

**Specialty 700
Residential Condominium**

Physical Inspection Report

Mass Appraisal of:

**Northeast King
County**

Specialty Neighborhoods

370, 385, 400, 430 and 460

2012 Assessment Roll

For 2013 Property Taxes

**King County Department of Assessments
Seattle Washington**

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Executive Summary Report

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

Area Name: (Northeast King County); Specialty Neighborhoods 370, 385, 400, 430 and 460.

Previous Physical Inspection: 2006 Assessment Year.

Sales - Improved Summary:

Number of Sales: 718

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

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2011 Value	\$93,800	\$235,000	\$328,800	\$334,800	98.2%	8.66%
2012 Value	\$92,800	\$215,500	\$308,300	\$334,800	92.1%	6.40%
Change	-\$1,000	-\$19,500	-\$20,500		-6.1%	-2.26%
%Change	-1.1%	-8.3%	-6.2%		-6.2%	-26.10%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.26% and -26.10% actually represent an improvement.

** Sales adjusted to 1/1/12

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

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2011 Value	\$88,900	\$185,500	\$274,400
2012 Value	\$87,300	\$164,400	\$251,700
Percent Change	-1.8%	-11.4%	-8.3%

Number of improved Parcels in the Population: 8,719

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

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

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

Part One – Premises of the Mass Appraisal

Effective Date of Appraisal: January 1, 2012

Date of Appraisal Report: 6/27/2012

Scope of the Appraisal

Purpose

The purpose of the mass appraisal is to determine the market value of residential condominium units in the physically inspected areas of the Northeast King County area.

Appraisal Team members and participation

Craig Johnson, Joyce Smith and Nick Moody made up the appraisal team responsible for physical inspection and value selection in the Northeast King County area. The appraisers inspected the condominiums in assigned areas to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. Joyce and Nick then reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

Assumptions and Limiting Conditions

The following Departmental guidelines were considered and adhered to:

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

Sales Verification and Data Collection

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

This area was physically inspected for the 2012 assessment year as required by WAC 458-07-015 4 (a). An exterior observation of the properties was made to verify the accuracy and completeness of property characteristic data that affect value. Interior inspections are made in new construction or when requested by the property owner. A list of verified characteristics is in the condominium coding manual and is available upon request.

Approaches to Value

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

The income and cost approaches are not considered 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 condominium units.

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

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Northeast King County area. Our sales sample consists of 718 residential living units that sold during the 24-month period between January 1, 2010 and December 31, 2011. The model was applied to all of the 8,719 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

Land Value and Commercial Condominiums

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

Part Two – Presentation of Data

Identification of the area

Name or Designation

Northeast King County

Area, neighborhood, and location data

The Physically inspected portion of the Northeast King County includes Specialty Neighborhood 370: Kirkland, 385: Bothell, 400: Kenmore, 430: Redmond and 460: Duvall.

Boundaries:

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

Area 370 is bounded on the North by 19th Ave NE to the Burlington-Northern Railroad North to NE 124th Street, on the South by SR-520, on the East by I-405 to NE 80th Street then East to 132nd Avenue NE and on the West by Lake Washington.

Area 385 is bounded on the North by the King-Snohomish County Line, on the South by Bothell way to 104th Avenue NE and then South to NE 160th Street, on the East by I-405 and on the West by 98th Avenue NE.

Area 400 is bounded on the North by the King-Snohomish County line, on the South by the Sammamish Slough, on the East by 98th Avenue NE and on the West by 55th Avenue NE.

Area 430 is bounded on the North by NE 116th with a jog South at the Redmond-Woodinville road to NE 104th Street, on the South by an irregular line around the North shore of Lake Sammamish up West Lake Sammamish Parkway to NE 60th Street, on the East by a line parallel with 196th Avenue SE and on the West by 132nd Avenue NE South to Redmond Way to 148th Avenue NE.

Area 460 is bounded on the North by the Cherry Valley road, on the South by a line approximately parallel with NE Big Rock Road, on the East by a line approximately parallel with 288th Avenue NE and on the West by the abandoned railroad.

Maps

General maps of the Specialty Neighborhoods included in the (Northeast King County) revalue area are in the addenda of this report. More detailed maps can be located on the 7th floor of the King County Administration building.

Zoning and legal/political consideration

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. King County and incorporated cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

Typical Properties



Part Three – Analysis of Data and Conclusions

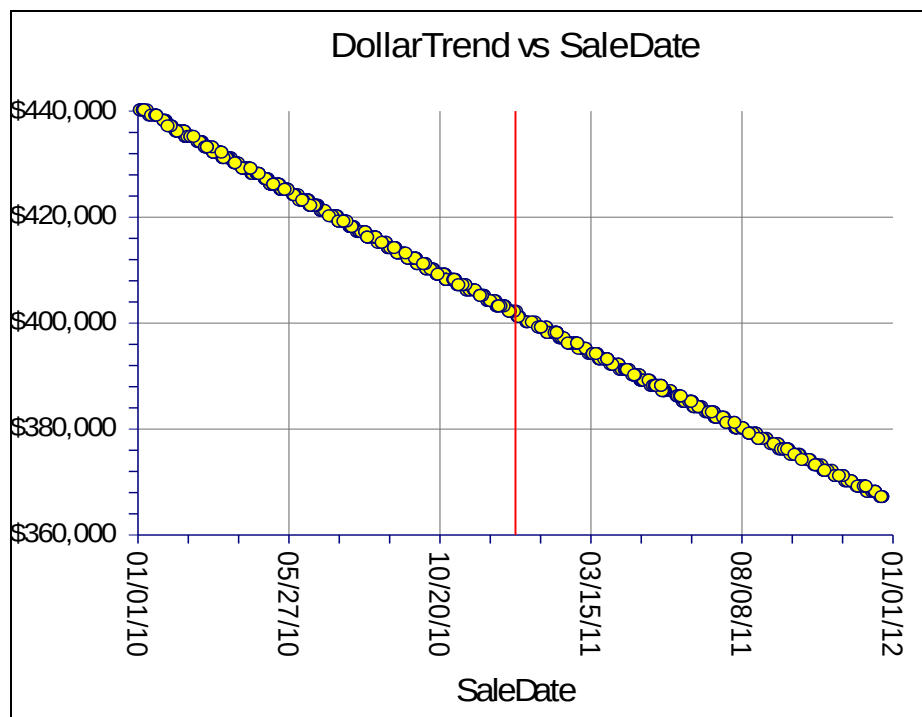
Highest and best use analysis

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

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

Analysis of sales in the Northeast King County area indicated a loss in value over the two year period. Values declined consistently from an average, non-adjusted sales price near \$440,000 by 16.9% to \$365,600 as of January 1st 2012.

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



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

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

Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2010	0.8312	-0.1688
2/1/2010	0.8378	-0.1622
3/1/2010	0.8437	-0.1563
4/1/2010	0.8504	-0.1496
5/1/2010	0.8569	-0.1431
6/1/2010	0.8636	-0.1364
7/1/2010	0.8702	-0.1298
8/1/2010	0.8771	-0.1229
9/1/2010	0.8840	-0.1160
10/1/2010	0.8907	-0.1093
11/1/2010	0.8977	-0.1023
12/1/2010	0.9046	-0.0954
1/1/2011	0.9117	-0.0883
2/1/2011	0.9189	-0.0811
3/1/2011	0.9254	-0.0746
4/1/2011	0.9327	-0.0673
5/1/2011	0.9398	-0.0602
6/1/2011	0.9472	-0.0528
7/1/2011	0.9545	-0.0455
8/1/2011	0.9620	-0.0380
9/1/2011	0.9696	-0.0304
10/1/2011	0.9770	-0.0230
11/1/2011	0.9847	-0.0153
12/1/2011	0.9922	-0.0078
1/1/2012	1.0000	0.0000

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

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	\$400,000	1/4/2010	0.8318	\$332,000
Sale 2	\$245,000	12/31/2010	0.9115	\$223,000
Sale 3	\$265,000	12/23/2011	0.9977	\$264,000
<i>*The adjusted sale price has been truncated to the nearest 1,000</i>				

Regression Time Adjustment= $1/\text{EXP}(-0.0002532408 * \text{SaleDay})$

Where SaleDay = Sale Date - 40909

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

Sales comparison approach model description

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

Model specification

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

1. Project Age
2. Living Area
3. Covered Parking
4. Unit Location
5. Building Quality
6. Project Location
7. Views: Territorial
8. Views: Lake Wa/Samm.
9. Project Appeal: Above Average
10. Affordable Housing
11. Neighborhood
12. Certain projects as defined by Major.

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

Model calibration

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

$$\begin{aligned} &-.5301189-2.532408E-04*SaleDay-.1292194*AGE+.668986*UNITSIZE+ \\ &.1634467*COVPARKING+7.074848E-02*UNITLOCATION+.6100656*BLDQUALITY+ \\ &.2608476*PROJLOCATION+3.516874E-02*TERRVIEW+.1334912*WASAMMVIEW+ \\ &.1150625*PLOC5+.1131141*BQUAL8+2.609426E-02*APPEAL4-.1056705*AFFDHSNG- \\ &.1877613*NBDH385-.1438669*NBDH400-1.012174E-02*NBDH430-.2005452*NBDH460+ \\ &.1007354*LOWPROJ1+7.223178E-02*LOWPROJ2+4.333431E-02*LOWPROJ3+4.512263E- \\ &02*LOWPROJ4-.1236123*HIGHPROJ1-5.952841E-02*HIGHPROJ2+.1306797*LkWFT*Mass \\ &Appraisal Adjustment (1-.075) \end{aligned}$$

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:

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

Major	Nbhd	Project Name	Value Notes
006970	370	AFFINITY CONDOMINIUM	Valued at EMV*0.85 based on market sales.
019241	370	ALPHA REACH CONDOMINIUM	Valued at EMV*1.35 based on market sales.
135511	370	CARILLON SQUARE RESIDENTIAL CONDOMINIUM	Valued at EMV*1.90 based on market sales. % change supported by 11/14/2011 sale of minor -0040.
182890	370	CREST THE CONDOMINIUM	Valued at EMV*0.90 based on market sales.
195465	370	DEMMEY MANOR CONDOMINIUM	Valued at EMV*1.10 based on market sales.
228541	370	87TH STREET BUNGALOWS	Valued Minor 0010 at EMV x 1.5 and MI 0020 at EMV x 1.25 based on sales history.
228542	370	87TH STREET	Valued at EMV*0.80 based on market sales. Value supported by time adjusted 2009 sale on minor -0010.
240835	370	EVEREST ESTATES CONDOMINIUM	Valued at EMV*0.90 based on market sales.
242480	370	EVERGREEN VILLA CONDOMINIUM	Valued at EMV*0.90 based on market sales.
253893	370	FIFTH AVENUE EASTSIDE CONDOMINIUM	Valued at EMV*1.25 based on market sales.
257017	370	FIVE HUNDRED KIRKLAND AVENUE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
268850	370	GALLERIA CONDOMINIUM	Valued at EMV*1.30 based on market sales.
290935	370	GREENS ON STATE CONDOMINIUM	Valued at EMV*1.20 based on market sales. Supported by 2009 sale of minors -0010 and -0060.
311055	370	HARBOUR HOUSE CONDOMINIUM	Valued at EMV*1.25 based on market sales.
311076	370	HARBOUR POINTE CONDOMINIUM	Valued at EMV*1.25 based on market sales.
321122	370	HEATHER GLEN TOWNHOMES	Valued at EMV*0.90 based on market sales.
329858	370	HIGHLAND HOUSE 945 CONDOMINIUM	Value at EMV x 1.75 based on sale in project. Supported by neighborhood sales incl. ENUM 2519449 & 2526668.
347300	370	HOUGHTON TOWNHOMES CONDOMINIUM	Valued at EMV*1.10 based on market sales.
388300	370	KIRK-WOOD EAST CONDOMINIUM	Valued at EMV*1.5 based on sale from subject development (Edoc 2527185). Supported by older sale 2421010.
388575	370	KIRKLAND, THE CONDOMINIUM	Valued at EMV x 1.10 based on market, ESP E# 2524009 and 2521954.
389220	370	KIRKLAND HEIGHTS CONDOMINIUM	Valued at EMV*1.30 based on market sales.
389225	370	KIRKLAND HIGHPOINTE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
389460	370	KIRKLAND PARKPLACE CONDOMINIUM	Valued at EMV*1.25 based on market sales.
390030	370	KIRKLANDAIRE CONDOMINIUM	Valued at EMV x 1.20 based on sales.
390160	370	KIRKVUE CONDOMINIUM	Valued at EMV*1.20 based on market sales from subject neighborhood. Edocs 2478796, 2527185 and 2499575.
404573	370	LAKE KIRKLAND PARK CONDOMINIUM	Valued at EMV*0.85 based on market sales.
409250	370	LAKE VIEW CONDOMINIUM	Valued at EMV*1.15 based on market sales. Edocs 2521983, 2436111 and 2478942.

Major	Nbhd	Project Name	Value Notes
414092	370	LAKEPOINTE CONDOMINIUM	Valued at EMV*0.85 based on market sales.
414520	370	LAKEVIEW EAST CONDOMINIUM	Valued at EMV*1.20 based on market sales.
414860	370	LAKEVIEW OF KIRKLAND	Valued at EMV*1.15 based on market sales.
415230	370	LAKEVUE CONDOMINIUM	Valued at EMV*1.50 supported by area market sales. Edoc 2499575, 2474348 and 2517256.
421600	370	LAUREL PARK CONDOMINIUM	Valued at EMV*0.90 based on market sales.
421640	370	LAUREL PARK VISTA CONDOMINIUM	Valued at EMV*1.25 based on market sales.
503750	370	MAGNOLIA PLACE CONDOMINIUM	Valued at EMV x 1.25 based on sale in building. Increase supported by E# 2507337 and 2505250.
514880	370	MARINA HEIGHTS CONDOMINIUM	Valued at EMV*0.90 based on market sales. % change supported by market sales.
514895	370	MARINA POINTE CONDOMINIUM	Valued at EMV*0.90 based on market sales.
555500	370	MIRAMAR TOWNHOMES	Valued at EMV x 1.15 based on sale in project and active listing of MI 0020.
559296	370	MONTEREY TOWNHOMES CONDOMINIUM	Valued at EMV x 1.20 based on sales history.
567730	370	MOSS BAY CONDOMINIUM	Valued at EMV x 1.5 based on neighborhood sales. See Majors 311060, 769820 and 918771.
567830	370	MOSS BAY VISTA CONDOMINIUM	Valued at EMV*1.30 based on market sales. Edocs 2519909, 2503922, 2521802, 2509991 and 2506782.
601300	370	NE 62ND STREET	Valued at EMV*1.10 based on market sales. % change supported by edoc# 2513005. Equalized with major 780404.
638990	370	ONE CARILLON POINT CONDOMINIUM	Valued at EMV*1.10 based on market sales.
645360	370	OVERLOOK VILLAGE CONDOMINIUM	Valued at EMV*1.15 based on market sales.
664080	370	PARK THE CONDOMINIUM	Valued at EMV*1.7 based on market sales.
664130	370	PARK BAY CONDOMINIUM	Valued at EMV*1.25 based on market sales from subject neighborhood. Edocs 2511513, 2440114 and 2440466.
664150	370	PARK CENTRAL CONDOMINIUM	Valued at EMV*1.25 based on market sales.
664270	370	PARK 54 CONDOMINIUM	Valued at EMV*1.30 based on market sales.
666905	370	PARKSIDE THE APARTMENT CONDOMINIUM	Valued at EMV less separately assessed parking.
669990	370	PEBBLE BEACH CONDOMINIUM	Valued at EMV x 1.30 based on sales.
683820	370	POINTE OVERLOOK CONDOMINIUM	Valued at EMV*1.70 based on market sales.
683830	370	POINTE VISTA TOWN HOMES CONDOMINIUM	Valued at EMV*0.85 based on market sales. % change supported by 2012 sale of minor -0160.
731360	370	RIDGEWOOD VILLAGE CONDOMINIUM	Valued at EMV*0.85 based on market sales. Supported by 2009 sale of minor -0180.
755700	370	SANDS THE CONDOMINIUM	Valued living units at EMV x 1.25 based on sales and in equalization with neighboring project 311060.
770799	370	SHALIMAR CONDOMINIUM	Valued at EMV*1.15 based on market sales.
780395	370	6202 & 10104 CONDOMINIUM	Valued at EMV*0.90 based on market sales.
780404	370	62ND STREET TOWNHOMES	Valued at EMV*1.10 based on market sales. % change supported by sale on minor -0030.
780426	370	6736 LAKE WASHINGTON CONDOMINIUM	Valued at EMV*1.10 based on market sales.
798160	370	STATE STREET EAST	Valued at EMV*1.15 based on market sales.
812850	370	SUNSET EAST CONDOMINIUM	Valued at EMV*1.3 based on market sales. Adjustment supported by 2009 sale of minor -0150.
813450	370	SUNSET POINTE CONDOMINIUM	Valued at EMV*1.30 based on market sales.

