900	4	1967	5	No	Yes	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0160	405,000	8/8/2016	427,000	900	4	1967	5	No	Yes	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0180	355,000	12/15/2015	407,000	940	4	1967	5	No	Yes	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0190	430,000	10/27/2016	440,000	940	4	1967	5	No	Yes	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0210	405,000	8/29/2016	424,000	900	4	1967	5	No	Yes	2001 WESTLAKE TERRACE CONDOMINIUM
55	872735	0060	465,000	11/4/2016	475,000	1,025	4	1993	3	No	Yes	2167 DEXTER CONDOMINIUM
55	872738	0030	770,000	3/14/2016	855,000	1,652	5	1994	3	No	Yes	2170 SIXTH AVE N CONDOMINIUM
55	872740	0020	585,000	6/10/2016	630,000	1,200	5	1985	3	No	Yes	2135 & 2137 WAVERLY PLACE NORTH CONDOMINIUM
55	872915	0020	485,000	2/18/2016	544,000	1,014	4	1962	5	No	Yes	2012 WAVERLY PL N CONDOMINIUM,
55	880510	0050	263,000	2/23/2016	294,000	657	4	1977	3	No	No	UNION BAY CONDOMINIUM
55	880510	0150	349,950	8/29/2015	417,000	911	4	1977	3	No	No	UNION BAY CONDOMINIUM
55	880990	0040	315,000	11/7/2016	321,000	880	4	1946	4	No	No	UNION VIEW CONDOMINIUM
55	880990	0040	200,000	1/30/2015	257,000	880	4	1946	4	No	No	UNION VIEW CONDOMINIUM
55	920120	0010	549,000	8/5/2015	660,000	1,448	6	1990	4	No	No	WAVERLY PLACE CONDOMINIUM
55	920120	0050	465,000	4/12/2016	511,000	967	6	1990	4	No	No	WAVERLY PLACE CONDOMINIUM
55	920120	0070	557,000	9/24/2015	658,000	1,098	6	1990	4	No	Yes	WAVERLY PLACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	920120	0080	555,000	3/29/2016	613,000	1,038	6	1990	4	No	Yes	WAVERLY PLACE CONDOMINIUM
55	920120	0120	825,000	6/30/2016	882,000	1,608	6	1990	4	No	Yes	WAVERLY PLACE CONDOMINIUM
55	920120	0130	645,000	7/20/2015	780,000	1,324	6	1990	4	No	Yes	WAVERLY PLACE CONDOMINIUM
55	920120	0160	795,000	8/26/2015	949,000	1,594	6	1990	4	No	Yes	WAVERLY PLACE CONDOMINIUM
55	930195	0010	529,950	11/10/2016	540,000	1,342	4	1977	4	No	No	WESTLAKE VISTA CONDOMINIUM
55	930195	0030	460,000	7/27/2015	555,000	1,352	4	1977	4	No	Yes	WESTLAKE VISTA CONDOMINIUM
55	947790	0100	702,280	5/10/2016	764,000	1,768	5	1987	3	No	Yes	WINDWATCH TOWNHOUSES CONDOMINIUM
55	947790	0190	830,000	4/13/2016	912,000	1,865	5	1987	3	No	Yes	WINDWATCH TOWNHOUSES CONDOMINIUM
60	143768	0010	329,250	3/24/2016	364,000	661	6	1930	4	No	No	CASTLEWOOD CONDOMINIUM
60	143768	0120	375,000	6/18/2015	459,000	789	6	1930	4	No	Yes	CASTLEWOOD CONDOMINIUM
60	215460	0010	467,000	11/20/2015	541,000	1,160	5	1989	3	No	No	EAST BOSTON ST CONDOMINIUM
60	215460	0030	590,000	8/15/2016	620,000	1,161	5	1989	3	No	Yes	EAST BOSTON ST CONDOMINIUM
60	220800	0050	406,475	9/29/2015	479,000	1,017	4	1992	3	No	No	EASTLAKE EJ PLAZA CONDOMINIUM
60	220800	0080	500,000	1/8/2016	569,000	1,017	4	1992	3	No	No	EASTLAKE EJ PLAZA CONDOMINIUM
60	220850	0020	549,000	3/12/2015	696,000	1,678	5	1921	5	No	No	EASTLAKE GARDEN COURT TOWNHOMES
60	220880	0020	612,000	8/5/2016	646,000	1,025	6	2007	3	No	No	EASTLAKE LOFTS CONDOMINIUM
60	220880	0130	730,000	7/20/2015	883,000	1,202	6	2007	3	No	Yes	EASTLAKE LOFTS CONDOMINIUM
60	220880	0150	525,000	11/2/2016	536,000	930	6	2007	3	No	Yes	EASTLAKE LOFTS CONDOMINIUM
60	246250	0010	388,500	11/19/2015	450,000	730	4	1983	4	No	No	FAIRVIEW CONDOMINIUM
60	263480	0020	350,000	3/14/2016	389,000	885	4	1967	3	No	No	FRANKLIN THE CONDOMINIUM
60	263500	0010	280,000	12/3/2015	323,000	598	4	1985	3	No	No	FRANKLIN COURT CONDOMINIUM
60	263500	0050	310,000	8/16/2016	326,000	636	4	1985	3	No	Yes	FRANKLIN COURT CONDOMINIUM
60	263500	0110	308,000	11/24/2015	356,000	601	4	1985	3	No	No	FRANKLIN COURT CONDOMINIUM
60	263500	0160	350,000	10/26/2015	409,000	857	4	1985	3	No	Yes	FRANKLIN COURT CONDOMINIUM
60	311073	0010	425,500	4/8/2015	534,000	1,157	5	1986	4	No	No	HARBOR POINTE CONDOMINIUM
60	311073	0060	579,000	10/26/2016	593,000	1,169	5	1986	4	No	Yes	HARBOR POINTE CONDOMINIUM
60	311073	0130	425,000	10/26/2015	496,000	996	5	1986	4	No	Yes	HARBOR POINTE CONDOMINIUM
60	311100	0040	298,300	7/9/2015	362,000	693	5	1928	5	No	No	HARMON CONDOMINIUM
60	311100	0060	360,000	4/11/2016	396,000	700	5	1928	5	No	No	HARMON CONDOMINIUM
60	311100	0090	386,000	1/7/2016	439,000	725	5	1928	5	No	No	HARMON CONDOMINIUM
60	407900	0010	420,000	6/24/2015	513,000	918	5	1986	4	No	Yes	LAKE SIDE TERRACE CONDOMINIUM
60	407900	0020	495,000	8/8/2016	522,000	926	5	1986	4	No	Yes	LAKE SIDE TERRACE CONDOMINIUM
60	407900	0040	556,000	8/24/2016	583,000	992	5	1986	4	No	Yes	LAKE SIDE TERRACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	407900	0110	540,000	8/6/2015	649,000	976	5	1986	4	No	Yes	LAKE SIDE TERRACE CONDOMINIUM
60	408340	0020	480,600	5/13/2015	596,000	1,084	4	1996	3	No	Yes	LAKE UNION EAST PH 01 CONDOMINIUM
60	408340	0030	487,000	3/4/2016	543,000	1,041	4	1996	3	No	No	LAKE UNION EAST PH 01 CONDOMINIUM
60	409030	0020	275,000	6/10/2016	296,000	697	4	1968	4	No	No	LAKE UNION TERRACE CONDOMINIUM
60	409030	0080	495,000	6/13/2016	532,000	887	4	1968	4	No	Yes	LAKE UNION TERRACE CONDOMINIUM
60	415235	0060	560,000	8/4/2015	674,000	1,201	5	1987	3	No	Yes	LAKEWIND CONDOMINIUM
60	415235	0100	560,000	7/7/2015	681,000	1,181	5	1987	3	No	Yes	LAKEWIND CONDOMINIUM
60	505100	0010	307,000	1/22/2016	347,000	773	4	1966	4	No	No	MAISON D'OR CONDOMINIUM
60	505100	0040	283,502	2/27/2015	361,000	873	4	1966	4	No	Yes	MAISON D'OR CONDOMINIUM
60	505100	0080	315,000	9/23/2015	372,000	873	4	1966	4	No	Yes	MAISON D'OR CONDOMINIUM
60	505100	0100	445,000	6/30/2015	542,000	1,118	4	1966	4	No	Yes	MAISON D'OR CONDOMINIUM
60	505100	0150	550,000	6/7/2016	593,000	1,118	4	1966	4	No	Yes	MAISON D'OR CONDOMINIUM
60	505100	0160	322,000	5/6/2015	400,000	873	4	1966	4	No	Yes	MAISON D'OR CONDOMINIUM
60	513760	0020	235,000	5/10/2016	256,000	408	5	1927	5	No	No	MARA BELLA CONDOMINIUM
60	513760	0030	347,000	6/7/2016	374,000	583	5	1927	5	No	No	MARA BELLA CONDOMINIUM
60	609419	0070	305,000	7/25/2016	323,000	593	4	1990	4	No	No	1926 FAIRVIEW CONDOMINIUM
60	609419	0170	299,000	7/18/2016	317,000	593	4	1990	4	No	No	1926 FAIRVIEW CONDOMINIUM
60	609419	0200	365,000	11/24/2015	422,000	807	4	1990	4	No	No	1926 FAIRVIEW CONDOMINIUM
60	609419	0250	575,000	12/29/2015	656,000	1,398	4	1990	4	No	Yes	1926 FAIRVIEW CONDOMINIUM
60	609419	0270	500,000	3/2/2016	558,000	1,307	4	1990	4	No	Yes	1926 FAIRVIEW CONDOMINIUM
60	732625	0140	350,000	3/4/2016	390,000	763	5	1996	3	No	Yes	RIVA AT LAKE UNION CONDOMINIUM
60	732625	0240	483,000	3/29/2016	534,000	870	5	1996	3	No	Yes	RIVA AT LAKE UNION CONDOMINIUM
60	745997	0070	399,995	6/29/2016	428,000	790	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	745997	0150	410,000	7/27/2015	495,000	801	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	745997	0160	405,000	9/23/2015	479,000	801	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	745997	0190	380,000	5/23/2016	412,000	621	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	745997	0210	430,000	12/16/2015	493,000	788	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	745997	0360	475,000	3/2/2016	530,000	934	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	745997	0370	300,000	11/13/2015	348,000	719	5	2008	3	No	No	RUBY CONDOMINIUM
60	745997	0380	325,000	7/26/2016	344,000	702	5	2008	3	No	No	RUBY CONDOMINIUM
60	745997	0390	354,000	6/3/2016	382,000	703	5	2008	3	No	No	RUBY CONDOMINIUM
60	745997	0400	405,000	11/9/2015	471,000	806	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	745997	0440	390,000	8/1/2016	412,000	801	5	2008	3	No	Yes	RUBY CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	745997	0460	415,000	10/26/2016	425,000	812	5	2008	3	No	No	RUBY CONDOMINIUM
60	745997	0470	438,500	8/16/2016	461,000	718	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	745997	0500	353,500	8/26/2016	370,000	702	5	2008	3	No	No	RUBY CONDOMINIUM
60	745997	0540	401,000	6/8/2015	492,000	801	5	2008	3	No	Yes	RUBY CONDOMINIUM
60	763365	0020	269,000	6/22/2016	288,000	633	4	1960	4	No	Yes	SEACREST CONDOMINIUM
60	763365	0020	245,000	3/25/2015	309,000	633	4	1960	4	No	Yes	SEACREST CONDOMINIUM
60	763365	0160	290,000	3/23/2015	366,000	666	4	1960	4	No	Yes	SEACREST CONDOMINIUM
60	860290	0020	445,000	3/30/2015	560,000	1,125	5	1991	3	No	Yes	3100 FAIRVIEW CONDOMINIUM
60	860290	0060	460,000	3/23/2016	509,000	1,129	5	1991	3	No	No	3100 FAIRVIEW CONDOMINIUM
