

**Specialty 700
Residential Condominium**

Annual Mass Appraisal Report

of:

Queen Anne / Magnolia

Specialty Neighborhoods

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



2015 Assessment Roll

For 2016 Property Taxes

**King County Department of Assessments
Seattle Washington**

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Table of Contents

Table of Contents

Executive Summary Report	1
Part One – Premises of Mass Appraisal.....	2
Purpose	2
King County Revaluation Cycle	2
Inspection	2
Appraisal Team members and participation	2
Scope of the Appraisal.....	2
Sales Verification and Data Collection	3
Approaches to Value	3
Land Value and Commercial Condominiums	3
Part Two – Presentation of Data	4
Identification of the area.....	4
Name or Designation.....	4
Area, city, neighborhood, and location data	4
Boundaries	4
Maps.....	4
Zoning and legal/political consideration	4
Typical Properties	5
Part Three – Analysis of Data and Conclusions.....	6
Highest and best use analysis.....	6
Market and Economic Analysis.....	6
Market Change of Average Sale Price in the Queen Anne / Magnolia Area:	7
Application of Time Adjustments	8
Sales comparison approach model description	9
Model specification	9
Model calibration	10
Exceptions:	10
Total Value Model Recommendations, Validation and Conclusions.....	14
Model Recommendations	14
Validation	14
Ratio study	14
Conclusion	14
USPAP Compliance	15
Client and Intended Use of the Appraisal:	15
Definition and date of value estimate:	15
Market Value.....	15
Highest and Best Use	15
Date of Value Estimate	16
Property rights appraised:.....	16
Assumptions and Limiting Conditions:	16
Scope of Work Performed:	17

CERTIFICATION:	18
<i>Addenda</i>	19
<i>Queen Anne / Magnolia Ratio Study Report (Before)</i>	20
<i>Sales Used in Analysis</i>	22
<i>Sales Removed From Analysis</i>	47
<i>Queen Anne / Magnolia Overview Map</i>	58
<i>Neighborhood 15 Map</i>	59
<i>Neighborhood 20 Map</i>	60
<i>Neighborhood 45 Map</i>	61
<i>Neighborhood 50 Map</i>	62
<i>Neighborhood 55 Map</i>	63
<i>Neighborhood 60 Map</i>	64
<i>Neighborhood 75 Map</i>	65
<i>Neighborhood 80 Map</i>	66

Executive Summary Report

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

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

Previous Physical Inspection: 2009 through 2015

Sales - Improved Summary:

Number of Sales: 808

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	\$78,700	\$277,400	\$356,100	\$379,700	93.8%	8.06%
2015 Value	\$85,500	\$276,900	\$362,400	\$379,700	95.4%	5.72%
Change	+\$6,800	-\$500	+\$6,300		+1.6%	-2.34%
%Change	+8.6%	-0.2%	+1.8%		+1.7%	-29.02%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.34% and -29.09% 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	\$80,500	\$272,900	\$353,400
2015 Value	\$87,100	\$275,100	\$362,200
Percent Change	+8.2%	+0.8%	+2.5%

Number of improved Parcels in the Population: **6503**

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: 6/22/2015

Purpose

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

King County Revaluation Cycle

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

Inspection

Neighborhoods 15, 45, 50, 75, and 80 were physically inspected for the 2015 appraisal year.

Neighborhoods 20, 55, and 60 were not inspected and comprise the annually updated areas.

Appraisal Team members and participation

Craig Johnson, Amy Torok, Diane Owings and Joyce Smith made up the appraisal team responsible for physical inspection and value selection in the Queen Anne / Magnolia area. Diane and Joyce 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. Amy 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 Queen Anne / Magnolia area. Our sales sample consists of 808 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 6,503 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

Land Value and Commercial Condominiums

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

Part Two – Presentation of Data

Identification of the area

Name or Designation

Queen Anne / Magnolia

Area, city, neighborhood, and location data

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

Boundaries

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

North Boundary – The Lake Washington Ship Canal

East Boundary – Interstate 5

West Boundary – Puget Sound

South Boundary – Denny Way

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

Area 15 is bounded on the North by Prospect Street, on the South by Denney Way, on the East by 5th Avenue and on the West by Puget Sound.

Area 45 is bounded on the North by an irregular line with Fulton Street up to West Bertona Street, on the South by Prospect Street, on the East by Aurora Avenue North and on the West by 12th Avenue West.

Area 50 is bounded on the North by the Lake Washington Ship Canal, on the South by an irregular line with Fulton Street up to West Bertona Street, on the East by Aurora Avenue North and on the West by 12th Avenue North.

Area 75 is bounded on the North by the Lake Washington Ship Canal, on the South by Elliott Bay, on the East by an irregular line with 15th Avenue West to 28th Avenue West and on the West by Puget Sound.

Area 80 is bounded on the North by the Lake Washington Ship Canal, on the South by Elliott Bay, on the East by 12th Avenue West and on the West by an irregular line with 15th Avenue West to 28th Avenue West.

Maps

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

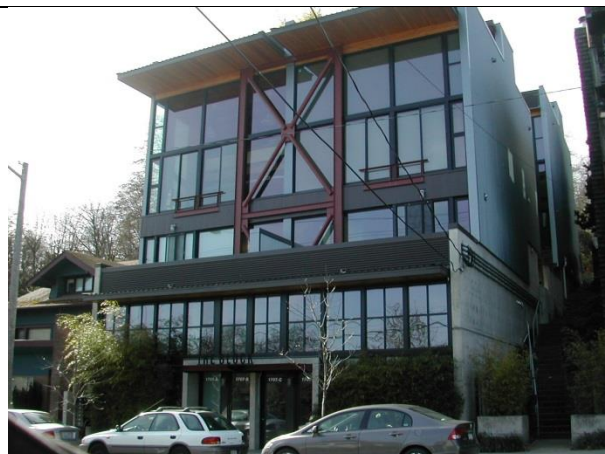
Zoning and legal/political consideration

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

Typical Properties



Aravita: 025321-0000
3045 20th Avenue W



The Block: 086100-0000
1707 Dexter Avenue North



Essex House: 238330-0000
1808 Bigelow Avenue North



Fireside: 255790-0000
901 5th Avenue North



The Siena: 778775-0000
326 Queen Anne Avenue North



Veer Lofts: 889230-0000
401 9th Avenue North

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 City of Seattle. 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 in the Westlake area, near South Lake Union. It is unclear at this point if those will be apartment, or condominium. In the interim, this shortage of supply is expected to continue to drive prices of condominium units in the Queen Anne / Magnolia area upward.

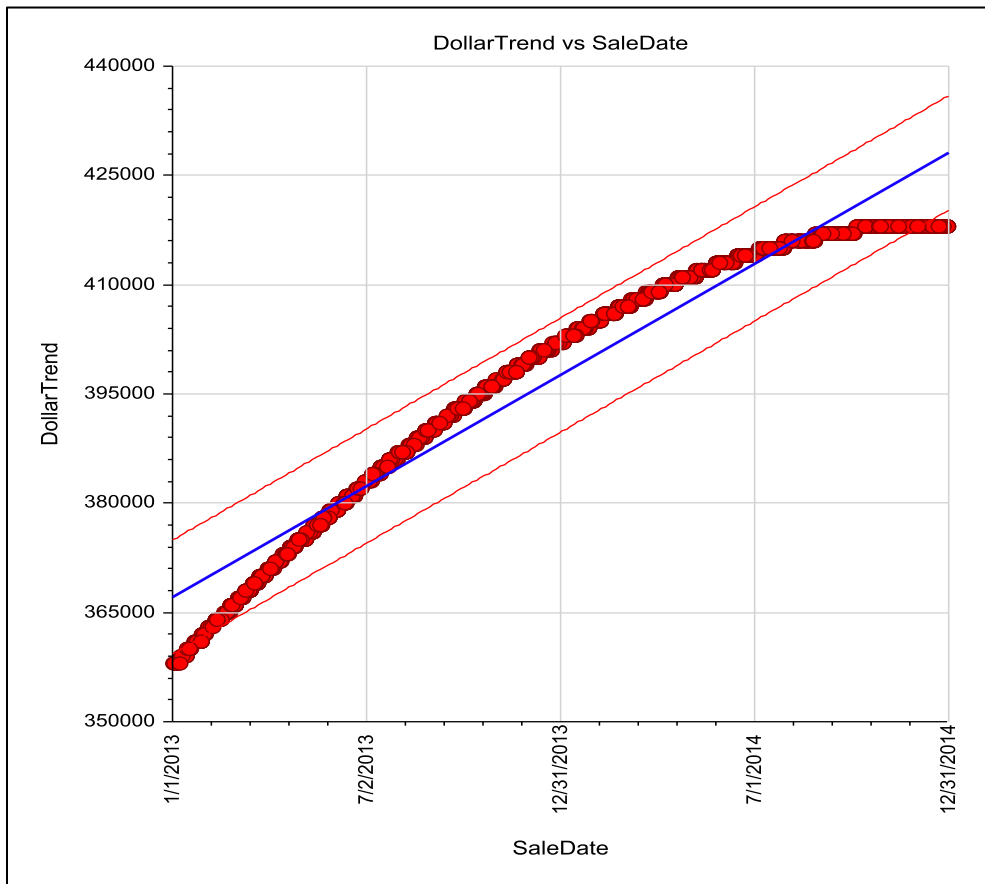
Other activity affecting condominium values includes the Viaduct Replacement. The area on the North end of the proposed tunnel is under construction and lane restrictions and re-routes continue to contribute to traffic congestion in the area.

Areas on top of Queen Anne and on, into Magnolia appear to remain stable, with very little construction or planned changes. The railroad yard along Interbay continues to produce a noise nuisance to properties along 15th Avenue W. in Queen Anne and 20th Avenue W. in Magnolia. However, the added amenities, parks, and quieter surrounding neighborhoods still make these neighborhoods highly desirable.

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



Queen Anne / Magnolia 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	\$381,000	1/10/2013	1.1663	\$444,000
Sale 2	\$399,950	12/31/2013	1.0404	\$416,000
Sale 3	\$825,000	12/29/2014	1.0000	\$825,000
*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

Queen Anne / Magnolia area sales were analyzed along with sales in Downtown Seattle, and Capitol Hill 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 Queen Anne / Magnolia 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 Queen Anne / Magnolia area was calibrated using selling prices and property characteristics as follows:

-1.73446156216427 - 0.0720804205793834 * AGE + 0.225069562419072 * BLDCONDITION + 0.369731860428443 * BLDQULAITY + 0.064185805330022 * COVPARKING + 0.0632033879245351 * EXCLKRIVR + 0.156491865223986 * EXCSNDVIEW + 0.0604334378433459 * FLOORc + 0.779103495544911 * FourSns - 0.224497120552298 * INTNL - 0.342678153964924 * MAGNOLIA - 0.0812531086110857 * NBBDHIGH - 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
022250	15	ANDIAMO CONDOMINIUM	Valued at EMV x 1.10 based on sales.
029420	15	ATHENA CONDOMINIUM	Valued at EMV x .95 based on sales.
153200	15	CHATILLON CONDOMINIUM	Valued at EMV x 1.05 based on sales.
256991	15	511 WEST MERCER PLACE CONDOMINIUM	Valued at EMV x 1.1 based on sales.
256994	15	514 WARD STREET CONDOMINIUM	Valued at EMV x 1.1 based on sales.
311043	15	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM	Valued at EMV x .95 based on sales.
329940	15	HIGHLAND QUEEN ANNE CONDOMINIUM	Valued at EMV x 1.15 based on sales.
427200	15	LEONA CONDOMINIUM	Valued at EMV x 1.05 based on sales.
446850	15	LUXE CONDOMINIUM	Valued at EMV x 1.15 based on sales.
560395	15	MONTIANA CONDOMINIUM	Valued at EMV x 1.10 based on sales.
681550	15	PITTSBURGH CONDOMINIUM	Valued at EMV x 1.20 based on sales.
681790	15	PLAZA ROYALE CONDOMINIUM	Valued at EMV x 1.10 based on sales.
690880	15	PROSPECT POINTE CONDOMINIUM	Valued at EMV x 1.30 based on sales. (e#s: 2689736, 2602626, 2661825)
701530	15	QUEEN ANNE PLACE CONDOMINIUM	Valued at EMV x .90 based on sales.
701580	15	QUEEN'S COURT CONDOMINIUM	Valued at EMV x 1.10 based on sales.
721570	15	RENAISSANCE THE CONDOMINIUM	Valued at EMV x .90 based on sales.
721575	15	RENAISSANCE ON QUEEN ANNE CONDOMINIUM	Valued at EMV x 1.05 based on sales.
745985	15	ROYCREST CONDOMINIUM	Valued at EMV x .90 based on sales.
762900	15	SEABREEZE CONDOMINIUM	Valued at EMV x 1.10 based on sales.
767729	15	SEAVIEW CONDOMINIUM	Valued at EMV x .95 based on sales.
768090	15	SEAWARD CONDOMINIUM	Valued at EMV x 1.10 based on sales.
866318	15	TOSCANO CONDOMINIUM	Valued at EMV x 1.05 based on sales.

Major	Nbhd	Project Name	Value Notes
866480	15	TOWNE TERRACE CONDOMINIUM	Valued at EMV x .95 based on sales.
884760	15	UPTOWN CONDOMINIUM	Valued at EMV x 1.10 based on sales.
894411	15	VILLA COSTELLA CONDOMINIUM	Valued at EMV x 1.20 based on sales.
896650	15	VUEWIND CONDOMINIUM	Valued at EMV x 1.05 based on sales.
916000	15	WARD PLACE TERRACE CONDOMINIUM	Valued at EMV x 1.15 based on sales.
942558	15	WILLIS CONDOMINIUM	Valued at EMV x 1.10 based on sales.
944860	15	WILSON COURT CONDOMINIUM	Valued at EMV x 1.15 based on sales.
029005	20	ART STABLE	Valued at EMV x 1.30 based on market. Per CJOH
001140	45	ABBEY	valued at EMV * .90 based on sales in project
173170	45	COMSTOCK THE CONDOMINIUM	Valued at EMV x .90 based on sales.
255950	45	FIRST AVENUE NORTH CONDOMINIUM	Valued at EMV x 1.1 based on neighborhood sales.
261770	45	4TH AVE W AT LEE ST CONDOMINIUM	Valued at EMV x .90 based on sales.
261775	45	1415 SIXTH AVENUE NORTH	Valued at EMV x .90 based on sales.
269680	45	GARDEN ON QUEEN ANNE THE CONDOMINIUM	Valued at EMV x .90 based on sales.
270330	45	GARFIELD VISTA CONDOMINIUM	Valued MI 0010 at EMV x .80 based on sale and functional obsolescence. All others at EMV.
330075	45	HIGHLAND VIEW CONDOMINIUM	Valued at EMV x .90 based on sales. E #s 2722567, 2720371 for units not on the top floor, 2631337, 2716836 for top floor units.
418820	45	LANSDOWNE CONDOMINIUM	Valued @ EMV x .95 based on sales.
513765	45	MARC-ANNA	Valued at EMV x 1.10 based on sales.
514890	45	MARINA PARC CONDOMINIUM	Valued at EMV x .80 based on sales.
639005	45	105 WEST HIGHLAND DRIVE CONDOMINIUM	Valued at EMV x 1.5. Minor 0020 valued at EMV x 1.35 due to its lower quality. Support by old sale in project and 639100.
639100	45	ONE ELEVEN THE CONDOMINIUM	Valued at EMV x 1.15 based on sales.
721230	45	REGENCY APARTMENTS CONDOMINIUM	Valued at EMV x .90 based on sales.
721565	45	RENAISSANCE AT 1ST & LEE	Valued at EMV x 1.15 based on sales.
780408	45	611 HIGHLAND CONDOMINIUM	Valued at EMV x .80 based on sales.
856750	45	TAYLOR-LEE CONDOMINIUM	Valued at EMV x .85 based on sales.
872598	45	TWELVE EIGHTEEN FIFTH CONDOMINIUM	Valued at EMV x .75 based on old sale of 0010.
872730	45	2101 NOB HILL AVENUE NORTH CONDOMINIUM	Valued at EMV x 1.15 based on sales.
872815	45	22 WEST LEE	Valued at EMV x .95 based on sales.
872860	45	2633 WARREN AVE N CONDOMINIUM	Valued at EMV x 1.10 based on sales.
873233	45	200 W Highland	Valued at EMV x 1.15 based on sales.
889853	45	VICTORIA CONDOMINIUM	Valued at EMV x 1.15 based on sales.
927015	45	WEST QUEEN ANNE CONDOMINIUM	MI 0090 Valued at EMV x 1.5 based on superior quality and appeal of unit. All others at EMV
947597	45	WINDSOR COURT	Valued at EMV x .95 based on sales.
026090	50	ARGAND THE CONDOMINIUM	Valued at EMV x .90 based on sales.
132700	50	CANAL PLACE CONDOMINIUM	Valued at EMV x .95 based on sales.
143100	50	CASCADE VILLA CONDOMINIUM	Valued at EMV x 1.10 based on sales.
233430	50	EMERSON VISTA CONDOMINIUM	Valued at EMV x .95 based on sales.

Major	Nbhd	Project Name	Value Notes
253910	50	57 ETRURIA CONDOMINIUM	Valued at EMV x .9 based on project sale and pending unit # 102 @ 215K.
701490	50	QUEEN ANNE PARK CONDOMINIUM	Valued at EMV x .85 based on sales.
860220	50	3009 - 3RD AVE WEST CONDOMINIUM	Valued at EMV x 1.10 based on sales.
926630	50	WEST EMERSON TOWMHOMES CONDOMINIUM	Valued at EMV x .70 based on sales.
086100	55	BLOCK, THE	Valued at EMV x 1.10 based on sales.
136830	55	CARLETON HOUSE CONDOMINIUM	Valued at EMV x .90 based on sales.
202350	55	DEXTER PLACE CONDOMINIUM	Valued at EMV x .50 based on sales in project.
261734	55	FOUR SEASONS CONDOMINIUM	Valued at EMV x .95 except top floor units which were valued at EMV x 1.25 based on sales history.
318580	55	HAYES COURT CONDOMINIUM	Valued at EMV x .85 based on sales.
520160	55	MATADOR THE CONDOMINIUM	Valued at EMV x 1.15 based on sales.
532850	55	MCGRAW THE CONDOMINIUM	Valued at EMV x .90 based on sales.
532860	55	MC GRAW PARK CONDOMINIUM	Valued at EMV x 1.10 based on sales.
812341	55	SUNRISE MANOR 2450 CONDOMINIUM	Valued at EMV x .85 based on sales.
872710	55	2001 WESTLAKE TERRACE CONDOMINIUM	Valued at EMV x 1.10 based on sales.
872735	55	2167 DEXTER CONDOMINIUM	Valued at EMV x .90 based on sales.
880510	55	UNION BAY CONDOMINIUM	Valued at EMV x .95 based on sales.
880990	55	UNION VIEW CONDOMINIUM	Valued at EMV x .85 based on sales.
920140	55	WAVERLY VISTA CONDOMINIUM	Valued at EMV x 1.05 based on sales.
947790	55	WINDWATCH TOWNHOUSES CONDOMINIUM	Valued at EMV x .90 based on sales.
143768	60	CASTLEWOOD CONDOMINIUM	Valued at EMV x .90 based on sales.
159475	60	CITY LAKE CONDOMINIUM	Valued at EMV x 1.10 based on sales.
263480	60	FRANKLIN THE CONDOMINIUM	Valued at EMV x .95 based on sales.
263500	60	FRANKLIN COURT CONDOMINIUM	Valued at EMV x .95 based on sales.
408340	60	LAKE UNION EAST PH 01 CONDOMINIUM	Valued at EMV x 1.15 based on sales.
415235	60	LAKEWIND CONDOMINIUM	Valued at EMV x 1.05 based on sales.
505750	60	MALLARD COVE TOWNHOMES	Valued at EMV x 1.2 based on sales.
732625	60	RIVA AT LAKE UNION	Valued at EMV x .95 based on sales.
735645	60	ROANOKE REEF TOWN HOUSES CONDOMINIUM	Valued at EMV x 1.25 based on old sale.
778780	60	SIENA DEL LAGO CONDOMINIUM	Valued at EMV x 1.15 based on sales.
780425	60	614 EAST LYNN CONDOMINIUM	Valued at EMV x 1.10 based on sales.
866990	60	Tramonti At Lake Union Condominium	Valued at EMV less value of separately assessed parking.
872704	60	2019 FRANKLIN CONDOMINIUM	Valued at EMV x .90 based on sales.
872980	60	2228 YALE CONDOMINIUM	Valued at EMV x 1.10 based on sales.
880720	60	UNION HARBOR CONDOMINIUM	Valued at EMV except penthouse units which were valued at EMV x .70 based on sales.
086630	75	BLUE HERON	Valued at EMV x 1.05 based on sales.

