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 2022 Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Seattle, WA 98104

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John Wilson
Assessor

Dear Property Owners,

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

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

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

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

In Service,

John Wilson
King County Assessor

How Property Is Valued

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

What Are Mass Appraisal Techniques?

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

Are Properties Inspected?

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

RCW 84.40.025 Access to property:

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

> In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.08 RCW.

How are Property Sales Used?

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

How is Assessment Uniformity Achieved?

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

Type of Property - General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by 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.

Table of Contents

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: **1/1/2022- 2022 Assessment Roll**
Previous Physical Inspection: **2019 and 2020**

Sales - Improved Summary:
Number of Sales: 839
Range of Sale Dates: **1/1/2020 to 12/31/2021**

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2021 Value	$113,200	$337,200	$450,400	$510,500	88.7%	6.30%
2022 Value	$121,000	$351,400	$472,400	$510,500	92.8%	4.65%
Change	+$7,800	+$14,200	+$22,000			-1.65%
%Change	+6.9%	+4.2%	+4.9%		+4.1%	-26.18%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.65% and -26.18% 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 1/1/2022.*

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2021 Value	$130,000	$309,500	$439,500
2022 Value	$139,000	$327,000	$466,000
Percent Change	+6.9%	+5.7%	+6.0%

Number of improved Parcels in the Population: **5,024**

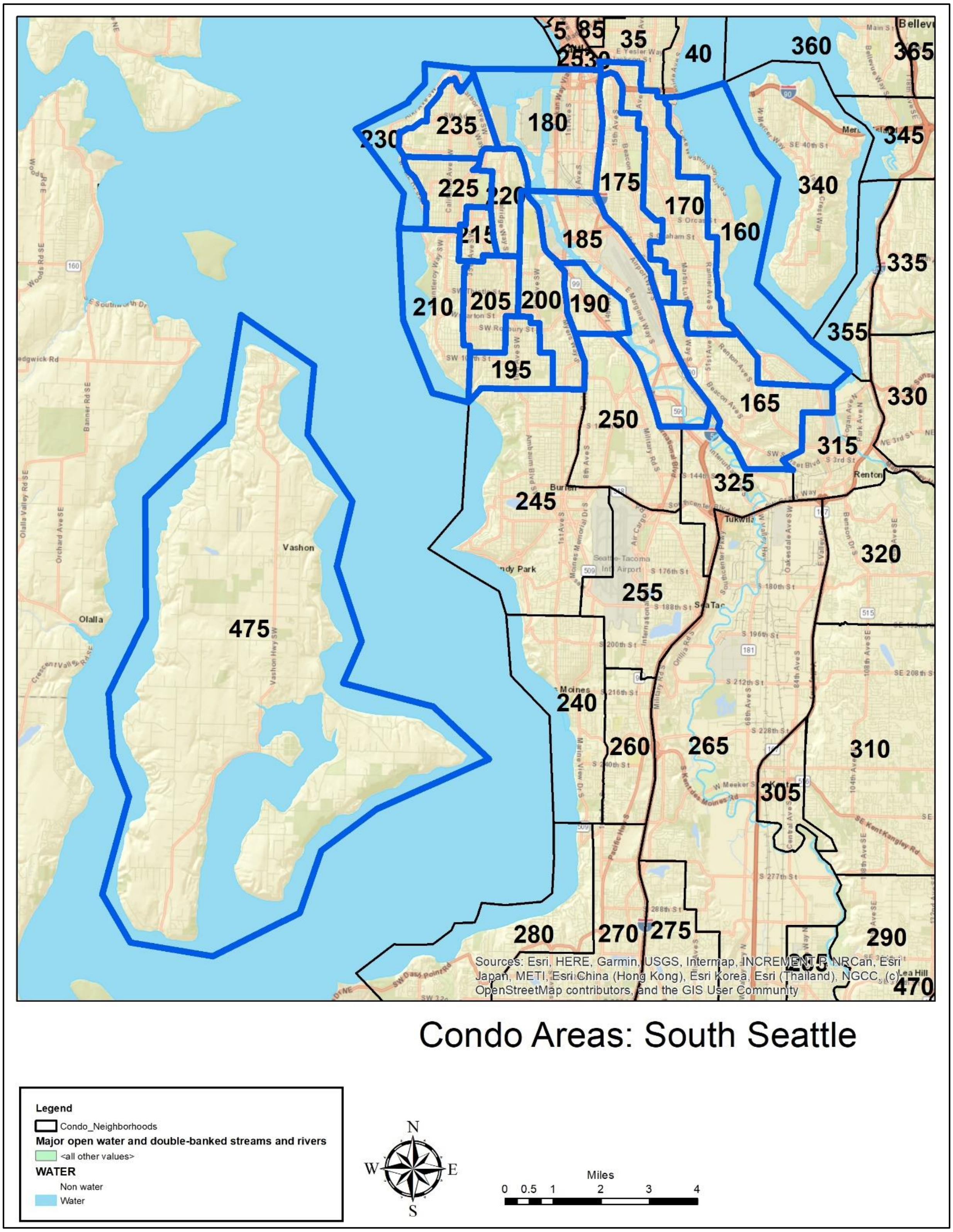
The population summary above includes all residential condominium living units. It excludes parking storage and moorage units and condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in 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 2022 assessment roll.

South Seattle Overview Map



South Seattle Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

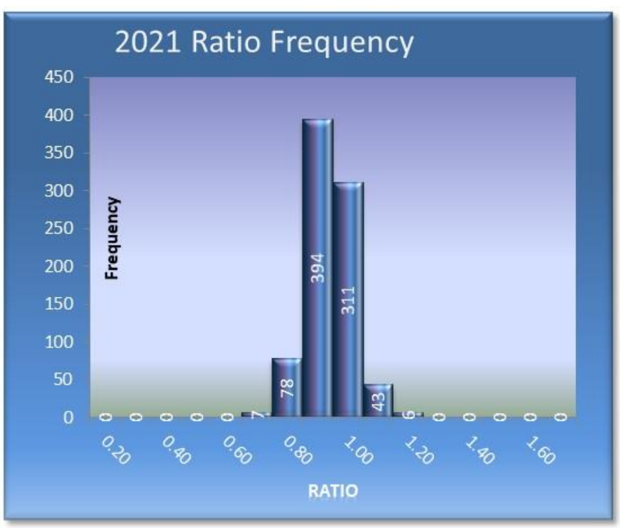
Pre-revalue ratio analysis compares time adjusted sales from 2020 through 2021 in relation to the previous assessed value as of 1/1/2021.

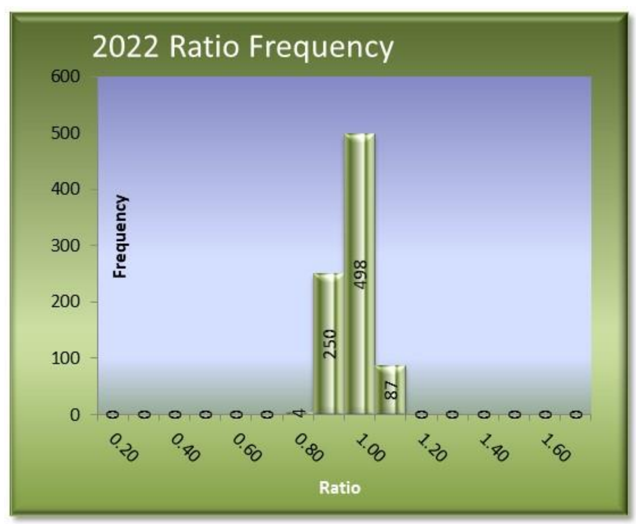
POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2020 through 2021 and reflects the assessment level after the property has been revalued to 1/1/2022.

PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	839
Mean Assessed Value	$450,400
Mean Adj. Sales Price	$510,500
Standard Deviation AV	$210,643
Standard Deviation SP	$246,559
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.887
Median Ratio	0.889
Weighted Mean Ratio	0.882
UNIFORMITY	
Lowest ratio	0.645
Highest ratio:	1.193
Coefficient of Dispersion	6.30%
Standard Deviation	0.073
Coefficient of Variation	8.22%
Price Related Differential (PRD)	1.005

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	839
Mean Assessed Value	$472,400
Mean Sales Price	$510,500
Standard Deviation AV	$227,535
Standard Deviation SP	$246,559
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.928
Median Ratio	0.927
Weighted Mean Ratio	0.925
UNIFORMITY	
Lowest ratio	0.790
Highest ratio:	1.093
Coefficient of Dispersion	4.65%
Standard Deviation	0.055
Coefficient of Variation	5.93%
Price Related Differential (PRD)	1.003





Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2022

Date of Appraisal Report: 6/7/2022

Purpose

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

King County Revaluation Cycle

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

Inspection

No South Seattle neighborhoods were physically inspected for the 2022 appraisal year.

Neighborhoods 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, and 475 comprise the annually updated areas.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/1/2020 to 12/31/2021 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2022.
- 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 839 residential living units that sold during the 24-month period between January 1, 2020, and December 31, 2021. The model was applied to all of the 5,024 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

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 Street Center.

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

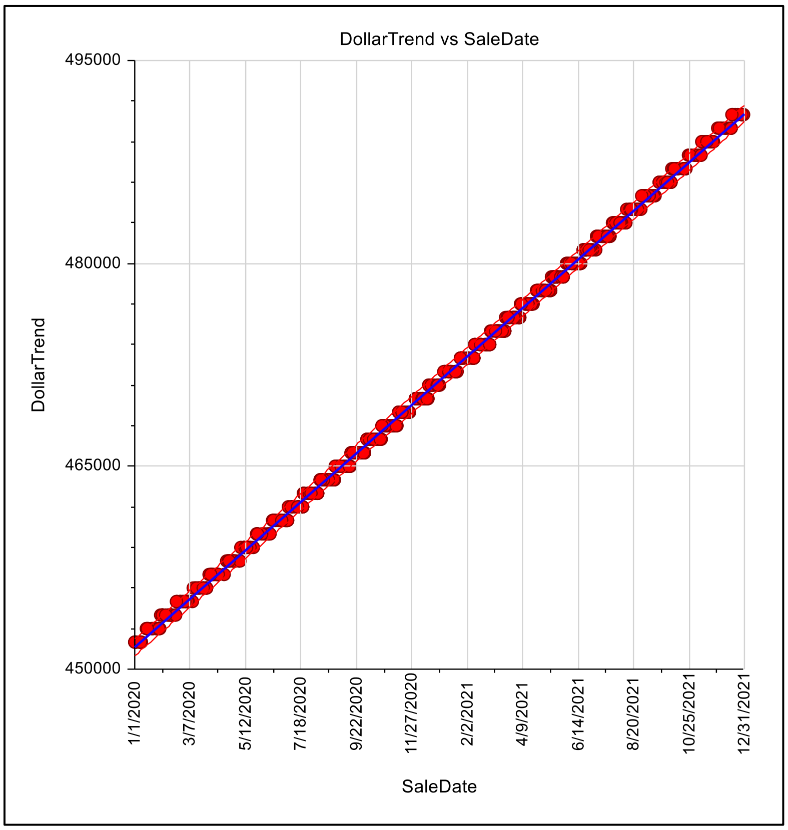
Highest and best use analysis

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 an increase in value over the two-year period. Values appreciated from an average, non-adjusted sales price near $452,000 as of 1-1-2020 by 8.7% to $491,000 as of January 1st, 2022.

Chart 1: Progression of average sales price over time (1-1-2020 to 12-31-2021)



South Seattle Sale Price changes (Relative to 1/1/2022 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
1/1/2020	1.0874	8.74%
2/1/2020	1.0836	8.36%
3/1/2020	1.0800	8.00%
4/1/2020	1.0761	7.61%
5/1/2020	1.0724	7.24%
6/1/2020	1.0686	6.86%
7/1/2020	1.0650	6.50%
8/1/2020	1.0612	6.12%
9/1/2020	1.0574	5.74%
10/1/2020	1.0538	5.38%
11/1/2020	1.0501	5.01%
12/1/2020	1.0465	4.65%
1/1/2021	1.0427	4.27%
2/1/2021	1.0390	3.90%
3/1/2021	1.0357	3.57%
4/1/2021	1.0320	3.20%
5/1/2021	1.0285	2.85%
6/1/2021	1.0248	2.48%
7/1/2021	1.0213	2.13%
8/1/2021	1.0177	1.77%
9/1/2021	1.0141	1.41%
10/1/2021	1.0106	1.06%
11/1/2021	1.0070	0.70%
12/1/2021	1.0036	0.36%
1/1/2022	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2022.

Application of Time Adjustments:

Examples	Sales Price	Sales Date	Adjustment factor (x Sales Price)	Adjusted Sales price*
Sale 1	$418,000	1/1/2020	1.0874	$455,000
Sale 2	$245,000	12/31/2020	1.0429	$256,000
Sale 3	$400,000	12/30/2021	1.0002	$400,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(0.000114661265448732*SaleDay)
Where SaleDay = Sale Date - 44562
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 Appeal
6. Number of units (Project Size)
7. Living Area
8. Unit Condition
9. Unit Location
10. Covered Parking
11. Views: City/Territorial, Puget Sound
12. Affordable Housing
13. Neighborhood
14. Certain projects as defined by Major

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

Model calibration

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

0.359259631966055 - 0.536271093390693 * AFFDHSNG - 0.121142746772631 * AGE + 0.227787740724382 * BLDCONDITION + 0.447441906242536 * BLDQULAITY + 0.0494686418145602 * COVPARKING + 0.552938400069694 * LIVAREAx - 0.239211813679279 * NBHDHIGH1 - 0.19919353409973 * NBHDHIGH2 + 0.0893091126762076 * NBHDLOW1 + 0.0429981925685923 * NBHDLOW2 - 0.0840941987702258 * NBRUNITSx + 0.337941545228922 * PROJAPPEAL - 0.321795211805964 * PROJHIGH1 - 0.283895649201335 * PROJHIGH2 - 0.231173664072456 * PROJHIGH3 - 0.140473038467552 * PROJHIGH4 - 0.107847448803742 * PROJHIGH5 - 0.0799796904513558 * PROJHIGH6 + 0.414281349804174 * PROJLOCATION + 0.461633696531859 * PROJLOW1 + 0.338339746815471 * PROJLOW2 + 0.285725908952419 * PROJLOW3 + 0.192881163595415 * PROJLOW4 + 0.140225055587282 * PROJLOW5 + 0.101973038681849 * PROJLOW6 + 0.0498835933251592 * PROJLOW7 + 0.109269503061537 * SOUNDVIEW + 0.0408760108479332 * TERRVIEW + 0.106828294626401 * UCOND4 + 0.169317210052184 * UNITCONDITION + 0.13051813177056 * UNITLOCATION - 0.43109146707768 * WSTWD 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
414169	160	LAKERIDGE SHORES CONDOMINIUM	Valued at EMV *1.40 supported by market and sales in the project.
415982	160	LAKEWOOD PARK THE CONDOMINIUM	Valued at EMV *1.30 supported by market and sales in the project
569920	160	MT BAKER COURT CONDOMINIUM	Valued at EMV*1.20 and supported by market and sales in the neighborhood.
806805	160	STURTEVANT'S LAKE FRONT	Value selected at EMV x 2.0 for MI 0020 based on market.
066150	170	BELLA LUNA CONDOMINIUM	Valued at EMV*1.05 Parking valued at EMV
103190	170	BRADNER PLACE CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project and neighborhood.
170307	170	Columbia City Condominium	Valued at EMV *.90 supported by market and sales in the project.
260341	170	4256 S SPENCER ST II CONDOMINIUM	Valued MI0010 at EMV*70 and MI 0020 at EMV. Supported by sales in the project and market.
261786	170	4248 S GRAHAM STREET	Valued at EMV *.80 supported by market and sales in the project.
286640	170	GRAND STREET TOWNHOMES CONDOMINIUM	Valued at EMV *.80 supported by market and sales in the project.
387310	170	KINGS VIEW TOWNHOMES CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project and neighborhood.
539670	170	MCNAIR MANOR TOWNHOMES CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project and neighborhood.
643403	170	OTHELLO PLACE CONDOMINIUM	Valued at EMV*1.60 based on historical sales and market.
860283	170	3934 S Warsaw St	Valued MI0010 at EMV*.70 and MI0020 at EMV*.60 supported by sales in the complex and market.
029940	175	ATLANTIC PLACE CONDOMINIUM	Valued-0010 at previous. Managers unit (see 2013 comments).
060501	175	BEACON (THE) CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project.
073260	175	BENNETT, THE CONDOMINIUM	MI0010 valued at EMV*.70 and MI0020 valued at EMV*.80 based on historical sales and supported by market.
286350	175	GRAND THE CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project.
639124	190	1058 S CLOVERDALE CONDOMINIUM	Valued larger units at EMV*.80 and smaller unit at EMV

