

**Specialty 700
Residential Condominium**

Annual Mass Appraisal Report

of:

Downtown Seattle

Specialty Neighborhoods

5, 10, 25 and 30.

2015 Assessment Roll

For 2016 Property Taxes

**King County Department of Assessments
Seattle Washington**

Lloyd Hara, Assessor

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Executive Summary Report

Appraisal Date: 1/1/2015- 2015 Assessment Roll

Area Name / Number: Downtown Seattle; Neighborhoods: 5, 10, 25 and 30.

Previous Physical Inspection: 2009

Sales - Improved Summary:

Number of Sales: 872

Range of Sale Dates: 1/1/2013 to 12/31/2014

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2014 Value	\$57,000	\$459,800	\$516,800	\$561,000	92.1%	7.79%
2015 Value	\$63,100	\$468,300	\$531,400	\$561,000	94.7%	6.64%
Change	+\$6,100	+\$8,500	+\$14,600		+2.6%	-1.15%
%Change	+10.7%	+1.8%	+2.8%		+2.8%	-14.76%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.15% and -14.76% actually represent an improvement.

** Sales time adjusted to 1/1/2015.

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
2014 Value	\$62,300	\$460,100	\$522,400
2015 Value	\$68,300	\$464,400	\$532,700
Percent Change	+9.6%	+0.9%	+2.0%

Number of improved Parcels in the Population: 6,630

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

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

The Values described in this report improve assessment level, uniformity and equity. The recommendation is to post those values for the 2015 assessment roll.

Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: 6/10/2015

Purpose

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

King County Revaluation Cycle

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

Inspection

Neighborhoods 5, 10, 25 and 30 were physically inspected for the 2015 appraisal year.

Appraisal Team members and participation

Craig Johnson made up the appraisal team responsible for physical inspection and value selection in the Downtown Seattle area. He inspected the condominiums in assigned physical inspection 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. Craig then reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/1/2013 to 12/31/2014 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2015.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Sales Verification and Data Collection

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

Sales removal occurred for parcels meeting the following criteria:

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

Approaches to Value

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

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

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

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

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Downtown Seattle area. Our sales sample consists of 872 residential living units that sold during the 24-month period between January 1, 2013 and December 31, 2014. The model was applied to all of the 6,630 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

Downtown Seattle

Area, city, neighborhood, and location data

The Downtown Seattle area includes specialty neighborhoods 5: Downtown, 10: Regrade, 25: Pioneer Square and 30: International.

Boundaries

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

North Boundary – Denny Way

East Boundary – Interstate 5

West Boundary – Puget Sound

South Boundary – South Dearborn Street

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

Area 5 is bounded on the North by Denny Way, on the South by Yesler Way, on the East by I-5 and on the West by Puget Sound

Area 10 is bounded on the North by Denny Way, on the South by Virginia Street, on the East by Fairview Avenue and on the West by Puget Sound.

Area 25 is bounded on the North by Yesler Way, on the South by South Dearborn, on the East by 4th Avenue South and on the West by Puget Sound.

Area 30 is bounded on the North by Yesler Way, on the South by South Dearborn, on the East by I-5 and on the West by 4th Avenue South.

Maps

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

Zoning and legal/political consideration

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

Typical Properties



Mosler Lofts: 567700-0000
2720 – 3rd Avenue



Austin A Bell: 065700-0000
2324 - 1st Avenue



Fifteen Twenty-One: 253883-0000
1521 – 2nd Avenue



Continental Place: 174550-0000
2125 1st Avenue



80 South Jackson: 228543-0000
80 S. Jackson Street



Asia: 008600-0000
668 S. Lane Street

Part Three – Analysis of Data and Conclusions

Highest and best use analysis

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

Market and Economic Analysis

Multi-Family development has increased in the Downtown area. Most of the changes that are occurring are in the Denny Triangle area of South Lake Union. A re-zone of this area, passed in 2013 set development standards and height limits in this area that has increased development. Amazon will be building a new complex in this region that is expected to increase employment in this area, which will in turn increase development of multi-family property within close proximity.

The majority of new multi-family development occurring continues to be apartments. However, recent reports indicate that the supply of condominium units for sale is less than 6 months, which indicates an imbalance in supply and demand. This could lead to a boom in new condominium development. Several projects are in the planning stages. Currently, however, there is only one condominium project under construction in this area; Insignia Condominiums. This project touts 707 residential units, in two towers sitting above a podium of commercial and residential units. The project has yet to be declared and has reportedly sold over 50% of the units in the South Tower. In the interim, this shortage of supply is expected to continue to drive prices of condominium units in the Downtown Seattle area upward.

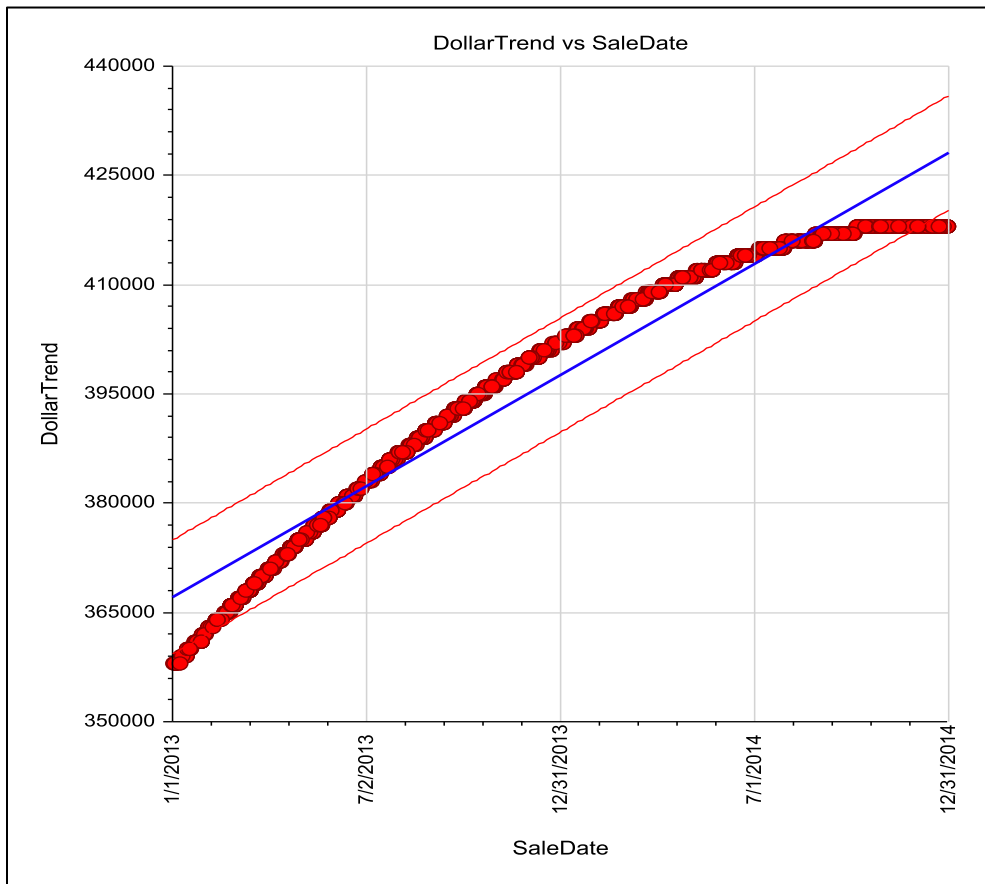
Other activity affecting condominium values includes the Viaduct Replacement and the Waterfront, Seawall restoration. Currently, the Seattle Waterfront is under construction, which impacts condominium projects in the Pioneer Square district with noise and traffic congestion. The effect on the market appears to be minimal at this point, as the construction is temporary and will eventually restore a new and solid waterfront amenity.

The Highway 99 viaduct replacement tunnel continues. It has stalled but is expected to resume in the near future. The tunnel path underlies several, major condominium projects in the downtown core. All of the projects have been compensated for the underground right of way and the impact of the program does not seem to be affecting marketability within these projects. Further, when completed, the tunnel will replace the viaduct, which will be removed, creating a park, improving views and increasing transportation and access to the Seattle Waterfront.

Market Change of Average Sale Price in the Downtown Seattle Area:

Analysis of sales used in the analysis for the area indicated an increase in value over the two year period. Values Increased from an average, non-adjusted sales price near \$357,000 as of 1-1-2013 by 17.1% to \$418,000 as of January 1st 2015.

Chart 1: Progression of average sales price over time (1-1-2013 to 12-31-2014)



Downtown Seattle Sale Price changes (Relative to 1/1/2015 valuation date.)

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

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2013	1.1708	17.08%
2/1/2013	1.1556	15.56%
3/1/2013	1.1425	14.25%
4/1/2013	1.1289	12.89%
5/1/2013	1.1164	11.64%
6/1/2013	1.1043	10.43%
7/1/2013	1.0933	9.33%
8/1/2013	1.0827	8.27%
9/1/2013	1.0727	7.27%
10/1/2013	1.0638	6.38%
11/1/2013	1.0552	5.52%
12/1/2013	1.0475	4.75%
1/1/2014	1.0402	4.02%
2/1/2014	1.0336	3.36%
3/1/2014	1.0281	2.81%
4/1/2014	1.0226	2.26%
5/1/2014	1.0179	1.79%
6/1/2014	1.0136	1.36%
7/1/2014	1.0101	1.01%
8/1/2014	1.0070	0.70%
9/1/2014	1.0044	0.44%
10/1/2014	1.0025	0.25%
11/1/2014	1.0011	0.11%
12/1/2014	1.0003	0.03%
1/1/2015	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2015.

Application of Time Adjustments

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	\$255,000	1/25/2013	1.1590	\$296,000
Sale 2	\$1,175,000	12/30/2013	1.0407	\$1,223,000
Sale 3	\$609,000	12/30/2014	1.0000	\$609,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment = $1/\text{EXP}(-2.95959590118492\text{E}-07 * \text{SaleDaySq})$

Where SaleDay = Sale Date - 42005

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

Sales comparison approach model description

Downtown Seattle area sales were analyzed along with sales in Capitol Hill, Queen Anne and Magnolia, 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 the Downtown Seattle sales used in the analysis is listed in the addendum of this report.

Model specification

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

1. Age
2. Building Quality
3. Building Condition
4. Project Location
5. Project Appeal
6. Unit Size
7. Unit Quality
8. Unit Condition
9. Unit Location
10. Floor Level
11. Covered Parking
12. Views: City, Puget Sound, Lake Union.
13. Unit Type: Penthouse, Studio
14. Neighborhood
15. Certain projects as defined by Major.

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

Model calibration

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

-1.73446156216427 - 0.0720804205793834 * AGE + 0.225069562419072 * BLDCONDITION + 0.369731860428443 * BLDQUALITY + 0.064185805330022 * COVPARKING + 0.0632033879245351 * EXCLKRIVR + 0.156491865223986 * EXCSNDVIEW + 0.0604334378433459 * FLOORc + 0.779103495544911 * FourSns - 0.224497120552298 * INTNL - 0.342678153964924 * MAGNOLIA - 0.0812531086110857 * NBHDHIGH - 0.168354061234124 * NQA + 0.405391778466211 * PENTHOUSE + 0.0863665572541859 * PIOSQUARE + 0.323004886699187 * PROJAPPEAL - 0.190791525863621 * PROJHIGH1 - 0.156850420547899 * PROJHIGH2 - 0.0729353663288938 * PROJHIGH3 + 0.375363172201329 * PROJLOCATION + 0.22143299353835 * PROJLOW1 + 0.14492513861257 * PROJLOW2 + 0.0775490812903164 * PROJLOW3 + 0.118514791556583 * SLUnion + 0.0162643543860959 * SMWATRVIEW + 0.0892161970159143 * SOUNDVIEW - 0.033025150225424 * STUDIO + 0.0206885949044927 * TERRVIEW + 0.113275876046903 * UNITCONDITION + 0.186598131684288 * UNITLOC4 + 0.111588122179326 * UNITLOCATION + 0.0841596071377905 * UNITQUALITY + 0.804144491223705 * UNITSIZE + 0.0586662530232133 * WASAMMVIEW x Mass Appraisal Adjustment (1-.05)

Exceptions:

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

Major	Nbhd	Project Name	Value Notes
253883	5	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM	Valued at EMV x 1.10 based on sales in project.
332400	5	HILLCLIMB COURT CONDOMINIUM	Valued at EMV x 1.3 based on sales in project.
553051	5	Millennium Tower Residential	Penthouse unit valued at EMV as a shell. All other units valued at EMV x 1.25 based on sales in the project.
762875	5	SEABOARD BUILDING CONDOMINIUM	Valued at EMV x .90 based on sales.
919590	5	WATERFRONT PLACE BUILDING RESIDENTIAL CONDOMINIUM	Valued at EMV x 1.25 based on sales in the project.
051240	10	BANNER BUILDING THE CONDOMINIUM	Valued MI 0150 and 0160 at EMV x .80 (less parking) as a combined unit. All others valued at EMV less value of separately assessed parking.
069980	10	BELLTOWN LOFTS CONDOMINIUM	Valued at EMV x 1.10 based on sales in project.
228544	10	81 VINE BUILDING CONDOMINIUM	Valued at EMV less value of separately assessed parking.
253887	10	FIFTH AVENUE COURT	Valued at EMV x 1.10 based on sales.
516045	10	MARKET COURT CONDOMINIUM	Valued at EMV x 1.10 less value of separately assessed parking.
516066	10	MARKET PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 16.6%)	Valued Penthouse at EMV x 1.75 and all other units at EMV x 1.25 based on sales history and area sales. See ENUMs 2625290 , 2593849 and 2664077
745720	10	ROYAL CREST CONDOMINIUM	Valued at EMV x .75, less value of separately assessed parking based on sales in the project.
780412	25	606 POST CONDOMINIUM	Valued at EMV x 1.15 based on sales. See also sales in 867045.
867045	25	TRAVELERS HOTEL THE /POST CONDOMINIUM	Valued at EMV x 1.20 based on sales. See also sales in 780412.
266265	30	FUJISADA CONDOMINIUM	Valued at EMV less value of separately assessed parking. Parking at previous.

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 94.7%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of 2.0%.

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

Ratio study

A preliminary ratio Study was completed just prior to the application of the 2015 recommended values. This study compares the prior assessment level using 2014 assessed values (1/1/2014) to current time adjusted sale prices (1/1/2015).

