

**Specialty 700  
Residential Condominium**

**Annual Mass Appraisal Report**

**of:**

**South Seattle**

**Specialty Neighborhoods**

160, 165, 170, 175, 190, 195, 200, 205, 210, 215, 220, 225,  
230, 235, and 475.

**2015 Assessment Roll**

**For 2016 Property Taxes**

**King County Department of Assessments  
Seattle Washington**

**Lloyd Hara, Assessor**

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## Executive Summary Report

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

**Area Name / Number:** South Seattle; Neighborhoods: 160, 165, 170, 175, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, and 475.

**Previous Physical Inspection:** 2013 through 2014

### Sales - Improved Summary:

Number of Sales: 443

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	\$80,700	\$215,600	\$296,300	\$327,800	90.4%	6.57%
2015 Value	\$84,200	\$226,700	\$310,900	\$327,800	94.8%	4.00%
Change	+\$3,500	+\$11,100	+\$14,600		+4.4%	-2.57%
%Change	+4.3%	+5.1%	+4.9%		+4.9%	-39.12%

\*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.57% and -39.12% 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	\$77,600	\$178,500	\$256,100
2015 Value	\$80,900	\$183,600	\$264,500
Percent Change	+4.3%	+2.9%	+3.3%

Number of improved Parcels in the Population: 4,695

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:** 7/9/2015

### **Purpose**

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

### **King County Revaluation Cycle**

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

### **Inspection**

No South Seattle neighborhoods were physically inspected for the 2015 appraisal year.

### **Appraisal Team members and participation**

Craig Johnson and Joyce Smith made up the appraisal team responsible for physical inspection and value selection in the South Seattle area. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. Joyce Smith 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 1/2013 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 South Seattle area. Our sales sample consists of 443 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 4,695 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**

South Seattle

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

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

#### **Boundaries**

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

North Boundary – South Dearborn Street

East Boundary – Western Shore of Lake Washington.

West Boundary – Puget Sound

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

#### **Maps**

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

#### **Zoning and legal/political consideration**

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



## Typical Properties



Regatta on Alki: 721224-0000  
1502 Alki Avenue SW, Seattle



Homeport Condo: 344250-0000  
17320 97<sup>th</sup> Place SW, Vashon



Water's Edge: 919758-0000  
9520 Rainier Avenue South, Seattle



Jade Garden: 365580-0000  
2121 14<sup>th</sup> Avenue South, Seattle



Cinnamon Ridge: 159210-0000  
6910 California Avenue SW, Seattle



Harbour Vista: 311081-0000  
1027 Harbor Avenue SW, Seattle



## 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**

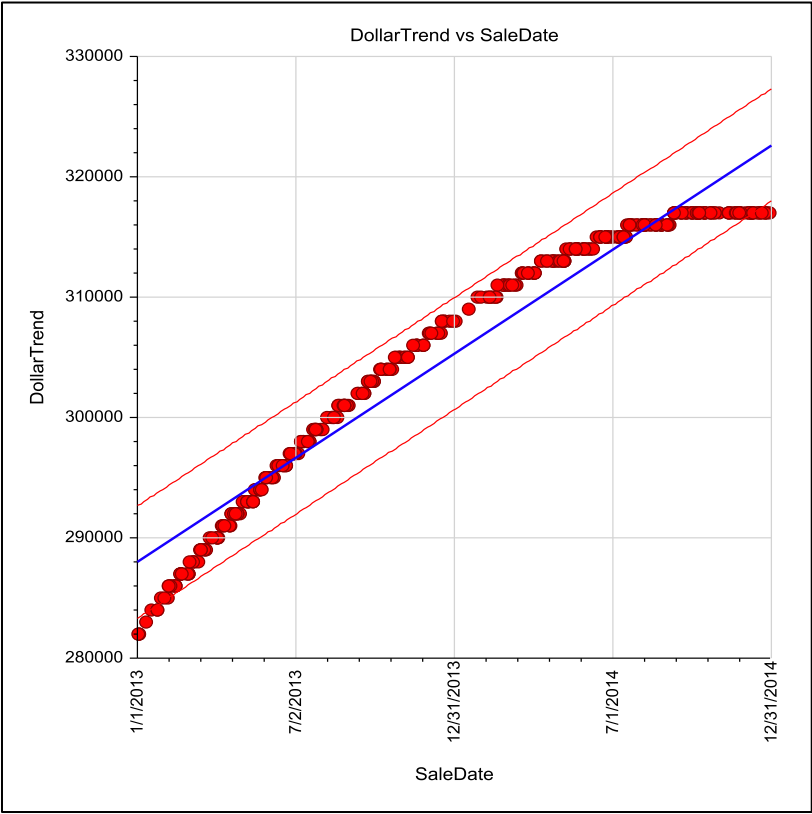
Multi-Family development has increased in the City of Seattle. The majority of new multi-family development occurring continues to be apartments. However, recent reports indicate that the supply of condominium units for sale is less than 6 months, which indicates an imbalance in supply and demand. This could lead to a boom in new condominium development. In the interim, this shortage of supply is expected to continue to drive prices of condominium units in the South Seattle area upward.

Most neighborhoods in the South Seattle area lie along major transportation lines. Metro busses and Link Light Rail service commuters from these neighborhoods into downtown Seattle and Capitol Hill, which are the major employment centers. Other employment includes Boeing, with the 737 plant in nearby Renton and Boeing Field in Georgetown, as well as Sea-Tac Airport, and further South, the Tacoma city center.

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

Analysis of sales in the South Seattle area indicated an increase in value over the two year period. Values increased from an average, non-adjusted sales price near \$282,000 as of 1-1-2013 by 12.42% to \$317,00 as of January 1<sup>st</sup> 2015.

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



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

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

Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2013	1.1242	12.42%
2/1/2013	1.1133	11.33%
3/1/2013	1.1040	10.40%
4/1/2013	1.0942	9.42%
5/1/2013	1.0852	8.52%
6/1/2013	1.0764	7.64%
7/1/2013	1.0685	6.85%
8/1/2013	1.0607	6.07%
9/1/2013	1.0535	5.35%
10/1/2013	1.0470	4.70%
11/1/2013	1.0407	4.07%
12/1/2013	1.0351	3.51%
1/1/2014	1.0297	2.97%
2/1/2014	1.0248	2.48%
3/1/2014	1.0208	2.08%
4/1/2014	1.0168	1.68%
5/1/2014	1.0133	1.33%
6/1/2014	1.0101	1.01%
7/1/2014	1.0075	0.75%
8/1/2014	1.0052	0.52%
9/1/2014	1.0033	0.33%
10/1/2014	1.0019	0.19%
11/1/2014	1.0008	0.08%
12/1/2014	1.0002	0.02%

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	\$282,750	1/2/2013	1.1238	\$318,000
Sale 2	\$238,000	12/30/2013	1.0300	\$245,000
Sale 3	\$256,000	12/29/2014	1.0000	\$256,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment =  $1/\text{EXP}(-0.0005442742 * \text{SaleDay})$

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**

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

## **Model specification**

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

1. Age
2. Living Area
3. Building Quality
4. Building Condition
5. Project Size
6. Floor Level
7. Project Location
8. Project Appeal
9. Unit Location
10. Unit Condition
11. Views: Puget Sound, City/Territorial
12. End Unit
13. Elevator
14. Unit Type: Penthouse, Studio
15. Neighborhood
16. Certain projects as defined by Major.

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

## Model calibration

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

-2.72274277615311 - 0.249671258415487 \* AGE + 0.722393187442056 \* BLDCONDITION + 0.738154244061875 \* BLDQUALITY + 0.0956581231969511 \* ELEVATOR + 0.0372385530081215 \* ENDUNITx + 0.0709704714132176 \* FLOORc - 0.547880257904678 \* NBHDHIGH1 - 0.416299792689787 \* NBHDHIGH2 - 0.44369257573916 \* NBHDHIGH3 - 0.254222829579513 \* NBHDHIGH4 + 0.0770721809511994 \* NBHDLOW1 + 0.0281145331210474 \* NBHDLOW2 + 0.41410940844234 \* PENTHOUSE + 0.556668853215369 \* PROJAPPEAL - 0.221368150956638 \* PROJHIGH1 - 0.162869589513325 \* PROJHIGH2 - 0.130752378107259 \* PROJHIGH3 - 0.128828179270914 \* PROJHIGH4 + 0.856240982730883 \* PROJLOCATION + 0.305551700367822 \* PROJLOW1 + 0.174740932846042 \* PROJLOW2 + 0.136213920282471 \* PROJLOW3 + 0.0721461991534953 \* PROJLOW4 - 2.19702212503268E-07 \* SaleDaySq + 0.108278957592112 \* SOUNDVIEW - 0.0640731310795488 \* STUDIO + 0.0180038364386383 \* TERRVIEW + 0.2890878778018 \* UNITCONDITION + 0.0683275329531599 \* UNITLOCATION - 0.0532768765047703 \* UNITS + 0.61110273890044 \* UNITSIZE - 0.31795581340536 \* VASHON 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
414169	160	LAKERIDGE SHORES CONDOMINIUM	Valued at EMV x 1.60% based on sales in the property.
415982	160	LAKEWOOD PARK THE CONDOMINIUM	Valued at EMV x 1.70% based on sales history.
569920	160	MT BAKER COURT CONDOMINIUM	Valued at EMV x 1.70% based on sales in the property.
664940	160	PARK SHORE VILLA CONDOMINIUM	Valued at EMV x .75% based on sales in the property. Excellent condition at EMV x .90%.
792264	160	SPINNAKER BAY CONDOMINIUM	Valued at EMV. Unit size < 665 SF at EMV x .90% based on sales in the property.
919758	160	WATER'S EDGE CONDOMINIUM	Valued at EMV. Units without moorage less \$20,000.
060940	165	BEACON RIDGE CONDOMINIUM	Valued at EMV x 1.40% based on neighborhood sales.
118100	165	BRYN MAWR TOWERS CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
146085	165	CEDAR RIDGE TOWNHOMES	Valued at EMV x 1.05% based on sales in the property.
666913	165	PARKVIEW PHASE I CONDOMINIUM	Valued at EMV x .70% based on sales in the property.
885790	165	VALLEY VIEW CONDOMINIUM	Valued at EMV x .80% based on sales in the property.
020260	170	AMERICUS THE CONDOMINIUM	Valued at EMV x 1.20% based on sales in the property.
286640	170	GRAND STREET TOWNHOMES CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
377080	170	JUDKINS PARK CONDOMINIUM	Valued at EMV x 1.10% based on sales in the property.
387310	170	KINGS VIEW TOWNHOMES CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
643403	170	OTHELLO PLACE CONDOMINIUM	Valued at EMV x .70% based on sales in the property.

Major	Nbhd	Project Name	Value Notes
643408	170	OTHELLO STATION CONDOMINIUM	Valued at EMV x .75% based on sales in the property.
770142	170	SEWARD PARK TOWNHOMES CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
799500	170	STELLINA CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
345989	175	HORIZON VIEW CONDOMINIUM	Valued at EMV x .95% based on neighborhood sales.
787270	175	SOUND VIEW POINTE CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
792265	175	SPINNAKER THE 1ST AMD CONDOMINIUM	Valued at EMV x .85% based on sales in the property.
855620	175	TAIYO CONDOMINIUM	Valued at EMV x .80% based on sales in the property.
324060	200	HENDERSON PLACE TOWNHOMES CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
012930	205	ALHAMBRA CONDOMINIUM	Valued at EMV x .75% based on neighborhood sales.
086915	205	BLUE STAR CONDOMINIUM	Valued at EMV x .85% based on neighborhood sales.
339040	205	HOLDEN MANOR CONDOMINIUM	Valued at EMV x .75% less parking unit values where applicable. Parking units at previous.
638455	205	OLYMPIC PARK CONDOMINIUM	Valued at EMV x .75% based on sales in the property.
692833	205	PUGET RIDGE CONDOMINIUM	Valued at EMV x .90%. Percent change supported by neighborhood sales.
868035	205	TRENTON COURT CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
932290	205	WESTWOOD COURT TOWNHOMES CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
932460	205	WESTWOOD NO. 01 CONDOMINIUM	Valued at EMV x .75% based on neighborhood sales.
932461	205	WESTWOOD NO. 02 CONDOMINIUM	Valued at EMV x .75% based on sales in the property.
932500	205	WESTWOOD PLAZA CONDOMINIUM	Valued at EMV x .90%. Percent change supported by sales in the property.
159210	210	CINNAMON RIDGE CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
248550	210	FAUNTLIEE WOODS CONDOMINIUM	Valued at EMV x .80% based on neighborhood sales.
630500	210	OAK RIDGE CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
768060	210	SEAVIEW TERRACE CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
780434	210	6963 CALIFORNIA AVENUE TOWNHOUSES CONDOMINIUM	Valued at EMV x 1.10% based on sales in the property.
104140	220	BRANDON COURT CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
692835	220	PUGET RIDGE COHOUSING CONDOMINIUM	Valued at EMV x 1.35% based on neighborhood sales.
756900	220	SAUSALITO CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
005085	225	ADELAIDE TOWNHOMES CONDOMINIUM	Valued at EMV x .90% based on neighborhood sales.
032100	225	AVALON CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
032105	225	AVALON HOUSE CONDOMINIUM	Valued at EMV less parking account values where applicable. Parking accounts at previous.
116520	225	BROXTON CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
129500	225	CALIFORNIA AVENUE CONDOMINIUM	Valued at EMV x 1.10% based on sales in the property.
159192	225	CIELO CONDOMINIUM	Valued at EMV x .75% based on neighborhood sales.



Major	Nbhd	Project Name	Value Notes
173600	225	CONDO VISINAIZ CONDOMINIUM	Valued at EMV x 1.10% based on sales in the property. Townhouses at EMV.
249060	225	FAUNTLEROY LANDING CONDOMINIUM HOMES	Valued at EMV x .80% based on neighborhood sales.
257016	225	5000 FAUNTLEROY CONDOMINIUM	Valued at EMV x 1.10%. Percent change supported by sales in the property.
260787	225	41ST AVENUE CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
445877	225	LUNA COURT CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
515480	225	MARINE VISTA CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
642080	225	OSBORN CONDOMINIUM	Valued at EMV x .90% based on sales in the property. Unit size > 1350 SF at EMV.
718590	225	RAYMOND STREET CONDOMINIUM	Valued at EMV x .95%. Percent change supported by sales in the property.
808300	225	SUMMIT ON CALIFORNIA CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
927000	225	WEST OLYMPIC VIEW CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
013150	230	ALII-KAI CONDOMINIUM	Valued at EMV x 1.10% based on sales in the property.
013905	230	ALKI BEACH HOUSE CONDOMINIUM	Valued at EMV. Townhouses at EMV x .90% based on sales in the property.
013920	230	ALKI BEACH VILLAS CONDOMINIUM	Valued at EMV x 1.10% based on sales in the property.
015550	230	ALKI POINT WEST CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
015600	230	ALKI SHORES CONDOMINIUM	Valued living units at EMV x 1.05% less parking unit values. Parking units at previous.
015900	230	ALKI WEST CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
015910	230	ALKI WEST ONE CONDOMINIUM	Valued at EMV x 1.15%. Percent change supported by sales in the property.
026280	230	ARGONAUT CONDOMINIUM	Valued at EMV x 1.15% based on neighborhood sales.
031835	230	AUTUMN COURT CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
058610	230	BAY VILLA ALKI BEACH CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
059280	230	BEACH DRIVE CONDOMINIUM	Valued at EMV x 1.15% based on sales in the property.
059290	230	BEACH DRIVE COURT CONDOMINIUM	Valued at EMV x .90% based on sales in the property. Townhouses at EMV.
140460	230	CARROLL PLACE CONDOMINIUM	Valued at EMV x 1.15% based on neighborhood sales.
156290	230	CHILBERG PLACE CONDOMINIUM	Valued at EMV x 1.20% based on sales in the property.
253896	230	58TH PLACE CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
253897	230	58TH PLACE II CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
260777	230	4101 BEACH DRIVE SW CONDOMINIUM	Valued at EMV x 1.15% based on sales in the property.
261758	230	1402 ALKI BEACH CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
261785	230	4119 BEACH DRIVE SW CONDOMINIUM	Valued at EMV x .95% based on sales in the property. Unit size < 725 SF at EMV x .80%.
278138	230	GLAD HARBOR CONDOMINIUM	Valued at EMV x .95% based on neighborhood sales.
303310	230	HALLECK AVE CONDOMINIUM	Valued at EMV x .90% based on neighborhood sales.
311058	230	HARBOR LANDING CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property. Parking account at previous.

Major	Nbhd	Project Name	Value Notes
311075	230	HARBOR WEST CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
431100	230	LIGHTHOUSE POINT CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
645335	230	OVERLOOK CONDOMINIUM	Valued at EMV x .95% based on sales in the property. Townhouses at EMV.
665240	230	PARK VISTA CONDOMINIUM	Valued at EMV x .90% based on neighborhood sales.
683783	230	POINT PLACE ALKI CONDOMINIUM	Valued at EMV. Minor 0010 at EMV less parking unit value. Parking unit at previous.
683835	230	POINTE WEST CONDOMINIUM	Valued at EMV x 1.10% based on sales in the property.
765200	230	SEASIDE CONDOMINIUM	Valued at EMV x 1.20% based on neighborhood sales.
860060	230	1350 ALKI CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
860090	230	1374 ALKI CONDOMINIUM	Valued at EMV x .85% based on sales in the property. Unit size > 2950 SF at EMV x .95%.
872597	230	1200 ALKI CONDOMINIUM	Valued at EMV x 1.30% based on neighborhood sales. Shell unit at EMV x .75%.
872640	230	1226 ALKI AVE SW CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
872664	230	1238 ALKI CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
872732	230	TWENTY-ONE TWELVE ALKI CONDOMINIUM	Valued at EMV x 1.10% based on sales in the property.
005400	235	ADMIRAL CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
129830	235	CALIFORNIA SUITE CONDOMINIUM	Valued at EMV x .95% based on neighborhood sales.
152353	235	CHARLESTON CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
168405	235	COLLEGE PARK WEST CONDOMINIUM	Valued at EMV x .90% based on sales in the property.
311070	235	HARBOR PARK CONDOMINIUM	Valued at EMV less parking account values where applicable. Parking accounts at previous.
889530	235	VERGE CONDOMINIUM	Valued at EMV x 1.05% based on sales in the property.
344250	475	HOMEPORT CONDOMINIUM	Valued at EMV x .85% based on sales in the property.
609470	475	97TH PLACE CONDOMINIUM	Valued at EMV x .95% based on sales in the property.
888420	475	VASHON COHOUSING CONDOMINIUM	Valued at EMV. Affordable housing at EMV x .70%.

**\*\* 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 94.8%, 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 3.3%.