Major	Nbhd	Project Name	Value Notes
857870	370	TENTH & STATE	Valued at EMV. Minors -0010, -0020, -0030, -0040 and -0070 not yet complete and are valued at previous.
863574	370	337 KIRKLAND CONDOMINIUM	Valued at EMV*1.35 based on market sales. Adjustment supported by 2009 sale of minor -0060.
863580	370	333 BUILDING CONDOMINIUM	Valued at EMV*1.15 based on market sales.
863650	370	322 FIFTH AVE BUILDING CONDOMINIUM	Valued at EMV*1.45 based on market sales.
864414	370	TIARA DE LAGO CONDOMINIUM	Valued at EMV*1.15 based on market sales. Supported by 2009 sale of minor -0050.
864435	370	TIBURON EAST CONDOMINIUM	Valued at EMV*1.10 based on market sales.
864445	370	TIBURON NORTH CONDOMINIUM	Valued at EMV*1.10 based on market sales.
866270	370	TOPSIDE THE CONDOMINIUM	Valued at EMV x 1.50 based on neighborhood sales. See ENUM 2525053 and 2477415
866485	370	TOWNHOMES AT KIRKLAND	Valued at EMV*0.90 based on market sales.
868220	370	TRILOGY CONDOMINIUM	Valued at EMV*1.25 based on market sales.
893700	370	VIEW WEST CONDOMINIUM	Valued at EMV x 1.25 based on area sales. See ENUMs 2425634, 2525053 and 2433652.
894405	370	VILLA ROSA	Valued at EMV*0.90 based on market sales.
894480	370	VILLAGE PARK CONDOMINIUM	Valued at EMV*0.85 based on market sales. % change supported by 2011 sale of minor -0090.
918500	370	WASHINGTON PARK CONDOMINIUM	Valued at EMV*0.90 based on market sales.
918770	370	WASHINGTON SHORES CONDOMINIUM	Valued at EMV*1.10 based on market sales.
918771	370	WASHINGTON SHORES NO. 02 CONDOMINIUM	Valued at EMV*0.90 based on market sales.
919757	370	WATERS EDGE CONDOMINIUM	Valued at EMV*1.35 based on market sales. Supported by sales from other waterfront condo developments. Edocs 2508047 and 2449311.
919760	370	WATERSHED PARK RES. COMMUNITY CONDOMINIUM	Valued at EMV*0.90 based on market sales.
919799	370	WATERVIEW CONDOMINIUM	Valued at EMV*0.90 based on market sales. Top floor penthouse units valued at EMV*1.25 based on 2010 sale of minor -0470.
932014	370	WESTVUE COURT CONDOMINIUM	Valued at EMV*0.85 based on market sales. Supported by 2009 sale of minor -0030.
932045	370	WESTVIEW PARK CONDOMINIUM	Valued at EMV*1.25 based on market sales. Supported by sales from the subject neighborhood. Edocs 2428230, 2445159, 2516836, 2458291 and 2440466.
980866	370	YARROW COVE CONDOMINIUM	Penthouse valued at EMV based on sale. All other units valued at EMV*0.60 based on sales in subject development.
980867	370	YARROW HILL VILLAS CONDOMINIUM	Valued at EMV x 1.25 based on sales in the building.
096950	385	BOTHELL STATION CONDOMINIUM	Valued all units at EMV x 1.45%. Percent change supported by market sales.
159920	385	CITYVIEW CONDOMINIUM	Valued all units at EMV x 1.20% based on neighborhood sales.
180160	385	COZY CORNER	Valued all units at 1.30% based on neighborhood sales.
188770	385	DALSON VILLAGE CONDOMINIUM	Valued all units at EMV x 1.30% based on sales history.
230450	385	ELHOME ESTATES	Valued all units at EMV x 1.40% based on neighborhood sales.
418015	385	LANDING ON THE TRAIL, THE	Valued all units at EMV x 1.20% based on market sales.
505620	385	MALIBU MANOR CONDOMINIUM	Valued all units at EMV x 1.25% based on sales history.
565331	385	MORNINGSTAR II CONDOMINIUM	Valued all units at EMV x 1.45% based on sales history.
679950	385	PINES THE CONDOMINIUM	Valued all units at EMV x 1.20% based on sales history.
733640	385	RIVERFRONT LANDING CONDOMINIUM	Valued all units at EMV x 1.10% based on market sales.

Major	Nbhd	Project Name	Value Notes
803000	385	STONEBROOK CONDOMINIUM	Valued all units at EMV x 1.10% based on market sales.
949190	385	WISTERIA COTTAGES, RESIDENTIAL	Valued all units at previous.
182260	400	CREEKSIDE TOWNHOMES	Valued all units at EMV x .90% based on market sales.
242420	400	EVERGREEN TOWNHOMES PH 01 CONDOMINIUM	Valued all units at EMV x 1.15% based on market sales.
311077	400	HARBOUR VILLA CONDOMINIUM	Valued all units at EMV x 1.15% based on market sales.
514860	400	MARINA COVE CONDOMINIUM	Valued all units at EMV x .85% based on market sales.
741798	400	ROSE GARDEN CONDOMINIUM	Valued all units at EMV x 1.15% based on market sales.
803555	400	STONEHAVEN	Valued all units at EMV x 1.10% based on market sales.
029310	430	ASHFORD PARK CONDOMINIUM	Valued all units at EMV, except Affordable Housing Units valued at EMV x 1.25%.
066220	430	BELLA VISTA HEIGHTS	Valued all units at 1.45% based on sales history.
162400	430	CLEVELAND	Valued all units at EMV, except Affordable Housing Units valued at previous.
230150	430	ELEMENT	Affordable Housing Units valued at previous.
238350	430	ESSEX PARK CONDOMINIUM	Affordable Housing Units valued at EMV x 1.25%.
263920	430	FRAZER COURT	Affordable Housing Units valued at EMV x 1.40%.
409970	430	LAKE VILLAS CONDOMINIUM	Valued all living units at EMV x .80% based on sales. Moorage and parking accounts valued at previous.
519600	430	MARYMOOR HEIGHTS CONDOMINIUM	Valued all units at EMV x .85% based on market sales.
542247	430	MEADOWS AT MARYMOOR CONDOMINIUM	Valued all units at EMV x 1.10% based on sales, except Affordable Housing Units valued at previous.
601350	430	NE 95TH STREET	Valued all units at EMV x .85% based on neighborhood sales. Equalized with Majors 639133, 639137, 639147.
602170	430	NELSON RIDGE	Valued all units at EMV, except Affordable Housing Units valued at previous.
639133	430	162ND AVENUE NE CONDOMINIUM	Valued all units at EMV x .85% based on market sales. Equalized with Majors 601350, 639137, 639147.
639137	430	163RD AVENUE NE CONDOMINIUM	Valued all units at EMV x .85% based on neighborhood sales. Equalized with Majors 601350, 639133, 639147.
639147	430	172ND AVENUE NE CONDOMINIUM	Valued all units at EMV x .85% based on neighborhood sales. Equalized with Majors 601350, 639133, 639137.
662100	430	PANORAMA VILLAGE CONDOMINIUM	Valued all units at EMV, except Affordable Housing Units valued at previous.
668410	430	PATTERSON PARK CONDOMINIUM	Valued all Affordable Housing Units at EMV x .75% based on sales.
720595	430	REDWOODS THE CONDOMINIUM	Valued all units at EMV x .85% based on market sales.
734950	430	RIVERWALK AT REDMOND	Valued all units at EMV x 1.15%. Percent change supported by neighborhood sales. Equalized with Major 752715.
752550	430	SAMMAMISH LANDING CONDOMINIUM	Valued all units at EMV x .85% based on sales history.
753200	430	SAN SEBASTIAN PLACE	Valued all units at EMV x .85% based on sales history.
884797	430	URBANE REDMOND	Valued all units at EMV, except Affordable Housing Units valued at previous.
889442	430	VERANO IN REDMOND	Valued all units at EMV x .90% based on market sales.
894421	430	VILLA MARINA CONDOMINIUM	Valued all units at EMV x .80% based on market sales.
915000	430	WALNUT HILLS PH 01 & 02 CONDOMINIUM	Valued all units at EMV x .90% based on market sales.
082350	460	BIRD STREET	Valued all units at 1.30% based on neighborhood sales.
664873	460	Park Place East Condominium	Valued all units at EMV x 1.30% based on sales history.

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. The resulting assessment level is 92.1%

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

The sale analysis and model building effort was performed with due consideration of the IAAO's exposure draft entitled "Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers".¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. These sale types were evaluated by the appraisers and analyzed along with typical market transactions in the regression models to reflect their impact on the overall market this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non-institutional third parties was made. This analysis of the sales in this area showed these sales comprised 8.77% of the market on 1/1/2012 and sold for 23.54% less than the overall average of traditional market sales.

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

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

Application of the recommended value for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -8.3%.

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

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

Ratio study

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

The study was also repeated after application of the 2012 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 8.66% to 6.40%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

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

USPAP Compliance

Client and Intended Use of the Appraisal:

The Client of this appraisal is the King County Assessor and/or the King County Department of Assessments.

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

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

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

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

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

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

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

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

Date of Value Estimate

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

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

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date 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 definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.

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

Scope of Work Performed:

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

CERTIFICATION:

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

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

Addenda

Ratio Reports

Sales Lists

Specialty Neighborhood Maps

Physical Inspection Ratio Report (Before)

2011 Values

District/Team:	Commercial / West	Appr. Date	01/01/2010	Date of Report:	6/27/2012	Sales Dates:	1/2010 - 12/2011																		
Area	Northeast King County	Appr ID:	CJOH	Property Type:	Residential Condominiums	Adjusted for time?:	YES																		
SAMPLE STATISTICS		Ratio Frequency <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>14</td></tr><tr><td>0.80-0.90</td><td>83</td></tr><tr><td>0.90-1.00</td><td>276</td></tr><tr><td>1.00-1.10</td><td>221</td></tr><tr><td>1.10-1.20</td><td>81</td></tr><tr><td>1.20-1.30</td><td>21</td></tr><tr><td>1.30-1.40</td><td>14</td></tr><tr><td>1.40-1.50</td><td>11</td></tr></tbody></table>						Ratio	Frequency	0.70-0.80	14	0.80-0.90	83	0.90-1.00	276	1.00-1.10	221	1.10-1.20	81	1.20-1.30	21	1.30-1.40	14	1.40-1.50	11
Ratio	Frequency																								
0.70-0.80	14																								
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1.00-1.10	221																								
1.10-1.20	81																								
1.20-1.30	21																								
1.30-1.40	14																								
1.40-1.50	11																								
Sample size (n)	718																								
Mean Assessed Value	328,800																								
Mean Adj Sales Price	334,800																								
Standard Deviation AV	245,265																								
Standard Deviation SP	263,918																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	1.010																								
Median Ratio	0.998																								
Weighted Mean Ratio	0.982																								
UNIFORMITY																									
Lowest ratio	0.633																								
Highest ratio:	1.634																								
Coefficient of Dispersion	8.66%																								
Standard Deviation	0.121																								
Coefficient of Variation	11.95%																								
Price Related Differential (PRD)	1.028																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.990																								
Upper limit	1.007																								
95% Confidence: Mean																									
Lower limit	1.001																								
Upper limit	1.019																								
SAMPLE SIZE EVALUATION																									
N (population size)	8719																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.121																								
Recommended minimum:	23																								
Actual sample size:	718																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	395																								
# ratios above mean:	323																								
z:	2.687																								
Conclusion:	Non-normal																								

COMMENTS:

Residential Condominiums throughout areas 370, 385, 400, 430 and 460.

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

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

COMMENTS:

Residential Condominiums throughout areas 370, 385, 400, 430 and 460.

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

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

Physical Inspection Ratio Report (After)

2012 Values

District/Team:	Appr. Date	Date of Report:	Sales Dates:
Commercial / West	01/01/2011	6/27/2012	1/2010 - 12/2011
Area	Appr ID:	Property Type:	Adjusted for time?:
Northeast King County	CJOH	Residential Condominiums	YES
SAMPLE STATISTICS			
Sample size (n)	718		
Mean Assessed Value	308,300		
Mean Adj Sales Price	334,800		
Standard Deviation AV	243,436		
Standard Deviation SP	263,918		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.928		
Median Ratio	0.923		
Weighted Mean Ratio	0.921		
UNIFORMITY			
Lowest ratio	0.739		
Highest ratio:	1.212		
Coefficient of Dispersion	6.40%		
Standard Deviation	0.078		
Coefficient of Variation	8.38%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.918		
Upper limit	0.928		
95% Confidence: Mean			
Lower limit	0.922		
Upper limit	0.934		
SAMPLE SIZE EVALUATION			
N (population size)	8719		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.078		
Recommended minimum:	10		
Actual sample size:	718		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	386		
# ratios above mean:	332		
z:	2.015		
Conclusion:	Non-normal		

Ratio Frequency

Ratio	Frequency
0.80	28
0.90	227
1.00	355
1.10	87
1.20	8

COMMENTS:

Residential Condominiums throughout areas 370, 385, 400, 430 and 460.

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

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

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

Sales Used In Analysis

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
370	002300	0010	8/25/2010	605,000	534,000	1,875	6	2010	3	NO	NO	ACACIA ON 5TH AVENUE
370	002300	0030	8/13/2010	587,500	517,000	1,802	6	2010	3	NO	NO	ACACIA ON 5TH AVENUE
370	002300	0040	12/15/2010	650,000	590,000	2,529	6	2010	3	YES	NO	ACACIA ON 5TH AVENUE
370	002300	0050	6/23/2010	960,000	834,000	2,749	6	2010	3	YES	NO	ACACIA ON 5TH AVENUE
370	002300	0060	11/16/2010	900,000	811,000	2,535	6	2010	3	YES	NO	ACACIA ON 5TH AVENUE
370	002300	0070	7/19/2010	1,100,000	962,000	2,803	6	2010	3	YES	NO	ACACIA ON 5TH AVENUE
370	006970	0180	4/21/2010	263,000	225,000	1,100	5	2007	3	NO	NO	AFFINITY CONDOMINIUM
370	019241	0010	3/18/2011	660,000	613,000	2,272	5	1980	3	YES	NO	ALPHA REACH CONDOMINIUM
370	019241	0030	9/9/2011	565,000	549,000	1,636	5	1980	3	YES	NO	ALPHA REACH CONDOMINIUM
370	098340	0050	7/11/2011	175,000	167,000	569	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0150	3/22/2011	200,000	186,000	720	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0370	6/19/2011	215,000	205,000	884	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0520	5/4/2011	375,000	353,000	1,462	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0560	4/26/2010	245,000	210,000	627	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0590	2/1/2010	230,000	193,000	703	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0680	3/18/2010	244,000	207,000	745	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0690	12/9/2010	220,000	199,000	749	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0770	9/1/2010	310,423	274,000	880	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	0890	10/22/2010	277,500	248,000	999	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	1060	7/22/2010	340,000	297,000	1,268	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	1100	3/4/2011	320,000	296,000	1,266	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	1110	3/8/2011	205,000	190,000	749	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	098340	1150	2/22/2011	207,900	192,000	746	6	2006	3	NO	NO	BOULEVARD CONDOMINIUM
370	106700	0020	7/26/2010	550,000	482,000	1,659	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	106700	0050	8/29/2011	260,000	252,000	903	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	106700	0070	7/14/2011	480,000	460,000	1,440	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	106700	0110	6/15/2011	300,000	285,000	1,067	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	106700	0230	2/23/2011	280,000	259,000	903	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	106700	0250	9/20/2011	457,000	445,000	1,440	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	106700	0350	3/29/2010	872,000	741,000	1,787	6	1997	3	YES	NO	BREZZA CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
370	106700	0610	12/8/2010	279,000	253,000	913	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	106700	0670	12/12/2011	408,000	406,000	1,256	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	106700	0690	5/10/2011	280,000	264,000	907	6	1997	3	NO	NO	BREZZA CONDOMINIUM
370	111285	0060	4/8/2011	264,000	247,000	1,267	6	1991	3	NO	NO	BRIGHTWATER CONDOMINIUM
370	115615	0020	2/15/2011	359,000	331,000	1,476	6	1994	3	NO	NO	BROOKSIDE PARK IN KIRKLAND CONDOMINIUM
370	115615	0110	12/6/2010	410,000	371,000	1,733	6	1994	3	YES	NO	BROOKSIDE PARK IN KIRKLAND CONDOMINIUM
370	135511	0040	11/14/2011	1,240,000	1,225,000	2,308	6	1998	3	YES	NO	CARILLON SQUARE RESIDENTIAL CONDOMINIUM
370	141978	0100	10/6/2010	415,000	370,000	2,439	4	1965	3	YES	NO	CASA CARMEL CONDOMINIUM
370	147310	0190	8/10/2010	170,000	149,000	1,070	4	1981	3	NO	NO	CEDARWOOD CONDOMINIUM
370	147310	0590	4/27/2010	165,000	141,000	986	4	1981	3	NO	NO	CEDARWOOD CONDOMINIUM
370	172783	0040	11/7/2011	325,000	321,000	1,655	5	1998	3	NO	NO	COMPTON SQUARE 1 CONDOMINIUM
370	172783	0100	3/22/2010	324,000	275,000	1,678	5	1998	3	NO	NO	COMPTON SQUARE 1 CONDOMINIUM
370	182890	0060	3/18/2010	458,515	389,000	1,942	6	1995	3	NO	NO	CREST THE CONDOMINIUM
370	182890	0080	5/18/2011	352,000	332,000	1,949	6	1995	3	NO	NO	CREST THE CONDOMINIUM
370	182890	0100	8/22/2011	332,000	321,000	1,944	6	1995	3	NO	NO	CREST THE CONDOMINIUM
370	240835	0020	8/23/2011	570,000	551,000	2,257	6	1998	3	YES	NO	EVEREST ESTATES CONDOMINIUM
370	240835	0040	10/25/2010	570,000	511,000	2,261	6	1998	3	YES	NO	EVEREST ESTATES CONDOMINIUM
370	240835	0050	4/7/2011	575,000	537,000	2,257	6	1998	3	YES	NO	EVEREST ESTATES CONDOMINIUM
370	242480	0430	5/25/2011	146,000	138,000	1,036	4	1979	4	NO	NO	EVERGREEN VILLA CONDOMINIUM
370	242480	0680	10/22/2010	142,500	128,000	887	4	1979	4	NO	NO	EVERGREEN VILLA CONDOMINIUM
370	253898	0010	8/30/2011	351,800	341,000	1,529	5	2002	3	NO	NO	FIFTH AVENUE TOWNHOMES
370	253898	0020	12/16/2011	320,000	319,000	1,513	5	2002	3	NO	NO	FIFTH AVENUE TOWNHOMES
370	257000	0120	7/28/2011	472,500	454,000	1,759	6	1987	3	YES	NO	555 CONDOMINIUM
370	257017	0020	11/3/2010	299,950	269,000	1,156	4	1981	3	YES	NO	FIVE HUNDRED KIRKLAND AVENUE CONDOMINIUM
370	257022	0030	6/18/2010	525,000	455,000	1,740	6	1998	3	NO	NO	520 SIXTH AVENUE CONDOMINIUM
370	257022	0080	9/10/2010	520,000	461,000	1,734	6	1998	3	NO	NO	520 SIXTH AVENUE CONDOMINIUM
370	261665	0040	2/5/2011	446,200	410,000	1,991	6	1991	3	NO	NO	FOUNTAIN COURT CONDOMINIUM
370	268850	0110	9/8/2010	355,000	314,000	1,351	4	1988	4	YES	NO	GALLERIA CONDOMINIUM
370	268850	0120	3/18/2011	321,000	298,000	1,351	4	1988	4	YES	NO	GALLERIA CONDOMINIUM
370	268860	0100	12/2/2010	215,000	195,000	988	4	1987	3	NO	NO	GALLERY
370	268860	0180	8/18/2011	188,100	182,000	988	4	1987	3	NO	NO	GALLERY
370	268860	0230	12/16/2011	190,000	189,000	988	4	1987	3	NO	NO	GALLERY
370	268860	0270	10/8/2010	223,000	199,000	824	4	1987	3	NO	NO	GALLERY

