

South Seattle

Areas: 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, AND 475.

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 inspected 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.

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Executive Summary Report

South Seattle

Neighborhoods: 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, AND 475.

Appraisal Date: 1/1/2020- 2020 Assessment Roll

Previous Physical Inspection: 2019 through 2020

Sales - Improved Summary:

Number of Sales: 710

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	\$112,500	\$300,400	\$412,900	\$428,100	96.5%	6.13%
2020 Value	\$116,800	\$285,600	\$402,400	\$428,100	94.1%	4.68%
Change	+\$4,300	-\$14,800	-\$10,500			-1.45%
%Change	+3.8%	-4.9%	-2.5%		-2.3%	-23.70%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.45% and -23.70% 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	\$125,400	\$302,400	\$427,800
2020 Value	\$129,300	\$289,600	\$418,900
Percent Change	+3.1%	-4.2%	-2.1%

Number of improved Parcels in the Population: **4797**

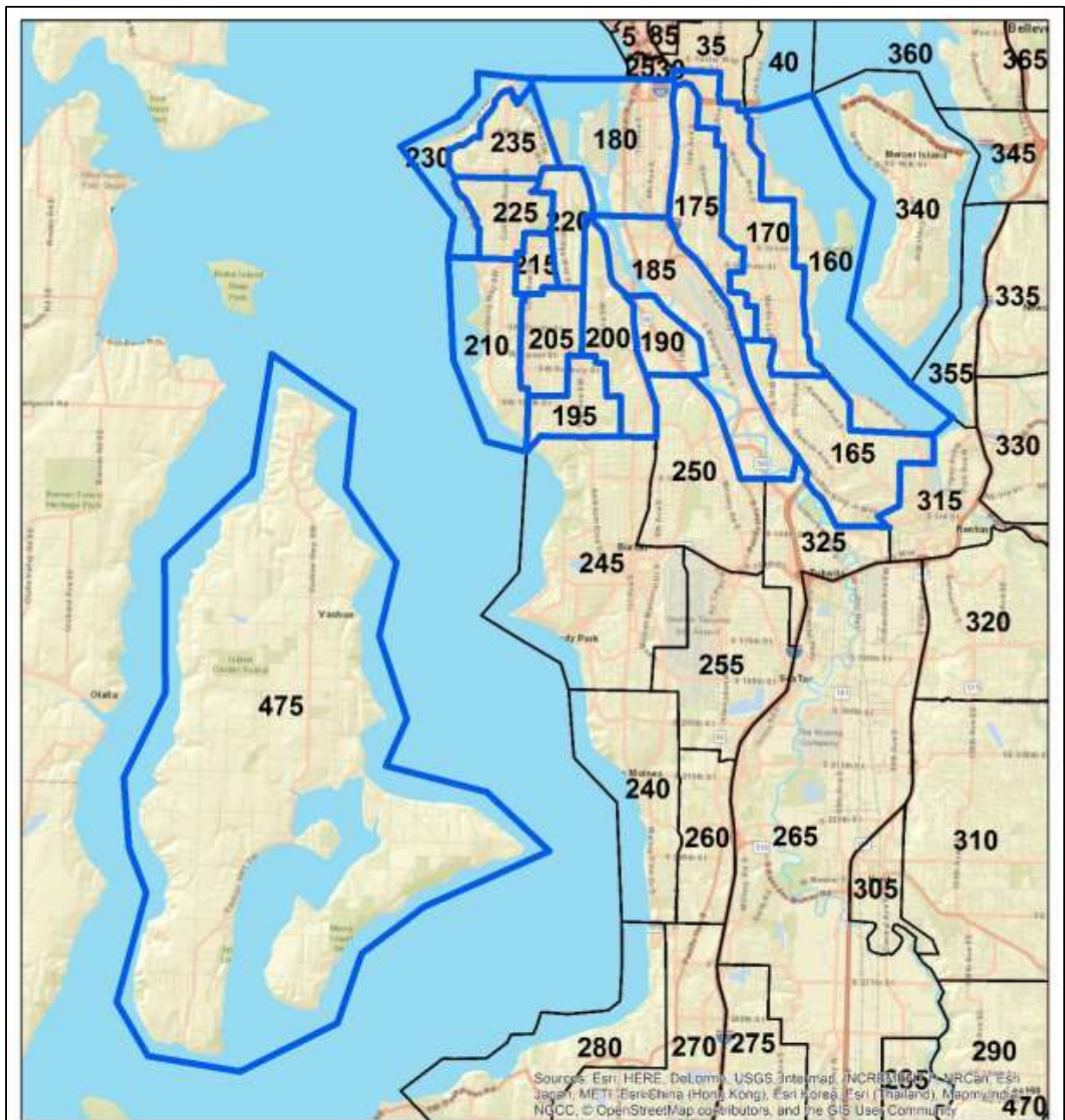
The population summary above includes all residential condominium living units. It excludes parking storage and moorage units and condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in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

Summary of Findings:

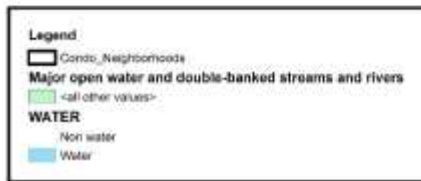
The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update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

South Seattle Overview Map



South Seattle Overview



South Seattle Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

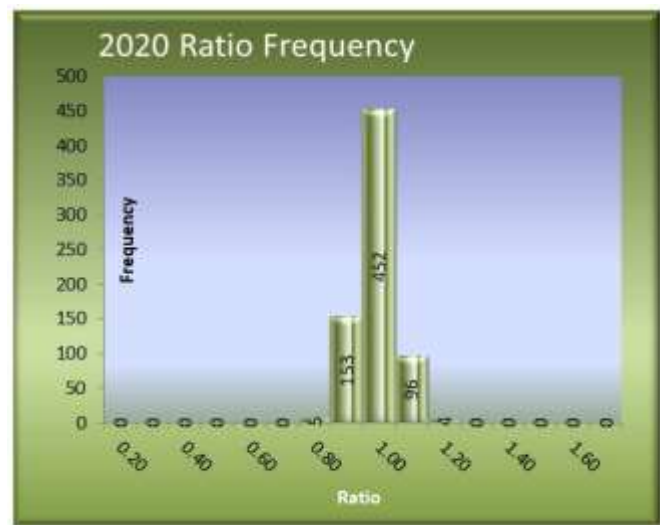
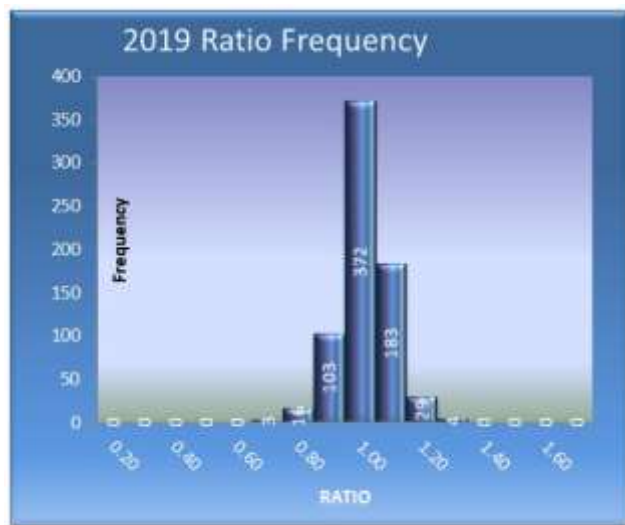
Pre-revalue ratio analysis compares time adjusted sales from 2018 through 2019 in relation to the previous assessed value as of 1/1/2019.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	710
Mean Assessed Value	\$412,900
Mean Adj. Sales Price	\$428,100
Standard Deviation AV	\$190,886
Standard Deviation SP	\$195,323
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.965
Median Ratio	0.966
Weighted Mean Ratio	0.964
UNIFORMITY	
Lowest ratio	0.632
Highest ratio:	1.268
Coefficient of Dispersion	6.13%
Standard Deviation	0.080
Coefficient of Variation	8.31%
Price Related Differential (PRD)	1.000

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.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	710
Mean Assessed Value	\$402,400
Mean Sales Price	\$428,100
Standard Deviation AV	\$183,579
Standard Deviation SP	\$195,323
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.941
Median Ratio	0.940
Weighted Mean Ratio	0.940
UNIFORMITY	
Lowest ratio	0.780
Highest ratio:	1.168
Coefficient of Dispersion	4.68%
Standard Deviation	0.058
Coefficient of Variation	6.17%
Price Related Differential (PRD)	1.002



Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2020

Date of Appraisal Report: 7/15/2020

Purpose

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

King County Revaluation Cycle

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

Inspection

Neighborhood 475 were physically inspected for the 2020 appraisal year.

Neighborhoods 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, and 235

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 South Seattle area. Our sales sample consists of 710 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 4,797 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

South Seattle

Area, city, neighborhood, and location data:

The South Seattle area includes specialty neighborhoods 160: Seward Park, 165: Skyway, 170: Rainier Valley, 175: Beacon Hill, 185: Georgetown, 190: South Park, 195: White Center, 200: Highland Park, 205: Westwood, 210: Fauntleroy, 215: High Point, 220: Delridge, 225: Junction, 230: Alki, 235: Admiral and 475: Vashon.

Boundaries

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

- North Boundary – South Dearborn Street.
- East Boundary – Western Shore of Lake Washington.
- West Boundary – Puget Sound.
- South Boundary – An irregular line extending from the southern point of Lake Washington, West to Puget Sound.

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

Area 475 is an island bounded on all sides by Puget Sound.

Maps

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

Zoning and legal/political consideration

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

Part Three – Analysis of Data and Conclusions

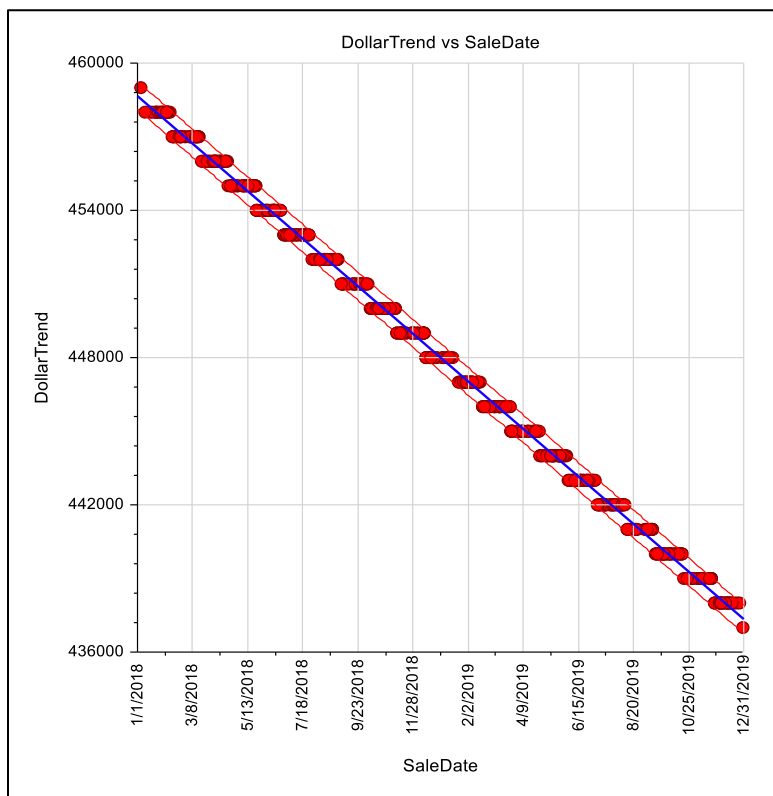
Highest and best use analysis

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 South Seattle Area:

Analysis of sales in the South Seattle area indicated a decrease in value over the two-year period. Overall, values depreciated from an average, non-adjusted sales price near \$459,000 as of 1-1-2018 by 4.65% to \$437,000 as of January 1st, 2020.

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



South Seattle 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	0.9535	-4.65%
2/1/2018	0.9555	-4.45%
3/1/2018	0.9572	-4.28%
4/1/2018	0.9592	-4.08%
5/1/2018	0.9610	-3.90%
6/1/2018	0.9630	-3.70%
7/1/2018	0.9649	-3.51%
8/1/2018	0.9668	-3.32%
9/1/2018	0.9688	-3.12%
10/1/2018	0.9707	-2.93%
11/1/2018	0.9726	-2.74%
12/1/2018	0.9745	-2.55%
1/1/2019	0.9765	-2.35%
2/1/2019	0.9785	-2.15%
3/1/2019	0.9803	-1.97%
4/1/2019	0.9822	-1.78%
5/1/2019	0.9842	-1.58%
6/1/2019	0.9862	-1.38%
7/1/2019	0.9881	-1.19%
8/1/2019	0.9901	-0.99%
9/1/2019	0.9921	-0.79%
10/1/2019	0.9940	-0.60%
11/1/2019	0.9960	-0.40%
12/1/2019	0.9980	-0.20%
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	\$470,000	1/5/2018	0.9538	\$448,000
Sale 2	\$362,500	12/27/2018	0.9762	\$354,000
Sale 3	\$405,000	12/30/2019	0.9999	\$405,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment = $1/\text{EXP}(-6.51650789962915\text{E-}05 * \text{SaleDay})$

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

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

Model specification

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

1. Age
2. Building Quality
3. Building Condition
4. Project Location
5. Project Size (Nbr. Units)
6. Living Area
7. Floor Level
8. Unit Condition
9. Covered Parking
10. Views: City, Puget Sound
11. Unit Type: Studio
12. Neighborhood
13. Certain projects as defined by Major.

