

# South Seattle

Areas: 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, AND 475.

*Residential Condominium Revalue for 2021 Assessment Roll*



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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**John Wilson**  
**Assessor**

Dear Property Owners,

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

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

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

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

In Service,

John Wilson  
King County Assessor



# How Property Is Valued

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

## What Are Mass Appraisal Techniques?

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

## Are Properties Inspected?

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

### **RCW [84.40.025](#) Access to property:**

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

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

## How are Property Sales Used?

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

## How is Assessment Uniformity Achieved?

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

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

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

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

## Requirements of State Law

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

## Appraisal Area Reports

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

## Table of Contents

Executive Summary Report .....	1
South Seattle Overview Map.....	2
South Seattle Ratio Study Reports .....	3
<b>Part One – Premises of Mass Appraisal .....</b>	<b>4</b>
Purpose.....	4
King County Revaluation Cycle .....	4
Inspection .....	4
Scope of the Appraisal.....	4
Sales Verification and Data Collection.....	5
Approaches to Value .....	5
Land Value and Commercial Condominiums .....	5
<b>Part Two – Presentation of Data .....</b>	<b>6</b>
Identification of the area.....	6
Name or Designation.....	6
South Seattle .....	6
Area, city, neighborhood, and location data:.....	6
Boundaries.....	6
Maps .....	6
Zoning and legal/political consideration .....	6
<b>Part Three – Analysis of Data and Conclusions.....</b>	<b>7</b>
Highest and best use analysis.....	7
Market Change of Average Sale Price in the South Seattle Area: .....	7
Chart 1: Progression of average sales price over time (1-1-2019 to 12-31-2020) .....	7
South Seattle Sale Price changes.....	8
Application of Time Adjustments: .....	8
Sales comparison approach model description .....	9
Model specification .....	9
Model calibration .....	10
Exceptions: .....	10
<b>Total Value Model Recommendations, Validation and Conclusions: .....</b>	<b>14</b>
Model Recommendations .....	14
Validation.....	14
Ratio study.....	14
Conclusion .....	14

<b>USPAP Compliance</b> .....	15
Client and Intended Use of the Appraisal: .....	15
Definition and date of value estimate:.....	15
Market Value .....	15
Highest and Best Use.....	15
Date of Value Estimate .....	16
Property Rights Appraised: Fee Simple .....	17
Assumptions and Limiting Conditions: .....	17
Scope of Work Performed: .....	18
Certification:.....	18
<b>Sales Used in Analysis</b> .....	21
<b>Sales Removed from Analysis</b> .....	40
<b>Neighborhood 160 Map</b> .....	43
<b>Neighborhood 165 Map</b> .....	44
<b>Neighborhood 170 Map</b> .....	45
<b>Neighborhood 175 Map</b> .....	46
<b>Neighborhood 180 Map</b> .....	47
<b>Neighborhood 185 Map</b> .....	48
<b>Neighborhood 190 Map</b> .....	49
<b>Neighborhood 195 Map</b> .....	50
<b>Neighborhood 200 Map</b> .....	51
<b>Neighborhood 205 Map</b> .....	52
<b>Neighborhood 210 Map</b> .....	53
<b>Neighborhood 215 Map</b> .....	54
<b>Neighborhood 220 Map</b> .....	55
<b>Neighborhood 225 Map</b> .....	56
<b>Neighborhood 230 Map</b> .....	57
<b>Neighborhood 235 Map</b> .....	58
<b>Neighborhood 475 Map</b> .....	59

# Executive Summary Report South Seattle

**Neighborhoods:** 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, AND 475.

**Appraisal Date:** 1/1/2021- 2021 Assessment Roll

**Previous Physical Inspection:** 2019 through 2020

**Sales - Improved Summary:**

Number of Sales: 670

Range of Sale Dates: 1/1/2019 to 12/31/2020

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2020 Value	\$117,800	\$285,700	\$403,500	\$452,000	89.3%	6.23%
2021 Value	\$120,000	\$299,000	\$419,000	\$452,000	92.9%	4.32%
Change	+\$2,200	+\$13,300	+\$15,500			-1.91%
%Change	+1.9%	+4.7%	+3.8%		+3.6%	-30.68%

\*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.91% and -30.68% actually represent an improvement.

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

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

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2020 Value	\$129,000	\$291,600	\$420,600
2021 Value	\$131,400	\$305,500	\$436,900
Percent Change	+1.9%	+4.8%	+3.9%

Number of improved Parcels in the Population: **4,837**

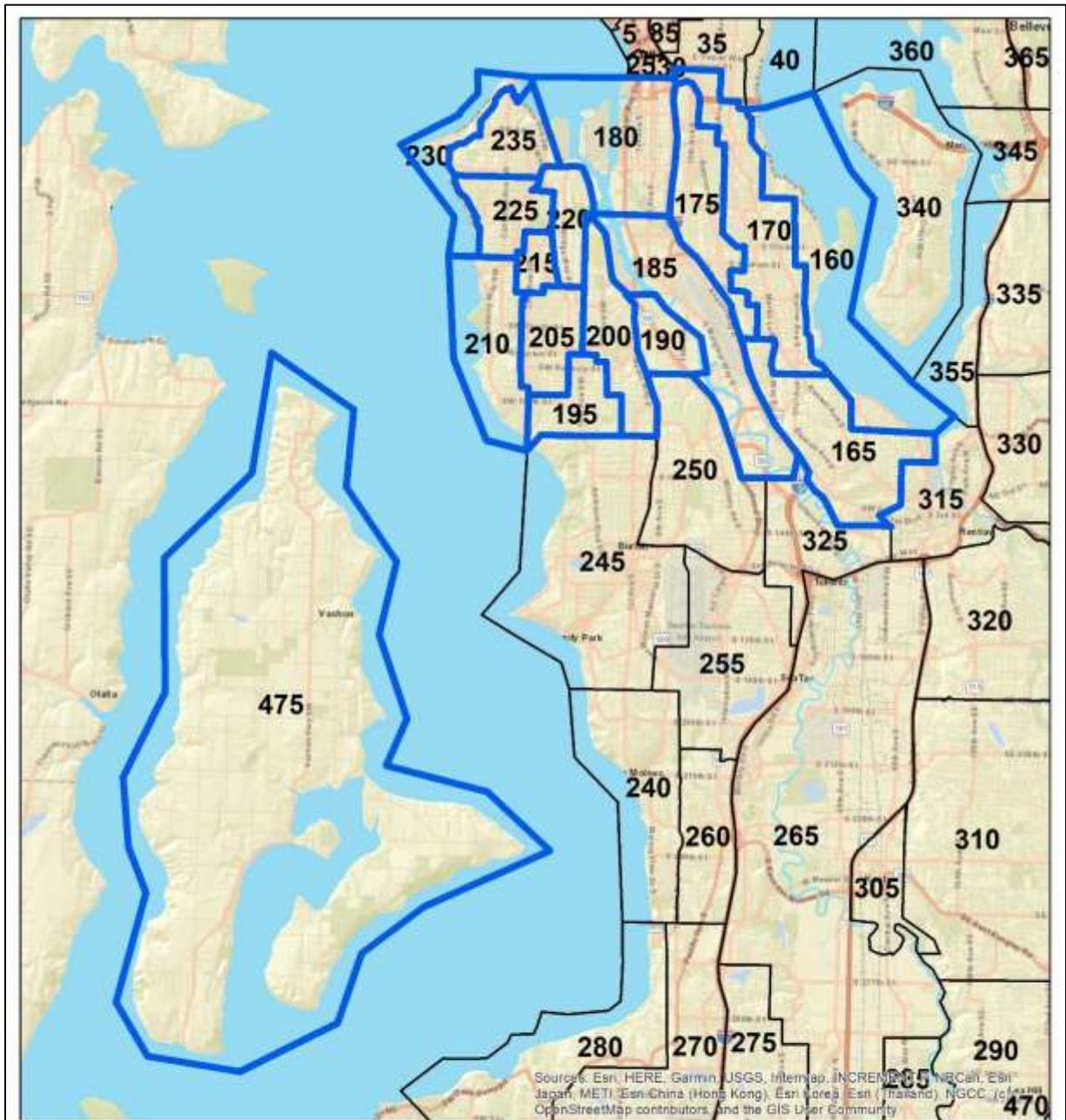
The population summary above includes all residential condominium living units. It excludes parking storage and moorage units and condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor’s files located in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

**Summary of Findings:**

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

The Values described in this report improve assessment level, uniformity, and equity. The recommendation is to post those values for the 2021 assessment roll.

# South Seattle Overview Map



Condo Areas: South Seattle

**Legend**

- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
- Non water
- Water



# South Seattle Ratio Study Reports

## PRE-REVALUE RATIO ANALYSIS

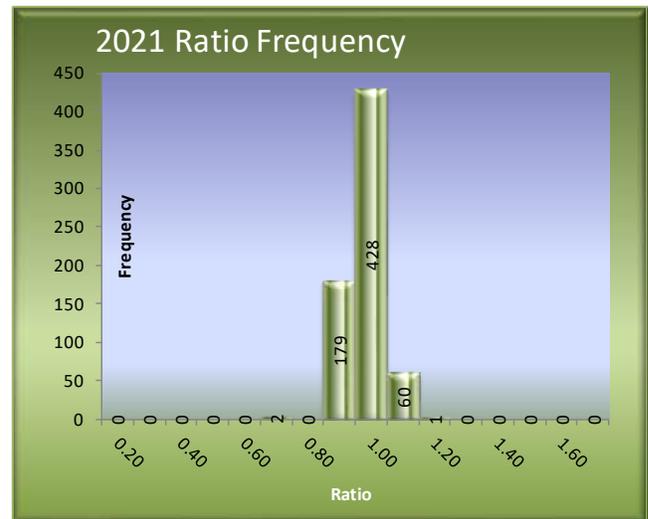
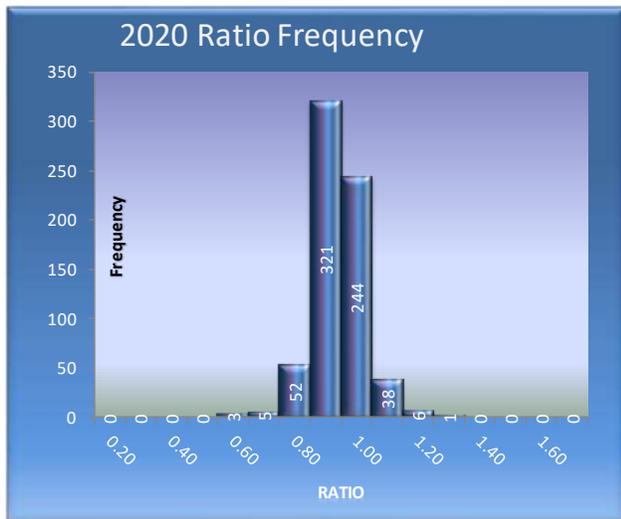
Pre-revalue ratio analysis compares time adjusted sales from 2019 through 2020 in relation to the previous assessed value as of 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	670
<b>Mean Assessed Value</b>	\$403,500
<b>Mean Adj. Sales Price</b>	\$452,000
<b>Standard Deviation AV</b>	\$192,713
<b>Standard Deviation SP</b>	\$216,796
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.893
<b>Median Ratio</b>	0.891
<b>Weighted Mean Ratio</b>	0.893
UNIFORMITY	
<b>Lowest ratio</b>	0.540
<b>Highest ratio:</b>	1.205
<b>Coefficient of Dispersion</b>	6.23%
<b>Standard Deviation</b>	0.076
<b>Coefficient of Variation</b>	8.51%
<b>Price Related Differential (PRD)</b>	1.001

## POST-REVALUE RATIO ANALYSIS

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

POST REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	670
<b>Mean Assessed Value</b>	\$419,000
<b>Mean Sales Price</b>	\$452,000
<b>Standard Deviation AV</b>	\$199,868
<b>Standard Deviation SP</b>	\$216,796
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.929
<b>Median Ratio</b>	0.928
<b>Weighted Mean Ratio</b>	0.927
UNIFORMITY	
<b>Lowest ratio</b>	0.649
<b>Highest ratio:</b>	1.105
<b>Coefficient of Dispersion</b>	4.32%
<b>Standard Deviation</b>	0.052
<b>Coefficient of Variation</b>	5.59%
<b>Price Related Differential (PRD)</b>	1.002



# **Part One – Premises of Mass Appraisal**

Effective Date of Appraisal: January 1, 2021

Date of Appraisal Report: 6/9/2021

## **Purpose**

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

## **King County Revaluation Cycle**

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

## **Inspection**

No South Seattle neighborhoods were physically inspected for the 2021 appraisal year.

## **Scope of the Appraisal**

The following guidelines were considered and adhered to:

- Sales from 1/2019 to 12/31/2020 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2021.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standards 5 and 6.

## Sales Verification and Data Collection

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

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

## Approaches to Value

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

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

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

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

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the South Seattle area. Our sales sample consists of 670 residential living units that sold during the 24-month period between January 1, 2019 and December 31, 2020. The model was applied to all of the 4,837 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

## Land Value and Commercial Condominiums

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

# Part Two – Presentation of Data

## Identification of the area

### Name or Designation

#### South Seattle

#### Area, city, neighborhood, and location data:

The South Seattle area includes specialty neighborhoods 160: Seward Park, 165: Skyway, 170: Rainier Valley, 175: Beacon Hill, 185: Georgetown, 190: South Park, 195: White Center, 200: Highland Park, 205: Westwood, 210: Fauntleroy, 215: High Point, 220: Delridge, 225: Junction, 230: Alki, 235: Admiral and 475: Vashon.

#### Boundaries

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

North Boundary – South Dearborn Street

East Boundary – Western Shore of Lake Washington.

West Boundary – Puget Sound

South Boundary – An irregular line extending from the southern point of Lake Washington, West to Puget Sound.

#### Maps

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

#### Zoning and legal/political consideration

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

# Part Three – Analysis of Data and Conclusions

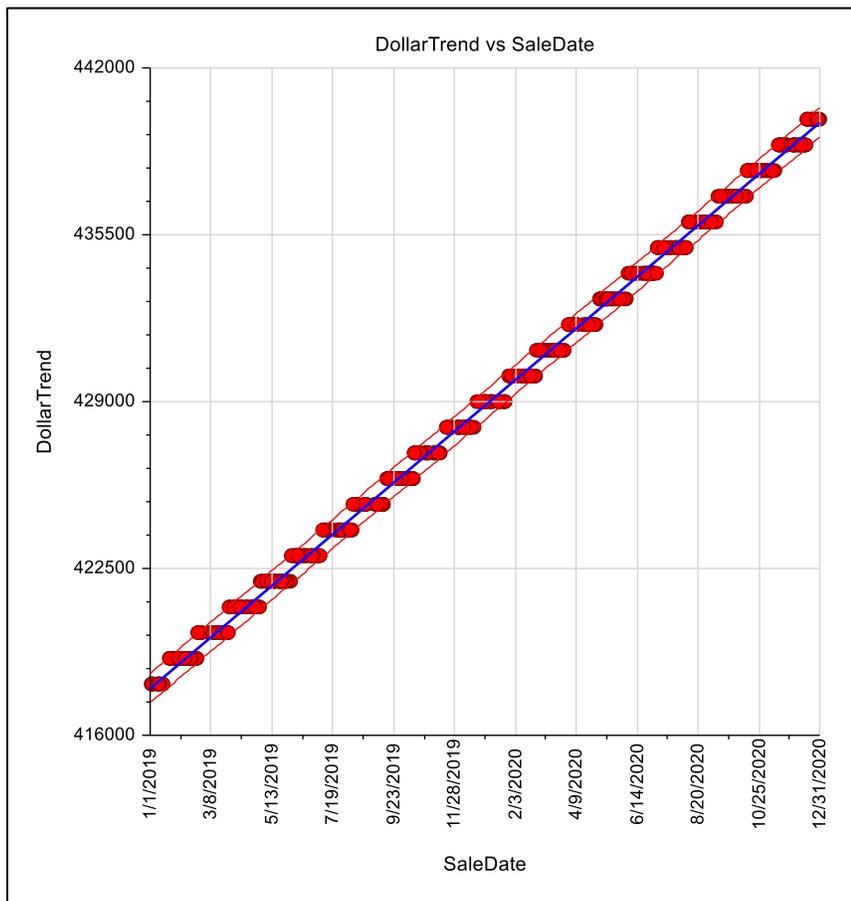
## Highest and best use analysis

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

## Market Change of Average Sale Price in the South Seattle Area:

Analysis of sales in the South Seattle area indicated an increase in value over the two-year period. Overall, values appreciated from an average, non-adjusted sales price near \$418,000 as of 1-1-2019 by 5.25% to \$440,000 as of January 1<sup>st</sup> 2021.

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



**South Seattle Sale Price changes** (Relative to 1/1/2021 valuation date.)

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

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2019	1.0525	5.25%
2/1/2019	1.0503	5.03%
3/1/2019	1.0482	4.82%
4/1/2019	1.0459	4.59%
5/1/2019	1.0437	4.37%
6/1/2019	1.0415	4.15%
7/1/2019	1.0393	3.93%
8/1/2019	1.0370	3.70%
9/1/2019	1.0348	3.48%
10/1/2019	1.0326	3.26%
11/1/2019	1.0304	3.04%
12/1/2019	1.0282	2.82%
1/1/2020	1.0260	2.60%
2/1/2020	1.0237	2.37%
3/1/2020	1.0217	2.17%
4/1/2020	1.0194	1.94%
5/1/2020	1.0173	1.73%
6/1/2020	1.0151	1.51%
7/1/2020	1.0130	1.30%
8/1/2020	1.0108	1.08%
9/1/2020	1.0086	0.86%
10/1/2020	1.0065	0.65%
11/1/2020	1.0043	0.43%
12/1/2020	1.0022	0.22%
1/1/2021	1.0000	0.00%

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

**Application of Time Adjustments:**

Examples	Sales Price	Sales Date	Adjustment factor (x Sales Price)	Adjusted Sales price*
Sale 1	\$423,000	1/2/2019	1.0525	\$445,000
Sale 2	\$405,000	12/30/2019	1.0261	\$416,000
Sale 3	\$245,000	12/31/2020	1.0001	\$245,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(7.00414102609683E-05 \* SaleDay)

Where SaleDay = Sale Date - 44197

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

## Sales comparison approach model description

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

### Model specification

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

1. Age
2. Building Quality
3. Building Condition
4. Project Location
5. Project Appeal
6. Project size (number of units)
7. Living Area
8. Unit Condition
9. Covered Parking
10. Views: City, Puget Sound
11. Puget Sound Waterfront
12. Neighborhood
13. Certain projects as defined by Major.