60	866990	0100	275,000	7/30/2015	332,000	562	6	2004	3	No	No	Tramonti At Lake Union Condominium
60	866990	0190	544,000	5/15/2015	674,000	1,491	6	2004	3	No	Yes	Tramonti At Lake Union Condominium
60	866990	0200	519,000	5/12/2015	644,000	1,348	6	2004	3	No	Yes	Tramonti At Lake Union Condominium
60	866990	0240	669,000	10/20/2015	783,000	1,293	6	2004	3	No	Yes	Tramonti At Lake Union Condominium
60	866990	0260	845,000	7/23/2015	1,021,000	1,755	6	2004	3	No	Yes	Tramonti At Lake Union Condominium
60	866990	0280	740,000	2/8/2016	832,000	1,605	6	2004	3	No	Yes	Tramonti At Lake Union Condominium
60	866990	0310	800,000	3/21/2016	886,000	1,720	6	2004	3	No	Yes	Tramonti At Lake Union Condominium
60	866990	0340	831,000	7/22/2015	1,005,000	1,628	6	2004	3	No	Yes	Tramonti At Lake Union Condominium
60	872400	0110	550,000	4/25/2016	602,000	954	5	2001	3	No	Yes	TUSCANY CONDOMINIUM
60	872400	0120	525,000	4/1/2016	579,000	954	5	2001	3	No	Yes	TUSCANY CONDOMINIUM
60	872704	0010	525,000	9/13/2016	546,000	1,095	5	2005	3	No	No	2019 FRANKLIN CONDOMINIUM
60	872830	0060	347,100	7/27/2015	419,000	770	4	1988	3	No	Yes	2727 FRANKLIN CONDOMINIUM
60	872830	0080	360,000	8/15/2016	378,000	806	4	1988	3	No	Yes	2727 FRANKLIN CONDOMINIUM
60	872830	0100	335,000	6/9/2016	361,000	612	4	1988	3	No	No	2727 FRANKLIN CONDOMINIUM
60	872850	0020	599,950	6/29/2016	641,000	1,541	6	1926	4	No	No	2605 FRANKLIN AVE E CONDOMINIUM
60	872850	0040	440,000	6/29/2015	536,000	1,076	6	1926	4	No	No	2605 FRANKLIN AVE E CONDOMINIUM
60	872961	0020	440,000	7/14/2016	468,000	952	4	1994	3	No	Yes	2309 BOYLSTON CONDOMINIUM
60	872961	0030	439,000	12/6/2016	443,000	956	4	1994	3	No	Yes	2309 BOYLSTON CONDOMINIUM
60	872961	0040	360,000	6/20/2016	386,000	637	4	1994	3	No	Yes	2309 BOYLSTON CONDOMINIUM
60	872980	0100	180,000	4/14/2015	225,000	408	4	1987	4	No	Yes	2228 YALE CONDOMINIUM
60	872990	0030	583,000	2/22/2016	653,000	1,501	6	1926	4	No	Yes	2000 FRANKLIN CONDOMINIUM
60	880720	0170	725,000	11/2/2015	845,000	1,384	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM
60	880720	0280	317,000	8/31/2015	378,000	635	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM
60	880720	0430	345,000	11/21/2016	350,000	650	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	880720	0450	320,000	6/10/2016	344,000	635	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM
60	880720	0590	350,000	6/1/2016	378,000	641	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM
60	880720	0610	410,000	7/6/2016	437,000	626	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM
60	880720	0630	675,000	9/21/2016	700,000	1,333	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM
60	880720	0630	675,000	9/21/2016	700,000	1,333	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM
60	880720	0650	665,000	9/20/2016	690,000	1,333	4	1968	4	Yes	Yes	UNION HARBOR CONDOMINIUM
60	980700	0080	540,000	11/4/2016	551,000	1,070	4	1985	4	No	Yes	YALE PLACE CONDOMINIUM
60	980700	0090	480,000	10/13/2015	563,000	1,099	4	1985	4	No	Yes	YALE PLACE CONDOMINIUM
75	030010	0130	390,000	11/8/2016	398,000	893	5	2002	3	No	No	ATWATER PARK
75	066240	0060	375,000	3/19/2015	474,000	1,039	6	2003	3	No	No	BELLAGIO CONDOMINIUM
75	066240	0190	630,000	7/16/2015	763,000	1,352	6	2003	3	No	No	BELLAGIO CONDOMINIUM
75	077790	0020	330,000	9/7/2016	344,000	954	4	1969	4	No	No	BERTONA HOUSE CONDOMINIUM
75	077790	0130	392,500	9/28/2016	406,000	1,095	4	1969	4	No	Yes	BERTONA HOUSE CONDOMINIUM
75	077790	0140	545,000	4/14/2016	599,000	1,722	4	1969	4	No	Yes	BERTONA HOUSE CONDOMINIUM
75	086630	0080	382,950	12/21/2015	438,000	813	5	2007	3	No	No	BLUE HERON CONDOMINIUM
75	086630	0090	265,000	4/2/2015	333,000	639	5	2007	3	No	No	BLUE HERON CONDOMINIUM
75	086630	0140	279,500	7/10/2015	339,000	646	5	2007	3	No	No	BLUE HERON CONDOMINIUM
75	086630	0190	305,000	2/2/2016	344,000	691	5	2007	3	No	No	BLUE HERON CONDOMINIUM
75	086630	0210	435,000	8/15/2016	457,000	1,052	5	2007	3	No	No	BLUE HERON CONDOMINIUM
75	086630	0260	274,000	7/22/2015	331,000	639	5	2007	3	No	No	BLUE HERON CONDOMINIUM
75	086630	0320	400,000	5/7/2015	497,000	888	5	2007	3	No	No	BLUE HERON CONDOMINIUM
75	132850	0100	199,950	12/7/2016	202,000	476	5	1960	4	No	No	CANDYCE CONDOMINIUM
75	204150	0030	335,000	10/7/2015	394,000	970	4	1976	4	No	No	DISCOVERY PARK CONDOMINIUM
75	204150	0120	313,000	4/12/2016	344,000	825	4	1976	4	No	No	DISCOVERY PARK CONDOMINIUM
75	204150	0160	345,000	6/7/2016	372,000	970	4	1976	4	No	No	DISCOVERY PARK CONDOMINIUM
75	229660	0140	560,000	9/22/2016	581,000	1,800	4	1973	4	No	Yes	ELDORADO THE CONDOMINIUM
75	229661	0010	315,000	9/9/2016	328,000	778	4	1969	4	No	No	ELDORADO NO. 02 CONDOMINIUM
75	229661	0040	214,500	10/16/2015	251,000	712	4	1969	4	No	No	ELDORADO NO. 02 CONDOMINIUM
75	229661	0060	211,950	8/24/2015	253,000	712	4	1969	4	No	No	ELDORADO NO. 02 CONDOMINIUM
75	229661	0080	230,000	9/16/2015	273,000	712	4	1969	4	No	No	ELDORADO NO. 02 CONDOMINIUM
75	229661	0210	249,950	2/23/2016	280,000	706	4	1969	4	No	Yes	ELDORADO NO. 02 CONDOMINIUM
75	229661	0310	241,000	6/23/2015	294,000	706	4	1969	4	No	Yes	ELDORADO NO. 02 CONDOMINIUM
75	229664	0160	310,000	11/28/2016	314,000	911	4	1970	4	No	Yes	ELDORADO NO. 04 CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
75	229722	0010	299,950	2/26/2015	382,000	1,303	4	1968	4	No	No	ELDORADO 3612 CONDOMINIUM
75	229722	0040	525,000	11/4/2016	536,000	1,533	4	1968	4	No	Yes	ELDORADO 3612 CONDOMINIUM
75	438780	0020	470,000	6/1/2015	579,000	1,526	6	1982	4	Yes	Yes	LOCKHAVEN CONDOMINIUM
75	438780	0070	480,000	6/17/2015	588,000	1,526	6	1982	4	Yes	Yes	LOCKHAVEN CONDOMINIUM
75	438780	0080	515,000	3/20/2015	651,000	1,526	6	1982	4	Yes	Yes	LOCKHAVEN CONDOMINIUM
75	438780	0120	800,000	6/23/2015	977,000	2,408	6	1982	4	Yes	Yes	LOCKHAVEN CONDOMINIUM
75	438780	0200	749,000	9/12/2016	779,000	1,786	6	1982	4	Yes	Yes	LOCKHAVEN CONDOMINIUM
75	438780	0280	659,000	4/30/2015	821,000	1,786	6	1982	4	Yes	Yes	LOCKHAVEN CONDOMINIUM
75	438780	0350	750,000	8/16/2016	788,000	1,526	6	1982	4	Yes	Yes	LOCKHAVEN CONDOMINIUM
75	438780	0360	730,000	12/20/2016	733,000	1,456	6	1982	4	Yes	Yes	LOCKHAVEN CONDOMINIUM
75	439540	0040	337,500	7/25/2016	357,000	704	5	1965	4	No	Yes	LOCKSHORE CONDOMINIUM
75	439540	0090	323,000	4/27/2016	353,000	704	5	1965	4	No	Yes	LOCKSHORE CONDOMINIUM
75	439540	0160	340,879	4/18/2016	374,000	704	5	1965	4	No	Yes	LOCKSHORE CONDOMINIUM
75	439540	0270	275,000	6/29/2015	335,000	704	5	1965	4	No	Yes	LOCKSHORE CONDOMINIUM
75	503500	0010	215,000	2/5/2015	276,000	550	4	1978	4	No	No	MAGNOLIA GATE CONDOMINIUM
75	503500	0040	320,000	1/5/2016	364,000	960	4	1978	4	No	No	MAGNOLIA GATE CONDOMINIUM
75	503500	0050	350,000	6/27/2016	374,000	960	4	1978	4	No	No	MAGNOLIA GATE CONDOMINIUM
75	503500	0070	328,000	12/16/2015	376,000	960	4	1978	4	No	No	MAGNOLIA GATE CONDOMINIUM
75	503560	0050	425,000	4/7/2015	534,000	1,448	4	1968	4	No	Yes	MAGNOLIA HEIGHTS CONDOMINIUM
75	503780	0050	295,000	2/10/2016	332,000	1,029	4	1968	3	No	No	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0060	289,950	11/18/2015	336,000	769	4	1968	3	No	No	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0080	276,500	8/11/2015	332,000	833	4	1968	3	No	No	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0180	298,500	5/24/2016	323,000	769	4	1968	3	No	Yes	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0310	280,000	11/16/2015	325,000	1,029	4	1968	3	No	No	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0340	275,000	7/1/2015	335,000	818	4	1968	3	No	No	MAGNOLIA RIDGE CONDOMINIUM
75	504180	0120	325,000	2/25/2015	414,000	1,116	5	1978	4	No	No	MAGNOLIA VILLAGER CONDOMINIUM
75	504180	0190	304,600	9/15/2015	361,000	1,050	5	1978	4	No	No	MAGNOLIA VILLAGER CONDOMINIUM
75	504180	0200	420,000	6/6/2016	453,000	1,236	5	1978	4	No	No	MAGNOLIA VILLAGER CONDOMINIUM
75	511635	0010	299,000	5/6/2016	326,000	949	4	1991	3	No	No	MAPLECREEK CONDOMINIUM
75	511635	0020	360,000	12/8/2016	363,000	949	4	1991	3	No	No	MAPLECREEK CONDOMINIUM
75	558330	0010	853,500	2/24/2016	955,000	1,677	6	1900	5	No	No	MONTANA CIRCLE AT FORT LAWTON
75	558330	0020	855,000	2/18/2016	958,000	1,678	6	1900	5	No	No	MONTANA CIRCLE AT FORT LAWTON
75	558330	0030	889,000	2/24/2016	994,000	1,976	6	1900	5	No	No	MONTANA CIRCLE AT FORT LAWTON