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370	268860	0280	9/10/2010	228,000	202,000	824	4	1987	3	NO	NO	GALLERY
370	268860	0690	9/27/2010	245,000	218,000	988	4	1987	3	NO	NO	GALLERY
370	310980	0010	12/8/2011	484,250	481,000	1,633	6	1981	3	YES	NO	HARBOUR CLUB CONDOMINIUM
370	310980	0020	4/7/2010	530,000	451,000	1,621	6	1981	3	YES	NO	HARBOUR CLUB CONDOMINIUM
370	311055	0040	2/19/2010	800,000	673,000	1,833	6	1985	3	YES	NO	HARBOUR HOUSE CONDOMINIUM
370	311060	0080	2/25/2011	405,000	374,000	1,189	4	1965	4	YES	YES	HARBOR LIGHTS CONDOMINIUM
370	311060	0100	8/24/2010	360,950	318,000	800	4	1965	4	YES	YES	HARBOR LIGHTS CONDOMINIUM
370	311060	0180	8/18/2010	537,500	473,000	1,189	4	1965	4	YES	YES	HARBOR LIGHTS CONDOMINIUM
370	311060	0290	9/26/2011	315,000	307,000	800	4	1965	4	YES	YES	HARBOR LIGHTS CONDOMINIUM
370	321122	0110	9/1/2010	375,000	331,000	1,743	5	2003	3	NO	NO	HEATHER GLEN TOWNHOMES
370	329565	0010	10/12/2011	515,000	505,000	1,776	6	2003	3	YES	NO	HIGHLAND CREEK TOWNHOMES
370	329565	0020	6/22/2010	539,000	468,000	1,776	6	2003	3	YES	NO	HIGHLAND CREEK TOWNHOMES
370	329565	0030	9/29/2010	515,000	458,000	1,776	6	2003	3	YES	NO	HIGHLAND CREEK TOWNHOMES
370	329565	0060	6/21/2010	522,000	453,000	1,776	6	2003	3	YES	NO	HIGHLAND CREEK TOWNHOMES
370	330405	0070	5/2/2011	330,000	310,000	1,466	5	1997	3	NO	NO	HIGHLANDS IN KIRKLAND THE CONDOMINIUM
370	330405	0130	10/20/2011	344,500	338,000	1,705	5	1997	3	NO	NO	HIGHLANDS IN KIRKLAND THE CONDOMINIUM
370	330405	0140	10/19/2011	291,000	286,000	1,514	5	1997	3	NO	NO	HIGHLANDS IN KIRKLAND THE CONDOMINIUM
370	330405	0320	4/2/2010	422,000	359,000	1,774	5	1997	3	NO	NO	HIGHLANDS IN KIRKLAND THE CONDOMINIUM
370	330405	0420	5/25/2011	295,000	279,000	1,514	5	1997	3	NO	NO	HIGHLANDS IN KIRKLAND THE CONDOMINIUM
370	347295	0020	8/3/2011	424,900	409,000	1,625	5	1997	3	YES	NO	HOUGHTON COURTSIDE CONDOMINIUM
370	347295	0040	10/4/2011	457,000	447,000	1,896	5	1997	3	YES	NO	HOUGHTON COURTSIDE CONDOMINIUM
370	347300	0020	6/30/2011	259,000	247,000	1,054	4	1986	3	NO	NO	HOUGHTON TOWNHOMES CONDOMINIUM
370	347300	0050	4/4/2011	259,000	242,000	1,228	4	1986	3	NO	NO	HOUGHTON TOWNHOMES CONDOMINIUM
370	379142	0020	4/12/2011	380,000	355,000	1,690	5	1997	3	NO	NO	KARA'S KORNER CONDOMINIUM
370	379260	0030	2/28/2011	235,000	217,000	1,180	6	1979	3	NO	NO	KAREN MARIE CONDOMINIUM
370	381095	0090	6/14/2011	1,055,000	1,003,000	2,106	8	1989	3	YES	NO	KELSEY ESTATE CONDOMINIUM
370	381095	0100	6/25/2010	990,000	860,000	2,066	8	1989	3	YES	NO	KELSEY ESTATE CONDOMINIUM
370	388831	0380	3/17/2011	410,000	381,000	1,043	6	2005	3	NO	NO	KIRKLAND CENTRAL CONDOMINIUM
370	388831	0620	11/7/2011	220,000	217,000	789	6	2005	3	YES	NO	KIRKLAND CENTRAL CONDOMINIUM
370	388831	0660	6/24/2011	410,000	391,000	1,043	6	2005	3	YES	NO	KIRKLAND CENTRAL CONDOMINIUM
370	388831	0820	7/30/2010	265,000	232,000	653	6	2005	3	NO	NO	KIRKLAND CENTRAL CONDOMINIUM
370	388831	0930	5/14/2010	440,000	378,000	1,069	6	2005	3	YES	NO	KIRKLAND CENTRAL CONDOMINIUM
370	388840	0100	8/26/2011	387,125	375,000	1,315	6	1996	4	NO	NO	KIRKLAND CREEK TOWNHOMES CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
370	388840	0120	7/21/2010	431,000	377,000	1,315	6	1996	4	NO	NO	KIRKLAND CREEK TOWNHOMES CONDOMINIUM
370	388840	0130	4/19/2010	459,000	392,000	1,315	6	1996	4	NO	NO	KIRKLAND CREEK TOWNHOMES CONDOMINIUM
370	388840	0170	7/6/2010	380,000	331,000	1,290	6	1996	4	NO	NO	KIRKLAND CREEK TOWNHOMES CONDOMINIUM
370	388840	0180	3/16/2010	499,500	423,000	1,315	6	1996	4	NO	NO	KIRKLAND CREEK TOWNHOMES CONDOMINIUM
370	389220	0010	12/31/2010	245,000	223,000	950	4	1978	3	NO	NO	KIRKLAND HEIGHTS CONDOMINIUM
370	389225	0030	3/29/2011	395,000	368,000	1,898	6	1998	3	YES	NO	KIRKLAND HIGHPOINTE CONDOMINIUM
370	389225	0040	11/2/2010	405,000	364,000	1,898	6	1998	3	YES	NO	KIRKLAND HIGHPOINTE CONDOMINIUM
370	389225	0150	12/7/2010	375,000	340,000	1,898	6	1998	3	YES	NO	KIRKLAND HIGHPOINTE CONDOMINIUM
370	390025	0070	9/24/2010	250,000	222,000	1,530	5	1980	3	NO	NO	KIRKLANDS CENTRAL PK THE CONDOMINIUM
370	390025	0090	9/7/2011	285,000	277,000	1,530	5	1980	3	NO	NO	KIRKLANDS CENTRAL PK THE CONDOMINIUM
370	390030	0040	10/3/2011	165,000	161,000	800	4	1969	4	YES	NO	KIRKLANDAIRE CONDOMINIUM
370	390030	0060	5/2/2011	163,000	153,000	800	4	1969	4	YES	NO	KIRKLANDAIRE CONDOMINIUM
370	390040	0060	3/20/2011	234,900	218,000	1,264	4	1996	3	NO	NO	KIRKLAND'S MICHIGAN STREET STATION CONDOMINIUM
370	390200	0310	9/16/2011	182,000	177,000	925	4	1985	3	NO	NO	KIRKWOOD PH 01 & 02 CONDOMINIUM
370	404573	0190	6/1/2010	180,000	155,000	1,050	4	1994	3	NO	YES	LAKE KIRKLAND PARK CONDOMINIUM
370	404573	0250	4/28/2010	206,000	176,000	1,050	4	1994	3	NO	YES	LAKE KIRKLAND PARK CONDOMINIUM
370	409850	0080	6/21/2011	521,250	496,000	2,020	6	1986	3	YES	NO	LAKE VIEW MANOR CONDOMINIUM
370	414092	0030	8/12/2010	260,000	229,000	1,272	6	1988	3	NO	NO	LAKEPOINTE CONDOMINIUM
370	414520	0030	10/28/2011	266,000	262,000	1,216	4	1986	3	NO	NO	LAKEVIEW EAST CONDOMINIUM
370	414860	0010	3/8/2010	1,150,000	972,000	2,404	7	2008	3	NO	NO	LAKEVIEW OF KIRKLAND
370	414860	0020	3/18/2011	1,050,000	976,000	2,037	7	2008	3	YES	NO	LAKEVIEW OF KIRKLAND
370	414860	0030	6/14/2010	1,180,000	1,022,000	2,049	7	2008	3	YES	NO	LAKEVIEW OF KIRKLAND
370	415210	0150	8/25/2011	459,000	444,000	1,464	6	1978	3	YES	NO	LAKEVIEW WEST CONDOMINIUM
370	415210	0200	1/4/2010	400,000	333,000	1,442	6	1978	3	YES	NO	LAKEVIEW WEST CONDOMINIUM
370	421640	0040	4/22/2010	236,500	202,000	940	4	1979	3	NO	NO	LAUREL PARK VISTA CONDOMINIUM
370	421640	0150	5/11/2010	219,000	188,000	940	4	1979	3	NO	NO	LAUREL PARK VISTA CONDOMINIUM
370	426020	0040	8/22/2011	520,000	503,000	2,017	7	2006	3	NO	NO	LELAND PLACE CONDOMINIUM
370	426020	0060	6/27/2011	445,000	424,000	1,501	7	2006	3	NO	NO	LELAND PLACE CONDOMINIUM
370	426020	0100	8/3/2011	501,168	482,000	1,893	7	2006	3	NO	NO	LELAND PLACE CONDOMINIUM
370	426020	0110	5/18/2011	554,000	523,000	1,594	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM
370	426020	0120	10/19/2010	620,000	555,000	2,017	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM
370	426020	0140	5/13/2011	566,000	534,000	1,545	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM
370	426020	0160	5/3/2011	485,000	456,000	1,426	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
370	426020	0200	9/1/2010	610,000	539,000	1,594	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM
370	426020	0220	11/2/2010	419,990	377,000	1,063	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM
370	426020	0230	9/8/2010	710,000	629,000	1,619	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM
370	426020	0240	4/21/2011	492,640	462,000	1,427	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM
370	426020	0250	3/11/2011	328,000	304,000	953	7	2006	3	YES	NO	LELAND PLACE CONDOMINIUM
370	426020	0270	3/10/2011	507,200	470,000	1,551	7	2006	3	NO	NO	LELAND PLACE CONDOMINIUM
370	438700	0330	10/27/2010	250,000	224,000	1,460	5	1999	3	NO	YES	LOCHSHIRE CONDOMINIUM
370	438700	0550	10/7/2010	285,000	254,000	1,495	5	1999	3	NO	YES	LOCHSHIRE CONDOMINIUM
370	438700	0580	2/23/2011	223,000	206,000	1,150	5	1999	3	NO	YES	LOCHSHIRE CONDOMINIUM
370	438700	0920	5/24/2011	227,500	215,000	1,120	5	1999	3	NO	YES	LOCHSHIRE CONDOMINIUM
370	514880	0050	10/21/2011	524,000	515,000	1,698	8	1996	3	NO	NO	MARINA HEIGHTS CONDOMINIUM
370	514895	0220	4/6/2011	975,000	911,000	2,293	8	1993	3	YES	NO	MARINA POINTE CONDOMINIUM
370	515570	0050	8/23/2011	160,000	155,000	566	4	1964	3	YES	YES	MARINER KIRKLAND THE CONDOMINIUM
370	515570	0180	2/4/2010	260,000	218,000	564	4	1964	3	YES	YES	MARINER KIRKLAND THE CONDOMINIUM
370	515570	0200	3/11/2011	205,000	190,000	680	4	1964	3	YES	YES	MARINER KIRKLAND THE CONDOMINIUM
370	515570	0230	3/29/2010	261,000	222,000	680	4	1964	3	YES	YES	MARINER KIRKLAND THE CONDOMINIUM
370	515570	0320	3/10/2010	245,000	207,000	564	4	1964	3	YES	YES	MARINER KIRKLAND THE CONDOMINIUM
370	555400	0010	4/7/2011	189,000	177,000	920	4	1987	4	NO	NO	MIRA CONDOMINIUM
370	555400	0110	5/26/2010	200,000	172,000	940	4	1987	4	NO	NO	MIRA CONDOMINIUM
370	555400	0130	11/23/2010	181,000	163,000	940	4	1987	4	NO	NO	MIRA CONDOMINIUM
370	555400	0300	5/8/2010	215,000	185,000	930	4	1987	4	NO	NO	MIRA CONDOMINIUM
370	555400	0590	2/28/2011	183,000	169,000	940	4	1987	4	NO	NO	MIRA CONDOMINIUM
370	555400	0690	5/20/2010	209,950	181,000	930	4	1987	4	NO	NO	MIRA CONDOMINIUM
370	555500	0010	5/13/2010	2,000,000	1,719,000	3,747	8	2006	3	YES	NO	MIRAMAR TOWNHOMES
370	567800	0080	10/28/2011	222,000	218,000	1,070	4	1978	4	NO	NO	MOSS BAY VILLAGE CONDOMINIUM
370	567800	0100	11/12/2010	243,000	219,000	1,066	4	1978	4	NO	NO	MOSS BAY VILLAGE CONDOMINIUM
370	604100	0020	3/17/2010	840,000	712,000	3,186	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0050	3/5/2010	796,676	673,000	2,562	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0060	2/17/2010	700,000	589,000	2,318	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0070	12/10/2010	700,000	635,000	2,436	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0080	10/27/2010	800,000	717,000	2,637	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0090	1/20/2010	721,500	603,000	2,318	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0100	7/26/2010	725,000	635,000	2,304	7	2008	3	NO	NO	NETTLETON COMMONS

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370	604100	0110	2/9/2011	799,950	737,000	2,701	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0120	10/15/2010	810,000	724,000	3,700	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0130	10/18/2010	725,000	649,000	2,318	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0140	6/30/2010	839,950	731,000	2,713	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0150	12/16/2010	830,000	754,000	3,074	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0160	2/1/2011	849,000	780,000	3,074	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0170	8/6/2010	855,050	751,000	3,304	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0180	2/2/2011	720,000	662,000	2,193	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0190	5/16/2011	803,000	758,000	2,628	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0200	10/11/2010	820,000	732,000	2,713	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0210	12/1/2010	839,000	759,000	2,806	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0220	6/13/2011	820,000	779,000	2,713	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0230	4/21/2011	835,000	783,000	2,767	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0240	6/1/2011	730,800	692,000	2,193	7	2008	3	NO	NO	NETTLETON COMMONS
370	604100	0250	8/8/2011	775,000	747,000	2,436	7	2008	3	NO	NO	NETTLETON COMMONS
370	638990	0070	8/25/2011	3,249,000	3,145,000	3,301	8	1991	3	YES	YES	ONE CARILLON POINT CONDOMINIUM
370	638990	0130	7/1/2010	4,890,000	4,255,000	4,937	8	1991	3	YES	YES	ONE CARILLON POINT CONDOMINIUM
370	645360	0030	8/24/2010	365,000	322,000	1,532	4	1990	3	NO	NO	OVERLOOK VILLAGE CONDOMINIUM
370	664115	0050	4/19/2010	361,000	308,000	1,285	5	1997	3	NO	NO	PARK AVENUE CONDOMINIUM
370	664115	0210	1/13/2010	418,000	349,000	1,382	5	1997	3	NO	NO	PARK AVENUE CONDOMINIUM
370	664115	0290	12/15/2010	364,000	330,000	1,303	5	1997	3	NO	NO	PARK AVENUE CONDOMINIUM
370	664150	0040	11/1/2010	277,000	249,000	1,110	4	1986	3	NO	NO	PARK CENTRAL CONDOMINIUM
370	664270	0230	3/29/2010	346,118	294,000	1,365	4	1986	3	YES	NO	PARK 54 CONDOMINIUM
370	664923	0040	5/4/2011	349,000	328,000	1,437	6	1993	3	NO	NO	PARK RIDGE CONDOMINIUM
370	664923	0100	9/23/2010	425,000	378,000	1,437	6	1993	3	NO	NO	PARK RIDGE CONDOMINIUM
370	664923	0220	9/23/2011	300,000	292,000	1,282	6	1993	3	NO	NO	PARK RIDGE CONDOMINIUM
370	664941	0030	7/5/2011	375,000	358,000	1,815	4	1991	4	NO	NO	PARK SQUARE CONDOMINIUM
370	664941	0050	8/17/2011	375,000	362,000	1,655	4	1991	4	NO	NO	PARK SQUARE CONDOMINIUM
370	664941	0100	2/10/2011	415,000	382,000	1,834	4	1991	4	NO	NO	PARK SQUARE CONDOMINIUM
370	678000	0030	10/13/2010	830,000	742,000	1,626	6	1985	3	YES	YES	PIERPOINTE CONDOMINIUM
370	678000	0040	2/23/2010	850,000	716,000	1,538	6	1985	3	YES	YES	PIERPOINTE CONDOMINIUM
370	681787	0180	7/26/2011	280,000	269,000	955	6	1995	3	NO	NO	PLAZA ON STATE CONDOMINIUM
370	681787	0210	5/13/2010	360,000	309,000	1,023	6	1995	3	NO	NO	PLAZA ON STATE CONDOMINIUM