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



Model calibration

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

0.305928478608968 - 0.114856313594853 * AGE + 0.29848136206858 * BLDCONDITION + 0.634472258079955 * BLDQULAITY + 0.0244351232045909 * COVPARKING + 0.033932791309773 * FLOORc + 0.513082293819312 * LIVAREAx - 0.378565866598646 * NBHDHIGH1 - 0.225713792368656 * NBHDHIGH2 - 0.0734297435294058 * NBHDHIGH3 + 0.129626902057349 * NBHDLOW1 + 0.0821103136136637 * NBHDLOW2 - 0.0470912665843916 * NBRUNITsx - 0.411506641390605 * PROJHIGH1 - 0.20456712439271 * PROJHIGH2 - 0.130321905683411 * PROJHIGH3 - 0.0737882749755334 * PROJHIGH4 + 0.510877610605778 * PROJLOCATION + 0.373097457006564 * PROJLOW1 + 0.304006995151511 * PROJLOW2 + 0.166902449875269 * PROJLOW3 + 0.171018472592064 * PROJLOW4 + 0.0954602725347776 * PROJLOW5 + 0.0590738021257194 * PROJLOW6 + 0.122616237988361 * SOUNDVIEW - 0.063972759695112 * STUDIO + 0.0276397963423756 * TERRVIEW + 0.252838262573007 * UNITCONDITION 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
919758	160	WATER'S EDGE CONDOMINIUM	Valued@EMV*1.10 supported by market
090300	165	BOKARA BY THE LAKE CONDOMINIUM	Valued@ EMV*1.05 supported by market.
394590	165	KUBOTA GARDENS ESTATES CONDOMINIUM	Valued@EMV*1.10 supported by market
179160	170	COURTLAND COTTAGE CONDOMINIUM	Valued@EMV*.95 supported by market.
228533	170	1842 S WELLER STREET CONDOMINIUM	Valued@EMV*1.05 supported by market.
228536	170	1836 S WELLER STREET CONDOMINIUM	Valued@EMV*1.10 supported by market.
261746	170	FOUR SEASONS TOWNHOMES CONDOMINIUM	Valued@EMV*.95 supported by market.
286640	170	GRAND STREET TOWNHOMES CONDOMINIUM	Valued@EMV*.95 supported by market.
364580	170	JACKSON PLACE COHOUSING, A CONDOMINIUM	Valued@EMV*1.05 supported by market.
539670	170	MCNAIR MANOR TOWNHOMES CONDOMINIUM	Valued@EMV*1.20 supported by market
643403	170	OTHELLO PLACE CONDOMINIUM	Valued@EMV*1.10 supported by market
684365	170	PONTEDERA CONDOMINIUM	Valued@EMV*1.05 supported by market
799500	170	STELLINA CONDOMINIUM	Valued@EMV*.95 supported by sales.
029940	175	ATLANTIC PLACE CONDOMINIUM	Valued@EMV*.95 supported by sales
060501	175	BEACON (THE) CONDOMINIUM	Valued@EMV*.95 supported by sales
160900	175	CLARKE CONDOMINIUM	Valued@EMV.90 supported by market.
186560	175	CRYSTAL VIEW CONDOMINIUM	Valued@EMV.95 supported by market.
286350	175	GRAND THE CONDOMINIUM	Valued@EMV*1.10 Supported by market.
315120	175	HARWOOD CONDOMINIUM	Valued@EMV*1.10 Supported by market.
787270	175	SOUND VIEW POINTE CONDOMINIUM	Valued@EMV*.90 supported by market



Major	Nbhd	Project Name	Value Notes
788875	175	SOUTH TERRACE CONDOMINIUM	Valued@EMV*1.15 supported by market.
792265	175	SPINNAKER THE 1ST AMD CONDOMINIUM	Valued@EMV*1.15 Supported by market
721150	195	REGAL HEIGHTS TOWNHOMES	Valued@ EMV*.90 supported by market.
932290	205	WESTWOOD COURT TOWNHOMES	Valued@EMV*.85 supported by market.
439720	210	LOFT42 CONDOMINIUM	Valued@ EMV*1.10 supported by market.
769845	210	SEVENTY ONE	Valued@ EMV*1.05 supported by market.
769853	210	7321 BAINBRIDGE	Valued@ EMV*1.05 supported by market.
932089	210	WESTWATER CONDOMINIUM	Valued@ EMV*1.05 supported by market.
720589	215	REDWOOD HIGH POINT CONDOMINIUM	Valued@EMV*1.05 supported by market
102990	220	BRADFORD COURT CONDOMINIUM	Valued@EMV*1.05 supported by market.
104140	220	BRANDON COURT	Valued@EMV*1.05 supported by market.
213360	220	DUWAMISH COHOUSING CONDOMINIUM	Valued@EMV*1.10 supported by market.
554470	220	MILLVIEW CONDOMINIUM	Valued@EMV*1.05 supported by market.
756900	220	SAUSALITO CONDOMINIUM	Valued@EMV*1.05 supported by market.
773280	220	SHEIRBON CONDOMINIUM (A.K.A. CITY VIEW WEST)	Valued@EMV *.90 supported by market.
930600	220	WESTMONT CONDOMINIUM	Valued@EMV*1.05 supported by market.
005085	225	ADELAIDE TOWNHOMES	Valued@EMV*1.20 supported by market.
116520	225	BROXTON CONDOMINIUM	Valued@EMV*1.15 supported by market.
149610	225	CENTRAL PARK	Valued@EMV*1.20 supported by market.
188755	225	DAKOTA CONDOMINIUM	Valued@EMV*1.05 supported by market.
204120	225	DIPLOMAT CONDOMINIUM	Valued@EMV*1.05 supported by market.
253894	225	5430 CALIFORNIA AVENUE	Valued@EMV*.95 supported by market.
253940	225	FINDLAY TOWNHOMES	Valued@EMV*1.10 supported by market.
260787	225	41ST AVENUE CONDOMINIUM	Valued@EMV *.95 supported by market.
282230	225	GOLDEN WEST CONDOMINIUM	Valued@EMV *.95 supported by market.
286300	225	GRANADA CONDOMINIUM	Valued@EMV *.95 supported by market.
377996	225	JUNCTION WEST	Valued@EMV *.95 supported by market.
515480	225	MARINE VISTA	Valued@EMV*1.10 supported by market.
768080	225	SEAVIEW WEST	Valued@EMV *1.10 supported by market.
768110	225	SEA-WESTERLY CONDOMINIUM	Valued@EMV *1.10 supported by market.
787650	225	SOUNDVIEW RIDGE CONDOMINIUM	Valued@EMV *1.10 supported by market.
885100	225	VALERIAN	Valued@EMV *1.10 supported by market.
927000	225	WEST OLYMPIC VIEW	Valued@EMV *1.10 supported by market.
929089	225	WESTERLY	Valued@EMV *1.05 supported by market.
013550	230	ALKI CONDOMINIUM	Valued@EMV*1.10 supported by market
013910	230	ALKI BEACH TOWERS CONDOMINIUM	Valued@EMV*1.10 supported by market
013950	230	ALKI BONAIR CONDOMINIUM	Valued@EMV *.95 supported by market
014700	230	ALKI MUSE CONDOMINIUM	Valued@EMV*1.20 supported by market
015550	230	ALKI POINT WEST CONDOMINIUM	Valued@EMV*1.10 supported by market
015900	230	ALKI WEST CONDOMINIUM	Valued@EMV*1.15 supported by market
031835	230	AUTUMN COURT CONDOMINIUM	Valued@EMV*.95 supported by market
058610	230	BAY VILLA ALKI BEACH CONDOMINIUM	Valued@EMV*1.10 supported by market

Major	Nbhd	Project Name	Value Notes
058713	230	BAYSHORE WEST CONDOMINIUM	Valued@EMV*.90 supported by market
059250	230	BEACH COVE AT ALKI CONDOMINIUM	Valued@EMV*1.05 supported by market
059280	230	BEACH DRIVE CONDOMINIUM	Valued@EMV*1.15 supported by market
156290	230	CHILBERG PLACE CONDOMINIUM	Valued@EMV *1.20 supported by market
213400	230	DUWAMISH HEAD CONDOMINIUM	Valued@EMV *.90 supported by market
230190	230	1150 ALKI AVENUE CONDOMINIUM	Valued@EMV*1.10 supported by market
260785	230	4224 BEACH DRIVE CONDOMINIUM	Valued@EMV *1.10 supported by market
261758	230	1402 ALKI BEACH CONDOMINIUM	Valued@EMV *1.10 supported by market
300380	230	HAIDA TOWNHOUSES CONDOMINIUM	Valued@EMV *1.10 supported by market
303310	230	HALLECK AVE CONDOMINIUM	Valued@EMV *1.10 supported by market
326118	230	HERON WATCH CONDOMINIUM	Valued@EMV *1.10 supported by market
431100	230	LIGHTHOUSE POINT CONDOMINIUM	Valued@EMV *1.05 supported by market
445878	230	LUNA PARK CONDOMINIUM	Valued@EMV *1.10 supported by market
554040	230	MILLER'S RETREAT CONDOMINIUM	Valued@EMV *1.25 supported by market
620830	230	NOU KA HALE CONDOMINIUM	Valued@EMV *1.05 supported by market
645335	230	OVERLOOK CONDOMINIUM	Valued@EMV *1.05 supported by market
683774	230	POINT NAUTICA CONDOMINIUM	Valued@EMV *1.15 supported by market and penthouse #0150 & 0160 are valued@ 1.40
683780	230	POINT PLACE CONDOMINIUM	Valued@EMV*.95 supported by market
721224	230	REGATTA ON ALKI CONDOMINIUM	Valued@EMV*.95 supported by market. Top floor valued @ EMV*1.40 supported by sales
787600	230	SOUNDVIEW ALKI VISTA CONDOMINIUM	Valued@EMV *1.20 supported by market
860005	230	1300 ALKI CONDOMINIUM	Valued@EMV *.95 supported by market. Over 1800SF are valued at 1.10 of EMV
860060	230	1350 ALKI CONDOMINIUM	Valued@EMV *1.10 supported by market
872664	230	1238 ALKI CONDOMINIUM	Valued@EMV *1.10 supported by market
911060	230	WAHKIAKUM CONDOMINIUM	Valued@EMV *1.10 supported by market
919580	230	WATERFRONT AT ALKI BEACH CONDOMINIUM	Valued Penthouses @ EMV X 1.40. All others at EMV.
932013	230	WESTVIEW CONDOMINIUM	Valued@EMV *.90 supported by market
946790	230	WINDCHASE CONDOMINIUM	Valued@EMV *1.15 supported by market
005400	235	ADMIRAL CONDOMINIUM	Valued@EMV *1.05 supported by market
005450	235	ADMIRAL COURT	Valued@EMV*.90 supported by market.
005490	235	ADMIRAL PLAZA	Valued@EMV*1.05 supported by market
005580	235	ADMIRAL'S WATCH	Valued@EMV*.95 supported by market
059170	235	BAYWATCH	Valued@EMV *1.10 supported by market
129830	235	CALIFORNIA SUITE	Valued@EMV *1.10 supported by market
168405	235	COLLEGE PARK WEST	Valued@EMV*1.10 supported by market
305750	235	HAMILTON VISTA	Valued@EMV*1.10 supported by market
311070	235	HARBOR PARK	Valued@EMV*1.10 supported by market
683773	235	POINT ELLIOTT	Valued@EMV*.95 and penthouse are valued @ 1.40*EMV supported by market

Major	Nbhd	Project Name	Value Notes
813794	235	SUNSET VIEW WEST SEATTLE	Valued@EMV*1.10 supported by market
928880	235	WESTBRIDGE	Valued@ EMV on the finished units Estimated the unfinish units @% complete* EMV as of 7/31/2020
147164	475	CEDAR VILLAS CONDOMINIUM	Valued@EMV*.90 supported by market
888420	475	VASHON COHOUSING CONDOMINIUM	Valued@EMV*1.10 supported by market
948579	475	WINTERGREEN CONDOMINIUM	Valued@EMV*.90 supported by market

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



Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 94.1%, 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 -2.1%.

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

Ratio study

A preliminary ratio Study was completed just prior to the application of the 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 6.13% to 4.68%. 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.



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.



King County

Department of Assessments

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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