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
75	558330	0040	900,000	4/5/2016	992,000	1,976	6	1900	5	No	No	MONTANA CIRCLE AT FORT LAWTON
75	558330	0050	885,000	1/27/2016	1,000,000	1,976	6	1900	5	No	No	MONTANA CIRCLE AT FORT LAWTON
75	558330	0060	950,000	1/27/2016	1,073,000	1,976	6	1900	5	No	No	MONTANA CIRCLE AT FORT LAWTON
75	558330	0070	799,000	12/22/2015	914,000	1,674	6	1900	5	No	No	MONTANA CIRCLE AT FORT LAWTON
75	558330	0080	800,000	12/11/2015	919,000	1,675	6	1900	5	No	No	MONTANA CIRCLE AT FORT LAWTON
75	610700	0040	340,000	4/28/2015	424,000	979	4	1977	4	No	Yes	NOR' EASTER CONDOMINIUM
75	700280	0070	279,950	12/16/2015	321,000	1,014	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0090	223,000	10/20/2015	261,000	752	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0100	237,000	8/7/2015	285,000	765	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0150	392,600	10/25/2016	402,000	1,310	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0320	312,000	8/5/2016	329,000	975	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0370	197,500	2/6/2015	253,000	815	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0420	249,950	1/13/2015	323,000	980	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0450	325,000	4/27/2016	355,000	1,100	5	1974	4	No	Yes	QUARTERDECK CONDOMINIUM
75	700280	0490	279,950	11/21/2016	284,000	820	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0650	244,000	6/3/2015	300,000	820	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0670	300,000	6/28/2016	321,000	750	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0680	205,000	6/24/2015	250,000	745	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	700280	0710	300,000	3/29/2016	331,000	815	5	1974	4	No	No	QUARTERDECK CONDOMINIUM
75	860235	0020	345,000	2/12/2015	442,000	1,308	4	1970	4	No	No	3434 25TH W CONDOMINIUM
75	872688	0060	397,000	5/6/2016	433,000	1,221	4	1968	4	No	Yes	25TH WEST CONDOMINIUM
75	894610	0070	283,000	7/14/2016	301,000	732	4	1959	4	No	No	VILLAGER ON MAGNOLIA CONDOMINIUM
75	947811	0020	285,000	7/7/2016	304,000	856	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0050	199,950	5/5/2015	249,000	766	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0120	187,950	9/10/2015	223,000	766	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0140	270,000	3/14/2016	300,000	919	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0180	265,000	12/5/2016	268,000	856	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0240	249,950	3/25/2016	277,000	984	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0310	185,000	9/10/2015	220,000	674	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0420	220,000	9/20/2016	228,000	746	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0450	185,000	5/18/2015	229,000	791	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0630	195,000	10/23/2015	228,000	680	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0630	200,000	10/17/2016	206,000	680	4	1968	3	No	No	WINDY HILLS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
75	947811	0730	195,000	3/3/2016	217,000	701	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
75	947811	0740	215,000	6/23/2015	263,000	931	4	1968	3	No	No	WINDY HILLS CONDOMINIUM
80	025321	0020	299,950	8/19/2016	315,000	839	4	1988	4	No	No	ARAVITA CONDOMINIUM
80	025321	0060	367,000	11/5/2015	427,000	1,165	4	1988	4	No	No	ARAVITA CONDOMINIUM
80	025321	0070	239,000	5/24/2016	259,000	591	4	1988	4	No	No	ARAVITA CONDOMINIUM
80	025321	0080	269,000	8/17/2015	322,000	785	4	1988	4	No	No	ARAVITA CONDOMINIUM
80	025321	0170	235,000	6/30/2016	251,000	584	4	1988	4	No	No	ARAVITA CONDOMINIUM
80	025321	0210	298,500	10/9/2015	351,000	839	4	1988	4	No	Yes	ARAVITA CONDOMINIUM
80	025321	0240	215,000	4/6/2016	237,000	510	4	1988	4	No	Yes	ARAVITA CONDOMINIUM
80	025321	0290	259,000	10/27/2015	302,000	708	4	1988	4	No	No	ARAVITA CONDOMINIUM
80	025321	0380	215,000	11/6/2015	250,000	555	4	1988	4	No	No	ARAVITA CONDOMINIUM
80	054490	0050	234,500	8/21/2015	280,000	851	4	1993	3	No	No	BARRETT CONDOMINIUM
80	054490	0090	225,000	3/27/2015	284,000	740	4	1993	3	No	No	BARRETT CONDOMINIUM
80	054490	0200	412,000	10/3/2016	426,000	1,132	4	1993	3	No	No	BARRETT CONDOMINIUM
80	054500	0050	335,000	8/11/2016	353,000	839	4	1990	4	No	Yes	BARRETT PLACE CONDOMINIUM
80	059190	0010	302,000	1/9/2016	343,000	746	4	1988	4	No	No	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0040	267,000	7/28/2016	282,000	577	4	1988	4	No	No	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0070	224,000	6/16/2015	274,000	557	4	1988	4	No	No	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0120	225,000	8/14/2015	270,000	509	4	1988	4	No	No	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0220	210,000	8/26/2015	251,000	510	4	1988	4	No	No	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0230	330,000	10/12/2015	387,000	839	4	1988	4	No	No	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0270	216,500	5/6/2015	269,000	554	4	1988	4	No	No	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0300	283,000	9/1/2015	337,000	605	4	1988	4	No	Yes	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0310	229,000	4/19/2016	251,000	446	4	1988	4	No	Yes	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0320	274,000	11/8/2016	279,000	510	4	1988	4	No	Yes	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	073995	0070	495,000	8/23/2016	519,000	1,177	5	1997	4	No	No	BENSON ON MAGNOLIA CONDOMINIUM
80	095870	0080	235,000	12/1/2015	271,000	768	4	1985	4	No	No	BOSTONIAN THE CONDOMINIUM
80	095870	0140	265,000	7/27/2015	320,000	768	4	1985	4	No	Yes	BOSTONIAN THE CONDOMINIUM
80	156230	0030	575,000	6/22/2016	616,000	1,474	7	2002	3	No	Yes	CHEZ NOUS CONDOMINIUM
80	156230	0080	685,000	2/10/2016	770,000	1,633	7	2002	3	No	Yes	CHEZ NOUS CONDOMINIUM
80	159400	0170	382,000	5/7/2015	475,000	1,017	5	1989	4	No	No	CITADEL THE CONDOMINIUM
80	179200	0050	495,000	12/28/2015	565,000	1,103	6	1988	4	No	Yes	COURTYARD THE CONDOMINIUM
80	200640	0090	273,750	10/14/2015	321,000	715	5	1979	4	No	No	DESIREE THE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	200640	0120	367,550	2/4/2015	472,000	1,075	5	1979	4	No	Yes	DESIREE THE CONDOMINIUM
80	210900	0010	236,500	8/18/2015	283,000	617	5	1990	3	No	No	DRAVUS PLACE CONDOMINIUM
80	210900	0050	332,000	10/28/2016	340,000	742	5	1990	3	No	No	DRAVUS PLACE CONDOMINIUM
80	247093	0020	299,000	5/11/2016	325,000	829	4	1980	4	No	No	FAIRWAY VISTA CONDOMINIUM
80	247570	0050	215,000	6/23/2015	263,000	498	4	1978	4	No	No	FALCON WEST CONDOMINIUM
80	247570	0070	310,000	4/13/2016	341,000	718	4	1978	4	No	No	FALCON WEST CONDOMINIUM
80	247570	0090	220,000	12/18/2015	252,000	498	4	1978	4	No	No	FALCON WEST CONDOMINIUM
80	277250	0080	244,000	7/23/2016	259,000	602	5	2000	3	No	Yes	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0090	220,000	10/19/2015	258,000	499	5	2000	3	No	Yes	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0150	305,000	8/28/2016	319,000	953	5	2000	3	No	No	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0170	245,000	5/27/2016	265,000	635	5	2000	3	No	Yes	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0220	271,000	3/2/2016	302,000	778	5	2000	3	No	No	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0250	312,000	6/3/2016	337,000	953	5	2000	3	No	No	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0290	235,000	8/18/2016	247,000	499	5	2000	3	No	Yes	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0340	285,000	11/20/2015	330,000	713	5	2000	3	No	No	GILMAN'S FAIRWAY CONDOMINIUM
80	339515	0070	260,000	2/10/2015	333,000	1,221	4	1969	4	No	No	HOLLY TERRACE CONDOMINIUM
80	339515	0090	271,500	10/26/2016	278,000	930	4	1969	4	No	No	HOLLY TERRACE CONDOMINIUM
80	339515	0130	323,500	9/13/2016	337,000	1,010	4	1969	4	No	No	HOLLY TERRACE CONDOMINIUM
80	387110	0030	498,000	12/1/2015	574,000	1,390	4	1984	3	No	Yes	KING JAMES ON QUEEN ANNE CONDOMINIUM
80	419365	0030	710,000	2/9/2016	798,000	2,400	5	1997	3	No	Yes	LAS PALMAS CONDOMINIUM