Major	Nbhd	Project Name	Value Notes
229660	75	ELDORADO THE CONDOMINIUM	Valued at EMV x .85 based on sales.
233330	75	EMERSON HOUSE CONDOMINIUM	Valued at EMV x .90 based on sales.
503500	75	MAGNOLIA GATE CONDOMINIUM	Valued at EMV x 1.1 based on sales.
511635	75	MAPLECREEK CONDOMINIUM	Valued at EMV x 1.20 based on sales.
610700	75	NOR' EASTER CONDOMINIUM	Valued at EMV x 1.15 based on sales.
700280	75	QUARTERDECK CONDOMINIUM	Valued at EMV x .90 based on sales.
894728	75	VISTA BELLA	Valued at EMV x 1.25 based on old sale of MI 0030.
156230	80	CHEZ NOUS CONDOMINIUM	Valued at EMV x 1.10 based on sales.
200640	80	DESIREE THE CONDOMINIUM	Valued at EMV x 1.15 based on sales.
268380	80	GALAXIE CONDOMINIUM	Valued at EMV x .95 based on sales. E#s: 2610083, 2648015, 2714574, 2665452, 2721167.
419365	80	LAS PALMAS CONDOMINIUM	Valued @ EMV x .85 based on sales. (e#s 2598241, 2601143, 2591151)
500770	80	MADERA ON QUEEN ANNE CONDOMINIUM	Valued at EMV x 1.1 based on sales.
503910	80	MAGNOLIA VIEW CONDOMINIUM	Valued at EMV x 1.1 based on sales.
661150	80	PALI NO. 02 CONDOMINIUM	Valued at EMV x .95 based on sales.
701485	80	QUEEN ANNE OCEAN VIEW CONDOMINIUM	Valued at EMV x 1.05 based on sales.
701540	80	QUEEN ANNE 20 CONDOMINIUM	Valued at EMV x .95 based on sales.
701545	80	QUEEN ANNE II CONDOMINIUM	Valued at EMV x .95 based on sales.
701560	80	QUEEN ANNE WEST CONDOMINIUM	Valued at EMV x .90 based on sales.
721261	80	REGENCY WEST NO. 02 CONDOMINIUM	Valued at EMV x 1.10 based on sales.
771570	80	SHANNON PLACE CONDOMINIUM	Valued at EMV x 1.15 based on sales.
856320	80	TANAGER CONDOMINIUM	Valued at EMV x .95 based on sales.
872665	80	2811-14TH AVE. WEST CONDOMINIUM	Valued at EMV x 1.10 based on sales.
872675	80	2831 FOURTEENTH WEST CONDOMINIUM	Valued at EMV x 1.15 based on sales.
872750	80	TWENTY-ONE WEST CONDOMINIUM	Valued at EMV x 1.15 based on sales.
872930	80	2030 - 13TH AVE WEST CONDOMINIUM	Valued at EMV x .95 based on sales.
872968	80	2241 CONDOMINIUM	Valued at EMV x 1.10 based on sales.
884780	80	URBAN TERRACE CONDOMINIUM	Valued at EMV x 1.20 based on sales.
926440	80	WEST BOSTON HEIGHTS CONDOMINIUM	Valued at EMV x 1.10 based on sales.
926950	80	WEST HOWE PARK CONDOMINIUM	Valued at EMV x .95 based on sales.
927040	80	WEST QUEEN ANNE PLACE CONDOMINIUM	Valued at EMV x 1.10 based on sales.
928590	80	WEST SOUND CONDOMINIUM	Valued at EMV x .90 based on sales.

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

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 95.4%, 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 2.5%.

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 8.06% to 5.72%. 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

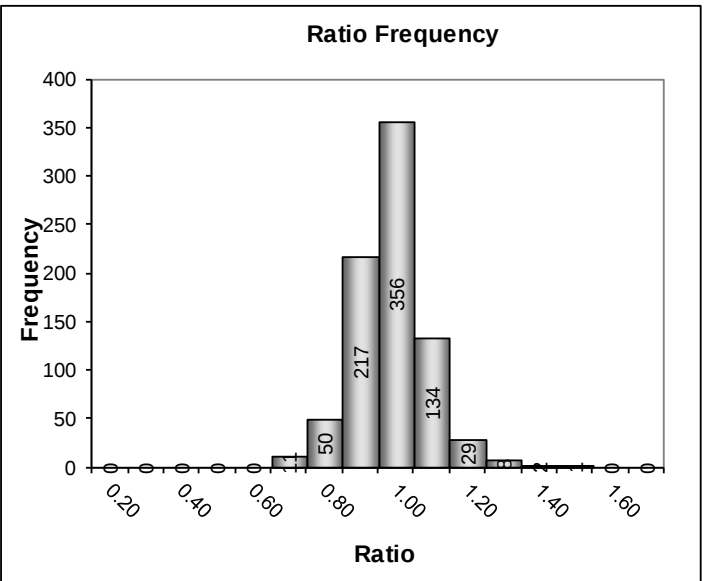
Sales Lists

&

Specialty Area Maps

Queen Anne / Magnolia Ratio Study Report (Before)

2014 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2014	Date of Report: 6/22/2015	Sales Dates: 1/2013- 12/2014
Area Queen Anne / Magnolia	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS		 Ratio Frequency The histogram shows the frequency distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 400. The bars represent the following frequencies: 50 for the 0.60-0.70 bin, 217 for the 0.70-0.80 bin, 356 for the 0.80-0.90 bin, 134 for the 0.90-1.00 bin, and 29 for the 1.00-1.10 bin. There are also very small bars at 0.50-0.60 and 1.10-1.20.	
Sample size (n)	808		
Mean Assessed Value	356,100		
Mean Adj Sales Price	379,700		
Standard Deviation AV	180,257		
Standard Deviation SP	189,038		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.936		
Median Ratio	0.940		
Weighted Mean Ratio	0.938		
UNIFORMITY		COMMENTS: Residential Condominiums throughout areas 15, 20, 45, 50, 55, 60, 75, and 80. Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.	
Lowest ratio	0.635		
Highest ratio:	1.419		
Coefficient of Dispersion	8.06%		
Standard Deviation	0.101		
Coefficient of Variation	10.74%		
Price Related Differential (PRD)	0.998		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.931		
Upper limit	0.946		
95% Confidence: Mean			
Lower limit	0.929		
Upper limit	0.943		
SAMPLE SIZE EVALUATION			
N (population size)	6503		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.101		
Recommended minimum:	16		
Actual sample size:	808		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	393		
# ratios above mean:	415		
z:	0.774		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Queen Anne / Magnolia Ratio Study Report (After) 2015 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2015	Date of Report: 6/22/2015	Sales Dates: 1/2013- 12/2014										
Area Queen Anne / Magnolia	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>0.85</td><td>141</td></tr><tr><td>0.95</td><td>447</td></tr><tr><td>1.05</td><td>186</td></tr><tr><td>1.15</td><td>22</td></tr></tbody></table>		Ratio	Frequency	0.85	141	0.95	447	1.05	186	1.15	22
Ratio	Frequency												
0.85	141												
0.95	447												
1.05	186												
1.15	22												
Sample size (n)	808												
Mean Assessed Value	362,400												
Mean Adj Sales Price	379,700												
Standard Deviation AV	178,383												
Standard Deviation SP	189,038												
ASSESSMENT LEVEL													
Arithmetic Mean Ratio	0.959												
Median Ratio	0.958												
Weighted Mean Ratio	0.954												
UNIFORMITY													
Lowest ratio	0.750												
Highest ratio:	1.206												
Coefficient of Dispersion	5.72%												
Standard Deviation	0.070												
Coefficient of Variation	7.30%												
Price Related Differential (PRD)	1.005												
RELIABILITY													
95% Confidence: Median													
Lower limit	0.951												
Upper limit	0.964												
95% Confidence: Mean													
Lower limit	0.954												
Upper limit	0.964												
SAMPLE SIZE EVALUATION													
N (population size)	6503												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.070												
Recommended minimum:	8												
Actual sample size:	808												
Conclusion:	OK												
NORMALITY													
Binomial Test													
# ratios below mean:	409												
# ratios above mean:	399												
z:	0.352												
Conclusion:	Normal*												
*i.e. no evidence of non-normality													

COMMENTS:	
Residential Condominiums throughout areas 15, 20, 45, 50, 55, 60, 75,and 80.	
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.	
Assessment level, uniformity and equity have been improved by application of the recommended values.	

COMMENTS:

Residential Condominiums throughout areas 15, 20, 45, 50, 55, 60, 75, and 80.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

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
45	001140	0020	330,000	4/7/2014	337,000	707	6	2005	4	NO	NO	ABBEY
45	001140	0030	600,000	4/9/2013	675,000	1,298	6	2005	4	NO	NO	ABBEY
45	001140	0060	369,000	8/25/2014	371,000	704	6	2005	4	NO	NO	ABBEY
45	001140	0160	1,455,000	9/15/2014	1,460,000	2,140	6	2005	4	NO	YES	ABBEY
45	001140	0180	377,500	3/31/2014	386,000	704	6	2005	4	NO	YES	ABBEY
55	019550	0020	360,000	8/6/2013	389,000	1,207	4	1999	3	NO	NO	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0150	465,000	4/21/2014	474,000	1,207	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0190	497,800	11/26/2014	498,000	1,207	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0370	377,000	6/14/2013	414,000	1,378	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0410	385,000	9/11/2013	412,000	1,165	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0460	299,425	10/1/2014	300,000	873	4	1999	3	NO	NO	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0520	445,000	11/6/2013	469,000	1,140	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0550	543,500	1/30/2014	562,000	1,479	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0590	450,000	4/4/2014	460,000	1,137	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0610	516,000	9/10/2013	552,000	1,378	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
15	022250	0010	229,000	2/25/2013	262,000	607	5	1996	3	NO	NO	ANDIAMO CONDOMINIUM
15	022250	0200	280,000	9/9/2013	300,000	693	5	1996	3	NO	NO	ANDIAMO CONDOMINIUM
15	022250	0220	297,400	2/25/2013	340,000	709	5	1996	3	NO	NO	ANDIAMO CONDOMINIUM
15	024770	0020	315,000	4/22/2014	321,000	645	5	1957	5	NO	YES	APOLLO CONDOMINIUM
15	024770	0030	225,000	3/18/2013	255,000	648	5	1957	5	NO	NO	APOLLO CONDOMINIUM
15	024770	0080	285,000	7/25/2014	287,000	653	5	1957	5	NO	YES	APOLLO CONDOMINIUM
15	024770	0120	249,900	7/30/2013	271,000	697	5	1957	5	NO	YES	APOLLO CONDOMINIUM
15	024770	0210	285,000	11/21/2014	285,000	657	5	1957	5	NO	YES	APOLLO CONDOMINIUM
80	025321	0390	173,500	9/16/2014	174,000	584	4	1988	4	NO	YES	ARAVITA CONDOMINIUM
50	029090	0070	270,000	5/28/2013	299,000	808	6	1999	3	NO	NO	ASHBURY CONDOMINIUM
50	029090	0200	263,000	10/11/2013	279,000	709	6	1999	3	NO	NO	ASHBURY CONDOMINIUM
50	029090	0230	370,000	10/20/2014	371,000	925	6	1999	3	NO	NO	ASHBURY CONDOMINIUM
50	029090	0240	252,000	7/24/2014	254,000	597	6	1999	3	NO	NO	ASHBURY CONDOMINIUM
50	029090	0290	359,000	7/26/2013	389,000	1,057	6	1999	3	NO	YES	ASHBURY CONDOMINIUM
15	029420	0100	279,900	2/11/2013	322,000	699	5	1999	3	NO	NO	ATHENA CONDOMINIUM
15	029420	0250	171,000	3/23/2014	175,000	433	5	1999	3	NO	NO	ATHENA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	029420	0490	375,000	7/11/2013	409,000	900	5	1999	3	NO	YES	ATHENA CONDOMINIUM
15	029420	0640	279,900	10/28/2014	280,000	707	5	1999	3	NO	NO	ATHENA CONDOMINIUM
55	030000	0020	600,000	8/5/2013	649,000	1,750	6	1984	3	NO	YES	ATWATER THE PH 01 CONDOMINIUM
75	030010	0040	192,000	1/22/2013	223,000	652	5	2002	4	NO	NO	ATWATER PARK
75	030010	0050	335,000	2/3/2014	346,000	1,034	5	2002	4	NO	NO	ATWATER PARK
75	030010	0080	337,000	5/20/2013	374,000	1,003	5	2002	4	NO	NO	ATWATER PARK
75	030010	0140	359,000	12/3/2013	376,000	1,132	5	2002	4	NO	NO	ATWATER PARK
75	030010	0160	249,500	10/23/2014	250,000	584	5	2002	4	NO	NO	ATWATER PARK
75	030010	0240	220,000	6/4/2013	243,000	584	5	2002	4	NO	YES	ATWATER PARK
15	045000	0020	758,369	2/24/2014	780,000	1,795	6	1997	3	NO	YES	BALFOUR POINTE CONDOMINIUM
15	051950	0010	312,000	12/2/2013	327,000	1,044	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0020	299,000	10/18/2013	317,000	738	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0140	339,900	5/9/2014	346,000	838	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0170	202,000	5/5/2014	206,000	498	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0200	306,000	4/2/2013	345,000	738	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0230	224,000	12/15/2014	224,000	553	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0230	200,000	8/28/2013	215,000	553	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
80	059190	0150	197,500	10/6/2014	198,000	583	4	1988	4	NO	NO	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0250	199,950	8/22/2014	201,000	584	4	1988	4	NO	NO	BAYWATCH AT MAGNOLIA CONDOMINIUM
75	066240	0090	503,500	6/17/2013	553,000	1,384	6	2003	4	NO	NO	BELLAGIO CONDOMINIUM
75	066240	0130	515,000	5/21/2014	523,000	1,353	6	2003	4	NO	NO	BELLAGIO CONDOMINIUM
75	066240	0170	519,000	7/12/2013	565,000	1,384	6	2003	4	NO	NO	BELLAGIO CONDOMINIUM
75	066240	0210	775,000	8/11/2014	780,000	1,851	6	2003	4	NO	NO	BELLAGIO CONDOMINIUM
75	066240	0220	850,000	4/25/2014	866,000	2,178	6	2003	4	NO	NO	BELLAGIO CONDOMINIUM
75	077790	0050	209,000	6/20/2014	211,000	828	4	1969	4	NO	NO	BERTONA HOUSE CONDOMINIUM
55	086100	0050	795,000	1/16/2014	824,000	1,947	7	2009	3	NO	YES	BLOCK, THE
55	086100	0060	759,800	12/10/2014	760,000	1,747	7	2009	3	NO	NO	BLOCK, THE
75	086630	0210	360,000	6/11/2013	396,000	1,052	5	2007	3	NO	NO	BLUE HERON
75	086630	0240	395,000	10/30/2014	395,000	1,042	5	2007	3	NO	NO	BLUE HERON
75	086630	0260	236,000	12/16/2013	246,000	639	5	2007	3	NO	NO	BLUE HERON
75	086630	0310	298,000	7/8/2013	325,000	904	5	2007	3	NO	NO	BLUE HERON
45	093800	0040	325,000	10/25/2013	344,000	1,096	5	1981	4	NO	YES	BOREALIS THE CONDOMINIUM
45	093800	0070	285,000	10/28/2014	285,000	1,090	5	1981	4	NO	NO	BOREALIS THE CONDOMINIUM
45	093800	0080	355,000	9/6/2013	380,000	1,090	5	1981	4	NO	NO	BOREALIS 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
45	093800	0280	339,000	3/15/2014	348,000	1,096	5	1981	4	NO	NO	BOREALIS THE CONDOMINIUM
45	093800	0330	289,500	7/8/2013	316,000	1,096	5	1981	4	NO	NO	BOREALIS THE CONDOMINIUM
45	093800	0350	400,000	2/28/2013	457,000	1,543	5	1981	4	NO	YES	BOREALIS THE CONDOMINIUM
60	102950	0060	271,000	3/28/2013	306,000	980	4	1979	3	NO	YES	BOYLSTON AVE EAST CONDOMINIUM
60	102960	0010	540,000	9/3/2014	542,000	1,596	4	1999	3	NO	YES	BOYLSTON TOWNHOME CONDOMINIUM
60	102960	0020	536,500	12/2/2014	537,000	1,596	4	1999	3	NO	YES	BOYLSTON TOWNHOME CONDOMINIUM
80	108563	0060	215,000	11/12/2014	215,000	783	4	1990	4	NO	YES	BRIDGEVIEW CONDOMINIUM
75	132850	0040	156,000	3/27/2014	160,000	628	4	1960	4	NO	NO	CANDYCE
75	132850	0050	149,900	1/18/2013	174,000	769	4	1960	4	NO	NO	CANDYCE
55	136830	0070	424,900	2/13/2013	489,000	1,695	5	1975	4	NO	YES	CARLETON HOUSE CONDOMINIUM
15	140050	0130	275,000	12/1/2014	275,000	658	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0140	359,950	4/12/2013	405,000	922	6	1999	3	NO	YES	CARRARA CONDOMINIUM
15	140050	0150	277,000	8/28/2014	278,000	595	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0170	190,000	8/20/2014	191,000	458	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0200	272,500	9/4/2014	274,000	597	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0280	386,750	12/4/2014	387,000	922	6	1999	3	NO	YES	CARRARA CONDOMINIUM
15	140050	0440	275,000	8/26/2013	296,000	596	6	1999	3	NO	YES	CARRARA CONDOMINIUM
15	140050	0460	269,950	10/10/2013	286,000	596	6	1999	3	NO	YES	CARRARA CONDOMINIUM
15	140050	0470	199,999	6/16/2014	202,000	392	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0580	343,000	9/2/2014	344,000	603	6	1999	3	NO	YES	CARRARA CONDOMINIUM
15	140051	0030	209,950	4/11/2013	236,000	511	6	2000	3	NO	NO	CARRARA II CONDOMINIUM
15	140051	0120	545,000	9/17/2013	582,000	1,206	6	2000	3	NO	YES	CARRARA II CONDOMINIUM
15	140051	0160	273,000	2/14/2013	314,000	622	6	2000	3	NO	YES	CARRARA II CONDOMINIUM
15	140051	0170	267,500	3/27/2013	303,000	617	6	2000	3	NO	NO	CARRARA II CONDOMINIUM
15	140051	0180	572,800	4/7/2014	585,000	1,019	6	2000	3	NO	YES	CARRARA II CONDOMINIUM
15	140051	0200	293,000	6/3/2013	323,000	622	6	2000	3	NO	YES	CARRARA II CONDOMINIUM
55	142180	0030	625,000	7/3/2014	631,000	1,662	5	1991	3	NO	YES	CASCADE CONDOMINIUM
55	142180	0100	581,500	2/24/2014	598,000	1,500	5	1991	3	NO	YES	CASCADE CONDOMINIUM
55	142180	0110	400,000	3/14/2013	455,000	1,101	5	1991	3	NO	YES	CASCADE CONDOMINIUM
55	142180	0260	465,000	4/9/2013	523,000	1,191	5	1991	3	NO	YES	CASCADE CONDOMINIUM
55	142180	0320	459,950	8/7/2013	497,000	1,049	5	1991	3	NO	YES	CASCADE CONDOMINIUM
50	143100	0030	205,000	10/10/2014	205,000	610	4	1978	3	NO	NO	CASCADE VILLA CONDOMINIUM
50	143100	0090	267,000	5/16/2014	271,000	670	4	1978	3	NO	YES	CASCADE VILLA CONDOMINIUM
60	143768	0020	243,500	6/18/2013	267,000	731	6	1930	3	NO	NO	CASTLEWOOD CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	143768	0030	323,600	11/5/2013	341,000	873	6	1930	3	NO	NO	CASTLEWOOD CONDOMINIUM
60	143768	0070	339,000	6/18/2013	372,000	864	6	1930	3	NO	YES	CASTLEWOOD CONDOMINIUM
60	143768	0100	270,000	8/23/2014	271,000	732	6	1930	3	NO	NO	CASTLEWOOD CONDOMINIUM
55	152780	0010	350,000	3/19/2013	397,000	1,332	5	1985	4	NO	YES	CHARHOUSE PH 01 CONDOMINIUM
55	152780	0070	459,500	10/10/2013	488,000	1,304	5	1985	4	NO	YES	CHARHOUSE PH 01 CONDOMINIUM
55	152780	0100	595,000	6/4/2013	656,000	1,584	5	1985	4	NO	YES	CHARHOUSE PH 01 CONDOMINIUM
55	152780	0200	480,000	11/20/2014	480,000	1,329	5	1985	4	NO	YES	CHARHOUSE PH 01 CONDOMINIUM
15	153200	0020	899,900	3/14/2014	923,000	1,984	8	2002	3	NO	YES	CHATILLON CONDOMINIUM
15	153200	0040	913,000	3/14/2014	936,000	1,851	8	2002	3	NO	YES	CHATILLON CONDOMINIUM
80	156230	0050	675,000	5/28/2014	685,000	1,598	7	2002	3	NO	YES	CHEZ NOUS CONDOMINIUM
80	156230	0050	679,500	7/16/2013	739,000	1,598	7	2002	3	NO	YES	CHEZ NOUS CONDOMINIUM
80	156230	0060	630,000	9/3/2013	675,000	1,633	7	2002	3	NO	YES	CHEZ NOUS CONDOMINIUM
80	159400	0020	294,000	6/4/2014	298,000	1,067	5	1989	4	NO	YES	CITADEL THE CONDOMINIUM
80	159400	0040	299,800	10/22/2013	317,000	1,066	5	1989	4	NO	YES	CITADEL THE CONDOMINIUM
80	159400	0110	370,000	12/27/2013	385,000	976	5	1989	4	NO	YES	CITADEL THE CONDOMINIUM
80	159400	0130	300,000	3/28/2013	339,000	1,173	5	1989	4	NO	YES	CITADEL THE CONDOMINIUM
80	159400	0150	375,000	12/7/2013	392,000	1,089	5	1989	4	NO	YES	CITADEL THE CONDOMINIUM
55	159430	0060	235,000	4/9/2014	240,000	599	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0090	275,000	5/28/2014	279,000	834	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0120	280,000	7/9/2013	305,000	981	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0200	275,000	12/19/2014	275,000	825	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0270	249,900	7/26/2013	271,000	634	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0320	275,551	9/24/2014	276,000	825	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0340	255,000	4/14/2014	260,000	630	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0370	302,000	6/5/2014	306,000	823	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0400	283,500	3/17/2014	291,000	862	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0410	285,000	8/14/2014	287,000	819	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0430	232,000	5/22/2013	257,000	598	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0450	265,000	11/7/2013	279,000	834	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0480	350,000	5/29/2014	355,000	981	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0570	303,000	3/8/2013	345,000	834	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
60	159475	0010	409,000	11/21/2013	429,000	1,004	6	1994	3	NO	YES	CITY LAKE CONDOMINIUM
45	159890	0070	158,080	9/10/2014	159,000	450	4	1986	3	NO	NO	CITY VIEW PLACE CONDOMINIUM
45	159890	0080	148,200	4/3/2014	152,000	450	4	1986	3	NO	NO	CITY VIEW PLACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	159890	0120	156,500	7/16/2013	170,000	450	4	1986	3	NO	YES	CITY VIEW PLACE CONDOMINIUM
15	174490	0010	325,000	12/31/2013	338,000	1,016	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0050	425,000	11/19/2014	425,000	1,275	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0210	480,000	12/1/2014	480,000	1,275	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0250	560,000	5/6/2013	624,000	1,300	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0440	675,000	1/10/2014	701,000	1,300	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	176070	0020	349,888	5/15/2013	389,000	1,117	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0090	232,000	10/3/2013	247,000	597	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0110	419,000	8/27/2014	421,000	1,013	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0130	325,000	7/12/2013	354,000	879	4	1992	3	NO	YES	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0140	243,000	12/10/2013	254,000	597	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0230	295,000	7/10/2014	298,000	697	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0350	376,000	4/4/2014	384,000	967	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
80	179200	0020	390,000	3/27/2014	399,000	1,129	6	1988	4	NO	YES	COURTYARD THE CONDOMINIUM
80	179200	0080	404,500	7/9/2014	408,000	1,080	6	1988	4	NO	YES	COURTYARD THE CONDOMINIUM
15	179253	0050	316,000	5/5/2014	321,000	770	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0060	350,000	4/18/2013	393,000	972	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0090	236,500	3/12/2014	243,000	585	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0120	315,000	11/18/2014	315,000	770	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0140	234,000	6/10/2013	258,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0150	244,000	6/28/2014	247,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0200	269,950	7/3/2013	295,000	682	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0250	237,600	4/19/2013	266,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0330	229,000	5/23/2013	254,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0400	240,000	10/11/2013	255,000	682	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0570	300,000	9/16/2014	301,000	665	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0650	299,950	11/19/2014	300,000	650	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0660	295,000	5/20/2014	299,000	665	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM

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80	200640	0130	345,000	5/2/2014	351,000	1,167	5	1979	4	NO	YES	DESIREE THE CONDOMINIUM
55	202360	0060	310,000	11/19/2013	326,000	827	4	1996	3	NO	YES	DEXTER VIEW CONDOMINIUM
75	204150	0010	289,000	7/18/2014	291,000	990	4	1976	4	NO	NO	DISCOVERY PARK CONDOMINIUM
75	204150	0050	237,000	8/5/2013	256,000	1,070	4	1976	4	NO	NO	DISCOVERY PARK CONDOMINIUM
80	210900	0030	205,000	11/14/2014	205,000	686	5	1990	3	NO	NO	DRAVUS PLACE CONDOMINIUM
80	210900	0060	230,000	3/25/2013	260,000	771	5	1990	3	NO	NO	DRAVUS PLACE CONDOMINIUM
80	210900	0120	246,800	10/18/2013	261,000	813	5	1990	3	NO	YES	DRAVUS PLACE CONDOMINIUM
60	215460	0020	437,500	2/7/2014	452,000	1,178	4	1989	3	NO	NO	EAST BOSTON ST CONDOMINIUM
60	215460	0030	467,500	5/15/2014	475,000	1,161	4	1989	3	NO	YES	EAST BOSTON ST CONDOMINIUM
60	215460	0040	415,000	4/15/2013	466,000	1,161	4	1989	3	NO	YES	EAST BOSTON ST CONDOMINIUM
60	215460	0050	467,500	9/20/2013	499,000	1,112	4	1989	3	NO	YES	EAST BOSTON ST CONDOMINIUM
60	220800	0050	340,000	8/16/2014	342,000	1,017	4	1992	3	NO	NO	EASTLAKE E J PLAZA CONDOMINIUM
60	220850	0100	517,000	11/26/2013	542,000	1,289	5	1921	5	NO	NO	EASTLAKE GARDEN CT TOWNHOMES CONDOMINIUM
55	228515	0090	435,000	7/17/2014	439,000	1,138	6	1983	4	NO	YES	802 NEWTON CONDOMINIUM
75	229660	0040	359,000	8/7/2013	388,000	1,800	5	1973	4	NO	YES	ELDORADO THE CONDOMINIUM
75	229660	0140	415,000	5/20/2013	460,000	1,800	5	1973	4	NO	YES	ELDORADO THE CONDOMINIUM
75	229660	0160	430,000	8/5/2014	433,000	1,800	5	1973	4	NO	YES	ELDORADO THE CONDOMINIUM
75	229660	0220	414,000	11/17/2014	414,000	1,800	5	1973	4	NO	YES	ELDORADO THE CONDOMINIUM
75	229661	0210	150,000	3/15/2013	170,000	706	4	1969	4	NO	YES	ELDORADO NO. 02 CONDOMINIUM
75	229661	0270	182,000	8/11/2014	183,000	654	4	1969	4	NO	NO	ELDORADO NO. 02 CONDOMINIUM
75	229664	0230	189,000	8/12/2014	190,000	703	4	1970	4	NO	YES	ELDORADO NO. 04 CONDOMINIUM
75	229664	0250	302,000	5/12/2014	307,000	997	4	1970	4	NO	YES	ELDORADO NO. 04 CONDOMINIUM
15	231360	0030	489,000	5/17/2013	543,000	1,285	5	1996	2	NO	YES	ELLIOTT THE CONDOMINIUM
15	231398	0040	259,900	9/17/2014	261,000	644	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0060	215,000	2/14/2014	222,000	500	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0190	355,000	10/16/2014	356,000	920	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0250	214,000	11/21/2013	225,000	500	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0270	344,950	2/19/2014	355,000	920	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0290	359,000	7/28/2014	362,000	920	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0350	480,000	12/29/2014	480,000	981	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0370	605,000	7/23/2014	610,000	1,450	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
75	233330	0040	209,800	3/25/2013	237,000	1,090	4	1977	4	NO	NO	EMERSON HOUSE CONDOMINIUM
75	233330	0120	224,000	6/11/2014	227,000	826	4	1977	4	NO	YES	EMERSON HOUSE CONDOMINIUM

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75	233330	0130	230,000	10/21/2014	230,000	874	4	1977	4	NO	YES	EMERSON HOUSE CONDOMINIUM
50	233430	0140	330,000	4/28/2014	336,000	1,175	5	1975	4	NO	YES	EMERSON VISTA CONDOMINIUM
45	238330	0030	269,999	5/6/2013	301,000	815	4	1925	4	NO	YES	ESSEX HOUSE CONDOMINIUM
45	238330	0120	355,000	7/24/2014	358,000	816	4	1925	4	NO	YES	ESSEX HOUSE CONDOMINIUM
60	246843	0010	341,000	1/31/2013	394,000	1,054	4	1978	4	NO	NO	FAIRVIEW VISTA CONDOMINIUM
60	246843	0020	423,000	10/7/2014	424,000	1,118	4	1978	4	NO	NO	FAIRVIEW VISTA CONDOMINIUM
60	246843	0080	440,000	6/4/2013	485,000	1,119	4	1978	4	NO	YES	FAIRVIEW VISTA CONDOMINIUM
60	246843	0090	330,000	9/18/2014	331,000	650	4	1978	4	NO	NO	FAIRVIEW VISTA CONDOMINIUM
80	247093	0040	239,900	9/16/2014	241,000	829	4	1980	4	NO	NO	FAIRWAY VISTA CONDOMINIUM
15	253889	0010	324,950	8/27/2014	327,000	771	5	1990	4	NO	NO	15 PROSPECT CONDOMINIUM
15	253889	0050	310,000	10/4/2013	329,000	779	5	1990	4	NO	NO	15 PROSPECT CONDOMINIUM
15	253889	0110	383,000	4/1/2014	392,000	947	5	1990	4	NO	YES	15 PROSPECT CONDOMINIUM
15	253889	0130	300,000	6/11/2013	330,000	754	5	1990	4	NO	YES	15 PROSPECT CONDOMINIUM
15	253889	0160	310,000	3/20/2013	352,000	752	5	1990	4	NO	YES	15 PROSPECT CONDOMINIUM
45	253899	0010	470,000	8/25/2014	472,000	1,081	5	1905	5	NO	NO	5TH AVE W
45	253899	0040	450,000	2/24/2014	463,000	1,081	5	1905	5	NO	NO	5TH AVE W
50	253910	0100	290,000	5/20/2014	294,000	1,015	5	1985	3	NO	YES	57 ETRURIA CONDOMINIUM
15	255790	0140	140,000	3/28/2013	158,000	590	3	1965	4	NO	NO	FIRESIDE LANAI CONDOMINIUM
15	256991	0020	489,000	10/22/2014	490,000	1,187	6	2003	3	NO	NO	511 WEST MERCER PLACE CONDOMINIUM
15	256991	0170	1,425,000	9/13/2013	1,523,000	2,427	6	2003	3	NO	YES	511 WEST MERCER PLACE CONDOMINIUM
15	256994	0040	503,000	4/12/2013	565,000	1,443	5	1998	3	NO	YES	514 WARD STREET CONDOMINIUM
15	257015	0060	363,000	7/31/2014	366,000	1,006	4	1979	4	NO	YES	555 PROSPECT CONDOMINIUM
55	261734	0020	350,000	2/25/2013	401,000	1,166	4	1992	3	NO	YES	FOUR SEASONS CONDOMINIUM
55	261734	0030	325,000	6/10/2013	358,000	1,210	4	1992	3	NO	NO	FOUR SEASONS CONDOMINIUM
55	261734	0050	335,000	3/26/2014	343,000	1,210	4	1992	3	NO	NO	FOUR SEASONS CONDOMINIUM
45	261745	0010	359,000	9/20/2013	383,000	922	5	1990	4	NO	NO	467 NEWTON ST CONDOMINIUM
45	261745	0080	279,000	9/6/2013	299,000	717	5	1990	4	NO	YES	467 NEWTON ST CONDOMINIUM
45	261750	0020	819,000	8/12/2013	884,000	1,971	6	1960	4	NO	YES	1400 - 11TH AVE W CONDOMINIUM
45	261755	0020	289,000	7/12/2013	315,000	890	5	1984	4	NO	NO	1400 TAYLOR CONDOMINIUM
45	261755	0040	315,000	10/16/2014	316,000	960	5	1984	4	NO	NO	1400 TAYLOR CONDOMINIUM
45	261755	0110	355,000	2/14/2013	408,000	1,030	5	1984	4	NO	YES	1400 TAYLOR CONDOMINIUM
45	261755	0120	320,000	5/19/2014	325,000	883	5	1984	4	NO	YES	1400 TAYLOR CONDOMINIUM
45	261755	0130	399,000	6/24/2013	437,000	1,066	5	1984	4	NO	YES	1400 TAYLOR CONDOMINIUM
45	261755	0140	365,000	4/9/2013	411,000	969	5	1984	4	NO	YES	1400 TAYLOR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	261755	0190	309,000	4/1/2013	349,000	951	5	1984	4	NO	YES	1400 TAYLOR CONDOMINIUM
45	261775	0020	400,000	10/23/2013	423,000	1,057	6	2002	4	NO	NO	1415 SIXTH AVENUE NORTH
45	261775	0060	540,000	10/8/2014	541,000	1,237	6	2002	4	NO	YES	1415 SIXTH AVENUE NORTH
45	261775	0130	635,000	4/10/2014	648,000	1,261	6	2002	4	NO	YES	1415 SIXTH AVENUE NORTH
45	261775	0130	580,000	1/16/2013	675,000	1,261	6	2002	4	NO	YES	1415 SIXTH AVENUE NORTH
60	263480	0020	229,999	2/15/2013	264,000	885	4	1967	3	NO	NO	FRANKLIN THE CONDOMINIUM
60	263480	0030	235,000	10/27/2014	235,000	712	4	1967	3	NO	NO	FRANKLIN THE CONDOMINIUM
60	263500	0040	241,500	9/23/2014	242,000	636	4	1985	4	NO	NO	FRANKLIN COURT CONDOMINIUM
60	263500	0050	225,000	5/15/2013	250,000	636	4	1985	4	NO	YES	FRANKLIN COURT CONDOMINIUM
60	263500	0110	235,000	8/2/2013	254,000	601	4	1985	4	NO	NO	FRANKLIN COURT CONDOMINIUM
60	263500	0130	223,000	5/9/2014	227,000	656	4	1985	4	NO	NO	FRANKLIN COURT CONDOMINIUM
60	263500	0170	287,500	11/7/2013	303,000	857	4	1985	4	NO	YES	FRANKLIN COURT CONDOMINIUM
60	263550	0020	353,500	10/1/2013	376,000	978	5	2000	3	NO	YES	FRANKLIN PLACE CONDOMINIUM
45	268400	0040	324,500	4/25/2013	363,000	955	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0070	419,950	9/8/2014	422,000	904	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0130	305,000	10/22/2014	305,000	656	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0170	316,500	3/5/2013	361,000	955	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0230	381,000	1/10/2013	444,000	1,087	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0280	315,000	9/10/2013	337,000	726	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0290	324,500	4/10/2013	365,000	973	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0340	505,000	11/19/2014	505,000	1,438	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	269680	0010	620,000	4/23/2013	694,000	1,600	6	1993	4	NO	NO	GARDEN ON QUEEN ANNE THE CONDOMINIUM
80	277250	0060	292,000	4/4/2013	329,000	1,213	5	2000	3	NO	YES	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0180	189,000	5/16/2014	192,000	602	5	2000	3	NO	YES	GILMAN'S FAIRWAY CONDOMINIUM
15	286720	0230	341,500	6/19/2013	375,000	839	6	1995	3	NO	YES	GRANDE THE CONDOMINIUM
55	309000	0010	316,500	8/27/2014	318,000	827	4	1962	4	NO	NO	HAN-ROC CONDOMINIUM
15	311043	0230	360,000	5/30/2014	365,000	888	5	1963	4	NO	YES	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0510	427,000	3/25/2014	437,000	985	5	1963	4	NO	YES	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
60	311073	0040	396,000	10/1/2014	397,000	983	5	1986	4	NO	NO	HARBOR POINTE CONDOMINIUM
60	311073	0100	390,000	5/9/2013	434,000	1,162	5	1986	4	NO	YES	HARBOR POINTE CONDOMINIUM
60	311100	0010	263,000	6/30/2014	266,000	590	5	1928	5	NO	NO	HARMON THE
60	311100	0070	297,500	2/19/2013	341,000	836	5	1928	5	NO	NO	HARMON THE
55	318580	0470	235,000	10/22/2014	235,000	766	4	1989	3	NO	NO	HAYES COURT CONDOMINIUM
45	329551	0060	539,000	11/5/2013	568,000	1,083	6	1916	5	NO	NO	HIGHLAND COURT-QUEEN ANNE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	329551	0070	550,000	3/13/2014	564,000	1,078	6	1916	5	NO	NO	HIGHLAND COURT-QUEEN ANNE
45	329857	0060	255,000	10/16/2014	255,000	680	3	1981	4	NO	YES	HIGHLAND HOUSE EAST CONDOMINIUM
15	329940	0050	210,000	5/20/2014	213,000	436	6	1963	5	NO	NO	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0170	535,000	4/22/2014	545,000	1,110	6	1963	5	NO	YES	HIGHLAND QUEEN ANNE CONDOMINIUM
80	339515	0210	187,000	8/13/2013	202,000	952	4	1969	4	NO	YES	HOLLY TERRACE CONDOMINIUM
15	363070	0050	318,200	3/21/2014	326,000	846	5	2003	3	NO	NO	IV WEST CONDOMINIUM
15	363070	0060	290,000	10/3/2014	291,000	745	5	2003	3	NO	NO	IV WEST CONDOMINIUM
15	363070	0190	404,000	5/16/2013	449,000	1,029	5	2003	3	NO	NO	IV WEST CONDOMINIUM
15	363070	0310	445,000	3/6/2014	457,000	1,116	5	2003	3	NO	YES	IV WEST CONDOMINIUM
15	363070	0340	369,000	2/7/2014	381,000	908	5	2003	3	NO	NO	IV WEST CONDOMINIUM
15	363070	0400	335,000	12/19/2013	349,000	859	5	2003	3	NO	YES	IV WEST CONDOMINIUM
45	366900	0040	415,000	8/12/2013	448,000	962	6	1900	5	NO	NO	JANUS HOUSE CONDOMINIUM
80	373760	0050	189,000	10/29/2013	200,000	741	5	1966	4	NO	NO	JOHNSTON MANOR CONDOMINIUM
80	373760	0080	306,000	4/23/2014	312,000	1,040	5	1966	4	NO	YES	JOHNSTON MANOR CONDOMINIUM
15	387760	0100	290,000	6/18/2014	293,000	781	5	1982	4	NO	NO	KINNEAR PARK CONDOMINIUM
15	387760	0130	405,000	3/17/2014	415,000	1,071	5	1982	4	NO	NO	KINNEAR PARK CONDOMINIUM
15	387760	0270	450,000	5/20/2013	499,000	1,112	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387760	0310	459,000	8/25/2014	461,000	1,130	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387760	0390	372,000	2/20/2013	427,000	1,071	5	1982	4	NO	NO	KINNEAR PARK CONDOMINIUM
15	387760	0410	391,000	7/28/2014	394,000	1,071	5	1982	4	NO	NO	KINNEAR PARK CONDOMINIUM
15	387760	0410	347,000	1/15/2013	404,000	1,071	5	1982	4	NO	NO	KINNEAR PARK CONDOMINIUM
15	387760	0500	379,000	3/15/2013	431,000	1,071	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387760	0680	470,000	10/10/2014	471,000	1,071	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387770	0130	425,000	5/10/2013	473,000	1,367	4	1982	4	NO	YES	KINNEAR PLAZA CONDOMINIUM
15	387770	0140	475,000	6/10/2014	481,000	1,137	4	1982	4	NO	YES	KINNEAR PLAZA CONDOMINIUM
15	387790	0020	389,000	10/13/2014	390,000	972	5	1975	4	NO	YES	KINNEAR VISTA CONDOMINIUM
15	387790	0050	519,000	11/17/2014	519,000	1,317	5	1975	4	NO	YES	KINNEAR VISTA CONDOMINIUM
60	407900	0070	339,500	8/2/2013	367,000	926	5	1986	3	NO	YES	LAKE SIDE TERRACE CONDOMINIUM
60	407900	0090	385,000	5/19/2013	427,000	992	5	1986	3	NO	YES	LAKE SIDE TERRACE CONDOMINIUM
60	407900	0150	425,000	8/26/2014	427,000	1,163	5	1986	3	NO	YES	LAKE SIDE TERRACE CONDOMINIUM
60	408340	0030	370,000	4/20/2013	415,000	1,041	4	1996	3	NO	NO	LAKE UNION EAST PH 01 CONDOMINIUM
60	409300	0020	103,500	3/10/2014	106,000	350	4	1988	3	NO	NO	LAKE VIEW EAST CONDOMINIUM
60	409300	0050	249,900	8/23/2013	269,000	785	4	1988	3	NO	NO	LAKE VIEW EAST CONDOMINIUM
55	415233	0150	420,000	12/18/2014	420,000	1,241	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM

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55	415233	0190	410,000	8/12/2014	412,000	1,275	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0310	350,000	3/6/2014	360,000	1,195	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0320	315,000	3/26/2014	322,000	1,062	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0340	396,000	10/29/2014	396,000	1,285	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0360	426,500	6/18/2014	431,000	1,303	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0370	369,500	2/27/2014	380,000	1,242	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0430	380,200	2/12/2013	437,000	1,210	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0470	530,000	11/6/2013	559,000	1,764	6	1984	3	NO	YES	LAKEWEST CONDOMINIUM
60	415235	0010	517,500	10/9/2013	549,000	1,181	4	1987	3	NO	YES	LAKEWIND CONDOMINIUM
60	415235	0060	515,000	6/24/2014	521,000	1,201	4	1987	3	NO	YES	LAKEWIND CONDOMINIUM
75	423800	0100	377,000	5/29/2013	417,000	1,407	4	1987	3	NO	YES	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0120	315,000	3/7/2014	324,000	1,376	4	1987	3	NO	YES	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0210	330,000	6/25/2013	361,000	1,679	4	1987	3	NO	NO	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0220	426,000	6/11/2014	431,000	1,670	4	1987	3	NO	NO	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0280	325,000	6/19/2013	357,000	1,649	4	1987	3	NO	YES	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0310	385,000	4/29/2014	392,000	1,670	4	1987	3	NO	YES	LAWTON PARK TOWNHOUSES CONDOMINIUM
15	427200	0010	416,000	4/21/2014	424,000	1,040	7	1909	5	NO	NO	LEONA CONDOMINIUM
15	427200	0180	838,000	4/25/2013	938,000	2,145	7	1909	5	NO	NO	LEONA CONDOMINIUM
75	438780	0290	619,000	5/12/2014	629,000	1,786	6	1982	4	YES	YES	LOCKHAVEN CONDOMINIUM
75	439540	0010	289,000	5/21/2013	320,000	1,014	5	1965	4	NO	YES	LOCKSHORE CONDOMINIUM
75	439540	0200	300,000	7/3/2014	303,000	995	5	1965	4	NO	YES	LOCKSHORE CONDOMINIUM
15	445872	0030	667,350	1/24/2013	774,000	2,120	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0050	375,000	2/3/2014	387,000	1,034	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0080	439,000	10/2/2014	440,000	1,054	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0150	325,000	7/16/2014	328,000	697	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0180	499,000	5/1/2014	508,000	1,406	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0300	278,750	1/30/2014	288,000	743	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0460	452,000	6/3/2014	458,000	1,286	6	2006	3	NO	YES	LUMEN CONDOMINIUM
15	446850	0100	399,950	12/31/2013	416,000	915	6	1968	4	NO	NO	LUXE CONDOMINIUM
15	446850	0210	465,000	5/8/2014	473,000	969	6	1968	4	NO	YES	LUXE CONDOMINIUM
15	446850	0260	320,000	8/5/2013	346,000	688	6	1968	4	NO	YES	LUXE CONDOMINIUM
15	446850	0390	741,195	10/1/2013	788,000	1,659	6	1968	4	NO	YES	LUXE CONDOMINIUM
80	500770	0010	200,000	12/10/2013	209,000	660	4	1967	5	NO	NO	MADERA ON QUEEN ANNE CONDOMINIUM
80	500770	0030	230,000	8/28/2013	247,000	660	4	1967	5	NO	NO	MADERA ON QUEEN ANNE CONDOMINIUM

