

Commercial Revalue

2019 Assessment roll

APARTMENTS

AREA 100

**King County, Department of Assessments
Seattle, Washington**

John Wilson, Assessor



King County

Department of Assessments

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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 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 commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For most commercial properties the income approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. For some larger or complex commercial properties an appraiser may need to also conduct an interior inspection of the buildings or property. From the property inspections we update our property assessment records for each property.

How are Commercial Properties Valued?

The Assessor collects a large amount of data regarding commercial properties: cost of construction, sales of property, and prevailing levels of rent, operating expenses, and capitalization rates. Statistical analysis is conducted to establish relationships between factors that might influence the value of commercial property. Lastly valuation models are built and applied to the individual properties. For income producing properties, the following steps are employed to calculate an income approach:

1. Estimate potential gross income
2. Deduct for vacancy and credit loss
3. Add miscellaneous income to get the effective gross income
4. Determine typical operating expenses
5. Deduct operating expenses from the effective gross income
6. Select the proper capitalization rate
7. Capitalize the net operating income into an estimated property value

How is Assessment Uniformity Achieved?

The Assessor achieves uniformity of assessments through standardization of rate tables for incomes, operating expenses, vacancy and credit loss collections and capitalization rates which are uniformly applied to similarly situated commercial properties. Rate tables are generated annually that identify specific rates based on location, age, property type, improvement class, and quality grade. Rate tables are annually calibrated and updated based on surveys and collection of data from local real estate brokers, professional trade publications, and regional

financial data sources. With up-to-date market rates we are able to uniformly apply the results back to properties based on their unique set of attributes.

Where there is a sufficient number of sales, assessment staff may generate a ratio study to measure uniformity mathematically through the use of a coefficient of dispersion (aka COD). A COD is developed to measure the uniformity of predicted property assessments. We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers (aka IAAO) that may be reviewed at www.IAAO.org. The following are target CODs we employ based on standards set by IAAO:

Type of Commercial Property	Subtype	COD Range
Income Producing	Larger areas represented by large samples	5.0 to 15.0
Income Producing	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*, 2013, Table 1-3. www.IAAO.org

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

Requirements of State Law

Within Washington State, 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.

Executive Summary Report

Appraisal Date: 01/01/2019
Specialty Name: Apartments
Sales Summary: Sales Used (All): 1,068
Sales Used (Ratio Study): 973
Sales Dates: Jan., 2016 – Dec., 2018

Ratio Study Summary:

	Mean Assessed Value	Mean Sale Price	Weighted Mean Ratio	COD	COV
2018 Value	\$8,766,500	\$10,827,600	0.810	11.42%	15.01%
2019 Value	\$9,913,000	\$10,827,600	0.916	9.39%	13.29%
Difference	\$1,146,500		0.106	-2.03%	-1.72%
Percent Change			13.09%	-17.78%	-11.46%

COD (coefficient of dispersion) is a measure of uniformity; the lower the number the better the uniformity. The ratio, COD and COV have been improved.

Sales used in Ratio Analysis: A list of all the sales used for any kind of analysis is provided later in this report. These are all improved sales and were verified as fair market transactions. Most of these sales are used in the ratio study, while some are excluded for various reasons, as indicated on the list. Sales were adjusted for time to the appraisal date of January 1, 2019. The ratio type used is the weighted mean ratio. The Ratio Study Analysis indicates the proposed values will result in an improvement in assessment level, uniformity, and equity. The weighted mean ratio of the proposed values is within the IAAO recommended standards (0.90 to 1.10). The proposed values improve the weighted mean ratio, COD, and COV. It is recommended that the proposed values described in this report be posted to the 2019 assessment roll.

Population – Value and Parcel Summary Data:

The following chart compares the previous appraisal year values to the current year figures, which are as of the date of this report and include any new construction values selected.

	Land	Improvements	Total
2018 Value	\$18,963,093,722	\$59,500,990,639	\$78,464,084,361
2019 Value	\$20,513,884,295	\$62,220,663,776	\$82,734,548,071
Difference	\$1,550,790,573	\$2,719,673,137	\$4,270,463,710
Percent Change	8.18%	4.57%	5.44%

Number of Accounts in the Population: 12,679 (representing a total of 13,071 total parcels, minus the global (0000) condo accounts and minus the consolidated accounts. See further in the report for more information about parcel types.)

Overview

The apartment market in King County continues to be healthy and robust. Values have been on the rise since the beginning of 2011. The apartment supply continues to increase, as do rents, though it appears that rate of effective rent growth is slowing as incentives (concessions) play a role again. Vacancy has slightly increased.

As of June 18th, 2019 the value of new construction is \$1,009,907,967. The following chart shows the breakdown by King County Region and the top two neighborhoods in each region.

Region	New Construction	Top 2 Neighborhoods	New Construction
Central / North	\$833,439,672	Downtown	\$173,235,800
		Central District	\$146,149,900
South	\$126,670,605	Des Moines	\$61,124,500
		Covington / Maple Valley	\$27,079,700
East	\$49,797,690	Bellevue East	\$28,209,000
		Totem Lake	\$20,081,290
Total	\$1,009,907,967		

There still remains a significant amount of new construction permits that have not been valued as of the date of this report.

Appraisal Information

Sales Verification and Data Collection

Sales data are taken from real estate excise tax affidavits. Sales are verified as valid market sales by personal contact with involved parties, questionnaires, or various published sources. The Assessor uses sales going back three years before the appraisal date. They are adjusted for time to the appraisal date. Sales as old as five years appear on an individual property's worksheet for information purposes. The older sales are not used in our analysis, however.

Approaches to Value

The income approach, sales comparison approach, and cost approach were considered in the appraisal of apartments in the county.

The income approach is the capitalization of net operating income into an indicated value. The income approach is generally given significant weight.

The sales comparison approach compares sold properties to any given subject property in order to determine an indicated value. The sales comparison approach is given significant weight. Usually four comparable sales are selected for each property. In addition to the direct comparison the Assessor also develops a multiple regression equation that is derived from all of the sales in the data base.

The cost approach is rarely, if ever, used in establishing our values. This is because of the difficulty in establishing an appropriate amount for depreciation. The cost approach frequently differs from the other approaches to value by a large amount.

Land Value

Land values are determined by the geographic area appraisers. The apartment appraisers determine a total value for each property and the difference between that and the land value is the improvement value. If the total value is less than the land value, that indicates that the improvement no longer represents the highest and best use of the property. In those cases a token value of \$1,000 is placed on the improvement.

Identification of the Area

Name or Designation: Area 100, Apartments, King County

This report contains data pertinent to the revalue of Apartment properties. The Specialty Area is 100. It encompasses apartments in all of King County. The apartment specialty includes apartments with 4 or more units, condominium complexes that are operated as rentals, some mixed use properties with commercial area less than 25% of the total net rentable area, and vacant land parcels that are associated with apartments. Apartments subject to low-income restrictions are valued using a different methodology. The methodology is described in the state Department of Revenue's *Low-Income Housing Valuation Guide*. Unless stated otherwise, the statistical data in this report include the low-income properties

Maps

Maps are included in the Addenda. More detailed Assessor's maps showing individual parcels are located on the 7th floor of the King County Administration Building. Maps are also available when looking up individual properties on the Assessor's website using eReal Property. <http://info.kingcounty.gov/Assessor/eRealProperty/default.aspx>

Area Description

There are 13,071 apartment parcels in the County, most of which (12,679) are actual tax-payer accounts. The remainder are "meta" parcels – combinations of condominiums (286) or consolidated economic units (106). The table below summarizes the parcel and account inventory.

	Parcels		Accounts		Regular Accts
	13,071		12,679		10,058
Condo Parents	286			Singular Imp	8,888
Consolidated	106	Condo Minors	2,621	Consol Imp	304
Accounts	12,679	Regular Accts	10,058	Vacant	866

Some taxpayer accounts are legal condominium minors (2,621), which are being operated (thus counted and valued) as apartment complexes or units. The remaining regular accounts are mostly improved, and may be singularly valued (8,888) or consolidated with others for valuation reasons (304). See glossary for definitions. The balance represents vacant land parcels associated with

and/or supporting apartment properties. Amongst all the parcels described, 256 are currently designated for low-income apartment use.

The inventory may also be viewed as projects and units:

	Projects	Units
Total	<u>9,280</u>	<u>300,610</u>
Condo Parents	286	18,222
Consolidated	106	18,530
Singular Imps	8,888	263,858

A project may range in scope from a stand-alone 4-plex to a multi-building, multi-parcel complex under a single brand name. The total quantity of projects, therefore, is composed of all the condo parents (where each parent is a project), all the consolidated economic meta-parcels (where each such parcel is a project), and all the improved regular accounts that are singular (not combined with others). To date, there are 9,280 apartment projects, with a total of 300,610 units.

The distribution of the apartment projects by age and size of complex is shown below.

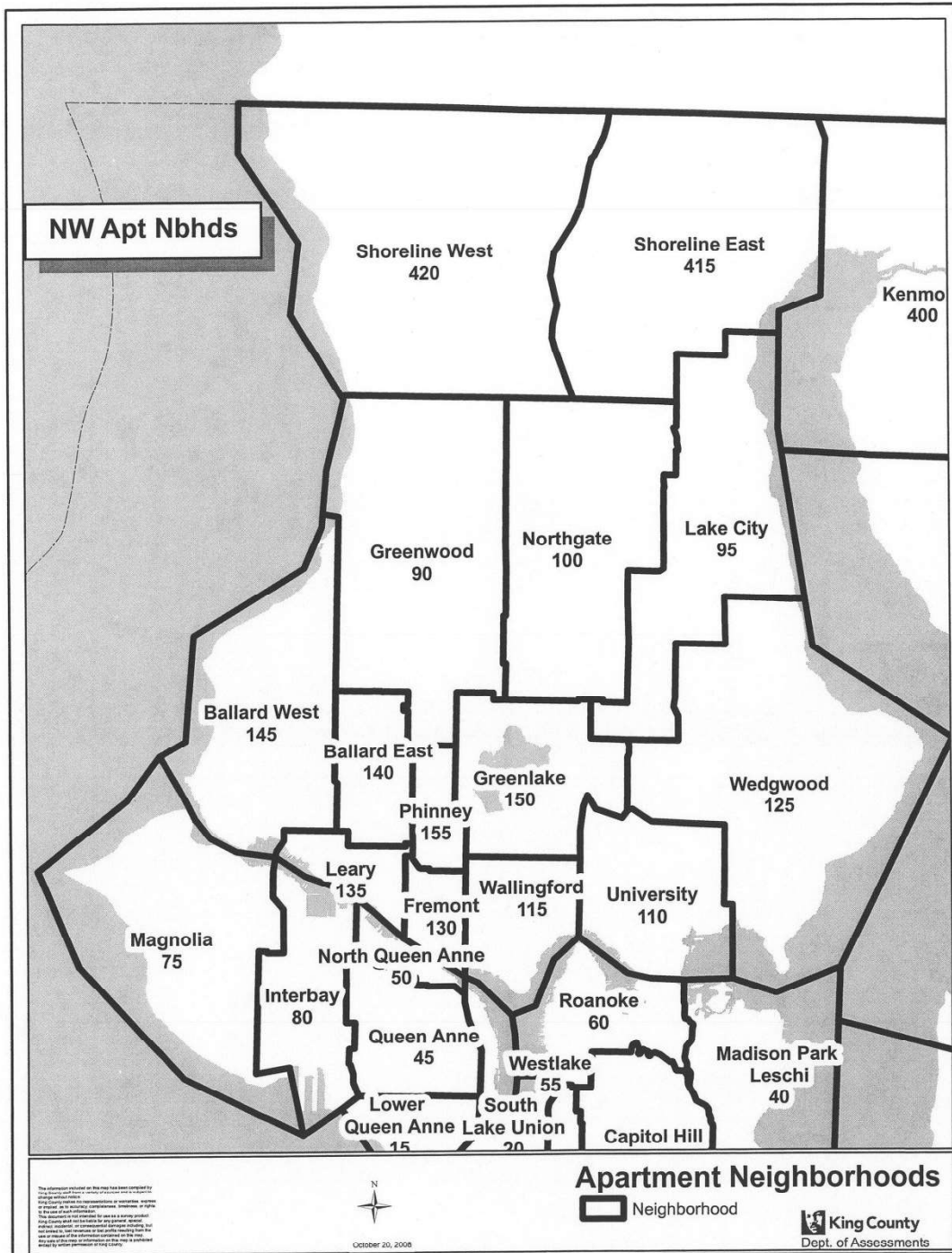
Age of Project			Size of Project		
Year Built	% of Total Properties	% of Total Units	Number of Units	% of Total Properties	Year Built (Avg)
Older than 1920	9.99%	3.95%	0 – 4	26.31%	1965
1920 – 1929	5.34%	3.21%	5 – 9	25.47%	1961
1930 – 1939	0.81%	0.58%	10 – 19	16.93%	1963
1940 – 1949	1.84%	1.30%	20 – 49	15.38%	1968
1950 – 1959	12.07%	4.31%	50 – 99	7.24%	1985
1960 – 1969	21.28%	13.01%	100 – 199	5.20%	1995
1970 – 1979	13.92%	9.06%	200 – 499	3.33%	1999
1980 – 1989	15.64%	17.07%	500 – 999	0.11%	1988
1990 – 1999	6.77%	9.66%	1,000+	0.02%	2018
2000 – 2009	5.23%	11.43%			
2010 – 2019	7.11%	26.42%		All	1968

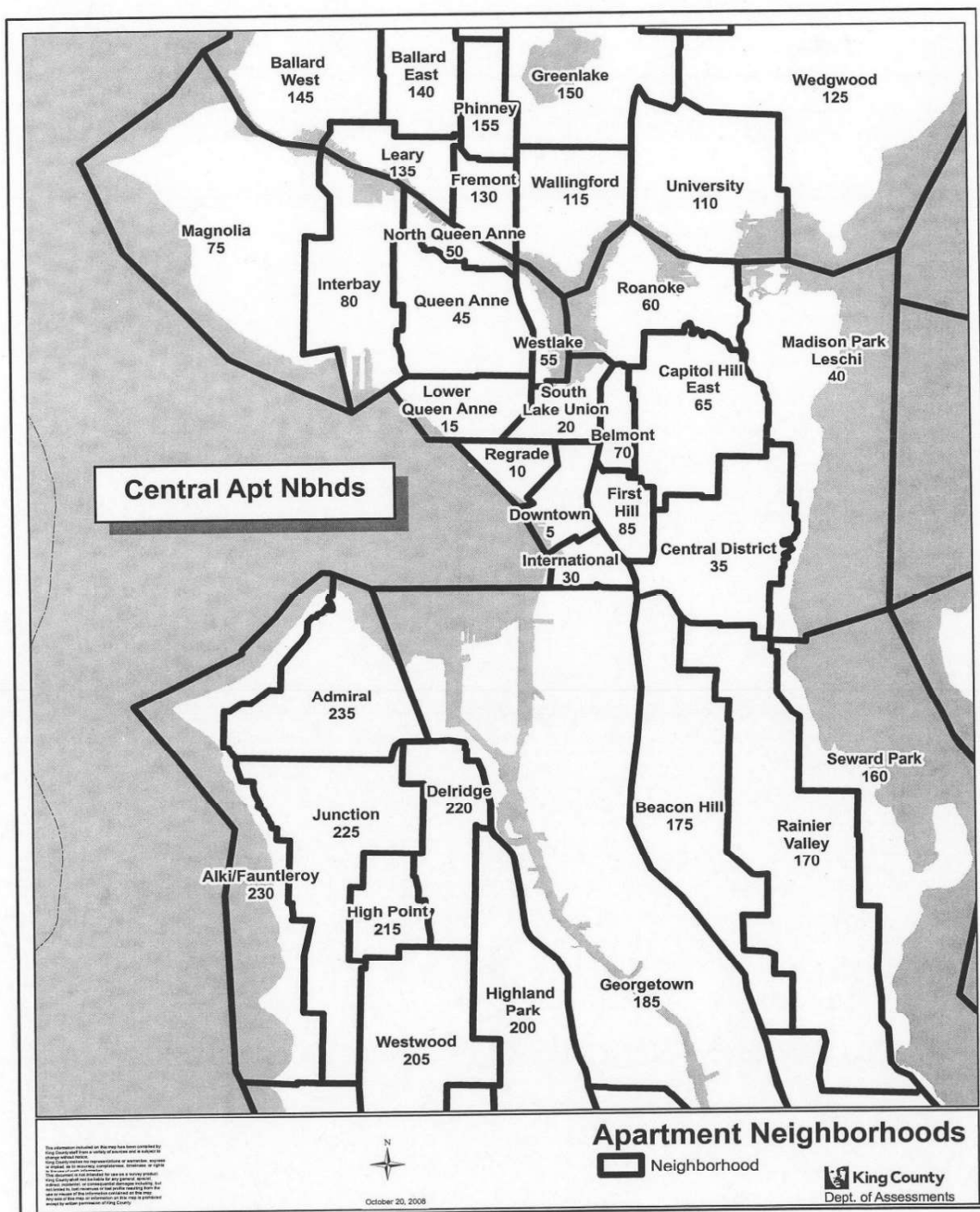
There are 12 projects with 500 units or more. In central Seattle, the largest three projects by unit count are: Onni Twin Towers in the Denny Triangle (1,097), 1200 Stewart in Downtown Seattle (1,050 units), and Harbor Steps in Downtown Seattle (758). In South King County, Club Palisades in Federal Way has 750 units and Signature Pointe in Kent has 633. On the Eastside, Shorewood Heights on Mercer Island, originally built in 1949, with additions in 2001, has 645 units. The recently added Hyde Square, in Bellevue, is still under construction and comes in at 618 units.

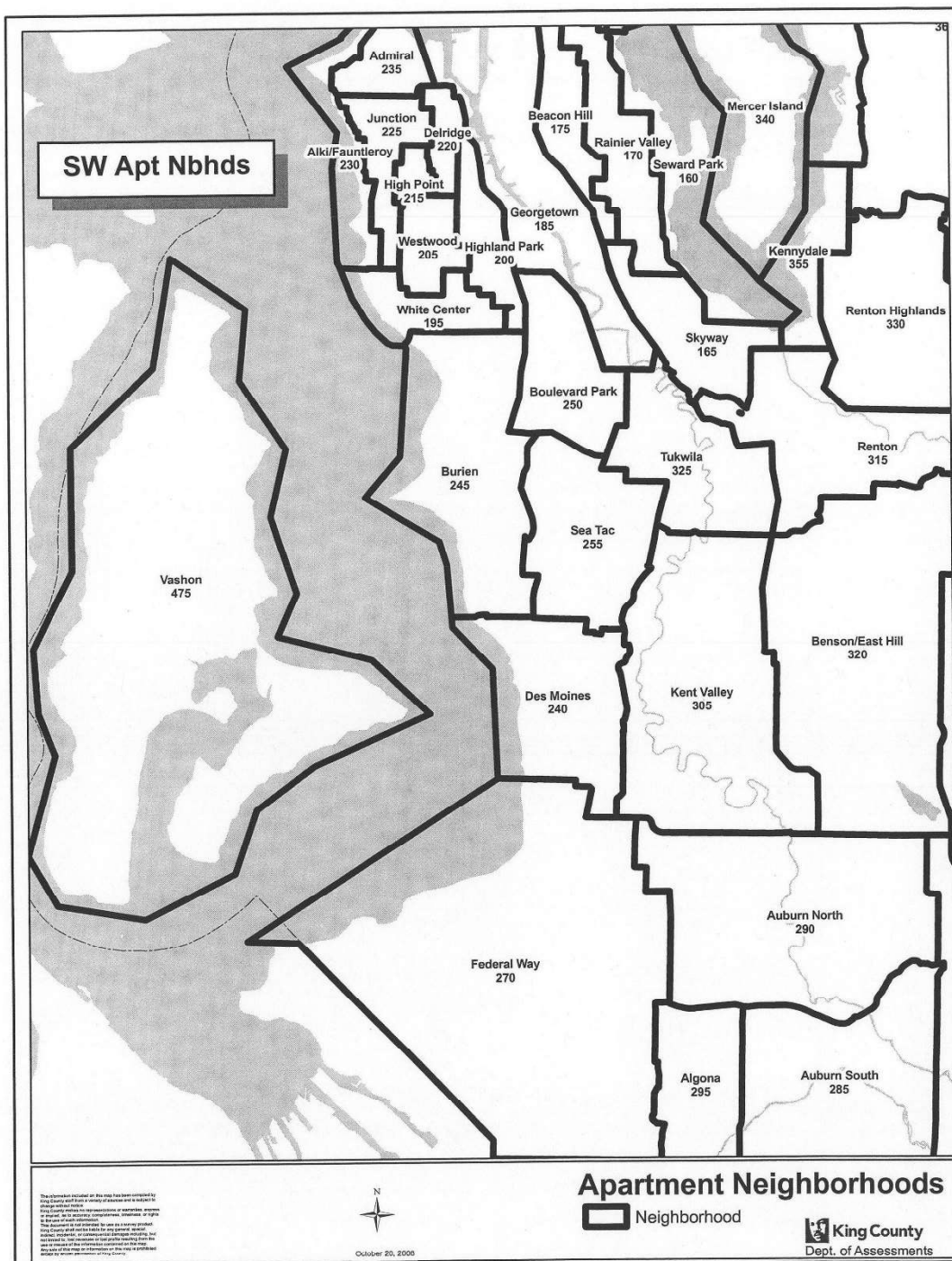
Almost all of the apartments in King County are in the Urban Growth area which is the western portion of the county lying west of a meandering north-south line encompassing Woodinville, Redmond, Issaquah, Renton, Kent, and Auburn. It also includes some areas to the east like Maple Valley and North Bend.

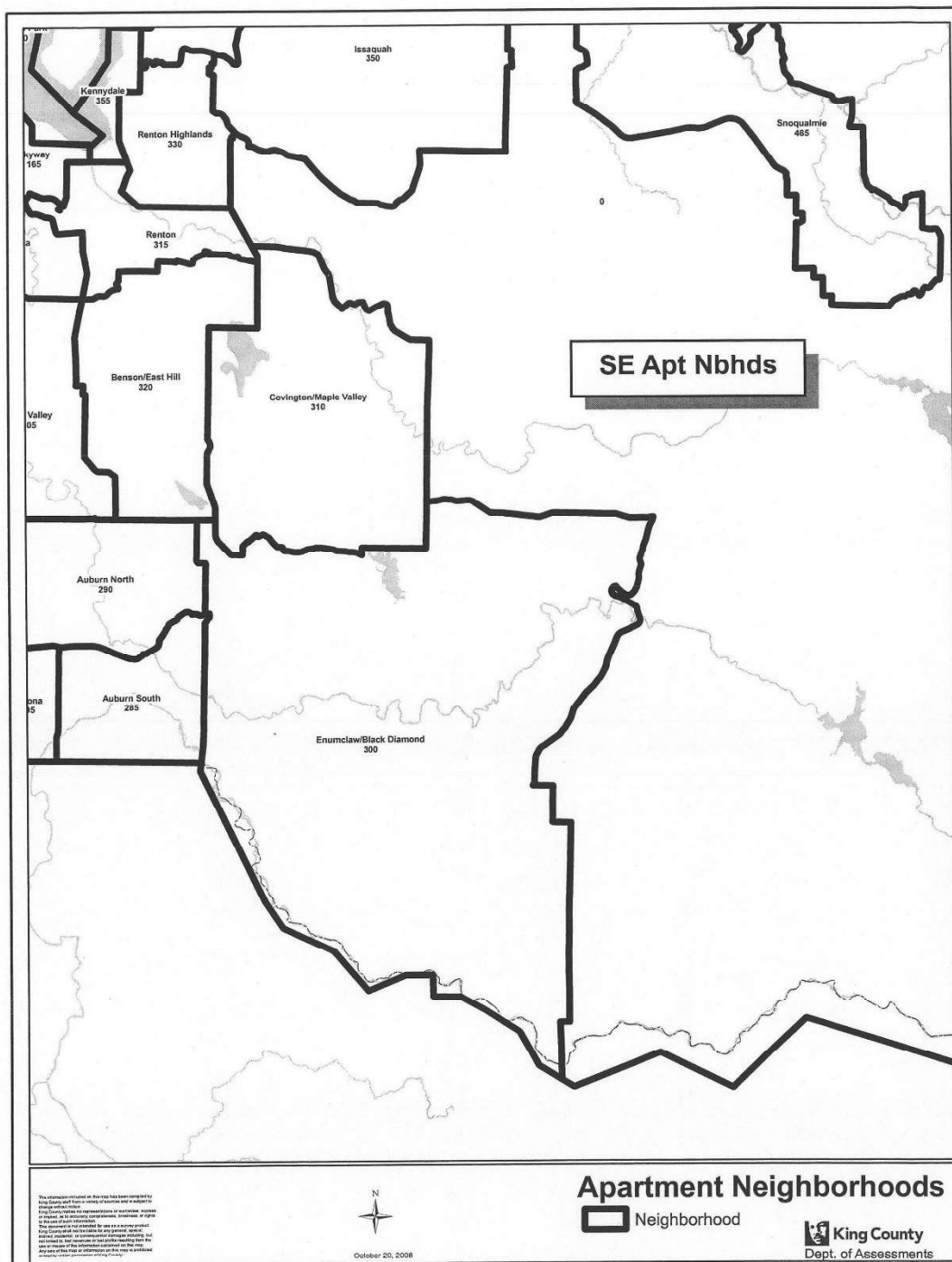
Maps

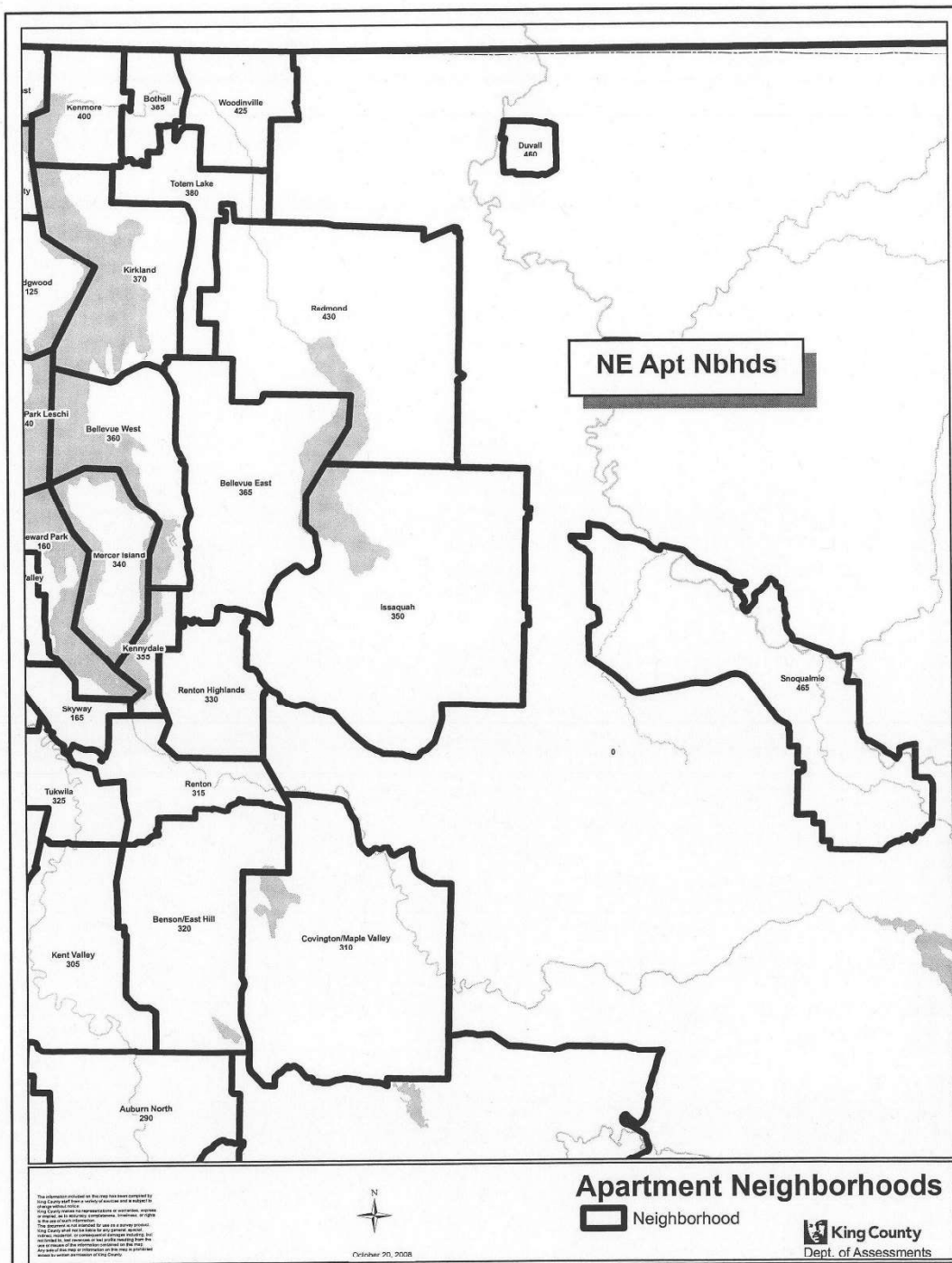
The first five maps shows the general relationship of the neighborhoods to one another. The rest of the maps are individual neighborhood maps.