Major	Nbhd	Project Name	Value Notes
721150	195	REGAL HEIGHTS TOWNHOMES	Valued at EMV x .90 supported by market and sales in the project.
228521	200	808 SW HENDERSON ST	Valued at EMV *.90 supported by market and sales in the project.
324060	200	HENDERSON PLACE TOWNHOMES CONDOMINIUM	Valued at EMV*1.20 supported by market and sales in the project and neighborhood.
570930	200	MOUNTAIN VIEW VILLAS CONDOMINIUM	Valued at EMV *.90 supported by the market and historical sales in the project.
012930	205	ALHAMBRA CONDOMINIUM	Valued at EMV*.80 supported by market and sales in the neighborhood. MA 932460
086915	205	BLUE STAR	Valued at EMV*.80 supported by market and sales in the neighborhood. MA 932290
860222	205	3021 SW TRENTON	MI 0010 valued at EMV*.80 and MI0020 valued at EMV*1.10 based on sales in the project and supported by market.
868035	205	TRENTON COURT	Valued at EMV x .90 supported by market and sales in the project.
261789	210	4207 SW CONDOMINIUM	Valued MI 0010 at EMV*.80 and valued MI 0020 at EMV supported by sales in the project and the market.
639030	210	10217 40TH AVE SW	Valued at EMV*1.10 supported by market and sales in the project.
769845	210	SEVENTY ONE	Valued at EMV*1.10 supported by market and sales in the project.
769853	210	7321 BAINBRIDGE	Valued at EMV *.90 supported by market and sales in the project.
247285	220	FAIRWINDS CONDOMINIUM	Valued at EMV x .90 supported by market and sales in the project.
032100	225	AVALON CONDOMINIUM	Valued at EMV*1.10
149610	225	CENTRAL PARK	Valued at EMV x 1.10 supported by market and sales in the project.
159192	225	CIELO CONDOMINIUM	Valued at EMV x .90 supported by market and sales in the project.
173600	225	CONDO VISINAIZ	Valued at EMV x .90 supported by market and sales in the project.
186460	225	CRYSTAL COURT	Valued at EMV x 1.10 supported by market and sales in the project.
204120	225	DIPLOMAT CONDOMINIUM	Valued at EMV x 1.10 supported by market and sales in the project.
377980	225	JUNCTION TOWER I	Valued at EMV x .90 supported by market and sales in the project.
377996	225	JUNCTION WEST	Valued at EMV x .90 supported by market and sales in the project.
515480	225	MARINE VISTA	Valued at EMV x 1.10 supported by market and sales in the project.
639190	225	ONE WEST CONDOMINIUM	Valued at EMV x .90 supported by market and sales in the project.
644200	225	OUTLOOK WEST	Valued at EMV x .90 supported by market and sales in the project.
768080	225	SEAVIEW WEST	Valued at EMV x 1.10 supported by market and sales in the project.
786520	225	SOUND CREST	Valued at EMV x .90 supported by market and sales in the project.
808300	225	SUMMIT ON CALIFORNIA	Valued at EMV x .90 supported by market and sales in the project.
885100	225	VALERIAN	Valued at EMV x 1.10 supported by market and sales in the project.
927010	225	WEST POINT PLACE	Valued at EMV x .90 supported by market and sales in the project.
013905	230	ALKI BEACH HOUSE CONDOMINIUM	Valued at EMV *.80 supported by the market and historical sales in the project.
013910	230	ALKI BEACH TOWERS CONDOMINIUM	Valued at EMV x 1.10 supported by market and sales in the project.
013920	230	ALKI BEACH VILLAS CONDOMINIUM	Valued at EMV*1.20 supported by sale in project and market.
015700	230	ALKI TOWNHOUSES CONDOMINIUM	Valued at EMV x .90 supported by market and sales in the project.
015900	230	ALKI WEST CONDOMINIUM	Valued at EMV x 1.10 supported by market and sales in the project.
025137	230	APRIL COURT CONDOMINIUM	Valued at EMV *.85 supported by market and sales in the project.
026280	230	ARGONAUT CONDOMINIUM	Valued at EMV*1.10 supported by historical sales and market.
029400	230	AT-ALKI CONDOMINIUM	Valued at EMV x .90 supported by market and sales in the project.
031835	230	AUTUMN COURT CONDOMINIUM	Valued at EMV x .90 supported by market and sales in the project.

Major	Nbhd	Project Name	Value Notes
059280	230	BEACH DRIVE CONDOMINIUM	Valued at EMV *1.20 supported by market and historical sales in the project
106750	230	BRIANNA MAY CONDOMINIUM	Valued at EMV *1.30 supported by the market and historical sales in the project.
311075	230	HARBOR WEST CONDOMINIUM	Valued at EMV*1.10. Supported by sales in the complex and market.
363880	230	J J'S CONDOMINIUM	Valued at EMV*1.20 based on market and sales in the neighborhood (MA059250)
445878	230	LUNA PARK CONDOMINIUM	Valued at EMV x 1.10 supported by market and sales in the project.
554040	230	MILLER'S RETREAT CONDOMINIUM	Valued at EMV*1.20
643200	230	OSPREY LANDING CONDOMINIUM	Valued at EMV*1.10 supported by market and historical sales in the project.
683783	230	POINT PLACE ALKI CONDOMINIUM	Valued at EMV *1.10 supported by the market and historical sales in the project.
683835	230	POINTE WEST CONDOMINIUM	Valued at EMV*1.10 and MI0080 valued at EMV*1.20. Supported by market (MA013550).
762830	230	SEA-BIRD CONDOMINIUM	Valued at EMV*1.10 and supported by sales in the project and market.
765200	230	SEASIDE CONDOMINIUM	Valued at EMV*1.30 supported by sale in project and market.
768100	230	SEAWEST CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project.
785990	230	SONATA AT ALKI CONDOMINIUM	Valued at EMV*.90, top floor units valued at EMV*1.30. Values supported by market and sales in the project.
787600	230	SOUNDVIEW ALKI VISTA CONDOMINIUM	Valued at EMV *1.10 supported by the market and historical sales in the project.
860060	230	1350 ALKI CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project.
860090	230	1374 ALKI CONDOMINIUM	Valued MI 0010, 0020,0030, 0040 at EMV*.90 and MI 0050, 0060,0070 at EMV based on market and historical sales in the project.
860221	230	3023 ALKI CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project.
860224	230	3030 BY ALKI CONDOMINIUM	Valued at EMV*1.10 supported by market and sales in the project.
860311	230	3859 BEACH DRIVE CONDOMINIUM	Valued Units 1-3 at EMV and Penthouse at EMV*1.40 based on market and historic sales in the project.
872597	230	1200 ALKI CONDOMINIUM	Valued at EMV*1.10 (MI0050 valued at EMV*1.30)
872664	230	1238 ALKI CONDOMINIUM	Valued at EMV*1.10 (MI0130 and MI0140) valued at EMV*1.30. Value supported by market and sales in the project.
872856	230	2610 MARINE AVENUE SOUTHWEST CONDOMINIUM	Valued at EMV *1.30 supported by the market and historical sales in the project
919790	230	WATERSIDE AT ALKI BEACH CONDOMINIUM	Valued at EMV (top floor units valued at EMV*1.30). Value based on sales in the project and market.
946790	230	WINDCHASE CONDOMINIUM	Valued at EMV *1.10 supported by the market and historical sales in the project.
005490	235	ADMIRAL PLAZA	Valued at EMV *1.10 supported by market and sales in the project.
005510	235	ADMIRAL SOUTHWEST	Valued at EMV *1.10 supported by market and sales in the project.
129830	235	CALIFORNIA SUITE	Valued at EMV *1.10 supported by market and sales in the project.
152353	235	CHARLESTON	Valued at EMV *.90 supported by sales in the project.
253906	235	5826 SW Spokane Street	Valued MI 0010 at EMV*.65 and MI 0020 at EMV.
305750	235	HAMILTON VISTA	Valued at EMV*1.10 supported by market and sales in the project and neighborhood.
311065	235	HARBOR CREST	Valued at EMV*1.20 (top floor valued at EMV*1.30) supported by market and sales in the project and neighborhood.
514280	235	MARCUS PLACE	Valued at EMV except MI 0080 valued at EMV*1.30 supported by market.

Major	Nbhd	Project Name	Value Notes
664100	235	PARK ADMIRAL	Valued at EMV*1.10 supported by market and sales in the project and neighborhood.
860234	235	3220 60th Avenue SW	Valued at EMV*1.10 supported by market and sales in the project and neighborhood.
873120	235	TWIN CEDARS	Valued at EMV*.90 supported by market and sales in the neighborhood.
147164	475	CEDAR VILLAS CONDOMINIUM	Valued at EMV *1.30 supported by market and sales in the neighborhood (MA609470).
683700	475	POHL ROAD PLACE CONDOMINIUM	Valued at EMV *.80 supported by market and sales in the neighborhood.
772880	475	SHAWNEE HILLS CONDOMINIUM	Valued at EMV *1.10 supported by the market and sales in the project.
948579	475	WINTERGREEN CONDOMINIUM	Valued at EMV*1.10 supported by market and historical sales in the project.

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

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

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

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 92.8%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2022 assessment year (taxes payable in 2023) results in an average total change from the 2021 assessments of +6.0%.

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 2022 recommended values. This study compares the prior assessment level using 2021 assessed values (1/1/2021) to current time adjusted sale prices (1/1/2022).

The study was also repeated after application of the 2022 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6.30% to 4.65%. 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 2022 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
King Street Center
201 South Jackson Street, Room 708
Seattle, WA 98104
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John Wilson
Assessor

As we start preparations for the 2022 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, 2022 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standards 5 and 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

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

John Wilson
King County Assessor

Addenda

Sales Lists

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Specialty Area Maps

Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
160	172440	0050	399,800	4/21/2020	429,000	675	4	2,003	4	N	N	COMMONS AT MAYFLOWER CONDOMINIUM
160	172440	0060	393,000	4/13/2021	405,000	709	4	2003	4	N	N	COMMONS AT MAYFLOWER CONDOMINIUM
160	172440	0110	358,000	4/12/2021	369,000	564	4	2003	4	N	N	COMMONS AT MAYFLOWER CONDOMINIUM
160	172440	0120	384,000	6/9/2020	410,000	586	4	2003	4	N	N	COMMONS AT MAYFLOWER CONDOMINIUM
160	664940	0020	280,000	4/4/2020	301,000	995	5	1971	3	Y	N	PARK SHORE VILLA CONDOMINIUM
160	664940	0080	325,000	11/25/2020	340,000	1,040	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0250	312,000	7/14/2020	332,000	1,040	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0270	260,000	12/4/2020	272,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0280	297,000	8/3/2021	302,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0290	260,000	5/11/2021	267,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0410	240,000	4/14/2021	247,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0450	465,000	5/1/2021	478,000	1,288	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0460	345,000	8/15/2020	366,000	1,288	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0560	225,000	2/11/2021	234,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	664940	0580	250,000	2/14/2020	270,000	722	5	1971	3	Y	Y	PARK SHORE VILLA CONDOMINIUM
160	792264	0010	305,000	9/28/2021	308,000	652	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0110	414,000	4/19/2021	426,000	1,101	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0130	255,000	10/26/2020	268,000	652	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0290	295,000	1/27/2021	307,000	664	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0380	289,500	7/2/2020	308,000	657	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0420	275,000	11/10/2020	288,000	654	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0470	400,000	10/26/2020	420,000	1,098	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0500	279,500	4/15/2021	288,000	654	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0560	367,000	7/8/2021	375,000	905	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0570	280,000	9/25/2020	295,000	661	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	792264	0660	276,000	8/13/2020	292,000	654	5	1967	5	Y	Y	SPINNAKER BAY CONDOMINIUM
160	806805	0010	450,000	5/18/2021	462,000	750	4	1950	5	Y	Y	STURTEVANT'S LAKE FRONT
160	919758	0140	400,000	11/5/2021	403,000	737	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0150	400,000	12/15/2021	401,000	737	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0170	395,000	8/14/2020	419,000	860	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
160	919758	0240	376,000	9/16/2020	397,000	803	5	1964	4	Y	Y	WATER'S EDGE CONDOMINIUM
165	090300	0070	230,000	5/14/2020	246,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0110	210,000	10/21/2020	221,000	670	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	0120	199,000	10/29/2020	209,000	670	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0240	235,000	10/6/2020	248,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0260	199,950	6/15/2020	213,000	670	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0290	240,000	6/23/2021	245,000	840	4	1998	3	N	Y	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0310	273,000	7/26/2021	278,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0320	280,000	8/31/2021	284,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0410	211,000	8/24/2020	223,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0450	239,500	1/17/2020	260,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0500	229,899	6/5/2020	246,000	940	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0580	215,000	8/12/2020	228,000	800	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0590	190,000	12/22/2020	198,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0640	213,000	5/4/2021	219,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0770	220,000	7/27/2020	234,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0800	240,000	1/25/2021	250,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0860	252,500	4/6/2021	260,000	840	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0940	220,000	6/17/2021	225,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	0950	187,000	4/9/2020	201,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	1000	200,000	10/17/2020	210,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	090300	1010	200,000	1/6/2021	208,000	680	4	1998	3	N	N	BOKARA BY THE LAKE CONDOMINIUM
165	118100	0060	305,000	6/21/2021	312,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0110	245,000	8/31/2020	259,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	118100	0180	280,000	4/21/2021	288,000	921	4	1967	5	N	Y	BRYN MAWR TOWERS CONDOMINIUM
165	146085	0020	359,000	2/10/2020	389,000	1,000	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	146085	0160	370,000	1/23/2020	401,000	1,000	4	2006	3	N	N	CEDAR RIDGE TOWNHOMES
165	164680	0010	670,000	1/20/2021	697,000	1,596	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0020	599,990	11/12/2020	629,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0030	619,990	10/20/2020	652,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0040	599,990	11/17/2020	629,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0050	619,990	11/16/2020	650,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0060	649,990	2/18/2021	674,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0070	620,000	1/11/2021	646,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0080	599,990	1/20/2021	624,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0090	649,990	2/3/2021	675,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0100	649,990	2/3/2021	675,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0110	749,000	10/21/2021	755,000	1,618	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0120	670,000	12/9/2020	700,000	1,544	5	2020	3	N	N	CLOVERDALE STREET