80	500770	0010	262,500	11/15/2016	267,000	660	5	1967	4	No	No	MADERA ON QUEEN ANNE CONDOMINIUM
80	503160	0010	399,350	12/21/2015	457,000	1,172	4	1991	4	No	No	MAGNOLIA BAY CONDOMINIUM
80	503910	0040	310,000	2/29/2016	346,000	1,221	4	1969	4	No	Yes	MAGNOLIA VIEW CONDOMINIUM
80	503910	0060	245,000	9/14/2015	291,000	952	4	1969	4	No	No	MAGNOLIA VIEW CONDOMINIUM
80	503910	0140	214,000	6/25/2015	261,000	685	4	1969	4	No	No	MAGNOLIA VIEW CONDOMINIUM
80	504030	0020	233,000	5/19/2015	288,000	902	4	1978	4	No	No	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0040	210,000	2/20/2015	268,000	818	4	1978	4	No	No	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0070	218,000	3/21/2016	242,000	664	4	1978	4	No	Yes	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0080	292,000	4/29/2016	319,000	814	4	1978	4	No	Yes	MAGNOLIA VIEW CREST CONDOMINIUM
80	504260	0030	385,000	1/25/2016	435,000	1,201	5	1979	4	No	Yes	MAGNOLIA VISTA CONDOMINIUM
80	504260	0070	505,000	9/9/2016	526,000	1,200	5	1979	4	No	Yes	MAGNOLIA VISTA CONDOMINIUM
80	559400	0130	430,000	7/9/2015	522,000	1,335	5	2003	3	No	No	MONTERRA AT MAGNOLIA CONDOMINIUM
80	606380	0010	289,000	4/22/2016	317,000	634	4	1978	4	No	No	NEWELL SQUARE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	606380	0050	285,000	10/26/2016	292,000	667	4	1978	4	No	No	NEWELL SQUARE CONDOMINIUM
80	606380	0090	420,000	10/5/2015	494,000	1,360	4	1978	4	No	Yes	NEWELL SQUARE CONDOMINIUM
80	606380	0100	189,000	1/8/2015	245,000	668	4	1978	4	No	Yes	NEWELL SQUARE CONDOMINIUM
80	606380	0120	262,000	4/15/2016	288,000	718	4	1978	4	No	No	NEWELL SQUARE CONDOMINIUM
80	606380	0150	215,180	4/29/2015	268,000	725	4	1978	4	No	No	NEWELL SQUARE CONDOMINIUM
80	606380	0180	329,000	1/23/2015	424,000	1,353	4	1978	4	No	Yes	NEWELL SQUARE CONDOMINIUM
80	638860	0020	500,000	4/21/2016	548,000	1,376	4	1988	4	No	No	OLYMPIC WATCH TOWNHOUSES CONDOMINIUM
80	662110	0010	343,000	4/6/2015	431,000	1,170	5	1990	3	No	No	PANORAMA WEST CONDOMINIUM
80	662110	0030	389,950	9/11/2015	463,000	1,130	5	1990	3	No	Yes	PANORAMA WEST CONDOMINIUM
80	662110	0050	420,000	4/5/2016	463,000	1,030	5	1990	3	No	Yes	PANORAMA WEST CONDOMINIUM
80	678070	0020	367,000	3/11/2016	408,000	1,102	4	1968	4	No	Yes	PIERRE THE CONDOMINIUM
80	678070	0090	355,000	10/26/2015	415,000	1,125	4	1968	4	No	Yes	PIERRE THE CONDOMINIUM
80	678080	0070	375,000	2/9/2016	422,000	1,046	4	1980	4	No	No	PIERRE MARQUIS CONDOMINIUM
80	678080	0130	485,000	6/7/2016	523,000	1,156	4	1980	4	No	Yes	PIERRE MARQUIS CONDOMINIUM
80	678080	0190	367,000	12/7/2016	370,000	1,048	4	1980	4	No	No	PIERRE MARQUIS CONDOMINIUM
80	678080	0470	368,950	6/10/2015	453,000	1,046	4	1980	4	No	Yes	PIERRE MARQUIS CONDOMINIUM
80	683550	0030	425,000	3/25/2015	536,000	1,700	4	1965	5	No	Yes	PLYMOUTH VISTA CONDOMINIUM
80	701069	0060	371,000	7/13/2015	450,000	1,257	5	1984	3	No	Yes	QUEEN ANNE THE CONDOMINIUM
80	701069	0070	405,000	5/17/2016	440,000	1,155	5	1984	3	No	Yes	QUEEN ANNE THE CONDOMINIUM
80	701069	0100	365,000	3/30/2015	460,000	1,155	5	1984	3	No	Yes	QUEEN ANNE THE CONDOMINIUM
80	701069	0120	400,000	9/1/2015	477,000	1,227	5	1984	3	No	Yes	QUEEN ANNE THE CONDOMINIUM
80	701480	0010	260,000	2/13/2015	333,000	1,088	4	1980	4	No	No	QUEEN ANNE NORTH CONDOMINIUM
80	701480	0040	228,000	2/20/2015	291,000	798	4	1980	4	No	No	QUEEN ANNE NORTH CONDOMINIUM
80	701485	0080	357,000	8/23/2016	374,000	1,087	5	1990	4	No	No	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0110	317,500	6/28/2016	340,000	595	5	1990	4	No	Yes	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0120	225,500	6/24/2016	241,000	589	5	1990	4	No	No	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0140	282,000	6/17/2016	303,000	595	5	1990	4	No	Yes	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0220	183,000	10/26/2015	214,000	469	5	1990	4	No	No	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0230	276,000	6/16/2015	338,000	595	5	1990	4	No	Yes	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0280	242,000	4/11/2016	266,000	590	5	1990	4	No	No	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0330	350,327	5/26/2016	379,000	800	5	1990	4	No	No	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0490	375,000	12/12/2016	378,000	848	5	1990	4	No	Yes	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0500	325,000	12/30/2015	371,000	811	5	1990	4	No	Yes	QUEEN ANNE OCEAN VIEW CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	701540	0020	379,500	8/14/2015	455,000	1,196	5	1977	4	No	Yes	QUEEN ANNE 20 CONDOMINIUM
80	701540	0040	395,000	2/12/2015	506,000	1,202	5	1977	4	No	Yes	QUEEN ANNE 20 CONDOMINIUM
80	701540	0070	432,500	10/8/2015	508,000	1,204	5	1977	4	No	Yes	QUEEN ANNE 20 CONDOMINIUM
80	701545	0040	350,000	7/13/2015	424,000	1,145	5	1986	4	No	No	QUEEN ANNE II CONDOMINIUM
80	701545	0070	429,900	10/12/2016	443,000	1,145	5	1986	4	No	Yes	QUEEN ANNE II CONDOMINIUM
80	721261	0050	220,000	2/17/2015	281,000	758	4	1983	4	No	Yes	REGENCY WEST NO. 02 CONDOMINIUM
80	721261	0070	300,000	8/17/2016	315,000	758	4	1983	4	No	Yes	REGENCY WEST NO. 02 CONDOMINIUM
80	809420	0010	265,000	7/5/2016	283,000	873	4	1977	4	No	Yes	SUNDOWNER CONDOMINIUM
80	809420	0030	250,000	5/13/2015	310,000	873	4	1977	4	No	No	SUNDOWNER CONDOMINIUM
80	809420	0060	315,000	10/10/2016	325,000	873	4	1977	4	No	Yes	SUNDOWNER CONDOMINIUM
80	856320	0010	340,000	10/19/2016	349,000	900	4	1978	4	No	No	TANAGER CONDOMINIUM
80	856320	0070	400,000	12/22/2015	458,000	1,374	4	1978	4	No	Yes	TANAGER CONDOMINIUM
80	856540	0010	240,000	3/21/2016	266,000	600	4	1978	4	No	No	TARMIGAN CONDOMINIUM
80	856540	0020	263,000	3/9/2016	293,000	720	4	1978	4	No	No	TARMIGAN CONDOMINIUM
80	856540	0090	275,000	3/7/2016	306,000	760	4	1978	4	No	Yes	TARMIGAN CONDOMINIUM
80	856540	0100	275,000	3/15/2016	305,000	735	4	1978	4	No	Yes	TARMIGAN CONDOMINIUM
80	872665	0020	245,000	4/27/2015	305,000	932	4	1980	4	No	Yes	2811-14TH AVE. WEST CONDOMINIUM
80	872665	0040	335,500	8/16/2016	353,000	932	4	1980	4	No	Yes	2811-14TH AVE. WEST CONDOMINIUM
80	872665	0050	355,000	11/18/2016	361,000	932	4	1980	4	No	Yes	2811-14TH AVE. WEST CONDOMINIUM
80	872665	0070	366,000	7/24/2015	442,000	932	4	1980	4	No	Yes	2811-14TH AVE. WEST CONDOMINIUM
80	872675	0040	430,000	5/22/2015	531,000	1,361	4	1979	4	No	Yes	2831 FOURTEENTH WEST CONDOMINIUM
80	872676	0040	532,500	11/10/2016	543,000	1,121	5	2001	3	No	Yes	2841 14TH AVENUE WEST CONDOMINIUM
80	872695	0070	550,000	10/14/2015	645,000	1,455	5	1998	3	No	Yes	2048, A CONDOMINIUM
80	872930	0060	500,000	8/10/2016	527,000	1,375	4	1978	4	No	Yes	2030 - 13TH AVE WEST CONDOMINIUM
80	872968	0010	340,000	3/6/2015	432,000	987	6	1996	3	No	Yes	2241 CONDOMINIUM
80	884780	0010	259,900	9/27/2016	269,000	602	4	1960	5	No	Yes	URBAN TERRACE CONDOMINIUM
80	884780	0020	235,000	8/19/2015	281,000	609	4	1960	5	No	Yes	URBAN TERRACE CONDOMINIUM
80	884780	0050	219,950	7/28/2015	265,000	613	4	1960	5	No	Yes	URBAN TERRACE CONDOMINIUM
80	884780	0070	242,000	8/19/2016	254,000	577	4	1960	5	No	No	URBAN TERRACE CONDOMINIUM
80	884780	0080	235,000	1/14/2016	267,000	622	4	1960	5	No	Yes	URBAN TERRACE CONDOMINIUM
80	884780	0110	265,000	12/4/2016	268,000	632	4	1960	5	No	Yes	URBAN TERRACE CONDOMINIUM
80	926950	0020	315,000	11/10/2016	321,000	1,007	4	1989	4	No	No	WEST HOWE PARK CONDOMINIUM
80	931990	0060	535,000	3/11/2015	678,000	1,415	5	1980	4	No	No	WESTSIDE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	932040	0070	218,000	1/22/2015	281,000	695	4	1977	4	No	Yes	WESTVIEW MANOR CONDOMINIUM
80	932040	0120	275,000	9/28/2015	324,000	695	4	1977	4	No	Yes	WESTVIEW MANOR CONDOMINIUM
80	932040	0180	250,000	3/25/2015	315,000	695	4	1977	4	No	Yes	WESTVIEW MANOR CONDOMINIUM
80	932040	0180	252,000	10/12/2015	296,000	695	4	1977	4	No	Yes	WESTVIEW MANOR CONDOMINIUM
80	941245	0010	320,000	8/26/2015	382,000	885	4	1988	4	No	No	WILDWOOD AT MAGNOLIA CONDOMINIUM
80	941245	0050	320,000	1/8/2015	415,000	916	4	1988	4	No	Yes	WILDWOOD AT MAGNOLIA CONDOMINIUM
80	941245	0070	389,000	9/28/2016	402,000	922	4	1988	4	No	Yes	WILDWOOD AT MAGNOLIA CONDOMINIUM