The study was also repeated after application of the 2015 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 7.79% to 6.64%. 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 2015 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

CERTIFICATION:

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

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

Addenda

Ratio Reports

Sales Lists

&

Specialty Area Maps

Downtown Seattle Ratio Study Report (Before)

2014 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2014	Date of Report: 6/11/2015	Sales Dates: 1/2013- 12/2014												
Area Downtown Seattle	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>0.60-0.70</td><td>63</td></tr><tr><td>0.70-0.80</td><td>314</td></tr><tr><td>0.80-0.90</td><td>338</td></tr><tr><td>0.90-1.00</td><td>128</td></tr><tr><td>1.00-1.10</td><td>21</td></tr></tbody></table>		Ratio	Frequency	0.60-0.70	63	0.70-0.80	314	0.80-0.90	338	0.90-1.00	128	1.00-1.10	21
Ratio	Frequency														
0.60-0.70	63														
0.70-0.80	314														
0.80-0.90	338														
0.90-1.00	128														
1.00-1.10	21														
Sample size (n)	872														
Mean Assessed Value	516,800														
Mean Adj Sales Price	561,000														
Standard Deviation AV	394,386														
Standard Deviation SP	437,303														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.918														
Median Ratio	0.917														
Weighted Mean Ratio	0.921														
UNIFORMITY															
Lowest ratio	0.590														
Highest ratio:	1.190														
Coefficient of Dispersion	7.79%														
Standard Deviation	0.089														
Coefficient of Variation	9.69%														
Price Related Differential (PRD)	0.997														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.909														
Upper limit	0.927														
95% Confidence: Mean															
Lower limit	0.913														
Upper limit	0.924														
SAMPLE SIZE EVALUATION															
N (population size)	6630														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.089														
Recommended minimum:	13														
Actual sample size:	872														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	440														
# ratios above mean:	432														
z:	0.271														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

Residential Condominiums throughout areas 5, 10, 25 and 30.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Downtown Seattle Ratio Study Report (After) 2015 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2015	Date of Report: 6/11/2015	Sales Dates: 1/2013- 12/2014												
Area Downtown Seattle	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>0.80</td><td>10</td></tr><tr><td>0.90</td><td>210</td></tr><tr><td>1.00</td><td>411</td></tr><tr><td>1.10</td><td>199</td></tr><tr><td>1.20</td><td>42</td></tr></tbody></table>		Ratio	Frequency	0.80	10	0.90	210	1.00	411	1.10	199	1.20	42
Ratio	Frequency														
0.80	10														
0.90	210														
1.00	411														
1.10	199														
1.20	42														
Sample size (n)	872														
Mean Assessed Value	531,400														
Mean Adj Sales Price	561,000														
Standard Deviation AV	399,539														
Standard Deviation SP	437,303														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.955														
Median Ratio	0.948														
Weighted Mean Ratio	0.947														
UNIFORMITY															
Lowest ratio	0.730														
Highest ratio:	1.190														
Coefficient of Dispersion	6.64%														
Standard Deviation	0.079														
Coefficient of Variation	8.22%														
Price Related Differential (PRD)	1.008														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.941														
Upper limit	0.956														
95% Confidence: Mean															
Lower limit	0.950														
Upper limit	0.960														
SAMPLE SIZE EVALUATION															
N (population size)	6630														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.079														
Recommended minimum:	10														
Actual sample size:	872														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	462														
# ratios above mean:	410														
z:	1.761														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

Residential Condominiums throughout areas 5, 10, 25 and 30

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Assessment Level, uniformity and equity have been improved by application of the recommended values.

COMMENTS:

Residential Condominiums throughout areas 5, 10, 25 and 30

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Assessment Level, uniformity and equity have been improved by application of the recommended values.

Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	135430	0200	275,000	6/11/2013	303,000	708	5	2004	3	NO	YES	CARBON 56
5	135430	0350	352,000	6/20/2014	356,000	759	5	2004	3	NO	NO	CARBON 56
5	135430	0370	494,950	10/20/2014	496,000	1,067	5	2004	3	NO	NO	CARBON 56
5	135430	0440	329,500	7/21/2014	332,000	667	5	2004	3	NO	NO	CARBON 56
5	135430	0450	347,985	6/20/2014	352,000	774	5	2004	3	NO	YES	CARBON 56
5	135430	0460	329,500	10/2/2014	330,000	667	5	2004	3	NO	NO	CARBON 56
5	135430	0490	351,500	6/20/2014	355,000	774	5	2004	3	NO	YES	CARBON 56
5	135430	0500	308,500	6/19/2014	312,000	667	5	2004	3	NO	NO	CARBON 56
5	135430	0520	324,433	5/13/2014	330,000	742	5	2004	3	NO	NO	CARBON 56
5	135430	0530	351,500	7/21/2014	354,000	774	5	2004	3	NO	YES	CARBON 56
5	135430	0540	449,236	5/12/2014	457,000	996	5	2004	3	NO	NO	CARBON 56
5	135430	0550	420,255	12/19/2014	420,000	868	5	2004	3	NO	YES	CARBON 56
5	169750	0260	250,000	4/16/2014	255,000	521	5	1902	5	NO	YES	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	169750	0310	399,950	10/16/2013	424,000	942	5	1902	5	NO	NO	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	169750	0350	400,000	5/21/2013	443,000	1,087	5	1902	5	NO	NO	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	169750	0470	277,000	9/15/2014	278,000	522	5	1902	5	NO	NO	COLONIAL/GRAND PACIFIC CONDOMINIUM
5	176600	0050	500,000	4/22/2013	560,000	1,318	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0060	355,000	7/30/2013	385,000	820	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0090	382,000	7/15/2013	416,000	777	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0120	420,000	9/2/2014	422,000	820	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0130	595,000	5/5/2014	605,000	1,186	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0160	345,000	6/26/2013	378,000	800	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0220	590,000	2/12/2014	609,000	1,316	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0270	380,000	3/17/2014	390,000	800	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0280	198,000	6/16/2014	200,000	419	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0330	665,000	12/15/2014	665,000	1,316	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0410	550,000	10/25/2013	581,000	1,315	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0450	370,000	3/1/2013	423,000	820	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0480	374,800	10/17/2014	375,000	738	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0520	575,000	12/17/2014	575,000	1,315	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0530	446,500	1/2/2014	464,000	954	6	2006	3	NO	YES	COSMOPOLITAN

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	176600	0550	620,000	4/22/2014	632,000	1,316	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0570	559,700	8/26/2013	601,000	1,186	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0610	229,000	7/28/2013	248,000	419	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0640	471,500	4/2/2014	482,000	954	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0710	388,000	2/27/2014	399,000	800	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0720	185,000	7/30/2013	200,000	419	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0780	376,000	6/25/2013	412,000	820	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0820	395,000	4/24/2014	402,000	800	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0840	350,000	10/25/2013	370,000	719	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0870	398,000	6/4/2013	439,000	954	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	0950	350,000	7/24/2013	380,000	719	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	0980	515,000	10/9/2013	547,000	954	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1040	385,000	11/29/2013	403,000	800	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	1060	350,000	9/19/2013	374,000	719	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	1080	450,000	7/17/2013	489,000	954	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1220	450,000	2/7/2014	465,000	820	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1330	450,000	2/18/2014	464,000	820	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1340	625,000	8/19/2014	628,000	1,186	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1380	220,000	11/10/2014	220,000	419	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	1410	482,500	6/5/2014	489,000	954	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1510	595,000	12/4/2014	595,000	1,315	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1590	345,000	5/24/2013	382,000	800	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1650	715,000	5/22/2014	726,000	1,316	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1690	350,000	9/16/2014	351,000	738	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1720	370,000	8/26/2014	372,000	719	6	2006	3	NO	NO	COSMOPOLITAN
5	176600	1760	680,000	12/20/2013	709,000	1,316	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1830	615,000	7/2/2013	672,000	1,324	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1880	585,000	5/22/2013	648,000	1,186	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1930	640,000	7/26/2013	694,000	1,324	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1940	465,000	8/29/2013	499,000	966	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	1950	505,000	9/25/2014	506,000	966	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	2000	371,900	10/30/2013	393,000	738	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	2010	650,000	9/10/2014	652,000	1,236	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	2020	355,000	8/21/2013	382,000	722	6	2006	3	NO	NO	COSMOPOLITAN

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	176600	2070	440,000	6/21/2013	483,000	818	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	2280	645,000	10/13/2014	646,000	1,186	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	2450	545,000	6/12/2013	600,000	1,093	6	2006	3	NO	YES	COSMOPOLITAN
5	176600	2470	495,000	12/11/2014	495,000	1,113	6	2006	3	NO	NO	COSMOPOLITAN
5	238200	0040	875,000	9/5/2014	879,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0100	754,000	3/25/2014	772,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0120	495,000	3/25/2014	507,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0200	489,000	6/12/2014	495,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0200	479,000	6/23/2013	525,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0210	473,000	7/10/2013	516,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0220	780,000	12/3/2014	780,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0220	679,000	3/24/2013	769,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0250	760,000	11/12/2014	761,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0320	485,000	5/8/2013	540,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0370	659,000	1/2/2013	771,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0390	580,000	3/3/2014	596,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0400	875,000	9/5/2014	879,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0400	845,000	2/20/2014	870,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0460	729,000	12/18/2013	761,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0490	669,000	1/22/2013	776,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0570	559,000	2/20/2014	576,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0580	830,000	3/26/2014	850,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0630	540,000	5/6/2013	602,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0640	825,000	3/7/2013	940,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0700	882,500	3/6/2014	906,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0750	602,000	6/19/2014	609,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0750	544,000	1/18/2013	632,000	952	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0830	512,500	7/25/2013	556,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0840	529,000	2/10/2014	546,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	0910	955,000	12/16/2014	955,000	1,607	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	1000	882,000	5/21/2013	978,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1020	625,000	6/9/2014	633,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	1070	465,000	6/12/2013	512,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	1090	795,000	8/23/2013	855,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	238200	1200	592,700	6/5/2014	600,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	1250	585,000	1/28/2013	677,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	1420	950,000	7/3/2014	959,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1420	790,000	2/20/2013	906,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1450	889,000	8/1/2013	962,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1550	480,000	5/28/2013	531,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	1680	549,000	12/4/2013	575,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	1690	959,000	12/18/2013	1,001,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1740	681,500	7/22/2014	687,000	910	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1810	919,000	2/13/2013	1,057,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1900	890,000	3/24/2013	1,008,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1910	539,000	8/12/2013	582,000	910	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	1930	1,024,000	2/21/2014	1,054,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1950	1,265,000	3/18/2013	1,436,000	1,955	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1970	1,299,000	7/3/2013	1,419,000	1,878	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	1990	1,274,000	8/29/2013	1,368,000	1,955	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2010	1,024,000	11/8/2013	1,079,000	1,878	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2070	1,268,000	8/1/2013	1,373,000	1,955	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2090	1,010,000	11/11/2013	1,063,000	1,878	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2100	1,029,000	1/23/2014	1,065,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2110	1,349,000	4/15/2013	1,515,000	1,955	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2150	1,324,000	8/29/2013	1,422,000	1,955	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2170	1,079,000	11/12/2013	1,135,000	1,878	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2180	1,039,000	5/24/2013	1,151,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2190	1,308,530	3/4/2013	1,493,000	1,955	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2210	1,299,000	6/4/2013	1,433,000	1,878	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2230	1,324,000	8/7/2013	1,431,000	1,955	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2250	1,084,000	1/17/2014	1,124,000	1,878	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2260	1,049,000	5/13/2013	1,166,000	1,607	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2320	1,124,000	1/24/2014	1,164,000	1,848	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2330	715,000	8/1/2014	720,000	1,133	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2350	1,399,000	4/2/2013	1,579,000	1,883	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2380	1,199,000	3/11/2014	1,230,000	1,883	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2410	1,500,000	1/23/2014	1,553,000	1,883	7	2010	3	NO	YES	ESCALA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	238200	2440	1,100,000	7/21/2014	1,109,000	1,883	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2470	1,527,500	1/23/2014	1,582,000	1,883	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2500	1,175,000	7/16/2014	1,185,000	1,883	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2530	1,524,000	3/15/2013	1,732,000	1,883	7	2010	3	NO	YES	ESCALA CONDOMINIUM
5	238200	2560	1,250,000	1/24/2014	1,294,000	1,883	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	238200	2620	1,200,000	10/27/2014	1,202,000	1,883	7	2010	3	NO	NO	ESCALA CONDOMINIUM
5	253883	0130	1,020,000	4/4/2013	1,150,000	1,729	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0140	1,350,000	8/13/2014	1,358,000	1,644	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0150	1,595,000	8/6/2014	1,605,000	1,723	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0200	1,525,000	7/25/2014	1,537,000	1,723	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0210	1,375,000	2/25/2013	1,573,000	1,824	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0220	1,540,000	10/23/2014	1,542,000	1,968	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0260	1,725,000	3/7/2014	1,772,000	1,824	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0280	1,150,000	12/13/2013	1,201,000	1,729	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0320	1,600,000	5/7/2014	1,627,000	1,968	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0460	1,575,000	2/23/2013	1,804,000	1,824	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0490	1,800,000	8/12/2014	1,811,000	1,644	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0520	1,680,000	3/21/2014	1,721,000	1,968	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0740	1,680,000	11/14/2013	1,767,000	1,644	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253883	0930	1,380,000	11/11/2014	1,381,000	1,729	7	2008	3	NO	YES	FIFTEEN TWENTY-ONE SECOND AVENUE CONDOMINIUM
5	253884	0080	430,000	7/31/2014	433,000	979	6	2007	3	NO	NO	5TH AND MADISON
5	253884	0270	569,000	7/21/2014	574,000	1,208	6	2007	3	NO	YES	5TH AND MADISON
5	253884	0290	448,000	10/24/2013	474,000	913	6	2007	3	NO	NO	5TH AND MADISON
5	253884	0360	625,000	11/25/2013	656,000	1,241	6	2007	3	NO	YES	5TH AND MADISON
5	253884	0670	463,000	9/10/2014	465,000	978	6	2007	3	NO	YES	5TH AND MADISON
5	253884	0690	560,000	2/19/2014	577,000	1,208	6	2007	3	NO	YES	5TH AND MADISON
5	253884	0900	609,950	7/31/2013	661,000	1,241	6	2007	3	NO	YES	5TH AND MADISON
5	253884	0920	519,500	11/15/2013	546,000	979	6	2007	3	NO	YES	5TH AND MADISON

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	253884	1060	429,000	1/23/2014	444,000	807	6	2007	3	NO	YES	5TH AND MADISON
5	253884	1090	545,000	10/15/2014	546,000	978	6	2007	3	NO	YES	5TH AND MADISON
5	253884	1100	520,000	8/13/2013	561,000	979	6	2007	3	NO	YES	5TH AND MADISON
5	253884	1170	655,000	8/18/2014	659,000	1,208	6	2007	3	NO	YES	5TH AND MADISON
5	253884	1230	650,000	3/26/2014	665,000	1,208	6	2007	3	NO	YES	5TH AND MADISON
5	256800	0130	195,000	10/27/2014	195,000	434	6	1913	5	NO	NO	FISCHER STUDIO BUILDING CONDOMINIUM
5	332400	0220	575,000	11/12/2014	575,000	1,047	6	1982	4	NO	NO	HILLCLIMB COURT CONDOMINIUM
5	501730	0040	425,000	2/13/2013	489,000	805	7	2006	3	NO	NO	MADISON TOWER CONDOMINIUM
5	501730	0050	530,000	12/16/2014	530,000	877	7	2006	3	NO	YES	MADISON TOWER CONDOMINIUM
5	501730	0150	485,000	3/10/2014	498,000	877	7	2006	3	NO	YES	MADISON TOWER CONDOMINIUM
5	501730	0430	855,000	10/29/2013	903,000	1,444	7	2006	3	NO	NO	MADISON TOWER CONDOMINIUM
5	553051	0160	2,100,000	8/21/2014	2,111,000	2,720	8	2000	3	NO	YES	Millennium Tower Residential
5	606501	0140	505,000	9/6/2013	541,000	954	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0160	397,950	3/27/2013	450,000	1,004	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0170	323,430	10/17/2013	343,000	602	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0460	470,000	4/6/2013	530,000	1,004	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0520	440,000	1/22/2014	456,000	713	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0860	515,000	4/9/2014	526,000	1,004	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0880	309,000	6/24/2013	339,000	670	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	0980	420,000	9/15/2014	421,000	670	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1110	712,500	10/13/2014	714,000	998	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1180	270,000	3/1/2013	308,000	670	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1270	329,000	1/23/2013	382,000	602	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1350	256,750	12/27/2013	267,000	507	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1360	490,000	10/24/2014	491,000	1,015	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1380	439,950	9/22/2014	441,000	670	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1380	415,000	8/15/2013	447,000	670	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	606501	1390	525,000	5/19/2014	533,000	981	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1610	733,000	6/5/2014	743,000	998	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	606501	1680	350,000	3/1/2013	400,000	670	6	1991	3	NO	YES	NEWMARK TOWER CONDOMINIUM (air rights portion-60% allocation)
5	609450	0010	279,000	12/12/2014	279,000	559	6	1985	4	NO	YES	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0270	292,500	5/17/2014	297,000	577	6	1985	4	NO	NO	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0310	449,950	6/14/2013	495,000	969	6	1985	4	NO	YES	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0350	1,065,000	4/23/2014	1,085,000	2,012	6	1985	4	NO	YES	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609450	0700	399,000	8/8/2013	431,000	838	6	1985	4	NO	YES	98 UNION CONDOMINIUM (Condo Air Rights allocation = 66.67%)
5	609468	0110	5,900,000	11/21/2014	5,903,000	4,132	8	2008	3	NO	YES	99 UNION STREET PRIVATE RESIDENCES
5	609468	0200	2,600,000	5/15/2014	2,641,000	1,992	8	2008	3	NO	YES	99 UNION STREET PRIVATE RESIDENCES
5	609468	0250	6,100,000	4/16/2014	6,223,000	4,131	8	2008	3	NO	YES	99 UNION STREET PRIVATE RESIDENCES
5	609468	0290	2,700,000	2/12/2013	3,106,000	1,850	8	2008	3	NO	YES	99 UNION STREET PRIVATE RESIDENCES
5	609468	0300	2,725,000	7/15/2014	2,748,000	2,120	8	2008	3	NO	YES	99 UNION STREET PRIVATE RESIDENCES
5	609468	0340	2,500,000	3/1/2013	2,856,000	2,073	8	2008	3	NO	YES	99 UNION STREET PRIVATE RESIDENCES
5	636400	0030	841,000	3/25/2013	952,000	1,583	7	2009	3	NO	YES	OLIVE 8
5	636400	0070	471,000	10/6/2014	472,000	657	7	2009	3	NO	YES	OLIVE 8
5	636400	0120	445,000	9/8/2014	447,000	678	7	2009	3	NO	NO	OLIVE 8
5	636400	0130	775,000	1/28/2014	802,000	1,350	7	2009	3	NO	YES	OLIVE 8
5	636400	0150	457,500	6/20/2013	502,000	834	7	2009	3	NO	YES	OLIVE 8
5	636400	0190	1,068,000	9/24/2014	1,071,000	1,534	7	2009	3	NO	YES	OLIVE 8
5	636400	0250	505,000	6/24/2014	510,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	0310	435,000	10/1/2013	463,000	689	7	2009	3	NO	NO	OLIVE 8
5	636400	0320	870,000	12/5/2013	910,000	1,586	7	2009	3	NO	YES	OLIVE 8
5	636400	0360	475,000	3/14/2013	540,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	0420	415,000	6/14/2013	456,000	689	7	2009	3	NO	NO	OLIVE 8
5	636400	0440	550,000	8/11/2014	553,000	823	7	2009	3	NO	NO	OLIVE 8
5	636400	0500	470,000	7/18/2014	474,000	690	7	2009	3	NO	YES	OLIVE 8
5	636400	0510	395,100	2/21/2013	453,000	650	7	2009	3	NO	YES	OLIVE 8
5	636400	0520	1,068,000	6/10/2014	1,081,000	1,534	7	2009	3	NO	YES	OLIVE 8
5	636400	0580	565,000	9/19/2014	567,000	808	7	2009	3	NO	YES	OLIVE 8