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80	500770	0040	235,000	9/22/2014	236,000	660	4	1967	5	NO	NO	MADERA ON QUEEN ANNE CONDOMINIUM
80	500770	0060	245,000	4/1/2014	251,000	660	4	1967	5	NO	NO	MADERA ON QUEEN ANNE CONDOMINIUM
75	503080	0070	255,000	5/22/2013	283,000	1,038	4	1969	4	NO	YES	MAGGIE HILLS CONDOMINIUM
80	503160	0020	326,000	4/28/2014	332,000	1,172	4	1991	4	NO	NO	MAGNOLIA BAY CONDOMINIUM
80	503160	0030	255,000	4/26/2013	285,000	1,073	4	1991	4	NO	NO	MAGNOLIA BAY CONDOMINIUM
75	503500	0090	240,000	10/2/2013	255,000	960	4	1978	4	NO	NO	MAGNOLIA GATE CONDOMINIUM
75	503560	0020	305,000	10/7/2013	324,000	1,316	4	1968	4	NO	NO	MAGNOLIA HEIGHTS CONDOMINIUM
75	503560	0080	385,000	11/5/2014	385,000	1,448	4	1968	4	NO	YES	MAGNOLIA HEIGHTS CONDOMINIUM
75	503780	0040	205,000	7/9/2014	207,000	769	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0070	200,000	10/8/2013	212,000	833	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0190	228,000	4/3/2014	233,000	818	4	1968	3	NO	YES	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0230	200,000	4/10/2014	204,000	769	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0250	219,000	11/8/2013	231,000	880	4	1968	3	NO	YES	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0330	219,000	10/30/2013	231,000	818	4	1968	3	NO	YES	MAGNOLIA RIDGE CONDOMINIUM
80	503910	0050	225,780	4/22/2014	230,000	930	4	1969	4	NO	NO	MAGNOLIA VIEW CONDOMINIUM
80	503910	0170	250,000	12/17/2014	250,000	952	4	1969	4	NO	YES	MAGNOLIA VIEW CONDOMINIUM
80	504030	0060	193,000	11/19/2014	193,000	697	4	1978	4	NO	NO	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0080	200,000	8/11/2014	201,000	814	4	1978	4	NO	YES	MAGNOLIA VIEW CREST CONDOMINIUM
75	504180	0110	279,900	3/24/2013	317,000	1,066	5	1978	4	NO	NO	MAGNOLIA VILLAGER CONDOMINIUM
75	504180	0150	325,000	6/10/2014	329,000	1,166	5	1978	4	NO	NO	MAGNOLIA VILLAGER CONDOMINIUM
75	504630	0010	189,650	10/3/2013	202,000	780	4	1967	4	NO	NO	MAH-YOOS CONDOMINIUM
60	505100	0130	305,000	11/19/2014	305,000	873	4	1966	3	NO	YES	MAISON D'OR CONDOMINIUM
60	505750	0170	905,000	6/5/2014	917,000	1,544	6	2000	3	YES	YES	MALLARD COVE TOWNHOMES
75	511635	0030	285,000	8/13/2014	287,000	949	4	1991	3	NO	NO	MAPLECREEK CONDOMINIUM
60	513760	0010	405,000	7/12/2013	441,000	1,052	6	1927	4	NO	NO	MARA BELLA CONDOMINIUM
45	513765	0030	360,000	8/25/2014	362,000	767	5	1927	4	NO	NO	MARC-ANNA
15	516550	0010	335,000	8/5/2014	337,000	837	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0040	295,000	12/18/2013	308,000	842	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0050	280,000	3/12/2014	287,000	843	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0080	286,000	11/14/2013	301,000	842	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0100	294,500	3/17/2014	302,000	774	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0220	259,950	6/26/2013	285,000	648	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0240	299,000	8/20/2014	301,000	836	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0250	310,000	10/10/2013	329,000	836	5	2009	3	NO	NO	MARSELLE CONDOMINIUM

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15	516550	0440	360,450	5/28/2014	366,000	846	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0560	196,000	2/11/2014	202,000	376	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0580	360,000	12/23/2014	360,000	865	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0630	233,000	3/25/2014	239,000	554	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0650	292,109	5/24/2013	323,000	846	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0750	345,000	9/24/2014	346,000	706	5	2009	3	NO	YES	MARSELLE CONDOMINIUM
15	516550	0820	259,990	5/8/2013	290,000	642	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0940	285,000	10/13/2014	286,000	553	5	2009	3	NO	YES	MARSELLE CONDOMINIUM
15	516550	0980	340,000	4/23/2013	381,000	865	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	1080	359,950	10/25/2013	380,000	846	5	2009	3	NO	YES	MARSELLE CONDOMINIUM
15	516550	1110	335,000	4/22/2014	341,000	781	5	2009	3	NO	YES	MARSELLE CONDOMINIUM
15	516550	1200	265,000	7/11/2013	289,000	562	5	2009	3	NO	YES	MARSELLE CONDOMINIUM
15	519440	0050	320,000	9/18/2013	342,000	880	5	1999	3	NO	YES	MARY, THE CONDOMINIUM
15	519440	0060	367,751	10/3/2013	391,000	896	5	1999	3	NO	YES	MARY, THE CONDOMINIUM
15	519440	0080	537,000	12/2/2013	562,000	1,354	5	1999	3	NO	YES	MARY, THE CONDOMINIUM
55	520160	0030	496,000	5/15/2014	504,000	1,245	5	1974	4	NO	YES	MATADOR THE CONDOMINIUM
55	532850	0060	244,950	6/12/2014	248,000	838	4	1995	3	NO	YES	MCGRW THE CONDOMINIUM
55	532850	0120	514,000	4/14/2014	525,000	1,462	4	1995	3	NO	YES	MCGRW THE CONDOMINIUM
55	532850	0140	225,810	1/13/2014	234,000	847	4	1995	3	NO	YES	MCGRW THE CONDOMINIUM
55	532860	0110	341,000	6/12/2014	345,000	767	4	1978	3	NO	YES	MC GRW PARK CONDOMINIUM
15	545270	0120	336,950	2/23/2013	386,000	1,015	5	1987	4	NO	YES	MERCER PLACE CONDOMINIUM
15	545500	0020	321,500	6/16/2014	325,000	999	4	1963	4	NO	NO	MERCER WEST CONDOMINIUM
15	545500	0180	280,000	12/11/2013	293,000	926	4	1963	4	NO	YES	MERCER WEST CONDOMINIUM
15	545500	0310	715,000	2/19/2014	736,000	1,881	4	1963	4	NO	YES	MERCER WEST CONDOMINIUM
80	559400	0010	342,000	8/23/2013	368,000	1,241	5	2003	3	NO	NO	MONTERRA AT MAGNOLIA CONDOMINIUM
80	559400	0100	309,000	2/1/2013	357,000	1,171	5	2003	3	NO	NO	MONTERRA AT MAGNOLIA CONDOMINIUM
15	560395	0060	612,500	8/21/2013	659,000	1,335	6	2002	3	NO	NO	MONTIANA CONDOMINIUM
55	601100	0090	255,000	9/24/2014	256,000	617	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0140	350,000	2/20/2014	360,000	981	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0390	418,000	12/13/2013	437,000	1,324	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0400	413,000	6/18/2013	453,000	1,326	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0420	374,000	1/29/2013	433,000	1,398	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0450	399,000	9/25/2014	400,000	1,233	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0490	395,500	2/12/2013	455,000	1,356	6	1992	3	NO	YES	NAUTICA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	606380	0010	199,950	3/25/2014	205,000	634	4	1978	4	NO	NO	NEWELL SQUARE CONDOMINIUM
80	606380	0110	178,500	4/3/2014	182,000	658	4	1978	4	NO	YES	NEWELL SQUARE CONDOMINIUM
60	609419	0100	307,000	8/26/2014	308,000	935	4	1990	3	NO	NO	1926 FAIRVIEW CONDOMINIUM
60	609419	0200	305,501	5/23/2014	310,000	807	4	1990	3	NO	NO	1926 FAIRVIEW CONDOMINIUM
60	609419	0210	299,950	10/24/2014	300,000	745	4	1990	3	NO	NO	1926 FAIRVIEW CONDOMINIUM
75	610700	0050	267,500	8/25/2014	269,000	926	4	1977	4	NO	YES	NOR' EASTER CONDOMINIUM
50	617140	0080	250,000	5/23/2014	254,000	977	4	1965	4	NO	YES	NORTHERN LIGHTS CONDOMINIUM
50	617140	0130	184,000	4/14/2014	188,000	682	4	1965	4	NO	YES	NORTHERN LIGHTS CONDOMINIUM
50	617140	0270	221,000	9/1/2014	222,000	683	4	1965	4	NO	NO	NORTHERN LIGHTS CONDOMINIUM
15	638520	0180	475,000	3/1/2014	488,000	1,043	4	1968	4	NO	YES	OLYMPIC PLAZA CONDOMINIUM
45	639100	0150	2,000,000	4/10/2013	2,250,000	2,592	7	1974	4	NO	YES	ONE ELEVEN THE CONDOMINIUM
50	639140	0010	270,000	8/26/2013	290,000	987	4	1978	4	NO	NO	174 FLORENTIA ST CONDOMINIUM
45	639145	0220	225,000	5/31/2013	249,000	750	4	1988	3	NO	NO	ONE SIXTY LEE ST PH 01 CONDOMINIUM
80	661150	0020	350,000	9/12/2013	374,000	1,709	4	1962	4	NO	NO	PALI NO. 02 CONDOMINIUM
45	661280	0010	385,000	11/15/2013	405,000	1,082	5	1964	4	NO	YES	PALISADES CONDOMINIUM
45	661280	0070	430,000	11/6/2013	453,000	1,088	5	1964	4	NO	YES	PALISADES CONDOMINIUM
80	662110	0020	305,000	7/24/2014	307,000	1,220	5	1990	3	NO	NO	PANORAMA WEST CONDOMINIUM
80	662110	0050	314,000	12/12/2014	314,000	1,030	5	1990	3	NO	YES	PANORAMA WEST CONDOMINIUM
45	663310	0050	1,075,000	2/25/2013	1,230,000	3,180	6	1990	4	NO	YES	PARC CRISTAL CONDOMINIUM
45	663310	0060	1,590,000	10/21/2014	1,592,000	3,180	6	1990	4	NO	YES	PARC CRISTAL CONDOMINIUM
15	664945	0020	225,000	10/9/2013	239,000	591	5	1949	5	NO	YES	PARK TERRACE CONDOMINIUM
15	664945	0130	265,000	5/23/2014	269,000	602	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
15	664945	0240	251,000	4/9/2013	282,000	602	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
15	664945	0250	285,000	10/1/2013	303,000	780	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
15	664945	0410	242,000	10/8/2013	257,000	652	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
80	678080	0200	295,000	4/1/2014	302,000	1,048	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0210	253,000	3/12/2014	260,000	1,040	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0250	274,900	10/14/2013	291,000	1,046	4	1980	4	NO	NO	PIERRE MARQUIS CONDOMINIUM
80	678080	0280	341,000	9/26/2014	342,000	1,186	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0310	292,000	4/14/2014	298,000	1,051	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0360	261,000	2/20/2014	269,000	1,046	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0460	297,500	1/22/2014	308,000	1,046	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
15	681550	0040	346,000	4/8/2014	353,000	867	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM
15	681550	0050	360,000	8/22/2014	362,000	858	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	681550	0120	175,000	10/15/2013	185,000	477	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM
15	681550	0280	295,000	11/6/2014	295,000	647	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM
15	681550	0290	275,000	9/6/2013	295,000	628	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM
15	681790	0090	355,000	7/16/2014	358,000	1,072	5	1970	3	NO	YES	PLAZA ROYALE CONDOMINIUM
15	681790	0170	522,000	8/15/2013	563,000	1,252	5	1970	3	NO	YES	PLAZA ROYALE CONDOMINIUM
55	686400	0010	325,000	6/14/2013	357,000	1,104	6	2004	3	NO	NO	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0070	469,000	7/18/2014	473,000	1,060	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0080	400,000	8/8/2013	432,000	1,104	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0130	327,500	11/18/2014	328,000	727	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0150	450,500	7/16/2014	454,000	1,101	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0240	465,800	5/28/2014	472,000	966	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0260	350,000	5/5/2014	356,000	674	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0380	345,000	8/8/2013	373,000	793	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0500	215,000	3/8/2013	245,000	486	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0510	385,000	1/21/2014	399,000	979	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0530	380,000	7/24/2013	412,000	1,086	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0550	280,950	11/20/2013	295,000	728	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0570	267,000	7/24/2014	269,000	524	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0680	285,000	11/21/2013	299,000	789	6	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
75	700280	0110	249,000	9/19/2013	266,000	1,122	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0130	301,500	10/24/2014	302,000	1,116	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0140	245,000	2/26/2014	252,000	1,041	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0260	175,000	6/27/2013	192,000	765	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0290	183,000	11/18/2014	183,000	755	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0310	235,000	12/19/2014	235,000	825	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0450	270,000	9/4/2013	289,000	1,100	5	1974	4	NO	YES	QUARTERDECK CONDOMINIUM
75	700280	0540	310,000	12/10/2014	310,000	1,045	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0590	265,000	12/18/2014	265,000	1,035	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0630	307,500	8/8/2013	332,000	1,175	5	1974	4	NO	YES	QUARTERDECK CONDOMINIUM
75	700280	0690	188,500	7/11/2014	190,000	760	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
80	701069	0020	300,900	5/10/2014	306,000	1,218	5	1984	3	NO	NO	QUEEN ANNE THE CONDOMINIUM
15	701370	0060	324,000	10/3/2013	344,000	1,080	4	1979	4	NO	NO	QUEEN ANNE COURT CONDOMINIUM
15	701370	0110	360,000	4/28/2014	367,000	1,150	4	1979	4	NO	NO	QUEEN ANNE COURT CONDOMINIUM
45	701430	0010	395,000	8/20/2013	425,000	964	6	1908	3	NO	YES	QUEEN ANNE HIGH SCHOOL

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	701430	0070	245,000	11/6/2013	258,000	681	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	0070	250,000	1/28/2013	289,000	681	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	0090	330,000	2/3/2014	341,000	931	6	1908	3	NO	YES	QUEEN ANNE HIGH SCHOOL
45	701430	0250	355,000	11/27/2013	372,000	719	6	1908	3	NO	YES	QUEEN ANNE HIGH SCHOOL
45	701430	0260	366,000	11/7/2013	386,000	919	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	0400	335,000	6/18/2014	339,000	900	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	0680	400,000	4/22/2013	448,000	690	6	1908	3	NO	YES	QUEEN ANNE HIGH SCHOOL
45	701430	0840	300,000	10/24/2013	317,000	692	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	0910	275,000	8/14/2013	297,000	686	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	1000	315,000	2/28/2013	360,000	686	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	1080	309,750	4/30/2014	315,000	683	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	1220	416,000	10/23/2013	440,000	1,000	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
45	701430	1230	310,000	11/14/2013	326,000	739	6	1908	3	NO	YES	QUEEN ANNE HIGH SCHOOL
45	701430	1360	378,000	1/23/2013	438,000	1,000	6	1908	3	NO	NO	QUEEN ANNE HIGH SCHOOL
80	701480	0070	261,000	9/8/2014	262,000	1,083	4	1980	4	NO	NO	QUEEN ANNE NORTH CONDOMINIUM
80	701480	0150	202,500	9/19/2014	203,000	791	4	1980	4	NO	NO	QUEEN ANNE NORTH CONDOMINIUM
80	701485	0070	232,000	4/16/2013	260,000	848	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0090	239,950	2/13/2014	247,000	818	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0100	148,000	6/26/2014	150,000	471	5	1990	4	NO	NO	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0230	210,000	7/19/2013	228,000	595	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0290	239,900	3/11/2014	246,000	586	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0300	230,000	7/25/2013	250,000	620	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0450	230,000	3/10/2014	236,000	620	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
15	701530	0060	568,000	5/16/2014	577,000	1,486	6	1978	4	NO	YES	QUEEN ANNE PLACE CONDOMINIUM
80	701540	0050	280,000	3/1/2013	320,000	1,231	5	1977	4	NO	YES	QUEEN ANNE 20 CONDOMINIUM
80	701540	0060	330,000	7/11/2013	360,000	1,334	5	1977	4	NO	YES	QUEEN ANNE 20 CONDOMINIUM
80	701540	0110	385,000	5/5/2014	392,000	1,328	5	1977	4	NO	YES	QUEEN ANNE 20 CONDOMINIUM
80	701545	0010	308,000	1/29/2014	319,000	1,145	5	1986	4	NO	NO	QUEEN ANNE II CONDOMINIUM
80	701545	0020	300,000	11/22/2013	315,000	1,215	5	1986	4	NO	NO	QUEEN ANNE II CONDOMINIUM
80	701545	0080	305,000	11/16/2013	321,000	1,215	5	1986	4	NO	YES	QUEEN ANNE II CONDOMINIUM
80	701560	0050	275,000	12/18/2013	287,000	1,160	5	1976	4	NO	YES	QUEEN ANNE WEST CONDOMINIUM
15	701580	0040	237,000	11/13/2014	237,000	571	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0090	226,900	10/22/2013	240,000	531	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0230	289,000	2/26/2014	297,000	748	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	701580	0310	210,000	5/27/2014	213,000	531	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0330	215,000	4/14/2014	219,000	524	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
55	721220	0070	530,000	7/2/2014	535,000	1,192	6	1991	3	NO	YES	REGATTA CONDOMINIUM
55	721220	0080	436,900	5/6/2014	444,000	1,090	6	1991	3	NO	YES	REGATTA CONDOMINIUM
45	721230	0200	245,000	4/23/2014	250,000	670	4	1968	4	NO	YES	REGENCY APARTMENTS CONDOMINIUM
45	721565	0020	785,000	9/30/2014	787,000	1,331	7	2004	4	NO	NO	RENAISSANCE AT 1ST & LEE
45	721565	0100	718,000	5/1/2014	731,000	1,137	7	2004	4	NO	NO	RENAISSANCE AT 1ST & LEE
45	721565	0120	1,225,000	6/6/2013	1,350,000	2,251	7	2004	4	NO	NO	RENAISSANCE AT 1ST & LEE
45	721565	0190	831,000	4/30/2014	846,000	1,137	7	2004	4	NO	YES	RENAISSANCE AT 1ST & LEE
15	721570	0130	342,000	7/24/2013	371,000	1,075	5	1985	4	NO	YES	RENAISSANCE THE CONDOMINIUM
15	721575	0050	269,950	8/4/2014	272,000	720	4	1978	4	NO	NO	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0120	375,000	5/28/2014	380,000	960	4	1978	4	NO	YES	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0190	240,000	9/17/2013	256,000	689	4	1978	4	NO	YES	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0220	245,000	4/9/2013	276,000	696	4	1978	4	NO	YES	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	724200	0070	265,000	8/12/2014	267,000	592	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0110	347,000	12/29/2014	347,000	773	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0140	274,000	4/17/2014	279,000	643	5	2002	3	NO	YES	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0180	350,000	8/15/2013	377,000	875	5	2002	3	NO	YES	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0230	465,000	4/14/2014	475,000	1,227	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0360	370,000	3/22/2013	419,000	875	5	2002	3	NO	YES	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0490	224,900	8/15/2014	226,000	542	5	2002	3	NO	YES	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0510	200,000	10/1/2013	213,000	481	5	2002	3	NO	YES	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0570	165,000	3/29/2013	186,000	406	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
60	732625	0030	310,000	3/12/2014	318,000	837	5	1996	3	NO	NO	RIVA AT LAKE UNION
60	732625	0040	418,000	9/12/2014	420,000	1,114	5	1996	3	NO	NO	RIVA AT LAKE UNION
60	732625	0050	379,000	6/5/2013	418,000	1,116	5	1996	3	NO	NO	RIVA AT LAKE UNION
60	732625	0080	312,500	2/20/2014	322,000	763	5	1996	3	NO	NO	RIVA AT LAKE UNION
60	732625	0090	310,000	6/9/2014	314,000	837	5	1996	3	NO	NO	RIVA AT LAKE UNION
60	732625	0100	339,888	3/11/2013	387,000	1,114	5	1996	3	NO	NO	RIVA AT LAKE UNION
60	732625	0140	287,000	11/5/2014	287,000	763	5	1996	3	NO	NO	RIVA AT LAKE UNION