Area 100 Apartments

Ratio Study Report

PRE-REVALUE RATIO ANALYSIS

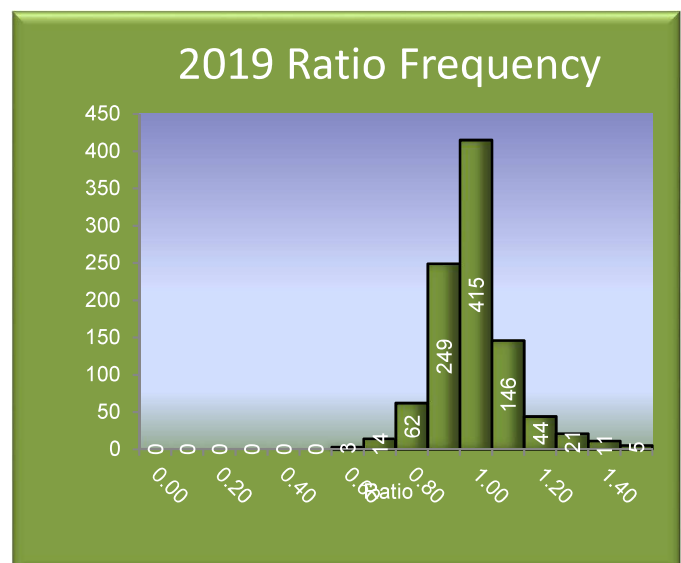
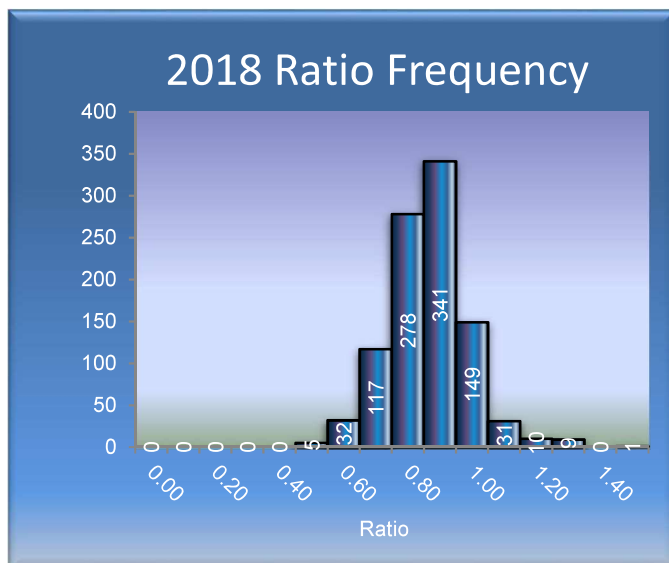
Pre-revalue ratio analysis compares sales from 2016 through 2018 in relation to the previous assessed value as of 1/1/2018.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	973
Mean Assessed Value	8,766,500
Mean Adj. Sales Price	10,827,600
Standard Deviation AV	21,892,870
Standard Deviation SP	26,731,879
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.814
Median Ratio	0.813
Weighted Mean Ratio	0.810
UNIFORMITY	
Lowest ratio	0.4033
Highest ratio:	1.4093
Coefficient of Dispersion	11.42%
Standard Deviation	0.1222
Coefficient of Variation	15.01%
Price Related Differential (PRD)	1.01

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares sales from 2016 through 2018 and reflects the assessment level after the property has been revalued to 1/1/2019.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	973
Mean Assessed Value	9,913,000
Mean Sales Price	10,827,600
Standard Deviation AV	24,444,188
Standard Deviation SP	26,731,879
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.945
Median Ratio	0.935
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.5330
Highest ratio:	1.6039
Coefficient of Dispersion	9.39%
Standard Deviation	0.1256
Coefficient of Variation	13.29%
Price Related Differential (PRD)	1.03



Improvement Sales for Area 100 with Sales Used

06/13/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	170	333050	0230	9,730	2775174	\$1,249,175	01/04/16	\$128.38	BRANDON COURT APT	LR3	1	Y	Used in Ratio Study
100	240	162204	9198	50,217	2778617	\$7,650,000	01/05/16	\$152.34	DES MOINES HILLS	RM-900	1	Y	Used in Ratio Study
100	245	192304	9317	13,819	2775857	\$1,825,000	01/07/16	\$132.06	CENTURY MANOR APARTMENTS	O	1	Y	Used in Ratio Study
100	230	152403	9041	3,760	2776296	\$1,750,000	01/08/16	\$465.43	4 PLEX	LR3	1	Y	Used in Ratio Study
100	370	935490	0370	7,524	2776015	\$2,659,550	01/10/16	\$353.48	KIRKTON APTS	RM 3.6	1	Y	Used in Ratio Study
100	230	181880	0014	10,133	2775849	\$3,698,700	01/10/16	\$365.02	BEACHCOMBER APT	LR2	1	Y	Used in Ratio Study
100	290	172105	9133	3,136	2776202	\$405,000	01/11/16	\$129.15	4-PLEX	R10	1	Y	Used in Ratio Study
100	320	783080	0751	58,112	2775898	\$10,000,000	01/12/16	\$172.08	STONECREEK APTS	MR-M	1	Y	Used in Ratio Study
100	320	783080	0730	71,528	2775900	\$13,350,000	01/12/16	\$186.64	PARKSIDE VILLAGE APTS	MR-M	1	Y	Used in Ratio Study
100	255	537980	1270	9,280	2776764	\$1,500,000	01/12/16	\$161.64	JULIANNE APTS	UH-900	1	Y	Used in Ratio Study
100	090	781870	0285	5,270	2776324	\$1,500,000	01/13/16	\$284.63	7 UNIT APT	LR2	1	Y	Used in Ratio Study
100	240	162204	9022	69,570	2778221	\$13,730,000	01/13/16	\$197.36	Crystal Bay Apartments	RM-1800	1	Y	Used in Ratio Study
100	110	881640	0860	6,604	2776713	\$4,300,000	01/15/16	\$651.12	12 unit apt	LR2	1	Y	Used in Ratio Study
100	315	722400	0285	3,597	2776263	\$540,000	01/15/16	\$150.13	APARTMENT	R-10	1	Y	Used in Ratio Study
100	130	569350	0230	5,380	2776894	\$1,600,000	01/15/16	\$297.40	COLETTE APTS	LR2	1	Y	Used in Ratio Study
100	075	277060	6855	4,389	2776627	\$1,273,800	01/18/16	\$290.23	SARAMAN APTS	LR2	1	Y	Used in Ratio Study
100	095	766370	0310	6,304	2776877	\$1,025,000	01/20/16	\$162.60	10 UNIT APT	MR	1	Y	Used in Ratio Study
100	010	065300	0026	172,610	2776849	\$90,750,000	01/20/16	\$525.75	Elliott Bay Plaza - I	DMR/C 8	2	Y	Used in Ratio Study
100	140	276770	4245	8,804	2778191	\$3,875,000	01/21/16	\$440.14	6 UNIT APT	LR3	2	Y	Used in Ratio Study
100	285	101800	0315	7,268	2777653	\$550,000	01/21/16	\$75.67	5-UNIT APT and SFR	R20	1	Y	Used in Ratio Study
100	065	723460	0530	7,376	2777264	\$2,600,000	01/22/16	\$352.49	APARTMENTS	LR3	1	Y	Used in Ratio Study
100	195	345100	0388	3,216	2777370	\$450,000	01/22/16	\$139.93	4 PLEX	R48	1	Y	Used in Ratio Study
100	145	276760	0045	15,817	2777156	\$4,972,840	01/22/16	\$314.40	ANCHOR WEST	NC1-65	1	Y	Used in Ratio Study
100	285	715330	0050	3,560	2778239	\$420,000	01/24/16	\$117.98	FOURPLEX	R20	1	Y	Used in Ratio Study
100	430	720000	0201	14,436	2777685	\$4,430,000	01/25/16	\$306.87	ANNA APTS	R20	1	Y	Used in Ratio Study
100	065	133730	0015	3,554	2777626	\$1,075,000	01/25/16	\$302.48	APARTMENT	LR2	1	Y	Used in Ratio Study
100	325	004300	0218	4,096	2778215	\$490,000	01/25/16	\$119.63	4-PLEX	HDR	1	Y	Used in Ratio Study
100	355	334210	3240	7,088	2778393	\$1,400,000	01/26/16	\$197.52	8 UNIT APT	R-6	1	Y	Used in Ratio Study
100	090	615390	0005	6,160	2778842	\$1,300,000	01/27/16	\$211.04	16 UNITS	C2-65	1	Y	Used in Ratio Study
100	245	182304	9137	464,695	2778073	\$51,450,000	01/27/16	\$110.72	The Heights @ Burien	RM-18	1	Y	Used in Ratio Study
100	270	122103	9141	78,422	2777568	\$46,000,000	01/27/16	\$586.57	The Landing @ Dash Point - Phase	RM1800	3	Y	Used in Ratio Study
100	225	095200	2105	9,048	2777812	\$2,607,600	01/27/16	\$288.20	The Monterey -2115 assoc	LR3 RC	2	Y	Used in Ratio Study
100	115	686520	0390	2,100	2778228	\$715,000	01/28/16	\$340.48	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	065	600300	1890	2,816	2778220	\$1,100,000	01/28/16	\$390.63	4-PLEX	LR3	1	Y	Used in Ratio Study
100	065	600300	1885	2,792	2778127	\$1,100,000	01/28/16	\$393.98	5 UNIT APARTMENT	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