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

## Model calibration

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

0.9102950933509 - 0.0951478622339125 \* AGE + 0.192169217083221 \* BLDCONDITION + 0.425461646703284 \* BLDQULAITY + 0.0756580086771062 \* COVPARKING + 0.485409130057174 \* LIVAREAx - 0.391385356180243 \* NBHDHIGH1 - 0.249651499011357 \* NBHDHIGH2 - 0.126339247828171 \* NBHDHIGH3 + 0.0678236771303385 \* NBHDLOW1 + 0.100231358671021 \* NBHDLOW2 - 0.065325546110854 \* NBRUNITSx + 0.377522457423588 \* PROJAPPEAL - 0.14605837945173 \* PROJHIGH1 - 0.157765870680457 \* PROJHIGH2 - 0.1319195081004 \* PROJHIGH3 - 0.0582990247237966 \* PROJHIGH4 + 0.343767338111417 \* PROJLOCATION + 0.383513568901325 \* PROJLOW1 + 0.27617101608805 \* PROJLOW2 + 0.242852257702506 \* PROJLOW3 + 0.142874671918784 \* PROJLOW4 + 0.100639432938494 \* PROJLOW5 + 0.0535364318974391 \* PROJLOW6 + 0.119941228888277 \* SOUNDVIEW + 0.0889022597236473 \* SoundWFT + 0.0287863200950496 \* TERRVIEW + 0.151097119112918 \* UNITCONDITION - 0.0963546095848881 \* VASHON - 0.422983243763521 \* Westwood1\_2 x Mass Appraisal Adjustment (1-.075)

## Exceptions:

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

Major	Nbhd	Project Name	Value Notes
414169	160	LAKERIDGE SHORES CONDOMINIUM	Valued at EMV*1.35 by considering market.
415982	160	LAKEWOOD PARK THE CONDOMINIUM	Valued at EMV *1.35 by considering market.
569920	160	MT BAKER COURT CONDOMINIUM	Valued at EMV *1.30 by considering market.
919758	160	WATER'S EDGE CONDOMINIUM	Valued at EMV *1.10 by considering project sales.
066150	170	BELLA LUNA CONDOMINIUM	Valued at EMV * 1.05 by considering project sales.
170303	170	COLUMBIA 26 CONDOMINIUM	Valued at EMV*.60 by considering market.
228536	170	1836 S WELLER STREET CONDOMINIUM	Valued at EMV *1.10 by considering project sales.
260341	170	4256 S SPENCER ST II CONDOMINIUM	Valued at EMV for unit #2 and EMV *.75 for unit 1 considering project sales.
261746	170	FOUR SEASONS TOWNHOMES CONDOMINIUM	Valued at EMV * .90 by considering project sales.
286640	170	GRAND STREET TOWNHOMES CONDOMINIUM	Valued at EMV .95 by considering project sales.
387310	170	KINGS VIEW TOWNHOMES CONDOMINIUM	Valued at EMV *1.20 by considering market.
418290	170	LANE STREET COTTAGES CONDOMINIUM	Valued at EMV * 1.15 by considering project sale.
643408	170	OTHELLO STATION CONDOMINIUM	Valued at EMV * 1.05 by considering project sales.
785390	170	SOLE VITA CONDOMINIUM	Valued at EMV *1.05 by considering project sales
073260	175	BENNETT, THE CONDOMINIUM	Valued at EMV * .80 for minor # 10 and .90 for minor 20 by considering market.
186560	175	CRYSTAL VIEW CONDOMINIUM	Valued at EMV * 1.05 by considering project sales
519810	175	MASSACHUSETTS PLACE CONDOMINIUM	Valued at EMV* 1.10 by considering market.

Major	Nbhd	Project Name	Value Notes
787270	175	SOUND VIEW POINTE CONDOMINIUM	Valued at EMV * .90 by considering project sales
792265	175	SPINNAKER THE 1ST AMD CONDOMINIUM	Valued at EMV* 1.10 by considering market.
855620	175	TAIYO CONDOMINIUM	Valued at EMV * .90 by considering project sales
307500	190	HANES HOUSE CONDOMINIUM	Valued at EMV * .90 by considering market.
639124	190	1058 S CLOVERDALE CONDOMINIUM	Valued at EMV * .90 on the larger units and EMV on the small one by considering project sales
721150	195	REGAL HEIGHTS TOWNHOMES	Valued at EMV * .90 by considering market.
324050	200	HENDERSON PLACE CONDOMINIUM	Valued at EMV * .95 by considering market.
324060	200	HENDERSON PLACE TOWNHOMES CONDOMINIUM	Valued at EMV * 1.20 by considering market.
570930	200	MOUNTAIN VIEW VILLAS CONDOMINIUM	Valued at EMV * .95 by considering project sales.
866150	200	TOP HAT CONDOMINIUM	Valued at EMV .75 by considering project sales.
012930	205	ALHAMBRA CONDOMINIUM	Valued at EMV * .85 by considering market.
086915	205	BLUE STAR	Valued at EMV* .90 by considering market.
932290	205	WESTWOOD COURT TOWNHOMES	Valued at EMV * .80 by considering market.
159210	210	CINNAMON RIDGE	Valued at EMV*.95 by considering project sales.
630500	210	OAK RIDGE	Valued at EMV * 1.05 by considering project sales.
768060	210	SEAVIEW TERRACE	Valued at EMV and 1.05 for good condition by considering project sales.
769845	210	SEVENTY ONE	Valued at EMV* 1.10 by considering project sales
780434	210	6963 CALIFORNIA AVENUE TOWNHOUSES	Valued at EMV *1.10 by considering market.
692835	220	PUGET RIDGE COHOUSING CONDOMINIUM	Valued at EMV *1.40 by considering sales on the project.
930600	220	WESTMONT CONDOMINIUM	Valued at EMV* 1.10 by considering market.
032100	225	AVALON CONDOMINIUM	Valued at EMV1.10 by considering market.
129500	225	CALIFORNIA AVENUE	Valued at EMV * .85 by considering market.
149610	225	CENTRAL PARK	Valued at EMV * 1.20 by considering market.
159192	225	CIELO CONDOMINIUM	Valued at EMV * .95 by considering project sales.
173600	225	CONDO VISINAIZ	Valued at EMV* .90 by considering market.
186460	225	CRYSTAL COURT	Valued at EMV * 1.10 by considering market.
188755	225	DAKOTA CONDOMINIUM	Valued at EMV * 1.10 by considering project sales.
204120	225	DIPLOMAT CONDOMINIUM	Valued at EMV* 1.10 by considering project sales.
282230	225	GOLDEN WEST CONDOMINIUM	Valued at EMV * .90 by considering project sales
286300	225	GRANADA CONDOMINIUM	Valued at EMV*.95 by considering market.
377980	225	JUNCTION TOWER I	Valued at EMV * .90 by considering market.
515480	225	MARINE VISTA	Valued at EMV* 1.10 by considering market.
644200	225	OUTLOOK WEST	Valued at EMV * 1.05 by considering market.
768080	225	SEAVIEW WEST	Valued at EMV * 1.10 by considering market.
768110	225	SEA-WESTERLY CONDOMINIUM	Valued at EMV * 1.10 by considering market.
787650	225	SOUNDVIEW RIDGE CONDOMINIUM	Valued at EMV* 1.20 by considering project sales.
864425	225	TIBURON BY THE BAY	Valued at EMV * .95 by considering market.
885100	225	VALERIAN	Valued at EMV * 1.10 by considering project sales
927010	225	WEST POINT PLACE	Valued at EMV * .95 by considering market.
929089	225	WESTERLY	Valued at EMV * 1.10 by considering project sales.
013905	230	ALKI BEACH HOUSE CONDOMINIUM	Valued at EMV*.90 supported by project sales.
013910	230	ALKI BEACH TOWERS CONDOMINIUM	Valued at EMV*1.15 supported by market.

Major	Nbhd	Project Name	Value Notes
013950	230	ALKI BONAIR CONDOMINIUM	Valued at EMV*1.10 supported by market.
014300	230	ALKI PLACE CONDOMINIUM	Valued at EMV*1.10 supported by market.
014700	230	ALKI MUSE CONDOMINIUM	Valued at EMV*1.15 supported by market.
015650	230	ALKI TAI CONDOMINIUM	Valued at EMV* 1.10 supported by project sales
015700	230	ALKI TOWNHOUSES CONDOMINIUM	Valued at EMV* 1.10 supported by market.
015900	230	ALKI WEST CONDOMINIUM	Valued at EMV* 1.15 supported by market.
015910	230	ALKI WEST ONE CONDOMINIUM	Valued at EMV* 1.10 supported by market.
025137	230	APRIL COURT CONDOMINIUM	Valued at EMV* .95 supported by market.
026280	230	ARGONAUT CONDOMINIUM	Valued at EMV* 1.10 supported by market.
031835	230	AUTUMN COURT CONDOMINIUM	Valued at EMV* .95 supported by project sales
058610	230	BAY VILLA ALKI BEACH CONDOMINIUM	Valued at EMV*1.05 supported by market.
059280	230	BEACH DRIVE CONDOMINIUM	Valued at EMV* 1.15 supported by project sales
059290	230	BEACH DRIVE COURT CONDOMINIUM	Valued at EMV* 1.10 supported by market.
140460	230	CARROLL PLACE CONDOMINIUM	Valued at EMV* 1.10 supported by market.
253897	230	58TH PLACE II CONDOMINIUM	Valued at EMV*.75 supported by project sales.
260785	230	4224 BEACH DRIVE CONDOMINIUM	Valued at EMV* 1.10 supported by market.
261758	230	1402 ALKI BEACH CONDOMINIUM	Valued at EMV and Penthouse valued at 1.30*EMV supported by project sales
278138	230	GLAD HARBOR CONDOMINIUM	Valued at EMV*1.20 supported by market.
300380	230	HAIDA TOWNHOUSES CONDOMINIUM	Valued at EMV * 1.10 supported by market.
302260	230	HALEKULANI CONDOMINIUM	Valued at EMV * .90 supported by market.
311058	230	HARBOR LANDING CONDOMINIUM	Valued at EMV* 1.20 supported by market.
363880	230	J J'S CONDOMINIUM	Valued at EMV* 1.20 supported by market.
445878	230	LUNA PARK CONDOMINIUM	Valued at EMV* 1.10 supported by project sales
554040	230	MILLER'S RETREAT CONDOMINIUM	Valued at EMV* 1.20 supported by market.
634540	230	OFF-THE-BEACH CONDOMINIUM	Valued at EMV* 1.10 supported by market.
643200	230	OSPREY LANDING CONDOMINIUM	Valued at EMV* 1.10 supported by market.
645335	230	OVERLOOK CONDOMINIUM	Valued at EMV* 1.10 supported by project sales.
665240	230	PARK VISTA CONDOMINIUM	Valued at EMV* 1.10 supported by market.
678971	230	PINNACLE AT ALKI	Valued at EMV* 1.15 supported by project sales
683774	230	POINT NAUTICA CONDOMINIUM	Valued at EMV* 1.20 and Penthouse are valued at EMV* 1.40 supported by market.
683783	230	POINT PLACE ALKI CONDOMINIUM	Valued at EMV* 1.10 supported by market.
683835	230	POINTE WEST CONDOMINIUM	Valued at EMV* 1.10 and Penthouse is valued at 1.30 at EMV supported by market.
785990	230	SONATA AT ALKI CONDOMINIUM	Valued at EMV and top floor at EMV*1.30 supported by project sales
787600	230	SOUNDVIEW ALKI VISTA CONDOMINIUM	Valued at EMV* 1.10 supported by market.
860060	230	1350 ALKI CONDOMINIUM	Valued at EMV* 1.10 supported by project sales
860090	230	1374 ALKI CONDOMINIUM	Valued at EMV* 1.20 and larger unit at EMV*1.30 supported by market.

Major	Nbhd	Project Name	Value Notes
860221	230	3023 ALKI CONDOMINIUM	Valued at EMV* 1.15 supported by market.
860311	230	3859 BEACH DRIVE CONDOMINIUM	Valued at EMV and Penthouse is valued at 1.40* EMV supported by project sales
872597	230	1200 ALKI CONDOMINIUM	Valued at EMV *1.20 supported by market. Penthouse is valued at 1.40 of EMV
872664	230	1238 ALKI CONDOMINIUM	Valued at EMV * 1.10 supported by project sales
872733	230	2122 ALKI CONDOMINIUM	Valued at EMV* 1.10 supported by market.
872856	230	2610 MARINE AVENUE SOUTHWEST CONDOMINIUM	Valued at EMV* 1.40 supported by market.
911060	230	WAHKIAKUM CONDOMINIUM	Valued at EMV* 1.05 supported by market.
919580	230	WATERFRONT AT ALKI BEACH CONDOMINIUM	Valued Penthouse at EMV*1.40.
932013	230	WESTVIEW CONDOMINIUM	Valued at EMV* .95 supported by market.
946790	230	WINDCHASE CONDOMINIUM	Valued at EMV* 1.15 supported by market.
005450	235	ADMIRAL COURT	Valued at EMV* .95 supported by project sales
005480	235	ADMIRAL NORTH	Valued at EMV* .95 supported by project sales.
005580	235	ADMIRAL'S WATCH	Valued at EMV* .95 supported by project sales
152353	235	CHARLESTON	Valued at EMV* .95 supported by project sales
159520	235	CITY LIGHTS ON HARBOR	Valued at EMV* 1.05 supported by project sales.
168405	235	COLLEGE PARK WEST	Valued at EMV* 1.05 supported by project sales.
305750	235	HAMILTON VISTA	Valued at EMV* 1.10 supported by market.
311065	235	HARBOR CREST	Valued at EMV* 1.05 supported by project sales.
514280	235	MARCUS PLACE	Valued at EMV*1.10 and top floor valued at 1.40 supported by market.
664100	235	PARK ADMIRAL	Valued at EMV*1.05 supported by project sales.
683773	235	POINT ELLIOTT	Valued at EMV and Penthouse are valued at EMV* 1.40 supported by market.
873120	235	TWIN CEDARS	Valued at EMV*.95 supported by market.
928880	235	WESTBRIDGE	Valued unfinished are valued at EMV * percent complete.
344250	475	HOMEPORT CONDOMINIUM	Valued at EMV * .95 by considering sales in the project
683700	475	POHL ROAD PLACE CONDOMINIUM	Valued at EMV * .70 by considering market

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

# Total Value Model Recommendations, Validation and Conclusions:

## Model Recommendations

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

## Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 92.9%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2021 assessment year (taxes payable in 2022) results in an average total change from the 2020 assessments of +3.9%.

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

## Ratio study

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

The study was also repeated after application of the 2021 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6.23% to 4.32%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the body of this report.

## Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2021 Assessment Roll.

# USPAP Compliance

## Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP Standards 5 and 6. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

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

## Definition and date of value estimate:

### Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

### **The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

## Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.

11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be “typical finish” and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

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

### **Certification:**

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

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



## King County

### Department of Assessments

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**John Wilson**  
**Assessor**

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

Please follow these standards as you perform your tasks.