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370	681787	0450	11/23/2011	201,000	199,000	955	6	1995	3	NO	NO	PLAZA ON STATE CONDOMINIUM
370	681787	0470	6/17/2010	195,656	170,000	652	6	1995	3	NO	NO	PLAZA ON STATE CONDOMINIUM
370	681787	0570	11/7/2011	412,500	407,000	1,677	6	1995	3	NO	NO	PLAZA ON STATE CONDOMINIUM
370	681787	0670	10/25/2011	325,000	319,000	1,019	6	1995	3	NO	NO	PLAZA ON STATE CONDOMINIUM
370	681787	0720	9/22/2011	305,000	297,000	1,047	6	1995	3	NO	NO	PLAZA ON STATE CONDOMINIUM
370	681787	0820	9/29/2011	417,135	407,000	1,411	6	1995	3	NO	NO	PLAZA ON STATE CONDOMINIUM
370	683775	0180	11/14/2011	399,950	395,000	1,552	6	1994	3	NO	NO	POINT ON YARROW BAY THE CONDOMINIUM
370	683775	0370	10/22/2010	390,000	349,000	1,890	6	1994	3	NO	NO	POINT ON YARROW BAY THE CONDOMINIUM
370	683775	0410	7/26/2010	444,000	389,000	1,552	6	1994	3	NO	NO	POINT ON YARROW BAY THE CONDOMINIUM
370	687200	0030	4/23/2010	475,000	406,000	1,345	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	0130	3/25/2010	497,500	422,000	1,583	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	0200	8/6/2010	310,000	272,000	850	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	0460	12/3/2010	445,000	403,000	1,337	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	0670	9/29/2010	305,000	272,000	777	6	1997	3	NO	NO	PORTSMITH CONDOMINIUM
370	687200	0820	8/3/2011	392,000	377,000	1,077	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	0840	12/22/2011	265,300	265,000	736	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	0860	12/23/2011	265,000	264,000	789	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	0940	11/10/2011	282,500	279,000	777	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	1060	4/29/2010	278,000	238,000	646	6	1997	3	NO	NO	PORTSMITH CONDOMINIUM
370	687200	1100	2/10/2011	407,000	375,000	1,092	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	1150	5/12/2011	303,000	286,000	745	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	1220	11/5/2010	389,000	350,000	1,086	6	1997	3	NO	NO	PORTSMITH CONDOMINIUM
370	687200	1320	8/17/2010	430,000	379,000	1,092	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	687200	1450	8/16/2011	445,000	430,000	1,308	6	1997	3	YES	NO	PORTSMITH CONDOMINIUM
370	689080	0010	6/8/2010	1,150,000	995,000	3,326	6	2010	3	NO	NO	PREMIER TOWNHOMES
370	689080	0020	5/13/2010	1,150,000	988,000	3,326	6	2010	3	NO	NO	PREMIER TOWNHOMES
370	742750	0030	5/10/2010	358,000	307,000	1,449	5	1999	3	NO	NO	ROSEGARDEN TOWNHOMES CONDOMINIUM
370	769820	0020	7/28/2010	490,000	429,000	1,041	4	1969	4	YES	YES	733 LAKESIDE CONDOMINIUM
370	769820	0070	12/16/2010	285,000	259,000	739	4	1969	4	YES	YES	733 LAKESIDE CONDOMINIUM
370	769820	0100	8/10/2011	267,000	257,000	696	4	1969	4	YES	YES	733 LAKESIDE CONDOMINIUM
370	769820	0160	6/28/2010	295,000	257,000	754	4	1969	4	YES	YES	733 LAKESIDE CONDOMINIUM
370	769820	0230	9/14/2011	289,000	281,000	696	4	1969	4	YES	YES	733 LAKESIDE CONDOMINIUM
370	769832	0020	8/4/2011	735,000	708,000	3,038	7	2007	3	NO	NO	735 / 737 STATE STREET CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
370	770799	0050	3/8/2010	460,000	389,000	1,578	4	1987	3	YES	NO	SHALIMAR CONDOMINIUM
370	778660	0340	8/19/2010	620,000	546,000	1,803	7	1997	3	NO	NO	SHUMWAY CONDOMINIUM
370	778660	0410	7/13/2010	620,000	541,000	1,767	7	1997	3	YES	NO	SHUMWAY CONDOMINIUM
370	778660	0430	9/23/2010	696,460	619,000	1,767	7	1997	3	YES	NO	SHUMWAY CONDOMINIUM
370	778660	0510	5/20/2010	620,000	534,000	1,921	7	1997	3	NO	NO	SHUMWAY CONDOMINIUM
370	778660	0630	9/13/2011	550,000	535,000	2,003	7	1997	3	NO	NO	SHUMWAY CONDOMINIUM
370	778660	0670	8/8/2011	545,000	525,000	1,785	7	1997	3	YES	NO	SHUMWAY CONDOMINIUM
370	778660	0720	1/5/2011	540,000	493,000	1,785	7	1997	3	YES	NO	SHUMWAY CONDOMINIUM
370	780395	0010	11/24/2010	1,050,000	948,000	2,645	8	2009	3	YES	NO	6202 & 10104 CONDOMINIUM
370	780395	0020	12/1/2010	1,050,000	950,000	2,410	8	2009	3	YES	NO	6202 & 10104 CONDOMINIUM
370	780404	0030	9/23/2011	798,000	778,000	2,781	7	2007	3	NO	NO	62ND STREET TOWNHOMES
370	780405	0040	12/10/2010	490,000	444,000	1,788	7	1996	3	YES	NO	602 FIFTH STREET CONDOMINIUM
370	780405	0060	5/18/2011	520,500	491,000	1,723	7	1996	3	YES	NO	602 FIFTH STREET CONDOMINIUM
370	780426	0010	8/24/2010	480,000	423,000	1,630	6	1977	3	YES	NO	6736 LAKE WASHINGTON CONDOMINIUM
370	780426	0020	12/8/2011	460,000	457,000	1,582	6	1977	3	YES	NO	6736 LAKE WASHINGTON CONDOMINIUM
370	780426	0090	9/13/2011	406,000	395,000	1,582	6	1977	3	YES	NO	6736 LAKE WASHINGTON CONDOMINIUM
370	780426	0120	12/22/2010	417,000	379,000	1,582	6	1977	3	YES	NO	6736 LAKE WASHINGTON CONDOMINIUM
370	781440	0010	9/23/2010	138,800	123,000	949	4	1980	3	NO	NO	SLATER PARK CONDOMINIUM
370	781440	0340	9/26/2011	108,880	106,000	949	4	1980	3	NO	NO	SLATER PARK CONDOMINIUM
370	781440	0510	6/10/2011	101,000	96,000	949	4	1980	3	NO	NO	SLATER PARK CONDOMINIUM
370	781440	0520	11/16/2010	134,000	121,000	949	4	1980	3	NO	NO	SLATER PARK CONDOMINIUM
370	785345	0080	12/6/2011	240,000	238,000	882	6	2000	4	NO	NO	SOHO CONDOMINIUM
370	785345	0280	6/8/2011	260,000	247,000	826	6	2000	4	NO	NO	SOHO CONDOMINIUM
370	785345	0400	7/12/2010	475,000	414,000	1,402	6	2000	4	NO	NO	SOHO CONDOMINIUM
370	785345	0470	1/27/2010	455,000	381,000	1,553	6	2000	4	YES	NO	SOHO CONDOMINIUM
370	785345	0550	7/14/2011	185,000	177,000	627	6	2000	4	NO	NO	SOHO CONDOMINIUM
370	785345	0560	3/30/2010	270,000	229,000	824	6	2000	4	NO	NO	SOHO CONDOMINIUM
370	798160	0020	9/20/2010	447,000	397,000	2,104	4	1995	3	NO	NO	STATE STREET EAST
370	812790	0070	10/27/2011	690,000	679,000	1,747	6	1978	3	YES	YES	SUNSET CONDOMINIUM
370	812790	0160	5/24/2010	820,000	707,000	1,419	6	1978	3	YES	YES	SUNSET CONDOMINIUM
370	813450	0030	1/7/2010	325,000	271,000	818	5	1976	3	NO	NO	SUNSET POINTE CONDOMINIUM
370	813450	0170	1/4/2011	285,000	260,000	884	5	1976	3	YES	NO	SUNSET POINTE CONDOMINIUM
370	858300	0040	5/26/2010	138,500	119,000	707	4	1980	3	NO	NO	TERRACE GLEN CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
370	858300	0450	5/25/2010	160,000	138,000	923	4	1980	3	NO	NO	TERRACE GLEN CONDOMINIUM
370	859850	0010	2/3/2011	624,000	574,000	1,761	7	2003	3	NO	NO	THIRD AVE BUNGALOWS
370	859850	0090	12/6/2011	665,500	661,000	2,361	7	2003	3	NO	NO	THIRD AVE BUNGALOWS
370	859850	0100	8/10/2010	710,000	624,000	2,356	7	2003	3	NO	NO	THIRD AVE BUNGALOWS
370	860312	0160	5/5/2010	245,000	210,000	855	5	1987	3	YES	NO	THIRTY THIRD PLACE CONDOMINIUM
370	860312	0230	4/19/2010	260,000	222,000	842	5	1987	3	YES	NO	THIRTY THIRD PLACE CONDOMINIUM
370	860312	0300	5/5/2010	265,000	227,000	852	5	1987	3	YES	NO	THIRTY THIRD PLACE CONDOMINIUM
370	863430	0030	7/23/2011	385,000	370,000	1,444	6	1994	3	YES	NO	319TH FOURTH AVENUE BUILDING CONDOMINIUM
370	863578	0020	12/16/2011	470,000	468,000	1,517	6	1999	3	NO	NO	316 FIFTH AVENUE CONDOMINIUM
370	863578	0040	12/1/2011	433,000	430,000	1,492	6	1999	3	YES	NO	316 FIFTH AVENUE CONDOMINIUM
370	863580	0010	6/22/2011	570,000	543,000	1,798	6	1996	3	YES	NO	333 BUILDING CONDOMINIUM
370	864435	0170	12/23/2011	165,000	165,000	870	4	1976	3	NO	NO	TIBURON EAST CONDOMINIUM
370	864445	0090	5/13/2010	180,000	155,000	857	4	1979	3	NO	NO	TIBURON NORTH CONDOMINIUM
370	866485	0010	9/28/2011	365,000	356,000	1,476	5	1982	4	NO	NO	TOWNHOMES AT KIRKLAND
370	866485	0210	8/22/2010	330,000	291,000	1,318	5	1982	4	NO	NO	TOWNHOMES AT KIRKLAND
370	868220	0080	3/11/2010	299,950	254,000	1,220	4	1981	3	YES	NO	TRILOGY CONDOMINIUM
370	891405	0030	4/29/2010	1,350,000	1,156,000	2,720	8	1996	3	YES	NO	VIEW POINTE CONDOMINIUM
370	894397	0010	2/17/2010	750,000	631,000	2,279	7	2008	3	YES	NO	VILLA MEDICI
370	894397	0020	2/17/2010	660,000	555,000	2,136	7	2008	3	YES	NO	VILLA MEDICI
370	894397	0040	7/7/2010	660,000	575,000	2,146	7	2008	3	YES	NO	VILLA MEDICI
370	894405	0020	3/16/2010	530,000	449,000	2,288	5	2009	3	NO	NO	VILLA ROSA
370	894407	0340	8/20/2011	132,500	128,000	838	4	1985	4	NO	NO	VILLA SONOMA
370	894407	0380	6/28/2010	210,000	183,000	838	4	1985	4	NO	NO	VILLA SONOMA
370	894407	0550	2/8/2010	144,500	121,000	533	4	1985	4	NO	NO	VILLA SONOMA
370	894408	0040	9/19/2011	660,000	643,000	1,684	7	1990	3	YES	NO	VILLAS AT CARILLON CONDOMINIUM
370	894408	0120	8/29/2011	770,000	746,000	1,576	7	1990	3	YES	NO	VILLAS AT CARILLON CONDOMINIUM
370	894408	0190	12/23/2010	625,000	569,000	1,481	7	1990	3	YES	NO	VILLAS AT CARILLON CONDOMINIUM
370	894408	0340	6/20/2011	675,000	642,000	1,481	7	1990	3	YES	NO	VILLAS AT CARILLON CONDOMINIUM
370	894408	0350	8/19/2010	670,000	590,000	1,481	7	1990	3	YES	NO	VILLAS AT CARILLON CONDOMINIUM
370	894408	0460	10/7/2010	750,000	669,000	1,481	7	1990	3	YES	NO	VILLAS AT CARILLON CONDOMINIUM
370	894480	0090	8/8/2011	148,500	143,000	1,054	4	1979	3	NO	NO	VILLAGE PARK CONDOMINIUM
370	894650	0030	12/9/2010	426,000	386,000	1,531	6	1985	3	YES	NO	VINTAGE THE CONDOMINIUM
370	894650	0070	2/9/2010	425,000	357,000	1,531	6	1985	3	YES	NO	VINTAGE THE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
370	894750	0010	5/18/2010	430,000	370,000	1,898	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	894750	0020	11/8/2010	410,000	369,000	1,905	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	894750	0030	2/16/2010	449,000	378,000	1,904	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	894750	0040	3/24/2010	435,000	369,000	1,908	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	894750	0050	2/2/2010	435,000	365,000	1,932	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	894750	0060	3/5/2010	440,000	372,000	1,925	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	894750	0070	9/29/2010	429,720	383,000	1,900	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	894750	0080	8/24/2010	435,000	384,000	1,899	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	894750	0100	11/19/2010	417,000	376,000	2,200	5	2008	3	NO	NO	VISTA FORBES TOWNHOUSE
370	918500	0010	11/10/2011	335,000	331,000	1,321	6	1986	3	YES	NO	WASHINGTON PARK CONDOMINIUM
370	918500	0020	6/7/2010	367,000	317,000	1,321	6	1986	3	YES	NO	WASHINGTON PARK CONDOMINIUM
370	918770	0070	3/16/2010	345,000	292,000	1,021	4	1967	3	NO	YES	WASHINGTON SHORES CONDOMINIUM
370	918770	0290	1/3/2011	299,900	274,000	936	4	1967	3	YES	YES	WASHINGTON SHORES CONDOMINIUM
370	918771	0290	5/16/2011	295,000	278,000	1,087	4	1967	3	YES	YES	WASHINGTON SHORES NO. 02 CONDOMINIUM
370	919522	0030	6/9/2010	585,000	506,000	1,830	6	1995	3	NO	NO	WATERFORD COURT CONDOMINIUM
370	919522	0080	2/7/2011	500,000	460,000	1,850	6	1995	3	NO	NO	WATERFORD COURT CONDOMINIUM
370	919522	0240	8/20/2010	465,000	410,000	1,535	6	1995	3	NO	NO	WATERFORD COURT CONDOMINIUM
370	919525	0010	7/1/2011	1,095,000	1,045,000	1,815	8	1987	3	YES	YES	WATERFORD EAST CONDOMINIUM
370	919760	0110	11/15/2011	410,000	405,000	2,300	6	1981	3	NO	NO	WATERSHED PARK RES. COMMUNITY CONDOMINIUM
370	919760	0170	3/2/2011	399,950	370,000	1,950	6	1981	3	YES	NO	WATERSHED PARK RES. COMMUNITY CONDOMINIUM
370	919760	0210	6/1/2011	459,000	435,000	1,700	6	1981	3	YES	NO	WATERSHED PARK RES. COMMUNITY CONDOMINIUM
370	919760	0230	6/3/2010	422,000	365,000	1,520	6	1981	3	NO	NO	WATERSHED PARK RES. COMMUNITY CONDOMINIUM
370	919760	0250	2/11/2010	410,000	344,000	1,820	6	1981	3	NO	NO	WATERSHED PARK RES. COMMUNITY CONDOMINIUM
370	919760	0480	5/14/2010	475,250	409,000	2,003	6	1981	3	YES	NO	WATERSHED PARK RES. COMMUNITY CONDOMINIUM
370	919797	0040	5/10/2010	351,000	301,000	1,445	4	2005	3	NO	NO	WATERSTONE TOWNHOMES
370	919797	0070	6/15/2010	330,000	286,000	1,445	4	2005	3	NO	NO	WATERSTONE TOWNHOMES
370	919797	0120	11/15/2010	365,000	329,000	1,775	4	2005	3	NO	NO	WATERSTONE TOWNHOMES
370	919797	0180	2/23/2010	380,000	320,000	1,445	4	2005	3	NO	NO	WATERSTONE TOWNHOMES
370	919797	0250	4/13/2011	389,950	365,000	1,904	4	2005	3	NO	NO	WATERSTONE TOWNHOMES
370	919797	0370	11/29/2011	240,888	239,000	1,462	4	2005	3	NO	NO	WATERSTONE TOWNHOMES
370	919797	0550	4/6/2011	359,500	336,000	1,462	4	2005	3	NO	NO	WATERSTONE TOWNHOMES
370	919798	0100	11/23/2010	160,000	144,000	794	4	2005	3	NO	NO	Waterstone Flats Condominum
370	919799	0070	7/28/2010	245,000	215,000	728	6	2000	3	NO	NO	WATERVIEW CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
370	919799	0280	3/24/2011	340,000	316,000	964	6	2000	3	NO	NO	WATERVIEW CONDOMINIUM
370	919799	0300	10/21/2011	220,000	216,000	728	6	2000	3	NO	NO	WATERVIEW CONDOMINIUM
370	919799	0400	6/22/2010	250,000	217,000	728	6	2000	3	NO	NO	WATERVIEW CONDOMINIUM
370	919799	0410	4/7/2011	260,000	243,000	728	6	2000	3	NO	NO	WATERVIEW CONDOMINIUM
370	919799	0430	4/13/2010	370,000	316,000	956	6	2000	3	YES	NO	WATERVIEW CONDOMINIUM
370	919799	0470	10/14/2010	725,000	648,000	1,283	6	2000	3	YES	NO	WATERVIEW CONDOMINIUM
370	955910	0120	10/19/2010	145,000	130,000	1,145	4	1980	3	NO	NO	WOODSIDE TERRACE CONDOMINIUM
370	955910	0580	2/12/2010	125,000	105,000	899	4	1980	3	NO	NO	WOODSIDE TERRACE CONDOMINIUM
370	955910	1010	1/18/2011	105,000	96,000	918	4	1980	3	NO	NO	WOODSIDE TERRACE CONDOMINIUM
370	955910	1300	6/8/2010	130,000	112,000	918	4	1980	3	NO	NO	WOODSIDE TERRACE CONDOMINIUM
370	980860	0135	4/14/2011	389,000	364,000	1,102	4	1967	3	YES	YES	YARROW BAY CONDOMINIUM
370	980866	0070	6/13/2011	2,178,000	2,069,000	4,680	8	1982	3	YES	YES	YARROW COVE CONDOMINIUM
370	980950	0240	9/11/2010	130,000	115,000	662	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0270	3/11/2010	190,000	161,000	880	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0300	1/13/2011	272,000	249,000	1,360	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0320	7/9/2010	199,000	174,000	1,185	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0400	2/22/2011	273,000	252,000	1,403	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0450	10/5/2010	200,000	178,000	1,303	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0600	4/27/2010	197,000	169,000	1,103	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0630	9/20/2011	158,000	154,000	1,103	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0650	3/24/2011	189,000	176,000	816	4	1975	3	YES	NO	YARROWOOD CONDOMINIUM
370	980950	0760	7/12/2010	284,000	248,000	1,115	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0770	3/17/2010	290,950	246,000	1,348	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0790	8/10/2010	189,525	167,000	1,012	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	0900	3/25/2011	200,000	186,000	1,348	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	1100	6/6/2010	169,000	146,000	734	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	1180	5/6/2010	155,000	133,000	734	4	1975	3	NO	NO	YARROWOOD CONDOMINIUM
370	980950	1450	5/14/2010	227,205	195,000	1,255	4	1975	3	YES	NO	YARROWOOD CONDOMINIUM
385	096950	0120	3/21/2011	100,000	93,000	609	3	1985	4	YES	YES	BOTHELL STATION CONDOMINIUM
385	144240	0010	5/23/2011	92,224	87,000	865	4	1979	4	NO	NO	CEDAR CREST NO. 02 CONDOMINIUM
385	167950	0010	2/9/2011	419,000	386,000	3,390	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0020	10/11/2010	452,000	404,000	3,229	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0030	9/7/2010	451,000	399,000	3,229	6	2007	3	NO	NO	COLLAGE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
385	167950	0040	7/27/2010	464,000	406,000	3,229	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0160	6/16/2010	490,900	426,000	3,390	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0230	7/2/2010	419,000	365,000	3,335	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0240	7/15/2010	422,000	369,000	3,335	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0250	7/27/2010	429,000	376,000	3,335	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0260	8/20/2010	429,000	378,000	3,335	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0270	8/30/2010	440,000	389,000	3,337	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0370	6/14/2011	415,000	394,000	3,390	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0380	1/13/2011	478,000	437,000	3,337	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0390	2/11/2011	449,000	414,000	3,205	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0400	3/25/2011	448,000	417,000	3,337	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0440	4/12/2011	464,000	434,000	3,337	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0450	12/9/2010	445,000	403,000	3,337	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0460	12/29/2010	435,000	396,000	3,205	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0470	3/21/2011	409,000	380,000	3,337	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0480	1/21/2011	411,000	377,000	3,337	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0490	10/29/2010	449,000	403,000	3,205	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	167950	0500	2/11/2011	432,000	398,000	3,205	6	2007	3	NO	NO	COLLAGE CONDOMINIUM
385	395595	0210	3/26/2010	210,000	178,000	1,158	5	2003	3	NO	NO	LA REVE CONDOMINIUM
385	395595	0240	9/29/2011	165,000	161,000	1,158	5	2003	3	NO	NO	LA REVE CONDOMINIUM
385	395595	0260	5/7/2010	189,000	162,000	1,158	5	2003	3	NO	NO	LA REVE CONDOMINIUM
385	395595	0280	3/29/2010	189,000	161,000	1,158	5	2003	3	NO	NO	LA REVE CONDOMINIUM
385	395595	0290	2/22/2010	194,500	164,000	1,158	5	2003	3	NO	NO	LA REVE CONDOMINIUM
385	395595	0300	3/29/2010	198,500	169,000	1,158	5	2003	3	NO	NO	LA REVE CONDOMINIUM
385	395595	0310	4/20/2010	215,000	184,000	1,125	5	2003	3	NO	NO	LA REVE CONDOMINIUM
385	418015	0030	12/21/2011	209,000	208,000	1,331	5	1997	3	NO	NO	LANDING ON THE TRAIL,THE
385	608100	0030	6/8/2011	146,900	139,000	1,341	4	1983	3	NO	NO	NICHOLAS CONDOMINIUM
385	733640	0170	8/26/2010	210,000	185,000	1,464	4	1999	3	NO	NO	RIVERFRONT LANDING CONDOMINIUM
385	733640	0320	7/1/2010	219,000	191,000	1,464	4	1999	3	YES	NO	RIVERFRONT LANDING CONDOMINIUM
385	733641	0030	7/9/2010	215,000	187,000	1,201	4	2001	3	NO	YES	RIVERFRONT LANDING PHASE II
385	733641	0240	4/8/2011	210,000	196,000	1,201	4	2001	3	NO	YES	RIVERFRONT LANDING PHASE II
385	733641	0280	10/18/2010	330,000	295,000	1,523	4	2001	3	YES	YES	RIVERFRONT LANDING PHASE II
385	734540	0070	4/7/2011	151,500	142,000	1,126	4	2001	3	NO	NO	RIVERSIDE TOWNHOMES