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	164680	0130	670,000	1/20/2021	697,000	1,545	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0140	659,990	12/30/2020	688,000	1,545	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0150	720,000	2/3/2021	748,000	1,545	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0160	724,990	2/3/2021	753,000	1,545	5	2020	3	N	N	CLOVERDALE STREET
165	164680	0170	749,990	4/8/2021	773,000	1,545	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0180	699,990	5/3/2021	720,000	1,433	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0190	659,990	12/9/2021	662,000	1,433	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0210	615,000	8/3/2021	626,000	1,431	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0220	700,000	11/8/2021	704,000	1,432	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0230	749,990	6/15/2021	767,000	1,640	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0240	700,000	12/17/2021	701,000	1,649	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0250	749,500	7/15/2021	764,000	1,645	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0260	749,990	9/14/2021	759,000	1,654	5	2020	3	N	Y	CLOVERDALE STREET
165	164680	0270	759,990	6/18/2021	777,000	1,638	5	2020	3	N	Y	CLOVERDALE STREET
165	214700	0010	544,990	6/10/2020	582,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0020	499,990	3/10/2020	539,000	1,807	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0030	549,990	5/5/2020	590,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0040	630,000	4/27/2021	648,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0050	585,888	5/3/2021	602,000	1,807	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0060	554,990	2/9/2021	576,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0070	479,990	2/18/2020	519,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0080	480,990	3/5/2020	519,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0090	484,990	2/28/2020	524,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0100	424,990	2/14/2020	460,000	1,356	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0110	479,990	4/24/2020	515,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0120	579,990	5/13/2021	596,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0130	524,990	6/3/2020	561,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0140	515,038	4/20/2020	553,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0150	513,990	4/17/2020	552,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0150	599,950	7/8/2021	612,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0160	517,980	4/27/2020	556,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0170	529,990	5/11/2020	568,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0180	521,139	5/1/2020	559,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0190	330,712	10/1/2020	349,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0200	510,785	9/14/2020	539,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0210	494,180	9/14/2020	522,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
165	214700	0220	518,771	9/23/2020	547,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0230	455,451	9/29/2020	480,000	1,356	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0240	289,383	12/11/2020	302,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0250	541,301	10/2/2020	570,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0260	510,400	10/2/2020	538,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0260	595,000	3/20/2021	615,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0260	510,400	10/2/2020	538,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0270	546,063	11/19/2020	572,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0280	330,712	5/17/2021	340,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0290	542,990	11/17/2020	569,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0300	540,354	11/20/2020	566,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0310	524,376	11/24/2020	549,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0320	554,627	11/24/2020	581,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0330	298,383	1/15/2021	311,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0340	504,898	10/20/2020	531,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0350	515,381	10/22/2020	542,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0360	522,893	10/29/2020	549,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0370	562,101	12/14/2020	587,000	1,790	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0380	561,853	1/13/2021	585,000	1,790	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0390	560,990	1/6/2021	585,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0400	542,990	12/28/2020	566,000	1,807	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0410	559,424	12/11/2020	585,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0420	542,085	3/18/2021	560,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0430	526,181	3/18/2021	544,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0440	298,383	6/18/2021	305,000	1,670	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0450	547,261	3/18/2021	566,000	1,687	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0460	549,695	4/17/2021	566,000	1,682	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0470	553,781	4/22/2021	570,000	1,682	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0480	568,736	5/13/2021	584,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0490	330,712	8/11/2021	336,000	1,830	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0500	559,748	5/18/2021	575,000	1,807	5	2019	3	N	N	EARLINGTON VILLAGE
165	214700	0510	559,134	6/8/2021	573,000	1,803	5	2019	3	N	N	EARLINGTON VILLAGE
165	394590	0200	410,000	6/22/2020	437,000	1,134	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	394590	0210	510,000	11/5/2020	535,000	1,823	5	1990	4	N	N	KUBOTA GARDENS ESTATES CONDOMINIUM
165	666913	0010	210,000	8/5/2020	223,000	1,245	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0030	295,000	4/7/2021	304,000	1,195	4	1980	3	N	N	PARKVIEW 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
165	666913	0140	236,000	4/26/2021	243,000	1,121	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0190	200,000	8/27/2020	212,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0220	204,950	3/26/2020	221,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0240	290,000	7/18/2021	296,000	1,151	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	666913	0290	218,000	11/14/2021	219,000	1,245	4	1980	3	N	N	PARKVIEW PHASE I CONDOMINIUM
165	794105	0020	237,500	7/21/2020	252,000	1,030	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0030	252,000	7/16/2020	268,000	1,040	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0060	255,000	9/2/2020	270,000	1,120	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0110	247,900	9/17/2020	262,000	1,120	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0160	247,800	1/21/2021	258,000	1,100	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0170	245,000	11/22/2020	257,000	1,035	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0190	248,000	5/11/2020	266,000	1,040	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0200	229,000	5/7/2020	245,000	1,030	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	794105	0310	245,000	1/25/2021	255,000	1,100	4	2006	3	N	N	SPRINGBROOK RESERVE CONDOMINIUM
165	885790	0010	175,000	10/8/2020	184,000	572	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0020	159,000	11/6/2020	167,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0070	177,000	6/15/2020	189,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0080	203,000	4/1/2021	210,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0140	183,000	12/10/2020	191,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0150	174,900	5/18/2020	187,000	816	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0260	147,500	1/30/2020	160,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0320	203,000	2/19/2021	210,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0350	156,000	6/25/2020	166,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0360	165,000	11/17/2020	173,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0440	137,700	5/12/2020	147,000	534	4	1983	3	N	N	VALLEY VIEW CONDOMINIUM
165	885790	0480	180,000	8/28/2020	190,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0490	200,000	4/8/2021	206,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
165	885790	0510	181,250	7/3/2020	193,000	816	4	1983	3	N	Y	VALLEY VIEW CONDOMINIUM
170	066150	0020	295,000	11/24/2021	296,000	547	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0150	310,000	11/19/2021	312,000	676	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	066150	0180	390,000	8/12/2021	396,000	735	4	1962	5	N	N	BELLA LUNA CONDOMINIUM
170	103190	0020	620,000	6/24/2021	634,000	1,019	4	1989	4	N	Y	BRADNER PLACE CONDOMINIUM
170	170307	0010	860,000	3/29/2021	888,000	1,990	4	2020	3	N	N	Columbia City Condominium
170	228533	0020	590,000	6/18/2021	603,000	828	5	2018	3	N	N	1842 S WELLER STREET CONDOMINIUM
170	323950	0010	271,500	11/8/2021	273,000	545	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0060	345,000	5/4/2021	355,000	786	3	1967	3	N	N	HENDERSON 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	323950	0070	250,000	9/25/2020	264,000	521	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0080	253,000	3/14/2021	262,000	515	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	323950	0110	249,000	6/30/2020	265,000	529	3	1967	3	N	N	HENDERSON CONDOMINIUM
170	364580	0010	420,000	11/19/2020	440,000	857	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0030	422,000	11/12/2020	443,000	838	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0040	418,000	7/27/2020	444,000	820	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0160	597,500	5/11/2020	640,000	1,390	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0180	546,000	7/27/2020	580,000	1,392	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0220	715,000	7/30/2021	728,000	1,392	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0230	618,000	10/13/2020	650,000	1,392	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0260	630,000	3/18/2020	679,000	1,392	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	364580	0270	800,000	2/28/2020	864,000	1,778	4	2001	3	N	N	JACKSON PLACE COHOUSING, A CONDOMINIUM
170	377080	0040	486,000	8/23/2021	493,000	1,150	4	1999	3	N	Y	JUDKINS PARK CONDOMINIUM
170	387310	0070	525,000	9/23/2021	531,000	1,255	4	1996	3	N	Y	KINGS VIEW TOWNHOMES CONDOMINIUM
170	539670	0030	570,000	8/17/2020	604,000	1,076	4	2007	3	N	N	MCNAIR MANOR TOWNHOMES CONDOMINIUM
170	539670	0040	565,000	9/28/2020	596,000	1,076	4	2007	3	N	N	MCNAIR MANOR TOWNHOMES CONDOMINIUM
170	643408	0070	439,000	12/23/2020	458,000	1,134	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643408	0090	470,000	4/29/2020	504,000	1,809	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643408	0110	436,100	7/1/2020	464,000	1,134	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643408	0140	440,000	7/3/2020	468,000	1,134	4	2006	3	N	N	OTHELLO STATION CONDOMINIUM
170	643410	0210	628,000	9/15/2021	636,000	1,820	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0270	499,900	11/6/2020	525,000	1,809	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0370	480,000	7/23/2021	489,000	1,365	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0530	600,000	11/18/2021	603,000	1,809	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0620	457,500	1/21/2020	496,000	1,809	4	2006	4	N	N	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0650	480,000	3/8/2021	497,000	1,365	4	2006	4	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	643410	0670	500,000	11/24/2020	524,000	1,820	4	2006	4	N	Y	OTHELLO STATION NORTH CONDOMINIUM
170	670030	0010	730,000	2/25/2021	756,000	1,366	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0020	699,950	3/15/2021	724,000	1,366	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0030	715,000	3/19/2021	739,000	1,366	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0040	750,000	3/3/2021	777,000	1,548	4	2019	3	N	N	PEDERSON GARDENS

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
170	670030	0050	739,950	4/16/2021	762,000	1,548	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0060	739,950	4/19/2021	762,000	1,548	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0070	745,000	5/13/2021	765,000	1,548	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0080	750,000	4/12/2021	773,000	1,548	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0090	738,500	3/17/2021	763,000	1,426	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0100	710,000	3/18/2021	734,000	1,426	4	2019	3	N	N	PEDERSON GARDENS
170	670030	0110	780,000	5/6/2021	802,000	1,426	4	2019	3	N	N	PEDERSON GARDENS
170	684365	0140	445,000	6/17/2021	455,000	1,064	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0200	432,000	5/11/2021	444,000	851	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0210	372,000	2/2/2021	386,000	758	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0220	449,000	9/22/2021	454,000	771	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0270	400,000	7/27/2020	425,000	828	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0330	462,000	6/18/2021	473,000	769	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0420	525,000	3/24/2020	565,000	1,192	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0620	419,000	10/6/2020	441,000	828	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0780	582,500	9/9/2021	590,000	1,192	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0800	420,000	2/26/2021	435,000	828	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0830	300,000	12/21/2020	313,000	553	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	0890	430,000	6/4/2021	441,000	858	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0930	625,000	11/2/2021	629,000	1,090	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	684365	0980	345,000	10/8/2021	348,000	545	4	2009	3	N	N	PONTEDERA CONDOMINIUM
170	684365	1020	475,000	3/30/2020	511,000	758	4	2009	3	N	Y	PONTEDERA CONDOMINIUM
170	770142	0030	432,000	3/23/2020	465,000	1,013	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0050	420,000	9/3/2021	426,000	1,013	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0100	410,000	1/15/2020	445,000	1,046	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0120	475,000	4/16/2021	489,000	1,464	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0150	395,000	10/23/2020	415,000	978	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0220	475,000	7/7/2021	485,000	1,303	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0230	390,000	10/4/2021	394,000	987	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0330	412,500	10/27/2021	416,000	1,017	4	2006	3	N	N	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0370	442,000	3/27/2020	476,000	1,103	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	770142	0410	535,000	9/27/2021	541,000	1,388	4	2006	3	N	Y	SEWARD PARK TOWNHOMES CONDOMINIUM
170	785390	0030	410,000	1/26/2021	426,000	670	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0060	415,000	3/31/2021	428,000	670	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0070	544,000	9/24/2021	550,000	870	5	1967	4	N	N	SOLE VITA CONDOMINIUM
170	785390	0110	375,000	11/1/2021	378,000	680	5	1967	4	N	N	SOLE VITA 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	0010	410,000	7/27/2021	417,000	785	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0040	395,000	4/2/2021	408,000	785	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0110	339,100	7/8/2021	346,000	610	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0240	435,000	7/30/2021	443,000	785	4	2004	3	N	Y	STELLINA CONDOMINIUM
170	799500	0340	395,000	6/14/2021	404,000	785	4	2004	3	N	Y	STELLINA CONDOMINIUM
175	029940	0040	498,000	12/9/2021	499,000	1,285	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0080	397,500	10/27/2020	418,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0180	414,000	11/16/2020	434,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0190	428,000	9/30/2021	433,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0230	408,000	8/18/2021	414,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	029940	0230	427,000	12/15/2021	428,000	1,150	4	1980	3	N	Y	ATLANTIC PLACE CONDOMINIUM
175	060501	0030	353,000	7/14/2021	360,000	511	5	1930	5	N	N	BEACON (THE) CONDOMINIUM
175	060501	0080	321,274	5/28/2021	329,000	511	5	1930	5	N	Y	BEACON (THE) CONDOMINIUM
175	060501	0150	425,000	6/15/2021	435,000	723	5	1930	5	N	Y	BEACON (THE) CONDOMINIUM
175	155490	0020	490,000	4/13/2021	505,000	1,265	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0050	485,000	2/3/2020	525,000	1,264	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0110	399,950	9/20/2021	405,000	832	4	1997	3	N	Y	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0270	529,950	3/12/2021	548,000	1,244	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0290	503,000	10/27/2020	528,000	1,243	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0330	406,250	2/12/2021	422,000	818	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0390	550,000	10/26/2021	554,000	1,089	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0430	555,000	8/18/2020	588,000	1,086	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	155490	0600	537,500	6/17/2020	573,000	1,088	4	1997	3	N	N	CHERRY LANE TOWNHOMES CONDOMINIUM
175	186560	0020	350,000	4/5/2021	361,000	843	4	2000	3	N	Y	CRYSTAL VIEW CONDOMINIUM
175	186560	0060	260,000	6/18/2020	277,000	454	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0110	372,000	12/10/2020	389,000	912	4	2000	3	N	N	CRYSTAL VIEW CONDOMINIUM
175	186560	0120	474,950	8/27/2020	503,000	757	4	2000	3	N	Y	CRYSTAL VIEW CONDOMINIUM
175	286350	0020	455,000	8/6/2021	463,000	1,258	4	1980	3	N	N	GRAND THE CONDOMINIUM
175	315120	0010	490,000	8/23/2021	497,000	1,140	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0020	383,950	1/29/2020	416,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0030	415,000	7/22/2021	423,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0060	394,725	6/23/2020	421,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0140	395,000	2/18/2021	410,000	878	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0190	420,000	6/28/2021	429,000	878	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0210	399,500	3/3/2020	431,000	878	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0220	412,500	5/4/2021	424,000	878	4	1985	4	N	Y	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	0250	410,000	8/5/2021	417,000	884	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0260	407,500	3/19/2021	421,000	884	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0280	409,900	4/21/2021	422,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0340	380,000	2/13/2020	411,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0350	380,000	1/15/2020	413,000	874	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0360	415,000	9/22/2021	420,000	874	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0460	385,000	4/22/2020	413,000	874	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0560	400,000	10/25/2021	403,000	931	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0610	430,000	4/19/2021	443,000	931	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0660	395,000	8/7/2020	419,000	931	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0690	383,000	1/27/2020	415,000	868	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0730	499,000	7/23/2021	508,000	1,149	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0740	402,000	3/15/2020	433,000	868	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0780	515,000	4/6/2021	531,000	1,149	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0870	420,000	10/30/2020	441,000	868	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0920	455,000	10/9/2020	479,000	1,148	4	1985	4	N	N	HARWOOD CONDOMINIUM
175	315120	0930	410,000	2/8/2021	426,000	866	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	0980	420,000	9/29/2020	443,000	866	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	315120	1040	418,000	7/16/2020	444,000	866	4	1985	4	N	Y	HARWOOD CONDOMINIUM
175	322625	0010	526,080	6/8/2021	539,000	1,294	5	2021	3	N	N	HELIO
175	322625	0020	511,790	5/17/2021	525,000	1,294	5	2021	3	N	N	HELIO
175	322625	0030	510,000	6/1/2021	523,000	1,294	5	2021	3	N	N	HELIO
175	322625	0040	499,990	6/10/2021	512,000	1,294	5	2021	3	N	N	HELIO
175	322625	0050	551,804	6/10/2021	565,000	1,325	5	2021	3	N	N	HELIO
175	322625	0080	539,990	9/1/2021	548,000	1,281	5	2021	3	N	N	HELIO
175	322625	0090	529,990	11/2/2021	534,000	1,281	5	2021	3	N	N	HELIO
175	322625	0100	550,000	7/2/2021	562,000	1,543	5	2021	3	N	N	HELIO
175	365580	0030	600,000	10/4/2021	606,000	1,289	4	1994	3	N	N	JADE GARDEN CONDOMINIUM
175	365580	0040	509,000	1/3/2020	553,000	1,289	4	1994	3	N	N	JADE GARDEN CONDOMINIUM
175	787270	0050	380,000	9/2/2021	385,000	801	4	1968	4	N	Y	SOUND VIEW POINTE CONDOMINIUM
175	787270	0110	327,000	8/19/2020	346,000	620	4	1968	4	N	Y	SOUND VIEW POINTE CONDOMINIUM
175	787270	0120	395,000	6/30/2021	403,000	801	4	1968	4	N	Y	SOUND VIEW POINTE CONDOMINIUM
175	788875	0080	417,000	9/13/2021	422,000	1,080	4	1983	3	N	Y	SOUTH TERRACE CONDOMINIUM
175	788875	0110	440,000	12/1/2021	442,000	1,113	4	1983	3	N	Y	SOUTH TERRACE CONDOMINIUM
175	788875	0120	440,000	5/16/2021	452,000	1,063	4	1983	3	N	Y	SOUTH TERRACE CONDOMINIUM
175	788875	0140	375,000	9/9/2020	396,000	948	4	1983	3	N	N	SOUTH TERRACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
175	792265	0160	395,000	11/18/2021	397,000	1,071	4	1969	3	N	Y	SPINNAKER THE 1ST AMD CONDOMINIUM
175	855620	0090	331,250	6/24/2021	339,000	959	5	1992	3	N	Y	TAIYO CONDOMINIUM
175	855620	0120	365,000	5/13/2021	375,000	959	5	1992	3	N	Y	TAIYO CONDOMINIUM
175	855620	0130	375,000	10/19/2021	378,000	965	5	1992	3	N	Y	TAIYO CONDOMINIUM
175	873257	0010	610,000	10/26/2020	641,000	1,033	5	2019	3	N	N	2903 18th Ave S Condominium
175	873257	0020	649,000	7/20/2020	690,000	1,033	5	2019	3	N	N	2903 18th Ave S Condominium
175	873257	0030	619,000	10/29/2020	650,000	1,033	5	2019	3	N	N	2903 18th Ave S Condominium
175	873257	0040	699,000	7/20/2020	743,000	1,033	5	2019	3	N	N	2903 18th Ave S Condominium
175	873257	0050	675,000	7/20/2020	717,000	1,256	5	2019	3	N	N	2903 18th Ave S Condominium
175	873257	0060	760,000	7/20/2020	808,000	1,256	5	2019	3	N	N	2903 18th Ave S Condominium
185	942995	0030	420,000	4/8/2021	433,000	707	4	2008	4	N	N	WILLOW STREET
190	639124	0040	450,000	3/27/2020	485,000	780	4	2019	3	N	N	1058 S CLOVERDALE CONDOMINIUM
195	721150	0110	335,000	5/14/2021	344,000	950	4	2004	3	N	N	REGAL HEIGHTS TOWNHOMES
195	872706	0010	655,000	11/23/2021	658,000	2,200	4	1935	3	N	N	26th Avenue Condominiums
195	872706	0020	505,000	3/1/2021	523,000	1,500	4	1935	3	N	N	26th Avenue Condominiums
200	031860	0080	218,000	8/7/2021	222,000	681	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0090	229,000	2/25/2020	247,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0110	217,990	10/21/2021	220,000	681	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0170	255,000	3/5/2020	275,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0260	220,000	8/23/2020	233,000	980	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0320	249,000	2/4/2020	270,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0370	245,000	12/31/2020	256,000	887	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0540	216,500	4/22/2020	232,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0560	235,000	12/9/2021	236,000	777	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0580	260,100	2/1/2020	282,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0590	201,200	1/20/2021	209,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0600	198,500	3/19/2020	214,000	777	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0670	200,000	12/18/2020	209,000	774	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0760	245,000	9/10/2021	248,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0860	257,825	4/3/2020	277,000	903	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	031860	0870	279,000	11/16/2021	280,000	980	4	1982	3	N	N	AUTUMN PLACE CONDOMINIUM
200	228521	0010	545,000	12/19/2020	569,000	1,330	4	2020	3	N	N	808 SW HENDERSON ST
200	570575	0030	363,000	6/2/2021	372,000	1,063	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0060	320,000	9/8/2020	338,000	1,062	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0130	282,900	8/22/2020	299,000	1,063	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0140	286,000	5/19/2020	306,000	1,076	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	0230	330,000	2/17/2021	342,000	1,067	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0290	320,000	2/10/2020	346,000	1,226	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0340	365,000	9/27/2021	369,000	1,221	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	570575	0400	348,888	2/26/2021	361,000	1,222	4	1980	3	N	N	MOUNTAIN HIGH PHASE I CONDOMINIUM
200	609443	0010	659,950	12/8/2020	690,000	1,750	4	2020	3	N	N	9449 5TH AVE SW
200	609462	0010	659,950	9/30/2020	696,000	1,750	4	2020	3	N	N	9443 5TH AVE SW
200	609462	0020	470,000	9/30/2020	495,000	800	4	2020	3	N	N	9443 5TH AVE SW
200	866150	0030	222,000	11/24/2020	232,000	994	4	2001	3	N	N	TOP HAT CONDOMINIUM
200	866150	0100	197,900	10/5/2020	208,000	663	4	2001	3	N	N	TOP HAT CONDOMINIUM
200	866150	0130	208,000	8/4/2021	212,000	731	4	2001	3	N	N	TOP HAT CONDOMINIUM
205	339040	0030	358,000	4/8/2020	385,000	784	4	1980	2	N	N	HOLDEN MANOR CONDOMINIUM
205	339040	0060	400,000	2/13/2020	433,000	915	4	1980	2	N	N	HOLDEN MANOR CONDOMINIUM
205	339040	0140	357,500	2/3/2020	387,000	884	4	1980	2	N	N	HOLDEN MANOR CONDOMINIUM
205	339040	0170	400,000	8/20/2021	406,000	899	4	1980	2	N	Y	HOLDEN MANOR CONDOMINIUM
205	339040	0210	400,000	12/30/2021	400,000	899	4	1980	2	N	Y	HOLDEN MANOR CONDOMINIUM
205	339050	0010	1,075,000	9/8/2020	1,136,000	3,196	4	2020	3	N	N	Holden Square Condominium
205	339050	0020	459,000	11/23/2020	481,000	809	4	2020	3	N	N	Holden Square Condominium
205	339050	0030	1,075,000	9/22/2020	1,134,000	3,196	4	2020	3	N	N	Holden Square Condominium
205	339050	0040	439,000	2/10/2021	456,000	809	4	2020	3	N	N	Holden Square Condominium
205	339050	0050	1,075,000	8/26/2020	1,138,000	3,196	4	2020	3	N	N	Holden Square Condominium
205	339050	0060	459,000	10/5/2020	483,000	809	4	2020	3	N	N	Holden Square Condominium
205	440040	0050	340,000	12/20/2021	340,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0060	309,000	9/17/2020	326,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0100	295,000	12/18/2020	308,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0140	305,000	2/23/2021	316,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0230	322,000	6/24/2021	329,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0280	326,249	6/30/2020	347,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0470	390,000	11/29/2021	391,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0540	351,500	8/31/2020	372,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0550	323,000	6/22/2021	330,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0600	310,000	1/26/2021	322,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0700	355,000	11/2/2021	357,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0750	350,000	11/17/2021	352,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0880	315,000	1/2/2020	343,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	0930	365,000	8/17/2020	387,000	1,014	4	1979	4	N	N	LONGFELLOW RUN
205	440040	1010	298,000	10/2/2020	314,000	1,014	4	1979	4	N	N	LONGFELLOW RUN