&

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
160	664940	0070	300,000	11/2/2018	292,000	1,040	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0110	240,000	3/6/2019	235,000	722	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0160	310,000	2/13/2018	296,000	1,224	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0200	290,000	7/23/2019	287,000	1,004	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0240	263,000	2/6/2018	251,000	1,040	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0320	209,950	9/11/2018	204,000	465	5	1971	2	Y	N	PARK SHORE VILLA CONDOMINIUM
160	664940	0450	368,000	1/23/2019	360,000	1,288	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0480	359,000	6/4/2018	346,000	1,115	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0500	300,000	7/16/2019	297,000	1,004	5	1971	2	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	792264	0320	395,000	5/16/2018	380,000	905	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0360	330,000	5/25/2019	325,000	1,073	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0400	340,000	4/4/2018	326,000	903	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0550	420,000	4/17/2018	403,000	893	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0720	480,000	3/26/2018	460,000	1,088	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	919758	0060	334,000	6/28/2019	330,000	703	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0090	345,000	12/4/2019	344,000	708	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
165	090300	0010	220,000	1/16/2018	210,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0050	220,000	4/24/2018	211,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0170	169,950	5/8/2018	163,000	670	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0230	189,000	1/23/2018	180,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0240	226,000	8/15/2018	219,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0270	185,000	8/22/2018	179,000	670	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0430	218,000	6/10/2019	215,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0500	220,000	8/9/2018	213,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0520	220,000	2/13/2019	215,000	940	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0530	240,000	8/14/2019	238,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0540	225,000	7/17/2019	223,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0570	176,000	12/18/2018	172,000	800	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0680	180,000	9/21/2018	175,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0700	172,500	9/24/2018	167,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0720	180,000	5/23/2019	177,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0760	213,000	2/1/2018	204,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0780	204,000	5/17/2019	201,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	090300	0820	210,000	3/23/2018	201,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0830	215,000	4/27/2018	207,000	840	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0890	210,000	5/16/2018	202,000	800	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0920	173,000	8/6/2019	171,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0950	163,000	5/30/2019	161,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0960	195,000	2/27/2018	187,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	1020	175,000	6/29/2018	169,000	680	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	1050	175,000	7/26/2019	173,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	118100	0040	240,000	4/24/2018	231,000	1,240	4	1967	5	N	N	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0130	232,000	8/23/2019	230,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	146085	0010	404,500	9/12/2019	402,000	1,440	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	146085	0060	325,000	4/30/2018	312,000	1,000	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	146085	0140	311,000	2/1/2018	297,000	1,000	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	394590	0140	492,000	5/16/2019	485,000	1,951	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0230	455,000	9/12/2019	452,000	1,836	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0250	475,000	3/18/2019	466,000	1,878	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	666913	0030	215,000	9/12/2019	213,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0040	216,000	10/29/2019	215,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0120	198,000	12/14/2018	193,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0150	199,000	12/20/2019	199,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0160	221,500	1/3/2019	216,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0240	219,900	8/16/2018	213,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0270	190,000	8/9/2019	188,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0280	210,000	10/1/2019	209,000	1,121	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0300	190,000	4/12/2018	182,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0300	198,000	6/10/2019	195,000	1,195	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0320	220,000	7/26/2018	213,000	1,245	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0460	206,000	8/23/2019	204,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0550	175,000	11/6/2018	170,000	1,121	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0580	175,000	4/5/2018	168,000	1,121	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	794105	0110	243,000	5/7/2018	234,000	1,120	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0200	236,000	12/13/2019	236,000	1,030	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0370	238,500	5/30/2018	230,000	1,120	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	885790	0010	139,000	7/29/2019	138,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0040	140,000	8/8/2018	135,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0050	158,000	5/16/2019	156,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	885790	0060	165,000	7/10/2019	163,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0190	143,500	4/15/2019	141,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0200	138,000	2/15/2019	135,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0250	128,888	2/20/2018	123,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0300	165,000	6/17/2019	163,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0310	163,500	10/15/2018	159,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0330	143,000	5/21/2018	138,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0370	151,888	2/4/2019	149,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0390	168,000	8/6/2019	166,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0400	160,000	5/21/2018	154,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0430	150,000	7/12/2019	148,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0430	129,950	2/22/2018	124,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
170	066150	0010	400,000	6/12/2018	385,000	805	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0060	360,000	12/5/2019	359,000	711	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0170	373,500	8/17/2018	361,000	740	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0200	386,500	8/13/2018	374,000	738	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0210	360,000	9/20/2019	358,000	758	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0220	318,000	10/4/2019	316,000	683	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	103190	0010	560,000	6/18/2019	553,000	1,091	4	1989	4	N	Y	BRADNER PLACE CONDOMINIUM
170	103190	0040	489,000	11/16/2018	476,000	1,019	4	1989	4	N	Y	BRADNER PLACE CONDOMINIUM
170	179160	0010	450,000	12/19/2018	439,000	1,367	5	1958	3	N	N	COURTLAND COTTAGE CONDOMINIUM
170	179160	0060	440,000	11/16/2018	428,000	1,224	5	1958	3	N	N	COURTLAND COTTAGE CONDOMINIUM
170	228533	0010	1,050,000	11/29/2018	1,023,000	2,720	5	2018	3	N	N	1842 S WELLER STREET CONDOMINIUM
170	228533	0020	542,000	4/28/2019	533,000	828	5	2018	3	N	N	1842 S WELLER STREET CONDOMINIUM
170	228536	0010	1,250,000	4/27/2019	1,230,000	2,799	5	2018	3	N	Y	1836 S WELLER STREET CONDOMINIUM
170	228536	0020	538,000	4/30/2019	529,000	828	5	2018	3	N	N	1836 S WELLER STREET CONDOMINIUM
170	261746	0020	402,500	6/21/2019	397,000	1,140	4	1999	3	N	N	FOUR SEASONS TOWNHOMES CONDOMINIUM
170	261746	0030	385,000	6/13/2019	380,000	1,144	4	1999	3	N	N	FOUR SEASONS TOWNHOMES CONDOMINIUM
170	286640	0010	655,000	11/15/2018	638,000	1,720	6	2002	3	N	Y	GRAND STREET TOWNHOMES CONDOMINIUM
170	286640	0030	695,000	11/6/2019	692,000	1,613	6	2002	3	N	Y	GRAND STREET TOWNHOMES CONDOMINIUM
170	323950	0010	215,000	4/3/2018	206,000	545	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0020	227,000	8/28/2018	220,000	772	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0030	166,500	1/10/2019	163,000	397	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0060	289,999	1/11/2019	283,000	786	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	364580	0080	400,000	5/28/2019	394,000	865	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0100	390,000	6/18/2019	385,000	909	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
170	539670	0030	508,500	9/12/2018	493,000	1,076	4	2007	3	N	N	MCNAIR MANOR TOWNHOMES CONDOMINIUM
170	609360	0010	609,000	9/25/2019	605,000	1,382	4	1998	4	N	Y	908 HIAWATHA CONDOMINIUM
170	643403	0030	435,000	10/29/2019	433,000	1,284	3	2005	3	N	N	OTHELLO PLACE CONDOMINIUM
170	643408	0060	485,000	6/19/2019	479,000	1,134	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643410	0090	530,000	8/27/2018	513,000	1,809	4	2006	3	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0140	499,950	10/18/2019	498,000	1,820	4	2006	3	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0310	495,000	6/20/2018	477,000	1,134	4	2006	3	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0340	498,000	1/24/2019	487,000	1,134	4	2006	3	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	684365	0110	343,326	6/13/2018	331,000	780	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0210	350,000	6/21/2018	337,000	758	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0230	401,000	4/9/2019	394,000	771	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0280	388,888	4/19/2018	373,000	854	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0320	403,520	7/2/2019	399,000	860	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0340	390,000	4/2/2019	383,000	818	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0350	399,000	5/29/2019	393,000	858	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0370	405,000	7/17/2019	401,000	858	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0370	365,625	2/22/2018	350,000	858	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0410	399,000	4/23/2019	392,000	851	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0610	385,000	2/6/2018	368,000	858	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0640	319,500	7/18/2018	309,000	608	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0670	364,000	8/21/2018	352,000	860	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0680	360,000	7/29/2019	356,000	769	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0700	315,000	7/27/2019	312,000	578	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0810	391,000	7/12/2019	387,000	854	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0840	455,000	12/23/2019	455,000	1,206	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	770142	0070	400,000	8/2/2018	387,000	1,013	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0110	362,500	12/27/2018	354,000	978	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0120	445,000	3/19/2018	426,000	1,464	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0230	375,000	11/1/2018	365,000	987	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0380	392,000	6/7/2018	378,000	1,030	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0410	485,000	4/15/2018	466,000	1,388	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	785390	0020	380,000	8/6/2019	376,000	715	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0030	391,900	6/22/2018	378,000	670	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0080	448,000	7/19/2018	433,000	885	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0100	367,000	5/28/2019	362,000	680	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	799500	0020	349,000	3/5/2018	334,000	610	4	2004	3	N	Y	STELLINA CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
170	799500	0140	360,725	6/20/2018	348,000	610	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0250	359,000	8/28/2018	348,000	1,013	4	2004	3	N	N	STELLINA CONDOMINIUM
170	799500	0290	345,000	5/25/2018	332,000	610	4	2004	3	N	Y	STELLINA CONDOMINIUM
175	029940	0110	400,000	9/4/2018	388,000	1,285	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0270	350,000	2/5/2019	343,000	1,150	4	1980	3	N	N	ATLANTIC PLACE CONDOMINIUM
175	029940	0320	410,000	8/9/2018	397,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	060501	0130	335,000	5/16/2018	322,000	511	5	1930	5	N	Y	BEACON (THE) CONDOMINIUM
175	060501	0160	335,000	9/28/2019	333,000	682	5	1930	5	N	Y	BEACON (THE) CONDOMINIUM
175	155490	0030	520,000	2/23/2018	498,000	1,265	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0090	385,000	6/10/2019	380,000	832	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0240	483,500	3/13/2019	474,000	1,103	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0350	382,000	10/18/2019	380,000	818	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0370	390,000	10/4/2019	388,000	849	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0450	532,800	12/18/2018	520,000	1,480	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0510	499,999	12/9/2019	499,000	1,086	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0540	527,950	5/21/2018	508,000	1,236	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0550	560,000	3/23/2018	537,000	1,240	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	160900	0080	420,000	3/12/2019	412,000	822	5	1992	4	N	Y	CLARKE CONDOMINIUM
175	186560	0030	273,000	1/23/2018	261,000	486	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0050	337,500	11/26/2019	337,000	804	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0050	340,000	10/31/2018	331,000	804	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	286350	0030	395,000	10/16/2019	393,000	1,258	4	1980	3	N	N	GRAND THE CONDOMINIUM
175	315120	0030	400,000	10/11/2019	398,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0050	415,000	2/5/2018	397,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0070	400,000	3/20/2019	393,000	1,140	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0170	353,000	5/14/2018	340,000	878	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0230	400,000	11/28/2018	390,000	878	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0260	360,000	6/26/2019	356,000	884	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0320	427,500	3/12/2018	410,000	874	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0360	397,500	8/1/2019	394,000	874	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0390	375,000	3/26/2018	360,000	884	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0550	399,000	6/8/2019	394,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0610	379,000	9/10/2019	376,000	931	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0640	400,000	7/30/2018	387,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0680	350,000	1/26/2018	334,000	1,149	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0710	400,000	11/20/2018	390,000	868	4	1985	4	N	N	HARWOOD CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
175	315120	0800	380,000	2/15/2019	372,000	868	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	1010	356,500	5/1/2018	343,000	866	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	345989	0010	397,250	3/19/2019	390,000	1,028	4	1989	3	N	Y	HORIZON VIEW CONDOMINIUM
175	787270	0010	309,300	12/2/2019	309,000	801	4	1968	4	N	N	SOUND VIEW POINTE CONDOMINIUM
175	788875	0150	465,000	9/20/2018	451,000	1,164	4	1983	3	N	N	SOUTH TERRACE CONDOMINIUM
175	792265	0080	350,000	2/21/2018	335,000	754	4	1969	3	N	N	SPINNAKER THE 1ST AMD CONDOMINIUM
175	792265	0250	460,000	7/3/2018	444,000	1,071	4	1969	3	N	Y	SPINNAKER THE 1ST AMD CONDOMINIUM
175	855620	0010	373,000	5/15/2019	367,000	959	5	1992	3	N	N	TAIYO CONDOMINIUM
175	855620	0130	359,000	8/28/2018	348,000	965	5	1992	3	N	Y	TAIYO CONDOMINIUM
175	855620	0160	375,000	3/1/2019	368,000	1,228	5	1992	3	N	N	TAIYO CONDOMINIUM
175	855620	0170	390,000	7/10/2018	377,000	1,228	5	1992	3	N	N	TAIYO CONDOMINIUM
185	942995	0010	385,000	12/11/2018	375,000	683	4	2008	4	N	N	WILLOW STREET
185	942995	0020	409,000	11/29/2018	399,000	848	4	2008	4	N	N	WILLOW STREET
185	942995	0030	385,000	11/13/2018	375,000	707	4	2008	4	N	N	WILLOW STREET
195	721150	0080	330,000	5/10/2019	325,000	1,062	4	2004	3	N	N	REGAL HEIGHTS TOWNHOMES
200	031860	0010	210,000	9/25/2019	209,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0060	196,000	11/7/2018	191,000	681	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0100	185,000	9/28/2018	180,000	681	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0240	210,000	12/9/2019	210,000	777	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0360	225,000	6/1/2018	217,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0460	237,750	2/14/2019	233,000	980	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0620	247,500	10/16/2019	246,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0640	205,000	9/19/2018	199,000	777	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0680	260,000	5/24/2018	250,000	877	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0710	232,500	2/25/2019	228,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0740	260,000	10/16/2018	253,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0750	200,000	12/2/2019	200,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0790	265,000	6/14/2019	262,000	877	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0810	235,000	1/15/2019	230,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0850	199,000	11/26/2018	194,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0890	240,000	12/11/2018	234,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0950	235,000	5/16/2019	232,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0980	255,000	8/5/2019	253,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0990	249,900	12/5/2019	249,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	570575	0010	262,000	9/18/2019	260,000	1,067	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0170	275,000	5/18/2018	265,000	1,065	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
200	570575	0250	257,000	11/26/2019	256,000	1,065	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0270	234,000	5/16/2018	225,000	1,067	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0360	250,000	1/29/2018	239,000	1,223	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0400	240,000	2/6/2018	229,000	1,222	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570930	0030	425,000	3/22/2019	417,000	2,219	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0090	427,000	7/2/2019	422,000	2,217	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0100	380,000	6/26/2019	375,000	1,880	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0130	385,000	10/25/2018	374,000	1,695	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0150	469,000	6/26/2018	452,000	2,218	4	2005	3	N	N	MOUNTAIN VIEW VILLAS CONDOMINIUM
200	570930	0180	445,000	4/20/2018	427,000	2,221	4	2005	3	N	Y	MOUNTAIN VIEW VILLAS CONDOMINIUM
205	339040	0060	325,000	4/5/2018	312,000	915	4	1980	2	N	N	HOLDEN MANOR CONDOMINIUM
205	339040	0180	415,000	10/14/2019	413,000	884	4	1980	2	N	Y	HOLDEN MANOR CONDOMINIUM
205	339040	0210	377,000	4/23/2019	371,000	899	4	1980	2	N	Y	HOLDEN MANOR CONDOMINIUM
205	339040	0240	437,000	9/18/2018	424,000	884	4	1980	2	N	Y	HOLDEN MANOR CONDOMINIUM
205	440040	0010	340,000	7/12/2018	328,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0130	307,000	6/4/2019	303,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0150	363,000	8/17/2018	351,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0260	320,000	6/4/2018	308,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0280	320,000	3/29/2018	307,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0310	360,000	2/12/2018	344,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0320	360,000	1/29/2018	344,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0400	347,700	6/15/2018	335,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0450	339,900	5/15/2018	327,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0490	273,000	11/14/2018	266,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0540	350,000	3/15/2018	335,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0550	335,250	2/16/2018	321,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0630	304,000	11/27/2018	296,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0650	375,000	6/1/2018	361,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0780	319,000	2/20/2019	313,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0870	276,000	12/19/2018	269,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0890	300,000	3/18/2019	294,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0920	328,000	10/9/2018	319,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0930	345,000	4/5/2019	339,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0970	370,000	2/20/2018	354,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	638455	0010	313,000	1/3/2019	306,000	1,014	4	1981	4	N	N	OLYMPIC PARK
205	638455	0030	314,900	7/17/2019	311,000	976	4	1981	4	N	N	OLYMPIC PARK



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
205	638455	0130	300,000	9/27/2019	298,000	976	4	1981	4	N	N	OLYMPIC PARK
205	638455	0140	320,000	3/6/2019	314,000	976	4	1981	4	N	N	OLYMPIC PARK
205	638455	0190	325,000	6/7/2018	313,000	981	4	1981	4	N	Y	OLYMPIC PARK
205	638455	0290	340,000	6/24/2019	336,000	1,014	4	1981	4	N	Y	OLYMPIC PARK
205	638455	0300	305,000	6/26/2018	294,000	976	4	1981	4	N	Y	OLYMPIC PARK
205	692833	0030	287,000	10/1/2018	279,000	867	3	1945	5	N	N	PUGET RIDGE
205	692833	0050	230,000	5/15/2018	221,000	514	3	1945	5	N	N	PUGET RIDGE
205	692833	0060	220,000	1/31/2018	210,000	514	3	1945	5	N	N	PUGET RIDGE
205	692833	0080	205,000	3/14/2018	196,000	463	3	1945	5	N	N	PUGET RIDGE
205	692833	0090	300,000	4/11/2018	288,000	833	3	1945	5	N	N	PUGET RIDGE
205	692833	0100	294,500	11/2/2018	286,000	837	3	1945	5	N	N	PUGET RIDGE
205	692833	0110	210,000	8/20/2018	203,000	471	3	1945	5	N	N	PUGET RIDGE
205	868035	0060	340,000	9/23/2019	338,000	742	4	1993	4	N	N	TRENTON COURT
205	868035	0080	320,000	11/20/2019	319,000	747	4	1993	4	N	N	TRENTON COURT
205	868035	0100	285,000	10/22/2018	277,000	747	4	1993	4	N	N	TRENTON COURT
205	868035	0150	325,000	8/10/2018	314,000	751	4	1993	4	N	N	TRENTON COURT
205	894550	0170	337,000	11/11/2019	336,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0180	375,750	2/5/2018	359,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0310	292,000	5/13/2019	288,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0410	332,500	11/16/2018	324,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0460	356,880	3/26/2019	350,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0520	405,000	7/19/2018	391,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	932290	0040	450,000	8/8/2018	435,000	1,710	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0240	431,000	10/4/2018	418,000	1,338	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932460	0010	250,000	6/26/2019	247,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0020	335,000	4/9/2019	329,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0040	243,000	12/9/2019	243,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0070	330,000	7/8/2019	326,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932500	0020	260,000	12/4/2019	260,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0100	350,000	8/17/2018	339,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0210	340,000	3/27/2019	334,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0310	298,500	10/25/2018	290,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0350	335,000	9/18/2019	333,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932540	0060	285,450	7/3/2018	275,000	834	3	1988	4	N	N	WESTWOOD TERRACE
205	932540	0110	295,000	10/18/2018	287,000	834	3	1988	4	N	N	WESTWOOD TERRACE
210	159210	0020	380,000	7/25/2019	376,000	1,109	5	1985	4	N	N	CINNAMON RIDGE