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60	732625	0210	327,000	8/13/2013	353,000	837	5	1996	3	NO	NO	RIVA AT LAKE UNION
60	732625	0280	436,500	8/19/2013	470,000	1,114	5	1996	3	NO	YES	RIVA AT LAKE UNION
45	739130	0100	245,000	3/7/2013	279,000	754	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0170	245,000	4/10/2014	250,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0250	240,000	6/13/2014	243,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0250	210,000	4/26/2013	235,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0260	234,000	7/16/2013	255,000	605	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
15	745985	0070	249,900	2/18/2014	257,000	664	5	1953	5	NO	NO	ROYCREST CONDOMINIUM
15	745985	0120	274,000	9/5/2014	275,000	804	5	1953	5	NO	NO	ROYCREST CONDOMINIUM
60	745997	0120	305,000	5/16/2013	339,000	806	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0140	309,950	8/21/2013	334,000	800	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0170	310,000	8/18/2014	312,000	801	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0240	267,000	8/27/2014	268,000	702	5	2008	3	NO	NO	RUBY CONDOMINIUM
60	745997	0250	265,000	12/19/2013	276,000	703	5	2008	3	NO	NO	RUBY CONDOMINIUM
60	745997	0260	301,400	8/8/2013	326,000	806	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0270	331,234	3/26/2014	339,000	801	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0340	310,000	12/15/2014	310,000	723	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0360	325,000	5/13/2013	361,000	934	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0450	315,000	4/12/2013	354,000	801	5	2008	3	NO	YES	RUBY CONDOMINIUM
15	762900	0010	825,000	12/29/2014	825,000	1,716	7	1991	3	NO	YES	SEABREEZE CONDOMINIUM
15	762900	0020	895,000	5/16/2013	994,000	1,752	7	1991	3	NO	YES	SEABREEZE CONDOMINIUM
60	763365	0030	205,000	7/1/2013	224,000	633	4	1960	4	NO	YES	SEACREST CONDOMINIUM
60	763365	0080	225,000	11/1/2013	237,000	666	4	1960	4	NO	YES	SEACREST CONDOMINIUM
15	767729	0050	236,000	3/22/2013	267,000	711	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0100	204,000	6/19/2014	206,000	599	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0100	189,000	4/17/2013	212,000	599	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0190	290,000	8/26/2013	312,000	972	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0230	145,000	4/9/2014	148,000	354	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0350	168,000	4/23/2014	171,000	467	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0370	175,000	4/16/2014	179,000	475	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0420	261,000	3/1/2013	298,000	790	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0480	173,501	12/18/2014	174,000	357	5	1930	5	NO	YES	SEAVIEW CONDOMINIUM
15	767729	0580	175,000	12/30/2014	175,000	459	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	768090	0050	260,000	11/4/2014	260,000	637	4	1968	5	NO	NO	SEAWARD CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	769040	0070	161,200	8/28/2013	173,000	443	6	2001	3	NO	NO	SELANO CONDOMINIUM
15	769040	0120	365,000	10/22/2013	386,000	854	6	2001	3	NO	NO	SELANO CONDOMINIUM
15	769040	0140	266,000	6/11/2013	293,000	635	6	2001	3	NO	NO	SELANO CONDOMINIUM
15	769040	0150	360,000	7/16/2014	363,000	715	6	2001	3	NO	YES	SELANO CONDOMINIUM
15	769040	0170	385,000	5/13/2014	391,000	795	6	2001	3	NO	YES	SELANO CONDOMINIUM
15	769040	0220	235,000	7/25/2013	255,000	503	6	2001	3	NO	YES	SELANO CONDOMINIUM
15	769540	0030	280,000	9/11/2014	281,000	830	5	1999	3	NO	NO	SERANA CONDOMINIUM
15	769540	0080	324,500	8/1/2014	327,000	828	5	1999	3	NO	NO	SERANA CONDOMINIUM
15	769540	0200	249,950	9/29/2014	251,000	634	5	1999	3	NO	NO	SERANA CONDOMINIUM
15	769540	0330	259,800	8/28/2013	279,000	584	5	1999	3	NO	YES	SERANA CONDOMINIUM
45	769810	0010	415,000	10/23/2014	416,000	971	6	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769810	0090	540,000	7/10/2013	589,000	1,190	6	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769810	0150	649,900	7/31/2014	654,000	1,106	6	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769810	0270	630,000	6/13/2013	693,000	1,106	6	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769810	0280	740,000	8/5/2014	745,000	1,106	6	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
55	769812	0050	425,000	10/9/2014	426,000	1,212	6	1984	4	NO	NO	700 CROCKETT PLACE CONDOMINIUM
45	769837	0010	279,000	8/27/2013	300,000	923	4	1969	4	NO	NO	1717 5TH AVENUE N CONDOMINIUM
45	769837	0120	320,000	8/12/2013	345,000	905	4	1969	4	NO	YES	1717 5TH AVENUE N CONDOMINIUM
80	771570	0020	169,000	6/11/2013	186,000	566	4	1980	4	NO	NO	SHANNON PLACE CONDOMINIUM
80	771570	0030	185,000	10/10/2013	196,000	546	4	1980	4	NO	NO	SHANNON PLACE CONDOMINIUM
15	778775	0090	259,000	9/16/2014	260,000	623	5	2001	3	NO	NO	THE SIENA CONOMINIUM
60	778780	0030	775,000	12/12/2014	775,000	1,435	6	1989	3	NO	NO	SIENA DEL LAGO CONDOMINIUM
15	779210	0010	354,000	2/13/2014	365,000	1,057	5	1994	3	NO	NO	SIGNATURE PLACE CONDOMINIUM
15	779210	0060	390,000	4/19/2013	437,000	1,057	5	1994	3	NO	YES	SIGNATURE PLACE CONDOMINIUM
15	779210	0080	409,000	12/6/2013	428,000	1,031	5	1994	3	NO	YES	SIGNATURE PLACE CONDOMINIUM
15	779210	0100	365,000	7/28/2014	368,000	1,031	5	1994	3	NO	NO	SIGNATURE PLACE CONDOMINIUM
60	780425	0040	360,000	10/13/2014	361,000	836	4	1991	3	NO	YES	614 EAST LYNN CONDOMINIUM
45	780432	0040	385,000	5/13/2013	428,000	990	6	1990	4	NO	NO	1629 CONDOMINIUM
15	780975	0020	340,000	12/15/2014	340,000	986	4	1979	4	NO	NO	SKYLINE PLACE CONDOMINIUM
15	780975	0110	339,500	6/11/2014	344,000	1,072	4	1979	4	NO	NO	SKYLINE PLACE CONDOMINIUM
15	780975	0120	310,000	5/8/2013	345,000	1,054	4	1979	4	NO	NO	SKYLINE PLACE CONDOMINIUM
55	812341	0080	175,000	3/20/2013	198,000	628	5	1947	4	NO	NO	SUNRISE MANOR 2450 CONDOMINIUM
55	812341	0110	195,400	3/12/2014	200,000	628	5	1947	4	NO	NO	SUNRISE MANOR 2450 CONDOMINIUM
80	856320	0040	225,000	5/14/2014	229,000	900	4	1978	4	NO	NO	TANAGER CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	856320	0050	191,000	9/30/2014	191,000	762	4	1978	4	NO	NO	TANAGER CONDOMINIUM
45	856700	0030	194,000	5/30/2014	197,000	566	4	1960	4	NO	NO	TAYLOR
45	856700	0080	315,000	6/21/2013	346,000	884	4	1960	4	NO	NO	TAYLOR
45	856700	0140	190,000	6/3/2014	193,000	512	4	1960	4	NO	NO	TAYLOR
45	856700	0350	240,000	6/9/2014	243,000	512	4	1960	4	NO	YES	TAYLOR
45	856725	0030	197,500	5/16/2014	201,000	576	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0050	294,000	3/15/2013	334,000	1,069	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0070	320,000	7/21/2014	323,000	875	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0120	320,000	7/15/2014	323,000	915	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0130	405,000	9/16/2013	433,000	1,069	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0140	290,000	1/15/2014	301,000	824	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0230	240,500	9/2/2014	242,000	650	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0250	233,770	11/21/2014	234,000	631	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0260	195,000	7/22/2013	212,000	459	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0290	255,000	6/3/2013	281,000	658	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0300	250,000	3/10/2014	257,000	631	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856750	0020	355,000	4/8/2013	400,000	1,235	4	1978	3	NO	NO	TAYLOR-LEE CONDOMINIUM
45	856750	0030	240,000	4/24/2014	245,000	851	4	1978	3	NO	NO	TAYLOR-LEE CONDOMINIUM
45	856750	0080	337,000	6/16/2014	341,000	1,207	4	1978	3	NO	YES	TAYLOR-LEE CONDOMINIUM
45	856750	0100	399,000	2/28/2013	456,000	1,237	4	1978	3	NO	YES	TAYLOR-LEE CONDOMINIUM
45	856750	0210	397,050	7/30/2014	400,000	1,235	4	1978	3	NO	NO	TAYLOR-LEE CONDOMINIUM
45	856750	0250	400,000	6/26/2014	404,000	1,323	4	1978	3	NO	YES	TAYLOR-LEE CONDOMINIUM
45	856760	0020	535,000	9/29/2014	536,000	1,153	6	1982	4	NO	YES	TAYLOR PLACE CONDOMINIUM
45	856760	0070	775,000	8/8/2014	780,000	1,460	6	1982	4	NO	YES	TAYLOR PLACE CONDOMINIUM
45	856760	0100	653,000	8/22/2013	703,000	1,424	6	1982	4	NO	YES	TAYLOR PLACE CONDOMINIUM
50	860220	0010	169,950	6/21/2013	186,000	603	3	1977	3	NO	NO	3009 - 3RD AVE WEST CONDOMINIUM
75	860230	0060	335,000	8/27/2014	337,000	1,100	4	1968	4	NO	YES	3424-25TH AVENUE WEST CONDOMINIUM
60	860290	0050	398,000	4/7/2014	407,000	1,143	5	1991	3	NO	NO	3100 FAIRVIEW CONDOMINIUM
15	866318	0050	985,000	10/8/2014	987,000	1,909	7	1999	3	NO	NO	TOSCANO CONDOMINIUM
15	866480	0010	229,000	5/30/2014	232,000	684	4	1981	4	NO	NO	TOWNE TERRACE CONDOMINIUM
15	866480	0100	330,000	9/30/2014	331,000	979	4	1981	4	NO	YES	TOWNE TERRACE CONDOMINIUM
15	866480	0130	203,000	6/4/2014	206,000	685	4	1981	4	NO	NO	TOWNE TERRACE CONDOMINIUM
15	866480	0200	235,000	7/14/2014	237,000	685	4	1981	4	NO	NO	TOWNE TERRACE CONDOMINIUM
15	866480	0220	264,950	12/11/2013	277,000	744	4	1981	4	NO	YES	TOWNE TERRACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	866990	0080	220,000	2/25/2013	252,000	558	5	2004	3	NO	NO	Tramonti At Lake Union Condominium
60	866990	0180	449,950	2/10/2014	464,000	1,347	5	2004	3	NO	YES	Tramonti At Lake Union Condominium
60	866990	0230	420,000	9/13/2013	449,000	1,383	5	2004	3	NO	YES	Tramonti At Lake Union Condominium
15	868146	0020	525,000	3/26/2013	594,000	1,511	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0030	565,000	6/13/2014	572,000	1,511	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0050	520,500	5/1/2013	581,000	1,511	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0080	476,000	1/28/2013	551,000	1,499	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0170	339,000	5/21/2013	376,000	713	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0180	335,000	9/19/2013	358,000	718	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0190	335,000	9/19/2013	358,000	855	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0200	510,500	3/13/2014	524,000	1,363	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0210	440,000	8/22/2014	442,000	1,116	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0270	325,000	2/21/2014	335,000	819	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0450	535,000	5/10/2013	595,000	1,408	6	2002	3	NO	YES	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0470	529,500	4/2/2013	598,000	1,402	6	2002	3	NO	YES	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0500	290,000	12/12/2013	303,000	713	6	2002	3	NO	YES	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0510	655,000	8/2/2014	659,000	1,473	6	2002	3	NO	YES	TRIBECA RESIDENTIAL CONDOMINIUM
15	868600	0030	180,250	9/10/2014	181,000	551	4	1963	5	NO	NO	TRITON TERRACE CONDOMINIUM
15	868600	0040	215,000	9/5/2014	216,000	590	4	1963	5	NO	NO	TRITON TERRACE CONDOMINIUM
15	868600	0050	192,500	5/1/2013	215,000	534	4	1963	5	NO	NO	TRITON TERRACE CONDOMINIUM
15	868600	0100	454,000	7/10/2013	495,000	975	4	1963	5	NO	YES	TRITON TERRACE CONDOMINIUM
15	868600	0120	450,000	2/28/2014	463,000	926	4	1963	5	NO	YES	TRITON TERRACE CONDOMINIUM
15	868600	0130	305,000	8/6/2013	330,000	917	4	1963	5	NO	YES	TRITON TERRACE CONDOMINIUM
60	872400	0070	395,000	1/31/2013	457,000	954	5	2001	3	NO	YES	TUSCANY
60	872400	0080	395,000	11/21/2013	415,000	954	5	2001	3	NO	YES	TUSCANY
80	872665	0070	295,000	5/14/2013	328,000	932	4	1980	4	NO	YES	2811-14TH AVE. WEST CONDOMINIUM
80	872675	0030	355,000	4/18/2013	398,000	1,215	4	1979	4	NO	YES	2831 FOURTEENTH WEST CONDOMINIUM
75	872688	0030	190,000	12/19/2014	190,000	795	4	1968	4	NO	NO	25TH WEST CONDOMINIUM
75	872688	0070	302,000	12/6/2013	316,000	1,149	4	1968	4	NO	YES	25TH WEST CONDOMINIUM
80	872695	0050	485,000	5/23/2014	492,000	1,445	6	1998	3	NO	YES	2048, A CONDOMINIUM
60	872704	0020	436,500	11/3/2014	437,000	1,144	6	2005	3	NO	NO	2019 FRANKLIN CONDOMINIUM
55	872710	0170	229,950	11/14/2013	242,000	900	4	1967	4	NO	YES	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0230	275,000	11/13/2014	275,000	900	4	1967	4	NO	YES	2001 WESTLAKE TERRACE CONDOMINIUM
45	872727	0080	305,000	12/18/2013	318,000	829	4	1994	3	NO	NO	2108 WARREN AVENUE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	872730	0020	420,000	11/14/2014	420,000	925	5	1982	4	NO	NO	2101 NOB HILL AVENUE NORTH CONDOMINIUM
45	872730	0040	463,800	6/13/2014	469,000	969	5	1982	4	NO	NO	2101 NOB HILL AVENUE NORTH CONDOMINIUM
45	872730	0060	405,000	8/12/2014	407,000	926	5	1982	4	NO	NO	2101 NOB HILL AVENUE NORTH CONDOMINIUM
55	872735	0030	326,200	2/19/2014	336,000	1,080	4	1993	3	NO	NO	2167 DEXTER CONDOMINIUM
55	872735	0040	309,975	6/5/2013	342,000	1,025	4	1993	3	NO	NO	2167 DEXTER CONDOMINIUM
55	872735	0060	310,000	5/29/2013	343,000	1,025	4	1993	3	NO	YES	2167 DEXTER CONDOMINIUM
80	872750	0020	185,000	12/14/2013	193,000	633	4	1968	5	NO	NO	TWENTY-ONE WEST CONDOMINIUM
45	872815	0050	734,585	11/25/2013	771,000	1,752	6	2005	4	NO	NO	22 WEST LEE
45	872815	0110	793,221	7/11/2014	800,000	1,623	6	2005	4	NO	NO	22 WEST LEE
45	872815	0130	724,000	3/26/2013	819,000	1,752	6	2005	4	NO	YES	22 WEST LEE
45	872815	0170	801,000	8/23/2013	861,000	1,752	6	2005	4	NO	YES	22 WEST LEE
60	872830	0120	192,000	11/15/2013	202,000	434	4	1988	3	NO	YES	2727 FRANKLIN CONDOMINIUM
60	872850	0030	360,770	10/17/2013	382,000	1,074	5	1926	4	NO	NO	2605 FRANKLIN AVE E CONDOMINIUM
45	872860	0010	475,000	7/9/2014	479,000	1,126	5	1968	4	NO	YES	2633 WARREN AVE N CONDOMINIUM
55	872915	0010	620,000	4/10/2014	633,000	1,789	6	1962	4	NO	YES	2012 WAVERLY PL N CONDOMINIUM,
80	872930	0020	340,000	12/18/2013	355,000	1,490	4	1978	4	NO	YES	2030 - 13TH AVE WEST CONDOMINIUM
80	872930	0040	320,000	2/26/2013	366,000	1,377	4	1978	4	NO	YES	2030 - 13TH AVE WEST CONDOMINIUM
80	872968	0020	349,950	4/16/2013	393,000	1,168	6	1996	3	NO	YES	2241 CONDOMINIUM
60	872980	0070	199,900	12/27/2013	208,000	488	4	1987	3	NO	YES	2228 YALE CONDOMINIUM
60	872980	0090	189,900	8/15/2014	191,000	408	4	1987	3	NO	YES	2228 YALE CONDOMINIUM
60	872980	0120	225,000	6/6/2014	228,000	488	4	1987	3	NO	YES	2228 YALE CONDOMINIUM
60	872980	0140	165,000	5/18/2013	183,000	408	4	1987	3	NO	YES	2228 YALE CONDOMINIUM
45	873233	0160	1,125,000	3/6/2014	1,156,000	1,816	7	2009	4	NO	NO	200 W Highland
55	880510	0010	265,000	3/5/2014	272,000	869	4	1977	3	NO	NO	UNION BAY CONDOMINIUM
55	880510	0070	260,000	6/17/2014	263,000	911	4	1977	3	NO	NO	UNION BAY CONDOMINIUM
55	880510	0170	264,000	12/13/2013	276,000	911	4	1977	3	NO	YES	UNION BAY CONDOMINIUM
55	880510	0220	204,000	4/2/2013	230,000	657	4	1977	3	NO	NO	UNION BAY CONDOMINIUM
60	880720	0220	260,000	10/14/2014	260,000	664	4	1968	4	YES	NO	UNION HARBOR CONDOMINIUM
60	880720	0420	235,000	4/12/2013	264,000	641	4	1968	4	YES	YES	UNION HARBOR CONDOMINIUM
15	884760	0020	340,000	8/14/2013	367,000	857	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0150	325,000	11/11/2013	342,000	791	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0160	239,000	1/24/2014	247,000	597	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0330	242,590	10/15/2013	257,000	587	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0340	243,500	1/8/2014	253,000	569	5	1992	3	NO	NO	UPTOWN CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	884760	0360	258,000	8/27/2014	259,000	587	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0370	371,000	11/26/2013	389,000	791	5	1992	3	NO	YES	UPTOWN CONDOMINIUM
80	884780	0030	175,000	9/10/2014	176,000	621	4	1960	5	NO	YES	URBAN TERRACE CONDOMINIUM
80	884780	0120	200,000	9/23/2014	201,000	629	4	1960	5	NO	YES	URBAN TERRACE CONDOMINIUM
80	884780	0130	190,000	7/22/2014	191,000	629	4	1960	5	NO	YES	URBAN TERRACE CONDOMINIUM
20	889230	0040	415,000	10/27/2014	416,000	918	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0110	432,500	11/11/2014	433,000	975	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0580	308,000	4/25/2013	345,000	631	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0640	330,000	5/22/2013	366,000	638	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0700	329,000	11/3/2014	329,000	617	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0710	410,000	3/27/2014	420,000	770	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0730	290,000	2/21/2014	299,000	633	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0950	350,000	5/22/2013	388,000	908	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0960	500,000	3/4/2014	514,000	1,005	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
45	889440	0040	665,000	3/5/2013	759,000	1,648	6	1999	4	NO	NO	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0080	763,000	12/3/2013	799,000	1,618	6	1999	4	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0090	750,000	10/29/2013	792,000	1,648	6	1999	4	NO	NO	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0130	870,000	9/16/2014	873,000	1,618	6	1999	4	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0140	850,000	5/28/2014	862,000	1,604	6	1999	4	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0160	836,600	8/26/2014	841,000	1,634	6	1999	4	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0180	935,000	2/28/2014	961,000	1,657	6	1999	4	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889853	0010	355,000	9/24/2013	378,000	835	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	889853	0250	407,500	7/29/2014	410,000	853	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	889853	0470	840,000	1/30/2014	869,000	1,514	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	889853	0480	885,000	2/11/2014	913,000	1,650	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	889853	0490	758,000	6/21/2013	831,000	1,398	6	1921	4	NO	YES	VICTORIA CONDOMINIUM
15	894411	0050	420,000	3/13/2014	431,000	930	6	1929	5	NO	NO	VILLA COSTELLA CONDOMINIUM
15	894411	0080	256,050	5/28/2013	283,000	691	6	1929	5	NO	NO	VILLA COSTELLA CONDOMINIUM
15	894411	0130	554,000	10/7/2013	588,000	1,265	6	1929	5	NO	YES	VILLA COSTELLA CONDOMINIUM
15	894411	0160	600,000	10/2/2014	601,000	1,283	6	1929	5	NO	YES	VILLA COSTELLA CONDOMINIUM
15	894411	0160	569,000	6/25/2013	623,000	1,283	6	1929	5	NO	YES	VILLA COSTELLA CONDOMINIUM
75	894610	0050	194,000	1/23/2014	201,000	750	4	1959	4	NO	NO	VILLAGER ON MAGNOLIA CONDOMINIUM
15	895760	0080	780,000	3/3/2014	802,000	1,815	6	2006	3	NO	YES	VISTA VALENCIA TOWNHOMES
15	896650	0060	346,000	11/8/2013	364,000	975	4	1968	4	NO	YES	VUEWIND CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	916000	0020	590,000	11/12/2013	621,000	1,323	5	2000	3	NO	YES	WARD PLACE TERRACE CONDOMINIUM
15	916000	0070	475,000	7/28/2014	478,000	1,029	5	2000	3	NO	YES	WARD PLACE TERRACE CONDOMINIUM
15	916000	0090	210,000	4/17/2013	236,000	532	5	2000	3	NO	NO	WARD PLACE TERRACE CONDOMINIUM
55	920122	0010	240,000	11/20/2013	252,000	664	5	1999	3	NO	NO	WAVERLY PLACE NORTH CONDOMINIUM
55	920122	0020	301,777	3/19/2014	309,000	821	5	1999	3	NO	NO	WAVERLY PLACE NORTH CONDOMINIUM
55	920140	0050	349,950	3/18/2013	397,000	930	5	1981	4	NO	YES	WAVERLY VISTA CONDOMINIUM
80	926440	0050	400,000	5/21/2014	406,000	1,018	6	2000	3	NO	YES	WEST BOSTON HEIGHTS CONDOMINIUM
80	926440	0060	425,000	4/3/2014	434,000	1,114	6	2000	3	NO	YES	WEST BOSTON HEIGHTS CONDOMINIUM
80	926440	0070	401,000	4/9/2014	410,000	1,048	6	2000	3	NO	YES	WEST BOSTON HEIGHTS CONDOMINIUM
80	926440	0080	365,000	12/16/2013	381,000	1,018	6	2000	3	NO	YES	WEST BOSTON HEIGHTS CONDOMINIUM
80	926950	0010	282,500	11/20/2013	297,000	1,213	4	1989	4	NO	NO	WEST HOWE PARK CONDOMINIUM
80	926950	0040	298,500	5/17/2013	331,000	1,143	4	1989	4	NO	NO	WEST HOWE PARK CONDOMINIUM
80	926950	0090	285,000	3/14/2013	324,000	1,265	4	1989	4	NO	NO	WEST HOWE PARK CONDOMINIUM
80	926950	0120	305,000	11/14/2013	321,000	1,138	4	1989	4	NO	YES	WEST HOWE PARK CONDOMINIUM
45	927015	0200	774,000	3/31/2014	792,000	1,273	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0200	719,000	4/25/2013	804,000	1,273	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0210	640,000	1/29/2014	662,000	1,512	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0220	315,000	11/5/2014	315,000	847	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0260	270,000	7/10/2014	272,000	569	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0290	269,000	4/8/2013	303,000	553	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0310	255,000	1/15/2013	297,000	572	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0370	575,000	6/23/2014	581,000	1,118	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0400	384,000	12/26/2014	384,000	908	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0400	389,000	6/5/2014	394,000	908	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0420	489,000	5/28/2014	496,000	1,150	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0440	329,950	4/8/2013	371,000	714	6	1920	4	NO	YES	WEST QUEEN ANNE CONDOMINIUM
45	927015	0450	455,000	7/25/2014	458,000	792	6	1920	4	NO	YES	WEST QUEEN ANNE CONDOMINIUM
45	927015	0470	760,000	9/27/2013	809,000	1,851	6	1920	4	NO	YES	WEST QUEEN ANNE CONDOMINIUM
80	927040	0040	374,000	4/18/2013	420,000	1,374	5	1990	3	NO	YES	WEST QUEEN ANNE PLACE CONDOMINIUM
80	927040	0070	349,000	2/16/2013	401,000	1,374	5	1990	3	NO	YES	WEST QUEEN ANNE PLACE CONDOMINIUM
80	928590	0020	430,000	1/13/2014	446,000	1,467	6	1986	4	NO	YES	WEST SOUND CONDOMINIUM
45	930190	0020	325,000	3/6/2013	371,000	944	5	1999	3	NO	NO	WESTLAKE VIEW CONDOMINIUM
45	930190	0050	299,999	11/20/2014	300,000	758	5	1999	3	NO	YES	WESTLAKE VIEW CONDOMINIUM
80	931990	0030	390,000	8/16/2013	420,000	1,358	5	1980	4	NO	NO	WESTSIDE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	931990	0040	374,000	2/28/2014	385,000	1,388	5	1980	4	NO	NO	WESTSIDE CONDOMINIUM
80	931990	0050	425,000	6/24/2013	466,000	1,393	5	1980	4	NO	NO	WESTSIDE CONDOMINIUM
80	932040	0010	218,000	12/24/2014	218,000	790	4	1977	4	NO	YES	WESTVIEW MANOR CONDOMINIUM
80	932040	0210	330,000	12/16/2014	330,000	1,019	4	1977	4	NO	YES	WESTVIEW MANOR CONDOMINIUM
80	941245	0040	225,000	6/27/2013	246,000	922	4	1988	4	NO	YES	WILDWOOD AT MAGNOLIA CONDOMINIUM
80	941245	0080	265,000	8/9/2013	286,000	916	4	1988	4	NO	YES	WILDWOOD AT MAGNOLIA CONDOMINIUM
15	942558	0130	330,000	3/27/2014	338,000	643	6	1997	3	NO	NO	WILLIS CONDOMINIUM
15	942558	0300	423,000	6/12/2013	465,000	981	6	1997	3	NO	NO	WILLIS CONDOMINIUM
15	942558	0350	325,000	5/28/2013	359,000	643	6	1997	3	NO	YES	WILLIS CONDOMINIUM
15	942558	0360	600,000	3/11/2013	683,000	1,349	6	1997	3	NO	YES	WILLIS CONDOMINIUM
15	942558	0380	319,950	8/26/2014	322,000	684	6	1997	3	NO	YES	WILLIS CONDOMINIUM
15	942558	0470	669,000	2/12/2013	770,000	1,349	6	1997	3	NO	YES	WILLIS CONDOMINIUM
15	942558	0510	514,000	9/4/2014	516,000	981	6	1997	3	NO	YES	WILLIS CONDOMINIUM
45	943140	0040	176,000	8/29/2013	189,000	417	5	2002	3	NO	NO	WILLOWS ON TENTH, THE CONDOMINIUM
45	943140	0110	285,000	5/23/2013	316,000	703	5	2002	3	NO	YES	WILLOWS ON TENTH, THE CONDOMINIUM
45	943140	0240	219,000	12/22/2014	219,000	440	5	2002	3	NO	NO	WILLOWS ON TENTH, THE CONDOMINIUM
15	944860	0190	309,900	5/23/2014	314,000	736	4	1991	4	NO	YES	WILSON COURT CONDOMINIUM
15	944860	0340	222,500	3/5/2014	229,000	485	4	1991	4	NO	NO	WILSON COURT CONDOMINIUM
15	944860	0360	317,450	5/30/2014	322,000	735	4	1991	4	NO	NO	WILSON COURT CONDOMINIUM
45	947597	0230	300,000	12/4/2013	314,000	795	4	1989	4	NO	YES	WINDSOR COURT
45	947597	0240	224,000	11/26/2014	224,000	557	4	1989	4	NO	YES	WINDSOR COURT
45	947597	0340	200,000	4/19/2013	224,000	557	4	1989	4	NO	YES	WINDSOR COURT
45	947597	0390	240,000	7/16/2014	242,000	556	4	1989	4	NO	NO	WINDSOR COURT
55	947790	0050	450,000	12/4/2013	471,000	1,638	6	1987	3	NO	YES	WINDWATCH TOWNHOUSES CONDOMINIUM
55	947790	0130	525,000	7/22/2013	570,000	1,865	6	1987	3	NO	YES	WINDWATCH TOWNHOUSES CONDOMINIUM
75	947811	0020	241,500	9/26/2013	257,000	856	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0040	159,100	4/3/2014	163,000	766	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0050	160,000	8/6/2014	161,000	766	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0060	230,000	10/28/2013	243,000	919	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0180	199,900	5/23/2013	221,000	856	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0420	187,000	2/12/2013	215,000	746	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0630	155,000	9/9/2013	166,000	680	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0670	193,000	12/2/2014	193,000	750	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0760	165,000	10/1/2013	176,000	658	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	980640	0030	254,500	12/2/2013	267,000	582	5	1963	5	NO	NO	YALE ARMS
60	980680	0050	392,000	10/28/2014	392,000	970	4	1989	3	NO	YES	YALE COURT CONDOMINIUM
60	980680	0070	305,000	4/3/2013	344,000	970	4	1989	3	NO	YES	YALE COURT CONDOMINIUM
60	980700	0020	385,000	12/2/2014	385,000	1,070	4	1985	3	NO	NO	YALE PLACE CONDOMINIUM
60	980700	0040	299,950	5/20/2013	333,000	795	4	1985	3	NO	YES	YALE PLACE CONDOMINIUM
60	980700	0070	293,000	4/30/2013	327,000	795	4	1985	3	NO	YES	YALE PLACE CONDOMINIUM