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
385	734540	0120	7/22/2010	152,000	133,000	1,126	4	2001	3	NO	NO	RIVERSIDE TOWNHOMES
385	734540	0130	12/14/2010	150,000	136,000	1,126	4	2001	3	NO	NO	RIVERSIDE TOWNHOMES
385	734540	0150	9/6/2011	157,000	152,000	1,126	4	2001	3	NO	NO	RIVERSIDE TOWNHOMES
385	744700	0010	3/16/2010	278,000	235,000	1,236	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0030	5/26/2010	332,500	287,000	2,014	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0060	9/2/2011	329,000	319,000	1,973	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0090	9/19/2011	319,900	312,000	1,978	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0100	6/15/2011	340,000	323,000	2,325	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0110	12/20/2010	272,000	247,000	1,772	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0120	1/25/2011	354,500	325,000	2,189	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0130	4/6/2010	289,950	247,000	1,236	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0140	2/17/2011	279,000	257,000	1,665	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0150	5/16/2011	340,000	321,000	2,014	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0170	11/22/2011	325,000	322,000	1,947	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0180	12/22/2010	340,000	309,000	2,325	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0190	12/28/2010	295,000	269,000	1,772	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	744700	0200	12/10/2010	355,168	322,000	2,325	5	2008	3	NO	NO	ROSS ROAD TOWNHOMES
385	803000	0230	5/20/2010	175,000	151,000	1,048	5	1991	4	NO	NO	STONEBROOK CONDOMINIUM
385	894580	0010	3/30/2010	390,000	331,000	1,774	5	2008	3	NO	NO	VILLAGE WALK
385	894580	0020	4/17/2010	373,000	318,000	1,608	5	2008	3	NO	NO	VILLAGE WALK
385	894580	0040	5/21/2010	384,950	332,000	1,608	5	2008	3	NO	NO	VILLAGE WALK
385	894580	0060	10/27/2010	347,000	311,000	1,608	5	2008	3	NO	NO	VILLAGE WALK
385	894580	0140	12/6/2011	335,000	333,000	1,935	5	2008	3	NO	NO	VILLAGE WALK
400	174995	0020	8/4/2010	240,000	211,000	1,568	4	2009	3	NO	NO	COPPER LANTERN
400	174995	0040	6/30/2010	224,500	195,000	1,472	4	2009	3	NO	NO	COPPER LANTERN
400	174995	0050	6/17/2010	224,000	194,000	1,472	4	2009	3	NO	NO	COPPER LANTERN
400	174995	0060	2/11/2011	206,000	190,000	1,472	4	2009	3	NO	NO	COPPER LANTERN
400	174995	0070	3/30/2010	224,500	191,000	1,472	4	2009	3	NO	NO	COPPER LANTERN
400	174995	0090	4/8/2010	224,500	191,000	1,472	4	2009	3	NO	NO	COPPER LANTERN
400	174995	0100	5/26/2010	224,500	194,000	1,472	4	2009	3	NO	NO	COPPER LANTERN
400	174995	0110	5/13/2010	224,500	193,000	1,472	4	2009	3	NO	NO	COPPER LANTERN
400	174995	0120	2/17/2010	224,500	189,000	1,478	4	2009	3	NO	NO	COPPER LANTERN
400	179594	0010	2/4/2011	119,900	110,000	806	4	1989	4	NO	NO	COVENTRY PLACE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
400	179594	0070	2/12/2010	109,950	92,000	493	4	1989	4	NO	NO	COVENTRY PLACE CONDOMINIUM
400	179594	0400	1/25/2011	159,000	146,000	924	4	1989	4	NO	NO	COVENTRY PLACE CONDOMINIUM
400	179594	0490	3/25/2010	161,000	137,000	806	4	1989	4	NO	NO	COVENTRY PLACE CONDOMINIUM
400	179594	0520	1/1/2011	115,000	105,000	806	4	1989	4	NO	NO	COVENTRY PLACE CONDOMINIUM
400	179594	0530	4/27/2010	150,000	128,000	806	4	1989	4	NO	NO	COVENTRY PLACE CONDOMINIUM
400	179594	0730	8/4/2010	160,000	140,000	924	4	1989	4	NO	NO	COVENTRY PLACE CONDOMINIUM
400	182260	0060	8/26/2010	240,000	212,000	1,593	5	2004	3	NO	NO	CREEKSIDE TOWNHOMES
400	182260	0280	1/4/2010	300,000	250,000	1,606	5	2004	3	NO	NO	CREEKSIDE TOWNHOMES
400	182260	0320	6/8/2011	160,000	152,000	1,303	5	2004	3	NO	NO	CREEKSIDE TOWNHOMES
400	242420	0070	9/13/2010	170,000	151,000	978	4	1984	4	NO	NO	EVERGREEN TOWNHOMES PH 01 CONDOMINIUM
400	311077	0260	6/29/2010	99,999	87,000	604	3	1969	4	NO	YES	HARBOUR VILLA CONDOMINIUM
400	311079	0080	4/5/2011	387,000	361,000	1,460	6	1982	4	NO	NO	HARBOUR VILLAGE CONDOMINIUM
400	311079	0120	3/29/2011	344,000	321,000	1,460	6	1982	4	NO	NO	HARBOUR VILLAGE CONDOMINIUM
400	311079	0130	10/31/2011	385,000	379,000	1,490	6	1982	4	YES	NO	HARBOUR VILLAGE CONDOMINIUM
400	372450	0100	1/28/2010	149,500	125,000	868	4	1989	4	NO	NO	JOHNSON COURT CONDOMINIUM
400	372450	0200	2/17/2011	100,000	92,000	655	4	1989	4	NO	NO	JOHNSON COURT CONDOMINIUM
400	372450	0330	2/22/2010	128,000	108,000	857	4	1989	4	NO	NO	JOHNSON COURT CONDOMINIUM
400	415400	0040	6/21/2010	173,000	150,000	1,063	4	1992	3	NO	NO	LAKEWOOD CONDOMINIUM
400	514860	0040	9/7/2010	350,000	310,000	1,460	5	1999	3	YES	NO	MARINA COVE CONDOMINIUM
400	514860	0090	10/13/2011	380,000	372,000	1,460	5	1999	3	YES	NO	MARINA COVE CONDOMINIUM
400	670540	0080	7/13/2011	180,000	172,000	1,346	4	1998	3	NO	NO	PENDLETON CONDOMINIUM
400	670540	0150	5/21/2010	220,000	189,000	1,357	4	1998	3	NO	NO	PENDLETON CONDOMINIUM
400	741798	0130	8/3/2011	247,500	238,000	1,538	4	1996	3	NO	NO	ROSE GARDEN CONDOMINIUM
400	773260	0390	6/25/2010	135,000	117,000	930	4	1990	4	NO	NO	SHEFFIELD MANOR CONDOMINIUM
400	803555	0060	4/29/2010	258,500	221,000	1,578	4	2002	3	NO	NO	STONEHAVEN
400	809175	0010	1/15/2010	285,000	238,000	1,218	5	1998	3	YES	NO	SUN VISTA AT LAKE POINTE CONDOMINIUM
400	809175	0050	5/10/2010	290,000	249,000	1,218	5	1998	3	YES	NO	SUN VISTA AT LAKE POINTE CONDOMINIUM
400	809175	0060	10/18/2011	265,000	260,000	1,158	5	1998	3	YES	NO	SUN VISTA AT LAKE POINTE CONDOMINIUM
400	866920	0030	4/6/2010	179,900	153,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0040	7/19/2010	199,000	174,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0050	9/28/2010	195,000	174,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0080	9/28/2010	184,900	165,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0400	10/12/2010	220,000	197,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
400	866920	0410	6/10/2010	181,500	157,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0420	6/19/2010	224,900	195,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0510	6/15/2010	198,000	172,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0520	3/5/2010	237,900	201,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0640	8/2/2010	245,000	215,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0690	3/22/2010	179,900	153,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	0700	9/27/2010	171,000	152,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	1210	6/24/2010	179,900	156,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	1300	6/30/2010	160,000	139,000	684	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
400	866920	1610	6/23/2010	175,900	153,000	1,003	5	1995	3	NO	NO	TRAIL WALK CONDOMINIUM
430	025330	0060	2/1/2011	307,000	282,000	1,538	4	2001	3	NO	NO	ARBOR COURT TOWNHOMES
430	025330	0080	3/28/2011	307,000	286,000	1,609	4	2001	3	NO	NO	ARBOR COURT TOWNHOMES
430	029310	0170	3/21/2011	260,000	242,000	1,183	4	1995	3	NO	NO	ASHFORD PARK CONDOMINIUM
430	029310	0290	5/19/2010	250,000	215,000	1,285	4	1995	3	NO	NO	ASHFORD PARK CONDOMINIUM
430	029310	0290	10/27/2011	242,000	238,000	1,285	4	1995	3	NO	NO	ASHFORD PARK CONDOMINIUM
430	029310	0390	9/13/2011	240,000	233,000	1,285	4	1995	3	NO	NO	ASHFORD PARK CONDOMINIUM
430	029310	0400	6/20/2011	240,000	228,000	1,285	4	1995	3	NO	NO	ASHFORD PARK CONDOMINIUM
430	029310	0500	5/17/2010	260,000	224,000	1,285	4	1995	3	NO	NO	ASHFORD PARK CONDOMINIUM
430	029310	0880	8/29/2011	296,000	287,000	1,400	4	1995	3	NO	NO	ASHFORD PARK CONDOMINIUM
430	029311	0070	2/25/2011	286,999	265,000	1,400	4	1996	3	NO	NO	ASHFORD PARK II CONDOMINIUM
430	029311	0210	1/6/2011	252,500	230,000	1,285	4	1996	3	NO	NO	ASHFORD PARK II CONDOMINIUM
430	029311	0290	12/3/2010	305,000	276,000	1,455	4	1996	3	NO	NO	ASHFORD PARK II CONDOMINIUM
430	029311	0320	5/14/2010	300,000	258,000	1,455	4	1996	3	NO	NO	ASHFORD PARK II CONDOMINIUM
430	029311	0360	2/11/2011	305,000	281,000	1,455	4	1996	3	NO	NO	ASHFORD PARK II CONDOMINIUM
430	033940	0150	8/12/2010	170,000	150,000	937	4	1983	4	NO	NO	AVONDALE CREST CONDOMINIUM
430	098290	0130	1/29/2010	220,000	184,000	795	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0250	6/9/2010	219,000	190,000	797	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0490	6/9/2010	207,950	180,000	798	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0520	3/18/2011	170,000	158,000	793	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0530	12/6/2010	200,000	181,000	815	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0550	3/12/2010	192,000	162,000	590	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0600	10/26/2010	220,000	197,000	816	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0620	3/16/2011	187,000	174,000	797	5	1985	4	NO	NO	BOULDERS PH 01