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	636400	0710	620,000	3/24/2014	635,000	1,092	7	2009	3	NO	YES	OLIVE 8
5	636400	0800	505,000	2/21/2013	579,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	0840	487,500	5/7/2014	496,000	650	7	2009	3	NO	YES	OLIVE 8
5	636400	0890	490,000	2/12/2014	505,000	680	7	2009	3	NO	YES	OLIVE 8
5	636400	0920	575,000	11/17/2014	575,000	834	7	2009	3	NO	YES	OLIVE 8
5	636400	1030	550,000	11/21/2013	577,000	834	7	2009	3	NO	YES	OLIVE 8
5	636400	1070	1,250,000	4/25/2014	1,274,000	1,534	7	2009	3	NO	YES	OLIVE 8
5	636400	1080	475,000	1/14/2013	553,000	689	7	2009	3	NO	YES	OLIVE 8
5	636400	1160	475,000	10/1/2013	505,000	690	7	2009	3	NO	YES	OLIVE 8
5	636400	1170	430,000	8/20/2014	432,000	650	7	2009	3	NO	YES	OLIVE 8
5	636400	1210	545,000	5/8/2013	607,000	823	7	2009	3	NO	YES	OLIVE 8
5	636400	1220	440,000	5/8/2013	490,000	680	7	2009	3	NO	YES	OLIVE 8
5	636400	1230	825,000	7/8/2013	900,000	1,350	7	2009	3	NO	YES	OLIVE 8
5	636400	1240	540,000	2/14/2014	557,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	1260	650,000	4/17/2014	663,000	1,096	7	2009	3	NO	YES	OLIVE 8
5	636400	1270	475,000	10/19/2013	503,000	690	7	2009	3	NO	YES	OLIVE 8
5	636400	1310	1,025,000	1/16/2013	1,192,000	1,586	7	2009	3	NO	YES	OLIVE 8
5	636400	1320	575,000	8/20/2014	578,000	823	7	2009	3	NO	YES	OLIVE 8
5	636400	1350	533,000	3/7/2013	608,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	1370	585,000	7/8/2013	638,000	1,096	7	2009	3	NO	YES	OLIVE 8
5	636400	1400	1,100,000	5/8/2013	1,225,000	1,534	7	2009	3	NO	YES	OLIVE 8
5	636400	1420	1,045,000	2/21/2013	1,198,000	1,586	7	2009	3	NO	YES	OLIVE 8
5	636400	1450	845,000	2/4/2013	975,000	1,350	7	2009	3	NO	YES	OLIVE 8
5	636400	1460	560,000	11/13/2013	589,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	1530	1,075,000	3/14/2013	1,222,000	1,586	7	2009	3	NO	YES	OLIVE 8
5	636400	1770	495,000	3/5/2013	565,000	680	7	2009	3	NO	YES	OLIVE 8
5	636400	1790	565,000	12/13/2013	590,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	1860	1,250,000	7/18/2014	1,260,000	1,586	7	2009	3	NO	YES	OLIVE 8
5	636400	1860	1,245,000	10/8/2013	1,322,000	1,586	7	2009	3	NO	YES	OLIVE 8
5	636400	1880	505,000	3/5/2013	576,000	680	7	2009	3	NO	YES	OLIVE 8
5	636400	1900	540,000	3/25/2013	611,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	1950	1,625,000	11/14/2014	1,626,000	1,534	7	2009	3	NO	YES	OLIVE 8
5	636400	1970	1,150,000	5/2/2013	1,283,000	1,586	7	2009	3	NO	YES	OLIVE 8
5	636400	1990	515,000	3/6/2013	587,000	680	7	2009	3	NO	YES	OLIVE 8

