Capitol Hill

Areas: 35, 40, 65, 70, and 85

Residential Condominium Revalue for 2020 Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its "true and fair value" reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work hard to implement your feedback and ensure we provide accurate and timely information to you. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area along with a map. Additionally, I have provided a brief tutorial of our property assessment process. It is meant to provide you with the background information about the process we use and our basis for the assessments in your area.

Fairness, accuracy and transparency set the foundation for effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure every single taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you ever have any questions, comments or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 700,000 residential, commercial and industrial properties. More specifically for residential condominiums, we break up King County into 8 geographically similar market areas and annually develop market models from the sold properties using multiple regression statistical tools. The results of the market models are then applied to all similarly situated properties within the same appraisal area.

Are Properties Inspected?

All property in King County is physically inspection at least once during each six-year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will attempt to make contact with the property owner or project manager and/or leave a card requesting the taxpayer contact them.

RCW 84.40.025 Access to property:

> For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.
>
> In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.08 RCW.

How are Property Sales Used?

For the annual revaluation of residential condominiums, two years of sales are analyzed with the sales prices time adjusted to January 1 of the current assessment year. Sales prices are adjusted for time to reflect that market prices change over time. During an increasing market, older sales prices often understate the current market value. Conversely, during downward (or recessionary) markets, older sales prices may overstate a property's value on January 1 of the assessment year unless sales are time adjusted. Hence time adjustments are an important element in the valuation process.

How is Assessment Uniformity Achieved?

We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers that may be reviewed at www.IAAO.org. As part of our valuation process statistical testing is performed by reviewing the uniformity of assessments within each specific market area, and project. More specifically Coefficients of Dispersion (aka COD) are developed that show the uniformity of predicted property assessments. We have set our target CODs using the standards set by IAAO which are summarized in the following table:

Type of property—General	Type of property—Specific	COD Range**
Single-family residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2–4 unit family housing	5.0 to 20.0
Income-producing properties	Larger areas represented by large samples	5.0 to 15.0
Income-producing properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant land		5.0 to 25.0
Other real and personal property		Varies with local conditions

Source: IAAO, Standard on Ratio Studies, Table 1-3

More results of the statistical testing process is found within the attached area report.

Requirements of State Law

Within Washington property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

Contents

Executive Summary Report
Capitol Hill

Neighborhoods: **35, 40, 65, 70, and 85.**

Appraisal Date: **1/1/2020- 2020 Assessment Roll**
Previous Physical Inspection: **2019 through 2020**

Sales - Improved Summary:
Number of Sales: 948
Range of Sale Dates: **1/1/2018 to 12/31/2019**

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2019 Value	$132,100	$419,800	$551,900	$535,900	103.7%	6.15%
2020 Value	$151,000	$341,300	$492,300	$535,900	92.4%	4.99%
Change	+$18,900	-$78,500	-$59,600			-1.17%
%Change	+14.3%	-18.7%	-10.8%		-11.3%	-18.98%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.17% and -18.98% actually represent an improvement.

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.
*** Sales time adjusted to 1/1/2020.*

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2019 Value	$146,800	$419,100	$565,900
2020 Value	$166,800	$340,100	$506,900
Percent Change	+13.6%	-18.8%	-10.4%

Number of improved Parcels in the Population: **7,481**

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 2020 assessment roll.

Capitol Hill Overview Map

PRE-REVALUE RATIO ANALYSIS

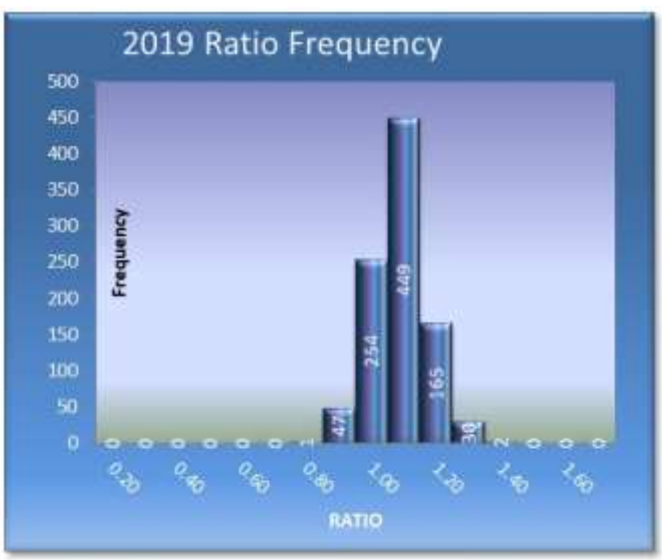
Pre-revalue ratio analysis compares time adjusted sales from 2018 through 2019 in relation to the previous assessed value as of 1/1/2019.

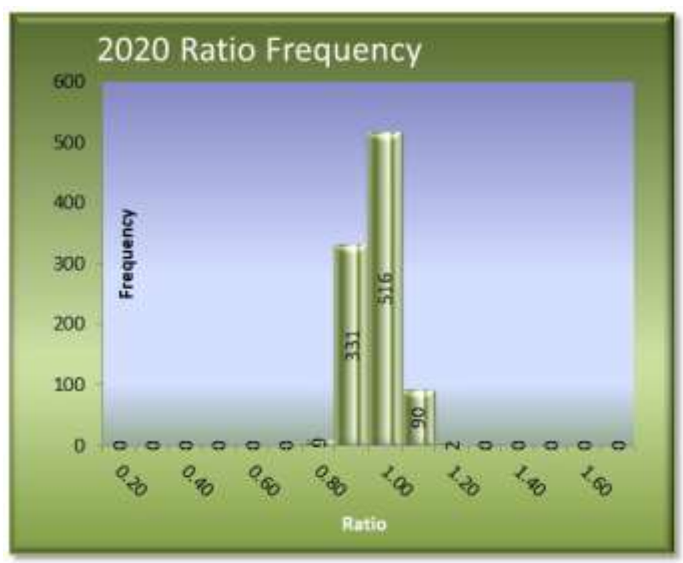
POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2018 through 2019 and reflects the assessment level after the property has been revalued to 1/1/2020.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	948
Mean Assessed Value	$551,900
Mean Adj. Sales Price	$535,900
Standard Deviation AV	$312,086
Standard Deviation SP	$309,836
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.037
Median Ratio	1.036
Weighted Mean Ratio	1.030
UNIFORMITY	
Lowest ratio	0.771
Highest ratio:	1.304
Coefficient of Dispersion	6.15%
Standard Deviation	0.082
Coefficient of Variation	7.93%
Price Related Differential (PRD)	1.007

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	948
Mean Assessed Value	$492,300
Mean Sales Price	$535,900
Standard Deviation AV	$276,934
Standard Deviation SP	$309,836
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.922
Weighted Mean Ratio	0.919
UNIFORMITY	
Lowest ratio	0.782
Highest ratio:	1.146
Coefficient of Dispersion	4.99%
Standard Deviation	0.057
Coefficient of Variation	6.22%
Price Related Differential (PRD)	1.006





Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2020

Date of Appraisal Report: 6/23/2020

Purpose

The purpose of the mass appraisal is to determine the market value of residential condominium units in the Capitol Hill 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 35, 40, and 70 were physically inspected for the 2020 appraisal year.

Neighborhoods 65, and 85 comprise the annually updated areas.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/2018 to 12/31/2019 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2020.
- 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 Standards 5 and 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 Capitol Hill area. Our sales sample consists of 948 residential living units that sold during the 24-month period between January 1, 2018 and December 31, 2019. The model was applied to all of the 7,481 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 Condominium appraisal team 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

Capitol Hill

Area, city, neighborhood, and location data:

The Capitol Hill area includes specialty neighborhoods 35: Central District, 40: Madison Park, 65: Capitol Hill, 70: Montlake, and 85: First Hill.

Boundaries

The Capitol Hill area is an irregular shape roughly defined by the following.

North Boundary – Lake Washington Ship Canal
East Boundary – Lake Washington
West Boundary – Interstate 5
South Boundary – Interstate 90

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

Area 35 is bounded on the North by an irregular line along East Interlaken Boulevard, on the South by South King Street, East to 23rd Avenue South then South to I-90, on the East by an irregular line roughly parallel with 31st Avenue South then on a northeasterly diagonal from 31st And East Yesler Way to East Columbia and 37th Avenue East, West to 36th Avenue East, North to East Denny, West to 31st Avenue East, North to East Mercer then East to 33rd Avenue East and on the West by I-5.

Area 40 is bounded on the North by Portage Bay, on the South by South Atlantic Street, on the East by Lake Washington and on the West by an irregular line roughly parallel with 31st Avenue South then on a northeasterly diagonal from 31st And East Yesler Way to East Columbia and 37th Avenue East, West to 36th Avenue East, North to East Denny West to 31st Avenue East, North to East Mercer then East to 33rd Avenue East.

Area 070 is bounded on the North by The Lake Washington Ship Canal, on the South by East Interlaken Boulevard, on the East by lake Washington and on the West by I-5.

Maps

General maps of the Specialty Neighborhoods included in the Capitol Hill 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

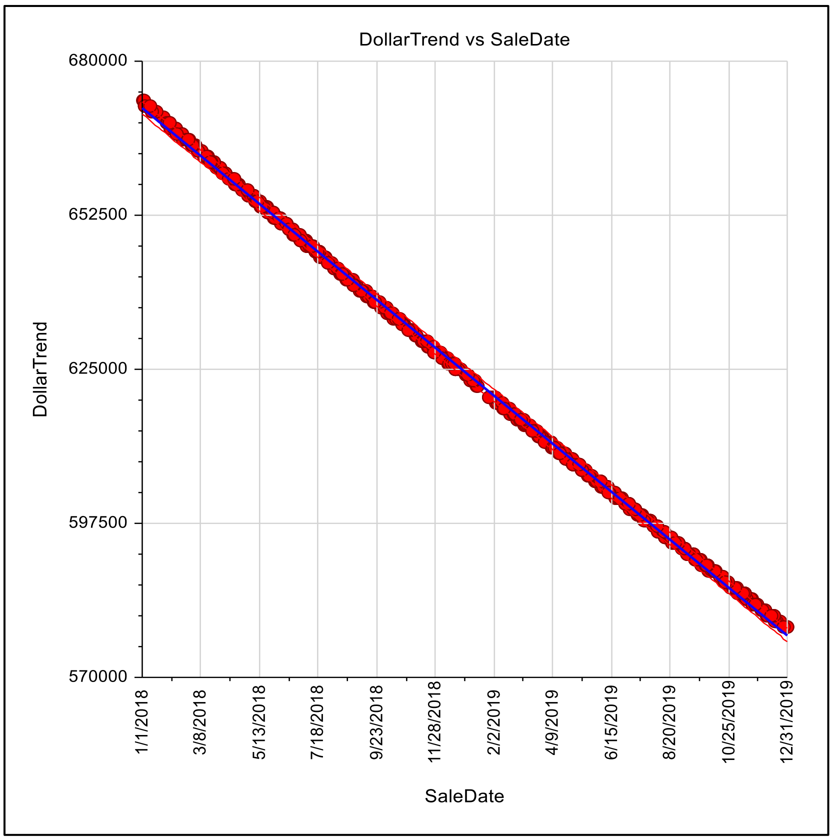
Highest and best use analysis

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 Capitol Hill Area:

Analysis of sales in the Capitol Hill area indicated a decrease in value over the two-year period. Overall, values declined from an average, non-adjusted sales price near $675,000 as of 1-1-2018 by 14.0% to $580,000 as of January 1st, 2020.

Chart 1: Progression of average sales price over time (1-1-2018 to 12-31-2019)



Capitol Hill Sale Price changes (Relative to 1/1/2020 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
1/1/2018	0.8600	-14.00%
2/1/2018	0.8656	-13.44%
3/1/2018	0.8706	-12.94%
4/1/2018	0.8762	-12.38%
5/1/2018	0.8816	-11.84%
6/1/2018	0.8873	-11.27%
7/1/2018	0.8928	-10.72%
8/1/2018	0.8985	-10.15%
9/1/2018	0.9043	-9.57%
10/1/2018	0.9099	-9.01%
11/1/2018	0.9158	-8.42%
12/1/2018	0.9215	-7.85%
1/1/2019	0.9274	-7.26%
2/1/2019	0.9333	-6.67%
3/1/2019	0.9387	-6.13%
4/1/2019	0.9448	-5.52%
5/1/2019	0.9507	-4.93%
6/1/2019	0.9568	-4.32%
7/1/2019	0.9627	-3.73%
8/1/2019	0.9689	-3.11%
9/1/2019	0.9751	-2.49%
10/1/2019	0.9812	-1.88%
11/1/2019	0.9875	-1.25%
12/1/2019	0.9936	-0.64%
1/1/2020	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2020.

Application of Time Adjustments:

Examples	Sales Price	Sales Date	Adjustment factor (x Sales Price)	Adjusted Sales price*
Sale 1	$576,000	1/2/2018	0.8602	$495,000
Sale 2	$449,000	1/2/2019	0.9276	$416,000
Sale 3	$387,500	12/31/2019	0.9998	$387,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(- 0.000206558517600532*SaleDay)
Where SaleDay = Sale Date – 43831
And Sale Date is the number of days since 1-1-1900 (Machine value used by statistical software).

Sales comparison approach model description

Capitol Hill 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. Living Area
6. Floor Level
7. Unit Condition
8. Unit Location
9. Covered Parking
10. Views: Lake/River, City/Territorial, Lake Washington, and Puget Sound
11. End Units
12. Unit Type: Studio
13. Neighborhood
14. 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 Capitol Hill area was calibrated using selling prices and property characteristics as follows:

-0.356637181338126 - 0.0752903602383107 * AGE + 0.29682859213897 * BLDQULAITY + 0.0492465466250149 * COVPARKING + 0.0315862940601937 * ENDUNITx + 0.0431729641688576 * FLOORc + 0.70032225409604 * LIVAREAx - 0.0905156127631202 * NBHDHIGH1 - 0.045888313314193 * NBHDHIGH2 + 0.0489441473920705 * NBHDLOW1 + 0.478465480711847 * PROJAPPEAL - 0.189681692736578 * PROJHIGH1 - 0.168113362648814 * PROJHIGH2 - 0.113544418164696 * PROJHIGH3 - 0.080400456489517 * PROJHIGH4 + 0.341651656822684 * PROJLOCATION + 0.335163595899859 * PROJLOW1 + 0.140470181223905 * PROJLOW2 + 0.145532865339863 * PROJLOW3 + 0.0973800380038179 * PROJLOW4 + 0.0424982542821618 * PROJLOW5 + 0.0289419595582279 * SMWATRVIEW + 0.0876769776476657 * SOUNDVIEW - 0.0245246984340791 * STUDIO + 0.0262706194288274 * TERRVIEW + 0.180214373351752 * UNITCONDITION + 0.106374773516436 * UNITLOCATION + 0.0679905523330225 * WASAMMVIEW 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
025533	35	ARBORETUM VIEW CONDOMINIUM	Valued at EMV x 1.1 based on market sales
120260	35	BUNGALOW COURT CONDOMINIUM	Valued at EMV x 1.1 based on market sales
133600	35	CAPITOL GATES CONDOMINIUM	Valued at EMV x 1.1 based on market sales
170310	35	COLUMBIA COURT CONDOMINIUM	Valued at EMV x 1.1 based on market sales
216190	35	EAST MADISON TOWNHOMES CONDOMINIUM	Valued at EMV x 1.1 based on market sales
232650	35	ELMWOOD PLACE TOWNHOMES	Valued at EMV x 1.1 based on market sales
257019	35	532 19TH AVENUE CONDOMINIUM	Valued at EMV x 1.1 based on market sales
261733	35	417 CONDOMINIUM	Valued at EMV x 1.15 based on market sales
363600	35	IVORY COASTE CONDOMINIUM	Valued at EMV x 1.1 based on market sales
501430	35	MADISON JOHN TOWNHOMES	Valued at EMV x 1.2 based on market sales
501480	35	MADISON LOFTS CONDOMINIUM	Valued at EMV x 1.1 based on market sales; units in excellent condition valued at EMV x 1.2
501780	35	MADISON VIEW CONDOMINIUM	Valued at EMV x 1.1 based on market sales
507165	35	MANHATTAN PLAZA CONDOMINIUM	Valued at EMV x 0.95 based on market sales
515610	35	MARION FRANCISCO CONDOMINIUM	Valued at EMV x 1.2 based on market sales
551190	35	MIDORI CONDOMINIUM	Valued at EMV x 0.85 based on market sales
600500	35	NANTUCKET CONDOMINIUM	Valued at EMV x 1.15 based on market sales
609411	35	19 ALDER CONDOMINIUM	Valued at EMV x 1.15 based on market sales
639102	35	112 25TH AVE EAST CONDOMINIUM	Valued at EMV x 1.1 based on market sales
659995	35	PACIFIC CENTER CONDOMINIUM	Valued at EMV x 0.95 based on market sales
670550	35	PENDLETON MILLER CONDOMINIUM	Valued at land + $1,000 where land value exceeds EMV. All others at EMV