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

### **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 6.57% to 4.00%. 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 assessment level, 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**

# South Seattle Ratio Study Report (Before)

## 2014 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2014	Date of Report: 7/9/2015	Sales Dates: 1/2013- 12/2014
Area South Seattle	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS		<div>Ratio Frequency</div>	
Sample size (n)	443		
Mean Assessed Value	296,300		
Mean Adj Sales Price	327,800		
Standard Deviation AV	183,651		
Standard Deviation SP	205,789		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.905		
Median Ratio	0.914		
Weighted Mean Ratio	0.904		
UNIFORMITY		<div>COMMENTS:</div> <div>Residential Condominiums throughout areas 160, 165, 170, 175, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, and 475.</div> <div>Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.</div> <div>Although the normality test indicates that the sales ratios are not normally distributed, the small difference between the mean and median ratio suggests that the departure from normality is minimal, and that the statistics for the Arithmetic Mean Ratio, COV, Confidence Limits and Recommended Minimum Sample Size are still valid indicators of assessment performance.</div>	
Lowest ratio	0.585		
Highest ratio:	1.245		
Coefficient of Dispersion	6.57%		
Standard Deviation	0.080		
Coefficient of Variation	8.85%		
Price Related Differential (PRD)	1.001		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.907		
Upper limit	0.922		
95% Confidence: Mean			
Lower limit	0.897		
Upper limit	0.912		
SAMPLE SIZE EVALUATION		<div>Although the normality test indicates that the sales ratios are not normally distributed, the small difference between the mean and median ratio suggests that the departure from normality is minimal, and that the statistics for the Arithmetic Mean Ratio, COV, Confidence Limits and Recommended Minimum Sample Size are still valid indicators of assessment performance.</div>	
N (population size)	4695		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.080		
Recommended minimum:	10		
Actual sample size:	443		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	198		
# ratios above mean:	245		
z:	2.233		
Conclusion:	Non-normal		

## South Seattle Ratio Study Report (After) 2015 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2015	Date of Report: 7/9/2015	Sales Dates: 1/2013- 12/2014								
Area South Seattle	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES								
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80</td><td>59</td></tr><tr><td>1.00</td><td>321</td></tr><tr><td>1.10</td><td>62</td></tr></tbody></table>		Ratio	Frequency	0.80	59	1.00	321	1.10	62
Ratio	Frequency										
0.80	59										
1.00	321										
1.10	62										
Sample size (n)	443										
Mean Assessed Value	310,900										
Mean Adj Sales Price	327,800										
Standard Deviation AV	195,489										
Standard Deviation SP	205,789										
ASSESSMENT LEVEL											
Arithmetic Mean Ratio	0.950										
Median Ratio	0.951										
Weighted Mean Ratio	0.948										
UNIFORMITY											
Lowest ratio	0.793										
Highest ratio:	1.084										
Coefficient of Dispersion	4.00%										
Standard Deviation	0.049										
Coefficient of Variation	5.11%										
Price Related Differential (PRD)	1.002										
RELIABILITY		<b>COMMENTS:</b>  Residential Condominiums throughout areas 160, 165, 170, 175, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, and 475.  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.									
95% Confidence: Median											
Lower limit	0.946										
Upper limit	0.957										
95% Confidence: Mean											
Lower limit	0.946										
Upper limit	0.955										
SAMPLE SIZE EVALUATION											
N (population size)	4695										
B (acceptable error - in decimal)	0.05										
S (estimated from this sample)	0.049										
Recommended minimum:	4										
Actual sample size:	443										
Conclusion:	OK										
NORMALITY											
Binomial Test											
# ratios below mean:	220										
# ratios above mean:	223										
z:	0.143										
Conclusion:	Normal*										
*i.e. no evidence of non-normality											

## Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
160	664940	0080	120,000	4/26/2013	130,000	1,040	5	1971	2	YES	YES	PARK SHORE VILLA CONDOMINIUM
160	664940	0250	137,000	6/21/2013	147,000	1,040	5	1971	2	YES	YES	PARK SHORE VILLA CONDOMINIUM
160	664940	0310	140,000	11/12/2014	140,000	1,288	5	1971	2	YES	YES	PARK SHORE VILLA CONDOMINIUM
160	792264	0140	145,000	2/17/2014	148,000	654	5	1967	5	YES	YES	SPINNAKER BAY CONDOMINIUM
160	792264	0340	190,000	9/19/2014	190,000	660	5	1967	5	YES	YES	SPINNAKER BAY CONDOMINIUM
160	792264	0420	168,500	2/21/2013	186,000	654	5	1967	5	YES	YES	SPINNAKER BAY CONDOMINIUM
160	919758	0030	125,000	2/1/2013	139,000	487	5	1964	5	YES	YES	WATER'S EDGE CONDOMINIUM
160	919758	0230	242,000	4/3/2014	246,000	898	5	1964	5	YES	YES	WATER'S EDGE CONDOMINIUM
160	919758	0240	235,000	11/8/2013	244,000	803	5	1964	5	YES	YES	WATER'S EDGE CONDOMINIUM
160	919758	0260	230,000	11/26/2014	230,000	706	5	1964	5	YES	YES	WATER'S EDGE CONDOMINIUM
165	090300	0190	80,000	4/2/2014	81,000	670	4	1998	3	NO	NO	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0430	118,000	2/7/2014	121,000	940	4	1998	3	NO	NO	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0900	103,000	5/3/2013	112,000	800	4	1998	3	NO	NO	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0970	90,000	5/21/2014	91,000	680	4	1998	3	NO	NO	BOKARA BY THE LAKE CONDOMINIUM
165	146085	0020	165,000	4/3/2013	180,000	1,000	4	2006	3	NO	NO	CEDAR RIDGE TOWNHOMES
165	794105	0040	107,000	5/2/2014	108,000	1,040	4	2006	3	NO	NO	SPRINGBROOK CONDOMINIUM
170	066150	0130	235,000	9/4/2014	236,000	838	4	1962	5	NO	NO	BELLA LUNA CONDOMINIUM
170	066150	0180	215,000	7/2/2014	217,000	735	4	1962	5	NO	NO	BELLA LUNA CONDOMINIUM
170	066150	0230	198,000	12/8/2014	198,000	657	4	1962	5	NO	NO	BELLA LUNA CONDOMINIUM
170	261746	0020	240,000	9/23/2014	241,000	1,140	4	1999	3	NO	NO	FOUR SEASONS TOWNHOMES CONDOMINIUM
170	323950	0070	117,000	10/15/2013	122,000	521	3	1967	5	NO	NO	HENDERSON CONDOMINIUM
170	377080	0080	230,000	5/28/2013	248,000	1,100	4	1999	3	NO	YES	JUDKINS PARK CONDOMINIUM
170	387310	0010	266,000	8/28/2013	280,000	1,531	4	1996	3	NO	YES	KINGS VIEW TOWNHOMES CONDOMINIUM
170	387310	0090	255,000	4/29/2013	277,000	1,265	4	1996	3	NO	YES	KINGS VIEW TOWNHOMES CONDOMINIUM
170	643403	0140	145,000	2/26/2014	148,000	1,282	3	2005	3	NO	NO	OTHELLO PLACE CONDOMINIUM
170	643410	0160	267,000	9/26/2013	280,000	1,820	4	2006	3	NO	NO	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0190	247,500	7/21/2014	249,000	1,365	4	2006	3	NO	NO	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0200	324,500	8/27/2014	326,000	1,820	4	2006	3	NO	NO	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0270	285,000	7/24/2013	303,000	1,809	4	2006	3	NO	NO	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0280	250,000	10/14/2013	261,000	1,134	4	2006	3	NO	NO	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0440	250,000	12/16/2014	250,000	1,365	4	2006	3	NO	NO	OTHELLO STATION NORTH CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
170	643410	0500	269,900	6/17/2014	272,000	1,809	4	2006	3	NO	NO	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0660	279,990	7/25/2013	297,000	1,820	4	2006	3	NO	YES	OTHELLO STATION NORTH CONDOMINIUM
170	662570	0020	225,000	11/25/2013	233,000	1,386	4	1994	3	NO	NO	PARADISE COURT CONDOMINIUM
170	684365	0190	190,000	5/7/2014	192,000	598	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0210	219,900	4/19/2013	239,000	758	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0250	339,900	10/1/2014	341,000	1,194	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0290	199,900	4/23/2013	217,000	608	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0350	240,900	6/10/2013	259,000	858	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0370	244,900	6/5/2013	263,000	858	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0400	242,000	5/13/2014	245,000	771	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0410	246,900	4/9/2013	270,000	851	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0420	319,900	3/1/2013	353,000	1,192	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0430	215,900	1/24/2013	241,000	858	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0450	219,900	2/11/2013	244,000	854	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0480	337,000	7/16/2014	339,000	1,206	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0490	235,000	7/1/2013	251,000	860	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0500	242,000	12/15/2014	242,000	769	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0510	235,900	7/26/2013	251,000	769	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0520	183,000	3/12/2013	201,000	578	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0530	239,900	1/11/2013	269,000	858	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0540	187,900	2/19/2013	208,000	598	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0550	238,000	5/7/2013	258,000	858	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0560	249,900	3/14/2013	275,000	867	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0570	238,000	12/4/2013	246,000	771	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0580	240,000	11/6/2013	250,000	771	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0590	240,000	5/7/2013	260,000	851	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0600	332,900	8/7/2014	334,000	1,192	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0630	239,900	7/22/2013	255,000	854	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0660	332,900	9/12/2014	334,000	1,206	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0670	239,900	5/17/2013	259,000	860	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0680	254,900	10/15/2014	255,000	769	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0700	194,900	4/11/2013	213,000	578	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0710	249,900	3/6/2013	275,000	858	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0730	265,000	12/24/2014	265,000	864	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
170	684365	0730	253,900	8/19/2013	268,000	864	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0740	264,900	5/16/2013	286,000	867	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0760	262,900	9/10/2014	264,000	771	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0770	245,000	2/8/2013	272,000	851	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0780	323,800	4/3/2013	354,000	1,192	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0790	243,000	8/27/2013	256,000	858	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0800	239,900	3/15/2013	264,000	828	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0810	239,900	4/19/2013	261,000	854	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0830	189,900	5/14/2013	205,000	553	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0840	336,000	2/28/2013	371,000	1,206	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0850	239,000	10/29/2013	249,000	860	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	0860	251,000	8/20/2014	252,000	769	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0880	199,900	5/22/2013	216,000	578	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0890	254,000	3/19/2013	279,000	858	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0910	251,800	5/2/2013	273,000	864	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0940	321,900	2/14/2013	357,000	1,056	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	684365	0970	247,900	4/24/2013	270,000	854	4	2009	3	NO	NO	PONTEDERA CONDOMINIUM
170	684365	1000	311,900	4/3/2013	341,000	1,074	4	2009	3	NO	YES	PONTEDERA CONDOMINIUM
170	799500	0110	189,900	7/11/2014	191,000	610	4	2004	3	NO	YES	STELLINA CONDOMINIUM
170	799500	0120	212,000	11/21/2014	212,000	785	4	2004	3	NO	YES	STELLINA CONDOMINIUM
170	799500	0290	170,000	5/7/2014	172,000	610	4	2004	3	NO	YES	STELLINA CONDOMINIUM
175	029940	0030	196,000	3/20/2013	215,000	1,190	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0090	219,000	11/12/2014	219,000	1,150	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0180	218,800	4/11/2013	239,000	1,150	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0190	199,000	4/3/2014	202,000	1,150	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0230	222,500	10/30/2013	232,000	1,150	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0300	255,000	3/13/2014	260,000	1,375	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0360	228,000	8/11/2014	229,000	1,150	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0460	222,500	7/30/2013	236,000	1,200	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0470	230,000	12/16/2013	237,000	1,150	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	029940	0490	230,000	6/25/2014	232,000	1,150	4	1980	3	NO	YES	ATLANTIC PLACE CONDOMINIUM
175	059600	0010	187,000	7/23/2014	188,000	571	4	1954	4	NO	NO	BEACON BLUFF CONDOMINIUM
175	059600	0030	201,100	7/18/2014	202,000	566	4	1954	4	NO	YES	BEACON BLUFF CONDOMINIUM
175	059600	0040	186,000	5/7/2014	188,000	562	4	1954	4	NO	NO	BEACON BLUFF CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
175	060501	0160	180,000	2/18/2014	184,000	682	5	1930	5	NO	YES	BEACON (THE) CONDOMINIUM
175	155490	0020	280,000	9/18/2014	281,000	1,265	4	1997	3	NO	NO	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0200	267,500	4/10/2014	272,000	1,209	4	1997	3	NO	NO	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0280	285,000	6/18/2013	305,000	1,249	4	1997	3	NO	NO	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0490	270,000	4/18/2014	274,000	1,100	4	1997	3	NO	NO	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0520	295,000	12/12/2013	305,000	1,527	4	1997	3	NO	NO	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0590	275,000	5/9/2014	278,000	1,237	4	1997	3	NO	YES	CHERRY LANE TOWNHOMES CONDOMINIUM
175	160900	0010	269,950	10/10/2014	270,000	804	5	1992	4	NO	NO	CLARKE CONDOMINIUM
175	160900	0060	220,000	9/30/2013	230,000	841	5	1992	4	NO	YES	CLARKE CONDOMINIUM
175	186560	0040	143,550	10/6/2014	144,000	486	4	2000	3	NO	NO	CRYSTAL VIEW CONDOMINIUM
175	186560	0100	225,000	3/4/2014	230,000	804	4	2000	3	NO	YES	CRYSTAL VIEW CONDOMINIUM
175	286750	0020	190,000	5/23/2013	205,000	960	4	1966	4	NO	YES	GRANDVIEW HEIGHTS CONDOMINIUM
175	315120	0050	194,000	5/29/2014	196,000	874	4	1985	4	NO	NO	HARWOOD CONDOMINIUM
175	315120	0310	180,000	2/11/2014	184,000	874	4	1985	4	NO	NO	HARWOOD CONDOMINIUM
175	315120	1040	242,000	10/7/2014	242,000	866	4	1985	4	NO	YES	HARWOOD CONDOMINIUM
175	315120	1050	239,000	5/14/2014	242,000	866	4	1985	4	NO	YES	HARWOOD CONDOMINIUM
175	519810	0040	245,000	5/22/2013	264,000	1,346	4	1987	3	NO	YES	MASSACHUSETTS PLACE CONDOMINIUM
175	788875	0010	210,000	6/3/2014	212,000	1,113	4	1983	3	NO	NO	SOUTH TERRACE CONDOMINIUM
175	788875	0140	192,000	10/16/2014	192,000	948	4	1983	3	NO	NO	SOUTH TERRACE CONDOMINIUM
175	788875	0190	185,000	1/28/2013	206,000	948	4	1983	3	NO	NO	SOUTH TERRACE CONDOMINIUM
175	792265	0300	197,000	3/20/2014	201,000	1,071	4	1969	4	NO	YES	SPINNAKER THE 1ST AMD CONDOMINIUM
195	721150	0060	129,500	11/4/2013	135,000	952	4	2004	3	NO	NO	REGAL HEIGHTS TOWNHOMES
195	721150	0070	133,800	10/7/2013	140,000	956	4	2004	3	NO	NO	REGAL HEIGHTS TOWNHOMES
200	031860	0070	78,500	9/29/2014	79,000	681	4	1982	4	NO	NO	AUTUMN PLACE CONDOMINIUM
200	031860	0210	94,000	6/20/2013	101,000	980	4	1982	4	NO	NO	AUTUMN PLACE CONDOMINIUM
200	031860	0520	115,000	5/10/2013	124,000	887	4	1982	4	NO	NO	AUTUMN PLACE CONDOMINIUM
200	031860	0560	91,500	6/28/2014	92,000	777	4	1982	4	NO	NO	AUTUMN PLACE CONDOMINIUM
200	031860	0600	95,000	3/19/2014	97,000	777	4	1982	4	NO	NO	AUTUMN PLACE CONDOMINIUM
200	031860	0710	115,000	8/20/2013	121,000	887	4	1982	4	NO	NO	AUTUMN PLACE CONDOMINIUM
200	031860	0970	126,000	5/19/2014	127,000	980	4	1982	4	NO	NO	AUTUMN PLACE CONDOMINIUM
200	324060	0040	123,750	9/3/2014	124,000	762	4	1960	5	NO	NO	HENDERSON PLACE TOWNHOMES CONDOMINIUM
200	324060	0050	128,000	2/13/2013	142,000	961	4	1960	5	NO	NO	HENDERSON PLACE TOWNHOMES CONDOMINIUM
200	570930	0090	256,000	12/29/2014	256,000	2,666	4	2005	3	NO	NO	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0120	240,000	11/20/2014	240,000	2,661	4	2005	3	NO	NO	MOUNTAIN VIEW VILLAS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
205	440040	0130	170,000	6/24/2014	171,000	1,014	4	1979	4	NO	NO	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0170	180,000	7/25/2014	181,000	1,014	4	1979	4	NO	NO	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0390	173,000	10/1/2014	173,000	1,014	4	1979	4	NO	NO	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0740	172,000	8/20/2013	182,000	1,014	4	1979	4	NO	NO	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0780	194,000	9/11/2014	195,000	1,014	4	1979	4	NO	NO	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0880	152,500	3/20/2014	155,000	1,014	4	1979	4	NO	NO	LONGFELLOW RUN, A CONDOMINIUM
205	440040	0970	149,350	3/3/2014	152,000	1,014	4	1979	4	NO	NO	LONGFELLOW RUN, A CONDOMINIUM
205	440040	1030	168,500	9/27/2013	177,000	1,014	4	1979	4	NO	NO	LONGFELLOW RUN, A CONDOMINIUM
205	868035	0050	160,950	7/11/2013	172,000	742	4	1993	4	NO	NO	TRENTON COURT CONDOMINIUM
205	868035	0110	175,000	6/25/2014	176,000	784	4	1993	4	NO	NO	TRENTON COURT CONDOMINIUM
205	894550	0120	165,000	3/8/2014	168,000	1,016	4	1979	4	NO	NO	VILLAGE SQUARE CONDOMINIUM
205	894550	0360	170,000	8/15/2013	180,000	1,016	4	1979	4	NO	NO	VILLAGE SQUARE CONDOMINIUM
205	894550	0380	170,000	3/28/2013	186,000	1,016	4	1979	4	NO	NO	VILLAGE SQUARE CONDOMINIUM
205	894550	0420	178,000	11/26/2013	184,000	1,016	4	1979	4	NO	NO	VILLAGE SQUARE CONDOMINIUM
205	894550	0440	180,000	5/29/2014	182,000	1,016	4	1979	4	NO	NO	VILLAGE SQUARE CONDOMINIUM
205	932290	0050	275,000	10/9/2014	275,000	1,921	5	2003	3	NO	NO	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0100	227,000	11/14/2013	236,000	1,588	5	2003	3	NO	NO	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0130	244,950	6/26/2013	262,000	1,622	5	2003	3	NO	NO	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0160	299,000	10/18/2013	312,000	2,290	5	2003	3	NO	NO	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0240	257,500	6/23/2014	260,000	1,338	5	2003	3	NO	NO	WESTWOOD COURT TOWNHOMES CONDOMINIUM
205	932290	0260	265,000	11/24/2014	265,000	1,352	5	2003	3	NO	NO	WESTWOOD COURT TOWNHOMES CONDOMINIUM
210	159210	0060	251,000	2/26/2014	256,000	1,128	5	1985	4	NO	NO	CINNAMON RIDGE CONDOMINIUM
210	159210	0230	242,000	8/27/2013	255,000	1,109	5	1985	4	NO	NO	CINNAMON RIDGE CONDOMINIUM
210	630500	0050	329,950	7/8/2014	332,000	1,543	5	1987	4	NO	NO	OAK RIDGE CONDOMINIUM
210	768060	0190	595,000	5/22/2013	642,000	2,000	6	1978	4	NO	YES	SEAVIEW TERRACE CONDOMINIUM
210	780434	0010	324,950	7/7/2014	327,000	1,088	5	2002	3	NO	YES	6963 CALIFORNIA AVENUE TOWNHOUSES CONDOMINIUM
210	780434	0040	355,000	12/1/2014	355,000	1,120	5	2002	3	NO	YES	6963 CALIFORNIA AVENUE TOWNHOUSES CONDOMINIUM
210	926380	0050	410,000	7/14/2014	413,000	1,120	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0060	415,000	4/17/2014	421,000	1,231	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0100	379,000	9/17/2013	398,000	1,009	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0110	449,350	9/26/2013	471,000	1,248	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0140	415,000	8/5/2014	417,000	1,248	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0150	423,000	12/10/2014	423,000	1,009	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
210	926380	0180	325,000	2/6/2013	361,000	1,009	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0230	375,000	7/16/2013	399,000	1,009	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0330	400,000	8/15/2013	423,000	1,088	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0340	292,900	6/5/2013	315,000	868	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0370	317,500	10/8/2014	318,000	934	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0580	350,000	10/22/2014	350,000	1,144	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0790	490,000	4/22/2013	533,000	1,477	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	926380	0820	429,900	9/23/2013	451,000	1,144	5	1967	5	YES	YES	WEST BEACH CONDOMINIUM
210	932089	0020	183,500	10/8/2013	192,000	618	4	1989	4	NO	NO	WESTWATER CONDOMINIUM
210	932089	0160	218,000	5/20/2014	220,000	895	4	1989	4	NO	NO	WESTWATER CONDOMINIUM
210	932089	0220	180,000	5/30/2014	182,000	686	4	1989	4	NO	NO	WESTWATER CONDOMINIUM
210	932089	0310	177,500	5/14/2013	192,000	686	4	1989	4	NO	NO	WESTWATER CONDOMINIUM
210	932089	0350	243,500	10/8/2013	255,000	895	4	1989	4	NO	NO	WESTWATER CONDOMINIUM
210	932089	0480	180,000	3/26/2014	183,000	686	4	1989	4	NO	NO	WESTWATER CONDOMINIUM
210	932089	0690	238,000	12/30/2013	245,000	895	4	1989	4	NO	NO	WESTWATER CONDOMINIUM
215	286140	0040	129,900	10/23/2013	135,000	983	4	1979	4	NO	YES	GRAHAM TERRACE VIEW CONDOMINIUM