Sales Removed From Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
15	029420	0110	269,500	8/7/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	029420	0130	460,000	5/13/2015	SAS-DIAGNOSTIC OUTLIER
15	029420	0190	208,000	5/4/2016	FINANCIAL INSTITUTION RESALE
15	029420	0190	195,000	2/19/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	029420	0200	230,000	5/25/2016	SHORT SALE
15	029420	0210	205,000	6/17/2015	SHORT SALE
15	029420	0360	349,950	6/27/2015	SAS-DIAGNOSTIC OUTLIER
15	051950	0240	222,000	4/7/2015	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
15	140050	0240	399,900	5/27/2016	SAS-DIAGNOSTIC OUTLIER
15	140051	0120	625,000	8/25/2016	SAS-DIAGNOSTIC OUTLIER
15	153200	0010	1,150,000	9/6/2016	SAS-DIAGNOSTIC OUTLIER
15	153200	0080	2,200,000	10/26/2016	FINANCIAL INSTITUTION RESALE
15	174490	0210	589,000	6/23/2016	SAS-DIAGNOSTIC OUTLIER
15	174490	0430	830,000	4/22/2015	SAS-DIAGNOSTIC OUTLIER
15	174490	0440	1,100,000	5/28/2016	SAS-DIAGNOSTIC OUTLIER
15	179253	0310	141,519	5/13/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
15	231398	0130	269,900	1/22/2015	FINANCIAL INSTITUTION RESALE
15	255790	0130	172,000	4/14/2015	NON-REPRESENTATIVE SALE
15	256980	0120	247,000	3/13/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	256980	0380	210,000	6/16/2015	NO MARKET EXPOSURE; STATEMENT TO DOR
15	256991	0040	572,500	6/13/2016	SAS-DIAGNOSTIC OUTLIER
15	311043	0040	353,000	6/14/2016	SAS-DIAGNOSTIC OUTLIER
15	329940	0020	581,700	8/17/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	329940	0040	616,000	1/5/2015	SAS-DIAGNOSTIC OUTLIER
15	329940	0090	595,000	2/18/2015	SAS-DIAGNOSTIC OUTLIER
15	363070	0040	315,000	3/5/2015	SHORT SALE
15	363070	0460	374,000	3/19/2015	RELOCATION - SALE TO SERVICE
15	387760	0430	482,000	4/15/2015	RESIDUAL OUTLIER
15	387770	0010	475,000	6/15/2016	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
15	445872	0100	1,275,000	4/3/2015	SAS-DIAGNOSTIC OUTLIER
15	445872	0680	419,000	7/21/2016	SAS-DIAGNOSTIC OUTLIER
15	445872	0790	515,800	6/6/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	446850	0130	310,000	4/12/2016	SAS-DIAGNOSTIC OUTLIER
15	446850	0360	465,000	6/4/2015	NO MARKET EXPOSURE
15	545270	0110	400,000	9/22/2016	RELATED PARTY, FRIEND, OR NEIGHBOR
15	560395	0040	312,500	10/8/2015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, ETC.)
15	681550	0230	289,000	9/17/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
15	681550	0240	300,000	10/12/2015	NO MARKET EXPOSURE
15	701370	0030	325,000	4/23/2015	RESIDUAL OUTLIER
15	767729	0110	298,500	10/27/2015	NO MARKET EXPOSURE
15	767729	0170	395,000	12/16/2015	NO MARKET EXPOSURE
15	767729	0200	186,780	1/13/2016	SAS-DIAGNOSTIC OUTLIER
15	767729	0500	201,375	3/4/2016	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
15	780415	0060	234,001	3/8/2016	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	866318	0120	895,000	5/11/2015	SAS-DIAGNOSTIC OUTLIER