Major	Nbhd	Project Name	Value Notes
410470	40	LAKE WASHINGTON COTTAGES CONDOMINIUM	Valued at EMV x 1.25 based on market.
414740	40	LAKEVIEW LANAI CONDOMINIUM	Valued at EMV x .85 based on market.
501520	40	MADISON PARK PLACE CONDOMINIUM	Valued at EMV x 1.30 based on market.
501550	40	MADISON PARK WATERFRONT CONDOMINIUM	Valued at EMV x .90 based on market.
501581	40	MADISON POINT CONDOMINIUM	Valued at EMV x 1.40 based on market and value history.
780300	40	1611, THE	Valued at EMV x 1.50 based on market.
780439	40	1623	Valued at EMV x 1.50 based on market.
809195	40	SUNBREAKER CONDOMINIUM	Valued at EMV x .90 based on market.
863572	40	317 Lakeside Condominium	Valued at EMV x 1.15 based on market.
872857	40	TWENTY SIXTY-ONE CONDOMINIUM	Valued at EMV x 1.30 based on market.
872950	40	TWENTY-THREE ELEVEN CONDOMINIUM	Valued at EMV x 1.10 based on market.
894575	40	VILLAGE TOWNHOMES	Valued at EMV x .90 based on market.
894615	40	VILLAGGIO CONDOMINIUM	Valued at EMV x 1.20 based on market.
918670	40	WASHINGTON PARK TOWERS CONDOMINIUM	Valued at EMV x 1.25, except units <1000 SF, valued at EMV.
029010	65	ARTHAUS	Valued at EMV x 1.10 based on market.
070460	65	BELMONT LOFTS	Valued at EMV x 1.10 based on market.
070550	65	BELMONT PLACE CONDOMINIUM	Valued at EMV x .90 based on market.
120205	65	BUNGALOWS THE	Valued at EMV x 1.20 based on market.
131105	65	CAMELLIA MANOR CONDOMINIUM	Valued at EMV x 1.10 less value of separately assessed parking, where applicable.
176080	65	CORNICHE THE CONDOMINIUM	Valued at EMV x .90 based on market.
179040	65	COURT CONDOMINIUM	Valued MI 0050 at EMV x 1.30 based on market. All others at EMV.
184285	65	CRESWICK CONDOMINIUM	Valued basement unit at EMV x .90 based on market.
197450	65	DENNY WAY Condos	Valued at EMV x 1.20 based on market.
215940	65	EAST HIGHLAND DRIVE TOWNHOUSES CONDOMINIUM	Valued at EMV x 1.20 based on market.
228525	65	1819-17TH AVE CONDOMINIUM	Valued at EMV x 1.10 based on market.
230197	65	1118 LAKEVIEW BLVD EAST CONDOMINIUM	Valued at EMV x 1.10 based on market.
230230	65	1111 EAST PIKE	Valued at EMV x .90 based on market.
230260	65	1100 E HARRISON CONDOMINIUM	Valued at EMV x .90 based on market.
230265	65	1138 BROADWAY EAST CONDOMINIUM	Valued at EMV x 1.10 based on market.
246080	65	FAIRMONT THE CONDOMINIUM	Valued at EMV x 1.20 based on market.
255725	65	FIREHOUSE NO. 25 CONDOMINIUM	Valued at EMV x 1.25 based on market.
260320	65	403 THIRTEENTH CONDOMINIUM	Valued at EMV except: Good Location at EMV x 1.25, and Excellent Unit Location at EMV x 1.5.
261748	65	420 MELROSE CONDOMINIUM	Valued at EMV x .90 based on market.
267400	65	GABLES THE CONDOMINIUM	Valued at EMV x 1.20 based on market.
289720	65	GREENBUSH COURT CONDOMINIUM	Valued at EMV x 1.15 based on market.
314800	65	HARVARD CONDOMINIUM	Valued at EMV x 1.15 based on market.
314820	65	HARVARD & HIGHLAND	Penthouses valued at EMV x 1.30. All others at EMV.
348600	65	HOWELL STREET	Valued at EMV x 1.10 based on market.

Major	Nbhd	Project Name	Value Notes
395665	65	LA PERGOLA CONDOMINIUM	Valued at EMV x .90 based on market
417650	65	LAMPLIGHTER THE CONDOMINIUM	Valued at EMV x .90 based on market
543830	65	MELROSE EAST CONDOMINIUM	Valued at EMV x .90 based on market.
661090	65	PALERMO, THE CONDOMINIUM	Valued at EMV x .90 based on market.
723700	65	REPUBLICAN COURT CONDOMINIUM	Valued at EMV * 1.10.MI 0010 and 0020 EMV*.90 Unfinished Bsmt included in living area.
735600	65	ROANOKE PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.
769370	65	SENTINEL THE CONDOMINIUM	Valued at EMV x .90 less value of separately assessed parking where applicable.
769840	65	1717-1718 SIXTEENTH AVE CONDOMINIUM	Valued at EMV x 1.15 less value of separately assessed parking where applicable. Parking valued at $20,000 per space.
771460	65	SHANNON CONDOMINIUM	Valued at EMV x .90 less value of separately assessed parking. Parking revalued to $20,000 per space.
808830	65	SUMMIT TOWER	Valued at EMV x 1.10 based on market.
857910	65	1014 E. ROY CONDOMINIUM	Valued at EMV x .90 based on market.
860035	65	1310 EAST UNION LOFTS	Valued at EMV. Parking spaces valued at $20,000/Space.
866345	65	TOWER PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.
896290	65	VOLUNTEER BOULEVARD	Valued at land + $1,000.
917890	65	WASHINGTON ARMS CONDOMINIUM	Valued at EMV x .85 based on market.
919800	65	WATERWORKS CONDOMINIUM	Valued at EMV x .90 based on market.
216290	70	EAST MILLER TOWNHOUSES CONDOMINIUM	Valued at EMV x .80. MI 0020 valued at EMV x .75 to reflect unfinished area.
517510	70	MARTELLO THE CONDOMINIUM	Valued at EMV x 1.20 based on Market. MI 0020 valued as a combined unit with MI 0040.
686185	70	PORTAGE BAY WATERFRONT HOME & FLOATING HOME	Valued at EMV x 1.20 based on market.
924550	70	WEMBLEY COURT CONDOMINIUM	Valued at EMV x 1.25 based on market.
064260	85	BELBOY	Valued at EMV x 1.25 based on market
268067	85	GAINSBOROUGH CONDOMINIUM	Penthouses valued at EMV x 1.25 based on market. All others at EMV.
445871	85	LUMA	Valued Top Floor units at EMV x 1.3 based on Market.
543810	85	MELROSE THE CONDOMINIUM	Valued at EMV x 1.15, except Excellent unit location valued at E<V x 1.30 based on market.
546410	85	MERIDIAN	Valued at EMV, except Mgr. and Guest suites. valued at land +$1,000, truncated.
678490	85	PIKE LOFTS CONDOMINIUM	Valued at EMV except penthouses, valued at EMV x 1.25.
815570	85	SUTTON PLACE CONDOMINIUM	Valued at EMV less separately assessed parking, where applicable.

** 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 92.4%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2020 assessment year (taxes payable in 2021) results in an average total change from the 2019 assessments of -10.4%.

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 2020 recommended values. This study compares the prior assessment level using 2019 assessed values (1/1/2019) to current time adjusted sale prices (1/1/2020).

The study was also repeated after application of the 2020 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6.15% to 4.99%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the body 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 2020 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes 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 Standards 5 and 6. 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. (Samish 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. (Samish 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

RCW 84.36.005

> *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.*

RCW 36.21.080

> *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.*

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

USPAP Compliance (Continued)

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 Dictionary of Real Estate Appraisal, 3rd Addition, 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) however; due to lack of access and time few received interior inspections.

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.

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John Wilson
Assessor

As we start preparations for the 2020 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2020 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson
King County Assessor