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

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

John Wilson  
King County Assessor

**Addenda**

**Sales Lists**

**&**

**Specialty Area Maps**

## Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
160	172440	0050	399,800	4/21/2020	407,000	675	4	2003	4	N	N	COMMONS AT MAYFLOWER CONDOMINIUM
160	172440	0120	384,000	6/9/2020	390,000	586	4	2003	4	N	N	COMMONS AT MAYFLOWER CONDOMINIUM
160	664940	0020	280,000	4/4/2020	285,000	995	5	1971	3	Y	N	PARK SHORE VILLA CONDOMINIUM
160	664940	0080	325,000	11/25/2020	326,000	1,040	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0110	240,000	3/6/2019	251,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0200	290,000	7/23/2019	301,000	1,004	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0250	312,000	7/14/2020	316,000	1,040	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0270	260,000	12/4/2020	261,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0300	293,600	6/11/2020	298,000	1,288	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0450	368,000	1/23/2019	387,000	1,288	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0460	345,000	8/15/2020	348,000	1,288	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0500	300,000	7/16/2019	311,000	1,004	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0580	250,000	2/14/2020	256,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	792264	0020	250,000	2/15/2019	262,000	657	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0130	255,000	10/26/2020	256,000	652	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0330	240,000	5/22/2020	244,000	661	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0360	330,000	5/25/2019	344,000	1,073	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0380	289,500	7/2/2020	293,000	657	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0420	275,000	11/10/2020	276,000	654	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0470	400,000	10/26/2020	402,000	1,098	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0570	280,000	9/25/2020	282,000	661	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0630	280,000	1/22/2020	287,000	904	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0660	276,000	8/13/2020	279,000	654	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	919758	0060	334,000	6/28/2019	347,000	703	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0090	345,000	12/4/2019	355,000	708	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0170	395,000	8/14/2020	399,000	860	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0240	376,000	9/16/2020	379,000	803	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
165	090300	0070	230,000	5/14/2020	234,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0110	210,000	10/21/2020	211,000	670	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0120	199,000	10/29/2020	200,000	670	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0240	235,000	10/6/2020	236,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0260	199,950	6/15/2020	203,000	670	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0410	211,000	8/24/2020	213,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	090300	0430	218,000	6/10/2019	227,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0450	239,500	1/17/2020	245,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0500	229,899	6/5/2020	233,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0520	220,000	2/13/2019	231,000	940	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0530	240,000	8/14/2019	249,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0540	225,000	7/17/2019	234,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0580	215,000	8/12/2020	217,000	800	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0590	190,000	12/22/2020	190,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0720	180,000	5/23/2019	188,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0770	220,000	7/27/2020	222,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0780	204,000	5/17/2019	213,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0920	173,000	8/6/2019	179,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0950	163,000	5/30/2019	170,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0950	187,000	4/9/2020	191,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	1000	200,000	10/17/2020	201,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	1050	175,000	7/26/2019	182,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	118100	0110	245,000	8/31/2020	247,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0130	232,000	8/23/2019	240,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0150	254,000	3/10/2020	259,000	1,139	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	146085	0010	404,500	9/12/2019	418,000	1,440	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	146085	0020	359,000	2/10/2020	367,000	1,000	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	146085	0160	370,000	1/23/2020	379,000	1,000	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	214700	0010	544,990	6/10/2020	553,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0020	499,990	3/10/2020	510,000	1,807	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0030	549,990	5/5/2020	559,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0070	479,990	2/18/2020	491,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0080	480,990	3/5/2020	491,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0090	484,990	2/28/2020	496,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0100	424,990	2/14/2020	435,000	1,356	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0110	479,990	4/24/2020	489,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0130	524,990	6/3/2020	533,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0140	515,038	4/20/2020	524,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0150	513,990	4/17/2020	523,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0160	517,980	4/27/2020	527,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0170	529,990	5/11/2020	539,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0180	521,139	5/1/2020	530,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	394590	0030	455,000	12/17/2019	467,000	1,440	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0140	492,000	5/16/2019	513,000	1,951	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0200	410,000	6/22/2020	416,000	1,134	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0210	510,000	11/5/2020	512,000	1,823	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0230	455,000	9/12/2019	470,000	1,836	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0250	475,000	3/18/2019	497,000	1,878	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	666913	0010	210,000	8/5/2020	212,000	1,245	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0030	215,000	9/12/2019	222,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0040	216,000	10/29/2019	223,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0150	199,000	12/20/2019	204,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0160	221,500	1/3/2019	233,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0190	200,000	8/27/2020	202,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0220	204,950	3/26/2020	209,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0270	190,000	8/9/2019	197,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0280	210,000	10/1/2019	217,000	1,121	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0300	198,000	6/10/2019	206,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0460	206,000	8/23/2019	213,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	794105	0020	237,500	7/21/2020	240,000	1,030	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0030	252,000	7/16/2020	255,000	1,040	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0060	255,000	9/2/2020	257,000	1,120	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0110	247,900	9/17/2020	250,000	1,120	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0170	245,000	11/22/2020	246,000	1,035	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0190	248,000	5/11/2020	252,000	1,040	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0200	236,000	12/13/2019	242,000	1,030	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0200	229,000	5/7/2020	233,000	1,030	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	885790	0010	139,000	7/29/2019	144,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0020	151,000	10/16/2019	156,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0020	159,000	11/6/2020	160,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0050	158,000	5/16/2019	165,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0060	165,000	7/10/2019	171,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0070	177,000	6/15/2020	179,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0090	132,000	2/7/2020	135,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0140	183,000	12/10/2020	183,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0150	174,900	5/18/2020	178,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0190	143,500	4/15/2019	150,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0200	138,000	2/15/2019	145,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	885790	0260	147,500	1/30/2020	151,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0300	165,000	6/17/2019	172,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0350	156,000	6/25/2020	158,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0360	165,000	11/17/2020	166,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0370	151,888	2/4/2019	159,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0390	168,000	8/6/2019	174,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0430	150,000	7/12/2019	156,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0440	137,700	5/12/2020	140,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0480	180,000	8/28/2020	182,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0510	181,250	7/3/2020	184,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
170	066150	0050	369,900	3/13/2020	378,000	712	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0060	360,000	12/5/2019	370,000	711	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0210	360,000	9/20/2019	372,000	758	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0220	318,000	10/4/2019	328,000	683	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	103190	0010	560,000	6/18/2019	583,000	1,091	4	1989	4	N	Y	BRADNER PLACE CONDOMINIUM
170	228533	0020	542,000	4/28/2019	566,000	828	5	2018	3	N	N	1842 S WELLER STREET CONDOMINIUM
170	228536	0020	538,000	4/30/2019	562,000	828	5	2018	3	N	N	1836 S WELLER STREET CONDOMINIUM
170	260341	0020	480,000	12/16/2019	493,000	800	4	2019	3	N	N	4256 S SPENCER ST II CONDOMINIUM
170	261746	0020	402,500	6/21/2019	419,000	1,140	4	1999	3	N	N	FOUR SEASONS TOWNHOMES CONDOMINIUM
170	286640	0030	695,000	11/6/2019	716,000	1,613	6	2002	3	N	Y	GRAND STREET TOWNHOMES CONDOMINIUM
170	323950	0060	289,999	1/11/2019	305,000	786	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0070	250,000	9/25/2020	252,000	521	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0110	249,000	6/30/2020	252,000	529	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	364580	0010	420,000	11/19/2020	421,000	857	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0030	422,000	11/12/2020	423,000	838	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0040	418,000	7/27/2020	423,000	820	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0080	400,000	5/28/2019	417,000	865	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0160	597,500	5/11/2020	607,000	1,390	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0180	546,000	7/27/2020	552,000	1,392	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0230	620,000	4/24/2019	647,000	1,392	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0230	618,000	10/13/2020	621,000	1,392	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0260	630,000	3/18/2020	643,000	1,392	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	539670	0030	570,000	8/17/2020	575,000	1,076	4	2007	3	N	N	MCNAIR MANOR TOWNHOMES CONDOMINIUM
170	539670	0040	565,000	9/28/2020	569,000	1,076	4	2007	3	N	N	MCNAIR MANOR TOWNHOMES CONDOMINIUM
170	609360	0010	609,000	9/25/2019	629,000	1,382	4	1998	4	N	Y	908 HIAWATHA CONDOMINIUM
170	643403	0030	435,000	10/29/2019	448,000	1,284	4	2005	3	N	N	OTHELLO PLACE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
170	643408	0070	439,000	12/23/2020	439,000	1,134	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643408	0090	470,000	4/29/2020	478,000	1,809	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643408	0110	436,100	7/1/2020	442,000	1,134	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643408	0140	440,000	7/3/2020	446,000	1,134	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643410	0060	470,000	10/15/2019	485,000	1,809	4	2006	4	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0070	420,000	10/28/2020	422,000	1,134	4	2006	4	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0110	465,000	7/25/2019	482,000	1,809	4	2006	4	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0140	499,950	10/18/2019	516,000	1,820	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0270	499,900	11/6/2020	502,000	1,809	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0470	438,000	9/25/2019	452,000	1,809	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0620	457,500	1/21/2020	469,000	1,809	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0670	500,000	11/24/2020	501,000	1,820	4	2006	4	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	684365	0230	401,000	4/9/2019	419,000	771	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0270	400,000	7/27/2020	404,000	828	4	2009	3	N	N	PONTEDELA CONDOMINIUM
170	684365	0320	403,520	7/2/2019	419,000	860	4	2009	3	N	N	PONTEDELA CONDOMINIUM
170	684365	0340	390,000	4/2/2019	408,000	818	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0350	399,000	5/29/2019	416,000	858	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0370	405,000	7/17/2019	420,000	858	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0390	347,470	12/29/2020	348,000	771	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0410	399,000	4/23/2019	417,000	851	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0420	525,000	3/24/2020	536,000	1,192	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0620	419,000	10/6/2020	422,000	828	4	2009	3	N	N	PONTEDELA CONDOMINIUM
170	684365	0680	360,000	7/29/2019	373,000	769	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0700	315,000	7/27/2019	327,000	578	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0750	370,157	8/3/2020	374,000	771	4	2009	3	N	Y	PONTEDELA CONDOMINIUM
170	684365	0810	391,000	7/12/2019	406,000	854	4	2009	3	N	N	PONTEDELA CONDOMINIUM
170	684365	0830	300,000	12/21/2020	300,000	553	4	2009	3	N	N	PONTEDELA CONDOMINIUM
170	684365	0840	455,000	12/23/2019	467,000	1,206	4	2009	3	N	N	PONTEDELA CONDOMINIUM
170	770142	0030	432,000	3/23/2020	441,000	1,013	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0100	410,000	1/15/2020	420,000	1,046	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0150	395,000	10/23/2020	397,000	978	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0370	442,000	3/27/2020	451,000	1,103	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	785390	0020	380,000	8/6/2019	394,000	715	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0100	367,000	5/28/2019	382,000	680	5	1967	4	N	N	SOLE VITA CONDOMINIUM
175	029940	0080	397,500	10/27/2020	399,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0180	414,000	11/16/2020	415,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
175	029940	0270	350,000	2/5/2019	367,000	1,150	4	1980	3	N	N	ATLANTIC PLACE CONDOMINIUM
175	029940	0460	450,000	2/11/2020	460,000	1,200	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	060501	0160	335,000	9/28/2019	346,000	682	5	1930	5	N	Y	BEACON (THE) CONDOMINIUM
175	073260	0020	470,600	3/16/2020	480,000	695	5	2019	3	N	N	BENNETT, THE CONDOMINIUM
175	155490	0050	485,000	2/3/2020	496,000	1,264	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0090	385,000	6/10/2019	401,000	832	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0240	483,500	3/13/2019	506,000	1,103	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0290	503,000	10/27/2020	505,000	1,243	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0350	382,000	10/18/2019	394,000	818	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0370	390,000	10/4/2019	403,000	849	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0430	555,000	8/18/2020	560,000	1,086	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0510	499,999	12/9/2019	514,000	1,086	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	160900	0080	420,000	3/12/2019	440,000	822	5	1992	4	N	Y	CLARKE CONDOMINIUM
175	186560	0050	337,500	11/26/2019	347,000	804	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0060	260,000	6/18/2020	264,000	454	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0110	372,000	12/10/2020	373,000	912	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0120	474,950	8/27/2020	479,000	757	4	2000	3	N	Y	CRYSTAL VIEW CONDOMINIUM
175	286350	0030	395,000	10/16/2019	407,000	1,258	4	1980	3	N	N	GRAND THE CONDOMINIUM
175	315120	0020	383,950	1/29/2020	393,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0030	400,000	10/11/2019	413,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0060	394,725	6/23/2020	400,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0070	400,000	3/20/2019	419,000	1,140	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0210	399,500	3/3/2020	408,000	878	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0260	360,000	6/26/2019	374,000	884	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0340	380,000	2/13/2020	389,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0350	380,000	1/15/2020	389,000	874	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0360	397,500	8/1/2019	412,000	874	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0460	385,000	4/22/2020	392,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0550	399,000	6/8/2019	415,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0610	379,000	9/10/2019	392,000	931	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0660	395,000	8/7/2020	399,000	931	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0690	383,000	1/27/2020	392,000	868	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0740	402,000	3/15/2020	410,000	868	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0800	380,000	2/15/2019	399,000	868	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0870	420,000	10/30/2020	422,000	868	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0920	455,000	10/9/2020	458,000	1,148	4	1985	4	N	N	HARWOOD CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
175	315120	0980	420,000	9/29/2020	423,000	866	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	1040	418,000	7/16/2020	423,000	866	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	345989	0010	397,250	3/19/2019	416,000	1,028	4	1989	3	N	Y	HORIZON VIEW CONDOMINIUM
175	365580	0040	509,000	1/3/2020	522,000	1,289	4	1994	3	N	N	JADE GARDEN CONDOMINIUM
175	787270	0010	309,300	12/2/2019	318,000	801	4	1968	4	N	N	SOUND VIEW POINTE CONDOMINIUM
175	787270	0110	327,000	8/19/2020	330,000	620	4	1968	4	N	Y	SOUND VIEW POINTE CONDOMINIUM
175	788875	0140	375,000	9/9/2020	378,000	948	4	1983	3	N	N	SOUTH TERRACE CONDOMINIUM
175	855620	0010	373,000	5/15/2019	389,000	959	5	1992	3	N	N	TAIYO CONDOMINIUM
190	639124	0030	570,000	6/25/2020	578,000	1,699	4	2019	3	N	N	1058 S CLOVERDALE CONDOMINIUM
190	639124	0040	450,000	3/27/2020	459,000	780	4	2019	3	N	N	1058 S CLOVERDALE CONDOMINIUM
195	721150	0080	330,000	5/10/2019	344,000	1,062	4	2004	3	N	N	REGAL HEIGHTS TOWNHOMES
200	031860	0010	210,000	9/25/2019	217,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0090	229,000	2/25/2020	234,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0170	255,000	3/5/2020	260,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0240	210,000	12/9/2019	216,000	777	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0260	220,000	8/23/2020	222,000	980	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0320	249,000	2/4/2020	255,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0370	245,000	12/31/2020	245,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0460	237,750	2/14/2019	249,000	980	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0540	216,500	4/22/2020	220,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0580	260,100	2/1/2020	266,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0600	198,500	3/19/2020	203,000	777	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0620	247,500	10/16/2019	255,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0670	200,000	12/18/2020	200,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0710	232,500	2/25/2019	244,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0750	200,000	12/2/2019	206,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0790	265,000	6/14/2019	276,000	877	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0810	235,000	1/15/2019	247,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0860	257,825	4/3/2020	263,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0950	235,000	5/16/2019	245,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0980	255,000	8/5/2019	264,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0990	249,900	12/5/2019	257,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	570575	0010	262,000	9/18/2019	271,000	1,067	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0130	282,900	8/22/2020	286,000	1,063	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0140	286,000	5/19/2020	291,000	1,076	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0250	257,000	11/26/2019	264,000	1,065	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
200	570575	0290	320,000	2/10/2020	327,000	1,226	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570930	0030	425,000	3/22/2019	445,000	2,219	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0080	420,500	2/25/2020	430,000	2,216	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0090	427,000	7/2/2019	444,000	2,217	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0100	380,000	6/26/2019	395,000	1,880	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
205	339040	0030	358,000	4/8/2020	365,000	784	4	1980	2	N	N	HOLDEN MANOR CONDOMINIUM
205	339040	0060	400,000	2/13/2020	409,000	915	4	1980	2	N	N	HOLDEN MANOR CONDOMINIUM
205	339040	0140	357,500	2/3/2020	366,000	884	4	1980	2	N	N	HOLDEN MANOR CONDOMINIUM
205	339040	0180	415,000	10/14/2019	428,000	884	4	1980	2	N	Y	HOLDEN MANOR CONDOMINIUM
205	339040	0210	377,000	4/23/2019	394,000	899	4	1980	2	N	Y	HOLDEN MANOR CONDOMINIUM
205	440040	0060	309,000	9/17/2020	311,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0100	295,000	12/18/2020	295,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0130	307,000	6/4/2019	320,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0280	326,249	6/30/2020	331,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0540	351,500	8/31/2020	355,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0780	319,000	2/20/2019	335,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0880	315,000	1/2/2020	323,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0890	300,000	3/18/2019	314,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0930	345,000	4/5/2019	361,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0930	365,000	8/17/2020	369,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	1010	298,000	10/2/2020	300,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	638455	0010	313,000	1/3/2019	329,000	1,014	4	1981	4	N	N	OLYMPIC PARK
205	638455	0020	315,000	2/21/2020	322,000	1,014	4	1981	4	N	N	OLYMPIC PARK
205	638455	0030	314,900	7/17/2019	327,000	976	4	1981	4	N	N	OLYMPIC PARK
205	638455	0130	300,000	9/27/2019	310,000	976	4	1981	4	N	N	OLYMPIC PARK
205	638455	0140	320,000	3/6/2019	335,000	976	4	1981	4	N	N	OLYMPIC PARK
205	638455	0290	340,000	6/24/2019	354,000	1,014	4	1981	4	N	Y	OLYMPIC PARK
205	692833	0020	225,000	9/19/2020	227,000	514	3	1945	5	N	N	PUGET RIDGE
205	692833	0060	239,000	11/18/2020	240,000	514	3	1945	5	N	N	PUGET RIDGE
205	868035	0060	340,000	9/23/2019	351,000	742	4	1993	4	N	N	TRENTON COURT
205	868035	0080	320,000	11/20/2019	329,000	747	4	1993	4	N	N	TRENTON COURT
205	868035	0160	325,000	8/10/2020	328,000	751	4	1993	4	N	N	TRENTON COURT
205	894550	0070	330,000	2/24/2020	337,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0170	337,000	11/11/2019	347,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0310	292,000	5/13/2019	305,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0400	353,888	8/28/2020	357,000	1,016	4	1979	4	N	N	VILLAGE SQUARE



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
205	894550	0460	356,880	3/26/2019	373,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	932460	0010	250,000	6/26/2019	260,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0020	335,000	4/9/2019	350,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0040	243,000	12/9/2019	250,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0070	330,000	7/8/2019	343,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0080	292,000	11/16/2020	293,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932461	0030	280,000	12/11/2020	280,000	970	5	1983	4	N	N	WESTWOOD NO. 02 CONDOMINIUM
205	932461	0030	280,000	12/11/2020	280,000	970	5	1983	4	N	N	WESTWOOD NO. 02 CONDOMINIUM
205	932461	0050	270,000	12/16/2020	270,000	975	5	1983	4	N	N	WESTWOOD NO. 02 CONDOMINIUM
205	932500	0210	340,000	3/27/2019	356,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0350	335,000	9/18/2019	346,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0360	299,950	5/27/2020	305,000	885	4	1981	4	N	N	WESTWOOD PLAZA
210	028690	0020	635,000	9/26/2019	656,000	1,258	4	2019	3	N	N	ARROYO HEIGHTS CONDOMINIUM
210	159210	0020	380,000	7/25/2019	394,000	1,109	5	1985	4	N	N	CINNAMON RIDGE
210	159210	0100	450,000	10/30/2020	452,000	1,269	5	1985	4	N	N	CINNAMON RIDGE
210	159210	0180	410,000	8/15/2019	425,000	1,082	5	1985	4	N	Y	CINNAMON RIDGE
210	159210	0190	407,500	7/24/2019	423,000	1,156	5	1985	4	N	Y	CINNAMON RIDGE
210	261789	0020	475,000	6/19/2019	494,000	851	4	2019	3	N	N	4207 SW CONDOMINIUM
210	630500	0030	479,950	8/11/2020	485,000	1,214	5	1987	4	N	N	OAK RIDGE
210	630500	0040	510,000	8/5/2020	515,000	1,186	5	1987	4	N	N	OAK RIDGE
210	630500	0050	475,000	3/28/2019	497,000	1,543	5	1987	4	N	N	OAK RIDGE
210	630500	0140	505,000	1/7/2020	518,000	1,181	5	1987	4	N	Y	OAK RIDGE
210	768060	0080	650,000	7/1/2020	658,000	1,550	6	1978	4	N	Y	SEAVIEW TERRACE
210	769845	0030	285,000	2/3/2020	292,000	540	4	1957	5	N	N	SEVENTY ONE
210	769845	0100	305,000	11/22/2019	314,000	540	4	1957	5	N	N	SEVENTY ONE
210	769853	0010	659,000	1/11/2019	693,000	1,566	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0020	649,000	1/8/2019	683,000	1,537	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0030	669,000	1/25/2019	703,000	1,566	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0040	649,000	1/28/2019	682,000	1,537	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0050	699,000	1/11/2019	735,000	1,607	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0060	719,000	3/11/2019	753,000	1,889	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0070	699,000	1/28/2019	734,000	1,588	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0080	719,000	1/31/2019	755,000	1,632	6	2018	3	N	N	7321 BAINBRIDGE
210	780434	0040	570,000	7/21/2020	577,000	1,120	5	2002	3	N	Y	6963 CALIFORNIA AVENUE TOWNHOUSES
210	926380	0110	620,000	12/26/2019	636,000	1,248	5	1967	5	Y	Y	WEST BEACH
210	926380	0170	562,500	4/23/2020	573,000	1,009	5	1967	5	Y	Y	WEST BEACH