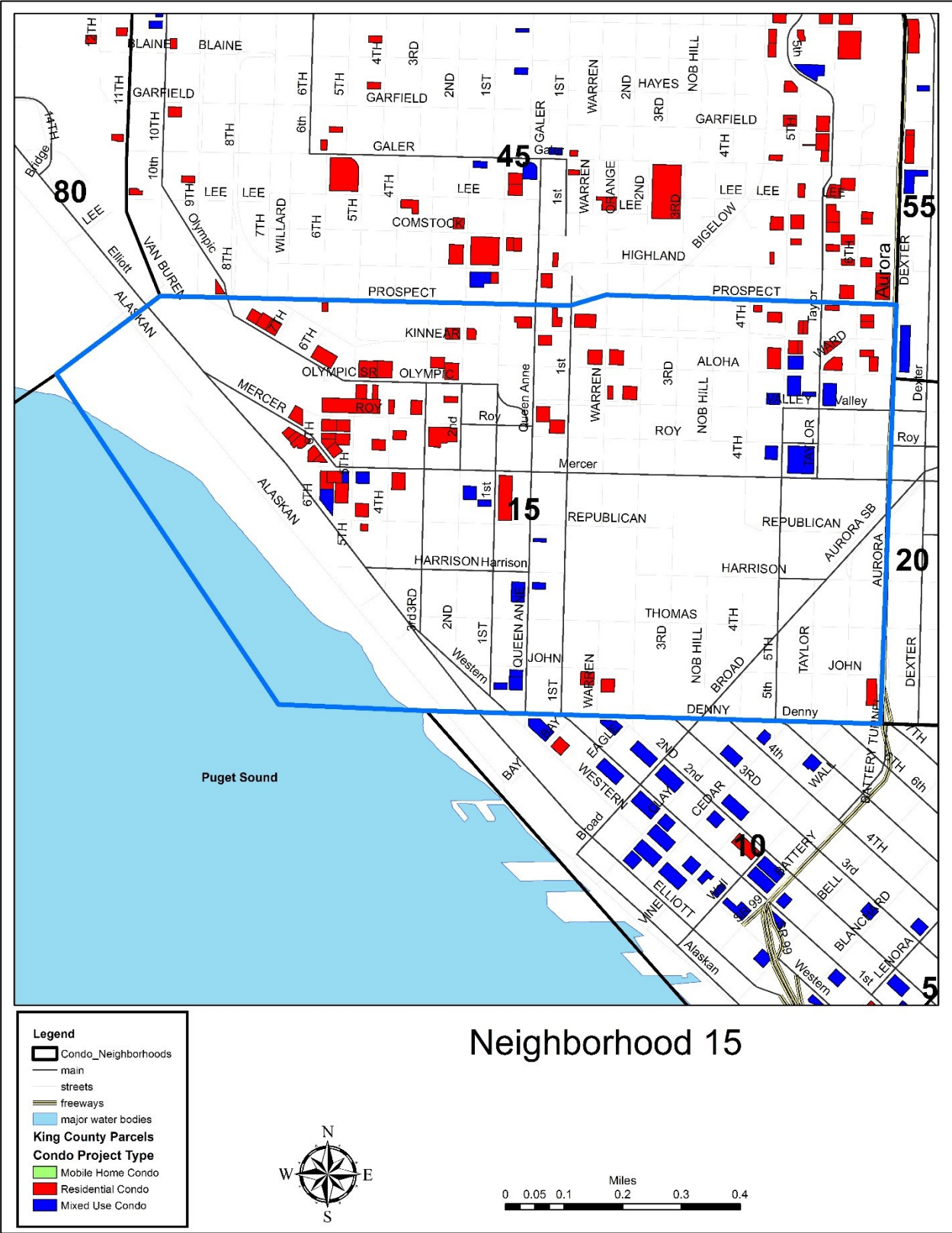
Area	Major	Minor	Sale Price	Sale Date	Comments
15	884760	0240	455,000	10/4/2016	RESIDUAL OUTLIER
15	894411	0140	626,050	5/9/2016	SAS-DIAGNOSTIC OUTLIER
15	895760	0050	960,000	8/3/2016	SAS-DIAGNOSTIC OUTLIER
15	942558	0220	273,500	6/11/2015	SAS-DIAGNOSTIC OUTLIER
15	942558	0320	263,000	9/22/2015	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
20	029005	0050	1,000,000	8/28/2015	SHELL
20	889230	0600	355,000	10/9/2015	NO MARKET EXPOSURE
45	093800	0300	522,000	12/7/2016	SAS-DIAGNOSTIC OUTLIER
45	159890	0020	140,000	1/22/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	159890	0050	226,000	9/13/2016	SAS-DIAGNOSTIC OUTLIER
45	159890	0070	220,000	8/11/2016	SAS-DIAGNOSTIC OUTLIER
45	165450	0060	181,125	4/28/2015	FINANCIAL INSTITUTION RESALE
45	165450	0060	202,500	3/6/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	173170	0020	77,000	6/24/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
45	228520	0270	349,043	10/13/2016	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	228520	0370	225,000	4/21/2015	NO MARKET EXPOSURE
45	255950	0010	520,000	8/6/2015	SAS-DIAGNOSTIC OUTLIER
45	261745	0150	501,000	4/7/2016	SAS-DIAGNOSTIC OUTLIER
45	268460	0030	425,000	2/17/2015	FINANCIAL INSTITUTION RESALE
45	329857	0020	166,300	3/5/2015	FINANCIAL INSTITUTION RESALE
45	329857	0020	167,190	10/18/2016	NO MARKET EXPOSURE
45	418820	0150	425,000	7/20/2016	SAS-DIAGNOSTIC OUTLIER
45	639145	0280	293,550	4/20/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE
45	701430	0110	485,000	10/10/2016	SAS-DIAGNOSTIC OUTLIER
45	701430	0380	572,200	4/4/2016	SAS-DIAGNOSTIC OUTLIER
45	701430	0430	1,147,000	11/2/2015	SAS-DIAGNOSTIC OUTLIER
45	701430	0490	325,000	8/17/2015	SAS-DIAGNOSTIC OUTLIER
45	701430	0920	292,000	1/14/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	721230	0010	183,280	3/3/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	721230	0010	217,000	1/25/2016	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
45	721230	0140	217,500	12/17/2015	SAS-DIAGNOSTIC OUTLIER
45	721230	0190	209,900	1/15/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	721230	0210	211,000	5/25/2016	SAS-DIAGNOSTIC OUTLIER
45	739130	0220	272,000	11/7/2016	SHORT SALE
45	769810	0040	465,000	1/11/2016	SAS-DIAGNOSTIC OUTLIER
45	769810	0080	450,000	8/10/2015	NO MARKET EXPOSURE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
45	769810	0130	435,000	5/8/2015	CONDO WITH GARAGE, MOORAGE, OR STORAGE
45	769810	0140	422,000	8/29/2016	SAS-DIAGNOSTIC OUTLIER
45	769837	0010	365,000	5/19/2015	RELOCATION - SALE TO SERVICE
45	856700	0190	380,000	2/29/2016	SAS-DIAGNOSTIC OUTLIER
45	856700	0240	115,869	5/18/2016	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
45	856725	0330	875,100	3/2/2015	MULTI-PARCEL SALE
45	856750	0040	241,760	1/26/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	856750	0040	260,000	6/23/2015	FINANCIAL INSTITUTION RESALE
45	856750	0120	409,000	8/5/2016	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
45	857895	0030	498,700	12/19/2016	SAS-DIAGNOSTIC OUTLIER
45	873233	0050	1,550,000	6/30/2016	SAS-DIAGNOSTIC OUTLIER
45	873233	0110	1,200,000	9/21/2015	SAS-DIAGNOSTIC OUTLIER
45	873233	0210	1,325,000	1/15/2016	SAS-DIAGNOSTIC OUTLIER
45	889853	0190	855,000	8/23/2015	SAS-DIAGNOSTIC OUTLIER
45	889853	0310	400,000	8/11/2016	SAS-DIAGNOSTIC OUTLIER
45	889853	0400	862,000	8/27/2015	SAS-DIAGNOSTIC OUTLIER
45	889853	0410	1,100,000	1/7/2015	SAS-DIAGNOSTIC OUTLIER
45	889853	0430	885,000	4/21/2015	SAS-DIAGNOSTIC OUTLIER
45	889853	0470	970,000	3/1/2016	SAS-DIAGNOSTIC OUTLIER
45	889853	0510	1,030,000	10/24/2016	SAS-DIAGNOSTIC OUTLIER
45	927015	0100	399,000	3/11/2016	LEASE OR LEASE-HOLD
45	927015	0150	299,000	6/25/2015	LEASE OR LEASE-HOLD
45	927015	0290	375,000	9/17/2015	LEASE OR LEASE-HOLD
45	927015	0300	375,000	5/26/2016	LEASE OR LEASE-HOLD
50	253910	0020	316,000	9/13/2016	SAS-DIAGNOSTIC OUTLIER
50	639140	0060	307,500	6/22/2016	SAS-DIAGNOSTIC OUTLIER
50	701490	0270	241,223	2/17/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; AND OTHER WARNINGS
55	019550	0360	415,500	4/6/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
55	019550	0450	550,000	11/11/2016	SAS-DIAGNOSTIC OUTLIER
55	136830	0060	460,000	9/29/2015	SAS-DIAGNOSTIC OUTLIER
55	152780	0020	280,000	6/8/2015	NO MARKET EXPOSURE
55	159430	0040	430,000	12/2/2016	RESIDUAL OUTLIER
55	202350	0020	221,000	4/8/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
55	202350	0050	216,500	10/21/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
55	202360	0020	260,000	6/19/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE
55	309000	0030	361,000	7/8/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE
55	318580	0130	245,000	5/21/2015	SHORT SALE
55	415233	0400	518,000	10/21/2016	SAS-DIAGNOSTIC OUTLIER
55	415233	0450	391,500	3/16/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	415233	0450	433,125	5/6/2015	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
55	532850	0050	350,000	2/10/2016	SAS-DIAGNOSTIC OUTLIER
55	532850	0110	309,500	11/1/2016	SAS-DIAGNOSTIC OUTLIER
55	601100	0550	455,000	6/1/2016	SAS-DIAGNOSTIC OUTLIER
55	601100	0580	328,650	1/5/2015	AUCTION SALE
55	812341	0010	185,000	1/12/2016	NO MARKET EXPOSURE
55	812341	0080	141,600	5/24/2016	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
55	880510	0190	244,000	4/12/2016	RESIDUAL OUTLIER
55	880510	0340	220,000	4/7/2015	NO MARKET EXPOSURE
55	920120	0060	315,000	5/20/2016	SAS-DIAGNOSTIC OUTLIER
55	930195	0040	625,000	2/2/2016	FINANCIAL INSTITUTION RESALE
55	930195	0040	382,500	2/27/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	930195	0040	431,000	9/14/2015	AUCTION SALE
60	102950	0040	300,000	3/15/2016	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
60	143768	0110	232,468	2/22/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
60	220880	0050	675,000	9/9/2015	SAS-DIAGNOSTIC OUTLIER
60	409030	0080	330,000	11/22/2015	QUESTIONABLE PER APPRAISAL; IMP. CHARACTERISTICS CHANGED SINCE SALE

