

**Specialty 700
Residential Condominium**

Annual Mass Appraisal Report

of:



Queen Anne / Magnolia

Specialty Neighborhoods

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

2016 Assessment Roll

For 2017 Property Taxes

**King County Department of Assessments
Seattle Washington**

John Wilson, Assessor

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Executive Summary Report

Appraisal Date: 1/1/2016- 2016 Assessment Roll

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

Previous Physical Inspection: 2015 through 2016

Sales - Improved Summary:

Number of Sales: 901

Range of Sale Dates: **1/1/2014 to 12/31/2015**

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2015 Value	\$85,300	\$260,000	\$345,300	\$420,700	82.1%	6.76%
2016 Value	\$94,000	\$291,000	\$385,000	\$420,700	91.5%	4.54%
Change	+\$8,700	+\$31,000	+\$39,700		+9.4%	-2.22%
%Change	+10.2%	+11.9%	+11.5%		+11.4%	-32.84%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.22% and -32.84% actually represent an improvement.

** Sales time adjusted to 1/1/2016.

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
2015 Value	\$87,500	\$273,200	\$360,700
2016 Value	\$96,400	\$297,300	\$393,700
Percent Change	+10.2%	+8.8%	+9.1%

Number of improved Parcels in the Population: **6,495**

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 2016 assessment roll.

Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2016

Date of Appraisal Report: 6/1/2016

Purpose

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

King County Revaluation Cycle

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

Inspection

Neighborhoods 20, 55, and 60 were physically inspected for the 2016 appraisal year.

Neighborhoods 15, 45, 50, 75, and 80 comprise the annually updated areas.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/2014 to 12/31/2015 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2016.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Sales Verification and Data Collection

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

Sales removal occurred for parcels meeting the following criteria:

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

Approaches to Value

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

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

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

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

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Queen Anne / Magnolia area. Our sales sample consists of 901 residential living units that sold during the 24-month period between January 1, 2014 and December 31, 2015. The model was applied to all of the 6,495 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

Land Value and Commercial Condominiums

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

Part Two – Presentation of Data

Identification of the area

Name or Designation

Queen Anne / Magnolia

Area, city, neighborhood, and location data

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

Boundaries

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

North Boundary – The Lake Washington Ship Canal

East Boundary – Interstate 5

West Boundary – Puget Sound

South Boundary – Denny Way

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

Area 20 is bounded on the North by Lake Union, on the South by Denney Way, on the East by I-5 and on the West by Westlake Avenue.

Area 55 is bounded on the North by the Lake Washington Ship Canal, on the South by Aloha Street, on the East by Lake Union and on the West by Aurora Avenue.

Area 60 is bounded on the North by the Lake Washington Ship Canal, on the South by East Garfield Street, on the East by I-5 and on the West by Lake Union.

Maps

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

Zoning and legal/political consideration

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

Part Three – Analysis of Data and Conclusions

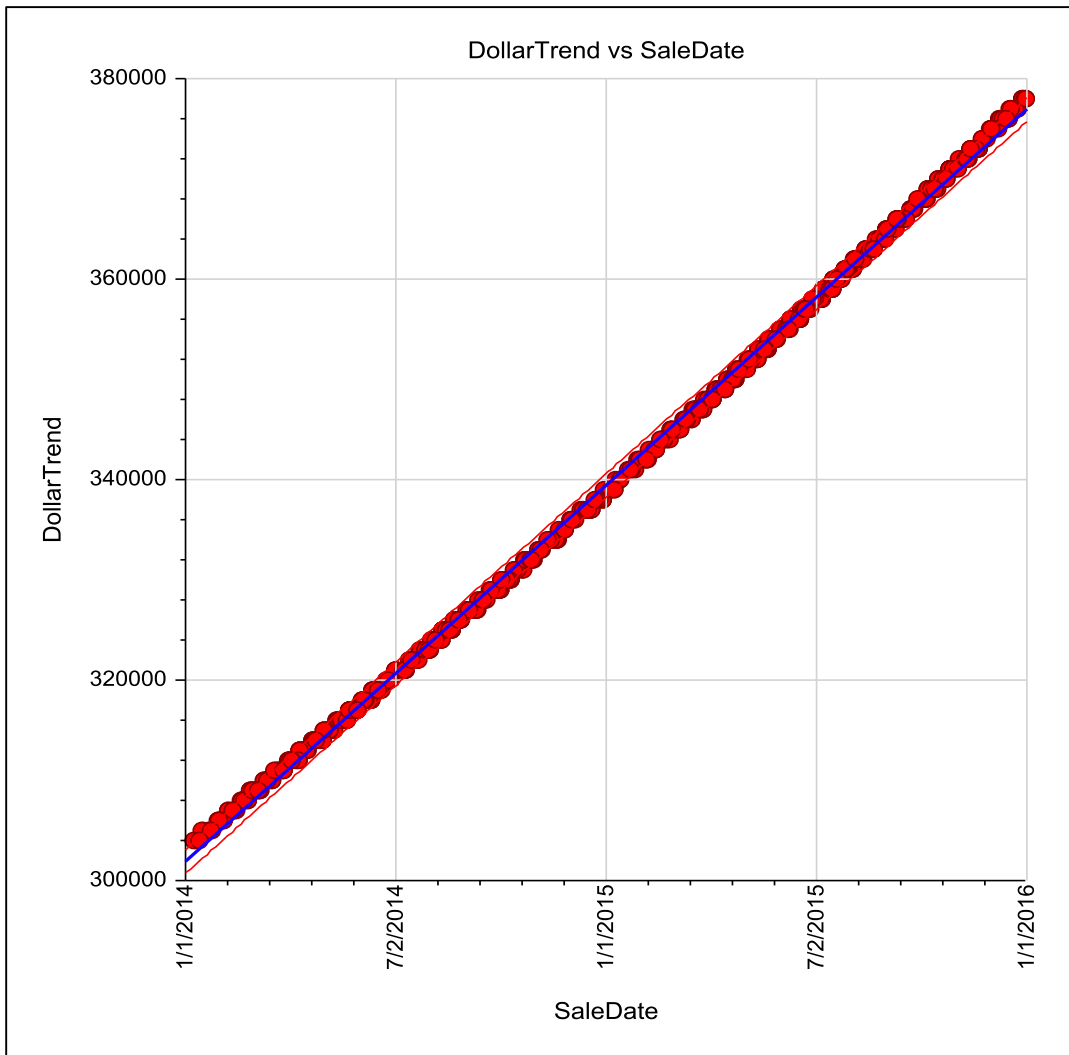
Highest and best use analysis

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

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

Analysis of sales in the Queen Anne / Magnolia area indicated an increase in value over the two year period. Values appreciated consistently from an average, non-adjusted sales price near \$303,000 as of 1-1-2014 by 24.7% to \$379,000 as of January 1st 2016.

Chart 1: Progression of average sales price over time (1-1-2014 to 12-31-2015)



Queen Anne / Magnolia Sale Price changes (Relative to 1/1/2016 valuation date.)

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

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2014	1.2465	24.65%
2/1/2014	1.2349	23.49%
3/1/2014	1.2245	22.45%
4/1/2014	1.2131	21.31%
5/1/2014	1.2021	20.21%
6/1/2014	1.1909	19.09%
7/1/2014	1.1802	18.02%
8/1/2014	1.1692	16.92%
9/1/2014	1.1583	15.83%
10/1/2014	1.1479	14.79%
11/1/2014	1.1372	13.72%
12/1/2014	1.1270	12.70%
1/1/2015	1.1165	11.65%
2/1/2015	1.1061	10.61%
3/1/2015	1.0968	9.68%
4/1/2015	1.0865	8.65%
5/1/2015	1.0767	7.67%
6/1/2015	1.0667	6.67%
7/1/2015	1.0571	5.71%
8/1/2015	1.0473	4.73%
9/1/2015	1.0375	3.75%
10/1/2015	1.0282	2.82%
11/1/2015	1.0186	1.86%
12/1/2015	1.0094	0.94%
1/1/2016	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2016.

Application of Time Adjustments

Examples	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
			x Sales Price	
Sale 1	\$243,500	1/8/2014	1.2438	\$303,000
Sale 2	\$355,000	1/5/2015	1.1151	\$396,000
Sale 3	\$517,500	12/31/2015	1.0003	\$518,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(0.00030180541496359 * SaleDay)

Where SaleDay = Sale Date - 42370

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

Sales comparison approach model description

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

Model specification

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

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

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

Model calibration

The **regression model** for neighborhoods in the Queen Anne / Magnolia area was calibrated using selling prices and property characteristics as follows:

-1.18647325877674 - 0.0774912460932236 * AGE + 0.354813750460807 * BLDQUALITY + 0.0464952757828073 * COVPARKING + 0.0553556253561517 * EXCSNDVIEW + 0.0428898536660735 * FLOORc + 0.0672535932267463 * MTNVIEW - 0.238259061017141 * NBHDHIGH1 - 0.192246209985629 * NBHDHIGH2 - 0.142792375761391 * NBHDHIGH3 + 0.201698885021188 * NBHDLOW1 + 0.0541158323329039 * NBHDLOW2 + 0.443522364620148 * PROJAPPEAL - 0.218220459997829 * PROJHIGH1 - 0.123639579943608 * PROJHIGH2 - 0.128824027072985 * PROJHIGH3 - 0.0501377745419769 * PROJHIGH4 + 0.329508672809155 * PROJLOCATION + 0.312541108926784 * PROJLOW1 + 0.316515267847625 * PROJLOW2 + 0.203635796769939 * PROJLOW3 + 0.155702518878104 * PROJLOW4 + 0.0885703196424208 * PROJLOW5 + 0.0205034002972773 * SMWATRVIEW + 0.0751067634169005 * SOUNDVIEW + 0.0217598541187131 * TOPFLOOR + 0.167085429122627 * UNITCONDITION + 0.0904661870074246 * UNITLOC4 + 0.122128339409661 * UNITLOCATION + 0.152472975626658 * UNITQUALITY + 0.753828357506552 * UNITSIZE x Mass Appraisal Adjustment (1-.075)

Exceptions:

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

Major	Nbhd	Project Name	Value Notes
020860	15	ANDERSON PLACE CONDOMINIUM	Valued at EMV x 1.05% based on market sales. Unit size < 420 SF at EMV.
022250	15	ANDIAMO CONDOMINIUM	Valued at EMV x 1.15% based on market sales.
045000	15	BALFOUR POINTE CONDOMINIUM	Valued at EMV x .95% based on market sales.
059000	15	BAYVIEW HEIGHTS CONDOMINIUM	Valued at EMV x .80% less parking unit values. No parking at EMV x .75%. Parking units at previous.
153200	15	CHATILLON CONDOMINIUM	Valued at EMV x 1.05% based on market sales. Penthouse at EMV x 1.25%.
174490	15	CONTINENTAL HOUSE CONDOMINIUM	Valued at EMV x 1.05% less parking unit values. No parking space at EMV. Parking units at previous.
176070	15	CORNERSTONE OF QUEEN ANNE CONDOMINIUM	Valued at EMV. Unit size > 1700 SF at EMV x .95%.
231360	15	ELLIOTT THE CONDOMINIUM	Valued at EMV x .85% based on market sales.
255790	15	FIRESIDE LANAI CONDOMINIUM	Valued at EMV. Fair location at EMV x .90%.
256980	15	500 ELLIOTT HOMES CONDOMINIUM	Valued at EMV. Studios at EMV x .95%. Unit size > 1125 SF at EMV x .95%.
256991	15	511 WEST MERCER PLACE CONDOMINIUM	Valued at EMV x .95% based on market sales. PH's at EMV 1.05%. PH's > 2420 SF at EMV x 1.20%.
256992	15	511 WARD BUILDING CONDOMINIUM	Valued at EMV. Unit size > 1950 SF at EMV x .90%.
256994	15	514 WARD STREET CONDOMINIUM	Valued at EMV x 1.05% based on market sales, supported by a recent sale in the property.
261738	15	405 PROSPECT CONDOMINIUM	Valued at EMV. Penthouse at EMV x 1.25%.
331800	15	HILL HOUSE CONDOMINIUM	Valued at EMV less parking unit values where applicable. Parking units at previous.
363070	15	IV WEST CONDOMINIUM	Valued at EMV. Fair location at EMV x .95%.
387770	15	KINNEAR PLAZA CONDOMINIUM	Valued at EMV. Fair location, fair condition at EMV x .95%.
387790	15	KINNEAR VISTA CONDOMINIUM	Valued at EMV x .95% based on market sales.

Major	Nbhd	Project Name	Value Notes
427200	15	LEONA CONDOMINIUM	Valued at EMV x 1.10% based on market sales. Penthouses at EMV x 1.30%.
445872	15	LUMEN CONDOMINIUM	Valued at EMV. Excellent quality at EMV x 1.15%. Percent change supported by market sales.
446850	15	LUXE CONDOMINIUM	Valued at EMV. Townhouses at EMV x .95%.
545270	15	MERCER PLACE CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
545271	15	MERCER PLACE II CONDOMINIUM	Valued at EMV x .80% based on cost-to-cure documentation. 1st floor at EMV x .85%.
545500	15	MERCER WEST CONDOMINIUM	Valued at EMV x .95% based on market sales.
681550	15	PITTSBURGH CONDOMINIUM	Valued at EMV. Fair location at EMV x .95%.
690880	15	PROSPECT POINTE CONDOMINIUM	Valued at EMV x 1.25% based on market sales (Excise #2666916, 2685096).
701370	15	QUEEN ANNE COURT CONDOMINIUM	Valued at EMV x .85% based on market sales and building condition.
721575	15	RENAISSANCE ON QUEEN ANNE CONDOMINIUM	Valued at EMV x .95%. Percent change supported by market sales.
745985	15	ROYCREST CONDOMINIUM	Valued at EMV x .95% based on market sales.
767729	15	SEAVIEW CONDOMINIUM	Valued at EMV less storage unit values where applicable. Storage units valued at previous.
768090	15	SEAWARD CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
769040	15	SELANO CONDOMINIUM	Valued at EMV x .95% based on market sales.
778775	15	THE SIENA CONOMINIUM	Valued at EMV. Fair location at EMV x .95%.
779210	15	SIGNATURE PLACE CONDOMINIUM	Valued at EMV less parking unit values. Penthouse at EMV x 1.20%. Parking units valued at previous.
780415	15	610 ALOHA CONDOMINIUM	Valued at EMV. Penthouse at EMV x 1.20% based on market sales.
780436	15	660 WEST OLYMPIC PLACE CONDOMINIUM	Valued at EMV. Penthouses at EMV x 1.10% based on market sales.
863573	15	THREE THIRTY ROY CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
866318	15	TOSCANO CONDOMINIUM	Valued at EMV. Townhouses at EMV x .90%.
868146	15	TRIBECA RESIDENTIAL CONDOMINIUM	Valued at EMV. Townhouses at EMV x 1.05%.
873237	15	202 WEST OLYMPIC PLACE CONDOMINIUM	Valued at EMV less parking unit values where applicable. Parking units at previous.
895760	15	VISTA VALENCIA TOWNHOMES	Valued at EMV x .95% based on market sales.
929350	15	WESTFJORD PLACE CONDOMINIUM	Valued at EMV x .90% based on cost-to-cure documentation. Excellent condition at EMV x .95%.
942558	15	WILLIS CONDOMINIUM	Valued at EMV. Fair location at EMV x .95%.
029005	20	ART STABLE CONDOMINIUM	Valued at EMV x 1.15%. Unit size < 2240 SF at EMV x .90%. Percent change supported by market.
001140	45	ABBEY CONDOMINIUM	Valued at EMV. Fair location at EMV x .95%.
093800	45	BOREALIS THE CONDOMINIUM	Valued at EMV. Townhouses at EMV x .90%.
165450	45	COACH MANOR CONDOMINIUM	Valued at EMV x .95% based on market sales.
173170	45	COMSTOCK THE CONDOMINIUM	Valued at EMV. Townhouses & unit size > 2460 SF at EMV x .95%.
173235	45	COMSTOCK COURT CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
228520	45	1800 TAYLOR CONDOMINIUM	Valued at EMV x .95% based on market sales. Fair location at EMV x .90%.
238330	45	ESSEX HOUSE CONDOMINIUM	Valued at EMV x .90%. Excellent condition at EMV x .95% based on market sales.
253899	45	5TH AVE W. CONDOMINIUM	Valued at EMV x .95% based on market sales.

Major	Nbhd	Project Name	Value Notes
255950	45	FIRST AVENUE NORTH CONDOMINIUM	Valued at EMV x 1.10% based on market sales. Excellent condition at EMV x 1.15%.
261745	45	467 NEWTON ST CONDOMINIUM	Valued at EMV x 1.10% based on market sales.
261755	45	1400 TAYLOR CONDOMINIUM	Valued at EMV. Fair location at EMV x .95%.
269680	45	GARDEN ON QUEEN ANNE THE CONDOMINIUM	Valued at EMV x .95% based on market sales.
270330	45	GARFIELD VISTA CONDOMINIUM	Valued at EMV. Townhouses at EMV x .80%.
329580	45	HIGHLAND DRIVE CONDOMINIUM	Valued at EMV x .95% based on condition issues. Unit size > 1690 SF at EMV x .90%.
329857	45	HIGHLAND HOUSE EAST CONDOMINIUM	Valued at EMV. Fair location at EMV x .95%.
330075	45	HIGHLAND VIEW CONDOMINIUM	Valued at EMV x .90% based on market sales.
337540	45	HILLSIDE HOUSE CONDOMINIUM	Valued at EMV less parking unit values. Parking units at previous.
423890	45	LE GRANDE CONDOMINIUM	Valued at EMV. Unit size > 2995 SF at EMV x .90%.
514890	45	MARINA PARC CONDOMINIUM	Valued at EMV x .85% based on market sales.
639005	45	105 WEST HIGHLAND DRIVE CONDOMINIUM	Valued at EMV x 1.40% based on market sales. Lower quality at EMV x 1.20%.
639100	45	ONE ELEVEN THE CONDOMINIUM	Valued at EMV x 1.15%. Fair location at EMV.
639145	45	ONE SIXTY LEE ST PH 01 CONDOMINIUM	Valued Bldg 1 at EMV x .85%. Valued Bldg 2 at EMV x .30% due to severe fire damage.
701430	45	QUEEN ANNE HIGH SCHOOL CONDOMINIUM	Valued at EMV x 1.05%. Percent change supported by market sales.
721230	45	REGENCY APARTMENTS CONDOMINIUM	Valued at EMV. Fair location at EMV x .90%.
721565	45	RENAISSANCE AT 1ST & LEE	Valued at EMV. Fair location at EMV x .95%. Lower quality at EMV x .85%.
739130	45	RODGER'S PARK TOWNHOMES	Valued at EMV x .95% based on market sales.
769810	45	SEVEN HIGHLAND DRIVE CONDOMINIUM	Valued at EMV less parking unit values. Parking units at previous.
780408	45	611 HIGHLAND CONDOMINIUM	Valued at EMV. Fair location at EMV x .90%.
780432	45	1629 CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
856725	45	TAYLOR ANNE CONDOMINIUM	Valued at EMV. Penthouses at EMV x 1.35%.
856750	45	TAYLOR-LEE CONDOMINIUM	Valued at EMV x .95% based on market sales. Good condition at EMV.
872598	45	TWELVE EIGHTEEN FIFTH CONDOMINIUM	Valued at EMV x .75% based on sales history.
872727	45	2108 WARREN AVENUE CONDOMINIUM	Valued at EMV x 1.05% based on market sales. View units at EMV x 1.10%.
872730	45	2101 NOB HILL AVENUE NORTH CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
872860	45	2633 WARREN AVE N CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
873233	45	200 WEST HIGHLAND CONDOMINIUM	Valued at EMV. Fair location at EMV x .90%. Excellent location at EMV x 1.05%.
889853	45	VICTORIA CONDOMINIUM	Valued top floor at EMV x 1.05%. Fair location at EMV x .90%. Townhouses at EMV x .95%. Unit size < 940 SF at EMV x .90%.
927015	45	WEST QUEEN ANNE CONDOMINIUM	Valued at EMV. Excellent location at EMV x 1.20%. Unit size > 2530 SF at EMV x 1.70%.

Major	Nbhd	Project Name	Value Notes
026090	50	ARGAND THE CONDOMINIUM	Valued at EMV x .95% based on market sales.
029090	50	ASHBURY CONDOMINIUM	Valued at EMV x 1.10% based on market sales. Parking account at previous.
132700	50	CANAL PLACE CONDOMINIUM	Valued at EMV x .95% based on market sales.
253910	50	57 ETRURIA CONDOMINIUM	Valued at EMV x .95% based on market sales. Unit size < 730 SF at EMV x .90%. Excellent condition at EMV.
258350	50	FLORENCE CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
524300	50	MAYFAIR CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
701490	50	QUEEN ANNE PARK CONDOMINIUM	Valued at EMV x .80% based on market sales.
019550	55	ALTERRA CONDOMINIUM PH 1 & 2	Valued at EMV. Fair location at EMV x .95%.
086100	55	BLOCK CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
136830	55	CARLETON HOUSE CONDOMINIUM	Valued at EMV x.90% based on market sales.
142180	55	CASCADE CONDOMINIUM	Valued at EMV x .95% based on market sales. Townhouses at EMV x .90%.
309000	55	HAN-ROC CONDOMINIUM	Valued at EMV. Good location at EMV x 1.05%.
318580	55	HAYES COURT CONDOMINIUM	Valued at EMV x .95%. Percent change related to exterior renovation.
520160	55	MATADOR CONDOMINIUM	Valued at EMV x 1.10% based on market sales.
532850	55	MCGRAW CONDOMINIUM	Valued at EMV x .95%. Fair location at EMV x .90%. Excellent condition at EMV.
532860	55	MCGRAW PARK CONDOMINIUM	Valued at EMV. Good condition at EMV x 1.05%.
601100	55	NAUTICA CONDOMINIUM	Valued at EMV. Townhouses at EMV x .90% based on market sales.
686400	55	PORTAL OVER LAKE UNION CONDOMINIUM	Valued at EMV. Fair location at EMV x .95%. Live/Work Units at EMV x 1.05%. Percent change supported by sales in the property.
721220	55	REGATTA CONDOMINIUM	Valued at EMV. Penthouse at EMV x 1.50% based on sales history.
812341	55	SUNRISE MANOR 2450 CONDOMINIUM	Valued at EMV x .90% based on market sales.
872710	55	2001 WESTLAKE TERRACE CONDOMINIUM	Valued at EMV x .95%. Percent change supported by sales in the property.
872735	55	2167 DEXTER CONDOMINIUM	Valued at EMV x .90% based on market sales.
872738	55	2170 SIXTH AVE N CONDOMINIUM	Valued at EMV x .90%. Excellent location at EMV.
872740	55	2135 & 2137 WAVERLY PLACE NORTH CONDOMINIUM	Valued at EMV x .95% based on market sales.
880510	55	UNION BAY CONDOMINIUM	Valued at EMV x .95% based on market sales.
880990	55	UNION VIEW CONDOMINIUM	Valued at EMV x .90% based on market sales.
920120	55	WAVERLY PLACE CONDOMINIUM	Valued at EMV x .95% based on market sales. Townhouses at EMV x .90%.
947790	55	WINDWATCH TOWNHOUSES CONDOMINIUM	Valued at EMV x .90% based on market sales. Excellent condition at EMV x .95%.
143768	60	CASTLEWOOD CONDOMINIUM	Valued at EMV x .95% based on market sales.
159475	60	CITY LAKE CONDOMINIUM	Valued at EMV. Unit size > 1530 SF at EMV x 1.10%.
246250	60	FAIRVIEW CONDOMINIUM	Valued at EMV. Flats at EMV x 1.05%.
246843	60	FAIRVIEW VISTA CONDOMINIUM	Valued at EMV less parking unit values. Parking units at previous.
263480	60	FRANKLIN THE CONDOMINIUM	Valued at EMV x .85% based on market sales.