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
210	926380	0350	577,000	12/3/2020	578,000	1,202	5	1967	5	Y	Y	WEST BEACH
210	926380	0390	555,000	10/1/2020	559,000	1,121	5	1967	5	Y	Y	WEST BEACH
210	926380	0440	475,000	6/12/2019	494,000	934	5	1967	5	Y	Y	WEST BEACH
210	926380	0610	749,500	8/13/2019	777,000	1,512	5	1967	5	Y	Y	WEST BEACH
210	926380	0620	575,000	9/4/2020	580,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0650	565,000	3/1/2020	577,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0710	599,000	11/20/2019	616,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0750	599,000	7/14/2020	606,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0810	580,000	12/28/2020	580,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	932089	0040	295,000	9/14/2020	297,000	686	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0050	283,000	9/26/2019	292,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0060	295,100	4/25/2019	308,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0090	320,000	6/1/2020	325,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0100	325,000	4/1/2020	331,000	666	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0130	314,000	1/16/2020	322,000	686	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0150	285,000	11/9/2020	286,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0180	288,000	10/23/2020	289,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0250	375,000	11/19/2020	376,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0260	360,000	5/13/2019	375,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0350	355,000	2/22/2019	372,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0380	299,950	7/28/2020	303,000	622	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0390	285,000	8/23/2019	295,000	686	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0460	333,000	6/11/2019	347,000	695	4	1989	4	N	Y	WESTWATER CONDOMINIUM
210	932089	0530	280,000	8/10/2019	290,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0540	319,000	12/10/2020	319,000	666	4	1989	4	N	Y	WESTWATER CONDOMINIUM
210	932089	0560	300,000	8/7/2020	303,000	622	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0580	310,000	5/14/2020	315,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0590	299,950	4/10/2020	306,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0600	362,500	7/30/2020	366,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0610	380,000	5/24/2019	396,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0700	417,500	8/11/2020	422,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0710	275,000	8/13/2019	285,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
215	286140	0040	366,900	5/23/2019	382,000	983	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0070	284,000	3/2/2020	290,000	701	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0090	388,000	9/21/2019	401,000	921	4	1979	4	N	Y	GRAHAM TERRACE VIEW
215	286140	0110	342,000	1/2/2020	351,000	987	4	1979	4	N	N	GRAHAM TERRACE VIEW



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
215	286140	0130	335,000	2/20/2019	351,000	885	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0180	375,000	7/1/2019	390,000	987	4	1979	4	N	Y	GRAHAM TERRACE VIEW
215	327840	0170	642,990	3/6/2019	674,000	1,984	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0200	524,990	2/20/2019	551,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0200	500,000	9/1/2020	504,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0210	639,990	4/3/2019	669,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0220	620,000	7/2/2020	628,000	1,688	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0340	680,000	11/2/2020	683,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0390	509,990	1/4/2019	537,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0480	497,990	5/3/2019	520,000	1,390	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0490	499,990	4/22/2019	522,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0500	495,990	4/30/2019	518,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0510	494,990	6/7/2019	515,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0520	565,000	2/25/2019	592,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	720589	0030	460,000	1/30/2019	483,000	1,681	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0050	415,000	5/23/2019	432,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0080	459,000	2/25/2019	481,000	1,681	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0110	440,000	1/8/2020	451,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0140	460,000	8/5/2020	465,000	1,304	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0170	409,950	5/22/2020	416,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0180	425,000	2/3/2020	435,000	1,039	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0260	449,950	8/13/2020	454,000	1,275	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0320	418,000	1/1/2020	429,000	996	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0470	415,000	3/4/2020	424,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0500	399,950	10/30/2019	412,000	1,039	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0520	395,000	9/5/2019	409,000	1,049	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0570	395,000	2/26/2019	414,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0650	405,000	1/22/2019	426,000	1,171	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0680	431,000	9/8/2020	434,000	1,275	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0690	372,000	1/1/2020	382,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0720	410,000	12/2/2019	422,000	1,049	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0750	412,500	5/8/2019	430,000	1,171	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0790	400,000	3/22/2019	419,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0860	420,000	9/23/2020	423,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0910	467,000	4/3/2020	476,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0960	419,950	9/24/2019	434,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
220	032150	0110	404,500	10/4/2019	418,000	855	5	2007	3	N	Y	AVALON PLACE CONDOMINIUM
220	032150	0130	505,000	12/16/2019	519,000	1,032	5	2007	3	N	Y	AVALON PLACE CONDOMINIUM
220	032150	0160	390,000	7/19/2019	405,000	861	5	2007	3	N	N	AVALON PLACE CONDOMINIUM
220	102990	0010	290,000	11/3/2020	291,000	717	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0050	270,000	12/12/2019	277,000	601	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0090	249,000	12/24/2020	249,000	494	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0270	305,000	4/25/2019	318,000	742	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0370	310,000	9/3/2020	313,000	676	4	1992	4	N	Y	BRADFORD COURT CONDOMINIUM
220	104140	0110	372,000	4/1/2020	379,000	1,049	4	1999	3	N	N	BRANDON COURT
220	213360	0020	415,000	7/1/2020	420,000	913	4	1999	3	N	N	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0040	350,000	12/3/2019	360,000	819	4	1999	3	N	N	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0160	400,000	5/15/2019	417,000	855	4	1999	3	N	N	DUWAMISH COHOUSING CONDOMINIUM
220	247285	0030	435,000	7/27/2019	451,000	1,114	4	1993	3	N	N	FAIRWINDS CONDOMINIUM
220	247285	0060	412,500	1/8/2020	423,000	1,093	4	1993	3	N	N	FAIRWINDS CONDOMINIUM
220	554470	0020	507,500	3/13/2019	532,000	1,129	4	1995	3	N	Y	MILLVIEW CONDOMINIUM
220	554470	0040	470,000	12/13/2020	471,000	1,117	4	1995	3	N	Y	MILLVIEW CONDOMINIUM
220	554470	0070	530,000	4/24/2019	553,000	1,166	4	1995	3	N	Y	MILLVIEW CONDOMINIUM
220	756900	0020	300,000	6/4/2019	312,000	652	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0110	430,000	6/29/2020	436,000	922	5	2002	3	N	Y	SAUSALITO CONDOMINIUM
220	756900	0280	308,000	12/15/2020	308,000	810	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0470	317,000	4/29/2020	323,000	601	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	773280	0040	230,000	9/6/2019	238,000	707	3	1980	2	N	N	SHEIRBON CONDOMINIUM (A.K.A. CITY VIEW WEST)
225	005040	0040	405,000	12/30/2019	416,000	884	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0120	560,000	3/25/2019	586,000	1,186	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0150	549,000	1/9/2020	563,000	1,073	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0170	519,000	7/29/2020	525,000	1,212	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0180	390,000	3/12/2019	408,000	742	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0380	569,950	9/8/2020	575,000	1,186	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0610	431,000	6/7/2019	449,000	831	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005085	0010	620,000	8/6/2020	626,000	1,704	5	2003	3	N	N	ADELAIDE TOWNHOMES
225	005085	0090	567,500	5/26/2020	576,000	1,210	5	2003	3	N	N	ADELAIDE TOWNHOMES
225	032105	0020	377,500	4/8/2019	395,000	880	4	1991	4	N	N	AVALON HOUSE
225	032105	0070	380,000	8/9/2019	394,000	1,081	4	1991	4	N	N	AVALON HOUSE
225	116520	0120	405,000	6/30/2020	410,000	794	5	2003	4	N	N	BROXTON CONDOMINIUM
225	116520	0140	569,000	3/13/2020	581,000	1,133	5	2003	4	N	Y	BROXTON CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	116520	0190	637,000	4/16/2019	666,000	1,443	5	2003	4	N	Y	BROXTON CONDOMINIUM
225	116520	0230	448,600	11/20/2020	450,000	1,113	5	2003	4	N	N	BROXTON CONDOMINIUM
225	159192	0020	417,888	7/8/2020	423,000	916	5	1998	4	N	N	CIELO CONDOMINIUM
225	165760	0090	368,000	9/11/2019	381,000	698	5	2000	3	N	N	COBBLESTONE COURT
225	173600	0040	360,000	3/27/2020	367,000	778	5	2005	3	N	N	CONDO VISINAIZ
225	188755	0050	409,950	10/31/2019	422,000	727	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0100	400,000	5/17/2020	406,000	639	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0150	424,000	8/26/2020	428,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0300	439,500	11/22/2019	452,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0410	433,500	12/2/2020	434,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	204120	0120	450,000	5/20/2019	469,000	1,123	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	204120	0170	408,918	2/1/2019	429,000	800	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	249060	0070	295,000	4/18/2019	308,000	551	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0110	355,000	3/11/2020	362,000	668	4	1989	5	N	N	FAUNTLEROY LANDING
225	249270	0090	335,000	10/7/2019	346,000	793	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0120	328,500	2/13/2019	345,000	787	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0170	259,950	10/17/2019	268,000	656	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0280	295,000	5/10/2019	308,000	793	4	1980	4	N	N	FAUNTLEROY TERRACE
225	253894	0100	439,000	4/10/2020	447,000	842	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0140	350,000	4/24/2020	356,000	561	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253901	0010	521,500	3/8/2019	546,000	1,206	4	1984	5	N	N	5932 FAUNTLEROY WAY TOWNHOMES
225	253940	0010	527,000	12/7/2020	528,000	1,120	5	2002	3	N	N	FINDLAY TOWNHOMES
225	253940	0040	495,000	10/16/2020	498,000	985	5	2002	3	N	N	FINDLAY TOWNHOMES
225	257016	0030	355,000	1/17/2020	364,000	646	4	1992	3	N	N	5000 FAUNTLEROY
225	257016	0070	437,000	9/16/2020	440,000	991	4	1992	3	N	N	5000 FAUNTLEROY
225	260787	0050	498,000	9/15/2020	502,000	1,055	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0230	339,000	7/2/2019	352,000	651	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0280	388,000	4/9/2019	406,000	833	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0290	340,000	11/8/2019	350,000	651	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	282230	0030	430,000	8/6/2019	446,000	921	5	1978	4	N	Y	GOLDEN WEST CONDOMINIUM
225	286300	0150	423,000	1/2/2019	445,000	1,154	5	1980	4	N	Y	GRANADA CONDOMINIUM
225	377980	0040	664,850	2/26/2020	679,000	1,368	6	1990	3	N	Y	JUNCTION TOWER I
225	445877	0050	490,000	9/26/2019	506,000	1,095	4	1997	3	N	Y	LUNA COURT
225	445877	0060	450,000	1/7/2020	461,000	1,160	4	1997	3	N	Y	LUNA COURT
225	445877	0110	425,000	1/27/2020	435,000	1,025	4	1997	3	N	N	LUNA COURT
225	445877	0120	449,000	2/5/2019	471,000	1,025	4	1997	3	N	N	LUNA COURT



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	445877	0130	440,000	3/3/2020	449,000	1,025	4	1997	3	N	N	LUNA COURT
225	445877	0180	349,950	9/23/2019	362,000	745	4	1997	3	N	Y	LUNA COURT
225	445877	0210	447,750	11/6/2019	461,000	1,025	4	1997	3	N	Y	LUNA COURT
225	445877	0280	368,000	7/2/2019	382,000	775	4	1997	3	N	Y	LUNA COURT
225	445877	0460	327,000	8/17/2020	330,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0480	320,000	1/22/2020	328,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0540	355,000	6/21/2019	369,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0600	345,000	10/30/2019	356,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0650	500,000	9/26/2019	516,000	1,150	4	1997	3	N	Y	LUNA COURT
225	639190	0020	439,000	12/12/2019	451,000	1,152	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	639190	0140	428,500	11/8/2019	441,000	1,152	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	642080	0070	415,000	8/25/2019	430,000	702	6	2006	3	N	N	OSBORN CONDOMINIUM
225	642080	0130	680,000	6/29/2020	689,000	1,351	6	2006	3	N	N	OSBORN CONDOMINIUM
225	642080	0240	425,000	9/16/2019	439,000	656	6	2006	3	N	Y	OSBORN CONDOMINIUM
225	644200	0120	590,000	1/29/2019	620,000	1,057	5	1990	4	N	Y	OUTLOOK WEST
225	768110	0030	370,000	10/8/2019	382,000	772	4	1980	4	N	N	SEA-WESTERLY CONDOMINIUM
225	769740	0050	460,000	9/10/2019	476,000	941	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	769740	0100	495,000	9/17/2019	512,000	823	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0140	440,000	8/1/2019	456,000	941	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	769740	0170	477,000	2/12/2020	488,000	853	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0330	379,000	5/8/2019	395,000	677	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	808300	0040	375,000	3/22/2019	392,000	804	5	1996	4	N	N	SUMMIT ON CALIFORNIA
225	808300	0110	330,000	6/8/2020	335,000	674	5	1996	4	N	Y	SUMMIT ON CALIFORNIA
225	808300	0160	528,000	9/30/2019	545,000	970	5	1996	4	N	Y	SUMMIT ON CALIFORNIA
225	864425	0130	318,220	10/14/2019	328,000	643	4	1998	5	N	N	TIBURON BY THE BAY
225	885100	0010	482,500	2/24/2020	493,000	1,232	4	1982	2	N	N	VALERIAN
225	885100	0030	520,700	10/22/2019	537,000	1,232	4	1982	2	N	Y	VALERIAN
225	885100	0060	390,000	12/4/2019	401,000	995	4	1982	2	N	Y	VALERIAN
225	927000	0070	409,750	10/13/2020	412,000	1,120	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0090	414,500	10/21/2020	417,000	1,084	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0150	358,750	10/27/2020	360,000	1,084	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0180	445,000	12/13/2019	457,000	1,063	4	1978	4	N	Y	WEST OLYMPIC VIEW
225	927000	0190	462,000	5/24/2019	481,000	1,120	4	1978	4	N	Y	WEST OLYMPIC VIEW
225	927000	0210	440,000	2/20/2020	450,000	1,084	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927010	0160	450,000	3/23/2020	459,000	1,178	4	1988	4	N	Y	WEST POINT PLACE
225	929089	0050	349,750	2/8/2019	367,000	698	4	1989	4	N	N	WESTERLY