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
210	159210	0060	432,000	8/29/2018	418,000	1,128	5	1985	4	N	N	CINNAMON RIDGE
210	159210	0090	350,000	12/24/2018	342,000	1,109	5	1985	4	N	N	CINNAMON RIDGE
210	159210	0130	375,000	9/26/2018	364,000	1,128	5	1985	4	N	N	CINNAMON RIDGE
210	159210	0170	388,450	10/12/2018	377,000	1,274	5	1985	4	N	Y	CINNAMON RIDGE
210	159210	0180	410,000	8/15/2019	406,000	1,082	5	1985	4	N	Y	CINNAMON RIDGE
210	159210	0190	407,500	7/24/2019	403,000	1,156	5	1985	4	N	Y	CINNAMON RIDGE
210	248550	0030	465,000	3/6/2018	445,000	1,050	5	1985	4	N	N	FAUNTLEE WOODS
210	248550	0050	470,000	5/18/2018	452,000	1,036	5	1985	4	N	N	FAUNTLEE WOODS
210	439720	0030	266,200	8/13/2018	258,000	425	5	1985	5	N	N	LOFT42 CONDOMINIUM
210	630500	0050	475,000	3/28/2019	466,000	1,543	5	1987	4	N	N	OAK RIDGE
210	630500	0060	477,000	7/13/2018	461,000	1,376	5	1987	4	N	N	OAK RIDGE
210	630500	0070	470,000	5/11/2018	452,000	1,244	5	1987	4	N	N	OAK RIDGE
210	769845	0010	302,000	3/29/2018	290,000	522	4	1957	5	N	N	SEVENTY ONE
210	769845	0020	299,950	7/18/2018	290,000	540	4	1957	5	N	N	SEVENTY ONE
210	769845	0100	305,000	11/22/2019	304,000	540	4	1957	5	N	N	SEVENTY ONE
210	769853	0010	659,000	1/11/2019	644,000	1,566	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0020	649,000	1/8/2019	634,000	1,537	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0030	669,000	1/25/2019	654,000	1,566	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0040	649,000	1/28/2019	635,000	1,537	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0050	699,000	1/11/2019	683,000	1,607	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0060	719,000	3/11/2019	705,000	1,889	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0070	699,000	1/28/2019	684,000	1,588	6	2018	3	N	N	7321 BAINBRIDGE
210	769853	0080	719,000	1/31/2019	703,000	1,632	6	2018	3	N	N	7321 BAINBRIDGE
210	860307	0010	430,000	12/3/2018	419,000	1,010	4	2018	3	N	N	3706 SW 106TH
210	860307	0020	459,000	3/1/2019	450,000	890	4	2018	3	N	N	3706 SW 106TH
210	926380	0100	565,000	9/25/2018	548,000	1,009	5	1967	5	Y	Y	WEST BEACH
210	926380	0110	620,000	12/26/2019	620,000	1,248	5	1967	5	Y	Y	WEST BEACH
210	926380	0300	525,000	5/8/2018	505,000	1,264	5	1967	5	Y	Y	WEST BEACH
210	926380	0350	570,000	4/4/2018	547,000	1,202	5	1967	5	Y	Y	WEST BEACH
210	926380	0440	475,000	6/12/2019	469,000	934	5	1967	5	Y	Y	WEST BEACH
210	926380	0570	565,000	8/9/2018	547,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0610	749,500	8/13/2019	743,000	1,512	5	1967	5	Y	Y	WEST BEACH
210	926380	0710	599,000	11/20/2019	597,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	932089	0050	283,000	9/26/2019	281,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0060	295,100	4/25/2019	290,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0080	360,000	11/1/2018	350,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
210	932089	0160	399,900	6/14/2018	385,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0260	360,000	5/13/2019	355,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0350	355,000	2/22/2019	348,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0390	285,000	8/23/2019	283,000	686	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0460	333,000	6/11/2019	329,000	695	4	1989	4	N	Y	WESTWATER CONDOMINIUM
210	932089	0500	289,950	11/9/2018	282,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0530	280,000	8/10/2019	277,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0610	380,000	5/24/2019	375,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0640	342,500	5/14/2018	329,000	695	4	1989	4	N	Y	WESTWATER CONDOMINIUM
210	932089	0710	275,000	8/13/2019	272,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
215	286140	0040	366,900	5/23/2019	362,000	983	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0090	388,000	9/21/2019	385,000	921	4	1979	4	N	Y	GRAHAM TERRACE VIEW
215	286140	0110	337,000	6/15/2018	325,000	987	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0130	335,000	2/20/2019	328,000	885	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0170	337,000	3/27/2018	323,000	921	4	1979	4	N	Y	GRAHAM TERRACE VIEW
215	286140	0180	375,000	7/1/2019	371,000	987	4	1979	4	N	Y	GRAHAM TERRACE VIEW
215	327840	0010	584,116	5/25/2018	562,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0020	525,253	5/30/2018	506,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0030	515,627	5/29/2018	496,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0040	521,410	5/30/2018	502,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0050	584,139	6/4/2018	563,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0060	609,610	6/14/2018	588,000	1,699	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0070	513,623	6/12/2018	495,000	1,390	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0080	524,447	6/19/2018	506,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0090	535,621	6/15/2018	516,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0100	534,487	6/14/2018	515,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0110	589,526	6/14/2018	568,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0120	654,636	7/6/2018	632,000	1,984	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0130	559,974	7/6/2018	540,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0140	524,448	7/18/2018	507,000	1,155	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0150	574,708	7/19/2018	555,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0160	667,138	7/24/2018	645,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0170	642,990	3/6/2019	631,000	1,984	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0180	565,000	11/2/2018	550,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0200	524,990	2/20/2019	514,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0210	639,990	4/3/2019	629,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
215	327840	0220	626,831	8/15/2018	607,000	1,688	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0260	674,224	9/5/2018	653,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0280	584,477	9/5/2018	566,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0290	672,701	9/5/2018	652,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0300	637,680	9/28/2018	619,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0310	553,248	9/27/2018	537,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0320	549,612	10/1/2018	533,000	1,337	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0330	626,942	10/9/2018	609,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0360	592,197	10/24/2018	576,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0370	698,746	10/16/2018	679,000	1,984	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0400	562,523	10/25/2018	547,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0410	565,596	10/23/2018	550,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0420	638,776	10/29/2018	621,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0430	708,814	11/14/2018	690,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0440	540,990	12/14/2018	528,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0450	601,761	11/15/2018	586,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0460	700,997	11/29/2018	683,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0480	497,990	5/3/2019	490,000	1,390	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0490	499,990	4/22/2019	492,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0500	495,990	4/30/2019	488,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0510	494,990	6/7/2019	488,000	1,325	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0520	565,000	2/25/2019	554,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	720589	0020	380,000	12/14/2018	371,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0030	460,000	1/30/2019	450,000	1,681	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0050	415,000	5/23/2019	409,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0060	439,000	7/19/2018	424,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0080	459,000	2/25/2019	450,000	1,681	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0120	457,500	2/16/2018	438,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0130	400,000	10/16/2018	389,000	1,171	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0220	420,000	8/10/2018	406,000	996	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0280	452,000	4/18/2018	434,000	1,039	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0310	269,250	3/5/2018	258,000	533	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0320	425,000	8/8/2018	411,000	996	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0340	460,000	2/28/2018	440,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0500	399,950	10/30/2019	398,000	1,039	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0520	395,000	9/5/2019	392,000	1,049	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
215	720589	0570	395,000	2/26/2019	387,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0590	440,000	4/9/2018	422,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0650	405,000	1/22/2019	396,000	1,171	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0720	410,000	12/2/2019	409,000	1,049	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0720	410,000	12/2/2019	409,000	1,049	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0750	412,500	5/8/2019	406,000	1,171	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0790	400,000	3/22/2019	393,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0960	419,950	9/24/2019	417,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
220	032150	0030	410,000	4/6/2018	393,000	836	5	2007	3	N	N	AVALON PLACE CONDOMINIUM
220	032150	0090	480,000	6/19/2018	463,000	1,032	5	2007	3	N	Y	AVALON PLACE CONDOMINIUM
220	032150	0110	404,500	10/4/2019	402,000	855	5	2007	3	N	Y	AVALON PLACE CONDOMINIUM
220	032150	0130	505,000	12/16/2019	504,000	1,032	5	2007	3	N	Y	AVALON PLACE CONDOMINIUM
220	032150	0160	390,000	7/19/2019	386,000	861	5	2007	3	N	N	AVALON PLACE CONDOMINIUM
220	102990	0020	360,000	5/31/2018	347,000	740	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0030	330,000	2/7/2018	315,000	642	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0050	270,000	12/12/2019	270,000	601	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0100	311,000	4/8/2018	298,000	622	4	1992	4	N	Y	BRADFORD COURT CONDOMINIUM
220	102990	0270	305,000	4/25/2019	300,000	742	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0290	335,000	7/17/2018	324,000	569	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	104140	0030	405,500	5/11/2018	390,000	938	4	1999	3	N	N	BRANDON COURT
220	213360	0040	350,000	12/3/2019	349,000	819	4	1999	3	N	N	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0160	400,000	5/15/2019	394,000	855	4	1999	3	N	N	DUWAMISH COHOUSING CONDOMINIUM
220	247285	0030	435,000	7/27/2019	431,000	1,114	4	1993	3	N	N	FAIRWINDS CONDOMINIUM
220	554470	0020	507,500	3/13/2019	498,000	1,129	4	1995	3	N	Y	MILLVIEW CONDOMINIUM
220	554470	0070	530,000	4/24/2019	521,000	1,166	4	1995	3	N	Y	MILLVIEW CONDOMINIUM
220	756900	0020	300,000	6/4/2019	296,000	652	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0030	340,000	2/22/2018	325,000	688	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0150	359,950	3/7/2018	345,000	746	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0220	290,000	8/29/2018	281,000	532	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0250	380,000	4/2/2018	365,000	746	5	2002	3	N	Y	SAUSALITO CONDOMINIUM
220	756900	0450	415,000	11/12/2018	404,000	746	5	2002	3	N	Y	SAUSALITO CONDOMINIUM
220	773280	0040	230,000	9/6/2019	228,000	707	3	1980	2	N	N	SHEIRBON CONDOMINIUM (A.K.A. CITY VIEW WEST)
220	930600	0100	470,000	5/24/2018	452,000	1,109	5	2002	3	N	N	WESTMONT CONDOMINIUM
225	005040	0040	405,000	12/30/2019	405,000	884	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0120	560,000	3/25/2019	550,000	1,186	5	2003	3	N	Y	ADELAIDE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	005040	0180	390,000	3/12/2019	383,000	742	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0330	425,000	4/27/2018	408,000	739	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0390	637,000	3/23/2018	611,000	1,121	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0480	440,000	2/13/2018	421,000	831	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0610	431,000	6/7/2019	425,000	831	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005085	0060	599,000	7/23/2018	579,000	1,210	5	2003	3	N	N	ADELAIDE TOWNHOMES
225	032100	0040	420,000	4/25/2018	403,000	937	4	1987	4	N	N	AVALON CONDOMINIUM
225	032105	0010	351,000	4/11/2018	337,000	576	4	1991	4	N	N	AVALON HOUSE
225	032105	0020	377,500	4/8/2019	371,000	880	4	1991	4	N	N	AVALON HOUSE
225	032105	0040	469,900	5/15/2018	452,000	1,090	4	1991	4	N	N	AVALON HOUSE
225	032105	0070	380,000	8/9/2019	376,000	1,081	4	1991	4	N	N	AVALON HOUSE
225	032105	0130	294,000	10/30/2018	286,000	585	4	1991	4	N	N	AVALON HOUSE
225	032105	0140	446,000	6/28/2018	430,000	894	4	1991	4	N	Y	AVALON HOUSE
225	116520	0030	570,000	4/23/2019	561,000	1,139	5	2003	3	N	N	BROXTON CONDOMINIUM
225	116520	0040	567,500	9/28/2018	551,000	1,096	5	2003	3	N	N	BROXTON CONDOMINIUM
225	116520	0190	637,000	4/16/2019	626,000	1,443	5	2003	3	N	Y	BROXTON CONDOMINIUM
225	116520	0290	930,000	8/30/2018	901,000	1,805	5	2003	3	N	Y	BROXTON CONDOMINIUM
225	149610	0040	315,000	5/15/2018	303,000	499	4	1949	5	N	N	CENTRAL PARK
225	149610	0200	342,000	6/11/2018	330,000	515	4	1949	5	N	N	CENTRAL PARK
225	159192	0010	580,000	7/6/2018	560,000	1,404	5	1998	4	N	N	CIELO CONDOMINIUM
225	165760	0030	356,000	5/9/2018	342,000	552	5	2000	3	N	N	COBBLESTONE COURT
225	165760	0090	368,000	9/11/2019	365,000	698	5	2000	3	N	N	COBBLESTONE COURT
225	188755	0040	424,950	4/11/2018	408,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0050	409,950	10/31/2019	408,000	727	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0110	595,000	9/16/2019	591,000	1,052	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0240	569,950	6/5/2018	549,000	1,052	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0280	435,000	1/24/2018	415,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0300	439,500	11/22/2019	438,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0340	590,000	6/1/2019	582,000	1,052	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	204120	0090	350,000	5/31/2018	337,000	800	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	204120	0110	365,000	5/14/2018	351,000	800	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	204120	0120	450,000	5/20/2019	443,000	1,123	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	204120	0170	408,918	2/1/2019	400,000	800	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	204120	0210	540,000	4/3/2019	530,000	1,174	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	249060	0030	345,000	7/3/2018	333,000	668	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0060	400,000	6/5/2018	385,000	750	4	1989	5	N	N	FAUNTLEROY LANDING



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	249060	0070	295,000	4/18/2019	290,000	551	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0090	305,000	8/13/2018	295,000	509	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0200	285,000	10/22/2018	277,000	555	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0270	319,000	10/29/2018	310,000	671	4	1989	5	N	N	FAUNTLEROY LANDING
225	249270	0070	335,111	3/30/2018	321,000	656	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0090	335,000	10/7/2019	333,000	793	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0100	321,500	4/9/2018	309,000	641	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0120	328,500	2/13/2019	322,000	787	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0170	259,950	10/17/2019	259,000	656	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0280	295,000	5/10/2019	290,000	793	4	1980	4	N	N	FAUNTLEROY TERRACE
225	253894	0110	500,000	8/16/2018	484,000	942	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0160	560,000	6/8/2018	540,000	1,167	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253901	0010	521,500	3/8/2019	511,000	1,206	4	1984	5	N	N	5932 FAUNTLEROY WAY TOWNHOMES
225	253901	0040	520,000	5/23/2018	500,000	1,138	4	1984	5	N	N	5932 FAUNTLEROY WAY TOWNHOMES
225	253940	0060	525,000	5/18/2018	505,000	985	5	2002	3	N	N	FINDLAY TOWNHOMES
225	260787	0060	385,000	1/19/2018	368,000	813	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0100	385,000	11/27/2018	375,000	813	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0230	339,000	7/2/2019	335,000	651	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0240	370,000	3/6/2018	354,000	603	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0280	388,000	4/9/2019	381,000	833	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0290	340,000	11/8/2019	339,000	651	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	282230	0030	430,000	8/6/2019	426,000	921	5	1978	4	N	Y	GOLDEN WEST CONDOMINIUM
225	286300	0080	510,000	4/26/2018	490,000	1,121	5	1980	4	N	Y	GRANADA CONDOMINIUM
225	286300	0110	425,000	12/10/2018	414,000	1,166	5	1980	4	N	N	GRANADA CONDOMINIUM
225	377996	0040	669,000	5/30/2018	644,000	1,484	5	2003	3	N	Y	JUNCTION WEST
225	445877	0010	354,000	10/17/2018	344,000	775	4	1997	3	N	N	LUNA COURT
225	445877	0040	481,000	9/4/2018	466,000	1,025	4	1997	3	N	Y	LUNA COURT
225	445877	0050	490,000	9/26/2019	487,000	1,095	4	1997	3	N	Y	LUNA COURT
225	445877	0080	383,500	4/16/2018	368,000	715	4	1997	3	N	N	LUNA COURT
225	445877	0120	449,000	2/5/2019	439,000	1,025	4	1997	3	N	N	LUNA COURT
225	445877	0180	349,950	9/23/2019	348,000	745	4	1997	3	N	Y	LUNA COURT
225	445877	0200	475,000	2/6/2018	454,000	1,025	4	1997	3	N	Y	LUNA COURT
225	445877	0210	447,750	11/6/2019	446,000	1,025	4	1997	3	N	Y	LUNA COURT
225	445877	0280	368,000	7/2/2019	364,000	775	4	1997	3	N	Y	LUNA COURT
225	445877	0540	355,000	6/21/2019	351,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0540	330,000	10/10/2018	321,000	765	4	1997	3	N	Y	LUNA COURT