Major	Nbhd	Project Name	Value Notes
306410	60	HAMLIN SHORES CONDOMINIUM	Valued at EMV less parking unit values. Parking units at previous.
311100	60	HARMON CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
407900	60	LAKE SIDE TERRACE CONDOMINIUM	Valued at EMV. Townhouses at EMV x .95%. Good condition at EMV x 1.05%.
409030	60	LAKE UNION TERRACE CONDOMINIUM	Valued at EMV. Penthouses at EMV x 1.15%.
409300	60	LAKE VIEW EAST CONDOMINIUM	Valued at EMV x .90% based on market sales.
505100	60	MAISON D'OR CONDOMINIUM	Valued at EMV x .95% based on market sales.
505750	60	MALLARD COVE TOWNHOMES	Valued at EMV x 1.10% based on market sales.
513760	60	MARA BELLA CONDOMINIUM	Valued at EMV x 1.15% based on market sales. Townhouses at EMV x 1.10%.
638980	60	ONE CONDOMINIUM	Valued at EMV. Unit size > 1910 SF at EMV x .90%.
732625	60	RIVA AT LAKE UNION CONDOMINIUM	Valued at EMV x .95% based on market sales.
735645	60	ROANOKE REEF TOWN HOUSES CONDOMINIUM	Valued at EMV x 1.10% based on market sales. Unit size > 2165 SF at EMV.
778780	60	SIENA DEL LAGO CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
780425	60	614 EAST LYNN CONDOMINIUM	Valued at EMV x 1.15% based on market sales. Minor 0050 less parking unit value. Parking unit at previous.
860290	60	3100 FAIRVIEW CONDOMINIUM	Valued at EMV x .95% based on market sales.
866990	60	Tramonti At Lake Union Condominium	Valued at EMV less parking unit values. Parking units at previous.
872830	60	2727 FRANKLIN CONDOMINIUM	Valued at EMV x 1.05% based on market sales.
880720	60	UNION HARBOR CONDOMINIUM	Valued at EMV. Penthouses at EMV x 1.15%. Excellent condition at EMV x 1.10%. Fair condition at cost-to-cure.
030010	75	ATWATER PARK	Valued at EMV. Unit size > 935 SF at EMV x .95%. Percent change supported by sales in the property.
066240	75	BELLAGIO CONDOMINIUM	Valued at EMV x 1.05% based on market sales. Fair location at EMV x .95%.
086630	75	BLUE HERON CONDOMINIUM	Valued at EMV x .95% based on market sales.
204150	75	DISCOVERY PARK CONDOMINIUM	Valued at EMV x .95%. Percent change supported by sales in the property.
229660	75	ELDORADO THE CONDOMINIUM	Valued at EMV x .95% based on market sales. Fair condition at EMV x .80%.
229664	75	ELDORADO NO. 04 CONDOMINIUM	Valued at EMV. Fair condition at EMV x .75%.
229720	75	ELDORADO 3616 CONDOMINIUM	Valued at EMV x .90% based on sales and to equalize with Major 229722.
229722	75	ELDORADO 3612 CONDOMINIUM	Valued at EMV x .90% based on market sales.
233330	75	EMERSON HOUSE CONDOMINIUM	Valued at EMV x .95% based on market sales.
438780	75	LOCKHAVEN CONDOMINIUM	Valued at EMV x .95% based on market sales.
503500	75	MAGNOLIA GATE CONDOMINIUM	Valued at EMV. Flats at EMV x 1.05%.
504180	75	MAGNOLIA VILLAGER CONDOMINIUM	Valued at EMV x .95% based on market sales.
610700	75	NOR' EASTER CONDOMINIUM	Valued at EMV x 1.15% based on market sales.

Major	Nbhd	Project Name	Value Notes
860270	75	3420-25TH AVE W CONDOMINIUM	Valued at EMV x .95% based on market sales.
054490	80	BARRETT CONDOMINIUM	Valued at EMV x .95% based on market sales.
054500	80	BARRETT PLACE CONDOMINIUM	Valued at EMV. Townhouses at EMV x .95%.
073995	80	BENSON ON MAGNOLIA CONDOMINIUM	Valued at EMV x .90% based on market sales.
108563	80	BRIDGEVIEW CONDOMINIUM	Valued at EMV x .90% based on market sales.
156230	80	CHEZ NOUS CONDOMINIUM	Valued at EMV. Penthouse at EMV x 1.25%.
210900	80	DRAVUS PLACE CONDOMINIUM	Valued at EMV x .95%. Townhouses at EMV x .90%.
247570	80	FALCON WEST CONDOMINIUM	Valued at EMV. Unit size < 500 SF at EMV x 1.10%. Fair location at EMV x 1.05%. Percent change supported by sales in the property.
261761	80	14TH AVENUE WEST CONDOMINIUM	Valued at EMV x .90% based on neighborhood sales.
268380	80	GALAXIE CONDOMINIUM	Valued at EMV x .95% based on neighborhood sales. Fair location at EMV x .90%.
277250	80	GILMAN'S FAIRWAY CONDOMINIUM	Valued at EMV. Studios at EMV x 1.05%. Percent change supported by sales in the property.
339515	80	HOLLY TERRACE CONDOMINIUM	Valued at EMV x .90% based on market sales.
379550	80	KATMANDU CONDOMINIUM	Valued at EMV x .95% based on neighborhood sales.
419365	80	LAS PALMAS CONDOMINIUM	Valued at EMV x .90%. Percent change supported by neighborhood sales.
503160	80	MAGNOLIA BAY CONDOMINIUM	Valued at EMV. Excellent condition at EMV x 1.05%.
559400	80	MONTERRA AT MAGNOLIA CONDOMINIUM	Valued at EMV. Townhouses at EMV x .90%.
661150	80	PALI NO. 02 CONDOMINIUM	Valued at EMV x .95% based on neighborhood sales.
678070	80	PIERRE THE CONDOMINIUM	Valued at EMV x .95% based on market sales.
701545	80	QUEEN ANNE II CONDOMINIUM	Valued at EMV x .95%. Good condition at EMV based on market sales.
721260	80	REGENCY WEST CONDOMINIUM	Valued at EMV less parking unit values. Parking units at previous.
787335	80	SOUND VUES WEST CONDOMINIUM	Valued at EMV x .95% based on neighborhood sales.
809420	80	SUNDOWNER CONDOMINIUM	Valued at EMV x .95%. Excellent condition at EMV x 1.05%.
872695	80	2048, A CONDOMINIUM	Valued at EMV x .95% based on market sales.
926440	80	WEST BOSTON HEIGHTS CONDOMINIUM	Valued at EMV x 1.05% based on market sales. Penthouse at EMV.
926620	80	WEST CROCKETT CONDOMINIUM	Valued Excellent condition at EMV x 1.05%. Percent change supported by sales in the property.
927040	80	WEST QUEEN ANNE PLACE CONDOMINIUM	Valued Flat units at EMV x 1.05%. Percent change supported by sales.
941245	80	WILDWOOD AT MAGNOLIA CONDOMINIUM	Valued at EMV. Good condition at EMV x 1.05% based on market sales.

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

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 91.5%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2016 assessment year (taxes payable in 2017) results in an average total change from the 2015 assessments of 9.1%.

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 2016 recommended values. This study compares the prior assessment level using 2015 assessed values (1/1/2015) to current time adjusted sale prices (1/1/2016).

The study was also repeated after application of the 2016 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6.76% to 4.54%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2016 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

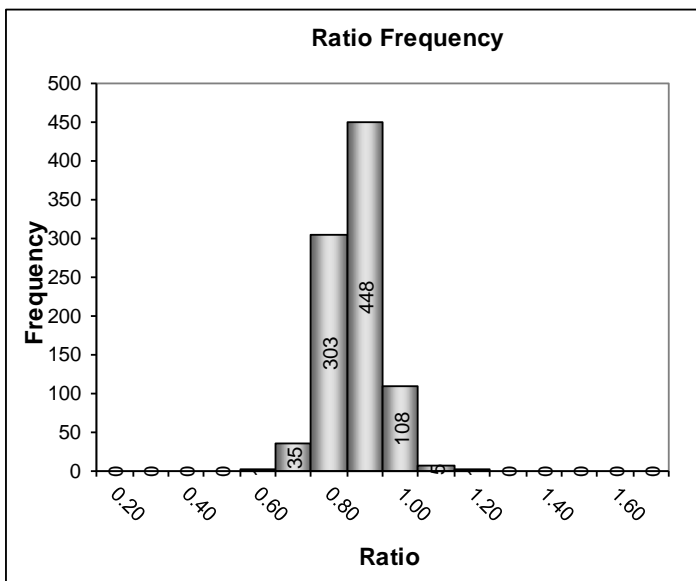
Sales Lists

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Specialty Area Maps

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

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2015	Date of Report: 5/31/2016	Sales Dates: 1/2014- 12/2015
Area Queen Anne / Magnolia	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	901		
Mean Assessed Value	345,300		
Mean Adj Sales Price	420,700		
Standard Deviation AV	172,482		
Standard Deviation SP	208,202		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.822		
Median Ratio	0.823		
Weighted Mean Ratio	0.821		
UNIFORMITY			
Lowest ratio	0.522		
Highest ratio:	1.157		
Coefficient of Dispersion	6.76%		
Standard Deviation	0.071		
Coefficient of Variation	8.69%		
Price Related Differential (PRD)	1.002		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.816		
Upper limit	0.828		
95% Confidence: Mean			
Lower limit	0.817		
Upper limit	0.827		
SAMPLE SIZE EVALUATION			
N (population size)	6495		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.071		
Recommended minimum:	8		
Actual sample size:	901		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	446		
# ratios above mean:	455		
z:	0.300		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



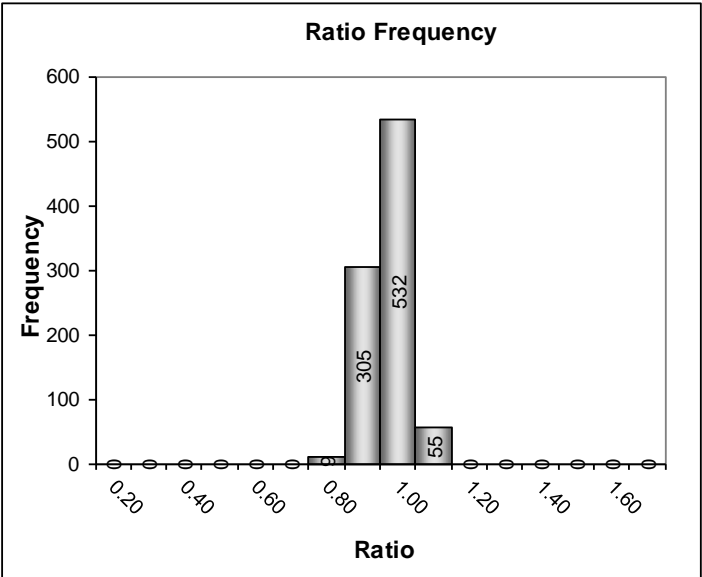
COMMENTS:

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

Sales Prices are adjusted for time to the Assessment Date of 1/1/2016.

Queen Anne / Magnolia Ratio Study Report (After) 2016 Assessments

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2016	Date of Report: 5/31/2016	Sales Dates: 1/2014- 12/2015
Area Queen Anne / Magnolia	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	901		
Mean Assessed Value	385,000		
Mean Adj Sales Price	420,700		
Standard Deviation AV	188,636		
Standard Deviation SP	208,202		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.919		
Median Ratio	0.918		
Weighted Mean Ratio	0.915		
UNIFORMITY			
Lowest ratio	0.759		
Highest ratio:	1.096		
Coefficient of Dispersion	4.54%		
Standard Deviation	0.054		
Coefficient of Variation	5.86%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.915		
Upper limit	0.922		
95% Confidence: Mean			
Lower limit	0.915		
Upper limit	0.922		
SAMPLE SIZE EVALUATION			
N (population size)	6495		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.054		
Recommended minimum:	5		
Actual sample size:	901		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	459		
# ratios above mean:	442		
z:	0.566		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



Ratio Frequency

The histogram shows the frequency distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 600. The distribution is highly concentrated around 1.00, with a peak frequency of 532. Other notable frequencies are 305 for ratios around 0.80 and 55 for ratios around 1.05. There are very few ratios below 0.80 or above 1.20.

COMMENTS:

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

Sales Prices are adjusted for time to the Assessment Date of 1/1/2016.