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430	098290	0640	1/26/2011	185,000	170,000	820	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0660	11/9/2010	221,900	200,000	820	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0670	3/31/2010	232,500	198,000	871	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0680	3/11/2010	176,950	150,000	591	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0700	10/20/2010	218,800	196,000	871	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0720	3/19/2010	182,500	155,000	592	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0730	4/16/2010	189,950	162,000	592	5	1985	4	NO	NO	BOULDERS PH 01
430	098290	0740	1/29/2010	249,000	208,000	905	5	1985	4	NO	NO	BOULDERS PH 01
430	146080	0090	1/7/2010	180,000	150,000	978	4	1979	4	NO	NO	CEDAR RIDGE CONDOMINIUM
430	146080	0400	3/17/2010	235,000	199,000	1,378	4	1979	4	NO	NO	CEDAR RIDGE CONDOMINIUM
430	146080	0480	5/18/2010	240,000	207,000	1,378	4	1979	4	NO	NO	CEDAR RIDGE CONDOMINIUM
430	146080	1190	6/29/2011	199,000	190,000	1,413	4	1979	4	NO	NO	CEDAR RIDGE CONDOMINIUM
430	146080	1210	2/23/2010	160,000	135,000	732	4	1979	4	NO	NO	CEDAR RIDGE CONDOMINIUM
430	146080	1320	7/22/2010	235,000	206,000	1,143	4	1979	4	NO	NO	CEDAR RIDGE CONDOMINIUM
430	162400	0080	12/23/2011	144,000	144,000	652	4	2006	3	NO	NO	CLEVELAND
430	162400	0100	3/1/2010	240,000	202,000	900	4	2006	3	NO	NO	CLEVELAND
430	162400	0300	7/15/2010	225,000	196,000	719	4	2006	3	NO	NO	CLEVELAND
430	162400	0330	7/19/2010	221,950	194,000	715	4	2006	3	NO	NO	CLEVELAND
430	162400	0350	4/29/2011	198,878	187,000	900	4	2006	3	NO	NO	CLEVELAND
430	162400	0520	3/10/2010	213,250	180,000	585	4	2006	3	NO	NO	CLEVELAND
430	162400	0540	2/15/2010	289,900	244,000	1,191	4	2006	3	NO	NO	CLEVELAND
430	162400	0580	9/3/2010	326,832	289,000	1,191	4	2006	3	NO	NO	CLEVELAND
430	162400	0600	3/23/2010	213,000	181,000	669	4	2006	3	NO	NO	CLEVELAND
430	162400	0710	9/21/2011	168,000	164,000	758	4	2006	3	NO	NO	CLEVELAND
430	162400	0810	10/13/2010	199,950	179,000	715	4	2006	3	YES	NO	CLEVELAND
430	162400	0850	10/12/2011	330,000	323,000	1,224	4	2006	3	YES	NO	CLEVELAND
430	193930	0160	9/3/2010	125,275	111,000	976	5	1979	4	NO	NO	DEERPARK CONDOMINIUM
430	193930	0310	3/19/2010	203,500	172,000	1,278	5	1979	4	NO	NO	DEERPARK CONDOMINIUM
430	193930	0460	6/23/2010	213,000	185,000	1,278	5	1979	4	NO	NO	DEERPARK CONDOMINIUM
430	193930	0540	5/20/2010	160,000	138,000	950	5	1979	4	NO	NO	DEERPARK CONDOMINIUM
430	193930	0700	4/15/2010	197,000	168,000	1,278	5	1979	4	NO	NO	DEERPARK CONDOMINIUM
430	230150	0080	3/9/2011	370,000	343,000	1,206	4	2008	3	NO	NO	ELEMENT
430	230150	0580	6/2/2010	315,000	272,000	1,108	4	2008	3	NO	NO	ELEMENT

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430	230150	0590	4/8/2010	319,900	273,000	1,108	4	2008	3	NO	NO	ELEMENT
430	230150	0700	6/16/2010	320,000	277,000	1,095	4	2008	3	NO	NO	ELEMENT
430	230150	0710	5/24/2010	315,000	271,000	1,095	4	2008	3	NO	NO	ELEMENT
430	230150	0730	2/2/2010	369,900	310,000	1,435	4	2008	3	NO	NO	ELEMENT
430	230150	0740	1/11/2010	305,000	254,000	1,169	4	2008	3	NO	NO	ELEMENT
430	230150	0750	4/28/2010	316,900	271,000	1,105	4	2008	3	NO	NO	ELEMENT
430	230150	0760	6/3/2010	237,900	206,000	768	4	2008	3	NO	NO	ELEMENT
430	230150	0770	2/8/2010	319,900	268,000	1,105	4	2008	3	NO	NO	ELEMENT
430	230150	0810	2/9/2010	320,900	269,000	1,175	4	2008	3	NO	NO	ELEMENT
430	230150	0820	4/16/2010	319,900	273,000	1,104	4	2008	3	NO	NO	ELEMENT
430	230150	0830	6/16/2010	219,900	191,000	754	4	2008	3	NO	NO	ELEMENT
430	230150	0840	4/6/2010	319,000	272,000	1,104	4	2008	3	NO	NO	ELEMENT
430	230150	0860	2/16/2010	219,827	185,000	1,080	4	2008	3	NO	NO	ELEMENT
430	230150	0870	2/16/2010	219,827	185,000	1,108	4	2008	3	NO	NO	ELEMENT
430	230150	0880	4/1/2011	335,000	312,000	1,175	4	2008	3	NO	NO	ELEMENT
430	230150	0890	3/15/2010	341,300	289,000	1,210	4	2008	3	NO	NO	ELEMENT
430	230150	0900	4/7/2010	228,664	195,000	754	4	2008	3	NO	NO	ELEMENT
430	230150	0910	3/4/2010	329,000	278,000	1,210	4	2008	3	NO	NO	ELEMENT
430	230150	0920	1/8/2010	321,000	267,000	1,175	4	2008	3	NO	NO	ELEMENT
430	230150	0940	2/3/2010	219,827	184,000	1,108	4	2008	3	NO	NO	ELEMENT
430	235460	0110	5/10/2010	322,500	277,000	1,355	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	235460	0590	4/9/2010	317,000	270,000	1,392	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	235460	0790	4/6/2010	375,000	319,000	1,743	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	235460	0900	2/19/2010	365,000	307,000	1,743	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	235460	0970	11/12/2010	279,000	251,000	1,299	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	235460	1040	8/12/2010	290,000	255,000	1,299	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	235460	1050	8/1/2011	225,000	216,000	1,299	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	235460	1420	5/14/2010	385,000	331,000	1,743	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	235460	1530	7/29/2010	290,000	254,000	1,299	5	1995	3	NO	NO	ENGLISH COVE CONDOMINIUM
430	238350	0090	11/15/2011	250,000	247,000	1,487	5	1992	3	NO	NO	ESSEX PARK CONDOMINIUM
430	238350	0350	5/11/2010	275,000	236,000	1,314	5	1992	3	NO	NO	ESSEX PARK CONDOMINIUM
430	238350	0540	5/7/2010	310,000	266,000	1,487	5	1992	3	NO	NO	ESSEX PARK CONDOMINIUM
430	263920	0170	7/11/2011	180,000	172,000	762	6	2001	3	NO	NO	FRAZER COURT

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
430	263920	0470	4/29/2010	199,950	171,000	722	6	2001	3	NO	NO	FRAZER COURT
430	263920	0650	1/19/2010	329,900	275,000	983	6	2001	3	NO	NO	FRAZER COURT
430	263920	0670	5/12/2010	220,000	189,000	671	6	2001	3	NO	NO	FRAZER COURT
430	269535	0040	12/15/2011	218,000	217,000	1,287	4	1996	3	NO	NO	GARDEN COURT TOWNHOMES CONDOMINIUM
430	295390	0150	2/16/2010	152,000	128,000	825	4	1979	4	NO	NO	GULL-VAL CONDOMINIUM
430	295390	0270	3/23/2010	220,000	187,000	1,001	4	1979	4	NO	NO	GULL-VAL CONDOMINIUM
430	295390	0290	2/14/2011	160,000	148,000	1,001	4	1979	4	NO	NO	GULL-VAL CONDOMINIUM
430	295390	0300	3/28/2011	139,950	130,000	825	4	1979	4	NO	NO	GULL-VAL CONDOMINIUM
430	295390	0410	11/1/2010	175,000	157,000	1,001	4	1979	4	NO	NO	GULL-VAL CONDOMINIUM
430	295390	0520	3/23/2010	208,000	176,000	1,001	4	1979	4	NO	NO	GULL-VAL CONDOMINIUM
430	295390	0600	3/16/2010	224,900	190,000	1,001	4	1979	4	NO	NO	GULL-VAL CONDOMINIUM
430	295390	0760	2/12/2010	190,000	160,000	1,001	4	1979	4	NO	NO	GULL-VAL CONDOMINIUM
430	327616	0010	6/11/2010	440,000	381,000	1,835	6	2008	3	NO	NO	HIDEAWAY
430	327616	0020	7/28/2010	475,000	416,000	2,725	6	2008	3	NO	NO	HIDEAWAY
430	327616	0040	4/18/2011	360,000	337,000	1,640	6	2008	3	NO	NO	HIDEAWAY
430	327616	0050	6/16/2011	353,000	336,000	1,640	6	2008	3	NO	NO	HIDEAWAY
430	327616	0060	5/18/2011	419,950	396,000	1,835	6	2008	3	NO	NO	HIDEAWAY
430	327616	0070	4/11/2011	461,018	431,000	2,725	6	2008	3	NO	NO	HIDEAWAY
430	327616	0080	4/1/2011	449,950	420,000	2,725	6	2008	3	NO	NO	HIDEAWAY
430	327616	0090	5/6/2011	449,950	423,000	2,725	6	2008	3	NO	NO	HIDEAWAY
430	327616	0100	4/20/2011	466,903	438,000	2,725	6	2008	3	NO	NO	HIDEAWAY
430	327616	0110	5/26/2011	419,950	397,000	1,835	6	2008	3	NO	NO	HIDEAWAY
430	327616	0120	6/30/2010	525,000	457,000	2,930	6	2008	3	NO	NO	HIDEAWAY
430	327616	0130	8/18/2010	480,000	423,000	2,930	6	2008	3	NO	NO	HIDEAWAY
430	327616	0140	12/28/2010	445,000	405,000	2,930	6	2008	3	NO	NO	HIDEAWAY
430	327616	0150	8/20/2010	470,000	414,000	2,930	6	2008	3	NO	NO	HIDEAWAY
430	382030	0050	10/12/2011	350,000	343,000	1,488	6	1974	4	NO	NO	KENNEBEC CONDOMINIUM
430	382030	0080	7/29/2010	359,950	315,000	1,816	6	1974	4	NO	NO	KENNEBEC CONDOMINIUM
430	382030	0160	7/18/2010	340,000	297,000	1,584	6	1974	4	NO	NO	KENNEBEC CONDOMINIUM
430	392005	0490	6/27/2011	191,354	182,000	1,195	6	1979	4	NO	NO	KNOLLWOOD CONDOMINIUM
430	392005	0540	6/28/2011	163,500	156,000	1,015	6	1979	4	YES	NO	KNOLLWOOD CONDOMINIUM
430	392005	0750	3/10/2010	208,000	176,000	1,015	6	1979	4	YES	NO	KNOLLWOOD CONDOMINIUM
430	409970	0560	4/12/2011	500,000	468,000	1,932	6	1975	4	YES	YES	LAKE VILLAS CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
430	430200	0030	5/25/2010	255,000	220,000	987	4	2006	3	NO	NO	LIBERTY
430	507180	0170	8/18/2010	430,000	379,000	1,989	6	1993	3	YES	NO	MANHATTAN SQUARE CONDOMINIUM
430	519600	0250	5/18/2010	255,000	219,000	1,145	6	1982	4	YES	NO	MARYMOOR HEIGHTS CONDOMINIUM
430	519660	0070	2/3/2010	382,500	321,000	1,939	6	1989	4	NO	NO	MARYMOOR TRAILS CONDOMINIUM
430	519660	0330	6/23/2010	365,000	317,000	1,895	6	1989	4	NO	NO	MARYMOOR TRAILS CONDOMINIUM
430	521880	0160	4/26/2011	187,000	176,000	1,002	4	1999	3	NO	NO	MAXWELL PLACE CONDOMINIUM
430	542247	0190	5/12/2010	360,000	309,000	1,546	4	1998	3	NO	NO	MEADOWS AT MARYMOOR CONDOMINIUM
430	542390	0030	4/16/2010	409,000	349,000	1,601	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	0190	8/16/2011	365,000	352,000	1,470	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	0380	12/13/2011	330,000	328,000	1,430	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	0400	2/2/2011	390,000	358,000	1,589	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	0490	8/30/2010	310,000	274,000	1,248	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	0670	6/23/2011	410,000	391,000	1,589	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	0890	9/1/2011	350,000	339,000	1,562	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	1120	3/19/2010	321,000	272,000	1,318	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	1190	3/22/2011	320,000	298,000	1,318	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	1270	8/13/2010	312,500	275,000	1,318	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	1440	1/28/2010	320,000	268,000	1,318	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	1580	10/26/2010	325,000	291,000	1,372	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	542390	1630	9/30/2010	397,500	354,000	1,728	5	1997	3	NO	NO	MEADOWVIEW VILLAGE AT RIVERTRAIL CONDOMINIUM
430	559178	0010	3/1/2010	270,000	228,000	1,172	4	1998	3	NO	NO	MONTERA TOWNHOME COMMUNITY CONDOMINIUM
430	602170	0010	8/25/2010	244,950	216,000	1,074	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0020	9/8/2010	244,000	216,000	1,077	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0030	10/20/2011	209,000	205,000	1,078	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0040	10/8/2010	250,000	223,000	1,123	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0050	2/19/2010	190,005	160,000	961	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0060	9/20/2010	244,950	218,000	1,025	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0070	5/17/2011	260,000	245,000	984	4	2009	3	NO	NO	NELSON RIDGE

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
430	602170	0080	11/5/2010	253,000	227,000	1,121	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0090	12/23/2010	259,950	236,000	1,024	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0100	5/3/2011	242,500	228,000	1,036	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0120	3/7/2011	229,500	213,000	1,139	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0130	11/24/2010	225,000	203,000	1,094	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0140	10/8/2010	267,000	238,000	1,133	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0150	5/18/2010	249,990	215,000	931	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0160	6/27/2011	229,000	218,000	1,189	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0170	3/14/2011	234,950	218,000	1,117	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0180	8/20/2010	267,450	236,000	1,133	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0190	2/10/2011	257,600	237,000	1,066	4	2009	3	NO	NO	NELSON RIDGE
430	602170	0200	2/8/2011	253,500	233,000	1,043	4	2009	3	NO	NO	NELSON RIDGE
430	639133	0010	3/26/2010	455,900	387,000	1,966	5	2009	3	NO	NO	162ND AVENUE NE CONDOMINIUM
430	662100	0290	5/27/2010	190,000	164,000	987	4	1979	4	NO	NO	PANORAMA VILLAGE CONDOMINIUM
430	662100	0480	5/27/2011	213,000	202,000	1,171	4	1979	4	NO	NO	PANORAMA VILLAGE CONDOMINIUM
430	664105	0030	3/29/2010	255,000	217,000	1,222	4	1992	3	NO	NO	PARK AT REDMOND CONDOMINIUM
430	664105	0040	5/23/2011	240,000	227,000	1,222	4	1992	3	NO	NO	PARK AT REDMOND CONDOMINIUM
430	683787	0210	8/2/2011	189,900	183,000	1,094	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	683787	0230	4/22/2010	230,000	197,000	1,094	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	683787	0370	9/3/2010	240,000	212,000	958	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	683787	0420	5/25/2011	204,000	193,000	1,094	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	683787	0440	5/26/2011	180,000	170,000	958	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	683787	0490	4/26/2011	185,000	174,000	1,094	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	683787	0590	6/11/2010	195,000	169,000	958	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	683787	0630	7/14/2010	205,000	179,000	958	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	683787	0680	7/19/2010	207,000	181,000	1,094	4	1987	4	NO	NO	POINTE EAST CONDO HOMES
430	720595	0470	3/16/2010	148,000	125,000	844	4	1980	4	NO	NO	REDWOODS THE CONDOMINIUM
430	734930	0060	6/29/2010	299,900	261,000	1,258	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0110	11/21/2011	325,000	322,000	1,470	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0120	9/2/2011	310,000	301,000	1,258	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0230	5/18/2011	321,500	303,000	1,488	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0320	2/24/2010	370,000	312,000	1,518	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0430	2/10/2010	389,000	327,000	1,572	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
430	734930	0560	5/14/2010	358,000	308,000	1,518	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0830	5/13/2010	370,000	318,000	1,496	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0920	7/1/2010	350,000	305,000	1,470	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0960	1/20/2010	313,000	261,000	1,258	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	0980	6/24/2011	345,000	329,000	1,518	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1120	5/5/2010	395,000	339,000	1,470	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1190	4/6/2011	365,000	341,000	1,596	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1270	1/14/2011	375,000	343,000	1,767	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1380	5/27/2010	402,500	347,000	1,596	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1430	11/29/2011	328,000	325,000	1,725	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1530	5/7/2010	488,900	420,000	1,738	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1550	12/1/2011	360,000	357,000	1,596	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1630	11/4/2011	287,000	283,000	1,258	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1670	2/9/2010	390,000	327,000	1,470	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1690	4/5/2010	395,000	336,000	1,496	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	734930	1980	6/15/2010	320,000	277,000	1,258	5	1995	3	NO	YES	RIVERTRAIL CONDOMINIUM
430	752715	0630	7/9/2010	175,000	153,000	864	4	1984	4	NO	YES	SAMMAMISH WATERWAY PH 01 CONDOMINIUM
430	856276	0070	10/10/2011	246,000	241,000	1,218	4	2002	3	NO	NO	TALUSWOOD TOWNHOMES
430	856276	0510	4/19/2010	318,000	272,000	1,327	4	2002	3	NO	NO	TALUSWOOD TOWNHOMES
430	856276	0560	5/14/2010	320,000	275,000	1,327	4	2002	3	NO	NO	TALUSWOOD TOWNHOMES
430	856276	0630	12/1/2011	239,000	237,000	1,071	4	2002	3	NO	NO	TALUSWOOD TOWNHOMES
430	856276	0710	12/21/2010	275,000	250,000	1,327	4	2002	3	NO	NO	TALUSWOOD TOWNHOMES
430	865540	0030	4/21/2011	160,000	150,000	679	4	1967	4	NO	YES	TOKETI LAKESHORE CONDOMINIUM
430	865540	0300	11/30/2010	295,000	267,000	1,173	4	1967	4	NO	YES	TOKETI LAKESHORE CONDOMINIUM
430	866460	0040	3/3/2010	444,500	375,000	1,755	4	2007	3	YES	NO	TOWNE POINTE
430	866460	0050	10/29/2010	434,000	389,000	1,736	4	2007	3	YES	NO	TOWNE POINTE
430	866460	0070	8/19/2010	325,000	286,000	1,347	4	2007	3	NO	NO	TOWNE POINTE
430	866460	0090	2/12/2010	476,000	400,000	1,660	4	2007	3	YES	NO	TOWNE POINTE
430	866460	0110	5/5/2011	407,500	383,000	1,738	4	2007	3	YES	NO	TOWNE POINTE
430	866460	0130	5/20/2011	340,000	321,000	1,346	4	2007	3	NO	NO	TOWNE POINTE
430	866460	0140	6/25/2011	404,000	385,000	1,782	4	2007	3	YES	NO	TOWNE POINTE
430	866460	0150	10/20/2010	481,000	431,000	1,646	4	2007	3	YES	NO	TOWNE POINTE
430	866460	0170	8/18/2011	435,000	420,000	1,738	4	2007	3	YES	NO	TOWNE POINTE