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225	445877	0590	495,000	10/22/2018	481,000	1,150	4	1997	3	N	Y	LUNA COURT
225	445877	0600	345,000	10/30/2019	344,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0640	346,000	11/1/2018	337,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0650	500,000	9/26/2019	497,000	1,150	4	1997	3	N	Y	LUNA COURT
225	515480	0080	560,000	10/3/2018	544,000	1,188	5	1993	4	N	Y	MARINE VISTA
225	515480	0090	565,000	6/11/2018	544,000	951	5	1993	4	N	Y	MARINE VISTA
225	639190	0020	439,000	12/12/2019	438,000	1,152	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	639190	0140	428,500	11/8/2019	427,000	1,152	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	639190	0170	435,000	3/13/2018	417,000	992	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	639190	0240	389,900	7/18/2018	377,000	992	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	642080	0030	397,500	8/6/2018	384,000	626	6	2006	3	N	N	OSBORN CONDOMINIUM
225	642080	0070	415,000	8/25/2019	412,000	702	6	2006	3	N	N	OSBORN CONDOMINIUM
225	642080	0240	425,000	9/16/2019	422,000	656	6	2006	3	N	Y	OSBORN CONDOMINIUM
225	644200	0090	610,000	9/17/2018	592,000	1,207	5	1990	4	N	Y	OUTLOOK WEST
225	644200	0100	625,000	12/3/2018	609,000	1,300	5	1990	4	N	Y	OUTLOOK WEST
225	644200	0110	620,000	6/5/2018	597,000	1,258	5	1990	4	N	Y	OUTLOOK WEST
225	644200	0120	590,000	1/29/2019	577,000	1,057	5	1990	4	N	Y	OUTLOOK WEST
225	768080	0060	383,000	4/17/2018	368,000	760	4	1953	5	N	Y	SEAVIEW WEST
225	768110	0030	370,000	10/8/2019	368,000	772	4	1980	4	N	N	SEA-WESTERLY CONDOMINIUM
225	769740	0040	427,000	4/16/2018	410,000	750	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	769740	0050	460,000	9/10/2019	457,000	941	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	769740	0070	485,000	9/3/2018	470,000	900	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0100	495,000	9/17/2019	492,000	823	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0140	440,000	8/1/2019	436,000	941	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	769740	0160	475,000	12/11/2018	463,000	900	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0160	495,000	2/12/2018	473,000	900	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0330	379,000	5/8/2019	373,000	677	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	787650	0020	498,500	6/18/2018	481,000	1,122	5	1995	3	N	N	SOUNDVIEW RIDGE CONDOMINIUM
225	787650	0100	621,000	8/20/2018	601,000	1,227	5	1995	3	N	Y	SOUNDVIEW RIDGE CONDOMINIUM
225	787650	0230	570,000	11/14/2018	555,000	1,167	5	1995	3	N	Y	SOUNDVIEW RIDGE CONDOMINIUM
225	808300	0040	375,000	3/22/2019	368,000	804	5	1996	4	N	N	SUMMIT ON CALIFORNIA
225	808300	0050	480,000	3/12/2018	460,000	970	5	1996	4	N	N	SUMMIT ON CALIFORNIA
225	808300	0160	528,000	9/30/2019	525,000	970	5	1996	4	N	Y	SUMMIT ON CALIFORNIA
225	864425	0040	385,000	6/6/2018	371,000	867	4	1998	5	N	N	TIBURON BY THE BAY
225	864425	0100	450,000	4/2/2018	432,000	832	4	1998	5	N	N	TIBURON BY THE BAY
225	864425	0110	470,000	1/5/2018	448,000	883	4	1998	5	N	N	TIBURON BY THE BAY



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225	864425	0130	318,220	10/14/2019	317,000	643	4	1998	5	N	N	TIBURON BY THE BAY
225	885100	0060	390,000	12/4/2019	389,000	995	4	1982	2	N	Y	VALERIAN
225	927000	0100	346,000	10/16/2018	336,000	811	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0160	315,000	11/9/2018	307,000	811	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0180	445,000	12/13/2019	444,000	1,063	4	1978	4	N	Y	WEST OLYMPIC VIEW
225	927000	0190	462,000	5/24/2019	455,000	1,120	4	1978	4	N	Y	WEST OLYMPIC VIEW
225	929089	0050	349,750	2/8/2019	342,000	698	4	1989	4	N	N	WESTERLY
225	929089	0130	425,000	4/23/2018	408,000	869	4	1989	4	N	N	WESTERLY
225	929089	0220	363,000	9/27/2018	352,000	560	4	1989	4	N	Y	WESTERLY
225	929240	0050	435,000	7/26/2018	420,000	835	4	1980	5	N	N	WESTERN ONE CONDOMINIUM
225	929240	0070	299,950	5/22/2019	296,000	585	4	1980	5	N	N	WESTERN ONE CONDOMINIUM
230	013150	0060	624,000	5/22/2019	615,000	1,314	5	1978	4	N	Y	ALII-KAI CONDOMINIUM
230	013550	0120	749,000	5/18/2018	721,000	1,346	5	1989	4	N	Y	ALKI CONDOMINIUM
230	013550	0130	775,000	4/8/2019	762,000	1,560	5	1989	4	N	Y	ALKI CONDOMINIUM
230	013550	0160	755,000	6/3/2019	745,000	1,569	5	1989	4	N	Y	ALKI CONDOMINIUM
230	013910	0020	749,000	7/23/2018	724,000	1,495	6	1995	3	N	Y	ALKI BEACH TOWERS CONDOMINIUM
230	013910	0120	998,000	6/21/2019	985,000	1,647	6	1995	3	N	Y	ALKI BEACH TOWERS CONDOMINIUM
230	013950	0150	625,000	4/5/2018	600,000	1,366	5	1976	5	N	Y	ALKI BONAIR CONDOMINIUM
230	014700	0030	635,000	1/10/2019	620,000	1,712	5	1988	4	N	N	ALKI MUSE CONDOMINIUM
230	015550	0040	850,000	9/3/2019	843,000	1,247	6	1985	4	Y	Y	ALKI POINT WEST CONDOMINIUM
230	015550	0060	970,000	8/14/2018	939,000	1,240	6	1985	4	Y	Y	ALKI POINT WEST CONDOMINIUM
230	015600	0110	610,000	5/7/2019	601,000	1,487	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015600	0260	519,000	4/6/2018	498,000	1,328	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015900	0020	426,000	5/25/2018	410,000	602	5	1985	4	N	N	ALKI WEST CONDOMINIUM
230	025137	0020	600,000	2/9/2018	574,000	1,522	4	1994	3	N	Y	APRIL COURT CONDOMINIUM
230	029400	0050	380,000	7/26/2019	376,000	984	4	1983	4	N	N	AT-ALKI CONDOMINIUM
230	031835	0010	590,000	11/20/2018	575,000	1,466	4	1991	4	N	Y	AUTUMN COURT CONDOMINIUM
230	031835	0030	450,000	3/18/2019	442,000	1,008	4	1991	4	N	Y	AUTUMN COURT CONDOMINIUM
230	058610	0060	839,000	10/3/2019	834,000	1,345	7	1997	3	N	Y	BAY VILLA ALKI BEACH CONDOMINIUM
230	058713	0060	628,500	11/8/2019	626,000	1,227	6	1986	4	N	Y	BAYSHORE WEST CONDOMINIUM
230	058713	0160	575,000	1/10/2019	562,000	1,135	6	1986	4	N	Y	BAYSHORE WEST CONDOMINIUM
230	059250	0010	635,000	12/5/2018	619,000	936	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0030	661,500	6/14/2018	638,000	1,013	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0050	624,950	10/26/2018	608,000	1,013	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0060	597,000	3/13/2019	586,000	984	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0080	639,000	3/12/2019	627,000	984	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
230	059280	0080	832,500	5/3/2019	819,000	1,350	5	1984	4	Y	Y	BEACH DRIVE CONDOMINIUM
230	152360	0040	355,000	2/17/2019	348,000	639	4	1984	4	N	Y	CHARLESTOWN PARK CONDOMINIUM
230	156290	0040	456,000	3/22/2018	437,000	715	4	1989	4	N	N	CHILBERG PLACE CONDOMINIUM
230	213400	0040	625,000	10/28/2019	622,000	1,424	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	213400	0120	725,000	7/17/2019	717,000	1,481	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	213400	0180	710,000	3/16/2018	680,000	1,481	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	230190	0010	1,340,000	8/23/2019	1,329,000	3,097	7	1967	4	N	Y	1150 ALKI AVENUE CONDOMINIUM
230	253896	0060	324,000	3/29/2019	318,000	633	4	1985	4	N	N	58TH PLACE CONDOMINIUM
230	253896	0060	319,000	7/24/2018	308,000	633	4	1985	4	N	N	58TH PLACE CONDOMINIUM
230	260785	0030	598,000	4/26/2019	588,000	1,128	4	1978	5	N	Y	4224 BEACH DRIVE CONDOMINIUM
230	261758	0010	760,000	5/23/2019	749,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM
230	261758	0060	810,000	8/7/2019	802,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM
230	300380	0010	515,000	8/24/2018	499,000	834	5	1976	5	N	N	HAIDA TOWNHOUSES CONDOMINIUM
230	300380	0080	495,000	12/10/2018	483,000	833	5	1976	5	N	N	HAIDA TOWNHOUSES CONDOMINIUM
230	303310	0030	655,000	10/1/2018	636,000	1,006	5	1969	5	N	Y	HALLECK AVE CONDOMINIUM
230	311075	0130	575,000	4/10/2019	565,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0250	630,500	4/29/2019	620,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0290	595,000	8/29/2018	576,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0290	570,000	11/8/2019	568,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0310	599,000	10/8/2018	582,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0420	545,000	10/5/2018	529,000	1,175	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	326118	0040	710,000	10/30/2019	707,000	1,193	5	1999	3	N	Y	HERON WATCH CONDOMINIUM
230	431090	0020	515,000	5/24/2019	508,000	925	5	1985	4	N	Y	LIGHTHOUSE LANDING CONDOMINIUM
230	431100	0020	285,000	7/6/2018	275,000	356	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0050	456,000	5/10/2018	438,000	731	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0120	280,000	9/20/2019	278,000	356	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0200	283,700	10/20/2019	282,000	355	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0340	285,000	10/28/2019	284,000	355	4	1955	5	N	Y	LIGHTHOUSE POINT CONDOMINIUM
230	445878	0130	331,000	2/4/2019	324,000	479	4	1966	5	N	Y	LUNA PARK CONDOMINIUM
230	445878	0140	409,800	4/25/2018	394,000	634	4	1966	5	N	Y	LUNA PARK CONDOMINIUM
230	554040	0030	625,000	2/14/2018	598,000	955	5	1984	4	N	Y	MILLER'S RETREAT CONDOMINIUM
230	620830	0050	648,000	4/15/2019	637,000	956	4	1989	4	Y	Y	NOU KA HALE CONDOMINIUM
230	645335	0080	670,000	4/3/2018	643,000	928	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	645335	0100	925,000	4/3/2018	887,000	1,479	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	666917	0030	380,000	5/17/2018	366,000	588	4	1987	4	N	Y	PARKVIEW WEST CONDOMINIUM
230	666917	0030	424,000	5/31/2019	418,000	588	4	1987	4	N	Y	PARKVIEW WEST CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
230	683774	0140	1,100,000	3/12/2018	1,054,000	1,618	8	1998	3	N	Y	POINT NAUTICA CONDOMINIUM
230	683780	0060	550,000	6/13/2019	543,000	850	5	1987	4	N	Y	POINT PLACE CONDOMINIUM
230	683780	0080	440,000	6/12/2019	434,000	803	5	1987	4	N	Y	POINT PLACE CONDOMINIUM
230	721224	0020	850,000	11/9/2018	827,000	1,714	7	1997	3	N	Y	REGATTA ON ALKI CONDOMINIUM
230	762830	0190	466,500	1/10/2018	445,000	776	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0240	460,000	7/5/2019	455,000	776	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0270	475,000	5/18/2018	457,000	810	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0280	627,000	7/26/2018	606,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0320	545,000	11/22/2019	544,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0440	650,000	7/11/2019	643,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0460	585,000	12/11/2018	570,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	768100	0140	479,000	3/12/2018	459,000	870	4	1980	4	N	Y	SEAWEST CONDOMINIUM
230	778750	0040	515,000	8/21/2018	499,000	939	5	1964	5	N	Y	SIDNEY CONDOMINIUM
230	778750	0080	420,000	1/31/2019	411,000	733	5	1964	5	N	Y	SIDNEY CONDOMINIUM
230	780402	0010	700,000	3/20/2019	687,000	1,710	5	2002	3	N	Y	64TH AVENUE SW CONDOMINIUM
230	787600	0020	950,000	6/27/2018	916,000	1,288	6	1977	4	Y	Y	SOUNDVIEW ALKI VISTA CONDOMINIUM
230	860005	0020	629,000	12/24/2018	614,000	1,228	6	1996	3	N	Y	1300 ALKI CONDOMINIUM
230	860060	0050	807,500	12/14/2019	807,000	1,204	6	2008	3	N	Y	1350 ALKI CONDOMINIUM
230	872640	0050	1,500,000	10/24/2019	1,493,000	1,830	7	2008	3	N	Y	1226 ALKI AVE SW CONDOMINIUM
230	872640	0060	1,500,000	3/15/2019	1,472,000	1,870	7	2008	3	N	Y	1226 ALKI AVE SW CONDOMINIUM
230	872664	0020	799,950	3/25/2019	785,000	1,281	7	2002	3	N	Y	1238 ALKI CONDOMINIUM
230	872732	0030	645,000	2/22/2019	632,000	1,104	5	2007	3	N	Y	TWENTY-ONE TWELVE ALKI CONDOMINIUM
230	911060	0050	799,000	8/15/2018	773,000	1,000	6	1983	4	N	Y	WAHKIAKUM CONDOMINIUM
230	911060	0060	900,000	7/5/2018	869,000	1,300	6	1983	4	N	Y	WAHKIAKUM CONDOMINIUM
230	911060	0070	1,147,000	2/1/2019	1,122,000	2,400	6	1983	4	N	Y	WAHKIAKUM CONDOMINIUM
230	919580	0060	750,000	12/20/2018	732,000	1,614	7	1996	3	N	Y	WATERFRONT AT ALKI BEACH CONDOMINIUM
230	919790	0040	725,000	7/9/2019	717,000	1,313	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0080	715,000	2/8/2019	700,000	1,479	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0160	999,000	6/17/2019	986,000	1,615	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	932013	0030	369,950	3/13/2018	354,000	885	5	1985	4	N	N	WESTVIEW CONDOMINIUM
230	932013	0040	400,000	5/14/2019	394,000	749	5	1985	4	N	Y	WESTVIEW CONDOMINIUM
230	932013	0040	391,500	4/23/2018	376,000	749	5	1985	4	N	Y	WESTVIEW CONDOMINIUM
230	946790	0010	600,000	8/9/2018	580,000	1,060	6	1989	3	N	N	WINDCHASE CONDOMINIUM
230	946790	0030	537,775	6/15/2018	518,000	933	6	1989	3	N	N	WINDCHASE CONDOMINIUM
235	005400	0090	392,000	9/7/2018	380,000	770	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0160	350,000	5/23/2018	337,000	580	4	2002	3	N	N	ADMIRAL CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	005400	0290	350,000	2/21/2019	343,000	590	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0370	349,000	10/10/2019	347,000	590	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0380	353,000	4/18/2018	339,000	580	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0410	265,000	12/11/2018	258,000	410	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0440	480,000	5/23/2018	462,000	1,020	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0450	255,000	8/21/2019	253,000	430	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005450	0020	440,000	6/25/2019	435,000	1,141	6	1992	4	N	N	ADMIRAL COURT
235	005450	0140	505,000	7/5/2018	487,000	1,141	6	1992	4	N	N	ADMIRAL COURT
235	005490	0040	360,000	11/7/2018	350,000	784	4	1993	3	N	N	ADMIRAL PLAZA
235	005490	0140	275,000	5/8/2019	271,000	515	4	1993	3	N	N	ADMIRAL PLAZA
235	005510	0020	375,000	9/4/2019	372,000	760	5	1997	3	N	N	ADMIRAL SOUTHWEST
235	005580	0020	700,000	2/5/2019	685,000	1,606	5	1997	3	N	Y	ADMIRAL'S WATCH
235	059170	0030	597,500	7/10/2018	577,000	1,077	5	1991	4	N	Y	BAYWATCH
235	059170	0050	560,000	5/1/2019	551,000	1,077	5	1991	4	N	Y	BAYWATCH
235	129830	0030	575,000	5/2/2018	553,000	1,346	4	1981	4	N	Y	CALIFORNIA SUITE
235	152353	0050	374,950	10/15/2018	364,000	929	4	1995	4	N	N	CHARLESTON
235	152353	0100	409,000	9/12/2019	406,000	929	4	1995	4	N	N	CHARLESTON
235	152353	0110	352,950	3/6/2019	346,000	856	4	1995	4	N	N	CHARLESTON
235	159520	0300	749,500	3/26/2019	736,000	1,437	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	168405	0030	422,000	9/10/2019	419,000	904	5	1985	4	N	N	COLLEGE PARK WEST
235	168405	0040	459,000	11/26/2019	458,000	902	5	1985	4	N	N	COLLEGE PARK WEST
235	305750	0050	545,000	8/1/2018	527,000	1,132	4	1986	4	N	Y	HAMILTON VISTA
235	305750	0070	910,000	6/14/2018	877,000	2,325	4	1986	4	N	Y	HAMILTON VISTA
235	311065	0030	630,000	2/8/2019	617,000	1,128	5	1985	3	N	Y	HARBOR CREST
235	311065	0090	575,000	7/9/2018	555,000	1,133	5	1985	3	N	Y	HARBOR CREST
235	311070	0110	673,888	7/16/2019	667,000	1,380	5	1973	5	N	Y	HARBOR PARK
235	311070	0130	830,000	3/27/2019	815,000	1,570	5	1973	5	N	Y	HARBOR PARK
235	311070	0140	830,000	4/10/2019	816,000	1,570	5	1973	5	N	Y	HARBOR PARK
235	311070	0310	650,000	9/17/2018	630,000	1,220	5	1973	5	N	Y	HARBOR PARK
235	311070	0320	820,000	7/5/2019	810,000	1,570	5	1973	5	N	Y	HARBOR PARK
235	311071	0030	339,000	3/20/2018	325,000	865	5	2000	3	N	N	HARBOR PLACE
235	311071	0040	280,000	6/17/2019	276,000	572	5	2000	3	N	N	HARBOR PLACE
235	311071	0090	350,000	2/14/2019	343,000	865	5	2000	3	N	N	HARBOR PLACE
235	311071	0100	303,500	2/7/2019	297,000	572	5	2000	3	N	N	HARBOR PLACE
235	311071	0120	385,000	11/15/2018	375,000	865	5	2000	3	N	N	HARBOR PLACE
235	311071	0150	290,000	11/13/2019	289,000	646	5	2000	3	N	N	HARBOR PLACE