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	0020	315,000	2/21/2020	341,000	1,014	4	1981	4	N	N	OLYMPIC PARK
205	692833	0020	225,000	9/19/2020	237,000	514	3	1945	5	N	N	PUGET RIDGE
205	692833	0030	305,000	5/10/2021	313,000	867	3	1945	5	N	N	PUGET RIDGE
205	692833	0050	239,000	7/14/2021	244,000	514	3	1945	5	N	N	PUGET RIDGE
205	692833	0060	239,000	11/18/2020	250,000	514	3	1945	5	N	N	PUGET RIDGE
205	692833	0080	225,000	10/5/2021	227,000	463	3	1945	5	N	N	PUGET RIDGE
205	860222	0020	720,000	12/10/2020	753,000	1,078	4	2020	3	N	N	3021 SW TRENTON
205	868035	0030	305,000	5/18/2021	313,000	742	4	1993	4	N	N	TRENTON COURT
205	868035	0160	325,000	8/10/2020	345,000	751	4	1993	4	N	N	TRENTON COURT
205	894550	0070	330,000	2/24/2020	357,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0280	358,000	7/20/2021	365,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0290	379,000	7/17/2021	386,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0370	380,000	3/30/2021	392,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0400	353,888	8/28/2020	374,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	894550	0480	320,000	3/8/2021	331,000	1,016	4	1979	4	N	N	VILLAGE SQUARE
205	932290	0010	425,000	8/25/2021	431,000	1,348	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0030	462,500	7/9/2021	472,000	1,588	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0060	485,000	9/30/2021	490,000	1,550	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0070	470,000	5/7/2021	483,000	1,550	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0120	475,000	8/18/2021	482,000	1,710	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0160	495,000	4/1/2020	533,000	2,290	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0210	535,000	7/20/2021	545,000	2,368	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932290	0240	460,000	10/27/2021	463,000	1,338	5	2003	3	N	N	WESTWOOD COURT TOWNHOMES
205	932460	0070	382,500	11/9/2021	385,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932460	0080	292,000	11/16/2020	306,000	1,022	5	1981	4	N	N	WESTWOOD NO. 01 CONDOMINIUM
205	932461	0030	280,000	12/11/2020	293,000	970	5	1983	4	N	N	WESTWOOD NO. 02 CONDOMINIUM
205	932461	0030	280,000	12/11/2020	293,000	970	5	1983	4	N	N	WESTWOOD NO. 02 CONDOMINIUM
205	932461	0050	270,000	12/16/2020	282,000	975	5	1983	4	N	N	WESTWOOD NO. 02 CONDOMINIUM
205	932500	0020	300,299	10/8/2021	303,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0070	354,000	5/28/2021	363,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0250	299,950	3/1/2021	311,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932500	0360	299,950	5/27/2020	321,000	885	4	1981	4	N	N	WESTWOOD PLAZA
205	932540	0110	307,500	8/17/2021	312,000	834	3	1988	4	N	N	WESTWOOD TERRACE
205	932540	0150	299,950	8/30/2021	304,000	834	3	1988	4	N	N	WESTWOOD TERRACE
210	159210	0030	465,000	7/9/2021	474,000	1,253	5	1985	4	N	N	CINNAMON RIDGE
210	159210	0100	450,000	10/30/2020	473,000	1,269	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	232533	0010	590,000	1/18/2021	614,000	970	4	2020	3	N	N	ELMGROVE
210	232533	0020	625,000	12/8/2020	654,000	1,080	4	2020	3	N	N	ELMGROVE
210	630500	0020	445,000	3/12/2021	460,000	1,249	5	1987	4	N	N	OAK RIDGE
210	630500	0030	479,950	8/11/2020	509,000	1,214	5	1987	4	N	N	OAK RIDGE
210	630500	0040	510,000	8/5/2020	541,000	1,186	5	1987	4	N	N	OAK RIDGE
210	630500	0140	505,000	1/7/2020	549,000	1,181	5	1987	4	N	Y	OAK RIDGE
210	630500	0180	525,000	4/28/2021	540,000	1,214	5	1987	4	N	Y	OAK RIDGE
210	639025	0010	820,000	6/24/2021	838,000	1,437	4	2020	3	N	N	10213 40TH AVE SW
210	639025	0020	473,000	8/16/2021	481,000	820	4	2020	3	N	N	10213 40TH AVE SW
210	639025	0030	618,000	8/16/2021	628,000	1,049	4	2020	3	N	N	10213 40TH AVE SW
210	639030	0010	821,000	6/24/2021	839,000	1,362	4	2020	3	N	N	10217 40TH AVE SW
210	639030	0020	500,000	6/21/2021	511,000	515	4	2020	3	N	N	10217 40TH AVE SW
210	639030	0030	583,500	7/13/2021	595,000	784	4	2020	3	N	N	10217 40TH AVE SW
210	767735	0010	599,950	6/10/2021	614,000	925	4	2020	3	N	N	SEAVIEW COTTAGES
210	767735	0020	450,000	5/24/2021	462,000	662	4	2020	3	N	N	SEAVIEW COTTAGES
210	767735	0030	555,000	6/10/2021	568,000	940	4	2020	3	N	N	SEAVIEW COTTAGES
210	767735	0040	579,950	6/7/2021	594,000	907	4	2020	3	N	N	SEAVIEW COTTAGES
210	767735	0050	675,000	5/21/2021	693,000	920	4	2020	3	N	N	SEAVIEW COTTAGES
210	767735	0070	620,000	5/21/2021	636,000	906	4	2020	3	N	N	SEAVIEW COTTAGES
210	767735	0080	590,000	5/21/2021	605,000	1,014	4	2020	3	N	N	SEAVIEW COTTAGES
210	768060	0050	675,000	10/7/2021	682,000	1,550	6	1978	4	N	Y	SEAVIEW TERRACE
210	768060	0080	650,000	7/1/2020	692,000	1,550	6	1978	4	N	Y	SEAVIEW TERRACE
210	769845	0030	285,000	2/3/2020	309,000	540	4	1957	5	N	N	SEVENTY ONE
210	769853	0070	820,000	1/11/2021	854,000	1,588	6	2018	3	N	N	7321 BAINBRIDGE
210	780434	0040	570,000	7/21/2020	606,000	1,120	5	2002	3	N	Y	6963 CALIFORNIA AVENUE TOWNHOUSES
210	926380	0170	562,500	4/23/2020	604,000	1,009	5	1967	5	Y	Y	WEST BEACH
210	926380	0210	650,000	10/20/2021	655,000	1,120	5	1967	5	Y	Y	WEST BEACH
210	926380	0240	606,000	6/7/2021	621,000	1,009	5	1967	5	Y	Y	WEST BEACH
210	926380	0300	525,000	8/19/2021	533,000	1,264	5	1967	5	Y	Y	WEST BEACH
210	926380	0310	550,000	6/22/2021	562,000	1,121	5	1967	5	Y	Y	WEST BEACH
210	926380	0340	460,000	4/20/2021	474,000	868	5	1967	5	Y	Y	WEST BEACH
210	926380	0350	577,000	12/3/2020	604,000	1,202	5	1967	5	Y	Y	WEST BEACH
210	926380	0380	575,000	9/3/2021	583,000	1,264	5	1967	5	Y	Y	WEST BEACH
210	926380	0390	555,000	10/1/2020	585,000	1,121	5	1967	5	Y	Y	WEST BEACH
210	926380	0410	562,000	8/24/2021	570,000	1,088	5	1967	5	Y	Y	WEST BEACH
210	926380	0620	575,000	9/4/2020	608,000	1,144	5	1967	5	Y	Y	WEST BEACH