Sales Removed From Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
15	020860	0100	600,000	8/16/2013	NO MARKET EXPOSURE
15	022250	0040	183,000	9/9/2014	FINANCIAL INSTITUTION RESALE
15	022250	0040	239,968	3/21/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	022250	0130	265,000	1/23/2013	FINANCIAL INSTITUTION RESALE
15	022250	0170	307,400	1/15/2014	FINANCIAL INSTITUTION RESALE
15	022250	0170	408,289	9/17/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	022250	0190	250,000	4/15/2013	SHORT SALE
15	022250	0260	250,000	2/12/2013	SHORT SALE
15	022250	0270	242,900	9/3/2014	FINANCIAL INSTITUTION RESALE
15	022250	0270	222,915	4/9/2014	GOV'T TO GOV'T; FORCED SALE; AND OTHER WARNINGS
15	029420	0190	165,000	9/2/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	029420	0270	210,000	4/26/2013	SHORT SALE
15	029420	0490	262,001	5/23/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	029420	0540	275,000	6/18/2014	FINANCIAL INSTITUTION RESALE
15	029420	0540	340,616	7/9/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
15	029420	0590	102,636	1/29/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; AND OTHER WARNINGS
15	029420	0620	192,496	5/12/2014	QUIT CLAIM DEED
15	029420	0620	183,000	2/18/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	029420	0630	250,000	4/30/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
15	029420	0910	225,100	2/25/2013	FINANCIAL INSTITUTION RESALE
15	059000	0101	100,000	11/22/2013	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	059000	0401	186,500	12/18/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	059000	0401	250,415	7/3/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
15	059000	0402	145,000	2/25/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	140050	0030	215,000	10/22/2013	SHORT SALE
15	140050	0050	164,901	3/7/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	174490	0290	650,000	1/7/2013	SAS-DIAGNOSTIC OUTLIER
15	174490	0300	480,000	11/13/2013	IMP. CHARACTERISTICS CHANGED SINCE SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
15	174490	0320	1,100,000	12/16/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE; AND OTHER WARNINGS
15	174490	0330	1,100,000	12/16/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE; AND OTHER WARNINGS
15	176070	0020	256,000	2/20/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP

Area	Major	Minor	Sale Price	Sale Date	Comments
15	176070	0110	419,000	7/26/2014	RELOCATION - SALE TO SERVICE
15	176070	0290	165,000	8/14/2013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	231398	0210	219,000	7/9/2013	FINANCIAL INSTITUTION RESALE
15	231398	0210	151,819	3/20/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	231398	0280	219,950	3/1/2013	SHORT SALE
15	255790	0180	170,000	2/13/2014	NO MARKET EXPOSURE
15	256980	0110	110,000	11/4/2013	SHORT SALE
15	256980	0120	230,805	12/3/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	256980	0210	187,500	3/19/2013	FINANCIAL INSTITUTION RESALE
15	256980	0210	233,593	1/9/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	256980	0280	135,000	7/25/2013	RESIDUAL OUTLIER
15	256991	0180	1,030,000	6/17/2014	SAS-DIAGNOSTIC OUTLIER
15	286720	0190	256,501	1/23/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
15	311043	0100	230,000	4/10/2013	FINANCIAL INSTITUTION RESALE
15	311043	0100	265,880	1/22/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
15	329940	0020	25,908	12/4/2013	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	387760	0410	389,000	7/28/2014	RELOCATION - SALE TO SERVICE
15	387760	0420	390,000	7/16/2014	NO MARKET EXPOSURE
15	387790	0020	275,000	7/17/2013	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	427200	0090	505,000	5/16/2014	SAS-DIAGNOSTIC OUTLIER
15	445872	0140	229,000	5/15/2013	SHORT SALE
15	445872	0160	223,000	4/23/2013	RESIDUAL OUTLIER
15	445872	0230	221,000	11/18/2013	SHORT SALE
15	445872	0260	209,000	4/1/2013	FINANCIAL INSTITUTION RESALE
15	445872	0260	254,393	1/23/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	445872	0350	381,500	10/18/2013	SHORT SALE
15	445872	0580	222,000	1/27/2014	FINANCIAL INSTITUTION RESALE
15	445872	0580	230,715	9/5/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	445872	0670	325,500	12/31/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	445872	0670	334,006	6/19/2014	FORCED SALE; EXEMPT FROM EXCISE TAX
15	445872	0770	216,000	10/10/2013	FINANCIAL INSTITUTION RESALE
15	445872	0770	206,159	4/3/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	445872	0810	215,500	6/18/2013	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	445872	0850	409,000	6/20/2013	SHORT SALE

Area	Major	Minor	Sale Price	Sale Date	Comments
15	516550	0740	280,000	1/27/2014	NO MARKET EXPOSURE
15	545500	0320	1,125,000	11/15/2013	SAS-DIAGNOSTIC OUTLIER
15	638513	0090	400,000	8/20/2013	SAS-DIAGNOSTIC OUTLIER
15	638520	0100	345,000	12/18/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	664945	0010	299,950	11/27/2013	SAS-DIAGNOSTIC OUTLIER
15	664945	0140	91,146	9/27/2014	QUIT CLAIM DEED; CONDO WITH GARAGE, MOORAGE, OR STORAGE; AND OTHER WARNINGS
15	664945	0150	55,000	11/20/2014	NO MARKET EXPOSURE
15	664945	0170	160,000	4/26/2013	SAS-DIAGNOSTIC OUTLIER
15	664945	0270	229,500	5/14/2014	RESIDUAL OUTLIER
15	664945	0310	120,000	12/2/2013	NO MARKET EXPOSURE
15	681550	0110	165,000	6/26/2014	FINANCIAL INSTITUTION RESALE
15	681550	0110	159,791	8/30/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
15	681550	0160	145,900	7/11/2014	FINANCIAL INSTITUTION RESALE
15	681790	0240	740,000	5/14/2013	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	701370	0050	195,000	11/12/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	701370	0050	386,097	6/14/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	701370	0050	386,100	4/30/2013	FINANCIAL INSTITUTION RESALE
15	701580	0110	66,500	12/23/2014	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	701580	0280	21,340	6/24/2014	PARTIAL INTEREST (1/3, 1/2, ETC.)
15	701580	0280	68,200	6/24/2014	PARTIAL INTEREST (1/3, 1/2, ETC.)
15	701580	0280	130,460	6/24/2014	PARTIAL INTEREST (1/3, 1/2, ETC.)
15	724200	0110	275,901	11/26/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	724200	0470	267,000	11/14/2014	NO MARKET EXPOSURE
15	767729	0150	160,400	8/14/2014	SAS-DIAGNOSTIC OUTLIER
15	767729	0210	165,000	11/7/2013	FINANCIAL INSTITUTION RESALE
15	767729	0210	153,000	7/9/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	767729	0570	150,550	11/4/2014	FINANCIAL INSTITUTION RESALE
15	767729	0570	149,428	5/30/2014	GOV'T TO GOV'T; FORCED SALE; AND OTHER WARNINGS
15	769540	0210	220,000	1/14/2014	SHORT SALE
15	769540	0270	201,000	7/9/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
15	769540	0270	275,520	7/22/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
15	769540	0330	160,001	4/11/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
15	780415	0080	202,500	6/10/2013	FINANCIAL INSTITUTION RESALE
15	863573	0020	315,000	6/6/2013	NO MARKET EXPOSURE

Area	Major	Minor	Sale Price	Sale Date	Comments
15	868146	0410	410,000	3/4/2013	FINANCIAL INSTITUTION RESALE
15	894411	0070	261,500	9/27/2013	RELATED PARTY, FRIEND, OR NEIGHBOR
15	895760	0030	760,000	9/16/2013	NO MARKET EXPOSURE
15	942558	0030	325,000	8/26/2013	SAS-DIAGNOSTIC OUTLIER
15	944860	0050	272,511	11/22/2013	FINANCIAL INSTITUTION RESALE
15	944860	0050	344,300	5/20/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	944860	0140	225,000	2/11/2013	FINANCIAL INSTITUTION RESALE
15	944860	0160	145,716	8/14/2013	QUIT CLAIM DEED; STATEMENT TO DOR
20	029005	0030	1,700,000	5/6/2014	CORPORATE AFFILIATES
45	001140	0050	360,000	7/8/2014	SAS-DIAGNOSTIC OUTLIER
45	159890	0050	140,000	9/16/2014	SHORT SALE
45	159890	0100	134,000	2/7/2014	FINANCIAL INSTITUTION RESALE
45	159890	0140	152,000	9/22/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	159890	0140	142,400	7/26/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
45	159890	0140	142,400	7/2/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
45	228520	0430	65,000	7/25/2013	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
45	261775	0090	435,000	4/7/2014	RESIDUAL OUTLIER
45	261775	0140	358,000	5/24/2013	SAS-DIAGNOSTIC OUTLIER
45	261775	0150	285,000	4/3/2014	NO MARKET EXPOSURE
45	268460	0030	316,000	12/9/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE
45	270330	0010	635,000	4/8/2013	SAS-DIAGNOSTIC OUTLIER
45	329551	0050	465,000	7/30/2013	FINANCIAL INSTITUTION RESALE
45	329857	0020	172,699	9/19/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
45	329857	0040	140,000	1/10/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	329857	0040	137,969	7/16/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
45	330075	0100	235,000	4/25/2013	SAS-DIAGNOSTIC OUTLIER
45	337540	0110	391,000	1/8/2013	CONDO WITH GARAGE, MOORAGE, OR STORAGE; RELATED PARTY, FRIEND, OR NEIGHBOR
45	355100	0010	624,500	10/10/2014	NO MARKET EXPOSURE
45	514890	0020	750,000	10/1/2013	SAS-DIAGNOSTIC OUTLIER
45	639100	0090	1,500,000	1/9/2013	NON-REPRESENTATIVE SALE
45	639100	0180	5,600,000	9/4/2014	MULTI-PARCEL SALE
45	639100	0190	5,600,000	9/4/2014	MULTI-PARCEL SALE
45	701430	0040	417,000	4/12/2013	RESIDUAL OUTLIER
45	701430	0250	285,300	8/22/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
45	701430	0270	183,000	2/14/2013	FINANCIAL INSTITUTION RESALE
45	701430	0600	205,000	5/15/2013	RESIDUAL OUTLIER
45	701430	0780	350,000	10/10/2013	FINANCIAL INSTITUTION RESALE
45	701430	0780	288,000	8/19/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	701430	1180	334,500	6/20/2013	FINANCIAL INSTITUTION RESALE
45	701430	1330	525,000	6/6/2013	SAS-DIAGNOSTIC OUTLIER
45	701430	1340	575,000	6/20/2013	RESIDUAL OUTLIER
45	721230	0190	225,493	9/4/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
45	721565	0040	520,000	12/5/2014	QUESTIONABLE PER APPRAISAL
45	721565	0180	1,625,000	7/8/2013	RESIDUAL OUTLIER
45	739130	0070	199,000	12/11/2014	FINANCIAL INSTITUTION RESALE
45	739130	0070	176,317	6/4/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
45	739130	0210	181,888	11/4/2014	FINANCIAL INSTITUTION RESALE
45	739130	0210	241,032	4/1/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	769810	0250	495,000	8/27/2014	SAS-DIAGNOSTIC OUTLIER
45	780408	0070	225,000	6/14/2013	RESIDUAL OUTLIER
45	780408	0150	200,000	3/4/2014	SHORT SALE
45	780408	0180	375,000	5/16/2013	QUESTIONABLE PER APPRAISAL; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
45	856700	0260	238,000	9/15/2014	FINANCIAL INSTITUTION RESALE
45	856700	0330	325,000	4/15/2013	SAS-DIAGNOSTIC OUTLIER
45	856700	0380	208,000	10/23/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
45	856700	0420	205,900	3/3/2014	FINANCIAL INSTITUTION RESALE
45	856700	0420	203,592	10/21/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	856760	0080	760,000	9/12/2014	SAS-DIAGNOSTIC OUTLIER
45	872660	0040	200,000	3/12/2014	SHORT SALE
45	873233	0070	2,600,000	10/13/2014	RESIDUAL OUTLIER
45	873233	0140	1,370,000	9/29/2014	SAS-DIAGNOSTIC OUTLIER
45	927015	0070	375,000	6/11/2013	RESIDUAL OUTLIER
45	927015	0090	1,850,000	10/30/2013	SAS-DIAGNOSTIC OUTLIER
45	947597	0040	75,100	5/1/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
45	947597	0090	219,800	9/11/2013	FINANCIAL INSTITUTION RESALE
45	947597	0090	165,026	6/26/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
50	132700	0080	200,000	7/2/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
50	132700	0080	265,092	9/23/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
50	233430	0020	324,000	1/10/2014	RESIDUAL OUTLIER
50	233430	0110	305,000	8/4/2014	SHORT SALE
50	639140	0010	197,273	4/3/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
50	701490	0050	90,500	7/22/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
50	701490	0130	145,000	9/22/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
50	701490	0130	213,053	11/14/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
50	701490	0140	110,000	8/15/2013	FINANCIAL INSTITUTION RESALE
50	701490	0140	93,298	2/12/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
50	701490	0210	85,000	3/25/2014	QUESTIONABLE PER APPRAISAL
50	860220	0010	45,000	4/23/2013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
50	926630	0010	650,000	8/18/2014	SAS-DIAGNOSTIC OUTLIER
55	019550	0120	314,752	9/23/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	019550	0120	26,948	2/25/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
55	019550	0240	265,000	6/20/2013	SAS-DIAGNOSTIC OUTLIER
55	019550	0360	22,055	2/25/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
55	086100	0030	935,000	10/24/2013	SAS-DIAGNOSTIC OUTLIER
55	086100	0040	906,000	9/10/2013	SAS-DIAGNOSTIC OUTLIER
55	136830	0120	407,500	12/9/2014	SAS-DIAGNOSTIC OUTLIER
55	136830	0140	385,000	5/22/2013	RESIDUAL OUTLIER
55	136830	0150	450,000	7/14/2014	SAS-DIAGNOSTIC OUTLIER
55	136830	0200	355,000	1/3/2013	NON-REPRESENTATIVE SALE
55	142180	0080	362,000	6/21/2013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
55	142180	0190	625,000	1/27/2014	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
55	152780	0150	355,000	6/11/2013	SAS-DIAGNOSTIC OUTLIER
55	152780	0170	349,000	2/28/2013	SAS-DIAGNOSTIC OUTLIER
55	159430	0100	232,500	9/16/2013	FINANCIAL INSTITUTION RESALE
55	202350	0020	279,582	6/24/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	202350	0030	145,700	1/24/2013	SAS-DIAGNOSTIC OUTLIER
55	202350	0040	194,500	5/21/2014	FINANCIAL INSTITUTION RESALE
55	202350	0040	274,889	10/10/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
55	202350	0050	258,011	9/5/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	202350	0170	148,000	9/16/2013	SAS-DIAGNOSTIC OUTLIER
55	202350	0180	165,000	12/4/2013	FINANCIAL INSTITUTION RESALE
55	202350	0180	246,675	6/27/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
55	228515	0050	229,000	9/9/2013	FINANCIAL INSTITUTION RESALE
55	309000	0040	281,003	2/28/2014	FINANCIAL INSTITUTION RESALE
55	318580	0090	160,125	5/20/2014	FINANCIAL INSTITUTION RESALE
55	318580	0250	158,000	8/24/2013	FINANCIAL INSTITUTION RESALE
55	318580	0250	227,076	3/19/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	415233	0250	355,000	9/11/2014	RESIDUAL OUTLIER
55	415233	0420	350,000	11/12/2013	FINANCIAL INSTITUTION RESALE
55	415233	0420	375,000	6/27/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	415233	0450	212,741	7/19/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; SHERIFF / TAX SALE; AND OTHER WARNINGS
55	520160	0070	289,950	9/24/2014	RESIDUAL OUTLIER
55	532850	0030	155,000	1/2/2013	RESIDUAL OUTLIER
55	532850	0130	272,000	12/27/2013	RESIDUAL OUTLIER
55	601100	0580	522,010	10/29/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	686400	0040	244,000	4/10/2013	SHORT SALE
55	686400	0090	321,335	5/23/2014	NO MARKET EXPOSURE
55	686400	0270	255,000	12/10/2013	FINANCIAL INSTITUTION RESALE
55	686400	0270	248,517	7/26/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	686400	0390	222,000	10/30/2013	FINANCIAL INSTITUTION RESALE
55	686400	0390	196,990	2/4/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
55	686400	0470	250,000	3/5/2014	FINANCIAL INSTITUTION RESALE
55	686400	0470	322,076	8/8/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
55	686400	0610	310,000	3/1/2013	FINANCIAL INSTITUTION RESALE
55	769812	0110	351,500	3/29/2013	FINANCIAL INSTITUTION RESALE
55	872710	0010	91,350	6/6/2013	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
55	872735	0020	259,950	1/7/2014	FINANCIAL INSTITUTION RESALE
55	872738	0020	495,000	10/7/2014	RESIDUAL OUTLIER
55	880510	0060	269,900	10/28/2013	FINANCIAL INSTITUTION RESALE
55	880510	0060	276,689	5/29/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	880510	0140	217,350	2/3/2014	FINANCIAL INSTITUTION RESALE
55	880510	0140	243,273	9/6/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
55	920120	0090	285,000	5/24/2013	QUESTIONABLE PER APPRAISAL
55	947790	0200	545,000	3/14/2014	QUESTIONABLE PER APPRAISAL
60	220800	0090	407,500	6/13/2013	SAS-DIAGNOSTIC OUTLIER
60	220880	0020	384,900	9/10/2013	FINANCIAL INSTITUTION RESALE