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	311071	0360	470,000	3/5/2018	450,000	871	5	2000	3	N	Y	HARBOR PLACE
235	311071	0520	445,000	7/14/2018	430,000	944	5	2000	3	N	Y	HARBOR PLACE
235	664100	0090	475,000	6/28/2018	458,000	939	5	1982	5	N	N	PARK ADMIRAL
235	664100	0120	550,000	3/19/2019	540,000	1,157	5	1982	5	N	Y	PARK ADMIRAL
235	683773	0150	1,000,000	12/12/2018	975,000	1,695	8	1998	3	N	Y	POINT ELLIOTT
235	813794	0030	300,000	11/16/2018	292,000	510	4	1988	4	N	N	SUNSET VIEW WEST SEATTLE
235	813794	0080	293,000	11/6/2018	285,000	490	4	1988	4	N	N	SUNSET VIEW WEST SEATTLE
235	813794	0100	302,000	3/15/2018	289,000	511	4	1988	4	N	N	SUNSET VIEW WEST SEATTLE
235	889530	0030	400,000	3/12/2018	383,000	663	5	2004	3	N	N	VERGE
235	889530	0030	345,000	5/17/2019	340,000	663	5	2004	3	N	N	VERGE
235	889530	0100	407,000	6/22/2018	392,000	1,044	5	2004	3	N	N	VERGE
235	889530	0120	274,950	4/26/2018	264,000	573	5	2004	3	N	N	VERGE
235	889530	0240	325,000	11/13/2019	324,000	652	5	2004	3	N	N	VERGE
235	889530	0270	440,000	3/20/2019	432,000	1,064	5	2004	3	N	Y	VERGE
235	889530	0280	275,000	9/25/2019	273,000	573	5	2004	3	N	N	VERGE
235	889530	0290	259,000	6/30/2018	250,000	522	5	2004	3	N	N	VERGE
235	889530	0390	440,000	6/29/2018	424,000	982	5	2004	3	N	Y	VERGE
235	928880	0010	1,350,000	8/14/2018	1,306,000	3,165	6	2018	3	N	Y	WESTBRIDGE
235	928880	0020	1,250,000	2/14/2019	1,224,000	2,955	6	2018	3	N	Y	WESTBRIDGE
235	928880	0030	1,375,000	1/10/2019	1,343,000	3,550	6	2018	3	N	Y	WESTBRIDGE
235	928880	0040	1,250,000	10/2/2019	1,243,000	2,760	6	2018	3	N	Y	WESTBRIDGE
235	928880	0080	1,421,973	5/24/2019	1,402,000	3,555	6	2018	3	N	Y	WESTBRIDGE
235	928880	0110	1,388,127	5/8/2019	1,367,000	3,165	6	2018	3	N	Y	WESTBRIDGE
235	928880	0140	1,300,000	12/17/2019	1,299,000	3,555	6	2018	3	N	Y	WESTBRIDGE
475	147164	0010	379,000	10/25/2018	368,000	1,164	4	1991	3	N	N	CEDAR VILLAS CONDOMINIUM
475	609470	0050	355,000	7/9/2019	351,000	1,047	5	1993	3	N	N	97TH PLACE CONDOMINIUM
475	609470	0090	350,000	10/14/2019	348,000	1,047	5	1993	3	N	N	97TH PLACE CONDOMINIUM
475	888420	0050	650,000	6/13/2019	641,000	1,600	6	1996	3	N	N	VASHON COHOUSING CONDOMINIUM
475	888420	0100	465,000	8/7/2019	461,000	798	6	1996	3	N	N	VASHON COHOUSING CONDOMINIUM
475	948579	0040	325,000	5/13/2019	320,000	837	4	1991	3	N	N	WINTERGREEN CONDOMINIUM

Sales Removed from Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
160	414169	0040	885,000	8/3/2018	SAS-DIAGNOSTIC OUTLIER
160	664940	0090	160,000	4/24/2019	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
160	664940	0320	130,000	5/24/2018	DIVORCE
160	792264	0020	250,000	2/15/2019	SAS-DIAGNOSTIC OUTLIER
160	792264	0610	335,000	1/2/2018	NO MARKET EXPOSURE
160	919758	0260	415,000	7/25/2018	SAS-DIAGNOSTIC OUTLIER
160	919758	0300	250,000	8/23/2019	SAS-DIAGNOSTIC OUTLIER
165	090300	0550	195,000	5/25/2018	BANKRUPTCY - RECEIVER OR TRUSTEE
165	090300	0940	148,000	2/5/2018	SAS-DIAGNOSTIC OUTLIER
165	090300	0990	152,500	12/6/2018	RESIDUAL OUTLIER
165	118100	0050	30,324	1/16/2019	SHERIFF / TAX SALE; GOV'T TO NON-GOV'T
165	394590	0030	455,000	12/17/2019	SAS-DIAGNOSTIC OUTLIER
165	394590	0260	330,000	6/29/2018	SAS-DIAGNOSTIC OUTLIER
165	666913	0030	110,000	6/14/2019	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
165	666913	0040	137,000	4/4/2019	NON-REPRESENTATIVE SALE
165	666913	0160	140,000	10/23/2018	SAS-DIAGNOSTIC OUTLIER
165	666913	0240	170,000	4/18/2018	IMP. CHARACTERISTICS CHANGED SINCE SALE
165	666913	0560	170,000	8/22/2019	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
165	885790	0020	151,000	10/16/2019	SAS-DIAGNOSTIC OUTLIER
165	885790	0050	139,000	4/5/2018	SAS-DIAGNOSTIC OUTLIER
165	885790	0060	133,000	9/11/2018	RESIDUAL OUTLIER
165	885790	0070	134,950	6/11/2018	RESIDUAL OUTLIER
165	885790	0190	2,000	12/27/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
170	170303	0170	200,717	7/6/2018	SAS-DIAGNOSTIC OUTLIER
170	364580	0070	382,500	1/24/2019	NO MARKET EXPOSURE
170	364580	0150	613,843	12/4/2018	SAS-DIAGNOSTIC OUTLIER
170	364580	0230	620,000	4/24/2019	SAS-DIAGNOSTIC OUTLIER
170	387310	0030	650,000	10/19/2018	SAS-DIAGNOSTIC OUTLIER
170	387310	0100	615,000	1/11/2018	SAS-DIAGNOSTIC OUTLIER
170	418290	0030	380,000	4/23/2019	SAS-DIAGNOSTIC OUTLIER
170	643408	0050	450,000	11/25/2019	SAS-DIAGNOSTIC OUTLIER
170	643410	0060	470,000	10/15/2019	RESIDUAL OUTLIER
170	643410	0110	465,000	7/25/2019	SAS-DIAGNOSTIC OUTLIER
170	643410	0470	438,000	9/25/2019	SAS-DIAGNOSTIC OUTLIER
170	643410	0470	305,000	3/13/2018	NO MARKET EXPOSURE
170	684365	0220	320,000	5/30/2019	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
170	684365	0310	570,000	7/11/2018	SAS-DIAGNOSTIC OUTLIER
170	684365	0350	271,512	3/19/2019	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION; AND OTHER WARNINGS
170	684365	0920	595,000	10/3/2018	SAS-DIAGNOSTIC OUTLIER
170	770142	0060	444,200	3/16/2018	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
170	799500	0060	231,500	9/20/2018	SAS-DIAGNOSTIC OUTLIER
170	799500	0120	155,000	5/25/2018	RELATED PARTY, FRIEND, OR NEIGHBOR
175	029940	0170	400,000	2/11/2019	SAS-DIAGNOSTIC OUTLIER
175	060501	0150	290,000	1/24/2018	SAS-DIAGNOSTIC OUTLIER
175	073260	0010	985,000	10/15/2019	SAS-DIAGNOSTIC OUTLIER
175	315120	0110	259,875	3/19/2019	FINANCIAL INSTITUTION RESALE; AUCTION SALE
175	315120	0450	253,500	3/20/2018	QUESTIONABLE PER SALES IDENTIFICATION

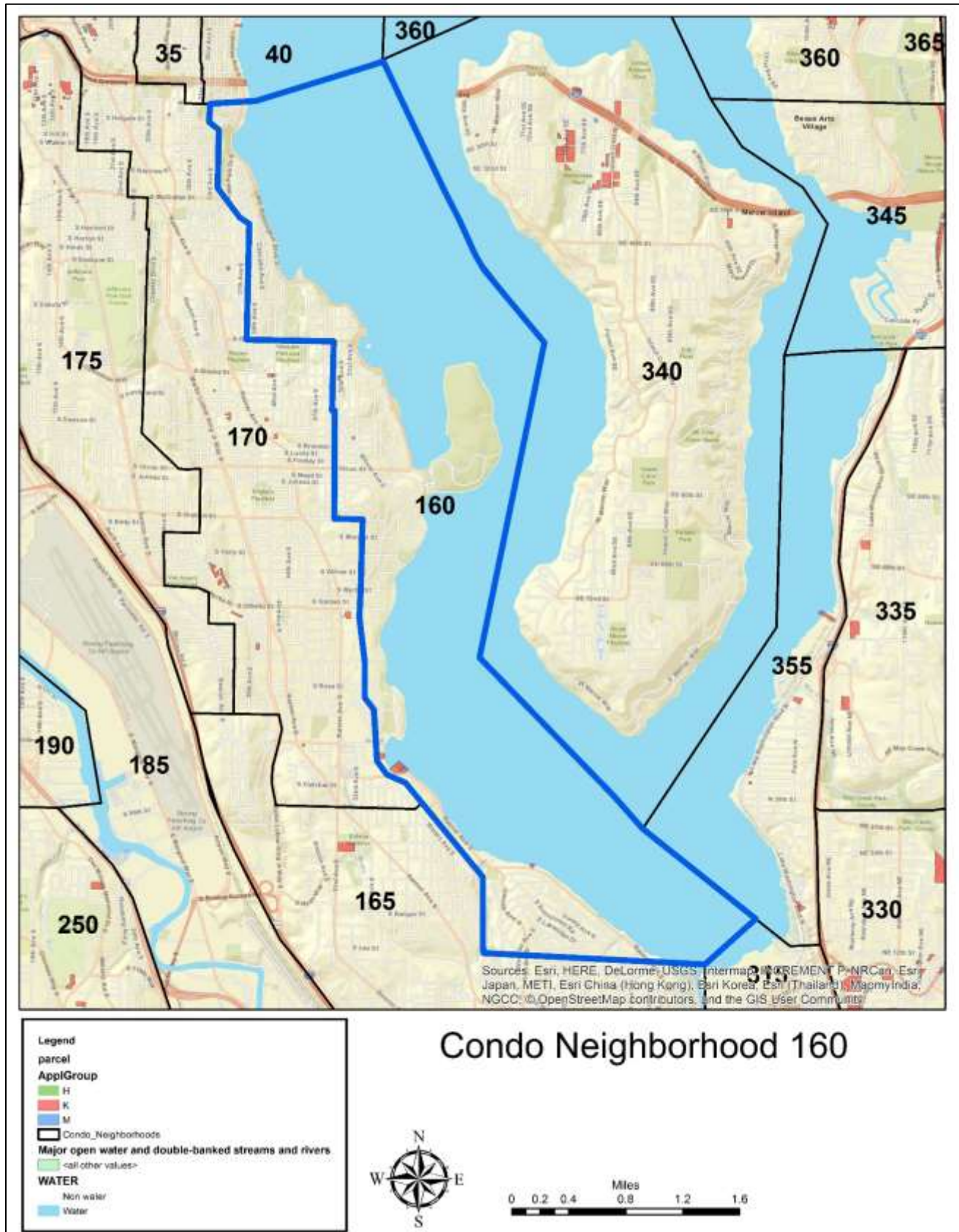


Area	Major	Minor	Sale Price	Sale Date	Comments
175	315120	0760	294,000	2/7/2018	EXEMPT FROM EXCISE TAX; AUCTION SALE
175	315120	0760	445,000	7/12/2018	RESIDUAL OUTLIER
190	307500	0140	95,000	7/30/2019	RELATED PARTY, FRIEND, OR NEIGHBOR
195	721150	0010	307,000	5/11/2018	RESIDUAL OUTLIER
200	031860	0040	160,000	3/14/2019	SAS-DIAGNOSTIC OUTLIER
200	324060	0080	285,000	6/11/2018	SAS-DIAGNOSTIC OUTLIER
200	570930	0030	55,390	5/22/2018	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
200	866150	0100	160,000	4/21/2018	SAS-DIAGNOSTIC OUTLIER
205	012930	0020	324,000	4/16/2018	SAS-DIAGNOSTIC OUTLIER
205	086915	0020	328,000	11/8/2019	SAS-DIAGNOSTIC OUTLIER
205	440040	0140	265,000	5/15/2019	NON-REPRESENTATIVE SALE
205	440040	1040	420,000	5/30/2018	RESIDUAL OUTLIER
205	440040	1060	260,000	11/30/2018	RESIDUAL OUTLIER
205	638455	0140	94,566	12/19/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
205	868035	0100	285,000	10/12/2018	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
205	932290	0150	450,000	8/3/2018	SAS-DIAGNOSTIC OUTLIER
205	932460	0020	220,000	1/9/2019	IMP. CHARACTERISTICS CHANGED SINCE SALE
205	932460	0070	225,000	1/7/2019	IMP. CHARACTERISTICS CHANGED SINCE SALE
205	932500	0290	320,000	5/10/2018	NON-REPRESENTATIVE SALE
205	932500	0350	270,000	4/26/2019	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
210	439720	0050	168,920	5/15/2019	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
210	768060	0100	480,000	1/22/2019	SAS-DIAGNOSTIC OUTLIER
210	768060	0180	1,100,000	8/2/2019	SAS-DIAGNOSTIC OUTLIER
210	926380	0090	450,000	2/21/2019	SAS-DIAGNOSTIC OUTLIER
210	926380	0450	451,821	11/6/2018	NO MARKET EXPOSURE; QUIT CLAIM DEED
215	720589	0490	76,200	1/12/2018	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
220	554470	0020	507,500	3/2/2019	RELOCATION - SALE TO SERVICE
220	554470	0070	385,000	7/2/2018	SAS-DIAGNOSTIC OUTLIER
225	032100	0080	307,000	12/17/2018	RESIDUAL OUTLIER
225	032100	0100	300,000	10/24/2018	RESIDUAL OUTLIER
225	032105	0140	56,000	4/25/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
225	116520	0240	861,000	5/23/2018	SAS-DIAGNOSTIC OUTLIER
225	129500	0010	281,000	9/26/2019	SAS-DIAGNOSTIC OUTLIER
225	159192	0030	314,500	7/24/2019	RESIDUAL OUTLIER
225	188755	0040	424,950	4/11/2018	RELOCATION - SALE TO SERVICE
225	257016	0010	240,000	6/26/2018	RESIDUAL OUTLIER
225	257016	0040	235,000	3/1/2018	SAS-DIAGNOSTIC OUTLIER
225	286300	0150	423,000	1/2/2019	SAS-DIAGNOSTIC OUTLIER
225	445877	0260	300,000	7/29/2019	NO MARKET EXPOSURE
225	445877	0270	299,950	12/18/2018	RESIDUAL OUTLIER
225	769740	0080	117,409	5/15/2019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
225	769740	0340	725,000	3/2/2018	SAS-DIAGNOSTIC OUTLIER
225	787650	0120	733,000	9/17/2019	SAS-DIAGNOSTIC OUTLIER
225	885100	0030	520,700	10/22/2019	SAS-DIAGNOSTIC OUTLIER
225	927000	0160	242,250	1/25/2018	SAS-DIAGNOSTIC OUTLIER
225	929089	0040	469,950	11/7/2019	RESIDUAL OUTLIER
230	012060	0040	440,000	10/29/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
230	012060	0290	732,000	4/4/2018	SAS-DIAGNOSTIC OUTLIER
230	013905	0010	433,000	1/10/2019	SAS-DIAGNOSTIC OUTLIER
230	013950	0210	270,000	1/18/2018	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