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	929240	0070	299,950	5/22/2019	313,000	585	4	1980	5	N	N	WESTERN ONE CONDOMINIUM
230	012060	0240	430,000	8/13/2020	434,000	706	6	1926	5	N	Y	ALEXANDER COURT CONDOMINIUM
230	013150	0060	624,000	5/22/2019	650,000	1,314	5	1978	4	N	Y	ALII-KAI CONDOMINIUM
230	013550	0130	775,000	4/8/2019	810,000	1,560	5	1989	4	N	Y	ALKI CONDOMINIUM
230	013550	0160	755,000	6/3/2019	786,000	1,569	5	1989	4	N	Y	ALKI CONDOMINIUM
230	013905	0030	1,150,000	7/2/2020	1,165,000	2,980	6	1998	3	N	Y	ALKI BEACH HOUSE CONDOMINIUM
230	013950	0130	750,000	11/23/2020	752,000	1,366	5	1976	5	N	Y	ALKI BONAIR CONDOMINIUM
230	014300	0020	690,000	10/13/2020	694,000	1,871	4	1983	4	N	Y	ALKI PLACE CONDOMINIUM
230	015550	0040	850,000	9/3/2019	879,000	1,247	6	1985	4	Y	Y	ALKI POINT WEST CONDOMINIUM
230	015600	0110	610,000	5/7/2019	636,000	1,487	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015600	0130	567,000	9/2/2020	572,000	1,328	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015650	0020	1,022,000	6/21/2020	1,036,000	1,395	6	1966	5	Y	Y	ALKI TAI CONDOMINIUM
230	015700	0020	839,000	12/10/2019	862,000	2,079	5	1988	4	N	Y	ALKI TOWNHOUSES CONDOMINIUM
230	025137	0010	562,000	10/14/2020	565,000	1,464	4	1994	3	N	Y	APRIL COURT CONDOMINIUM
230	029400	0050	380,000	7/26/2019	394,000	984	4	1983	4	N	N	AT-ALKI CONDOMINIUM
230	031835	0010	630,000	9/11/2020	635,000	1,466	4	1991	4	N	Y	AUTUMN COURT CONDOMINIUM
230	058610	0060	839,000	10/3/2019	866,000	1,345	7	1997	3	N	Y	BAY VILLA ALKI BEACH CONDOMINIUM
230	058713	0060	628,500	11/8/2019	647,000	1,227	6	1986	4	N	Y	BAYSHORE WEST CONDOMINIUM
230	058713	0160	575,000	1/10/2019	605,000	1,135	6	1986	4	N	Y	BAYSHORE WEST CONDOMINIUM
230	059250	0030	730,000	5/5/2020	742,000	1,013	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0060	597,000	3/13/2019	625,000	984	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0080	725,000	6/14/2020	735,000	984	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0080	639,000	3/12/2019	669,000	984	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059280	0080	832,500	5/3/2019	869,000	1,350	5	1984	4	Y	Y	BEACH DRIVE CONDOMINIUM
230	106750	0010	475,000	9/15/2020	479,000	886	4	1991	4	N	N	BRIANNA MAY CONDOMINIUM
230	106750	0040	575,000	5/20/2019	599,000	855	4	1991	4	N	Y	BRIANNA MAY CONDOMINIUM
230	152360	0040	355,000	2/17/2019	372,000	639	4	1984	4	N	Y	CHARLESTOWN PARK CONDOMINIUM
230	156290	0030	495,000	7/8/2020	501,000	821	4	1989	4	N	N	CHILBERG PLACE CONDOMINIUM
230	156290	0050	490,000	4/28/2020	499,000	821	4	1989	4	N	N	CHILBERG PLACE CONDOMINIUM
230	213400	0040	625,000	10/28/2019	644,000	1,424	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	213400	0120	725,000	7/17/2019	753,000	1,481	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	213400	0120	805,000	9/23/2020	811,000	1,481	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	230190	0010	1,340,000	8/23/2019	1,387,000	3,097	7	1967	4	N	Y	1150 ALKI AVENUE CONDOMINIUM
230	253896	0060	324,000	3/29/2019	339,000	633	4	1985	4	N	N	58TH PLACE CONDOMINIUM
230	260785	0030	598,000	4/26/2019	624,000	1,128	4	1978	5	N	Y	4224 BEACH DRIVE CONDOMINIUM
230	261758	0010	760,000	5/23/2019	792,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
230	261758	0030	735,000	9/22/2020	740,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM
230	261758	0050	850,000	7/16/2020	860,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM
230	261758	0060	810,000	8/7/2019	840,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM
230	300380	0060	465,000	2/14/2020	476,000	833	5	1976	5	N	N	HAIDA TOWNHOUSES CONDOMINIUM
230	302260	0040	565,000	9/9/2020	570,000	1,012	5	1989	4	N	Y	HALEKULANI CONDOMINIUM
230	311075	0010	610,000	7/20/2020	617,000	1,080	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0100	585,000	5/27/2020	594,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0130	575,000	4/10/2019	601,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0260	675,000	2/11/2020	691,000	1,175	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0290	570,000	11/8/2019	587,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0490	625,000	9/24/2020	629,000	1,080	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	326118	0040	710,000	10/30/2019	732,000	1,193	5	1999	3	N	Y	HERON WATCH CONDOMINIUM
230	431090	0020	515,000	5/24/2019	537,000	925	5	1985	4	N	Y	LIGHTHOUSE LANDING CONDOMINIUM
230	431100	0110	295,000	7/7/2020	299,000	355	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0120	280,000	9/20/2019	289,000	356	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0130	300,000	8/7/2020	303,000	356	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0200	283,700	10/20/2019	293,000	355	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0240	295,000	1/31/2020	302,000	355	4	1955	5	N	Y	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0340	285,000	10/28/2019	294,000	355	4	1955	5	N	Y	LIGHTHOUSE POINT CONDOMINIUM
230	445878	0080	435,000	8/10/2020	439,000	634	4	1966	5	N	Y	LUNA PARK CONDOMINIUM
230	620830	0050	648,000	4/15/2019	677,000	956	4	1989	4	Y	Y	NOU KA HALE CONDOMINIUM
230	645335	0060	632,500	8/18/2020	639,000	936	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	665240	0040	645,000	12/14/2020	646,000	1,246	4	1988	4	N	Y	PARK VISTA CONDOMINIUM
230	666917	0030	424,000	5/31/2019	442,000	588	4	1987	4	N	Y	PARKVIEW WEST CONDOMINIUM
230	666917	0040	355,000	3/17/2020	362,000	504	4	1987	4	N	Y	PARKVIEW WEST CONDOMINIUM
230	666917	0040	356,000	12/7/2020	357,000	504	4	1987	4	N	Y	PARKVIEW WEST CONDOMINIUM
230	678971	0010	899,950	9/14/2020	907,000	815	7	2020	3	N	Y	PINNACLE AT ALKI
230	683780	0060	550,000	6/13/2019	572,000	850	5	1987	4	N	Y	POINT PLACE CONDOMINIUM
230	683780	0080	440,000	6/12/2019	458,000	803	5	1987	4	N	Y	POINT PLACE CONDOMINIUM
230	683783	0020	1,095,000	11/1/2019	1,128,000	1,276	6	1992	4	Y	Y	POINT PLACE ALKI CONDOMINIUM
230	721224	0020	850,000	12/15/2020	851,000	1,714	7	1997	3	N	Y	REGATTA ON ALKI CONDOMINIUM
230	762830	0020	605,000	5/6/2020	615,000	1,394	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0240	460,000	7/5/2019	478,000	776	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0300	640,500	12/14/2020	641,000	1,277	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0320	545,000	11/22/2019	561,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0440	650,000	7/11/2019	675,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
230	768100	0070	426,000	12/17/2020	426,000	895	4	1980	4	N	Y	SEAWEST CONDOMINIUM
230	778750	0080	420,000	1/31/2019	441,000	733	5	1964	5	N	Y	SIDNEY CONDOMINIUM
230	780402	0010	700,000	3/20/2019	733,000	1,710	5	2002	3	N	Y	64TH AVENUE SW CONDOMINIUM
230	785990	0080	775,000	11/23/2020	777,000	1,378	6	1993	3	N	Y	SONATA AT ALKI CONDOMINIUM
230	860060	0050	807,500	12/14/2019	830,000	1,204	6	2008	3	N	Y	1350 ALKI CONDOMINIUM
230	860060	0070	890,525	9/17/2020	897,000	1,204	6	2008	3	N	Y	1350 ALKI CONDOMINIUM
230	860311	0020	1,100,000	8/26/2020	1,110,000	1,819	7	2005	3	Y	Y	3859 BEACH DRIVE CONDOMINIUM
230	860311	0030	1,385,000	9/16/2019	1,432,000	1,871	7	2005	3	Y	Y	3859 BEACH DRIVE CONDOMINIUM
230	872640	0050	1,500,000	10/24/2019	1,546,000	1,830	7	2008	3	N	Y	1226 ALKI AVE SW CONDOMINIUM
230	872640	0060	1,500,000	3/15/2019	1,571,000	1,870	7	2008	3	N	Y	1226 ALKI AVE SW CONDOMINIUM
230	872664	0020	799,950	3/25/2019	837,000	1,281	7	2002	3	N	Y	1238 ALKI CONDOMINIUM
230	872664	0020	825,000	10/12/2020	830,000	1,281	7	2002	3	N	Y	1238 ALKI CONDOMINIUM
230	872664	0090	1,060,000	1/30/2020	1,085,000	1,863	7	2002	3	N	Y	1238 ALKI CONDOMINIUM
230	872732	0030	645,000	2/22/2019	676,000	1,104	5	2007	3	N	Y	TWENTY-ONE TWELVE ALKI CONDOMINIUM
230	872733	0020	1,250,000	5/26/2020	1,269,000	2,107	7	2003	3	N	Y	2122 ALKI CONDOMINIUM
230	911060	0070	1,147,000	2/1/2019	1,205,000	2,400	6	1983	4	N	Y	WAHKIAKUM CONDOMINIUM
230	919580	0090	790,000	7/22/2020	799,000	1,342	7	1996	3	N	Y	WATERFRONT AT ALKI BEACH CONDOMINIUM
230	919790	0040	725,000	7/9/2019	753,000	1,313	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0060	825,000	10/8/2020	830,000	1,619	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0070	747,000	12/2/2020	749,000	1,422	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0080	715,000	2/8/2019	751,000	1,479	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0140	710,000	12/17/2020	711,000	1,313	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	932013	0040	400,000	5/14/2019	417,000	749	5	1985	4	N	Y	WESTVIEW CONDOMINIUM
235	005400	0050	405,000	7/2/2020	410,000	680	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0290	350,000	2/21/2019	367,000	590	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0370	349,000	10/10/2019	360,000	590	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0650	500,000	6/26/2020	507,000	1,020	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005450	0070	545,000	9/30/2020	549,000	1,135	6	1992	4	N	Y	ADMIRAL COURT
235	005450	0130	507,500	10/22/2020	510,000	1,141	6	1992	4	N	N	ADMIRAL COURT
235	005480	0020	338,000	11/2/2020	339,000	612	5	1996	3	N	N	ADMIRAL NORTH
235	005490	0020	340,000	10/17/2020	342,000	745	4	1993	3	N	N	ADMIRAL PLAZA
235	005490	0130	420,000	11/25/2020	421,000	905	4	1993	3	N	N	ADMIRAL PLAZA
235	005490	0140	275,000	5/8/2019	287,000	515	4	1993	3	N	N	ADMIRAL PLAZA
235	005510	0020	375,000	9/4/2019	388,000	760	5	1997	3	N	N	ADMIRAL SOUTHWEST
235	005510	0040	455,000	8/31/2020	459,000	932	5	1997	3	N	N	ADMIRAL SOUTHWEST
235	005580	0020	700,000	2/5/2019	735,000	1,606	5	1997	3	N	Y	ADMIRAL'S WATCH



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	058750	0010	655,000	3/13/2020	669,000	1,325	4	1978	4	N	Y	BAYVIEW
235	058750	0070	690,000	7/7/2020	699,000	1,325	4	1978	4	N	Y	BAYVIEW
235	059170	0050	560,000	5/1/2019	584,000	1,077	5	1991	4	N	Y	BAYWATCH
235	129830	0010	475,000	3/23/2020	485,000	915	4	1981	4	N	N	CALIFORNIA SUITE
235	152353	0100	409,000	9/12/2019	423,000	929	4	1995	4	N	N	CHARLESTON
235	152353	0110	352,950	3/6/2019	370,000	856	4	1995	4	N	N	CHARLESTON
235	159520	0300	749,500	3/26/2019	784,000	1,437	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	159520	0330	735,000	4/9/2020	749,000	1,413	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	159520	0410	700,000	10/1/2020	705,000	1,457	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	168405	0020	470,000	8/3/2020	475,000	904	5	1985	4	N	N	COLLEGE PARK WEST
235	168405	0030	422,000	9/10/2019	436,000	904	5	1985	4	N	N	COLLEGE PARK WEST
235	168405	0040	459,000	11/26/2019	472,000	902	5	1985	4	N	N	COLLEGE PARK WEST
235	168405	0070	450,000	8/31/2020	454,000	904	5	1985	4	N	N	COLLEGE PARK WEST
235	305750	0030	539,000	3/16/2020	550,000	1,132	4	1986	4	N	N	HAMILTON VISTA
235	311065	0030	630,000	2/8/2019	661,000	1,128	5	1985	3	N	Y	HARBOR CREST
235	311070	0010	664,900	3/18/2020	678,000	1,380	5	1973	5	N	Y	HARBOR PARK
235	311070	0090	710,000	9/17/2020	715,000	1,220	5	1973	5	N	Y	HARBOR PARK
235	311070	0110	673,888	7/16/2019	700,000	1,380	5	1973	5	N	Y	HARBOR PARK
235	311070	0130	830,000	3/27/2019	868,000	1,570	5	1973	5	N	Y	HARBOR PARK
235	311070	0140	830,000	4/10/2019	868,000	1,570	5	1973	5	N	Y	HARBOR PARK
235	311070	0200	655,000	2/20/2020	670,000	1,380	5	1973	5	N	Y	HARBOR PARK
235	311070	0320	820,000	7/5/2019	852,000	1,570	5	1973	5	N	Y	HARBOR PARK
235	311071	0030	345,000	8/10/2020	348,000	865	5	2000	3	N	N	HARBOR PLACE
235	311071	0040	280,000	6/17/2019	291,000	572	5	2000	3	N	N	HARBOR PLACE
235	311071	0070	265,000	12/30/2020	265,000	572	5	2000	3	N	N	HARBOR PLACE
235	311071	0090	350,000	2/14/2019	367,000	865	5	2000	3	N	N	HARBOR PLACE
235	311071	0100	303,500	2/7/2019	319,000	572	5	2000	3	N	N	HARBOR PLACE
235	311071	0150	290,000	11/13/2019	299,000	646	5	2000	3	N	N	HARBOR PLACE
235	311071	0160	275,000	12/3/2020	276,000	581	5	2000	3	N	N	HARBOR PLACE
235	311071	0370	285,000	4/6/2020	290,000	583	5	2000	3	N	N	HARBOR PLACE
235	311071	0530	429,900	2/14/2020	440,000	1,034	5	2000	3	N	Y	HARBOR PLACE
235	664100	0060	510,000	9/1/2020	514,000	1,016	5	1982	5	N	N	PARK ADMIRAL
235	664100	0120	550,000	3/19/2019	576,000	1,157	5	1982	5	N	Y	PARK ADMIRAL
235	873120	0060	429,750	7/27/2020	435,000	1,081	4	1978	4	N	N	TWIN CEDARS
235	889530	0030	345,000	5/17/2019	360,000	663	5	2004	3	N	N	VERGE
235	889530	0060	370,000	12/2/2020	371,000	983	5	2004	3	N	N	VERGE



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	889530	0080	318,000	5/26/2020	323,000	652	5	2004	3	N	N	VERGE
235	889530	0140	280,000	7/6/2020	284,000	520	5	2004	3	N	N	VERGE
235	889530	0160	275,000	11/6/2020	276,000	519	5	2004	3	N	N	VERGE
235	889530	0240	325,000	11/13/2019	335,000	652	5	2004	3	N	N	VERGE
235	889530	0240	269,000	1/22/2019	283,000	652	5	2004	3	N	N	VERGE
235	889530	0250	300,000	2/14/2020	307,000	650	5	2004	3	N	Y	VERGE
235	889530	0260	362,900	2/19/2020	371,000	1,044	5	2004	3	N	Y	VERGE
235	889530	0270	440,000	3/20/2019	461,000	1,064	5	2004	3	N	Y	VERGE
235	889530	0280	275,000	9/25/2019	284,000	573	5	2004	3	N	N	VERGE
235	889530	0340	330,000	8/20/2020	333,000	703	5	2004	3	N	N	VERGE
235	928880	0020	1,250,000	2/14/2019	1,312,000	2,955	6	2018	3	N	Y	WESTBRIDGE
235	928880	0030	1,375,000	1/10/2019	1,446,000	3,550	6	2018	3	N	Y	WESTBRIDGE
235	928880	0040	1,250,000	10/2/2019	1,291,000	2,760	6	2018	3	N	Y	WESTBRIDGE
235	928880	0080	1,421,973	5/24/2019	1,482,000	3,555	6	2018	3	N	Y	WESTBRIDGE
235	928880	0110	1,388,127	5/8/2019	1,448,000	3,165	6	2018	3	N	Y	WESTBRIDGE
235	928880	0130	1,325,000	12/29/2020	1,325,000	3,555	6	2018	3	N	N	WESTBRIDGE
235	928880	0130	1,340,000	9/18/2020	1,350,000	3,555	6	2018	3	N	N	WESTBRIDGE
235	928880	0140	1,300,000	12/17/2019	1,335,000	3,555	6	2018	3	N	Y	WESTBRIDGE
475	344250	0090	375,000	9/23/2020	378,000	915	5	1988	3	N	N	HOMEPORT CONDOMINIUM
475	344250	0120	325,000	8/7/2020	328,000	915	5	1988	3	N	N	HOMEPORT CONDOMINIUM
475	609470	0050	355,000	7/9/2019	369,000	1,047	5	1993	3	N	N	97TH PLACE CONDOMINIUM
475	609470	0090	350,000	10/14/2019	361,000	1,047	5	1993	3	N	N	97TH PLACE CONDOMINIUM
475	772880	0020	760,000	10/28/2020	763,000	1,848	6	1980	4	N	Y	SHAWNEE HILLS CONDOMINIUM
475	888420	0050	650,000	6/13/2019	676,000	1,600	6	1996	3	N	N	VASHON COHOUSING CONDOMINIUM
475	888420	0100	465,000	8/7/2019	482,000	798	6	1996	3	N	N	VASHON COHOUSING CONDOMINIUM
475	948579	0040	325,000	5/13/2019	339,000	837	4	1991	3	N	N	WINTERGREEN CONDOMINIUM