Addenda

Sales Lists

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Specialty Area Maps

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
35	025530	0070	451,000	5/3/2018	398,000	547	4	1988	4	N	N	ARBORETUM PLACE CONDOMINIUM
35	025533	0150	398,000	3/18/2019	375,000	579	4	1991	3	N	N	ARBORETUM VIEW CONDOMINIUM
35	078400	0010	515,000	9/4/2018	466,000	685	6	1928	4	N	N	BETSY ROSS CONDOMINIUM
35	078400	0120	488,000	3/28/2018	427,000	696	6	1928	4	N	N	BETSY ROSS CONDOMINIUM
35	078400	0140	522,500	10/10/2018	476,000	685	6	1928	4	N	N	BETSY ROSS CONDOMINIUM
35	078400	0150	479,500	7/20/2018	430,000	698	6	1928	4	N	Y	BETSY ROSS CONDOMINIUM
35	078400	0160	535,000	2/13/2018	464,000	698	6	1928	4	N	Y	BETSY ROSS CONDOMINIUM
35	120260	0020	370,000	1/30/2018	320,000	450	5	1917	5	N	N	BUNGALOW COURT CONDOMINIUM
35	120260	0040	410,000	7/6/2018	366,000	464	5	1917	5	N	N	BUNGALOW COURT CONDOMINIUM
35	149613	0040	435,000	7/3/2018	389,000	1,090	3	1980	3	N	N	CENTRAL PARK EAST CONDOMINIUM
35	149613	0130	344,000	4/23/2019	326,000	1,137	3	1980	3	N	N	CENTRAL PARK EAST CONDOMINIUM
35	149613	0160	375,000	8/1/2018	337,000	1,090	3	1980	3	N	N	CENTRAL PARK EAST CONDOMINIUM
35	149613	0170	350,000	5/30/2019	335,000	1,137	3	1980	3	N	N	CENTRAL PARK EAST CONDOMINIUM
35	149613	0360	385,000	1/3/2019	357,000	1,247	3	1980	3	N	N	CENTRAL PARK EAST CONDOMINIUM
35	149613	0370	345,000	6/18/2019	331,000	807	3	1980	3	N	N	CENTRAL PARK EAST CONDOMINIUM
35	159870	0060	470,000	3/13/2019	442,000	912	4	2004	4	N	Y	CITY VIEW LESCHI CONDOMINIUM
35	159870	0170	350,000	3/15/2019	330,000	662	4	2004	4	N	N	CITY VIEW LESCHI CONDOMINIUM
35	159870	0200	420,000	6/6/2019	402,000	852	4	2004	4	N	N	CITY VIEW LESCHI CONDOMINIUM
35	159870	0210	470,000	2/14/2018	408,000	852	4	2004	4	N	N	CITY VIEW LESCHI CONDOMINIUM
35	159870	0250	355,000	6/7/2019	340,000	663	4	2004	4	N	N	CITY VIEW LESCHI CONDOMINIUM
35	166350	0160	457,500	11/20/2018	421,000	723	4	2007	3	N	N	COKOFFI CONDOMINIUM
35	166350	0190	710,000	11/30/2018	654,000	1,222	4	2007	3	N	N	COKOFFI CONDOMINIUM
35	170300	0050	544,000	12/6/2019	541,000	908	4	1981	4	N	Y	COLUMBIA THE CONDOMINIUM
35	170300	0060	435,000	8/6/2019	422,000	665	4	1981	4	N	Y	COLUMBIA THE CONDOMINIUM
35	170300	0070	390,000	7/12/2018	349,000	665	4	1981	4	N	N	COLUMBIA THE CONDOMINIUM
35	170300	0090	628,750	3/22/2019	593,000	924	4	1981	4	N	Y	COLUMBIA THE CONDOMINIUM
35	170310	0050	625,000	3/23/2018	547,000	808	5	1924	4	N	N	COLUMBIA COURT CONDOMINIUM
35	216180	0100	689,000	8/6/2018	620,000	1,540	4	1978	4	N	Y	EAST MADISON CONDOS CONDOMINIUM
35	216180	0210	685,000	5/29/2018	607,000	1,540	4	1978	4	N	Y	EAST MADISON CONDOS CONDOMINIUM
35	216190	0020	626,000	3/16/2018	547,000	1,044	4	1991	4	N	N	EAST MADISON TOWNHOMES CONDOMINIUM
35	219380	0010	398,000	4/24/2018	350,000	620	4	1985	4	N	N	EAST VIEW CONDOMINIUM
35	219380	0050	400,000	7/24/2019	387,000	620	4	1985	4	N	Y	EAST VIEW CONDOMINIUM
35	219380	0060	399,950	7/16/2018	358,000	624	4	1985	4	N	Y	EAST VIEW CONDOMINIUM
35	236300	0010	585,000	6/5/2019	560,000	991	4	2002	4	N	N	EPIC CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	236300	0040	325,000	1/16/2018	280,000	507	4	2002	4	N	N	EPIC CONDOMINIUM
35	236300	0060	620,000	4/25/2018	546,000	1,040	4	2002	4	N	N	EPIC CONDOMINIUM
35	236300	0080	416,000	9/23/2019	407,000	759	4	2002	4	N	N	EPIC CONDOMINIUM
35	236300	0220	425,000	8/7/2019	412,000	712	4	2002	4	N	N	EPIC CONDOMINIUM
35	236300	0240	460,000	3/30/2018	403,000	717	4	2002	4	N	N	EPIC CONDOMINIUM
35	236300	0260	575,000	9/10/2019	562,000	1,015	4	2002	4	N	Y	EPIC CONDOMINIUM
35	236300	0350	470,200	3/5/2018	410,000	712	4	2002	4	N	Y	EPIC CONDOMINIUM
35	236300	0410	335,000	3/4/2019	315,000	503	4	2002	4	N	Y	EPIC CONDOMINIUM
35	236300	0520	580,000	12/31/2019	580,000	1,015	4	2002	4	N	Y	EPIC CONDOMINIUM
35	270315	0060	404,000	5/16/2019	385,000	753	5	1928	4	N	N	GARFIELD CONDOMINIUM
35	270315	0070	387,500	12/31/2019	387,000	706	5	1928	4	N	N	GARFIELD CONDOMINIUM
35	270315	0100	425,000	10/29/2019	419,000	706	5	1928	4	N	N	GARFIELD CONDOMINIUM
35	270315	0120	299,950	8/8/2018	270,000	445	5	1928	4	N	N	GARFIELD CONDOMINIUM
35	270315	0160	432,500	7/5/2018	386,000	706	5	1928	4	N	N	GARFIELD CONDOMINIUM
35	331820	0010	344,950	3/29/2019	326,000	480	4	1985	4	N	Y	HILL HOUSE PROJECT CONDOMINIUM
35	331820	0040	335,000	11/13/2019	332,000	510	4	1985	4	N	Y	HILL HOUSE PROJECT CONDOMINIUM
35	331820	0070	351,000	2/5/2019	328,000	510	4	1985	4	N	Y	HILL HOUSE PROJECT CONDOMINIUM
35	363600	0040	575,000	9/24/2018	522,000	841	4	1904	4	N	Y	IVORY COASTE CONDOMINIUM
35	363600	0060	575,000	2/2/2018	498,000	842	4	1904	4	N	Y	IVORY COASTE CONDOMINIUM
35	500970	0010	402,500	4/2/2019	380,000	655	4	1985	3	N	N	MADISON ARBOR CONDOMINIUM
35	500970	0050	405,000	11/7/2018	371,000	666	4	1985	3	N	N	MADISON ARBOR CONDOMINIUM
35	500970	0090	425,000	8/27/2018	384,000	662	4	1985	3	N	N	MADISON ARBOR CONDOMINIUM
35	500970	0100	480,000	11/14/2019	475,000	794	4	1985	3	N	N	MADISON ARBOR CONDOMINIUM
35	501010	0110	675,000	6/27/2018	602,000	1,041	5	2003	3	N	N	MADISON EAST CONDOMINIUM
35	501010	0150	620,000	10/1/2018	564,000	952	5	2003	3	N	N	MADISON EAST CONDOMINIUM
35	501480	0050	765,000	12/12/2018	707,000	962	6	2008	3	N	N	MADISON LOFTS CONDOMINIUM
35	501480	0140	695,000	5/4/2019	661,000	849	6	2008	3	N	N	MADISON LOFTS CONDOMINIUM
35	501480	0220	795,000	12/27/2018	737,000	1,036	6	2008	3	N	N	MADISON LOFTS CONDOMINIUM
35	501480	0230	778,000	11/6/2019	769,000	1,032	6	2008	3	N	N	MADISON LOFTS CONDOMINIUM
35	501780	0070	378,000	6/25/2018	337,000	537	5	1908	5	N	N	MADISON VIEW CONDOMINIUM
35	505110	0010	280,000	9/12/2018	254,000	480	4	1928	5	N	N	MAISON JISELLE CONDOMINIUM
35	505110	0160	295,000	5/3/2018	260,000	470	4	1928	5	N	N	MAISON JISELLE CONDOMINIUM
35	507165	0020	610,000	6/1/2018	541,000	1,040	4	1981	4	N	Y	MANHATTAN PLAZA CONDOMINIUM
35	507165	0040	570,000	6/14/2019	547,000	1,070	4	1981	4	N	N	MANHATTAN PLAZA CONDOMINIUM
35	507165	0130	580,000	1/7/2019	539,000	1,216	4	1981	4	N	N	MANHATTAN PLAZA CONDOMINIUM
35	507165	0220	562,500	2/20/2019	527,000	1,070	4	1981	4	N	Y	MANHATTAN PLAZA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	551190	0010	550,000	12/10/2018	508,000	1,437	4	2002	3	N	N	MIDORI CONDOMINIUM
35	551190	0210	525,000	5/1/2018	463,000	1,137	4	2002	3	N	Y	MIDORI CONDOMINIUM
35	553030	0020	550,000	10/10/2018	501,000	1,072	4	2002	3	N	N	MILL STREET CONDOMINIUM
35	553030	0070	378,000	10/17/2018	345,000	642	4	2002	3	N	N	MILL STREET CONDOMINIUM
35	553030	0200	700,000	5/7/2018	618,000	1,080	4	2002	3	N	Y	MILL STREET CONDOMINIUM
35	553200	0070	705,000	7/31/2018	633,000	1,341	4	1999	3	N	N	MILLER PLACE CONDOMINIUM
35	553200	0140	675,000	8/31/2018	610,000	944	4	1999	3	N	N	MILLER PLACE CONDOMINIUM
35	609425	0120	620,000	6/24/2019	596,000	945	5	2004	3	N	Y	19TH AVE LOFTS CONDOMINUM
35	609425	0130	580,000	11/27/2019	576,000	820	5	2004	3	N	Y	19TH AVE LOFTS CONDOMINUM
35	609425	0200	535,000	12/11/2018	494,000	858	5	2004	3	N	N	19TH AVE LOFTS CONDOMINUM
35	609425	0300	550,000	6/11/2019	527,000	832	5	2004	3	N	Y	19TH AVE LOFTS CONDOMINUM
35	609425	0360	630,000	3/2/2018	549,000	899	5	2004	3	N	Y	19TH AVE LOFTS CONDOMINUM
35	609425	0370	700,000	3/7/2019	658,000	887	5	2004	3	N	Y	19TH AVE LOFTS CONDOMINUM
35	609425	0380	668,000	11/30/2018	615,000	961	5	2004	3	N	Y	19TH AVE LOFTS CONDOMINUM
35	639150	0060	560,000	3/13/2019	527,000	923	4	1999	3	N	Y	ONE-TEN NINETEENTH AVENUE EAST CONDOMINIUM
35	659995	0080	410,000	11/15/2019	406,000	764	4	2000	3	N	N	PACIFIC CENTER CONDOMINIUM
35	659995	0270	398,000	10/5/2018	362,000	799	4	2000	3	N	Y	PACIFIC CENTER CONDOMINIUM
35	659995	0350	410,000	7/25/2019	397,000	769	4	2000	3	N	Y	PACIFIC CENTER CONDOMINIUM
35	659995	0390	575,000	7/11/2018	514,000	1,194	4	2000	3	N	Y	PACIFIC CENTER CONDOMINIUM
35	659995	0470	430,000	3/30/2018	377,000	803	4	2000	3	N	Y	PACIFIC CENTER CONDOMINIUM
35	659995	0500	424,000	4/4/2019	401,000	838	4	2000	3	N	N	PACIFIC CENTER CONDOMINIUM
35	670550	0100	530,000	6/18/2018	472,000	767	4	1969	4	N	N	PENDLETON MILLER CONDOMINIUM
35	670550	0110	451,500	7/17/2018	404,000	710	4	1969	4	N	N	PENDLETON MILLER CONDOMINIUM
35	670550	0120	385,000	12/20/2018	356,000	682	4	1969	4	N	N	PENDLETON MILLER CONDOMINIUM
35	676390	0090	476,000	1/4/2018	410,000	592	6	1923	4	N	N	PHOENIX CONDOMINIUM
35	676390	0120	500,000	9/21/2018	454,000	801	6	1923	4	N	N	PHOENIX CONDOMINIUM
35	683420	0010	650,000	8/17/2018	586,000	967	6	1981	3	N	N	PLUM COURT CONDOMINIUM
35	683781	0100	291,000	6/18/2019	279,000	444	4	1990	3	N	N	Pointe At First Hill Condominium
35	683781	0150	345,000	2/4/2019	322,000	580	4	1990	3	N	N	Pointe At First Hill Condominium
35	683781	0240	349,000	10/23/2018	319,000	580	4	1990	3	N	N	Pointe At First Hill Condominium
35	683781	0290	320,000	9/11/2019	313,000	553	4	1990	3	N	N	Pointe At First Hill Condominium
35	683781	0330	370,000	2/25/2019	347,000	580	4	1990	3	N	N	Pointe At First Hill Condominium
35	683781	0500	293,000	10/29/2018	268,000	471	4	1990	3	N	N	Pointe At First Hill Condominium
35	769814	0030	623,450	8/10/2018	561,000	930	5	1998	3	N	N	706 16TH AVENUE CONDOMINIUM
35	769814	0080	530,000	5/14/2019	505,000	842	5	1998	3	N	N	706 16TH AVENUE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	769827	0030	465,000	12/16/2018	430,000	793	5	2004	3	N	N	17TH & SPRING CONDOMINIUM
35	793860	0030	330,000	7/2/2018	295,000	418	5	1982	4	N	N	SPRING PARK CONDOMINIUM
35	793860	0060	352,000	9/18/2018	319,000	446	5	1982	4	N	Y	SPRING PARK CONDOMINIUM
35	794270	0030	553,400	11/1/2019	546,000	1,211	4	1981	4	N	N	SQUIRE PARK PLACE CONDOMINIUM
35	799990	0010	722,888	11/26/2018	665,000	1,767	4	1918	3	N	N	STERLING COMMONS CONDOMINIUM
35	872663	0120	395,000	8/26/2019	385,000	745	4	2000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0160	275,000	12/17/2018	254,000	520	4	2000	3	N	Y	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0190	310,000	5/3/2019	295,000	530	4	2000	3	N	Y	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0380	295,000	8/29/2018	267,000	505	4	2000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0520	497,400	4/22/2019	472,000	1,075	4	2000	3	N	Y	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0570	382,500	9/20/2018	347,000	640	4	2000	3	N	Y	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872671	0010	949,999	5/18/2018	840,000	1,853	5	2018	3	N	N	24TH & DEARBORN
35	872671	0020	939,999	4/18/2018	826,000	1,875	5	2018	3	N	N	24TH & DEARBORN
35	872671	0030	920,000	4/18/2018	809,000	1,875	5	2018	3	N	N	24TH & DEARBORN
35	872685	0020	530,000	11/2/2019	523,000	1,012	4	1981	4	N	N	25 JOHN CONDOMINIUM
35	872694	0010	1,115,500	3/18/2019	1,051,000	1,940	5	2019	3	N	Y	2407 E PIKE STREET CONDOMINIUM
35	872694	0020	1,015,000	6/3/2019	972,000	1,840	5	2019	3	N	Y	2407 E PIKE STREET CONDOMINIUM
35	872853	0010	1,100,500	3/23/2018	962,000	1,760	5	2018	3	N	N	2609 E JOHN
35	872853	0020	1,099,600	4/30/2018	969,000	1,760	5	2018	3	N	N	2609 E JOHN
35	880965	0010	680,000	4/9/2018	597,000	1,520	4	2000	3	N	N	UNION SQUARE CONDOMINIUM
35	894400	0010	435,000	2/9/2018	377,000	686	5	2001	3	N	N	VILLA ON TERRACE CONDOMINIUM
35	894400	0020	517,300	11/22/2019	513,000	850	5	2001	3	N	N	VILLA ON TERRACE CONDOMINIUM
35	894400	0060	575,000	5/16/2018	509,000	847	5	2001	3	N	N	VILLA ON TERRACE CONDOMINIUM
35	894400	0070	410,000	7/5/2019	395,000	624	5	2001	3	N	N	VILLA ON TERRACE CONDOMINIUM
35	894400	0190	585,000	6/16/2018	521,000	787	5	2001	3	N	Y	VILLA ON TERRACE CONDOMINIUM
35	894620	0030	595,000	5/13/2019	567,000	1,088	3	1999	3	N	N	VILLANOVA PLACE CONDOMINIUM
35	923750	0100	337,000	5/3/2019	321,000	568	4	2004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0130	310,000	8/21/2018	280,000	596	4	2004	3	N	Y	WELCH PLAZA CONDOMINIUM
35	923750	0230	320,000	5/10/2019	305,000	567	4	2004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0470	280,000	10/18/2018	256,000	492	4	2004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0620	555,000	3/19/2018	485,000	963	4	2004	3	N	Y	WELCH PLAZA CONDOMINIUM
35	923750	0650	580,000	5/11/2018	512,000	961	4	2004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0720	450,000	8/15/2018	406,000	893	4	2004	3	N	Y	WELCH PLAZA CONDOMINIUM
35	981920	0020	485,000	12/20/2018	449,000	971	4	1900	5	N	N	YESLER HOUSES CONDOMINIUM
35	982590	0090	617,100	6/22/2018	550,000	863	4	2001	3	N	N	YESLER'S MEWS CONDOMINIUM
40	133080	0040	565,000	10/23/2018	516,000	1,059	5	1967	4	Y	N	CANTERBURY SHORES CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
40	133080	0070	825,000	12/3/2018	761,000	1,346	5	1967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0170	580,000	9/19/2019	568,000	1,006	5	1967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0430	540,000	3/19/2019	509,000	891	5	1967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0910	662,000	6/4/2018	588,000	1,125	5	1967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	145970	0070	747,000	9/26/2019	732,000	1,200	5	1978	4	N	N	CEDAR PARK TOWN HOUSES CONDOMINIUM
40	311074	0080	1,750,000	2/5/2018	1,516,000	2,409	8	1986	4	Y	Y	HARBOUR HOUSE AT LESCHI CONDOMINIUM
40	404180	0010	750,000	5/3/2018	661,000	1,045	6	1968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	404180	0070	850,000	4/12/2019	805,000	1,045	6	1968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	404180	0100	860,000	3/11/2019	809,000	1,045	6	1968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	404180	0310	650,000	4/8/2019	615,000	832	6	1968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	404180	0370	1,200,000	6/5/2018	1,066,000	1,394	6	1968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	404180	0450	785,000	6/4/2019	752,000	1,113	6	1968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	405530	0010	800,000	7/6/2018	715,000	976	6	1970	4	N	Y	LAKE PARK THE CONDOMINIUM
40	414170	0150	765,000	4/13/2018	672,000	1,025	6	1966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0180	591,100	8/15/2018	533,000	813	6	1966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0240	528,000	6/21/2018	470,000	813	6	1966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0330	710,000	3/13/2018	620,000	1,025	6	1966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0380	520,000	10/2/2019	510,000	813	6	1966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0420	699,950	5/13/2019	667,000	1,025	6	1966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0510	550,000	3/16/2018	480,000	813	6	1966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414194	0180	1,067,000	2/13/2019	998,000	1,562	5	1998	1	N	Y	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414300	0370	950,000	11/15/2018	872,000	1,041	6	1961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0510	497,500	11/20/2019	493,000	553	6	1961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0610	470,000	1/29/2018	407,000	553	6	1961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0660	825,400	5/1/2019	785,000	1,119	6	1961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0720	790,000	9/4/2019	771,000	1,118	6	1961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0730	755,000	3/19/2018	660,000	976	6	1961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	427910	0090	329,000	5/22/2019	314,000	525	4	1957	4	Y	N	LESCHI SHORES CONDOMINIUM
40	427910	0120	305,000	10/4/2019	299,000	518	4	1957	4	Y	N	LESCHI SHORES CONDOMINIUM
40	427910	0210	345,125	9/6/2019	337,000	518	4	1957	4	Y	Y	LESCHI SHORES CONDOMINIUM
40	427910	0230	480,000	7/23/2018	430,000	620	4	1957	4	Y	Y	LESCHI SHORES CONDOMINIUM
40	427910	0280	282,900	6/11/2019	271,000	518	4	1957	4	Y	Y	LESCHI SHORES CONDOMINIUM
40	501540	0030	1,015,000	7/26/2018	911,000	1,908	5	1978	4	N	N	MADISON PARK TOWNHOUSES CONDOMINIUM
40	501550	0130	490,000	9/19/2019	480,000	726	4	1964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0380	290,000	6/28/2018	259,000	354	4	1964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
40	501955	0040	807,000	4/5/2018	708,000	904	4	1948	4	N	Y	MADRONA BEACH
40	531680	0020	635,000	3/26/2019	599,000	900	5	1984	4	N	N	MC GILVRA PLACE CONDOMINIUM
40	607400	0030	755,500	5/1/2018	666,000	1,030	5	1991	4	N	N	NEWTON COURT CONDOMINIUM
40	607400	0040	785,000	10/12/2018	716,000	1,174	5	1991	4	N	N	NEWTON COURT CONDOMINIUM
40	609415	0040	478,000	11/27/2018	440,000	643	5	1985	4	N	N	1905-42ND AVE E CONDOMINIUM
40	614680	0020	575,000	8/15/2018	518,000	790	4	1981	4	N	Y	NORTH PARK CONDOMINIUM
40	634200	0010	2,898,000	8/20/2018	2,614,000	1,987	8	2018	3	N	Y	ODESSA
40	634200	0020	2,900,000	2/16/2018	2,518,000	2,095	8	2018	3	N	Y	ODESSA
40	634200	0030	3,542,025	4/2/2018	3,104,000	2,179	8	2018	3	N	Y	ODESSA
40	664820	0120	380,000	10/28/2019	375,000	680	4	1959	4	N	N	PARK LANE THE CONDOMINIUM
40	664820	0140	395,000	5/1/2019	376,000	680	4	1959	4	N	N	PARK LANE THE CONDOMINIUM
40	809195	0120	605,000	5/16/2018	535,000	765	5	1982	4	Y	Y	SUNBREAKER CONDOMINIUM
40	863572	0050	540,000	11/4/2019	534,000	714	5	1910	5	N	Y	317 Lakeside Condominium
40	863620	0020	1,988,000	4/22/2019	1,886,000	2,735	7	1990	4	Y	Y	324 LAKESIDE SOUTH CONDOMINIUM
40	872925	0040	553,950	9/26/2018	504,000	800	4	1975	4	N	N	2013 -43RD AVE EAST CONDOMINIUM
40	872950	0010	560,000	4/2/2018	491,000	672	5	1968	4	N	Y	TWENTY THREE ELEVEN CONDOMINIUM
40	894575	0040	535,000	11/25/2019	531,000	1,040	5	2000	3	N	N	VILLAGE TOWNHOMES
65	019325	0150	490,000	4/22/2019	465,000	839	5	1967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0240	852,000	4/4/2018	747,000	1,331	5	1967	4	N	Y	ALPINE VILLA THE CONDOMINIUM
65	020005	0020	350,000	7/11/2019	338,000	541	4	1923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0050	279,000	7/25/2019	270,000	401	4	1923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0080	330,000	10/17/2018	301,000	450	4	1923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0120	350,000	4/3/2019	331,000	556	4	1923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0150	350,000	7/9/2018	313,000	547	4	1923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0190	488,500	8/28/2019	476,000	746	4	1923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0260	349,900	11/25/2019	347,000	528	4	1923	4	N	Y	AMBASSADOR 1 CONDOMINIUM
65	020005	0290	260,000	7/17/2019	251,000	406	4	1923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0330	354,000	12/17/2018	327,000	504	4	1923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0490	333,000	10/22/2019	328,000	505	4	1923	4	N	Y	AMBASSADOR 1 CONDOMINIUM
65	020006	0030	400,000	10/31/2019	395,000	568	4	1992	4	N	N	AMBASSADOR II PH 01 CONDOMINIUM
65	020006	0220	625,000	5/3/2018	551,000	824	4	1992	4	N	N	AMBASSADOR II PH 01 CONDOMINIUM
65	020006	0330	355,000	7/1/2019	342,000	502	4	1992	4	N	N	AMBASSADOR II PH 01 CONDOMINIUM
65	020006	0400	600,000	4/26/2019	570,000	824	4	1992	4	N	N	AMBASSADOR II PH 01 CONDOMINIUM
65	020006	0550	597,000	4/18/2018	525,000	795	4	1992	4	N	Y	AMBASSADOR II PH 01 CONDOMINIUM
65	025138	0020	375,000	8/28/2018	339,000	590	4	1968	4	N	N	APREA VIEW
65	025138	0100	423,000	12/18/2018	391,000	582	4	1968	4	N	N	APREA VIEW