215	720589	0140	279,500	7/26/2013	297,000	1,304	5	2007	3	NO	YES	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0290	130,000	4/30/2014	132,000	404	5	2007	3	NO	NO	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0340	210,000	7/16/2013	224,000	1,138	5	2007	3	NO	NO	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0470	259,950	10/31/2013	271,000	1,081	5	2007	3	NO	NO	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0590	274,000	8/27/2014	275,000	1,081	5	2007	3	NO	NO	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0710	110,000	8/26/2013	116,000	404	5	2007	3	NO	NO	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0790	257,500	8/20/2014	259,000	1,081	5	2007	3	NO	NO	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0880	222,500	7/1/2013	238,000	1,138	5	2007	3	NO	NO	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0930	328,000	3/5/2014	335,000	1,681	5	2007	3	NO	NO	REDWOOD HIGH POINT CONDOMINIUM
220	032150	0070	237,500	11/25/2014	238,000	855	5	2007	3	NO	YES	AVALON PLACE CONDOMINIUM
220	032150	0110	245,000	7/1/2014	247,000	855	5	2007	3	NO	YES	AVALON PLACE CONDOMINIUM
220	032150	0160	223,000	7/1/2013	238,000	861	5	2007	3	NO	NO	AVALON PLACE CONDOMINIUM
220	102990	0140	134,500	7/30/2014	135,000	533	4	1992	3	NO	YES	BRADFORD COURT CONDOMINIUM
220	102990	0230	170,000	6/21/2013	182,000	745	4	1992	3	NO	YES	BRADFORD COURT CONDOMINIUM
220	102990	0250	155,000	12/8/2014	155,000	644	4	1992	3	NO	NO	BRADFORD COURT CONDOMINIUM
220	104140	0050	198,500	10/28/2013	207,000	962	4	1999	3	NO	NO	BRANDON COURT CONDOMINIUM
220	104140	0110	189,500	12/11/2014	190,000	1,049	4	1999	3	NO	NO	BRANDON COURT CONDOMINIUM
220	213360	0040	198,500	12/20/2013	205,000	819	4	1999	3	NO	NO	DUWAMISH COHOUSING CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
220	213360	0120	265,000	10/23/2014	265,000	819	4	1999	3	NO	NO	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0140	251,000	9/16/2013	264,000	1,124	4	1999	3	NO	NO	DUWAMISH COHOUSING CONDOMINIUM
220	554470	0020	259,900	3/8/2013	286,000	1,129	4	1995	3	NO	YES	MILLVIEW CONDOMINIUM
220	554470	0060	247,888	11/18/2013	257,000	1,166	4	1995	3	NO	YES	MILLVIEW CONDOMINIUM
220	756900	0040	205,000	5/20/2014	207,000	877	5	2002	3	NO	NO	SAUSALITO CONDOMINIUM
220	756900	0090	162,000	11/17/2014	162,000	555	5	2002	3	NO	NO	SAUSALITO CONDOMINIUM
220	756900	0380	185,000	1/2/2014	190,000	810	5	2002	3	NO	NO	SAUSALITO CONDOMINIUM
220	756900	0390	165,000	2/19/2014	169,000	555	5	2002	3	NO	NO	SAUSALITO CONDOMINIUM
220	756900	0400	191,000	10/15/2014	191,000	555	5	2002	3	NO	NO	SAUSALITO CONDOMINIUM
220	930600	0010	250,000	4/24/2013	272,000	1,041	5	2002	3	NO	NO	WESTMONT CONDOMINIUM
220	930600	0150	289,500	8/20/2014	291,000	1,110	5	2002	3	NO	YES	WESTMONT CONDOMINIUM
220	930600	0190	310,000	12/17/2013	320,000	1,110	5	2002	3	NO	YES	WESTMONT CONDOMINIUM
225	005040	0050	330,000	10/21/2013	344,000	1,168	5	2003	3	NO	NO	ADELAIDE CONDOMINIUM
225	005040	0150	349,950	4/28/2014	355,000	1,073	5	2003	3	NO	YES	ADELAIDE CONDOMINIUM
225	005040	0160	248,000	9/25/2014	249,000	807	5	2003	3	NO	NO	ADELAIDE CONDOMINIUM
225	005040	0220	255,000	9/24/2014	256,000	831	5	2003	3	NO	NO	ADELAIDE CONDOMINIUM
225	005040	0390	374,364	5/21/2013	404,000	1,121	5	2003	3	NO	YES	ADELAIDE CONDOMINIUM
225	005040	0430	386,000	7/16/2014	388,000	1,212	5	2003	3	NO	NO	ADELAIDE CONDOMINIUM
225	005040	0450	240,000	5/23/2014	243,000	808	5	2003	3	NO	NO	ADELAIDE CONDOMINIUM
225	005040	0480	262,500	6/13/2014	265,000	831	5	2003	3	NO	NO	ADELAIDE CONDOMINIUM
225	005040	0610	250,000	3/19/2014	255,000	831	5	2003	3	NO	NO	ADELAIDE CONDOMINIUM
225	005040	0620	370,000	2/20/2013	410,000	1,228	5	2003	3	NO	YES	ADELAIDE CONDOMINIUM
225	032100	0150	175,000	8/5/2014	176,000	932	4	1987	4	NO	NO	AVALON CONDOMINIUM
225	032105	0120	262,000	10/9/2014	262,000	1,102	4	1991	4	NO	YES	AVALON HOUSE CONDOMINIUM
225	032105	0130	165,000	5/9/2013	179,000	585	4	1991	4	NO	YES	AVALON HOUSE CONDOMINIUM
225	116520	0080	275,000	6/18/2013	295,000	1,133	5	2003	3	NO	NO	BROXTON CONDOMINIUM
225	116520	0240	539,500	7/23/2013	573,000	1,477	5	2003	3	NO	YES	BROXTON CONDOMINIUM
225	116520	0250	385,000	8/27/2014	386,000	1,133	5	2003	3	NO	YES	BROXTON CONDOMINIUM
225	116520	0270	304,250	6/3/2013	327,000	897	5	2003	3	NO	YES	BROXTON CONDOMINIUM
225	165760	0030	187,000	12/5/2014	187,000	552	5	2000	3	NO	NO	COBBLESTONE COURT CONDOMINIUM
225	165760	0070	170,000	4/4/2013	186,000	552	5	2000	3	NO	NO	COBBLESTONE COURT CONDOMINIUM
225	173600	0040	230,000	9/23/2013	241,000	778	5	2005	3	NO	NO	CONDO VISINAIZ CONDOMINIUM
225	186460	0030	262,000	7/8/2013	279,000	859	4	1990	4	NO	NO	CRYSTAL COURT CONDOMINIUM
225	188755	0090	272,000	8/5/2014	273,000	639	6	2008	3	NO	NO	DAKOTA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	188755	0100	268,500	7/11/2013	286,000	639	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0120	370,000	5/8/2013	401,000	1,083	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0130	219,000	2/6/2013	243,000	590	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0150	287,388	2/14/2014	294,000	759	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0150	277,650	3/21/2013	305,000	759	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0170	337,000	10/14/2014	337,000	759	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0180	325,000	10/9/2014	326,000	727	6	2008	3	NO	YES	DAKOTA CONDOMINIUM
225	188755	0180	282,750	1/2/2013	318,000	727	6	2008	3	NO	YES	DAKOTA CONDOMINIUM
225	188755	0190	257,500	8/22/2013	272,000	590	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0240	360,000	2/14/2013	399,000	1,052	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0260	255,000	4/23/2014	259,000	590	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0270	272,500	2/20/2013	302,000	727	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0350	270,000	12/5/2014	270,000	639	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0350	250,000	2/20/2013	277,000	639	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0390	258,000	7/18/2013	275,000	590	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	188755	0410	329,950	4/23/2014	335,000	759	6	2008	3	NO	NO	DAKOTA CONDOMINIUM
225	204120	0020	259,950	6/25/2013	278,000	1,129	4	1975	5	NO	NO	DIPLOMAT CONDOMINIUM
225	204120	0040	230,000	9/19/2014	231,000	800	4	1975	5	NO	NO	DIPLOMAT CONDOMINIUM
225	204120	0120	300,000	5/30/2014	303,000	1,123	4	1975	5	NO	NO	DIPLOMAT CONDOMINIUM
225	204120	0130	282,500	9/30/2013	296,000	1,126	4	1975	5	NO	NO	DIPLOMAT CONDOMINIUM
225	249270	0260	192,000	7/10/2014	193,000	787	4	1980	4	NO	NO	FAUNTLEROY TERRACE CONDOMINIUM
225	253894	0070	211,000	6/24/2014	213,000	538	5	2000	3	NO	YES	5430 CALIFORNIA AVENUE CONDOMINIUM
225	253894	0100	241,000	5/8/2013	261,000	842	5	2000	3	NO	YES	5430 CALIFORNIA AVENUE CONDOMINIUM
225	253894	0120	290,000	3/11/2014	296,000	876	5	2000	3	NO	YES	5430 CALIFORNIA AVENUE CONDOMINIUM
225	253894	0130	200,000	1/27/2014	205,000	642	5	2000	3	NO	NO	5430 CALIFORNIA AVENUE CONDOMINIUM
225	253901	0010	325,000	12/26/2014	325,000	1,206	4	1984	5	NO	NO	5932 FAUNTLEROY WAY TOWNHOMES, A CONDOMINIUM
225	253901	0020	309,950	10/6/2014	310,000	1,129	4	1984	5	NO	NO	5932 FAUNTLEROY WAY TOWNHOMES, A CONDOMINIUM
225	260787	0150	228,000	7/11/2014	230,000	651	5	2005	3	NO	NO	41ST AVENUE CONDOMINIUM
225	286300	0100	220,000	8/15/2014	221,000	1,166	5	1980	4	NO	NO	GRANADA CONDOMINIUM
225	286300	0150	235,000	12/20/2013	242,000	1,154	5	1980	4	NO	YES	GRANADA CONDOMINIUM
225	286300	0210	227,500	4/18/2013	248,000	1,154	5	1980	4	NO	YES	GRANADA CONDOMINIUM
225	445877	0010	200,000	5/14/2014	202,000	775	4	1997	3	NO	NO	LUNA COURT CONDOMINIUM
225	445877	0170	195,000	3/26/2014	198,000	745	4	1997	3	NO	NO	LUNA 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
225	445877	0180	202,500	11/24/2014	203,000	745	4	1997	3	NO	YES	LUNA COURT CONDOMINIUM
225	639190	0070	232,000	8/13/2013	245,000	1,152	5	1984	3	NO	NO	ONE WEST CONDOMINIUM
225	639190	0150	270,000	8/30/2013	285,000	1,283	5	1984	3	NO	NO	ONE WEST CONDOMINIUM
225	642080	0130	450,000	5/28/2014	455,000	1,351	6	2006	3	NO	NO	OSBORN CONDOMINIUM
225	642080	0160	250,000	4/17/2013	272,000	656	6	2006	3	NO	YES	OSBORN CONDOMINIUM
225	642080	0230	650,000	12/26/2013	670,000	1,884	6	2006	3	NO	YES	OSBORN CONDOMINIUM
225	642080	0280	550,000	12/2/2013	569,000	1,364	6	2006	3	NO	YES	OSBORN CONDOMINIUM
225	718590	0020	390,000	10/7/2014	391,000	1,584	5	1926	5	NO	NO	RAYMOND STREET CONDOMINIUM
225	768080	0050	170,000	5/14/2013	184,000	760	4	1953	5	NO	NO	SEAVIEW WEST CONDOMINIUM
225	769740	0120	243,000	4/14/2014	247,000	750	4	2002	3	NO	NO	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0140	275,000	12/3/2013	285,000	941	4	2002	3	NO	NO	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0210	252,500	9/16/2013	265,000	750	4	2002	3	NO	NO	SERRANO ON CALIFORNIA CONDOMINIUM
225	769740	0240	383,000	7/24/2013	407,000	1,108	4	2002	3	NO	YES	SERRANO ON CALIFORNIA CONDOMINIUM
225	786520	0050	219,500	11/18/2013	228,000	900	4	1980	4	NO	YES	SOUND CREST CONDOMINIUM
225	787650	0010	287,500	12/13/2013	297,000	1,103	5	1995	3	NO	NO	SOUNDVIEW RIDGE CONDOMINIUM
225	787650	0030	293,500	8/7/2013	311,000	1,124	5	1995	3	NO	NO	SOUNDVIEW RIDGE CONDOMINIUM
225	787650	0190	265,000	10/1/2014	265,000	967	5	1995	3	NO	NO	SOUNDVIEW RIDGE CONDOMINIUM
225	864425	0090	175,000	9/11/2013	184,000	643	4	1998	3	NO	NO	TIBURON BY THE BAY CONDOMINIUM
225	864425	0130	180,400	8/14/2014	181,000	643	4	1998	3	NO	NO	TIBURON BY THE BAY CONDOMINIUM
225	927000	0050	234,950	5/29/2013	253,000	1,040	4	1978	4	NO	YES	WEST OLYMPIC VIEW CONDOMINIUM
225	927000	0110	243,000	12/20/2014	243,000	1,040	4	1978	4	NO	YES	WEST OLYMPIC VIEW CONDOMINIUM
225	927010	0010	275,000	12/5/2013	284,000	1,156	4	1988	4	NO	YES	WEST POINT PLACE CONDOMINIUM
225	927010	0100	267,000	8/7/2014	268,000	1,102	4	1988	4	NO	YES	WEST POINT PLACE CONDOMINIUM
225	929240	0020	149,000	11/8/2013	155,000	780	4	1980	5	NO	NO	WESTERN ONE CONDOMINIUM
225	929240	0080	228,500	6/12/2013	245,000	1,095	4	1980	5	NO	YES	WESTERN ONE CONDOMINIUM
230	012060	0030	363,000	3/6/2013	400,000	1,064	6	1926	5	NO	YES	ALEXANDER COURT CONDOMINIUM
230	012060	0090	269,500	8/12/2013	285,000	734	6	1926	5	NO	YES	ALEXANDER COURT CONDOMINIUM
230	012060	0100	275,000	3/27/2014	280,000	706	6	1926	5	NO	YES	ALEXANDER COURT CONDOMINIUM
230	012060	0220	240,000	2/20/2013	266,000	706	6	1926	5	NO	YES	ALEXANDER COURT CONDOMINIUM
230	013150	0090	320,000	4/24/2013	348,000	1,146	5	1978	4	NO	YES	ALII-KAI CONDOMINIUM
230	013150	0140	350,000	10/9/2013	366,000	1,202	5	1978	4	NO	YES	ALII-KAI CONDOMINIUM
230	013550	0010	525,000	9/19/2013	551,000	1,560	5	1989	4	NO	YES	ALKI CONDOMINIUM
230	013550	0120	515,000	12/17/2013	532,000	1,346	5	1989	4	NO	YES	ALKI CONDOMINIUM
230	013550	0220	623,000	12/9/2014	623,000	1,569	5	1989	4	NO	YES	ALKI CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
230	013905	0020	349,000	8/7/2014	351,000	861	6	1998	3	NO	YES	ALKI BEACH HOUSE CONDOMINIUM
230	013905	0030	818,500	9/18/2014	820,000	2,980	6	1998	3	NO	YES	ALKI BEACH HOUSE CONDOMINIUM
230	013910	0060	590,000	7/18/2013	628,000	1,495	6	1995	3	NO	YES	ALKI BEACH TOWERS CONDOMINIUM
230	013910	0090	725,000	10/16/2014	726,000	1,647	6	1995	3	NO	YES	ALKI BEACH TOWERS CONDOMINIUM
230	013910	0190	729,000	8/7/2014	732,000	1,495	6	1995	3	NO	YES	ALKI BEACH TOWERS CONDOMINIUM
230	013950	0100	450,000	3/25/2013	493,000	1,258	5	1976	5	NO	YES	ALKI BONAIR CONDOMINIUM
230	013950	0110	399,000	7/27/2013	424,000	1,354	5	1976	5	NO	YES	ALKI BONAIR CONDOMINIUM
230	014700	0040	380,000	6/2/2014	384,000	1,662	5	1988	4	NO	NO	ALKI MUSE CONDOMINIUM
230	015550	0020	695,000	11/14/2014	695,000	1,174	6	1985	4	YES	YES	ALKI POINT WEST CONDOMINIUM
230	015550	0050	690,000	9/26/2013	723,000	1,249	6	1985	4	YES	YES	ALKI POINT WEST CONDOMINIUM
230	015550	0060	715,000	5/21/2013	772,000	1,240	6	1985	4	YES	YES	ALKI POINT WEST CONDOMINIUM
230	015600	0190	319,000	7/5/2013	341,000	1,328	4	1973	5	NO	YES	ALKI SHORES CONDOMINIUM
230	015600	0230	315,000	8/8/2014	316,000	1,003	4	1973	5	NO	YES	ALKI SHORES CONDOMINIUM
230	015600	0270	340,000	4/8/2013	371,000	1,328	4	1973	5	NO	YES	ALKI SHORES CONDOMINIUM
230	015700	0010	512,500	8/1/2013	544,000	2,079	5	1988	4	NO	YES	ALKI TOWNHOUSES CONDOMINIUM
230	029400	0070	292,200	9/11/2014	293,000	984	4	1983	4	NO	NO	AT-ALKI CONDOMINIUM
230	031835	0040	260,000	10/2/2014	260,000	701	4	1991	4	NO	YES	AUTUMN COURT CONDOMINIUM
230	058610	0010	629,000	7/24/2013	668,000	1,543	7	1997	3	NO	YES	BAY VILLA ALKI BEACH CONDOMINIUM
230	058610	0150	790,000	6/7/2013	849,000	1,742	7	1997	3	NO	YES	BAY VILLA ALKI BEACH CONDOMINIUM
230	058713	0080	399,000	8/20/2014	401,000	1,214	6	1986	4	NO	YES	BAYSHORE WEST CONDOMINIUM
230	058713	0180	490,000	9/24/2014	491,000	1,226	6	1986	4	NO	YES	BAYSHORE WEST CONDOMINIUM
230	058713	0210	499,000	7/1/2013	533,000	1,402	6	1986	4	NO	YES	BAYSHORE WEST CONDOMINIUM
230	058713	0230	545,000	9/10/2014	547,000	1,403	6	1986	4	NO	YES	BAYSHORE WEST CONDOMINIUM
230	059250	0020	467,000	4/25/2014	474,000	951	5	1973	5	YES	YES	BEACH COVE AT ALKI CONDOMINIUM
230	059280	0040	547,500	2/28/2014	559,000	1,315	5	1984	4	YES	YES	BEACH DRIVE CONDOMINIUM
230	147335	0040	280,000	10/7/2014	280,000	849	4	1989	4	NO	YES	CENTENNIAL WEST CONDOMINIUM
230	147335	0050	295,000	9/2/2014	296,000	848	4	1989	4	NO	YES	CENTENNIAL WEST CONDOMINIUM
230	147335	0050	287,000	8/25/2013	303,000	848	4	1989	4	NO	YES	CENTENNIAL WEST CONDOMINIUM
230	147335	0060	260,000	12/4/2013	269,000	849	4	1989	4	NO	YES	CENTENNIAL WEST CONDOMINIUM
230	152360	0020	198,499	1/3/2013	223,000	644	4	1984	4	NO	YES	CHARLESTOWN PARK CONDOMINIUM
230	213400	0070	501,950	9/1/2013	529,000	1,688	6	1975	5	NO	YES	DUWAMISH HEAD CONDOMINIUM
230	213400	0110	520,000	11/24/2014	520,000	1,352	6	1975	5	NO	YES	DUWAMISH HEAD CONDOMINIUM
230	213400	0140	449,000	7/25/2013	477,000	1,352	6	1975	5	NO	YES	DUWAMISH HEAD CONDOMINIUM
230	253896	0030	270,000	8/26/2014	271,000	728	4	1985	4	NO	YES	58TH 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
230	253896	0040	246,000	10/18/2013	257,000	652	4	1985	4	NO	YES	58TH PLACE CONDOMINIUM
230	253897	0020	203,000	10/15/2013	212,000	595	4	1986	4	NO	YES	58TH PLACE II CONDOMINIUM
230	261758	0050	555,000	8/8/2014	558,000	1,332	6	1996	3	NO	YES	1402 ALKI BEACH CONDOMINIUM
230	261785	0010	820,000	6/27/2014	826,000	2,116	6	1967	5	YES	YES	4119 BEACH DRIVE SW CONDOMINIUM
230	302260	0020	359,950	4/17/2013	392,000	1,012	5	1989	4	NO	YES	HALEKULANI CONDOMINIUM
230	311058	0070	859,000	6/18/2014	866,000	1,619	8	2000	3	NO	YES	HARBOR LANDING CONDOMINIUM
230	311058	0090	770,000	7/2/2013	823,000	1,650	8	2000	3	NO	YES	HARBOR LANDING CONDOMINIUM
230	311075	0010	425,000	8/26/2014	427,000	1,080	5	1968	4	YES	YES	HARBOR WEST CONDOMINIUM
230	311075	0090	350,000	9/5/2014	351,000	1,020	5	1968	4	YES	YES	HARBOR WEST CONDOMINIUM
230	311075	0230	369,500	7/23/2013	393,000	1,020	5	1968	4	YES	YES	HARBOR WEST CONDOMINIUM
230	311075	0310	425,000	7/22/2014	427,000	1,020	5	1968	4	YES	YES	HARBOR WEST CONDOMINIUM
230	311075	0390	420,000	1/24/2013	469,000	1,020	5	1968	4	YES	YES	HARBOR WEST CONDOMINIUM
230	311075	0520	410,000	10/24/2014	410,000	1,080	5	1968	4	YES	YES	HARBOR WEST CONDOMINIUM
230	326118	0020	359,000	5/30/2013	387,000	996	5	1999	3	NO	YES	HERON WATCH CONDOMINIUM
230	431100	0090	142,000	11/4/2013	148,000	355	4	1955	5	NO	NO	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0120	159,950	12/9/2014	160,000	356	4	1955	5	NO	NO	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0130	154,950	4/2/2014	158,000	356	4	1955	5	NO	NO	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0170	167,500	12/18/2014	168,000	356	4	1955	5	NO	NO	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0220	147,000	8/5/2014	148,000	355	4	1955	5	NO	YES	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0230	155,000	10/21/2014	155,000	355	4	1955	5	NO	YES	LIGHTHOUSE POINT CONDOMINIUM
230	445878	0010	180,000	6/13/2013	193,000	479	4	1966	5	NO	YES	LUNA PARK CONDOMINIUM
230	445878	0090	280,000	6/25/2014	282,000	651	4	1966	5	NO	YES	LUNA PARK CONDOMINIUM
230	445878	0160	293,000	12/8/2014	293,000	651	4	1966	5	NO	YES	LUNA PARK CONDOMINIUM
230	643200	0010	399,950	7/25/2013	425,000	994	5	2000	3	NO	YES	OSPREY LANDING CONDOMINIUM
230	643200	0050	550,000	3/21/2014	560,000	1,204	5	2000	3	NO	YES	OSPREY LANDING CONDOMINIUM
230	643200	0060	555,000	1/31/2014	569,000	1,409	5	2000	3	NO	YES	OSPREY LANDING CONDOMINIUM
230	645335	0060	375,000	3/15/2013	412,000	936	5	1989	4	NO	YES	OVERLOOK CONDOMINIUM
230	645335	0070	383,000	12/19/2014	383,000	856	5	1989	4	NO	YES	OVERLOOK CONDOMINIUM
230	666917	0040	211,700	5/5/2014	214,000	504	4	1987	4	NO	YES	PARKVIEW WEST CONDOMINIUM
230	683774	0160	1,850,000	11/18/2013	1,919,000	3,437	8	1998	3	NO	YES	POINT NAUTICA CONDOMINIUM
230	683780	0080	327,750	7/10/2013	349,000	803	5	1987	4	NO	YES	POINT PLACE CONDOMINIUM
230	683835	0040	505,000	8/2/2013	536,000	1,213	6	1999	3	NO	YES	POINTE WEST CONDOMINIUM
230	762830	0170	325,000	8/4/2014	327,000	776	5	1976	4	NO	YES	SEA-BIRD CONDOMINIUM
230	762830	0240	350,000	11/12/2014	350,000	776	5	1976	4	NO	YES	SEA-BIRD CONDOMINIUM