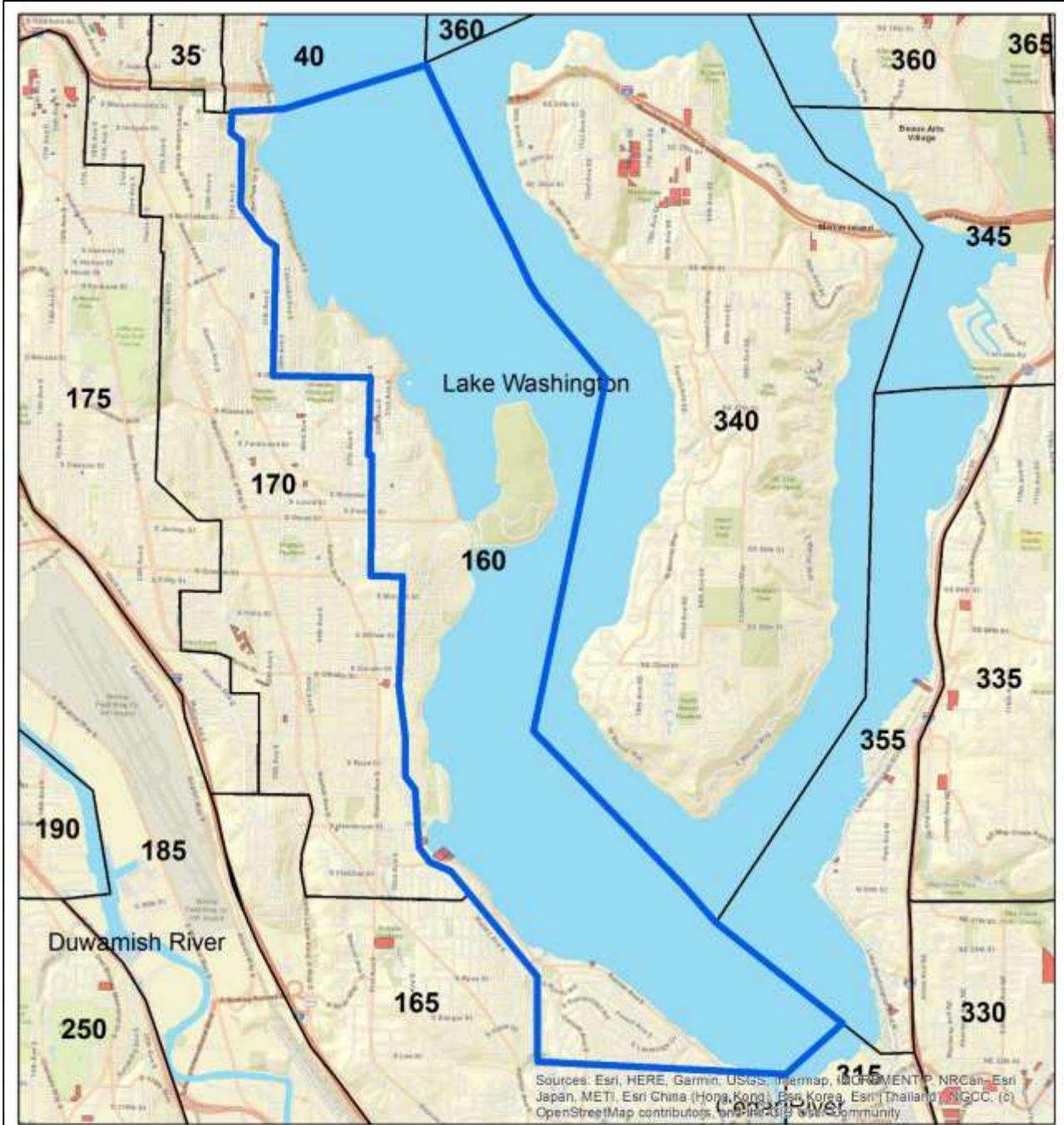
## Sales Removed from Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
160	415982	0030	455,000	7/23/2020	SAS-DIAGNOSTIC OUTLIER
160	664940	0090	160,000	4/24/2019	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
160	792264	0600	300,000	6/18/2020	RESIDUAL OUTLIER
160	919758	0300	250,000	8/23/2019	RESIDUAL OUTLIER
165	090300	0210	180,000	6/4/2020	RESIDUAL OUTLIER
165	118100	0050	30,324	1/16/2019	SHERIFF / TAX SALE; GOV'T TO NON-GOV'T
165	214700	0190	330,712	10/1/2020	NON-REPRESENTATIVE SALE
165	666913	0030	110,000	6/14/2019	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
165	666913	0040	137,000	4/4/2019	NON-REPRESENTATIVE SALE
165	666913	0130	165,000	6/5/2020	RESIDUAL OUTLIER
165	666913	0190	100,000	5/19/2020	NO MARKET EXPOSURE
165	666913	0560	165,000	1/14/2020	FINANCIAL INSTITUTION RESALE
165	666913	0560	170,000	8/22/2019	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	885790	0010	175,000	10/8/2020	RESIDUAL OUTLIER
170	228536	0010	1,250,000	4/27/2019	SAS-DIAGNOSTIC OUTLIER
170	260341	0010	740,000	3/13/2020	RESIDUAL OUTLIER
170	261746	0030	385,000	6/13/2019	RESIDUAL OUTLIER
170	286640	0020	665,000	1/12/2020	RESIDUAL OUTLIER
170	323950	0030	166,500	1/10/2019	RESIDUAL OUTLIER
170	364580	0070	382,500	1/24/2019	NO MARKET EXPOSURE
170	364580	0100	390,000	6/18/2019	SAS-DIAGNOSTIC OUTLIER
170	364580	0270	800,000	2/28/2020	SAS-DIAGNOSTIC OUTLIER
170	418290	0030	380,000	4/23/2019	SAS-DIAGNOSTIC OUTLIER
170	643408	0050	450,000	11/25/2019	SAS-DIAGNOSTIC OUTLIER
170	643408	0060	485,000	6/19/2019	SAS-DIAGNOSTIC OUTLIER
170	643410	0340	498,000	1/24/2019	SAS-DIAGNOSTIC OUTLIER
170	684365	0220	320,000	5/30/2019	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
170	684365	0350	271,512	3/19/2019	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION; AND OTHER WARNINGS
170	684365	0920	610,000	1/24/2020	SAS-DIAGNOSTIC OUTLIER
170	684365	0920	457,500	2/11/2020	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
170	684365	1020	475,000	3/30/2020	RESIDUAL OUTLIER
175	029940	0170	400,000	2/11/2019	RESIDUAL OUTLIER
175	073260	0010	985,000	10/15/2019	RESIDUAL OUTLIER
175	155490	0140	380,000	12/11/2020	SAS-DIAGNOSTIC OUTLIER
175	155490	0530	239,259	9/13/2020	QUIT CLAIM DEED
175	155490	0600	537,500	6/17/2020	SAS-DIAGNOSTIC OUTLIER
175	315120	0110	259,875	3/19/2019	FINANCIAL INSTITUTION RESALE; AUCTION SALE
175	788875	0020	385,000	3/24/2020	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
175	855620	0160	375,000	3/1/2019	RESIDUAL OUTLIER
190	307500	0140	95,000	7/30/2019	RELATED PARTY, FRIEND, OR NEIGHBOR
190	639124	0010	525,000	10/7/2020	RESIDUAL OUTLIER
190	639124	0020	529,950	11/17/2020	RESIDUAL OUTLIER
200	031860	0040	160,000	3/14/2019	RESIDUAL OUTLIER
200	031860	0140	183,000	7/17/2020	RESIDUAL OUTLIER
200	031860	0450	285,000	5/5/2020	SAS-DIAGNOSTIC OUTLIER
200	031860	0820	213,000	8/26/2020	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
200	324060	0040	290,000	10/27/2020	RESIDUAL OUTLIER
200	570575	0060	320,000	9/8/2020	RESIDUAL OUTLIER
200	866150	0030	222,000	11/24/2020	RESIDUAL OUTLIER
200	866150	0100	197,900	10/5/2020	RESIDUAL OUTLIER
205	086915	0020	328,000	11/8/2019	RESIDUAL OUTLIER
205	440040	0140	265,000	5/15/2019	NON-REPRESENTATIVE SALE
205	932290	0160	495,000	4/1/2020	RESIDUAL OUTLIER
205	932460	0020	220,000	1/9/2019	IMP. CHARACTERISTICS CHANGED SINCE SALE
205	932460	0070	225,000	1/7/2019	IMP. CHARACTERISTICS CHANGED SINCE SALE
205	932500	0020	260,000	12/4/2019	RESIDUAL OUTLIER
205	932500	0350	270,000	4/26/2019	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
210	028690	0010	525,000	10/23/2019	RESIDUAL OUTLIER
210	059295	0030	500,000	7/20/2020	PARTIAL INTEREST (1/3, 1/2, ETC.)
210	439720	0050	168,920	5/15/2019	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
210	768060	0020	815,000	3/19/2020	RESIDUAL OUTLIER
210	768060	0100	480,000	1/22/2019	RESIDUAL OUTLIER
210	768060	0180	1,100,000	8/2/2019	SAS-DIAGNOSTIC OUTLIER
210	860307	0020	459,000	3/1/2019	FINANCIAL INSTITUTION RESALE
210	926380	0090	450,000	2/21/2019	RESIDUAL OUTLIER
215	720589	0560	20,581	9/28/2020	QUIT CLAIM DEED
215	720589	0560	20,626	9/28/2020	QUIT CLAIM DEED
215	720589	0720	410,000	12/2/2019	RELOCATION - SALE TO SERVICE
220	554470	0020	507,500	3/2/2019	RELOCATION - SALE TO SERVICE
220	692835	0160	610,000	12/8/2020	SAS-DIAGNOSTIC OUTLIER
225	116520	0030	570,000	4/23/2019	RESIDUAL OUTLIER
225	129500	0010	281,000	9/26/2019	RESIDUAL OUTLIER
225	149610	0260	310,000	7/30/2020	RESIDUAL OUTLIER
225	159192	0030	314,500	7/24/2019	RESIDUAL OUTLIER
225	188755	0110	595,000	9/16/2019	RESIDUAL OUTLIER
225	188755	0340	590,000	6/1/2019	RESIDUAL OUTLIER
225	204120	0210	540,000	4/3/2019	SAS-DIAGNOSTIC OUTLIER
225	249060	0010	249,950	7/31/2020	RESIDUAL OUTLIER
225	282230	0040	370,000	9/2/2020	RESIDUAL OUTLIER
225	445877	0260	300,000	7/29/2019	NO MARKET EXPOSURE
225	445877	0580	325,000	9/14/2020	SAS-DIAGNOSTIC OUTLIER
225	769740	0080	117,409	5/15/2019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
225	769740	0150	299,000	11/12/2020	RESIDUAL OUTLIER
225	787650	0120	733,000	9/17/2019	SAS-DIAGNOSTIC OUTLIER
225	787650	0190	465,000	4/10/2020	RESIDUAL OUTLIER
225	929089	0040	469,950	11/7/2019	RESIDUAL OUTLIER
230	012060	0040	440,000	10/29/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
230	013905	0010	433,000	1/10/2019	RESIDUAL OUTLIER
230	013910	0120	998,000	6/21/2019	SAS-DIAGNOSTIC OUTLIER
230	014700	0030	635,000	1/10/2019	RESIDUAL OUTLIER
230	015600	0160	350,000	2/24/2020	NO MARKET EXPOSURE
230	015650	0030	1,200,000	6/14/2020	SAS-DIAGNOSTIC OUTLIER
230	031835	0030	450,000	3/18/2019	SAS-DIAGNOSTIC OUTLIER
230	059280	0100	960,000	4/23/2020	RESIDUAL OUTLIER
230	213400	0020	625,000	8/7/2019	FINANCIAL INSTITUTION RESALE
230	213400	0220	960,000	7/10/2020	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
230	253896	0020	307,000	5/23/2019	RESIDUAL OUTLIER
230	253896	0030	331,000	6/4/2020	RESIDUAL OUTLIER
230	253897	0010	215,000	4/15/2019	RESIDUAL OUTLIER
230	253897	0030	299,950	1/2/2019	RESIDUAL OUTLIER
230	302201	0030	350,000	2/15/2019	FINANCIAL INSTITUTION RESALE
230	311058	0080	1,188,000	10/8/2019	SAS-DIAGNOSTIC OUTLIER
230	311075	0080	525,000	4/27/2020	RESIDUAL OUTLIER
230	311075	0250	630,500	4/29/2019	SAS-DIAGNOSTIC OUTLIER
230	311075	0500	629,500	10/2/2019	SAS-DIAGNOSTIC OUTLIER
230	311075	0530	735,000	6/3/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
230	445878	0130	331,000	2/4/2019	RESIDUAL OUTLIER
230	645335	0120	985,000	5/27/2020	SAS-DIAGNOSTIC OUTLIER
230	683774	0050	1,198,000	3/15/2020	SAS-DIAGNOSTIC OUTLIER
230	785990	0130	1,197,950	7/15/2020	SAS-DIAGNOSTIC OUTLIER
230	860090	0030	750,000	11/25/2020	RESIDUAL OUTLIER
230	860221	0020	1,020,000	6/23/2020	SAS-DIAGNOSTIC OUTLIER
230	872856	0020	1,075,000	7/1/2020	SAS-DIAGNOSTIC OUTLIER
230	919790	0160	999,000	6/17/2019	SAS-DIAGNOSTIC OUTLIER
235	005400	0190	263,000	8/25/2020	SAS-DIAGNOSTIC OUTLIER
235	005400	0450	255,000	8/21/2019	SAS-DIAGNOSTIC OUTLIER
235	005450	0020	440,000	6/25/2019	RESIDUAL OUTLIER
235	005480	0030	260,000	9/5/2019	NO MARKET EXPOSURE
235	311065	0080	749,500	6/5/2020	SAS-DIAGNOSTIC OUTLIER
235	514280	0080	1,575,000	3/4/2020	SAS-DIAGNOSTIC OUTLIER
235	664100	0040	388,500	1/28/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
235	889530	0250	273,000	2/8/2019	RELATED PARTY, FRIEND, OR NEIGHBOR
235	928880	0050	1,250,000	2/7/2020	MULTI-PARCEL SALE
235	928880	0060	1,250,000	6/11/2020	MULTI-PARCEL SALE
235	928880	0130	1,327,582	1/8/2020	MULTI-PARCEL SALE

# Neighborhood 160 Map



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

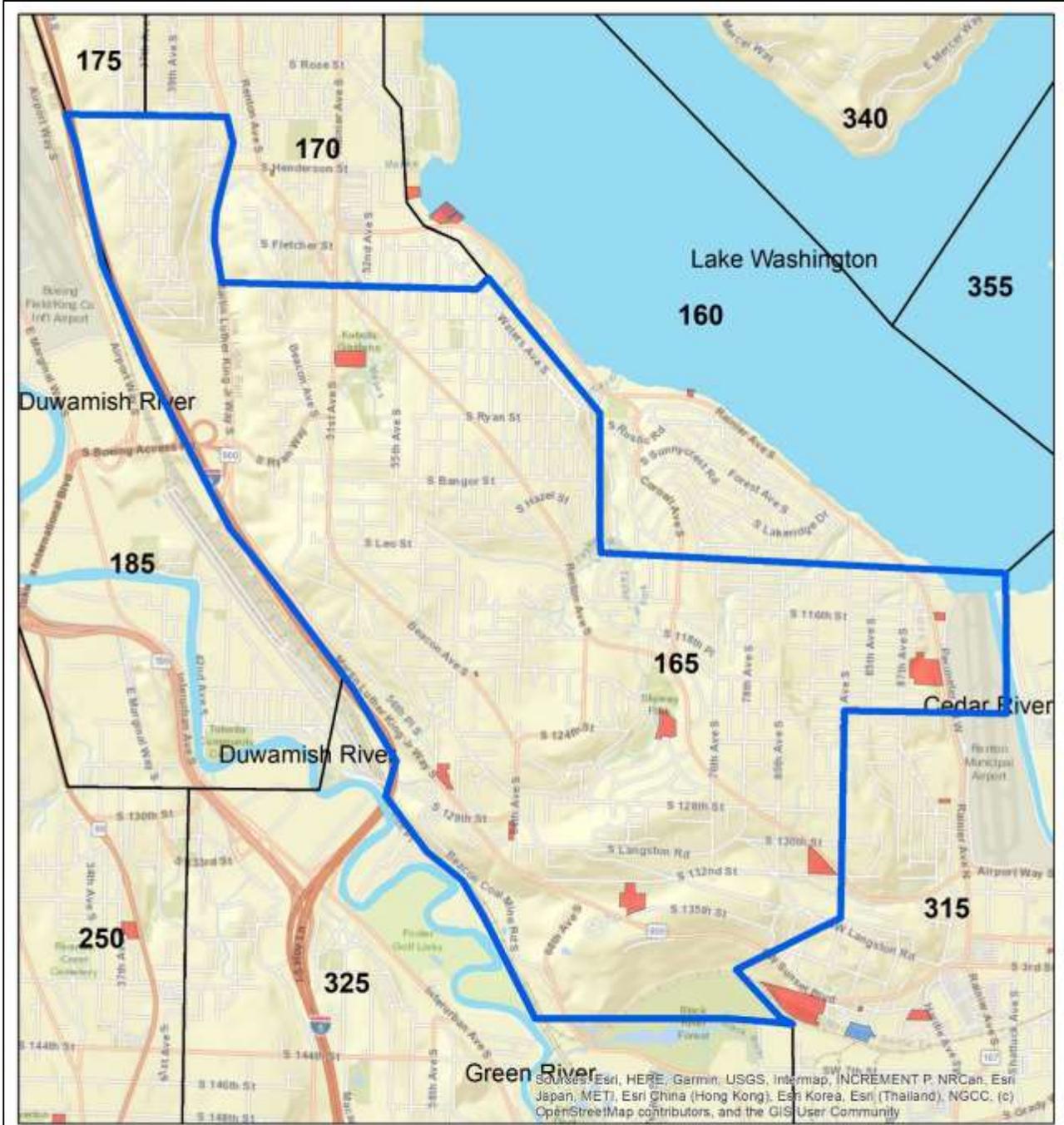
**Legend**

- parcel
- AppGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - <all other values>
- WATER**
  - Non water
  - Water

## Condo Neighborhood 160: Seward Park



# Neighborhood 165 Map



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

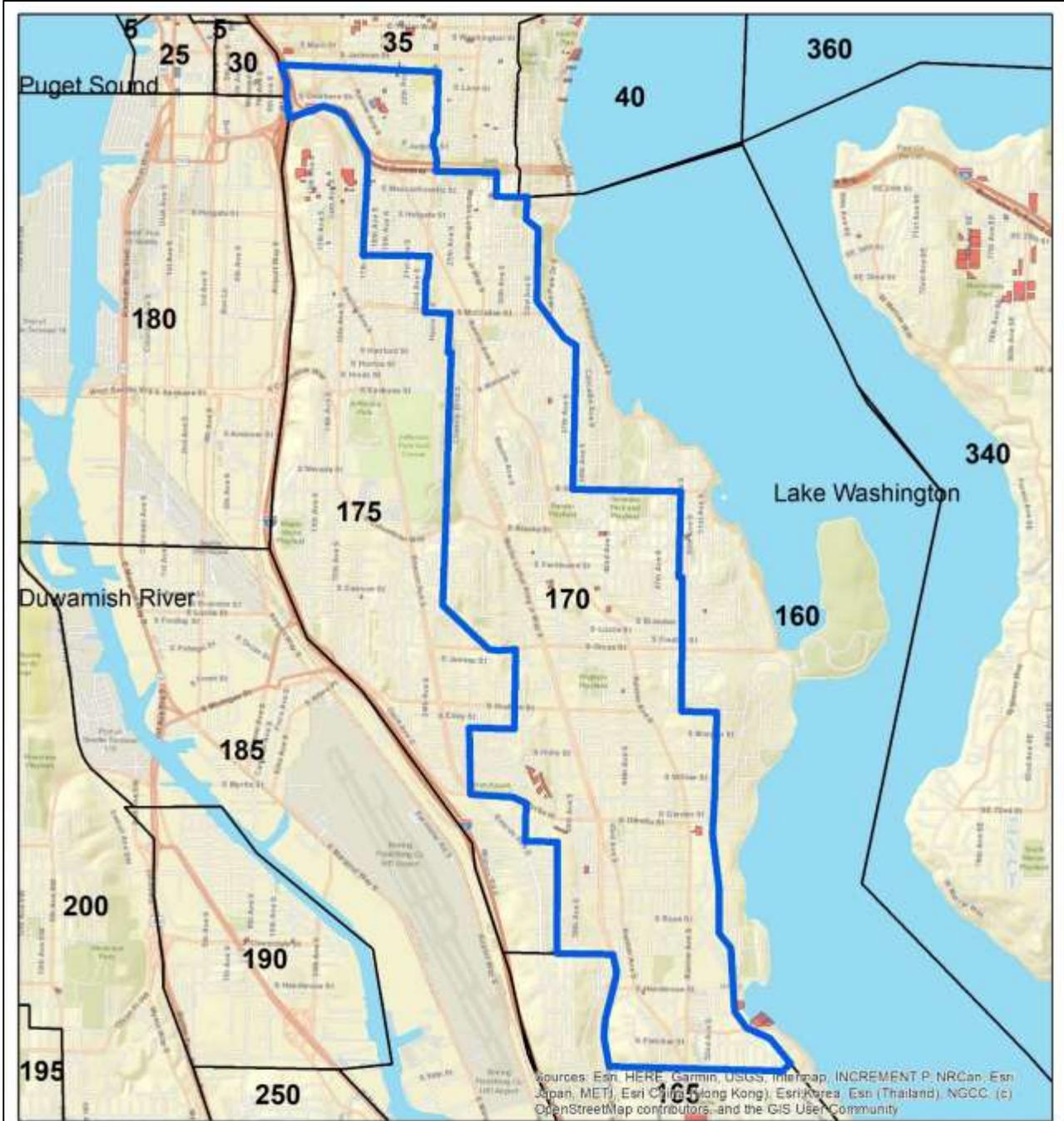
**Legend**

- parcel
- AppiGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER**
  - Non water
  - Water