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	025138	0110	410,000	2/15/2019	384,000	582	4	1968	4	N	N	APREA VIEW
65	025560	0030	435,000	4/20/2018	383,000	671	5	1980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	025560	0250	360,000	1/24/2018	311,000	480	5	1980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	025560	0270	323,000	11/19/2019	320,000	461	5	1980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	025560	0400	344,500	3/25/2019	325,000	480	5	1980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	051020	0010	442,000	11/15/2018	406,000	702	4	1910	5	N	N	BAMBERG CONDOMINIUM
65	051020	0090	458,000	11/19/2019	454,000	698	4	1910	5	N	Y	BAMBERG CONDOMINIUM
65	051020	0130	375,000	10/1/2019	368,000	658	4	1910	5	N	N	BAMBERG CONDOMINIUM
65	066243	0040	815,000	5/2/2018	719,000	1,268	6	2006	3	N	N	BELLAGIO ON CAPITOL HILL CONDOMINIUM
65	068400	0010	600,000	8/15/2018	541,000	941	4	1985	4	N	N	BELLEVUE PLACE CONDOMINIUM
65	070460	0070	490,000	5/4/2018	432,000	529	5	1989	4	N	N	BELMONT LOFTS
65	070460	0090	310,000	9/20/2019	303,000	393	5	1989	4	N	N	BELMONT LOFTS
65	070460	0130	619,000	5/20/2019	591,000	761	5	1989	4	N	N	BELMONT LOFTS
65	070460	0240	448,500	9/26/2018	408,000	553	5	1989	4	N	Y	BELMONT LOFTS
65	070470	0080	640,000	5/16/2018	566,000	776	5	1993	4	N	Y	BELMONT OFF BROADWAY CONDOMINIUM
65	070470	0150	650,000	11/18/2019	644,000	903	5	1993	4	N	Y	BELMONT OFF BROADWAY CONDOMINIUM
65	070550	0060	475,000	6/18/2018	423,000	678	6	1930	5	N	N	BELMONT PLACE CONDOMINIUM
65	076685	0060	325,000	12/6/2018	300,000	396	6	1928	4	N	N	BERING, THE CONDOMINIUM
65	076685	0120	340,000	10/8/2018	310,000	465	6	1928	4	N	N	BERING, THE CONDOMINIUM
65	076685	0130	320,000	2/15/2018	278,000	420	6	1928	4	N	N	BERING, THE CONDOMINIUM
65	076685	0170	750,000	3/6/2018	654,000	1,011	6	1928	4	N	Y	BERING, THE CONDOMINIUM
65	076685	0250	640,000	12/30/2019	640,000	783	6	1928	4	N	Y	BERING, THE CONDOMINIUM
65	076900	0080	560,000	3/9/2019	527,000	930	5	1982	4	N	Y	BERKSHIRE THE CONDOMINIUM
65	076900	0100	648,000	8/14/2018	584,000	980	5	1982	4	N	N	BERKSHIRE THE CONDOMINIUM
65	103660	0190	649,888	2/7/2019	607,000	972	5	2005	3	N	N	BRAEBURN THE
65	103660	0510	386,000	7/23/2019	373,000	514	5	2005	3	N	N	BRAEBURN THE
65	103660	0570	305,000	10/9/2019	300,000	428	5	2005	3	N	N	BRAEBURN THE
65	103660	0910	475,000	1/24/2018	410,000	564	5	2005	3	N	N	BRAEBURN THE
65	103660	0970	775,000	12/6/2018	715,000	1,117	5	2005	3	N	Y	BRAEBURN THE
65	103660	1130	518,000	7/2/2018	463,000	674	5	2005	3	N	N	BRAEBURN THE
65	103660	1140	470,000	5/3/2019	447,000	698	5	2005	3	N	N	BRAEBURN THE
65	103660	1250	549,900	2/23/2018	478,000	698	5	2005	3	N	N	BRAEBURN THE
65	103660	1270	595,000	5/15/2019	567,000	792	5	2005	3	N	Y	BRAEBURN THE
65	103660	1320	425,000	6/8/2018	378,000	516	5	2005	3	N	N	BRAEBURN THE
65	103660	1340	605,000	2/2/2018	524,000	820	5	2005	3	N	N	BRAEBURN THE
65	103660	1360	492,000	7/17/2019	475,000	698	5	2005	3	N	N	BRAEBURN THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	103660	1370	390,000	11/22/2019	387,000	536	5	2005	3	N	N	BRAEBURN THE
65	103660	1540	635,000	3/19/2018	555,000	733	5	2005	3	N	Y	BRAEBURN THE
65	103660	1580	399,000	9/26/2018	363,000	574	5	2005	3	N	N	BRAEBURN THE
65	104370	0050	540,000	1/4/2018	465,000	633	4	1992	4	N	N	BRAVO OFF BROADWAY CONDOMINIUM
65	104370	0090	305,000	5/9/2019	290,000	406	4	1992	4	N	N	BRAVO OFF BROADWAY CONDOMINIUM
65	111705	0110	615,000	11/19/2019	610,000	913	6	2007	3	N	N	BRIX
65	111705	0140	680,000	3/1/2019	638,000	980	6	2007	3	N	N	BRIX
65	111705	0240	725,000	5/23/2019	692,000	1,172	6	2007	3	N	N	BRIX
65	111705	0370	535,000	10/7/2019	526,000	789	6	2007	3	N	N	BRIX
65	111705	0390	805,000	3/1/2018	701,000	1,076	6	2007	3	N	N	BRIX
65	111705	0420	385,000	3/25/2019	363,000	542	6	2007	3	N	N	BRIX
65	111705	0500	620,000	7/7/2018	554,000	848	6	2007	3	N	N	BRIX
65	111705	0570	679,000	9/11/2018	615,000	943	6	2007	3	N	N	BRIX
65	111705	0730	575,000	7/23/2019	556,000	785	6	2007	3	N	N	BRIX
65	111705	0800	395,000	5/16/2019	377,000	547	6	2007	3	N	N	BRIX
65	111705	0860	405,000	10/24/2019	399,000	499	6	2007	3	N	N	BRIX
65	111705	1180	515,000	12/11/2018	476,000	637	6	2007	3	N	N	BRIX
65	111705	1310	565,000	8/13/2019	549,000	738	6	2007	3	N	N	BRIX
65	113100	0020	630,000	8/30/2019	614,000	1,045	5	1985	4	N	N	BROADWAY PLAZA CONDOMINIUM
65	113100	0050	645,000	7/20/2018	578,000	1,060	5	1985	4	N	N	BROADWAY PLAZA CONDOMINIUM
65	113100	0120	652,000	7/20/2019	630,000	1,045	5	1985	4	N	Y	BROADWAY PLAZA CONDOMINIUM
65	131105	0070	525,000	3/22/2018	459,000	774	4	1953	4	N	N	CAMELLIA MANOR CONDOMINIUM
65	131105	0090	486,000	6/3/2019	465,000	774	4	1953	4	N	N	CAMELLIA MANOR CONDOMINIUM
65	131105	0150	576,000	1/2/2018	495,000	798	4	1953	4	N	N	CAMELLIA MANOR CONDOMINIUM
65	133500	0050	619,950	10/22/2019	611,000	1,107	4	2002	3	N	N	CAPITOL CREST
65	133500	0140	706,000	6/21/2018	629,000	1,107	4	2002	3	N	Y	CAPITOL CREST
65	134750	0090	365,000	7/9/2018	326,000	533	4	1987	4	N	N	CAPITOL VIEW CONDOMINIUM
65	138750	0080	388,000	5/16/2019	370,000	548	6	1955	4	N	N	CARMEL HOMES
65	138750	0150	390,300	7/24/2018	350,000	546	6	1955	4	N	N	CARMEL HOMES
65	151050	0010	349,000	10/18/2018	319,000	641	4	1928	4	N	N	CHANCERY THE CONDOMINIUM
65	151050	0020	535,000	10/23/2019	527,000	1,010	4	1928	4	N	N	CHANCERY THE CONDOMINIUM
65	151050	0050	390,000	6/11/2019	374,000	668	4	1928	4	N	N	CHANCERY THE CONDOMINIUM
65	151050	0060	305,000	8/15/2019	296,000	554	4	1928	4	N	N	CHANCERY THE CONDOMINIUM
65	151050	0090	369,000	7/11/2018	330,000	552	4	1928	4	N	N	CHANCERY THE CONDOMINIUM
65	151050	0190	590,000	11/29/2018	543,000	1,008	4	1928	4	N	N	CHANCERY THE CONDOMINIUM
65	160040	0040	455,000	2/15/2019	426,000	766	4	1998	4	N	N	CLAIRIDGE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	174485	0010	500,000	3/26/2018	438,000	640	4	1984	4	N	N	CONSULATE THE CONDOMINIUM
65	176080	0010	460,000	12/21/2018	426,000	787	4	1986	4	N	Y	CORNICHE THE CONDOMINIUM
65	176080	0040	593,000	10/24/2018	542,000	983	4	1986	4	N	Y	CORNICHE THE CONDOMINIUM
65	176080	0080	590,000	9/16/2019	577,000	1,065	4	1986	4	N	N	CORNICHE THE CONDOMINIUM
65	184285	0010	990,000	10/15/2018	903,000	1,387	7	1928	4	N	N	CRESWICK CONDOMINIUM
65	194550	0030	360,000	8/19/2019	350,000	516	5	1928	5	N	N	DE LORGES,THE
65	194550	0040	505,000	5/9/2018	446,000	621	5	1928	5	N	N	DE LORGES,THE
65	194550	0100	575,333	11/6/2019	569,000	790	5	1928	5	N	N	DE LORGES,THE
65	194550	0170	416,000	5/31/2018	369,000	488	5	1928	5	N	N	DE LORGES,THE
65	194550	0190	397,000	9/12/2019	388,000	521	5	1928	5	N	N	DE LORGES,THE
65	194550	0250	395,000	3/26/2019	373,000	521	5	1928	5	N	Y	DE LORGES,THE
65	194550	0280	330,000	1/14/2019	307,000	451	5	1928	5	N	N	DE LORGES,THE
65	216280	0010	649,000	7/16/2018	581,000	1,016	4	1911	4	N	N	EAST MILLER CONDOMINIUM
65	216280	0020	508,000	2/13/2018	441,000	882	4	1911	4	N	N	EAST MILLER CONDOMINIUM
65	216280	0040	529,000	4/27/2018	466,000	947	4	1911	4	N	N	EAST MILLER CONDOMINIUM
65	216280	0050	483,000	6/18/2018	430,000	850	4	1911	4	N	N	EAST MILLER CONDOMINIUM
65	226870	0030	468,000	7/29/2019	453,000	628	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0040	397,450	3/19/2019	374,000	543	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0050	385,000	7/16/2019	372,000	543	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0110	374,950	3/1/2019	352,000	543	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0130	399,950	5/23/2019	382,000	550	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0150	419,950	7/8/2019	405,000	603	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0220	399,850	3/19/2019	377,000	543	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0230	399,950	4/23/2019	380,000	543	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0240	399,950	9/3/2019	390,000	550	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0260	430,000	11/19/2019	426,000	603	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0270	449,950	3/5/2019	423,000	681	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0290	529,950	4/23/2019	503,000	632	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0300	469,950	12/18/2019	469,000	603	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0310	449,950	3/19/2019	424,000	560	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0360	449,950	10/25/2019	444,000	573	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0370	469,950	3/19/2019	443,000	603	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0380	460,000	9/3/2019	449,000	602	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0390	450,000	10/1/2019	442,000	597	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0400	499,950	3/5/2019	470,000	632	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0410	550,000	4/22/2019	522,000	603	4	2019	3	N	Y	EDISON CAPHILL CONDOMINIUM