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
210	926380	0650	565,000	3/1/2020	610,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0750	599,000	7/14/2020	637,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	926380	0810	580,000	12/28/2020	605,000	1,144	5	1967	5	Y	Y	WEST BEACH
210	932089	0020	304,000	4/15/2021	313,000	618	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0040	295,000	9/14/2020	311,000	686	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0090	320,000	6/1/2020	342,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0100	325,000	4/1/2020	350,000	666	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0110	345,000	6/7/2021	353,000	695	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0130	314,000	1/16/2020	341,000	686	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0150	285,000	11/9/2020	299,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0180	288,000	10/23/2020	303,000	570	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0190	340,000	11/16/2021	342,000	666	4	1989	4	N	Y	WESTWATER CONDOMINIUM
210	932089	0240	299,900	4/16/2021	309,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0250	375,000	11/19/2020	393,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0290	355,000	2/18/2021	368,000	695	4	1989	4	N	Y	WESTWATER CONDOMINIUM
210	932089	0370	315,000	6/28/2021	322,000	618	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0380	299,950	7/28/2020	318,000	622	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0460	347,500	3/23/2021	359,000	695	4	1989	4	N	Y	WESTWATER CONDOMINIUM
210	932089	0500	287,000	1/25/2021	298,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0520	360,000	9/8/2021	365,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0540	319,000	12/10/2020	333,000	666	4	1989	4	N	Y	WESTWATER CONDOMINIUM
210	932089	0560	300,000	8/7/2020	318,000	622	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0580	310,000	5/14/2020	332,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0590	299,950	4/10/2020	322,000	590	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0600	362,500	7/30/2020	385,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0690	382,000	9/3/2021	387,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
210	932089	0700	417,500	8/11/2020	443,000	895	4	1989	4	N	N	WESTWATER CONDOMINIUM
215	286140	0070	284,000	3/2/2020	307,000	701	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0110	342,000	1/2/2020	372,000	987	4	1979	4	N	N	GRAHAM TERRACE VIEW
215	286140	0190	405,000	12/14/2021	406,000	987	4	1979	4	N	Y	GRAHAM TERRACE VIEW
215	327840	0090	575,000	3/10/2021	595,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0110	705,000	2/19/2021	731,000	1,679	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0200	500,000	9/1/2020	529,000	1,377	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0220	620,000	7/2/2020	660,000	1,688	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0340	680,000	11/2/2020	714,000	1,961	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	327840	0480	560,000	7/13/2021	571,000	1,390	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	0490	605,000	11/8/2021	609,000	1,374	4	2018	3	N	N	HIGH POINT AT GRAHAM
215	720589	0060	439,000	2/23/2021	455,000	964	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0110	440,000	1/8/2020	478,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0140	460,000	8/5/2020	488,000	1,304	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0170	409,950	5/22/2020	439,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0180	425,000	2/3/2020	460,000	1,039	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0260	449,950	8/13/2020	477,000	1,275	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0320	418,000	1/1/2020	455,000	996	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0370	550,000	4/7/2021	567,000	1,681	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0430	487,500	10/13/2021	492,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0470	415,000	3/4/2020	448,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0480	537,500	8/18/2021	546,000	1,275	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0510	245,000	12/2/2021	246,000	404	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0620	425,000	3/11/2021	440,000	1,049	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0630	275,000	1/14/2021	286,000	533	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0680	431,000	9/8/2020	455,000	1,275	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0690	372,000	1/1/2020	405,000	1,081	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0710	250,000	8/20/2021	254,000	404	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0750	500,000	5/1/2021	514,000	1,171	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0820	459,000	5/28/2021	471,000	1,049	5	2007	3	N	Y	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0860	420,000	9/23/2020	443,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
215	720589	0910	467,000	4/3/2020	502,000	1,138	5	2007	3	N	N	REDWOOD HIGH POINT CONDOMINIUM
220	032150	0010	450,000	6/22/2021	460,000	1,024	5	2007	3	N	N	AVALON PLACE CONDOMINIUM
220	102990	0010	290,000	11/3/2020	304,000	717	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0040	287,000	4/8/2021	296,000	623	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0050	310,000	11/11/2021	312,000	601	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0090	249,000	12/24/2020	260,000	494	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0120	305,000	6/16/2021	312,000	746	4	1992	4	N	Y	BRADFORD COURT CONDOMINIUM
220	102990	0180	270,000	4/5/2021	279,000	647	4	1992	4	N	N	BRADFORD COURT CONDOMINIUM
220	102990	0300	292,500	3/2/2021	303,000	623	4	1992	4	N	Y	BRADFORD COURT CONDOMINIUM
220	102990	0370	310,000	9/3/2020	328,000	676	4	1992	4	N	Y	BRADFORD COURT CONDOMINIUM
220	104140	0110	372,000	4/1/2020	400,000	1,049	4	1999	3	N	N	BRANDON COURT
220	104140	0170	385,000	6/9/2021	394,000	941	4	1999	3	N	N	BRANDON COURT
220	213360	0020	415,000	7/1/2020	442,000	913	4	1999	3	N	N	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0070	499,950	8/10/2021	508,000	981	4	1999	3	N	N	DUWAMISH COHOUSING CONDOMINIUM
220	213360	0090	470,000	6/25/2021	480,000	819	4	1999	3	N	N	DUWAMISH COHOUSING CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
220	247285	0040	420,000	5/19/2021	431,000	1,117	4	1993	3	N	N	FAIRWINDS CONDOMINIUM
220	247285	0060	412,500	1/8/2020	448,000	1,093	4	1993	3	N	N	FAIRWINDS CONDOMINIUM
220	253903	0010	689,000	2/5/2021	716,000	1,681	4	2019	3	N	N	5457 25TH AVENUE SW
220	253903	0020	605,000	3/22/2021	625,000	1,343	4	2019	3	N	N	5457 25TH AVENUE SW
220	253903	0030	605,000	2/25/2021	627,000	1,343	4	2019	3	N	N	5457 25TH AVENUE SW
220	253903	0040	699,000	1/28/2021	727,000	1,721	4	2019	3	N	N	5457 25TH AVENUE SW
220	554470	0040	470,000	12/13/2020	491,000	1,117	4	1995	3	N	Y	MILLVIEW CONDOMINIUM
220	554470	0060	600,000	6/9/2021	614,000	1,166	4	1995	3	N	Y	MILLVIEW CONDOMINIUM
220	692835	0010	580,000	8/23/2021	589,000	987	4	1995	3	N	N	PUGET RIDGE COHOUSING CONDOMINIUM
220	692835	0100	925,000	10/28/2021	932,000	2,155	4	1995	3	N	N	PUGET RIDGE COHOUSING CONDOMINIUM
220	692835	0130	575,000	2/8/2021	597,000	1,099	4	1995	3	N	N	PUGET RIDGE COHOUSING CONDOMINIUM
220	692835	0160	610,000	12/8/2020	638,000	1,101	4	1995	3	N	N	PUGET RIDGE COHOUSING CONDOMINIUM
220	756900	0110	430,000	6/29/2020	458,000	922	5	2002	3	N	Y	SAUSALITO CONDOMINIUM
220	756900	0120	260,000	10/11/2021	262,000	532	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0280	308,000	12/15/2020	322,000	810	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0300	288,000	9/7/2021	292,000	555	5	2002	3	N	N	SAUSALITO CONDOMINIUM
220	756900	0470	317,000	4/29/2020	340,000	601	5	2002	3	N	N	SAUSALITO CONDOMINIUM
225	005040	0150	549,000	1/9/2020	596,000	1,073	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0170	519,000	7/29/2020	551,000	1,212	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0210	540,000	1/7/2021	563,000	1,244	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0230	590,000	4/28/2021	607,000	1,228	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0380	569,950	9/8/2020	602,000	1,186	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0400	640,000	8/24/2021	650,000	1,073	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0500	640,000	8/11/2021	651,000	1,019	5	2003	3	N	Y	ADELAIDE CONDOMINIUM
225	005040	0580	415,000	9/9/2021	420,000	808	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005040	0680	495,000	11/9/2021	498,000	807	5	2003	3	N	N	ADELAIDE CONDOMINIUM
225	005085	0010	620,000	8/6/2020	658,000	1,704	5	2003	3	N	N	ADELAIDE TOWNHOMES
225	005085	0090	567,500	5/26/2020	607,000	1,210	5	2003	3	N	N	ADELAIDE TOWNHOMES
225	032105	0020	392,500	11/8/2021	395,000	880	4	1991	4	N	N	AVALON HOUSE
225	032105	0100	389,000	5/3/2021	400,000	897	4	1991	4	N	N	AVALON HOUSE
225	116520	0050	419,000	9/13/2021	424,000	840	5	2003	4	N	N	BROXTON CONDOMINIUM
225	116520	0060	370,000	7/21/2021	377,000	794	5	2003	4	N	N	BROXTON CONDOMINIUM
225	116520	0120	405,000	6/30/2020	431,000	794	5	2003	4	N	N	BROXTON CONDOMINIUM
225	116520	0140	569,000	3/13/2020	614,000	1,133	5	2003	4	N	Y	BROXTON CONDOMINIUM
225	116520	0230	448,600	11/20/2020	470,000	1,113	5	2003	4	N	N	BROXTON CONDOMINIUM
225	116520	0280	545,000	6/18/2021	557,000	1,107	5	2003	4	N	Y	BROXTON 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	149610	0110	285,000	11/15/2021	287,000	500	4	1949	5	N	N	CENTRAL PARK
225	149610	0120	280,000	11/10/2021	282,000	515	4	1949	5	N	N	CENTRAL PARK
225	159192	0010	590,000	10/21/2021	595,000	1,404	5	1998	4	N	N	CIELO CONDOMINIUM
225	159192	0020	417,888	7/8/2020	445,000	916	5	1998	4	N	N	CIELO CONDOMINIUM
225	159192	0050	345,000	7/27/2021	351,000	706	5	1998	4	N	N	CIELO CONDOMINIUM
225	159192	0060	385,000	12/15/2021	386,000	706	5	1998	4	N	N	CIELO CONDOMINIUM
225	173600	0030	570,000	3/11/2021	590,000	1,556	5	2005	3	N	N	CONDO VISINAIZ
225	173600	0040	360,000	3/27/2020	388,000	778	5	2005	3	N	N	CONDO VISINAIZ
225	186460	0050	460,000	12/3/2021	462,000	859	4	1990	4	N	N	CRYSTAL COURT
225	188755	0100	400,000	5/17/2020	428,000	639	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0150	424,000	8/26/2020	449,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0160	320,000	4/28/2021	329,000	520	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0170	350,000	10/20/2021	353,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0260	375,000	7/6/2021	383,000	590	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	188755	0410	433,500	12/2/2020	454,000	759	6	2008	3	N	N	DAKOTA CONDOMINIUM
225	204120	0120	470,000	12/23/2021	470,000	1,123	4	1975	5	N	N	DIPLOMAT CONDOMINIUM
225	249060	0010	249,950	7/31/2020	265,000	509	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0050	268,750	6/2/2021	275,000	582	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0110	355,000	3/11/2020	383,000	668	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0120	290,000	1/13/2021	302,000	555	4	1989	5	N	N	FAUNTLEROY LANDING
225	249060	0190	315,000	12/15/2021	316,000	668	4	1989	5	N	N	FAUNTLEROY LANDING
225	249270	0020	255,000	6/7/2021	261,000	641	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0100	330,000	10/26/2021	333,000	641	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0130	369,000	6/1/2021	378,000	787	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0150	347,500	1/29/2021	361,000	787	4	1980	4	N	N	FAUNTLEROY TERRACE
225	249270	0230	370,000	10/26/2021	373,000	787	4	1980	4	N	N	FAUNTLEROY TERRACE
225	253894	0090	465,000	7/18/2021	474,000	842	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0100	470,000	3/15/2021	486,000	842	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0100	439,000	4/10/2020	472,000	842	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0130	370,000	3/1/2021	383,000	642	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0140	350,000	4/24/2020	376,000	561	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253894	0160	558,950	2/10/2021	580,000	1,167	5	2000	3	N	N	5430 CALIFORNIA AVENUE
225	253940	0010	527,000	12/7/2020	551,000	1,120	5	2002	3	N	N	FINDLAY TOWNHOMES
225	253940	0040	495,000	10/16/2020	521,000	985	5	2002	3	N	N	FINDLAY TOWNHOMES
225	257016	0030	355,000	1/17/2020	385,000	646	4	1992	3	N	N	5000 FAUNTLEROY
225	257016	0070	437,000	9/16/2020	461,000	991	4	1992	3	N	N	5000 FAUNTLEROY

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	257016	0080	435,000	1/27/2021	452,000	994	4	1992	3	N	N	5000 FAUNTLEROY
225	260787	0050	498,000	9/15/2020	526,000	1,055	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	260787	0200	369,000	11/5/2021	371,000	796	5	2005	3	N	N	41ST AVENUE CONDOMINIUM
225	286300	0140	475,000	3/5/2021	492,000	1,121	5	1980	4	N	Y	GRANADA CONDOMINIUM
225	377980	0040	664,850	2/26/2020	718,000	1,368	6	1990	3	N	Y	JUNCTION TOWER I
225	377996	0010	460,000	12/6/2021	461,000	894	5	2003	3	N	Y	JUNCTION WEST
225	445877	0060	450,000	1/7/2020	489,000	1,160	4	1997	3	N	Y	LUNA COURT
225	445877	0110	425,000	1/27/2020	461,000	1,025	4	1997	3	N	N	LUNA COURT
225	445877	0130	440,000	3/3/2020	475,000	1,025	4	1997	3	N	N	LUNA COURT
225	445877	0460	327,000	8/17/2020	346,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0480	320,000	1/22/2020	347,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0530	489,000	7/28/2021	498,000	1,150	4	1997	3	N	Y	LUNA COURT
225	445877	0580	325,000	9/14/2020	343,000	765	4	1997	3	N	Y	LUNA COURT
225	445877	0640	360,000	11/3/2021	362,000	765	4	1997	3	N	Y	LUNA COURT
225	515480	0080	550,000	7/16/2021	561,000	1,188	5	1993	4	N	Y	MARINE VISTA
225	515480	0120	532,000	4/3/2021	549,000	1,035	5	1993	4	N	Y	MARINE VISTA
225	639190	0040	450,000	12/28/2021	450,000	1,357	5	1984	3	N	N	ONE WEST CONDOMINIUM
225	642080	0080	395,000	6/17/2021	404,000	702	6	2006	3	N	N	OSBORN CONDOMINIUM
225	642080	0130	680,000	6/29/2020	724,000	1,351	6	2006	3	N	N	OSBORN CONDOMINIUM
225	642080	0160	389,000	4/7/2021	401,000	656	6	2006	3	N	Y	OSBORN CONDOMINIUM
225	642080	0220	425,000	2/28/2021	440,000	743	6	2006	3	N	Y	OSBORN CONDOMINIUM
225	644200	0060	435,000	10/4/2021	439,000	1,000	5	1990	4	N	Y	OUTLOOK WEST
225	768080	0020	359,950	6/23/2021	368,000	699	4	1953	5	N	N	SEAVIEW WEST
225	768080	0060	385,000	4/27/2021	396,000	760	4	1953	5	N	Y	SEAVIEW WEST
225	769740	0070	480,000	8/24/2021	487,000	900	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0120	410,000	8/31/2021	416,000	750	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	769740	0150	299,000	11/12/2020	314,000	637	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	769740	0170	477,000	2/12/2020	516,000	853	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0180	470,000	7/2/2021	480,000	883	5	2002	3	N	Y	SERRANO ON CALIFORNIA
225	769740	0270	400,000	7/16/2021	408,000	750	5	2002	3	N	N	SERRANO ON CALIFORNIA
225	786520	0060	414,990	6/21/2021	424,000	900	4	1980	4	N	Y	SOUND CREST
225	787650	0020	533,640	10/19/2021	538,000	1,122	5	1995	3	N	N	SOUNDVIEW RIDGE CONDOMINIUM
225	787650	0160	535,000	10/11/2021	540,000	988	5	1995	3	N	Y	SOUNDVIEW RIDGE CONDOMINIUM
225	787650	0190	465,000	4/10/2020	500,000	967	5	1995	3	N	N	SOUNDVIEW RIDGE CONDOMINIUM
225	808300	0110	330,000	6/8/2020	352,000	674	5	1996	4	N	Y	SUMMIT ON CALIFORNIA
225	808300	0130	430,000	4/5/2021	444,000	970	5	1996	4	N	Y	SUMMIT ON CALIFORNIA