06/13/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	235	149330	0005	5,890	2779245	\$2,450,000	01/31/16	\$415.96	Admiral Flats	LR3 RC	1	Y	Used in Ratio Study
100	065	330370	0450	16,100	2778415	\$13,950,000	02/01/16	\$866.46	Yardhouse	LR3	1	Y	Used in Ratio Study
100	420	727610	0150	6,854	2778892	\$1,435,000	02/02/16	\$209.37	6 UNIT APT BLDG	TC-4	1	Y	Used in Ratio Study
100	315	784130	0480	4,258	2779765	\$680,000	02/04/16	\$159.70	SIX-O-SIX APTS	R-14	1	Y	Used in Ratio Study
100	065	982870	2645	2,792	2779353	\$1,075,000	02/08/16	\$385.03	4 PLEX APARTMENT	LR2	1	Y	Used in Ratio Study
100	225	338990	0510	15,000	2780406	\$5,632,000	02/11/16	\$375.47	Alaska 45	LR3 RC	1	Y	Used in Ratio Study
100	475	302303	9214	27,590	2780305	\$2,860,000	02/11/16	\$103.66	VASHON PLACE	R4P	2	Y	Used in Ratio Study
100	070	684870	0115	10,880	2780486	\$4,200,000	02/15/16	\$386.03	CARA VELLE APTS	MR	1	Y	Used in Ratio Study
100	270	250300	0015	10,480	2782439	\$1,600,000	02/17/16	\$152.67	PORTOFINO APARTMENTS	RM1800	1	Y	Used in Ratio Study
100	415	402290	1113	4,432	2781454	\$802,000	02/18/16	\$180.96	4 PLEX	R24	1	Y	Used in Ratio Study
100	140	292270	3215	5,508	2781559	\$2,249,000	02/18/16	\$408.32	8 UNIT APTS	SF 5000	1	Y	Used in Ratio Study
100	370	765490	0065	7,158	2781788	\$2,250,000	02/22/16	\$314.33	6-PLEX	PLA 6A	1	Y	Used in Ratio Study
100	110	717480	0595	4,560	2781236	\$1,310,000	02/22/16	\$287.28	6 UNIT	LR3	1	Y	Used in Ratio Study
100	290	512540	0490	3,274	2783342	\$407,000	02/22/16	\$124.31	LONELY PINE FOUR	R20	1	Y	Used in Ratio Study
100	205	430220	1170	3,460	2783263	\$540,000	02/22/16	\$156.07	4 - PLEX	LR2	1	Y	Used in Ratio Study
100	225	095200	6935	3,836	2782440	\$950,000	02/24/16	\$247.65	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	095	510140	0458	2,900	2782381	\$550,000	02/26/16	\$189.66	APARTMENT	LR2	1	Y	Used in Ratio Study
100	090	630000	0700	2,712	2782504	\$765,000	02/27/16	\$282.08	6 UNIT APT	LR3	1	Y	Used in Ratio Study
100	090	952410	0175	12,392	2782184	\$3,075,000	02/29/16	\$248.14	Corner Stone Apartments	LR3	1	Y	Used in Ratio Study
100	065	600300	0355	53,679	2782293	\$25,866,000	02/29/16	\$481.86	The Packard Building	NC3P-65	2	Y	Used in Ratio Study
100	130	193130	0820	4,127	2782871	\$1,150,000	02/29/16	\$278.65	5 PLEX	LR2	1	Y	Used in Ratio Study
100	270	092104	9210	55,372	2782118	\$7,025,000	02/29/16	\$126.87	Providence Landing	RM2400	1	Y	Used in Ratio Study
100	090	614560	0005	3,174	2783108	\$750,000	03/01/16	\$236.29	THE MICHELLE	C1-40	1	Y	Used in Ratio Study
100	380	123310	0675	22,678	2782697	\$6,784,000	03/01/16	\$299.14	ROSECREST APTS	RM 2.4	1	Y	Used in Ratio Study
100	115	030700	0005	8,798	2783148	\$2,900,000	03/02/16	\$329.62	AURORA TERRACE (0005) COND	C1-40	1	Y	Used in Ratio Study
100	070	880490	1115	14,380	2783099	\$4,300,000	03/04/16	\$299.03	ALHAMBRA	MR	1	Y	Used in Ratio Study
100	305	614660	0220	4,770	2783567	\$767,500	03/04/16	\$160.90	FAIRHAVEN APARTMENTS	DCE	1	Y	Used in Ratio Study
100	245	176060	0263	2,662	2786730	\$550,000	03/07/16	\$206.61	Fourplex	RM-24	1	Y	Used in Ratio Study
100	165	023200	0003	16,879	2783634	\$1,735,000	03/07/16	\$102.79	SKYLINE APTS & OFFICES	R24	1	Y	Used in Ratio Study
100	095	890200	0069	5,040	2783893	\$1,157,550	03/08/16	\$229.67	APARTMENTS	LR3	1	Y	Used in Ratio Study
100	305	161200	0515	3,200	2784351	\$384,000	03/09/16	\$120.00	4 PLEX	SR-6	1	Y	Used in Ratio Study
100	010	069400	0080	69,132	2784923	\$29,650,000	03/16/16	\$428.89	CORNELIUS APTS	DMR/R 1	1	Y	Used in Ratio Study
100	090	946520	0150	9,760	2785964	\$2,425,000	03/17/16	\$248.46	GREENWOOD INN APTS	C1-40	1	Y	Used in Ratio Study
100	290	132104	9089	3,328	2786836	\$370,000	03/17/16	\$111.18	4 PLEX	RO	1	Y	Used in Ratio Study
100	090	099300	1325	2,815	2785539	\$1,150,000	03/17/16	\$408.53	FOURPLEX	LR2	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	095	882290	1060	8,880	2787682	\$1,650,000	03/21/16	\$185.81	THE HOSEA	LR3	1	Y	Used in Ratio Study
100	130	569350	1080	14,253	2787376	\$3,800,000	03/21/16	\$266.61	APARTMENT	LR1	1	Y	Used in Ratio Study
100	205	431920	0655	27,150	2786144	\$4,600,000	03/21/16	\$169.43	OLYMPIC MANOR APTS & SHOPS	NC2P-40	1	Y	Used in Ratio Study
100	095	890250	0155	7,650	2787992	\$1,228,000	03/28/16	\$160.52	AGENA APTS	LR2 RC	1	Y	Used in Ratio Study
100	090	604640	1315	6,155	2787601	\$1,875,000	03/28/16	\$304.63	8 UNIT APT	LR3	1	Y	Used in Ratio Study
100	060	195970	0140	5,419	2787003	\$2,235,000	03/28/16	\$412.44	6 Plex	LR2	1	Y	Used in Ratio Study
100	305	919710	0326	3,992	2788079	\$1,455,000	03/29/16	\$364.48	KENT CROSSING	MR-D	3	Y	Used in Ratio Study
100	430	122505	9209	7,408	2787534	\$2,250,000	03/29/16	\$303.73	BEAR CREEK APARTMENTS	R30	1	Y	Used in Ratio Study
100	070	684770	0340	13,300	2787273	\$4,100,000	03/30/16	\$308.27	SHERRYDON APTS	MR	1	Y	Used in Ratio Study
100	370	415170	0000	5,072	2788065	\$1,355,000	03/30/16	\$267.15	LAKEVIEW TERRACE CONDOMIN	RM 1.8	5	Y	Used in Ratio Study
100	225	260792	0000	4,659	2788150	\$1,700,000	03/30/16	\$364.89	4012 CALIFORNIA AVE SW	LR3 RC	6	Y	Used in Ratio Study
100	095	382170	0135	6,327	2788238	\$1,162,000	03/31/16	\$183.66	MAR-ELLA APTS	MR	1	Y	Used in Ratio Study
100	290	936000	0197	1,760	2790129	\$349,950	04/01/16	\$198.84	4-PLEX	C3	1	Y	Used in Ratio Study
100	130	569350	0386	8,440	2788751	\$2,600,000	04/05/16	\$308.06	APARTMENT	LR2	1	Y	Used in Ratio Study
100	035	118900	0275	4,080	2789796	\$825,000	04/08/16	\$202.21	5 UNIT APT	SF 5000	1	Y	Used in Ratio Study
100	065	685270	0185	3,094	2790546	\$1,915,500	04/12/16	\$619.10	THE MAPLE	LR3	1	Y	Used in Ratio Study
100	110	882390	0050	3,020	2793417	\$850,000	04/13/16	\$281.46	4-PLEX	SF 5000	1	Y	Used in Ratio Study
100	285	080840	0010	4,440	2790203	\$532,000	04/13/16	\$119.82	APT'S	R20	1	Y	Used in Ratio Study
100	185	732790	2165	2,688	2790827	\$405,900	04/14/16	\$151.00	4 PLEX	IG2 U/65	1	Y	Used in Ratio Study
100	090	630050	0100	4,258	2791022	\$800,000	04/14/16	\$187.88	APARTMENT	LR3	1	Y	Used in Ratio Study
100	115	182504	9039	22,370	2790388	\$12,450,000	04/15/16	\$556.55	Portofino Apartments	C1-40	2	Y	Used in Ratio Study
100	320	662340	0111	5,936	2792817	\$1,120,000	04/18/16	\$188.68	4-PLEX & 4 SFR'S	R-14	1	Y	Used in Ratio Study
100	370	376050	0545	4,056	2791463	\$1,505,000	04/19/16	\$371.06	FOURPLEX	RMA 1.8	1	Y	Used in Ratio Study
100	270	042104	9061	106,904	2791191	\$16,921,000	04/20/16	\$158.28	RAINIER MEADOWS	RM1800	1	Y	Used in Ratio Study
100	340	531510	1626	179,799	2791481	\$97,001,667	04/21/16	\$539.50	77 Central Apts - mixed use	TC	4	Y	Used in Ratio Study
100	015	149900	0000	0	2792252	\$11,950,000	04/22/16	\$0.00	CENTRE COURT	NC3-65	1	Y	Used in Ratio Study
100	305	914710	0055	3,712	2793523	\$400,000	04/26/16	\$107.76	FOURPLEX	MR-M	1	Y	Used in Ratio Study
100	305	914710	0050	3,712	2793665	\$400,000	04/26/16	\$107.76	FOURPLEX	MR-M	1	Y	Used in Ratio Study
100	240	360060	0395	4,050	2793311	\$530,000	04/26/16	\$130.86	4-Plex	RM-2400	1	Y	Used in Ratio Study
100	065	133630	0220	4,000	2795432	\$2,200,000	04/26/16	\$550.00	FOURPLEX	LR3	1	Y	Used in Ratio Study
100	285	732680	0030	3,784	2792609	\$407,000	04/27/16	\$107.56	RIVENDALL ESTATES	R20	1	Y	Used in Ratio Study
100	300	089901	0050	3,552	2793325	\$439,000	04/27/16	\$123.59	Westfield	R-4	1	Y	Used in Ratio Study
100	240	082204	9077	6,632	2792743	\$895,000	04/27/16	\$134.95	8 UNIT APT	RM-2400	1	Y	Used in Ratio Study
100	305	677790	0050	26,706	2793303	\$2,950,000	04/28/16	\$110.46	BRENTWOOD APARTMENTS	MR-M	6	Y	Used in Ratio Study
100	015	545830	0505	2,880	2793042	\$1,107,000	04/28/16	\$384.38	ZADRA APTS	NC3-40	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	320	322305	9082	54,048	2793027	\$11,312,000	04/28/16	\$209.30	SPRINGFIELD APT	R-8	1	Y	Used in Ratio Study
100	145	276770	0400	4,186	2793275	\$1,475,000	04/28/16	\$352.37	5 UNIT APT	NC3-65	1	Y	Used in Ratio Study
100	230	091300	0045	3,028	2793688	\$1,165,000	04/28/16	\$384.74	APARTMENT	LR3	1	Y	Used in Ratio Study
100	115	182504	9052	7,186	2793107	\$2,580,000	04/29/16	\$359.03	THE AUDREY APTS	C1-40	1	Y	Used in Ratio Study
100	090	915810	0130	3,240	2796055	\$625,000	04/30/16	\$192.90	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	090	614560	0485	7,904	2797530	\$1,920,000	05/03/16	\$242.91	NORTH PARK APTS	LR2	1	Y	Used in Ratio Study
100	145	276760	4220	3,130	2794530	\$1,180,000	05/04/16	\$377.00	5 UNIT APT	LR3	1	Y	Used in Ratio Study
100	240	272420	1530	2,976	2795566	\$440,000	05/04/16	\$147.85	4-PLEX	PR-R	1	Y	Used in Ratio Study
100	175	367940	1000	6,580	2794640	\$1,895,000	05/05/16	\$287.99	ALLISON APARTMENTS	NC1-40	1	Y	Used in Ratio Study
100	225	082600	0120	4,004	2796355	\$661,000	05/05/16	\$165.08	4-PLEX	LR3	1	Y	Used in Ratio Study
100	150	952810	3900	4,643	2795203	\$1,895,000	05/06/16	\$408.14	OSWEGO APTS	LR3 RC	1	Y	Used in Ratio Study
100	090	674970	0075	7,158	2795264	\$1,605,000	05/06/16	\$224.22	5 UNIT APT	LR2	1	Y	Used in Ratio Study
100	115	569450	0890	6,820	2795354	\$2,050,000	05/06/16	\$300.59	CHEZ-MONI	LR2	1	Y	Used in Ratio Study
100	130	569350	0960	4,316	2795204	\$1,550,000	05/06/16	\$359.13	APARTMENT	LR1	1	Y	Used in Ratio Study
100	095	344800	1435	11,162	2795443	\$3,017,000	05/09/16	\$270.29	MARK TRACY APTS - 15 UNITS	LR3	1	Y	Used in Ratio Study
100	065	676270	0485	3,930	2796468	\$1,850,000	05/10/16	\$470.74	6 UNIT APT	LR3	1	Y	Used in Ratio Study
100	230	432220	0020	3,912	2795883	\$1,281,000	05/11/16	\$327.45	FOUR PLEX	LR1	1	Y	Used in Ratio Study
100	065	722850	2420	4,639	2796613	\$2,210,000	05/16/16	\$476.40	4-PLEX	SF 5000	1	Y	Used in Ratio Study
100	225	260793	0000	782	2803404	\$1,700,000	05/16/16	\$2,173.91	4050 CALIFORNIA AVE SW	LR3 RC	6	Y	Used in Ratio Study
100	110	871460	0050	6,300	2797125	\$1,925,000	05/17/16	\$305.56	COWEN PARK APTS	NC2P-40	1	Y	Used in Ratio Study
100	125	684470	1391	17,234	2797938	\$3,640,000	05/17/16	\$211.21	RIVIERA EAST	LR3	1	Y	Used in Ratio Study
100	085	219760	0370	2,709	2796838	\$1,160,000	05/17/16	\$428.20	FOUR PLEX	MR	1	Y	Used in Ratio Study
100	225	762570	3280	26,438	2797279	\$7,495,200	05/18/16	\$283.50	OFC/APT	NC2-30	1	Y	Used in Ratio Study
100	245	122000	0410	6,618	2799317	\$930,000	05/18/16	\$140.53	COCHISE APARTMENTS	RM-24	1	Y	Used in Ratio Study
100	290	172105	9202	3,136	2800972	\$415,000	05/20/16	\$132.33	4-PLEX	R10	1	Y	Used in Ratio Study
100	110	871460	0195	1,890	2799092	\$800,000	05/24/16	\$423.28	5-PLEX	SF 5000	1	Y	Used in Ratio Study
100	350	242405	9138	408,312	2798381	\$122,000,000	05/25/16	\$298.79	THE OVERLOOK AT LAKEMONT	R-20	1	Y	Used in Ratio Study
100	110	717480	0400	5,072	2798366	\$1,955,000	05/26/16	\$385.45	HOVEN APTS 8 UNITS	LR3	1	Y	Used in Ratio Study
100	070	684820	0465	4,700	2799556	\$2,444,000	05/26/16	\$520.00	10 UNIT APARTMENT	MR	1	Y	Used in Ratio Study
100	080	277110	6055	55,802	2799655	\$20,155,000	05/26/16	\$361.19	GILMAN TERRACE APTS (See also	LR3	2	Y	Used in Ratio Study
100	170	144350	0645	7,196	2799851	\$838,000	05/26/16	\$116.45	Joy Ann Apt	LR3	1	Y	Used in Ratio Study
100	195	345100	0300	28,290	2802542	\$7,230,000	05/27/16	\$255.57	Centerwood Apartments	R48	1	Y	Used in Ratio Study
100	250	013300	0535	4,020	2799413	\$440,000	05/28/16	\$109.45	BRIGHTWOOD MANOR APTS	R24	1	Y	Used in Ratio Study
100	365	162405	9246	18,860	2799294	\$6,210,000	05/31/16	\$329.27	SUNSET APARTMENTS	R-30	2	Y	Used in Ratio Study
100	170	680410	0165	8,144	2801173	\$1,100,000	06/02/16	\$135.07	PARADISE COURT APTS	LR3	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	285	732680	0050	3,784	2800594	\$440,000	06/03/16	\$116.28	RIVENDELL ESTATES	R20	1	Y	Used in Ratio Study
100	240	250060	0193	4,680	2802551	\$607,500	06/07/16	\$129.81	V S P - APTS	PR-C	1	Y	Used in Ratio Study
100	330	102305	9050	78,044	2800874	\$41,500,000	06/07/16	\$531.75	Honeydew Too Apartments	RM-F	2	Y	Used in Ratio Study
100	270	787620	0005	0	2801391	\$962,000	06/08/16	\$0.00	SOUND VIEW SOUTH	RM1800	1	Y	Used in Ratio Study
100	240	272420	1405	6,798	2802933	\$875,000	06/08/16	\$128.71	6 PLEX	PR-R	1	Y	Used in Ratio Study
100	235	927220	0890	4,450	2802536	\$1,180,000	06/13/16	\$265.17	5 - PLEX	SF 5000	1	Y	Used in Ratio Study
100	175	713330	0135	2,522	2803153	\$640,000	06/13/16	\$253.77	APARTMENTS	LR2	1	Y	Used in Ratio Study
100	305	132204	9164	9,100	2802357	\$975,000	06/14/16	\$107.14	PARKSIDE	MR-M	1	Y	Used in Ratio Study
100	245	189940	0390	4,524	2803556	\$806,500	06/15/16	\$178.27	KIRKHOUSE	RM-12	1	Y	Used in Ratio Study
100	080	277160	4110	4,084	2804031	\$1,528,000	06/20/16	\$374.14	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	330	722780	0620	2,620	2804330	\$506,000	06/21/16	\$193.13	4-Plex	R-10	1	Y	Used in Ratio Study
100	090	630000	0360	5,157	2804656	\$975,000	06/21/16	\$189.06	6-PLEX	LR2	1	Y	Used in Ratio Study
100	015	545780	0410	8,157	2806361	\$2,960,000	06/21/16	\$362.88	9 UNIT APARTMENT	LR3	1	Y	Used in Ratio Study
100	090	946520	0017	7,251	2806467	\$1,475,000	06/22/16	\$203.42	APT & OFFICE	C1-40	1	Y	Used in Ratio Study
100	290	512540	0275	3,654	2806344	\$495,000	06/22/16	\$135.47	FOUR PLEX	R20	1	Y	Used in Ratio Study
100	230	765240	0045	3,338	2804362	\$1,433,500	06/23/16	\$429.45	ALKI PARK APTS	LR2	1	Y	Used in Ratio Study
100	315	722550	0335	7,049	2805572	\$1,450,000	06/24/16	\$205.70	APARTMENT-10 UNITS	R-10	1	Y	Used in Ratio Study
100	400	618170	0100	9,145	2806065	\$3,100,000	06/24/16	\$338.98	THE NORTSHORE APTS-10 UNI	CB	1	Y	Used in Ratio Study
100	035	331950	1365	2,592	2805991	\$982,500	06/25/16	\$379.05	5 UNITS-LOW INCOME HOUSING	LR1	1	Y	Used in Ratio Study
100	320	794120	0020	3,540	2806291	\$620,000	06/28/16	\$175.14	5 UNIT APT	R-4	1	Y	Used in Ratio Study
100	140	292270	0505	5,099	2806327	\$1,715,000	06/29/16	\$336.34	8th Avenue Place	LR2 RC	1	Y	Used in Ratio Study
100	145	276760	4110	5,128	2806290	\$1,380,000	06/29/16	\$269.11	6 UNIT MULTIPLE RESIDENCE	LR3	1	Y	Used in Ratio Study
100	110	409230	2105	24,520	2806511	\$14,450,000	06/30/16	\$589.31	Apartment	LR3	2	Y	Used in Ratio Study
100	320	282305	9024	352,315	2807176	\$61,250,000	06/30/16	\$173.85	Grammercy	RM-F	2	Y	Used in Ratio Study
100	040	501700	0139	2,000	2807905	\$880,000	07/05/16	\$440.00	FOUR-PLEX	LR1	1	Y	Used in Ratio Study
100	185	273410	0410	2,216	2808023	\$679,000	07/05/16	\$306.41	4 PLEX	SF 5000	1	Y	Used in Ratio Study
100	070	216390	0345	2,400	2808426	\$1,090,000	07/05/16	\$454.17	4-PLEX	LR3	1	Y	Used in Ratio Study
100	235	122403	9015	18,275	2807999	\$7,493,250	07/06/16	\$410.03	HARBOR SQUARE APTS	C1-40	1	Y	Used in Ratio Study
100	245	182304	9066	6,532	2808732	\$950,000	07/07/16	\$145.44	PEAR TREE APARTMENTS	RM-24	1	Y	Used in Ratio Study
100	290	182105	9247	33,524	2808616	\$4,000,000	07/07/16	\$119.32	AUBURN HEIGHTS APARTMENTS	R7	1	Y	Used in Ratio Study
100	320	172205	9028	10,496	2809648	\$1,449,100	07/12/16	\$138.06	Hills Townhouse	MR-G	1	Y	Used in Ratio Study
100	240	272420	1315	4,920	2810345	\$443,799	07/14/16	\$90.20	4-PLEX	PR-R	1	Y	Used in Ratio Study
100	225	929730	0875	4,924	2810528	\$1,450,000	07/15/16	\$294.48	WEST NINE 9-UNIT APT	MR	1	Y	Used in Ratio Study
100	245	159900	0000	41,507	2812147	\$7,688,750	07/20/16	\$185.24	CITY'S EDGE CONDOMINIUM	RM-12	45	Y	Used in Ratio Study
100	015	199020	0300	17,836	2810771	\$10,500,000	07/21/16	\$588.70	MULTIFAMILY & LIVE/WORK	NC3-40	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	065	808040	0055	40,828	2810789	\$18,230,000	07/22/16	\$446.51	WHITWORTH APTS	LR3	1	Y	Used in Ratio Study
100	060	290220	0575	4,930	2812585	\$3,010,000	07/22/16	\$610.55	7 UNIT APT	LR3	1	Y	Used in Ratio Study
100	095	882290	1160	4,418	2813555	\$913,800	07/25/16	\$206.84	APARTMENT BLDG 6 UNITS	LR3	1	Y	Used in Ratio Study
100	175	282960	0260	6,380	2815030	\$1,712,400	07/25/16	\$268.40	13 UNIT APT	LR3	1	Y	Used in Ratio Study
100	290	132104	9062	3,328	2811896	\$345,000	07/25/16	\$103.67	4 PLEX	RO	1	Y	Used in Ratio Study
100	245	122000	1225	6,378	2811890	\$957,000	07/25/16	\$150.05	LANDMARK II	RM-24	1	Y	Used in Ratio Study
100	245	122000	1110	5,952	2812507	\$975,000	07/25/16	\$163.81	LANDMARC I	RM-24	1	Y	Used in Ratio Study
100	200	775050	0507	3,115	2816194	\$605,000	07/26/16	\$194.22	NEST CREST 800	LR3	1	Y	Used in Ratio Study
100	095	382170	0080	52,742	2813224	\$11,250,000	07/26/16	\$213.30	CHAMELON APTS -68 UNITS & OF	LR3	2	Y	Used in Ratio Study
100	320	245900	0070	6,265	2812601	\$512,000	07/26/16	\$81.72	MEADOWOOD APTS	MR-D	1	Y	Used in Ratio Study
100	020	246740	0211	85,871	2813074	\$55,000,000	07/27/16	\$640.50	Rivet	SM-SLU/	2	Y	Used in Ratio Study
100	290	540900	0010	3,100	2813275	\$480,000	07/28/16	\$154.84	4 PLEX	R20	1	Y	Used in Ratio Study
100	090	926720	0155	17,876	2813196	\$5,500,000	07/31/16	\$307.68	APARTMENT	LR3	1	Y	Used in Ratio Study
100	145	276760	5130	74,500	2813222	\$45,553,000	08/01/16	\$611.45	Soren Apartments	NC3-65	1	Y	Used in Ratio Study
100	055	192930	0700	3,875	2813300	\$1,300,000	08/01/16	\$335.48	5 UNIT APT	LR3	1	Y	Used in Ratio Study
100	370	390010	1275	68,374	2813650	\$40,200,000	08/03/16	\$587.94	CAPRI APTS	CBD 7	1	Y	Used in Ratio Study
100	290	333990	0008	17,550	2816326	\$2,292,300	08/04/16	\$130.62	REGAL APTS	R20	1	Y	Used in Ratio Study
100	010	065300	0195	92,903	2814524	\$76,000,000	08/08/16	\$818.06	WALTON LOFTS (FRMR SKYWAY	DMR/C 1	1	Y	Used in Ratio Study
100	145	785420	0000	14,782	2816284	\$9,950,000	08/09/16	\$673.12	SOLO LOFTS	MR-RC	21	Y	Used in Ratio Study
100	320	387240	0010	309,710	2814684	\$51,575,000	08/09/16	\$166.53	MOSAIC HILLS PHASE I	MR-M	2	Y	Used in Ratio Study
100	385	052605	9015	3,072	2815266	\$797,500	08/10/16	\$259.60	4 PLEX	R 2800	1	Y	Used in Ratio Study
100	070	600300	0550	80,371	2815534	\$39,663,000	08/12/16	\$493.50	CUE APARTMENTS	NC3P-65	3	Y	Used in Ratio Study
100	065	330370	0330	10,991	2817457	\$4,475,000	08/15/16	\$407.15	Malden House Apts	LR3	1	Y	Used in Ratio Study
100	225	129730	0225	12,690	2817947	\$4,296,250	08/16/16	\$338.55	THE WEBSTER APARTMENTS	NC2-65	1	Y	Used in Ratio Study
100	270	255817	0090	2,875	2817349	\$429,350	08/17/16	\$149.34	JONATHON HOUSE	RM1800	1	Y	Used in Ratio Study
100	065	723460	0470	3,617	2818666	\$1,700,000	08/22/16	\$470.00	5 UNIT APARTMENT	LR3	1	Y	Used in Ratio Study
100	315	722450	0125	2,496	2817706	\$600,500	08/22/16	\$240.58	4 PLEX APARTMENT	R-8	1	Y	Used in Ratio Study
100	065	685170	0005	6,894	2818766	\$1,705,450	08/23/16	\$247.38	8-PLEX	LR3	1	Y	Used in Ratio Study
100	240	360300	0270	4,000	2818158	\$540,000	08/24/16	\$135.00	4 PLEX	RM-2400	1	Y	Used in Ratio Study
100	285	302105	9312	3,100	2820434	\$435,000	08/24/16	\$140.32	4-PLEX	R20	1	Y	Used in Ratio Study
100	060	290220	1170	3,332	2818841	\$1,980,000	08/25/16	\$594.24	4-PLEX	LR2	1	Y	Used in Ratio Study
100	080	277160	3590	3,340	2818837	\$1,130,000	08/25/16	\$338.32	4 - PLEX	LR2	1	Y	Used in Ratio Study
100	240	360060	0215	3,435	2818818	\$510,000	08/26/16	\$148.47	4-Plex	RM-2400	1	Y	Used in Ratio Study
100	030	094200	1090	6,552	2819802	\$1,850,000	08/29/16	\$282.36	JEFFERSON APTS	DMC 340	1	Y	Used in Ratio Study
100	090	391840	0165	8,395	2819001	\$2,015,000	08/30/16	\$240.02	PUGET PANORAMA APT 8-UNITS	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	385	062605	9233	2,660	2819340	\$755,000	08/30/16	\$283.83	EDGEBROOK APT	GDC	1	Y	Used in Ratio Study
100	065	600300	1930	8,580	2819317	\$4,000,000	08/31/16	\$466.20	Heather Court	LR3	1	Y	Used in Ratio Study
100	365	092405	9238	5,468	2820732	\$1,526,800	08/31/16	\$279.22	4-PLEX	R-20	1	Y	Used in Ratio Study
100	430	074200	0110	9,716	2819276	\$2,800,000	08/31/16	\$288.18	WEST VIEW APTS - BLDG A	R20	2	Y	Used in Ratio Study
100	170	110500	0536	6,303	2820739	\$760,000	09/01/16	\$120.58	MICHELLE MANOR	LR3	1	Y	Used in Ratio Study
100	035	225450	1732	3,994	2820871	\$1,510,000	09/02/16	\$378.07	6 Plex APT	LR1	1	Y	Used in Ratio Study
100	290	182105	9179	3,250	2820683	\$420,000	09/02/16	\$129.23	APARTMENT	R7	1	Y	Used in Ratio Study
100	110	114200	1615	5,059	2820954	\$2,200,000	09/05/16	\$434.87	APT	MR	1	Y	Used in Ratio Study
100	085	982670	0265	73,813	2822397	\$35,034,877	09/06/16	\$474.64	Anthem on 12th	NC3P-65	5	Y	Used in Ratio Study
100	250	562420	0438	3,232	2821453	\$436,000	09/06/16	\$134.90	4-PLEX	R24	1	Y	Used in Ratio Study
100	250	611110	0005	38,038	2821331	\$6,455,000	09/07/16	\$169.70	NORMANDY COURT(0005) COND	MDR	1	Y	Used in Ratio Study
100	310	072206	9264	13,168	2821234	\$1,900,000	09/07/16	\$144.29	FOSS SHADOW LAKE RESORT - 6	RA5	1	Y	Used in Ratio Study
100	240	782720	0060	2,500	2822191	\$395,000	09/09/16	\$158.00	4-PLEX	PR-C	1	Y	Used in Ratio Study
100	035	605860	0345	4,560	2821213	\$1,115,000	09/09/16	\$244.52	6 UNIT APT	SF 5000	1	Y	Used in Ratio Study
100	100	510040	3256	17,150	2821817	\$5,350,000	09/09/16	\$311.95	THE 9100	LR2 RC	1	Y	Used in Ratio Study
100	290	289174	0030	4,000	2822012	\$448,000	09/09/16	\$112.00	4 PLEX	R20	1	Y	Used in Ratio Study
100	090	099300	1626	3,652	2822720	\$1,000,000	09/11/16	\$273.82	4 PLEX	LR3	1	Y	Used in Ratio Study
100	290	391500	0220	4,658	2822856	\$650,000	09/12/16	\$139.54	VILLA SIENNA	R20	1	Y	Used in Ratio Study
100	365	262505	9038	360,873	2821740	\$172,000,000	09/13/16	\$476.62	LIV Bel-Red	BR-RC-3	2	Y	Used in Ratio Study
100	095	766370	0880	18,592	2822112	\$3,843,500	09/14/16	\$206.73	APARTMENT BLDG (26 UNITS)	LR3	1	Y	Used in Ratio Study
100	065	723460	1475	47,635	2822027	\$20,800,000	09/14/16	\$436.65	Union 18	LR3	2	Y	Used in Ratio Study
100	090	614560	0245	10,161	2822087	\$2,700,000	09/14/16	\$265.72	12 UNIT APT BLDG	NC1-30	1	Y	Used in Ratio Study
100	065	570750	0035	4,051	2823124	\$2,949,200	09/14/16	\$728.02	Mod 19 -8 Plex	LR3	1	Y	Used in Ratio Study
100	240	272420	0915	5,040	2822997	\$508,000	09/15/16	\$100.79	FOUR PLEX	PR-R	1	Y	Used in Ratio Study
100	295	335440	0602	7,320	2822969	\$905,000	09/19/16	\$123.63	APARTMENT	RS 6	1	Y	Used in Ratio Study
100	290	733140	0575	7,192	2823847	\$1,100,000	09/20/16	\$152.95	DEL MAR	DUC	1	Y	Used in Ratio Study
100	460	213120	0006	3,148	2827460	\$600,000	09/21/16	\$190.60	BIRD STREET (2 Duplex Bldgs)	R6	1	Y	Used in Ratio Study
100	270	152104	9078	351,821	2823783	\$70,173,000	09/21/16	\$199.46	THE LODGE AT PEASLEY CANYO	RM2400	1	Y	Used in Ratio Study
100	330	311990	0075	13,900	2825345	\$2,010,000	09/22/16	\$144.60	ABERDEEN TOWNHOMES	RM-F	1	Y	Used in Ratio Study
100	305	132204	9167	27,572	2824633	\$3,100,000	09/22/16	\$112.43	KENTHURST APARTMENTS	GC-MU	1	Y	Used in Ratio Study
100	285	101800	0245	4,788	2823655	\$580,000	09/22/16	\$121.14	6 UNIT APT	R10	1	Y	Used in Ratio Study
100	065	600300	1925	3,132	2824584	\$1,488,400	09/23/16	\$475.22	Fourplex	LR3	1	Y	Used in Ratio Study
100	050	197220	5700	4,372	2824291	\$1,810,000	09/23/16	\$414.00	APARTMENT BLDG 6 UNITS	LR1	1	Y	Used in Ratio Study
100	220	177360	0080	4,830	2825075	\$1,304,400	09/23/16	\$270.06	6 UNIT APT	LR2	1	Y	Used in Ratio Study
100	110	881740	0145	7,346	2825733	\$1,899,700	09/25/16	\$258.60	APARTMENT	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	010	197720	1145	23,240	2826005	\$8,000,000	09/27/16	\$344.23	CASTLE APTS	DMR/R 8	1	Y	Used in Ratio Study
100	270	192104	9017	347,343	2824477	\$63,727,000	09/27/16	\$183.47	The Reserve	RM2400	1	Y	Used in Ratio Study
100	240	360300	0310	4,000	2826366	\$555,000	09/28/16	\$138.75	4-Plex	RM-2400	1	Y	Used in Ratio Study
100	100	894424	0005	31,864	2825739	\$10,488,050	09/29/16	\$329.15	NORTHGATE MANOR APTS	LR3	1	Y	Used in Ratio Study
100	090	186240	0532	3,328	2826596	\$750,000	09/30/16	\$225.36	4-PLEX	C1-40	1	Y	Used in Ratio Study
100	065	685270	0421	3,344	2826742	\$1,400,000	10/04/16	\$418.66	FOURPLEX	LR3	1	Y	Used in Ratio Study
100	175	367940	0045	33,672	2826491	\$5,815,200	10/05/16	\$172.70	THE COLUMBIAN APTS	LR3	2	Y	Used in Ratio Study
100	315	182305	9202	2,206	2827494	\$465,000	10/05/16	\$210.79	FOUR PLEX	R-14	1	Y	Used in Ratio Study
100	270	252103	9060	105,091	2826593	\$15,863,250	10/06/16	\$150.95	CRYSTAL POINTE 105 UNIT APT	CC-F	1	Y	Used in Ratio Study
100	225	232403	9084	5,424	2826851	\$1,684,100	10/06/16	\$310.49	SOUND BREEZE	LR1	1	Y	Used in Ratio Study
100	340	122404	9111	6,000	2827602	\$3,200,000	10/06/16	\$533.33	32 20 Crest	MF-2	1	Y	Used in Ratio Study
100	330	722780	0255	2,820	2827439	\$455,000	10/07/16	\$161.35	4-PLEX	RM-F	1	Y	Used in Ratio Study
100	225	612660	0990	3,434	2827412	\$1,174,600	10/07/16	\$342.05	FOURFLEX	LR2	1	Y	Used in Ratio Study
100	045	080900	1545	4,770	2828399	\$1,691,000	10/10/16	\$354.51	4 PLEX	SF 5000	1	Y	Used in Ratio Study
100	315	723150	0325	3,552	2827949	\$484,950	10/11/16	\$136.53	APARTMENT	R-10	1	Y	Used in Ratio Study
100	060	236650	0000	165,152	2827476	\$88,372,065	10/11/16	\$535.10	EQUINOX	C1-65	1	Y	Used in Ratio Study
100	270	132201	0290	3,904	2828262	\$435,000	10/11/16	\$111.42	PLAN F	RM2400	1	Y	Used in Ratio Study
100	185	788360	4255	2,304	2828301	\$539,000	10/12/16	\$233.94	4 PLEX	LR2	1	Y	Used in Ratio Study
100	270	552900	0080	4,008	2837265	\$570,000	10/13/16	\$142.22	FOUR PLEX	RM1800	1	Y	Used in Ratio Study
100	140	276770	4510	3,360	2828618	\$1,523,200	10/13/16	\$453.33	MULTI RES	LR2 RC	1	Y	Used in Ratio Study
100	320	202205	9053	19,068	2829501	\$2,650,000	10/13/16	\$138.98	TOTEM 1975	CC	1	Y	Used in Ratio Study
100	270	192104	9047	509,926	2827814	\$85,000,000	10/13/16	\$166.69	GLEN PARK (PHASE II)	RM2400	2	Y	Used in Ratio Study
100	230	013900	0215	6,534	2828768	\$1,950,000	10/13/16	\$298.44	4 PLEX & Duplex	LR2	1	Y	Used in Ratio Study
100	090	229140	0280	5,312	2831228	\$1,150,000	10/14/16	\$216.49	RAINBOW APTS.	C1-40	1	Y	Used in Ratio Study
100	080	277060	3575	11,650	2828944	\$4,495,000	10/18/16	\$385.84	The Eastbay	NC3-40	1	Y	Used in Ratio Study
100	040	063500	0100	3,154	2829725	\$1,325,000	10/19/16	\$420.10	5 Plex	LR1	1	Y	Used in Ratio Study
100	090	946520	0125	11,318	2829833	\$3,011,000	10/21/16	\$266.04	GREENWOOD AVE NORTH APTS	C1-40	1	Y	Used in Ratio Study
100	315	784130	0380	3,336	2831847	\$637,000	10/21/16	\$190.95	4-PLEX	R-14	1	Y	Used in Ratio Study
100	090	431070	1340	21,537	2830315	\$7,609,600	10/21/16	\$353.33	LICTON SPRINGS APT	LR3	1	Y	Used in Ratio Study
100	270	132103	9101	258,404	2830593	\$41,880,000	10/26/16	\$162.07	RETREAT @ MAPLE HILL	RM2400	2	Y	Used in Ratio Study
100	065	330370	0310	10,484	2831067	\$3,450,000	10/27/16	\$329.07	KINGSHIRE APT	LR3	1	Y	Used in Ratio Study
100	145	276760	5150	4,800	2831267	\$2,368,000	10/27/16	\$493.33	MULTI RES	LR3	1	Y	Used in Ratio Study
100	305	132204	9166	2,970	2833871	\$470,000	10/27/16	\$158.25	FOUR PLEX	MR-M	1	Y	Used in Ratio Study
100	430	779290	0150	7,054	2832142	\$2,050,000	10/28/16	\$290.62	10 UNIT APT	EH	1	Y	Used in Ratio Study
100	205	436570	0545	39,740	2831072	\$5,942,900	10/28/16	\$149.54	THE VILLAGE WEST APTS	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	110	409230	1240	3,956	2831627	\$1,815,000	10/28/16	\$458.80	APARTMENT	LR3	1	Y	Used in Ratio Study
100	230	431570	0670	3,648	2832451	\$1,279,100	10/29/16	\$350.63	PARK APTS	LR1	1	Y	Used in Ratio Study
100	090	952410	0185	7,944	2831476	\$2,747,500	10/31/16	\$345.86	11 UNIT APT	LR3	1	Y	Used in Ratio Study
100	110	861580	0725	2,538	2832049	\$1,015,000	11/01/16	\$399.92	FIVE UNIT APARTMENT	SF 5000	1	Y	Used in Ratio Study
100	165	122304	9034	9,374	2832938	\$1,600,000	11/02/16	\$170.68	HILLCREST COURT APT	R48	2	Y	Used in Ratio Study
100	245	374460	0580	12,300	2833217	\$2,200,000	11/04/16	\$178.86	TOWNHOMES	RM-48	1	Y	Used in Ratio Study
100	130	197220	1200	4,000	2832386	\$1,649,900	11/04/16	\$412.48	APARTMENTS	LR3	1	Y	Used in Ratio Study
100	240	272420	1465	2,976	2833598	\$510,000	11/07/16	\$171.37	4-PLEX	PR-R	1	Y	Used in Ratio Study
100	270	092104	9018	119,216	2833128	\$18,732,000	11/07/16	\$157.13	BRIGHTWATER APTS	CC-F	1	Y	Used in Ratio Study
100	430	719890	0240	147,840	2833197	\$69,300,000	11/08/16	\$468.75	MILEHOUSE APARTMENTS	TSQ	1	Y	Used in Ratio Study
100	225	762570	1430	20,236	2833273	\$6,124,250	11/09/16	\$302.64	RIDGEVIEW APARTMENTS	LR3 RC	1	Y	Used in Ratio Study
100	325	295490	0345	3,660	2834995	\$485,000	11/10/16	\$132.51	4-PLEX	MDR	1	Y	Used in Ratio Study
100	070	872560	0100	17,240	2836916	\$6,275,000	11/15/16	\$363.98	BEL-VISTA APTS	MR	1	Y	Used in Ratio Study
100	080	277110	3000	7,213	2834002	\$2,215,000	11/15/16	\$307.08	APARTMENT	LR3	1	Y	Used in Ratio Study
100	085	880490	0287	1,854	2834247	\$1,025,000	11/16/16	\$552.86	BELBOY APARTMENTS (formerly B	MR	1	Y	Used in Ratio Study
100	070	872560	0485	13,100	2837078	\$4,947,200	11/17/16	\$377.65	THE ANSONIA	NC3P-65	1	Y	Used in Ratio Study
100	115	782120	0365	8,801	2836920	\$3,398,800	11/17/16	\$386.18	WOODLAND PARK APTS	LR2	1	Y	Used in Ratio Study
100	235	927220	1340	25,438	2834981	\$7,602,600	11/18/16	\$298.87	VILLA ANDORA	LR3	1	Y	Used in Ratio Study
100	115	270860	0000	8,694	2836458	\$5,900,000	11/18/16	\$678.63	WALLINGFORD ON THE AVE APT	LR2	18	Y	Used in Ratio Study
100	270	192104	9006	378,373	2835996	\$68,000,000	11/18/16	\$179.72	Arcadia Townhomes Phase I	RM2400	3	Y	Used in Ratio Study
100	060	338390	0125	63,620	2835199	\$47,500,000	11/21/16	\$746.62	East Howe Steps - EASTLAKE/YAL	C1-40	4	Y	Used in Ratio Study
100	030	524780	0100	28,990	2835669	\$20,100,000	11/22/16	\$693.34	80 MAIN	PSM 100	1	Y	Used in Ratio Study
100	245	374460	0668	10,948	2836336	\$1,382,500	11/22/16	\$126.28	CLIFFTON APTS	RM-48	1	Y	Used in Ratio Study
100	365	246030	0110	4,150	2837319	\$980,000	11/22/16	\$236.14	FAIRLAKE	R-30	1	Y	Used in Ratio Study
100	095	882290	1155	5,547	2837196	\$1,150,000	11/23/16	\$207.32	BROOKSIDE APTS	LR3	1	Y	Used in Ratio Study
100	240	782720	0030	2,600	2837076	\$420,000	11/26/16	\$161.54	4-PLEX	PR-C	1	Y	Used in Ratio Study
100	270	132201	0060	4,096	2836946	\$500,000	11/28/16	\$122.07	PLAN G	RM2400	1	Y	Used in Ratio Study
100	140	045200	0700	3,890	2837751	\$1,425,000	11/28/16	\$366.32	FOURPLEX	LR1	1	Y	Used in Ratio Study
100	255	024600	0057	3,192	2836484	\$471,000	11/28/16	\$147.56	APTS	UH-1800	1	Y	Used in Ratio Study
100	065	982870	2360	11,111	2836848	\$14,475,000	11/30/16	\$1,302.76	27 UNIT APARTMENT & 12 Unit Ap	LR3	13	Y	Used in Ratio Study
100	305	414095	0060	268,604	2837240	\$56,600,000	11/30/16	\$210.72	Waters Edge Apartments.	MR-G	1	Y	Used in Ratio Study
100	315	000140	0009	229,572	2837328	\$33,600,000	11/30/16	\$146.36	SUNSET VIEW APARTMENT	RM-F	1	Y	Used in Ratio Study
100	145	602150	3681	5,220	2837318	\$2,535,000	12/01/16	\$485.63	BOSTAD APARTMENTS	LR3	1	Y	Used in Ratio Study
100	115	420690	0860	2,966	2837646	\$985,000	12/01/16	\$332.10	4-PLEX	LR3	1	Y	Used in Ratio Study
100	065	949770	0051	3,279	2838489	\$1,500,000	12/02/16	\$457.46	4 plex	LR3	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	045	168940	0545	3,650	2838686	\$1,550,000	12/05/16	\$424.66	4 UNIT APT	SF 5000	1	Y	Used in Ratio Study
100	315	202305	9162	126,247	2837965	\$30,185,000	12/06/16	\$239.09	Altitude Apartment and Offices	CA	1	Y	Used in Ratio Study
100	235	927420	3805	5,208	2838651	\$1,790,000	12/07/16	\$343.70	APT 9-UNIT	LR3	1	Y	Used in Ratio Study
100	300	262006	9024	33,280	2838700	\$4,358,000	12/07/16	\$130.95	VERANDAS APARTMENTS	R-4	1	Y	Used in Ratio Study
100	430	012505	9080	244,960	2838374	\$78,750,000	12/07/16	\$321.48	THE HEIGHTS AT BEAR CREEK	R20	1	Y	Used in Ratio Study
100	185	788360	6450	2,486	2839719	\$460,000	12/12/16	\$185.04	4 PLEX	SF 5000	1	Y	Used in Ratio Study
100	365	803570	0170	4,774	2840628	\$1,220,000	12/13/16	\$255.55	STONE RIDGE	R-15	1	Y	Used in Ratio Study
100	320	352305	9001	441,018	2839313	\$98,000,000	12/14/16	\$222.21	THE CARRIAGES AT FAIRWOOD	R18SO	1	Y	Used in Ratio Study
100	170	000360	0008	2,702	2841057	\$800,000	12/14/16	\$296.08	4 PLEX	SM-NR-6	1	Y	Used in Ratio Study
100	170	276020	0030	3,290	2841802	\$904,800	12/15/16	\$275.02	6 UNIT APT	LR3	1	Y	Used in Ratio Study
100	095	145360	1380	177,161	2840184	\$65,200,000	12/15/16	\$368.03	SOLARA APTS	NC3-65	1	Y	Used in Ratio Study
100	270	132201	0170	3,600	2840107	\$480,000	12/16/16	\$133.33	PLAN E	RM2400	1	Y	Used in Ratio Study
100	170	333600	0285	2,108	2841000	\$425,000	12/20/16	\$201.61	4 PLEX	NC2-40	1	Y	Used in Ratio Study