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230	762830	0270	348,230	6/17/2014	351,000	810	5	1976	4	NO	YES	SEA-BIRD CONDOMINIUM
230	762830	0380	449,950	8/14/2013	476,000	1,282	5	1976	4	NO	YES	SEA-BIRD CONDOMINIUM
230	762830	0410	428,000	11/19/2013	444,000	1,273	5	1976	4	NO	YES	SEA-BIRD CONDOMINIUM
230	785990	0010	637,000	10/27/2014	638,000	1,780	6	1993	3	NO	YES	SONATA AT ALKI CONDOMINIUM
230	785990	0040	665,000	7/17/2014	669,000	1,780	6	1993	3	NO	YES	SONATA AT ALKI CONDOMINIUM
230	785990	0060	720,000	8/22/2014	723,000	1,829	6	1993	3	NO	YES	SONATA AT ALKI CONDOMINIUM
230	785990	0100	760,000	7/7/2014	765,000	1,773	6	1993	3	NO	YES	SONATA AT ALKI CONDOMINIUM
230	787600	0010	650,000	7/15/2013	692,000	1,397	6	1977	4	YES	YES	SOUNDVIEW ALKI VISTA CONDOMINIUM
230	860005	0040	555,000	10/6/2014	556,000	1,377	6	1996	3	NO	YES	1300 ALKI CONDOMINIUM
230	860060	0030	580,000	9/19/2013	609,000	1,204	6	2008	3	NO	YES	1350 ALKI CONDOMINIUM
230	860060	0060	618,750	7/25/2013	657,000	1,307	6	2008	3	NO	YES	1350 ALKI CONDOMINIUM
230	860060	0090	670,000	9/28/2013	702,000	1,203	6	2008	3	NO	YES	1350 ALKI CONDOMINIUM
230	860090	0070	1,305,000	5/6/2014	1,322,000	2,790	8	1990	4	NO	YES	1374 ALKI CONDOMINIUM
230	860221	0010	650,000	10/25/2013	677,000	1,186	6	1980	4	YES	YES	3023 ALKI CONDOMINIUM
230	860221	0020	705,000	4/10/2014	716,000	1,208	6	1980	4	YES	YES	3023 ALKI CONDOMINIUM
230	860221	0030	676,500	10/24/2013	705,000	1,232	6	1980	4	YES	YES	3023 ALKI CONDOMINIUM
230	872640	0060	1,080,000	9/2/2014	1,083,000	1,870	7	2008	3	NO	YES	1226 ALKI AVE SW CONDOMINIUM
230	872664	0030	715,000	7/29/2014	719,000	1,865	7	2002	3	NO	YES	1238 ALKI CONDOMINIUM
230	872732	0020	520,000	5/29/2013	560,000	1,285	5	2007	3	NO	YES	TWENTY-ONE TWELVE ALKI CONDOMINIUM
230	872732	0060	632,000	7/21/2014	636,000	1,293	5	2007	3	NO	YES	TWENTY-ONE TWELVE ALKI CONDOMINIUM
230	872733	0030	979,950	7/10/2014	987,000	1,854	7	2003	3	NO	YES	2122 ALKI CONDOMINIUM
230	911060	0080	1,000,000	12/5/2014	1,000,000	2,400	6	1983	4	NO	YES	WAHKIAKUM CONDOMINIUM
230	919580	0070	609,000	6/9/2014	615,000	1,517	7	1996	3	NO	YES	WATERFRONT AT ALKI BEACH CONDOMINIUM
230	919580	0190	640,000	5/22/2014	647,000	1,342	7	1996	3	NO	YES	WATERFRONT AT ALKI BEACH CONDOMINIUM
230	919790	0010	570,000	3/15/2013	627,000	1,619	7	1994	3	NO	YES	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0060	595,000	4/26/2013	647,000	1,619	7	1994	3	NO	YES	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0080	540,000	2/10/2014	553,000	1,479	7	1994	3	NO	YES	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0140	529,000	7/8/2013	564,000	1,313	7	1994	3	NO	YES	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0150	634,000	8/27/2013	669,000	1,521	7	1994	3	NO	YES	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0170	622,500	7/14/2014	627,000	1,417	7	1994	3	NO	YES	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0220	910,000	8/27/2013	960,000	2,157	7	1994	3	NO	YES	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	932013	0110	349,000	6/17/2013	374,000	970	5	1985	4	NO	YES	WESTVIEW CONDOMINIUM
235	005400	0090	250,000	6/17/2014	252,000	770	5	2002	3	NO	NO	ADMIRAL CONDOMINIUM
235	005400	0150	179,900	2/26/2013	199,000	570	5	2002	3	NO	NO	ADMIRAL CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	005400	0210	220,000	9/27/2013	231,000	790	5	2002	3	NO	NO	ADMIRAL CONDOMINIUM
235	005400	0580	192,000	7/31/2013	204,000	590	5	2002	3	NO	NO	ADMIRAL CONDOMINIUM
235	005400	0600	205,000	3/27/2014	209,000	610	5	2002	3	NO	NO	ADMIRAL CONDOMINIUM
235	005450	0010	275,000	9/12/2013	289,000	1,135	6	1992	4	NO	NO	ADMIRAL COURT CONDOMINIUM
235	005450	0020	249,975	10/15/2013	261,000	1,141	6	1992	4	NO	NO	ADMIRAL COURT CONDOMINIUM
235	005450	0080	290,000	2/5/2013	322,000	1,141	6	1992	4	NO	YES	ADMIRAL COURT CONDOMINIUM
235	005450	0120	299,000	11/1/2014	299,000	1,141	6	1992	4	NO	NO	ADMIRAL COURT CONDOMINIUM
235	005450	0130	285,000	6/24/2014	287,000	1,141	6	1992	4	NO	NO	ADMIRAL COURT CONDOMINIUM
235	005450	0150	315,000	6/18/2014	318,000	1,141	6	1992	4	NO	YES	ADMIRAL COURT CONDOMINIUM
235	005480	0020	140,000	1/3/2013	157,000	612	5	1996	3	NO	NO	ADMIRAL NORTH CONDOMINIUM
235	005490	0080	235,000	5/22/2014	238,000	905	4	1993	4	NO	NO	ADMIRAL PLAZA CONDOMINIUM
235	005490	0170	254,000	4/25/2014	258,000	905	4	1993	4	NO	NO	ADMIRAL PLAZA CONDOMINIUM
235	152353	0070	149,950	11/26/2013	155,000	669	4	1995	3	NO	NO	CHARLESTON CONDOMINIUM
235	159520	0190	539,950	9/13/2014	541,000	1,377	6	1990	4	NO	YES	CITY LIGHTS ON HARBOR CONDOMINIUM
235	159520	0250	475,000	4/1/2014	483,000	1,412	6	1990	4	NO	YES	CITY LIGHTS ON HARBOR CONDOMINIUM
235	159520	0310	525,000	6/6/2014	530,000	1,320	6	1990	4	NO	YES	CITY LIGHTS ON HARBOR CONDOMINIUM
235	159520	0340	484,000	2/27/2014	494,000	1,413	6	1990	4	NO	YES	CITY LIGHTS ON HARBOR CONDOMINIUM
235	159520	0380	495,000	5/5/2014	501,000	1,414	6	1990	4	NO	YES	CITY LIGHTS ON HARBOR CONDOMINIUM
235	311070	0020	375,200	2/25/2014	383,000	1,220	5	1973	5	NO	YES	HARBOR PARK CONDOMINIUM
235	311070	0160	357,500	3/1/2013	395,000	1,380	5	1973	5	NO	YES	HARBOR PARK CONDOMINIUM
235	311070	0250	320,000	1/17/2013	358,000	1,050	5	1973	5	NO	YES	HARBOR PARK CONDOMINIUM
235	664100	0100	325,000	12/24/2014	325,000	1,016	5	1982	4	NO	YES	PARK ADMIRAL CONDOMINIUM
235	664100	0130	320,000	12/11/2013	331,000	1,153	5	1982	4	NO	YES	PARK ADMIRAL CONDOMINIUM
235	683773	0070	725,000	4/2/2013	793,000	1,654	8	1998	3	NO	YES	POINT ELLIOTT CONDOMINIUM
235	683773	0120	800,000	10/27/2014	801,000	1,695	8	1998	3	NO	YES	POINT ELLIOTT CONDOMINIUM
235	683773	0180	1,925,000	12/24/2014	1,925,000	2,740	8	1998	3	NO	YES	POINT ELLIOTT CONDOMINIUM
235	889530	0080	143,000	2/8/2013	159,000	652	5	2004	3	NO	NO	VERGE CONDOMINIUM
235	889530	0200	197,500	1/17/2014	203,000	694	5	2004	3	NO	NO	VERGE CONDOMINIUM
235	889530	0220	245,000	9/10/2014	246,000	983	5	2004	3	NO	YES	VERGE CONDOMINIUM
235	889530	0230	200,000	3/2/2013	221,000	982	5	2004	3	NO	YES	VERGE CONDOMINIUM
235	889530	0250	167,000	7/1/2013	178,000	650	5	2004	3	NO	YES	VERGE CONDOMINIUM
235	889530	0360	195,000	10/9/2014	195,000	694	5	2004	3	NO	YES	VERGE CONDOMINIUM
235	889530	0410	176,012	6/24/2014	177,000	650	5	2004	3	NO	YES	VERGE CONDOMINIUM
235	889530	0480	143,050	6/6/2014	144,000	519	5	2004	3	NO	NO	VERGE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	889530	0490	170,000	5/24/2013	183,000	707	5	2004	3	NO	NO	VERGE CONDOMINIUM
235	889530	0500	177,800	7/9/2014	179,000	703	5	2004	3	NO	NO	VERGE CONDOMINIUM
475	344250	0150	156,750	5/22/2014	158,000	915	5	1988	3	NO	NO	HOMEPORT CONDOMINIUM
475	609470	0090	179,000	7/14/2014	180,000	1,047	5	1993	3	NO	NO	97TH PLACE CONDOMINIUM
475	772880	0080	396,000	4/26/2013	430,000	2,048	6	1980	4	NO	NO	SHAWNEE HILLS CONDOMINIUM
475	772880	0110	476,500	11/20/2014	477,000	2,254	6	1980	4	NO	NO	SHAWNEE HILLS CONDOMINIUM