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
225	864425	0020	412,500	5/11/2021	424,000	824	4	1998	5	N	N	TIBURON BY THE BAY
225	885100	0010	482,500	2/24/2020	521,000	1,232	4	1982	2	N	N	VALERIAN
225	927000	0070	409,750	10/13/2020	431,000	1,120	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0090	414,500	10/21/2020	436,000	1,084	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0150	358,750	10/27/2020	377,000	1,084	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927000	0210	440,000	2/20/2020	476,000	1,084	4	1978	4	N	N	WEST OLYMPIC VIEW
225	927010	0160	450,000	3/23/2020	485,000	1,178	4	1988	4	N	Y	WEST POINT PLACE
230	012060	0040	497,500	1/20/2021	518,000	930	6	1926	5	N	Y	ALEXANDER COURT CONDOMINIUM
230	012060	0240	430,000	8/13/2020	456,000	706	6	1926	5	N	Y	ALEXANDER COURT CONDOMINIUM
230	013150	0160	615,000	2/25/2021	637,000	1,202	5	1978	4	N	Y	ALII-KAI CONDOMINIUM
230	013550	0070	850,000	5/19/2021	872,000	1,560	5	1989	4	N	Y	ALKI CONDOMINIUM
230	013550	0240	748,000	1/6/2021	780,000	1,346	5	1989	4	N	Y	ALKI CONDOMINIUM
230	013910	0050	1,000,000	3/19/2021	1,034,000	1,647	6	1995	3	N	Y	ALKI BEACH TOWERS CONDOMINIUM
230	013910	0080	1,057,000	6/15/2021	1,082,000	1,647	6	1995	3	N	Y	ALKI BEACH TOWERS CONDOMINIUM
230	013950	0070	790,000	7/16/2021	805,000	1,366	5	1976	5	N	Y	ALKI BONAIR CONDOMINIUM
230	013950	0130	750,000	11/23/2020	786,000	1,366	5	1976	5	N	Y	ALKI BONAIR CONDOMINIUM
230	013950	0150	792,000	8/7/2021	805,000	1,366	5	1976	5	N	Y	ALKI BONAIR CONDOMINIUM
230	013950	0220	830,000	5/3/2021	853,000	1,258	5	1976	5	N	Y	ALKI BONAIR CONDOMINIUM
230	014300	0020	690,000	10/13/2020	726,000	1,871	4	1983	4	N	Y	ALKI PLACE CONDOMINIUM
230	014300	0030	875,000	11/22/2021	879,000	2,304	4	1983	4	N	Y	ALKI PLACE CONDOMINIUM
230	015600	0020	480,000	11/30/2021	482,000	956	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015600	0130	567,000	9/2/2020	599,000	1,328	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015600	0140	738,000	3/24/2021	762,000	1,387	4	1973	5	N	Y	ALKI SHORES CONDOMINIUM
230	015650	0020	1,022,000	6/21/2020	1,090,000	1,395	6	1966	5	Y	Y	ALKI TAI CONDOMINIUM
230	015700	0030	775,000	6/10/2021	793,000	2,079	5	1988	4	N	Y	ALKI TOWNHOUSES CONDOMINIUM
230	015900	0020	435,000	8/26/2021	441,000	602	5	1985	4	N	N	ALKI WEST CONDOMINIUM
230	025137	0010	562,000	10/14/2020	591,000	1,464	4	1994	3	N	Y	APRIL COURT CONDOMINIUM
230	029400	0070	485,000	10/9/2021	490,000	984	4	1983	4	N	N	AT-ALKI CONDOMINIUM
230	031835	0010	630,000	9/11/2020	665,000	1,466	4	1991	4	N	Y	AUTUMN COURT CONDOMINIUM
230	059250	0030	730,000	5/5/2020	783,000	1,013	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	059250	0080	725,000	6/14/2020	774,000	984	5	1973	5	Y	Y	BEACH COVE AT ALKI CONDOMINIUM
230	152360	0050	385,000	7/8/2021	393,000	655	4	1984	4	N	Y	CHARLESTOWN PARK CONDOMINIUM
230	156290	0030	495,000	7/8/2020	527,000	821	4	1989	4	N	N	CHILBERG PLACE CONDOMINIUM
230	156290	0050	490,000	4/28/2020	526,000	821	4	1989	4	N	N	CHILBERG PLACE CONDOMINIUM
230	213400	0120	805,000	9/23/2020	849,000	1,481	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	213400	0150	750,000	12/13/2021	752,000	1,424	6	1975	5	N	Y	DUWAMISH HEAD 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	213400	0220	960,000	7/10/2020	1,021,000	1,720	6	1975	5	N	Y	DUWAMISH HEAD CONDOMINIUM
230	253897	0040	407,500	4/21/2021	420,000	687	4	1986	4	N	Y	58TH PLACE II CONDOMINIUM
230	253897	0080	360,000	3/10/2021	372,000	659	4	1986	4	N	Y	58TH PLACE II CONDOMINIUM
230	253897	0090	405,000	3/17/2021	419,000	704	4	1986	4	N	Y	58TH PLACE II CONDOMINIUM
230	260785	0030	615,000	4/15/2021	634,000	1,128	4	1978	5	N	Y	4224 BEACH DRIVE CONDOMINIUM
230	261758	0030	735,000	9/22/2020	775,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM
230	261758	0050	850,000	7/16/2020	904,000	1,332	6	1996	3	N	Y	1402 ALKI BEACH CONDOMINIUM
230	261785	0020	610,000	9/20/2021	617,000	721	5	1967	5	Y	Y	4119 BEACH DRIVE SW CONDOMINIUM
230	261785	0030	575,000	3/9/2021	595,000	721	5	1967	5	Y	Y	4119 BEACH DRIVE SW CONDOMINIUM
230	261785	0040	625,000	6/25/2021	639,000	721	5	1967	5	Y	Y	4119 BEACH DRIVE SW CONDOMINIUM
230	300380	0010	572,500	4/5/2021	591,000	834	5	1976	5	N	N	HAIDA TOWNHOUSES CONDOMINIUM
230	300380	0050	548,800	5/14/2021	564,000	833	5	1976	5	N	N	HAIDA TOWNHOUSES CONDOMINIUM
230	300380	0060	465,000	2/14/2020	503,000	833	5	1976	5	N	N	HAIDA TOWNHOUSES CONDOMINIUM
230	302260	0020	639,000	7/28/2021	651,000	1,012	5	1989	4	N	Y	HALEKULANI CONDOMINIUM
230	302260	0040	565,000	9/9/2020	597,000	1,012	5	1989	4	N	Y	HALEKULANI CONDOMINIUM
230	302260	0040	640,000	12/28/2021	640,000	1,012	5	1989	4	N	Y	HALEKULANI CONDOMINIUM
230	311058	0040	1,080,000	12/28/2021	1,080,000	1,591	8	2000	3	N	Y	HARBOR LANDING CONDOMINIUM
230	311058	0060	1,200,000	8/16/2021	1,219,000	1,708	8	2000	3	N	Y	HARBOR LANDING CONDOMINIUM
230	311075	0010	610,000	7/20/2020	648,000	1,080	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0100	585,000	5/27/2020	626,000	1,020	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	311075	0490	625,000	9/24/2020	659,000	1,080	5	1968	4	Y	Y	HARBOR WEST CONDOMINIUM
230	431090	0010	500,000	3/24/2021	516,000	925	5	1985	4	N	Y	LIGHTHOUSE LANDING CONDOMINIUM
230	431090	0030	525,000	6/14/2021	537,000	925	5	1985	4	N	Y	LIGHTHOUSE LANDING CONDOMINIUM
230	431100	0110	295,000	7/7/2020	314,000	355	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0130	300,000	8/7/2020	318,000	356	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0190	321,000	7/20/2021	327,000	400	4	1955	5	N	Y	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0240	295,000	1/31/2020	320,000	355	4	1955	5	N	Y	LIGHTHOUSE POINT CONDOMINIUM
230	431100	0270	325,000	3/29/2021	336,000	356	4	1955	5	N	N	LIGHTHOUSE POINT CONDOMINIUM
230	445878	0080	435,000	8/10/2020	461,000	634	4	1966	5	N	Y	LUNA PARK CONDOMINIUM
230	645335	0050	720,000	9/14/2021	729,000	930	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	645335	0060	632,500	8/18/2020	670,000	936	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	645335	0070	698,000	1/26/2021	726,000	856	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	645335	0120	985,000	5/27/2020	1,053,000	1,493	5	1989	4	N	Y	OVERLOOK CONDOMINIUM
230	665240	0040	645,000	12/14/2020	674,000	1,246	4	1988	4	N	Y	PARK VISTA CONDOMINIUM
230	666917	0030	425,000	7/15/2021	433,000	588	4	1987	4	N	Y	PARKVIEW WEST CONDOMINIUM
230	666917	0040	355,000	3/17/2020	383,000	504	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	666917	0040	356,000	12/7/2020	372,000	504	4	1987	4	N	Y	PARKVIEW WEST CONDOMINIUM
230	678971	0010	899,950	9/14/2020	950,000	815	7	2020	3	N	Y	PINNACLE AT ALKI
230	678971	0020	1,475,000	12/3/2021	1,480,000	1,978	7	2020	3	N	Y	PINNACLE AT ALKI
230	678971	0050	1,500,000	6/21/2021	1,534,000	2,037	7	2020	3	N	Y	PINNACLE AT ALKI
230	678971	0070	1,849,000	11/22/2021	1,857,000	2,039	7	2020	3	N	Y	PINNACLE AT ALKI
230	678971	0080	1,850,000	12/13/2021	1,854,000	1,710	7	2020	3	N	Y	PINNACLE AT ALKI
230	678971	0100	1,945,000	9/22/2021	1,968,000	1,726	7	2020	3	N	Y	PINNACLE AT ALKI
230	683774	0040	1,069,000	11/8/2021	1,076,000	1,618	8	1998	3	N	Y	POINT NAUTICA CONDOMINIUM
230	683774	0050	1,198,000	3/15/2020	1,292,000	1,735	8	1998	3	N	Y	POINT NAUTICA CONDOMINIUM
230	683774	0070	1,165,000	2/10/2021	1,209,000	1,618	8	1998	3	N	Y	POINT NAUTICA CONDOMINIUM
230	683774	0080	1,150,000	1/11/2021	1,198,000	1,737	8	1998	3	N	Y	POINT NAUTICA CONDOMINIUM
230	683780	0050	490,000	12/15/2021	491,000	803	5	1987	4	N	Y	POINT PLACE CONDOMINIUM
230	683780	0080	531,500	11/19/2021	534,000	803	5	1987	4	N	Y	POINT PLACE CONDOMINIUM
230	721224	0020	850,000	12/15/2020	888,000	1,714	7	1997	3	N	Y	REGATTA ON ALKI CONDOMINIUM
230	721224	0100	1,250,000	2/11/2021	1,297,000	1,940	7	1997	3	N	Y	REGATTA ON ALKI CONDOMINIUM
230	762830	0020	605,000	5/6/2020	648,000	1,394	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0180	460,000	11/22/2021	462,000	776	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0280	630,000	2/8/2021	654,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0300	640,500	12/14/2020	669,000	1,277	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0340	700,000	10/11/2021	707,000	1,282	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	762830	0410	690,000	9/20/2021	698,000	1,273	5	1976	4	N	Y	SEA-BIRD CONDOMINIUM
230	768100	0070	426,000	12/17/2020	445,000	895	4	1980	4	N	Y	SEAWEST CONDOMINIUM
230	768100	0150	650,000	3/12/2021	672,000	1,140	4	1980	4	N	Y	SEAWEST CONDOMINIUM
230	778750	0060	405,000	12/16/2021	406,000	793	5	1964	5	N	N	SIDNEY CONDOMINIUM
230	780402	0020	793,000	3/19/2021	820,000	1,654	5	2002	3	N	N	64TH AVENUE SW CONDOMINIUM
230	785990	0080	775,000	11/23/2020	812,000	1,378	6	1993	3	N	Y	SONATA AT ALKI CONDOMINIUM
230	860005	0020	727,000	3/29/2021	751,000	1,228	6	1996	3	N	Y	1300 ALKI CONDOMINIUM
230	860005	0070	800,000	10/4/2021	808,000	1,380	6	1996	3	N	Y	1300 ALKI CONDOMINIUM
230	860060	0070	890,525	9/17/2020	940,000	1,204	6	2008	3	N	Y	1350 ALKI CONDOMINIUM
230	860221	0020	1,020,000	6/23/2020	1,087,000	1,208	6	1980	4	Y	Y	3023 ALKI CONDOMINIUM
230	860224	0010	600,000	9/8/2021	608,000	1,218	5	1985	4	N	N	3030 BY ALKI CONDOMINIUM
230	872640	0020	1,425,000	5/25/2021	1,462,000	1,840	7	2008	3	N	Y	1226 ALKI AVE SW CONDOMINIUM
230	872640	0030	1,580,000	6/4/2021	1,619,000	1,830	7	2008	3	N	Y	1226 ALKI AVE SW CONDOMINIUM
230	872640	0050	1,600,000	7/22/2021	1,630,000	1,830	7	2008	3	N	Y	1226 ALKI AVE SW CONDOMINIUM
230	872664	0020	825,000	10/12/2020	868,000	1,281	7	2002	3	N	Y	1238 ALKI CONDOMINIUM
230	872664	0090	1,060,000	1/30/2020	1,149,000	1,863	7	2002	3	N	Y	1238 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	872664	0120	1,200,000	6/10/2021	1,229,000	1,849	7	2002	3	N	Y	1238 ALKI CONDOMINIUM
230	872732	0030	750,000	3/16/2021	775,000	1,104	5	2007	3	N	Y	TWENTY-ONE TWELVE ALKI CONDOMINIUM
230	872733	0020	1,250,000	5/26/2020	1,337,000	2,107	7	2003	3	N	Y	2122 ALKI CONDOMINIUM
230	911060	0030	1,200,000	6/16/2021	1,228,000	2,400	6	1983	4	N	Y	WAHKIAKUM CONDOMINIUM
230	919580	0040	744,600	2/11/2021	773,000	1,342	7	1996	3	N	Y	WATERFRONT AT ALKI BEACH CONDOMINIUM
230	919580	0050	823,000	8/20/2021	836,000	1,426	7	1996	3	N	Y	WATERFRONT AT ALKI BEACH CONDOMINIUM
230	919580	0090	790,000	7/22/2020	839,000	1,342	7	1996	3	N	Y	WATERFRONT AT ALKI BEACH CONDOMINIUM
230	919790	0060	825,000	10/8/2020	869,000	1,619	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0070	747,000	12/2/2020	782,000	1,422	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0140	710,000	12/17/2020	742,000	1,313	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
230	919790	0190	1,280,000	7/22/2021	1,304,000	2,201	7	1994	3	N	Y	WATERSIDE AT ALKI BEACH CONDOMINIUM
235	005400	0050	405,000	7/2/2020	431,000	680	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0160	315,000	7/22/2021	321,000	580	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0190	263,000	8/25/2020	278,000	410	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0500	330,000	8/25/2021	335,000	590	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0550	259,000	3/1/2021	268,000	460	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0630	433,000	3/26/2021	447,000	920	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005400	0650	500,000	6/26/2020	533,000	1,020	4	2002	3	N	N	ADMIRAL CONDOMINIUM
235	005450	0010	520,000	4/21/2021	535,000	1,135	6	1992	4	N	N	ADMIRAL COURT
235	005450	0070	545,000	9/30/2020	574,000	1,135	6	1992	4	N	Y	ADMIRAL COURT
235	005450	0120	525,000	6/17/2021	537,000	1,141	6	1992	4	N	N	ADMIRAL COURT
235	005450	0130	507,500	10/22/2020	534,000	1,141	6	1992	4	N	N	ADMIRAL COURT
235	005480	0020	338,000	11/2/2020	355,000	612	5	1996	3	N	N	ADMIRAL NORTH
235	005480	0070	385,000	8/3/2021	392,000	770	5	1996	3	N	N	ADMIRAL NORTH
235	005490	0020	340,000	10/17/2020	358,000	745	4	1993	3	N	N	ADMIRAL PLAZA
235	005490	0130	420,000	11/25/2020	440,000	905	4	1993	3	N	N	ADMIRAL PLAZA
235	005510	0040	455,000	8/31/2020	481,000	932	5	1997	3	N	N	ADMIRAL SOUTHWEST
235	005510	0050	489,000	6/23/2021	500,000	836	5	1997	3	N	N	ADMIRAL SOUTHWEST
235	058750	0010	655,000	3/13/2020	706,000	1,325	4	1978	4	N	Y	BAYVIEW
235	058750	0070	690,000	7/7/2020	734,000	1,325	4	1978	4	N	Y	BAYVIEW
235	129830	0010	475,000	3/23/2020	512,000	915	4	1981	4	N	N	CALIFORNIA SUITE
235	152353	0050	380,900	3/10/2021	394,000	929	4	1995	4	N	N	CHARLESTON
235	152353	0130	280,000	8/17/2021	284,000	551	4	1995	4	N	N	CHARLESTON
235	159520	0330	735,000	4/9/2020	790,000	1,413	6	1990	4	N	Y	CITY LIGHTS ON HARBOR