100	145	276760	0230	84,970	2840879	\$47,401,000	12/20/16	\$557.86	BALLARD PUBLIC LOFTS & MARK	NC1-65	1	Y	Used in Ratio Study
100	380	866325	0030	3,328	2843506	\$915,000	12/21/16	\$274.94	TOTEM FIRS	RM 1.8	1	Y	Used in Ratio Study
100	240	360060	0036	4,040	2842050	\$580,000	12/21/16	\$143.56	4-Plex	RM-2400	1	Y	Used in Ratio Study
100	015	388040	0055	3,262	2842535	\$1,500,000	12/23/16	\$459.84	5 UNIT APT	NC3P-40	1	Y	Used in Ratio Study
100	195	345100	0275	3,580	2842319	\$475,000	12/26/16	\$132.68	FOUR PLEX	R18	1	Y	Used in Ratio Study
100	205	935290	0285	8,931	2841664	\$1,722,900	12/28/16	\$192.91	BARTON SQUARE APTS	C1-40	1	Y	Used in Ratio Study
100	110	409230	0995	7,093	2843019	\$4,122,800	12/28/16	\$581.25	11 unit apartment	LR3	1	Y	Used in Ratio Study
100	245	192304	9240	2,900	2843036	\$535,000	12/28/16	\$184.48	4 PLEX APARTMENT	RM-18	1	Y	Used in Ratio Study
100	185	788360	8673	3,035	2842334	\$560,000	12/29/16	\$184.51	5 UNIT APT	C1-40	1	Y	Used in Ratio Study
100	145	444980	0585	3,306	2843276	\$1,425,000	12/30/16	\$431.03	5 UNIT APT	SF 5000	1	Y	Used in Ratio Study
100	070	216390	0314	36,531	2842585	\$17,000,000	12/30/16	\$465.36	The Summit	LR3	1	Y	Used in Ratio Study
100	045	173180	0740	62,670	2842349	\$26,550,000	12/30/16	\$423.65	QUEEN VISTA APTS	MR	1	Y	Used in Ratio Study
100	045	173180	0560	22,704	2842434	\$10,700,000	12/30/16	\$471.28	HIGHLAND CREST APTS	MR	1	Y	Used in Ratio Study
100	185	788410	0520	5,040	2842768	\$625,000	01/03/17	\$124.01	South Park Heights	IB U/45	1	Y	Used in Ratio Study
100	205	085900	0005	4,064	2843126	\$779,950	01/03/17	\$191.92	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	365	803570	0240	5,254	2843501	\$1,255,000	01/05/17	\$238.87	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	075	682110	0645	13,910	2845259	\$5,370,000	01/10/17	\$386.05	FOUNTAIN PLAZA APT (0650 ALS)	NC1-30	2	Y	Used in Ratio Study
100	245	122000	1135	3,996	2844272	\$686,500	01/10/17	\$171.80	5 PLEX	RM-24	1	Y	Used in Ratio Study
100	175	766060	0210	3,732	2847695	\$1,221,000	01/11/17	\$327.17	Fourplex	LR3	1	Y	Used in Ratio Study
100	245	122100	0430	7,594	2844109	\$1,408,800	01/11/17	\$185.51	VAN LLOYD APTS	RM-24	1	Y	Used in Ratio Study
100	020	020900	0005	53,898	2844231	\$24,000,000	01/12/17	\$445.29	UNION BAY APTS	SM-85	1	Y	Used in Ratio Study
100	285	192105	9281	2,512	2845618	\$518,000	01/18/17	\$206.21	GREEN VISTA APTS	R20	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	130	569400	0710	2,200	2846772	\$1,360,000	01/19/17	\$618.18	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	250	092304	9274	4,205	2846292	\$570,000	01/24/17	\$135.55	RAINIER COURT APTS	RM-18	1	Y	Used in Ratio Study
100	315	723150	0310	5,196	2846731	\$925,000	01/26/17	\$178.02	APARTMENT	R-10	1	Y	Used in Ratio Study
100	095	890250	0007	5,800	2846408	\$1,250,000	01/27/17	\$215.52	THE CHELSEA	NC3-30	1	Y	Used in Ratio Study
100	090	630000	0338	3,968	2846728	\$1,175,000	01/30/17	\$296.12	8 UNIT APT	LR2	1	Y	Used in Ratio Study
100	165	217200	0580	7,820	2846666	\$2,000,000	01/30/17	\$255.75	CAMPBELL GARDENS SENIOR HC	R24	1	Y	Used in Ratio Study
100	325	004300	0221	4,096	2847346	\$525,000	01/30/17	\$128.17	4-PLEX	HDR	1	Y	Used in Ratio Study
100	205	436520	0960	12,552	2846767	\$2,325,000	01/31/17	\$185.23	ALISON APTS	NC2P-40	1	Y	Used in Ratio Study
100	195	062304	9334	13,689	2847317	\$2,150,000	02/01/17	\$157.06	Beverly Park Apts	R48	1	Y	Used in Ratio Study
100	020	198320	0635	193,600	2847769	\$141,000,000	02/02/17	\$728.31	Radius SLU-main	SM-SLU	3	Y	Used in Ratio Study
100	110	881640	0550	23,936	2847655	\$8,100,000	02/06/17	\$338.40	WALMOR APTS - 24 UNITS	LR3	1	Y	Used in Ratio Study
100	090	630000	0680	4,799	2847948	\$975,000	02/07/17	\$203.17	5 UNIT APT	LR3	1	Y	Used in Ratio Study
100	220	177310	1930	2,960	2848248	\$700,000	02/07/17	\$236.49	4-PLEX	NC2P-40	1	Y	Used in Ratio Study
100	245	122000	0075	11,953	2848494	\$1,848,500	02/07/17	\$154.65	THE FRANCES APARTMENTS	RM-24	1	Y	Used in Ratio Study
100	175	713330	0055	8,448	2848255	\$2,874,300	02/08/17	\$340.23	CHARLEMAGNE APTS	LR3	1	Y	Used in Ratio Study
100	045	701120	0695	11,673	2848464	\$5,200,000	02/10/17	\$445.47	OLYMPIC VIEW APARTMENTS	SF 5000	1	Y	Used in Ratio Study
100	240	082204	9125	4,160	2849036	\$914,400	02/13/17	\$219.81	4-PLEX	RM-2400	1	Y	Used in Ratio Study
100	315	214370	1215	382,750	2848854	\$67,244,853	02/14/17	\$175.69	Wasatch Hills	RM-F	1	Y	Used in Ratio Study
100	100	292604	9302	7,740	2851001	\$2,880,000	02/16/17	\$372.09	NORTHLANE APTS	LR2	1	Y	Used in Ratio Study
100	290	289177	0120	3,806	2849499	\$544,500	02/16/17	\$143.06	FOURPLEX	R20	1	Y	Used in Ratio Study
100	175	060550	0005	7,397	2850593	\$3,469,000	02/16/17	\$468.97	BEACON FLATS	LR2	1	Y	Used in Ratio Study
100	330	722780	0885	2,740	2850339	\$525,000	02/17/17	\$191.61	Two Duplexes	R-10	1	Y	Used in Ratio Study
100	330	311990	0050	14,808	2849137	\$2,400,000	02/17/17	\$162.07	EASTRIDGE APTS	RM-F	1	Y	Used in Ratio Study
100	090	291820	0061	25,872	2851559	\$5,500,000	02/17/17	\$212.59	GREENWOOD TWO APTS	LR2	2	Y	Used in Ratio Study
100	245	202304	9487	55,809	2850194	\$11,900,000	02/17/17	\$213.23	WOODCREST APTS	RM-24	1	Y	Used in Ratio Study
100	055	930130	1300	4,972	2849720	\$2,049,100	02/21/17	\$412.13	6 UNIT APT	LR3	1	Y	Used in Ratio Study
100	060	868165	0000	586	2849633	\$1,382,000	02/21/17	\$2,358.36	TRILLIUM CONDOMINIUM	LR2	3	Y	Used in Ratio Study
100	045	179450	0545	4,500	2850348	\$2,100,000	02/21/17	\$466.67	SIX-PLEX	SF 5000	1	Y	Used in Ratio Study
100	135	276770	1650	46,670	2849794	\$24,081,750	02/22/17	\$516.00	V!VE BALLARD	C1-65	1	Y	Used in Ratio Study
100	130	197220	1605	15,669	2850838	\$4,100,000	02/23/17	\$261.66	OLYMPIC VIEW APTS/OFFICES	C1-40	1	Y	Used in Ratio Study
100	315	135230	0660	3,840	2850869	\$678,000	02/23/17	\$176.56	FOURPLEX	R-8	1	Y	Used in Ratio Study
100	400	011410	1254	35,163	2850092	\$11,800,000	02/24/17	\$335.58	KENMORE VILLAGE	R18	1	Y	Used in Ratio Study
100	110	881740	0135	13,096	2850666	\$8,825,000	02/28/17	\$673.87	THE DEN on Brooklyn Apartments	MR (M1)	2	Y	Used in Ratio Study
100	415	741770	0115	3,680	2851202	\$973,170	02/28/17	\$264.45	4 PLEX	R12	1	Y	Used in Ratio Study
100	420	329370	0095	41,384	2850826	\$15,970,000	02/28/17	\$385.90	Junction 160 APARTMENTS	R48	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	010	069500	0215	13,905	2851397	\$7,550,000	03/01/17	\$542.97	CENTERVIEW APTS	DMC-65	1	Y	Used in Ratio Study
100	315	723150	0445	3,592	2852091	\$700,000	03/02/17	\$194.88	FOUR-PLEX	R-10	1	Y	Used in Ratio Study
100	100	292604	9492	3,922	2851929	\$1,150,000	03/02/17	\$293.22	4-PLEX (SEE MI 493)	LR3	1	Y	Used in Ratio Study
100	295	362104	9088	3,536	2852731	\$440,000	03/08/17	\$124.43	FOURPLEX	RS 6	1	Y	Used in Ratio Study
100	245	122000	0390	3,110	2852477	\$590,000	03/08/17	\$189.71	APT	RM-24	1	Y	Used in Ratio Study
100	290	917260	0010	2,024	2853270	\$396,000	03/09/17	\$195.65	FOUR PLEX	C1	1	Y	Used in Ratio Study
100	145	276760	4476	3,440	2852669	\$1,110,000	03/09/17	\$322.67	Four-Plex	LR1	1	Y	Used in Ratio Study
100	370	765490	0220	12,840	2853308	\$6,000,000	03/10/17	\$467.29	SEA VIEW APTS	PLA 6A	1	Y	Used in Ratio Study
100	045	265250	1165	4,536	2853415	\$1,725,000	03/10/17	\$380.29	5 unit apt	SF 5000	1	Y	Used in Ratio Study
100	270	182104	9012	249,669	2852938	\$47,587,000	03/10/17	\$190.60	Pavilion Apts (was Cascade Ridge)	RM2400	1	Y	Used in Ratio Study
100	270	132103	9103	242,355	2852933	\$45,513,000	03/10/17	\$187.79	Pavilion/Cascade Ridge	RM2400	1	Y	Used in Ratio Study
100	090	099300	0930	4,356	2852688	\$1,460,000	03/10/17	\$335.17	TWO DUPLEX TOWNHOUSES	LR2	1	Y	Used in Ratio Study
100	095	510140	0455	4,360	2854476	\$1,225,000	03/13/17	\$280.96	APARTMENT	LR2	2	Y	Used in Ratio Study
100	080	277060	4375	12,540	2854040	\$4,683,000	03/14/17	\$373.44	Queen Anne	LR1	1	Y	Used in Ratio Study
100	400	011410	1243	3,232	2853901	\$750,000	03/14/17	\$232.05	APARTMENT	R18	1	Y	Used in Ratio Study
100	240	201140	0500	13,782	2854348	\$1,699,100	03/16/17	\$123.28	12 UNIT APT	RM-1800	3	Y	Used in Ratio Study
100	245	121900	0540	4,200	2854316	\$784,350	03/16/17	\$186.75	LORHEIM APT	RM-24	1	Y	Used in Ratio Study
100	060	290220	0651	2,956	2855155	\$1,303,000	03/17/17	\$440.80	4-PLEX	LR3	1	Y	Used in Ratio Study
100	465	784920	0245	1,812	2855808	\$675,000	03/20/17	\$372.52	Riverside Apartments	BR2	1	Y	Used in Ratio Study
100	240	250060	0135	7,992	2854979	\$978,200	03/24/17	\$122.40	VILLETTE APTS	PR-C	1	Y	Used in Ratio Study
100	290	664871	0110	3,756	2864413	\$613,000	03/28/17	\$163.21	4-PLEX	R20	1	Y	Used in Ratio Study
100	415	402290	1112	4,432	2857473	\$886,000	03/28/17	\$199.91	4 PLEX	R24	1	Y	Used in Ratio Study
100	365	803570	0010	4,774	2856645	\$1,150,000	03/29/17	\$240.89	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	090	164650	0795	4,262	2856433	\$1,448,800	03/29/17	\$339.93	6 UNIT APT	NC2-40	1	Y	Used in Ratio Study
100	070	684770	0395	50,182	2855942	\$23,000,000	03/30/17	\$458.33	CARROLL APTS BLDGS 1 & 2	MR	1	Y	Used in Ratio Study
100	250	562420	0439	3,232	2858335	\$445,000	04/05/17	\$137.69	4-PLEX	R24	1	Y	Used in Ratio Study
100	240	360060	0040	4,050	2858049	\$540,000	04/05/17	\$133.33	4-Plex	RM-2400	1	Y	Used in Ratio Study
100	045	277160	1700	3,010	2859728	\$1,910,000	04/06/17	\$634.55	4 PLEX	LR1	1	Y	Used in Ratio Study
100	315	722450	0230	3,360	2860145	\$740,000	04/07/17	\$220.24	4 PLEX APARTMENT	R-8	1	Y	Used in Ratio Study
100	245	121900	0065	3,812	2860488	\$451,500	04/13/17	\$118.44	2 duplexes	RM-24	1	Y	Used in Ratio Study
100	320	202205	9272	264,199	2859124	\$49,700,000	04/17/17	\$188.12	SOMERSET APT HOMES	MR-M	3	Y	Used in Ratio Study
100	205	789980	0485	21,389	2859204	\$4,238,000	04/18/17	\$198.14	DEERIDGE APTS	LR2	2	Y	Used in Ratio Study
100	370	390010	0005	6,056	2859539	\$3,150,000	04/18/17	\$520.15	RESIDENCES AT 518	RS 5.0	1	Y	Used in Ratio Study
100	430	022505	9003	4,048	2860891	\$1,400,000	04/24/17	\$345.85	4-PLEX	R30	1	Y	Used in Ratio Study
100	035	125020	0895	4,496	2861510	\$1,595,000	04/25/17	\$354.76	SIX UNIT APT	SF 5000	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	245	121800	0085	3,856	2862978	\$735,000	04/25/17	\$190.61	FOUR UNIT APARTMENT	RM-24	1	Y	Used in Ratio Study
100	035	684170	0005	4,634	2861640	\$1,550,000	04/26/17	\$334.48	APTS	SF 5000	1	Y	Used in Ratio Study
100	015	387990	0685	26,690	2861543	\$11,500,000	04/26/17	\$430.87	GLEN EDEN APTS	LR3	1	Y	Used in Ratio Study
100	015	387990	0165	34,018	2861996	\$10,275,000	04/26/17	\$302.05	VAL ANNE APTS 48 UNIT	MR	1	Y	Used in Ratio Study
100	145	330070	1080	4,140	2861120	\$1,340,000	04/26/17	\$323.67	4-Plex	LR2	1	Y	Used in Ratio Study
100	015	198820	0240	24,276	2862010	\$8,944,330	04/26/17	\$368.44	MERCER APTS	NC3P-40	1	Y	Used in Ratio Study
100	290	328430	0055	1,572	2864591	\$349,950	04/27/17	\$222.61	4 PLEX	DUC	1	Y	Used in Ratio Study
100	365	530710	0200	21,600	2864151	\$8,400,000	05/03/17	\$388.89	THE STANDARD APARTMENTS	R-20	1	Y	Used in Ratio Study
100	045	186110	0325	3,472	2863286	\$1,625,000	05/04/17	\$468.03	SIX UNIT APARTMENT	SF 5000	1	Y	Used in Ratio Study
100	370	169240	0095	5,348	2872704	\$1,840,000	05/10/17	\$344.05	5 UNIT APT	RM 3.6	1	Y	Used in Ratio Study
100	235	011700	0225	8,661	2864524	\$3,185,000	05/10/17	\$367.74	APT 11-UNIT	LR3	1	Y	Used in Ratio Study
100	235	301630	0025	117,610	2863806	\$57,250,000	05/11/17	\$486.78	SPRINGLINE (Primary)	NC2-40	6	Y	Used in Ratio Study
100	015	230165	0020	29,193	2863965	\$14,165,000	05/11/17	\$485.22	11 MERCER WEST	SM-UP 8	1	Y	Used in Ratio Study
100	245	192304	9319	5,626	2865111	\$1,475,000	05/12/17	\$262.18	LAKE APARTMENT	RM-18	1	Y	Used in Ratio Study
100	125	042504	9047	79,351	2864430	\$25,750,000	05/15/17	\$324.51	MOD APARTMENTS	LR2	1	Y	Used in Ratio Study
100	240	200900	3610	8,260	2865120	\$1,349,200	05/16/17	\$163.34	IMPERIAL ARMS	RM-900A	1	Y	Used in Ratio Study
100	090	391840	0175	20,798	2865066	\$5,400,000	05/17/17	\$259.64	LAR-LIN MANOR APTS 24-UNITS	LR3	1	Y	Used in Ratio Study
100	270	092104	9307	124,150	2865011	\$24,975,000	05/17/17	\$201.17	WOODSIDE APARTMENTS	CC-F	1	Y	Used in Ratio Study
100	095	890250	0108	3,200	2866134	\$800,000	05/18/17	\$250.00	FOUR PLEX	LR3	1	Y	Used in Ratio Study
100	050	744300	0535	2,789	2867036	\$1,385,000	05/22/17	\$496.59	FOURPLEX	LR1	1	Y	Used in Ratio Study
100	175	367940	0550	13,220	2866076	\$4,798,000	05/23/17	\$362.93	APT	LR3	1	Y	Used in Ratio Study
100	245	093600	0043	3,360	2867474	\$470,000	05/23/17	\$139.88	16323 1st Ave S	R20	1	Y	Used in Ratio Study
100	370	376430	0015	3,736	2866868	\$1,270,000	05/25/17	\$339.94	4 PLEX & SFR	RM 2.4	1	Y	Used in Ratio Study
100	245	374460	0555	7,392	2867712	\$1,300,000	05/25/17	\$175.87	ROBSTONE APTS	RM-48	1	Y	Used in Ratio Study
100	300	325750	0010	14,160	2868042	\$1,575,000	05/25/17	\$111.23	MOUNTAIN VIEW APTS	R-4	2	Y	Used in Ratio Study
100	370	292605	9071	3,207	2866946	\$1,220,000	05/25/17	\$380.42	4-PLEX	RM 2.4	1	Y	Used in Ratio Study
100	090	292170	0006	4,662	2867489	\$1,500,000	05/25/17	\$321.75	7 UNIT APT	LR2 RC	1	Y	Used in Ratio Study
100	365	092405	9034	29,904	2866621	\$11,910,000	05/25/17	\$398.27	PARC 3 AT WOODRIDGE	R-30	1	Y	Used in Ratio Study
100	400	414010	0070	4,068	2867452	\$890,000	05/26/17	\$218.78	CASA 61	R6	1	Y	Used in Ratio Study
100	090	915810	0140	3,156	2868043	\$710,000	05/30/17	\$224.97	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	090	952410	0370	4,134	2868911	\$2,500,000	05/31/17	\$604.74	8 Unit Apartment	LR3	1	Y	Used in Ratio Study
100	270	787680	0070	3,920	2868592	\$650,000	05/31/17	\$165.82	SOUNDVIEW TERRACE	RM2400	1	Y	Used in Ratio Study
100	075	423540	0685	2,590	2868922	\$725,000	05/31/17	\$279.92	FOUR PLEX	LR3	1	Y	Used in Ratio Study
100	420	113470	0020	234,932	2867669	\$85,500,000	05/31/17	\$363.94	ECHO LAKE APARTMENTS - MIXE	CZ	2	Y	Used in Ratio Study
100	080	277060	3908	4,522	2868221	\$1,898,800	06/01/17	\$419.90	SIX UNIT APARTMENT	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	060	195970	1085	3,600	2869342	\$1,625,000	06/01/17	\$451.39	5 UNIT APT	LR2	1	Y	Used in Ratio Study
100	325	810860	0960	49,862	2869658	\$8,650,000	06/02/17	\$173.48	GRAND TERRACE APTS	HDR	2	Y	Used in Ratio Study
100	060	195970	3190	6,764	2871455	\$2,950,000	06/02/17	\$436.13	PORTAGE BAY PLAZA	LR3	1	Y	Used in Ratio Study
100	125	793300	0055	10,350	2869087	\$4,500,000	06/06/17	\$434.78	FOUR PLEX	LR3	3	Y	Used in Ratio Study
100	090	630050	0100	4,258	2869967	\$1,710,000	06/06/17	\$401.60	APARTMENT	LR3	1	Y	Used in Ratio Study
100	240	929290	0240	2,896	2869652	\$491,000	06/07/17	\$169.54	FOURPLEX	MR-M	1	Y	Used in Ratio Study
100	100	292604	9235	8,936	2870262	\$3,750,000	06/08/17	\$419.65	10 UNIT APARTMENT	LR3	1	Y	Used in Ratio Study
100	150	062504	9243	2,800	2869951	\$1,225,000	06/08/17	\$437.50	FOURPLEX	SF 5000	1	Y	Used in Ratio Study
100	110	674670	1185	217,145	2869668	\$112,060,248	06/09/17	\$516.06	Twelve at U District	SM-U 95-	2	Y	Used in Ratio Study
100	065	225450	1370	4,108	2870762	\$1,600,000	06/12/17	\$389.48	6 - UNIT APARTMENT	LR3	1	Y	Used in Ratio Study
100	015	545780	0490	2,382	2870673	\$1,285,000	06/13/17	\$539.46	4-PLEX	LR3	1	Y	Used in Ratio Study
100	140	276770	4515	7,624	2870796	\$3,075,000	06/14/17	\$403.33	8 UNIT APT	LR2 RC	1	Y	Used in Ratio Study
100	205	249120	0880	9,300	2870760	\$2,200,000	06/14/17	\$236.56	ROGENE APTS	NC2P-40	1	Y	Used in Ratio Study
100	060	202504	9085	3,894	2870568	\$2,600,000	06/14/17	\$667.69	LAUREY ANN APT	LR2	1	Y	Used in Ratio Study
100	125	042504	9065	20,148	2870689	\$5,350,000	06/14/17	\$265.54	Raleigh Court Apts	NC1-30	1	Y	Used in Ratio Study
100	385	052605	9208	116,358	2870828	\$49,350,000	06/15/17	\$424.12	Village at Beardslee Crossing (Gate	GDC	1	Y	Used in Ratio Study
100	385	052605	9085	135,875	2870838	\$52,850,000	06/15/17	\$388.96	Village at Beardslee Crossing (Gate	GDC	1	Y	Used in Ratio Study
100	130	569350	0960	4,316	2872634	\$1,965,000	06/19/17	\$455.28	APARTMENT	LR1	1	Y	Used in Ratio Study
100	360	868280	0075	46,885	2872551	\$28,000,000	06/20/17	\$597.21	SOMA APARTMENTS (Dist A)	DNTN-M	1	Y	Used in Ratio Study
100	225	281010	0245	6,124	2874530	\$5,030,000	06/21/17	\$821.36	VIRIDIAN APARTMENTS	LR2	1	Y	Used in Ratio Study
100	245	374460	0565	7,424	2873876	\$1,100,000	06/22/17	\$148.17	ROBSTONE APARTMENTS	RM-48	1	Y	Used in Ratio Study
100	270	132202	0470	2,784	2873818	\$410,000	06/22/17	\$147.27	PANTHER LAKE FOURPLEX	RM2400	1	Y	Used in Ratio Study
100	065	600350	0699	18,666	2872462	\$11,800,000	06/23/17	\$632.17	1711 12th	NC3-40	1	Y	Used in Ratio Study
100	090	291970	0095	8,045	2873726	\$3,150,000	06/24/17	\$391.55	9 UNIT APT	LR3	1	Y	Used in Ratio Study
100	130	569350	0386	7,865	2873222	\$4,170,000	06/27/17	\$530.20	APARTMENT	LR2	1	Y	Used in Ratio Study
100	240	272420	1525	3,740	2874799	\$552,500	06/27/17	\$147.73	4-PLEX	PR-R	1	Y	Used in Ratio Study
100	195	062304	9112	10,920	2874762	\$2,220,000	06/29/17	\$203.30	BEVERLY PARK NORTH APTS	R48	1	Y	Used in Ratio Study
100	090	614010	0050	9,135	2874589	\$3,205,000	06/30/17	\$350.85	13 UNIT APARTMENT	LR3	1	Y	Used in Ratio Study
100	305	182205	9015	441,280	2874098	\$108,500,000	06/30/17	\$245.88	ROCK CREEK LANDING APARTMENT	MR-H	1	Y	Used in Ratio Study
100	015	224950	0035	5,849	2875936	\$2,620,000	07/05/17	\$447.94	7 UNIT APT	SM-UP 8	1	Y	Used in Ratio Study
100	090	178550	0050	2,500	2876324	\$775,000	07/06/17	\$310.00	5 UNIT APT	SF 7200	1	Y	Used in Ratio Study
100	080	277060	3840	11,020	2876598	\$4,098,000	07/07/17	\$371.87	ALEXANDRA APTS	NC3-40	1	Y	Used in Ratio Study
100	070	684820	0236	7,891	2876093	\$4,075,000	07/10/17	\$516.41	Summit Chalet	MR	1	Y	Used in Ratio Study
100	230	299780	0061	5,863	2876099	\$2,425,000	07/10/17	\$413.61	ADMIRAL APARTMENTS	LR2	1	Y	Used in Ratio Study
100	145	276760	4130	5,411	2877377	\$2,685,000	07/12/17	\$496.21	7 UNIT APARTMENT HOUSE	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	235	927420	0050	9,318	2877060	\$3,475,000	07/14/17	\$372.93	44TH AV APTS	LR2	1	Y	Used in Ratio Study
100	290	512540	0450	3,000	2881155	\$520,000	07/14/17	\$173.33	FOUR-PLEX	R20	1	Y	Used in Ratio Study
100	225	338990	0305	10,658	2877085	\$3,625,000	07/14/17	\$340.12	MAISON ROYALE	NC2-40	1	Y	Used in Ratio Study
100	225	929730	0920	3,270	2877532	\$1,225,000	07/17/17	\$374.62	4-PLEX	MR	1	Y	Used in Ratio Study
100	290	289174	0230	3,528	2878044	\$540,000	07/17/17	\$153.06	4 PLEX	R20	1	Y	Used in Ratio Study
100	080	277160	0575	9,582	2877553	\$4,348,700	07/17/17	\$453.84	THE EDGE APTS	LR3	1	Y	Used in Ratio Study
100	085	219760	0215	13,780	2877558	\$6,325,000	07/17/17	\$459.00	RALEIGH RIDGE APT	MR	1	Y	Used in Ratio Study
100	075	423540	0894	3,732	2880412	\$1,470,000	07/18/17	\$393.89	4 - PLEX	LR3 RC	1	Y	Used in Ratio Study
100	245	122000	1185	10,533	2878259	\$1,614,000	07/18/17	\$153.23	Creekside Apts	RM-24	1	Y	Used in Ratio Study
100	270	082104	9138	9,371	2878605	\$1,800,000	07/19/17	\$192.08	LAKE APARTMENTS	RM1800	1	Y	Used in Ratio Study
100	320	073850	0020	2,080	2879646	\$494,950	07/19/17	\$237.96	BENSON EAST 4 PLEX	SR-6	1	Y	Used in Ratio Study
100	330	722780	0815	3,300	2879182	\$635,000	07/24/17	\$192.42	TALISA APT	R-10	1	Y	Used in Ratio Study
100	300	534340	0110	4,092	2879677	\$529,900	07/25/17	\$129.50	FOUR-PLEX	R-4	1	Y	Used in Ratio Study
100	300	534340	0070	4,092	2879678	\$529,900	07/25/17	\$129.50	FOUR-PLEX	R-4	1	Y	Used in Ratio Study
100	270	052104	9202	18,180	2880240	\$2,246,400	07/25/17	\$123.56	5 UNIT APT	RM2400	4	Y	Used in Ratio Study
100	270	282104	9116	145,728	2881073	\$20,225,000	07/26/17	\$138.79	EVERGREEN VALE	R4	1	Y	Used in Ratio Study
100	290	172105	9130	2,725	2880470	\$400,000	07/26/17	\$146.79	BEST APTS	R10	1	Y	Used in Ratio Study
100	330	245720	0190	6,264	2880569	\$1,100,900	07/27/17	\$175.75	ROSE GARDEN APTS	RM-F	1	Y	Used in Ratio Study
100	140	047500	0415	2,547	2883363	\$1,272,000	07/28/17	\$499.41	5 UNIT APT	LR1	1	Y	Used in Ratio Study
100	125	243670	0720	5,293	2880341	\$2,850,000	07/31/17	\$538.45	Hawthorne Place	LR2	1	Y	Used in Ratio Study
100	130	197220	1560	26,528	2880698	\$11,550,000	07/31/17	\$435.39	ISHERWOOD APTS	LR2	1	Y	Used in Ratio Study
100	155	952310	1586	3,716	2881415	\$2,250,000	08/01/17	\$605.49	APARTMENTS	LR3 RC	1	Y	Used in Ratio Study
100	360	522330	0125	8,379	2880873	\$3,100,000	08/01/17	\$369.97	COACHMAN APARTMENT-7 UNIT	R-30	1	Y	Used in Ratio Study
100	245	192304	9283	39,811	2881329	\$6,094,800	08/01/17	\$153.09	THE HALLMARK APARTMENTS	RS-7200	1	Y	Used in Ratio Study
100	145	276760	0360	4,800	2882198	\$1,999,250	08/02/17	\$416.51	6 UNIT APT	LR1	1	Y	Used in Ratio Study
100	095	882290	1120	3,600	2882304	\$1,175,000	08/03/17	\$326.39	APARTMENT BLDG 6 UNITS	LR3	1	Y	Used in Ratio Study
100	185	732790	0670	7,832	2881481	\$1,332,500	08/04/17	\$170.14	11 UNIT APT	SF 5000	1	Y	Used in Ratio Study
100	075	701070	0785	1,452	2882050	\$774,400	08/05/17	\$533.33	4 UNIT APT BLDG	NC1-40	1	Y	Used in Ratio Study
100	205	430220	1190	8,907	2882841	\$1,950,000	08/09/17	\$218.93	Delview Apts	LR2	1	Y	Used in Ratio Study
100	370	388580	4475	3,276	2882504	\$1,600,000	08/09/17	\$488.40	TIKI	MSC 1	1	Y	Used in Ratio Study
100	065	329520	0005	13,330	2882282	\$6,000,000	08/09/17	\$450.11	HIGHLAND(0005) CONDOMINIUM	LR3	1	Y	Used in Ratio Study
100	110	674670	0995	57,125	2882468	\$27,850,000	08/10/17	\$487.53	HELIX APARTMENTS	SM-U 75-	1	Y	Used in Ratio Study
100	110	674670	0110	50,849	2882469	\$26,400,000	08/10/17	\$519.18	Ellipse Apartments	SM-U 75-	3	Y	Used in Ratio Study
100	195	630340	0415	2,500	2883600	\$485,000	08/10/17	\$194.00	4-PLEX (2-1 BD, 2-2 BD)	R24	1	Y	Used in Ratio Study
100	055	352890	0925	7,744	2882432	\$3,562,800	08/10/17	\$460.07	MALI HUS APT	LR3	2	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	110	919120	0255	4,226	2883558	\$2,010,000	08/11/17	\$475.63	APTS	SF 5000	1	Y	Used in Ratio Study
100	095	890250	0155	7,650	2883514	\$1,800,000	08/11/17	\$235.29	AGENA APTS	LR2 RC	1	Y	Used in Ratio Study
100	285	426101	0030	2,352	2884286	\$441,000	08/11/17	\$187.50	FOUR-PLEX	R20	1	Y	Used in Ratio Study
100	035	303720	0106	15,537	2888187	\$6,850,000	08/11/17	\$440.88	Hill Vista Apartments formerly Stella	LR2	1	Y	Used in Ratio Study
100	230	015100	0045	3,960	2883596	\$1,900,000	08/14/17	\$479.80	THE SURF APTS	SF 5000	1	Y	Used in Ratio Study
100	315	722450	0185	3,380	2883188	\$900,000	08/15/17	\$266.27	5 UNIT APARTMENT	R-10	1	Y	Used in Ratio Study
100	240	250060	0150	3,196	2884581	\$560,000	08/15/17	\$175.22	FOUR PLEX	PR-C	1	Y	Used in Ratio Study
100	330	172305	9083	5,600	2885601	\$1,100,000	08/15/17	\$196.43	MONTEREY APTS	RM-F	1	Y	Used in Ratio Study
100	090	431070	1525	15,045	2884150	\$4,575,000	08/16/17	\$304.09	CAROLYN COURT APTS	LR3	1	Y	Used in Ratio Study
100	255	024600	0065	3,360	2884830	\$625,000	08/16/17	\$186.01	AMELIA APTS	UH-1800	1	Y	Used in Ratio Study
100	315	784130	0430	1,681	2885914	\$425,000	08/17/17	\$252.83	FOUR PLEX	R-14	1	Y	Used in Ratio Study
100	075	503630	0955	33,587	2884271	\$12,593,800	08/17/17	\$374.96	MARINWOOD APTS	LR3	1	Y	Used in Ratio Study
100	200	775050	0010	2,696	2885558	\$680,000	08/18/17	\$252.23	4 UNIT	LR2	1	Y	Used in Ratio Study
100	300	132006	9013	2,808	2887149	\$365,000	08/24/17	\$129.99	FOUR-PLEX	R-2	1	Y	Used in Ratio Study
100	365	246030	0080	4,150	2886841	\$1,290,000	08/25/17	\$310.84	FAIRLAKE	R-20	1	Y	Used in Ratio Study
100	110	861580	0620	4,331	2886291	\$1,775,000	08/28/17	\$409.84	8 UNIT HOUSE	SF 5000	1	Y	Used in Ratio Study
100	130	812970	1070	4,086	2887214	\$1,630,000	08/28/17	\$398.92	6 UNIT APT	LR1	1	Y	Used in Ratio Study
100	360	562730	1711	6,561	2887455	\$2,600,000	08/29/17	\$396.28	SHORESIDE APTS-6 UNITS	R-20	1	Y	Used in Ratio Study
100	240	360240	0036	3,436	2887302	\$562,500	08/29/17	\$163.71	4 - PLEX	RM-2400	1	Y	Used in Ratio Study
100	270	132202	0350	3,904	2892349	\$535,000	08/29/17	\$137.04	PANTHER LAKE FOURPLEX	RM2400	1	Y	Used in Ratio Study
100	460	213070	1030	3,736	2887328	\$830,000	08/30/17	\$222.16	Duplex	UT-1	1	Y	Used in Ratio Study
100	065	685170	0030	6,098	2888144	\$4,525,000	09/01/17	\$742.05	8-UNIT APT	LR3	1	Y	Used in Ratio Study
100	430	022505	9253	96,384	2887219	\$29,600,000	09/01/17	\$307.10	The Summit Apartment Homes	R30	1	Y	Used in Ratio Study
100	225	019400	1000	5,494	2888266	\$1,850,000	09/01/17	\$336.73	THE ALFIELD APARTMENTS	NC1-40	1	Y	Used in Ratio Study
100	245	202304	9473	14,597	2887961	\$2,799,150	09/07/17	\$191.76	JONRU APT	RM-24	2	Y	Used in Ratio Study
100	305	914710	0050	3,712	2889937	\$453,000	09/08/17	\$122.04	FOURPLEX	MR-M	1	Y	Used in Ratio Study
100	305	543620	0160	234,748	2888516	\$54,100,000	09/08/17	\$230.46	AVANTE PHASE II	MR-M	3	Y	Used in Ratio Study
100	245	312304	9103	5,760	2889527	\$1,245,000	09/08/17	\$216.15	APTS	RM-1800	1	Y	Used in Ratio Study
100	305	914710	0055	3,712	2890125	\$453,000	09/11/17	\$122.04	FOURPLEX	MR-M	1	Y	Used in Ratio Study
100	460	213170	0591	3,736	2889354	\$616,000	09/11/17	\$164.88	4 - PLEX	UT-1	1	Y	Used in Ratio Study
100	220	935800	1245	3,655	2890082	\$1,269,000	09/12/17	\$347.20	ARBOR APT	LR1	1	Y	Used in Ratio Study
100	035	303720	0107	5,032	2890166	\$3,850,000	09/12/17	\$765.10	JUPITER APARTMENTS	LR2	1	Y	Used in Ratio Study
100	060	195970	3055	5,024	2888832	\$2,500,000	09/12/17	\$497.61	Portage Bay Flats	LR3	1	Y	Used in Ratio Study
100	090	643150	0333	8,062	2889133	\$2,905,000	09/13/17	\$360.33	APT	LR3	1	Y	Used in Ratio Study
100	035	290870	0020	20,996	2889078	\$14,734,000	09/13/17	\$701.75	Craft Apartments	NC2-40	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	060	195970	0185	6,560	2889893	\$3,925,000	09/13/17	\$598.32	APARTMENT	LR2	1	Y	Used in Ratio Study
100	035	982670	1550	9,246	2889762	\$4,502,750	09/15/17	\$486.99	APARTMENT BLDG - 14 UNITS	LR3	1	Y	Used in Ratio Study
100	150	952810	4530	5,598	2892617	\$2,020,000	09/15/17	\$360.84	8 UNIT APT	LR3	1	Y	Used in Ratio Study
100	245	122000	0380	5,736	2890273	\$988,000	09/15/17	\$172.25	ANDREINA VELMA	RM-24	1	Y	Used in Ratio Study
100	145	276770	0020	4,384	2891302	\$1,650,000	09/18/17	\$376.37	THE PINES APT	LR3	1	Y	Used in Ratio Study
100	235	432120	0640	4,089	2894555	\$1,192,500	09/21/17	\$291.64	4 UNIT APT	SF 5000	1	Y	Used in Ratio Study
100	285	426100	0010	2,352	2892673	\$420,000	09/22/17	\$178.57	4-PLEX	R20	1	Y	Used in Ratio Study
100	240	272420	1410	2,976	2891258	\$475,000	09/22/17	\$159.61	4-PLEX	PR-R	1	Y	Used in Ratio Study
100	300	142700	0070	3,576	2892659	\$532,500	09/22/17	\$148.91	FOURPLEX	R-4	1	Y	Used in Ratio Study
100	245	783580	0221	4,945	2894193	\$955,750	09/25/17	\$193.28	Fourplex	RS-12000	1	Y	Used in Ratio Study
100	225	762570	2660	5,512	2892369	\$2,475,000	09/27/17	\$449.02	GILMORE APTS	LR2	1	Y	Used in Ratio Study
100	320	172205	9027	30,366	2892250	\$5,100,000	09/27/17	\$167.95	ASHLEY TERRACE APTS	MR-M	1	Y	Used in Ratio Study
100	360	154560	0005	287,414	2891858	\$176,500,000	09/28/17	\$614.10	MAIN STREET GATEWAY (VENN	DNTN-OR	1	Y	Used in Ratio Study
100	065	685170	0160	9,180	2892202	\$4,600,000	09/29/17	\$501.09	NORMANDY ARMS APTS	LR3	1	Y	Used in Ratio Study
100	305	106135	0005	108,192	2892512	\$20,000,000	09/29/17	\$184.86	Arterra (0005) CONDOMINIUM	SR-8	1	Y	Used in Ratio Study
100	385	082605	9075	5,136	2893404	\$918,000	09/29/17	\$178.74	5 PLEX	R 2800, C	1	Y	Used in Ratio Study
100	305	383200	0218	7,380	2893954	\$1,600,000	10/04/17	\$216.80	GREENTREE COURT	MR-M	1	Y	Used in Ratio Study
100	080	277060	1925	3,170	2893226	\$1,435,000	10/04/17	\$452.68	MERRIHEW APTS	LR1	1	Y	Used in Ratio Study
100	115	193130	0135	3,004	2895022	\$1,250,000	10/06/17	\$416.11	THE WALLIMONT	SF 5000	1	Y	Used in Ratio Study
100	090	312604	9085	7,206	2894133	\$3,000,000	10/09/17	\$416.32	APT	LR2	1	Y	Used in Ratio Study
100	130	569350	0620	6,100	2894773	\$2,825,000	10/10/17	\$463.11	NESTUN APARTMENTS	NC2P-40	1	Y	Used in Ratio Study
100	090	312604	9249	3,552	2896137	\$1,245,000	10/10/17	\$350.51	4 PLEX	SF 5000	1	Y	Used in Ratio Study
100	110	674670	1320	159,716	2894416	\$64,400,000	10/11/17	\$403.22	BRIDGES @ 11TH -	SM-U 95-	1	Y	Used in Ratio Study
100	145	444380	0255	4,460	2894422	\$1,465,000	10/11/17	\$328.48	APT	LR2 RC	1	Y	Used in Ratio Study
100	245	374460	0560	47,100	2894615	\$8,200,000	10/11/17	\$174.10	Raleigh Apartments	RM-48	1	Y	Used in Ratio Study
100	095	145360	0662	6,795	2895442	\$1,930,000	10/12/17	\$284.03	7 Unit Apartment	LR2	1	Y	Used in Ratio Study
100	110	533520	0040	34,991	2895250	\$21,500,000	10/16/17	\$614.44	PREXY	NC3-65	1	Y	Used in Ratio Study
100	065	501500	0905	3,080	2896560	\$1,352,000	10/16/17	\$438.96	FOURPLEX	SF 5000	1	Y	Used in Ratio Study
100	300	242006	9530	7,052	2896443	\$790,000	10/18/17	\$112.02	7-UNIT TOWNHOUSE	R-4	1	Y	Used in Ratio Study
100	270	255817	0020	5,276	2896428	\$841,700	10/19/17	\$159.53	TWIN CEDARS APTS	RM1800	1	Y	Used in Ratio Study
100	115	569450	1025	3,604	2898302	\$1,679,000	10/20/17	\$465.87	5-UNIT APT	LR2	1	Y	Used in Ratio Study
100	340	531510	0505	163,704	2896544	\$95,750,000	10/20/17	\$584.90	HADLEY MERCER ISLAND	TC	1	Y	Used in Ratio Study
100	255	344500	0080	10,032	2898334	\$1,800,000	10/23/17	\$179.43	4 PLEX	UH-1800	3	Y	Used in Ratio Study
100	175	766010	0145	10,275	2897474	\$3,750,000	10/24/17	\$364.96	BEACON HILL APTS	LR3	1	Y	Used in Ratio Study
100	065	685270	0340	3,320	2897370	\$1,574,000	10/25/17	\$474.10	4 PLEX	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	010	197720	0885	318,185	2897738	\$225,300,000	10/27/17	\$708.08	TOWER 12	DMC 240	2	Y	Used in Ratio Study
100	370	180790	0365	3,740	2898375	\$1,875,000	10/30/17	\$501.34	5 UNIT APT	PLA 6E	1	Y	Used in Ratio Study
100	065	133730	0110	3,201	2898032	\$1,799,000	10/30/17	\$562.01	APARTMENT	SF 5000	1	Y	Used in Ratio Study
100	305	543620	0165	88,120	2899069	\$16,300,000	10/31/17	\$184.98	ARBOR CHASE APARTMENTS	MR-M	1	Y	Used in Ratio Study
100	315	337675	0000	218,863	2898856	\$48,250,000	10/31/17	\$220.46	MONTCLAIR HEIGHTS APTS	RM-F	34	Y	Used in Ratio Study
100	230	299780	0040	8,100	2898324	\$4,419,080	10/31/17	\$545.57	6 - UNIT APT	LR2	2	Y	Used in Ratio Study
100	245	202304	9018	138,076	2899062	\$29,756,200	10/31/17	\$215.51	Discovery Landing	RM-24	2	Y	Used in Ratio Study
100	340	072405	9115	545,436	2898613	\$210,000,000	10/31/17	\$385.01	SHOREWOOD HEIGHTS	MF-3	1	Y	Used in Ratio Study
100	095	882290	0395	9,549	2899735	\$2,047,500	11/01/17	\$214.42	LU OMA 12 UNIT APT	LR3	1	Y	Used in Ratio Study
100	425	102605	9177	293,887	2899590	\$99,000,000	11/02/17	\$336.86	BEAUMONT APTS. bldgs. 1 & 2	CBD	3	Y	Used in Ratio Study
100	095	882090	1566	5,660	2900611	\$2,007,100	11/03/17	\$354.61	SANDPOINT CREST APARTMENT	NC1-30	1	Y	Used in Ratio Study
100	080	277060	4250	6,756	2900178	\$3,348,000	11/03/17	\$495.56	FIVE UNIT APARTMENT	LR1	2	Y	Used in Ratio Study
100	080	277060	1045	1,776	2899784	\$740,000	11/03/17	\$416.67	4 - PLEX	SF 5000	1	Y	Used in Ratio Study
100	080	277060	1040	1,776	2899777	\$740,000	11/03/17	\$416.67	4 - PLEX	SF 5000	1	Y	Used in Ratio Study
100	305	918370	6000	48,156	2900212	\$12,400,000	11/07/17	\$257.50	BEND OF THE RIVER	MR-M	1	Y	Used in Ratio Study
100	290	132104	9091	3,328	2908635	\$510,000	11/08/17	\$153.25	4 PLEX	RO	1	Y	Used in Ratio Study
100	035	794930	0060	14,750	2902349	\$7,600,000	11/10/17	\$515.25	Bravo Apartments	LR3	3	Y	Used in Ratio Study
100	075	423540	0880	10,410	2901547	\$3,809,900	11/10/17	\$365.98	CHINOOK APTS 13 UNITS	LR3 RC	1	Y	Used in Ratio Study
100	170	110900	0291	4,420	2905560	\$899,000	11/12/17	\$203.39	Fourplex	SF 5000	1	Y	Used in Ratio Study
100	095	382170	0011	3,024	2901650	\$1,288,000	11/14/17	\$425.93	FOUR PLEX	LR3	1	Y	Used in Ratio Study
100	140	045500	0610	3,800	2902371	\$1,692,500	11/14/17	\$445.39	FOUR PLEX	SF 5000	1	Y	Used in Ratio Study
100	130	569500	0005	3,584	2902267	\$2,801,600	11/16/17	\$781.70	THE WESTERNER	LR3 RC	1	Y	Used in Ratio Study
100	305	346280	0220	3,570	2904406	\$451,000	11/17/17	\$126.33	MAPLE LANE APTS	MR-M	1	Y	Used in Ratio Study
100	370	174480	0000	3,680	2906311	\$1,500,000	11/20/17	\$407.61	CONRAD THE CONDOMINIUM	RM 1.8	1	Y	Used in Ratio Study
100	350	282406	9284	279,384	2902877	\$135,000,000	11/21/17	\$483.21	ATLAS APARTMENTS	MU	2	Y	Used in Ratio Study