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

Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	020860	0030	614,995	3/16/2015	671,000	1,595	4	1990	3	NO	NO	ANDERSON PLACE CONDOMINIUM
15	020860	0100	725,000	8/14/2015	756,000	1,666	4	1990	3	NO	YES	ANDERSON PLACE CONDOMINIUM
15	022250	0110	351,200	3/31/2015	382,000	698	5	1996	3	NO	NO	ANDIAMO CONDOMINIUM
15	024770	0080	285,000	7/25/2014	334,000	653	5	1957	5	NO	YES	APOLLO CONDOMINIUM
15	024770	0190	360,000	6/3/2015	384,000	645	5	1957	5	NO	YES	APOLLO CONDOMINIUM
15	024770	0200	375,000	9/25/2015	386,000	667	5	1957	5	NO	YES	APOLLO CONDOMINIUM
15	024770	0210	285,000	11/21/2014	322,000	657	5	1957	5	NO	YES	APOLLO CONDOMINIUM
15	029420	0050	427,000	3/19/2015	466,000	880	5	1999	4	NO	YES	ATHENA CONDOMINIUM
15	029420	0250	171,000	3/23/2014	208,000	433	5	1999	4	NO	NO	ATHENA CONDOMINIUM
15	029420	0350	438,000	4/27/2015	472,000	880	5	1999	4	NO	YES	ATHENA CONDOMINIUM
15	029420	0360	349,950	6/27/2015	370,000	759	5	1999	4	NO	YES	ATHENA CONDOMINIUM
15	029420	0410	350,000	10/21/2015	358,000	741	5	1999	4	NO	NO	ATHENA CONDOMINIUM
15	029420	0430	250,000	11/11/2015	254,000	433	5	1999	4	NO	NO	ATHENA CONDOMINIUM
15	029420	0530	439,000	2/18/2015	483,000	880	5	1999	4	NO	YES	ATHENA CONDOMINIUM
15	029420	0640	279,900	10/28/2014	319,000	707	5	1999	4	NO	NO	ATHENA CONDOMINIUM
15	029420	0810	295,000	8/11/2015	308,000	659	5	1999	4	NO	NO	ATHENA CONDOMINIUM
15	029420	0850	536,000	10/5/2015	550,000	900	5	1999	4	NO	YES	ATHENA CONDOMINIUM
15	029420	0890	285,000	6/1/2015	304,000	433	5	1999	4	NO	YES	ATHENA CONDOMINIUM
15	045000	0020	758,369	2/24/2014	930,000	1,795	6	1997	3	NO	YES	BALFOUR POINTE CONDOMINIUM
15	045000	0050	1,075,000	4/21/2015	1,161,000	1,812	6	1997	3	NO	YES	BALFOUR POINTE CONDOMINIUM
15	051950	0030	421,000	10/23/2015	430,000	1,071	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0090	325,000	5/21/2015	348,000	738	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0110	425,000	10/23/2015	434,000	903	5	2000	3	NO	YES	BARCLAY COURT CONDOMINIUM
15	051950	0140	339,900	5/9/2014	408,000	838	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0150	350,000	2/26/2015	384,000	809	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0170	256,880	9/2/2015	266,000	498	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0170	202,000	5/5/2014	243,000	498	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0190	348,500	3/10/2015	381,000	738	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	051950	0230	224,000	12/15/2014	251,000	553	5	2000	3	NO	NO	BARCLAY COURT CONDOMINIUM
15	140050	0130	275,000	12/1/2014	310,000	658	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0150	277,000	8/28/2014	321,000	595	6	1999	3	NO	NO	CARRARA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	140050	0170	190,000	8/20/2014	221,000	458	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0200	272,500	9/4/2014	315,000	597	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0240	280,300	6/11/2015	298,000	603	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0280	386,750	12/4/2014	435,000	922	6	1999	3	NO	YES	CARRARA CONDOMINIUM
15	140050	0300	292,500	2/12/2015	322,000	603	6	1999	3	NO	YES	CARRARA CONDOMINIUM
15	140050	0350	215,000	8/7/2015	225,000	392	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0450	289,950	2/10/2015	320,000	524	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0470	199,999	6/16/2014	237,000	392	6	1999	3	NO	NO	CARRARA CONDOMINIUM
15	140050	0580	343,000	9/2/2014	397,000	603	6	1999	3	NO	YES	CARRARA CONDOMINIUM
15	140051	0080	260,000	10/1/2015	267,000	400	6	2000	3	NO	YES	CARRARA II CONDOMINIUM
15	140051	0110	280,000	1/20/2015	311,000	603	6	2000	3	NO	NO	CARRARA II CONDOMINIUM
15	140051	0180	572,800	4/7/2014	694,000	1,019	6	2000	3	NO	YES	CARRARA II CONDOMINIUM
15	153200	0020	899,900	3/14/2014	1,098,000	1,984	7	2002	3	NO	YES	CHATILLON CONDOMINIUM
15	153200	0030	1,028,000	6/19/2015	1,091,000	2,024	7	2002	3	NO	YES	CHATILLON CONDOMINIUM
15	153200	0040	913,000	3/14/2014	1,114,000	1,851	7	2002	3	NO	YES	CHATILLON CONDOMINIUM
15	174490	0050	425,000	11/19/2014	481,000	1,275	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0090	615,000	11/24/2015	622,000	1,275	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0100	590,000	12/10/2015	594,000	1,275	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0130	600,000	10/27/2015	612,000	1,300	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0210	480,000	12/1/2014	541,000	1,275	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0340	649,000	4/22/2015	701,000	1,275	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	174490	0400	743,000	5/22/2015	795,000	1,300	5	1970	4	NO	YES	CONTINENTAL HOUSE CONDOMINIUM
15	176070	0020	399,000	1/9/2015	444,000	1,117	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0020	470,000	4/24/2015	507,000	1,117	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0060	445,000	12/15/2015	447,000	1,034	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0110	419,000	8/27/2014	486,000	1,013	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0200	300,000	7/16/2015	316,000	560	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0230	295,000	7/10/2014	347,000	697	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	176070	0350	376,000	4/4/2014	456,000	967	4	1992	3	NO	NO	CORNERSTONE OF QUEEN ANNE CONDOMINIUM
15	179253	0010	317,500	6/15/2015	337,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0050	316,000	5/5/2014	379,000	770	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0090	236,500	3/12/2014	289,000	585	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	179253	0110	320,000	9/16/2015	331,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0120	315,000	11/18/2014	356,000	770	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0130	317,500	8/25/2015	330,000	594	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0150	244,000	6/28/2014	288,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0190	289,000	5/28/2015	309,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0260	272,500	3/11/2015	298,000	585	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0270	315,000	5/22/2015	337,000	585	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0280	290,000	5/12/2015	311,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0310	360,000	4/6/2015	391,000	770	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0370	315,000	7/27/2015	330,000	598	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0570	300,000	9/16/2014	346,000	665	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0650	299,950	11/19/2014	339,000	650	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	179253	0660	295,000	5/20/2014	353,000	665	5	1982	4	NO	NO	COURTYARD AT QUEEN ANNE SQUARE CONDOMINIUM
15	231360	0010	499,999	5/4/2015	538,000	1,278	5	1996	2	NO	YES	ELLIOTT THE CONDOMINIUM
15	231360	0040	530,000	2/19/2015	583,000	1,285	5	1996	2	NO	YES	ELLIOTT THE CONDOMINIUM
15	231360	0090	440,000	3/30/2015	478,000	1,061	5	1996	2	NO	YES	ELLIOTT THE CONDOMINIUM
15	231398	0010	205,000	4/29/2015	221,000	553	4	1997	3	NO	NO	ELLIOTT BAY CONDOMINIUM
15	231398	0040	259,900	9/17/2014	300,000	644	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0060	215,000	2/14/2014	264,000	500	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0190	355,000	10/16/2014	406,000	920	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0270	344,950	2/19/2014	424,000	920	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0290	359,000	7/28/2014	420,000	920	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0350	480,000	12/29/2014	536,000	981	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	231398	0370	605,000	7/23/2014	709,000	1,450	4	1997	3	NO	YES	ELLIOTT BAY CONDOMINIUM
15	253889	0010	324,950	8/27/2014	377,000	771	5	1990	4	NO	NO	15 PROSPECT CONDOMINIUM
15	253889	0110	383,000	4/1/2014	465,000	947	5	1990	4	NO	YES	15 PROSPECT CONDOMINIUM
15	253889	0120	335,000	8/3/2015	351,000	636	5	1990	4	NO	YES	15 PROSPECT CONDOMINIUM
15	255790	0030	155,000	4/16/2015	168,000	447	3	1965	4	NO	NO	FIRESIDE LANAI CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	255790	0080	248,900	6/3/2015	265,000	605	3	1965	4	NO	YES	FIRESIDE LANAI CONDOMINIUM
15	255790	0160	271,000	8/5/2015	283,000	630	3	1965	4	NO	NO	FIRESIDE LANAI CONDOMINIUM
15	255790	0170	238,780	4/30/2015	257,000	589	3	1965	4	NO	NO	FIRESIDE LANAI CONDOMINIUM
15	255790	0200	249,000	4/23/2015	269,000	590	3	1965	4	NO	YES	FIRESIDE LANAI CONDOMINIUM
15	255790	0210	248,500	7/22/2015	261,000	590	3	1965	4	NO	YES	FIRESIDE LANAI CONDOMINIUM
15	256980	0110	240,000	5/1/2015	258,000	608	4	2000	3	NO	NO	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0390	249,000	6/9/2015	265,000	561	4	2000	3	NO	NO	500 ELLIOTT HOMES CONDOMINIUM
15	256980	0450	463,000	1/26/2015	513,000	1,296	4	2000	3	NO	YES	500 ELLIOTT HOMES CONDOMINIUM
15	256991	0020	489,000	10/22/2014	558,000	1,187	6	2003	3	NO	NO	511 WEST MERCER PLACE CONDOMINIUM
15	256991	0030	482,000	10/7/2015	495,000	1,121	6	2003	3	NO	NO	511 WEST MERCER PLACE CONDOMINIUM
15	256991	0080	515,000	5/5/2015	554,000	1,181	6	2003	3	NO	YES	511 WEST MERCER PLACE CONDOMINIUM
15	256991	0180	1,030,000	6/17/2014	1,221,000	2,165	6	2003	3	NO	YES	511 WEST MERCER PLACE CONDOMINIUM
15	257015	0060	363,000	7/31/2014	425,000	1,006	4	1979	4	NO	YES	555 PROSPECT CONDOMINIUM
15	311043	0020	525,000	12/14/2015	528,000	908	5	1963	4	NO	YES	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0230	360,000	5/30/2014	429,000	888	5	1963	4	NO	YES	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	311043	0500	550,000	6/15/2015	584,000	1,070	5	1963	4	NO	YES	HARBOR HOUSE ON QUEEN ANNE CONDOMINIUM
15	329940	0040	616,000	1/5/2015	687,000	1,207	6	1963	5	NO	YES	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0050	210,000	5/20/2014	251,000	436	6	1963	5	NO	NO	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0090	595,000	2/18/2015	655,000	1,207	6	1963	5	NO	YES	HIGHLAND QUEEN ANNE CONDOMINIUM
15	329940	0170	535,000	4/22/2014	645,000	1,110	6	1963	5	NO	YES	HIGHLAND QUEEN ANNE CONDOMINIUM
15	331800	0120	480,000	4/27/2015	517,000	1,061	5	1969	4	NO	YES	HILL HOUSE CONDOMINIUM
15	363070	0030	340,000	5/13/2015	365,000	820	5	2003	3	NO	NO	IV WEST CONDOMINIUM
15	363070	0050	318,200	3/21/2014	387,000	846	5	2003	3	NO	NO	IV WEST CONDOMINIUM
15	363070	0060	290,000	10/3/2014	333,000	745	5	2003	3	NO	NO	IV WEST CONDOMINIUM
15	363070	0170	373,000	4/7/2015	405,000	817	5	2003	3	NO	YES	IV WEST CONDOMINIUM
15	363070	0310	445,000	3/6/2014	544,000	1,116	5	2003	3	NO	YES	IV WEST CONDOMINIUM
15	363070	0340	369,000	2/7/2014	455,000	908	5	2003	3	NO	NO	IV WEST CONDOMINIUM
15	363070	0460	374,000	4/7/2015	406,000	745	5	2003	3	NO	YES	IV WEST CONDOMINIUM
15	387760	0100	290,000	6/18/2014	344,000	781	5	1982	4	NO	NO	KINNEAR PARK CONDOMINIUM
15	387760	0130	405,000	3/17/2014	494,000	1,071	5	1982	4	NO	NO	KINNEAR PARK CONDOMINIUM
15	387760	0270	535,000	5/12/2015	574,000	1,112	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387760	0300	525,000	4/20/2015	567,000	1,130	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387760	0310	459,000	8/25/2014	533,000	1,130	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	387760	0410	391,000	7/28/2014	458,000	1,071	5	1982	4	NO	NO	KINNEAR PARK CONDOMINIUM
15	387760	0480	478,000	5/24/2015	511,000	1,071	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387760	0490	489,000	5/11/2015	525,000	1,071	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387760	0680	470,000	10/10/2014	538,000	1,071	5	1982	4	NO	YES	KINNEAR PARK CONDOMINIUM
15	387770	0140	475,000	6/10/2014	564,000	1,137	4	1982	4	NO	YES	KINNEAR PLAZA CONDOMINIUM
15	387790	0020	389,000	10/13/2014	445,000	972	5	1975	4	NO	YES	KINNEAR VISTA CONDOMINIUM
15	387790	0050	519,000	11/17/2014	587,000	1,317	5	1975	4	NO	YES	KINNEAR VISTA CONDOMINIUM
15	427200	0010	416,000	4/21/2014	502,000	1,040	7	1909	5	NO	NO	LEONA CONDOMINIUM
15	445872	0050	375,000	2/3/2014	463,000	1,034	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0080	439,000	10/2/2014	504,000	1,054	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0090	490,000	10/9/2015	503,000	1,054	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0150	325,000	7/16/2014	382,000	697	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0180	499,000	5/1/2014	600,000	1,406	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0260	300,000	11/3/2015	305,000	569	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0300	278,750	1/30/2014	344,000	743	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0340	610,000	7/8/2015	643,000	1,631	6	2006	3	NO	NO	LUMEN CONDOMINIUM
15	445872	0460	452,000	6/3/2014	538,000	1,286	6	2006	3	NO	YES	LUMEN CONDOMINIUM
15	445872	0940	360,000	8/27/2015	374,000	626	6	2006	3	NO	YES	LUMEN CONDOMINIUM
15	446850	0020	415,000	4/6/2015	450,000	987	6	1968	4	NO	NO	LUXE CONDOMINIUM
15	446850	0050	442,000	6/5/2015	471,000	915	6	1968	4	NO	NO	LUXE CONDOMINIUM
15	446850	0100	439,000	10/26/2015	448,000	915	6	1968	4	NO	NO	LUXE CONDOMINIUM
15	446850	0160	461,000	3/19/2015	503,000	966	6	1968	4	NO	YES	LUXE CONDOMINIUM
15	446850	0210	465,000	5/8/2014	558,000	969	6	1968	4	NO	YES	LUXE CONDOMINIUM
15	446850	0250	345,000	6/20/2015	366,000	678	6	1968	4	NO	YES	LUXE CONDOMINIUM
15	446850	0340	420,000	9/8/2015	435,000	649	6	1968	4	NO	YES	LUXE CONDOMINIUM
15	446850	0360	550,000	7/17/2015	579,000	915	6	1968	4	NO	YES	LUXE CONDOMINIUM
15	516550	0010	335,000	8/5/2014	391,000	837	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0050	280,000	3/12/2014	342,000	843	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0100	294,500	3/17/2014	359,000	774	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0240	299,000	8/20/2014	348,000	836	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0420	308,000	7/7/2015	325,000	642	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0440	360,450	5/28/2014	430,000	846	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0550	330,730	4/2/2015	359,000	706	5	2009	3	NO	YES	MARSELLE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	516550	0560	196,000	2/11/2014	241,000	376	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0580	360,000	12/23/2014	403,000	865	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0600	380,000	8/14/2015	396,000	846	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0630	233,000	3/25/2014	283,000	554	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0750	345,000	9/24/2014	397,000	706	5	2009	3	NO	YES	MARSELLE CONDOMINIUM
15	516550	0810	279,000	5/14/2015	299,000	557	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0840	406,840	12/28/2015	407,000	846	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	0940	285,000	10/13/2014	326,000	553	5	2009	3	NO	YES	MARSELLE CONDOMINIUM
15	516550	0980	380,000	4/16/2015	411,000	865	5	2009	3	NO	NO	MARSELLE CONDOMINIUM
15	516550	1110	335,000	4/22/2014	404,000	781	5	2009	3	NO	YES	MARSELLE CONDOMINIUM
15	545270	0010	411,000	7/16/2015	433,000	975	5	1987	4	NO	YES	MERCER PLACE CONDOMINIUM
15	545270	0160	470,000	9/22/2015	485,000	1,015	5	1987	4	NO	YES	MERCER PLACE CONDOMINIUM
15	545500	0020	321,500	6/16/2014	381,000	999	4	1963	4	NO	YES	MERCER WEST CONDOMINIUM
15	545500	0060	337,500	2/5/2015	373,000	926	4	1963	4	NO	YES	MERCER WEST CONDOMINIUM
15	545500	0070	355,000	12/24/2015	356,000	926	4	1963	4	NO	YES	MERCER WEST CONDOMINIUM
15	545500	0170	472,000	6/10/2015	502,000	1,188	4	1963	4	NO	YES	MERCER WEST CONDOMINIUM
15	545500	0310	715,000	2/19/2014	878,000	1,881	4	1963	4	NO	YES	MERCER WEST CONDOMINIUM
15	638520	0030	390,000	12/9/2015	393,000	1,075	4	1968	4	NO	NO	OLYMPIC PLAZA CONDOMINIUM
15	638520	0040	420,000	12/28/2015	421,000	1,075	4	1968	4	NO	NO	OLYMPIC PLAZA CONDOMINIUM
15	638520	0080	446,000	2/2/2015	493,000	1,075	4	1968	4	NO	NO	OLYMPIC PLAZA CONDOMINIUM
15	638520	0090	480,500	10/1/2015	494,000	1,043	4	1968	4	NO	YES	OLYMPIC PLAZA CONDOMINIUM
15	638520	0100	517,000	3/20/2015	564,000	1,043	4	1968	4	NO	YES	OLYMPIC PLAZA CONDOMINIUM
15	638520	0140	425,000	7/14/2015	448,000	1,043	4	1968	4	NO	YES	OLYMPIC PLAZA CONDOMINIUM
15	638520	0180	475,000	3/1/2014	582,000	1,043	4	1968	4	NO	YES	OLYMPIC PLAZA CONDOMINIUM
15	664945	0030	259,950	3/2/2015	285,000	603	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
15	664945	0050	257,000	8/5/2015	269,000	605	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
15	664945	0130	265,000	5/23/2014	316,000	602	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
15	664945	0200	320,000	8/21/2015	333,000	606	5	1949	5	NO	YES	PARK TERRACE CONDOMINIUM
15	664945	0270	229,500	5/14/2014	275,000	652	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
15	664945	0430	299,950	5/28/2015	320,000	662	5	1949	5	NO	NO	PARK TERRACE CONDOMINIUM
15	681550	0040	346,000	4/8/2014	419,000	867	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM
15	681550	0050	360,000	8/22/2014	418,000	858	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM
15	681550	0260	335,000	10/8/2015	344,000	628	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	681550	0280	295,000	11/6/2014	335,000	647	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM
15	681550	0300	252,500	9/22/2015	260,000	636	5	1907	5	NO	NO	PITTSBURGH CONDOMINIUM
15	681790	0060	499,000	6/10/2015	531,000	1,245	5	1970	3	NO	YES	PLAZA ROYALE CONDOMINIUM
15	681790	0090	355,000	7/16/2014	417,000	1,072	5	1970	3	NO	YES	PLAZA ROYALE CONDOMINIUM
15	681790	0200	720,000	3/6/2015	788,000	1,899	5	1970	3	NO	YES	PLAZA ROYALE CONDOMINIUM
15	681790	0210	850,000	5/21/2015	910,000	2,402	5	1970	3	NO	YES	PLAZA ROYALE CONDOMINIUM
15	701370	0030	325,000	4/23/2015	351,000	1,150	4	1979	2	NO	NO	QUEEN ANNE COURT CONDOMINIUM
15	701370	0060	342,500	8/17/2015	357,000	1,080	4	1979	2	NO	NO	QUEEN ANNE COURT CONDOMINIUM
15	701370	0110	360,000	4/28/2014	433,000	1,150	4	1979	2	NO	NO	QUEEN ANNE COURT CONDOMINIUM
15	701530	0010	652,500	4/16/2015	706,000	1,748	5	1978	4	NO	YES	QUEEN ANNE PLACE CONDOMINIUM
15	701530	0030	510,000	1/28/2015	565,000	1,486	5	1978	4	NO	YES	QUEEN ANNE PLACE CONDOMINIUM
15	701530	0060	568,000	5/16/2014	680,000	1,486	5	1978	4	NO	YES	QUEEN ANNE PLACE CONDOMINIUM
15	701530	0080	570,370	4/14/2015	617,000	1,358	5	1978	4	NO	YES	QUEEN ANNE PLACE CONDOMINIUM
15	701530	0090	587,000	2/20/2015	646,000	1,486	5	1978	4	NO	YES	QUEEN ANNE PLACE CONDOMINIUM
15	701580	0030	275,000	8/30/2015	285,000	617	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0040	237,000	11/13/2014	269,000	571	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0070	285,000	11/20/2015	289,000	564	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0110	240,000	6/10/2015	255,000	524	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0200	249,998	6/25/2015	265,000	531	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0230	289,000	2/26/2014	354,000	748	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0250	271,000	7/15/2015	285,000	571	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0310	210,000	5/27/2014	250,000	531	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0320	251,250	7/14/2015	265,000	548	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	701580	0330	215,000	4/14/2014	260,000	524	5	1930	5	NO	NO	QUEEN'S COURT CONDOMINIUM
15	721570	0050	450,000	7/8/2015	475,000	1,274	5	1985	4	NO	NO	RENAISSANCE THE CONDOMINIUM
15	721570	0060	489,000	8/21/2015	509,000	1,232	5	1985	4	NO	YES	RENAISSANCE THE CONDOMINIUM
15	721575	0050	269,950	8/4/2014	315,000	720	4	1978	4	NO	NO	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0120	375,000	5/28/2014	447,000	960	4	1978	4	NO	YES	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0130	360,000	10/15/2015	369,000	681	4	1978	4	NO	NO	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	721575	0160	306,000	6/1/2015	326,000	720	4	1978	4	NO	NO	RENAISSANCE ON QUEEN ANNE CONDOMINIUM
15	724200	0070	265,000	8/12/2014	309,000	592	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0110	347,000	12/29/2014	388,000	773	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE 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
15	724200	0140	274,000	4/17/2014	331,000	643	5	2002	3	NO	YES	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0230	465,000	4/14/2014	562,000	1,227	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0420	266,101	3/9/2015	291,000	588	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0480	184,000	3/4/2015	202,000	403	5	2002	3	NO	YES	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0490	224,900	8/15/2014	262,000	542	5	2002	3	NO	YES	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0580	285,000	8/10/2015	298,000	529	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	724200	0600	315,000	3/31/2015	342,000	589	5	2002	3	NO	NO	RESIDENCES AT FIFTH AVENUE NORTH CONDOMINIUM
15	745985	0060	262,500	4/7/2015	285,000	796	5	1953	5	NO	NO	ROYCREST CONDOMINIUM
15	745985	0070	249,900	2/18/2014	307,000	664	5	1953	5	NO	NO	ROYCREST CONDOMINIUM
15	745985	0120	274,000	9/5/2014	317,000	804	5	1953	5	NO	NO	ROYCREST CONDOMINIUM
15	762900	0010	825,000	12/29/2014	922,000	1,716	7	1991	3	NO	YES	SEABREEZE CONDOMINIUM
15	767729	0100	204,000	6/19/2014	242,000	599	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0150	200,000	10/5/2015	205,000	492	5	1930	5	NO	YES	SEAVIEW CONDOMINIUM
15	767729	0180	215,000	4/20/2015	232,000	515	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0230	145,000	4/9/2014	175,000	354	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0270	185,000	10/5/2015	190,000	460	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0290	225,000	4/24/2015	243,000	488	5	1930	5	NO	YES	SEAVIEW CONDOMINIUM
15	767729	0350	210,000	7/6/2015	222,000	467	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0350	168,000	4/23/2014	202,000	467	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0370	175,000	4/16/2014	211,000	475	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0380	195,000	3/10/2015	213,000	531	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0410	179,000	3/26/2015	195,000	459	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	767729	0480	173,501	12/18/2014	195,000	357	5	1930	5	NO	YES	SEAVIEW CONDOMINIUM
15	767729	0580	175,000	12/30/2014	195,000	459	5	1930	5	NO	NO	SEAVIEW CONDOMINIUM
15	768090	0050	260,000	11/4/2014	295,000	637	4	1968	5	NO	NO	SEAWARD CONDOMINIUM
15	769040	0110	305,000	7/1/2015	322,000	544	6	2001	3	NO	NO	SELANO CONDOMINIUM
15	769040	0150	360,000	7/16/2014	423,000	715	6	2001	3	NO	YES	SELANO CONDOMINIUM
15	769040	0170	385,000	5/13/2014	461,000	795	6	2001	3	NO	YES	SELANO CONDOMINIUM
15	769040	0230	370,000	2/20/2015	407,000	795	6	2001	3	NO	YES	SELANO CONDOMINIUM
15	769040	0330	387,000	6/24/2015	410,000	715	6	2001	3	NO	YES	SELANO CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
15	769540	0030	280,000	9/11/2014	323,000	830	5	1999	3	NO	NO	SERANA CONDOMINIUM
15	769540	0080	324,500	8/1/2014	379,000	828	5	1999	3	NO	NO	SERANA CONDOMINIUM
15	769540	0190	259,000	2/13/2015	285,000	636	5	1999	3	NO	NO	SERANA CONDOMINIUM
15	769540	0200	249,950	9/29/2014	287,000	634	5	1999	3	NO	NO	SERANA CONDOMINIUM
15	778775	0090	259,000	9/16/2014	299,000	623	5	2001	3	NO	NO	THE SIENA CONOMINIUM
15	778775	0120	402,500	6/6/2015	429,000	877	5	2001	3	NO	NO	THE SIENA CONOMINIUM
15	778775	0150	265,000	3/12/2015	290,000	639	5	2001	3	NO	NO	THE SIENA CONOMINIUM
15	779210	0010	354,000	2/13/2014	436,000	1,057	5	1994	3	NO	NO	SIGNATURE PLACE CONDOMINIUM
15	779210	0100	365,000	7/28/2014	427,000	1,031	5	1994	3	NO	NO	SIGNATURE PLACE CONDOMINIUM
15	780975	0020	340,000	12/15/2014	382,000	986	4	1979	4	NO	NO	SKYLINE PLACE CONDOMINIUM
15	780975	0080	450,000	9/11/2015	465,000	1,369	4	1979	4	NO	NO	SKYLINE PLACE CONDOMINIUM
15	780975	0110	339,500	6/11/2014	403,000	1,072	4	1979	4	NO	NO	SKYLINE PLACE CONDOMINIUM
15	863573	0010	320,000	12/18/2015	321,000	883	5	1957	5	NO	NO	THREE THIRTY ROY CONDOMINIUM
15	863573	0040	447,000	10/8/2015	459,000	1,083	5	1957	5	NO	YES	THREE THIRTY ROY CONDOMINIUM
15	866318	0120	895,000	5/11/2015	961,000	1,939	7	1999	3	NO	YES	TOSCANO CONDOMINIUM
15	866480	0010	229,000	5/30/2014	273,000	684	4	1981	4	NO	NO	TOWNE TERRACE CONDOMINIUM
15	866480	0070	302,000	8/4/2015	316,000	712	4	1981	4	NO	YES	TOWNE TERRACE CONDOMINIUM
15	866480	0100	330,000	9/30/2014	379,000	979	4	1981	4	NO	YES	TOWNE TERRACE CONDOMINIUM
15	866480	0130	203,000	6/4/2014	242,000	685	4	1981	4	NO	NO	TOWNE TERRACE CONDOMINIUM
15	866480	0200	235,000	7/14/2014	276,000	685	4	1981	4	NO	NO	TOWNE TERRACE CONDOMINIUM
15	868146	0030	565,000	6/13/2014	670,000	1,511	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0060	637,000	8/11/2015	665,000	1,511	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0200	510,500	3/13/2014	623,000	1,363	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0210	440,000	8/22/2014	511,000	1,116	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0270	325,000	2/21/2014	399,000	819	6	2002	3	NO	NO	TRIBECA RESIDENTIAL CONDOMINIUM
15	868146	0510	655,000	8/2/2014	766,000	1,473	6	2002	3	NO	YES	TRIBECA RESIDENTIAL CONDOMINIUM
15	868600	0020	195,000	4/28/2015	210,000	504	4	1963	5	NO	NO	TRITON TERRACE CONDOMINIUM
15	868600	0030	180,250	9/10/2014	208,000	551	4	1963	5	NO	NO	TRITON TERRACE CONDOMINIUM
15	868600	0040	215,000	9/5/2014	249,000	590	4	1963	5	NO	NO	TRITON TERRACE CONDOMINIUM
15	868600	0120	450,000	2/28/2014	551,000	926	4	1963	5	NO	YES	TRITON TERRACE CONDOMINIUM
15	868600	0170	355,000	1/5/2015	396,000	917	4	1963	5	NO	YES	TRITON TERRACE CONDOMINIUM
15	868600	0180	290,000	6/22/2015	307,000	728	4	1963	5	NO	NO	TRITON TERRACE CONDOMINIUM
15	873237	0070	420,000	5/13/2015	451,000	1,285	4	1979	4	NO	NO	202 WEST OLYMPIC 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
15	873237	0120	425,000	9/16/2015	439,000	1,184	4	1979	4	NO	NO	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0130	365,000	4/10/2015	396,000	1,184	4	1979	4	NO	NO	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0160	525,000	11/18/2015	532,000	1,332	4	1979	4	NO	YES	202 WEST OLYMPIC PLACE CONDOMINIUM
15	873237	0200	397,500	2/27/2015	436,000	1,164	4	1979	4	NO	YES	202 WEST OLYMPIC PLACE CONDOMINIUM
15	884760	0030	293,000	11/9/2015	298,000	595	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0090	309,000	8/21/2015	322,000	619	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0120	310,000	10/15/2015	317,000	606	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0160	239,000	1/24/2014	296,000	597	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0280	313,500	11/10/2015	318,000	569	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0340	243,500	1/8/2014	303,000	569	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0360	258,000	8/27/2014	299,000	587	5	1992	3	NO	NO	UPTOWN CONDOMINIUM
15	884760	0370	457,300	3/23/2015	498,000	791	5	1992	3	NO	YES	UPTOWN CONDOMINIUM
15	894411	0050	420,000	3/13/2014	512,000	930	6	1929	5	NO	NO	VILLA COSTELLA CONDOMINIUM
15	894411	0160	600,000	10/2/2014	689,000	1,283	6	1929	5	NO	YES	VILLA COSTELLA CONDOMINIUM
15	895760	0080	780,000	3/3/2014	955,000	1,815	6	2006	3	NO	YES	VISTA VALENCIA TOWNHOMES
15	916000	0070	475,000	7/28/2014	556,000	1,029	5	2000	3	NO	NO	WARD PLACE TERRACE CONDOMINIUM
15	916000	0080	555,000	6/22/2015	588,000	1,210	5	2000	3	NO	NO	WARD PLACE TERRACE CONDOMINIUM
15	942558	0040	352,500	12/1/2015	356,000	612	6	1997	3	NO	NO	WILLIS CONDOMINIUM
15	942558	0130	330,000	3/27/2014	401,000	643	6	1997	3	NO	NO	WILLIS CONDOMINIUM
15	942558	0150	290,000	4/14/2015	314,000	572	6	1997	3	NO	NO	WILLIS CONDOMINIUM
15	942558	0380	319,950	8/26/2014	371,000	684	6	1997	3	NO	YES	WILLIS CONDOMINIUM
15	942558	0510	514,000	9/4/2014	595,000	981	6	1997	3	NO	YES	WILLIS CONDOMINIUM
15	944860	0130	251,000	8/31/2015	260,000	485	4	1991	4	NO	NO	WILSON COURT CONDOMINIUM
15	944860	0160	350,000	5/4/2015	377,000	736	4	1991	4	NO	YES	WILSON COURT CONDOMINIUM
15	944860	0190	309,900	5/23/2014	370,000	736	4	1991	4	NO	YES	WILSON COURT CONDOMINIUM
15	944860	0240	224,500	4/3/2015	244,000	485	4	1991	4	NO	NO	WILSON COURT CONDOMINIUM
15	944860	0340	222,500	3/5/2014	272,000	485	4	1991	4	NO	NO	WILSON COURT CONDOMINIUM
15	944860	0360	317,450	5/30/2014	378,000	735	4	1991	4	NO	NO	WILSON COURT CONDOMINIUM
20	889230	0040	415,000	10/27/2014	473,000	918	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0070	415,000	2/13/2015	457,000	807	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0090	490,000	7/14/2015	516,000	1,053	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0110	432,500	11/11/2014	490,000	975	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0190	394,000	7/14/2015	415,000	762	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
20	889230	0200	392,000	10/5/2015	403,000	747	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0380	395,000	7/20/2015	415,000	747	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0440	370,000	9/10/2015	383,000	700	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0480	335,000	5/28/2015	358,000	610	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0530	420,000	12/31/2015	420,000	770	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0570	355,000	12/7/2015	358,000	633	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0640	380,000	8/19/2015	396,000	638	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0700	329,000	11/3/2014	374,000	617	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0710	410,000	3/27/2014	498,000	770	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0710	428,000	8/18/2015	446,000	770	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0730	290,000	2/21/2014	356,000	633	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0850	511,000	7/16/2015	538,000	893	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0920	510,000	6/8/2015	543,000	861	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0940	710,000	5/19/2015	760,000	1,333	4	2008	3	NO	YES	VEER LOFTS CONDOMINIUM
20	889230	0960	500,000	3/4/2014	612,000	1,005	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	0990	480,000	4/3/2015	521,000	909	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
20	889230	1000	525,000	10/5/2015	539,000	1,013	4	2008	3	NO	NO	VEER LOFTS CONDOMINIUM
45	001140	0020	330,000	4/7/2014	400,000	707	6	2005	3	NO	NO	ABBEY CONDOMINIUM
45	001140	0060	369,000	8/25/2014	428,000	704	6	2005	3	NO	NO	ABBEY CONDOMINIUM
45	001140	0090	429,950	8/3/2015	450,000	844	6	2005	3	NO	NO	ABBEY CONDOMINIUM
45	001140	0120	785,000	11/20/2015	795,000	1,360	6	2005	3	NO	YES	ABBEY CONDOMINIUM
45	001140	0160	1,455,000	9/15/2014	1,678,000	2,140	6	2005	3	NO	YES	ABBEY CONDOMINIUM
45	001140	0180	377,500	3/31/2014	458,000	704	6	2005	3	NO	YES	ABBEY CONDOMINIUM
45	006400	0030	660,000	2/23/2015	725,000	1,590	6	2001	3	NO	NO	AERIE TOWNHOMES CONDOMINIUM
45	093800	0050	482,000	5/14/2015	517,000	1,543	5	1981	4	NO	YES	BOREALIS THE CONDOMINIUM
45	093800	0100	389,950	5/27/2015	417,000	1,096	5	1981	4	NO	NO	BOREALIS THE CONDOMINIUM
45	093800	0170	469,000	5/19/2015	502,000	1,543	5	1981	4	NO	NO	BOREALIS THE CONDOMINIUM
45	093800	0280	339,000	3/15/2014	413,000	1,096	5	1981	4	NO	NO	BOREALIS THE CONDOMINIUM
45	159890	0070	158,080	9/10/2014	183,000	450	4	1986	3	NO	NO	CITY VIEW PLACE CONDOMINIUM
45	159890	0080	148,200	4/3/2014	180,000	450	4	1986	3	NO	NO	CITY VIEW PLACE CONDOMINIUM
45	165450	0040	309,000	6/15/2015	328,000	874	4	1966	3	NO	NO	COACH MANOR CONDOMINIUM
45	173235	0010	275,000	6/17/2015	292,000	531	5	1996	4	NO	NO	COMSTOCK COURT CONDOMINIUM
45	228520	0230	455,000	4/17/2015	492,000	1,189	4	1948	4	NO	YES	1800 TAYLOR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	228520	0320	288,700	6/17/2015	306,000	798	4	1948	4	NO	NO	1800 TAYLOR CONDOMINIUM
45	238330	0070	410,000	2/26/2015	450,000	832	4	1925	4	NO	YES	ESSEX HOUSE CONDOMINIUM
45	238330	0120	355,000	7/24/2014	416,000	816	4	1925	4	NO	YES	ESSEX HOUSE CONDOMINIUM
45	253899	0010	470,000	8/25/2014	546,000	1,081	5	1905	5	NO	NO	5TH AVE W. CONDOMINIUM
45	253899	0040	450,000	2/24/2014	552,000	1,081	5	1905	5	NO	NO	5TH AVE W. CONDOMINIUM
45	261745	0030	437,500	4/21/2015	472,000	963	5	1990	4	NO	NO	467 NEWTON ST CONDOMINIUM
45	261755	0120	320,000	5/19/2014	383,000	883	5	1984	4	NO	YES	1400 TAYLOR CONDOMINIUM
45	261755	0160	521,000	11/30/2015	526,000	1,041	5	1984	4	NO	YES	1400 TAYLOR CONDOMINIUM
45	261775	0060	540,000	10/8/2014	619,000	1,237	6	2002	3	NO	YES	1415 SIXTH AVENUE NORTH
45	261775	0130	635,000	4/10/2014	768,000	1,261	6	2002	3	NO	YES	1415 SIXTH AVENUE NORTH
45	268400	0070	419,950	9/8/2014	485,000	904	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0130	305,000	10/22/2014	348,000	656	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0270	492,000	4/19/2015	532,000	1,006	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0310	349,950	3/2/2015	384,000	800	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	268400	0340	505,000	11/19/2014	571,000	1,438	5	1996	3	NO	NO	GALER GARDENS CONDOMINIUM
45	269680	0040	694,000	3/13/2015	758,000	1,800	5	1993	3	NO	NO	GARDEN ON QUEEN ANNE THE CONDOMINIUM
45	329551	0030	550,000	8/25/2015	572,000	1,078	6	1916	5	NO	NO	HIGHLAND COURT-QUEEN ANNE
45	329551	0070	550,000	3/13/2014	671,000	1,078	6	1916	5	NO	NO	HIGHLAND COURT-QUEEN ANNE
45	329551	0110	599,000	8/26/2015	623,000	1,078	6	1916	5	NO	YES	HIGHLAND COURT-QUEEN ANNE
45	329857	0030	255,000	6/4/2015	272,000	677	3	1981	4	NO	NO	HIGHLAND HOUSE EAST CONDOMINIUM
45	329857	0050	265,000	6/11/2015	282,000	721	3	1981	4	NO	NO	HIGHLAND HOUSE EAST CONDOMINIUM
45	329857	0060	255,000	10/16/2014	291,000	680	3	1981	4	NO	YES	HIGHLAND HOUSE EAST CONDOMINIUM
45	330075	0060	265,000	11/27/2015	268,000	688	4	1979	4	NO	NO	HIGHLAND VIEW CONDOMINIUM
45	330075	0070	396,000	4/30/2015	427,000	1,065	4	1979	4	NO	NO	HIGHLAND VIEW CONDOMINIUM
45	337540	0070	587,500	7/23/2015	617,000	1,275	6	1970	4	NO	YES	HILLSIDE HOUSE CONDOMINIUM
45	418820	0110	410,000	5/15/2015	440,000	945	6	1930	4	NO	NO	LANSLOWNE CONDOMINIUM
45	418820	0120	418,000	3/2/2015	458,000	945	6	1930	4	NO	YES	LANSLOWNE CONDOMINIUM
45	423910	0100	550,000	8/7/2015	575,000	1,207	6	1992	4	NO	YES	LE PARC CONDOMINIUM
45	513765	0030	360,000	8/25/2014	418,000	767	5	1927	4	NO	NO	MARC-ANNA CONDOMINIUM
45	513765	0050	389,999	5/27/2015	417,000	762	5	1927	4	NO	YES	MARC-ANNA CONDOMINIUM
45	620920	0020	490,000	4/22/2015	529,000	1,230	5	1916	5	NO	NO	NV THE CONDOMINIUM
45	639100	0060	2,150,000	7/1/2015	2,273,000	2,764	7	1974	4	NO	YES	ONE ELEVEN THE CONDOMINIUM
45	661280	0010	449,000	10/26/2015	458,000	1,082	5	1964	4	NO	YES	PALISADES CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	661280	0020	380,000	3/26/2015	414,000	904	5	1964	4	NO	YES	PALISADES CONDOMINIUM
45	661280	0110	567,000	6/18/2015	602,000	1,088	5	1964	4	NO	YES	PALISADES CONDOMINIUM
45	701430	0090	330,000	2/3/2014	407,000	931	6	1908	4	NO	YES	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0120	342,000	6/13/2015	363,000	681	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0150	406,000	11/16/2015	412,000	808	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0260	407,500	5/11/2015	437,000	919	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0400	335,000	6/18/2014	397,000	900	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0410	305,000	3/19/2015	333,000	611	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0490	325,000	8/17/2015	339,000	701	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0760	450,000	8/26/2015	468,000	695	6	1908	4	NO	YES	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0820	315,000	6/4/2015	336,000	659	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	0970	560,000	8/18/2015	583,000	1,154	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1080	309,750	4/30/2014	372,000	683	6	1908	4	NO	NO	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	701430	1310	555,000	7/29/2015	582,000	1,164	6	1908	4	NO	YES	QUEEN ANNE HIGH SCHOOL CONDOMINIUM
45	721230	0040	289,300	10/12/2015	296,000	688	4	1968	4	NO	NO	REGENCY APARTMENTS CONDOMINIUM
45	721230	0120	215,000	2/7/2015	237,000	679	4	1968	4	NO	NO	REGENCY APARTMENTS CONDOMINIUM
45	721230	0200	245,000	4/23/2014	295,000	670	4	1968	4	NO	NO	REGENCY APARTMENTS CONDOMINIUM
45	721230	0200	270,000	8/20/2015	281,000	670	4	1968	4	NO	NO	REGENCY APARTMENTS CONDOMINIUM
45	721565	0020	785,000	9/30/2014	901,000	1,331	7	2004	4	NO	NO	RENAISSANCE AT 1ST & LEE
45	721565	0100	718,000	5/1/2014	863,000	1,137	7	2004	4	NO	NO	RENAISSANCE AT 1ST & LEE
45	721565	0130	765,000	7/29/2015	802,000	1,137	7	2004	4	NO	NO	RENAISSANCE AT 1ST & LEE
45	721565	0140	1,675,000	3/16/2015	1,829,000	2,300	7	2004	4	NO	YES	RENAISSANCE AT 1ST & LEE
45	721565	0190	831,000	4/30/2014	999,000	1,137	7	2004	4	NO	YES	RENAISSANCE AT 1ST & LEE
45	739130	0020	365,000	7/17/2015	384,000	985	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0130	225,000	4/28/2015	242,000	503	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0170	245,000	4/10/2014	296,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0170	272,000	1/29/2015	301,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0190	284,000	4/22/2015	307,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0210	255,000	1/30/2015	282,000	605	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0230	305,007	8/20/2015	318,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0250	240,000	6/13/2014	285,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	739130	0250	273,000	3/10/2015	299,000	697	4	1987	3	NO	NO	RODGER'S PARK TOWNHOMES
45	769810	0010	415,000	10/23/2014	473,000	971	5	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	769810	0150	649,900	7/31/2014	760,000	1,106	5	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769810	0220	630,000	10/30/2015	642,000	1,050	5	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769810	0250	495,000	8/27/2014	574,000	1,050	5	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769810	0280	740,000	8/5/2014	864,000	1,106	5	1968	4	NO	YES	SEVEN HIGHLAND DRIVE CONDOMINIUM
45	769837	0010	365,000	5/22/2015	391,000	923	4	1969	4	NO	NO	1717 5TH AVENUE N CONDOMINIUM
45	769837	0060	325,000	11/13/2015	330,000	670	4	1969	4	NO	NO	1717 5TH AVENUE N CONDOMINIUM
45	780408	0130	332,500	12/17/2015	334,000	680	5	2001	3	NO	NO	611 HIGHLAND CONDOMINIUM
45	780432	0070	479,000	7/24/2015	503,000	1,033	6	1990	4	NO	NO	1629 CONDOMINIUM
45	780432	0130	495,000	5/27/2015	529,000	987	6	1990	4	NO	YES	1629 CONDOMINIUM
45	856700	0030	194,000	5/30/2014	231,000	566	4	1960	4	NO	NO	TAYLOR CONDOMINIUM
45	856700	0140	190,000	6/3/2014	226,000	512	4	1960	4	NO	NO	TAYLOR CONDOMINIUM
45	856700	0160	246,000	6/10/2015	262,000	579	4	1960	4	NO	YES	TAYLOR CONDOMINIUM
45	856700	0210	260,000	12/1/2015	262,000	512	4	1960	4	NO	YES	TAYLOR CONDOMINIUM
45	856700	0250	277,500	11/23/2015	281,000	575	4	1960	4	NO	YES	TAYLOR CONDOMINIUM
45	856700	0350	240,000	6/9/2014	285,000	512	4	1960	4	NO	YES	TAYLOR CONDOMINIUM
45	856700	0400	225,000	5/7/2015	242,000	565	4	1960	4	NO	NO	TAYLOR CONDOMINIUM
45	856700	0530	325,000	3/5/2015	356,000	731	4	1960	4	NO	YES	TAYLOR CONDOMINIUM
45	856725	0030	197,500	5/16/2014	236,000	576	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0050	450,000	7/30/2015	472,000	1,069	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0070	320,000	7/21/2014	375,000	875	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0090	382,330	3/23/2015	417,000	1,069	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0100	325,000	3/6/2015	356,000	824	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0120	320,000	7/15/2014	376,000	915	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0140	290,000	1/15/2014	360,000	824	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0210	235,000	9/17/2015	243,000	459	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0230	240,500	9/2/2014	278,000	650	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0250	233,770	11/21/2014	264,000	631	4	1969	4	NO	NO	TAYLOR ANNE CONDOMINIUM
45	856725	0280	273,800	6/18/2015	291,000	650	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856725	0300	250,000	3/10/2014	305,000	631	4	1969	4	NO	YES	TAYLOR ANNE CONDOMINIUM
45	856750	0030	240,000	4/24/2014	289,000	851	4	1978	3	NO	NO	TAYLOR-LEE CONDOMINIUM
45	856750	0080	337,000	6/16/2014	400,000	1,207	4	1978	3	NO	YES	TAYLOR-LEE CONDOMINIUM
45	856750	0110	339,000	10/29/2015	346,000	882	4	1978	3	NO	NO	TAYLOR-LEE CONDOMINIUM
45	856750	0130	385,000	12/11/2015	387,000	1,323	4	1978	3	NO	YES	TAYLOR-LEE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	856750	0210	397,050	7/30/2014	465,000	1,235	4	1978	3	NO	NO	TAYLOR-LEE CONDOMINIUM
45	856750	0250	400,000	6/26/2014	473,000	1,323	4	1978	3	NO	YES	TAYLOR-LEE CONDOMINIUM
45	856760	0020	535,000	9/29/2014	614,000	1,153	6	1982	4	NO	YES	TAYLOR PLACE CONDOMINIUM
45	872660	0030	325,000	11/11/2015	330,000	798	4	1969	4	NO	NO	1234 TAYLOR CONDOMINIUM
45	872660	0100	336,000	4/3/2015	365,000	921	4	1969	4	NO	YES	1234 TAYLOR CONDOMINIUM
45	872660	0130	412,500	7/29/2015	432,000	921	4	1969	4	NO	YES	1234 TAYLOR CONDOMINIUM
45	872727	0060	320,000	5/7/2015	344,000	625	4	1994	3	NO	YES	2108 WARREN AVENUE CONDOMINIUM
45	872730	0020	420,000	11/14/2014	476,000	925	5	1982	4	NO	NO	2101 NOB HILL AVENUE NORTH CONDOMINIUM
45	872730	0060	405,000	8/12/2014	472,000	926	5	1982	4	NO	NO	2101 NOB HILL AVENUE NORTH CONDOMINIUM
45	872815	0110	793,221	7/11/2014	933,000	1,623	6	2005	3	NO	NO	22 WEST LEE CONDOMINIUM
45	872860	0010	475,000	7/9/2014	559,000	1,126	5	1968	4	NO	YES	2633 WARREN AVE N CONDOMINIUM
45	873233	0140	1,370,000	9/29/2014	1,574,000	1,674	7	2009	3	NO	YES	200 WEST HIGHLAND CONDOMINIUM
45	873233	0160	1,125,000	3/6/2014	1,375,000	1,816	7	2009	3	NO	NO	200 WEST HIGHLAND CONDOMINIUM
45	873233	0220	2,425,000	10/7/2015	2,489,000	1,972	7	2009	3	NO	YES	200 WEST HIGHLAND CONDOMINIUM
45	881000	0040	601,000	7/27/2015	630,000	1,391	6	1998	4	NO	YES	UNION VISTA CONDOMINIUM
45	889440	0130	870,000	9/16/2014	1,003,000	1,618	6	1999	3	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0140	850,000	5/28/2014	1,014,000	1,604	6	1999	3	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0160	836,600	8/26/2014	971,000	1,634	6	1999	3	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889440	0180	935,000	2/28/2014	1,145,000	1,657	6	1999	3	NO	YES	VERANDAS ON QUEEN ANNE CONDOMINIUM
45	889853	0190	855,000	8/23/2015	889,000	1,485	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	889853	0400	862,000	8/27/2015	896,000	1,492	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	889853	0430	885,000	4/21/2015	956,000	1,338	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	889853	0470	840,000	1/30/2014	1,038,000	1,514	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	889853	0480	885,000	2/11/2014	1,090,000	1,650	6	1921	4	NO	NO	VICTORIA CONDOMINIUM
45	927015	0150	299,000	6/25/2015	317,000	555	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0220	315,000	11/5/2014	358,000	847	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0260	270,000	7/10/2014	318,000	569	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0400	384,000	12/26/2014	429,000	908	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0400	389,000	6/5/2014	463,000	908	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	927015	0420	489,000	5/28/2014	583,000	1,150	6	1920	4	NO	NO	WEST QUEEN ANNE CONDOMINIUM
45	930190	0010	210,000	6/23/2015	223,000	433	5	1999	3	NO	NO	WESTLAKE VIEW CONDOMINIUM
45	930190	0020	383,000	11/13/2015	389,000	944	5	1999	3	NO	NO	WESTLAKE VIEW CONDOMINIUM
45	930190	0040	433,800	3/12/2015	474,000	964	5	1999	3	NO	YES	WESTLAKE VIEW CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
45	943140	0150	274,950	9/11/2015	284,000	537	5	2002	3	NO	NO	WILLOWS ON TENTH, THE CONDOMINIUM
45	943140	0160	255,000	9/18/2015	263,000	492	5	2002	3	NO	NO	WILLOWS ON TENTH, THE CONDOMINIUM
45	943140	0240	219,000	12/22/2014	245,000	440	5	2002	3	NO	NO	WILLOWS ON TENTH, THE CONDOMINIUM
45	947597	0030	345,000	10/10/2015	354,000	795	4	1989	4	NO	NO	WINDSOR COURT CONDOMINIUM
45	947597	0110	395,000	8/21/2015	411,000	860	4	1989	4	NO	NO	WINDSOR COURT CONDOMINIUM
45	947597	0240	224,000	11/26/2014	253,000	557	4	1989	4	NO	YES	WINDSOR COURT CONDOMINIUM
45	947597	0250	280,000	12/14/2015	282,000	537	4	1989	4	NO	NO	WINDSOR COURT CONDOMINIUM
45	947597	0280	300,000	4/26/2015	324,000	742	4	1989	4	NO	NO	WINDSOR COURT CONDOMINIUM
45	947597	0320	255,000	2/17/2015	281,000	544	4	1989	4	NO	YES	WINDSOR COURT CONDOMINIUM
45	947597	0340	305,000	10/20/2015	312,000	557	4	1989	4	NO	YES	WINDSOR COURT CONDOMINIUM
45	947597	0390	240,000	7/16/2014	282,000	556	4	1989	4	NO	NO	WINDSOR COURT CONDOMINIUM
50	026090	0030	300,500	4/27/2015	324,000	1,000	5	1972	4	NO	YES	ARGAND THE CONDOMINIUM
50	029090	0230	370,000	10/20/2014	422,000	925	6	1999	3	NO	NO	ASHBURY CONDOMINIUM
50	029090	0240	252,000	7/24/2014	295,000	597	6	1999	3	NO	NO	ASHBURY CONDOMINIUM
50	132700	0130	250,000	2/10/2015	276,000	993	4	1984	3	NO	YES	CANAL PLACE CONDOMINIUM
50	132700	0140	320,000	4/3/2015	347,000	1,150	4	1984	3	NO	YES	CANAL PLACE CONDOMINIUM
50	143100	0030	205,000	10/10/2014	235,000	610	4	1978	3	NO	NO	CASCADE VILLA CONDOMINIUM
50	233430	0020	324,000	1/10/2014	403,000	1,350	5	1975	4	NO	YES	EMERSON VISTA CONDOMINIUM
50	233430	0070	390,000	10/28/2015	398,000	1,350	5	1975	4	NO	YES	EMERSON VISTA CONDOMINIUM
50	233430	0080	425,000	9/1/2015	441,000	1,175	5	1975	4	NO	YES	EMERSON VISTA CONDOMINIUM
50	233430	0140	330,000	4/28/2014	397,000	1,175	5	1975	4	NO	YES	EMERSON VISTA CONDOMINIUM
50	253910	0090	329,900	6/2/2015	352,000	1,001	5	1985	3	NO	NO	57 ETRURIA CONDOMINIUM
50	253910	0100	290,000	5/20/2014	347,000	1,015	5	1985	3	NO	NO	57 ETRURIA CONDOMINIUM
50	258350	0010	402,500	3/17/2015	439,000	1,116	4	1985	3	NO	YES	FLORENCE CONDOMINIUM
50	258350	0030	428,000	6/8/2015	456,000	1,177	4	1985	3	NO	YES	FLORENCE CONDOMINIUM
50	617140	0050	199,950	10/8/2015	205,000	718	4	1965	4	NO	NO	NORTHERN LIGHTS CONDOMINIUM
50	617140	0080	250,000	5/23/2014	299,000	977	4	1965	4	NO	YES	NORTHERN LIGHTS CONDOMINIUM
50	617140	0110	200,000	6/24/2015	212,000	700	4	1965	4	NO	YES	NORTHERN LIGHTS CONDOMINIUM
50	617140	0130	184,000	4/14/2014	222,000	682	4	1965	4	NO	YES	NORTHERN LIGHTS CONDOMINIUM
50	617140	0150	300,000	10/20/2015	307,000	977	4	1965	4	NO	YES	NORTHERN LIGHTS CONDOMINIUM
50	617140	0200	219,000	7/15/2015	231,000	682	4	1965	4	NO	YES	NORTHERN LIGHTS CONDOMINIUM
50	617140	0210	300,000	3/25/2015	327,000	977	4	1965	4	NO	YES	NORTHERN LIGHTS CONDOMINIUM
50	617140	0220	294,000	11/9/2015	299,000	977	4	1965	4	NO	NO	NORTHERN LIGHTS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
50	617140	0230	225,000	5/15/2015	241,000	823	4	1965	4	NO	NO	NORTHERN LIGHTS CONDOMINIUM
50	617140	0250	180,000	8/12/2015	188,000	700	4	1965	4	NO	NO	NORTHERN LIGHTS CONDOMINIUM
50	617140	0320	193,500	12/8/2015	195,000	700	4	1965	4	NO	NO	NORTHERN LIGHTS CONDOMINIUM
50	926630	0010	650,000	8/18/2014	756,000	3,497	5	1987	4	NO	YES	WEST EMERSON TOWMHOMES CONDOMINIUM
50	926630	0020	650,000	5/3/2015	699,000	3,051	5	1987	4	NO	YES	WEST EMERSON TOWMHOMES CONDOMINIUM
55	019550	0150	465,000	4/21/2014	561,000	1,207	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0190	497,800	11/26/2014	562,000	1,207	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0300	326,000	11/19/2015	330,000	873	4	1999	3	NO	NO	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0400	435,000	9/25/2015	448,000	1,063	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0460	299,425	10/1/2014	344,000	873	4	1999	3	NO	NO	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0470	625,000	4/20/2015	675,000	1,479	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0550	543,500	1/30/2014	672,000	1,479	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0570	510,000	5/27/2015	545,000	1,165	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0590	450,000	4/4/2014	545,000	1,137	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	019550	0620	386,000	7/29/2015	405,000	875	4	1999	3	NO	YES	ALTERRA CONDOMINIUM PH 1 & 2
55	086100	0050	795,000	1/16/2014	986,000	1,947	7	2009	3	NO	NO	BLOCK CONDOMINIUM
55	086100	0060	759,800	12/10/2014	854,000	1,747	7	2009	3	NO	NO	BLOCK CONDOMINIUM
55	136830	0150	450,000	7/14/2014	529,000	1,708	5	1975	4	NO	YES	CARLETON HOUSE CONDOMINIUM
55	142180	0030	625,000	7/3/2014	737,000	1,662	5	1991	3	NO	YES	CASCADE CONDOMINIUM
55	142180	0100	581,500	2/24/2014	713,000	1,500	5	1991	3	NO	YES	CASCADE CONDOMINIUM
55	142180	0170	800,000	6/18/2015	849,000	1,930	5	1991	3	NO	YES	CASCADE CONDOMINIUM
55	152780	0030	430,000	7/14/2015	453,000	1,312	5	1985	4	NO	YES	CHARTHOUSE CONDOMINIUM
55	152780	0090	530,000	11/23/2015	536,000	1,256	5	1985	4	NO	YES	CHARTHOUSE CONDOMINIUM
55	152780	0140	450,000	2/11/2015	496,000	1,326	5	1985	4	NO	YES	CHARTHOUSE CONDOMINIUM
55	152780	0200	480,000	11/20/2014	543,000	1,329	5	1985	4	NO	YES	CHARTHOUSE CONDOMINIUM
55	159430	0010	300,000	10/29/2015	306,000	828	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0060	235,000	4/9/2014	284,000	599	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0080	342,501	8/6/2015	358,000	825	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0090	275,000	5/28/2014	328,000	834	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0110	353,000	9/4/2015	366,000	823	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0130	319,500	7/7/2015	337,000	828	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0160	300,000	6/15/2015	319,000	862	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0180	256,600	6/29/2015	271,000	600	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	159430	0200	275,000	12/19/2014	308,000	825	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0230	333,000	8/28/2015	346,000	823	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0240	339,000	7/7/2015	358,000	981	4	1991	4	NO	NO	CITISCAPE CONDOMINIUM
55	159430	0280	280,000	2/23/2015	308,000	862	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0320	275,551	9/24/2014	317,000	825	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0340	255,000	4/14/2014	308,000	630	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0350	310,000	4/24/2015	334,000	823	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0370	302,000	6/5/2014	359,000	823	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0400	283,500	3/17/2014	345,000	862	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0410	285,000	8/14/2014	332,000	819	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	159430	0480	350,000	5/29/2014	417,000	981	4	1991	4	NO	YES	CITISCAPE CONDOMINIUM
55	202350	0130	365,000	5/20/2015	391,000	1,068	4	1985	4	NO	NO	DEXTER PLACE CONDOMINIUM
55	202360	0020	330,000	12/8/2015	332,000	756	4	1996	3	NO	NO	DEXTER VIEW CONDOMINIUM
55	202360	0050	324,000	1/13/2015	360,000	827	4	1996	3	NO	YES	DEXTER VIEW CONDOMINIUM
55	214123	0050	565,000	7/29/2015	592,000	1,285	5	1984	4	NO	YES	EAGLECREST CONDOMINIUM
55	228860	0070	630,000	6/1/2015	672,000	1,602	5	1971	4	NO	YES	EL MIRADOR CONDOMINIUM
55	261734	0060	479,000	7/10/2015	505,000	1,166	4	1992	3	NO	YES	FOUR SEASONS CONDOMINIUM
55	309000	0010	316,500	8/27/2014	367,000	827	4	1962	4	NO	NO	HAN-ROC CONDOMINIUM
55	318580	0300	245,000	12/24/2015	246,000	566	4	1989	4	NO	YES	HAYES COURT CONDOMINIUM
55	415233	0150	420,000	12/18/2014	471,000	1,241	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0190	410,000	8/12/2014	478,000	1,275	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0220	550,000	10/6/2015	565,000	1,242	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0240	438,000	4/22/2015	473,000	1,188	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0250	355,000	9/11/2014	410,000	1,279	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0310	350,000	3/6/2014	428,000	1,195	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0320	315,000	3/26/2014	383,000	1,062	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0340	396,000	10/29/2014	451,000	1,285	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0360	426,500	6/18/2014	505,000	1,303	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0370	369,500	2/27/2014	453,000	1,242	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	415233	0430	550,000	11/11/2015	559,000	1,210	6	1984	4	NO	YES	LAKEWEST CONDOMINIUM
55	520160	0030	496,000	5/15/2014	594,000	1,245	5	1974	4	NO	YES	MATADOR CONDOMINIUM
55	532850	0060	244,950	6/12/2014	291,000	838	4	1995	3	NO	NO	MCGRAW CONDOMINIUM
55	532850	0120	514,000	4/14/2014	621,000	1,462	4	1995	3	NO	YES	MCGRAW CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	532860	0090	476,200	10/27/2015	486,000	1,065	4	1978	3	NO	YES	MCGRAW PARK CONDOMINIUM
55	532860	0110	341,000	6/12/2014	405,000	767	4	1978	3	NO	YES	MCGRAW PARK CONDOMINIUM
55	601100	0080	335,000	10/2/2015	344,000	771	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0090	255,000	9/24/2014	293,000	617	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0140	350,000	2/20/2014	430,000	981	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0250	349,000	4/19/2015	377,000	769	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	601100	0450	399,000	9/25/2014	459,000	1,233	6	1992	3	NO	YES	NAUTICA CONDOMINIUM
55	686400	0130	327,500	11/18/2014	371,000	727	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0150	450,500	7/16/2014	529,000	1,101	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0240	465,800	5/28/2014	555,000	966	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0260	350,000	5/5/2014	420,000	674	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0270	342,000	1/13/2015	380,000	677	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0310	433,000	5/22/2015	463,000	964	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0400	385,000	10/16/2015	394,000	724	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0440	385,000	6/18/2015	409,000	786	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0500	277,500	5/26/2015	297,000	486	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0510	385,000	1/21/2014	477,000	979	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0570	267,000	7/24/2014	313,000	524	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0600	393,000	5/19/2015	421,000	786	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0690	419,950	3/11/2015	459,000	967	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	686400	0700	517,500	12/31/2015	518,000	822	5	2004	3	NO	YES	PORTAL OVER LAKE UNION CONDOMINIUM
55	721220	0070	530,000	7/2/2014	625,000	1,192	6	1991	4	NO	YES	REGATTA CONDOMINIUM
55	721220	0080	436,900	5/6/2014	524,000	1,090	6	1991	4	NO	YES	REGATTA CONDOMINIUM
55	769795	0070	280,000	9/9/2015	290,000	684	4	1968	3	NO	NO	750 CROCKETT STREET CONDOMINIUM
55	769795	0080	599,900	5/29/2015	641,000	1,785	4	1968	3	NO	YES	750 CROCKETT STREET CONDOMINIUM
55	769812	0050	425,000	10/9/2014	487,000	1,212	5	1984	4	NO	YES	700 CROCKETT PLACE CONDOMINIUM
55	769812	0160	470,000	6/23/2015	498,000	1,092	5	1984	4	NO	YES	700 CROCKETT PLACE CONDOMINIUM
55	812341	0110	195,400	3/12/2014	238,000	628	4	1947	4	NO	NO	SUNRISE MANOR 2450 CONDOMINIUM
55	872710	0010	335,000	6/17/2015	356,000	940	4	1967	5	NO	YES	2001 WESTLAKE TERRACE CONDOMINIUM
55	872710	0230	275,000	11/13/2014	312,000	900	4	1967	5	NO	YES	2001 WESTLAKE TERRACE CONDOMINIUM
55	872735	0030	326,200	2/19/2014	401,000	1,080	4	1993	3	NO	NO	2167 DEXTER CONDOMINIUM
55	872738	0020	495,000	10/7/2014	567,000	1,826	5	1994	3	NO	YES	2170 SIXTH AVE N CONDOMINIUM
55	872915	0010	620,000	4/10/2014	750,000	1,789	4	1962	5	NO	YES	2012 WAVERLY PL N CONDOMINIUM,