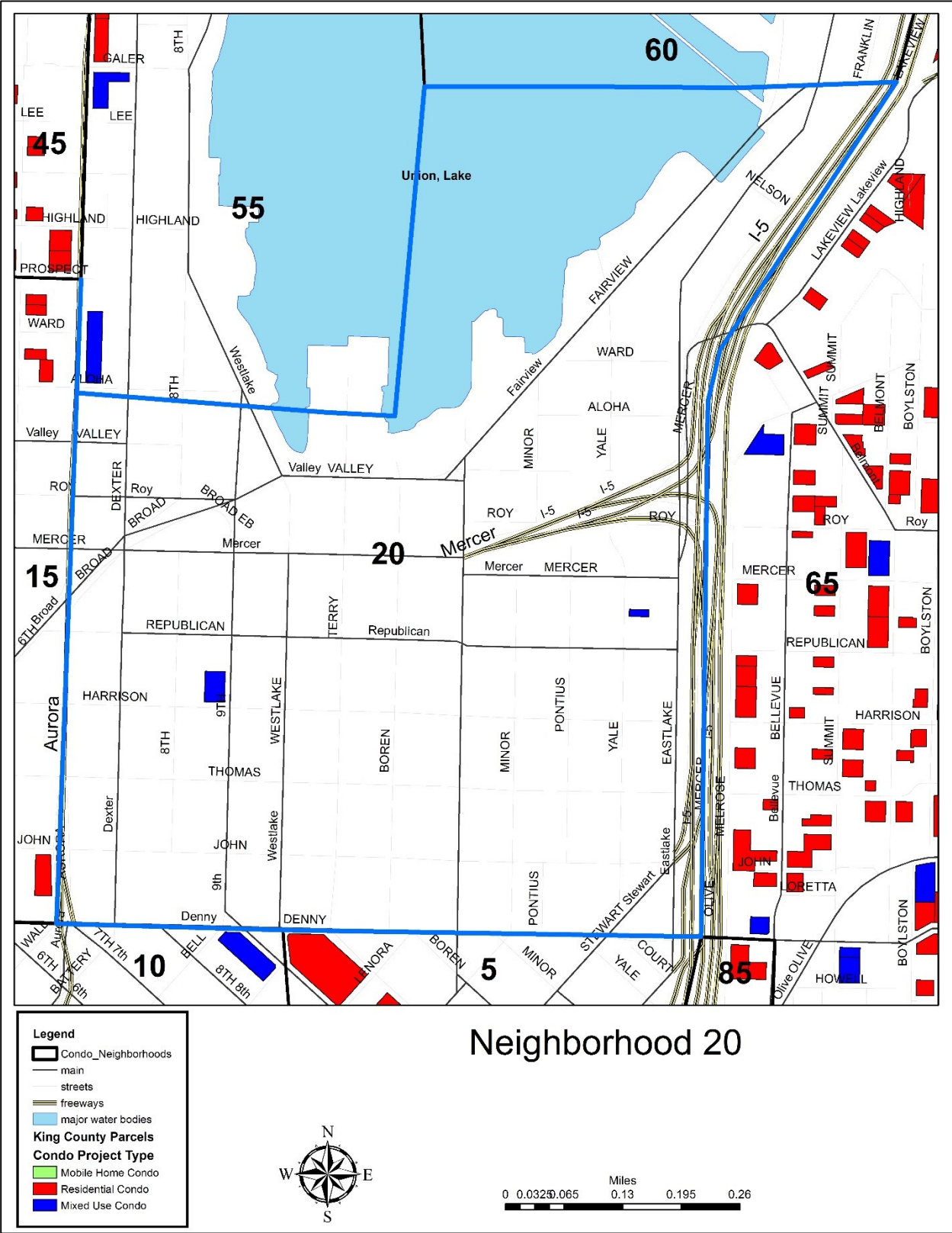
Area	Major	Minor	Sale Price	Sale Date	Comments
60	513760	0050	357,000	5/4/2015	SAS-DIAGNOSTIC OUTLIER
60	609419	0350	550,000	11/21/2016	SAS-DIAGNOSTIC OUTLIER
60	778780	0010	1,190,000	7/8/2016	RELATED PARTY, FRIEND, OR NEIGHBOR
60	780425	0020	350,000	7/11/2016	SAS-DIAGNOSTIC OUTLIER
60	872955	0020	785,000	9/22/2016	SAS-DIAGNOSTIC OUTLIER
60	880720	0030	1,005,000	1/7/2015	FINANCIAL INSTITUTION RESALE
60	880720	0260	447,500	9/19/2016	SAS-DIAGNOSTIC OUTLIER
75	030010	0100	295,000	8/17/2015	SAS-DIAGNOSTIC OUTLIER
75	229664	0010	170,000	7/20/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE
75	229664	0050	290,500	9/11/2016	SAS-DIAGNOSTIC OUTLIER
75	229664	0200	186,000	4/1/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
75	233330	0050	195,000	6/9/2015	SAS-DIAGNOSTIC OUTLIER
75	503500	0080	180,062	10/28/2015	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
75	503560	0030	315,000	8/21/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
75	503780	0170	206,222	5/13/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
75	503780	0180	235,000	2/25/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
75	511635	0040	229,900	2/2/2015	FINANCIAL INSTITUTION RESALE
75	610700	0070	350,000	5/25/2015	SAS-DIAGNOSTIC OUTLIER
75	700280	0020	160,000	4/22/2015	SHORT SALE
75	700280	0040	65,000	8/18/2016	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
75	700280	0430	243,300	11/4/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
75	700280	0620	324,950	9/7/2016	SAS-DIAGNOSTIC OUTLIER
75	700280	0680	138,652	1/16/2015	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
75	894610	0040	450,000	11/28/2016	SAS-DIAGNOSTIC OUTLIER
75	947811	0360	330,000	6/6/2016	SAS-DIAGNOSTIC OUTLIER
75	947811	0360	175,000	9/2/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE
75	947811	0410	310,000	12/7/2015	SAS-DIAGNOSTIC OUTLIER
75	947811	0510	221,500	2/5/2015	SAS-DIAGNOSTIC OUTLIER
75	947811	0520	150,000	5/27/2016	NO MARKET EXPOSURE
75	947811	0640	162,225	4/11/2016	FINANCIAL INSTITUTION RESALE
75	947811	0820	212,000	2/18/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
75	947811	0820	280,000	5/19/2015	SAS-DIAGNOSTIC OUTLIER
80	025321	0320	222,000	2/17/2016	RELATED PARTY, FRIEND, OR NEIGHBOR
80	054490	0050	167,765	2/5/2015	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
80	054490	0070	199,000	8/24/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
80	054490	0080	231,500	5/8/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
80	054490	0220	220,000	3/2/2016	SHORT SALE
80	073995	0010	474,950	7/28/2016	SAS-DIAGNOSTIC OUTLIER
80	095870	0070	29,000	7/23/2015	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
80	200640	0110	455,000	6/13/2016	RESIDUAL OUTLIER
80	231490	0110	450,000	7/29/2016	SAS-DIAGNOSTIC OUTLIER
80	247570	0040	110,033	6/25/2015	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
80	277250	0280	208,650	5/18/2016	NO MARKET EXPOSURE
80	277250	0300	229,000	2/8/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE
80	277250	0330	393,000	7/20/2016	SAS-DIAGNOSTIC OUTLIER
80	339515	0360	285,000	10/20/2015	SAS-DIAGNOSTIC OUTLIER
80	500770	0020	240,000	5/11/2015	RESIDUAL OUTLIER
80	503910	0040	313,000	12/22/2016	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
80	503910	0040	320,000	9/15/2016	RELOCATION - SALE TO SERVICE
80	503910	0080	256,000	1/12/2016	SAS-DIAGNOSTIC OUTLIER
80	559400	0030	459,950	12/30/2016	SAS-DIAGNOSTIC OUTLIER
80	559400	0060	365,000	7/6/2015	NO MARKET EXPOSURE
80	606380	0190	136,500	6/23/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
80	678070	0010	455,200	11/5/2016	SAS-DIAGNOSTIC OUTLIER
80	678080	0040	455,757	12/14/2016	SAS-DIAGNOSTIC OUTLIER
80	678080	0070	263,000	10/5/2015	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	678080	0390	290,000	9/1/2016	NO MARKET EXPOSURE
80	701060	0020	560,000	7/20/2016	SHORT SALE
80	701540	0150	400,000	11/17/2016	SAS-DIAGNOSTIC OUTLIER
80	856540	0010	310,000	10/24/2016	SAS-DIAGNOSTIC OUTLIER
80	856540	0150	344,325	11/2/2016	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
80	872665	0070	366,000	7/24/2015	RELOCATION - SALE TO SERVICE
80	872676	0040	384,100	8/4/2016	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
80	926620	0020	628,800	7/1/2015	SAS-DIAGNOSTIC OUTLIER
80	932040	0120	228,000	2/9/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE