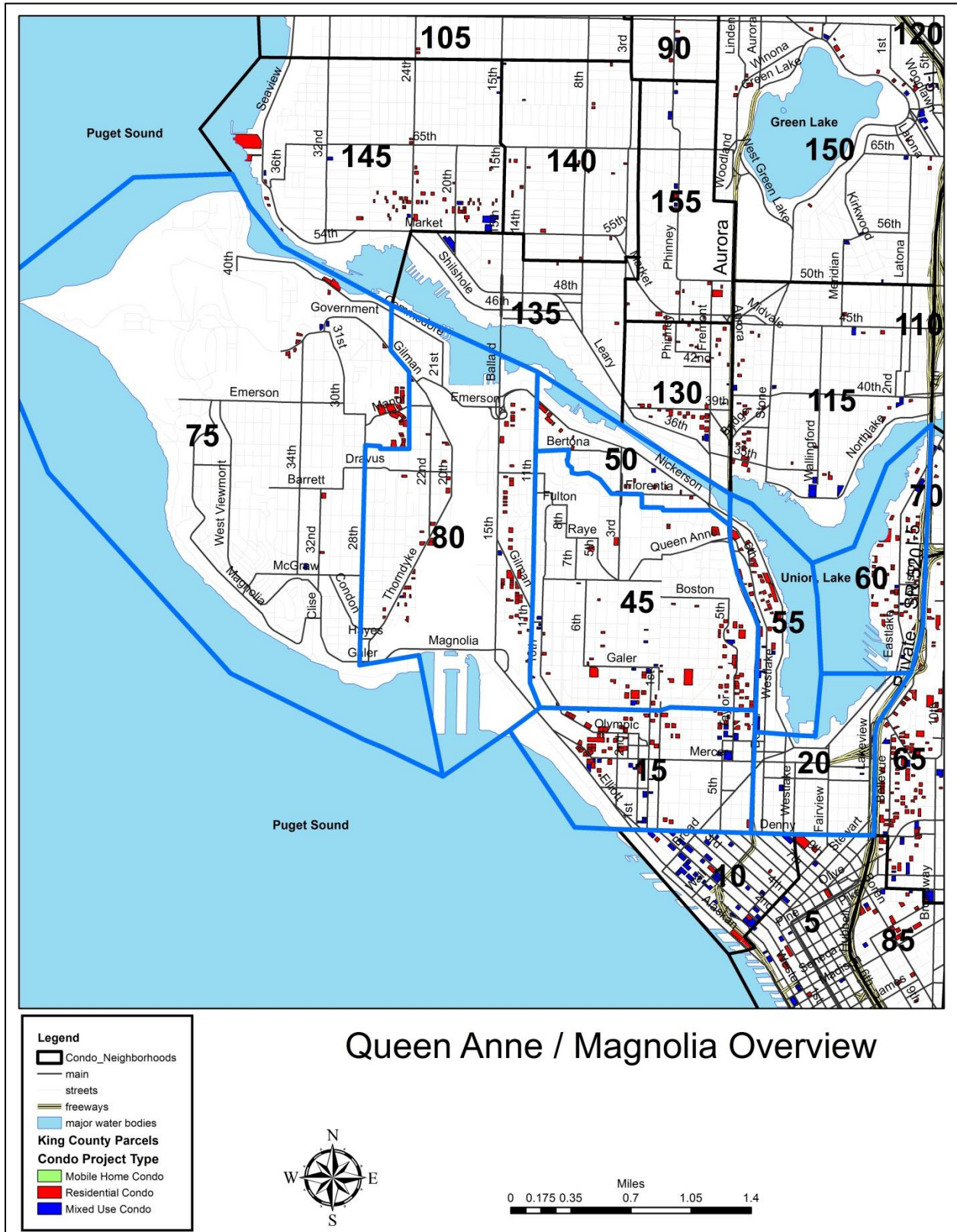
Area	Major	Minor	Sale Price	Sale Date	Comments
60	220880	0020	486,861	2/13/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
60	220880	0090	399,000	10/23/2013	FINANCIAL INSTITUTION RESALE
60	220880	0150	381,500	8/27/2014	FINANCIAL INSTITUTION RESALE
60	220880	0150	351,000	5/19/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
60	246843	0020	202,000	1/22/2014	QUIT CLAIM DEED; CONDO WITH GARAGE, MOORAGE, OR STORAGE; AND OTHER WARNINGS
60	407900	0050	239,476	8/9/2014	FINANCIAL INSTITUTION RESALE
60	407900	0050	197,870	1/15/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
60	407900	0100	295,000	6/19/2014	SHORT SALE
60	505100	0120	310,000	12/19/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
60	513760	0030	219,900	12/2/2013	FINANCIAL INSTITUTION RESALE
60	513760	0030	226,393	9/6/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
60	638980	0020	398,736	7/25/2014	NO MARKET EXPOSURE
60	638980	0050	550,000	8/19/2013	NO MARKET EXPOSURE
60	860290	0160	380,000	2/19/2013	RESIDUAL OUTLIER
60	866990	0300	589,000	11/15/2013	SAS-DIAGNOSTIC OUTLIER
60	880720	0030	1,176,395	8/26/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
60	880720	0290	400,000	3/11/2014	RESIDUAL OUTLIER
60	880720	0630	372,000	4/9/2013	NO MARKET EXPOSURE
60	980680	0120	525,000	9/15/2014	RESIDUAL OUTLIER
75	030010	0130	300,000	12/1/2013	NO MARKET EXPOSURE
75	066240	0120	600,000	6/10/2014	QUESTIONABLE PER APPRAISAL
75	077790	0040	224,950	7/17/2013	FINANCIAL INSTITUTION RESALE
75	086630	0040	300,000	7/2/2014	SAS-DIAGNOSTIC OUTLIER
75	229660	0050	249,000	12/17/2013	QUESTIONABLE PER APPRAISAL
75	229660	0130	43,200	5/9/2013	PARTIAL INTEREST (1/3, 1/2, ETC.)
75	229660	0130	316,800	5/9/2013	PARTIAL INTEREST (1/3, 1/2, ETC.)
75	229661	0170	179,500	6/24/2014	FINANCIAL INSTITUTION RESALE
75	229661	0170	181,965	10/21/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
75	229661	0190	205,000	8/12/2014	RESIDUAL OUTLIER
75	229664	0160	160,000	3/26/2013	FINANCIAL INSTITUTION RESALE
75	229664	0200	219,806	7/15/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
75	229720	0030	255,700	2/1/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
75	233330	0070	174,000	9/25/2013	RESIDUAL OUTLIER
75	438780	0210	415,000	1/24/2014	NO MARKET EXPOSURE

Area	Major	Minor	Sale Price	Sale Date	Comments
75	438780	0260	390,000	5/31/2013	SAS-DIAGNOSTIC OUTLIER
75	438780	0310	480,000	3/1/2013	SAS-DIAGNOSTIC OUTLIER
75	438780	0320	635,633	5/8/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
75	439540	0060	227,000	5/9/2013	NO MARKET EXPOSURE
75	503560	0030	359,092	10/18/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
75	503560	0030	302,600	10/18/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
75	503780	0230	1,909	4/3/2014	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
75	511635	0040	241,400	6/25/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; SALE PRICE UPDATED BY SALES ID GROUP
75	511635	0050	284,000	12/19/2013	SAS-DIAGNOSTIC OUTLIER
75	511635	0060	297,000	4/9/2013	SAS-DIAGNOSTIC OUTLIER
75	610700	0090	308,000	12/18/2013	SAS-DIAGNOSTIC OUTLIER
75	700280	0040	180,300	10/1/2014	SAS-DIAGNOSTIC OUTLIER
75	700280	0140	138,800	8/29/2013	SHORT SALE
75	700280	0270	129,000	6/27/2013	QUESTIONABLE PER APPRAISAL; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
75	700280	0360	199,000	4/2/2014	SAS-DIAGNOSTIC OUTLIER
75	700280	0440	119,900	9/5/2013	FINANCIAL INSTITUTION RESALE
75	700280	0570	175,000	7/18/2013	SAS-DIAGNOSTIC OUTLIER
75	700280	0580	250,000	12/5/2014	RESIDUAL OUTLIER
75	700280	0630	108,900	5/10/2013	FINANCIAL INSTITUTION RESALE
75	700280	0630	186,806	2/5/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
75	700280	0630	186,806	1/15/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
75	700280	0650	179,000	3/21/2013	SAS-DIAGNOSTIC OUTLIER
75	700280	0680	169,100	4/16/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
75	700280	0700	156,000	11/13/2013	FINANCIAL INSTITUTION RESALE
75	700280	0700	144,443	5/29/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
75	860270	0030	271,000	9/10/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
75	872688	0030	149,000	2/19/2013	FINANCIAL INSTITUTION RESALE
80	025321	0010	165,000	9/2/2014	FINANCIAL INSTITUTION RESALE
80	025321	0010	157,605	1/29/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	025321	0090	155,000	10/16/2014	SHORT SALE
80	025321	0300	157,000	9/18/2013	FINANCIAL INSTITUTION RESALE
80	025321	0320	215,000	12/16/2013	FINANCIAL INSTITUTION RESALE
80	025321	0320	200,000	6/26/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	054490	0040	200,000	10/18/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

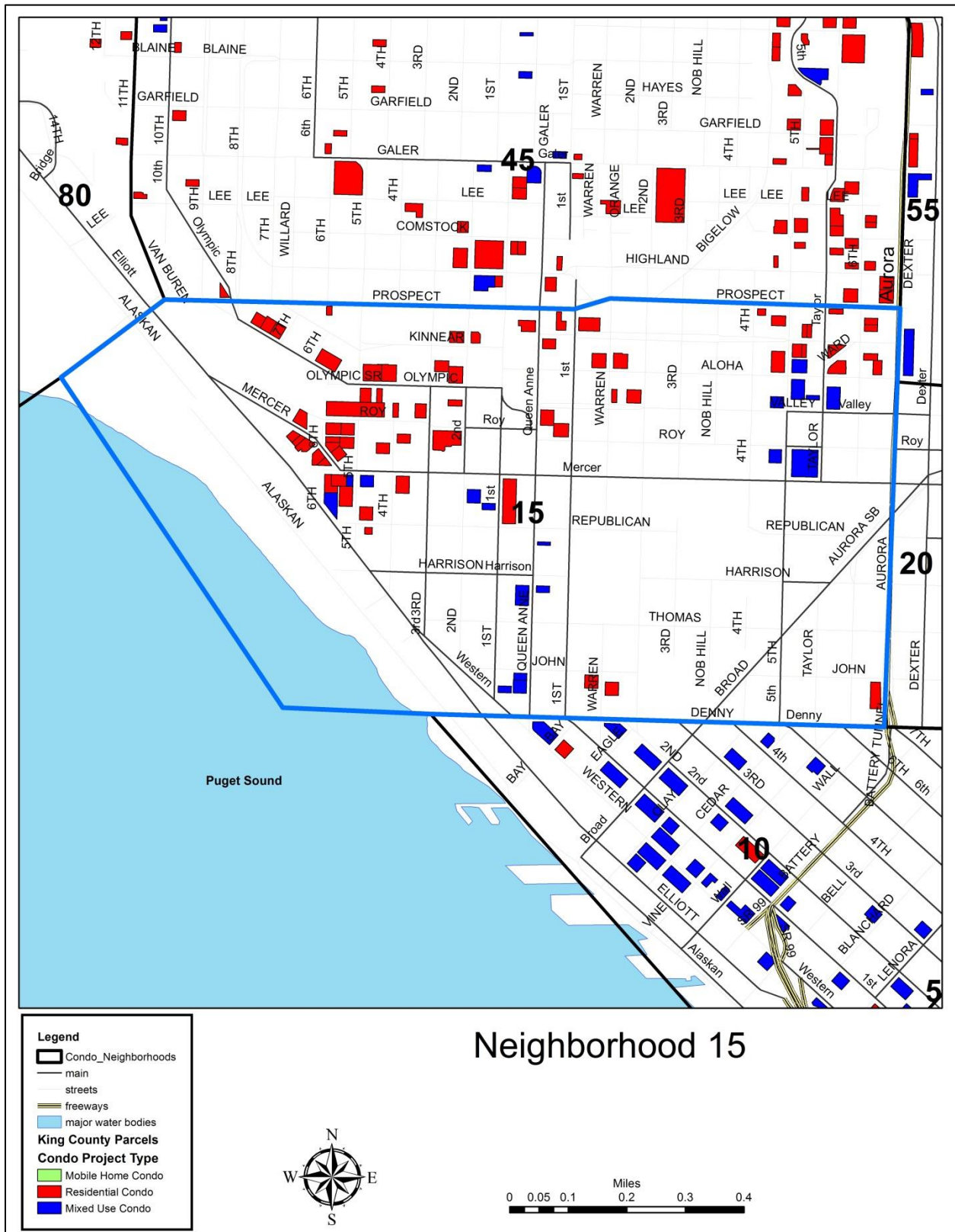
Area	Major	Minor	Sale Price	Sale Date	Comments
80	054490	0040	205,313	4/17/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	054490	0050	167,765	11/11/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	054490	0080	256,845	10/27/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
80	059190	0140	159,900	12/4/2013	FINANCIAL INSTITUTION RESALE
80	059190	0140	168,993	7/16/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
80	059190	0300	198,500	1/22/2014	FINANCIAL INSTITUTION RESALE
80	059190	0300	217,165	8/19/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	095870	0150	200,000	8/7/2014	SHORT SALE
80	095870	0190	233,000	5/17/2013	NO MARKET EXPOSURE
80	159400	0050	255,000	6/24/2014	FINANCIAL INSTITUTION RESALE
80	159400	0120	281,000	2/25/2014	FINANCIAL INSTITUTION RESALE
80	159400	0120	277,575	7/2/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	210900	0030	152,000	7/23/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	210900	0040	159,900	5/24/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
80	231490	0010	179,900	5/29/2013	FINANCIAL INSTITUTION RESALE
80	231490	0090	130,000	10/28/2013	SHORT SALE
80	231490	0140	58,901	9/17/2014	NO MARKET EXPOSURE; ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD; AND OTHER WARNINGS
80	247570	0030	180,000	7/9/2013	FINANCIAL INSTITUTION RESALE
80	268380	0080	290,000	10/8/2013	SHORT SALE
80	277250	0020	179,900	6/27/2014	FINANCIAL INSTITUTION RESALE
80	277250	0020	217,106	10/29/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	277250	0260	299,950	12/5/2014	SAS-DIAGNOSTIC OUTLIER
80	339515	0150	200,000	7/17/2013	SAS-DIAGNOSTIC OUTLIER
80	373760	0030	282,000	5/24/2013	NO MARKET EXPOSURE
80	503910	0110	182,800	10/15/2013	FINANCIAL INSTITUTION RESALE
80	504260	0090	340,000	8/8/2014	NO MARKET EXPOSURE
80	606380	0130	185,000	4/16/2014	NO MARKET EXPOSURE
80	606380	0130	72,386	2/21/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	678080	0030	225,000	7/2/2013	FINANCIAL INSTITUTION RESALE
80	678080	0030	238,500	2/19/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
80	678080	0170	310,000	5/20/2014	NO MARKET EXPOSURE
80	701480	0140	215,000	9/24/2014	NO MARKET EXPOSURE
80	701485	0010	155,000	1/4/2013	SHORT SALE

Area	Major	Minor	Sale Price	Sale Date	Comments
80	701485	0040	131,400	4/1/2013	FORCED SALE; EXEMPT FROM EXCISE TAX
80	701485	0120	135,000	4/24/2013	SAS-DIAGNOSTIC OUTLIER
80	701485	0150	150,500	5/23/2013	FORCED SALE; EXEMPT FROM EXCISE TAX
80	701485	0460	150,000	5/30/2013	NO MARKET EXPOSURE
80	701485	0510	301,420	5/31/2013	RESIDUAL OUTLIER
80	701540	0090	305,000	4/25/2014	SAS-DIAGNOSTIC OUTLIER
80	701540	0180	199,900	1/28/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	856540	0060	99,000	5/16/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
80	856540	0060	194,096	5/29/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	856540	0150	25,187	10/31/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
80	856540	0160	171,717	1/3/2013	FINANCIAL INSTITUTION RESALE
80	872968	0030	216,668	12/19/2014	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
80	884780	0090	136,500	9/20/2013	SHORT SALE
80	884780	0140	132,000	5/10/2013	SHORT SALE
80	884780	0180	160,000	4/21/2014	FINANCIAL INSTITUTION RESALE
80	884780	0180	234,097	9/24/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
80	926440	0060	40,000	12/31/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
80	926950	0030	199,900	5/1/2013	FINANCIAL INSTITUTION RESALE
80	927040	0010	232,000	4/8/2013	RESIDUAL OUTLIER
80	927040	0050	265,000	7/31/2014	RESIDUAL OUTLIER
80	932040	0030	226,000	5/27/2013	RESIDUAL OUTLIER