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
55	880510	0010	265,000	3/5/2014	324,000	869	4	1977	3	NO	NO	UNION BAY CONDOMINIUM
55	880510	0070	260,000	6/17/2014	308,000	911	4	1977	3	NO	NO	UNION BAY CONDOMINIUM
55	880510	0150	349,950	8/29/2015	363,000	911	4	1977	3	NO	NO	UNION BAY CONDOMINIUM
55	880990	0040	200,000	1/30/2015	221,000	880	4	1946	4	NO	NO	UNION VIEW CONDOMINIUM
55	920120	0010	549,000	8/5/2015	574,000	1,448	6	1990	4	NO	NO	WAVERLY PLACE CONDOMINIUM
55	920120	0070	557,000	9/24/2015	574,000	1,098	6	1990	4	NO	YES	WAVERLY PLACE CONDOMINIUM
55	920120	0130	645,000	7/20/2015	678,000	1,324	6	1990	4	NO	YES	WAVERLY PLACE CONDOMINIUM
55	920120	0160	795,000	8/26/2015	826,000	1,594	6	1990	4	NO	YES	WAVERLY PLACE CONDOMINIUM
55	920122	0020	301,777	3/19/2014	368,000	821	5	1999	3	NO	NO	WAVERLY PLACE NORTH CONDOMINIUM
60	102960	0010	540,000	9/3/2014	625,000	1,596	5	1999	3	NO	YES	BOYLSTON TOWNHOME CONDOMINIUM
60	102960	0020	536,500	12/2/2014	604,000	1,596	5	1999	3	NO	YES	BOYLSTON TOWNHOME CONDOMINIUM
60	143768	0100	270,000	8/23/2014	314,000	732	6	1930	4	NO	NO	CASTLEWOOD CONDOMINIUM
60	143768	0120	375,000	6/18/2015	398,000	789	6	1930	4	NO	YES	CASTLEWOOD CONDOMINIUM
60	215460	0010	467,000	11/20/2015	473,000	1,160	5	1989	3	NO	NO	EAST BOSTON ST CONDOMINIUM
60	215460	0020	437,500	2/7/2014	539,000	1,178	5	1989	3	NO	NO	EAST BOSTON ST CONDOMINIUM
60	215460	0030	467,500	5/15/2014	560,000	1,161	5	1989	3	NO	YES	EAST BOSTON ST CONDOMINIUM
60	220800	0050	406,475	9/29/2015	418,000	1,017	4	1992	3	NO	NO	EASTLAKE EJ PLAZA CONDOMINIUM
60	220800	0050	340,000	8/16/2014	396,000	1,017	4	1992	3	NO	NO	EASTLAKE EJ PLAZA CONDOMINIUM
60	220850	0020	549,000	3/12/2015	600,000	1,678	5	1921	5	NO	NO	EASTLAKE GARDEN COURT TOWNHOMES
60	220880	0130	730,000	7/20/2015	767,000	1,202	6	2007	3	NO	YES	EASTLAKE LOFTS CONDOMINIUM
60	246250	0010	388,500	11/19/2015	394,000	730	4	1983	3	NO	NO	FAIRVIEW CONDOMINIUM
60	246843	0020	423,000	10/7/2014	485,000	1,118	5	1978	4	NO	NO	FAIRVIEW VISTA CONDOMINIUM
60	246843	0090	330,000	9/18/2014	380,000	650	5	1978	4	NO	YES	FAIRVIEW VISTA CONDOMINIUM
60	263480	0030	235,000	10/27/2014	268,000	712	4	1967	3	NO	NO	FRANKLIN THE CONDOMINIUM
60	263500	0010	280,000	12/3/2015	282,000	598	4	1985	3	NO	NO	FRANKLIN COURT CONDOMINIUM
60	263500	0040	241,500	9/23/2014	278,000	636	4	1985	3	NO	NO	FRANKLIN COURT CONDOMINIUM
60	263500	0110	308,000	11/24/2015	312,000	601	4	1985	3	NO	NO	FRANKLIN COURT CONDOMINIUM
60	263500	0130	223,000	5/9/2014	267,000	656	4	1985	3	NO	NO	FRANKLIN COURT CONDOMINIUM
60	311073	0010	425,500	4/8/2015	461,000	1,157	5	1986	4	NO	NO	HARBOR POINTE CONDOMINIUM
60	311073	0040	396,000	10/1/2014	455,000	983	5	1986	4	NO	NO	HARBOR POINTE CONDOMINIUM
60	311073	0130	425,000	10/26/2015	434,000	996	5	1986	4	NO	YES	HARBOR POINTE CONDOMINIUM
60	311100	0040	298,300	7/9/2015	315,000	693	5	1928	5	NO	NO	HARMON CONDOMINIUM
60	407900	0010	420,000	6/24/2015	445,000	918	5	1986	4	NO	YES	LAKE SIDE TERRACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	407900	0110	540,000	8/6/2015	565,000	976	5	1986	4	NO	YES	LAKE SIDE TERRACE CONDOMINIUM
60	408340	0020	480,600	5/13/2015	516,000	1,084	4	1996	3	NO	YES	LAKE UNION EAST PH 01 CONDOMINIUM
60	415235	0060	560,000	8/4/2015	586,000	1,201	5	1987	3	NO	YES	LAKEWIND CONDOMINIUM
60	415235	0060	515,000	6/24/2014	609,000	1,201	5	1987	3	NO	YES	LAKEWIND CONDOMINIUM
60	505100	0040	283,502	2/27/2015	311,000	873	4	1966	4	NO	YES	MAISON D'OR CONDOMINIUM
60	505100	0080	315,000	9/23/2015	325,000	873	4	1966	4	NO	YES	MAISON D'OR CONDOMINIUM
60	505100	0100	445,000	6/30/2015	471,000	1,118	4	1966	4	NO	YES	MAISON D'OR CONDOMINIUM
60	505100	0130	305,000	11/19/2014	345,000	873	4	1966	4	NO	YES	MAISON D'OR CONDOMINIUM
60	505100	0160	322,000	5/6/2015	346,000	873	4	1966	4	NO	YES	MAISON D'OR CONDOMINIUM
60	609419	0100	307,000	8/26/2014	356,000	935	4	1990	4	NO	NO	1926 FAIRVIEW CONDOMINIUM
60	609419	0200	365,000	11/24/2015	369,000	807	4	1990	4	NO	NO	1926 FAIRVIEW CONDOMINIUM
60	609419	0200	305,501	5/23/2014	365,000	807	4	1990	4	NO	NO	1926 FAIRVIEW CONDOMINIUM
60	609419	0210	299,950	10/24/2014	342,000	745	4	1990	4	NO	NO	1926 FAIRVIEW CONDOMINIUM
60	609419	0250	575,000	12/29/2015	576,000	1,398	4	1990	4	NO	YES	1926 FAIRVIEW CONDOMINIUM
60	732625	0030	310,000	3/12/2014	378,000	837	5	1996	3	NO	NO	RIVA AT LAKE UNION CONDOMINIUM
60	732625	0040	418,000	9/12/2014	483,000	1,114	5	1996	3	NO	NO	RIVA AT LAKE UNION CONDOMINIUM
60	732625	0080	312,500	2/20/2014	384,000	763	5	1996	3	NO	NO	RIVA AT LAKE UNION CONDOMINIUM
60	732625	0090	310,000	6/9/2014	368,000	837	5	1996	3	NO	NO	RIVA AT LAKE UNION CONDOMINIUM
60	732625	0140	287,000	11/5/2014	326,000	763	5	1996	3	NO	YES	RIVA AT LAKE UNION CONDOMINIUM
60	745997	0150	410,000	7/27/2015	430,000	801	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0160	405,000	9/23/2015	417,000	801	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0170	310,000	8/18/2014	361,000	801	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0210	430,000	12/16/2015	432,000	788	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0240	267,000	8/27/2014	310,000	702	5	2008	3	NO	NO	RUBY CONDOMINIUM
60	745997	0270	331,234	3/26/2014	403,000	801	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0340	310,000	12/15/2014	348,000	723	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0370	300,000	11/13/2015	304,000	719	5	2008	3	NO	NO	RUBY CONDOMINIUM
60	745997	0400	405,000	11/9/2015	412,000	806	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	745997	0540	401,000	6/8/2015	427,000	801	5	2008	3	NO	YES	RUBY CONDOMINIUM
60	763365	0020	245,000	3/25/2015	267,000	633	4	1960	4	NO	YES	SEACREST CONDOMINIUM
60	778780	0030	775,000	12/12/2014	870,000	1,435	6	1989	4	NO	NO	SIENA DEL LAGO CONDOMINIUM
60	860290	0020	445,000	3/30/2015	484,000	1,125	5	1991	3	NO	YES	3100 FAIRVIEW CONDOMINIUM
60	860290	0050	398,000	4/7/2014	482,000	1,143	5	1991	3	NO	NO	3100 FAIRVIEW CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
60	866990	0100	275,000	7/30/2015	288,000	562	6	2004	3	NO	NO	Tramonti At Lake Union Condominium
60	866990	0190	544,000	5/15/2015	583,000	1,491	6	2004	3	NO	YES	Tramonti At Lake Union Condominium
60	866990	0200	519,000	5/12/2015	557,000	1,348	6	2004	3	NO	YES	Tramonti At Lake Union Condominium
60	866990	0240	669,000	10/20/2015	684,000	1,293	6	2004	3	NO	YES	Tramonti At Lake Union Condominium
60	866990	0260	845,000	7/23/2015	887,000	1,755	6	2004	3	NO	YES	Tramonti At Lake Union Condominium
60	866990	0340	831,000	7/22/2015	873,000	1,628	6	2004	3	NO	YES	Tramonti At Lake Union Condominium
60	872704	0020	436,500	11/3/2014	496,000	1,144	5	2005	3	NO	NO	2019 FRANKLIN CONDOMINIUM
60	872830	0060	347,100	7/27/2015	364,000	770	4	1988	3	NO	YES	2727 FRANKLIN CONDOMINIUM
60	872850	0040	440,000	6/29/2015	465,000	1,076	6	1926	4	NO	NO	2605 FRANKLIN AVE E CONDOMINIUM
60	872980	0090	189,900	8/15/2014	221,000	408	4	1987	4	NO	YES	2228 YALE CONDOMINIUM
60	872980	0100	180,000	4/14/2015	195,000	408	4	1987	4	NO	YES	2228 YALE CONDOMINIUM
60	872980	0120	225,000	6/6/2014	268,000	488	4	1987	4	NO	YES	2228 YALE CONDOMINIUM
60	880720	0170	725,000	11/2/2015	738,000	1,384	4	1968	4	YES	YES	UNION HARBOR CONDOMINIUM
60	980680	0050	392,000	10/28/2014	446,000	970	4	1989	3	NO	YES	YALE COURT CONDOMINIUM
60	980700	0020	385,000	12/2/2014	434,000	1,070	4	1985	4	NO	YES	YALE PLACE CONDOMINIUM
60	980700	0090	480,000	10/13/2015	492,000	1,099	4	1985	4	NO	YES	YALE PLACE CONDOMINIUM
75	030010	0050	335,000	2/3/2014	413,000	1,034	5	2002	3	NO	NO	ATWATER PARK
75	030010	0100	295,000	8/17/2015	307,000	584	5	2002	3	NO	NO	ATWATER PARK
75	030010	0160	249,500	10/23/2014	285,000	584	5	2002	3	NO	NO	ATWATER PARK
75	066240	0060	375,000	3/19/2015	409,000	1,039	6	2003	3	NO	NO	BELLAGIO CONDOMINIUM
75	066240	0130	515,000	5/21/2014	615,000	1,353	6	2003	3	NO	NO	BELLAGIO CONDOMINIUM
75	066240	0190	630,000	7/16/2015	663,000	1,352	6	2003	3	NO	NO	BELLAGIO CONDOMINIUM
75	077790	0050	209,000	6/20/2014	247,000	828	4	1969	4	NO	NO	BERTONA HOUSE CONDOMINIUM
75	086630	0040	300,000	7/2/2014	354,000	639	5	2007	3	NO	NO	BLUE HERON CONDOMINIUM
75	086630	0080	382,950	12/21/2015	384,000	813	5	2007	3	NO	NO	BLUE HERON CONDOMINIUM
75	086630	0090	265,000	4/2/2015	288,000	639	5	2007	3	NO	NO	BLUE HERON CONDOMINIUM
75	086630	0140	279,500	7/10/2015	295,000	646	5	2007	3	NO	NO	BLUE HERON CONDOMINIUM
75	086630	0240	395,000	10/30/2014	449,000	1,042	5	2007	3	NO	NO	BLUE HERON CONDOMINIUM
75	086630	0260	274,000	7/22/2015	288,000	639	5	2007	3	NO	NO	BLUE HERON CONDOMINIUM
75	086630	0320	400,000	5/7/2015	430,000	888	5	2007	3	NO	NO	BLUE HERON CONDOMINIUM
75	132850	0040	156,000	3/27/2014	190,000	628	4	1960	4	NO	NO	CANDYCE CONDOMINIUM
75	204150	0010	289,000	7/18/2014	339,000	990	4	1976	4	NO	NO	DISCOVERY PARK CONDOMINIUM
75	204150	0030	335,000	10/7/2015	344,000	970	4	1976	4	NO	NO	DISCOVERY PARK CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
75	229660	0160	430,000	8/5/2014	502,000	1,800	4	1973	4	NO	YES	ELDORADO THE CONDOMINIUM
75	229660	0220	414,000	11/17/2014	469,000	1,800	4	1973	4	NO	YES	ELDORADO THE CONDOMINIUM
75	229661	0040	214,500	10/16/2015	220,000	712	4	1969	4	NO	NO	ELDORADO NO. 02 CONDOMINIUM
75	229661	0060	211,950	8/24/2015	220,000	712	4	1969	4	NO	NO	ELDORADO NO. 02 CONDOMINIUM
75	229661	0080	230,000	9/16/2015	238,000	712	4	1969	4	NO	NO	ELDORADO NO. 02 CONDOMINIUM
75	229661	0270	182,000	8/11/2014	212,000	654	4	1969	4	NO	NO	ELDORADO NO. 02 CONDOMINIUM
75	229661	0310	241,000	6/23/2015	255,000	706	4	1969	4	NO	YES	ELDORADO NO. 02 CONDOMINIUM
75	229664	0230	189,000	8/12/2014	220,000	703	4	1970	4	NO	YES	ELDORADO NO. 04 CONDOMINIUM
75	229664	0250	302,000	5/12/2014	362,000	997	4	1970	4	NO	YES	ELDORADO NO. 04 CONDOMINIUM
75	229722	0010	299,950	2/26/2015	329,000	1,303	4	1968	4	NO	NO	ELDORADO 3612 CONDOMINIUM
75	233330	0120	224,000	6/11/2014	266,000	826	4	1977	4	NO	YES	EMERSON HOUSE CONDOMINIUM
75	233330	0130	230,000	10/21/2014	262,000	874	4	1977	4	NO	YES	EMERSON HOUSE CONDOMINIUM
75	423800	0120	315,000	3/7/2014	385,000	1,376	4	1987	3	NO	YES	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0220	426,000	6/11/2014	506,000	1,670	4	1987	3	NO	NO	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0290	445,000	6/10/2015	473,000	1,666	4	1987	3	NO	YES	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	423800	0310	385,000	4/29/2014	463,000	1,670	4	1987	3	NO	YES	LAWTON PARK TOWNHOUSES CONDOMINIUM
75	438780	0020	470,000	6/1/2015	501,000	1,526	6	1982	4	YES	YES	LOCKHAVEN CONDOMINIUM
75	438780	0070	480,000	6/17/2015	510,000	1,526	6	1982	4	YES	YES	LOCKHAVEN CONDOMINIUM
75	438780	0080	515,000	3/20/2015	562,000	1,526	6	1982	4	YES	YES	LOCKHAVEN CONDOMINIUM
75	438780	0120	800,000	6/23/2015	848,000	2,408	6	1982	4	YES	YES	LOCKHAVEN CONDOMINIUM
75	438780	0280	659,000	4/30/2015	710,000	1,786	6	1982	4	YES	YES	LOCKHAVEN CONDOMINIUM
75	438780	0290	619,000	5/12/2014	742,000	1,786	6	1982	4	YES	YES	LOCKHAVEN CONDOMINIUM
75	439540	0200	300,000	7/3/2014	354,000	995	5	1965	4	NO	YES	LOCKSHORE CONDOMINIUM
75	439540	0270	275,000	6/29/2015	291,000	704	5	1965	4	NO	YES	LOCKSHORE CONDOMINIUM
75	503500	0070	328,000	12/16/2015	330,000	960	4	1978	4	NO	NO	MAGNOLIA GATE CONDOMINIUM
75	503560	0050	425,000	4/7/2015	461,000	1,448	4	1968	4	NO	YES	MAGNOLIA HEIGHTS CONDOMINIUM
75	503560	0080	385,000	11/5/2014	437,000	1,448	4	1968	4	NO	YES	MAGNOLIA HEIGHTS CONDOMINIUM
75	503780	0040	205,000	7/9/2014	241,000	769	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0060	289,950	11/18/2015	294,000	769	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0080	276,500	8/11/2015	289,000	833	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0190	228,000	4/3/2014	276,000	818	4	1968	3	NO	YES	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0230	200,000	4/10/2014	242,000	769	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM
75	503780	0310	280,000	11/16/2015	284,000	1,029	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
75	503780	0340	275,000	7/1/2015	291,000	818	4	1968	3	NO	NO	MAGNOLIA RIDGE CONDOMINIUM
75	504180	0120	325,000	2/25/2015	357,000	1,116	5	1978	4	NO	NO	MAGNOLIA VILLAGER CONDOMINIUM
75	504180	0150	325,000	6/10/2014	386,000	1,166	5	1978	4	NO	NO	MAGNOLIA VILLAGER CONDOMINIUM
75	504180	0190	304,600	9/15/2015	315,000	1,050	5	1978	4	NO	NO	MAGNOLIA VILLAGER CONDOMINIUM
75	610700	0050	267,500	8/25/2014	311,000	926	4	1977	4	NO	YES	NOR' EASTER CONDOMINIUM
75	700280	0040	180,300	10/1/2014	207,000	825	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0070	279,950	12/16/2015	281,000	1,014	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0100	237,000	8/7/2015	248,000	765	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0130	301,500	10/24/2014	344,000	1,116	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0140	245,000	2/26/2014	300,000	1,041	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0290	183,000	11/18/2014	207,000	755	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0310	235,000	12/19/2014	263,000	825	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0360	199,000	4/2/2014	241,000	985	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0370	197,500	2/6/2015	218,000	815	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0420	249,950	1/13/2015	278,000	980	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0540	310,000	12/10/2014	348,000	1,045	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0580	250,000	12/5/2014	281,000	1,165	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0590	265,000	12/18/2014	297,000	1,035	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0650	244,000	6/3/2015	260,000	820	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0680	205,000	6/24/2015	217,000	745	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	700280	0690	188,500	7/11/2014	222,000	760	5	1974	4	NO	NO	QUARTERDECK CONDOMINIUM
75	860235	0020	345,000	2/12/2015	380,000	1,308	4	1970	4	NO	NO	3434 25TH W CONDOMINIUM
75	872688	0030	190,000	12/19/2014	213,000	795	4	1968	4	NO	NO	25TH WEST CONDOMINIUM
75	894610	0050	194,000	1/23/2014	240,000	750	4	1959	4	NO	NO	VILLAGER ON MAGNOLIA CONDOMINIUM
75	947811	0040	159,100	4/3/2014	193,000	766	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0050	199,950	5/5/2015	215,000	766	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0050	160,000	8/6/2014	187,000	766	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0120	187,950	9/10/2015	194,000	766	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0310	185,000	9/10/2015	191,000	674	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0450	185,000	5/18/2015	198,000	791	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0510	221,500	2/5/2015	245,000	734	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0630	195,000	10/23/2015	199,000	680	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0670	193,000	12/2/2014	217,000	750	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
75	947811	0740	215,000	6/23/2015	228,000	931	4	1968	3	NO	NO	WINDY HILLS CONDOMINIUM
75	947811	0820	280,000	5/19/2015	300,000	931	4	1968	3	NO	YES	WINDY HILLS CONDOMINIUM
80	025321	0060	367,000	11/5/2015	373,000	1,165	4	1988	4	NO	NO	ARAVITA CONDOMINIUM
80	025321	0080	269,000	8/17/2015	280,000	785	4	1988	4	NO	NO	ARAVITA CONDOMINIUM
80	025321	0210	298,500	10/9/2015	306,000	839	4	1988	4	NO	YES	ARAVITA CONDOMINIUM
80	025321	0290	259,000	10/27/2015	264,000	708	4	1988	4	NO	NO	ARAVITA CONDOMINIUM
80	025321	0380	215,000	11/6/2015	219,000	555	4	1988	4	NO	NO	ARAVITA CONDOMINIUM
80	025321	0390	173,500	9/16/2014	200,000	584	4	1988	4	NO	YES	ARAVITA CONDOMINIUM
80	054490	0050	234,500	8/21/2015	244,000	851	4	1993	3	NO	NO	BARRETT CONDOMINIUM
80	054490	0090	225,000	3/27/2015	245,000	740	4	1993	3	NO	NO	BARRETT CONDOMINIUM
80	059190	0070	224,000	6/16/2015	238,000	557	4	1988	4	NO	NO	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0150	197,500	10/6/2014	226,000	583	4	1988	4	NO	NO	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0220	210,000	8/26/2015	218,000	510	4	1988	4	NO	NO	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0230	330,000	10/12/2015	338,000	839	4	1988	4	NO	NO	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0250	199,950	8/22/2014	232,000	584	4	1988	4	NO	NO	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0270	216,500	5/6/2015	233,000	554	4	1988	4	NO	NO	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	059190	0300	283,000	9/1/2015	294,000	605	4	1988	4	NO	YES	BAYWATCH AT MAGNOLIA CONDOMINIUM
80	095870	0080	235,000	12/1/2015	237,000	768	4	1985	4	NO	NO	BOSTONIAN THE CONDOMINIUM
80	095870	0140	265,000	7/27/2015	278,000	768	4	1985	4	NO	YES	BOSTONIAN THE CONDOMINIUM
80	108563	0060	215,000	11/12/2014	244,000	783	4	1990	4	NO	YES	BRIDGEVIEW CONDOMINIUM
80	156230	0050	675,000	5/28/2014	805,000	1,598	7	2002	3	NO	YES	CHEZ NOUS CONDOMINIUM
80	159400	0020	294,000	6/4/2014	350,000	1,067	5	1989	4	NO	YES	CITADEL THE CONDOMINIUM
80	159400	0170	382,000	5/7/2015	411,000	1,017	5	1989	4	NO	NO	CITADEL THE CONDOMINIUM
80	179200	0020	390,000	3/27/2014	474,000	1,129	6	1988	4	NO	YES	COURTYARD THE CONDOMINIUM
80	179200	0050	495,000	12/28/2015	496,000	1,103	6	1988	4	NO	YES	COURTYARD THE CONDOMINIUM
80	179200	0080	404,500	7/9/2014	476,000	1,080	6	1988	4	NO	YES	COURTYARD THE CONDOMINIUM
80	200640	0090	273,750	10/14/2015	280,000	715	5	1979	4	NO	NO	DESIREE THE CONDOMINIUM
80	200640	0120	367,550	2/4/2015	406,000	1,075	5	1979	4	NO	YES	DESIREE THE CONDOMINIUM
80	200640	0130	345,000	5/2/2014	415,000	1,167	5	1979	4	NO	YES	DESIREE THE CONDOMINIUM
80	210900	0010	236,500	8/18/2015	246,000	617	5	1990	3	NO	NO	DRAVUS PLACE CONDOMINIUM
80	210900	0030	205,000	11/14/2014	232,000	686	5	1990	3	NO	NO	DRAVUS PLACE CONDOMINIUM
80	247093	0040	239,900	9/16/2014	277,000	829	4	1980	4	NO	NO	FAIRWAY VISTA CONDOMINIUM
80	247570	0090	220,000	12/18/2015	221,000	498	4	1978	4	NO	NO	FALCON WEST CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	277250	0090	220,000	10/19/2015	225,000	499	5	2000	3	NO	YES	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0180	189,000	5/16/2014	226,000	602	5	2000	3	NO	YES	GILMAN'S FAIRWAY CONDOMINIUM
80	277250	0340	285,000	11/20/2015	289,000	713	5	2000	3	NO	NO	GILMAN'S FAIRWAY CONDOMINIUM
80	339515	0070	260,000	2/10/2015	287,000	1,221	4	1969	4	NO	NO	HOLLY TERRACE CONDOMINIUM
80	339515	0360	285,000	10/20/2015	291,000	1,221	4	1969	4	NO	YES	HOLLY TERRACE CONDOMINIUM
80	373760	0080	306,000	4/23/2014	369,000	1,040	5	1966	4	NO	YES	JOHNSTON MANOR CONDOMINIUM
80	387110	0030	498,000	12/1/2015	503,000	1,390	4	1984	3	NO	YES	KING JAMES ON QUEEN ANNE CONDOMINIUM
80	500770	0020	240,000	5/11/2015	258,000	660	4	1967	5	NO	NO	MADERA ON QUEEN ANNE CONDOMINIUM
80	500770	0040	235,000	9/22/2014	270,000	660	4	1967	5	NO	NO	MADERA ON QUEEN ANNE CONDOMINIUM
80	500770	0060	245,000	4/1/2014	297,000	660	4	1967	5	NO	NO	MADERA ON QUEEN ANNE CONDOMINIUM
80	503160	0010	399,350	12/21/2015	401,000	1,172	4	1991	4	NO	NO	MAGNOLIA BAY CONDOMINIUM
80	503160	0020	326,000	4/28/2014	392,000	1,172	4	1991	4	NO	NO	MAGNOLIA BAY CONDOMINIUM
80	503910	0050	225,780	4/22/2014	272,000	930	4	1969	4	NO	NO	MAGNOLIA VIEW CONDOMINIUM
80	503910	0060	245,000	9/14/2015	253,000	952	4	1969	4	NO	NO	MAGNOLIA VIEW CONDOMINIUM
80	503910	0140	214,000	6/25/2015	227,000	685	4	1969	4	NO	NO	MAGNOLIA VIEW CONDOMINIUM
80	503910	0170	250,000	12/17/2014	280,000	952	4	1969	4	NO	YES	MAGNOLIA VIEW CONDOMINIUM
80	504030	0020	233,000	5/19/2015	250,000	902	4	1978	4	NO	NO	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0040	210,000	2/20/2015	231,000	818	4	1978	4	NO	NO	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0060	193,000	11/19/2014	218,000	697	4	1978	4	NO	NO	MAGNOLIA VIEW CREST CONDOMINIUM
80	504030	0080	200,000	8/11/2014	233,000	814	4	1978	4	NO	YES	MAGNOLIA VIEW CREST CONDOMINIUM
80	606380	0010	199,950	3/25/2014	243,000	634	4	1978	4	NO	NO	NEWELL SQUARE CONDOMINIUM
80	606380	0090	420,000	10/5/2015	431,000	1,360	4	1978	4	NO	YES	NEWELL SQUARE CONDOMINIUM
80	606380	0100	189,000	1/8/2015	211,000	668	4	1978	4	NO	YES	NEWELL SQUARE CONDOMINIUM
80	606380	0110	178,500	4/3/2014	216,000	658	4	1978	4	NO	YES	NEWELL SQUARE CONDOMINIUM
80	606380	0150	215,180	4/29/2015	232,000	725	4	1978	4	NO	NO	NEWELL SQUARE CONDOMINIUM
80	606380	0180	329,000	1/23/2015	365,000	1,353	4	1978	4	NO	YES	NEWELL SQUARE CONDOMINIUM
80	662110	0010	343,000	4/6/2015	372,000	1,170	5	1990	3	NO	NO	PANORAMA WEST CONDOMINIUM
80	662110	0020	305,000	7/24/2014	357,000	1,220	5	1990	3	NO	NO	PANORAMA WEST CONDOMINIUM
80	662110	0030	389,950	9/11/2015	403,000	1,130	5	1990	3	NO	YES	PANORAMA WEST CONDOMINIUM
80	662110	0050	314,000	12/12/2014	353,000	1,030	5	1990	3	NO	YES	PANORAMA WEST CONDOMINIUM
80	678070	0090	355,000	10/26/2015	362,000	1,125	4	1968	4	NO	YES	PIERRE THE CONDOMINIUM
80	678080	0200	295,000	4/1/2014	358,000	1,048	4	1980	4	NO	NO	PIERRE MARQUIS CONDOMINIUM
80	678080	0210	253,000	3/12/2014	309,000	1,040	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	678080	0280	341,000	9/26/2014	392,000	1,186	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0310	292,000	4/14/2014	353,000	1,051	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0360	261,000	2/20/2014	320,000	1,046	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0460	297,500	1/22/2014	368,000	1,046	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	678080	0470	368,950	6/10/2015	392,000	1,046	4	1980	4	NO	YES	PIERRE MARQUIS CONDOMINIUM
80	683550	0030	425,000	3/25/2015	463,000	1,700	4	1965	5	NO	YES	PLYMOUTH VISTA CONDOMINIUM
80	701069	0020	300,900	5/10/2014	361,000	1,218	5	1984	3	NO	NO	QUEEN ANNE THE CONDOMINIUM
80	701069	0060	371,000	7/13/2015	391,000	1,257	5	1984	3	NO	YES	QUEEN ANNE THE CONDOMINIUM
80	701069	0100	365,000	3/30/2015	397,000	1,155	5	1984	3	NO	YES	QUEEN ANNE THE CONDOMINIUM
80	701069	0120	400,000	9/1/2015	415,000	1,227	5	1984	3	NO	YES	QUEEN ANNE THE CONDOMINIUM
80	701480	0010	260,000	2/13/2015	287,000	1,088	4	1980	4	NO	NO	QUEEN ANNE NORTH CONDOMINIUM
80	701480	0040	228,000	2/20/2015	251,000	798	4	1980	4	NO	NO	QUEEN ANNE NORTH CONDOMINIUM
80	701480	0070	261,000	9/8/2014	302,000	1,083	4	1980	4	NO	NO	QUEEN ANNE NORTH CONDOMINIUM
80	701480	0150	202,500	9/19/2014	233,000	791	4	1980	4	NO	NO	QUEEN ANNE NORTH CONDOMINIUM
80	701485	0090	239,950	2/13/2014	295,000	818	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0100	148,000	6/26/2014	175,000	471	5	1990	4	NO	NO	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0220	183,000	10/26/2015	187,000	469	5	1990	4	NO	NO	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0450	230,000	3/10/2014	281,000	620	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701485	0500	325,000	12/30/2015	325,000	811	5	1990	4	NO	YES	QUEEN ANNE OCEAN VIEW CONDOMINIUM
80	701540	0020	379,500	8/14/2015	396,000	1,196	5	1977	4	NO	YES	QUEEN ANNE 20 CONDOMINIUM
80	701540	0040	395,000	2/12/2015	435,000	1,202	5	1977	4	NO	YES	QUEEN ANNE 20 CONDOMINIUM
80	701540	0070	432,500	10/8/2015	444,000	1,204	5	1977	4	NO	YES	QUEEN ANNE 20 CONDOMINIUM
80	701540	0090	305,000	4/25/2014	367,000	1,204	5	1977	4	NO	YES	QUEEN ANNE 20 CONDOMINIUM
80	701540	0110	385,000	5/5/2014	462,000	1,328	5	1977	4	NO	YES	QUEEN ANNE 20 CONDOMINIUM
80	701545	0010	308,000	1/29/2014	381,000	1,145	5	1986	4	NO	NO	QUEEN ANNE II CONDOMINIUM
80	701545	0040	350,000	7/13/2015	369,000	1,145	5	1986	4	NO	NO	QUEEN ANNE II CONDOMINIUM
80	721261	0050	220,000	2/17/2015	242,000	758	4	1983	4	NO	YES	REGENCY WEST NO. 02 CONDOMINIUM
80	809420	0030	250,000	5/13/2015	268,000	873	4	1977	4	NO	NO	SUNDOWNER CONDOMINIUM
80	856320	0040	225,000	5/14/2014	269,000	900	4	1978	4	NO	NO	TANAGER CONDOMINIUM
80	856320	0050	191,000	9/30/2014	219,000	762	4	1978	4	NO	NO	TANAGER CONDOMINIUM
80	856320	0070	400,000	12/22/2015	401,000	1,374	4	1978	4	NO	YES	TANAGER CONDOMINIUM
80	872665	0020	245,000	4/27/2015	264,000	932	4	1980	4	NO	YES	2811-14TH AVE. WEST CONDOMINIUM
80	872665	0070	366,000	7/24/2015	384,000	932	4	1980	4	NO	YES	2811-14TH AVE. WEST CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
80	872675	0040	430,000	5/22/2015	460,000	1,361	4	1979	4	NO	YES	2831 FOURTEENTH WEST CONDOMINIUM
80	872695	0050	485,000	5/23/2014	579,000	1,445	6	1998	3	NO	YES	2048, A CONDOMINIUM
80	872695	0070	550,000	10/14/2015	563,000	1,455	6	1998	3	NO	YES	2048, A CONDOMINIUM
80	872968	0010	340,000	3/6/2015	372,000	987	6	1996	3	NO	YES	2241 CONDOMINIUM
80	884780	0020	235,000	8/19/2015	245,000	609	4	1960	5	NO	YES	URBAN TERRACE CONDOMINIUM
80	884780	0030	175,000	9/10/2014	202,000	621	4	1960	5	NO	YES	URBAN TERRACE CONDOMINIUM
80	884780	0050	219,950	7/28/2015	231,000	613	4	1960	5	NO	YES	URBAN TERRACE CONDOMINIUM
80	884780	0120	200,000	9/23/2014	230,000	629	4	1960	5	NO	YES	URBAN TERRACE CONDOMINIUM
80	884780	0130	190,000	7/22/2014	223,000	629	4	1960	5	NO	YES	URBAN TERRACE CONDOMINIUM
80	926440	0050	400,000	5/21/2014	478,000	1,018	6	2000	3	NO	YES	WEST BOSTON HEIGHTS CONDOMINIUM
80	926440	0060	425,000	4/3/2014	515,000	1,114	6	2000	3	NO	YES	WEST BOSTON HEIGHTS CONDOMINIUM
80	926440	0070	401,000	4/9/2014	485,000	1,048	6	2000	3	NO	YES	WEST BOSTON HEIGHTS CONDOMINIUM
80	927040	0050	265,000	7/31/2014	310,000	662	5	1990	4	NO	NO	WEST QUEEN ANNE PLACE CONDOMINIUM
80	928590	0020	430,000	1/13/2014	534,000	1,467	6	1986	4	NO	YES	WEST SOUND CONDOMINIUM
80	931990	0040	374,000	2/28/2014	458,000	1,388	5	1980	4	NO	NO	WESTSIDE CONDOMINIUM
80	931990	0060	535,000	3/11/2015	585,000	1,415	5	1980	4	NO	NO	WESTSIDE CONDOMINIUM
80	932040	0010	218,000	12/24/2014	244,000	790	4	1977	4	NO	YES	WESTVIEW MANOR CONDOMINIUM
80	932040	0070	218,000	1/22/2015	242,000	695	4	1977	4	NO	YES	WESTVIEW MANOR CONDOMINIUM
80	932040	0120	275,000	9/28/2015	283,000	695	4	1977	4	NO	YES	WESTVIEW MANOR CONDOMINIUM
80	932040	0210	330,000	12/16/2014	370,000	1,019	4	1977	4	NO	YES	WESTVIEW MANOR CONDOMINIUM
80	941245	0010	320,000	8/26/2015	333,000	885	4	1988	4	NO	NO	WILDWOOD AT MAGNOLIA CONDOMINIUM
80	941245	0050	320,000	1/8/2015	357,000	916	4	1988	4	NO	YES	WILDWOOD AT MAGNOLIA CONDOMINIUM