## Condo Neighborhood 165: Skyway



# Neighborhood 170 Map



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

**Legend**

- parcel
- AppGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER**
  - Non water
  - Water

## Condo Neighborhood 170: Rainier Valley



# Neighborhood 175 Map



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

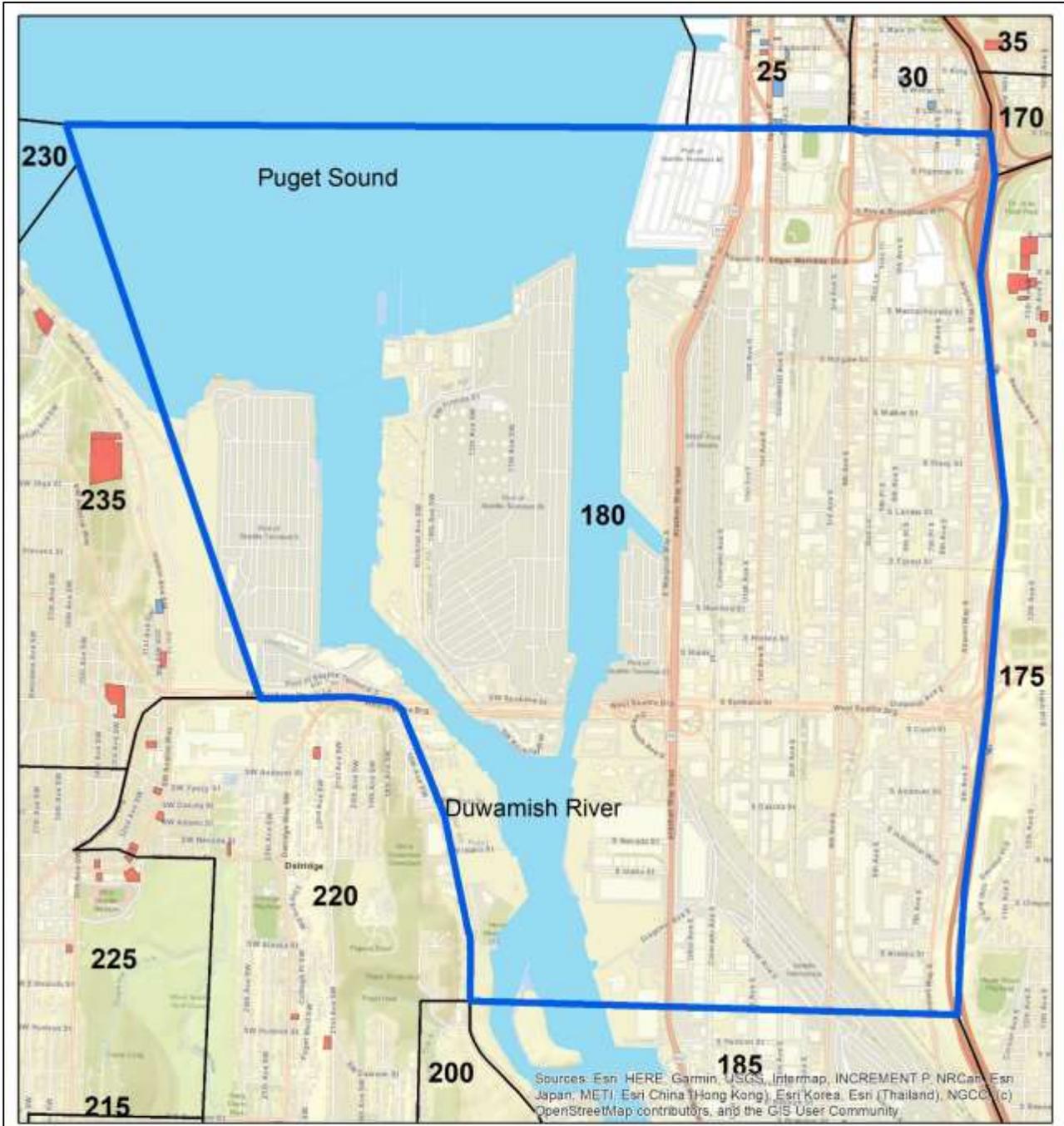
## Condo Neighborhood 175: Beacon Hill

**Legend**

- parcel
- AppiGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER**
  - Non water
  - Water



# Neighborhood 180 Map



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

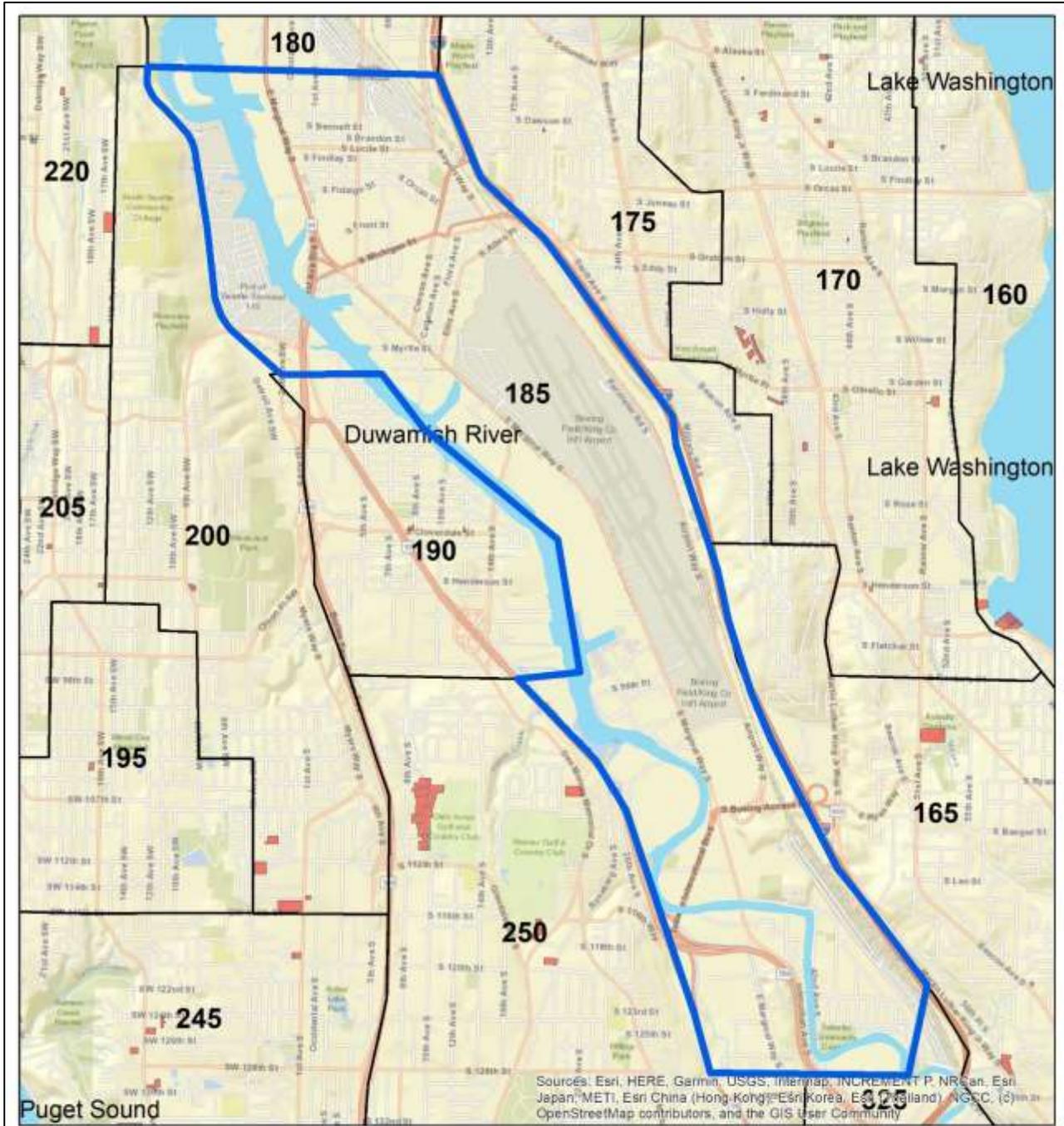
**Legend**

- parcel
- AppiGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER
  - Non water
  - Water

## Condo Neighborhood 180: Industrial



# Neighborhood 185 Map



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

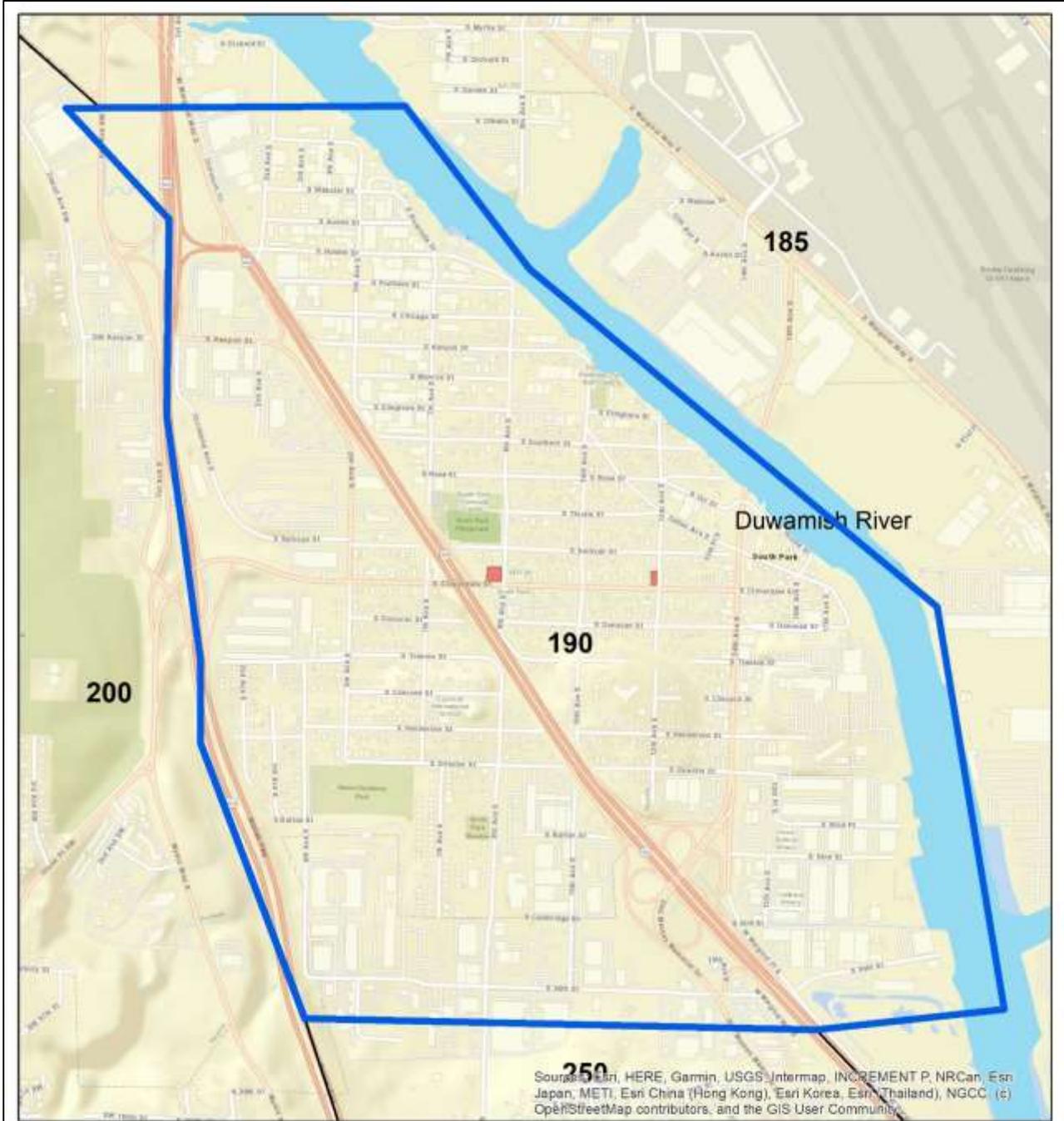
**Legend**

- parcel
- AppiGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER**
  - Non water
  - Water

## Condo Neighborhood 185: Georgetown



# Neighborhood 190 Map



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

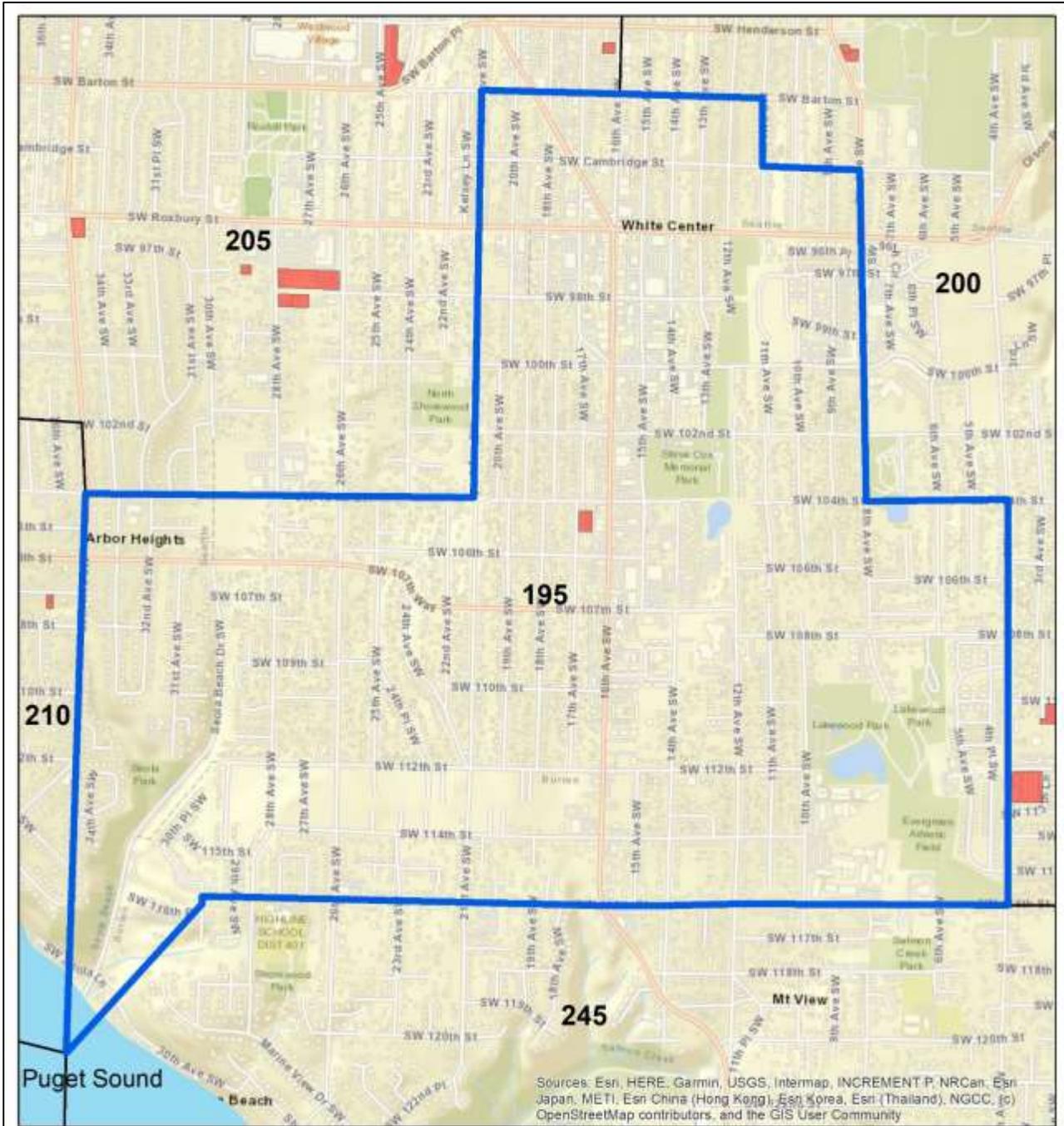
**Legend**

- parcel
- AppGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER
  - Non water
  - Water

## Condo Neighborhood 190: South Park



# Neighborhood 195 Map



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

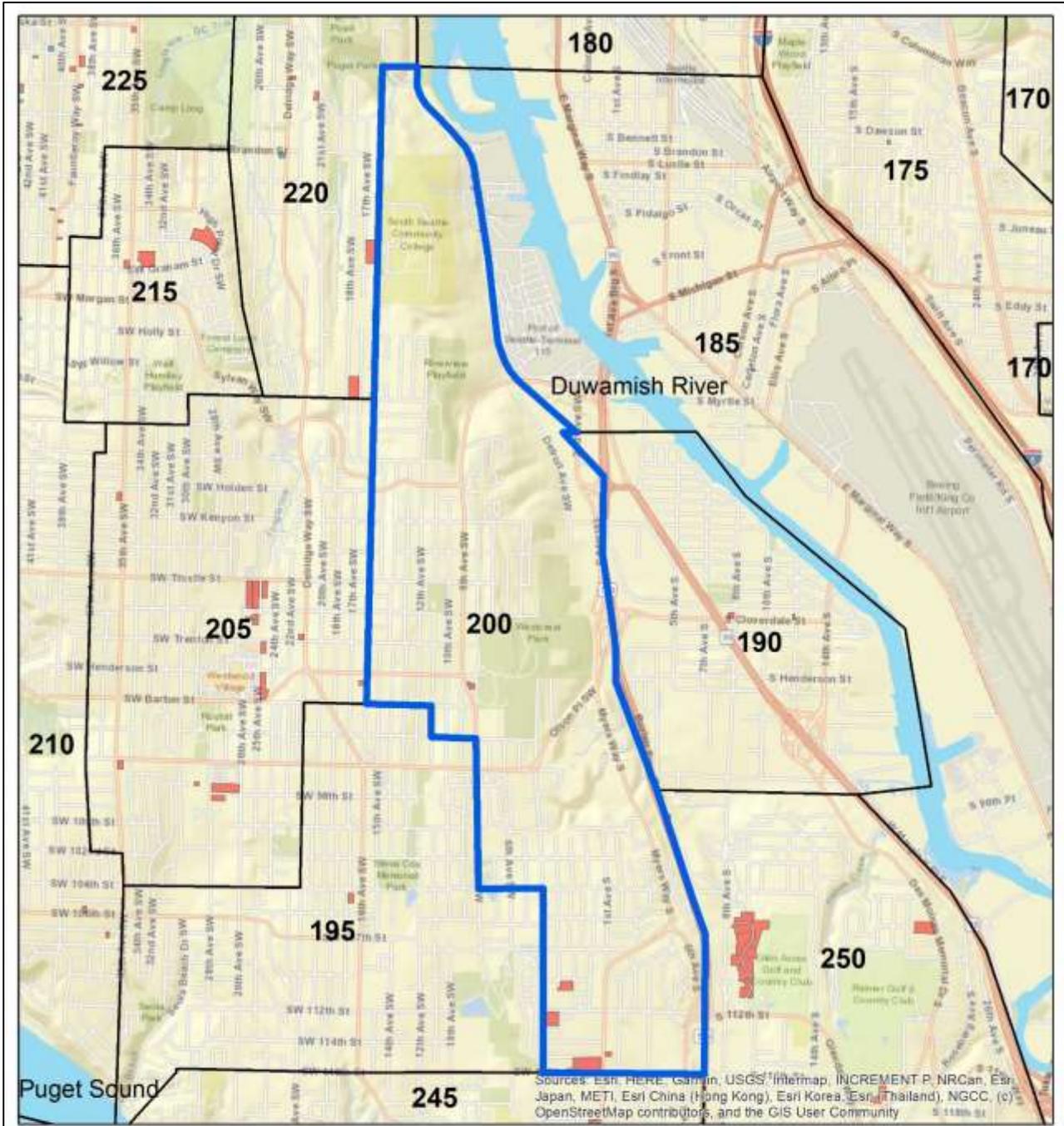
**Legend**

- parcel
- ApplGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
- all other values-
- WATER**
  - Non water
  - Water