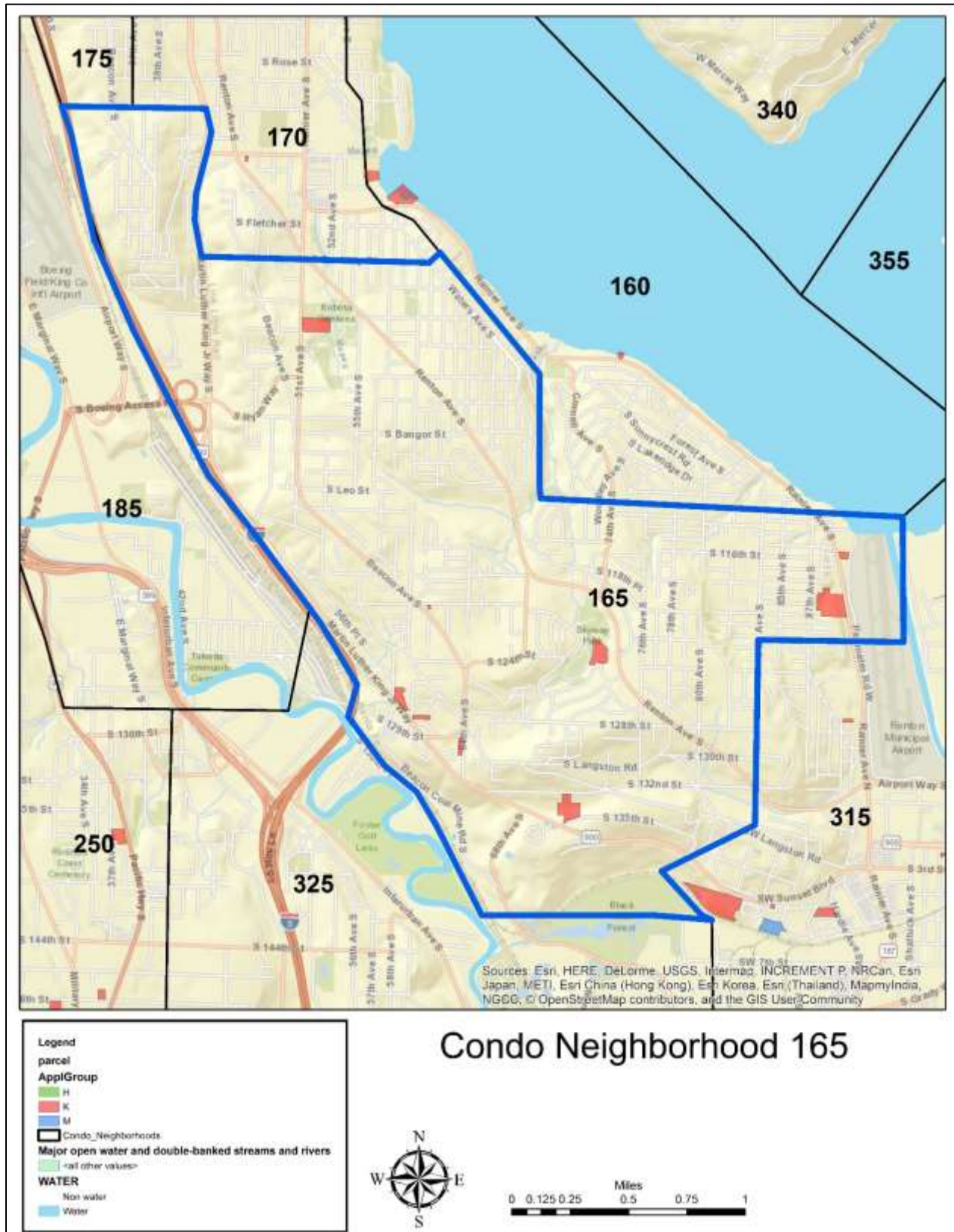
Area	Major	Minor	Sale Price	Sale Date	Comments
230	015700	0020	839,000	12/10/2019	SAS-DIAGNOSTIC OUTLIER
230	106750	0040	575,000	5/20/2019	SAS-DIAGNOSTIC OUTLIER
230	213400	0020	625,000	8/7/2019	FINANCIAL INSTITUTION RESALE
230	230190	0020	900,000	5/23/2018	CORPORATE AFFILIATES; DEVELOPMENT RIGHTS PARCEL TO PRVT SECTOR
230	253896	0020	307,000	5/23/2019	RESIDUAL OUTLIER
230	253896	0030	334,300	1/22/2018	RESIDUAL OUTLIER
230	253897	0010	215,000	4/15/2019	SAS-DIAGNOSTIC OUTLIER
230	253897	0030	299,950	1/2/2019	SAS-DIAGNOSTIC OUTLIER
230	302201	0030	350,000	2/15/2019	FINANCIAL INSTITUTION RESALE
230	311058	0080	1,188,000	10/8/2019	SAS-DIAGNOSTIC OUTLIER
230	311075	0500	629,500	10/2/2019	SAS-DIAGNOSTIC OUTLIER
230	311075	0530	735,000	6/3/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
230	363880	0030	925,000	8/9/2018	SAS-DIAGNOSTIC OUTLIER
230	643200	0060	910,000	3/8/2018	SAS-DIAGNOSTIC OUTLIER
230	666917	0040	300,700	6/25/2018	SAS-DIAGNOSTIC OUTLIER
230	683783	0020	1,095,000	11/1/2019	SAS-DIAGNOSTIC OUTLIER
230	721224	0090	1,450,000	4/2/2018	SAS-DIAGNOSTIC OUTLIER
230	860311	0030	1,385,000	9/16/2019	SAS-DIAGNOSTIC OUTLIER
230	932013	0090	419,500	11/14/2018	RESIDUAL OUTLIER
235	005400	0470	350,644	12/20/2018	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
235	005480	0030	260,000	9/5/2019	SAS-DIAGNOSTIC OUTLIER
235	664100	0040	388,500	1/28/2019	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
235	889530	0240	269,000	1/22/2019	RESIDUAL OUTLIER
235	889530	0250	273,000	2/8/2019	SAS-DIAGNOSTIC OUTLIER
475	147164	0040	365,000	6/14/2018	SAS-DIAGNOSTIC OUTLIER
475	344250	0090	232,500	6/26/2018	SAS-DIAGNOSTIC OUTLIER
475	948579	0010	265,000	7/25/2018	SAS-DIAGNOSTIC OUTLIER