Sales Removed From Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
15	020860	0080	567,000	9/25/2015	SAS-DIAGNOSTIC OUTLIER
15	022250	0040	183,000	9/9/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
15	022250	0040	239,968	3/21/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	022250	0170	307,400	1/15/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
15	022250	0270	242,900	9/3/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
15	022250	0270	222,915	4/9/2014	GOV'T TO GOV'T; FORCED SALE; AND OTHER WARNINGS
15	024770	0020	315,000	4/22/2014	SAS-DIAGNOSTIC OUTLIER
15	029420	0110	269,500	8/7/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	029420	0130	460,000	5/13/2015	SAS-DIAGNOSTIC OUTLIER
15	029420	0190	195,000	2/19/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	029420	0190	165,000	9/2/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	029420	0210	205,000	6/17/2015	SHORT SALE
15	029420	0310	470,000	7/24/2015	SAS-DIAGNOSTIC OUTLIER
15	029420	0540	275,000	6/18/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
15	029420	0590	102,636	1/29/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; AND OTHER WARNINGS
15	029420	0620	192,496	5/12/2014	QUIT CLAIM DEED
15	029420	0620	183,000	2/18/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	029420	0630	250,000	4/30/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
15	059000	0401	186,500	12/18/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	140050	0050	164,901	3/7/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	174490	0320	1,100,000	12/16/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONDO WITH GARAGE, MOORAGE, OR STORAGE
15	174490	0330	1,100,000	12/16/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONDO WITH GARAGE, MOORAGE, OR STORAGE
15	174490	0430	830,000	4/22/2015	SAS-DIAGNOSTIC OUTLIER
15	174490	0440	675,000	1/10/2014	SAS-DIAGNOSTIC OUTLIER
15	176070	0110	419,000	7/26/2014	RELOCATION - SALE TO SERVICE
15	179253	0540	312,000	7/27/2015	NO MARKET EXPOSURE
15	231398	0130	269,900	1/22/2015	FINANCIAL INSTITUTION RESALE
15	255790	0130	172,000	4/14/2015	NON-REPRESENTATIVE SALE
15	255790	0180	170,000	2/13/2014	NO MARKET EXPOSURE
15	256980	0120	230,805	12/3/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	256980	0120	247,000	3/13/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	286720	0150	320,000	2/25/2015	NO MARKET EXPOSURE