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	636400	2000	925,000	3/15/2013	1,051,000	1,350	7	2009	3	NO	YES	OLIVE 8
5	636400	2020	560,000	3/29/2013	633,000	834	7	2009	3	NO	YES	OLIVE 8
5	636400	2100	537,000	6/16/2014	543,000	680	7	2009	3	NO	YES	OLIVE 8
5	636400	2100	525,000	4/3/2013	592,000	680	7	2009	3	NO	YES	OLIVE 8
5	636400	2110	935,000	3/6/2013	1,066,000	1,350	7	2009	3	NO	YES	OLIVE 8
5	636400	2120	565,000	6/25/2013	619,000	808	7	2009	3	NO	YES	OLIVE 8
5	636400	2170	1,940,000	6/10/2014	1,964,000	2,225	7	2009	3	NO	YES	OLIVE 8
5	636400	2180	1,260,000	6/11/2013	1,387,000	1,586	7	2009	3	NO	YES	OLIVE 8
5	636400	2190	615,000	3/27/2013	696,000	823	7	2009	3	NO	YES	OLIVE 8
5	636400	2200	553,000	6/11/2013	609,000	680	7	2009	3	NO	YES	OLIVE 8
5	636400	2210	975,000	2/11/2013	1,122,000	1,350	7	2009	3	NO	YES	OLIVE 8
5	636400	2230	605,000	1/4/2013	707,000	834	7	2009	3	NO	YES	OLIVE 8
5	762875	0130	343,000	4/11/2014	350,000	710	7	1909	5	NO	NO	SEABOARD BUILDING CONDOMINIUM
5	762875	0190	335,500	12/20/2013	350,000	710	7	1909	5	NO	NO	SEABOARD BUILDING CONDOMINIUM
5	762875	0230	450,000	12/11/2013	470,000	903	7	1909	5	NO	NO	SEABOARD BUILDING CONDOMINIUM
5	872975	0380	532,500	9/12/2013	569,000	1,218	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	0470	329,900	11/27/2013	346,000	702	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	0480	329,950	4/29/2013	369,000	885	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	0580	275,000	1/10/2013	321,000	610	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	0820	429,000	10/7/2013	456,000	821	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM
5	872975	0830	550,000	10/23/2013	582,000	1,321	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	0950	531,000	10/15/2014	532,000	918	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	1020	495,000	4/10/2014	505,000	821	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM
5	872975	1650	590,000	12/16/2013	616,000	1,453	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	1670	628,560	7/15/2014	634,000	1,379	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM
5	872975	1760	357,000	6/25/2013	391,000	732	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM
5	872975	1800	705,000	2/8/2013	812,000	1,668	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	1890	280,000	11/26/2013	294,000	543	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	1960	410,000	9/25/2013	437,000	831	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM
5	872975	1990	460,000	3/27/2014	471,000	807	6	2006	2	NO	NO	2200 RESIDENTIAL CONDOMINIUM
5	872975	2060	426,500	9/17/2013	455,000	828	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM
5	872975	2210	299,950	4/2/2014	307,000	513	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM
5	872975	2310	365,000	7/30/2014	368,000	732	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM
5	872975	2490	365,000	5/7/2013	407,000	732	6	2006	2	NO	YES	2200 RESIDENTIAL CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
5	919590	0030	1,005,000	5/5/2014	1,022,000	1,345	7	1983	4	NO	YES	WATERFRONT PLACE BUILDING RESIDENTIAL CONDOMINIUM
5	919590	0130	1,150,000	10/23/2013	1,216,000	1,684	7	1983	4	NO	YES	WATERFRONT PLACE BUILDING RESIDENTIAL CONDOMINIUM
5	919590	0200	1,075,000	2/26/2013	1,230,000	2,024	7	1983	4	NO	YES	WATERFRONT PLACE BUILDING RESIDENTIAL CONDOMINIUM
5	919720	0160	385,000	7/21/2014	388,000	807	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0200	389,950	4/23/2013	437,000	768	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0250	515,000	6/3/2014	522,000	1,053	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0490	475,000	5/30/2013	525,000	1,015	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0630	438,000	6/19/2014	443,000	749	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0790	460,000	12/22/2014	460,000	1,004	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0790	455,000	5/21/2013	504,000	1,004	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0890	525,000	9/4/2013	563,000	1,008	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0910	950,000	12/19/2014	950,000	1,721	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
5	919720	0950	890,000	9/16/2013	951,000	1,555	7	1983	4	NO	YES	WATERMARK RESIDENTIAL CONDOMINIUM
10	012500	0090	135,000	11/12/2014	135,000	280	4	1991	3	NO	NO	ALEXANDRIA CONDOMINIUM
10	012500	0200	205,000	10/17/2013	217,000	585	4	1991	3	NO	YES	ALEXANDRIA CONDOMINIUM
10	012500	0250	138,000	11/11/2013	145,000	333	4	1991	3	NO	NO	ALEXANDRIA CONDOMINIUM
10	012500	0260	296,500	3/13/2014	304,000	775	4	1991	3	NO	NO	ALEXANDRIA CONDOMINIUM
10	012500	0450	232,000	5/12/2014	236,000	590	4	1991	3	NO	NO	ALEXANDRIA CONDOMINIUM
10	012500	0540	255,500	10/15/2014	256,000	595	4	1991	3	NO	YES	ALEXANDRIA CONDOMINIUM
10	012500	0670	370,000	9/9/2013	396,000	790	4	1991	3	NO	YES	ALEXANDRIA CONDOMINIUM
10	012500	0700	280,000	3/21/2013	317,000	595	4	1991	3	NO	YES	ALEXANDRIA CONDOMINIUM
10	012500	0740	325,000	6/17/2014	329,000	775	4	1991	3	NO	YES	ALEXANDRIA CONDOMINIUM
10	012500	0750	269,950	9/29/2014	271,000	575	4	1991	3	NO	YES	ALEXANDRIA CONDOMINIUM
10	012500	0770	236,000	5/20/2013	262,000	590	4	1991	3	NO	YES	ALEXANDRIA CONDOMINIUM
10	025480	0050	320,000	2/4/2013	369,000	1,112	6	1989	3	NO	NO	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0080	280,000	6/9/2014	284,000	793	6	1989	3	NO	NO	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0180	286,000	10/27/2014	286,000	661	6	1989	3	NO	NO	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0190	365,000	2/21/2013	418,000	1,094	6	1989	3	NO	NO	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0270	287,000	11/22/2013	301,000	675	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0330	445,000	10/6/2014	446,000	1,065	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	025480	0350	400,000	10/8/2014	401,000	1,063	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0530	285,000	7/11/2013	311,000	661	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0550	315,000	10/13/2014	316,000	675	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0560	400,000	9/22/2014	401,000	1,063	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0630	430,000	12/23/2013	448,000	1,063	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0680	425,000	2/14/2013	489,000	1,065	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0720	357,000	2/19/2014	368,000	855	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	0870	490,000	3/19/2014	502,000	996	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1010	550,000	4/14/2014	561,000	996	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1080	515,000	8/19/2014	518,000	996	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1120	528,000	4/8/2014	539,000	1,063	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1170	550,000	6/4/2013	607,000	1,065	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1210	350,000	7/14/2014	353,000	855	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1260	475,000	5/15/2013	528,000	1,063	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1480	364,000	12/16/2013	380,000	787	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	025480	1550	407,000	11/4/2013	429,000	746	6	1989	3	NO	YES	ARBOR PLACE TOWER CONDOMINIUM (Condo Air Rights allocation = 80%)
10	032450	0060	220,000	8/12/2014	221,000	437	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0070	203,093	9/1/2013	218,000	481	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0090	224,950	11/5/2014	225,000	464	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0110	330,000	2/6/2014	341,000	716	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0160	326,000	4/29/2013	364,000	680	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0260	287,500	1/21/2014	298,000	680	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0310	293,000	7/16/2013	319,000	716	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0320	274,500	11/19/2013	288,000	510	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0360	310,000	4/22/2014	316,000	680	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0430	410,000	10/20/2014	411,000	893	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0450	450,000	7/24/2013	488,000	1,117	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	032450	0560	295,000	12/11/2014	295,000	680	6	2004	3	NO	NO	AVENUE ONE CONDOMINIUM
10	032450	0600	620,000	12/20/2013	647,000	1,338	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0630	442,000	6/3/2014	448,000	893	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0680	400,000	8/6/2013	432,000	721	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0690	205,000	2/24/2013	235,000	464	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0710	365,000	12/18/2013	381,000	716	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0820	324,000	12/1/2014	324,000	510	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0860	345,000	11/25/2013	362,000	680	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0930	439,000	11/18/2013	461,000	893	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0950	600,000	10/7/2013	637,000	1,117	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0970	775,000	4/23/2014	790,000	1,232	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	0980	850,000	7/23/2013	923,000	1,338	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	1010	450,000	3/19/2014	461,000	893	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	032450	1040	725,000	6/18/2014	733,000	1,235	6	2004	3	NO	YES	AVENUE ONE CONDOMINIUM
10	058640	0100	620,000	7/25/2013	673,000	1,276	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0130	540,000	2/20/2014	556,000	1,298	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0150	660,000	9/5/2014	663,000	1,463	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0160	658,000	7/9/2014	664,000	1,371	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0420	565,000	10/2/2013	601,000	1,235	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0470	668,000	4/5/2013	753,000	1,238	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0480	1,330,000	6/16/2014	1,346,000	2,303	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0520	700,000	8/19/2014	704,000	1,235	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0610	800,000	3/6/2013	912,000	2,013	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0730	900,000	8/15/2014	905,000	1,581	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0740	775,000	6/11/2013	853,000	1,306	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	058640	0810	875,000	3/22/2013	992,000	1,523	6	1982	4	NO	YES	BAY VISTA BUILDING CONDOMINIUM
10	065700	0060	201,500	8/19/2013	217,000	501	6	1908	5	NO	NO	BELL AUSTIN A CONDOMINIUM
10	065700	0130	289,000	3/14/2014	296,000	689	6	1908	5	NO	NO	BELL AUSTIN A CONDOMINIUM
10	065700	0270	190,000	2/12/2014	196,000	419	6	1908	5	NO	NO	BELL AUSTIN A CONDOMINIUM
10	065700	0320	360,000	10/18/2014	361,000	829	6	1908	5	NO	YES	BELL AUSTIN A CONDOMINIUM
10	065700	0360	210,000	12/16/2014	210,000	419	6	1908	5	NO	NO	BELL AUSTIN A CONDOMINIUM
10	065700	0430	195,000	2/14/2013	224,000	423	6	1908	5	NO	NO	BELL AUSTIN A CONDOMINIUM
10	068780	0090	430,000	6/21/2013	472,000	1,054	6	2003	3	NO	NO	BELLORA CONDOMINIUM
10	068780	0240	215,000	3/3/2014	221,000	495	6	2003	3	NO	NO	BELLORA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	068780	0300	780,000	7/15/2013	849,000	1,421	6	2003	3	NO	YES	BELLORA CONDOMINIUM
10	068780	0350	359,950	10/30/2014	360,000	636	6	2003	3	NO	NO	BELLORA CONDOMINIUM
10	068780	0580	270,000	8/15/2014	272,000	516	6	2003	3	NO	NO	BELLORA CONDOMINIUM
10	068780	0650	790,000	7/25/2014	796,000	1,495	6	2003	3	NO	YES	BELLORA CONDOMINIUM
10	068780	0680	359,000	9/16/2014	360,000	636	6	2003	3	NO	NO	BELLORA CONDOMINIUM
10	068780	0770	610,000	11/6/2014	611,000	1,000	6	2003	3	NO	YES	BELLORA CONDOMINIUM
10	068780	0900	475,000	6/24/2014	480,000	1,073	6	2003	3	NO	NO	BELLORA CONDOMINIUM
10	068780	0910	925,000	11/15/2013	973,000	1,772	6	2003	3	NO	YES	BELLORA CONDOMINIUM
10	069900	0200	418,000	8/20/2014	420,000	916	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	0220	279,000	6/11/2014	282,000	627	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	0260	315,000	11/13/2014	315,000	741	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	0300	285,000	5/8/2013	317,000	778	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	0330	229,500	8/22/2014	231,000	466	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	0340	400,000	2/14/2014	412,000	916	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	0360	276,000	4/25/2014	281,000	637	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	0440	262,500	8/27/2013	282,000	627	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	0530	215,755	2/26/2013	247,000	575	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	0540	318,000	7/16/2013	346,000	879	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	0660	299,900	8/22/2014	301,000	631	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	0670	395,000	10/11/2013	419,000	916	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	0750	320,000	8/16/2013	345,000	942	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	0900	285,000	9/24/2013	304,000	620	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	0920	385,000	7/23/2013	418,000	890	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1000	385,000	11/13/2014	385,000	942	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	1190	340,000	5/15/2013	378,000	1,078	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	1200	370,000	6/19/2013	406,000	1,065	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	1390	227,000	7/23/2013	246,000	551	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1420	235,000	9/15/2014	236,000	466	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1560	262,500	1/27/2014	272,000	627	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	1580	329,000	10/7/2013	349,000	924	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1600	257,500	5/15/2014	262,000	549	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1630	230,000	6/26/2013	252,000	541	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1640	240,000	6/24/2013	263,000	549	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1720	271,000	7/10/2014	273,000	579	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	069900	1730	240,000	3/13/2014	246,000	531	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	1780	250,000	11/8/2013	263,000	783	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	1870	225,000	11/13/2013	237,000	531	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1910	345,000	11/13/2013	363,000	924	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1910	340,000	7/3/2013	371,000	924	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	1930	238,000	3/8/2013	271,000	627	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	1960	280,000	12/9/2013	293,000	783	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	2050	315,000	10/31/2014	315,000	624	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	2210	339,950	6/20/2014	344,000	783	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	2280	260,000	2/15/2013	299,000	783	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	2300	416,000	10/13/2014	417,000	1,078	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	2400	275,000	5/19/2014	279,000	803	4	1994	4	NO	YES	BELLTOWN COURT CONDOMINIUM
10	069900	2430	320,000	1/28/2013	370,000	1,033	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069900	2470	237,500	7/11/2013	259,000	579	4	1994	4	NO	NO	BELLTOWN COURT CONDOMINIUM
10	069980	0370	219,400	6/18/2014	222,000	594	6	1914	4	NO	NO	BELLTOWN LOFTS CONDOMINIUM
10	069980	0550	209,650	1/4/2013	245,000	594	6	1914	4	NO	YES	BELLTOWN LOFTS CONDOMINIUM
10	069980	0570	199,950	9/19/2013	213,000	638	6	1914	4	NO	NO	BELLTOWN LOFTS CONDOMINIUM
10	069980	0600	330,000	10/13/2014	331,000	726	6	1914	4	NO	YES	BELLTOWN LOFTS CONDOMINIUM
10	173480	0060	277,500	2/13/2014	286,000	480	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	0090	387,000	12/26/2014	387,000	880	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	0330	390,000	6/3/2014	395,000	718	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	0360	525,000	6/24/2014	531,000	935	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	0370	499,000	6/5/2013	550,000	1,114	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	0450	675,000	6/2/2014	684,000	1,124	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	0520	430,000	4/21/2014	438,000	720	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	0600	329,500	6/12/2014	334,000	571	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	0680	339,000	5/13/2014	344,000	625	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	0840	390,000	11/21/2013	409,000	797	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	1010	260,000	6/5/2014	263,000	580	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1040	463,000	9/18/2014	465,000	1,108	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1140	460,000	4/15/2014	469,000	1,072	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1170	446,500	10/31/2013	471,000	1,125	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1180	315,000	9/24/2014	316,000	603	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1190	353,000	10/23/2013	373,000	718	7	1999	3	NO	NO	CONCORD CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	173480	1210	398,000	5/16/2014	404,000	754	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1240	295,000	10/24/2013	312,000	597	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1280	450,000	7/26/2013	488,000	1,128	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1360	505,000	7/24/2013	548,000	1,114	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1390	515,000	12/26/2013	536,000	1,124	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	1440	435,000	7/28/2014	438,000	845	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	1450	299,000	6/12/2013	329,000	597	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1490	665,000	4/14/2014	679,000	1,124	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	1570	242,000	4/29/2013	270,000	480	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	1620	340,000	4/17/2014	347,000	571	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	173480	1810	361,000	5/14/2013	401,000	801	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	1830	555,000	9/30/2013	591,000	1,086	7	1999	3	NO	YES	CONCORD CONDOMINIUM
10	173480	1880	235,000	12/26/2013	245,000	386	7	1999	3	NO	NO	CONCORD CONDOMINIUM
10	174550	0100	480,000	9/11/2013	513,000	842	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0110	288,000	8/20/2013	310,000	512	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0140	399,000	6/14/2013	439,000	700	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0410	270,000	5/24/2013	299,000	512	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0470	525,000	7/1/2014	530,000	820	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0500	899,000	5/30/2014	911,000	1,233	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0560	735,000	2/12/2014	758,000	1,233	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0580	530,000	1/23/2014	549,000	820	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0620	799,000	9/3/2014	802,000	1,233	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0630	450,000	6/12/2013	495,000	1,035	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0670	737,100	6/13/2013	811,000	1,233	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0690	459,000	6/27/2014	464,000	832	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0700	925,000	4/1/2014	946,000	1,459	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0940	965,000	8/11/2013	1,042,000	1,233	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	0990	1,200,000	3/19/2014	1,230,000	1,760	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	1010	1,395,000	4/18/2014	1,423,000	1,924	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	174550	1030	436,500	2/25/2014	449,000	832	6	1981	4	NO	YES	CONTINENTAL PLACE CONDOMINIUM
10	184305	0120	410,000	3/18/2014	420,000	746	6	2004	3	NO	NO	CRISTALLA CONDOMINIUM
10	184305	0240	770,000	9/12/2013	823,000	1,408	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0280	465,000	4/7/2014	475,000	820	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0290	390,000	4/16/2013	438,000	606	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	184305	0310	400,000	6/26/2013	438,000	887	6	2004	3	NO	NO	CRISTALLA CONDOMINIUM
10	184305	0440	520,000	10/28/2014	521,000	887	6	2004	3	NO	NO	CRISTALLA CONDOMINIUM
10	184305	0520	275,000	8/7/2013	297,000	441	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0540	445,000	4/3/2013	502,000	820	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0570	551,300	7/22/2014	556,000	887	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0630	750,000	12/10/2013	784,000	1,408	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0650	310,000	6/23/2014	313,000	441	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0700	520,000	8/19/2013	560,000	887	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0740	510,000	5/22/2013	565,000	773	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	0930	480,000	9/17/2013	513,000	820	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1050	399,000	1/29/2013	462,000	701	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1060	670,000	8/14/2013	723,000	1,174	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1080	1,500,000	7/16/2014	1,513,000	2,504	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1090	585,000	1/17/2014	606,000	928	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1120	770,000	10/25/2013	814,000	1,411	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1130	599,500	8/14/2014	603,000	1,132	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1150	495,000	2/6/2013	571,000	811	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1180	1,050,000	8/12/2014	1,056,000	1,572	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1290	1,050,000	3/21/2014	1,076,000	1,572	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1370	500,000	7/25/2014	504,000	811	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1450	900,000	4/16/2014	918,000	1,387	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1510	1,025,000	1/7/2014	1,065,000	1,572	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1520	609,000	12/30/2014	609,000	875	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1580	495,000	11/6/2013	522,000	811	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1600	499,000	4/16/2013	560,000	887	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1610	1,075,000	7/10/2013	1,172,000	1,588	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	184305	1680	399,000	5/20/2014	405,000	599	6	2004	3	NO	YES	CRISTALLA CONDOMINIUM
10	228544	0120	315,000	5/8/2014	320,000	669	6	1914	4	NO	NO	81 VINE BUILDING CONDOMINIUM
10	228544	0170	343,000	10/22/2013	363,000	775	6	1914	4	NO	NO	81 VINE BUILDING CONDOMINIUM
10	231330	0080	230,000	12/15/2014	230,000	447	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0120	605,000	6/13/2014	612,000	1,282	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0190	350,000	10/28/2014	350,000	719	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0210	545,000	7/16/2014	550,000	1,282	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0280	325,000	11/1/2013	343,000	719	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	231330	0340	349,500	5/5/2014	356,000	721	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0370	350,000	7/8/2014	353,000	719	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0380	355,000	11/3/2014	355,000	702	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0610	360,000	4/10/2014	368,000	721	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0740	352,000	10/27/2013	372,000	702	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0750	615,000	4/29/2013	687,000	1,282	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	0900	457,500	12/10/2013	478,000	905	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	1050	350,000	4/22/2013	392,000	794	5	2000	3	NO	NO	ELLINGTON THE CONDOMINIUM
10	231330	1150	350,000	6/25/2013	383,000	702	5	2000	3	NO	NO	ELLINGTON THE CONDOMINIUM
10	231330	1180	304,000	8/1/2014	306,000	608	5	2000	3	NO	NO	ELLINGTON THE CONDOMINIUM
10	231330	1320	329,750	2/26/2013	377,000	719	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	1340	780,000	11/8/2013	822,000	1,467	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	1360	272,250	2/12/2013	313,000	608	5	2000	3	NO	NO	ELLINGTON THE CONDOMINIUM
10	231330	1390	210,000	12/10/2013	220,000	447	5	2000	3	NO	NO	ELLINGTON THE CONDOMINIUM
10	231330	1460	312,500	8/6/2014	315,000	608	5	2000	3	NO	NO	ELLINGTON THE CONDOMINIUM
10	231330	1570	230,000	9/26/2014	231,000	447	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	1630	315,000	10/8/2014	316,000	608	5	2000	3	NO	NO	ELLINGTON THE CONDOMINIUM
10	231330	1650	360,000	2/27/2014	370,000	721	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	231330	1890	803,000	11/7/2014	804,000	1,218	5	2000	3	NO	YES	ELLINGTON THE CONDOMINIUM
10	235700	0010	475,000	5/23/2013	526,000	909	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0070	536,000	9/8/2014	538,000	878	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0100	368,000	6/5/2013	406,000	683	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0140	329,900	5/13/2014	335,000	589	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0160	465,000	5/13/2013	517,000	891	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0270	435,000	4/12/2013	489,000	769	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0330	464,000	2/19/2014	478,000	790	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0350	450,000	9/24/2014	451,000	886	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0380	432,000	5/14/2013	480,000	769	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0450	450,000	9/18/2014	451,000	886	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0530	477,000	6/25/2013	523,000	790	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0540	519,000	3/11/2014	533,000	980	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0590	385,000	3/25/2013	436,000	683	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0600	831,000	9/18/2014	834,000	1,388	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0640	489,000	12/30/2014	489,000	980	6	2009	3	NO	YES	ENSO CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	235700	0740	507,000	4/28/2014	516,000	980	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0790	410,000	4/4/2014	419,000	683	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0890	403,950	3/25/2013	457,000	683	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0920	693,750	6/27/2013	759,000	1,279	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0930	435,000	5/2/2014	443,000	790	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0940	500,000	6/27/2014	505,000	980	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0960	525,000	8/7/2014	528,000	891	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0980	475,000	9/5/2013	509,000	769	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	0990	399,500	5/17/2013	443,000	683	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	1000	780,000	6/19/2013	856,000	1,388	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	1040	510,000	3/25/2014	522,000	980	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	1080	455,000	8/1/2013	493,000	769	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	1110	495,000	10/23/2014	496,000	712	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	1140	512,500	9/6/2014	515,000	980	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	1150	480,000	2/11/2014	495,000	886	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	1160	575,000	2/27/2014	591,000	891	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	235700	1210	524,000	11/24/2014	524,000	980	6	2009	3	NO	YES	ENSO CONDOMINIUM
10	253887	0050	163,930	11/13/2013	172,000	396	6	1922	5	NO	NO	FIFTH AVENUE COURT
10	268870	0230	290,000	11/10/2014	290,000	603	5	2008	3	NO	NO	GALLERY BELLTOWN
10	268870	0440	535,000	12/10/2014	535,000	1,066	5	2008	3	NO	NO	GALLERY BELLTOWN
10	268870	0590	329,000	11/20/2014	329,000	836	5	2008	3	NO	NO	GALLERY BELLTOWN
10	268870	0740	310,000	8/25/2014	312,000	603	5	2008	3	NO	YES	GALLERY BELLTOWN
10	268870	0810	300,000	5/4/2013	335,000	806	5	2008	3	NO	NO	GALLERY BELLTOWN
10	268870	0890	565,000	6/2/2014	573,000	1,160	5	2008	3	NO	NO	GALLERY BELLTOWN
10	268870	1110	650,000	12/16/2014	650,000	1,301	5	2008	3	NO	YES	GALLERY BELLTOWN
10	268870	1170	272,500	1/28/2013	315,000	603	5	2008	3	NO	YES	GALLERY BELLTOWN
10	268870	1250	277,253	9/9/2013	297,000	603	5	2008	3	NO	YES	GALLERY BELLTOWN
10	268870	1370	355,000	11/14/2014	355,000	603	5	2008	3	NO	NO	GALLERY BELLTOWN
10	268870	1380	314,000	8/18/2014	316,000	603	5	2008	3	NO	YES	GALLERY BELLTOWN
10	268870	1410	325,000	6/11/2013	358,000	603	5	2008	3	NO	NO	GALLERY BELLTOWN
10	268870	1600	262,500	2/11/2013	302,000	603	5	2008	3	NO	NO	GALLERY BELLTOWN
10	268870	2030	399,000	9/22/2014	400,000	771	5	2008	3	NO	YES	GALLERY BELLTOWN
10	286740	0110	270,500	4/14/2014	276,000	591	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	286740	0220	234,950	8/15/2013	253,000	470	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM