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65	226870	0420	449,950	7/16/2019	435,000	560	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0430	579,950	3/11/2019	546,000	628	4	2019	3	N	Y	EDISON CAPHILL CONDOMINIUM
65	226870	0470	399,950	3/11/2019	376,000	487	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0480	489,950	3/11/2019	461,000	603	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0490	469,950	8/14/2019	457,000	602	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0500	449,950	11/14/2019	446,000	575	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0510	469,950	11/1/2019	464,000	585	4	2019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	228519	0110	625,000	7/20/2018	560,000	952	4	1985	4	N	N	1800 BOYLSTON CONDOMINIUM
65	230200	0010	787,000	3/29/2018	689,000	1,200	4	1981	4	N	N	1111 EAST JOHN CONDOMINIUM
65	230230	0090	535,000	6/11/2018	476,000	634	6	2008	3	N	N	1111 EAST PIKE
65	230230	0230	540,000	12/8/2019	537,000	644	6	2008	3	N	N	1111 EAST PIKE
65	230250	0050	384,500	8/20/2019	374,000	640	4	1983	4	N	N	1111 15TH AVE CONDOMINIUM
65	230260	0050	720,000	4/14/2018	633,000	990	6	1987	4	N	N	1100 E HARRISON CONDOMINIUM
65	230260	0080	569,000	3/7/2019	535,000	997	6	1987	4	N	N	1100 E HARRISON CONDOMINIUM
65	232920	0080	505,500	12/26/2018	468,000	850	4	1985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0090	380,000	2/14/2019	356,000	549	4	1985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0110	610,000	6/7/2018	542,000	852	4	1985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0300	500,000	10/9/2018	456,000	802	4	1985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0330	355,000	2/26/2019	333,000	535	4	1985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0370	380,000	1/15/2019	353,000	535	4	1985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0380	495,000	8/24/2018	447,000	900	4	1985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0420	490,000	9/25/2019	480,000	907	4	1985	4	N	N	EMBASSY THE CONDOMINIUM
65	245870	0020	323,000	2/25/2019	303,000	545	5	1923	4	N	N	FAIRFAX THE CONDOMINIUM
65	245870	0130	387,000	10/5/2018	352,000	545	5	1923	4	N	N	FAIRFAX THE CONDOMINIUM
65	253885	0040	360,000	5/31/2019	344,000	600	4	1981	3	N	N	1515 EAST UNION CONDOMINIUM
65	260320	0030	489,000	11/12/2019	484,000	555	6	2018	3	N	Y	403 THIRTEENTH CONDOMINIUM
65	260320	0040	465,000	11/21/2019	461,000	518	6	2018	3	N	N	403 THIRTEENTH CONDOMINIUM
65	260779	0010	650,000	6/7/2018	577,000	878	4	1996	4	N	N	FORTUNE VIEW CONDOMINIUM
65	260779	0150	640,000	2/12/2018	555,000	934	4	1996	4	N	Y	FORTUNE VIEW CONDOMINIUM
65	260779	0280	545,000	2/12/2018	473,000	747	4	1996	4	N	N	FORTUNE VIEW CONDOMINIUM
65	261731	0040	508,000	9/14/2018	461,000	607	5	1967	4	N	N	416 FEDERAL AVENUE EAST
65	261731	0050	470,000	2/26/2019	441,000	607	5	1967	4	N	N	416 FEDERAL AVENUE EAST
65	261731	0060	585,000	4/3/2019	553,000	834	5	1967	4	N	N	416 FEDERAL AVENUE EAST
65	261748	0140	660,000	7/6/2018	590,000	1,082	6	1992	4	N	Y	420 MELROSE CONDOMINIUM
65	261748	0220	950,000	4/25/2019	902,000	1,644	6	1992	4	N	Y	420 MELROSE CONDOMINIUM
65	269520	0030	449,900	12/21/2018	416,000	639	6	1929	4	N	N	GARDEN COURT CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	269520	0060	360,000	5/9/2019	343,000	623	6	1929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0080	425,000	7/17/2018	381,000	726	6	1929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0130	360,000	10/22/2019	355,000	641	6	1929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0260	489,000	5/18/2018	433,000	703	6	1929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0280	400,000	10/4/2018	364,000	619	6	1929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0350	380,000	9/11/2019	371,000	643	6	1929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0520	365,000	8/9/2019	354,000	615	6	1929	4	N	N	GARDEN COURT CONDOMINIUM
65	269530	0010	565,000	10/9/2018	515,000	796	5	1994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0020	405,000	2/22/2019	380,000	634	5	1994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0180	415,000	9/9/2019	405,000	634	5	1994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0200	689,000	2/5/2018	597,000	942	5	1994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0260	665,200	4/10/2018	584,000	835	5	1994	3	N	Y	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0270	600,000	8/15/2019	583,000	942	5	1994	3	N	Y	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0290	440,000	8/9/2018	396,000	565	5	1994	3	N	Y	GARDEN COURT ON BELMONT CONDOMINIUM
65	272380	0020	370,000	11/13/2018	340,000	653	4	1917	4	N	N	GAYLE THE CONDOMINIUM
65	272380	0120	399,000	2/21/2019	374,000	684	4	1917	4	N	N	GAYLE THE CONDOMINIUM
65	278470	0080	335,000	9/20/2018	304,000	502	4	1930	4	N	N	GLEN RAY CONDOMINIUM
65	278470	0100	350,000	11/26/2019	347,000	506	4	1930	4	N	N	GLEN RAY CONDOMINIUM
65	278470	0120	440,000	4/30/2018	388,000	569	4	1930	4	N	Y	GLEN RAY CONDOMINIUM
65	278470	0130	450,000	3/13/2019	423,000	663	4	1930	4	N	Y	GLEN RAY CONDOMINIUM
65	278470	0150	315,000	7/8/2019	304,000	496	4	1930	4	N	N	GLEN RAY CONDOMINIUM
65	279010	0090	399,000	7/11/2019	385,000	712	3	1959	3	N	Y	GLENEAGLES TOWN HOMES CONDOMINIUM
65	306613	0010	1,426,000	8/12/2019	1,385,000	2,427	7	1991	3	N	N	HAMPTON COURT CONDOMINIUM
65	313300	0040	504,000	10/31/2019	498,000	900	4	1965	4	N	Y	HARRISON PARK CONDOMINIUM
65	314820	0010	1,975,000	5/8/2019	1,880,000	1,886	8	2009	3	N	N	HARVARD & HIGHLAND
65	314820	0060	2,525,000	2/9/2018	2,189,000	2,280	8	2009	3	N	N	HARVARD & HIGHLAND
65	314820	0080	1,695,000	5/22/2018	1,501,000	1,633	8	2009	3	N	N	HARVARD & HIGHLAND
65	314820	0200	2,375,000	9/25/2018	2,158,000	2,520	8	2009	3	N	N	HARVARD & HIGHLAND
65	314820	0270	1,950,000	8/12/2019	1,894,000	1,732	8	2009	3	N	N	HARVARD & HIGHLAND
65	314820	0280	1,975,000	11/29/2018	1,819,000	2,007	8	2009	3	N	N	HARVARD & HIGHLAND
65	314820	0320	1,750,000	11/21/2019	1,735,000	1,732	8	2009	3	N	N	HARVARD & HIGHLAND
65	314820	0360	2,000,000	11/14/2018	1,836,000	2,007	8	2009	3	N	N	HARVARD & HIGHLAND
65	330270	0010	645,000	2/5/2019	602,000	920	6	1965	4	N	N	HIGHLANDER THE CONDOMINIUM
65	330270	0240	775,000	6/5/2018	688,000	920	6	1965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0300	700,000	5/14/2019	667,000	920	6	1965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0370	690,000	11/28/2018	635,000	840	6	1965	4	N	Y	HIGHLANDER THE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	330270	0590	715,000	5/24/2019	683,000	961	6	1965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0600	1,035,000	7/17/2019	1,000,000	1,374	6	1965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	342700	0010	320,500	5/28/2019	306,000	501	4	1925	4	N	N	HOMBORNESS CONDOMINIUM
65	342700	0020	385,000	8/23/2018	348,000	625	4	1925	4	N	N	HOMBORNESS CONDOMINIUM
65	342700	0070	200,000	4/4/2018	175,000	223	4	1925	4	N	N	HOMBORNESS CONDOMINIUM
65	342700	0110	357,000	5/15/2018	316,000	554	4	1925	4	N	N	HOMBORNESS CONDOMINIUM
65	342700	0120	345,000	6/13/2018	307,000	510	4	1925	4	N	N	HOMBORNESS CONDOMINIUM
65	342700	0170	520,000	7/21/2018	466,000	671	4	1925	4	N	N	HOMBORNESS CONDOMINIUM
65	342700	0270	380,000	7/9/2018	340,000	553	4	1925	4	N	N	HOMBORNESS CONDOMINIUM
65	342700	0280	317,400	10/19/2018	290,000	510	4	1925	4	N	N	HOMBORNESS CONDOMINIUM
65	348600	0020	399,000	8/20/2019	388,000	505	4	1900	5	N	N	HOWELL STREET
65	348600	0050	415,000	6/20/2019	399,000	594	4	1900	5	N	N	HOWELL STREET
65	348600	0060	550,000	6/26/2018	491,000	828	4	1900	5	N	N	HOWELL STREET
65	356880	0040	1,130,000	3/26/2019	1,066,000	1,615	6	2008	3	N	N	Impluvium
65	364030	0090	435,000	3/19/2018	380,000	590	5	1991	3	N	Y	JACKSON COURT CONDOMINIUM
65	364030	0220	361,000	12/19/2019	360,000	575	5	1991	3	N	N	JACKSON COURT CONDOMINIUM
65	364030	0300	500,000	5/22/2019	477,000	711	5	1991	3	N	Y	JACKSON COURT CONDOMINIUM
65	364030	0340	412,111	5/22/2019	393,000	521	5	1991	3	N	N	JACKSON COURT CONDOMINIUM
65	395600	0010	420,000	3/14/2018	367,000	669	4	1982	4	N	N	LA TOSCANE CONDOMINIUM
65	395600	0020	499,950	10/10/2018	456,000	958	4	1982	4	N	N	LA TOSCANE CONDOMINIUM
65	395600	0030	475,000	9/20/2018	431,000	837	4	1982	4	N	N	LA TOSCANE CONDOMINIUM
65	395665	0010	640,000	5/29/2019	612,000	1,035	5	1969	4	N	N	LA PERGOLA CONDOMINIUM
65	395665	0110	650,000	10/3/2019	638,000	1,035	5	1969	4	N	N	LA PERGOLA CONDOMINIUM
65	409960	0090	627,000	4/22/2019	595,000	1,171	4	1988	4	N	Y	LAKE VIEW WEST CONDOMINIUM
65	415100	0020	1,042,000	11/26/2018	959,000	1,670	7	2008	3	N	Y	LAKEVIEW RESIDENCE
65	415100	0040	1,097,000	7/9/2019	1,058,000	1,510	7	2008	3	N	Y	LAKEVIEW RESIDENCE
65	415100	0060	1,016,000	9/6/2019	992,000	1,409	7	2008	3	N	Y	LAKEVIEW RESIDENCE
65	417650	0020	445,000	7/11/2018	398,000	720	6	1962	4	N	N	LAMPLIGHTER THE CONDOMINIUM
65	417650	0080	605,000	8/20/2018	546,000	1,042	6	1962	4	N	Y	LAMPLIGHTER THE CONDOMINIUM
65	417650	0100	699,800	5/31/2018	621,000	934	6	1962	4	N	Y	LAMPLIGHTER THE CONDOMINIUM
65	417650	0280	615,000	5/30/2019	588,000	934	6	1962	4	N	Y	LAMPLIGHTER THE CONDOMINIUM
65	417650	0410	675,000	9/11/2018	612,000	792	6	1962	4	N	Y	LAMPLIGHTER THE CONDOMINIUM
65	417650	0510	750,000	11/16/2018	689,000	1,042	6	1962	4	N	Y	LAMPLIGHTER THE CONDOMINIUM
65	421410	0010	525,000	5/22/2019	501,000	702	6	1922	5	N	N	LAURABELL, THE
65	421410	0020	462,000	3/22/2018	404,000	580	6	1922	5	N	N	LAURABELL, THE
65	421410	0050	795,000	8/29/2018	718,000	1,315	6	1922	5	N	N	LAURABELL, THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	421410	0060	891,000	1/25/2018	770,000	1,340	6	1922	5	N	N	LAURABELL, THE
65	421410	0070	850,000	7/27/2018	763,000	1,315	6	1922	5	N	Y	LAURABELL, THE
65	439730	0010	550,000	12/27/2018	510,000	840	5	1906	4	N	N	LOFTS ON SIXTEENTH AVENUE
65	500900	0040	310,000	7/3/2019	299,000	569	4	1927	4	N	N	MADISON @ 18TH CONDOMINIUM
65	505600	0060	662,000	4/2/2018	580,000	833	6	1996	4	N	N	MALDEN COURT CONDOMINIUM
65	515520	0060	649,000	8/10/2018	584,000	890	4	1962	4	N	N	MARINER APTS THE CONDOMINIUM
65	515520	0170	500,000	5/14/2018	442,000	630	4	1962	4	N	N	MARINER APTS THE CONDOMINIUM
65	516500	0160	455,000	9/24/2019	446,000	699	6	2003	3	N	Y	MARQ THE
65	516500	0180	329,950	6/1/2018	293,000	417	6	2003	3	N	N	MARQ THE
65	516500	0270	325,000	12/20/2018	301,000	425	6	2003	3	N	N	MARQ THE
65	516500	0320	472,000	3/15/2018	412,000	538	6	2003	3	N	Y	MARQ THE
65	516500	0420	520,000	7/19/2019	502,000	769	6	2003	3	N	Y	MARQ THE
65	516500	0500	462,000	5/21/2018	409,000	538	6	2003	3	N	Y	MARQ THE
65	516500	0540	660,000	9/6/2018	597,000	1,003	6	2003	3	N	N	MARQ THE
65	521800	0180	310,000	1/11/2019	288,000	367	5	2000	3	N	Y	MAXWELL
65	521800	0250	385,000	9/6/2019	376,000	616	5	2000	3	N	N	MAXWELL
65	521800	0460	715,000	4/25/2018	630,000	1,010	5	2000	3	N	N	MAXWELL
65	524510	0230	315,000	8/2/2019	305,000	485	5	1928	4	N	N	MAYFAIR MANOR CONDOMINIUM
65	524510	0240	325,000	5/9/2018	287,000	453	5	1928	4	N	N	MAYFAIR MANOR CONDOMINIUM
65	524510	0270	320,000	2/14/2019	299,000	499	5	1928	4	N	N	MAYFAIR MANOR CONDOMINIUM
65	543830	0020	440,000	2/1/2019	411,000	1,017	4	1978	4	N	N	MELROSE EAST CONDOMINIUM
65	543830	0040	399,000	11/20/2019	396,000	1,017	4	1978	4	N	N	MELROSE EAST CONDOMINIUM
65	543830	0100	530,000	10/9/2018	483,000	1,017	4	1978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0350	426,000	5/2/2019	405,000	851	4	1978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0420	565,000	3/27/2018	495,000	1,023	4	1978	4	N	Y	MELROSE EAST CONDOMINIUM
65	547016	0040	670,000	10/16/2019	659,000	1,040	5	2006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0050	535,000	9/20/2018	486,000	713	5	2006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0100	365,000	7/16/2018	327,000	460	5	2006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0190	550,000	5/13/2019	524,000	762	5	2006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0230	710,000	12/5/2019	706,000	1,141	5	2006	3	N	Y	MERITAGE CONDOMINIUM
65	547016	0260	365,000	4/16/2018	321,000	460	5	2006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0290	660,000	6/12/2018	587,000	747	5	2006	3	N	Y	MERITAGE CONDOMINIUM
65	547016	0300	610,000	3/2/2018	531,000	747	5	2006	3	N	Y	MERITAGE CONDOMINIUM
65	547016	0350	618,000	5/29/2018	548,000	762	5	2006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0360	825,000	6/5/2018	733,000	1,013	5	2006	3	N	Y	MERITAGE CONDOMINIUM
65	547016	0440	975,000	5/4/2018	860,000	949	5	2006	3	N	Y	MERITAGE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	547950	0010	4,000,000	1/12/2019	3,718,000	7,135	8	1985	4	N	Y	MERRILL COURT CONDOMINIUM
65	547950	0060	3,065,000	7/24/2018	2,749,000	4,225	8	1985	4	N	Y	MERRILL COURT CONDOMINIUM
65	547950	0100	2,600,000	7/5/2019	2,505,000	4,160	8	1985	4	N	N	MERRILL COURT CONDOMINIUM
65	549100	0080	465,000	10/30/2019	459,000	722	6	1988	4	N	N	METRO AT PIKE/PINE CONDOMINIUM
65	549100	0090	440,000	5/29/2019	421,000	653	6	1988	4	N	N	METRO AT PIKE/PINE CONDOMINIUM
65	549100	0160	410,000	11/26/2018	377,000	553	6	1988	4	N	N	METRO AT PIKE/PINE CONDOMINIUM
65	549100	0180	490,000	8/6/2018	441,000	722	6	1988	4	N	Y	METRO AT PIKE/PINE CONDOMINIUM
65	549100	0190	497,206	10/18/2018	454,000	653	6	1988	4	N	Y	METRO AT PIKE/PINE CONDOMINIUM
65	549800	0030	325,000	12/17/2019	324,000	465	5	1989	4	N	N	MEZZO CONDOMINIUM
65	549800	0250	460,000	3/7/2019	432,000	574	5	1989	4	N	Y	MEZZO CONDOMINIUM
65	551210	0180	615,000	1/29/2018	532,000	934	5	1969	4	N	N	MIDTOWN
65	551210	0220	645,000	4/18/2019	612,000	1,010	5	1969	4	N	Y	MIDTOWN
65	556650	0040	365,000	9/7/2018	330,000	448	4	1956	4	N	N	MODE
65	556650	0060	315,000	10/7/2019	309,000	448	4	1956	4	N	N	MODE
65	556650	0110	402,000	5/1/2018	354,000	448	4	1956	4	N	N	MODE
65	556650	0120	398,500	6/29/2018	356,000	448	4	1956	4	N	N	MODE
65	556650	0270	325,000	4/19/2019	308,000	448	4	1956	4	N	N	MODE
65	556650	0320	442,000	9/5/2019	431,000	692	4	1956	4	N	N	MODE
65	556650	0340	389,950	2/26/2018	339,000	448	4	1956	4	N	N	MODE
65	556650	0350	325,000	1/28/2019	303,000	448	4	1956	4	N	N	MODE
65	556650	0360	310,000	12/13/2019	309,000	448	4	1956	4	N	N	MODE
65	556966	0110	517,000	1/3/2018	445,000	639	6	1913	5	N	N	MONIQUE LOFTS CONDOMINIUM
65	556966	0160	570,000	11/2/2018	522,000	607	6	1913	5	N	Y	MONIQUE LOFTS CONDOMINIUM
65	556966	0170	445,000	9/4/2019	434,000	503	6	1913	5	N	N	MONIQUE LOFTS CONDOMINIUM
65	556966	0180	430,000	5/30/2019	411,000	488	6	1913	5	N	N	MONIQUE LOFTS CONDOMINIUM
65	556966	0220	510,000	6/3/2019	488,000	688	6	1913	5	N	N	MONIQUE LOFTS CONDOMINIUM
65	556966	0280	665,000	8/27/2019	648,000	689	6	1913	5	N	Y	MONIQUE LOFTS CONDOMINIUM
65	563550	0010	415,000	8/19/2019	404,000	719	4	1966	4	N	N	MORGAN CONDOMINIUM
65	563550	0070	550,000	11/1/2018	504,000	859	4	1966	4	N	N	MORGAN CONDOMINIUM
65	608180	0020	635,000	3/4/2019	596,000	1,103	6	2000	3	N	N	NICHOLAS COURT CONDOMINIUM
65	608180	0030	560,000	8/22/2018	505,000	753	6	2000	3	N	N	NICHOLAS COURT CONDOMINIUM
65	608180	0050	525,000	9/10/2019	513,000	652	6	2000	3	N	N	NICHOLAS COURT CONDOMINIUM
65	609325	0020	910,000	8/3/2018	818,000	1,268	7	1908	5	N	N	954 BROADWAY CONDOMINIUM
65	609325	0030	955,000	3/23/2018	835,000	1,258	7	1908	5	N	N	954 BROADWAY CONDOMINIUM
65	609595	0040	510,000	7/30/2018	458,000	785	5	1984	4	N	N	NOB HILL CONDOMINIUM
65	609595	0080	600,000	8/12/2019	583,000	1,025	5	1984	4	N	Y	NOB HILL CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	609595	0090	587,000	10/2/2019	576,000	984	5	1984	4	N	Y	NOB HILL CONDOMINIUM
65	609595	0090	588,000	4/3/2019	556,000	984	5	1984	4	N	Y	NOB HILL CONDOMINIUM
65	609595	0100	500,000	3/28/2018	438,000	845	5	1984	4	N	N	NOB HILL CONDOMINIUM
65	630150	0010	790,000	6/17/2019	758,000	1,272	7	1929	5	N	N	OAK MANOR CONDOMINIUM
65	635210	0030	480,000	10/19/2019	473,000	926	4	1910	4	N	N	OLD CONSULATE CONDOMINIUM
65	639550	0170	639,000	7/5/2019	616,000	1,013	5	2001	3	N	Y	ONYX CONDOMINIUM
65	639550	0380	625,000	6/27/2019	601,000	952	5	2001	3	N	Y	ONYX CONDOMINIUM
65	639550	0470	605,000	5/20/2019	577,000	983	5	2001	3	N	N	ONYX CONDOMINIUM
65	639550	0490	439,000	10/11/2018	400,000	531	5	2001	3	N	Y	ONYX CONDOMINIUM
65	639550	0580	642,000	4/22/2019	609,000	922	5	2001	3	N	Y	ONYX CONDOMINIUM
65	661090	0100	700,000	8/20/2018	631,000	1,114	5	1999	3	N	Y	PALERMO, THE CONDOMINIUM
65	661090	0140	790,000	7/3/2018	706,000	1,162	5	1999	3	N	Y	PALERMO, THE CONDOMINIUM
65	663380	0030	315,810	9/18/2018	287,000	388	4	1990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0110	345,000	5/8/2019	328,000	445	4	1990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0180	606,000	2/8/2018	525,000	777	4	1990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0200	425,000	5/16/2019	405,000	618	4	1990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0230	465,000	4/19/2018	409,000	561	4	1990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0290	367,000	7/17/2019	354,000	445	4	1990	4	N	Y	PARC ON SUMMIT CONDOMINIUM
65	664190	0020	500,000	3/7/2019	470,000	771	6	1922	4	N	N	PARK COURT EAST CONDOMINIUM
65	664821	0010	394,500	6/4/2018	350,000	610	6	1931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664821	0100	365,000	8/23/2019	355,000	566	6	1931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664821	0150	370,000	5/15/2019	353,000	513	6	1931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664821	0240	368,000	6/1/2018	327,000	515	6	1931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664821	0360	475,000	11/28/2018	437,000	766	6	1931	4	N	Y	PARK LANE PLACE CONDOMINIUM
65	664821	0370	375,000	5/7/2019	357,000	513	6	1931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664821	0380	475,000	7/5/2019	458,000	682	6	1931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664822	0020	512,500	10/9/2019	504,000	857	4	1977	4	N	N	PARK MANOR CONDOMINIUM
65	664822	0070	500,000	10/2/2019	491,000	857	4	1977	4	N	N	PARK MANOR CONDOMINIUM
65	664824	0100	658,000	7/26/2019	637,000	1,427	3	1949	4	N	N	PARK MANOR TOWNHOMES CONDOMINIUM
65	664824	0160	609,900	12/27/2019	609,000	1,370	3	1949	4	N	N	PARK MANOR TOWNHOMES CONDOMINIUM
65	664942	0010	391,000	4/29/2019	372,000	547	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0030	370,000	2/7/2019	346,000	529	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0060	410,000	1/16/2018	354,000	557	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0090	435,000	2/6/2018	377,000	573	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0100	310,000	8/31/2018	280,000	383	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0150	329,950	5/15/2018	292,000	383	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	664942	0300	339,000	1/12/2018	292,000	383	4	1984	4	N	Y	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0320	319,000	6/19/2018	284,000	383	4	1984	4	N	Y	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0410	396,000	4/3/2019	374,000	639	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0440	379,950	5/2/2019	361,000	557	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0450	385,000	1/17/2018	332,000	557	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0800	298,950	6/23/2019	287,000	450	4	1984	4	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	665450	0030	530,000	3/12/2018	462,000	947	4	1980	4	N	N	PARKE GRANDVIEW CONDOMINIUM
65	681786	0070	599,900	11/5/2019	593,000	970	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0110	465,000	3/22/2019	438,000	618	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0130	460,000	8/28/2018	416,000	592	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0160	430,000	3/9/2018	375,000	466	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0180	480,000	5/14/2019	458,000	619	5	1993	4	N	Y	PLAZA DEL SOL
65	681786	0250	375,000	3/26/2019	354,000	466	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0290	510,000	2/27/2018	444,000	618	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0330	395,000	11/1/2018	362,000	529	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0370	525,000	7/16/2019	507,000	711	5	1993	4	N	Y	PLAZA DEL SOL
65	681786	0580	550,000	7/12/2019	531,000	742	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0640	639,950	12/26/2018	593,000	970	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0660	570,000	9/4/2018	516,000	742	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0690	470,000	9/16/2019	460,000	619	5	1993	4	N	Y	PLAZA DEL SOL
65	681786	0720	725,000	4/26/2018	639,000	970	5	1993	4	N	N	PLAZA DEL SOL
65	681786	0780	552,000	6/3/2019	528,000	711	5	1993	4	N	Y	PLAZA DEL SOL
65	681786	0810	450,000	9/14/2018	408,000	592	5	1993	4	N	N	PLAZA DEL SOL
65	687140	0030	486,000	4/3/2019	459,000	587	6	1919	4	N	N	PORTOFINO CONDOMINIUM
65	687140	0110	615,000	1/10/2019	571,000	802	6	1919	4	N	N	PORTOFINO CONDOMINIUM
65	687140	0240	501,000	2/20/2018	435,000	592	6	1919	4	N	Y	PORTOFINO CONDOMINIUM
65	689150	0080	475,000	3/28/2019	448,000	590	5	2001	3	N	N	PRESS, THE
65	689150	0140	455,000	10/15/2018	415,000	550	5	2001	3	N	N	PRESS, THE
65	689150	0180	615,000	5/16/2019	586,000	890	5	2001	3	N	N	PRESS, THE
65	689150	0230	440,000	12/18/2018	407,000	630	5	2001	3	N	N	PRESS, THE
65	689150	0340	557,000	4/2/2018	488,000	670	5	2001	3	N	Y	PRESS, THE
65	689150	0420	575,000	5/23/2018	509,000	670	5	2001	3	N	Y	PRESS, THE
65	689150	0440	420,000	8/19/2019	408,000	550	5	2001	3	N	N	PRESS, THE
65	689150	0500	580,000	4/24/2018	511,000	670	5	2001	3	N	Y	PRESS, THE
65	689150	0510	700,000	2/12/2019	655,000	870	5	2001	3	N	Y	PRESS, THE
65	689150	0560	465,000	7/18/2019	449,000	620	5	2001	3	N	N	PRESS, THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	689150	0580	695,000	3/8/2019	653,000	910	5	2001	3	N	Y	PRESS, THE
65	689150	0610	370,000	2/15/2018	321,000	480	5	2001	3	N	N	PRESS, THE
65	689150	0650	510,000	4/11/2019	483,000	670	5	2001	3	N	Y	PRESS, THE
65	689150	0730	735,000	11/14/2018	675,000	910	5	2001	3	N	Y	PRESS, THE
65	689150	0770	377,150	10/9/2019	371,000	480	5	2001	3	N	N	PRESS, THE
65	689150	0870	350,000	5/30/2018	310,000	510	5	2001	3	N	N	PRESS, THE
65	689150	0890	620,000	5/16/2018	548,000	670	5	2001	3	N	N	PRESS, THE
65	689150	0940	399,500	9/14/2018	362,000	530	5	2001	3	N	N	PRESS, THE
65	689150	0990	505,000	12/4/2018	466,000	730	5	2001	3	N	N	PRESS, THE
65	689150	1010	390,000	12/24/2018	361,000	510	5	2001	3	N	N	PRESS, THE
65	689150	1050	439,000	10/8/2018	400,000	530	5	2001	3	N	N	PRESS, THE
65	689150	1110	575,000	8/29/2018	520,000	730	5	2001	3	N	Y	PRESS, THE
65	689150	1210	630,000	5/4/2018	556,000	730	5	2001	3	N	N	PRESS, THE
65	689150	1250	650,000	5/30/2018	576,000	730	5	2001	3	N	Y	PRESS, THE
65	689150	1320	495,000	11/29/2018	456,000	740	5	2001	3	N	N	PRESS, THE
65	723700	0030	625,000	4/15/2019	592,000	903	4	1913	4	N	N	REPUBLICAN COURT CONDOMINIUM
65	735600	0070	616,000	6/22/2018	549,000	1,013	5	1910	5	N	N	ROANOKE PLACE CONDOMINIUM
65	744890	0020	392,000	9/25/2018	356,000	609	5	1927	5	N	N	ROWAN
65	744890	0060	395,000	12/21/2018	365,000	629	5	1927	5	N	N	ROWAN
65	750444	0020	545,000	7/13/2018	488,000	1,120	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0030	549,000	5/9/2018	485,000	1,090	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0160	431,000	5/31/2018	382,000	818	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0280	405,000	11/13/2019	401,000	780	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0330	450,000	3/21/2019	424,000	818	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0340	419,000	8/28/2019	408,000	818	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0370	419,000	7/1/2019	403,000	780	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0450	412,000	12/13/2018	381,000	785	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0470	420,000	9/25/2018	382,000	818	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750444	0490	620,000	6/20/2018	552,000	1,085	4	1967	4	N	Y	SAHALI CONDOMINIUM
65	750600	0040	670,000	9/6/2019	654,000	982	5	1986	4	N	N	ST HENRY HOUSE CONDOMINIUM
65	750700	0030	715,000	11/22/2019	709,000	1,394	5	1993	4	N	N	ST JOHNS PLACE CONDOMINIUM
65	750700	0080	818,000	4/26/2019	777,000	1,394	5	1993	4	N	Y	ST JOHNS PLACE CONDOMINIUM
65	769370	0505	457,500	6/17/2019	439,000	965	5	1966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769798	0020	929,000	5/21/2018	822,000	1,635	6	1981	4	N	N	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0030	560,000	1/28/2019	522,000	934	6	1981	4	N	N	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0040	576,000	12/6/2019	573,000	996	6	1981	4	N	N	714 BELLEVUE AVE E CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	769798	0110	910,000	11/27/2019	903,000	1,359	6	1981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0140	755,000	12/6/2018	696,000	904	6	1981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0150	802,000	7/2/2019	772,000	890	6	1981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0180	935,000	8/28/2018	845,000	1,147	6	1981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0190	830,000	5/18/2018	734,000	904	6	1981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769799	0010	365,000	8/15/2019	355,000	462	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0030	399,950	9/5/2019	390,000	575	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0040	460,000	8/21/2019	448,000	631	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0050	379,950	7/22/2019	367,000	541	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0070	355,000	5/3/2019	338,000	462	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0080	389,950	7/19/2019	377,000	537	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0090	379,950	5/3/2019	361,000	537	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0110	445,000	5/6/2019	423,000	591	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0130	389,950	5/2/2019	371,000	535	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0140	450,000	8/20/2019	438,000	548	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0150	374,950	6/26/2019	361,000	484	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0160	419,950	8/21/2019	409,000	597	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0170	399,950	5/8/2019	381,000	576	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0220	499,950	8/15/2019	486,000	548	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0230	385,000	5/7/2019	366,000	484	4	2018	3	N	Y	750 ON THE HILL CONDOMINIUM
65	769799	0260	519,950	9/9/2019	508,000	632	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0290	405,000	5/6/2019	385,000	492	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0310	399,950	7/12/2019	386,000	484	4	2018	3	N	Y	750 ON THE HILL CONDOMINIUM
65	769799	0320	450,000	7/2/2019	433,000	594	4	2018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0330	589,950	6/25/2019	567,000	617	4	2018	3	N	Y	750 ON THE HILL CONDOMINIUM
65	769840	0050	625,000	7/18/2019	604,000	1,010	4	1980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0150	625,000	9/6/2019	610,000	1,035	4	1980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0240	645,000	5/7/2018	569,000	1,125	4	1980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0310	610,000	11/2/2018	559,000	1,010	4	1980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769841	0010	430,000	11/15/2018	395,000	742	4	1965	5	N	N	SEVENTEEN07
65	769841	0120	347,000	12/9/2019	345,000	538	4	1965	5	N	N	SEVENTEEN07
65	769841	0190	457,500	12/13/2018	423,000	639	4	1965	5	N	N	SEVENTEEN07
65	769841	0240	365,000	10/2/2018	332,000	538	4	1965	5	N	N	SEVENTEEN07
65	769841	0280	355,000	7/20/2018	318,000	471	4	1965	5	N	N	SEVENTEEN07
65	771460	0160	860,000	2/27/2018	748,000	1,113	6	1970	4	N	Y	SHANNON CONDOMINIUM
65	771460	0160	875,000	11/19/2018	804,000	1,113	6	1970	4	N	Y	SHANNON CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	771460	0520	695,000	12/16/2019	693,000	1,125	6	1970	4	N	Y	SHANNON CONDOMINIUM
65	773205	0010	419,000	8/14/2018	377,000	755	6	1929	4	N	N	SHEFFIELD CONDOMINIUM
65	773205	0090	550,000	5/17/2019	525,000	811	6	1929	4	N	N	SHEFFIELD CONDOMINIUM
65	773205	0140	515,000	2/26/2019	483,000	707	6	1929	4	N	N	SHEFFIELD CONDOMINIUM
65	773205	0140	490,000	12/2/2019	487,000	707	6	1929	4	N	N	SHEFFIELD CONDOMINIUM
65	773205	0170	500,000	2/15/2018	434,000	763	6	1929	4	N	N	SHEFFIELD CONDOMINIUM
65	773205	0210	552,000	7/16/2018	494,000	707	6	1929	4	N	N	SHEFFIELD CONDOMINIUM
65	778785	0020	550,000	6/29/2018	491,000	757	6	1908	4	N	N	SIENA ON CAPITAL HILL CONDOMINIUM
65	780428	0030	1,100,000	5/21/2019	1,050,000	2,114	5	1984	4	N	Y	613 EAST HIGHLAND DRIVE CONDOMINIUM
65	780428	0060	1,185,000	12/3/2019	1,178,000	2,259	5	1984	4	N	Y	613 EAST HIGHLAND DRIVE CONDOMINIUM
65	796430	0010	515,000	10/22/2018	471,000	740	6	1988	4	N	N	STANTON COURT CONDOMINIUM
65	796430	0060	499,000	7/18/2018	447,000	740	6	1988	4	N	N	STANTON COURT CONDOMINIUM
65	796430	0080	575,000	3/5/2019	540,000	1,000	6	1988	4	N	N	STANTON COURT CONDOMINIUM
65	796430	0120	680,000	6/24/2019	654,000	1,080	6	1988	4	N	N	STANTON COURT CONDOMINIUM
65	808439	0070	419,000	10/2/2019	411,000	707	4	1981	4	N	N	SUMMIT PLACE CONDOMINIUM
65	808439	0110	495,000	5/17/2018	438,000	707	4	1981	4	N	Y	SUMMIT PLACE CONDOMINIUM
65	857910	0080	674,000	4/23/2019	640,000	1,124	6	1928	4	N	N	1014 E. ROY CONDOMINIUM
65	857980	0020	701,000	2/20/2018	609,000	1,200	4	1983	3	N	N	TENTH PLACE CONDOMINIUM
65	860035	0030	1,055,000	6/19/2019	1,013,000	1,479	7	2001	4	N	N	1310 EAST UNION LOFTS
65	863440	0020	550,000	3/18/2019	518,000	749	6	2006	3	N	N	THREE 19 CONDOMINIUM
65	863440	0030	600,000	11/25/2019	595,000	1,024	6	2006	3	N	N	THREE 19 CONDOMINIUM
65	865900	0180	424,000	10/10/2019	417,000	881	4	1907	4	N	N	TOLTEC CONDOMINIUM
65	866345	0110	560,000	8/7/2019	543,000	920	4	1969	4	N	Y	TOWER PLACE CONDOMINIUM
65	866495	0030	765,000	5/9/2018	676,000	879	6	2007	3	N	Y	TRACE LOFTS
65	866495	0150	750,000	6/25/2018	669,000	879	6	2007	3	N	Y	TRACE LOFTS
65	866495	0170	625,000	9/6/2018	566,000	704	6	2007	3	N	Y	TRACE LOFTS
65	866495	0190	677,500	11/27/2018	624,000	1,028	6	2007	3	N	N	TRACE LOFTS
65	866495	0190	665,000	11/11/2019	658,000	1,028	6	2007	3	N	N	TRACE LOFTS
65	866495	0250	485,000	4/20/2018	427,000	600	6	2007	3	N	Y	TRACE LOFTS
65	866495	0420	635,000	2/1/2018	550,000	707	6	2007	3	N	Y	TRACE LOFTS
65	866497	0160	437,500	8/22/2019	426,000	612	5	2007	3	N	N	TRACE NORTH
65	866497	0170	535,000	6/28/2018	477,000	672	5	2007	3	N	N	TRACE NORTH
65	866497	0220	425,000	7/12/2019	410,000	606	5	2007	3	N	Y	TRACE NORTH
65	866497	0270	390,000	4/10/2019	369,000	488	5	2007	3	N	N	TRACE NORTH
65	866497	0310	498,500	10/29/2018	456,000	610	5	2007	3	N	N	TRACE NORTH
65	866497	0360	439,000	6/25/2019	422,000	612	5	2007	3	N	N	TRACE NORTH