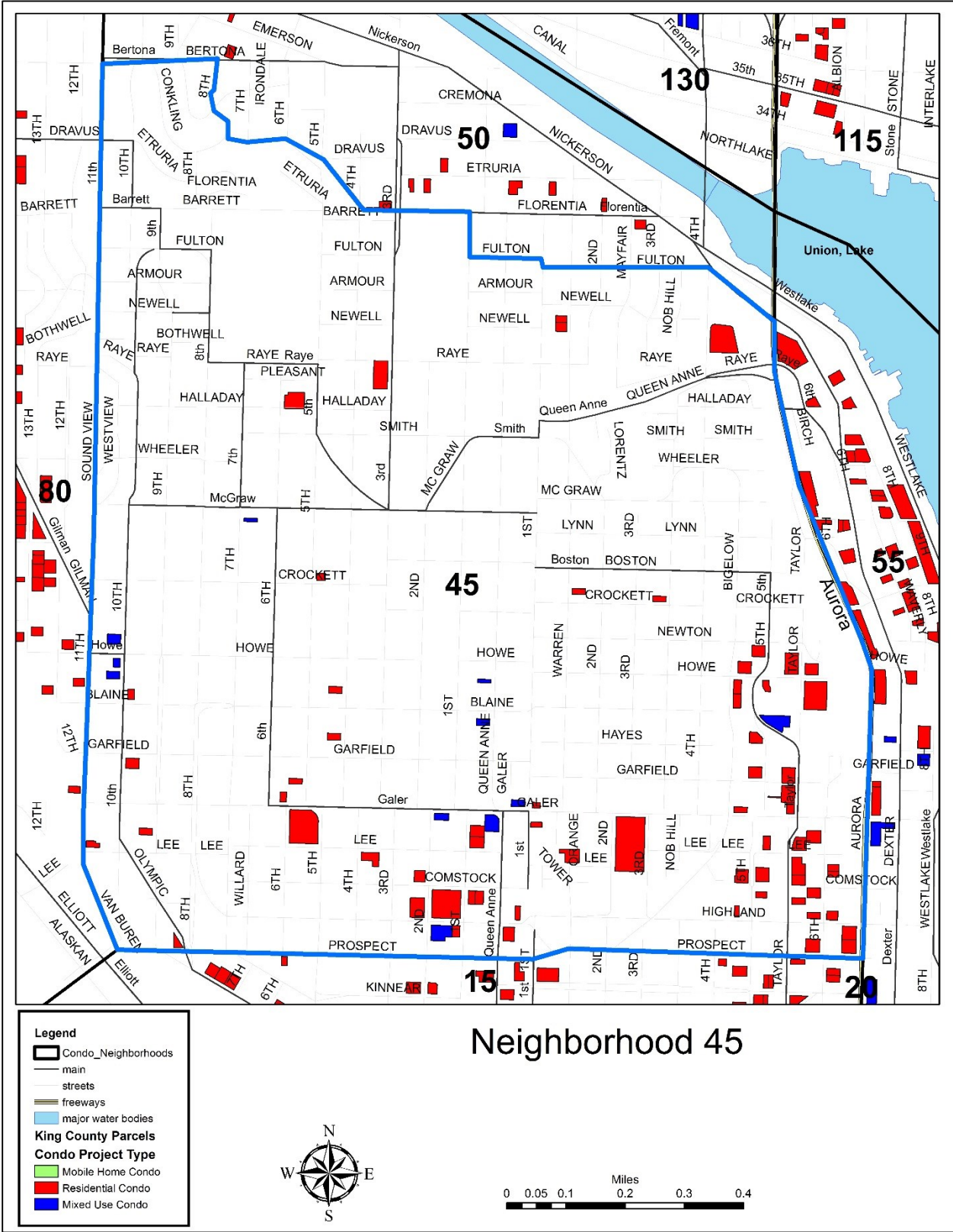
Neighborhood 15 Map



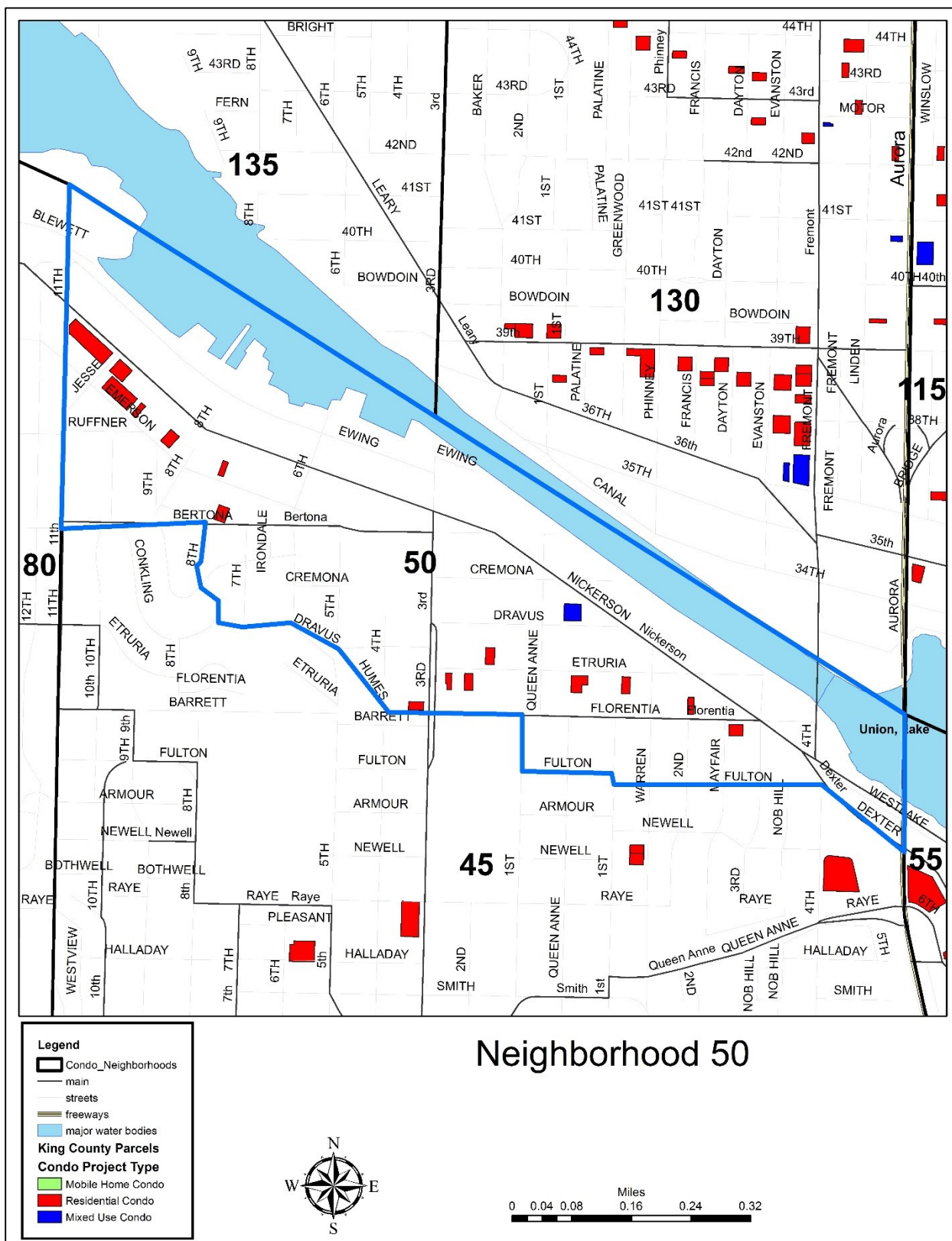
Neighborhood 20 Map



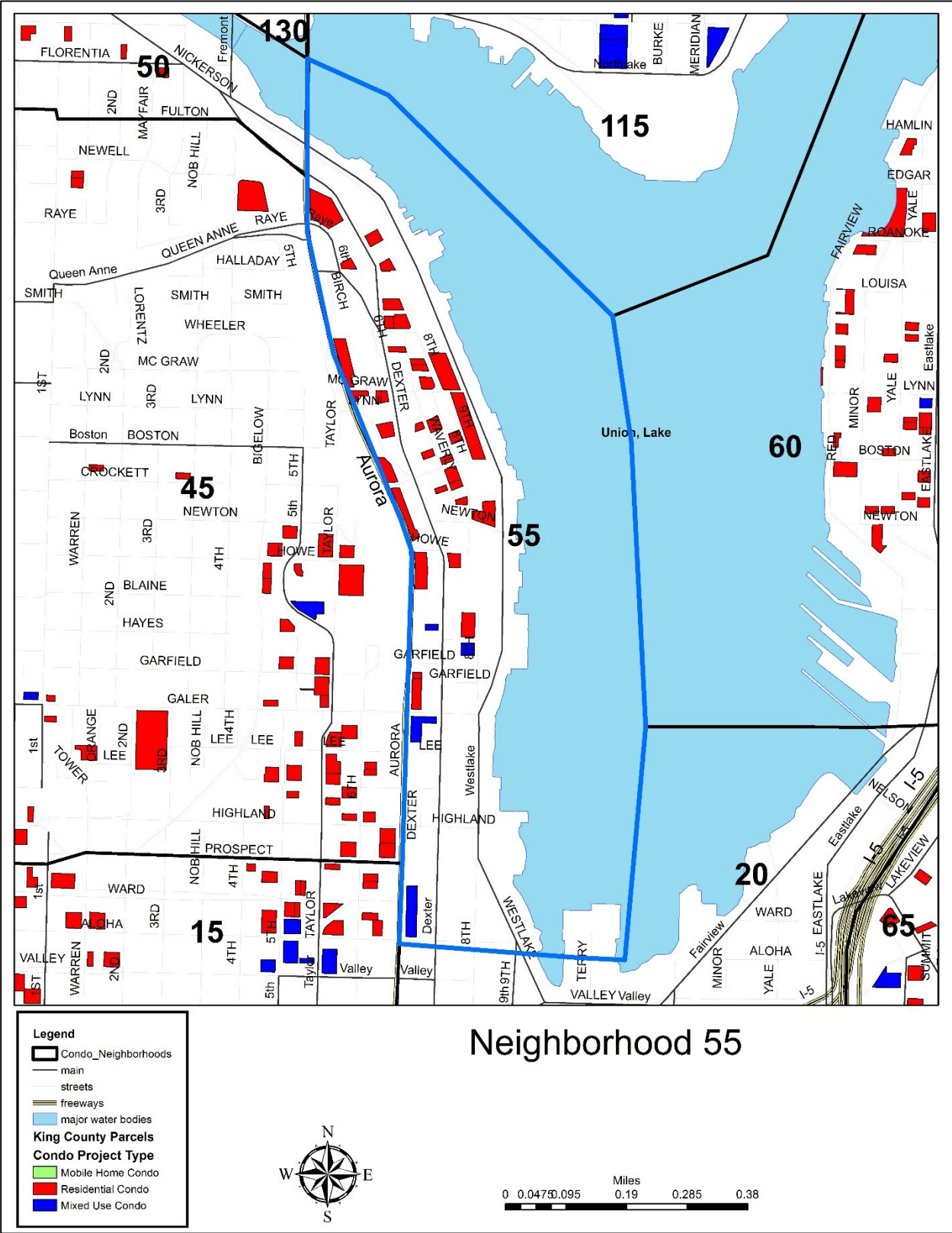
Neighborhood 45 Map

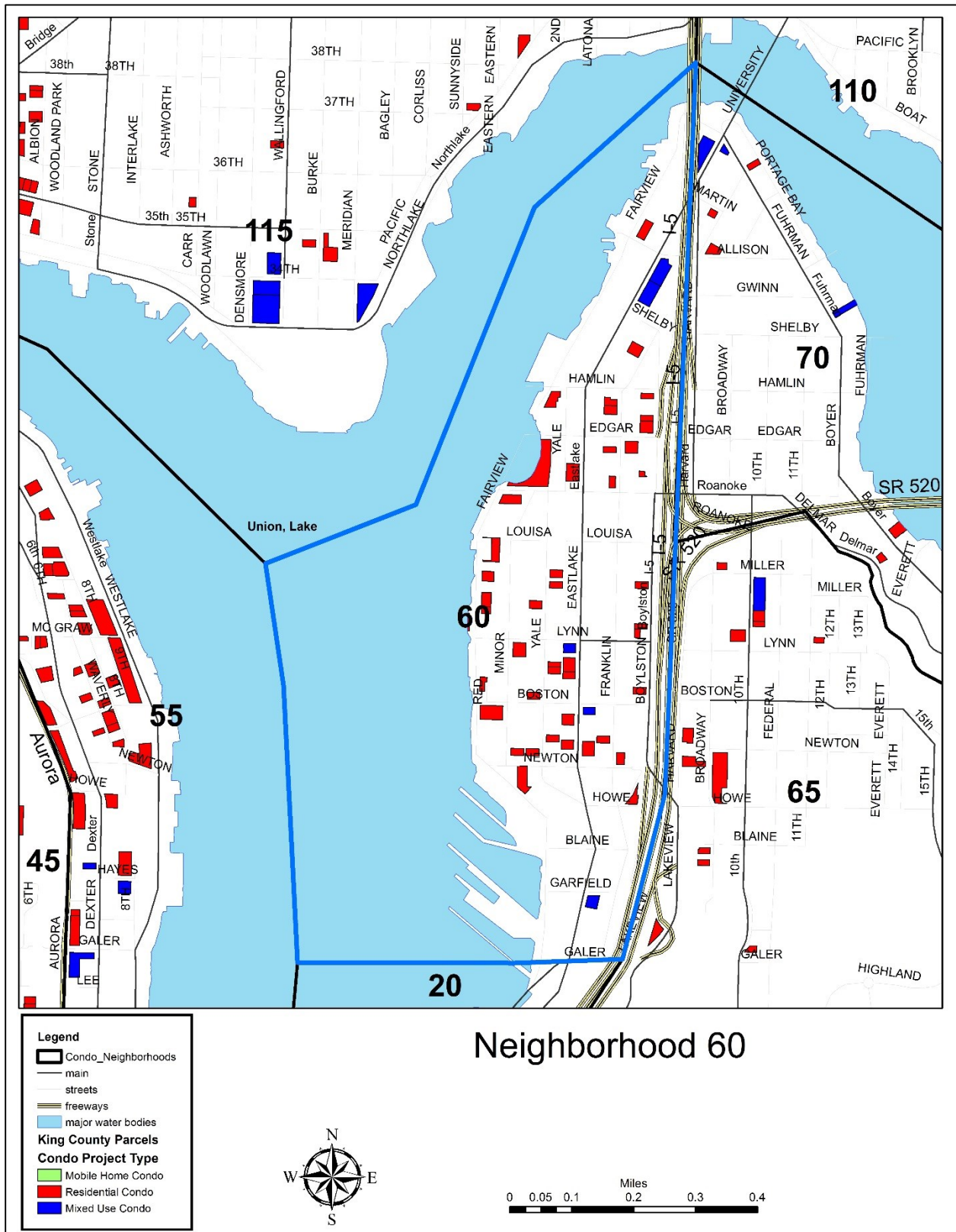


Neighborhood 50 Map



Neighborhood 55 Map





Legend

- Condo_Neighborhoods
- main
- streets
- freeways
- major water bodies

King County Parcels

Condo Project Type

- Mobile Home Condo
- Residential Condo
- Mixed Use Condo

Neighborhood 75

0 0.1 0.2 0.4 0.6 0.8 Miles

Neighborhood 80 Map