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10	286740	0330	439,900	3/21/2013	499,000	988	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	286740	0370	250,000	7/11/2013	272,000	502	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	286740	0420	290,000	8/20/2013	312,000	572	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	286740	0430	241,000	9/24/2014	242,000	470	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	286740	0800	415,000	11/12/2014	415,000	827	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	286740	0920	680,000	4/29/2014	692,000	988	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	286740	0960	501,000	3/4/2013	572,000	988	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	286740	0980	730,000	4/23/2014	744,000	1,254	5	1979	4	NO	YES	GRANDVIEW CONDOMINIUM
10	311050	0150	349,000	7/23/2013	379,000	870	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0160	345,000	10/14/2014	346,000	870	6	1980	4	NO	NO	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0210	358,888	10/10/2013	381,000	1,150	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0300	275,000	6/25/2013	301,000	870	6	1980	4	NO	NO	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0380	235,500	10/15/2014	236,000	550	6	1980	4	NO	NO	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0510	334,950	2/5/2013	386,000	985	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0520	399,950	9/9/2013	428,000	1,150	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0570	450,000	5/21/2014	457,000	1,150	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0600	275,000	5/31/2013	304,000	815	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0630	695,000	8/13/2013	750,000	1,835	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0640	450,000	3/11/2013	512,000	1,140	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0650	365,000	10/8/2013	388,000	815	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0660	374,000	9/25/2014	375,000	985	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0670	385,000	2/4/2013	444,000	1,150	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0690	449,000	3/25/2014	460,000	1,140	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0730	780,000	10/8/2014	782,000	1,835	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0790	472,000	6/12/2013	519,000	1,140	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	311050	0820	549,950	5/21/2013	610,000	1,150	6	1980	4	NO	YES	HARBOUR HEIGHTS CONDOMINIUM
10	390590	0090	345,000	10/7/2013	366,000	896	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0130	250,000	2/15/2013	287,000	661	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0140	370,000	7/15/2013	403,000	914	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0140	355,000	4/13/2013	399,000	914	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0240	289,000	4/22/2013	324,000	765	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0270	370,000	12/24/2013	386,000	896	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0300	300,000	4/23/2013	336,000	713	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0500	330,000	4/23/2014	336,000	772	5	2001	3	NO	YES	KLEE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	390590	0660	290,000	5/28/2014	294,000	721	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0680	339,950	7/14/2014	343,000	680	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0720	300,000	11/27/2013	315,000	711	5	2001	3	NO	YES	KLEE CONDOMINIUM
10	390590	0820	325,000	10/28/2013	343,000	713	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0900	345,000	10/7/2013	366,000	680	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	0970	321,500	8/1/2014	324,000	720	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	1000	310,000	12/16/2014	310,000	726	5	2001	3	NO	NO	KLEE CONDOMINIUM
10	390590	1210	350,000	9/5/2013	375,000	721	5	2001	3	NO	YES	KLEE CONDOMINIUM
10	516045	0110	369,500	5/24/2013	409,000	873	5	1989	3	NO	NO	MARKET COURT CONDOMINIUM
10	516045	0180	310,000	1/15/2013	361,000	688	5	1989	3	NO	NO	MARKET COURT CONDOMINIUM
10	516045	0190	355,000	4/3/2013	400,000	688	5	1989	3	NO	YES	MARKET COURT CONDOMINIUM
10	516045	0290	325,000	5/2/2013	363,000	631	5	1989	3	NO	NO	MARKET COURT CONDOMINIUM
10	516045	0310	405,000	2/24/2014	417,000	780	5	1989	3	NO	NO	MARKET COURT CONDOMINIUM
10	516045	0310	405,000	12/2/2013	424,000	780	5	1989	3	NO	NO	MARKET COURT CONDOMINIUM
10	516045	0330	475,000	3/1/2013	543,000	1,299	5	1989	3	NO	YES	MARKET COURT CONDOMINIUM
10	516045	0570	318,500	10/17/2013	337,000	631	5	1989	3	NO	NO	MARKET COURT CONDOMINIUM
10	516065	0150	636,000	4/2/2013	718,000	1,294	7	1982	4	NO	YES	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0200	785,000	2/24/2014	808,000	1,328	7	1982	4	NO	YES	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0500	798,000	11/12/2013	840,000	1,581	7	1982	4	NO	YES	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0610	1,175,000	12/30/2013	1,223,000	1,581	7	1982	4	NO	YES	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0780	650,000	5/20/2014	660,000	1,265	7	1982	4	NO	YES	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	516065	0820	715,000	3/6/2014	734,000	1,265	7	1982	4	NO	YES	MARKET PLACE NORTH PHASE I CONDOMINIUM
10	520170	0040	350,000	12/4/2013	366,000	837	4	2005	3	NO	NO	MATAE BELLTOWN
10	520170	0110	355,000	10/23/2014	356,000	763	4	2005	3	NO	NO	MATAE BELLTOWN
10	520170	0120	365,000	10/8/2014	366,000	838	4	2005	3	NO	NO	MATAE BELLTOWN
10	520170	0140	490,000	11/18/2014	490,000	1,069	4	2005	3	NO	NO	MATAE BELLTOWN
10	520170	0240	237,500	1/28/2013	275,000	653	4	2005	3	NO	NO	MATAE BELLTOWN
10	520170	0310	371,500	7/22/2014	374,000	788	4	2005	3	NO	NO	MATAE BELLTOWN
10	520170	0530	365,000	4/1/2014	373,000	775	4	2005	3	NO	NO	MATAE BELLTOWN
10	520170	0590	337,000	7/18/2013	366,000	788	4	2005	3	NO	NO	MATAE BELLTOWN
10	520170	0700	495,000	7/11/2013	539,000	1,081	4	2005	3	NO	YES	MATAE BELLTOWN
10	520170	0720	350,000	9/20/2013	373,000	788	4	2005	3	NO	YES	MATAE BELLTOWN
10	560795	0050	162,500	6/16/2014	164,000	338	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0090	175,900	11/18/2013	185,000	430	4	1998	3	NO	NO	MONTREUX CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	560795	0150	169,000	10/20/2013	179,000	398	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0250	168,000	10/2/2014	168,000	349	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0300	165,000	8/13/2014	166,000	339	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0400	201,000	7/15/2014	203,000	480	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0420	168,000	5/30/2014	170,000	368	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0540	196,500	10/22/2014	197,000	467	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0570	176,000	10/31/2014	176,000	365	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0710	202,000	9/6/2013	216,000	476	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0720	265,000	5/30/2013	293,000	666	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0820	145,000	9/26/2013	154,000	365	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	0880	156,000	5/24/2013	173,000	354	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	1070	155,000	8/26/2013	167,000	380	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	1240	245,000	6/8/2014	248,000	496	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	560795	1280	239,000	9/11/2014	240,000	538	4	1998	3	NO	NO	MONTREUX CONDOMINIUM
10	567700	0110	335,000	3/12/2014	344,000	793	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0210	308,000	5/22/2014	313,000	610	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0250	389,000	7/3/2013	425,000	983	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0270	459,000	5/5/2014	467,000	991	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0290	375,000	8/6/2014	377,000	793	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0320	320,500	8/13/2013	346,000	644	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0360	310,000	5/1/2014	316,000	664	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0410	425,000	8/30/2013	456,000	814	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0420	549,000	3/14/2014	563,000	1,224	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0440	375,000	9/3/2013	402,000	912	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0480	505,000	9/23/2013	538,000	1,278	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0490	300,000	4/16/2014	306,000	591	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0540	285,000	3/3/2014	293,000	692	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0560	465,000	3/14/2014	477,000	987	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0580	300,000	10/23/2013	317,000	604	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0610	355,000	9/6/2013	380,000	780	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0620	385,000	5/6/2014	392,000	643	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0620	335,000	11/4/2013	353,000	643	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0650	365,000	12/6/2014	365,000	591	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0670	540,000	3/30/2014	552,000	1,112	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	567700	0700	277,000	7/5/2013	302,000	685	6	2007	3	NO	NO	MOSLER LOFTS CONDOMINIUM
10	567700	0760	324,750	9/6/2013	348,000	700	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0780	340,000	7/3/2014	343,000	637	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0790	400,000	8/19/2014	402,000	766	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0830	282,000	12/17/2014	282,000	551	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0830	247,000	9/19/2013	264,000	551	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0880	305,000	12/5/2013	319,000	629	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0900	585,000	4/16/2014	597,000	1,144	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	0940	425,000	10/27/2014	426,000	772	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1000	335,000	3/17/2014	343,000	690	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1070	315,000	3/7/2014	324,000	650	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1100	625,000	7/23/2014	630,000	1,196	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1160	503,000	4/24/2013	563,000	989	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1180	539,000	3/18/2014	552,000	1,142	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1190	390,000	10/21/2014	391,000	712	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1280	356,000	10/15/2013	377,000	690	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1340	375,000	8/19/2013	404,000	786	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1380	635,000	11/4/2013	670,000	1,104	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1430	460,000	1/22/2014	476,000	985	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1480	1,999,500	4/10/2014	2,042,000	1,991	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	567700	1530	1,295,000	3/31/2014	1,325,000	1,529	6	2007	3	NO	YES	MOSLER LOFTS CONDOMINIUM
10	639135	0010	290,000	10/30/2013	306,000	492	7	1994	3	NO	NO	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0300	585,000	5/6/2014	595,000	976	7	1994	3	NO	YES	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0350	875,000	12/17/2013	913,000	1,523	7	1994	3	NO	YES	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0440	1,350,000	2/13/2014	1,392,000	1,909	7	1994	3	NO	YES	ONE PACIFIC TOWERS CONDOMINIUM
10	639135	0690	1,100,000	10/3/2014	1,103,000	1,523	7	1994	3	NO	YES	ONE PACIFIC TOWERS CONDOMINIUM
10	663305	0040	270,000	11/7/2013	284,000	762	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0070	260,000	6/24/2014	263,000	640	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0160	525,000	12/8/2014	525,000	1,242	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0210	215,000	9/3/2013	231,000	615	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0320	478,000	11/20/2014	478,000	1,068	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0470	310,000	6/3/2014	314,000	615	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0540	213,000	7/2/2014	215,000	469	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0570	425,000	6/7/2014	430,000	880	4	2007	3	NO	YES	PARC-BELLTOWN, THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	663305	0810	480,000	9/10/2014	482,000	947	4	2007	3	NO	YES	PARC-BELLTOWN, THE
10	663305	0840	310,000	10/23/2014	310,000	645	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0870	300,000	8/22/2014	302,000	690	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	0980	310,000	8/26/2014	312,000	690	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	1140	550,000	5/31/2013	608,000	1,269	4	2007	3	NO	YES	PARC-BELLTOWN, THE
10	663305	1230	335,000	5/13/2013	372,000	615	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	1250	385,000	8/21/2014	387,000	645	4	2007	3	NO	YES	PARC-BELLTOWN, THE
10	663305	1280	305,000	5/16/2014	310,000	725	4	2007	3	NO	YES	PARC-BELLTOWN, THE
10	663305	1300	518,500	10/22/2013	549,000	1,016	4	2007	3	NO	YES	PARC-BELLTOWN, THE
10	663305	1380	314,000	8/30/2013	337,000	930	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	1450	275,000	7/18/2014	277,000	618	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	1610	219,000	10/30/2014	219,000	486	4	2007	3	NO	NO	PARC-BELLTOWN, THE
10	663305	1760	601,250	5/7/2014	612,000	1,024	4	2007	3	NO	YES	PARC-BELLTOWN, THE
10	683990	0030	275,000	4/23/2014	280,000	652	6	1999	3	NO	NO	POMEROY CONDOMINIUM
10	683990	0210	772,000	5/7/2014	785,000	1,577	6	1999	3	NO	YES	POMEROY CONDOMINIUM
10	683990	0310	689,000	5/21/2014	699,000	1,324	6	1999	3	NO	YES	POMEROY CONDOMINIUM
10	683990	0350	309,000	9/30/2013	329,000	652	6	1999	3	NO	NO	POMEROY CONDOMINIUM
10	683990	0460	565,000	2/27/2013	646,000	1,146	6	1999	3	NO	YES	POMEROY CONDOMINIUM
10	683990	0470	710,000	3/13/2014	728,000	1,324	6	1999	3	NO	YES	POMEROY CONDOMINIUM
10	745720	0140	262,000	8/12/2013	283,000	773	6	1973	4	NO	NO	ROYAL CREST CONDOMINIUM
10	745720	0240	230,000	8/4/2014	232,000	578	6	1973	4	NO	NO	ROYAL CREST CONDOMINIUM
10	745720	0320	195,000	9/6/2013	209,000	572	6	1973	4	NO	NO	ROYAL CREST CONDOMINIUM
10	745720	0400	427,000	4/8/2013	481,000	1,323	6	1973	4	NO	YES	ROYAL CREST CONDOMINIUM
10	745720	0410	315,000	7/16/2014	318,000	779	6	1973	4	NO	YES	ROYAL CREST CONDOMINIUM
10	745720	0840	215,000	5/2/2013	240,000	578	6	1973	4	NO	YES	ROYAL CREST CONDOMINIUM
10	745720	0960	233,000	8/30/2013	250,000	578	6	1973	4	NO	YES	ROYAL CREST CONDOMINIUM
10	745720	1110	280,000	5/28/2013	310,000	783	6	1973	4	NO	YES	ROYAL CREST CONDOMINIUM
10	745720	1240	532,500	8/6/2013	576,000	1,323	6	1973	4	NO	YES	ROYAL CREST CONDOMINIUM
10	765690	0060	290,000	9/23/2013	309,000	724	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0310	319,900	6/10/2014	324,000	720	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0350	175,000	8/15/2013	189,000	477	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0400	429,950	2/19/2014	443,000	1,110	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0540	333,000	9/23/2014	334,000	682	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0540	315,000	9/22/2013	336,000	682	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM

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10	765690	0640	325,000	8/12/2013	351,000	854	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0700	212,000	10/11/2013	225,000	436	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0850	448,000	5/23/2014	455,000	980	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	0900	390,000	4/4/2013	440,000	980	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1170	389,000	12/22/2014	389,000	685	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1170	369,000	5/29/2014	374,000	685	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1300	287,000	12/16/2013	300,000	729	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1360	350,000	7/8/2014	353,000	637	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1400	285,000	3/14/2013	324,000	729	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1410	322,500	5/19/2014	327,000	637	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1470	367,500	7/10/2013	401,000	729	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1480	500,000	12/29/2014	500,000	908	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1580	449,950	1/17/2014	466,000	908	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1800	330,000	11/7/2014	330,000	729	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1840	495,000	9/22/2014	496,000	878	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	1890	350,000	5/14/2014	356,000	637	6	1993	3	NO	NO	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2000	562,500	5/27/2014	571,000	878	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2010	650,000	9/19/2013	694,000	1,274	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2030	480,000	9/30/2014	481,000	878	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2280	650,000	3/19/2013	737,000	1,330	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	765690	2380	1,200,000	1/9/2013	1,400,000	3,194	6	1993	3	NO	YES	SEATTLE HEIGHTS CONDOMINIUM
10	780200	0300	254,950	5/9/2014	259,000	630	5	1998	3	NO	YES	SITE 17
10	780200	0600	235,000	11/21/2013	247,000	638	5	1998	3	NO	NO	SITE 17
10	780200	0680	205,000	6/19/2014	207,000	599	5	1998	3	NO	NO	SITE 17
10	780200	0710	210,000	4/21/2014	214,000	550	5	1998	3	NO	YES	SITE 17
10	780200	0750	249,950	5/7/2014	254,000	655	5	1998	3	NO	NO	SITE 17
10	780200	0770	255,000	9/29/2014	256,000	642	5	1998	3	NO	NO	SITE 17
10	780200	0950	259,500	5/29/2014	263,000	642	5	1998	3	NO	NO	SITE 17
10	780200	1010	190,000	9/30/2013	202,000	513	5	1998	3	NO	YES	SITE 17
10	780200	1160	477,500	7/22/2014	481,000	1,048	5	1998	3	NO	YES	SITE 17
10	780200	1200	363,500	10/30/2014	364,000	982	5	1998	3	NO	YES	SITE 17
10	868400	0080	442,500	9/5/2014	444,000	1,306	5	2006	3	NO	NO	TRIO
10	868400	0120	433,000	11/12/2014	433,000	1,067	5	2006	3	NO	NO	TRIO
10	868400	0210	250,000	9/12/2014	251,000	505	5	2006	3	NO	NO	TRIO