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	866497	0450	500,000	9/24/2018	454,000	608	5	2007	3	N	Y	TRACE NORTH
65	866497	0570	447,000	9/23/2019	438,000	672	5	2007	3	N	Y	TRACE NORTH
65	866497	0580	520,000	9/18/2018	472,000	647	5	2007	3	N	N	TRACE NORTH
65	866497	0590	448,000	6/27/2019	431,000	671	5	2007	3	N	Y	TRACE NORTH
65	866497	0720	535,000	5/29/2018	474,000	609	5	2007	3	N	N	TRACE NORTH
65	866497	0780	535,000	3/21/2018	468,000	647	5	2007	3	N	N	TRACE NORTH
65	866497	0990	488,000	12/14/2018	451,000	671	5	2007	3	N	Y	TRACE NORTH
65	866497	1030	750,000	10/2/2019	736,000	982	5	2007	3	N	Y	TRACE NORTH
65	870000	0020	535,000	6/5/2018	475,000	712	6	1929	4	N	N	TUDOR MANOR CONDOMINIUM
65	870000	0120	681,000	1/30/2018	589,000	1,180	6	1929	4	N	N	TUDOR MANOR CONDOMINIUM
65	872500	0020	610,000	3/23/2019	575,000	1,066	6	1929	5	N	N	1201 E JOHN STREET
65	872500	0040	318,000	6/13/2019	305,000	443	6	1929	5	N	N	1201 E JOHN STREET
65	873177	0020	675,000	5/10/2018	596,000	869	7	1929	4	N	N	TWIN GABLES CONDOMINIUM
65	873177	0050	860,000	10/22/2019	847,000	1,399	7	1929	4	N	N	TWIN GABLES CONDOMINIUM
65	873241	0020	545,000	8/28/2018	492,000	807	5	1928	4	N	N	214 16TH AVENUE
65	889200	0010	548,000	12/13/2019	546,000	895	5	2005	3	N	N	Veduta Condominium
65	889200	0040	555,000	10/25/2019	547,000	895	5	2005	3	N	N	Veduta Condominium
65	889200	0050	729,000	4/15/2018	641,000	849	5	2005	3	N	N	Veduta Condominium
65	889600	0070	647,500	7/12/2019	625,000	1,118	4	1978	4	N	N	VERSAILLES CONDOMINIUM
65	889600	0110	676,000	6/29/2018	603,000	1,091	4	1978	4	N	N	VERSAILLES CONDOMINIUM
65	889600	0170	700,000	6/25/2019	673,000	1,091	4	1978	4	N	Y	VERSAILLES CONDOMINIUM
65	889650	0010	495,000	2/22/2018	430,000	827	4	1963	5	N	N	VERTIGO
65	889650	0100	399,900	8/13/2019	388,000	622	4	1963	5	N	N	VERTIGO
65	889650	0110	550,000	2/1/2018	476,000	806	4	1963	5	N	N	VERTIGO
65	889650	0120	398,200	4/25/2019	378,000	595	4	1963	5	N	N	VERTIGO
65	889650	0280	397,000	9/19/2019	389,000	595	4	1963	5	N	Y	VERTIGO
65	889650	0290	299,000	6/12/2019	287,000	370	4	1963	5	N	N	VERTIGO
65	889650	0320	575,000	8/6/2019	558,000	796	4	1963	5	N	N	VERTIGO
65	889650	0330	400,000	8/14/2019	389,000	622	4	1963	5	N	Y	VERTIGO
65	889650	0390	495,000	5/9/2019	471,000	632	4	1963	5	N	N	VERTIGO
65	889880	0050	599,000	3/20/2018	524,000	984	4	1980	4	N	N	VICTORIA HOUSE CONDOMINIUM
65	889880	0050	585,000	10/22/2019	576,000	984	4	1980	4	N	N	VICTORIA HOUSE CONDOMINIUM
65	889880	0060	594,000	9/21/2018	539,000	1,054	4	1980	4	N	N	VICTORIA HOUSE CONDOMINIUM
65	889880	0060	594,000	9/21/2018	539,000	1,054	4	1980	4	N	N	VICTORIA HOUSE CONDOMINIUM
65	889880	0110	530,000	7/12/2018	474,000	984	4	1980	4	N	Y	VICTORIA HOUSE CONDOMINIUM
65	919800	0030	399,199	4/25/2019	379,000	448	5	1987	4	N	N	WATERWORKS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	919800	0080	325,000	10/1/2019	319,000	440	5	1987	4	N	N	WATERWORKS CONDOMINIUM
65	919800	0110	375,000	4/18/2019	356,000	537	5	1987	4	N	N	WATERWORKS CONDOMINIUM
70	220760	0100	585,000	8/6/2018	526,000	1,091	5	2002	3	N	N	EASTLAKE, THE
70	220760	0140	580,000	2/20/2018	504,000	1,025	5	2002	3	N	N	EASTLAKE, THE
70	220760	0160	642,500	4/5/2018	563,000	1,383	5	2002	3	N	N	EASTLAKE, THE
70	220760	0230	595,000	5/21/2018	527,000	1,003	5	2002	3	N	Y	EASTLAKE, THE
70	220760	0240	520,000	1/2/2019	482,000	1,006	5	2002	3	N	N	EASTLAKE, THE
70	220760	0270	770,000	7/11/2018	689,000	1,451	5	2002	3	N	Y	EASTLAKE, THE
70	220760	0300	425,000	10/7/2019	418,000	757	5	2002	3	N	N	EASTLAKE, THE
70	363460	0010	260,000	11/6/2018	238,000	541	5	1928	4	N	N	IVES CONDOMINIUM
70	363460	0020	244,950	8/23/2019	238,000	512	5	1928	4	N	N	IVES CONDOMINIUM
70	363460	0030	325,000	4/3/2018	285,000	485	5	1928	4	N	N	IVES CONDOMINIUM
70	363460	0040	330,000	3/1/2018	287,000	602	5	1928	4	N	Y	IVES CONDOMINIUM
70	363460	0090	300,000	7/31/2018	270,000	569	5	1928	4	N	Y	IVES CONDOMINIUM
70	686190	0040	456,500	5/15/2019	435,000	729	4	1958	4	Y	Y	PORTAGE BAYSHORE CONDOMINIUM
70	686190	0120	450,000	3/5/2018	392,000	724	4	1958	4	Y	Y	PORTAGE BAYSHORE CONDOMINIUM
70	686190	0130	428,000	2/25/2019	401,000	721	4	1958	4	Y	Y	PORTAGE BAYSHORE CONDOMINIUM
70	776680	0020	429,950	6/21/2018	383,000	730	6	1928	5	N	Y	SHORECREST CONDOMINIUM
85	090500	0010	415,000	6/6/2018	369,000	552	5	2001	3	N	N	BOLERO CONDOMINIUM
85	090500	0020	319,000	8/26/2019	311,000	436	5	2001	3	N	N	BOLERO CONDOMINIUM
85	090500	0150	377,000	6/11/2019	361,000	593	5	2001	3	N	N	BOLERO CONDOMINIUM
85	090500	0330	315,000	8/10/2018	284,000	402	5	2001	3	N	N	BOLERO CONDOMINIUM
85	090500	0330	300,000	11/15/2019	297,000	402	5	2001	3	N	N	BOLERO CONDOMINIUM
85	090500	0520	350,000	8/7/2019	340,000	439	5	2001	3	N	Y	BOLERO CONDOMINIUM
85	090500	0630	299,950	8/12/2019	291,000	402	5	2001	3	N	N	BOLERO CONDOMINIUM
85	090500	0750	550,000	3/5/2018	479,000	595	5	2001	3	N	N	BOLERO CONDOMINIUM
85	193815	0200	325,000	8/16/2019	316,000	620	4	1950	5	N	N	DECATUR CONDOMINIUM
85	193815	0420	355,000	2/12/2018	308,000	640	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0440	341,000	1/8/2018	294,000	610	4	1950	5	N	N	DECATUR CONDOMINIUM
85	193815	0470	320,000	5/17/2019	305,000	530	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0470	369,000	5/3/2018	325,000	530	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0540	355,000	10/8/2019	349,000	630	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0600	310,000	11/25/2019	308,000	630	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0680	380,000	3/21/2019	358,000	610	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0700	363,000	3/19/2018	317,000	620	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0750	369,000	3/12/2018	322,000	550	4	1950	5	N	Y	DECATUR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	193815	0840	362,500	7/25/2019	351,000	630	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0850	300,000	11/22/2019	298,000	630	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1010	420,000	4/12/2018	369,000	620	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1050	459,000	6/21/2019	441,000	790	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1210	418,900	3/20/2018	366,000	630	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1260	414,000	1/9/2018	357,000	640	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1280	372,000	4/19/2018	327,000	620	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1360	315,000	11/18/2019	312,000	540	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1390	360,000	6/21/2019	346,000	600	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1400	365,000	6/11/2019	350,000	620	4	1950	5	N	Y	DECATUR CONDOMINIUM
85	224890	0060	374,950	7/29/2019	363,000	568	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0090	358,000	10/4/2018	326,000	572	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0190	343,000	3/8/2018	299,000	580	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0240	335,000	4/16/2018	294,000	447	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0280	385,000	7/5/2018	344,000	706	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0310	274,888	9/25/2018	250,000	404	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0320	300,000	11/13/2019	297,000	445	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0340	430,000	4/25/2019	408,000	803	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0370	343,275	4/22/2019	326,000	491	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0450	365,000	2/6/2019	341,000	572	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0480	350,000	6/5/2018	311,000	580	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0560	375,000	8/9/2018	338,000	574	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	0610	369,950	6/5/2018	329,000	602	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0660	349,000	9/17/2018	317,000	568	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	0840	442,000	5/20/2019	422,000	714	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	0870	459,500	6/23/2018	410,000	724	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	0960	382,000	7/27/2018	343,000	568	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1040	412,000	4/9/2019	390,000	660	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1110	335,000	7/10/2019	323,000	568	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1140	446,000	10/8/2019	438,000	714	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1390	460,000	7/6/2018	411,000	803	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1450	474,950	10/21/2019	468,000	802	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1510	400,500	6/12/2018	356,000	602	4	1957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1590	440,000	7/16/2019	425,000	714	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1620	490,000	11/22/2019	486,000	724	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1750	500,000	3/6/2018	436,000	802	4	1957	4	N	Y	ELEKTRA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	224890	1910	875,000	7/2/2018	781,000	1,414	4	1957	4	N	Y	ELEKTRA CONDOMINIUM
85	228523	0080	665,000	10/19/2018	607,000	1,039	4	1995	3	N	N	1805 BELLEVUE CONDOMINIUM
85	228523	0180	695,000	4/2/2018	609,000	1,083	4	1995	3	N	Y	1805 BELLEVUE CONDOMINIUM
85	256030	0080	610,000	8/4/2019	591,000	865	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0240	950,000	4/10/2018	834,000	1,290	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0400	880,000	3/13/2018	768,000	1,250	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0550	860,000	6/25/2019	827,000	1,185	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0860	984,000	3/13/2019	926,000	1,425	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0880	1,700,000	3/19/2019	1,602,000	2,040	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0990	1,500,000	6/10/2019	1,438,000	1,790	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1110	1,450,000	11/13/2019	1,435,000	1,790	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1130	1,555,000	1/12/2018	1,340,000	1,500	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1150	1,500,000	6/13/2018	1,334,000	1,790	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1240	1,855,000	5/23/2018	1,643,000	2,040	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1320	1,872,000	7/24/2018	1,679,000	2,040	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1360	1,995,000	3/26/2018	1,746,000	2,040	7	1982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	268067	0050	449,000	1/2/2019	416,000	801	6	1930	4	N	N	GAINSBOROUGH CONDOMINIUM
85	268067	0070	350,000	8/14/2018	315,000	525	6	1930	4	N	N	GAINSBOROUGH CONDOMINIUM
85	268067	0120	785,000	2/5/2019	733,000	1,411	6	1930	4	N	N	GAINSBOROUGH CONDOMINIUM
85	268067	0230	630,000	2/7/2019	589,000	1,187	6	1930	4	N	N	GAINSBOROUGH CONDOMINIUM
85	268067	0300	640,000	12/26/2018	593,000	1,186	6	1930	4	N	N	GAINSBOROUGH CONDOMINIUM
85	268067	0390	720,000	6/29/2018	643,000	1,187	6	1930	4	N	Y	GAINSBOROUGH CONDOMINIUM
85	268067	0420	700,000	11/29/2018	645,000	1,186	6	1930	4	N	Y	GAINSBOROUGH CONDOMINIUM
85	268067	0510	649,000	4/17/2019	615,000	1,187	6	1930	4	N	Y	GAINSBOROUGH CONDOMINIUM
85	380100	0230	781,000	6/4/2018	693,000	1,065	6	1982	4	N	N	KELLEHER HOUSE CONDOMINIUM
85	380100	0260	649,000	11/1/2018	594,000	918	6	1982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	380100	0350	650,000	5/23/2019	621,000	1,065	6	1982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	380100	0390	650,000	5/23/2018	576,000	1,065	6	1982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	380100	0450	720,000	4/13/2018	632,000	1,065	6	1982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	380100	0580	1,159,000	6/5/2018	1,029,000	1,526	6	1982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	445871	0150	585,000	10/29/2019	577,000	847	5	2016	3	N	N	LUMA
85	445871	0200	605,000	5/3/2019	575,000	720	5	2016	3	N	N	LUMA
85	445871	0210	774,500	8/31/2018	700,000	1,012	5	2016	3	N	N	LUMA
85	445871	0270	615,000	12/23/2019	614,000	861	5	2016	3	N	N	LUMA
85	445871	0400	1,035,000	5/23/2018	917,000	1,181	5	2016	3	N	Y	LUMA
85	445871	0410	690,000	4/18/2019	654,000	846	5	2016	3	N	Y	LUMA