Area	Major	Minor	Sale Price	Sale Date	Comments
15	311043	0510	427,000	3/25/2014	NO MARKET EXPOSURE
15	363070	0040	315,000	3/5/2015	SHORT SALE
15	363070	0460	374,000	3/19/2015	RELOCATION - SALE TO SERVICE
15	387760	0410	389,000	7/28/2014	RELOCATION - SALE TO SERVICE
15	387760	0420	390,000	7/16/2014	NO MARKET EXPOSURE
15	387760	0430	482,000	4/15/2015	RESIDUAL OUTLIER
15	427200	0090	505,000	5/16/2014	SAS-DIAGNOSTIC OUTLIER
15	445872	0100	1,275,000	4/3/2015	SAS-DIAGNOSTIC OUTLIER
15	445872	0580	222,000	1/27/2014	FINANCIAL INSTITUTION RESALE
15	445872	0670	325,500	12/31/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	445872	0670	334,006	6/19/2014	FORCED SALE; EXEMPT FROM EXCISE TAX
15	445872	0710	345,000	12/14/2015	NO MARKET EXPOSURE
15	446850	0360	465,000	6/4/2015	NO MARKET EXPOSURE
15	516550	0740	280,000	1/27/2014	NO MARKET EXPOSURE
15	516550	1300	628,000	4/7/2015	SAS-DIAGNOSTIC OUTLIER
15	560395	0040	312,500	10/8/2015	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, ETC.)
15	638520	0100	345,000	12/18/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	664945	0140	91,146	9/27/2014	QUIT CLAIM DEED; CONDO WITH GARAGE, MOORAGE, OR STORAGE; AND OTHER WARNINGS
15	664945	0150	55,000	11/20/2014	NO MARKET EXPOSURE
15	681550	0110	165,000	6/26/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
15	681550	0160	145,900	7/11/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
15	681550	0230	289,000	9/17/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
15	681550	0240	300,000	10/12/2015	NO MARKET EXPOSURE
15	701370	0050	195,000	11/12/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	701580	0110	66,500	12/23/2014	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	701580	0280	68,200	6/24/2014	PARTIAL INTEREST (1/3, 1/2, ETC.)
15	701580	0280	21,340	6/24/2014	PARTIAL INTEREST (1/3, 1/2, ETC.)
15	701580	0280	130,460	6/24/2014	PARTIAL INTEREST (1/3, 1/2, ETC.)
15	724200	0110	275,901	11/26/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
15	724200	0470	267,000	11/14/2014	NO MARKET EXPOSURE
15	767729	0110	298,500	10/27/2015	NO MARKET EXPOSURE
15	767729	0150	160,400	8/14/2014	SAS-DIAGNOSTIC OUTLIER
15	767729	0170	395,000	12/16/2015	NO MARKET EXPOSURE
15	767729	0490	405,000	8/12/2015	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
15	767729	0530	240,000	5/5/2015	NO MARKET EXPOSURE
15	767729	0570	150,550	11/4/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
15	767729	0570	149,428	5/30/2014	GOV'T TO GOV'T; FORCED SALE; AND OTHER WARNINGS
15	769540	0210	220,000	1/14/2014	SHORT SALE
15	769540	0270	201,000	7/9/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
15	866318	0050	985,000	10/8/2014	RESIDUAL OUTLIER
15	942558	0110	305,000	11/10/2015	SAS-DIAGNOSTIC OUTLIER
15	942558	0220	273,500	6/11/2015	SAS-DIAGNOSTIC OUTLIER
15	942558	0320	263,000	9/22/2015	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
20	029005	0030	1,700,000	5/6/2014	CORPORATE AFFILIATES
20	889230	0600	355,000	10/9/2015	NO MARKET EXPOSURE
45	001140	0050	360,000	7/8/2014	SAS-DIAGNOSTIC OUTLIER
45	093800	0070	475,000	8/6/2015	RESIDUAL OUTLIER
45	093800	0070	285,000	10/28/2014	SAS-DIAGNOSTIC OUTLIER
45	159890	0020	140,000	1/22/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	159890	0050	140,000	9/16/2014	SHORT SALE
45	159890	0100	134,000	2/7/2014	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
45	159890	0140	152,000	9/22/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	165450	0060	181,125	4/28/2015	FINANCIAL INSTITUTION RESALE
45	165450	0060	202,500	3/6/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	173170	0020	77,000	6/24/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
45	228520	0010	198,000	12/8/2015	SAS-DIAGNOSTIC OUTLIER
45	228520	0360	340,000	7/23/2015	NO MARKET EXPOSURE
45	228520	0370	225,000	4/21/2015	NO MARKET EXPOSURE
45	238330	0170	295,000	12/18/2015	NO MARKET EXPOSURE
45	255950	0010	520,000	8/6/2015	SAS-DIAGNOSTIC OUTLIER
45	261755	0040	315,000	10/16/2014	RESIDUAL OUTLIER
45	261775	0090	435,000	4/7/2014	SAS-DIAGNOSTIC OUTLIER
45	261775	0150	285,000	4/3/2014	NO MARKET EXPOSURE
45	268460	0030	316,000	12/9/2014	EXEMPT FROM EXCISE TAX; AUCTION SALE
45	268460	0030	425,000	2/17/2015	FINANCIAL INSTITUTION RESALE
45	329857	0020	166,300	3/5/2015	FINANCIAL INSTITUTION RESALE
45	329857	0020	172,699	9/19/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
45	329857	0040	140,000	1/10/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
45	330075	0090	350,750	11/11/2015	RESIDUAL OUTLIER
45	355100	0010	624,500	10/10/2014	NO MARKET EXPOSURE
45	355100	0030	1,050,000	7/30/2015	SAS-DIAGNOSTIC OUTLIER
45	639100	0180	5,600,000	9/4/2014	MULTI-PARCEL SALE
45	639100	0190	5,600,000	9/4/2014	MULTI-PARCEL SALE
45	639145	0280	293,550	4/20/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE
45	663310	0060	1,590,000	10/21/2014	SAS-DIAGNOSTIC OUTLIER
45	701430	0430	1,147,000	11/2/2015	SAS-DIAGNOSTIC OUTLIER
45	701430	0690	600,000	7/24/2015	SAS-DIAGNOSTIC OUTLIER
45	701430	0920	292,000	1/14/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	721230	0010	183,280	3/3/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	721230	0140	217,500	12/17/2015	SAS-DIAGNOSTIC OUTLIER
45	721230	0190	209,900	1/15/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	721230	0190	225,493	9/4/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
45	721565	0040	520,000	12/5/2014	QUESTIONABLE PER APPRAISAL
45	739130	0070	199,000	12/11/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	739130	0070	176,317	6/4/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
45	739130	0210	241,032	4/1/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	739130	0210	181,888	11/4/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	769810	0080	450,000	8/10/2015	NO MARKET EXPOSURE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
45	769810	0130	435,000	5/8/2015	CONDO WITH GARAGE, MOORAGE, OR STORAGE
45	769837	0010	365,000	5/19/2015	RELOCATION - SALE TO SERVICE
45	780408	0150	200,000	3/4/2014	SHORT SALE
45	780408	0170	495,000	8/19/2015	NO MARKET EXPOSURE
45	780408	0190	529,500	10/6/2015	SAS-DIAGNOSTIC OUTLIER
45	856700	0260	238,000	9/15/2014	FINANCIAL INSTITUTION RESALE
45	856700	0420	205,900	3/3/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
45	856700	0550	275,000	9/26/2015	NO MARKET EXPOSURE
45	856725	0330	875,100	3/2/2015	MULTI-PARCEL SALE
45	856750	0040	260,000	6/23/2015	FINANCIAL INSTITUTION RESALE
45	856750	0040	241,760	1/26/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
45	856760	0070	775,000	8/8/2014	SAS-DIAGNOSTIC OUTLIER
45	856760	0080	760,000	9/12/2014	SAS-DIAGNOSTIC OUTLIER
45	872660	0040	200,000	3/12/2014	SHORT SALE