100	365	246030	0120	4,150	2903769	\$1,396,500	11/21/17	\$336.51	FAIRLAKE	R-30	1	Y	Used in Ratio Study
100	320	052205	9051	20,884	2902271	\$3,100,000	11/21/17	\$148.44	HOMESTEAD APTS	MR-H	1	Y	Used in Ratio Study
100	090	674970	0075	7,158	2903338	\$2,150,000	11/24/17	\$300.36	LINDEN LANDING	LR2	1	Y	Used in Ratio Study
100	090	915810	0140	3,156	2903008	\$1,150,000	11/27/17	\$364.39	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	065	685270	0260	3,099	2905457	\$1,678,000	11/28/17	\$541.46	4 UNIT APT BLDG	LR3	1	Y	Used in Ratio Study
100	095	156810	0145	4,410	2903051	\$1,000,000	11/28/17	\$226.76	CASA BLANCA APT'S	R48	1	Y	Used in Ratio Study
100	095	510140	2204	22,110	2904529	\$6,050,000	11/30/17	\$273.63	THE HENRY APTS	LR3	1	Y	Used in Ratio Study
100	245	121900	0062	2,814	2905210	\$484,000	11/30/17	\$172.00	Duplex and house	RM-24	1	Y	Used in Ratio Study
100	270	255817	0040	5,276	2904703	\$749,300	12/04/17	\$142.02	FIR CREST APT	RM1800	1	Y	Used in Ratio Study
100	240	929290	0210	2,716	2904917	\$450,000	12/06/17	\$165.68	FOURPLEX	MR-M	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	035	982670	0940	15,880	2905139	\$4,222,900	12/08/17	\$265.93	CHATEAU APT	LR3	1	Y	Used in Ratio Study
100	110	092504	9388	6,720	2906039	\$3,500,000	12/11/17	\$520.83	PENRITH APT	LR3	1	Y	Used in Ratio Study
100	365	282405	9080	57,774	2906571	\$23,950,000	12/12/17	\$414.55	TRIA APARTMENTS	O	1	Y	Used in Ratio Study
100	270	132202	0090	3,056	2906953	\$535,000	12/13/17	\$175.07	PANTHER LAKE FOURPLEX	RM2400	1	Y	Used in Ratio Study
100	325	004300	0200	38,528	2907123	\$8,530,000	12/13/17	\$221.40	AMBASSADOR GARDEN APTS	HDR	1	Y	Used in Ratio Study
100	050	197220	5585	3,836	2907263	\$2,248,800	12/14/17	\$586.24	Tia APARTMENT	LR2	1	Y	Used in Ratio Study
100	005	197720	0030	29,941	2906315	\$14,900,000	12/15/17	\$497.65	Atwood	DMC-145	1	Y	Used in Ratio Study
100	320	247330	0120	3,738	2909036	\$660,000	12/18/17	\$176.57	4-PLEX	O	1	Y	Used in Ratio Study
100	110	871460	0050	6,300	2908611	\$2,600,000	12/20/17	\$412.70	COWEN PARK APTS	NC2P-40	1	Y	Used in Ratio Study
100	090	630000	0216	4,157	2907267	\$1,365,000	12/20/17	\$328.36	6 UNIT APARTMENT	LR2	1	Y	Used in Ratio Study
100	090	568750	0010	88,308	2907178	\$26,900,000	12/20/17	\$304.62	CITY WALK APARTMENTS	C1-65	1	Y	Used in Ratio Study
100	255	344500	0020	4,712	2908395	\$1,225,000	12/20/17	\$259.97	8 UNIT APARTMENT	CB-C	1	Y	Used in Ratio Study
100	110	881240	0295	16,545	2907385	\$8,814,000	12/21/17	\$532.73	47 + 7 Apartments	MR	2	Y	Used in Ratio Study
100	250	004100	0419	29,961	2908208	\$5,500,000	12/21/17	\$183.57	III MARKS APTS	UH-900	2	Y	Used in Ratio Study
100	045	179450	1146	3,552	2908325	\$1,823,950	12/26/17	\$513.50	7 APT 2 BLDGS	NC2P-40	1	Y	Used in Ratio Study
100	050	744300	1240	6,564	2908203	\$2,815,650	12/27/17	\$428.95	KLAHOWYA APTS	LR3 RC	1	Y	Used in Ratio Study
100	100	641410	0161	21,372	2909340	\$6,710,000	12/27/17	\$313.96	ROOSEVELT PLACE	NC2-40	1	Y	Used in Ratio Study
100	095	382170	0037	3,024	2909541	\$550,000	01/01/18	\$181.88	FOUR PLEX	LR3	1	Y	Used in Ratio Study
100	150	952810	3625	28,369	2909552	\$17,000,000	01/02/18	\$599.25	Helene Apartments - Greenlake	NC2P-40	1	Y	Used in Ratio Study
100	290	289177	0170	3,806	2909989	\$575,000	01/03/18	\$151.08	FOURPLEX	R20	1	Y	Used in Ratio Study
100	095	382170	0035	3,024	2909542	\$550,000	01/04/18	\$181.88	FOUR PLEX	LR3	1	Y	Used in Ratio Study
100	060	290220	0006	3,937	2910036	\$1,715,000	01/04/18	\$435.61	Boylston Arms APARTMENT	LR3	1	Y	Used in Ratio Study
100	250	161000	0255	9,016	2909844	\$1,800,000	01/04/18	\$199.65	DRAGON COURT APARTMENTS	HDR	1	Y	Used in Ratio Study
100	385	192480	0050	2,970	2909995	\$825,000	01/05/18	\$277.78	4 PLEX	DT	1	Y	Used in Ratio Study
100	170	110500	0884	15,680	2909695	\$4,080,000	01/05/18	\$260.20	Myrtlewood Apts	NC3-40	1	Y	Used in Ratio Study
100	145	276760	2545	4,184	2910296	\$1,699,000	01/08/18	\$406.07	4 PLEX	LR1	1	Y	Used in Ratio Study
100	130	193130	0820	3,887	2910769	\$2,250,000	01/09/18	\$578.85	6 PLEX	LR2	1	Y	Used in Ratio Study
100	185	788360	0790	10,348	2910678	\$1,915,000	01/10/18	\$185.06	L & W APARTMENTS	LR3	1	Y	Used in Ratio Study
100	415	663290	0073	5,944	2910694	\$1,713,500	01/10/18	\$288.27	6-UNIT TOWNHOUSE	R48	1	Y	Used in Ratio Study
100	285	302105	9259	32,760	2910989	\$4,900,000	01/10/18	\$149.57	Emerald Heights of Auburn	R20	1	Y	Used in Ratio Study
100	285	302105	9225	27,990	2910990	\$3,900,000	01/10/18	\$139.34	PARK IMPERIAL APTS	R20	1	Y	Used in Ratio Study
100	065	685170	0145	6,224	2910557	\$3,659,000	01/11/18	\$587.89	HARRIET MANOR	LR3	1	Y	Used in Ratio Study
100	220	244460	0025	156,593	2910448	\$72,000,000	01/11/18	\$459.79	YOUNGSTOWN FLATS	C1-65	1	Y	Used in Ratio Study
100	015	198920	1130	18,686	2911110	\$5,450,000	01/11/18	\$291.66	THE 419 BUILDING	SM-UP 8	1	Y	Used in Ratio Study
100	115	182504	9052	7,186	2910487	\$4,250,000	01/11/18	\$591.43	THE AUDREY APTS	C1-40	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	245	176060	0267	83,109	2910804	\$15,350,000	01/11/18	\$184.70	The Montrose	RM-24	4	Y	Used in Ratio Study
100	090	270560	0072	4,398	2913073	\$1,350,000	01/12/18	\$306.96	4 UNIT APT BLDG	LR1	1	Y	Used in Ratio Study
100	135	276770	3065	19,138	2910935	\$6,700,000	01/16/18	\$350.09	CURTIS BLDG	IC-65	2	Y	Used in Ratio Study
100	220	244460	0275	2,784	2911884	\$1,000,000	01/16/18	\$359.20	4 - PLEX	NC1-40	1	Y	Used in Ratio Study
100	290	289177	0100	3,806	2911951	\$699,800	01/18/18	\$183.87	FOURPLEX	R20	1	Y	Used in Ratio Study
100	290	391020	0035	2,986	2911810	\$500,000	01/19/18	\$167.45	FOUR-PLEX	C3	1	Y	Used in Ratio Study
100	290	391020	0030	2,986	2911801	\$500,000	01/19/18	\$167.45	FOUR-PLEX	C3	1	Y	Used in Ratio Study
100	085	219810	0015	103,118	2911557	\$68,500,000	01/19/18	\$664.29	ZIG Apartments	NC3-85	4	Y	Used in Ratio Study
100	200	211470	0295	16,914	2911423	\$4,200,000	01/19/18	\$248.32	HILL VILLA APTS	LR2	1	Y	Used in Ratio Study
100	270	250300	0015	10,480	2912332	\$2,150,000	01/23/18	\$205.15	PORTOFINO APARTMENTS	RM1800	1	Y	Used in Ratio Study
100	045	766270	0056	3,416	2912469	\$1,315,000	01/24/18	\$384.95	FOUR PLEX	SF 5000	1	Y	Used in Ratio Study
100	060	195970	1450	4,830	2912773	\$2,123,500	01/24/18	\$439.65	FRANKLIN ARMS APT	LR2	1	Y	Used in Ratio Study
100	115	420690	1430	1,445	2912069	\$894,500	01/25/18	\$619.03	MULTI-RES	SF 5000	1	Y	Used in Ratio Study
100	290	936000	0198	2,016	2914276	\$350,000	01/26/18	\$173.61	4-PLEX	C3	1	Y	Used in Ratio Study
100	315	322305	9040	54,578	2912610	\$11,985,000	01/29/18	\$219.59	REDTOWN APARTMENTS	CA	1	Y	Used in Ratio Study
100	080	277110	1900	12,893	2912529	\$4,800,000	01/29/18	\$372.30	MAGNOLIA POINTE APTS	LR3	1	Y	Used in Ratio Study
100	145	276760	2940	2,380	2913344	\$1,200,000	01/29/18	\$504.20	APT (CONV SFR)	LR1	1	Y	Used in Ratio Study
100	320	783080	0610	3,420	2913864	\$500,000	01/31/18	\$146.20	TIMBERSON APTS	MR-D	1	Y	Used in Ratio Study
100	110	674670	0235	4,472	2912915	\$2,540,000	01/31/18	\$567.98	TERRY ANNE APTS	MR (M1)	1	Y	Used in Ratio Study
100	320	202205	9011	70,238	2913252	\$16,552,000	01/31/18	\$235.66	THE LIGHTHOUSE APARTMENTS	MR-M	1	Y	Used in Ratio Study
100	240	082204	9177	67,746	2913057	\$16,092,500	01/31/18	\$237.54	Regatta Luxury Apartment Homes	RM-2400	1	Y	Used in Ratio Study
100	240	082204	9092	57,802	2913065	\$12,792,500	01/31/18	\$221.32	SPINNAKER LANDING APTS	RM-2400	1	Y	Used in Ratio Study
100	415	572750	0240	6,898	2913584	\$1,925,000	02/01/18	\$279.07	8-UNIT APARTMENT AND S.F. RE	R18	1	Y	Used in Ratio Study
100	050	197220	5885	94,910	2913174	\$42,000,000	02/01/18	\$442.52	HENRY APARTMENTS	C2-40	1	Y	Used in Ratio Study
100	285	192105	9328	2,352	2916168	\$490,000	02/01/18	\$208.33	VALLEY VILLAGE	R20	1	Y	Used in Ratio Study
100	285	212105	9104	4,524	2915007	\$645,000	02/02/18	\$142.57	PART OF SCANDIA APTS	R20	1	Y	Used in Ratio Study
100	130	952110	0835	7,980	2915008	\$2,931,000	02/07/18	\$367.29	MOOREA APTS	LR1	1	Y	Used in Ratio Study
100	095	766370	0330	81,120	2914991	\$23,697,375	02/08/18	\$292.13	SHERWOOD APTS - BLDGS B, C,	MR	2	Y	Used in Ratio Study
100	370	302605	9141	8,200	2914428	\$2,810,000	02/09/18	\$342.68	Juanita Ridge	RM 1.8	1	Y	Used in Ratio Study
100	290	289177	0160	3,806	2914724	\$600,000	02/09/18	\$157.65	FOURPLEX	R20	1	Y	Used in Ratio Study
100	095	382170	0109	3,100	2915563	\$930,000	02/11/18	\$300.00	FOUR PLEX	MR	1	Y	Used in Ratio Study
100	300	084400	1305	2,914	2915332	\$498,000	02/12/18	\$170.90	4 PLEX	R6	1	Y	Used in Ratio Study
100	065	330370	0440	6,302	2915190	\$2,400,000	02/16/18	\$380.83	6-PLEX	LR3	1	Y	Used in Ratio Study
100	290	664871	0030	3,756	2917185	\$650,000	02/21/18	\$173.06	4 PLEX	R20	1	Y	Used in Ratio Study
100	075	423540	0195	2,856	2917008	\$1,300,000	02/21/18	\$455.18	4 PLEX	LR3 RC	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	165	122304	9038	20,567	2915796	\$12,850,000	02/21/18	\$624.79	TAYLOR CREEK APARTMENTS	R24	1	Y	Used in Ratio Study
100	110	114200	1515	16,124	2915882	\$7,800,000	02/22/18	\$483.75	APARTMENT	SM-U/R 7	1	Y	Used in Ratio Study
100	090	312604	9367	3,523	2917729	\$1,377,500	02/23/18	\$391.00	Fourplex	LR2	1	Y	Used in Ratio Study
100	130	197220	1655	4,144	2916917	\$1,850,000	02/23/18	\$446.43	4 unit apartment	C1-40	1	Y	Used in Ratio Study
100	125	607950	0285	8,180	2916813	\$3,000,000	02/28/18	\$366.75	RHODA JANE APTS	LR1	1	Y	Used in Ratio Study
100	230	075500	0025	7,002	2917846	\$3,780,000	03/01/18	\$539.85	APT 7 UNIT	LR2	1	Y	Used in Ratio Study
100	365	803570	0200	4,774	2917862	\$1,506,000	03/02/18	\$315.46	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	270	768280	0230	95,965	2917904	\$22,200,000	03/06/18	\$231.33	BLVD APARTMENTS	MR-M	1	Y	Used in Ratio Study
100	035	982670	0965	11,792	2919448	\$4,950,000	03/07/18	\$419.78	SYLVAN COURT	LR3	1	Y	Used in Ratio Study
100	065	783680	0005	88,125	2918233	\$53,664,900	03/07/18	\$608.96	THE CHLOE 14TH & UNION APAR	NC3-65	1	Y	Used in Ratio Study
100	225	325940	0045	3,424	2919400	\$1,255,000	03/07/18	\$366.53	4-PLEX	LR2	1	Y	Used in Ratio Study
100	170	712930	4462	4,040	2918977	\$929,000	03/09/18	\$229.95	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	130	569400	0580	4,898	2918829	\$2,025,000	03/12/18	\$413.43	STRANDT APTS	LR2	1	Y	Used in Ratio Study
100	035	341660	0775	4,080	2919739	\$1,655,000	03/12/18	\$405.64	4-PLEX	SF 5000	1	Y	Used in Ratio Study
100	400	011410	1242	3,232	2918948	\$880,000	03/12/18	\$272.28	APARTMENT	R18	1	Y	Used in Ratio Study
100	110	881240	0260	13,268	2922236	\$5,975,000	03/20/18	\$450.33	PLAZA 45 LUXURY APTS	SM-U 95-	1	Y	Used in Ratio Study
100	290	182105	9310	4,046	2920970	\$630,000	03/20/18	\$155.71	PARK PLACE ARMS	R20	1	Y	Used in Ratio Study
100	045	173280	0215	14,500	2922205	\$5,550,000	03/20/18	\$382.76	KERRY PARK APTS	LR3	1	Y	Used in Ratio Study
100	110	882390	0190	4,010	2920753	\$1,660,000	03/22/18	\$413.97	7 UNIT APT BLDG	SF 5000	1	Y	Used in Ratio Study
100	205	798540	0009	235,986	2920469	\$72,270,750	03/22/18	\$306.25	West Ridge	LR1	3	Y	Used in Ratio Study
100	245	182304	9135	25,404	2921320	\$4,197,000	03/22/18	\$165.21	DOMINIQUE APTS	RM-24	1	Y	Used in Ratio Study
100	285	212105	9128	4,524	2923190	\$730,000	03/23/18	\$161.36	SCANDIA APTS	R20	1	Y	Used in Ratio Study
100	090	645030	0505	3,380	2922245	\$880,000	03/24/18	\$260.36	4-PLEX	LR2	1	Y	Used in Ratio Study
100	045	688990	0276	4,048	2922207	\$2,000,000	03/26/18	\$494.07	5 UNIT APARTMENT	LR3	1	Y	Used in Ratio Study
100	245	122000	0325	3,485	2921525	\$710,000	03/26/18	\$203.73	FOUR UNIT APARTMENT	RM-18	1	Y	Used in Ratio Study
100	065	600350	1460	2,873	2923032	\$1,550,000	03/27/18	\$539.51	5-UNIT APT	LR3	1	Y	Used in Ratio Study
100	095	382170	0041	59,050	2921125	\$17,750,000	03/27/18	\$300.59	PARK 3025	LR3	1	Y	Used in Ratio Study
100	300	142700	0050	3,576	2921824	\$575,000	03/27/18	\$160.79	4 PLEX	R-4	1	Y	Used in Ratio Study
100	065	808040	0135	11,736	2921423	\$4,110,000	03/28/18	\$350.20	MURRAY HILL APTS	LR3	1	Y	Used in Ratio Study
100	290	664871	0161	3,756	2921902	\$715,000	03/28/18	\$190.36	FOURPLEX	R20	1	Y	Used in Ratio Study
100	315	722550	0140	5,896	2922640	\$1,570,000	03/29/18	\$266.28	10 UNIT APARTMENT	R-10	1	Y	Used in Ratio Study
100	035	125020	0715	4,204	2922493	\$2,300,000	03/29/18	\$547.10	LOIS LANE APARTMENTS	LR1	1	Y	Used in Ratio Study
100	155	952310	1585	10,664	2922005	\$4,100,000	03/30/18	\$384.47	BUGGE APARTMENTS	LR3 RC	1	Y	Used in Ratio Study
100	015	387990	0155	22,164	2922170	\$7,270,000	03/30/18	\$328.01	CASTLE COURT APT 22 UNIT	MR	1	Y	Used in Ratio Study
100	145	276760	1770	5,040	2921871	\$2,150,000	03/30/18	\$426.59	8 UNIT APT	LR1	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	320	282205	9133	2,490	2923078	\$389,000	04/03/18	\$156.22	Fourplex	MR-G	1	Y	Used in Ratio Study
100	245	121900	0065	3,812	2923322	\$750,000	04/03/18	\$196.75	2 duplexes	RM-24	1	Y	Used in Ratio Study
100	475	085550	0110	3,984	2928231	\$665,000	04/03/18	\$166.92	APARTMENTS	R12	1	Y	Used in Ratio Study
100	205	789980	0655	7,371	2922752	\$1,498,500	04/04/18	\$203.30	10 UNIT APT	LR3	1	Y	Used in Ratio Study
100	240	162204	9080	63,408	2922775	\$17,200,000	04/04/18	\$271.26	Des Moines Station	RM-2400	1	Y	Used in Ratio Study
100	205	430220	1170	3,460	2925734	\$900,000	04/06/18	\$260.12	4 - PLEX	LR2	1	Y	Used in Ratio Study
100	010	069600	0335	23,794	2923564	\$11,100,000	04/06/18	\$466.50	THE DAVENPORT	DMR/R 1	1	Y	Used in Ratio Study
100	110	409230	1270	5,907	2927093	\$5,450,000	04/09/18	\$922.63	WILLET APARTMENTS	MR (M1)	1	Y	Used in Ratio Study
100	060	195970	1270	31,598	2923980	\$17,750,000	04/09/18	\$561.74	Remi Apts	NC2P-40	1	Y	Used in Ratio Study
100	110	881640	0765	14,372	2925673	\$6,850,000	04/11/18	\$476.62	THE PACIFIC APARTMENT	NC3P-65	1	Y	Used in Ratio Study
100	110	717480	0605	3,174	2924384	\$1,405,000	04/13/18	\$442.66	6 UNIT	LR3	1	Y	Used in Ratio Study
100	290	333940	0861	30,731	2926426	\$4,796,400	04/13/18	\$156.08	RIVER GREEN ESTATES	R20	1	Y	Used in Ratio Study
100	225	325940	0055	3,280	2929750	\$1,300,000	04/13/18	\$396.34	4-PLEX	LR2	1	Y	Used in Ratio Study
100	110	092504	9286	7,052	2924364	\$3,500,000	04/13/18	\$496.31	5 UNIT	LR3	2	Y	Used in Ratio Study
100	365	803570	0230	4,774	2926703	\$1,570,000	04/16/18	\$328.86	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	225	338990	0380	21,724	2925310	\$12,537,500	04/16/18	\$577.13	ISOLA SW ALASKA	NC2-40	1	Y	Used in Ratio Study
100	290	289174	0200	4,000	2925257	\$530,000	04/16/18	\$132.50	4 PLEX	R20	1	Y	Used in Ratio Study
100	095	282604	9040	19,824	2925452	\$4,950,000	04/16/18	\$249.70	LC 125TH TOWNHOMES	NC2P-65	1	Y	Used in Ratio Study
100	035	936360	0120	4,752	2925918	\$1,600,000	04/17/18	\$336.70	6 UNIT APT	SF 5000	1	Y	Used in Ratio Study
100	150	952810	3900	4,643	2925665	\$2,360,000	04/18/18	\$508.29	OSWEGO APTS	LR3 RC	1	Y	Used in Ratio Study
100	115	197220	2006	4,800	2926373	\$2,000,000	04/18/18	\$416.67	6 UNIT APT	LR3	1	Y	Used in Ratio Study
100	155	946820	0036	5,030	2926730	\$1,960,000	04/19/18	\$389.66	6 UNIT APT	NC2-40	1	Y	Used in Ratio Study
100	245	121900	0062	2,814	2926001	\$625,000	04/19/18	\$222.10	Duplex and house	RM-24	1	Y	Used in Ratio Study
100	430	122505	9014	31,360	2925841	\$13,350,000	04/20/18	\$425.70	TOWNSIDE FLATS	R30	1	Y	Used in Ratio Study
100	245	783580	0148	42,750	2925955	\$6,500,000	04/23/18	\$152.05	QUEENS VIEW APTS	RM-24	1	Y	Used in Ratio Study
100	240	360300	0151	3,628	2927333	\$665,000	04/23/18	\$183.30	4 - PLEX	RM-2400	1	Y	Used in Ratio Study
100	270	252103	9060	105,091	2926939	\$20,850,000	04/23/18	\$198.40	ALIGN APARTMENTS	CC-F	1	Y	Used in Ratio Study
100	110	409230	0840	5,587	2926255	\$4,950,000	04/24/18	\$885.99	7TH AVE PLACE - 23 EFFICIENCY	MR (M1)	1	Y	Used in Ratio Study
100	150	365870	0410	70,199	2926453	\$34,750,000	04/24/18	\$495.02	MEDORA ROOSEVELT	NC2-40	1	Y	Used in Ratio Study
100	085	880490	0925	7,489	2926374	\$3,075,000	04/25/18	\$410.60	SANTA FE	MR	1	Y	Used in Ratio Study
100	070	216390	0345	2,400	2928599	\$1,500,000	04/25/18	\$625.00	4-PLEX	LR3	1	Y	Used in Ratio Study
100	115	313120	1910	7,668	2926768	\$3,800,000	04/26/18	\$495.57	ALLVIEW APTS	NC3P-40	1	Y	Used in Ratio Study
100	475	312303	9138	3,165	2927390	\$700,000	04/26/18	\$221.17	5 PLEX	R8P	2	Y	Used in Ratio Study
100	090	291920	1135	9,714	2927341	\$3,070,000	04/27/18	\$316.04	12 UNIT APT	SF 5000	1	Y	Used in Ratio Study
100	065	172880	0062	13,390	2927654	\$6,696,850	04/27/18	\$500.14	ARVILLE APTS	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	130	661000	1061	2,062	2927511	\$850,000	04/30/18	\$412.22	4 UNIT MULTI-RES	LR1	1	Y	Used in Ratio Study
100	090	431070	3060	4,332	2927916	\$1,410,000	05/01/18	\$325.48	5 UNIT APT	LR3	1	Y	Used in Ratio Study
100	315	172305	9136	2,389	2929798	\$598,000	05/01/18	\$250.31	4 PLEX	R-14	1	Y	Used in Ratio Study
100	110	114200	0660	4,039	2929908	\$2,688,888	05/01/18	\$665.73	5 UNIT MULTI RES	SM-U/R 7	1	Y	Used in Ratio Study
100	115	226450	0920	2,860	2928209	\$1,449,650	05/02/18	\$506.87	6 UNIT APARTMENT	LR2	1	Y	Used in Ratio Study
100	045	186110	0335	5,846	2928013	\$2,100,000	05/02/18	\$359.22	ELISE APARTMENTS	SF 5000	1	Y	Used in Ratio Study
100	095	882290	0585	114,653	2928757	\$53,000,000	05/03/18	\$462.26	ORIGIN APARTMENTS	NC3-85	5	Y	Used in Ratio Study
100	090	186240	0510	6,152	2931662	\$2,140,800	05/03/18	\$347.98	1942 Triplex + 1989 Five unit apt	LR2	1	Y	Used in Ratio Study
100	110	092504	9221	8,910	2929359	\$3,900,000	05/03/18	\$437.71	12 UNIT	LR3	1	Y	Used in Ratio Study
100	240	272420	0525	4,236	2928666	\$825,000	05/07/18	\$194.76	FOURPLEX	PR-R	1	Y	Used in Ratio Study
100	385	956780	0280	21,052	2929298	\$6,646,400	05/08/18	\$315.71	GLEN GROVE APT	R 2800	1	Y	Used in Ratio Study
100	035	715220	0405	8,375	2929215	\$3,210,200	05/08/18	\$383.31	APTS	LR2	1	Y	Used in Ratio Study
100	365	246030	0070	4,150	2930865	\$1,400,000	05/08/18	\$337.35	FAIRLAKE	R-20	1	Y	Used in Ratio Study
100	090	242603	9161	32,220	2929475	\$9,100,000	05/09/18	\$282.43	NORTH 45 APARTMENTS	LR3	1	Y	Used in Ratio Study
100	085	880490	0340	45,187	2929801	\$32,160,000	05/11/18	\$711.71	Cove Apartments	NC3P-65	1	Y	Used in Ratio Study
100	090	614970	0165	2,973	2929561	\$1,445,000	05/11/18	\$486.04	4 PLEX	LR2	1	Y	Used in Ratio Study
100	090	946520	0150	9,760	2931297	\$4,815,000	05/14/18	\$493.34	GREENWOOD INN APTS	C1-40	1	Y	Used in Ratio Study
100	145	751850	8943	2,898	2931277	\$1,400,000	05/15/18	\$483.09	4-PLEX	LR3	1	Y	Used in Ratio Study
100	170	333600	0310	3,740	2932261	\$750,000	05/16/18	\$200.53	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	090	099300	0725	4,408	2930853	\$1,584,600	05/18/18	\$359.48	DORLYNN APTS	LR3	1	Y	Used in Ratio Study
100	250	092304	9394	6,337	2930735	\$1,500,000	05/18/18	\$236.71	BEVERLY HILLS APARTMENTS	C/LI	1	Y	Used in Ratio Study
100	185	788360	6455	2,495	2933542	\$520,000	05/22/18	\$208.42	4 PLEX	SF 5000	1	Y	Used in Ratio Study
100	145	276760	4266	3,488	2932052	\$1,700,000	05/22/18	\$487.39	4-PLEX	LR3	1	Y	Used in Ratio Study
100	320	172205	9205	11,728	2933145	\$1,800,000	05/22/18	\$153.48	HI VALLI APTS	MR-M	1	Y	Used in Ratio Study
100	090	630000	0700	2,712	2932308	\$1,035,000	05/24/18	\$381.64	6 UNIT APT	LR3	1	Y	Used in Ratio Study
100	240	360300	0170	3,628	2934080	\$640,000	05/25/18	\$176.41	MV II APTS 4 PLEX	RM-2400	1	Y	Used in Ratio Study
100	175	713330	0010	4,386	2933788	\$1,900,000	05/29/18	\$433.20	MEI FONG APARTMENTS	LR3	1	Y	Used in Ratio Study
100	245	190000	0135	25,396	2933192	\$5,095,375	05/30/18	\$200.64	ROYAL ARMS APARTMENT	RM-12	1	Y	Used in Ratio Study
100	255	870960	0036	10,128	2935857	\$2,300,000	05/31/18	\$227.09	FOURPLEX -Totem I-II-III	UM-2400	3	Y	Used in Ratio Study
100	235	608710	0535	8,970	2933364	\$3,100,000	05/31/18	\$345.60	ELLINWOOD APTS	NC2P-40	1	Y	Used in Ratio Study
100	305	543620	0559	121,617	2934098	\$18,850,000	05/31/18	\$154.99	Ventana Apartments & Townhomes	MR-M	1	Y	Used in Ratio Study
100	045	173180	0535	7,856	2933807	\$4,000,000	05/31/18	\$509.16	LA FONDA APTS	MR	1	Y	Used in Ratio Study
100	110	717480	0897	3,291	2933668	\$2,075,000	06/01/18	\$630.51	6 UNIT APT	LR3	1	Y	Used in Ratio Study
100	150	288320	0390	2,352	2933648	\$1,900,000	06/01/18	\$807.82	MIXED USE TRIPLEX	LR3	1	Y	Used in Ratio Study
100	065	266300	0435	4,224	2935077	\$1,850,000	06/01/18	\$437.97	Elizabeth Apts	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	250	562420	0775	3,016	2935258	\$649,900	06/04/18	\$215.48	4-PLEX	R24	1	Y	Used in Ratio Study
100	270	132202	0500	3,600	2934725	\$550,000	06/04/18	\$152.78	PANTHER LAKE FOURPLEX	RM2400	1	Y	Used in Ratio Study
100	090	604640	1170	14,578	2936519	\$5,850,000	06/07/18	\$401.29	TERRA APARTMENT (former Casa	LR3	1	Y	Used in Ratio Study
100	110	092504	9402	4,900	2934779	\$2,200,000	06/07/18	\$448.98	MULTI-RES	LR1	1	Y	Used in Ratio Study
100	365	803570	0070	4,774	2935941	\$1,563,000	06/11/18	\$327.40	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	430	022505	9114	9,072	2936387	\$2,900,000	06/12/18	\$319.66	B & B APTS	R30	1	Y	Used in Ratio Study
100	465	784920	0245	1,812	2939890	\$875,000	06/13/18	\$482.89	Riverside Apartments	BR2	1	Y	Used in Ratio Study
100	420	727610	0236	19,218	2936777	\$4,500,000	06/15/18	\$234.16	HIGHLANDER HOUSE	TC-3	1	Y	Used in Ratio Study
100	320	073900	0066	228,636	2936484	\$58,700,000	06/15/18	\$256.74	THE BECKET APTS	RM-F	1	Y	Used in Ratio Study
100	315	722140	0270	13,440	2938055	\$3,500,000	06/16/18	\$260.42	CHALET APTS	R-10	1	Y	Used in Ratio Study
100	075	503630	0270	50,409	2936781	\$15,750,000	06/18/18	\$312.44	MAGNOLIA CREST APT	LR3	2	Y	Used in Ratio Study
100	090	891100	0020	37,599	2937347	\$16,200,000	06/19/18	\$430.86	CLAIBORNE APARTMENTS	LR3	3	Y	Used in Ratio Study
100	145	276770	0270	92,125	2936839	\$60,250,000	06/19/18	\$654.00	MODERA BALLARD	NC3P-65	1	Y	Used in Ratio Study
100	085	872560	0435	4,200	2937223	\$2,350,000	06/20/18	\$559.52	BLANCHE CLARE APTS	MR	1	Y	Used in Ratio Study
100	075	423540	1110	5,885	2937792	\$1,850,000	06/20/18	\$314.36	APARTMENT, 8 UNITS	LR3 RC	1	Y	Used in Ratio Study
100	270	132202	0610	3,904	2937989	\$650,000	06/20/18	\$166.50	PANTHER LAKE FOURPLEX	RM2400	1	Y	Used in Ratio Study
100	070	744900	0105	19,320	2937351	\$9,100,000	06/21/18	\$471.01	THE ILIAD	MR	1	Y	Used in Ratio Study
100	070	684820	0536	3,360	2938025	\$1,995,000	06/21/18	\$593.75	FOUR PLEX	MR	1	Y	Used in Ratio Study
100	245	189940	0245	13,500	2939435	\$3,400,000	06/21/18	\$251.85	Arcadia Manor	DC	1	Y	Used in Ratio Study
100	250	013300	0535	4,020	2937786	\$810,000	06/21/18	\$201.49	BRIGHTWOOD MANOR APTS	R24	1	Y	Used in Ratio Study
100	225	762570	0476	7,800	2937937	\$2,740,000	06/22/18	\$351.28	DAWSON APARTMENTS	NC2-30	1	Y	Used in Ratio Study
100	115	569450	0440	4,326	2938045	\$1,900,000	06/22/18	\$439.20	6-UNIT APT HOUSE	LR2	1	Y	Used in Ratio Study
100	185	788360	7705	11,045	2939553	\$3,200,000	06/25/18	\$289.72	SOUTH CREST	SF 5000	1	Y	Used in Ratio Study
100	225	757920	0755	6,536	2938815	\$2,525,000	06/25/18	\$386.32	APTS	LR2	1	Y	Used in Ratio Study
100	065	723460	0910	4,881	2939739	\$3,000,000	06/25/18	\$614.63	8-UNIT APT	LR3	1	Y	Used in Ratio Study
100	290	391020	0065	2,986	2938343	\$410,000	06/25/18	\$137.31	FOUR-PLEX	C3	1	Y	Used in Ratio Study
100	320	082205	9285	22,767	2938705	\$5,950,000	06/26/18	\$261.34	MORGAN APARTMENTS (formerly	MR-G	1	Y	Used in Ratio Study
100	365	803570	0040	4,774	2945368	\$1,570,000	06/27/18	\$328.86	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	285	331360	0560	28,760	2939587	\$4,307,225	06/28/18	\$149.76	GREYTON SQUARE	R20	1	Y	Used in Ratio Study
100	330	285480	0150	23,232	2938911	\$4,705,000	06/28/18	\$202.52	HIGHLANDER APT	RM-F	1	Y	Used in Ratio Study
100	145	276760	4326	4,164	2945907	\$1,557,500	06/28/18	\$374.04	NORSKA VILLAGE (5 UNITS)	LR3	1	Y	Used in Ratio Study
100	330	008900	0090	31,292	2938937	\$5,908,200	06/28/18	\$188.81	SUNSET VIEW APARTMENTS	RM-F	1	Y	Used in Ratio Study
100	100	322604	9298	19,904	2939849	\$7,100,000	07/02/18	\$356.71	LA ROMARR APT'S	LR3	1	Y	Used in Ratio Study
100	155	952310	3640	5,084	2940831	\$2,225,000	07/05/18	\$437.65	THE MARCIA	NC2P-40	1	Y	Used in Ratio Study
100	205	431920	0655	27,150	2942388	\$7,346,758	07/06/18	\$270.60	OLYMPIC MANOR APTS & SHOPS	NC2P-40	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	320	292205	9002	138,678	2941505	\$32,000,000	07/11/18	\$230.75	LA MIRAGE APTS	MR-M	1	Y	Used in Ratio Study
100	240	250060	0222	6,660	2942038	\$1,098,650	07/11/18	\$164.96	APARTMENTS	PR-C	1	Y	Used in Ratio Study
100	250	562420	0748	4,704	2942326	\$700,000	07/16/18	\$148.81	APARTMENTS	R24	1	Y	Used in Ratio Study
100	130	193130	0810	7,000	2943018	\$3,300,000	07/16/18	\$471.43	APARTMENTS	LR2	1	Y	Used in Ratio Study
100	340	545230	0200	4,960	2942452	\$2,150,000	07/17/18	\$433.47	5 UNIT APARTMENT BLDG	MF-2	1	Y	Used in Ratio Study
100	065	600300	1610	6,267	2942762	\$3,600,000	07/18/18	\$574.44	APARTMENTS	LR3	1	Y	Used in Ratio Study
100	225	338990	0330	12,802	2944008	\$9,500,000	07/19/18	\$742.07	LOFTS AT THE JUNCTION	NC2-40	1	Y	Used in Ratio Study
100	295	362104	9089	3,536	2943346	\$624,950	07/20/18	\$176.74	FOURPLEX	RS 6	1	Y	Used in Ratio Study
100	090	026300	0235	9,291	2945808	\$2,551,500	07/20/18	\$274.62	10 UNITS APARTMENT	LR3	1	Y	Used in Ratio Study
100	245	320720	0055	6,912	2945196	\$1,625,000	07/23/18	\$235.10	149th Street Building - 8plx with bas	DC	1	Y	Used in Ratio Study
100	015	199020	0150	12,282	2944973	\$7,007,000	07/23/18	\$570.51	PRESTIGE LANE	MR (M)	1	Y	Used in Ratio Study
100	110	092504	9130	3,266	2943411	\$1,300,000	07/23/18	\$398.04	5 UNITS	LR3	1	Y	Used in Ratio Study
100	060	290220	0695	6,860	2943398	\$2,979,100	07/24/18	\$434.27	8 UNIT APT & SFD	LR3	1	Y	Used in Ratio Study
100	070	983120	0300	6,018	2944956	\$2,050,000	07/27/18	\$340.64	APARTMENT	LR3	1	Y	Used in Ratio Study
100	225	762570	3365	25,538	2944663	\$8,600,000	07/30/18	\$336.75	24 UNIT APARTMENT/1ST FL OFF	NC2-30	1	Y	Used in Ratio Study
100	305	677790	0020	26,706	2944603	\$6,087,500	07/30/18	\$227.95	Assoc with 0050	MR-M	6	Y	Used in Ratio Study
100	030	524780	1990	17,489	2945328	\$7,588,000	07/30/18	\$433.87	INTERNATIONAL APTS-53 UNITS	IDM-75-8	1	Y	Used in Ratio Study
100	150	952810	1345	38,790	2944849	\$15,400,000	07/31/18	\$397.01	Greenlake Terrace	LR3	1	Y	Used in Ratio Study
100	340	545230	0126	8,250	2944770	\$3,300,000	07/31/18	\$400.00	MERCER VIEW APTS	MF-2	1	Y	Used in Ratio Study
100	230	386740	0065	4,898	2944740	\$3,075,000	07/31/18	\$627.81	APT	MR	1	Y	Used in Ratio Study
100	115	182504	9012	3,900	2946828	\$1,850,000	07/31/18	\$474.36	4-PLEX	SF 5000	1	Y	Used in Ratio Study
100	370	124450	0330	113,878	2945268	\$89,500,000	08/01/18	\$785.93	VODA APARTMENTS	CBD 1B	1	Y	Used in Ratio Study
100	290	540900	0010	3,100	2946862	\$585,000	08/07/18	\$188.71	4 PLEX	R20	1	Y	Used in Ratio Study
100	415	741770	0240	12,386	2949599	\$3,900,000	08/08/18	\$314.87	THE BALLINGER APTS	R48	1	Y	Used in Ratio Study
100	415	741770	0265	45,802	2948108	\$15,200,000	08/13/18	\$331.86	SUNRISE 11	CB	1	Y	Used in Ratio Study
100	065	600350	0075	92,069	2946987	\$69,000,000	08/13/18	\$749.44	MODERA CAPITOL HILL APARTME	NC3P-65	3	Y	Used in Ratio Study
100	090	099300	1626	3,652	2948394	\$1,280,000	08/13/18	\$350.49	4 PLEX	LR3	1	Y	Used in Ratio Study
100	290	894413	0005	111,660	2947694	\$21,350,000	08/15/18	\$191.21	RIVER'S EDGE	R20	1	Y	Used in Ratio Study
100	095	804400	0000	20,604	2948005	\$3,420,000	08/15/18	\$165.99	STRATFORD COURT CONDOMINI	NC3-65	2	Y	Used in Ratio Study
100	225	790470	0145	19,953	2948383	\$5,600,000	08/15/18	\$280.66	THE DEERING APARTMENTS	LR3	1	Y	Used in Ratio Study
100	145	276770	0395	13,204	2947758	\$11,000,000	08/16/18	\$833.08	Ballard 57	NC3P-65	1	Y	Used in Ratio Study
100	365	803570	0300	5,014	2949187	\$1,595,000	08/17/18	\$318.11	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	090	614970	0175	9,052	2948356	\$2,300,000	08/17/18	\$254.09	DYNASTY MANOR	LR2	1	Y	Used in Ratio Study
100	225	095200	2105	9,048	2948127	\$3,805,000	08/17/18	\$420.53	The Monterey -2115 assoc	LR3 RC	2	Y	Used in Ratio Study
100	230	637100	0055	3,693	2948624	\$1,598,250	08/20/18	\$432.78	5 UNIT APT	LR3	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	350	282406	9184	3,768	2951172	\$1,275,000	08/21/18	\$338.38	ISSAQUAH EAST APARTMENT	MF-M	1	Y	Used in Ratio Study
100	100	206110	0085	12,320	2949329	\$4,900,000	08/21/18	\$397.73	Ashley Manor	NC1-40	1	Y	Used in Ratio Study
100	350	884390	0355	3,280	2950891	\$1,150,000	08/22/18	\$350.61	4 UNIT APARTMENT	MUR	1	Y	Used in Ratio Study
100	365	803570	0100	4,774	2949374	\$1,575,000	08/22/18	\$329.91	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	195	345100	0305	80,262	2949367	\$19,258,000	08/22/18	\$239.94	THE AVENUES APTS	R24P	1	Y	Used in Ratio Study
100	365	803570	0050	4,774	2951243	\$1,575,000	08/23/18	\$329.91	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	240	250060	0153	3,196	2949490	\$720,750	08/23/18	\$225.52	4-PLEX	PR-C	1	Y	Used in Ratio Study
100	300	084400	0090	3,030	2950680	\$549,000	08/23/18	\$181.19	COLLEEN APT	R6	1	Y	Used in Ratio Study
100	350	884390	0110	3,400	2949607	\$990,000	08/24/18	\$291.18	4 PLEX	MUR	1	Y	Used in Ratio Study
100	170	142630	0305	6,702	2949184	\$1,904,000	08/24/18	\$284.09	APT	LR3	1	Y	Used in Ratio Study
100	245	182304	9137	464,695	2949748	\$85,500,000	08/27/18	\$183.99	Alturas @ Burien	RM-18	3	Y	Used in Ratio Study
100	090	291870	0170	5,379	2950511	\$935,000	08/28/18	\$173.82	4 PLEX	LR2	1	Y	Used in Ratio Study
100	140	276760	0660	3,782	2950740	\$1,350,000	08/28/18	\$356.95	FOURPLEX	LR3 RC	1	Y	Used in Ratio Study
100	135	276770	1490	6,324	2950529	\$3,300,000	08/29/18	\$521.82	Oslo Apartments	LR3	1	Y	Used in Ratio Study
100	245	176060	0348	5,531	2950279	\$1,075,000	08/29/18	\$194.36	Sunnydale Apartments/Office	RM-24	1	Y	Used in Ratio Study
100	085	880895	0005	839	2950278	\$31,460,000	08/30/18	\$37,497.02	UNION PARK (0005) CONDOMINIUM	HR	1	Y	Used in Ratio Study
100	170	000360	0028	12,388	2950335	\$7,500,000	08/30/18	\$605.42	LINK STUDIOS	LR2 RC	1	Y	Used in Ratio Study
100	270	552900	0110	4,008	2951601	\$660,000	09/04/18	\$164.67	FOUR PLEX	RM1800	1	Y	Used in Ratio Study
100	015	199020	0165	18,315	2951767	\$7,300,000	09/07/18	\$398.58	524 Fifth Avenue West	MR (M)	1	Y	Used in Ratio Study
100	045	080900	2840	13,668	2951529	\$8,600,000	09/07/18	\$629.21	BOSTON CREST APTS	LR2	1	Y	Used in Ratio Study
100	170	529220	0060	9,952	2953133	\$3,100,000	09/10/18	\$311.50	12 UNIT APT BLDG	LR3	1	Y	Used in Ratio Study
100	090	431070	1375	14,204	2953490	\$4,650,000	09/10/18	\$327.37	APTS	LR3	1	Y	Used in Ratio Study
100	325	359700	0350	51,398	2951895	\$9,200,000	09/10/18	\$179.00	24 UNIT APT	MDR	3	Y	Used in Ratio Study
100	365	162405	9242	19,550	2952163	\$7,420,000	09/10/18	\$379.54	SUNSET VILLAGE APARTMENTS	R-30	2	Y	Used in Ratio Study
100	160	786750	0040	7,216	2953987	\$2,800,000	09/14/18	\$388.03	UPLAND VIEW	SF 7200	1	Y	Used in Ratio Study
100	130	569350	0950	4,709	2952553	\$2,050,000	09/14/18	\$435.34	APARTMENT	LR1	1	Y	Used in Ratio Study
100	370	390010	0005	5,232	2952947	\$3,390,000	09/14/18	\$647.94	RESIDENCES AT 518	RS 5.0	1	Y	Used in Ratio Study
100	465	260773	0520	294,393	2952898	\$82,000,000	09/17/18	\$278.54	Rock Creek Ridge	HDR	2	Y	Used in Ratio Study
100	185	788360	4255	2,304	2954080	\$678,300	09/18/18	\$294.40	4 PLEX	LR2	1	Y	Used in Ratio Study
100	290	289174	0260	3,528	2954695	\$570,000	09/19/18	\$161.56	4 PLEX	R20	1	Y	Used in Ratio Study
100	465	152308	9157	2,802	2955516	\$530,000	09/19/18	\$189.15	Cabin Apts	EP-1	1	Y	Used in Ratio Study
100	365	803570	0250	5,014	2955872	\$1,590,000	09/20/18	\$317.11	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	055	930130	0510	8,867	2953610	\$3,608,900	09/21/18	\$407.00	VIRGINIA LEE APTS	LR2	1	Y	Used in Ratio Study
100	425	092605	9062	26,902	2953595	\$7,500,000	09/21/18	\$278.79	EAGLE'S RIDGE APARTMENTS	R-24	1	Y	Used in Ratio Study
100	290	289177	0040	3,806	2955146	\$550,000	09/24/18	\$144.51	FOURPLEX	R20	1	Y	Used in Ratio Study