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
430	889442	0080	5/21/2010	165,000	142,000	823	4	1985	4	NO	NO	VERANO IN REDMOND
430	889442	0410	8/19/2010	150,000	132,000	823	4	1985	4	NO	NO	VERANO IN REDMOND
430	894421	0140	6/18/2010	170,000	147,000	767	4	1968	3	NO	YES	VILLA MARINA CONDOMINIUM
430	915000	0060	9/30/2011	380,000	371,000	1,988	6	1990	4	NO	NO	WALNUT HILLS PH 01 & 02 CONDOMINIUM
430	915000	0380	12/5/2011	307,000	305,000	1,650	6	1990	4	NO	NO	WALNUT HILLS PH 01 & 02 CONDOMINIUM
430	942915	0140	6/26/2011	260,000	248,000	1,259	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0270	8/15/2010	275,000	242,000	1,259	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0290	12/1/2011	297,000	295,000	1,385	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0300	7/26/2011	290,000	279,000	1,359	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0450	8/22/2011	227,000	220,000	1,019	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0560	11/10/2011	290,000	286,000	1,370	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0590	6/9/2011	260,000	247,000	1,370	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0640	2/24/2011	268,000	248,000	1,182	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0720	2/22/2010	290,000	244,000	1,222	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0810	12/27/2010	250,000	228,000	1,259	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	942915	0860	1/6/2010	310,000	258,000	1,359	4	1997	3	NO	NO	WILLOW GROVE AT ASHFORD PARK CONDOMINIUM
430	947795	0030	11/17/2011	472,000	467,000	1,956	5	1998	3	NO	YES	WINDWOOD VILLAGE AT RIVERTRAIL CONDOMINIUM
430	947795	0070	7/28/2011	465,000	447,000	1,866	5	1998	3	NO	YES	WINDWOOD VILLAGE AT RIVERTRAIL CONDOMINIUM
430	947795	0120	1/6/2010	485,000	404,000	1,677	5	1998	3	NO	YES	WINDWOOD VILLAGE AT RIVERTRAIL CONDOMINIUM
430	947795	0190	3/17/2010	459,500	389,000	1,956	5	1998	3	NO	YES	WINDWOOD VILLAGE AT RIVERTRAIL CONDOMINIUM
430	947795	0430	11/19/2010	411,600	371,000	1,598	5	1998	3	NO	YES	WINDWOOD VILLAGE AT RIVERTRAIL CONDOMINIUM
430	947795	0530	8/24/2010	470,000	415,000	1,866	5	1998	3	NO	YES	WINDWOOD VILLAGE AT RIVERTRAIL CONDOMINIUM
430	947795	0590	3/19/2010	440,000	373,000	1,677	5	1998	3	NO	YES	WINDWOOD VILLAGE AT RIVERTRAIL CONDOMINIUM
430	947795	0780	1/26/2011	450,000	413,000	1,956	5	1998	3	NO	YES	WINDWOOD VILLAGE AT RIVERTRAIL CONDOMINIUM
430	951087	0090	9/20/2011	360,000	351,000	1,613	5	2003	3	NO	NO	WOODBIDGE PARKSIDE TOWNHOMES
430	951098	0050	4/14/2010	299,000	255,000	1,145	5	2002	3	NO	NO	WOODBIDGE TOWNHOMES
430	951098	0220	10/14/2011	345,000	338,000	1,385	5	2002	3	NO	NO	WOODBIDGE TOWNHOMES
430	951098	0260	7/27/2010	299,950	263,000	1,145	5	2002	3	NO	NO	WOODBIDGE TOWNHOMES
430	951098	0290	3/4/2010	305,000	258,000	1,145	5	2002	3	NO	NO	WOODBIDGE TOWNHOMES
430	951098	0310	11/3/2010	340,000	305,000	1,385	5	2002	3	NO	NO	WOODBIDGE TOWNHOMES
460	174990	0660	6/4/2010	215,000	186,000	1,411	4	2002	3	NO	NO	COPPER HILL SQUARE
460	174990	0690	1/5/2010	207,000	172,000	1,411	4	2002	3	NO	NO	COPPER HILL SQUARE
460	174990	0770	8/13/2010	187,500	165,000	1,314	4	2002	3	NO	NO	COPPER HILL SQUARE

Sales Removed From Analysis

Area	Major	Minor	Sale Date	Sale Price	Comments
370	006970	0110	7/25/2011	155,000	SHORT SALE;
370	006970	0280	11/23/2011	175,000	SAS-DIAGNOSTIC OUTLIER
370	006970	0320	4/28/2011	155,000	SHORT SALE;
370	006970	0340	2/14/2011	149,000	SAS-DIAGNOSTIC OUTLIER
370	006970	0350	11/23/2011	160,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	098340	1140	9/24/2010	280,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
370	106700	0440	12/27/2010	223,000	SAS-DIAGNOSTIC OUTLIER
370	111285	0020	2/14/2011	490,000	RESIDUAL OUTLIER
370	111285	0100	3/22/2011	495,000	SAS-DIAGNOSTIC OUTLIER
370	111285	0100	6/28/2011	495,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	141978	0040	10/19/2011	200,000	RESIDUAL OUTLIER
370	147310	0300	1/4/2012	93,000	FINANCIAL INSTITUTION RESALE;
370	147310	0650	9/22/2011	110,000	SAS-DIAGNOSTIC OUTLIER
370	242480	0010	4/25/2011	96,900	FINANCIAL INSTITUTION RESALE;
370	242480	0020	4/15/2011	149,900	SAS-DIAGNOSTIC OUTLIER
370	242480	0150	11/29/2011	90,500	QUESTIONABLE PER SALES IDENTIFICATION;
370	242480	0200	12/5/2011	87,000	FINANCIAL INSTITUTION RESALE;
370	242480	0690	12/1/2010	91,000	FINANCIAL INSTITUTION RESALE;
370	253893	0020	1/27/2010	520,000	SAS-DIAGNOSTIC OUTLIER
370	268850	0100	7/20/2010	5,614	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
370	310980	0070	11/29/2010	845,000	SAS-DIAGNOSTIC OUTLIER
370	311076	0010	6/24/2011	519,000	SAS-DIAGNOSTIC OUTLIER
370	329858	0030	7/23/2010	1,350,000	SAS-DIAGNOSTIC OUTLIER
370	347295	0010	8/5/2011	310,300	SAS-DIAGNOSTIC OUTLIER
370	381095	0040	1/27/2011	640,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	388300	0030	1/13/2012	260,000	SAS-DIAGNOSTIC OUTLIER
370	390030	0010	11/12/2010	180,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	390030	0080	4/16/2010	254,975	SAS-DIAGNOSTIC OUTLIER
370	404573	0290	6/10/2011	134,500	SAS-DIAGNOSTIC OUTLIER
370	404573	0300	8/9/2011	135,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	414860	0050	11/28/2011	1,650,000	SAS-DIAGNOSTIC OUTLIER
370	415210	0070	8/10/2011	326,950	QUESTIONABLE PER SALES IDENTIFICATION;

Area	Major	Minor	Sale Date	Sale Price	Comments
370	421600	0030	3/10/2010	220,000	MULTI-PARCEL SALE;
370	421600	0080	4/1/2011	112,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	421600	0100	4/19/2011	105,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	421600	0130	3/10/2010	220,000	MULTI-PARCEL SALE;
370	421600	0250	5/23/2011	108,000	BUILDER OR DEVELOPER SALES;
370	421600	0540	12/9/2010	96,000	SAS-DIAGNOSTIC OUTLIER
370	421600	0660	11/4/2010	100,200	BUILDER OR DEVELOPER SALES;
370	421600	0740	11/3/2010	120,000	CORPORATE AFFILIATES; BUILDER OR DEVELOPER SALES;
370	421600	1300	5/24/2010	118,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	421600	1350	5/15/2011	232,133	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
370	421600	1620	4/1/2011	97,500	BUILDER OR DEVELOPER SALES;
370	421600	1670	1/20/2010	132,500	BUILDER OR DEVELOPER SALES;
370	421600	1750	3/24/2010	113,500	QUESTIONABLE PER SALES IDENTIFICATION; MULTI-PARCEL SALE;
370	421600	1790	10/12/2010	95,000	SAS-DIAGNOSTIC OUTLIER
370	421600	1900	2/22/2010	112,000	BUILDER OR DEVELOPER SALES;
370	421640	0140	2/9/2011	263,000	RESIDUAL OUTLIER
370	426020	0150	11/21/2011	507,500	SAS-DIAGNOSTIC OUTLIER
370	438700	0920	2/22/2011	245,995	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
370	503750	0010	6/21/2011	370,000	SAS-DIAGNOSTIC OUTLIER
370	516085	0030	9/23/2010	447,000	QUESTIONABLE PER APPRAISAL;
370	555400	0390	7/15/2011	180,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	555400	0670	7/15/2011	180,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	604100	0040	1/27/2010	1,120,000	SAS-DIAGNOSTIC OUTLIER
370	639155	0060	11/29/2010	86,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	639155	0360	11/8/2010	90,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
370	661400	0040	12/21/2011	630,000	SAS-DIAGNOSTIC OUTLIER
370	664080	0060	1/27/2011	399,999	SAS-DIAGNOSTIC OUTLIER
370	669990	0180	7/15/2010	750,000	SAS-DIAGNOSTIC OUTLIER
370	681787	0710	9/7/2010	580,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	683820	0040	2/10/2011	271,000	SAS-DIAGNOSTIC OUTLIER
370	687200	0130	1/7/2010	689,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
370	687200	0440	6/10/2011	1,395,000	SAS-DIAGNOSTIC OUTLIER
370	731360	0510	4/27/2011	48,571	FINANCIAL INSTITUTION RESALE;
370	742095	0170	6/7/2011	129,900	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Date	Sale Price	Comments
370	769796	0010	2/2/2011	350,000	SAS-DIAGNOSTIC OUTLIER
370	769820	0240	7/28/2010	559,000	SAS-DIAGNOSTIC OUTLIER
370	770799	0050	3/8/2010	460,000	RELOCATION - SALE BY SERVICE;
370	778660	0130	4/18/2011	1,163,000	SAS-DIAGNOSTIC OUTLIER
370	778660	0170	4/13/2010	1,266,800	QUESTIONABLE PER SALES IDENTIFICATION;
370	778660	0210	8/4/2011	737,000	SAS-DIAGNOSTIC OUTLIER
370	780430	0060	7/21/2011	196,975	QUIT CLAIM DEED;
370	812850	0170	9/7/2010	164,783	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
370	813450	0070	9/25/2011	245,000	BUILDER OR DEVELOPER SALES;
370	858300	0210	4/18/2011	122,000	SAS-DIAGNOSTIC OUTLIER
370	860312	0280	5/24/2011	169,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	860312	0350	7/22/2011	150,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	864445	0090	1/19/2010	183,279	EXEMPT FROM EXCISE TAX;
370	866485	0140	4/1/2011	295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
370	894407	0210	11/14/2011	140,000	SAS-DIAGNOSTIC OUTLIER
370	894407	0280	2/11/2011	140,000	SHORT SALE;
370	894407	0300	2/24/2011	119,500	SAS-DIAGNOSTIC OUTLIER
370	894407	0500	2/9/2011	133,000	SHORT SALE;
370	918771	0120	1/27/2012	540,000	SAS-DIAGNOSTIC OUTLIER
370	918771	0240	7/26/2011	160,000	SAS-DIAGNOSTIC OUTLIER
370	918771	0300	7/18/2011	190,000	SAS-DIAGNOSTIC OUTLIER
370	919760	0240	3/9/2010	365,000	SAS-DIAGNOSTIC OUTLIER
370	955910	0070	9/13/2010	99,000	SAS-DIAGNOSTIC OUTLIER
370	955910	0250	4/22/2011	98,000	SAS-DIAGNOSTIC OUTLIER
370	955910	1080	10/6/2011	65,000	SHORT SALE;
370	980860	0055	4/6/2010	200,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	980866	0050	9/16/2011	825,000	SAS-DIAGNOSTIC OUTLIER
370	980867	0040	12/16/2010	860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
370	980867	0090	1/24/2011	1,200,000	SAS-DIAGNOSTIC OUTLIER
370	980950	0100	4/21/2010	155,000	QUESTIONABLE PER SALES IDENTIFICATION;
370	980950	0580	3/15/2010	348,000	RESIDUAL OUTLIER
370	980950	0860	1/15/2010	190,000	QUIT CLAIM DEED;
370	980950	0980	6/11/2011	19,200	QUIT CLAIM DEED;
385	096950	0150	8/26/2010	132,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;

Area	Major	Minor	Sale Date	Sale Price	Comments
385	096950	0150	5/23/2011	85,000	FINANCIAL INSTITUTION RESALE;
385	144240	0180	11/11/2011	39,000	NON-REPRESENTATIVE SALE;
385	505620	0040	7/8/2011	49,500	FINANCIAL INSTITUTION RESALE;
385	733641	0110	7/26/2011	215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
385	733641	0180	6/2/2010	280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
385	744700	0160	11/17/2011	1,206,682	MULTI-PARCEL SALE;
385	803000	0040	8/2/2011	69,900	FINANCIAL INSTITUTION RESALE;
385	803000	0410	5/27/2010	189,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
385	894580	0130	12/1/2010	349,000	QUESTIONABLE PER APPRAISAL;
385	951705	0010	2/11/2011	875,000	MULTI-PARCEL SALE;
385	951705	0020	2/11/2011	875,000	MULTI-PARCEL SALE;
385	951705	0030	2/11/2011	875,000	MULTI-PARCEL SALE;
385	951705	0040	2/11/2011	875,000	MULTI-PARCEL SALE;
400	086650	0060	7/25/2011	145,000	SHORT SALE;
400	086650	0150	4/26/2011	155,000	SAS-DIAGNOSTIC OUTLIER
400	179594	0210	1/3/2012	110,000	SHORT SALE;
400	179594	0260	1/31/2010	77,132	QUIT CLAIM DEED;
400	179594	0800	6/21/2011	105,000	FINANCIAL INSTITUTION RESALE;
400	179594	0840	3/21/2011	225,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES;
400	182260	0230	3/3/2011	190,000	RELOCATION - SALE TO SERVICE;
400	182260	0230	3/3/2011	190,000	RELOCATION - SALE BY SERVICE;
400	233500	0140	5/21/2011	263,390	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;
400	311077	0110	3/18/2011	57,000	SAS-DIAGNOSTIC OUTLIER
400	311079	0360	7/20/2011	289,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
400	415400	0130	8/10/2011	118,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
400	514860	0100	5/11/2011	415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
400	614375	0010	3/3/2010	119,048	SAS-DIAGNOSTIC OUTLIER
400	773260	0120	10/5/2010	60,840	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
400	773260	0220	2/25/2010	104,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
400	866920	0060	4/26/2011	178,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
400	866920	0310	9/20/2010	159,000	QUESTIONABLE PER APPRAISAL;
400	866920	0490	8/4/2011	149,000	EXEMPT FROM EXCISE TAX;
430	025105	0010	1/11/2012	330,000	SAS-DIAGNOSTIC OUTLIER
430	033940	0080	12/22/2010	125,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;