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	868400	0310	503,000	5/2/2014	512,000	1,167	5	2006	3	NO	YES	TRIO
10	868400	0710	530,000	10/28/2014	531,000	1,123	5	2006	3	NO	YES	TRIO
10	868400	0830	370,000	9/29/2014	371,000	776	5	2006	3	NO	YES	TRIO
10	868400	0900	364,000	12/10/2014	364,000	782	5	2006	3	NO	NO	TRIO
10	868400	0910	218,000	2/10/2014	225,000	507	5	2006	3	NO	YES	TRIO
10	868400	1020	370,000	9/24/2014	371,000	777	5	2006	3	NO	YES	TRIO
10	868400	1040	405,000	5/20/2014	411,000	863	5	2006	3	NO	YES	TRIO
10	868400	1060	380,000	10/6/2014	381,000	776	5	2006	3	NO	YES	TRIO
10	872825	0060	274,000	10/1/2014	275,000	634	4	1911	5	NO	NO	2700 FOURTH AVENUE CONDOMINIUM
10	872825	0300	255,000	5/13/2014	259,000	692	4	1911	5	NO	NO	2700 FOURTH AVENUE CONDOMINIUM
10	894635	0040	270,000	12/2/2014	270,000	611	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0060	349,000	4/16/2014	356,000	803	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0070	375,000	4/9/2014	383,000	1,022	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0120	339,000	8/21/2013	365,000	938	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0220	345,000	9/24/2013	368,000	820	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0230	375,000	2/20/2014	386,000	1,025	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0270	417,000	6/5/2013	460,000	914	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0410	430,000	3/12/2013	489,000	1,026	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0430	407,000	4/4/2013	459,000	915	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0460	330,000	1/6/2014	343,000	666	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	0500	459,000	3/25/2014	470,000	889	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	0510	460,000	11/11/2013	484,000	914	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	0550	475,000	6/11/2014	481,000	1,098	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0600	290,000	6/19/2013	318,000	814	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0610	475,000	5/30/2013	525,000	1,212	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0670	278,000	3/6/2013	317,000	714	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0710	436,000	1/28/2013	505,000	1,127	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0780	227,000	4/24/2014	231,000	447	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0790	310,000	12/17/2014	310,000	698	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0890	360,000	12/15/2014	360,000	947	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0920	310,000	3/13/2013	353,000	698	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0940	425,000	11/17/2014	425,000	921	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0950	340,000	3/26/2014	348,000	934	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	0980	266,000	4/29/2013	297,000	641	5	2002	3	NO	NO	VINE BUILDING THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
10	894635	1090	389,000	1/5/2014	404,000	932	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	1110	300,000	9/10/2014	301,000	641	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1160	351,500	9/13/2013	376,000	711	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1300	300,000	4/25/2013	336,000	670	5	2002	3	NO	NO	VINE BUILDING THE
10	894635	1360	418,000	4/17/2013	469,000	987	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1520	340,100	3/26/2013	385,000	809	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1540	515,000	9/23/2014	517,000	1,025	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1550	650,000	4/7/2014	664,000	1,354	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1560	700,000	8/2/2013	758,000	1,431	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1570	749,987	7/10/2013	818,000	1,494	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1650	869,950	7/21/2014	877,000	1,494	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1660	590,000	1/13/2014	612,000	1,125	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1680	355,000	6/4/2013	392,000	809	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1690	656,000	8/27/2013	705,000	1,222	5	2002	3	NO	YES	VINE BUILDING THE
10	894635	1740	599,950	8/25/2014	603,000	1,125	5	2002	3	NO	YES	VINE BUILDING THE
10	919587	0150	407,000	1/22/2014	422,000	850	5	1997	3	NO	YES	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0280	540,000	7/23/2014	544,000	1,155	5	1997	3	NO	YES	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0440	510,000	5/13/2014	518,000	1,155	5	1997	3	NO	YES	WATERFRONT LANDINGS CONDOMINIUM
10	919587	0750	550,000	6/19/2014	556,000	1,141	5	1997	3	NO	YES	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1450	349,000	1/15/2014	362,000	748	5	1997	3	NO	YES	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1520	372,500	11/14/2013	392,000	865	5	1997	3	NO	NO	WATERFRONT LANDINGS CONDOMINIUM
10	919587	1880	345,000	11/14/2014	345,000	727	5	1997	3	NO	YES	WATERFRONT LANDINGS CONDOMINIUM
10	919587	2080	842,000	8/9/2013	909,000	1,460	5	1997	3	NO	YES	WATERFRONT LANDINGS CONDOMINIUM
10	919587	2120	397,500	5/13/2014	404,000	924	5	1997	3	NO	NO	WATERFRONT LANDINGS CONDOMINIUM
25	228543	0040	390,000	12/23/2014	390,000	851	6	1900	5	NO	NO	80 SOUTH JACKSON BUILDING CONDOMINIUM
25	258500	0050	399,850	11/15/2013	420,000	1,298	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0090	362,000	7/15/2013	394,000	1,260	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0260	375,000	8/26/2013	403,000	1,387	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0400	357,500	7/28/2013	388,000	1,244	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0440	379,000	11/20/2013	398,000	1,300	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0640	369,000	6/10/2014	374,000	1,105	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0740	349,000	4/11/2013	393,000	1,103	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0850	535,000	10/30/2014	536,000	1,433	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0910	480,000	10/27/2014	481,000	1,437	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
25	258500	0910	439,000	5/2/2013	490,000	1,437	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0930	465,000	1/6/2014	483,000	1,253	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	0980	480,000	1/17/2013	558,000	1,645	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	258500	1050	535,000	8/1/2013	579,000	1,713	5	1909	5	NO	NO	FLORENTINE CONDOMINIUM
25	439750	0060	523,500	12/10/2014	524,000	1,483	6	1904	5	NO	NO	LOFTS THE CONDOMINIUM
25	439750	0060	459,000	9/5/2013	492,000	1,483	6	1904	5	NO	NO	LOFTS THE CONDOMINIUM
25	547965	0010	595,000	10/13/2014	596,000	1,240	6	1905	5	NO	NO	MERRILL PLACE RESIDENTIAL CONDOMINIUM (Condo Air Rights allocation = 41.7%)
25	547965	0020	677,000	9/17/2014	679,000	1,354	6	1905	5	NO	NO	MERRILL PLACE RESIDENTIAL CONDOMINIUM (Condo Air Rights allocation = 41.7%)
25	547965	0050	539,000	5/3/2014	549,000	1,393	6	1905	5	NO	NO	MERRILL PLACE RESIDENTIAL CONDOMINIUM (Condo Air Rights allocation = 41.7%)
25	610826	0040	184,500	10/22/2013	195,000	379	6	1900	5	NO	NO	NORD, THE CONDOMINIUM
25	610826	0050	370,000	8/13/2013	399,000	792	6	1900	5	NO	NO	NORD, THE CONDOMINIUM
25	780412	0050	482,000	6/4/2014	488,000	1,040	5	1900	5	NO	NO	606 POST CONDOMINIUM
25	780412	0120	499,900	8/28/2014	502,000	1,087	5	1900	5	NO	NO	606 POST CONDOMINIUM
25	867045	0050	450,000	7/5/2013	491,000	1,063	5	1913	5	NO	NO	TRAVELERS HOTEL THE /POST CONDOMINIUM
30	008600	0470	255,000	1/25/2013	296,000	855	4	2002	3	NO	YES	ASIA CONDOMINIUM
30	266265	0190	350,000	11/27/2013	367,000	1,146	5	1999	3	NO	YES	FUJISADA CONDOMINIUM
30	865370	0470	226,000	4/2/2014	231,000	646	4	2001	3	NO	NO	TOBIRA
30	865370	0630	222,800	8/21/2014	224,000	645	4	2001	3	NO	NO	TOBIRA
30	865370	0750	275,000	7/26/2013	298,000	748	4	2001	3	NO	YES	TOBIRA

Sales Removed From Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
5	135430	0150	175,000	7/8/2013	SHORT SALE
5	135430	0430	383,000	12/8/2014	QUESTIONABLE PER APPRAISAL
5	176600	0170	180,000	1/8/2014	FINANCIAL INSTITUTION RESALE
5	176600	0170	213,154	6/25/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	176600	0290	320,000	12/12/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
5	176600	0890	442,900	1/22/2014	FINANCIAL INSTITUTION RESALE
5	176600	1400	543,375	11/21/2013	FINANCIAL INSTITUTION RESALE
5	176600	1400	550,000	9/24/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
5	176600	1650	650,000	4/16/2013	FINANCIAL INSTITUTION RESALE
5	176600	1780	570,000	7/29/2013	FINANCIAL INSTITUTION RESALE
5	176600	1780	460,000	3/13/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
5	176600	1940	360,000	4/16/2013	SHORT SALE
5	238200	0520	809,000	2/25/2013	CORPORATE AFFILIATES
5	238200	0630	540,000	5/6/2013	RELOCATION - SALE TO SERVICE
5	238200	0920	525,000	2/14/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
5	238200	1250	585,000	1/11/2013	RELOCATION - SALE TO SERVICE
5	238200	1910	539,000	8/12/2013	RELOCATION - SALE TO SERVICE
5	238200	2430	1,711,500	4/22/2013	SAS-DIAGNOSTIC OUTLIER
5	238200	2460	2,700,000	9/30/2013	SAS-DIAGNOSTIC OUTLIER
5	238200	2490	1,824,000	3/8/2013	SAS-DIAGNOSTIC OUTLIER
5	238200	2550	1,838,000	1/14/2014	SAS-DIAGNOSTIC OUTLIER
5	238200	2570	2,250,000	1/23/2014	SAS-DIAGNOSTIC OUTLIER
5	238200	2680	6,200,000	3/6/2013	RESIDUAL OUTLIER
5	253883	0130	955,000	9/10/2014	SAS-DIAGNOSTIC OUTLIER
5	253883	0370	1,800,000	1/8/2014	SAS-DIAGNOSTIC OUTLIER
5	253883	0560	1,980,000	2/13/2014	SAS-DIAGNOSTIC OUTLIER
5	253883	0610	2,000,000	8/27/2014	SAS-DIAGNOSTIC OUTLIER
5	253883	0610	1,920,000	2/4/2014	SAS-DIAGNOSTIC OUTLIER
5	253883	0890	1,720,000	7/5/2013	SAS-DIAGNOSTIC OUTLIER
5	253883	1030	1,400,000	3/6/2013	CORPORATE AFFILIATES
5	253883	1060	2,250,000	7/2/2014	RESIDUAL OUTLIER
5	253883	1080	1,415,000	5/7/2013	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
5	253883	1090	1,935,000	7/15/2014	SAS-DIAGNOSTIC OUTLIER
5	253883	1160	3,700,000	6/26/2014	SAS-DIAGNOSTIC OUTLIER
5	253883	1220	1,500,000	3/15/2013	SAS-DIAGNOSTIC OUTLIER
5	253883	1340	1,600,000	8/9/2013	SAS-DIAGNOSTIC OUTLIER
5	253883	1440	2,200,000	2/10/2014	SAS-DIAGNOSTIC OUTLIER
5	253884	0910	430,000	4/25/2013	FINANCIAL INSTITUTION RESALE
5	253884	1270	1,700,000	6/26/2014	RESIDUAL OUTLIER
5	256800	0160	242,000	9/3/2014	FINANCIAL INSTITUTION RESALE
5	256800	0170	173,000	4/29/2013	RESIDUAL OUTLIER
5	257028	0100	356,000	7/16/2014	FINANCIAL INSTITUTION RESALE
5	257028	0100	409,200	7/25/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
5	257028	0270	405,000	5/28/2014	QUESTIONABLE PER APPRAISAL
5	332400	0100	335,950	10/3/2014	NO MARKET EXPOSURE
5	332400	0210	570,000	9/25/2013	SAS-DIAGNOSTIC OUTLIER
5	332400	0250	461,500	10/24/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
5	332400	0360	1,525,000	9/25/2014	SAS-DIAGNOSTIC OUTLIER
5	501730	0200	474,750	9/25/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
5	501730	0210	1,800,000	11/26/2013	SAS-DIAGNOSTIC OUTLIER
5	501730	0340	392,000	6/24/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	553051	0070	2,100,000	8/13/2013	RESIDUAL OUTLIER
5	553051	0100	1,525,000	5/6/2014	SAS-DIAGNOSTIC OUTLIER
5	606501	0150	10,050	6/2/2014	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	606501	0640	697,000	10/30/2014	SAS-DIAGNOSTIC OUTLIER
5	606501	1870	75,000	9/17/2014	QUIT CLAIM DEED
5	606501	1910	555,000	2/19/2013	FINANCIAL INSTITUTION RESALE
5	606501	1920	418,000	5/9/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
5	609450	0010	279,000	12/12/2014	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	609450	0110	140,000	4/25/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, ETC.)
5	609450	0110	140,000	4/25/2014	PARTIAL INTEREST (1/3, 1/2, ETC.)
5	609450	0230	385,000	1/15/2014	SAS-DIAGNOSTIC OUTLIER
5	609450	0420	368,000	9/24/2013	FINANCIAL INSTITUTION RESALE
5	609450	0420	438,598	3/27/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
5	609450	0630	350,000	3/4/2013	FINANCIAL INSTITUTION RESALE
5	609450	0630	290,500	1/10/2013	FINANCIAL INSTITUTION RESALE