Area	Major	Minor	Sale Price	Sale Date	Comments
45	872730	0040	463,800	6/13/2014	SAS-DIAGNOSTIC OUTLIER
45	873233	0070	2,600,000	10/13/2014	NO MARKET EXPOSURE
45	873233	0110	1,200,000	9/21/2015	NO MARKET EXPOSURE
45	889853	0250	407,500	7/29/2014	SAS-DIAGNOSTIC OUTLIER
45	889853	0410	1,100,000	1/7/2015	SAS-DIAGNOSTIC OUTLIER
45	927015	0200	774,000	3/31/2014	SAS-DIAGNOSTIC OUTLIER
45	927015	0210	640,000	1/29/2014	SAS-DIAGNOSTIC OUTLIER
45	927015	0290	375,000	9/17/2015	SAS-DIAGNOSTIC OUTLIER
45	927015	0370	575,000	6/23/2014	SAS-DIAGNOSTIC OUTLIER
45	927015	0450	455,000	7/25/2014	SAS-DIAGNOSTIC OUTLIER
45	930190	0050	299,999	11/20/2014	RESIDUAL OUTLIER
50	132700	0080	200,000	7/2/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
50	143100	0090	267,000	5/16/2014	SAS-DIAGNOSTIC OUTLIER
50	233430	0110	305,000	8/4/2014	SHORT SALE
50	253910	0040	215,000	5/19/2015	SAS-DIAGNOSTIC OUTLIER
50	253910	0110	338,000	9/1/2015	SAS-DIAGNOSTIC OUTLIER
50	524300	0030	340,000	3/4/2015	SAS-DIAGNOSTIC OUTLIER
50	617140	0270	221,000	9/1/2014	SAS-DIAGNOSTIC OUTLIER
50	701490	0050	90,500	7/22/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
50	701490	0130	145,000	9/22/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
50	701490	0210	85,000	3/25/2014	QUESTIONABLE PER APPRAISAL
50	701490	0270	241,223	2/17/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; AND OTHER WARNINGS
55	019550	0120	314,752	9/23/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	030000	0030	723,000	12/10/2015	SAS-DIAGNOSTIC OUTLIER
55	136830	0060	460,000	9/29/2015	SAS-DIAGNOSTIC OUTLIER
55	136830	0120	407,500	12/9/2014	SAS-DIAGNOSTIC OUTLIER
55	142180	0190	625,000	1/27/2014	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
55	152780	0020	280,000	6/8/2015	NO MARKET EXPOSURE
55	202350	0020	279,582	6/24/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	202350	0020	221,000	4/8/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
55	202350	0040	194,500	5/21/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
55	202350	0050	216,500	10/21/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
55	202350	0050	258,011	9/5/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	202360	0020	260,000	6/19/2015	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
55	228515	0090	435,000	7/17/2014	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
55	261734	0050	335,000	3/26/2014	QUESTIONABLE PER APPRAISAL
55	309000	0040	281,003	2/28/2014	FINANCIAL INSTITUTION RESALE
55	318580	0090	160,125	5/20/2014	SHORT SALE
55	318580	0130	245,000	5/21/2015	SHORT SALE
55	318580	0470	235,000	10/22/2014	SAS-DIAGNOSTIC OUTLIER
55	415233	0010	485,000	7/31/2015	SAS-DIAGNOSTIC OUTLIER
55	415233	0450	433,125	5/6/2015	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
55	415233	0450	391,500	3/16/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	520160	0070	289,950	9/24/2014	SAS-DIAGNOSTIC OUTLIER
55	532850	0140	225,810	1/13/2014	SAS-DIAGNOSTIC OUTLIER
55	601100	0410	493,000	4/25/2015	SAS-DIAGNOSTIC OUTLIER
55	601100	0580	522,010	10/29/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	601100	0580	328,650	1/5/2015	AUCTION SALE
55	686400	0090	321,335	5/23/2014	NO MARKET EXPOSURE
55	686400	0470	250,000	3/5/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
55	872710	0180	355,000	12/15/2015	NO MARKET EXPOSURE
55	872735	0020	259,950	1/7/2014	SHORT SALE
55	880510	0140	217,350	2/3/2014	AUCTION SALE; SALE PRICE UPDATED BY SALES ID GROUP
55	880510	0340	220,000	4/7/2015	NO MARKET EXPOSURE
55	930195	0030	460,000	7/27/2015	NO MARKET EXPOSURE
55	930195	0040	382,500	2/27/2015	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
55	930195	0040	431,000	9/14/2015	AUCTION SALE
55	947790	0200	545,000	3/14/2014	QUESTIONABLE PER APPRAISAL
60	220880	0050	675,000	9/9/2015	NO MARKET EXPOSURE
60	220880	0150	381,500	8/27/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
60	220880	0150	351,000	5/19/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
60	246843	0020	202,000	1/22/2014	QUIT CLAIM DEED; CONDO WITH GARAGE, MOORAGE, OR STORAGE; AND OTHER WARNINGS
60	263500	0160	350,000	10/26/2015	NO MARKET EXPOSURE
60	311100	0010	263,000	6/30/2014	SAS-DIAGNOSTIC OUTLIER
60	407900	0050	239,476	8/9/2014	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
60	407900	0050	197,870	1/15/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
60	407900	0100	295,000	6/19/2014	SHORT SALE
60	407900	0150	425,000	8/26/2014	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
60	409030	0080	330,000	11/22/2015	QUESTIONABLE PER APPRAISAL
60	409300	0020	103,500	3/10/2014	SAS-DIAGNOSTIC OUTLIER
60	415235	0100	560,000	7/7/2015	NO MARKET EXPOSURE
60	505100	0120	310,000	12/19/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
60	505750	0170	905,000	6/5/2014	SAS-DIAGNOSTIC OUTLIER
60	513760	0050	357,000	5/4/2015	SAS-DIAGNOSTIC OUTLIER
60	638980	0020	398,736	7/25/2014	NO MARKET EXPOSURE
60	763365	0160	290,000	3/23/2015	NO MARKET EXPOSURE
60	780425	0040	360,000	10/13/2014	RESIDUAL OUTLIER
60	866990	0180	449,950	2/10/2014	NO MARKET EXPOSURE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
60	880720	0220	260,000	10/14/2014	NO MARKET EXPOSURE
60	880720	0280	317,000	8/31/2015	NO MARKET EXPOSURE
60	880720	0290	400,000	3/11/2014	SAS-DIAGNOSTIC OUTLIER
60	980680	0120	525,000	9/15/2014	SAS-DIAGNOSTIC OUTLIER
75	066240	0120	600,000	6/10/2014	QUESTIONABLE PER APPRAISAL
75	066240	0210	775,000	8/11/2014	SAS-DIAGNOSTIC OUTLIER
75	066240	0220	850,000	4/25/2014	SAS-DIAGNOSTIC OUTLIER
75	229661	0170	179,500	6/24/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
75	229661	0190	205,000	8/12/2014	SAS-DIAGNOSTIC OUTLIER
75	229664	0010	170,000	7/20/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE
75	229664	0200	219,806	7/15/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
75	229664	0200	186,000	4/1/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
75	233330	0050	195,000	6/9/2015	SAS-DIAGNOSTIC OUTLIER
75	423800	0230	440,000	8/21/2015	NO MARKET EXPOSURE
75	438780	0210	415,000	1/24/2014	NO MARKET EXPOSURE
75	438780	0320	635,633	5/8/2014	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
75	503500	0010	215,000	2/5/2015	SAS-DIAGNOSTIC OUTLIER
75	503500	0080	180,062	10/28/2015	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
75	503560	0030	315,000	8/21/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
75	503780	0170	206,222	5/13/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
75	503780	0230	1,909	4/3/2014	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
75	511635	0030	285,000	8/13/2014	SAS-DIAGNOSTIC OUTLIER
75	511635	0040	241,400	6/25/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; SALE PRICE UPDATED BY SALES ID GROUP
75	511635	0040	229,900	2/2/2015	FINANCIAL INSTITUTION RESALE

Area	Major	Minor	Sale Price	Sale Date	Comments
75	610700	0040	340,000	4/28/2015	SAS-DIAGNOSTIC OUTLIER
75	610700	0070	350,000	5/25/2015	NO MARKET EXPOSURE
75	700280	0020	160,000	4/22/2015	SHORT SALE
75	700280	0090	223,000	10/20/2015	NO MARKET EXPOSURE
75	700280	0680	138,652	1/16/2015	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
75	860230	0060	335,000	8/27/2014	SAS-DIAGNOSTIC OUTLIER
75	947811	0410	310,000	12/7/2015	SAS-DIAGNOSTIC OUTLIER
75	947811	0820	212,000	2/18/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
80	025321	0010	157,605	1/29/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	025321	0010	165,000	9/2/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	025321	0090	155,000	10/16/2014	SHORT SALE
80	054490	0050	167,765	2/5/2015	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
80	054490	0050	167,765	11/11/2014	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	054490	0070	199,000	8/24/2015	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
80	054490	0080	256,845	10/27/2014	EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
80	054490	0080	231,500	5/8/2015	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
80	059190	0120	225,000	8/14/2015	NO MARKET EXPOSURE; STATEMENT TO DOR
80	059190	0300	198,500	1/22/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
80	095870	0070	29,000	7/23/2015	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
80	095870	0150	200,000	8/7/2014	SHORT SALE
80	159400	0050	255,000	6/24/2014	FINANCIAL INSTITUTION RESALE
80	159400	0120	281,000	2/25/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
80	210900	0030	152,000	7/23/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	231490	0140	58,901	9/17/2014	NO MARKET EXPOSURE; ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD; AND OTHER WARNINGS
80	247570	0040	110,033	6/25/2015	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
80	247570	0050	215,000	6/23/2015	SAS-DIAGNOSTIC OUTLIER
80	277250	0020	179,900	6/27/2014	EXEMPT FROM EXCISE TAX; GOV'T TO NON-GOV'T
80	277250	0260	299,950	12/5/2014	SAS-DIAGNOSTIC OUTLIER
80	504260	0090	340,000	8/8/2014	NO MARKET EXPOSURE
80	559400	0060	365,000	7/6/2015	NO MARKET EXPOSURE
80	559400	0130	430,000	7/9/2015	SAS-DIAGNOSTIC OUTLIER
80	606380	0130	185,000	4/16/2014	NO MARKET EXPOSURE
80	606380	0130	72,386	2/21/2014	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
80	606380	0190	136,500	6/23/2015	RELATED PARTY, FRIEND, OR NEIGHBOR
80	678080	0070	263,000	10/5/2015	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
80	678080	0170	310,000	5/20/2014	NO MARKET EXPOSURE
80	701480	0140	215,000	9/24/2014	NO MARKET EXPOSURE
80	701485	0230	276,000	6/16/2015	RESIDUAL OUTLIER
80	701485	0290	239,900	3/11/2014	SAS-DIAGNOSTIC OUTLIER
80	856540	0060	99,000	5/16/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
80	872665	0070	366,000	7/24/2015	RELOCATION - SALE TO SERVICE
80	872968	0030	216,668	12/19/2014	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
80	884780	0180	160,000	4/21/2014	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
80	926440	0060	40,000	12/31/2014	RELATED PARTY, FRIEND, OR NEIGHBOR
80	926620	0020	628,800	7/1/2015	SAS-DIAGNOSTIC OUTLIER
80	932040	0120	228,000	2/9/2015	IMP. CHARACTERISTICS CHANGED SINCE SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
80	932040	0180	250,000	3/25/2015	NO MARKET EXPOSURE
80	932040	0180	252,000	10/12/2015	NO MARKET EXPOSURE

Queen Anne / Magnolia Overview Map



Legend

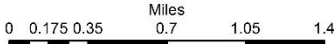
- Condo_Neighborhoods
- main streets
- freeways
- major water bodies