Improvement Sales for Area 100 with Sales Used

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	245	122000	0065	7,077	2953929	\$1,623,650	09/24/18	\$229.43	MARIA II	RM-24	1	Y	Used in Ratio Study
100	365	803570	0060	4,774	2955307	\$1,600,000	09/25/18	\$335.15	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	035	754480	0155	3,192	2954346	\$800,000	09/25/18	\$250.63	2200 Apartments	LR2	1	Y	Used in Ratio Study
100	355	753290	0000	169,922	2954689	\$139,500,000	09/25/18	\$820.96	GRIFFIS LAKE WASHINGTON (SO	UC	1	Y	Used in Ratio Study
100	355	088660	0025	412,755	2954176	\$143,000,000	09/25/18	\$346.45	GRIFFIS LAKE WASHINGTON (NO	UC	1	Y	Used in Ratio Study
100	045	080900	1280	2,925	2954208	\$1,500,000	09/25/18	\$512.82	APARTMENT	SF 5000	1	Y	Used in Ratio Study
100	295	335340	2855	3,496	2955035	\$570,000	09/26/18	\$163.04	FOURPLEX	RS 6	1	Y	Used in Ratio Study
100	290	605340	0460	7,252	2954459	\$1,078,900	09/27/18	\$148.77	APARTMENT	RO	1	Y	Used in Ratio Study
100	370	172505	9056	170,600	2955449	\$85,454,150	09/27/18	\$500.90	CARILLON PT & AQUA VIEW	PLA 15B	2	Y	Used in Ratio Study
100	065	133730	0060	7,364	2954453	\$4,100,000	09/27/18	\$556.76	APARTMENT	SF 5000	1	Y	Used in Ratio Study
100	365	803570	0280	4,969	2955920	\$1,606,000	10/02/18	\$323.20	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	300	142700	0070	3,576	2960147	\$579,500	10/03/18	\$162.05	FOURPLEX	R-4	1	Y	Used in Ratio Study
100	315	214370	1215	382,750	2955745	\$97,678,500	10/04/18	\$255.20	Wasatch Hills	RM-F	2	Y	Used in Ratio Study
100	365	803570	0270	5,014	2956172	\$1,585,000	10/05/18	\$316.11	STONERIDGE	R-15	1	Y	Used in Ratio Study
100	465	785331	1110	142,730	2955841	\$40,000,000	10/05/18	\$280.25	The Woodlands in Snoqualmie Ridg	MU	1	Y	Used in Ratio Study
100	050	197220	5090	3,318	2956263	\$1,400,000	10/05/18	\$421.94	APT	MIO-37-L	1	Y	Used in Ratio Study
100	330	092305	9183	10,420	2957459	\$2,275,000	10/05/18	\$218.33	APARTMENTS	RM-F	1	Y	Used in Ratio Study
100	250	562420	0440	3,232	2957960	\$581,900	10/08/18	\$180.04	4-PLEX	R24	1	Y	Used in Ratio Study
100	065	676270	0330	9,450	2957062	\$5,450,000	10/11/18	\$576.72	Adamson Apartments	LR3	1	Y	Used in Ratio Study
100	090	362603	9336	3,588	2958438	\$1,250,000	10/18/18	\$348.38	FOURPLEX	LR2	1	Y	Used in Ratio Study
100	070	872560	0285	9,760	2958373	\$4,746,400	10/19/18	\$486.31	LOUIS ARMS APT	NC3P-65	1	Y	Used in Ratio Study
100	110	114200	1560	41,039	2958243	\$19,989,800	10/19/18	\$487.09	TYEE APARTMENTS	SM-U/R 7	2	Y	Used in Ratio Study
100	370	082505	9104	11,676	2959092	\$4,100,000	10/23/18	\$351.15	RETAIL AND APTS	CBD 2	1	Y	Used in Ratio Study
100	250	013300	0540	3,000	2959124	\$485,000	10/23/18	\$161.67	APARTMENTS	R24	1	Y	Used in Ratio Study
100	305	161200	0515	3,200	2960189	\$470,000	10/25/18	\$146.88	4 PLEX	SR-6	1	Y	Used in Ratio Study
100	245	079600	0335	16,448	2959026	\$2,998,000	10/25/18	\$182.27	BURIEN MANOR APTS'	RM-48	1	Y	Used in Ratio Study
100	240	250060	0186	4,680	2960715	\$952,950	10/26/18	\$203.62	APT 6 UNIT	PR-C	1	Y	Used in Ratio Study
100	060	290220	0700	5,616	2961708	\$3,028,800	10/29/18	\$539.32	8 UNIT APT	LR3	1	Y	Used in Ratio Study
100	225	246190	0485	4,800	2959990	\$1,857,500	10/31/18	\$386.98	6 UNIT APT/HAMPTON COURT	LR1	1	Y	Used in Ratio Study
100	425	092605	9002	483,369	2960334	\$173,000,050	10/31/18	\$357.90	AVANA 522 (NORTH)	R 2800, C	2	Y	Used in Ratio Study
100	320	292305	9080	5,818	2961516	\$1,260,000	11/06/18	\$216.57	APARTMENT	R-14	1	Y	Used in Ratio Study
100	290	608540	0020	5,844	2961247	\$615,000	11/07/18	\$105.24	4-PLEX	R20	1	Y	Used in Ratio Study
100	385	082605	9192	3,472	2961584	\$1,121,350	11/07/18	\$322.97	4 - PLEX	R 2800, C	1	Y	Used in Ratio Study
100	290	512540	0430	3,840	2963584	\$538,000	11/09/18	\$140.10	4-PLEX	R20	1	Y	Used in Ratio Study
100	095	145360	2441	48,715	2963966	\$14,950,000	11/09/18	\$306.89	SPRING LAKE APTS	LR2	1	Y	Used in Ratio Study

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	130	812970	1030	4,292	2962202	\$1,700,000	11/13/18	\$396.09	THE WINARDEN	LR1	1	Y	Used in Ratio Study
100	015	387990	1235	5,944	2964419	\$2,680,000	11/15/18	\$450.87	11 UNIT APT	LR3	1	Y	Used in Ratio Study
100	090	291820	0061	25,872	2962067	\$9,050,000	11/15/18	\$349.80	GREENWOOD TWO APTS	LR2	2	Y	Used in Ratio Study
100	290	172105	9262	5,084	2962915	\$750,000	11/16/18	\$147.52	TWO DUPLEXES	R10	1	Y	Used in Ratio Study
100	320	052205	9250	10,790	2963594	\$2,060,000	11/17/18	\$190.92	COUNTRY SQUIRE APTS	MR-G	1	Y	Used in Ratio Study
100	090	229140	0170	26,404	2963630	\$7,200,000	11/20/18	\$272.69	APT	LR2	3	Y	Used in Ratio Study
100	300	142700	0101	3,742	2963857	\$585,000	11/21/18	\$156.33	4 PLEX ASSOC w/ -0111	R-4	2	Y	Used in Ratio Study
100	070	314860	0020	16,422	2963787	\$9,375,000	11/26/18	\$570.88	MELMAR APTS	MR	1	Y	Used in Ratio Study
100	070	880490	1070	6,832	2964307	\$3,920,610	11/28/18	\$573.86	THE BOUQUET APTS	MR	1	Y	Used in Ratio Study
100	225	095200	2065	6,137	2964595	\$1,940,000	11/30/18	\$316.12	ANDOVER APARTMENTS	LR3 RC	1	Y	Used in Ratio Study
100	385	052605	9256	114,104	2964374	\$44,875,000	11/30/18	\$393.28	Saskia Bothell	GDC	1	Y	Used in Ratio Study
100	290	512540	0455	3,000	2967225	\$575,000	12/04/18	\$191.67	FOUR-PLEX	R20	1	Y	Used in Ratio Study
100	300	262006	9051	7,224	2965060	\$1,500,000	12/05/18	\$207.64	14 UNIT COMPLEX	R-3	1	Y	Used in Ratio Study
100	365	793330	0000	869,072	2965031	\$150,000,000	12/06/18	\$172.60	SPRING DISTRICT MASTER THE	BR-OR-1	4	Y	Used in Ratio Study
100	145	226700	0141	8,450	2965449	\$3,200,000	12/07/18	\$378.70	APARTMENT	NC1-30	1	Y	Used in Ratio Study
100	315	214480	0856	15,477	2965316	\$3,495,000	12/07/18	\$225.82	NACELLE	R-10	1	Y	Used in Ratio Study
100	085	859040	0891	7,865	2966443	\$3,837,000	12/10/18	\$487.86	LEIGHTON APARTMENTS	HR	1	Y	Used in Ratio Study
100	195	345100	0285	26,881	2965592	\$6,275,000	12/10/18	\$233.44	WINDEMERE ESTATES	R48	1	Y	Used in Ratio Study
100	285	732680	0040	3,784	2965956	\$579,000	12/11/18	\$153.01	RIVENDELL ESTATES	R20	1	Y	Used in Ratio Study
100	095	145360	1101	5,868	2966669	\$1,543,000	12/14/18	\$262.95	CEDAR PARK 8	LR2	1	Y	Used in Ratio Study
100	065	949770	0060	19,069	2966754	\$17,500,000	12/17/18	\$917.72	REDWOOD APARTMENTS	LR3	2	Y	Used in Ratio Study
100	100	759320	0035	12,794	2968246	\$4,300,000	12/18/18	\$336.10	Harrison Heights Apts.	MR-85	1	Y	Used in Ratio Study
100	085	880490	0940	8,870	2967279	\$2,250,000	12/19/18	\$253.66	APARTMENT	MR	1	Y	Used in Ratio Study
100	320	282305	9024	352,315	2967526	\$87,150,000	12/19/18	\$247.36	Grammercy	RM-F	2	Y	Used in Ratio Study
100	270	132103	9101	258,404	2967416	\$56,850,000	12/19/18	\$220.00	RETREAT @ MAPLE HILL	RM2400	2	Y	Used in Ratio Study
100	360	292505	9100	191,856	2967412	\$90,750,000	12/20/18	\$473.01	THE PARK IN BELLEVUE	R-20	1	Y	Used in Ratio Study
100	145	755080	0725	12,487	2967836	\$4,405,000	12/26/18	\$352.77	SUNSET HILL MANOR	NC1-30	1	Y	Used in Ratio Study
100	270	242103	9101	93,998	2968459	\$24,642,500	12/28/18	\$262.16	The Union	RM2400	1	Y	Used in Ratio Study
100	080	277110	1886	0	2778222	\$465,000	01/06/16	\$0.00	SFR	LR3	1	Y	Transferred to Residential
100	080	277110	1888	0	2776249	\$505,000	01/11/16	\$0.00	SFR	LR3	1	Y	Transferred to Residential
100	080	277110	1885	2,184	2776825	\$483,000	01/13/16	\$221.15	4 PLEX	LR3	1	Y	Transferred to Residential
100	080	277110	1887	0	2777864	\$505,000	01/22/16	\$0.00	New SFR	LR3	1	Y	Transferred to Residential
100	305	182205	9338	227,762	2778172	\$32,271,165	01/29/16	\$141.69	SILVER SPRINGS APARTMENT	MR-G	1	Y	Low-income sale
100	430	733805	0030	106,281	2784875	\$36,900,000	03/16/16	\$347.19	RIVERPARK REDMOND (HYATT H	RVBD	1	Y	Non-apartment condo unit
100	095	674470	0360	49,875	2789156	\$10,720,000	04/08/16	\$214.94	SHERIDAN BEACH TERRACE APT	RM 900	1	Y	Not Ready to Postas of 6/13/2019

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	015	545830	0631	14,086	2801561	\$5,700,000	06/10/16	\$404.66	POOLSIDE APARTMENTS	LR3	1	Y	Not Ready to Postas of 6/13/2019
100	110	409230	1845	19,917	2806137	\$7,150,000	06/21/16	\$358.99	APT BLDG	LR3	1	Y	Not Ready to Postas of 6/13/2019
100	235	790520	0057	0	2805611	\$639,950	06/24/16	\$0.00	teardown-new construction coming	LR3 RC	1	Y	Transferred to Residential
100	195	345100	0050	185,900	2809172	\$32,182,540	07/12/16	\$173.12	Coronodo Springs	R48	1	Y	Not Ready to Postas of 6/13/2019
100	065	685170	0345	2,973	2811211	\$1,199,000	07/21/16	\$403.30	Fourplex	LR3	1	Y	Not Ready to Postas of 6/13/2019
100	250	535720	0076	2,690	2813679	\$535,000	07/26/16	\$198.88	Economic Unit w/ Arbutus Apts 007	R6	1	Y	Transferred to Residential
100	245	122000	0955	17,423	2813214	\$3,100,000	08/01/16	\$177.93	BURIEN HAUS SENIOR HOUSING	RM-24	1	Y	Low-income sale
100	100	894423	0005	121,618	2814040	\$33,000,000	08/05/16	\$271.34	The Park at Northgate (Villa Roma C	LR3	1	Y	Parcel killed
100	035	794260	1440	3,030	2816485	\$540,000	08/08/16	\$178.22	4 PLEX	SF 5000	1	Y	Transferred to Residential
100	285	787740	0115	2,090	2817237	\$310,000	08/12/16	\$148.33	TRIPLEX AND STUDIO APT	R4	1	Y	Transferred to Commercial
100	110	420740	1341	3,740	2821277	\$1,150,000	09/07/16	\$307.49	6-PLEX	LR3	1	Y	Land sale
100	140	276790	0575	4,750	2822727	\$2,000,000	09/15/16	\$421.05	APARTMENT	LR3	1	Y	Imp changed after sale; not in ratio
100	290	049200	0236	7,936	2825843	\$820,000	09/29/16	\$103.33	BUENA VISTA APTS	DUC	1	Y	Low-income sale
100	060	236650	0040	3,191	2827475	\$1,724,935	10/11/16	\$540.56	EQUINOX	C1-65	3	Y	Non-apartment condo unit
100	065	685170	0195	10,840	2831820	\$4,222,800	10/26/16	\$389.56	DENN MANOR APTS	LR3	1	Y	Not Ready to Postas of 6/13/2019
100	145	276760	1590	6,474	2833696	\$2,189,600	11/09/16	\$338.21	SCANDIA GARDENS APTS	LR3 RC	1	Y	Not Ready to Postas of 6/13/2019
100	055	880790	0285	14,626	2834841	\$5,430,000	11/18/16	\$371.26	KILBIRNIE APARTMENTS	NC3-40	1	Y	Not Ready to Postas of 6/13/2019
100	185	346580	0055	3,076	2844408	\$605,500	01/09/17	\$196.85	Duplex + 2 SFRS	LR2 RC	1	Y	Transferred to Residential
100	155	952110	0380	4,770	2844607	\$1,549,000	01/17/17	\$324.74	APARTMENT 6-UNITS	LR2	1	Y	Not Ready to Postas of 6/13/2019
100	430	752705	0030	0	2854278	\$7,650,000	03/20/17	\$0.00	Sky Apartments	TC A1	1	Y	Parcel killed
100	225	937970	0010	143,278	2854808	\$24,004,675	03/23/17	\$167.54	WHITTAKER THE	NC3-85(4	1	Y	Non-apartment condo unit
100	145	276760	4540	4,663	2868652	\$1,500,000	05/02/17	\$321.68	6 UNIT APT	LR2	1	Y	Not Ready to Postas of 6/13/2019
100	015	230165	0000	31,159	2863976	\$18,107,573	05/11/17	\$581.13	11 MERCER WEST	SM-UP 8	2	Y	Non-apartment condo unit
100	285	269070	0040	8,080	2870232	\$350,000	05/31/17	\$43.32	GAME FARM PARK	R7	1	Y	Transferred to Commercial
100	150	952810	2930	5,408	2868212	\$2,500,000	06/01/17	\$462.28	TRIPLEX & 6 UNITS	MR	1	Y	Seg/merge after sale; not in ratio
100	225	095200	6465	54,912	2874261	\$21,463,250	06/29/17	\$390.87	ALASKA HOUSE	NC3-85	1	Y	Low-income sale
100	045	545780	1685	9,996	2875995	\$3,597,600	07/10/17	\$359.90	TUDOR APTS	LR3	1	Y	Not Ready to Postas of 6/13/2019
100	075	503630	0350	45,078	2883647	\$14,565,000	08/16/17	\$323.11	The Maggie -former HILLCREST AP	LR3	1	Y	Not Ready to Postas of 6/13/2019
100	170	983420	0615	5,432	2892503	\$1,320,000	09/05/17	\$243.00	APTS	SF 5000	1	Y	Imp changed after sale; not in ratio
100	030	982070	0090	23,027	2894767	\$11,239,600	10/06/17	\$488.11	ASCONA APTS	IDR 45/1	1	Y	Low-income sale
100	240	725920	0071	201,486	2897979	\$42,570,000	10/24/17	\$211.28	3322 SOUTH 222ND PLACE OWNE	MR-M	1	Y	Not Ready to Postas of 6/13/2019
100	285	302105	9042	22,760	2902270	\$4,685,000	11/21/17	\$205.84	RIVER TERRACE APTS	R20	1	Y	Low-income sale
100	110	409230	1845	19,917	2904140	\$10,900,000	11/30/17	\$547.27	APT BLDG	MR (M1)	1	Y	Not Ready to Postas of 6/13/2019
100	245	122000	0955	17,423	2906563	\$3,100,000	12/13/17	\$177.93	BURIEN HAUS SENIOR HOUSING	RM-24	1	Y	Low-income sale
100	285	269070	0030	3,840	2911308	\$266,000	12/28/17	\$69.27	GAME FARM PARK	R7	1	Y	Transferred to Commercial