Area	Major	Minor	Sale Price	Sale Date	Comments
5	609468	0060	1,400,000	1/10/2013	SAS-DIAGNOSTIC OUTLIER
5	609468	0090	2,100,000	10/3/2013	FINANCIAL INSTITUTION RESALE
5	609468	0260	2,275,000	3/28/2014	SAS-DIAGNOSTIC OUTLIER
5	609468	0270	1,350,000	12/19/2014	CORPORATE AFFILIATES
5	636400	0330	172,098	3/26/2014	QUIT CLAIM DEED
5	636400	0360	399,700	2/1/2013	CORPORATE AFFILIATES
5	636400	1240	535,000	1/10/2014	RELOCATION - SALE TO SERVICE
5	678570	0080	595,000	6/10/2013	BANKRUPTCY - RECEIVER OR TRUSTEE
5	762875	0070	325,000	12/16/2014	QUESTIONABLE PER APPRAISAL
5	762875	0180	620,000	5/14/2014	SAS-DIAGNOSTIC OUTLIER
5	872975	0180	622,200	1/28/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
5	872975	0360	337,000	4/26/2013	FINANCIAL INSTITUTION RESALE
5	872975	0380	532,500	9/10/2013	RELOCATION - SALE TO SERVICE
5	872975	0480	329,950	4/26/2013	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	872975	1350	349,000	8/13/2013	FINANCIAL INSTITUTION RESALE
5	872975	1950	279,140	4/3/2013	FINANCIAL INSTITUTION RESALE
5	872975	2260	678,000	5/14/2013	RESIDUAL OUTLIER
5	872975	2350	241,406	8/13/2013	RELATED PARTY, FRIEND, OR NEIGHBOR
5	872975	2400	389,000	11/24/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	919590	0090	1,735,000	9/25/2014	MULTI-PARCEL SALE
5	919590	0100	1,735,000	9/25/2014	MULTI-PARCEL SALE
5	919720	0230	300,000	1/24/2013	FINANCIAL INSTITUTION RESALE
5	919720	0480	505,000	7/17/2013	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
10	012500	0310	159,000	6/5/2013	RELATED PARTY, FRIEND, OR NEIGHBOR
10	012500	0340	135,000	2/7/2014	FINANCIAL INSTITUTION RESALE
10	012500	0340	160,200	4/9/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	025480	0610	425,000	12/27/2013	RESIDUAL OUTLIER
10	025480	1100	195,000	12/20/2013	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	025480	1150	328,879	6/10/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	032450	0090	180,001	11/13/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
10	032450	0140	290,000	11/14/2014	FINANCIAL INSTITUTION RESALE
10	032450	0140	230,334	9/17/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	032450	0870	89,188	2/14/2013	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	051240	0100	372,716	11/17/2014	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
10	051240	0150	999,000	8/8/2013	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	051240	0160	999,000	8/8/2013	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	058640	0600	735,000	3/22/2013	RESIDUAL OUTLIER
10	065700	0160	221,500	9/26/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	065700	0390	209,900	6/22/2013	FINANCIAL INSTITUTION RESALE
10	065700	0390	207,517	2/19/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	065700	0460	224,000	8/4/2014	FINANCIAL INSTITUTION RESALE
10	065700	0460	173,785	3/6/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
10	068780	0130	187,500	5/23/2013	SAS-DIAGNOSTIC OUTLIER
10	068780	0140	237,000	2/12/2014	FINANCIAL INSTITUTION RESALE
10	068780	0490	650,000	6/10/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
10	069900	0120	279,000	6/13/2013	RESIDUAL OUTLIER
10	069900	0710	270,000	1/15/2013	FINANCIAL INSTITUTION RESALE
10	069900	0740	270,000	1/15/2013	FINANCIAL INSTITUTION RESALE
10	069900	1120	485,000	5/14/2014	SAS-DIAGNOSTIC OUTLIER
10	069900	1490	174,552	4/26/2013	QUESTIONABLE PER APPRAISAL
10	069900	1580	195,300	6/26/2013	QUESTIONABLE PER APPRAISAL
10	069900	1670	225,000	10/17/2014	FINANCIAL INSTITUTION RESALE
10	069900	1670	221,801	5/12/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	069980	0050	600,000	6/1/2013	SAS-DIAGNOSTIC OUTLIER
10	069980	0200	479,000	9/19/2014	SAS-DIAGNOSTIC OUTLIER
10	069980	0230	340,000	12/14/2013	NO MARKET EXPOSURE
10	069980	0250	449,000	6/18/2014	SAS-DIAGNOSTIC OUTLIER
10	069980	0500	204,000	5/23/2014	SAS-DIAGNOSTIC OUTLIER
10	069980	0590	297,675	9/12/2014	FINANCIAL INSTITUTION RESALE
10	069980	0590	346,212	7/10/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	069980	0600	275,000	11/25/2013	FINANCIAL INSTITUTION RESALE
10	173480	0520	430,000	4/21/2014	RELOCATION - SALE TO SERVICE
10	173480	0550	512,500	10/23/2013	QUESTIONABLE PER APPRAISAL
10	173480	0870	1,195,000	4/16/2014	SAS-DIAGNOSTIC OUTLIER
10	173480	2020	1,750,000	4/8/2014	RESIDUAL OUTLIER
10	173480	2050	1,400,000	9/16/2014	SAS-DIAGNOSTIC OUTLIER
10	174550	0420	357,000	11/27/2013	RESIDUAL OUTLIER
10	174550	0550	525,000	3/14/2014	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
10	174550	0840	1,430,000	4/12/2013	SAS-DIAGNOSTIC OUTLIER
10	174550	0930	600,000	7/9/2013	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	174550	1200	1,700,000	3/11/2014	SAS-DIAGNOSTIC OUTLIER
10	174550	1210	950,000	9/3/2014	SAS-DIAGNOSTIC OUTLIER
10	184305	0350	431,000	1/17/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
10	184305	0360	1,175,000	11/6/2013	SAS-DIAGNOSTIC OUTLIER
10	184305	1600	499,000	4/16/2013	RELOCATION - SALE TO SERVICE
10	184305	1690	484,575	9/30/2014	FINANCIAL INSTITUTION RESALE
10	184305	1780	460,000	7/24/2013	SAS-DIAGNOSTIC OUTLIER
10	184305	1820	2,300,000	8/16/2013	RESIDUAL OUTLIER
10	228544	0180	705,000	3/5/2013	SAS-DIAGNOSTIC OUTLIER
10	231330	1170	391,000	3/27/2013	SAS-DIAGNOSTIC OUTLIER
10	235700	0450	450,000	9/17/2014	RELOCATION - SALE TO SERVICE
10	235700	1120	1,525,000	4/22/2014	SAS-DIAGNOSTIC OUTLIER
10	253887	0010	111,000	6/25/2013	FINANCIAL INSTITUTION RESALE
10	253887	0260	279,500	6/12/2014	NO MARKET EXPOSURE
10	253887	0290	115,000	9/3/2013	SAS-DIAGNOSTIC OUTLIER
10	253887	0300	117,000	6/11/2013	FINANCIAL INSTITUTION RESALE
10	286740	0350	216,000	8/19/2014	SAS-DIAGNOSTIC OUTLIER
10	286740	0440	383,750	8/21/2014	FINANCIAL INSTITUTION RESALE
10	286740	0440	385,574	9/18/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	286740	0440	378,250	9/10/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	286740	0690	290,000	9/5/2014	SAS-DIAGNOSTIC OUTLIER
10	311050	0080	283,500	10/1/2013	QUESTIONABLE PER SALES IDENTIFICATION
10	311050	0140	340,000	1/29/2014	BANKRUPTCY - RECEIVER OR TRUSTEE
10	390590	0100	280,000	1/24/2014	FINANCIAL INSTITUTION RESALE
10	390590	0100	242,100	7/11/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	390590	0540	280,000	4/1/2014	FINANCIAL INSTITUTION RESALE
10	390590	0540	270,602	10/21/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	390590	0550	280,000	3/6/2014	FINANCIAL INSTITUTION RESALE
10	390590	0550	328,879	6/10/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	390590	0830	222,300	6/10/2013	NO MARKET EXPOSURE
10	390590	1430	525,000	9/26/2013	SAS-DIAGNOSTIC OUTLIER
10	390590	1430	525,000	9/9/2013	RELOCATION - SALE TO SERVICE

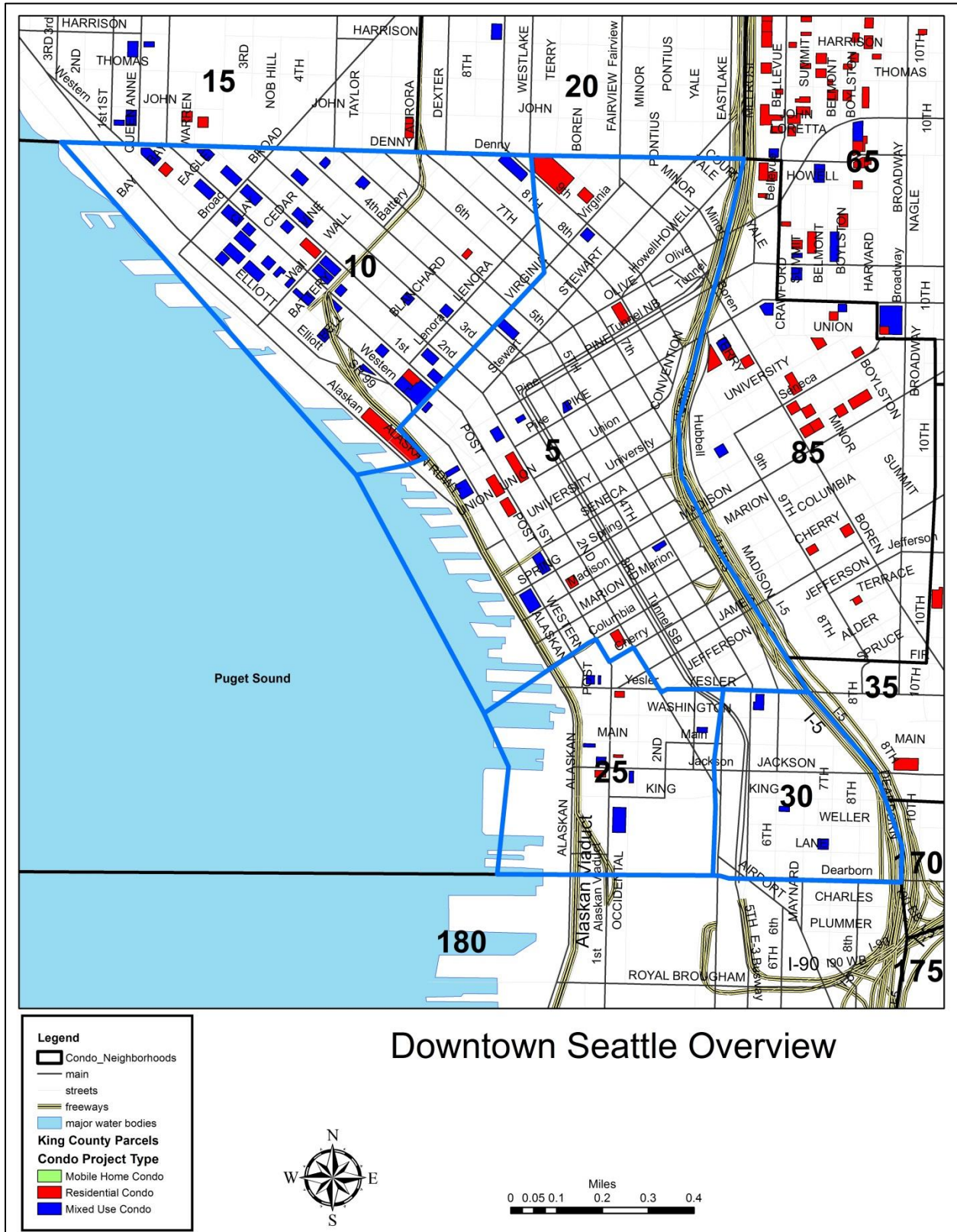
Area	Major	Minor	Sale Price	Sale Date	Comments
10	516045	0310	5,500	5/5/2014	CONDO WITH GARAGE, MOORAGE, OR STORAGE
10	516045	0530	46,997	2/3/2014	MULTI-PARCEL SALE
10	516045	0560	389,000	8/25/2014	SAS-DIAGNOSTIC OUTLIER
10	516065	0040	1,100,000	12/19/2013	SAS-DIAGNOSTIC OUTLIER
10	516065	0170	738,750	8/12/2013	RESIDUAL OUTLIER
10	516065	0190	785,000	2/26/2014	RESIDUAL OUTLIER
10	516065	0250	1,000,000	8/13/2013	SAS-DIAGNOSTIC OUTLIER
10	516065	0300	405,000	12/9/2013	RELATED PARTY, FRIEND, OR NEIGHBOR
10	516065	0460	650,000	10/24/2013	QUESTIONABLE PER APPRAISAL
10	516065	0550	486,000	4/21/2014	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
10	516065	0760	665,000	12/19/2014	SAS-DIAGNOSTIC OUTLIER
10	520170	0700	495,000	7/9/2013	RELOCATION - SALE TO SERVICE
10	560795	0220	105,000	10/3/2013	FINANCIAL INSTITUTION RESALE
10	560795	0220	217,800	4/17/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	560795	0630	150,250	4/26/2014	FINANCIAL INSTITUTION RESALE
10	560795	0630	122,360	1/16/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
10	560795	1220	196,500	6/13/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	567700	0100	422,000	2/4/2013	FINANCIAL INSTITUTION RESALE
10	567700	0340	280,000	7/15/2013	SAS-DIAGNOSTIC OUTLIER
10	567700	0390	268,000	10/30/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
10	567700	0460	350,000	10/4/2013	RELATED PARTY, FRIEND, OR NEIGHBOR
10	567700	0620	385,000	5/7/2014	QUESTIONABLE PER APPRAISAL
10	567700	0690	222,000	3/26/2013	SAS-DIAGNOSTIC OUTLIER
10	567700	0830	135,600	6/20/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	567700	1080	1,300,000	3/13/2014	MULTI-PARCEL SALE
10	567700	1090	1,300,000	3/13/2014	MULTI-PARCEL SALE
10	567700	1150	210,000	5/21/2013	SAS-DIAGNOSTIC OUTLIER
10	567700	1430	500,000	11/8/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
10	567700	1440	548,000	8/26/2013	FINANCIAL INSTITUTION RESALE
10	567700	1490	1,825,000	2/13/2014	SAS-DIAGNOSTIC OUTLIER
10	639135	0010	25,000	8/15/2014	CORPORATE AFFILIATES
10	639135	0150	625,000	8/21/2014	RESIDUAL OUTLIER
10	639135	0180	400,000	4/12/2013	NO MARKET EXPOSURE
10	639135	0630	892,400	8/26/2014	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
10	663305	0300	252,000	2/28/2014	FINANCIAL INSTITUTION RESALE
10	663305	0630	295,000	5/16/2013	FINANCIAL INSTITUTION RESALE
10	663305	0630	250,125	1/9/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	663305	0740	299,900	10/8/2013	FINANCIAL INSTITUTION RESALE
10	663305	0740	368,020	6/6/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	663305	0880	200,000	12/13/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	663305	0880	234,013	4/22/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	663305	0970	390,000	11/21/2014	FINANCIAL INSTITUTION RESALE
10	663305	0970	447,577	9/15/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	663305	1130	270,000	5/2/2013	FINANCIAL INSTITUTION RESALE
10	663305	1190	209,000	2/11/2014	SHORT SALE
10	663305	1210	380,000	2/15/2013	FINANCIAL INSTITUTION RESALE
10	663305	1430	210,000	8/12/2013	FINANCIAL INSTITUTION RESALE
10	663305	1430	302,360	4/4/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	663305	1600	263,500	6/6/2013	RESIDUAL OUTLIER
10	663305	1600	263,500	6/6/2013	QUESTIONABLE PER APPRAISAL
10	663305	1720	284,900	3/8/2013	FINANCIAL INSTITUTION RESALE
10	683990	0450	800,000	7/10/2013	SAS-DIAGNOSTIC OUTLIER
10	745720	0280	385,000	5/19/2014	RESIDUAL OUTLIER
10	745720	0410	315,000	6/23/2014	RELOCATION - SALE TO SERVICE
10	745720	0540	248,500	5/15/2013	SAS-DIAGNOSTIC OUTLIER
10	745720	0550	350,000	7/16/2013	RESIDUAL OUTLIER
10	745720	0810	263,000	3/27/2014	RESIDUAL OUTLIER
10	745720	0970	379,900	7/29/2014	SAS-DIAGNOSTIC OUTLIER
10	745720	0970	379,900	7/25/2014	RELOCATION - SALE TO SERVICE
10	745720	0970	368,000	1/16/2013	SAS-DIAGNOSTIC OUTLIER
10	745720	1060	205,000	5/16/2013	SAS-DIAGNOSTIC OUTLIER
10	745720	1080	265,000	4/18/2014	RESIDUAL OUTLIER
10	745720	1140	532,000	5/6/2014	RESIDUAL OUTLIER
10	745720	1320	590,000	11/3/2014	RESIDUAL OUTLIER
10	765690	0250	281,901	8/21/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	765690	0340	198,500	5/6/2013	FINANCIAL INSTITUTION RESALE
10	765690	0460	175,000	9/17/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	765690	1320	67,000	2/1/2013	QUIT CLAIM DEED