Area	Major	Minor	Sale Date	Sale Price	Comments
430	066220	0040	5/13/2011	245,000	SAS-DIAGNOSTIC OUTLIER
430	146080	0560	9/10/2010	293,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
430	146080	0740	1/4/2012	69,000	FINANCIAL INSTITUTION RESALE;
430	162400	0380	10/28/2011	312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
430	179596	0130	11/29/2010	119,500	FINANCIAL INSTITUTION RESALE;
430	193930	0160	1/19/2010	202,606	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; AND OTHER WARNINGS;
430	230150	0790	2/9/2010	270,000	BUILDER OR DEVELOPER SALES;
430	230150	0800	1/8/2010	270,000	BUILDER OR DEVELOPER SALES;
430	235460	0160	1/31/2012	180,000	SAS-DIAGNOSTIC OUTLIER
430	238350	0500	4/13/2010	286,000	QUESTIONABLE PER APPRAISAL;
430	263920	0200	9/29/2011	178,000	SHORT SALE;
430	269535	0080	6/22/2011	300,000	RESIDUAL OUTLIER
430	295390	0680	11/15/2011	110,000	SHORT SALE;
430	327616	0050	10/27/2010	865,000	MULTI-PARCEL SALE;
430	327616	0060	10/27/2010	865,000	MULTI-PARCEL SALE;
430	327616	0070	10/27/2010	865,000	MULTI-PARCEL SALE;
430	327616	0080	10/27/2010	865,000	MULTI-PARCEL SALE;
430	327616	0090	10/27/2010	865,000	MULTI-PARCEL SALE;
430	327616	0100	10/27/2010	865,000	MULTI-PARCEL SALE;
430	327616	0110	10/27/2010	865,000	MULTI-PARCEL SALE;
430	327616	0110	1/26/2012	450,000	SAS-DIAGNOSTIC OUTLIER
430	382030	0070	3/29/2011	275,000	QUESTIONABLE PER APPRAISAL;
430	392005	0020	9/28/2010	268,937	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
430	392005	0120	12/19/2010	103,300	FINANCIAL INSTITUTION RESALE;
430	392005	0640	5/18/2010	330,000	SAS-DIAGNOSTIC OUTLIER
430	409970	0010	2/16/2011	590,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	409970	0200	11/15/2010	275,000	QUESTIONABLE PER APPRAISAL;
430	409970	0350	3/18/2011	290,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	409970	0440	11/7/2010	360,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	409970	0470	3/1/2011	350,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	409970	0480	9/16/2010	346,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	409970	0570	4/26/2011	492,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	519600	0210	6/28/2011	189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
430	519600	0370	4/6/2011	149,950	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Date	Sale Price	Comments
430	519600	0620	9/19/2011	155,000	SAS-DIAGNOSTIC OUTLIER
430	521880	0210	5/24/2010	217,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
430	542390	0020	3/26/2010	343,000	STATEMENT TO DOR;
430	542390	0020	3/26/2010	340,000	STATEMENT TO DOR;
430	602170	0110	8/8/2011	159,950	BANKRUPTCY - RECEIVER OR TRUSTEE; AFFORDABLE HOUSING SALES;
430	662100	0090	4/18/2011	111,000	FINANCIAL INSTITUTION RESALE;
430	662100	0110	2/3/2010	144,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
430	664105	0140	11/19/2011	165,000	NON-REPRESENTATIVE SALE;
430	668410	0210	8/29/2011	133,239	SAS-DIAGNOSTIC OUTLIER
430	683787	0430	5/17/2011	165,000	RELOCATION - SALE TO SERVICE;
430	683787	0430	5/17/2011	165,000	RELOCATION - SALE BY SERVICE;
430	709020	0020	8/25/2011	5,250,000	MULTI-PARCEL SALE;
430	720595	0070	5/13/2010	204,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
430	720595	0200	8/16/2011	90,000	SHORT SALE;
430	720595	0390	4/20/2011	92,000	FINANCIAL INSTITUTION RESALE;
430	720595	0390	2/11/2011	118,476	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
430	720595	0450	12/22/2011	82,000	SHORT SALE;
430	734930	0040	9/29/2011	340,000	RELATED PARTY, FRIEND OR NEIGHBOR;
430	734930	0860	7/16/2011	285,000	QUESTIONABLE PER APPRAISAL;
430	734930	1420	7/7/2011	343,500	QUESTIONABLE PER APPRAISAL;
430	734930	1900	2/18/2011	350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
430	734950	0020	10/7/2010	397,131	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
430	734950	0770	9/22/2011	233,863	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
430	752715	0170	12/7/2011	85,000	FINANCIAL INSTITUTION RESALE;
430	752715	0350	7/13/2011	184,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
430	752715	0980	9/18/2010	105,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
430	752715	0980	12/17/2010	80,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
430	889442	0180	10/25/2010	95,900	SAS-DIAGNOSTIC OUTLIER
430	889442	0380	5/18/2011	119,950	SHORT SALE;
430	889442	0450	6/10/2010	130,000	STATEMENT TO DOR; SHORT SALE;
430	894421	0430	8/16/2011	109,950	SAS-DIAGNOSTIC OUTLIER
430	894421	0630	4/27/2011	173,500	SAS-DIAGNOSTIC OUTLIER
430	894421	1030	5/17/2011	159,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	894421	1040	10/19/2010	132,000	QUESTIONABLE PER APPRAISAL;

Area	Major	Minor	Sale Date	Sale Price	Comments
430	894421	1320	9/27/2010	155,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	894421	1350	1/11/2012	115,000	SAS-DIAGNOSTIC OUTLIER
430	894421	1750	12/2/2011	279,000	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
430	915000	0110	12/13/2010	295,000	SAS-DIAGNOSTIC OUTLIER
430	915000	0230	2/22/2010	400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
430	915000	0420	11/10/2010	280,000	RESIDUAL OUTLIER
460	174990	0220	11/18/2011	158,000	SAS-DIAGNOSTIC OUTLIER
460	174990	0640	5/21/2011	303,884	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE;

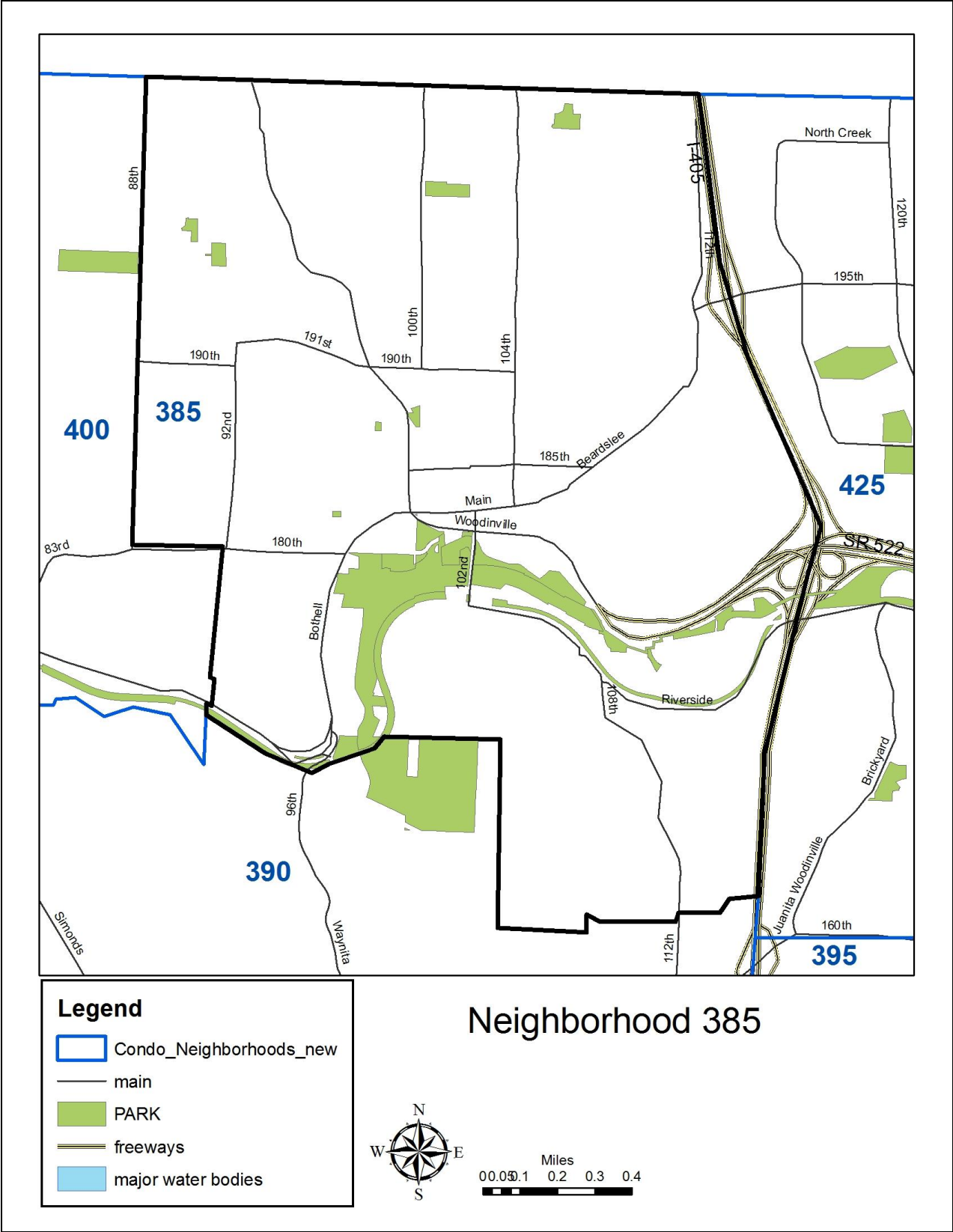
Legend

- Condo_Neighborhoods_new
- main
- PARK
- freeways
- major water bodies

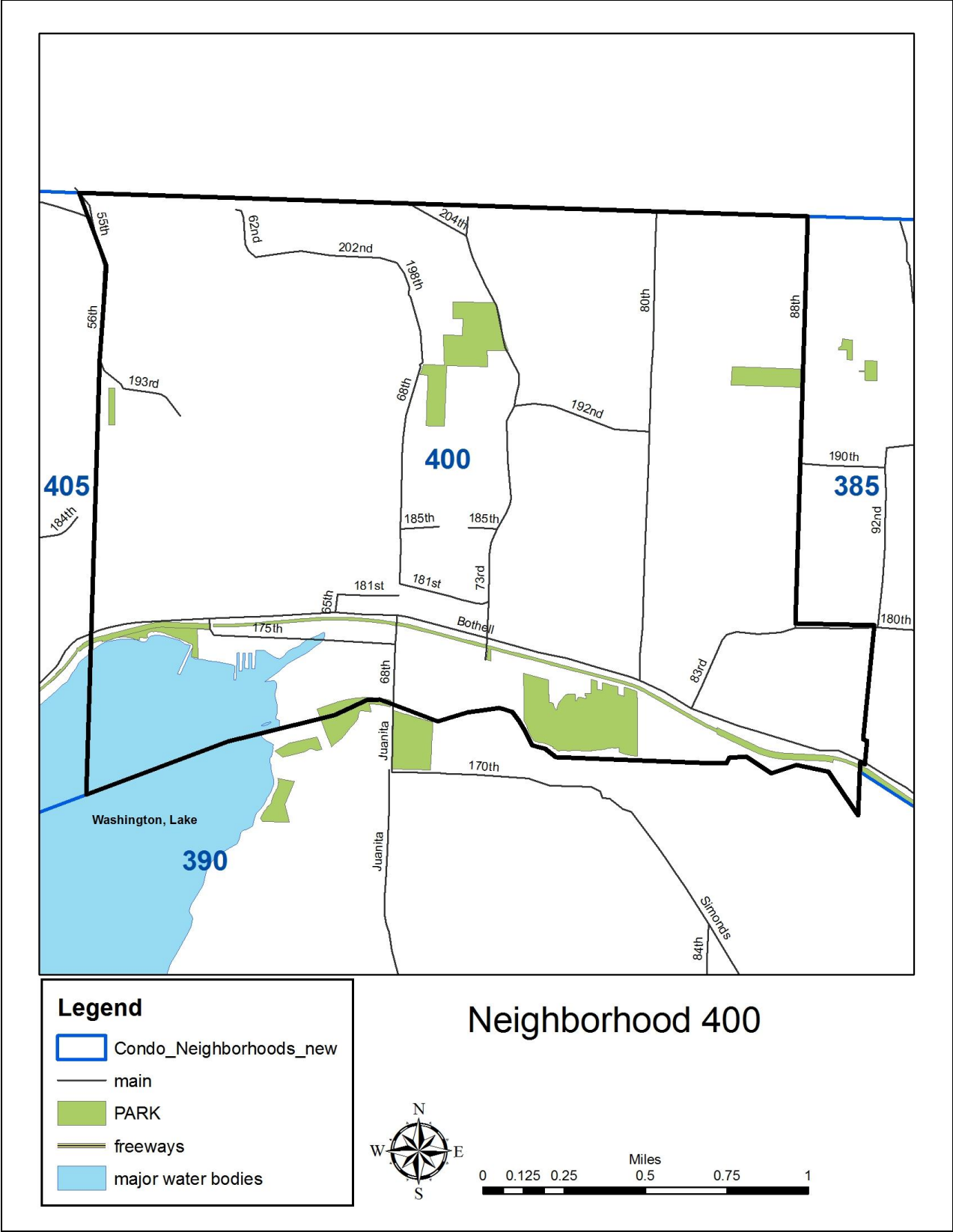
Neighborhood 370

Scale: 0 0.2 0.4 0.8 1.2 1.6 Miles

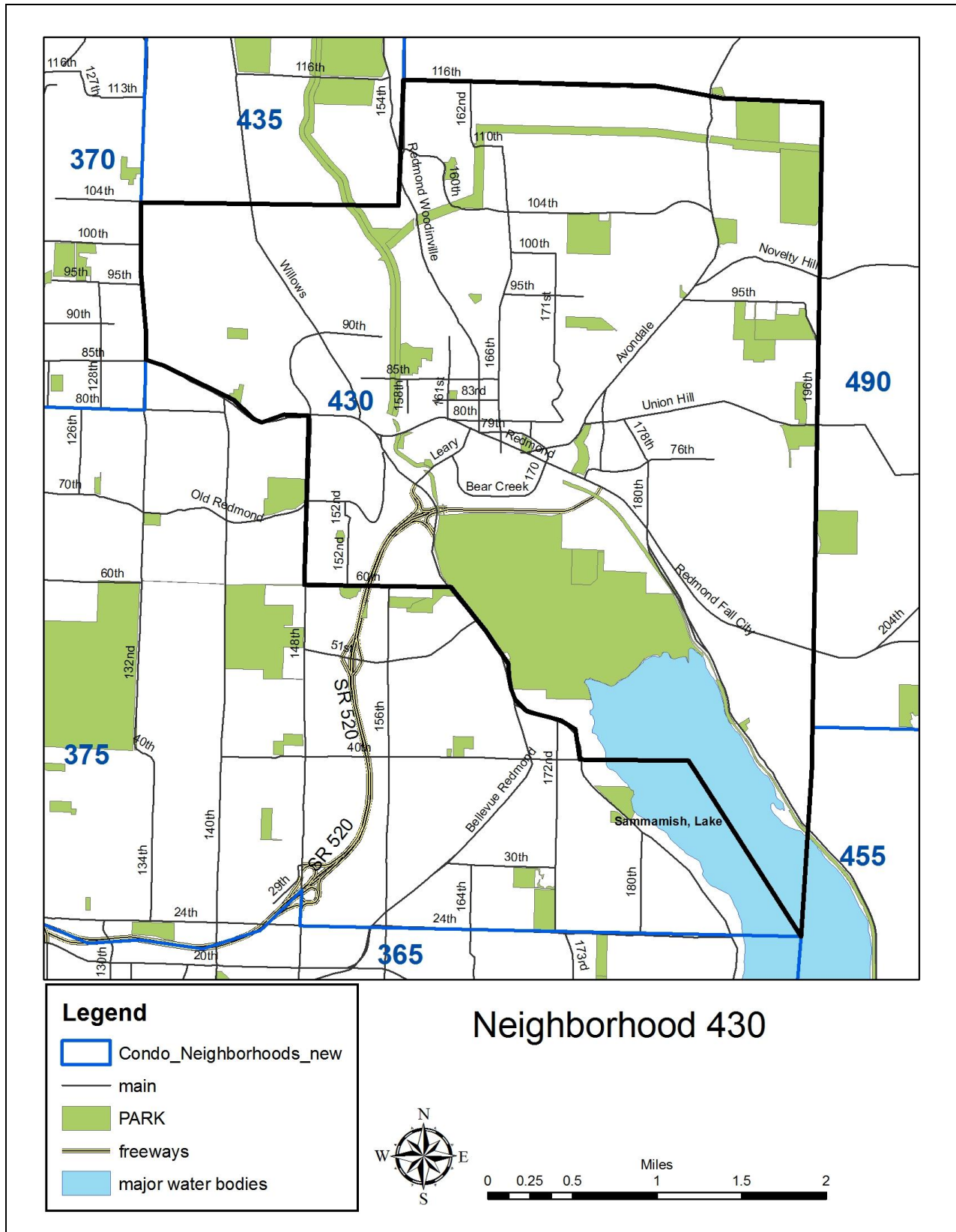
Area 385 Neighborhood Map



Area 400 Neighborhood Map



Area 430 Neighborhood Map



Area 460 Neighborhood Map