King County Parcels

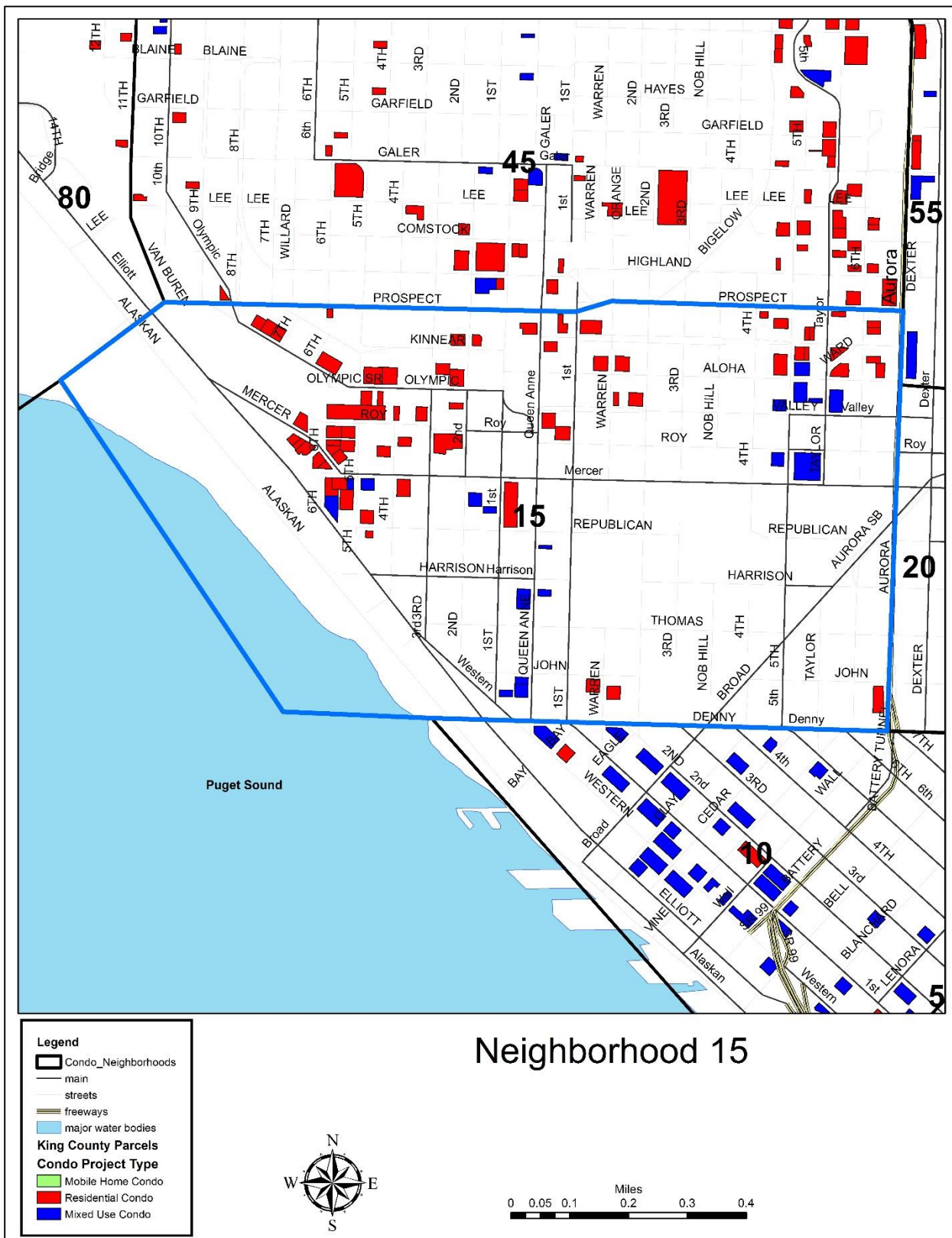
Condo Project Type

- Mobile Home Condo
- Residential Condo
- Mixed Use Condo

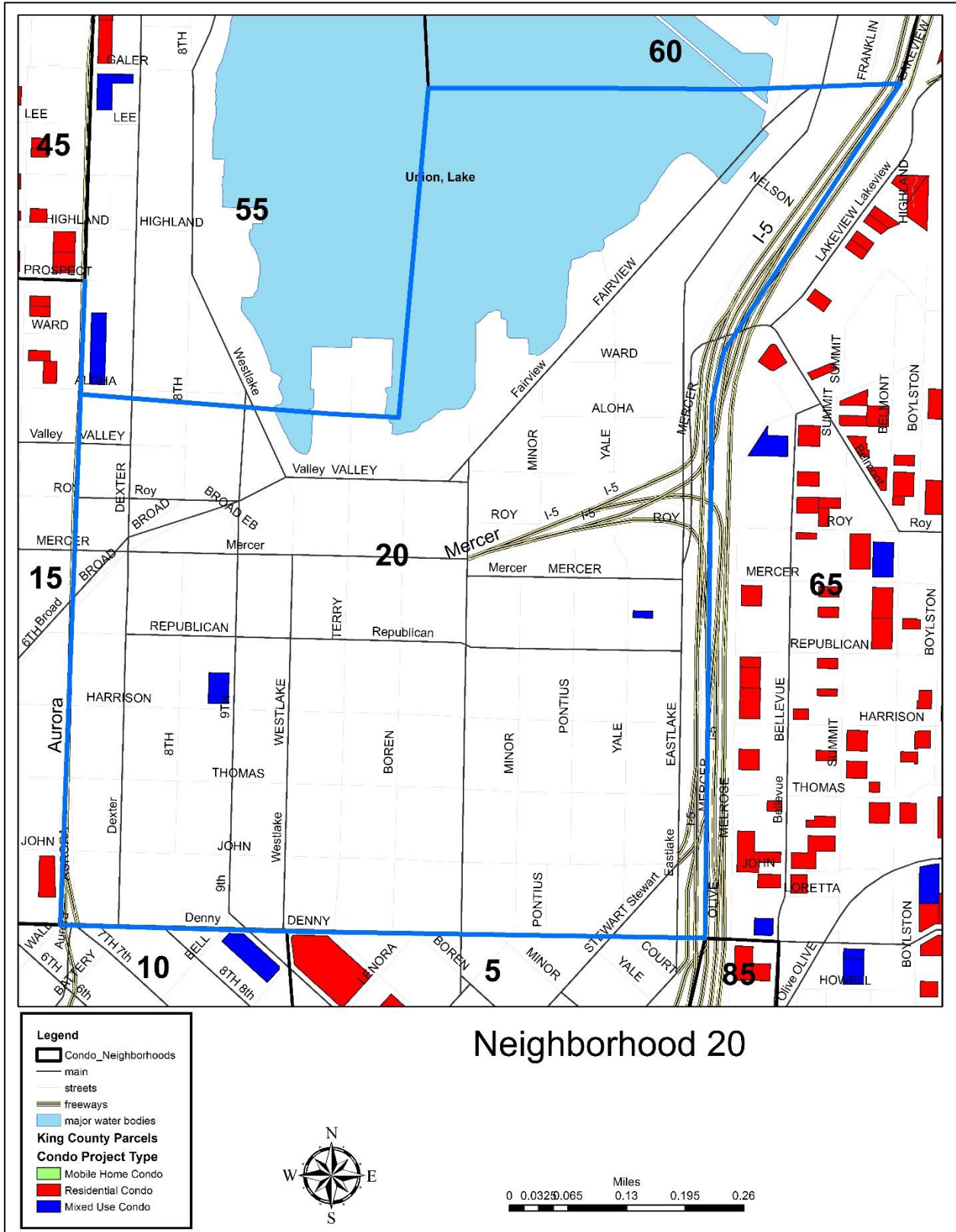
Queen Anne / Magnolia Overview



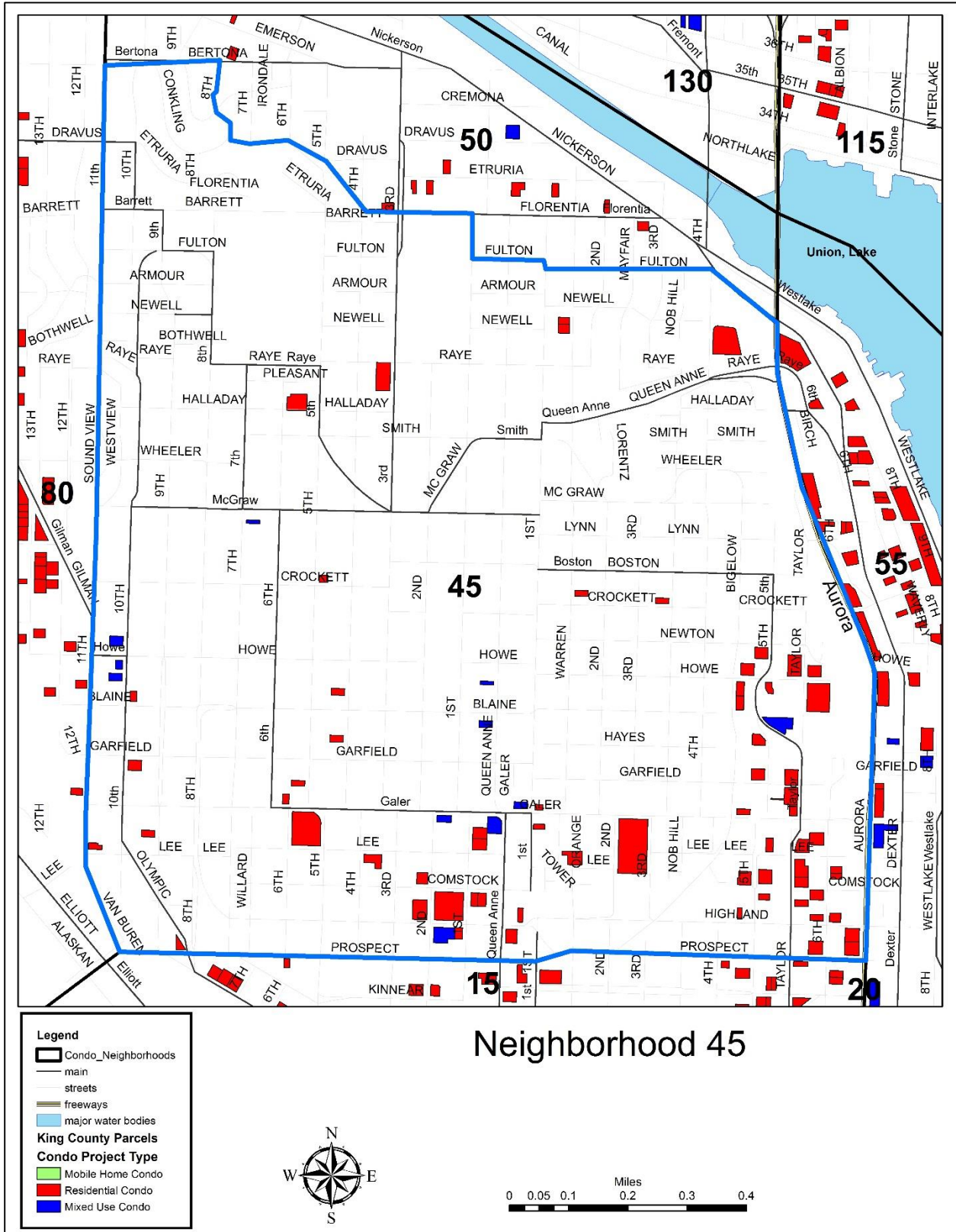
Neighborhood 15 Map



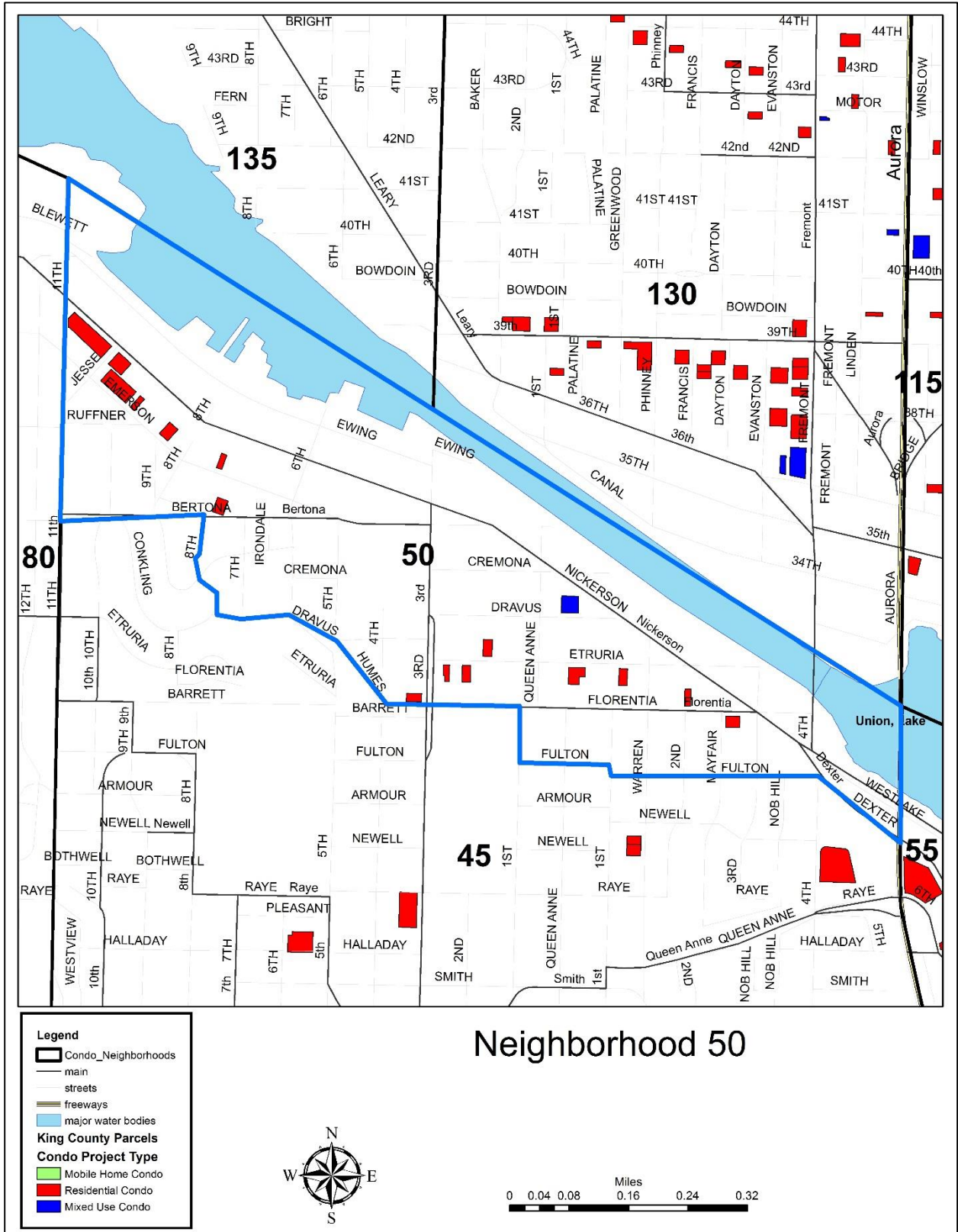
Neighborhood 20 Map



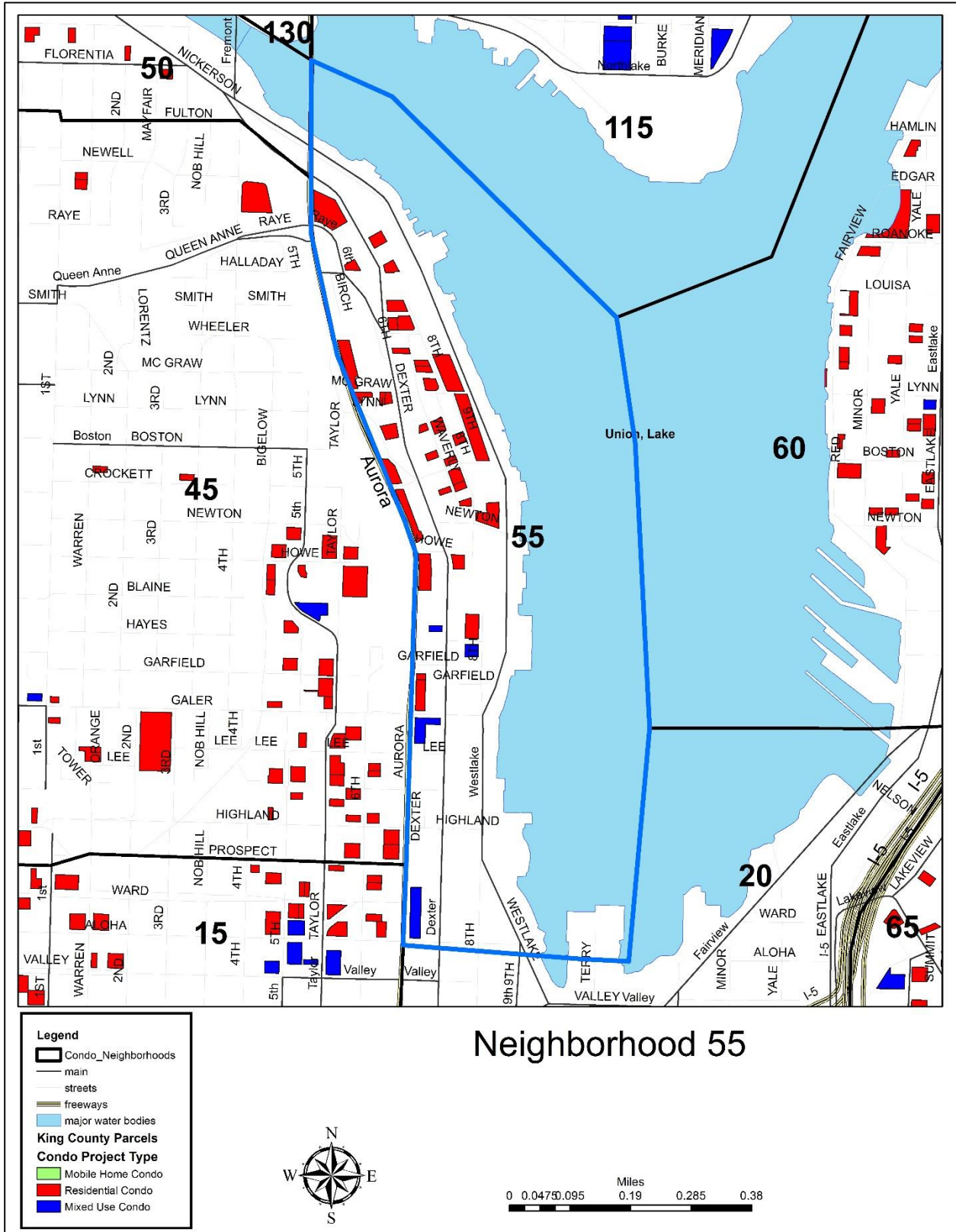
Neighborhood 45 Map



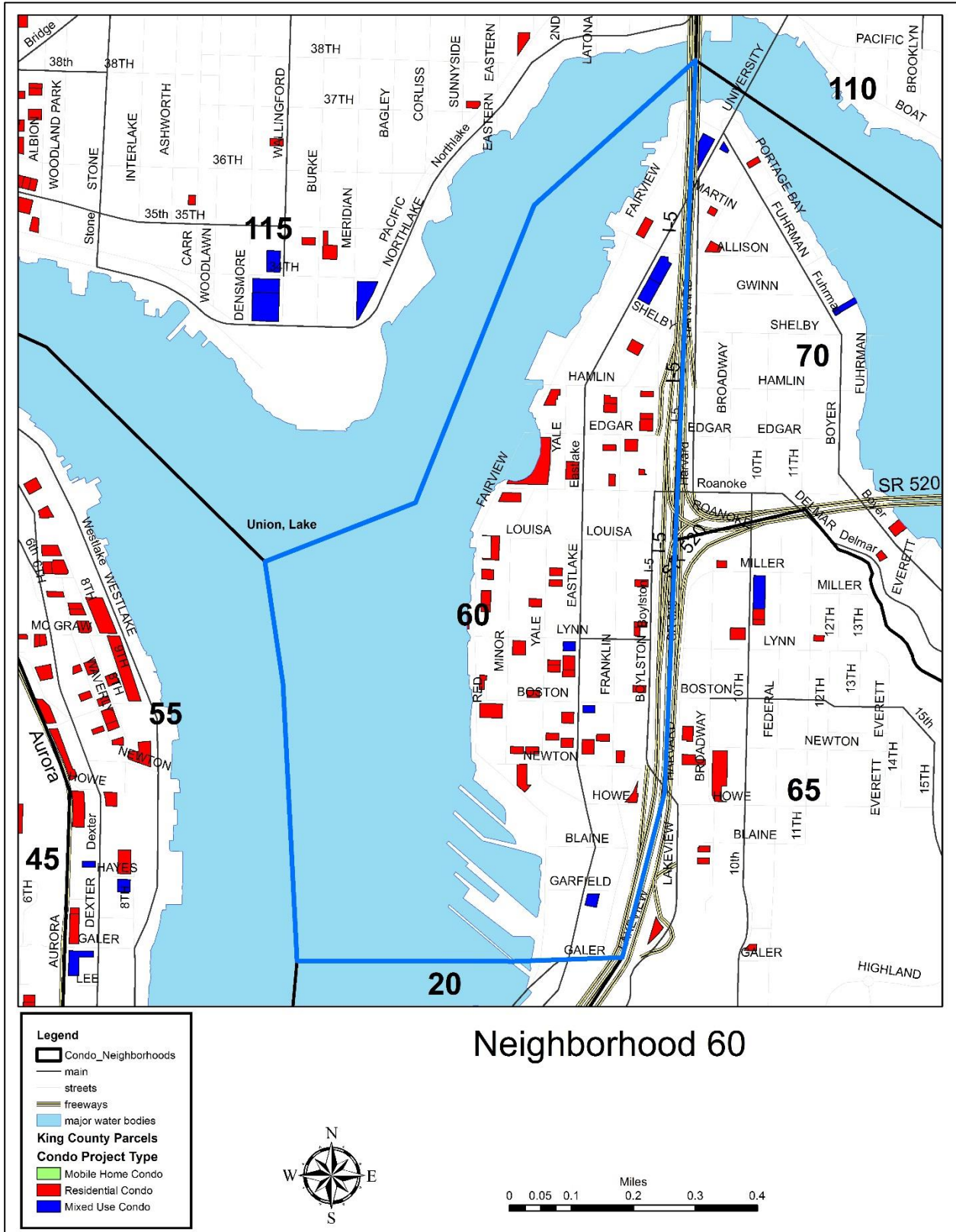
Neighborhood 50 Map



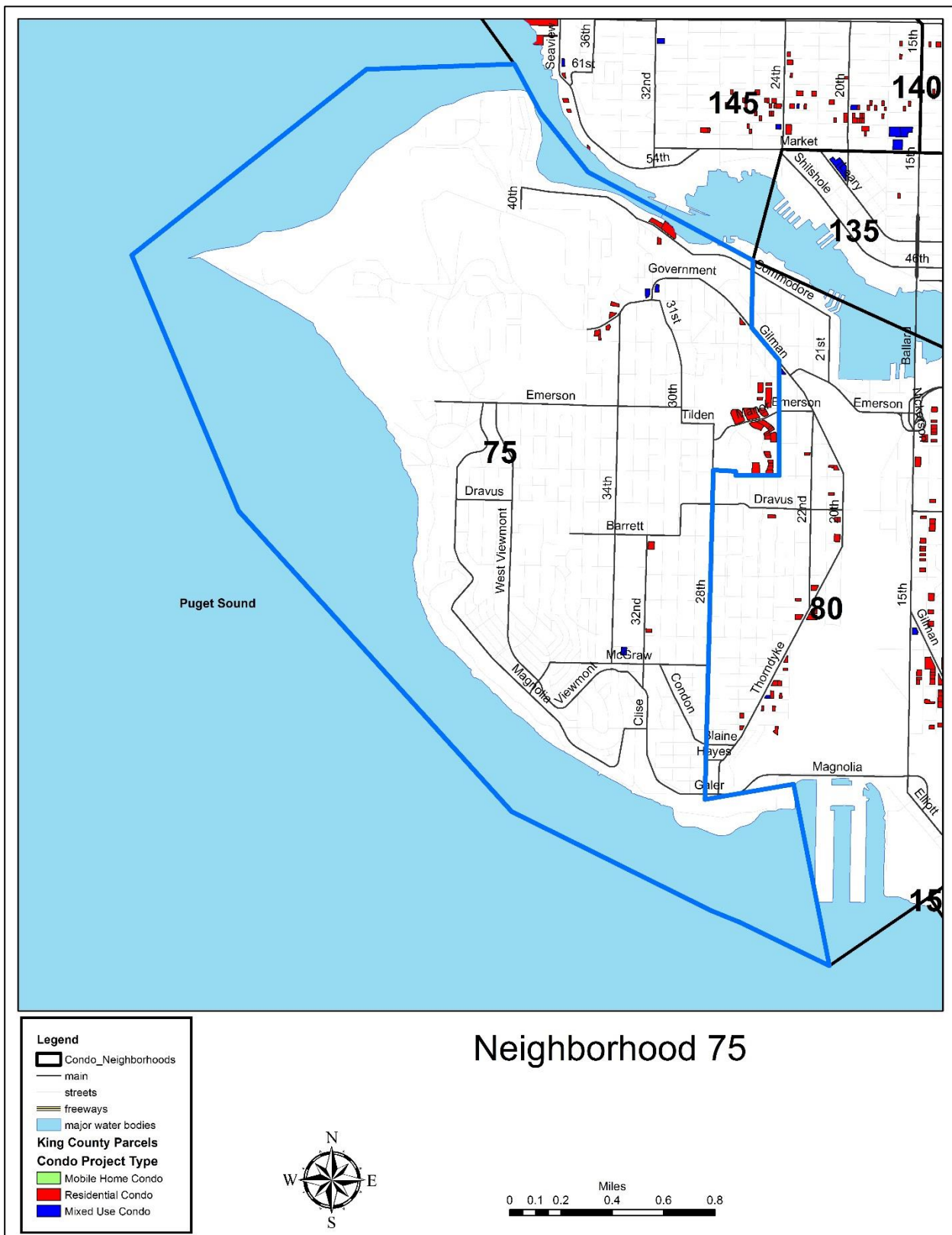
Neighborhood 55 Map



Neighborhood 60 Map



Neighborhood 75 Map



Neighborhood 80 Map