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Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	065	685170	0345	2,973	2909850	\$1,900,000	01/05/18	\$639.09	Fourplex	LR3	1	Y	Not Ready to Postas of 6/13/2019
100	310	162206	9013	154,320	2927450	\$28,400,000	04/30/18	\$184.03	MAPLE CROSSING APTS	R-24	2	Y	Low-income sale
100	360	638970	0040	22,034	2928064	\$16,600,000	05/01/18	\$753.38	Avalon Meydenbauer (Core)	DNTNO-2	1	Y	Non-apartment condo unit
100	135	276770	1615	20,540	2930555	\$10,050,000	05/17/18	\$489.29	BRIDGE VIEW PLACE	C1-65	1	Y	Parcel killed
100	085	859040	0910	38,989	2941995	\$13,000,000	07/13/18	\$333.43	MADISON APTS	NC3-160	1	Y	Low-income sale
100	100	510040	0047	5,240	2942848	\$1,550,000	07/17/18	\$295.80	FOUR-PLEX	SF 5000	1	Y	Not Ready to Postas of 6/13/2019
100	245	302304	9365	29,688	2952689	\$5,000,000	09/10/18	\$168.42	Fox Cove Apts	CC-2	3	Y	Not Ready to Postas of 6/13/2019
100	065	723460	1325	39,858	2952267	\$3,918,468	09/12/18	\$98.31	Views@Madison	NC2-40	1	Y	Low-income sale
100	065	894220	0010	44,903	2952268	\$7,434,452	09/12/18	\$165.57	VIEWS AT MADISON 2 THE	NC3P-65	2	Y	Low-income sale
100	115	420690	0645	5,529	2956831	\$1,050,000	10/10/18	\$189.91	Four Townhouse Units	LR2	1	Y	Transferred to Residential
100	080	277160	3560	12,714	2958140	\$4,500,000	10/12/18	\$353.94	APARTMENT	LR3	1	Y	Not Ready to Postas of 6/13/2019
100	085	197820	0315	42,910	2959423	\$18,210,000	10/29/18	\$424.38	JOHN WINTHROP APT	HR	1	Y	Low-income sale
100	240	272420	1255	4,920	2968836	\$625,000	12/13/18	\$127.03	4-PLEX	PR-R	1	Y	Not Ready to Postas of 6/13/2019
100	115	420690	0640	3,837	2969159	\$899,500	01/02/19	\$234.43	Three Townhouse Units	LR2	1	Y	Past 12/31/18 cut-off
100	095	145360	0883	15,618	2969304	\$4,615,000	01/03/19	\$295.49	Estada APARTMENTS	NC3-65	1	Y	Past 12/31/18 cut-off
100	095	766370	0350	10,900	2969130	\$2,500,000	01/03/19	\$229.36	THE KENNSINGTON APTS	MR	1	Y	Past 12/31/18 cut-off
100	035	341660	0825	8,109	2969293	\$2,665,000	01/07/19	\$328.65	APARTMENT BLDG 11 UNITS	SF 5000	1	Y	Past 12/31/18 cut-off
100	095	882290	0320	6,176	2969271	\$1,805,000	01/07/19	\$292.26	TIARA APARTMENTS	NC3-65	1	Y	Past 12/31/18 cut-off
100	065	685170	0280	6,144	2970249	\$3,810,000	01/09/19	\$620.12	APT	LR3	1	Y	Past 12/31/18 cut-off
100	020	199120	1080	174,763	2969703	\$74,100,000	01/10/19	\$424.00	MARK ON 8TH	SM-SLU	4	Y	Past 12/31/18 cut-off
100	225	762570	3280	26,438	2969835	\$10,700,000	01/11/19	\$404.72	OFC/APT	NC2-30	1	Y	Past 12/31/18 cut-off
100	060	290220	0537	9,152	2970183	\$4,298,400	01/14/19	\$469.67	APT	LR3	2	Y	Past 12/31/18 cut-off
100	065	600350	1625	6,900	2970343	\$3,100,000	01/15/19	\$449.28	Price Manor	LR3	1	Y	Past 12/31/18 cut-off
100	130	812970	1010	3,286	2970730	\$1,525,000	01/16/19	\$464.09	4 PLEX	LR1	1	Y	Past 12/31/18 cut-off
100	115	007200	0090	18,610	2970474	\$9,919,800	01/17/19	\$533.04	STONE WAY APARTMENT econ ur	NC2P-40	2	Y	Past 12/31/18 cut-off
100	080	277060	3480	7,079	2971504	\$3,196,000	01/22/19	\$451.48	8 Unit Apartment	NC3-40	1	Y	Past 12/31/18 cut-off
100	090	291970	0075	4,900	2971258	\$1,645,000	01/22/19	\$335.71	5-Units Apartment Building & 2 Units	LR3	1	Y	Past 12/31/18 cut-off
100	065	982870	2540	23,472	2971284	\$13,600,000	01/23/19	\$579.41	MADISON VISTA APTS	LR2	1	Y	Past 12/31/18 cut-off
100	040	063500	0100	3,671	2972106	\$2,349,000	01/25/19	\$639.88	6 unit	LR1	1	Y	Past 12/31/18 cut-off
100	065	180690	0315	13,078	2972445	\$4,597,000	01/29/19	\$351.51	KENTON APTS	LR3	1	Y	Past 12/31/18 cut-off
100	060	195970	2235	17,160	2972079	\$6,564,000	01/31/19	\$382.52	KILLARNEY APTS	SF 5000	1	Y	Past 12/31/18 cut-off
100	240	201140	0620	11,217	2972951	\$1,950,000	01/31/19	\$173.84	LANDMARC V	RM-1800	1	Y	Past 12/31/18 cut-off
100	240	215640	0122	60,328	2972312	\$15,623,000	01/31/19	\$258.97	MARINA CLUB APTS	RM-1800	1	Y	Past 12/31/18 cut-off
100	045	688990	0125	6,553	2972326	\$3,095,500	02/01/19	\$472.38	TOWN VIEW APTS	LR3	1	Y	Past 12/31/18 cut-off
100	365	803570	0110	4,774	2972406	\$1,575,000	02/01/19	\$329.91	STONERIDGE	R-15	1	Y	Past 12/31/18 cut-off

Improvement Sales for Area 100 with Sales Used

06/13/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	085	219760	0742	47,582	2973405	\$26,850,000	02/05/19	\$564.29	DECIBEL APARTMENTS	NC3P-65	5	Y	Past 12/31/18 cut-off
100	270	797820	0184	3,328	2973093	\$630,000	02/05/19	\$189.30	FOUR PLEX	RM2400	1	Y	Past 12/31/18 cut-off
100	100	679810	0830	28,785	2973112	\$12,278,300	02/08/19	\$426.55	Apts - mixed use	LR3 RC	1	Y	Past 12/31/18 cut-off
100	270	122103	9006	292,015	2973301	\$71,500,000	02/12/19	\$244.85	The Landing @ Dash Point (Phase 3	RM1800	3	Y	Past 12/31/18 cut-off
100	320	172205	9096	68,500	2973463	\$14,081,000	02/12/19	\$205.56	KENTWOOD APARTMENTS	MR-H	1	Y	Past 12/31/18 cut-off
100	350	098280	0010	0	2974270	\$84,600,000	02/15/19	\$0.00	Boulder Creek Condo	R6	2	Y	Past 12/31/18 cut-off
100	360	239960	0021	42,932	2974267	\$20,800,000	02/15/19	\$484.49	METRO - 112 - PH2 (Core)	DNTN-M	1	Y	Past 12/31/18 cut-off
100	360	322505	9147	278,341	2974266	\$139,200,000	02/15/19	\$500.11	METRO 112 (Core)	DNTN-M	1	Y	Past 12/31/18 cut-off
100	045	609600	0215	21,910	2977628	\$10,145,300	03/13/19	\$463.04	FIFTH AVE APTS	LR3	1	Y	Past 12/31/18 cut-off
100	145	751850	8705	11,890	2977629	\$5,450,000	03/13/19	\$458.37	SUNSET VILLA APTS	LR2	1	Y	Past 12/31/18 cut-off
100	030	524780	1526	108,192	2979484	\$47,100,000	03/27/19	\$435.34	HANA APT W/ -1525	IDR 45/12	1	Y	Past 12/31/18 cut-off
100	430	122505	9209	7,408	2980256	\$3,180,000	03/28/19	\$429.27	BEAR CREEK APARTMENTS	R30	1	Y	Past 12/31/18 cut-off
100	055	352890	0745	120,693	2981851	\$38,750,000	04/04/19	\$321.06	Hudson Apartments	LR3	1	Y	Past 12/31/18 cut-off
100	045	168940	1390	3,644	2985475	\$1,820,000	04/18/19	\$499.45	FOURPLEX	LR2	1	Y	Past 12/31/18 cut-off
100	090	604640	1020	2,680	2984878	\$1,114,000	04/23/19	\$415.67	4 PLEX	LR3	1	Y	Past 12/31/18 cut-off
100	045	265250	1115	3,600	2984423	\$1,725,000	04/24/19	\$479.17	FIVE UNIT APARTMENT	SF 5000	1	Y	Past 12/31/18 cut-off
100	090	630000	0680	4,799	2988016	\$1,544,500	05/14/19	\$321.84	6 UNIT APT	LR3	1	Y	Past 12/31/18 cut-off
100	400	416410	0220	40,920	2988373	\$10,395,000	05/17/19	\$254.03	SAMMAMISH RIVER APARTMENT	R24	2	Y	Past 12/31/18 cut-off

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	245	297080	0280	4,072	2775551	\$133,799	01/05/16	\$32.86	5-Unit Apartment	RM-12	1	51	Related party, friend, or neighbor
100	315	722400	0285	3,597	2776265	\$270,000	01/15/16	\$75.06	APARTMENT	R-10	1	22	Partial interest (1/3, 1/2, etc.)
100	240	360300	0152	3,628	2777894	\$367,501	01/25/16	\$101.30	4 - PLEX	RM-2400	1	63	Sale price updated by sales id group
100	145	276760	3845	31,373	2778057	\$12,975,000	01/26/16	\$413.57	VOSS APTS	LR2	2	59	Bulk portfolio sale
100	365	272505	9238	61,975	2778488	\$21,247,412	01/26/16	\$342.84	Martine	R-20	1	59	Bulk portfolio sale
100	370	292605	9021	187,798	2778484	\$53,182,052	01/26/16	\$283.19	HERONFIELD APARTMENTS	TL 11	1	59	Bulk portfolio sale
100	380	202605	9083	231,840	2778491	\$74,124,126	01/26/16	\$319.72	WOODLAKE APT	RMA 2.4	1	59	Bulk portfolio sale
100	430	868224	0080	336,904	2778494	\$60,495,815	01/26/16	\$179.56	Reunion Ridge	URPSO	4	59	Bulk portfolio sale
100	170	605611	0020	47,025	2780800	\$1,800,000	02/16/16	\$38.28	Sonata East	NC1P-40	1	67	Gov't to non-gov't
100	015	198920	1245	20,755	2781591	\$188,346	02/18/16	\$9.07	THE STRATHMORE	NC3-65	1	63	Sale price updated by sales id group
100	365	109910	0406	7,036	2782115	\$1,001,000	02/24/16	\$142.27	BRIERWOOD APARTMENTS	R-20	1	51	Related party, friend, or neighbor
100	090	614010	0015	22,900	2782611	\$2,100,000	02/29/16	\$91.70	OLYMPIC VIEW APTS	LR2	1	22	Partial interest (1/3, 1/2, etc.)
100	130	569400	0710	2,200	2784338	\$620,000	03/07/16	\$281.82	FOURPLEX	LR2	1	55	Shell
100	240	272420	1315	4,920	2785798	\$369,020	03/08/16	\$75.00	4-PLEX	PR-R	1	63	Sale price updated by sales id group
100	365	342505	9158	42,296	2786631	\$10,299,000	03/15/16	\$243.50	SUMMERFIELD APTS	R-20	1	15	No market exposure
100	045	168940	1036	6,249	2785121	\$1,018,068	03/17/16	\$162.92	DONPHILITA APTS	LR3	1	51	Related party, friend, or neighbor
100	225	386990	0045	6,443	2787619	\$1,450,000	03/28/16	\$225.05	Apartment	LR3	1	15	No market exposure
100	320	082205	9285	22,767	2799334	\$2,003,300	03/30/16	\$87.99	BRITTNEY LANE TOWNHOMES	MR-G	1	52	Statement to dor
100	125	807710	0020	2,692	2793145	\$865,000	04/15/16	\$321.32	FOUR PLEX	LR2	1	29	Seg/merge after sale; not in ratio
100	170	933180	0711	2,880	2793456	\$445,000	04/26/16	\$154.51	4 UNIT APT	C1-40	1	51	Related party, friend, or neighbor
100	095	145360	2260	2,584	2793179	\$460,000	04/27/16	\$178.02	4 UNIT APT	LR2	1	51	Related party, friend, or neighbor
100	100	292604	9021	186,100	2843699	\$2,200	04/28/16	\$0.01	Galleria	MR-85	1	68	Non-gov't to gov't
100	060	290220	0711	3,000	2794192	\$2,200,000	04/29/16	\$733.33	5 UNIT APT	LR3	2	10	Tear down
100	250	535720	0066	6,368	2794757	\$2,150,000	05/03/16	\$337.63	CASCADE MOUNTAIN VIEW APTS,	R18	3	59	Bulk portfolio sale
100	035	786170	0010	698	2794255	\$3,000	05/03/16	\$4.30	SOPHIA CONDOMINIUM	SF 5000	1	22	Partial interest (1/3, 1/2, etc.)
100	135	276770	1445	4,990	2797013	\$550,000	05/18/16	\$110.22	APARTMENT	LR3	1	18	Quit claim deed
100	250	004100	0025	9,720	2797271	\$4,550,000	05/18/16	\$468.11	Seabreeze Apts	UH-900	5	15	No market exposure
100	200	079600	0070	6,700	2798623	\$650,000	05/26/16	\$97.01	AVILON APARTMENTS	R48	1	62	Auction sale
100	300	570650	0760	2,325	2802503	\$100,000	05/31/16	\$43.01	5 UNIT APT	R-4	1	22	Partial interest (1/3, 1/2, etc.)
100	035	918720	0145	12,160	2800197	\$245,000	06/01/16	\$20.15	APARTMENT BLDG 12 UNITS	LR2	1	22	Partial interest (1/3, 1/2, etc.)
100	115	035400	0205	0	2800818	\$8,000,000	06/03/16	\$0.00	ASSOC LAND (IMPS CARRIED MI 0	LR2	3	59	Bulk portfolio sale
100	240	162204	9202	58,892	2806576	\$675,096	06/03/16	\$11.46	Chelsea By The Bay Apts	RM-1800	1	51	Related party, friend, or neighbor
100	240	162204	9202	58,892	2806577	\$10,932,480	06/03/16	\$185.64	Chelsea By The Bay Apts	RM-1800	1	18	Quit claim deed
100	060	290220	0825	6,250	2803502	\$1,500,000	06/13/16	\$240.00	6-UNIT APT	LR3	1	56	Builder or developer sales
100	220	177310	0700	2,025	2804498	\$516,000	06/17/16	\$254.81	TRIPLEX	LR2	1	63	Sale price updated by sales id group
100	095	510140	1985	3,500	2803620	\$755,000	06/17/16	\$215.71	APARTMENT	C1-65	1	15	No market exposure
100	095	510140	1986	3,500	2803721	\$755,000	06/17/16	\$215.71	APARTMENT	C1-65	1	15	No market exposure
100	170	333300	1280	5,737	2806395	\$940,000	06/27/16	\$163.85	IMPERIAL APTS	C1-40	1	23	Forced sale

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	305	543620	0843	4,601	2805649	\$200,000	06/28/16	\$43.47	VALLEY APARTMENTS	MR-M	1	52	Statement to dor
100	320	202205	9034	180,156	2807153	\$1,795,200	06/30/16	\$9.96	Bryson Square	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	090	291970	0085	3,549	2812073	\$616,509	07/05/16	\$173.71	Fourplex	LR3	1	N	
100	090	614560	0005	3,174	2812074	\$1,392,906	07/05/16	\$438.85	THE MICHELLE	C1-40	3	N	
100	100	431070	0730	7,999	2807922	\$1,294,500	07/07/16	\$161.83	5-PLEX + two unit townhouse	LR2	1	N	
100	300	262006	9171	3,384	2810688	\$286,401	07/14/16	\$84.63	4 PLEX	R-2	1	63	Sale price updated by sales id group
100	125	807710	0021	2,692	2810060	\$211,396	07/15/16	\$78.53	FOUR PLEX	LR2	1	51	Related party, friend, or neighbor
100	400	414010	0050	3,172	2813808	\$665,001	07/25/16	\$209.65	4 UNIT APT	R6	1	63	Sale price updated by sales id group
100	140	276770	4695	3,140	2812765	\$1,050,000	07/25/16	\$334.39	FOURPLEX	LR3	1	26	Imp changed after sale; not in ratio
100	090	604640	0905	4,954	2813068	\$1,300,000	07/26/16	\$262.41	SIX UNITS	LR3	1	51	Related party, friend, or neighbor
100	230	938520	0015	4,524	2813419	\$950,000	07/28/16	\$209.99	THE TIDES	LR2	1	51	Related party, friend, or neighbor
100	055	514200	0010	1,606	2813141	\$650,000	07/28/16	\$404.73	MARCUS CONDOMINIUM	C1-65	2	22	Partial interest (1/3, 1/2, etc.)
100	315	723150	0965	45,795	2814153	\$5,023,227	08/05/16	\$109.69	CEDAR RIVER COURT	CD	2	54	Affordable housing sales
100	270	092104	9123	52,925	2814165	\$5,534,226	08/05/16	\$104.57	WILLAMETTE COURT APARTMENT	CC-F	1	11	Corporate affiliates
100	305	134930	0005	28,807	2814157	\$2,367,000	08/05/16	\$82.17	GOWE COURT SENIOR APTS	DCE	1	11	Corporate affiliates
100	305	982570	1405	48,261	2814160	\$4,907,216	08/05/16	\$101.68	TITUS COURT APTS (GOV. SUBSID	DCE	1	11	Corporate affiliates
100	110	717480	0815	5,460	2817347	\$600,000	08/19/16	\$109.89	6 UNIT	LR3	1	51	Related party, friend, or neighbor
100	145	751850	0440	2,350	2820481	\$750,000	08/22/16	\$319.15	4 UNIT APT	NC2-40	1		
100	360	292505	9280	71,838	2818218	\$15,000	08/24/16	\$0.21	LE CHATEAU APTS	DNTN-R	1	24	Easement or right-of-way
100	365	883990	0015	75,476	2819235	\$14,783,000	08/31/16	\$195.86	HIGHLAND VILLAGE	R-20	1	68	Non-gov't to gov't
100	065	685170	0330	3,784	2826042	\$3,510,000	09/27/16	\$927.59	THE LANCE APTS	LR3	4	56	Builder or developer sales
100	270	132103	9103	242,355	2825212	\$13	09/29/16	\$0.00	Pavilion/Cascade Ridge	RM2400	1	31	Exempt from excise tax
100	020	224900	0330	343,622	2826420	\$151,400,000	09/30/16	\$440.60	JUXT	SM-SLU	1	59	Bulk portfolio sale
100	035	982670	1210	38,232	2827285	\$8,450,000	10/03/16	\$221.02	Clairemont Apt Homes	LR3	1	51	Related party, friend, or neighbor
100	035	982670	1220	0	2827249	\$120,300	10/03/16	\$0.00	Assoc Minor 1210	LR3	1	51	Related party, friend, or neighbor
100	305	182205	9016	277,050	2827152	\$52,550,000	10/05/16	\$189.68	CHANDLERS BAY PHASE II	MR-H	2	59	Bulk portfolio sale
100	065	982870	2700	3,426	2830596	\$801,000	10/20/16	\$233.80	APARTMENTS	LR2	1	63	Sale price updated by sales id group
100	005	066000	2335	8,512	2836161	\$75,000	11/01/16	\$8.81	ARION COURT	DMC 240	1	24	Easement or right-of-way
100	005	066000	2335	8,512	2836152	\$80,000	11/01/16	\$9.40	ARION COURT	DMC 240	1	24	Easement or right-of-way
100	005	066000	2340	97,080	2836157	\$85,140	11/01/16	\$0.88	BALFOUR PLACE APTS	DMC 240	1	24	Easement or right-of-way
100	035	034200	0045	4,280	2832702	\$800,000	11/02/16	\$186.92	FOURPLEX	SF 5000	1	26	Imp changed after sale; not in ratio
100	095	145360	0660	125,160	2834359	\$25,000	11/07/16	\$0.20	Cedar Park Apartments	C1-65	3	24	Easement or right-of-way
100	255	344500	0125	137,622	2833472	\$21,900,000	11/10/16	\$159.13	GARDEN VILLA APTS	UH-900	1	68	Non-gov't to gov't
100	015	198920	0865	73,873	2845023	\$50,000	11/17/16	\$0.68	METRO ON FIRST APTS	NC3-65	1	52	Statement to dor
100	145	276770	0400	4,186	2835809	\$10,000	11/17/16	\$2.39	5 UNIT APT	NC3P-65	1	24	Easement or right-of-way
100	145	276770	0410	8,092	2835807	\$25,000	11/17/16	\$3.09	12-UNIT APARTMENT	NC3P-65	1	24	Easement or right-of-way
100	300	242006	9561	2,496	2836651	\$171,118	11/30/16	\$68.56	ONE 4-PLEX	R-4	1	52	Statement to dor
100	035	690970	0390	4,492	2838873	\$1,166,666	12/06/16	\$259.72	7 UNIT APT	LR2	1	22	Partial interest (1/3, 1/2, etc.)

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	020	198820	1595	0	2842029	\$2,673	12/14/16	\$0.00	8TH + REPUBLICAN	SM-SLU	1	24	Easement or right-of-way
100	085	197820	0225	71,402	2840730	\$18,775,000	12/20/16	\$262.95	CAMBRIDGE APTS (LOW INCOME)	HR	1	N	
100	010	069400	0115	67,350	2840735	\$18,350,000	12/20/16	\$272.46	SECURITY HOUSE	DMR/C 2	1	54	Affordable housing sales
100	475	085550	0120	3,400	2842789	\$600,000	12/30/16	\$176.47	Two Duplex Units	R12	1	51	Related party, friend, or neighbor
100	220	195300	0020	14,180	2843006	\$1,488,212	12/31/16	\$104.95	Vivian McLean Place & Delridge Libra	NC2P-40	1	51	Related party, friend, or neighbor
100	250	013300	0540	3,000	2858817	\$437,500	01/04/17	\$145.83	APARTMENTS	R24	1	63	Sale price updated by sales id group
100	100	292604	9460	11,351	2843558	\$1,252,610	01/05/17	\$110.35	APARTMENT	LR2	1	22	Partial interest (1/3, 1/2, etc.)
100	145	276760	0285	13,027	2843555	\$1,999,444	01/05/17	\$153.48	MONA LISA APT	NC1-30	1	22	Partial interest (1/3, 1/2, etc.)
100	245	292304	9099	25,200	2843577	\$1,733,899	01/05/17	\$68.81	LA CHATEAU APTS	RM-24	1	22	Partial interest (1/3, 1/2, etc.)
100	245	374460	0326	50,128	2843551	\$2,774,585	01/05/17	\$55.35	FOREST VIEW APTS	RM-48	1	22	Partial interest (1/3, 1/2, etc.)
100	085	982200	0090	0	2844708	\$7,682,000	01/17/17	\$0.00	Yesler Terrace Redevelopment for Se	LR3	8	67	Gov't to non-gov't
100	085	982200	0180	0	2844712	\$7,849,000	01/17/17	\$0.00	Yesler Terrace Redevelopment for Se	LR3	5	67	Gov't to non-gov't
100	070	600300	1260	11,173	2848428	\$12,000	01/24/17	\$1.07	LA ROCHELLE	MR	1	24	Easement or right-of-way
100	290	554730	0230	2,400	2846975	\$574,995	01/25/17	\$239.58	LAIR - 6 UNIT APT	R20	2	N	
100	290	289177	0180	3,806	2846398	\$163,596	01/27/17	\$42.98	FOURPLEX	R20	1	52	Statement to dor
100	290	289177	0180	3,806	2846378	\$163,596	01/27/17	\$42.98	FOURPLEX	R20	1	52	Statement to dor
100	225	929730	0875	4,924	2854010	\$1,067,969	01/27/17	\$216.89	WEST NINE 9-UNIT APT	MR	1	23	Forced sale
100	365	803570	0140	4,774	2846793	\$603,091	01/29/17	\$126.33	STONERIDGE	R-15	1	51	Related party, friend, or neighbor
100	130	197220	0760	9,535	2846852	\$4,797,400	01/30/17	\$503.14	13 UNIT APARTMENT	LR3	1	51	Related party, friend, or neighbor
100	080	277060	3590	3,640	2850907	\$1,725,000	02/24/17	\$473.90	9 UNIT APT BLDG + 4-PLEX	NC3-40	1	10	Tear down
100	005	766620	2540	169,382	2851198	\$6,950,000	02/28/17	\$41.03	The Post at Pier 52 Apartments	DMC-170	1	23	Forced sale
100	065	723460	0350	18,744	2852401	\$156,152	03/06/17	\$8.33	WILANA CO-OP	LR3	1	63	Sale price updated by sales id group
100	045	168940	1036	6,249	2852879	\$1,496,171	03/08/17	\$239.43	DONPHILITA APTS	LR3	1	51	Related party, friend, or neighbor
100	045	692670	0534	8,396	2852902	\$1,251,899	03/08/17	\$149.11	MINNICK CO-OP	LR3	1	22	Partial interest (1/3, 1/2, etc.)
100	065	676270	0315	6,540	2856712	\$1,395,000	03/27/17	\$213.30	Impluvium	LR3	1		
100	150	952810	1240	5,536	2858041	\$20,000	04/07/17	\$3.61	5 Unit Apartment	LR3	1	24	Easement or right-of-way
100	065	685270	0425	3,000	2859873	\$1,050,000	04/17/17	\$350.00	FOURPLEX	LR3	1	51	Related party, friend, or neighbor
100	160	204540	0036	2,294	2862053	\$19,750	04/27/17	\$8.61	4-PLEX	R6P	1	52	Statement to dor
100	110	409230	1795	4,050	2861291	\$1,500,000	04/28/17	\$370.37	6-PLEX (Pingkit Court)	MR (M1)	1	51	Related party, friend, or neighbor
100	070	684820	0230	13,727	2861888	\$1,618,400	04/28/17	\$117.90	LOMBARDY COURT APTS	MR	1	46	Non-representative sale
100	070	684820	0230	13,727	2861889	\$1,618,400	04/28/17	\$117.90	LOMBARDY COURT APTS	MR	1	18	Quit claim deed
100	315	212305	9055	226,368	2864922	\$48,800,000	05/01/17	\$215.58	ROYAL HILLS APTS	RM-F	1	54	Affordable housing sales
100	170	333600	0310	3,740	2864934	\$500,000	05/01/17	\$133.69	FOURPLEX	LR2	1	15	No market exposure
100	175	367940	0285	2,510	2870301	\$65,000	05/15/17	\$25.90	4 - PLEX	LR3	1	52	Statement to dor
100	365	092405	9034	29,904	2866627	\$1,189,809	05/25/17	\$39.79	PARC 3 AT WOODRIDGE	R-30	1	22	Partial interest (1/3, 1/2, etc.)
100	365	092405	9034	29,904	2866637	\$1,189,809	05/25/17	\$39.79	PARC 3 AT WOODRIDGE	R-30	1	22	Partial interest (1/3, 1/2, etc.)
100	315	722550	0105	4,102	2871068	\$1,050,000	06/13/17	\$255.97	FOUR PLEX	R-10	1	46	Non-representative sale
100	115	197220	2600	71,622	2877808	\$10	06/16/17	\$0.00	ST JAMES TOWER APTS	C1-65	1	31	Exempt from excise tax

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	175	713330	0010	4,386	2930264	\$10	06/27/17	\$0.00	MEI FONG APARTMENTS	LR3	1		
100	030	524780	1865	56,655	2874667	\$21,465,350	06/29/17	\$378.88	INTERNATIONAL HOUSE	IDM 75/8	1	59	Bulk portfolio sale
100	305	192205	9357	32,541	2877347	\$3,200,000	07/13/17	\$98.34	TERRACE OLYMPUS	MR-M	1	15	No market exposure
100	045	616990	1170	5,522	2878944	\$10	07/14/17	\$0.00	4-PLEX	SF 5000	1	31	Exempt from excise tax
100	415	162604	9078	3,576	2880849	\$10	07/15/17	\$0.00	APARTMENT 4 PLEX	R18	1	51	Related party, friend, or neighbor
100	075	423540	0605	6,404	2884988	\$10	07/18/17	\$0.00	TWIN CEDARS APTS	LR3	1	31	Exempt from excise tax
100	360	292505	9086	60,713	2884688	\$100,000	07/20/17	\$1.65	LIMESTONE APARTMENTS (Core)	DNTN-R	2	24	Easement or right-of-way
100	225	757920	0260	282,640	2879518	\$17,922,000	07/27/17	\$63.41	JEFFERSON SQUARE	NC3P-65	1	33	Lease or lease-hold
100	360	638970	0000	496,497	2887360	\$2,500	08/03/17	\$0.01	Avalon Meydenbauer (Core)	DNTNO-2	1	24	Easement or right-of-way
100	060	290220	0921	3,620	2882286	\$1,917,000	08/03/17	\$529.56	4-PLEX	LR3	1	10	Tear down
100	005	197720	1060	90,862	2881925	\$1,653,919	08/07/17	\$18.20	JOSEPHINUM	DMC 240	1	42	Development rights to cnty,cty,or pr
100	155	946820	0016	32,947	2895895	\$15,000	08/14/17	\$0.46	Isola Greenwood 32 Unit Condominiu	NC2-40	1	18	Quit claim deed
100	330	172305	9083	5,600	2885600	\$600,000	08/14/17	\$107.14	MONTEREY APTS	RM-F	1	18	Quit claim deed
100	245	182304	9146	5,200	2884055	\$10	08/16/17	\$0.00	CASTLEMONT	RM-24	1	31	Exempt from excise tax
100	330	042305	9023	68,698	2885748	\$779,950	08/22/17	\$11.35	RENTON SENIOR HOUSING	CV	2	46	Non-representative sale
100	245	202304	9487	55,809	2885961	\$927,938	08/25/17	\$16.63	WOODCREST APTS	RM-24	1	46	Non-representative sale
100	320	292305	9022	145,000	2886328	\$43,000,000	08/25/17	\$296.55	AVAYA TRAILS	R-14	3	15	No market exposure
100	425	092605	9047	295,758	2925846	\$60,733	09/06/17	\$0.21	Campbell Run	R-18	1	68	Non-gov't to gov't
100	245	122000	1080	4,832	2887721	\$1,250,000	09/06/17	\$258.69	The Olive Branch	RM-24	1	31	Exempt from excise tax
100	130	197220	1620	4,480	2896814	\$10	09/09/17	\$0.00		C1-40	1	31	Exempt from excise tax
100	125	042504	9042	58,369	2890484	\$1,021,814	09/13/17	\$17.51	Future Mixed Use Condo Project - LU	NC1-30	1		
100	415	397170	0175	2,890	2891708	\$300,000	09/14/17	\$103.81	FOURPLEX AND CABIN	R24	1	12	Estate administrator, guardian, or e
100	055	514200	0000	7,892	2890989	\$2,550,000	09/19/17	\$323.11	MARCUS CONDOMINIUM	C1-65	4	N	
100	325	000300	0008	124,480	2893564	\$1,271	09/20/17	\$0.01	THE TERRACE	MDR	1	68	Non-gov't to gov't
100	060	290220	0095	3,714	2893032	\$10	09/27/17	\$0.00	4-PLEX	LR2	1	51	Related party, friend, or neighbor
100	010	197720	1095	693,218	2895327	\$180,999	10/16/17	\$0.26	THIRD AND LENORA	DMC 240	3	42	Development rights to cnty,cty,or pr
100	245	690220	0150	3,496	2898396	\$304,107	10/19/17	\$86.99	FOURPLEX	RM-12	1	23	Forced sale
100	155	085000	0176	5,524	2897319	\$2,974,970	10/25/17	\$538.55	8 UNIT APT BLDG	LR1	1	67	Gov't to non-gov't
100	365	262505	9212	76,545	2898932	\$792,915	10/30/17	\$10.36	UPTON AT CROSSROADS VILLAGE	CB	1		
100	325	222304	9003	150,250	2899077	\$33,337,000	10/31/17	\$221.88	The Boulevard at South Station	HDR	1	59	Bulk portfolio sale
100	365	262505	9212	76,545	2900362	\$784,990	11/03/17	\$10.26	UPTON AT CROSSROADS VILLAGE	CB	1		
100	125	807710	0040	4,628	2899476	\$1,275,000	11/04/17	\$275.50	TERRACE VIEW APTS BLDG #4	LR2	1	51	Related party, friend, or neighbor
100	110	881640	0435	91,496	2899853	\$40,595,010	11/07/17	\$443.68	The Hub - U District Seattle	NC3P-65	1	22	Partial interest (1/3, 1/2, etc.)
100	150	952810	1400	6,190	2900801	\$10	11/08/17	\$0.00	8 UNIT APT	LR3	1	51	Related party, friend, or neighbor
100	080	277160	3550	16,677	2901680	\$888,000	11/13/17	\$53.25	APARTMENT	LR3	1	N	
100	365	262505	9212	76,545	2902875	\$845,000	11/20/17	\$11.04	UPTON AT CROSSROADS VILLAGE	CB	1		
100	430	868224	0080	336,904	2903088	\$2,031,374	11/27/17	\$6.03	Reunion Ridge	URPSO	4	11	Corporate affiliates
100	090	270560	0016	12,027	2904203	\$1,800,000	11/29/17	\$149.66	BOOTH GARDENS	LR2	1	54	Affordable housing sales