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	159520	0390	575,000	5/21/2021	590,000	1,418	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	159520	0410	700,000	10/1/2020	738,000	1,457	6	1990	4	N	Y	CITY LIGHTS ON HARBOR
235	168405	0020	470,000	8/3/2020	499,000	904	5	1985	4	N	N	COLLEGE PARK WEST
235	168405	0030	455,000	1/13/2021	474,000	904	5	1985	4	N	N	COLLEGE PARK WEST
235	168405	0050	460,000	7/14/2021	469,000	903	5	1985	4	N	N	COLLEGE PARK WEST
235	168405	0070	450,000	8/31/2020	476,000	904	5	1985	4	N	N	COLLEGE PARK WEST
235	168405	0080	450,000	9/1/2021	456,000	882	5	1985	4	N	N	COLLEGE PARK WEST
235	311070	0010	664,900	3/18/2020	717,000	1,380	5	1973	5	N	Y	HARBOR PARK
235	311070	0060	489,500	3/31/2021	505,000	1,050	5	1973	5	N	Y	HARBOR PARK
235	311070	0070	654,950	7/28/2021	667,000	1,380	5	1973	5	N	Y	HARBOR PARK
235	311070	0090	710,000	9/17/2020	749,000	1,220	5	1973	5	N	Y	HARBOR PARK
235	311070	0200	655,000	2/20/2020	708,000	1,380	5	1973	5	N	Y	HARBOR PARK
235	311070	0250	495,000	7/7/2021	505,000	1,050	5	1973	5	N	Y	HARBOR PARK
235	311071	0030	345,000	8/10/2020	366,000	865	5	2000	3	N	N	HARBOR PLACE
235	311071	0070	265,000	12/30/2020	276,000	572	5	2000	3	N	N	HARBOR PLACE
235	311071	0080	260,000	6/13/2021	266,000	570	5	2000	3	N	N	HARBOR PLACE
235	311071	0160	275,000	12/3/2020	288,000	581	5	2000	3	N	N	HARBOR PLACE
235	311071	0170	275,000	11/3/2021	277,000	615	5	2000	3	N	N	HARBOR PLACE
235	311071	0230	282,000	4/30/2021	290,000	615	5	2000	3	N	Y	HARBOR PLACE
235	311071	0370	285,000	4/6/2020	307,000	583	5	2000	3	N	N	HARBOR PLACE
235	311071	0530	429,900	2/14/2020	465,000	1,034	5	2000	3	N	Y	HARBOR PLACE
235	311071	0560	330,000	4/29/2021	339,000	631	5	2000	3	N	Y	HARBOR PLACE
235	514280	0050	1,125,000	8/31/2021	1,141,000	2,014	5	1992	4	N	Y	MARCUS PLACE
235	664100	0060	510,000	9/1/2020	539,000	1,016	5	1982	5	N	N	PARK ADMIRAL
235	683773	0120	1,200,000	5/6/2021	1,233,000	1,695	8	1998	3	N	Y	POINT ELLIOTT
235	683773	0130	1,200,000	6/22/2021	1,227,000	1,687	8	1998	3	N	Y	POINT ELLIOTT
235	860234	0010	605,000	5/5/2021	622,000	739	4	2020	3	N	N	3220 60th Avenue SW
235	860234	0020	850,000	5/17/2021	873,000	1,663	4	2020	3	N	N	3220 60th Avenue SW
235	860234	0030	625,000	5/6/2021	642,000	860	4	2020	3	N	N	3220 60th Avenue SW
235	873120	0060	429,750	7/27/2020	456,000	1,081	4	1978	4	N	N	TWIN CEDARS
235	889530	0040	309,950	11/23/2021	311,000	694	5	2004	3	N	N	VERGE
235	889530	0050	300,000	11/10/2021	302,000	664	5	2004	3	N	N	VERGE
235	889530	0060	370,000	12/2/2020	387,000	983	5	2004	3	N	N	VERGE
235	889530	0080	318,000	5/26/2020	340,000	652	5	2004	3	N	N	VERGE
235	889530	0130	289,950	7/18/2021	296,000	522	5	2004	3	N	N	VERGE
235	889530	0140	280,000	7/6/2020	298,000	520	5	2004	3	N	N	VERGE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
235	889530	0160	275,000	11/6/2020	289,000	519	5	2004	3	N	N	VERGE
235	889530	0210	280,000	5/3/2021	288,000	664	5	2004	3	N	N	VERGE
235	889530	0250	300,000	2/14/2020	325,000	650	5	2004	3	N	Y	VERGE
235	889530	0260	362,900	2/19/2020	392,000	1,044	5	2004	3	N	Y	VERGE
235	889530	0340	330,000	8/20/2020	349,000	703	5	2004	3	N	N	VERGE
235	889530	0390	385,000	8/29/2021	391,000	982	5	2004	3	N	Y	VERGE
235	889530	0400	325,000	4/21/2021	335,000	652	5	2004	3	N	Y	VERGE
235	928880	0050	1,250,000	2/7/2020	1,354,000	3,178	6	2018	3	N	N	WESTBRIDGE
235	928880	0060	1,250,000	6/11/2020	1,334,000	3,308	6	2018	3	N	N	WESTBRIDGE
235	928880	0070	1,325,000	1/19/2021	1,379,000	3,368	6	2018	3	N	N	WESTBRIDGE
235	928880	0090	1,357,000	2/10/2021	1,409,000	3,035	6	2018	3	N	Y	WESTBRIDGE
235	928880	0100	1,340,000	6/25/2021	1,370,000	3,140	6	2018	3	N	Y	WESTBRIDGE
235	928880	0120	1,295,000	1/29/2021	1,346,000	3,165	6	2018	3	N	N	WESTBRIDGE
235	928880	0130	1,340,000	9/18/2020	1,414,000	3,555	6	2018	3	N	N	WESTBRIDGE
235	928880	0130	1,325,000	12/29/2020	1,382,000	3,555	6	2018	3	N	N	WESTBRIDGE
235	928880	0130	1,327,582	1/8/2020	1,442,000	3,555	6	2018	3	N	N	WESTBRIDGE
475	344250	0090	375,000	9/23/2020	396,000	915	5	1988	3	N	N	HOMEPORT CONDOMINIUM
475	344250	0120	325,000	8/7/2020	345,000	915	5	1988	3	N	N	HOMEPORT CONDOMINIUM
475	344250	0180	320,000	3/8/2021	331,000	915	5	1988	3	N	N	HOMEPORT CONDOMINIUM
475	609470	0040	375,000	1/5/2021	391,000	1,047	5	1993	3	N	N	97TH PLACE CONDOMINIUM
475	772880	0020	760,000	10/28/2020	798,000	1,848	6	1980	4	N	Y	SHAWNEE HILLS CONDOMINIUM

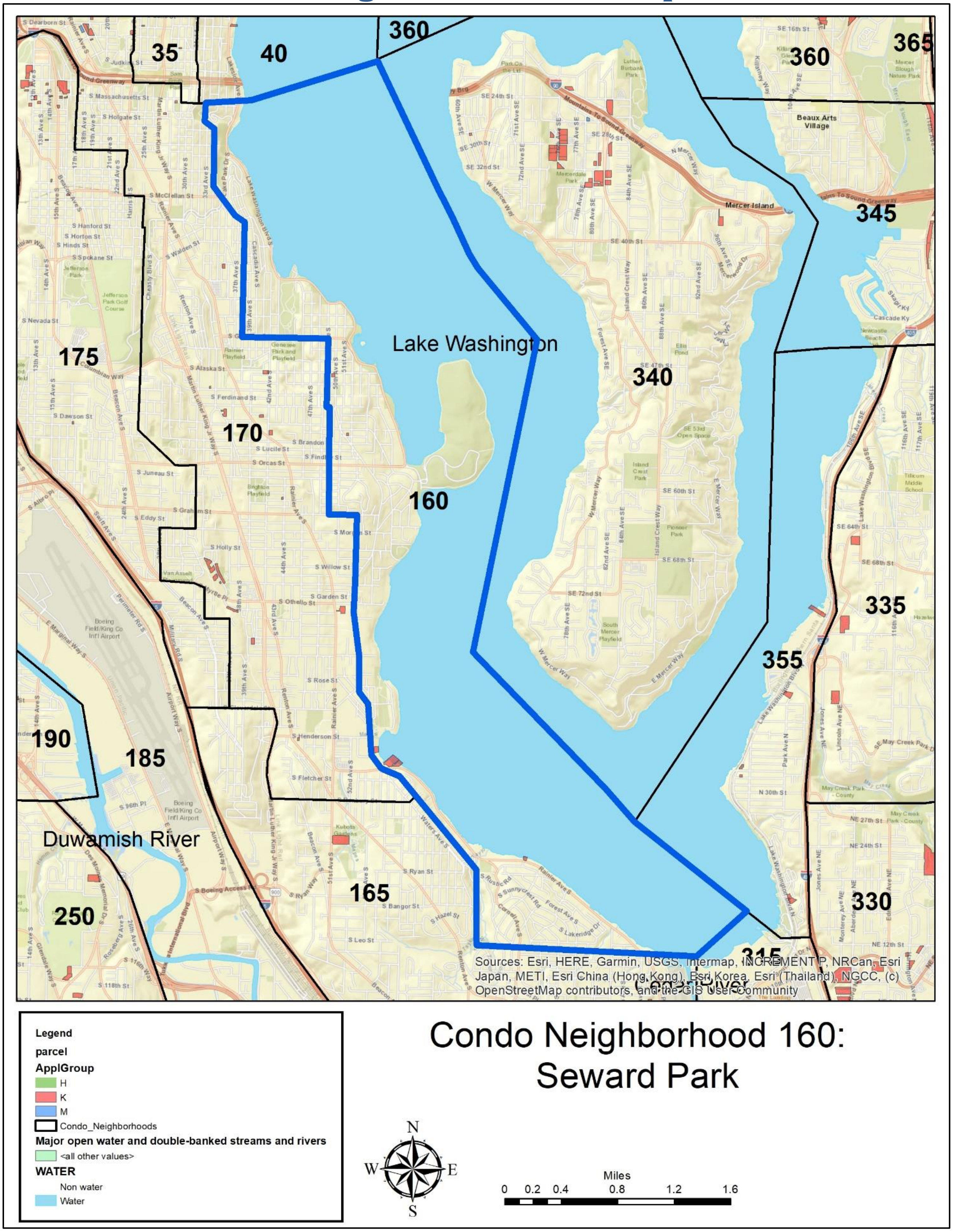
Sales Removed from Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
160	414169	0030	1,175,000	10/25/2021	SAS-DIAGNOSTIC OUTLIER
160	415982	0030	455,000	7/23/2020	SAS-DIAGNOSTIC OUTLIER
160	664940	0300	293,600	6/11/2020	SAS-DIAGNOSTIC OUTLIER
160	664940	0390	425,000	8/23/2021	SAS-DIAGNOSTIC OUTLIER
160	792264	0280	455,000	12/1/2021	SAS-DIAGNOSTIC OUTLIER
160	792264	0330	240,000	5/22/2020	SAS-DIAGNOSTIC OUTLIER
160	792264	0600	300,000	6/18/2020	SAS-DIAGNOSTIC OUTLIER
160	792264	0630	280,000	1/22/2020	SAS-DIAGNOSTIC OUTLIER
160	792264	0700	355,000	8/12/2021	SAS-DIAGNOSTIC OUTLIER
160	806805	0020	1,525,000	11/29/2020	RESIDUAL OUTLIER
160	919758	0170	25,000	8/30/2021	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
165	090300	0210	180,000	6/4/2020	SAS-DIAGNOSTIC OUTLIER
165	090300	0470	311,000	4/24/2021	SAS-DIAGNOSTIC OUTLIER
165	090300	0510	330,000	6/15/2021	SAS-DIAGNOSTIC OUTLIER
165	118100	0150	254,000	3/10/2020	SAS-DIAGNOSTIC OUTLIER
165	666913	0010	295,500	12/3/2021	SAS-DIAGNOSTIC OUTLIER
165	666913	0130	165,000	6/5/2020	SAS-DIAGNOSTIC OUTLIER
165	666913	0190	100,000	5/19/2020	NO MARKET EXPOSURE
165	666913	0460	290,000	9/16/2021	SAS-DIAGNOSTIC OUTLIER
165	666913	0560	165,000	1/14/2020	FINANCIAL INSTITUTION RESALE
165	794105	0080	87,500	4/1/2021	RELATED PARTY, FRIEND, OR NEIGHBOR
165	885790	0090	132,000	2/7/2020	SAS-DIAGNOSTIC OUTLIER
165	885790	0480	250,000	10/14/2021	SAS-DIAGNOSTIC OUTLIER
170	066150	0050	369,900	3/13/2020	SAS-DIAGNOSTIC OUTLIER
170	066150	0190	419,000	8/7/2021	SAS-DIAGNOSTIC OUTLIER
170	170307	0020	1,050,000	11/17/2021	SAS-DIAGNOSTIC OUTLIER
170	260341	0010	740,000	3/13/2020	SAS-DIAGNOSTIC OUTLIER
170	261746	0040	70,065	1/7/2021	RELATED PARTY, FRIEND, OR NEIGHBOR
170	261786	0010	840,000	2/3/2021	SAS-DIAGNOSTIC OUTLIER
170	286640	0020	665,000	1/12/2020	SAS-DIAGNOSTIC OUTLIER
170	364580	0060	435,000	9/9/2021	SAS-DIAGNOSTIC OUTLIER
170	643410	0070	420,000	10/28/2020	SAS-DIAGNOSTIC OUTLIER
170	684365	0390	347,470	12/29/2020	SAS-DIAGNOSTIC OUTLIER
170	684365	0750	370,157	8/3/2020	SAS-DIAGNOSTIC OUTLIER
170	684365	0920	610,000	1/24/2020	SAS-DIAGNOSTIC OUTLIER
170	684365	0920	457,500	2/11/2020	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
170	770142	0190	287,000	10/19/2021	RELATED PARTY, FRIEND, OR NEIGHBOR
170	860283	0010	725,000	4/15/2021	SAS-DIAGNOSTIC OUTLIER
170	860283	0020	249,900	4/7/2021	SAS-DIAGNOSTIC OUTLIER
175	029940	0320	397,500	9/9/2021	SAS-DIAGNOSTIC OUTLIER
175	029940	0460	450,000	2/11/2020	SAS-DIAGNOSTIC OUTLIER
175	073260	0020	470,600	3/16/2020	SAS-DIAGNOSTIC OUTLIER
175	155490	0140	380,000	12/11/2020	SAS-DIAGNOSTIC OUTLIER
175	155490	0190	775,000	4/12/2021	SAS-DIAGNOSTIC OUTLIER
175	155490	0530	239,259	9/13/2020	QUIT CLAIM DEED
175	160900	0060	385,000	10/11/2021	SAS-DIAGNOSTIC OUTLIER