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	445871	0480	1,050,000	12/4/2019	1,044,000	1,181	5	2016	3	N	Y	LUMA
85	445871	0520	780,000	6/16/2018	694,000	794	5	2016	3	N	Y	LUMA
85	445871	0600	718,000	9/13/2019	702,000	794	5	2016	3	N	Y	LUMA
85	445871	0610	531,770	12/13/2019	530,000	648	5	2016	3	N	Y	LUMA
85	445871	0680	790,000	6/21/2018	704,000	794	5	2016	3	N	Y	LUMA
85	445871	0710	660,000	8/30/2019	643,000	743	5	2016	3	N	Y	LUMA
85	445871	0770	592,500	7/6/2019	571,000	648	5	2016	3	N	Y	LUMA
85	445871	0770	592,500	7/10/2019	571,000	648	5	2016	3	N	Y	LUMA
85	445871	0830	640,000	7/31/2018	575,000	691	5	2016	3	N	Y	LUMA
85	445871	0860	720,000	7/24/2019	696,000	794	5	2016	3	N	Y	LUMA
85	445871	0870	675,000	3/25/2019	637,000	743	5	2016	3	N	Y	LUMA
85	445871	0910	670,000	11/17/2018	616,000	691	5	2016	3	N	Y	LUMA
85	445871	0920	718,000	12/16/2019	716,000	794	5	2016	3	N	Y	LUMA
85	445871	0980	1,100,000	9/30/2019	1,079,000	1,185	5	2016	3	N	Y	LUMA
85	445871	1100	735,000	7/29/2019	712,000	794	5	2016	3	N	Y	LUMA
85	445871	1200	1,207,000	9/18/2018	1,095,000	1,181	5	2016	3	N	Y	LUMA
85	445871	1270	700,000	7/15/2019	676,000	743	5	2016	3	N	Y	LUMA
85	445871	1330	1,480,000	5/1/2018	1,305,000	1,534	5	2016	3	N	Y	LUMA
85	445871	1350	1,220,000	11/19/2018	1,121,000	1,186	5	2016	3	N	Y	LUMA
85	445871	1360	790,000	11/27/2019	784,000	851	5	2016	3	N	Y	LUMA
85	445871	1410	715,000	5/1/2019	680,000	742	5	2016	3	N	Y	LUMA
85	445871	1430	840,000	10/4/2018	765,000	851	5	2016	3	N	Y	LUMA
85	445871	1450	635,000	2/21/2019	595,000	691	5	2016	3	N	Y	LUMA
85	445871	1480	690,000	1/4/2019	640,000	742	5	2016	3	N	Y	LUMA
85	445871	1520	625,000	11/7/2019	618,000	691	5	2016	3	N	Y	LUMA
85	505151	0120	651,500	2/12/2018	565,000	1,205	4	1963	4	N	Y	MAISON VILLE CONDOMINIUM
85	505151	0170	476,000	1/7/2019	442,000	1,096	4	1963	4	N	Y	MAISON VILLE CONDOMINIUM
85	505151	0280	374,950	8/7/2019	364,000	731	4	1963	4	N	Y	MAISON VILLE CONDOMINIUM
85	505151	0320	723,001	5/1/2018	637,000	1,096	4	1963	4	N	Y	MAISON VILLE CONDOMINIUM
85	505151	0360	585,000	12/3/2018	539,000	1,205	4	1963	4	N	Y	MAISON VILLE CONDOMINIUM
85	507070	0100	476,000	3/16/2018	416,000	800	4	1960	4	N	N	MANHATTAN CONDOMINIUM
85	507070	0130	295,000	2/25/2019	277,000	570	4	1960	4	N	N	MANHATTAN CONDOMINIUM
85	507070	0150	315,000	5/20/2019	301,000	600	4	1960	4	N	N	MANHATTAN CONDOMINIUM
85	507070	0180	330,000	9/14/2018	299,000	570	4	1960	4	N	N	MANHATTAN CONDOMINIUM
85	507070	0240	289,500	11/18/2019	287,000	570	4	1960	4	N	N	MANHATTAN CONDOMINIUM
85	507070	0320	400,000	1/12/2018	345,000	600	4	1960	4	N	Y	MANHATTAN CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	507070	0340	507,000	4/16/2018	446,000	800	4	1960	4	N	Y	MANHATTAN CONDOMINIUM
85	543810	0090	535,000	6/6/2019	512,000	818	4	1994	3	N	Y	MELROSE THE CONDOMINIUM
85	546410	0080	825,000	3/13/2018	720,000	1,103	6	2002	3	N	N	MERIDIAN
85	546410	0310	737,500	6/4/2019	706,000	1,101	6	2002	3	N	N	MERIDIAN
85	546410	0410	403,750	12/19/2019	403,000	622	6	2002	3	N	N	MERIDIAN
85	546410	0440	640,000	4/16/2018	562,000	750	6	2002	3	N	N	MERIDIAN
85	546410	0780	470,000	2/25/2019	441,000	622	6	2002	3	N	Y	MERIDIAN
85	546410	0790	705,000	11/19/2018	648,000	1,103	6	2002	3	N	Y	MERIDIAN
85	546410	0860	540,000	7/9/2018	483,000	622	6	2002	3	N	Y	MERIDIAN
85	546410	0930	500,000	10/29/2018	458,000	616	6	2002	3	N	Y	MERIDIAN
85	546410	0990	535,000	9/24/2019	524,000	751	6	2002	3	N	Y	MERIDIAN
85	546410	1000	500,000	11/23/2019	496,000	751	6	2002	3	N	Y	MERIDIAN
85	546410	1040	880,000	10/11/2019	865,000	1,104	6	2002	3	N	Y	MERIDIAN
85	546410	1080	555,000	5/28/2019	531,000	750	6	2002	3	N	Y	MERIDIAN
85	546410	1130	430,500	11/27/2019	427,000	562	6	2002	3	N	Y	MERIDIAN
85	546410	1170	490,000	7/26/2018	440,000	558	6	2002	3	N	Y	MERIDIAN
85	546410	1190	875,000	5/9/2018	773,000	1,103	6	2002	3	N	Y	MERIDIAN
85	546410	1250	1,150,000	8/29/2019	1,121,000	1,667	6	2002	3	N	Y	MERIDIAN
85	546410	1300	505,000	7/6/2018	451,000	558	6	2002	3	N	Y	MERIDIAN
85	546410	1320	1,068,500	11/25/2019	1,060,000	1,666	6	2002	3	N	Y	MERIDIAN
85	546410	1340	1,015,000	6/19/2019	975,000	1,310	6	2002	3	N	Y	MERIDIAN
85	546410	1380	950,000	2/7/2019	888,000	1,310	6	2002	3	N	Y	MERIDIAN
85	546410	1390	1,390,000	5/25/2018	1,232,000	1,666	6	2002	3	N	Y	MERIDIAN
85	546410	1400	1,260,000	8/13/2018	1,135,000	1,666	6	2002	3	N	Y	MERIDIAN
85	546410	1450	1,000,000	10/18/2018	913,000	1,310	6	2002	3	N	Y	MERIDIAN
85	609310	0040	432,500	4/10/2018	380,000	653	5	1969	4	N	N	NINE CHERRY SQUARE
85	609310	0050	499,950	4/3/2019	473,000	862	5	1969	4	N	N	NINE CHERRY SQUARE
85	609310	0160	510,000	9/18/2019	499,000	862	5	1969	4	N	Y	NINE CHERRY SQUARE
85	609310	0220	590,000	7/20/2018	529,000	862	5	1969	4	N	Y	NINE CHERRY SQUARE
85	609310	0280	569,950	9/14/2018	517,000	862	5	1969	4	N	Y	NINE CHERRY SQUARE
85	609310	0300	349,500	6/20/2019	336,000	527	5	1969	4	N	Y	NINE CHERRY SQUARE
85	609310	0330	430,000	4/24/2019	408,000	653	5	1969	4	N	Y	NINE CHERRY SQUARE
85	609310	0350	280,000	10/8/2018	255,000	311	5	1969	4	N	Y	NINE CHERRY SQUARE
85	609310	0400	575,000	12/11/2018	531,000	862	5	1969	4	N	Y	NINE CHERRY SQUARE
85	609310	0410	285,000	11/21/2018	262,000	311	5	1969	4	N	Y	NINE CHERRY SQUARE
85	635200	0050	520,000	1/30/2018	450,000	1,005	6	1909	4	N	N	OLD COLONY CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	635200	0070	499,999	5/23/2019	477,000	1,148	6	1909	4	N	N	OLD COLONY CONDOMINIUM
85	635200	0100	556,000	3/16/2018	486,000	1,284	6	1909	4	N	N	OLD COLONY CONDOMINIUM
85	635200	0130	475,000	12/18/2018	439,000	1,064	6	1909	4	N	Y	OLD COLONY CONDOMINIUM
85	635200	0160	440,000	12/12/2019	438,000	1,059	6	1909	4	N	N	OLD COLONY CONDOMINIUM
85	666914	0010	790,000	9/25/2018	718,000	1,070	6	1981	4	N	N	PARKVIEW PLAZA CONDOMINIUM
85	666914	0020	649,888	1/29/2018	562,000	1,096	6	1981	4	N	N	PARKVIEW PLAZA CONDOMINIUM
85	666914	0100	625,000	3/20/2019	589,000	1,096	6	1981	4	N	N	PARKVIEW PLAZA CONDOMINIUM
85	666914	0160	600,000	5/13/2019	572,000	964	6	1981	4	N	N	PARKVIEW PLAZA CONDOMINIUM
85	666914	0250	1,037,500	3/4/2019	975,000	1,586	6	1981	4	N	Y	PARKVIEW PLAZA CONDOMINIUM
85	678490	0050	760,000	9/12/2018	689,000	1,113	6	1998	3	N	Y	PIKE LOFTS CONDOMINIUM
85	678490	0070	772,500	9/28/2018	702,000	1,102	6	1998	3	N	Y	PIKE LOFTS CONDOMINIUM
85	678490	0110	488,000	3/15/2019	459,000	719	6	1998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0180	889,500	2/8/2018	771,000	1,141	6	1998	3	N	Y	PIKE LOFTS CONDOMINIUM
85	678490	0280	475,000	1/4/2019	441,000	796	6	1998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0320	590,000	8/6/2019	572,000	810	6	1998	3	N	Y	PIKE LOFTS CONDOMINIUM
85	678490	0530	590,000	12/4/2018	544,000	774	6	1998	3	N	Y	PIKE LOFTS CONDOMINIUM
85	745800	0100	568,800	3/26/2019	537,000	1,060	5	1970	4	N	N	ROYAL MANOR CONDOMINIUM
85	745800	0230	630,000	9/9/2019	615,000	1,060	5	1970	4	N	N	ROYAL MANOR CONDOMINIUM
85	745800	0280	629,000	1/10/2018	542,000	1,050	5	1970	4	N	N	ROYAL MANOR CONDOMINIUM
85	745800	0320	849,900	3/19/2018	743,000	1,305	5	1970	4	N	N	ROYAL MANOR CONDOMINIUM
85	745800	0360	700,000	3/15/2018	611,000	1,050	5	1970	4	N	N	ROYAL MANOR CONDOMINIUM
85	745800	0390	755,000	4/12/2018	663,000	1,060	5	1970	4	N	Y	ROYAL MANOR CONDOMINIUM
85	745800	0570	585,000	5/10/2019	557,000	1,050	5	1970	4	N	N	ROYAL MANOR CONDOMINIUM
85	780433	0090	863,000	2/28/2018	751,000	1,418	5	1999	3	N	N	615 EAST PIKE ST CONDOMINIUM
85	780433	0100	365,000	10/31/2019	360,000	540	5	1999	3	N	N	615 EAST PIKE ST CONDOMINIUM
85	780433	0110	772,500	9/23/2019	757,000	1,736	5	1999	3	N	N	615 EAST PIKE ST CONDOMINIUM
85	815570	0010	395,000	6/6/2019	378,000	794	4	1960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0020	338,750	4/5/2018	297,000	613	4	1960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0080	379,000	4/1/2019	358,000	682	4	1960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0280	485,000	4/18/2018	426,000	682	4	1960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0590	333,000	7/2/2019	321,000	616	4	1960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0610	355,000	5/21/2019	339,000	608	4	1960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0710	380,000	12/3/2018	350,000	612	4	1960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	815570	1070	430,000	2/14/2019	402,000	611	4	1960	4	N	N	SUTTON PLACE CONDOMINIUM
85	856060	0060	367,000	5/13/2019	350,000	518	5	1965	4	N	N	TALISMAN CONDOMINIUM
85	856060	0160	365,000	8/21/2019	355,000	527	5	1965	4	N	N	TALISMAN CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	856060	0170	407,000	1/30/2018	352,000	508	5	1965	4	N	N	TALISMAN CONDOMINIUM
85	856060	0180	369,900	6/11/2019	355,000	508	5	1965	4	N	N	TALISMAN CONDOMINIUM
85	856060	0190	418,000	5/23/2018	370,000	500	5	1965	4	N	N	TALISMAN CONDOMINIUM
85	856060	0210	405,000	10/10/2018	369,000	500	5	1965	4	N	N	TALISMAN CONDOMINIUM
85	856060	0230	360,000	8/30/2019	351,000	500	5	1965	4	N	N	TALISMAN CONDOMINIUM
85	856060	0390	420,000	4/25/2018	370,000	500	5	1965	4	N	N	TALISMAN CONDOMINIUM
85	859000	0020	310,000	1/4/2019	288,000	606	4	1907	5	N	N	TERRY TERRACE
85	859000	0030	399,000	10/9/2018	364,000	841	4	1907	5	N	N	TERRY TERRACE
85	859000	0050	435,000	2/27/2018	379,000	1,119	4	1907	5	N	N	TERRY TERRACE
85	859000	0070	300,000	6/13/2018	267,000	490	4	1907	5	N	N	TERRY TERRACE
85	859000	0120	315,000	7/30/2018	283,000	459	4	1907	5	N	N	TERRY TERRACE
85	860030	0340	435,000	12/3/2018	401,000	627	5	1980	4	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0460	650,000	12/6/2018	600,000	1,008	5	1980	4	N	Y	1300 UNIVERSITY CONDOMINIUM
85	872620	0110	1,725,000	6/13/2018	1,534,000	2,285	8	1929	4	N	N	1223 SPRING STREET CONDOMINIUM
85	872620	0120	1,700,000	7/1/2019	1,637,000	2,666	8	1929	4	N	N	1223 SPRING STREET CONDOMINIUM
85	872620	0130	1,550,000	4/12/2019	1,468,000	2,285	8	1929	4	N	Y	1223 SPRING STREET CONDOMINIUM