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	365	262505	9212	76,545	2905639	\$644,990	12/05/17	\$8.43	UPTON AT CROSSROADS VILLAGE	CB	1		
100	170	786800	0015	3,777	2905035	\$694,575	12/05/17	\$183.90	6 UNIT APT	LR3	1	15	No market exposure
100	365	262505	9212	76,545	2906093	\$807,797	12/12/17	\$10.55	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	282405	9080	57,774	2906570	\$23,912,000	12/12/17	\$413.89	TRIA APARTMENTS	O	1	20	Correction deed
100	365	262505	9212	76,545	2908261	\$739,990	12/14/17	\$9.67	UPTON AT CROSSROADS VILLAGE	CB	1		
100	420	052604	9003	400,547	2906188	\$130,976,370	12/15/17	\$326.99	BALLINGER COMMONS	R6	1	68	Non-gov't to gov't
100	315	000720	0012	1,752	2909522	\$285,000	12/15/17	\$162.67	4 PLEX	CD	1	31	Exempt from excise tax
100	055	302504	9042	236,621	2906753	\$169,589,000	12/18/17	\$716.71	WESTLAKE STEPS & MARINA SLU	SM-SLU	3	N	
100	055	302504	9068	235,896	2906741	\$154,661,000	12/18/17	\$655.63	ONE LAKEFRONT - Imps on TL -900	SM-SLU	7	N	
100	310	212206	9087	5,692	2906628	\$1,384,000	12/18/17	\$243.15	Fourplex	R-12	1	46	Non-representative sale
100	005	864770	0020	292,274	2906881	\$268,500,000	12/19/17	\$918.66	TILT 49	DMC 240	1	69	Net Lease Sale; not in ratio
100	330	722780	0831	5,888	2907449	\$445,000	12/19/17	\$75.58	APARTMENT BLDG 6 UNITS	R-10	1	22	Partial interest (1/3, 1/2, etc.)
100	350	282406	9110	3,200	2909676	\$799,000	12/26/17	\$249.69	4 UNIT APARTMENT	MF-M	1	51	Related party, friend, or neighbor
100	325	004100	0535	2,728	2908595	\$300,000	12/26/17	\$109.97	4-PLEX	HDR	1	15	No market exposure
100	305	232204	9082	250,638	2908129	\$1,975,950	12/27/17	\$7.88	Atrium on James Street	MR-M	1	51	Related party, friend, or neighbor
100	305	232204	9082	250,638	2908128	\$3,293,250	12/27/17	\$13.14	Atrium on James Street	MR-M	1	51	Related party, friend, or neighbor
100	305	232204	9082	250,638	2908131	\$2,963,925	12/27/17	\$11.83	Atrium on James Street	MR-M	1	51	Related party, friend, or neighbor
100	305	232204	9082	250,638	2908130	\$1,975,950	12/27/17	\$7.88	Atrium on James Street	MR-M	1	51	Related party, friend, or neighbor
100	305	232204	9082	250,638	2908127	\$3,293,250	12/27/17	\$13.14	Atrium on James Street	MR-M	1	51	Related party, friend, or neighbor
100	305	232204	9082	250,638	2908676	\$2,640,000	12/27/17	\$10.53	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2908678	\$2,640,000	12/27/17	\$10.53	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2908675	\$2,640,000	12/27/17	\$10.53	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2908677	\$2,640,000	12/27/17	\$10.53	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	075	503630	0270	20,714	2911083	\$10	12/28/17	\$0.00	MAGNOLIA CREST APT	LR3	1	51	Related party, friend, or neighbor
100	075	503630	0290	29,695	2911082	\$10	12/28/17	\$0.00	MAGNOLIAN APTS	LR3	1	51	Related party, friend, or neighbor
100	010	867035	0020	20,364	2909156	\$1,426,888	12/31/17	\$70.07	TRAUGOTT TERRACE	DMR/R 1	1	37	Securing of debt
100	365	262505	9212	76,545	2912320	\$748,990	01/02/18	\$9.78	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	76,545	2912180	\$909,585	01/11/18	\$11.88	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	76,545	2912461	\$904,990	01/12/18	\$11.82	UPTON AT CROSSROADS VILLAGE	CB	1		
100	285	302105	9314	4,064	2912883	\$360,000	01/22/18	\$88.58	KIMIL APTS	R20	1	15	No market exposure
100	085	859040	0465	26,545	2912785	\$532,000	01/25/18	\$20.04	ZINDORF APTS	HR	1	22	Partial interest (1/3, 1/2, etc.)
100	085	859040	0465	26,545	2912786	\$532,000	01/25/18	\$20.04	ZINDORF APTS	HR	1	22	Partial interest (1/3, 1/2, etc.)
100	365	262505	9212	76,545	2914034	\$860,800	01/29/18	\$11.25	UPTON AT CROSSROADS VILLAGE	CB	1		
100	380	292605	9268	4,812	2912775	\$10	01/29/18	\$0.00	JUANITA RIDGE	RM 3.6	1	31	Exempt from excise tax
100	365	262505	9212	76,545	2914954	\$707,990	01/30/18	\$9.25	UPTON AT CROSSROADS VILLAGE	CB	1		
100	085	859040	0465	26,545	2912784	\$2,021,882	01/30/18	\$76.17	ZINDORF APTS	HR	1	22	Partial interest (1/3, 1/2, etc.)
100	320	292205	9046	146,309	2913110	\$28,100,000	01/31/18	\$192.06	The Village at Lake Meridian	MR-M	1	N	
100	365	262505	9212	76,545	2914655	\$708,112	01/31/18	\$9.25	UPTON AT CROSSROADS VILLAGE	CB	1		

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	365	262505	9212	76,545	2914373	\$745,460	02/02/18	\$9.74	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	331650	0021	23,800	2973594	\$11,600	02/07/18	\$0.49	LANTER APTS 25 UNITS	R-30	1	63	Sale price updated by sales id group
100	005	066000	0575	286,732	2914283	\$103,296,401	02/08/18	\$360.25	Lenore & Eight	DMC 240	1	59	Bulk portfolio sale
100	365	262505	9212	76,545	2915638	\$865,829	02/09/18	\$11.31	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	342505	9158	42,296	2919961	\$14,900	02/12/18	\$0.35	SUMMERFIELD APTS	R-20	1	24	Easement or right-of-way
100	165	122304	9047	1,280	2915797	\$250,000	02/21/18	\$195.31	VACANT MULTI-FAMILY	R24	1		
100	235	927420	3820	7,160	2917476	\$900,000	03/01/18	\$125.70	FOURPLEX	LR3	1		
100	330	722780	1776	10,364	2919731	\$6,550	03/15/18	\$0.63	HEATHER APARTMENTS	CV	1	68	Non-gov't to gov't
100	305	232204	9082	250,638	2921349	\$1,975,950	03/28/18	\$7.88	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2921350	\$1,975,950	03/28/18	\$7.88	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2921348	\$4,939,875	03/28/18	\$19.71	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	270	252103	9053	148,195	2922784	\$35,000,000	03/29/18	\$236.18	WEST POINTE APTS	RM1800	1	59	Bulk portfolio sale
100	305	192205	9074	184,078	2922862	\$39,000,000	03/29/18	\$211.87	THE ROW	MR-M	1	59	Bulk portfolio sale
100	015	387690	0165	30,848	2921608	\$769,898	03/29/18	\$24.96	PARKWING APTS	MR (M)	1	22	Partial interest (1/3, 1/2, etc.)
100	045	080900	3505	4,000	2923251	\$10	04/04/18	\$0.00	6 UNIT APT	LR2	1	31	Exempt from excise tax
100	365	262505	9212	76,545	2925458	\$778,212	04/10/18	\$10.17	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	76,545	2927326	\$778,426	04/11/18	\$10.17	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	76,545	2926307	\$769,990	04/11/18	\$10.06	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	76,545	2926901	\$742,399	04/11/18	\$9.70	UPTON AT CROSSROADS VILLAGE	CB	1		
100	240	250060	0367	3,772	2925805	\$560,000	04/11/18	\$148.46	4 PLEX (4-2BD)	PR-R	1	68	Non-gov't to gov't
100	255	342304	9145	144,727	2924734	\$10	04/11/18	\$0.00	SKY VIEW VILLA	UH-900	4	31	Exempt from excise tax
100	365	262505	9212	306,041	2925967	\$770,065	04/12/18	\$2.52	UPTON AT CROSSROADS VILLAGE	CB	1		
100	115	193130	0570	3,192	2931053	\$800,000	04/17/18	\$250.63	4 PLEX	LR2	1	23	Forced sale
100	065	723460	1020	3,620	2925883	\$1,250,000	04/18/18	\$345.30	APT BLDG	LR3	1	51	Related party, friend, or neighbor
100	070	182910	0010	687	2927037	\$10	04/25/18	\$0.01	CREST ON BELMONT THE CONDO	MR	1	31	Exempt from excise tax
100	060	195970	1450	4,830	2927686	\$1,851,000	04/26/18	\$383.23	FRANKLIN ARMS APT	LR2	1	N	
100	045	173180	1340	6,300	2927029	\$2,998,200	04/26/18	\$475.90	GALE ANNE TERRACE APTS	NC2P-40	1	22	Partial interest (1/3, 1/2, etc.)
100	045	173180	1340	6,300	2927030	\$1,137,500	04/27/18	\$180.56	GALE ANNE TERRACE APTS	NC2P-40	1	22	Partial interest (1/3, 1/2, etc.)
100	185	273410	0700	4,820	2928691	\$1,800,000	05/01/18	\$373.44	CARLETON APTS	LR1	1	10	Tear down
100	365	262505	9212	76,545	2929890	\$630,712	05/02/18	\$8.24	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	76,545	2929533	\$720,990	05/02/18	\$9.42	UPTON AT CROSSROADS VILLAGE	CB	1		
100	170	212370	0366	12,048	2928063	\$1,400,000	05/02/18	\$116.20	South Shore Apts	NC3P-40	2	67	Gov't to non-gov't
100	365	262505	9212	76,545	2929350	\$772,687	05/03/18	\$10.09	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	76,545	2929803	\$664,606	05/03/18	\$8.68	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	76,545	2931729	\$730,326	05/14/18	\$9.54	UPTON AT CROSSROADS VILLAGE	CB	1		
100	365	262505	9212	206,892	2932963	\$924,990	05/15/18	\$4.47	UPTON AT CROSSROADS VILLAGE	CB	1		
100	110	114200	1580	34,353	2932478	\$53,400,000	05/15/18	\$1,554.45	Apartment	SM-U/R 7	4	59	Bulk portfolio sale
100	365	262505	9212	306,041	2934257	\$760,003	05/23/18	\$2.48	UPTON AT CROSSROADS VILLAGE	CB	1		

Improvement Sales for Area 100 with Sales not Used

06/13/2019

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	240	250060	0363	2,772	2936779	\$480,000	05/29/18	\$173.16	4-PLEX (4-1BD)	PR-R	1	68	Non-gov't to gov't
100	185	273410	0720	2,494	2938042	\$925,000	06/21/18	\$370.89	6 UNIT APARTMENT	LR1	1	10	Tear down
100	290	391020	0070	2,986	2938345	\$410,000	06/25/18	\$137.31	FOUR-PLEX	C3	1	12	Estate administrator, guardian, or e
100	305	232204	9082	250,638	2938895	\$4,939,875	06/28/18	\$19.71	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2938894	\$3,293,250	06/28/18	\$13.14	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	050	197220	5545	3,976	2944853	\$2,400,000	07/24/18	\$603.62	Hayek's Properties, LLC	LR2	1	10	Tear down
100	110	881640	0250	20,850	2946203	\$285,000	08/06/18	\$13.67	WAYFARER APARTMENTS	LR3	1	33	Lease or lease-hold
100	360	570900	0005	159,873	2950441	\$50,000	08/21/18	\$0.31	LUX Apartments	DNTN-R	4	24	Easement or right-of-way
100	415	866590	0008	3,640	2951137	\$450,000	08/30/18	\$123.63	4 PLEX	RM 2400	1	52	Statement to dor
100	065	230220	0020	9,724	2950931	\$2,500,000	09/04/18	\$257.10	1111 EAST OLIVE	NC3P-65	1	51	Related party, friend, or neighbor
100	115	420690	0640	3,837	2953335	\$1,000,000	09/11/18	\$260.62	Three Townhouse Units	LR2	2	46	Non-representative sale
100	365	162405	9046	53,389	2954943	\$1,500,000	09/17/18	\$28.10	FACTORIA TOWNHOMES	R-20	2		
100	305	232204	9082	250,638	2954583	\$1,975,950	09/27/18	\$7.88	Atrium on James Street	MR-M	1	52	Statement to dor
100	240	082204	9092	57,802	2955852	\$2,046	09/28/18	\$0.04	SPINNAKER LANDING APTS	RM-2400	1	24	Easement or right-of-way
100	240	082204	9092	57,802	2955853	\$307	09/28/18	\$0.01	SPINNAKER LANDING APTS	RM-2400	1	24	Easement or right-of-way
100	340	531510	0505	163,704	2955443	\$300,000	10/01/18	\$1.83	HADLEY MERCER ISLAND	TC	1	22	Partial interest (1/3, 1/2, etc.)
100	130	197220	1160	2,400	2957648	\$895,000	10/03/18	\$372.92	FOUR-PLEX	LR2	1	N	
100	065	133630	0245	18,937	2955702	\$480,000	10/04/18	\$25.35	APARTMENT BUILDING, ECON UN	LR3	1	22	Partial interest (1/3, 1/2, etc.)
100	365	162405	9046	53,389	2960326	\$1,329,950	10/23/18	\$24.91	FACTORIA TOWNHOMES	R-20	2		
100	305	232204	9082	250,638	2959813	\$987,975	10/30/18	\$3.94	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2959812	\$1,975,950	10/30/18	\$7.88	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2959814	\$2,963,925	10/30/18	\$11.83	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	380	445879	0050	36,320	2960225	\$16,200,000	10/31/18	\$446.04	LUNA SOL COMMERCIAL	NRH 1A	1	2	1031 trade
100	230	037500	0110	2,150	2964963	\$1,695,000	11/13/18	\$788.37	ROSE LODGE	SF 5000	1	51	Related party, friend, or neighbor
100	060	195970	1495	11,880	2962882	\$2,156,500	11/16/18	\$181.52	Hamlin Place	LR3	1	51	Related party, friend, or neighbor
100	070	880490	1045	25,200	2963123	\$380,000	11/16/18	\$15.08	SUMMIT PLACE	MR	1	22	Partial interest (1/3, 1/2, etc.)
100	070	894410	0013	20,775	2963122	\$401,480	11/16/18	\$19.33	Lakeview Place	LR3	1	22	Partial interest (1/3, 1/2, etc.)
100	270	867860	0005	112,408	2962879	\$27,261,250	11/20/18	\$242.52	TRELLIS (0005) Condos	RM1800	2	N	
100	385	072605	9284	31,707	2964206	\$718,000	11/23/18	\$22.64	New Lot 7 - Future Mixed-Use Reside	DN	1		
100	385	072605	9284	31,707	2964204	\$758,000	11/26/18	\$23.91	New Lot 7 - Future Mixed-Use Reside	DN	1		
100	305	232204	9082	250,638	2963886	\$2,963,925	11/29/18	\$11.83	Atrium on James Street	MR-M	1	51	Related party, friend, or neighbor
100	305	232204	9082	250,638	2963885	\$4,939,875	11/29/18	\$19.71	Atrium on James Street	MR-M	1	51	Related party, friend, or neighbor
100	290	512540	0435	3,840	2966338	\$616,000	11/30/18	\$160.42	4-PLEX	R20	1	51	Related party, friend, or neighbor
100	145	276760	4310	27,860	2970962	\$4,500,000	12/10/18	\$161.52	KRISTINE APTS	LR3	1	18	Quit claim deed
100	090	192604	9347	207,494	2966891	\$14,710,000	12/12/18	\$70.89	FOUR FREEDOMS HOUSE OF SEA	MR	1	17	Non-profit organization
100	215	327860	2270	105,801	2966639	\$3,815,857	12/17/18	\$36.07	UPTON FLATS	NC2-40	1	68	Non-gov't to gov't
100	055	352890	1015	8,082	2968567	\$4,305,000	12/18/18	\$532.67	APTS & OFFICES	LR3	2	10	Tear down
100	255	024600	0065	3,360	2972036	\$750,000	12/19/18	\$223.21	AMELIA APTS	UH-1800	1	68	Non-gov't to gov't

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	305	232204	9082	250,638	2967792	\$1,317,300	12/26/18	\$5.26	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2967791	\$2,634,600	12/26/18	\$10.51	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	305	232204	9082	250,638	2967790	\$2,963,925	12/26/18	\$11.83	Atrium on James Street	MR-M	1	22	Partial interest (1/3, 1/2, etc.)
100	170	333050	1070	5,002	2968673	\$1,200,000	12/31/18	\$239.90	Health Hall	NC2P-40	1	17	Non-profit organization
100	380	445879	0040	962	2970212	\$520,000	01/04/19	\$540.54	LUNA SOL COMMERCIAL	NRH 1A	1	22	Partial interest (1/3, 1/2, etc.)
100	005	094200	0555	26,240	2970237	\$330,220	01/15/19	\$12.58	PACIFIC HOTEL/APTS	DOC1 U/	1	43	Development rights parcel to prvt se
100	365	162405	9046	53,389	2971336	\$1,234,950	01/17/19	\$23.13	FACTORIA TOWNHOMES	R-20	1		
100	365	162405	9046	53,389	2971603	\$899,950	01/17/19	\$16.86	FACTORIA TOWNHOMES	R-20	1		
100	385	956780	0150	8,980	2972801	\$699,000	01/18/19	\$77.84		R 2800	1		
100	240	360300	0151	3,628	2971503	\$742,375	01/23/19	\$204.62	4 - PLEX	RM-2400	1		
100	295	359960	0315	0	2971526	\$8,150,000	01/25/19	\$0.00	RAINIER VISTA SENIOR APARTME	RS 6	1		
100	315	552920	0050	1,083	2972698	\$850,000	01/25/19	\$784.86	MILL AVENUE	R-10	4		
100	270	082104	9138	9,371	2971548	\$2,465,000	01/28/19	\$263.05	LAKE APARTMENTS	RM1800	1		
100	075	111650	0005	0	2972362	\$8,500,000	01/30/19	\$0.00	BRITTANY HOUSE (0005) CONDOM	LR3	1		
100	085	219760	0495	44,978	2973379	\$30,830,000	02/05/19	\$685.45	REVERB	MR	1		
100	070	983120	0230	10,381	2973449	\$3,033,000	02/06/19	\$292.17	Soleil Apartments	LR3	1		
100	290	512540	0445	3,000	2974569	\$420,000	02/12/19	\$140.00	FOUR-PLEX	R20	1		
100	030	093900	0085	14,908	2975823	\$570,015	02/20/19	\$38.24	ST CHARLES HOTEL APTS	DMC 340	1	22	Partial interest (1/3, 1/2, etc.)
100	045	186110	0175	7,164	2977715	\$708,000	02/21/19	\$98.83	LIVE/WORK & TOWNHOME	NC1-40	1	22	Partial interest (1/3, 1/2, etc.)
100	255	537980	6560	53,200	2975257	\$13,850,000	02/25/19	\$260.34	Sunset Station	UH-900	1		
100	240	929290	0100	2,716	2976020	\$476,200	02/27/19	\$175.33	FOURPLEX	MR-M	1		
100	360	570900	0065	110,824	2975290	\$67,700,000	02/27/19	\$610.88	MIRADOR APTS (162 Units) (Dist B)	DNTN-M	1		
100	255	042204	9242	133,920	2975926	\$29,405,800	02/28/19	\$219.58	Emerald Place by the Lake Apartmen	UH-900	1		
100	270	797880	0300	42,855	2975840	\$9,987,000	02/28/19	\$233.04	Arbor Woods	BC	1		
100	005	094200	0555	26,240	2975824	\$2,016,600	02/28/19	\$76.85	PACIFIC HOTEL/APTS	DOC1 U/	1	22	Partial interest (1/3, 1/2, etc.)
100	415	050800	0040	3,382	2977549	\$899,000	03/04/19	\$265.82	FOUR-PLEX	R24	1		
100	060	195970	0120	15,300	2976309	\$6,790,000	03/05/19	\$443.79	ROANOKE TERRACE APT	LR2 RC	1		
100	290	540900	0050	3,100	2976740	\$2,122,600	03/05/19	\$684.71	4 PLEX	R20	4		
100	305	917960	0450	9,509	2976650	\$1,489,100	03/05/19	\$156.60	TITUS MANSION	DCE-T	1		
100	125	807710	0040	4,628	2976736	\$3,062,390	03/08/19	\$661.71	TERRACE VIEW APTS BLDG #4	LR2	1		
100	090	362603	9052	4,016	2977825	\$75,000	03/13/19	\$18.68	4 PLEX & EXPRESSO SHOP	C1-40	1	24	Easement or right-of-way
100	065	261990	0005	0	2979587	\$3,199,080	03/14/19	\$0.00	FOX HILL PLAZA (0005) CONDOMIN	LR3	1		
100	005	197720	0970	37,874	2977684	\$25,000	03/14/19	\$0.66	PLYMOUTH ON STEWART APTS	DMC 240	1	24	Easement or right-of-way
100	145	867340	0105	6,118	2978754	\$1,998,000	03/15/19	\$326.58	8 UNIT APT	LR3	1		
100	285	192105	9138	6,320	2981304	\$1,078,500	03/18/19	\$170.65	FOUR DUPLEXES	R20	1		
100	245	202304	9113	39,214	2979944	\$9,384,200	03/22/19	\$239.31	WINDSOR COURT	RM-24	1		
100	060	246844	0010	2,410	2980400	\$764,760	03/27/19	\$317.33	FAIRVIEW TOWN HOMES	LR2 RC	1		
100	065	304320	0185	3,038	2980254	\$1,849,400	03/27/19	\$608.76	FOUR-PLEX	NC2-40	1		

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	300	122006	9034	4,742	2979842	\$650,000	03/27/19	\$137.07	FOUR-PLEX AND ROCKRIDGE OR	RA10	1		
100	230	637100	0095	5,802	2980170	\$2,248,250	03/28/19	\$387.50	3017 APTS	LR2	1		
100	270	132202	0360	5,400	2980425	\$790,000	03/28/19	\$146.30	PANTHER LAKE SIXPLEX	RM2400	1		
100	415	866590	0007	3,640	2981217	\$958,000	04/01/19	\$263.19	4 PLEX	RM 2400	1		
100	080	277110	6030	38,682	2981447	\$28,000,000	04/05/19	\$723.85	GILMAN TERRACE APTS (See also	C1-40	2		
100	290	049200	0236	7,936	2981785	\$1,650,000	04/11/19	\$207.91	BUENA VISTA APTS	DUC	1		
100	030	524780	1000	141,500	2982206	\$17,900,000	04/12/19	\$126.50	FRYE APARTMENTS HUD 221(d)(3)	PSM 100	1	63	Sale price updated by sales id group
100	250	092304	9006	122,588	2982755	\$17,225,000	04/15/19	\$140.51	Whisperwood	RM-18	2		
100	245	122000	0380	5,736	2986163	\$1,355,000	04/19/19	\$236.23	ANDREINA VELMA	RM-24	1		
100	070	880490	0215	200,649	2984025	\$128,329,900	04/23/19	\$639.57	Pike Motorworks Bldg	NC3P-65	7		
100	235	927220	1670	6,302	2985014	\$1,648,500	04/24/19	\$261.58	THE CHARENE	LR3	1		
100	270	282104	9116	145,728	2983904	\$33,350,000	04/24/19	\$228.85	EVERGREEN VALE	R4	1		
100	030	524780	1440	68,533	2986200	\$248,000	04/24/19	\$3.62	HIRABAYASHI PLACE APARTMENT	IDR/C 12	1	17	Non-profit organization
100	145	276760	4285	2,493	2985688	\$1,575,000	04/25/19	\$631.77	FOUR PLEX	LR3	1		
100	130	197220	0060	9,983	2986689	\$775,000	04/27/19	\$77.63	New Apartment	C1-40	1		
100	115	420690	0845	13,509	2984669	\$5,880,800	04/29/19	\$435.32	UNIVERSITY ARMS APTS	LR2	1		
100	185	273410	0196	5,550	2985270	\$2,246,000	04/29/19	\$404.68	CARLETON PARK APARTMENTS	LR2	1		
100	255	024600	0060	3,192	2990050	\$920,000	04/29/19	\$288.22	SUSAN APTS	UH-1800	1		
100	315	784130	0380	3,336	2984967	\$995,000	04/30/19	\$298.26	4-PLEX	R-14	1		
100	015	198920	1130	18,686	2985561	\$7,395,000	05/01/19	\$395.75	THE 419 BUILDING	SM-UP 8	1		
100	235	032400	0511	5,978	2985559	\$2,323,200	05/01/19	\$388.62	CALIFORNIA COURT	LR3 RC	1	10	Tear down
100	250	092304	9101	3,608	2986557	\$8,416	05/03/19	\$2.33	4 PLEX (ravine)	RM-24	1		
100	430	733805	0030	425,124	2986954	\$48,100,000	05/09/19	\$113.14	RIVERPARK REDMOND (HYATT HC	RVBD	1		
100	165	768960	0061	3,760	2989583	\$5,000	05/10/19	\$1.33	4 PLEX	R24	1		
100	115	313120	0880	2,460	2987841	\$965,250	05/13/19	\$392.38	4-PLEX	SF 5000	1		
100	145	424290	0240	2,760	2989236	\$1,355,000	05/13/19	\$490.94	4 PLEX	LR1	1		
100	270	132201	0180	4,096	2990437	\$653,000	05/14/19	\$159.42	PLAN G	RM2400	1		
100	305	192205	9276	7,176	2989489	\$1,358,800	05/14/19	\$189.35	TERRACE VIEW APT	MR-D	1		
100	285	272105	9107	16,776	2990333	\$2,218,000	05/16/19	\$132.21	PANORAMA EAST APTS	R7	1		
100	290	182105	9179	3,250	2989207	\$785,000	05/16/19	\$241.54	APARTMENT	R7	1		
100	010	069600	0140	18,000	2988194	\$24,813,600	05/16/19	\$1,378.53	FRANKLIN APTS (Future Condo Site	DMR/C 2	3	10	Tear down
100	135	744200	0365	30,011	2988449	\$15,870,000	05/17/19	\$528.81	rev Apartments	C1-40	2		
100	240	250060	0446	18,232	2988337	\$3,170,000	05/17/19	\$173.87	TERRY VILLA	MTC-2	1		
100	225	804380	0020	0	2988913	\$18,656,600	05/21/19	\$0.00	STRATA ON CALIFORNIA	NC3-30	45		
100	305	186390	0060	4,992	2989951	\$825,000	05/22/19	\$165.26	6 UNIT APARTMENT	MR-D	1		
100	290	289174	0180	4,000	2989903	\$617,075	05/24/19	\$154.27	4 PLEX	R20	1		
100	240	272420	1260	4,920	2991166	\$761,000	05/29/19	\$154.67	4-PLEX	PR-R	1		
100	305	346280	0220	3,570	2990706	\$645,000	05/29/19	\$180.67	MAPLE LANE APTS	MR-M	1		

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
100	015	059000	0101	1,100	2991549	\$6,220,450	05/30/19	\$5,654.95	BAYVIEW HEIGHTS CONDOMINIUM	MR (M)	22		
100	285	192105	9042	4,788	2992501	\$650,000	05/30/19	\$135.76	6-PLEX	R10	1		
100	305	142204	9051	313,583	2991434	\$83,100,000	05/31/19	\$265.00	WATERFORD AT THE LAKES APART	MR-G	1		
100	415	741770	0552	49,360	2991470	\$21,000,000	05/31/19	\$425.45	BALLINGER APARTMENTS	CB	1		
100	370	172080	0400	2,880	2991877	\$1,965,000	06/04/19	\$682.29	OLYMPIC VIEW APT	RM 3.6	1		

Glossary of Some Terms Used in This report

Account number:	Account numbers in King County consist of ten digits. There is an 11 th and 12 th digit that for most purposes can be ignored. The first six digits are often called the major number and refer to a particular plat, a donation claim, or unplatted property in which case the major number describes the section, township, and range. The next four digits are called the minor number and refer to a specific property.
Assessment date:	The effective date of appraisal for the assessed values making up the tax rolls. In Washington the assessment date is January 1 st of each year except for new construction which is assessed as of July 31 st . The value established on the assessment date is used to calculate the following year's taxes.
Capitalization rate:	A rate used to convert an estimate of net income to an estimate of market value. Net income is divided by the capitalization rate to arrive at a value estimate.
Coefficient of Dispersion:	A normalized statistical measure of uniformity – the ratio of the sum of differences between median ratios and observed ratios to the sample size.
Coefficient of Variation:	A normalized statistical measure of uniformity – the ratio of the standard deviation of ratios to the mean ratio.
Cost approach:	An approach to value that involves determining the cost to replace a building, less depreciation, plus land value.
Comparable sale:	A recently sold property that is similar to a property being appraised. The differences in characteristics should be accounted for by adjusting the sale price of the comparable sale.
Economic Unit:	A group of two or more parcels which contribute toward the viability of a single property; thus, the parcels can be valued not only solely but as a function of their contribution to the overall property value. Typically, the parcels are contiguous and under the same ownership. Common economic unit types include “multiparcel” in which there is a primary improved parcel supported by one or more vacant parcels, and “consolidated” in which there are multiple improved parcels which operate together in the same complex.
Income approach:	An approach to value that is based on the concept that a property's value is the present worth of future benefits. The net income that a property is capable of generating is capitalized into value. Put another way, the net income is divided by the capitalization rate.
Multiple regression:	In real estate valuation, a type of statistical analysis which uses multiple data points from multiple observations (e.g. sales) to “predict” values for the larger population.
Ratio study:	A study of the relationship between assessed values and market values (as indicated by sale prices). The assessed value is divided by the sale price.
Rent comparable:	The rent of a property that is similar to a property being appraised. The differences in characteristics should be accounted for by adjusting the rent of the rent comparable.
Sales comparison approach:	An approach to value that involves comparing the characteristics of a property with the characteristics of other properties that sold (comparable sales).