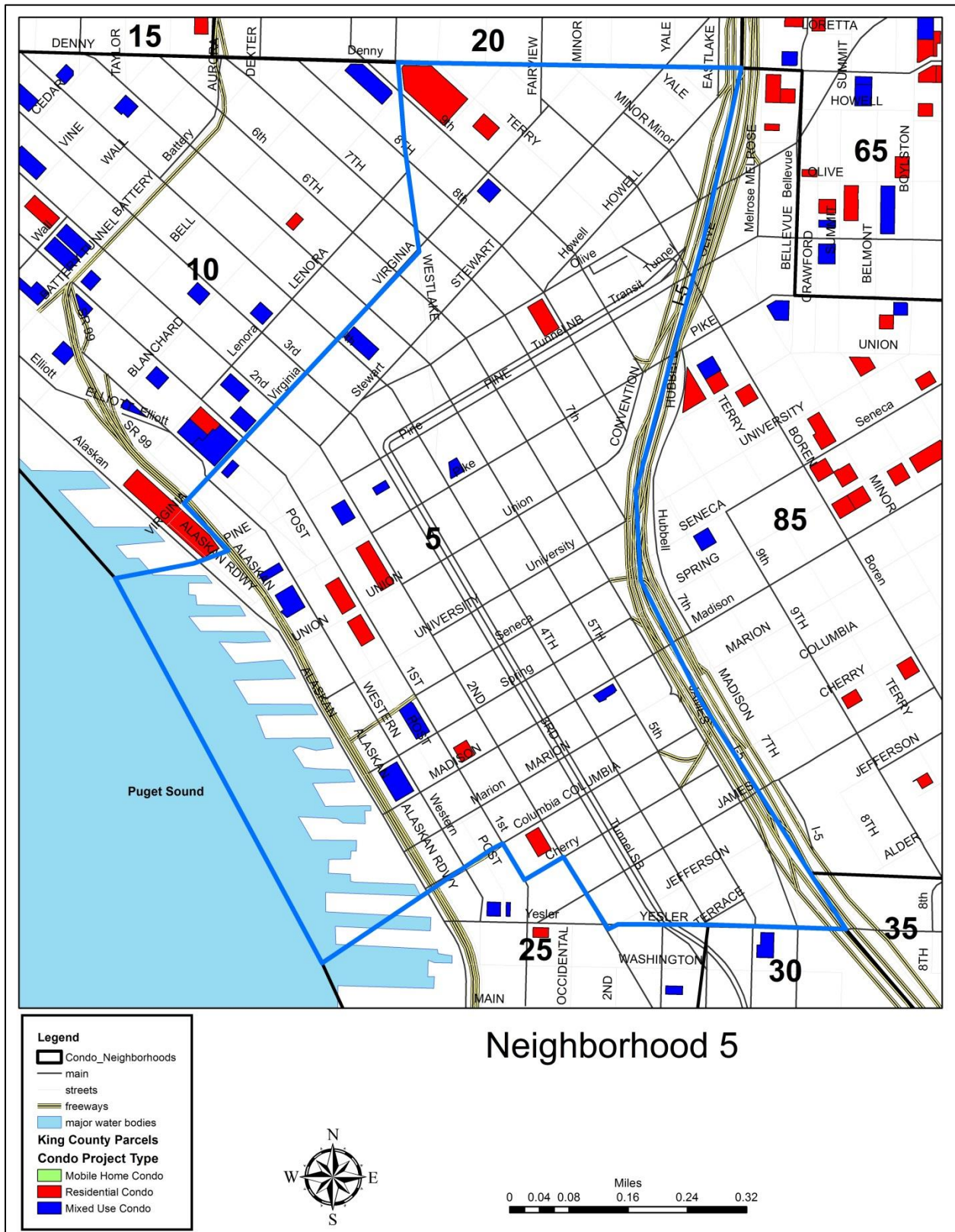
Area	Major	Minor	Sale Price	Sale Date	Comments
10	765690	2260	620,750	4/25/2013	FINANCIAL INSTITUTION RESALE
10	765690	2260	507,500	1/23/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
10	780200	0150	190,000	12/9/2014	FINANCIAL INSTITUTION RESALE
10	780200	0230	173,800	6/21/2013	FINANCIAL INSTITUTION RESALE
10	780200	0240	156,000	1/28/2013	FINANCIAL INSTITUTION RESALE
10	780200	0310	186,000	3/21/2014	CORRECTION DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	780200	0310	186,000	3/21/2014	FINANCIAL INSTITUTION RESALE
10	780200	0310	183,545	8/22/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	780200	0460	439,000	4/11/2014	RESIDUAL OUTLIER
10	780200	0520	135,000	8/23/2013	FINANCIAL INSTITUTION RESALE
10	780200	0630	134,900	6/18/2013	FINANCIAL INSTITUTION RESALE
10	780200	0830	150,000	5/28/2014	RESIDUAL OUTLIER
10	780200	0850	268,438	4/25/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	780200	0880	176,000	11/1/2013	FINANCIAL INSTITUTION RESALE
10	780200	0880	239,471	5/10/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
10	780200	0880	268,653	4/22/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	780200	1190	246,300	8/14/2013	FINANCIAL INSTITUTION RESALE
10	780200	1190	252,615	4/2/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	780200	1270	170,000	8/18/2014	SHORT SALE
10	868400	0310	503,000	5/2/2014	RELOCATION - SALE TO SERVICE
10	868400	0490	190,900	9/29/2014	FINANCIAL INSTITUTION RESALE
10	868400	0490	230,000	4/9/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	868400	1120	230,375	4/1/2013	QUESTIONABLE PER APPRAISAL
10	894635	0070	375,000	5/10/2014	RELOCATION - SALE TO SERVICE
10	894635	0160	208,000	2/4/2014	FINANCIAL INSTITUTION RESALE
10	894635	0160	247,700	4/29/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	894635	0270	417,000	5/31/2013	RELOCATION - SALE TO SERVICE
10	894635	0750	339,000	10/17/2014	FINANCIAL INSTITUTION RESALE
10	894635	0750	359,505	3/4/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	894635	1630	541,000	2/4/2013	FINANCIAL INSTITUTION RESALE
10	919587	0140	735,000	7/22/2013	RESIDUAL OUTLIER
10	919587	0310	341,448	3/12/2014	QUESTIONABLE PER APPRAISAL
10	919587	0920	765,000	6/18/2014	NO MARKET EXPOSURE
25	258500	0250	375,000	9/23/2013	RESIDUAL OUTLIER

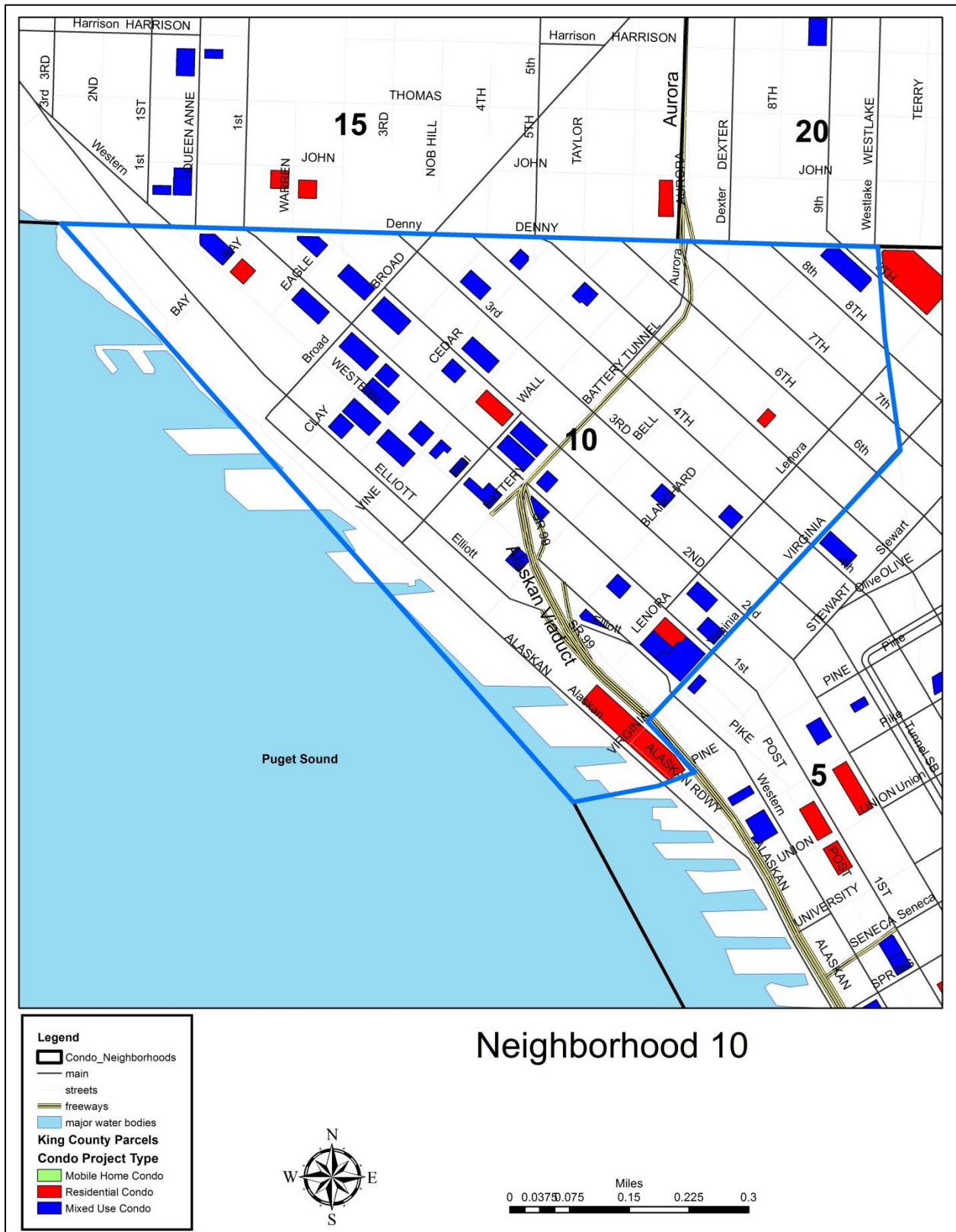
Area	Major	Minor	Sale Price	Sale Date	Comments
25	258500	0540	410,000	1/29/2014	RESIDUAL OUTLIER
25	258500	0590	335,000	7/17/2013	RESIDUAL OUTLIER
25	258500	0640	107,110	2/24/2014	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
25	258500	0730	339,000	10/2/2014	RESIDUAL OUTLIER
25	258500	1080	525,000	7/15/2013	RESIDUAL OUTLIER
25	547965	0070	715,000	9/24/2013	MULTI-PARCEL SALE
25	547965	0080	715,000	9/24/2013	MULTI-PARCEL SALE
25	610826	0010	253,400	3/27/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
25	610826	0010	334,327	5/20/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
25	867045	0060	525,000	11/18/2013	SAS-DIAGNOSTIC OUTLIER
30	008600	0220	113,500	12/26/2014	SAS-DIAGNOSTIC OUTLIER
30	008600	0260	113,500	8/26/2014	FINANCIAL INSTITUTION RESALE
30	008600	0260	157,250	3/29/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
30	008600	0270	191,000	7/10/2013	FINANCIAL INSTITUTION RESALE
30	008600	0270	122,500	5/24/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
30	008600	0340	217,000	10/23/2014	SAS-DIAGNOSTIC OUTLIER
30	008600	0400	148,000	4/8/2014	FINANCIAL INSTITUTION RESALE
30	008600	0400	162,000	9/17/2013	GOV'T TO GOV'T; SALE PRICE UPDATED BY SALES ID GROUP
30	008600	0550	198,500	3/25/2014	FINANCIAL INSTITUTION RESALE
30	008600	0550	161,000	10/17/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
30	008600	0740	180,453	12/1/2014	SHORT SALE
30	266265	0160	139,000	11/1/2013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
30	865370	0120	218,178	9/3/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
30	865370	0190	169,000	8/19/2014	FINANCIAL INSTITUTION RESALE
30	865370	0190	199,982	6/11/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
30	865370	0440	144,950	4/11/2013	SAS-DIAGNOSTIC OUTLIER
30	865370	0460	185,000	7/16/2014	SAS-DIAGNOSTIC OUTLIER
30	865370	0760	235,000	7/25/2014	FINANCIAL INSTITUTION RESALE
30	865370	0760	224,296	4/28/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
30	865370	0840	264,000	8/7/2014	SAS-DIAGNOSTIC OUTLIER

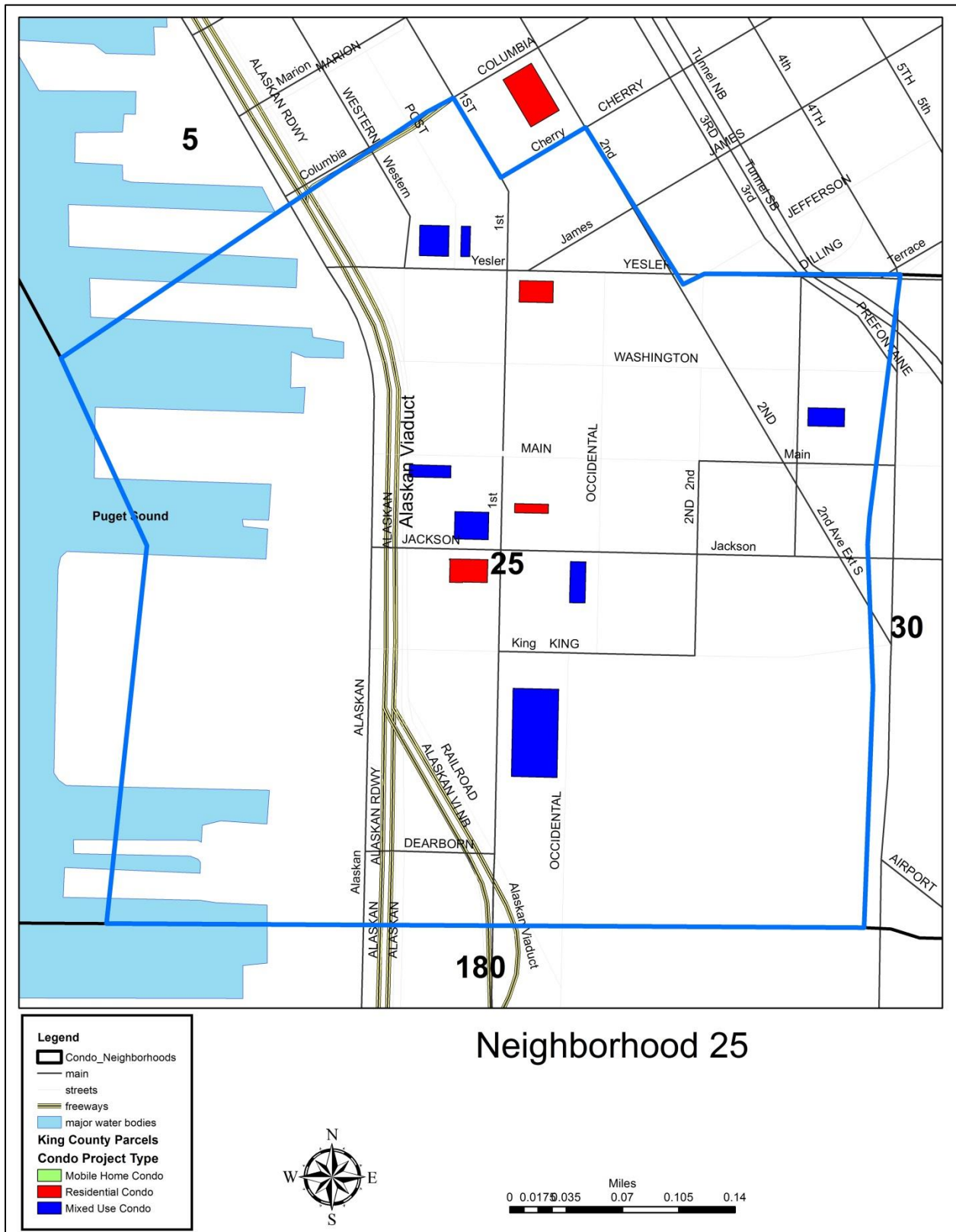
Downtown Seattle Overview Map



Neighborhood 5 Map







Neighborhood 30 Map