Sales Removed from Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
35	120260	0060	414,950	12/18/2019	SAS-DIAGNOSTIC OUTLIER
35	149613	0070	255,000	12/3/2018	SAS-DIAGNOSTIC OUTLIER
35	166350	0080	193,238	8/31/2019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
35	216180	0130	560,000	9/6/2019	SAS-DIAGNOSTIC OUTLIER
35	216180	0170	556,000	1/22/2019	SAS-DIAGNOSTIC OUTLIER
35	216180	0220	548,000	10/29/2019	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
35	216180	0220	548,000	12/4/2019	SAS-DIAGNOSTIC OUTLIER
35	257019	0030	436,500	11/5/2018	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
35	500970	0010	329,000	3/26/2018	SAS-DIAGNOSTIC OUTLIER
35	500970	0080	370,000	6/21/2018	RESIDUAL OUTLIER
35	500970	0100	410,000	4/8/2019	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
35	553200	0060	683,000	4/25/2018	RESIDUAL OUTLIER
35	600500	0070	572,000	5/22/2018	SAS-DIAGNOSTIC OUTLIER
35	659995	0410	519,000	11/12/2018	SAS-DIAGNOSTIC OUTLIER
35	679215	0060	540,000	4/18/2018	SAS-DIAGNOSTIC OUTLIER
35	679215	0100	447,500	8/5/2019	SAS-DIAGNOSTIC OUTLIER
35	743980	0090	432,000	12/4/2019	SAS-DIAGNOSTIC OUTLIER
35	872685	0040	684,000	7/3/2018	RESIDUAL OUTLIER
40	133080	0280	610,000	4/5/2018	SAS-DIAGNOSTIC OUTLIER
40	133080	0690	699,000	4/2/2019	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
40	404180	0370	1,300,000	10/29/2019	SAS-DIAGNOSTIC OUTLIER
40	404180	0410	500,000	9/27/2019	NO MARKET EXPOSURE; QUIT CLAIM DEED; AND OTHER WARNINGS
40	410470	0070	525,000	10/5/2018	SAS-DIAGNOSTIC OUTLIER
40	414170	0050	955,000	9/25/2018	SAS-DIAGNOSTIC OUTLIER
40	414300	0110	399,000	7/24/2018	SAS-DIAGNOSTIC OUTLIER
40	414300	0290	829,000	5/2/2019	SAS-DIAGNOSTIC OUTLIER
40	414300	0630	470,000	6/12/2019	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
40	414300	0630	940,000	5/31/2019	SAS-DIAGNOSTIC OUTLIER
40	414300	0830	1,010,000	11/26/2018	SAS-DIAGNOSTIC OUTLIER
40	427910	0250	190,000	2/6/2018	RELATED PARTY, FRIEND, OR NEIGHBOR
40	501520	0030	1,673,000	2/20/2019	SAS-DIAGNOSTIC OUTLIER
40	501520	0050	2,000,000	4/30/2018	SAS-DIAGNOSTIC OUTLIER
40	501550	0390	577,000	7/19/2018	MULTI-PARCEL SALE
40	501550	0430	577,000	7/19/2018	MULTI-PARCEL SALE
40	607400	0010	785,000	6/27/2019	SAS-DIAGNOSTIC OUTLIER
40	780439	0010	1,790,000	6/18/2019	NO MARKET EXPOSURE
40	780439	0020	1,790,000	3/5/2018	NO MARKET EXPOSURE
40	872950	0040	662,500	9/19/2019	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
40	918670	0270	800,000	4/16/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
40	918670	0300	760,000	7/20/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
40	918670	0320	1,950,000	12/10/2019	SAS-DIAGNOSTIC OUTLIER
40	918670	0580	3,500,000	12/4/2018	SAS-DIAGNOSTIC OUTLIER
40	918670	0590	2,650,000	12/4/2018	SAS-DIAGNOSTIC OUTLIER
65	019325	0210	399,950	10/2/2019	RESIDUAL OUTLIER
65	025560	0390	475,000	11/27/2018	RESIDUAL OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
65	070550	0170	650,000	2/16/2018	NO MARKET EXPOSURE
65	103660	0220	101,581	7/3/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
65	103660	0550	170,282	6/11/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
65	104370	0090	190,000	12/5/2018	FORCED SALE
65	111705	0470	799,000	4/22/2019	RESIDUAL OUTLIER
65	120205	0050	426,444	10/18/2019	RESIDUAL OUTLIER
65	138750	0010	167,777	7/7/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
65	179040	0140	178,000	9/12/2018	NO MARKET EXPOSURE
65	179040	0180	115,000	6/13/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
65	184285	0090	375,000	10/12/2019	SAS-DIAGNOSTIC OUTLIER
65	194550	0230	320,000	11/8/2018	SAS-DIAGNOSTIC OUTLIER
65	197450	0030	620,600	3/7/2018	RESIDUAL OUTLIER
65	226870	0060	335,000	3/5/2019	PRESALE
65	228525	0050	193,000	12/20/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
65	230230	0030	388,000	5/23/2019	SAS-DIAGNOSTIC OUTLIER
65	230230	0170	479,000	7/15/2019	RESIDUAL OUTLIER
65	230230	0240	407,500	1/24/2019	RELOCATION - SALE TO SERVICE
65	230230	0240	407,500	1/24/2019	RELOCATION - SALE BY SERVICE
65	246080	0040	1,925,000	3/4/2019	SAS-DIAGNOSTIC OUTLIER
65	260320	0060	1,440,000	6/24/2019	SAS-DIAGNOSTIC OUTLIER
65	267400	0050	475,000	12/11/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
65	269520	0010	445,000	6/12/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE; AND OTHER WARNINGS
65	272380	0040	325,000	11/29/2018	SAS-DIAGNOSTIC OUTLIER
65	272380	0140	419,500	6/14/2019	SAS-DIAGNOSTIC OUTLIER
65	306613	0030	1,287,753	5/31/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
65	314800	0010	1,648,000	8/14/2018	SAS-DIAGNOSTIC OUTLIER
65	330270	0120	512,000	3/5/2018	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE
65	330270	0140	466,500	10/16/2019	SAS-DIAGNOSTIC OUTLIER
65	330270	0500	480,000	10/30/2018	IMP. CHARACTERISTICS CHANGED SINCE SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
65	330270	0510	499,000	9/17/2019	SAS-DIAGNOSTIC OUTLIER
65	330270	0570	550,000	5/7/2019	SAS-DIAGNOSTIC OUTLIER
65	330700	0120	920,000	1/24/2018	SAS-DIAGNOSTIC OUTLIER
65	342700	0140	350,000	2/1/2018	SAS-DIAGNOSTIC OUTLIER
65	348300	0010	3,798,400	12/3/2018	MULTI-PARCEL SALE
65	348300	0020	3,798,400	12/3/2018	MULTI-PARCEL SALE
65	348300	0030	3,798,400	12/3/2018	MULTI-PARCEL SALE
65	348300	0040	3,798,400	12/3/2018	MULTI-PARCEL SALE
65	348300	0050	3,798,400	12/3/2018	MULTI-PARCEL SALE
65	348300	0060	3,798,400	12/3/2018	MULTI-PARCEL SALE
65	348300	0070	3,798,400	12/3/2018	MULTI-PARCEL SALE
65	348300	0080	3,798,400	12/3/2018	MULTI-PARCEL SALE
65	364030	0140	468,000	5/1/2018	SAS-DIAGNOSTIC OUTLIER
65	364030	0200	100,000	4/20/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
65	395607	0020	354,375	8/16/2018	FINANCIAL INSTITUTION RESALE
65	395607	0020	259,250	2/5/2018	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
65	395607	0030	255,000	1/2/2019	SAS-DIAGNOSTIC OUTLIER
65	395665	0160	450,000	12/27/2019	NO MARKET EXPOSURE

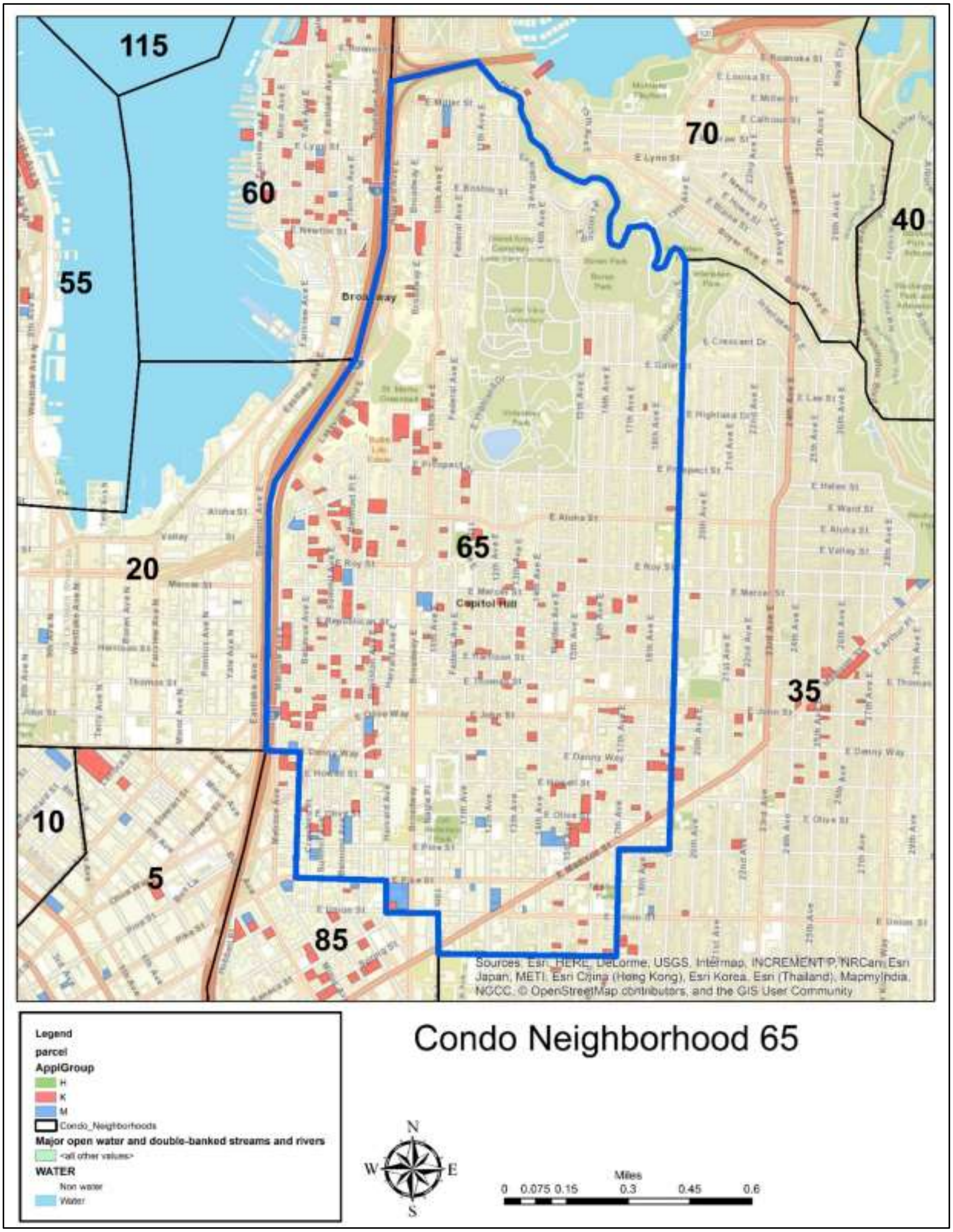
Area	Major	Minor	Sale Price	Sale Date	Comments
65	421410	0030	884,000	11/12/2019	SAS-DIAGNOSTIC OUTLIER
65	421410	0080	980,000	2/22/2019	SAS-DIAGNOSTIC OUTLIER
65	501150	0100	600,000	4/12/2018	FINANCIAL INSTITUTION RESALE
65	515520	0060	500,000	2/2/2018	SAS-DIAGNOSTIC OUTLIER
65	543830	0240	454,000	11/22/2019	SAS-DIAGNOSTIC OUTLIER
65	543830	0250	200,000	4/23/2018	NO MARKET EXPOSURE
65	543830	0350	240,000	2/11/2019	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
65	543830	0380	109,715	7/18/2019	QUIT CLAIM DEED
65	630150	0030	529,950	5/25/2018	SAS-DIAGNOSTIC OUTLIER
65	664942	0830	477,520	6/20/2018	NO MARKET EXPOSURE
65	665450	0110	293,283	1/4/2018	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
65	687140	0050	596,758	7/25/2019	SAS-DIAGNOSTIC OUTLIER
65	750444	0030	228,359	3/20/2019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
65	750444	0330	290,000	12/6/2018	NO MARKET EXPOSURE
65	769799	0120	308,000	7/2/2019	SAS-DIAGNOSTIC OUTLIER
65	769840	0190	585,000	12/23/2019	SAS-DIAGNOSTIC OUTLIER
65	771460	0580	625,000	3/31/2018	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
65	865900	0170	650,000	6/6/2019	SAS-DIAGNOSTIC OUTLIER
65	889650	0010	495,000	2/10/2018	RELOCATION - SALE TO SERVICE
65	917890	0030	640,000	9/28/2018	SAS-DIAGNOSTIC OUTLIER
65	917890	0060	672,000	11/6/2018	SAS-DIAGNOSTIC OUTLIER
65	919800	0150	300,000	5/16/2019	RESIDUAL OUTLIER
70	216290	0010	815,000	10/2/2018	SAS-DIAGNOSTIC OUTLIER
70	924550	0040	610,000	7/6/2018	SAS-DIAGNOSTIC OUTLIER
85	064260	0070	295,000	10/30/2019	SAS-DIAGNOSTIC OUTLIER
85	090500	0550	559,150	6/11/2019	BANKRUPTCY - RECEIVER OR TRUSTEE
85	193815	0240	108,250	3/22/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
85	193815	0510	420,000	5/7/2018	SAS-DIAGNOSTIC OUTLIER
85	193815	1030	280,000	7/25/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
85	193815	1200	340,000	3/2/2018	SAS-DIAGNOSTIC OUTLIER
85	224890	0870	206,775	12/18/2019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
85	224890	1360	317,000	12/17/2018	RESIDUAL OUTLIER
85	224890	1950	175,000	5/13/2019	NO MARKET EXPOSURE
85	256030	0790	790,000	10/1/2018	SAS-DIAGNOSTIC OUTLIER
85	256030	0970	1,595,000	7/10/2018	SAS-DIAGNOSTIC OUTLIER
85	256030	1140	1,450,000	11/19/2019	SAS-DIAGNOSTIC OUTLIER
85	268067	0300	640,000	12/26/2018	RELOCATION - SALE TO SERVICE
85	445871	0070	550,000	6/19/2019	SAS-DIAGNOSTIC OUTLIER
85	445871	0310	1,270,000	3/19/2018	SAS-DIAGNOSTIC OUTLIER
85	445871	1040	1,137,500	12/11/2019	SAS-DIAGNOSTIC OUTLIER
85	507070	0470	500,000	5/29/2019	NO MARKET EXPOSURE
85	546410	1570	1,200,000	7/11/2018	SAS-DIAGNOSTIC OUTLIER
85	666914	0410	660,000	11/11/2019	RESIDUAL OUTLIER
85	745800	0470	1,090,000	3/1/2018	MULTI-PARCEL SALE
85	745800	0480	1,090,000	3/1/2018	MULTI-PARCEL SALE
85	780433	0060	935,000	5/29/2018	SAS-DIAGNOSTIC OUTLIER
85	815570	0260	810,000	4/16/2018	MULTI-PARCEL SALE
85	815570	0270	810,000	4/16/2018	MULTI-PARCEL SALE
85	815570	0570	672,500	6/22/2018	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
85	856060	0010	585,000	5/22/2018	SAS-DIAGNOSTIC OUTLIER
85	860030	0380	400,000	11/19/2019	SAS-DIAGNOSTIC OUTLIER

Neighborhood 35 Map

Neighborhood 40 Map

Neighborhood 65 Map



Neighborhood 70 Map

Neighborhood 85 Map