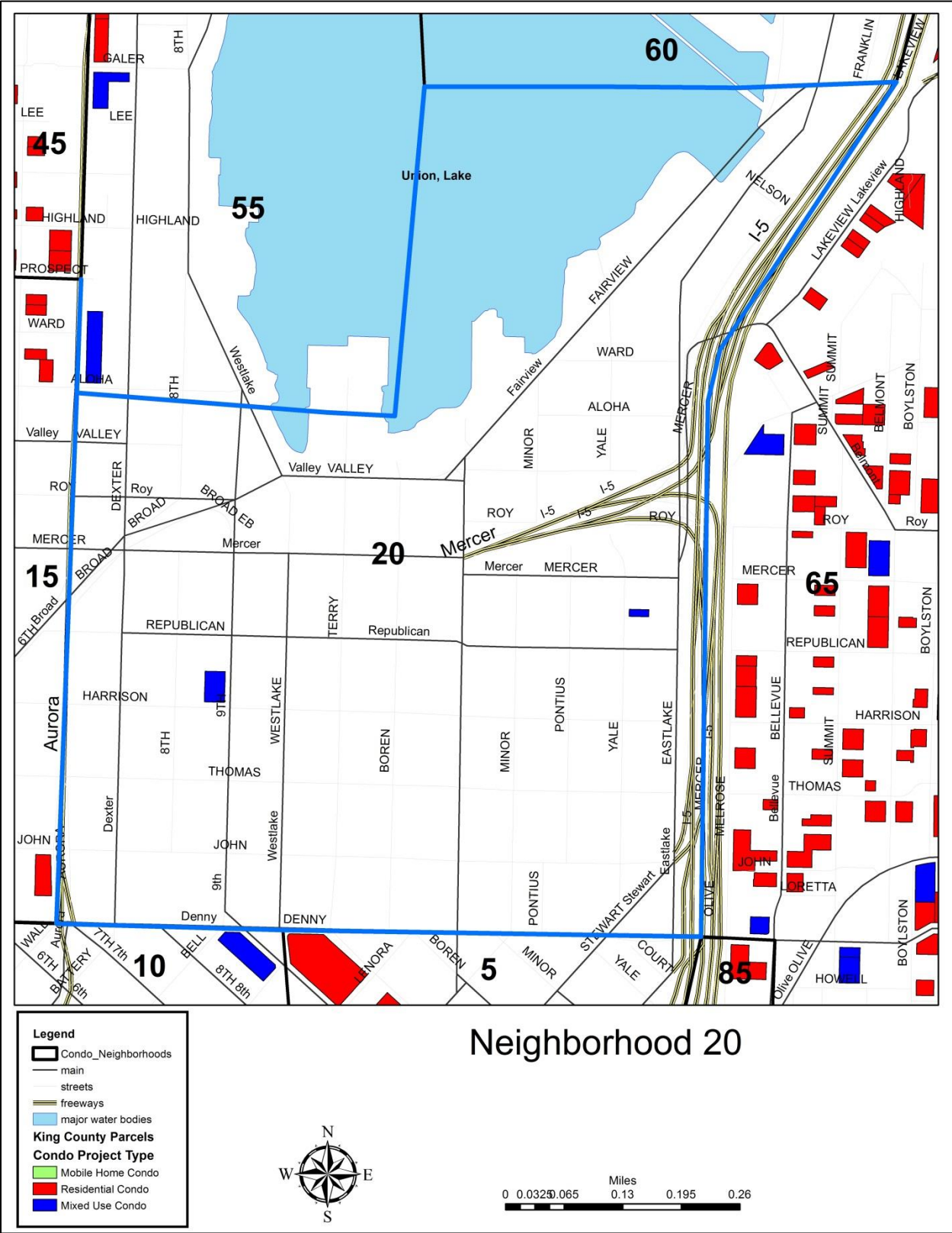
Queen Anne / Magnolia Overview Map



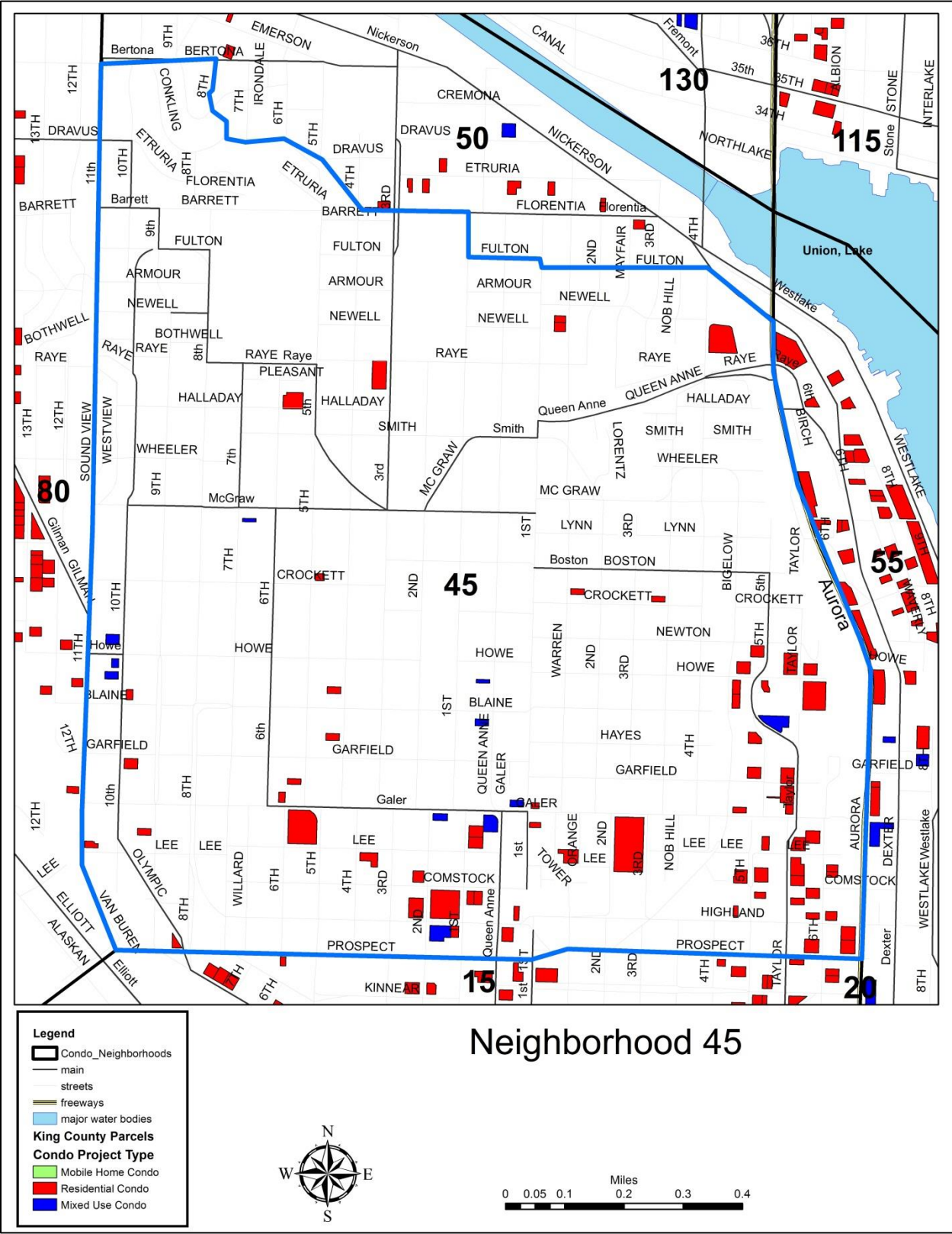
Neighborhood 15 Map



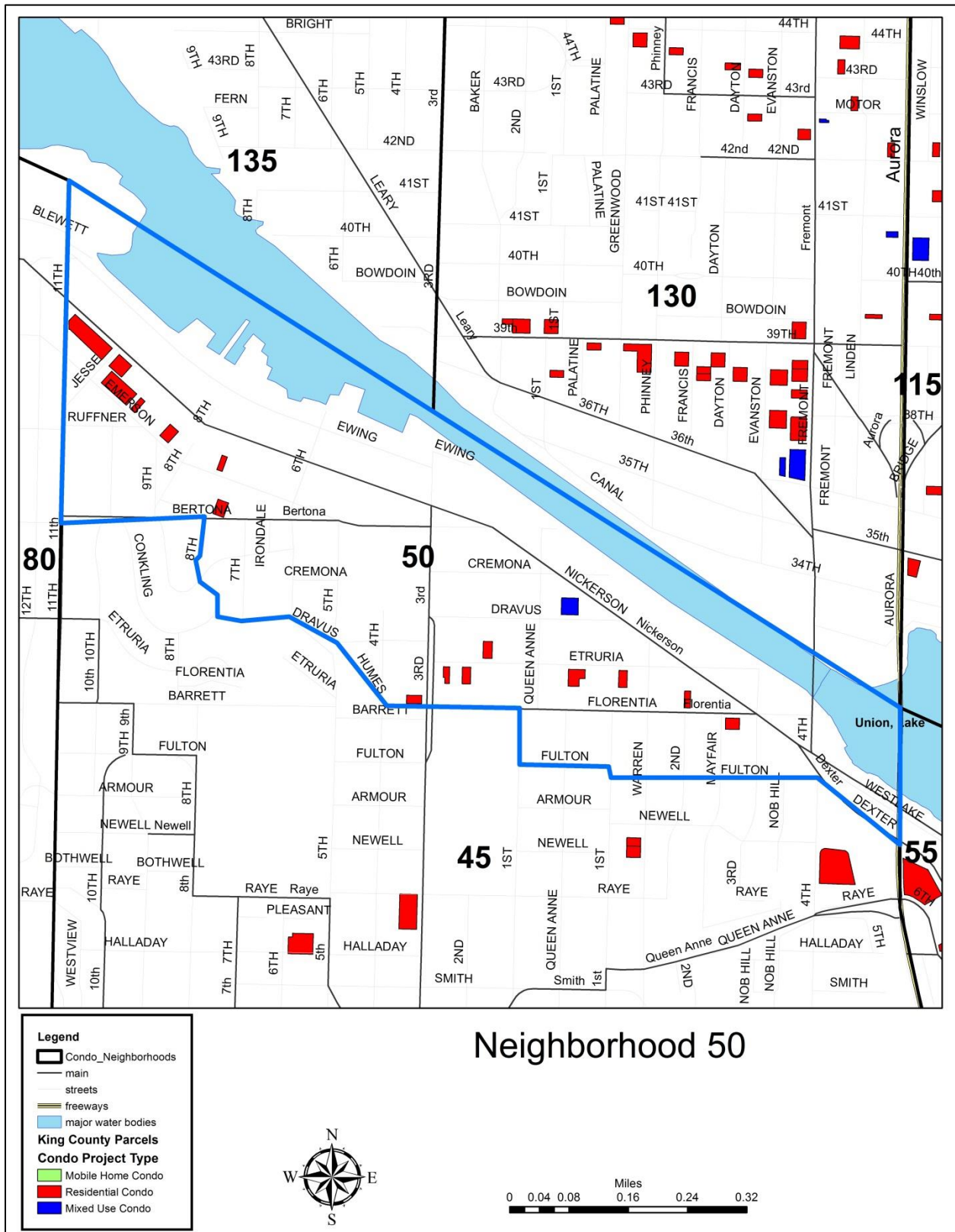
Neighborhood 20 Map



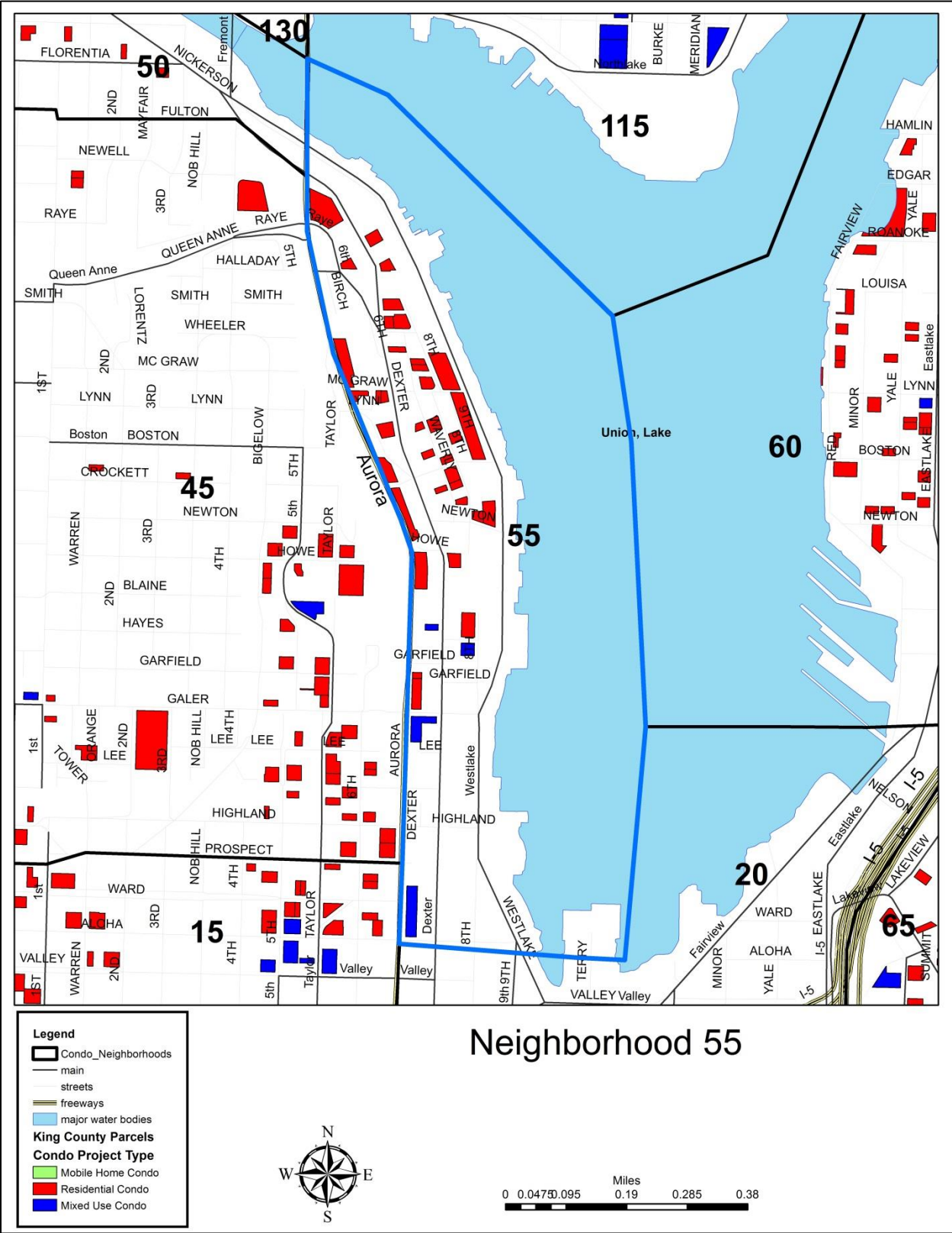
Neighborhood 45 Map



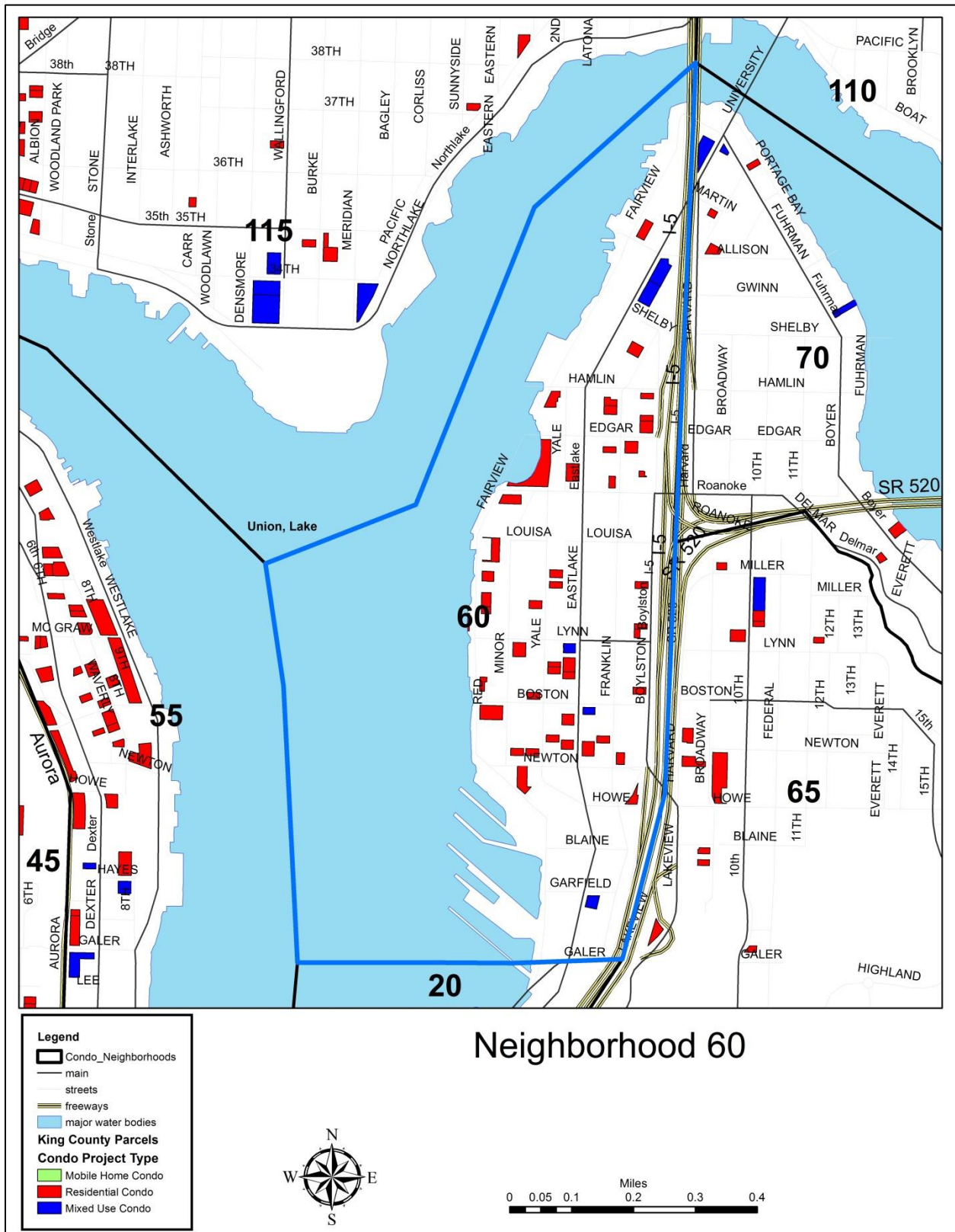
Neighborhood 50 Map

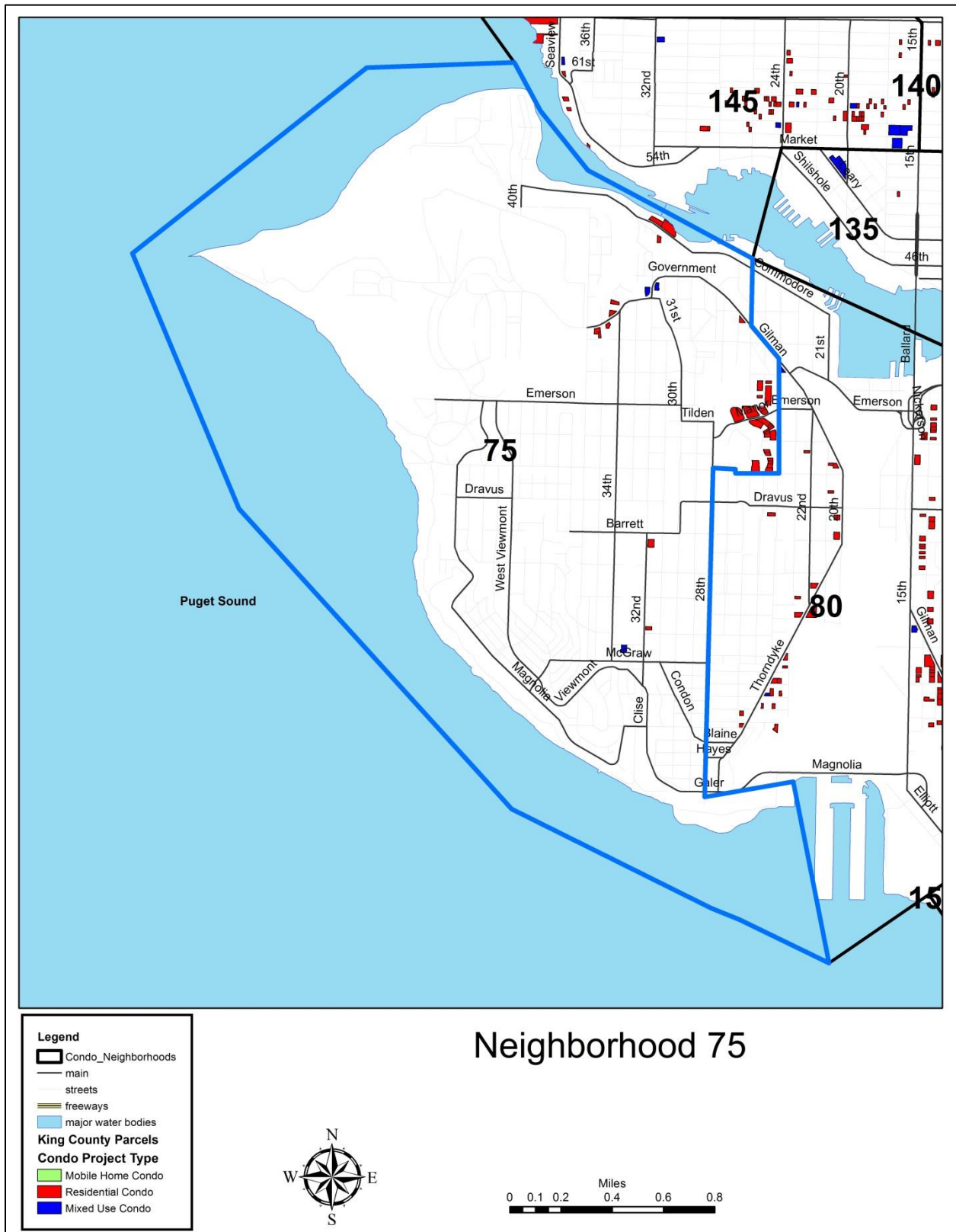


Neighborhood 55 Map



Neighborhood 60 Map





Neighborhood 80 Map