## Sales Removed From Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
160	414169	0010	477,500	10/7/2014	SHORT SALE; AUCTION SALE
160	569920	0110	370,000	4/11/2013	SAS-DIAGNOSTIC OUTLIER
160	664940	0030	94,450	1/16/2014	SAS-DIAGNOSTIC OUTLIER
160	664940	0110	147,308	7/24/2014	GOV'T TO GOV'T; FORCED SALE; AND OTHER WARNINGS
160	664940	0130	38,000	9/2/2014	FINANCIAL INSTITUTION RESALE
160	664940	0130	70,908	1/21/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
160	664940	0250	75,000	2/7/2013	IMP. CHARACTERISTICS CHANGED SINCE SALE
160	664940	0310	27,950	12/13/2013	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
160	664940	0370	50,000	3/7/2013	NO MARKET EXPOSURE
160	664940	0540	83,260	9/29/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE
160	664940	0570	69,950	5/2/2013	SAS-DIAGNOSTIC OUTLIER
160	664940	0570	50,000	3/7/2013	NO MARKET EXPOSURE
160	792264	0030	249,900	6/19/2013	SAS-DIAGNOSTIC OUTLIER
160	792264	0090	115,710	3/23/2013	NO MARKET EXPOSURE; QUIT CLAIM DEED; AND OTHER WARNINGS
160	792264	0150	225,100	8/28/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
160	792264	0400	285,000	9/2/2014	SAS-DIAGNOSTIC OUTLIER
160	792264	0520	289,900	10/14/2014	SAS-DIAGNOSTIC OUTLIER
160	792264	0630	175,000	6/28/2013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
160	792264	0680	176,500	7/11/2013	RELATED PARTY, FRIEND, OR NEIGHBOR
160	792264	0690	121,645	7/14/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
160	919758	0050	103,000	1/23/2013	FINANCIAL INSTITUTION RESALE
160	919758	0240	195,100	6/11/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
165	090300	0070	79,950	1/25/2013	SHORT SALE
165	090300	0080	122,000	12/23/2013	SHORT SALE
165	090300	0190	49,200	10/30/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
165	090300	0250	67,000	3/8/2013	FINANCIAL INSTITUTION RESALE
165	090300	0310	95,000	12/19/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
165	090300	0310	177,169	12/20/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
165	090300	0340	105,000	5/29/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	090300	0340	110,959	3/11/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
165	090300	0400	93,000	3/25/2013	SHORT SALE



Area	Major	Minor	Sale Price	Sale Date	Comments
165	090300	0470	100,000	8/25/2014	NO MARKET EXPOSURE
165	090300	0500	110,000	6/12/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
165	090300	0500	176,239	12/5/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
165	090300	0560	81,100	6/26/2013	FINANCIAL INSTITUTION RESALE
165	090300	0560	196,973	3/6/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
165	090300	0700	61,500	2/26/2013	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
165	090300	0700	53,975	1/16/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
165	090300	0730	77,500	4/10/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
165	090300	0740	90,000	9/30/2014	FINANCIAL INSTITUTION RESALE
165	090300	0740	72,000	4/1/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
165	090300	0830	119,900	8/7/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
165	090300	0830	96,943	2/26/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	090300	0840	120,000	3/6/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
165	090300	0880	99,000	4/3/2014	SHORT SALE
165	090300	0950	57,000	3/5/2013	SHORT SALE
165	090300	1010	78,000	9/6/2013	SHORT SALE
165	118100	0020	72,500	12/16/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
165	118100	0070	85,000	7/30/2013	FINANCIAL INSTITUTION RESALE
165	118100	0070	160,016	1/4/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
165	118100	0160	90,000	4/25/2014	FINANCIAL INSTITUTION RESALE
165	118100	0160	52,001	1/20/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE
165	118100	0190	79,000	4/11/2013	FINANCIAL INSTITUTION RESALE
165	146085	0060	120,000	2/27/2013	FINANCIAL INSTITUTION RESALE
165	146085	0100	218,562	3/5/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	146085	0120	175,100	3/19/2014	SHORT SALE
165	394590	0250	220,000	3/4/2013	SHORT SALE
165	666913	0040	68,900	10/9/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
165	666913	0040	168,238	6/4/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	666913	0110	100,000	9/5/2014	SAS-DIAGNOSTIC OUTLIER
165	666913	0140	75,900	10/15/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
165	666913	0300	69,000	6/12/2013	SAS-DIAGNOSTIC OUTLIER
165	666913	0310	60,000	2/10/2014	FINANCIAL INSTITUTION RESALE
165	666913	0310	76,000	4/19/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
165	666913	0360	69,000	4/30/2013	GOV'T TO GOV'T

Area	Major	Minor	Sale Price	Sale Date	Comments
165	666913	0370	58,000	6/2/2014	FINANCIAL INSTITUTION RESALE
165	666913	0370	43,391	3/21/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
165	666913	0440	67,500	1/16/2014	FINANCIAL INSTITUTION RESALE
165	666913	0440	71,500	9/20/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
165	666913	0460	54,000	3/25/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
165	666913	0460	58,575	5/8/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	666913	0570	53,000	1/30/2014	FINANCIAL INSTITUTION RESALE
165	666913	0570	167,564	2/5/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
165	794105	0040	100,000	9/13/2013	NO MARKET EXPOSURE
165	794105	0090	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0100	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0120	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0130	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0140	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0150	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0210	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0220	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0230	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0240	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0250	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0260	89,900	4/5/2013	SHORT SALE
165	794105	0270	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0280	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0290	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0300	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0320	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0330	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0340	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0350	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0360	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0380	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	794105	0390	2,100,000	5/22/2013	MULTI-PARCEL SALE
165	885790	0020	38,500	3/5/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
165	885790	0080	57,750	8/28/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T

Area	Major	Minor	Sale Price	Sale Date	Comments
165	885790	0080	97,088	4/14/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
165	885790	0220	48,200	2/6/2014	SHORT SALE
165	885790	0240	50,000	1/30/2013	FINANCIAL INSTITUTION RESALE
165	885790	0280	50,000	8/27/2014	SAS-DIAGNOSTIC OUTLIER
165	885790	0280	18,881	6/20/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	885790	0440	32,500	5/28/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
170	020260	0010	302,000	6/14/2013	RESIDUAL OUTLIER
170	020260	0060	320,000	9/10/2013	SAS-DIAGNOSTIC OUTLIER
170	179160	0070	276,000	6/30/2014	SHORT SALE
170	286640	0010	386,276	9/23/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
170	377080	0030	310,000	6/16/2014	RESIDUAL OUTLIER
170	609360	0010	292,255	3/27/2013	RESIDUAL OUTLIER
170	643403	0140	136,000	2/27/2013	BANKRUPTCY - RECEIVER OR TRUSTEE
170	643408	0030	171,500	1/29/2013	SAS-DIAGNOSTIC OUTLIER
170	643408	0110	240,000	2/26/2014	SAS-DIAGNOSTIC OUTLIER
170	643410	0190	201,500	9/24/2013	FINANCIAL INSTITUTION RESALE
170	643410	0190	157,320	8/2/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
170	643410	0210	273,000	4/18/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
170	643410	0210	293,776	12/17/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
170	643410	0640	267,000	2/25/2014	SHORT SALE
170	643410	0660	215,600	4/16/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
170	662570	0050	155,000	4/25/2013	SHORT SALE
170	684365	0100	349,900	6/5/2013	SAS-DIAGNOSTIC OUTLIER
170	684365	0120	300,000	1/14/2013	SAS-DIAGNOSTIC OUTLIER
170	684365	0130	339,000	5/21/2013	SAS-DIAGNOSTIC OUTLIER
170	684365	0920	365,000	6/6/2013	SAS-DIAGNOSTIC OUTLIER
170	684365	1010	405,000	5/6/2013	SAS-DIAGNOSTIC OUTLIER
170	684365	1020	305,985	2/12/2013	SAS-DIAGNOSTIC OUTLIER
170	770142	0050	244,487	6/30/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
170	770142	0140	225,000	3/31/2014	SAS-DIAGNOSTIC OUTLIER
170	770142	0140	176,255	6/14/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
170	770142	0210	155,000	5/17/2013	SHORT SALE
170	770142	0250	160,000	11/22/2013	SHORT SALE
170	770142	0260	240,211	9/8/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
170	770142	0300	189,900	5/3/2013	FINANCIAL INSTITUTION RESALE
170	770142	0300	129,200	2/21/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
170	770142	0310	176,816	5/28/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
170	785390	0030	145,000	2/4/2014	SHORT SALE
170	785390	0050	154,000	3/21/2014	SHORT SALE
170	785390	0060	194,900	3/27/2014	FINANCIAL INSTITUTION RESALE
170	785390	0090	210,000	10/9/2014	FINANCIAL INSTITUTION RESALE
170	785390	0090	217,848	7/30/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
170	785390	0130	244,000	8/8/2013	SAS-DIAGNOSTIC OUTLIER
170	785390	0130	244,000	5/13/2013	RELOCATION - SALE TO SERVICE
170	799500	0190	195,000	3/27/2013	SAS-DIAGNOSTIC OUTLIER
170	799500	0310	195,000	9/14/2014	SAS-DIAGNOSTIC OUTLIER
175	029940	0440	200,000	6/20/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
175	060501	0050	115,000	2/5/2013	SHORT SALE
175	060501	0120	171,114	11/11/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	155490	0350	234,900	9/15/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP; AND OTHER WARNINGS
175	155490	0430	237,000	5/3/2013	SHORT SALE
175	155490	0450	280,000	3/8/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	186560	0110	192,000	3/18/2013	SHORT SALE
175	186560	0120	325,000	6/10/2014	SAS-DIAGNOSTIC OUTLIER
175	315120	0010	186,500	9/13/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
175	315120	0030	190,000	11/14/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	315120	0030	176,944	7/16/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	315120	0490	135,000	1/18/2013	SHORT SALE
175	315120	0530	155,900	1/28/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	315120	0580	160,418	2/28/2013	SHORT SALE
175	315120	0610	179,000	10/29/2013	FINANCIAL INSTITUTION RESALE
175	315120	0640	182,000	3/17/2014	FINANCIAL INSTITUTION RESALE
175	315120	0670	185,000	12/12/2013	FINANCIAL INSTITUTION RESALE
175	315120	0710	196,000	12/24/2013	FINANCIAL INSTITUTION RESALE
175	315120	0710	144,000	10/25/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
175	315120	0730	230,000	8/7/2014	NO MARKET EXPOSURE
175	315120	0780	195,000	4/2/2013	SHORT SALE
175	315120	0810	178,500	11/14/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
175	787270	0030	137,500	11/19/2013	FINANCIAL INSTITUTION RESALE
175	787270	0030	197,800	4/17/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
175	787270	0040	140,000	6/27/2013	RESIDUAL OUTLIER
175	787270	0050	159,000	10/10/2013	SAS-DIAGNOSTIC OUTLIER
175	787270	0120	200,900	7/1/2014	FINANCIAL INSTITUTION RESALE
175	787270	0120	208,117	2/27/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
175	792265	0300	2,950	6/25/2014	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
175	792265	0300	164,710	1/23/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
175	855620	0040	291,500	7/29/2014	SAS-DIAGNOSTIC OUTLIER
175	855620	0160	234,950	4/21/2014	RESIDUAL OUTLIER
195	721150	0040	225,645	12/8/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
195	721150	0040	124,600	1/20/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
195	721150	0090	140,000	6/13/2013	SHORT SALE
195	745220	0010	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0020	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0030	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0040	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0050	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0060	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0070	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0080	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0090	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0100	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0110	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
195	745220	0120	240,000	12/24/2013	CORPORATE AFFILIATES; MULTI-PARCEL SALE
200	031860	0320	93,000	8/25/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
200	031860	0320	164,121	12/23/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
200	031860	0920	85,000	7/12/2013	SAS-DIAGNOSTIC OUTLIER
200	031860	1000	102,000	5/27/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
200	031860	1000	184,928	3/19/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
200	324050	0050	44,500	4/22/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
200	570575	0050	110,250	6/16/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
200	570575	0050	157,698	1/28/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
200	570575	0140	120,000	7/23/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
200	570575	0200	115,000	12/26/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
200	570575	0330	135,500	9/5/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
200	570575	0330	241,081	2/19/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
200	570930	0100	189,000	12/11/2013	SHORT SALE
200	570930	0140	195,000	1/14/2014	SHORT SALE
200	570930	0160	189,000	9/27/2013	SHORT SALE
200	570930	0170	199,900	2/24/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
200	570930	0170	221,718	6/4/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
200	866150	0110	119,800	9/10/2013	FINANCIAL INSTITUTION RESALE
200	866150	0110	82,900	5/29/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
200	866150	0110	15,650	1/3/2013	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
205	012930	0020	165,000	3/5/2014	FINANCIAL INSTITUTION RESALE
205	012930	0020	110,566	1/9/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
205	339040	0140	155,000	8/7/2013	SAS-DIAGNOSTIC OUTLIER
205	440040	0010	160,000	6/25/2013	SHORT SALE
205	440040	0250	163,000	2/10/2014	FINANCIAL INSTITUTION RESALE
205	440040	0250	127,500	4/19/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
205	440040	0570	130,000	8/6/2013	FINANCIAL INSTITUTION RESALE
205	440040	0580	200,000	11/18/2014	SAS-DIAGNOSTIC OUTLIER
205	440040	0590	125,000	8/13/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
205	440040	0590	95,034	2/21/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
205	440040	0860	189,000	3/6/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
205	440040	1030	110,494	1/17/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
205	638455	0100	128,000	8/18/2014	SAS-DIAGNOSTIC OUTLIER
205	638455	0200	113,362	3/7/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
205	638455	0340	122,000	10/25/2013	SAS-DIAGNOSTIC OUTLIER
205	868035	0070	142,500	7/9/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
205	868035	0100	158,000	6/11/2014	RESIDUAL OUTLIER
205	894550	0030	159,500	7/22/2014	SAS-DIAGNOSTIC OUTLIER
205	894550	0040	120,000	12/4/2013	FINANCIAL INSTITUTION RESALE
205	894550	0120	165,000	3/5/2014	RELOCATION - SALE TO SERVICE
205	894550	0160	110,000	8/25/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
205	894550	0300	145,000	7/10/2013	SAS-DIAGNOSTIC OUTLIER
205	894550	0400	156,000	2/25/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Area	Major	Minor	Sale Price	Sale Date	Comments
205	894550	0400	220,377	9/11/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
205	894550	0470	145,400	8/4/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
205	932290	0110	214,350	7/2/2013	SHORT SALE
205	932461	0030	174,225	10/1/2014	SAS-DIAGNOSTIC OUTLIER
205	932461	0030	120,572	8/28/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
205	932500	0040	52,000	12/23/2013	SHORT SALE
205	932500	0050	34,585	11/13/2013	SHERIFF / TAX SALE; GOV'T TO GOV'T
205	932500	0170	59,900	4/4/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
205	932500	0170	63,146	1/3/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
205	932540	0030	142,450	6/20/2014	FINANCIAL INSTITUTION RESALE
205	932540	0030	123,416	3/31/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
205	932540	0050	131,500	7/25/2014	FINANCIAL INSTITUTION RESALE
210	159210	0010	210,000	2/11/2014	SAS-DIAGNOSTIC OUTLIER
210	159210	0070	240,000	3/14/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
210	248550	0010	197,150	4/9/2013	FINANCIAL INSTITUTION RESALE
210	248550	0010	260,292	1/29/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
210	630500	0170	256,000	4/4/2014	RESIDUAL OUTLIER
210	768060	0060	470,000	9/13/2013	RESIDUAL OUTLIER
210	769845	0070	160,000	7/15/2014	FINANCIAL INSTITUTION RESALE
210	769845	0080	154,000	4/24/2014	FINANCIAL INSTITUTION RESALE
210	769845	0080	178,136	4/16/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
210	926380	0120	406,800	8/26/2014	NO MARKET EXPOSURE
210	926380	0560	300,000	4/9/2014	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
210	926380	0560	300,000	1/31/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
210	926380	0560	300,000	1/8/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
210	926380	0680	350,000	7/17/2014	SAS-DIAGNOSTIC OUTLIER
210	932089	0060	191,500	9/4/2013	SAS-DIAGNOSTIC OUTLIER
210	932089	0580	178,000	9/23/2014	SHORT SALE
210	932089	0590	179,900	11/22/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
210	932089	0590	223,559	5/23/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
210	932089	0710	172,000	11/6/2013	SHORT SALE
215	286140	0030	116,000	12/12/2014	SHORT SALE
215	286140	0040	201,213	4/22/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
215	286140	0060	110,000	3/6/2013	SHORT SALE



Area	Major	Minor	Sale Price	Sale Date	Comments
215	286140	0080	110,000	6/15/2013	SHORT SALE
215	286140	0180	119,950	8/26/2014	SHORT SALE
215	286140	0210	116,000	6/19/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
215	286140	0210	129,708	2/13/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
215	720589	0010	203,000	4/5/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
215	720589	0260	222,000	3/12/2014	SHORT SALE
215	720589	0400	210,000	5/13/2014	SHORT SALE
215	720589	0410	180,000	3/13/2013	SHORT SALE
215	720589	0440	280,000	11/7/2014	NO MARKET EXPOSURE
215	720589	0500	211,000	12/9/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
215	720589	0510	135,000	8/26/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
215	720589	0510	129,800	10/10/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
215	720589	0570	1,660	6/24/2013	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
215	720589	0790	205,900	5/31/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
215	720589	0890	190,000	7/1/2013	SHORT SALE
215	720589	0920	229,900	7/18/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
215	720589	0920	254,418	1/29/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
215	720589	0940	265,000	7/30/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
215	720589	0960	205,000	10/10/2013	SHORT SALE
220	032150	0120	230,000	4/21/2014	SHORT SALE
220	102990	0110	105,000	5/22/2013	SHORT SALE
220	102990	0200	131,250	11/13/2014	FINANCIAL INSTITUTION RESALE
220	102990	0200	175,243	6/25/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
220	102990	0200	9,123	3/17/2014	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
220	102990	0340	217,654	11/5/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
220	104140	0090	171,500	8/28/2014	SHORT SALE
220	213360	0090	178,000	5/21/2013	SAS-DIAGNOSTIC OUTLIER
220	756900	0080	125,000	5/28/2013	SHORT SALE
220	756900	0170	135,000	6/21/2013	SHORT SALE
220	756900	0190	149,000	12/2/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
220	756900	0190	161,930	3/11/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
220	756900	0200	150,000	8/11/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
220	756900	0200	181,902	2/4/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
220	756900	0230	153,000	10/23/2014	SHORT SALE