## Condo Neighborhood 195: White Center



# Neighborhood 200 Map



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

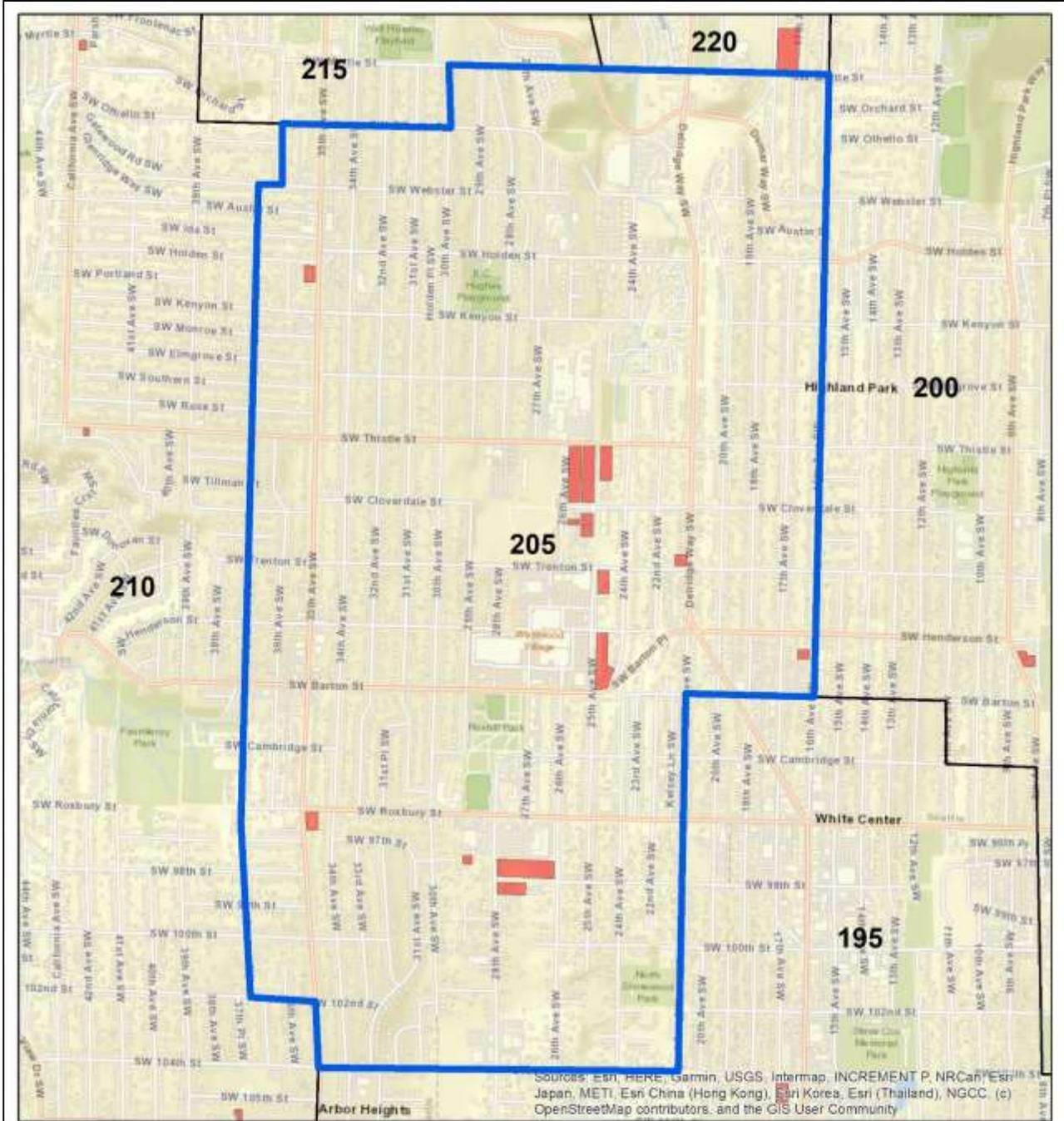
**Legend**

- parcel
- AppGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER**
  - Non water
  - Water

## Condo Neighborhood 200: Highland Park



# Neighborhood 205 Map



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

**Legend**

- parcel
- AppiGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER
  - Non water
  - Water

## Condo Neighborhood 205: Westwood



# Neighborhood 210 Map



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

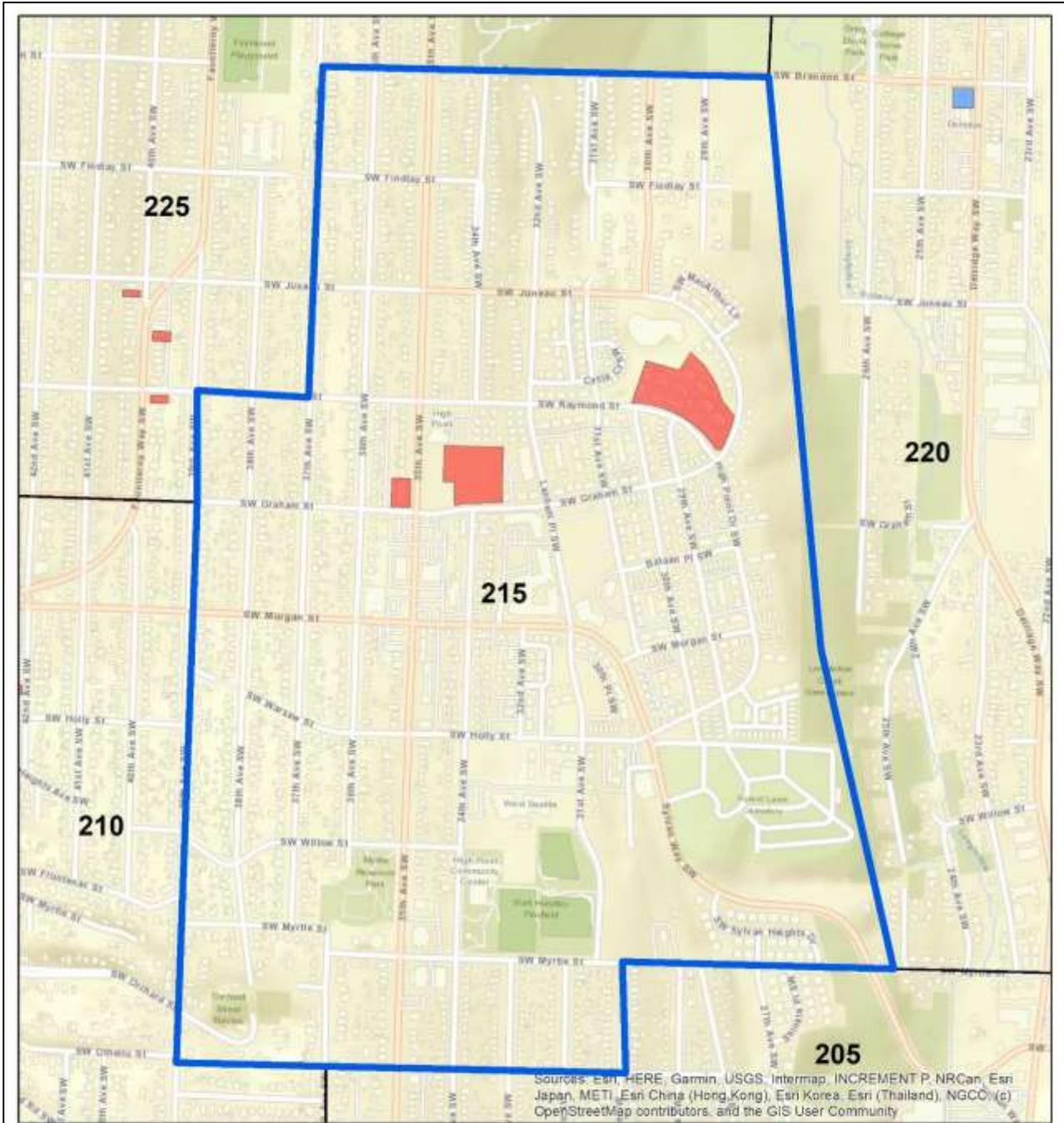
**Legend**

- parcel
- AppiGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - <all other values>
- WATER**
  - Non water
  - Water

## Condo Neighborhood 210: Fautleroy



# Neighborhood 215 Map



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

## Condo Neighborhood 215: High Point

**Legend**

parcel

**AppiGroup**

- H
- K
- M

Condo\_Neighborhoods

Major open water and double-banked streams and rivers

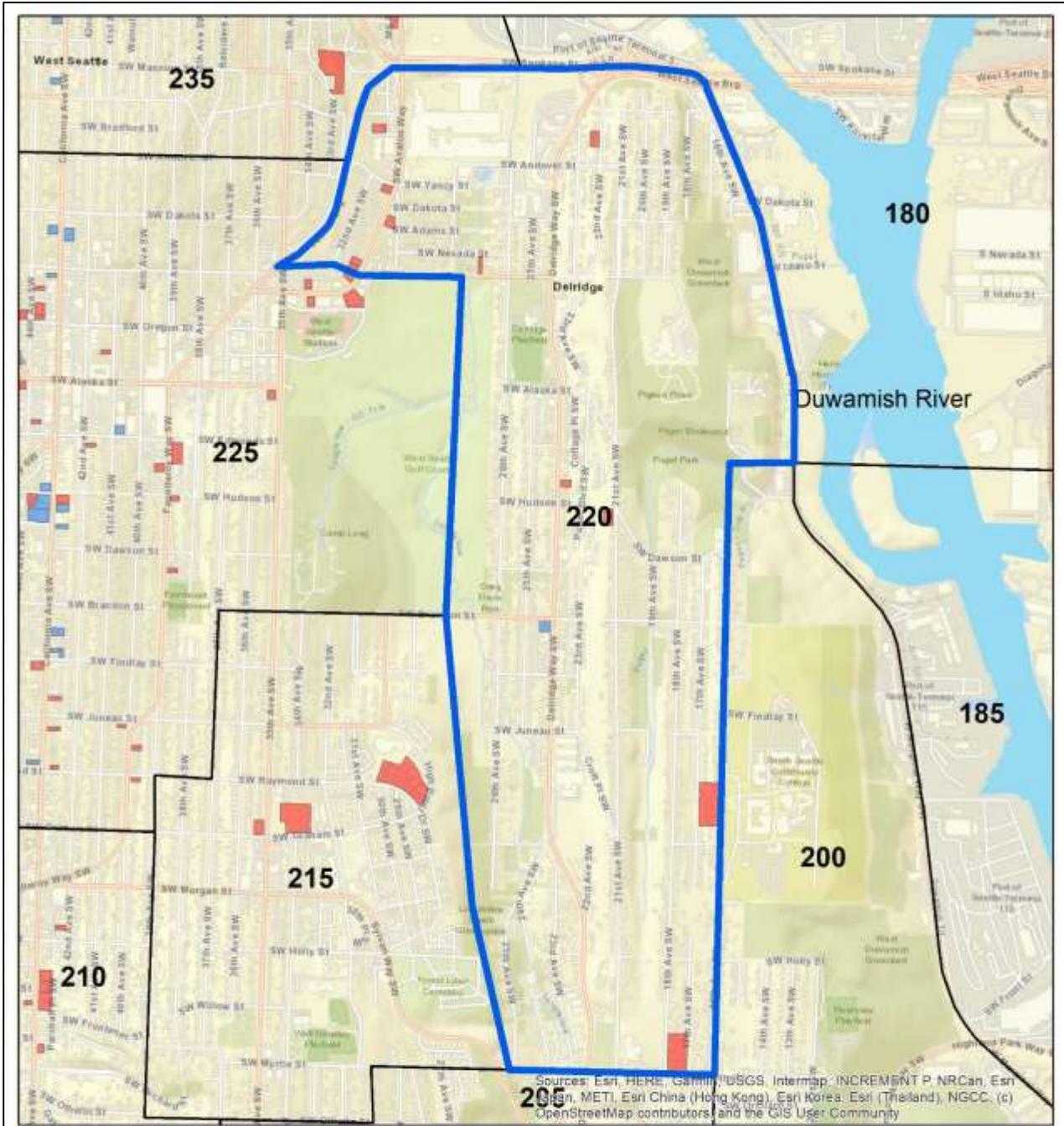
<all other values>

**WATER**

- Non water
- Water



# Neighborhood 220 Map



## Condo Neighborhood 220: Delridge

**Legend**

- parcel
- ApplGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - <all other values>
- WATER**
  - Non water
  - Water



# Neighborhood 225 Map



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

**Legend**

- parcel
- ApplGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - <all other values>
- WATER
  - Non water
  - Water

## Condo Neighborhood 225: Junction



# Neighborhood 230 Map



Sources: Esri, HERE, DeLorme, Intermap, INCREMENTAL, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGIS, (c) OpenStreetMap contributors, and the GIS User Community

**Legend**

- parcel
- ApplGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - <all other values>
- WATER
  - Non water
  - Water

## Condo Neighborhood 230: Alki



# Neighborhood 235 Map



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

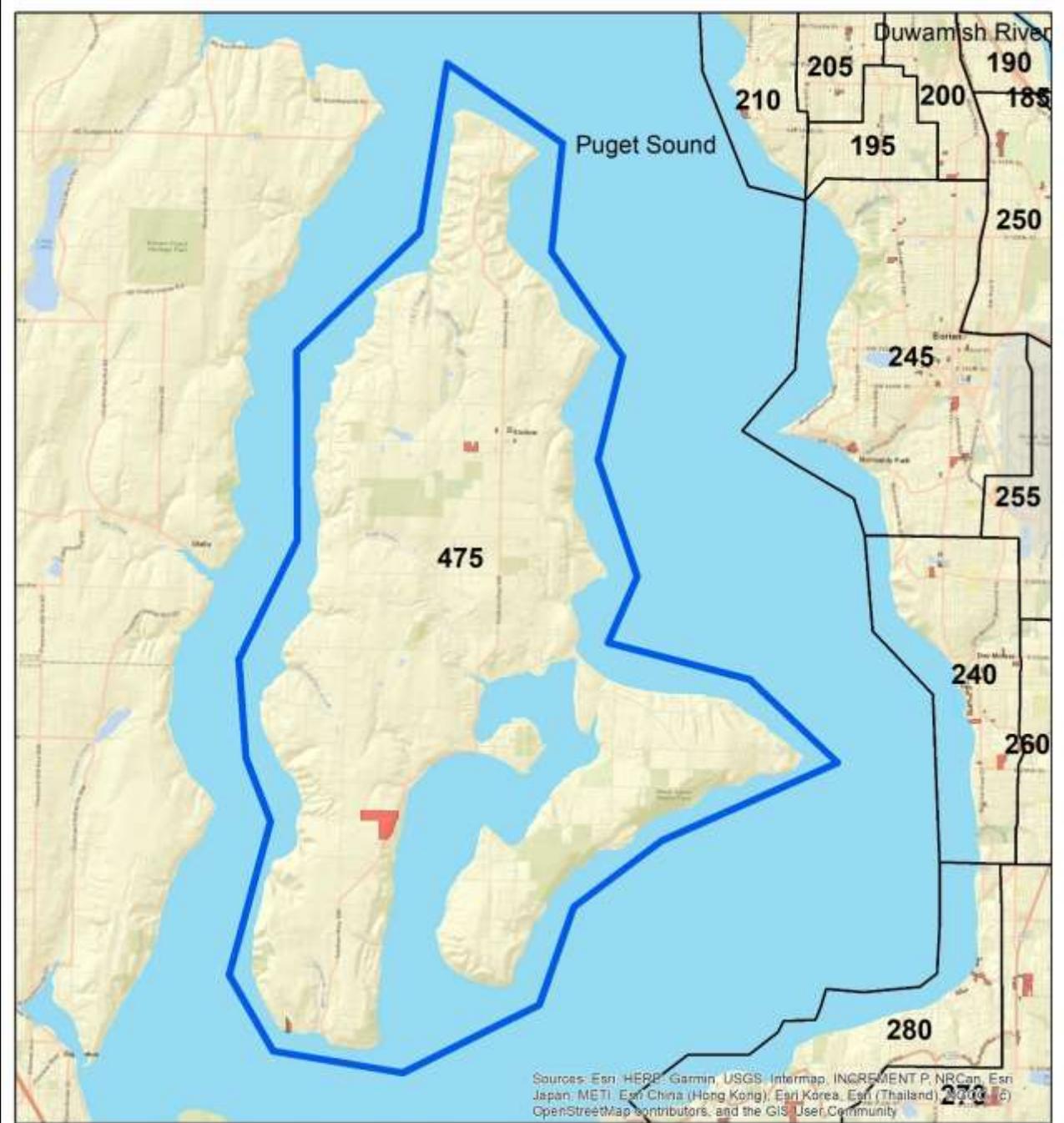
**Legend**

- parcel
- ApplGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - all other values-
- WATER**
  - Non water
  - Water

## Condo Neighborhood 235: Admiral



# Neighborhood 475 Map



**Legend**

- parcel
- AppiGroup
  - H
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - <all other values>
- WATER**
  - Non water
  - Water

## Condo Neighborhood 475: Vashon