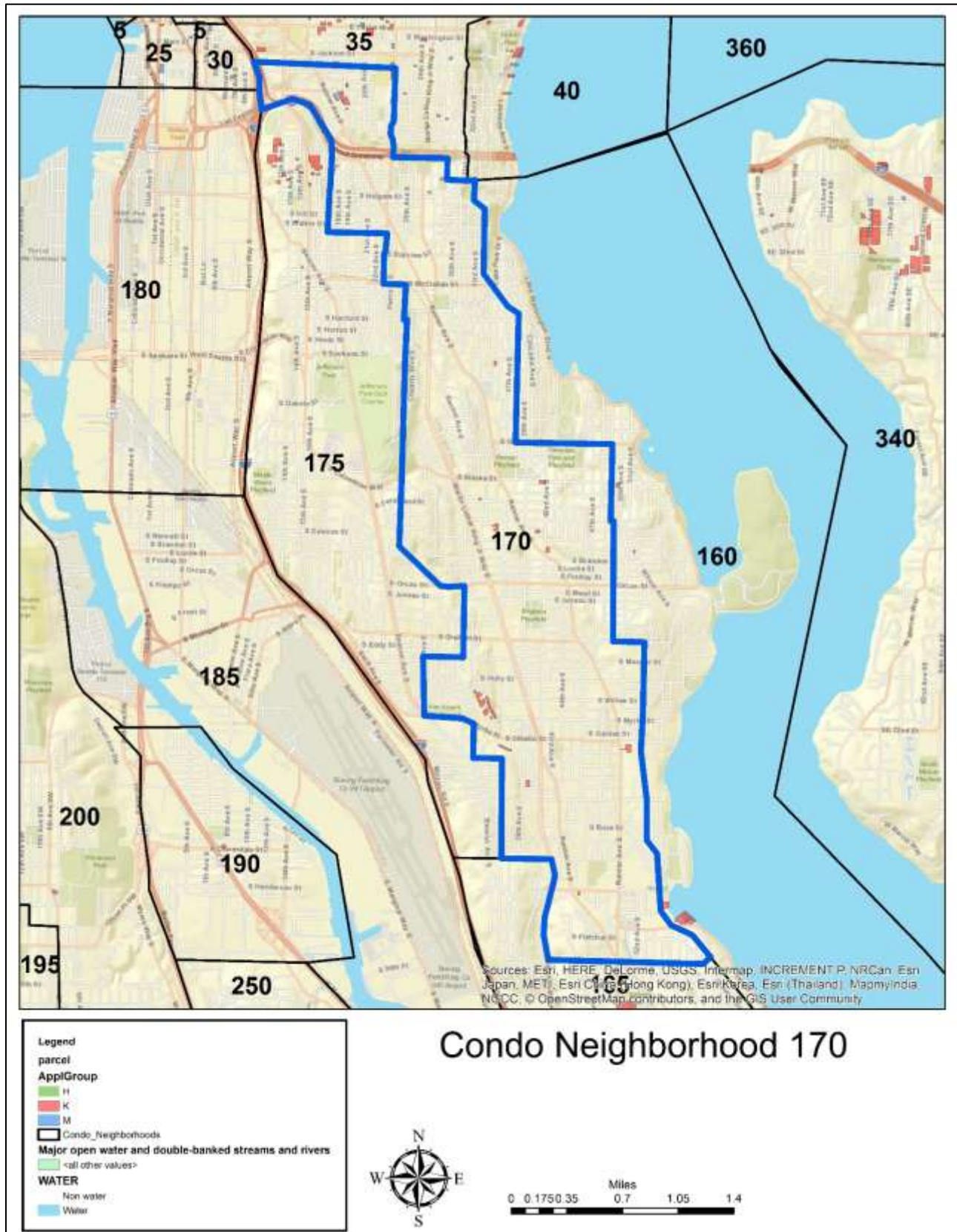
Neighborhood 160 Map



Neighborhood 165 Map



Neighborhood 170 Map



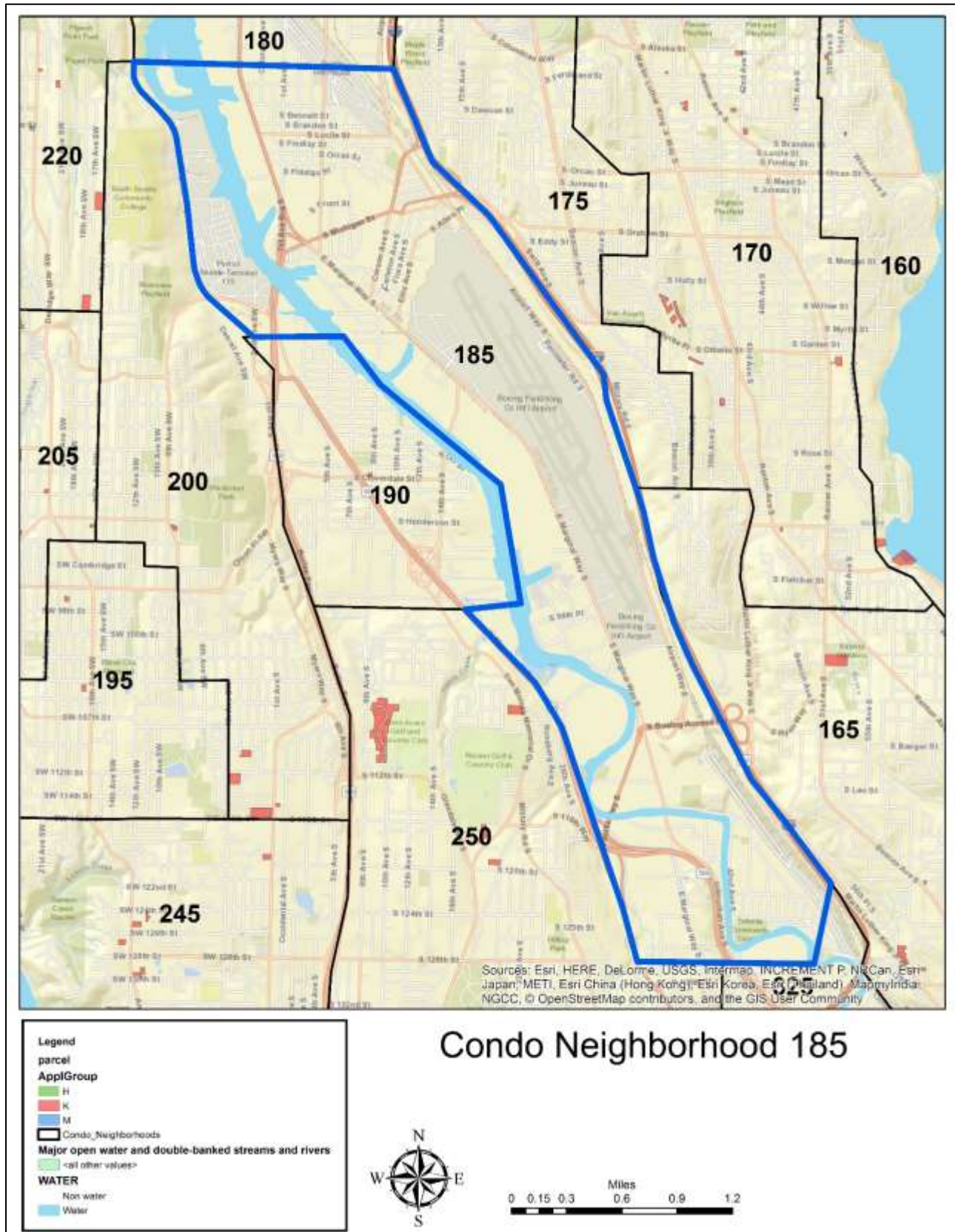
Neighborhood 175 Map



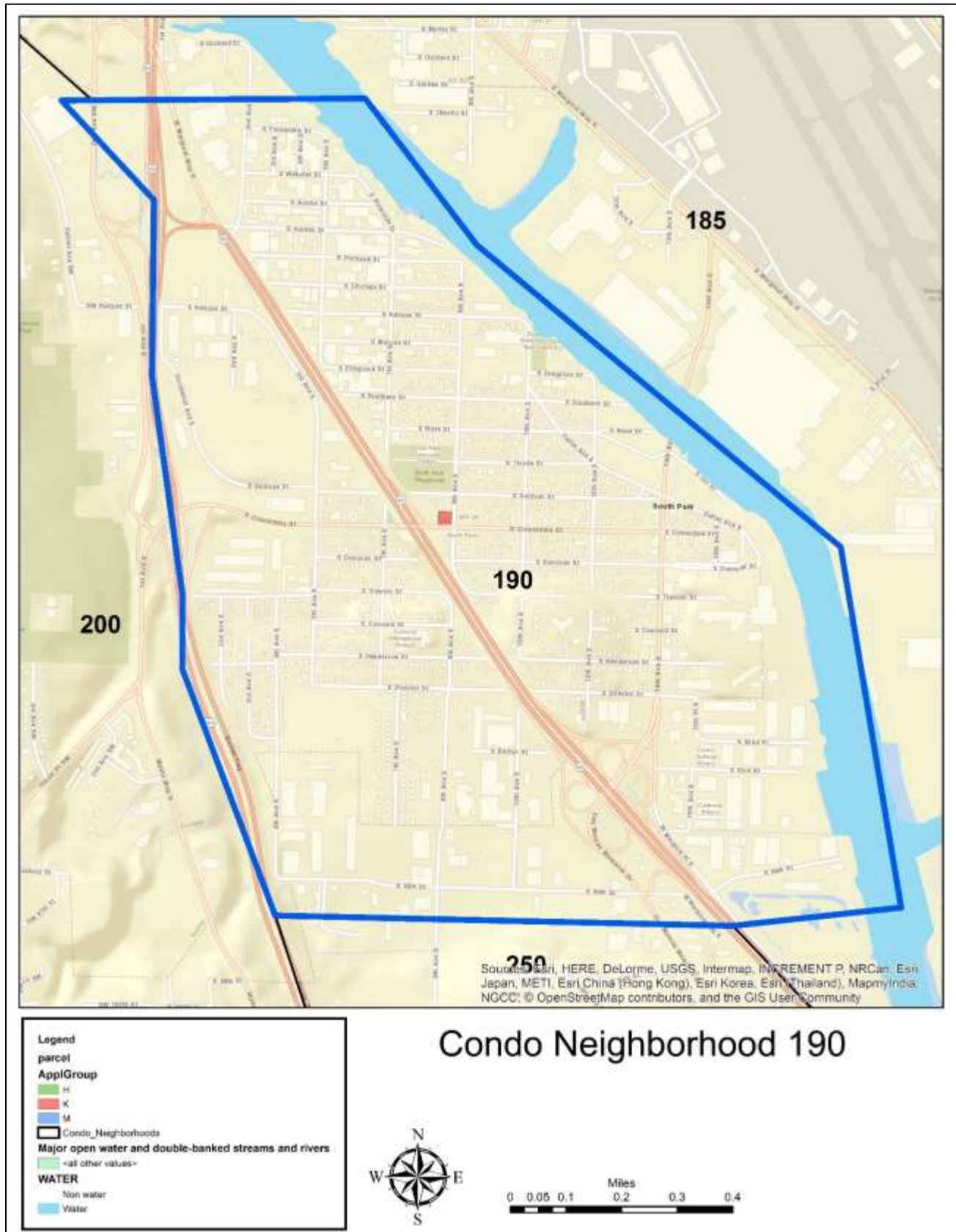
Neighborhood 180 Map



Neighborhood 185 Map



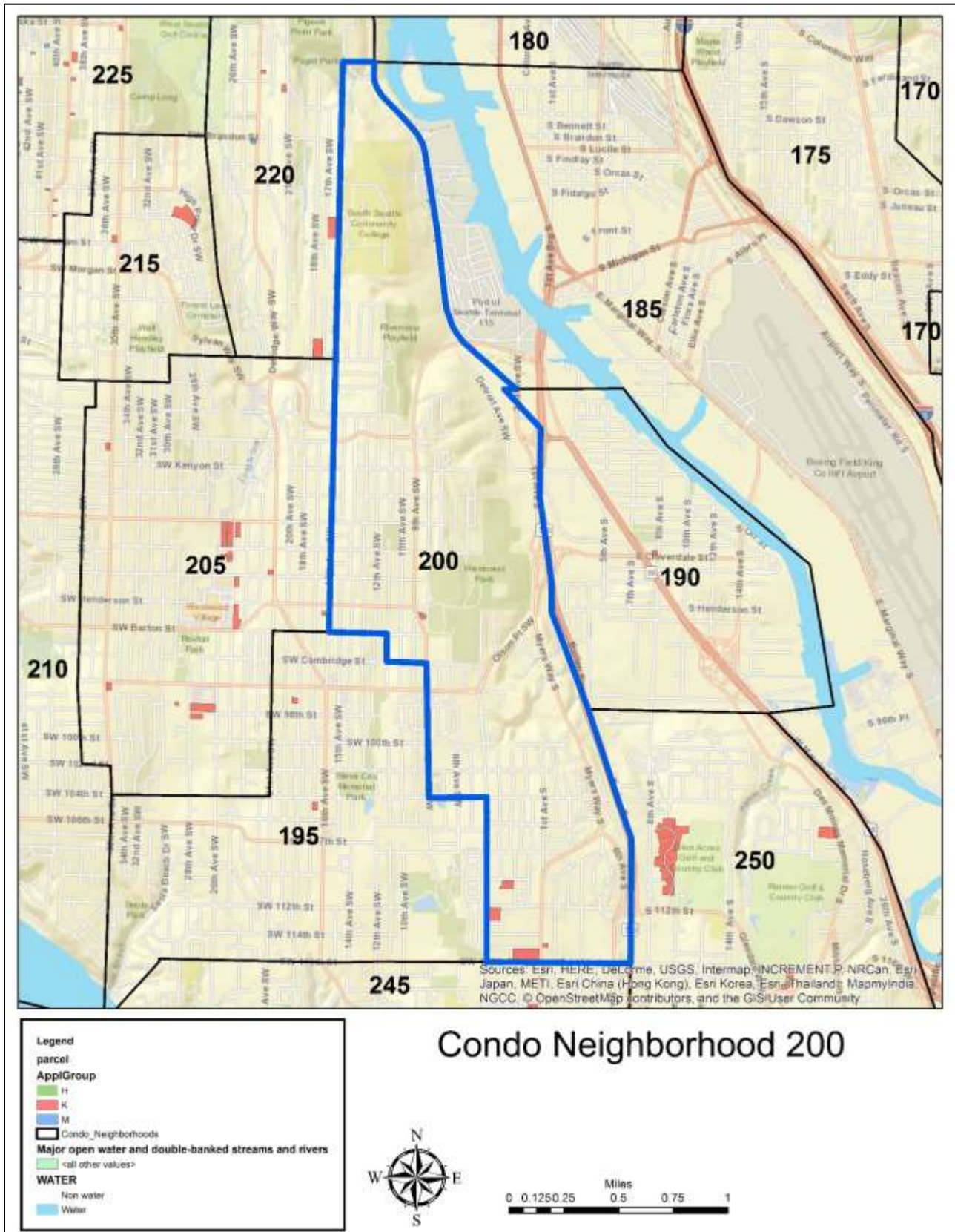
Neighborhood 190 Map



Neighborhood 195 Map



Neighborhood 200 Map



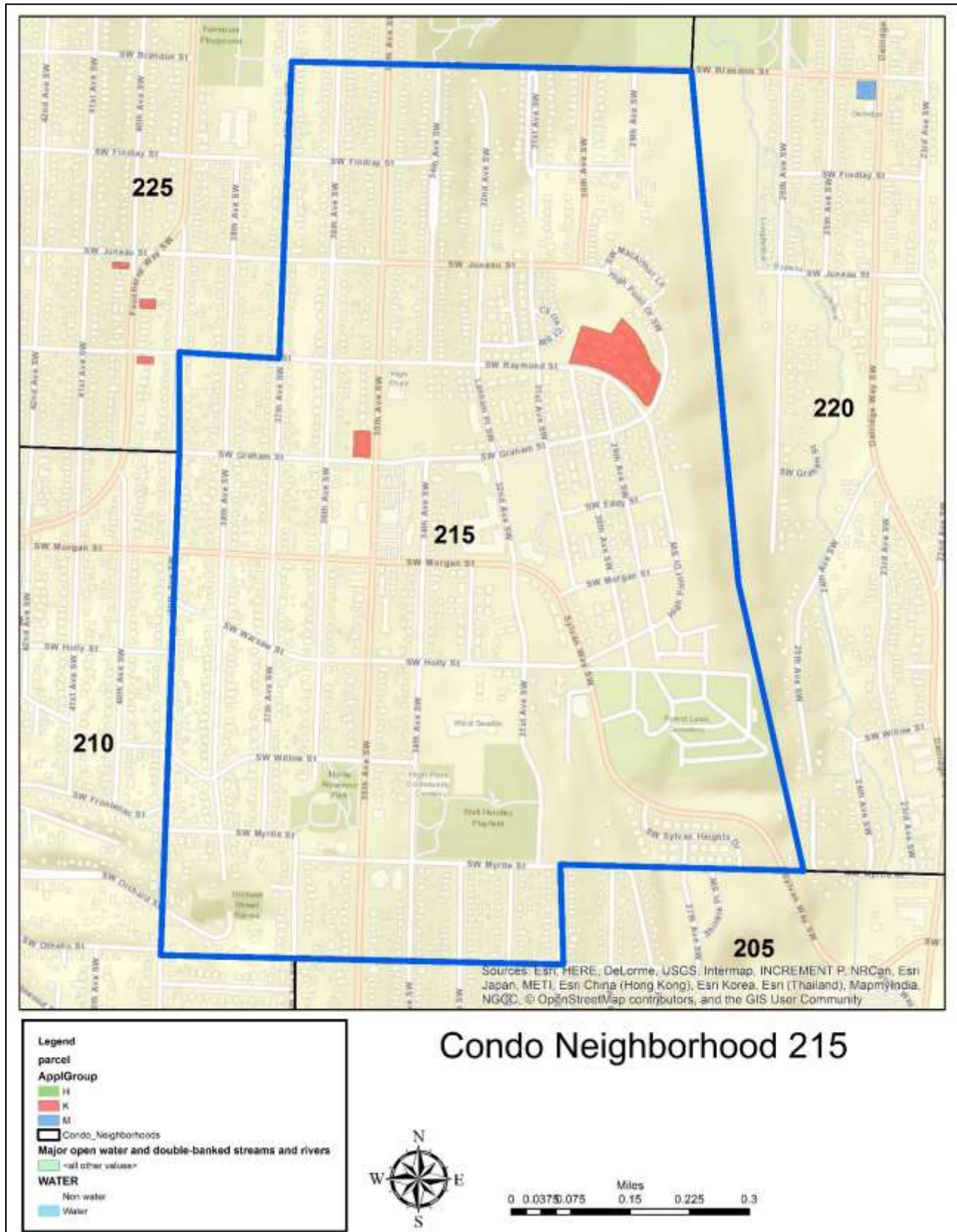
Neighborhood 205 Map



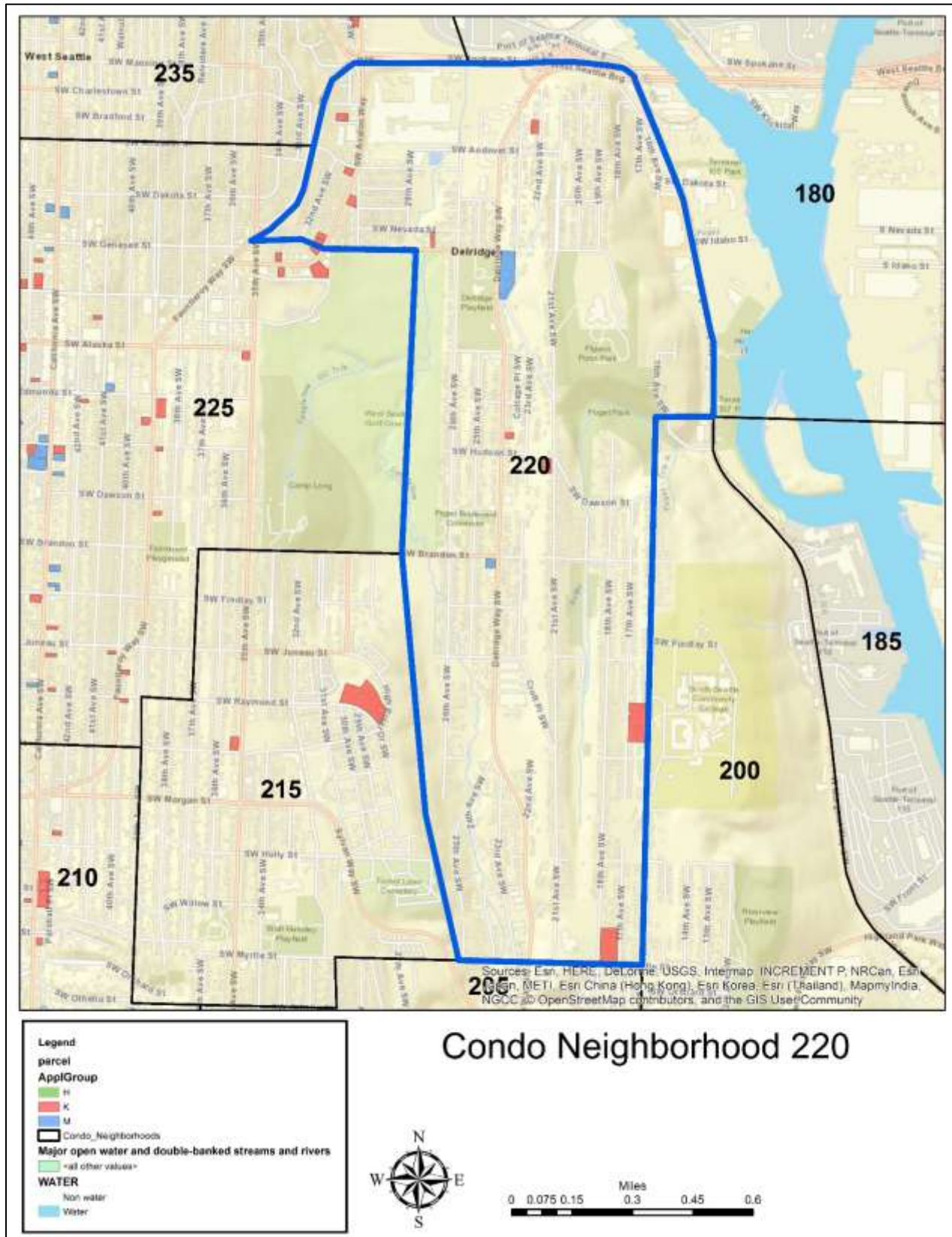
Neighborhood 210 Map



Neighborhood 215 Map



Neighborhood 220 Map



Neighborhood 225 Map



Neighborhood 230 Map



Neighborhood 235 Map



Neighborhood 475 Map