Area	Major	Minor	Sale Price	Sale Date	Comments
220	756900	0270	147,000	6/17/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
220	756900	0270	142,139	3/21/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
220	930600	0110	245,000	8/9/2013	SHORT SALE
225	005040	0040	180,000	1/30/2013	SHORT SALE
225	005040	0420	195,000	5/21/2013	SHORT SALE
225	005040	0580	230,500	2/20/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	005040	0590	165,000	3/20/2013	SHORT SALE
225	032100	0040	156,000	6/17/2014	SHORT SALE
225	032100	0110	189,000	12/17/2013	CONTRACT OR CASH SALE; NO MARKET EXPOSURE; AND OTHER WARNINGS
225	032100	0120	155,000	6/19/2014	SHORT SALE
225	032100	0140	129,000	6/3/2013	SAS-DIAGNOSTIC OUTLIER
225	032100	0150	147,000	11/6/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
225	116520	0040	272,000	4/4/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	116520	0100	280,000	12/10/2013	RESIDUAL OUTLIER
225	116520	0230	275,000	10/4/2013	RESIDUAL OUTLIER
225	149610	0120	108,700	7/24/2013	SHORT SALE
225	159192	0040	185,000	5/13/2014	SHORT SALE
225	159192	0060	200,000	4/3/2014	SHORT SALE
225	249060	0110	125,000	7/22/2014	FINANCIAL INSTITUTION RESALE
225	249060	0110	163,710	11/19/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	249060	0160	122,400	6/12/2014	FINANCIAL INSTITUTION RESALE
225	249060	0160	185,627	10/15/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
225	249270	0090	146,000	7/23/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
225	249270	0110	150,000	5/22/2014	RESIDUAL OUTLIER
225	249270	0220	210,000	10/15/2014	RESIDUAL OUTLIER
225	257016	0080	245,000	12/19/2013	NO MARKET EXPOSURE
225	260787	0080	194,500	5/9/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	260787	0090	285,000	7/22/2014	FINANCIAL INSTITUTION RESALE
225	260787	0090	253,002	1/3/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	260787	0110	275,000	7/15/2013	RESIDUAL OUTLIER
225	260787	0170	330,000	5/21/2013	RESIDUAL OUTLIER
225	260787	0300	202,000	6/24/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
225	286300	0010	235,000	7/17/2014	FINANCIAL INSTITUTION RESALE
225	286300	0010	230,000	5/6/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
225	286300	0190	216,000	8/13/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
225	445877	0090	255,000	6/11/2014	SAS-DIAGNOSTIC OUTLIER
225	445877	0110	275,000	11/4/2014	RESIDUAL OUTLIER
225	445877	0120	245,000	9/6/2013	FINANCIAL INSTITUTION RESALE
225	445877	0120	200,500	6/3/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	445877	0210	230,000	12/11/2013	SHORT SALE
225	445877	0350	138,200	3/18/2013	SHORT SALE
225	445877	0420	157,900	8/13/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
225	445877	0420	222,359	5/14/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	639190	0140	270,000	10/22/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	639190	0240	210,000	3/28/2014	RESIDUAL OUTLIER
225	642080	0080	212,000	1/8/2013	RESIDUAL OUTLIER
225	642080	0090	254,000	4/29/2013	SAS-DIAGNOSTIC OUTLIER
225	642080	0100	200,000	6/20/2013	SAS-DIAGNOSTIC OUTLIER
225	642080	0220	225,000	6/20/2013	NO MARKET EXPOSURE
225	644200	0050	265,000	1/21/2014	FINANCIAL INSTITUTION RESALE
225	644200	0050	221,000	10/9/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
225	768080	0030	180,000	10/8/2014	SAS-DIAGNOSTIC OUTLIER
225	768080	0050	119,000	4/29/2013	EXEMPT FROM EXCISE TAX; AUCTION SALE
225	768110	0050	160,000	10/28/2014	SHORT SALE
225	808300	0020	120,789	3/22/2013	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
225	808300	0170	425,000	6/4/2014	SAS-DIAGNOSTIC OUTLIER
225	808300	0170	342,500	2/13/2014	NO MARKET EXPOSURE
225	864425	0160	219,900	8/1/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
225	927000	0010	172,500	4/11/2014	RESIDUAL OUTLIER
225	927000	0200	175,000	1/13/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
225	927010	0150	348,500	9/25/2013	SAS-DIAGNOSTIC OUTLIER
225	929089	0080	149,500	10/16/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
225	929089	0220	195,000	10/21/2014	SHORT SALE
225	929240	0030	179,000	4/11/2013	FINANCIAL INSTITUTION RESALE
230	013910	0040	340,000	4/25/2014	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
230	013950	0110	300,000	4/1/2013	IMP. CHARACTERISTICS CHANGED SINCE SALE
230	015600	0150	352,000	4/18/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
230	015600	0260	337,000	2/25/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
230	015900	0020	225,000	5/23/2013	SAS-DIAGNOSTIC OUTLIER
230	015910	0010	526,000	10/7/2014	SAS-DIAGNOSTIC OUTLIER
230	058713	0080	310,000	2/21/2013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
230	058713	0120	435,000	10/1/2013	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
230	058713	0120	361,030	5/8/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
230	059250	0010	430,743	5/1/2014	FINANCIAL INSTITUTION RESALE
230	059250	0060	421,820	4/23/2014	FINANCIAL INSTITUTION RESALE
230	059250	0070	421,806	4/22/2014	FINANCIAL INSTITUTION RESALE
230	059280	0010	665,000	3/21/2014	SAS-DIAGNOSTIC OUTLIER
230	059280	0100	390,350	5/31/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
230	059290	0010	236,000	1/9/2013	SHORT SALE
230	059290	0030	280,000	6/26/2014	RESIDUAL OUTLIER
230	059290	0050	453,249	12/12/2013	FINANCIAL INSTITUTION RESALE
230	059290	0050	638,433	8/29/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
230	147335	0060	225,001	3/13/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
230	152360	0030	179,450	4/8/2014	FINANCIAL INSTITUTION RESALE
230	156290	0020	245,000	3/13/2013	SAS-DIAGNOSTIC OUTLIER
230	253896	0010	150,000	5/5/2014	RESIDUAL OUTLIER
230	253896	0070	200,702	10/31/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
230	253897	0060	200,000	8/23/2013	SHORT SALE
230	260777	0010	600,000	10/23/2013	SAS-DIAGNOSTIC OUTLIER
230	261785	0030	325,000	6/10/2014	SAS-DIAGNOSTIC OUTLIER
230	300380	0010	324,800	10/22/2014	SAS-DIAGNOSTIC OUTLIER
230	302260	0040	335,100	3/29/2013	SHORT SALE
230	311075	0020	363,000	10/2/2013	NO MARKET EXPOSURE
230	311075	0070	376,000	11/26/2013	RELOCATION - SALE TO SERVICE
230	311075	0250	300,500	8/14/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
230	311075	0450	389,000	7/23/2014	SAS-DIAGNOSTIC OUTLIER
230	311075	0520	325,100	9/5/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
230	431090	0020	350,000	10/3/2014	RESIDUAL OUTLIER
230	431090	0050	385,000	6/21/2013	SAS-DIAGNOSTIC OUTLIER
230	431100	0080	123,000	8/1/2014	SHORT SALE
230	431100	0130	106,400	8/28/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
230	634540	0020	310,000	2/4/2014	SHORT SALE

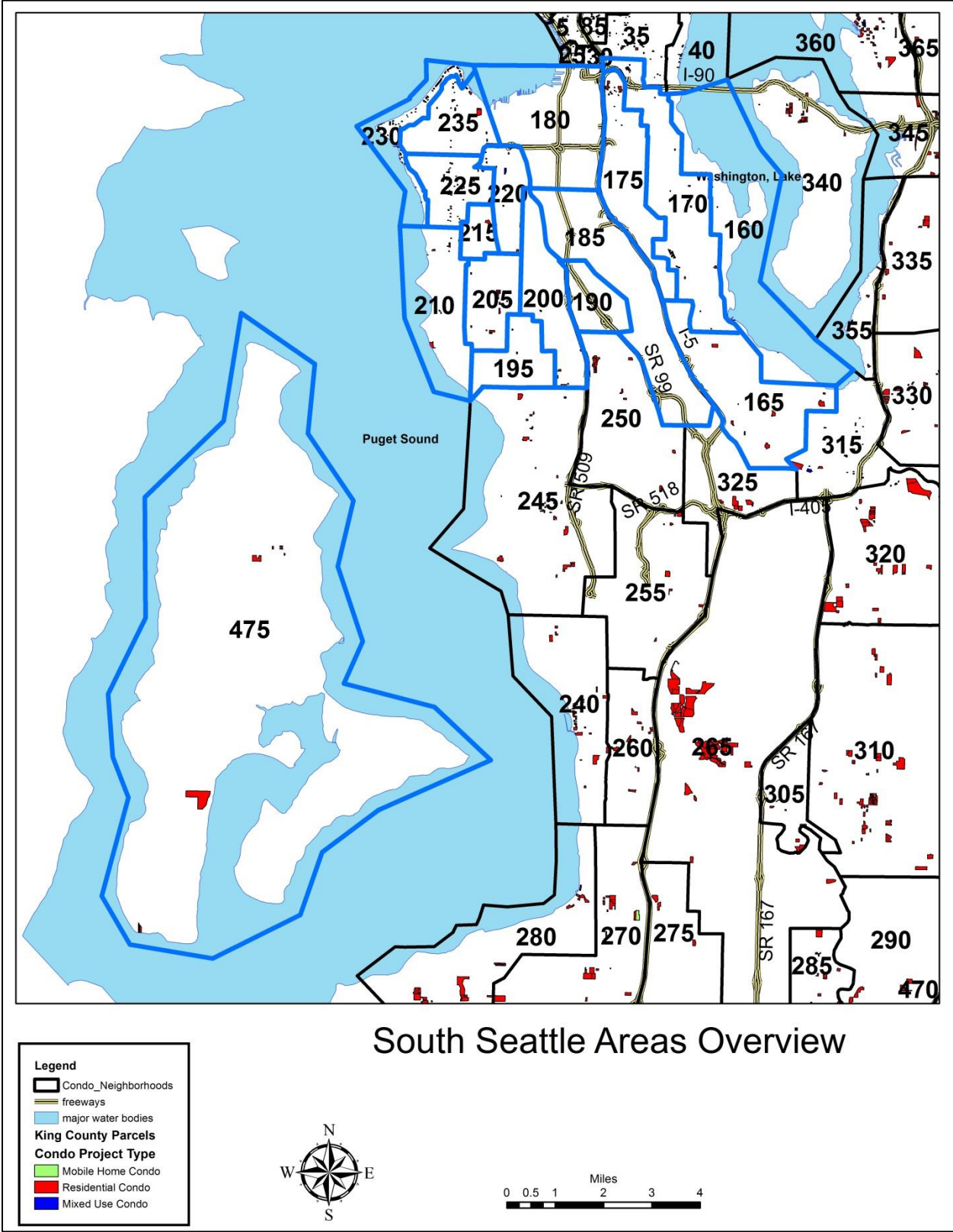
Area	Major	Minor	Sale Price	Sale Date	Comments
230	634540	0050	350,000	10/30/2013	NO MARKET EXPOSURE; MULTI-PARCEL SALE
230	645335	0090	375,000	4/9/2014	NO MARKET EXPOSURE
230	752382	0010	408,000	3/8/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
230	762830	0020	365,000	6/26/2014	NO MARKET EXPOSURE
230	762830	0250	275,000	3/6/2014	SAS-DIAGNOSTIC OUTLIER
230	765200	0010	849,000	3/26/2013	SAS-DIAGNOSTIC OUTLIER
230	785990	0050	479,900	4/30/2014	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
230	785990	0050	461,106	8/23/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
230	860060	0020	612,500	12/9/2013	SHORT SALE
230	860090	0040	640,000	3/19/2014	RESIDUAL OUTLIER
230	872597	0010	975,000	10/3/2014	SAS-DIAGNOSTIC OUTLIER
230	872664	0020	473,000	2/7/2014	NO MARKET EXPOSURE
230	872664	0040	325,000	3/20/2013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
230	872664	0040	325,000	3/18/2013	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
230	872856	0010	630,000	4/2/2014	NO MARKET EXPOSURE
230	911060	0010	830,000	10/31/2013	NO MARKET EXPOSURE
230	932013	0020	210,574	1/30/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
235	005400	0650	325,000	11/8/2013	RESIDUAL OUTLIER
235	005490	0170	180,000	8/14/2013	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
235	005510	0050	230,000	1/28/2013	SAS-DIAGNOSTIC OUTLIER
235	005580	0030	450,000	3/3/2014	SHORT SALE
235	059170	0030	380,000	3/18/2014	SHORT SALE
235	059170	0080	270,000	5/8/2013	SHORT SALE
235	159520	0030	450,000	6/27/2013	NO MARKET EXPOSURE
235	159520	0290	475,000	7/15/2013	NO MARKET EXPOSURE
235	159520	0360	449,000	1/23/2013	SAS-DIAGNOSTIC OUTLIER
235	168405	0080	229,000	7/26/2013	SAS-DIAGNOSTIC OUTLIER
235	168405	0190	285,000	2/19/2014	NO MARKET EXPOSURE
235	305750	0070	520,000	7/24/2014	FINANCIAL INSTITUTION RESALE
235	305750	0070	443,827	12/19/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
235	311065	0070	396,000	7/9/2013	RESIDUAL OUTLIER
235	311070	0180	499,000	8/30/2014	RESIDUAL OUTLIER
235	311071	0070	192,738	10/6/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
235	311071	0110	148,500	2/25/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
235	311071	0110	156,896	7/29/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
235	311071	0170	151,000	4/23/2014	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
235	311071	0170	118,119	7/29/2013	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
235	311071	0360	279,000	4/23/2014	RESIDUAL OUTLIER
235	664100	0010	120,000	1/18/2013	FINANCIAL INSTITUTION RESALE
235	664100	0100	186,134	11/5/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
235	664100	0100	120,000	1/18/2013	FINANCIAL INSTITUTION RESALE
235	813794	0020	167,500	6/27/2013	SHORT SALE
235	813794	0060	131,000	5/15/2013	SHORT SALE
235	813794	0080	176,000	6/24/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
235	813794	0080	165,866	7/9/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
235	873120	0020	258,500	12/3/2014	SAS-DIAGNOSTIC OUTLIER
235	873120	0050	249,000	5/28/2014	SAS-DIAGNOSTIC OUTLIER
235	889530	0040	173,000	9/24/2013	SHORT SALE
235	889530	0090	150,000	12/16/2014	SHORT SALE
235	889530	0210	171,000	11/3/2014	SHORT SALE
235	889530	0290	82,500	1/9/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
235	889530	0290	202,327	5/28/2013	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
235	889530	0300	110,000	12/2/2013	SHORT SALE
235	889530	0350	180,000	12/11/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
235	889530	0350	255,984	9/17/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
235	889530	0360	167,500	1/14/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
235	889530	0360	174,328	7/16/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
235	889530	0390	260,000	6/19/2014	RESIDUAL OUTLIER
235	889530	0400	170,500	12/23/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
235	889530	0400	254,159	9/26/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
235	889530	0450	134,900	2/20/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
235	889530	0450	168,793	7/10/2013	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
235	889530	0460	110,500	7/8/2013	SHORT SALE
235	889530	0520	370,500	8/1/2013	SHORT SALE
475	344250	0120	128,000	2/11/2014	SAS-DIAGNOSTIC OUTLIER
475	609470	0040	136,800	5/27/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
475	609470	0050	159,000	10/30/2014	SHORT SALE

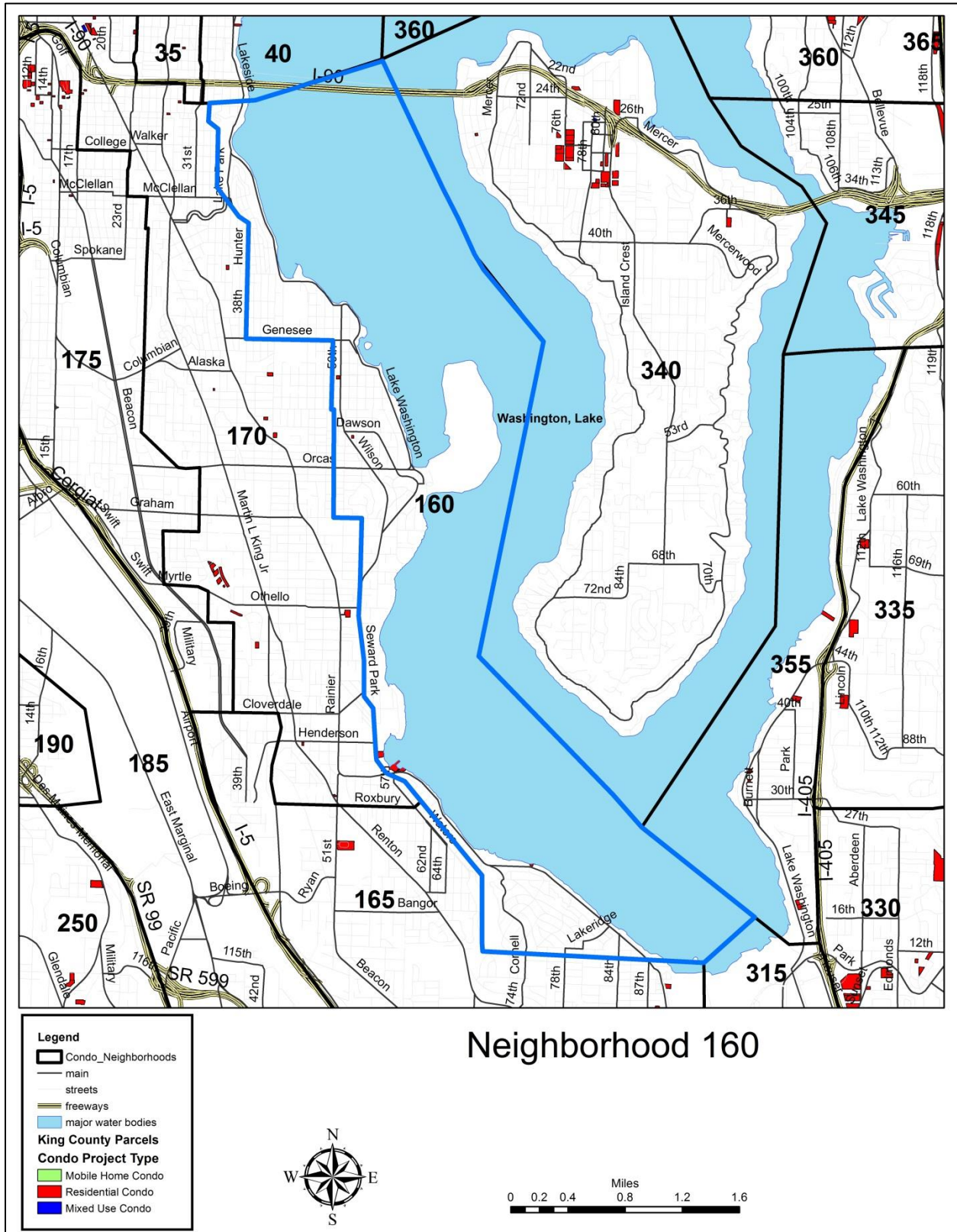
Area	Major	Minor	Sale Price	Sale Date	Comments
475	609470	0070	110,000	4/3/2013	CONTRACT OR CASH SALE
475	772880	0140	425,000	1/13/2014	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE



South Seattle Overview Map

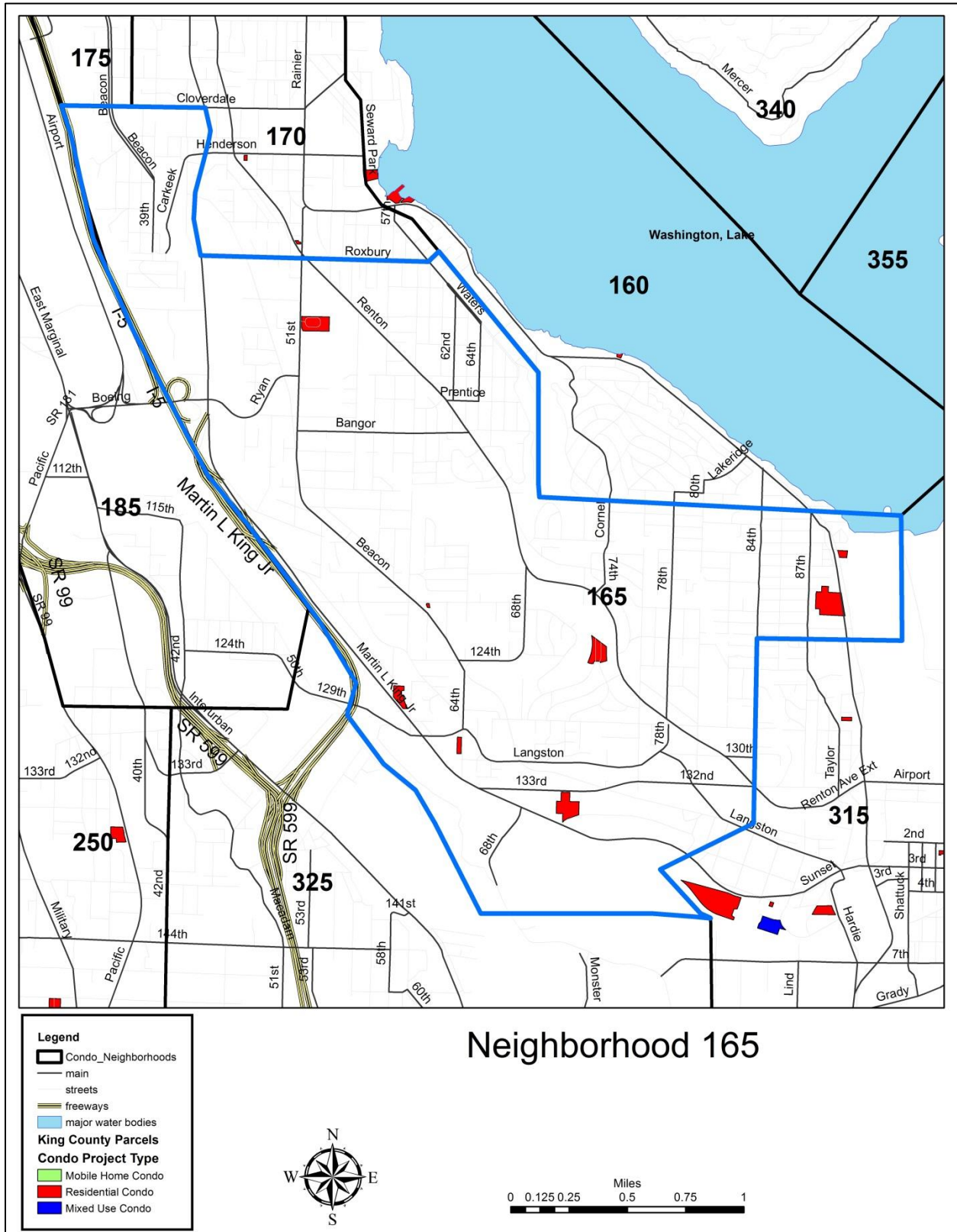


## Neighborhood 160 Map

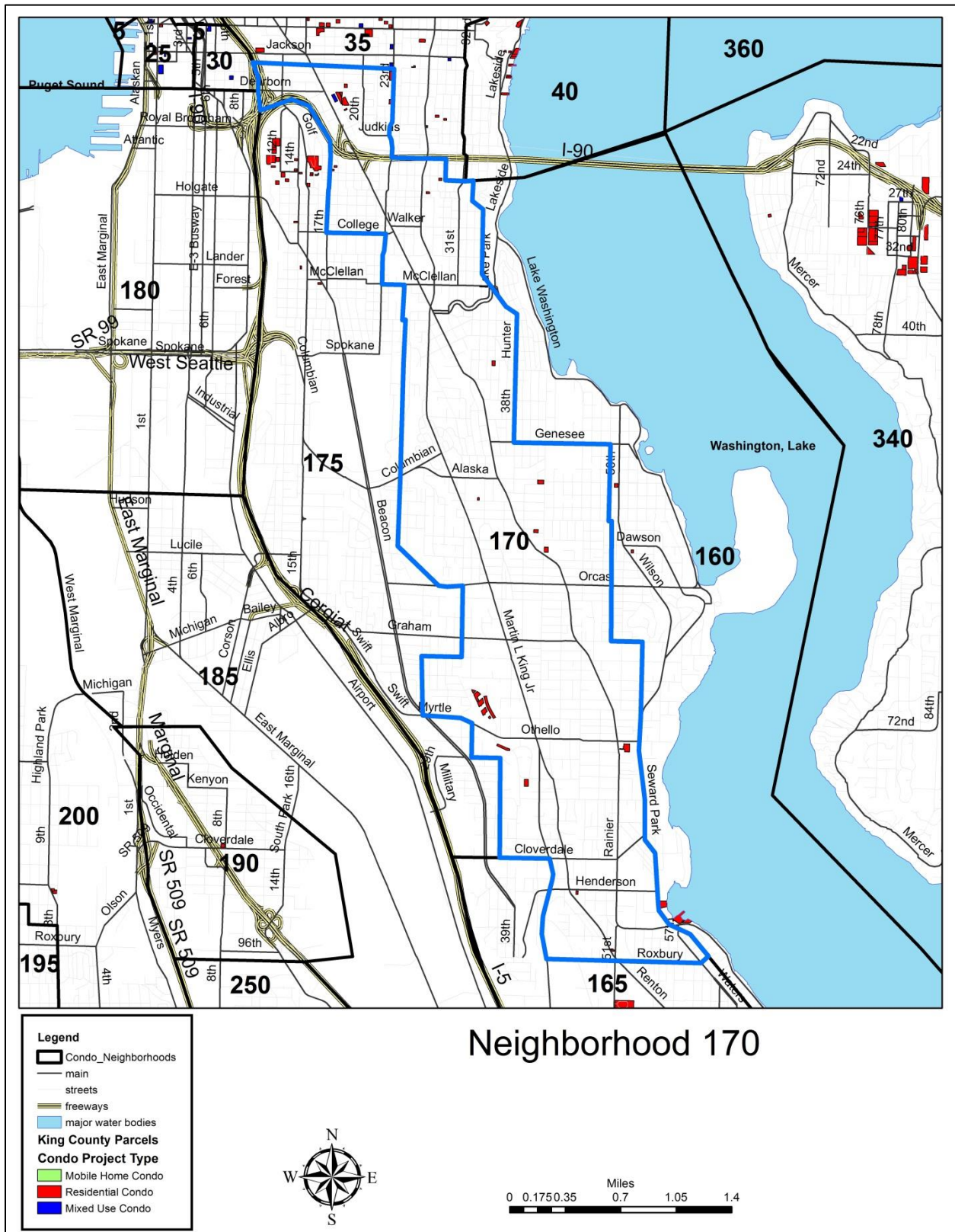




## Neighborhood 165 Map

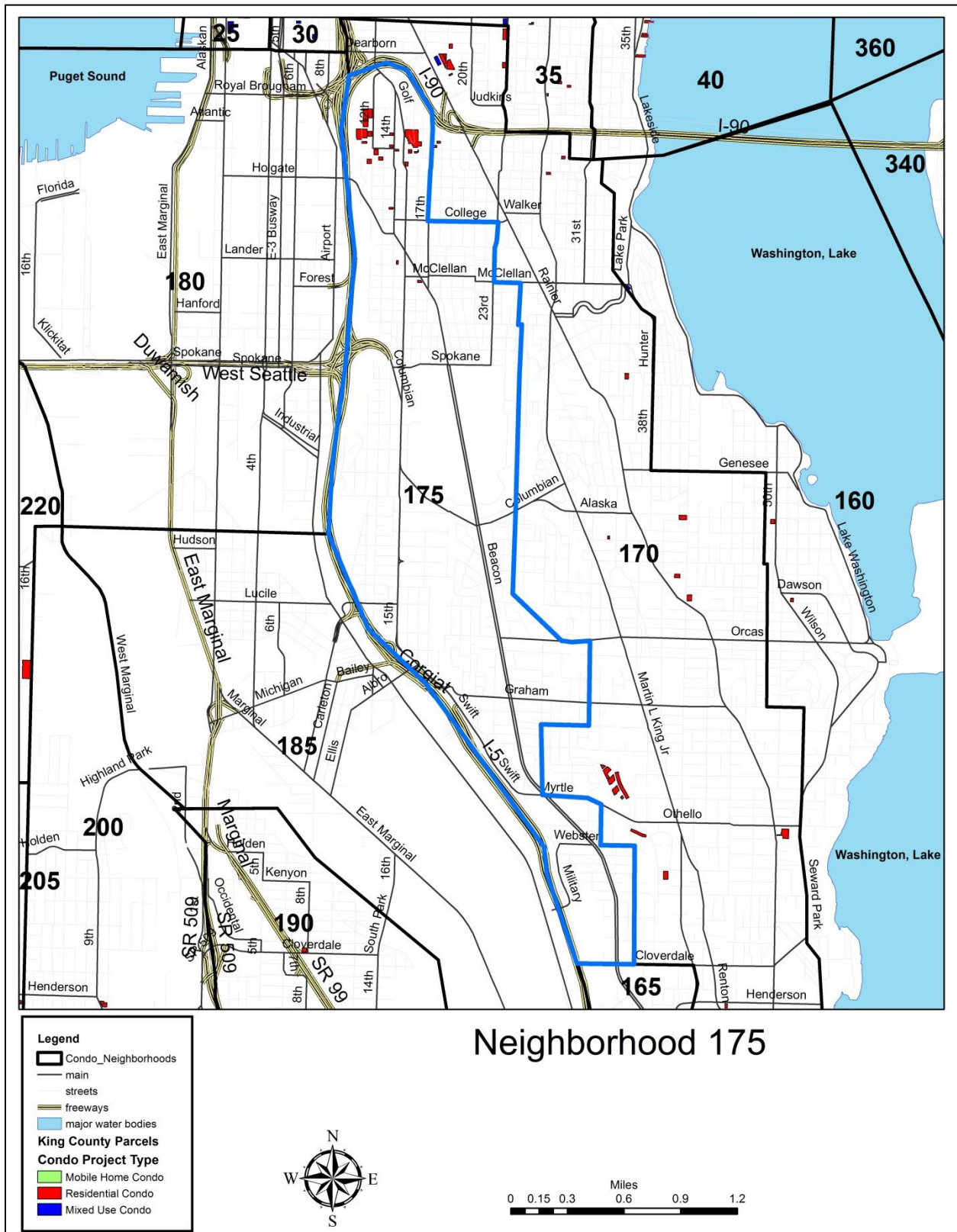


## Neighborhood 170 Map

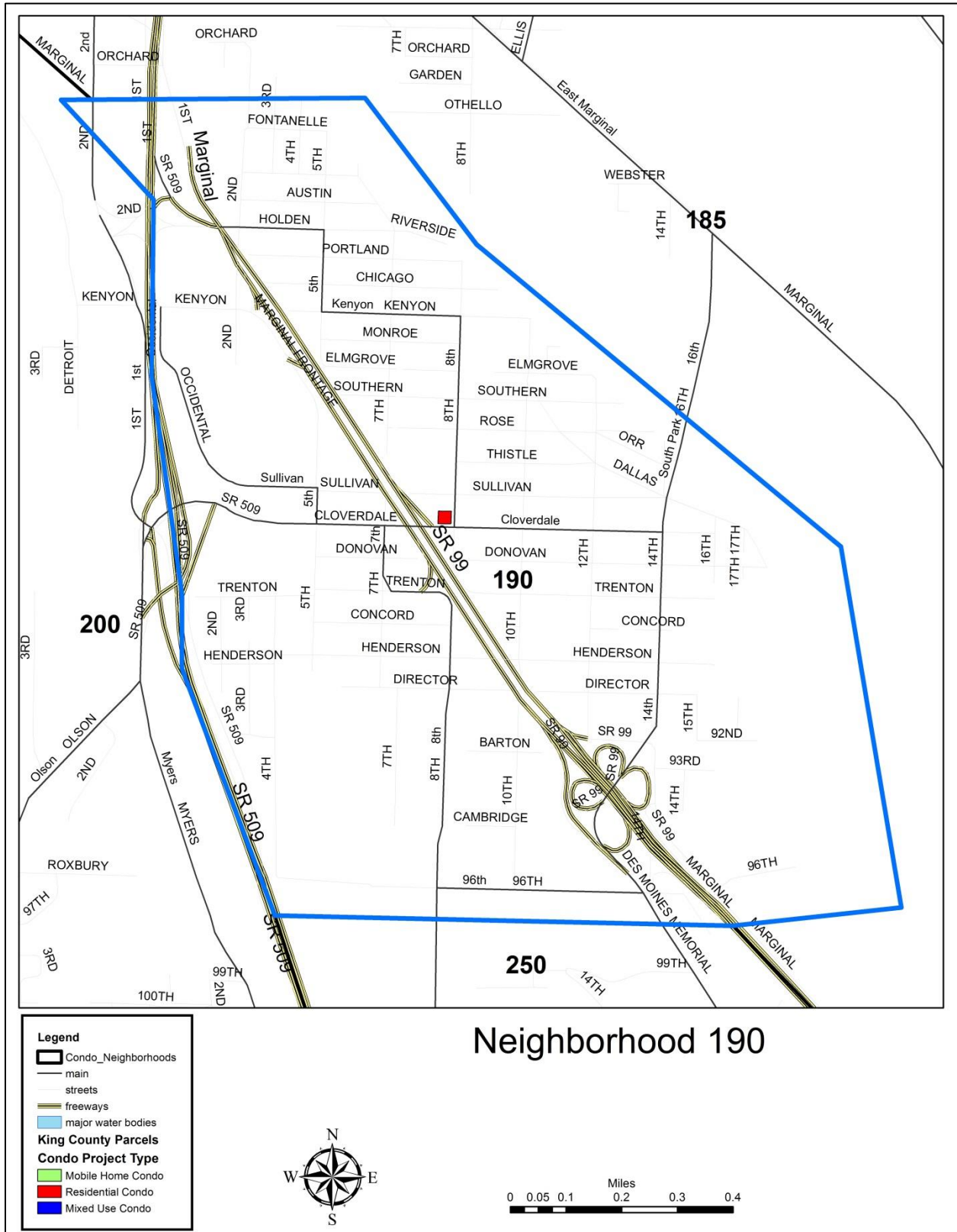




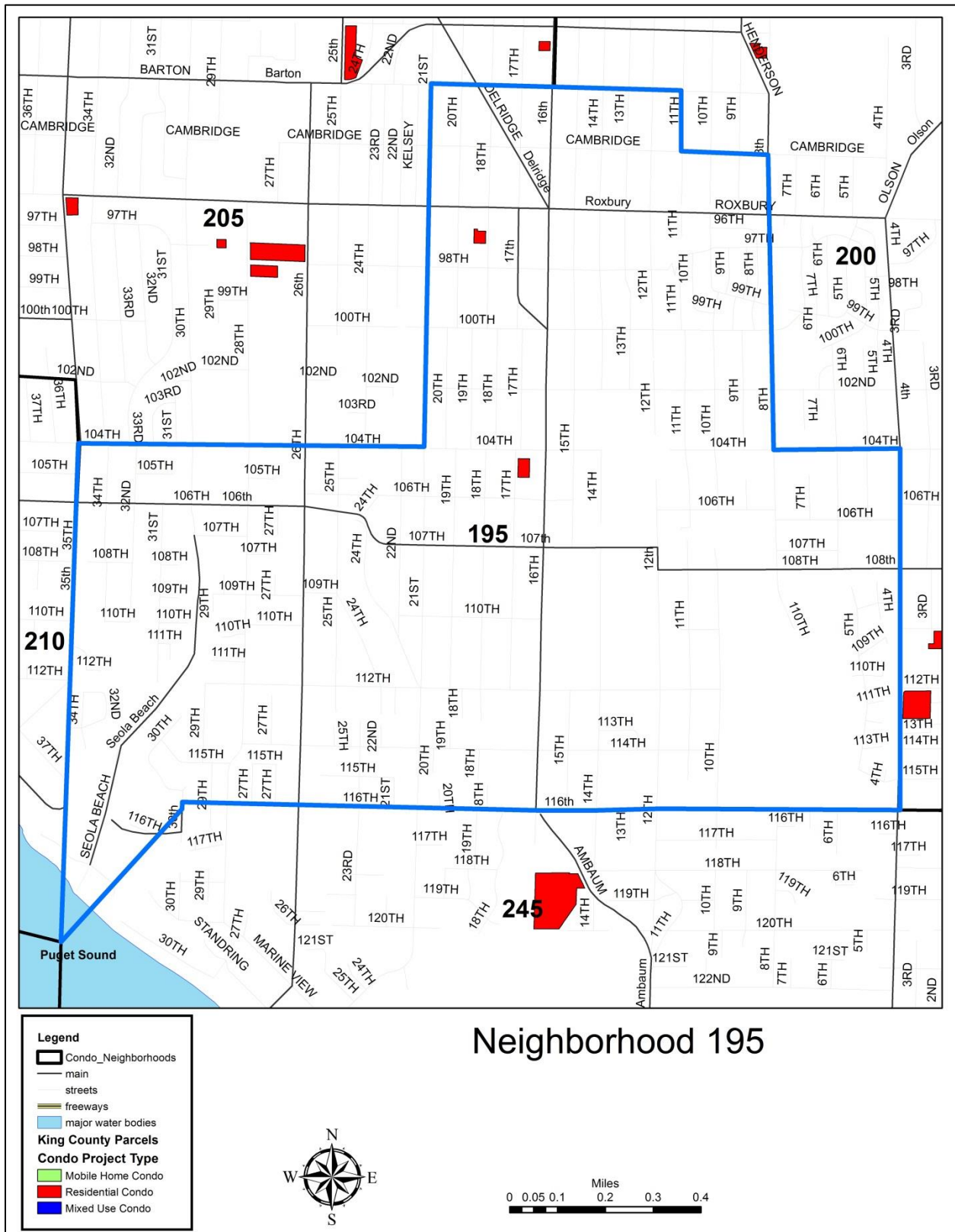
## Neighborhood 175 Map



# Neighborhood 190 Map

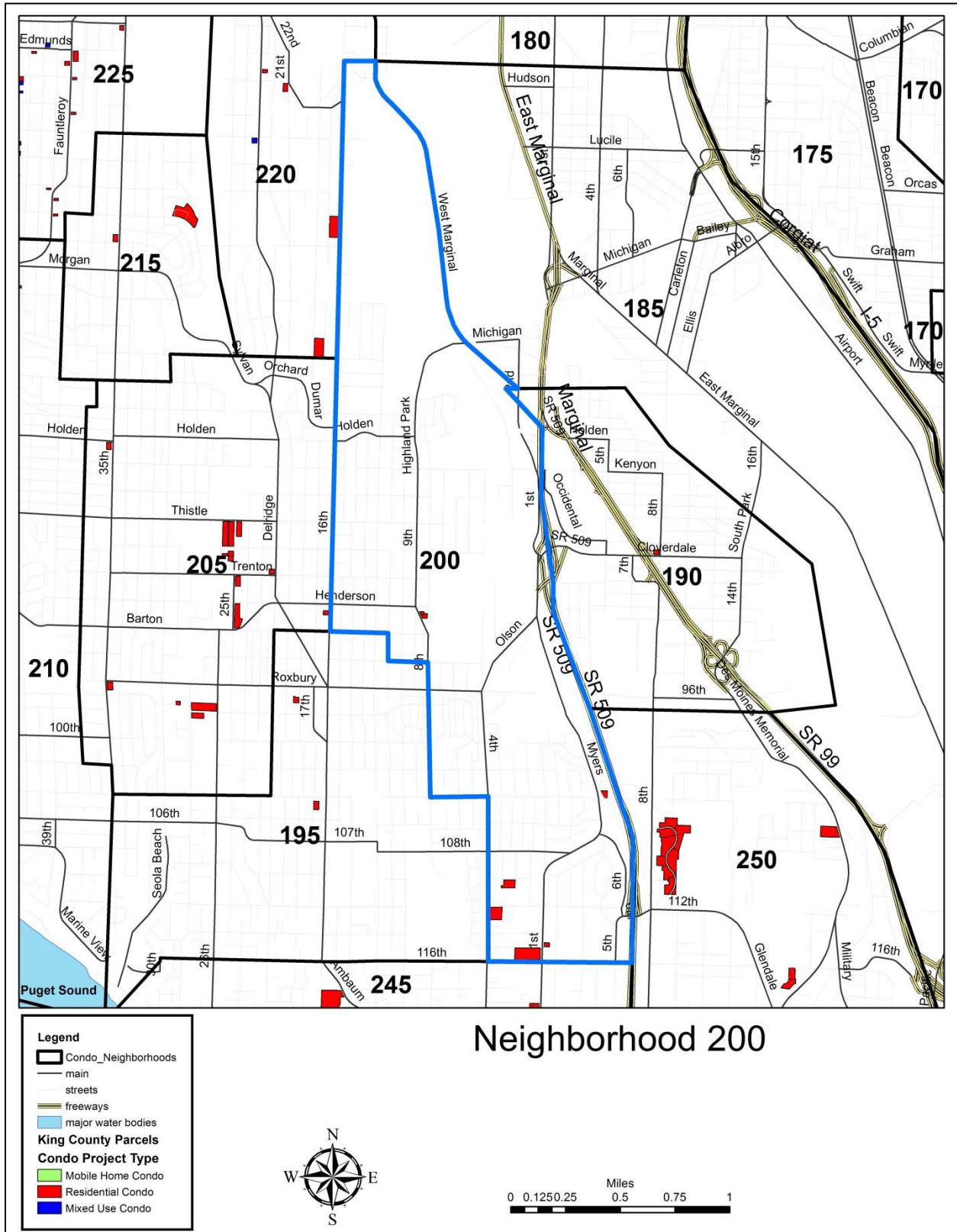


# Neighborhood 195 Map

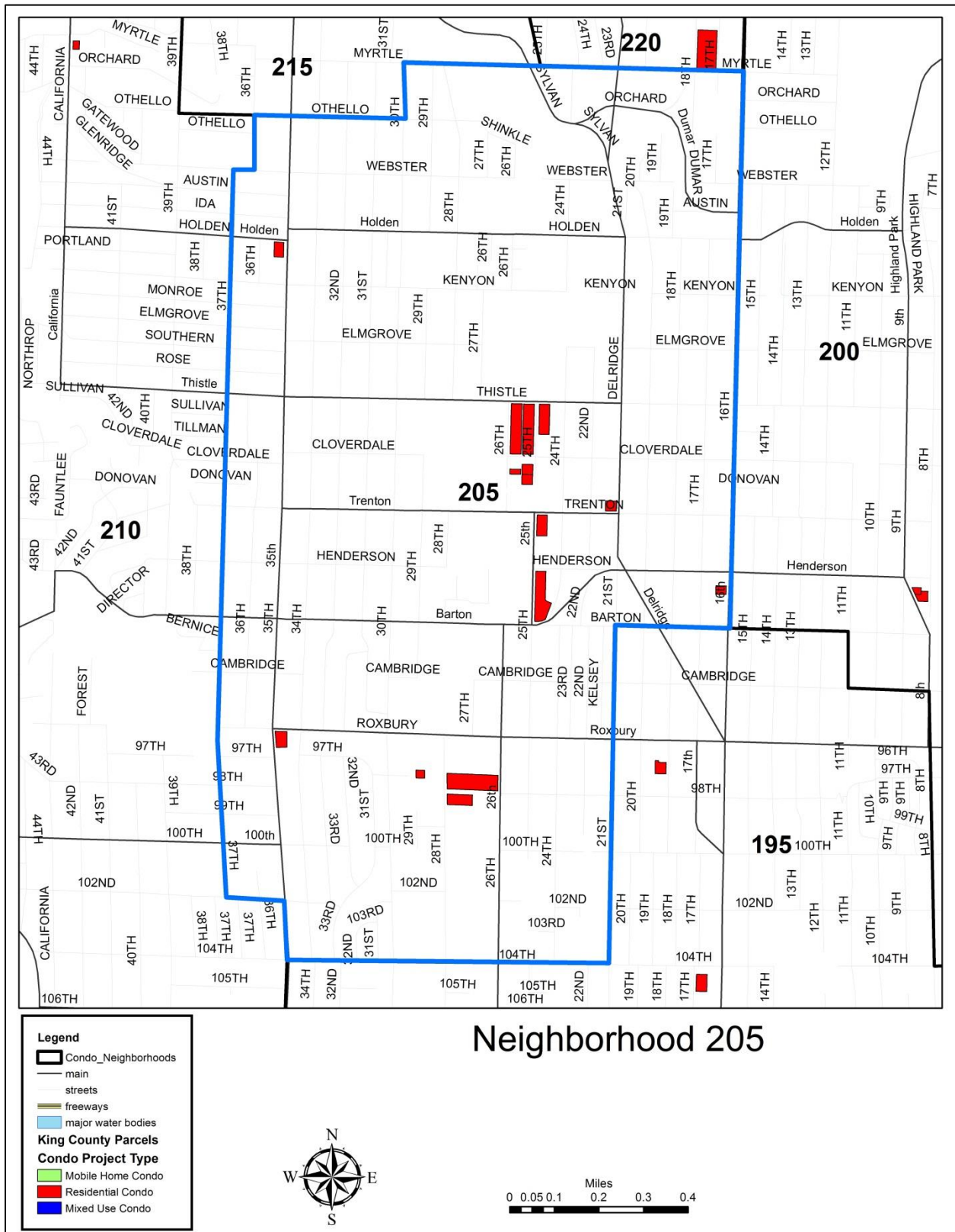




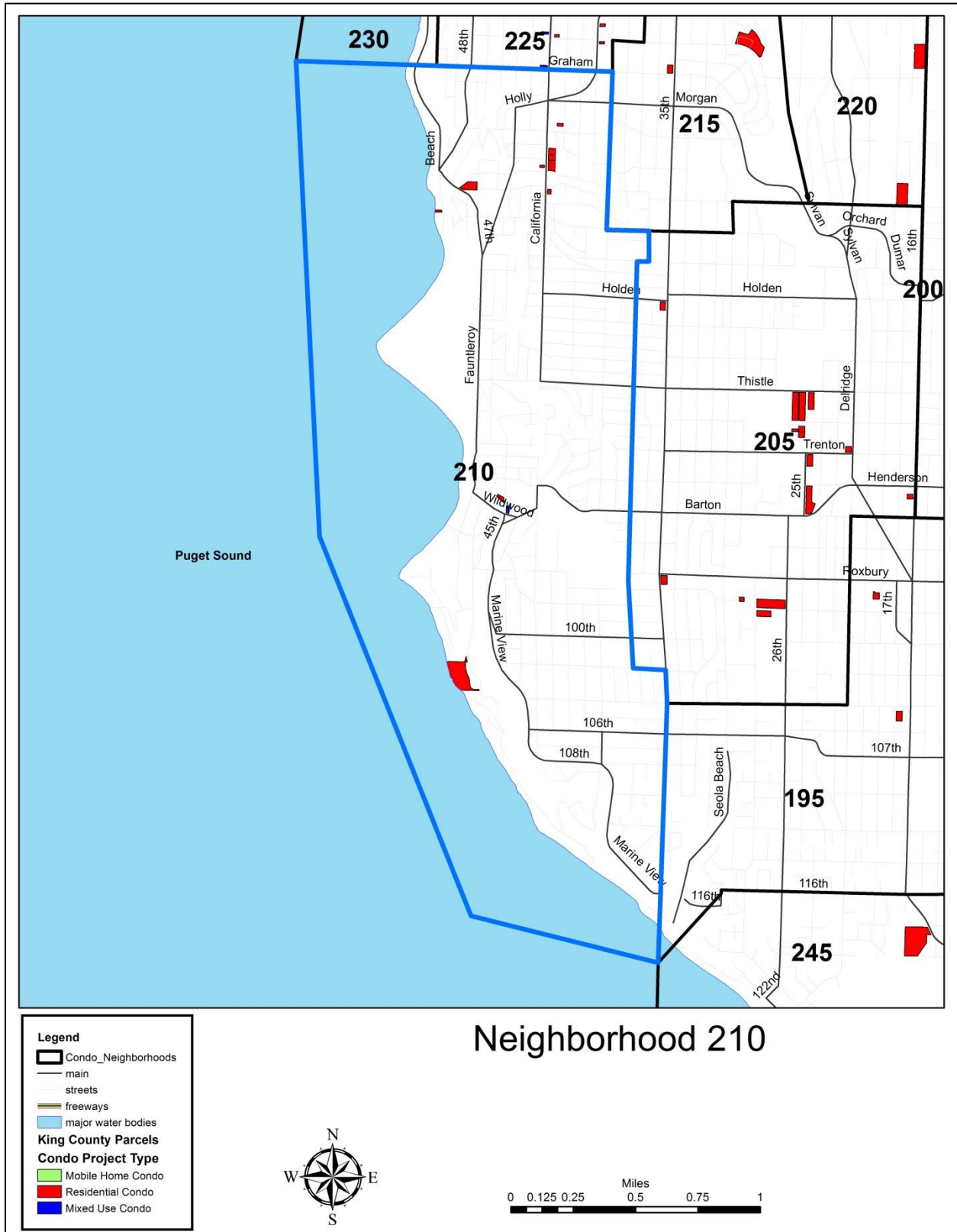
## Neighborhood 200 Map



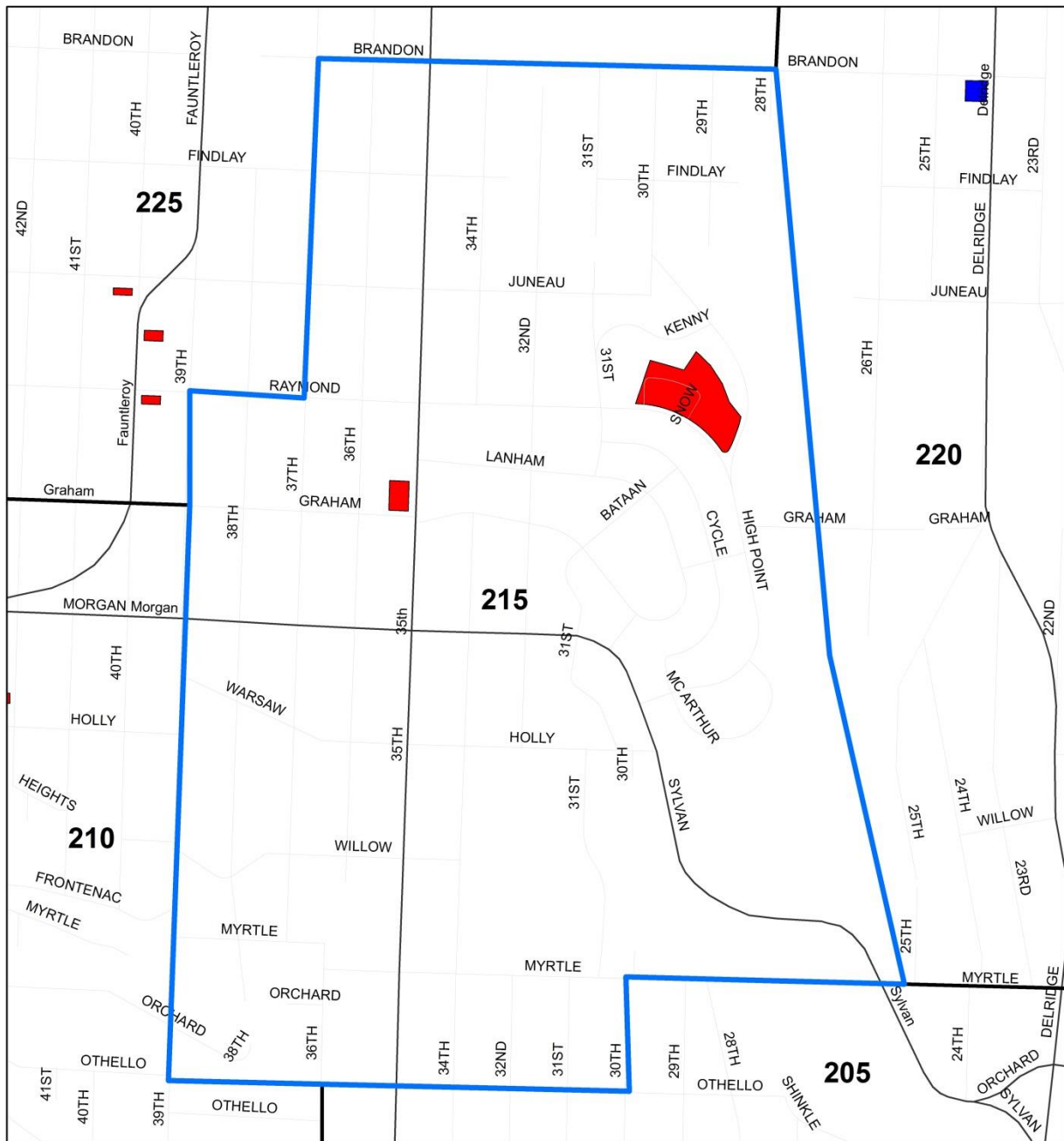
# Neighborhood 205 Map



## Neighborhood 210 Map



# Neighborhood 215 Map

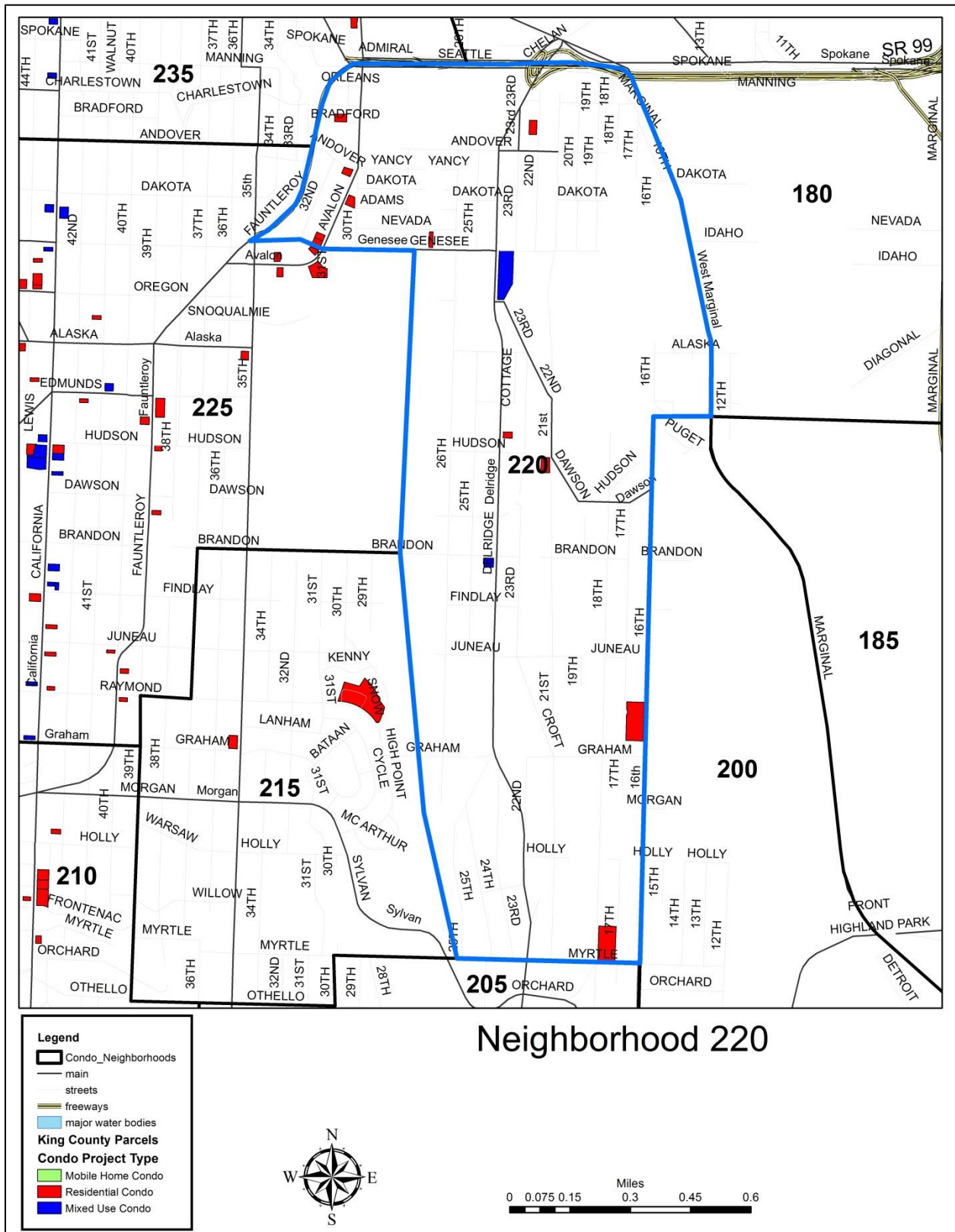


## Neighborhood 215





## Neighborhood 220 Map



**Legend**

- King County Parcels
- Condo Project Type
  - Mobile Home Condo
  - Residential Condo
  - Mixed Use Condo

**Neighborhood 225**

Miles  
0 0.05 0.1 0.2 0.3 0.4

## Neighborhood 230 Map





## Neighborhood 235 Map



# Neighborhood 475 Map