175	315120	0040	2,500	9/28/2021	QUIT CLAIM DEED
175	315120	0830	395,500	4/13/2021	SAS-DIAGNOSTIC OUTLIER
175	417900	0020	399,750	10/14/2021	SAS-DIAGNOSTIC OUTLIER
175	788875	0020	385,000	3/24/2020	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
190	307500	0050	90,000	6/29/2021	QUIT CLAIM DEED
190	639124	0010	525,000	10/7/2020	SAS-DIAGNOSTIC OUTLIER
190	639124	0020	529,950	11/17/2020	SAS-DIAGNOSTIC OUTLIER
190	639124	0030	570,000	6/25/2020	SAS-DIAGNOSTIC OUTLIER
200	031860	0140	183,000	7/17/2020	SAS-DIAGNOSTIC OUTLIER
200	031860	0390	270,000	7/31/2021	SAS-DIAGNOSTIC OUTLIER
200	031860	0450	285,000	5/5/2020	SAS-DIAGNOSTIC OUTLIER
200	031860	0740	320,000	6/25/2021	SAS-DIAGNOSTIC OUTLIER
200	031860	0820	213,000	8/26/2020	SAS-DIAGNOSTIC OUTLIER
200	324060	0040	290,000	10/27/2020	SAS-DIAGNOSTIC OUTLIER
200	570575	0120	395,000	6/28/2021	SAS-DIAGNOSTIC OUTLIER
200	570930	0080	420,500	2/25/2020	SAS-DIAGNOSTIC OUTLIER
205	339050	0050	1,350,000	8/17/2021	SAS-DIAGNOSTIC OUTLIER
205	440040	0470	267,000	2/3/2021	QUIT CLAIM DEED
205	440040	0660	250,000	11/24/2021	NO MARKET EXPOSURE
205	638455	0080	290,000	8/25/2021	RESIDUAL OUTLIER
205	638455	0200	245,000	12/21/2021	NON-REPRESENTATIVE SALE
205	638455	0310	265,000	6/2/2021	SAS-DIAGNOSTIC OUTLIER
205	692833	0070	110,000	8/25/2021	SHORT SALE
205	860222	0010	575,000	12/10/2020	SAS-DIAGNOSTIC OUTLIER
205	932290	0260	480,000	5/21/2021	SAS-DIAGNOSTIC OUTLIER
210	059295	0030	500,000	7/20/2020	PARTIAL INTEREST (1/3, 1/2, ETC.)
210	261789	0010	650,000	8/5/2021	SAS-DIAGNOSTIC OUTLIER
210	439720	0070	199,000	4/14/2021	NON-REPRESENTATIVE SALE
210	439720	0130	215,674	2/11/2021	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
210	439720	0150	255,000	11/8/2021	NON-REPRESENTATIVE SALE
210	768060	0020	899,000	10/7/2021	SAS-DIAGNOSTIC OUTLIER
210	768060	0020	815,000	3/19/2020	SAS-DIAGNOSTIC OUTLIER
210	768060	0180	1,317,000	10/1/2021	SAS-DIAGNOSTIC OUTLIER
210	926380	0410	410,000	5/27/2021	SAS-DIAGNOSTIC OUTLIER
210	926380	0490	729,500	2/24/2021	SAS-DIAGNOSTIC OUTLIER
215	720589	0560	20,626	9/28/2020	QUIT CLAIM DEED
215	720589	0560	20,581	9/28/2020	QUIT CLAIM DEED
220	032150	0040	132,986	4/23/2021	QUIT CLAIM DEED
220	102990	0080	225,000	2/8/2021	RESIDUAL OUTLIER
220	102990	0220	278,000	5/17/2021	SAS-DIAGNOSTIC OUTLIER
220	554470	0030	469,000	8/2/2021	RELATED PARTY, FRIEND, OR NEIGHBOR
225	149610	0260	310,000	7/30/2020	SAS-DIAGNOSTIC OUTLIER
225	186460	0050	63,000	6/16/2021	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
225	188755	0080	605,000	10/19/2021	RESIDUAL OUTLIER
225	188755	0210	630,000	11/19/2021	RESIDUAL OUTLIER
225	249060	0020	236,000	7/8/2021	SAS-DIAGNOSTIC OUTLIER
225	253894	0170	290,000	10/25/2021	QUIT CLAIM DEED
225	257016	0010	375,000	4/20/2021	SAS-DIAGNOSTIC OUTLIER
225	282230	0040	370,000	9/2/2020	SAS-DIAGNOSTIC OUTLIER
225	644200	0140	440,000	8/10/2021	SAS-DIAGNOSTIC OUTLIER

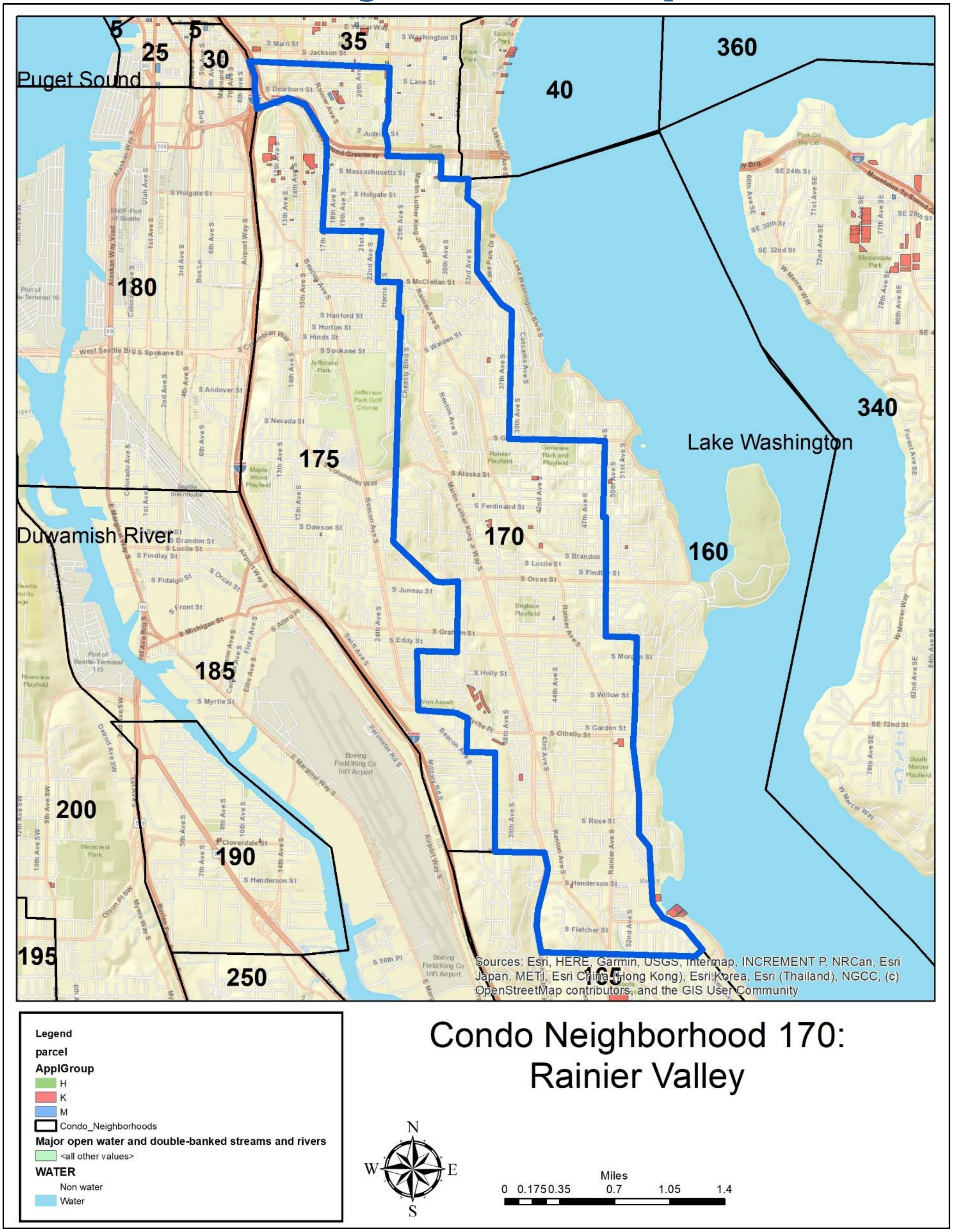
225	769740	0090	399,000	7/8/2021	SAS-DIAGNOSTIC OUTLIER
225	769740	0230	217,500	5/11/2021	QUIT CLAIM DEED
225	929089	0160	499,000	5/24/2021	SAS-DIAGNOSTIC OUTLIER
225	929240	0010	299,000	5/4/2021	SAS-DIAGNOSTIC OUTLIER
230	013905	0030	1,150,000	7/2/2020	SAS-DIAGNOSTIC OUTLIER
230	013920	0070	660,750	10/31/2021	SAS-DIAGNOSTIC OUTLIER
230	015600	0160	350,000	2/24/2020	NO MARKET EXPOSURE; STATEMENT TO DOR
230	015600	0230	425,000	11/10/2021	CONDO WITH GARAGE, MOORAGE, OR STORAGE; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
230	015650	0030	1,200,000	6/14/2020	SAS-DIAGNOSTIC OUTLIER
230	059280	0100	960,000	4/23/2020	SAS-DIAGNOSTIC OUTLIER
230	106750	0010	475,000	9/15/2020	RESIDUAL OUTLIER
230	106750	0040	699,950	7/2/2021	SAS-DIAGNOSTIC OUTLIER
230	253896	0030	331,000	6/4/2020	SAS-DIAGNOSTIC OUTLIER
230	261785	0010	975,000	10/5/2021	SAS-DIAGNOSTIC OUTLIER
230	311075	0260	675,000	2/11/2020	SAS-DIAGNOSTIC OUTLIER
230	311075	0270	640,000	6/17/2021	SAS-DIAGNOSTIC OUTLIER
230	311075	0360	575,000	3/30/2021	SAS-DIAGNOSTIC OUTLIER
230	431100	0350	83,772	8/10/2021	NON-REPRESENTATIVE SALE
230	678971	0030	1,340,500	6/17/2021	SAS-DIAGNOSTIC OUTLIER
230	678971	0090	1,900,000	6/3/2021	SAS-DIAGNOSTIC OUTLIER
230	678971	0110	2,000,000	11/10/2021	SAS-DIAGNOSTIC OUTLIER
230	762830	0080	1,250,000	6/29/2021	SAS-DIAGNOSTIC OUTLIER
230	765200	0010	1,675,000	10/7/2021	SAS-DIAGNOSTIC OUTLIER
230	785990	0130	1,197,950	7/15/2020	SAS-DIAGNOSTIC OUTLIER
230	860090	0030	750,000	11/25/2020	SAS-DIAGNOSTIC OUTLIER
230	872664	0130	1,750,000	5/28/2021	SAS-DIAGNOSTIC OUTLIER
230	872856	0010	1,075,000	6/29/2021	SAS-DIAGNOSTIC OUTLIER
230	872856	0020	1,075,000	7/1/2020	SAS-DIAGNOSTIC OUTLIER
230	919580	0200	1,075,000	2/23/2021	RESIDUAL OUTLIER
230	919790	0220	1,550,000	9/2/2021	SAS-DIAGNOSTIC OUTLIER
230	932013	0080	400,000	10/29/2021	SAS-DIAGNOSTIC OUTLIER
235	005400	0640	299,000	1/12/2021	NON-REPRESENTATIVE SALE
235	058750	0050	554,500	1/4/2021	SAS-DIAGNOSTIC OUTLIER
235	253906	0010	1,255,000	9/20/2020	SAS-DIAGNOSTIC OUTLIER
235	305750	0030	539,000	3/16/2020	RESIDUAL OUTLIER
235	305750	0060	435,000	10/26/2021	NON-REPRESENTATIVE SALE
235	311065	0080	749,500	6/5/2020	SAS-DIAGNOSTIC OUTLIER
235	311065	0160	1,400,000	5/11/2021	SAS-DIAGNOSTIC OUTLIER
235	311070	0310	870,000	2/16/2021	SAS-DIAGNOSTIC OUTLIER
235	311071	0100	326,495	6/18/2021	SAS-DIAGNOSTIC OUTLIER
235	311071	0400	260,000	5/3/2021	SAS-DIAGNOSTIC OUTLIER
235	514280	0080	1,575,000	3/4/2020	SAS-DIAGNOSTIC OUTLIER
475	147164	0050	540,000	5/27/2021	SAS-DIAGNOSTIC OUTLIER

Neighborhood 160 Map



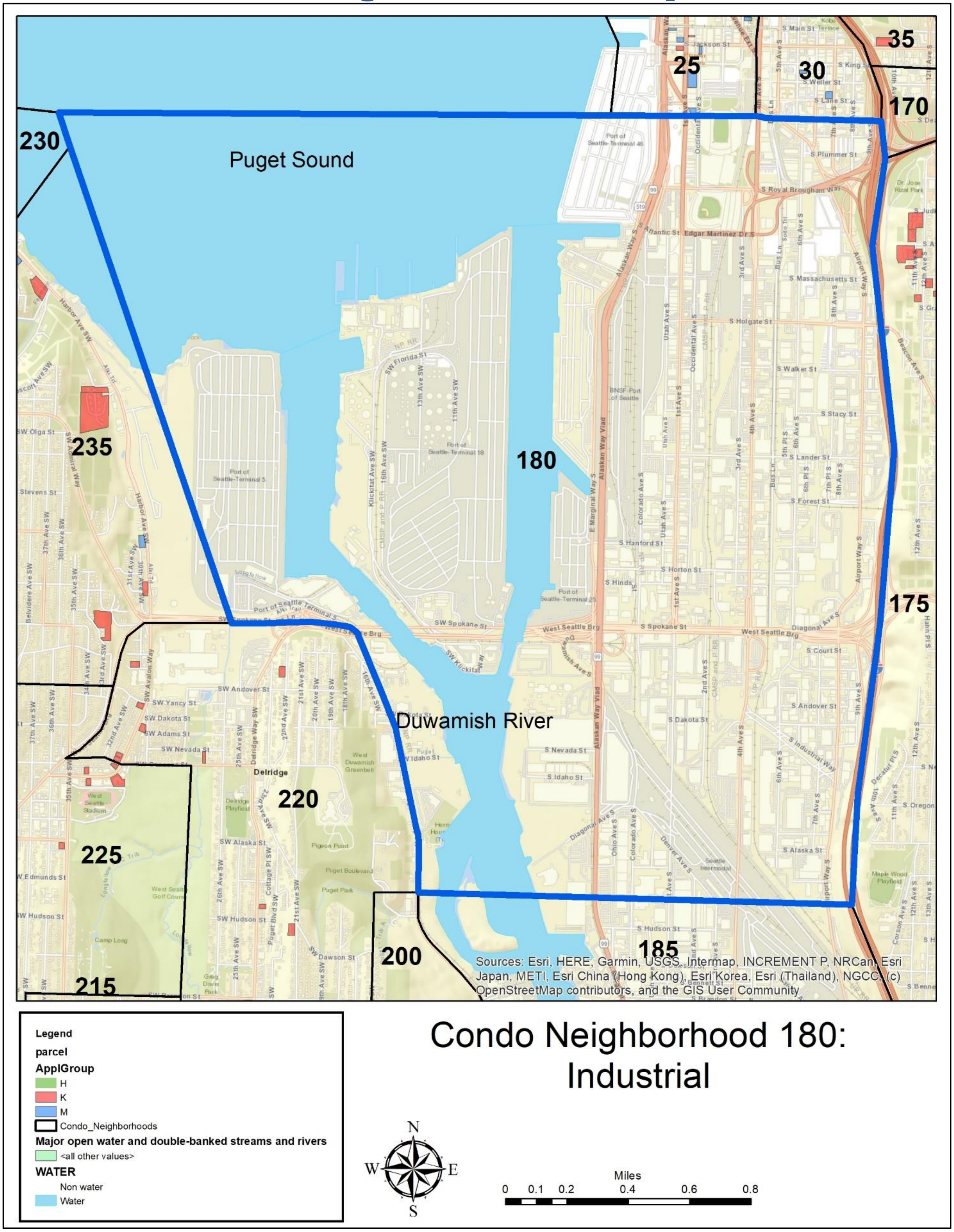
Neighborhood 165 Map

Neighborhood 170 Map

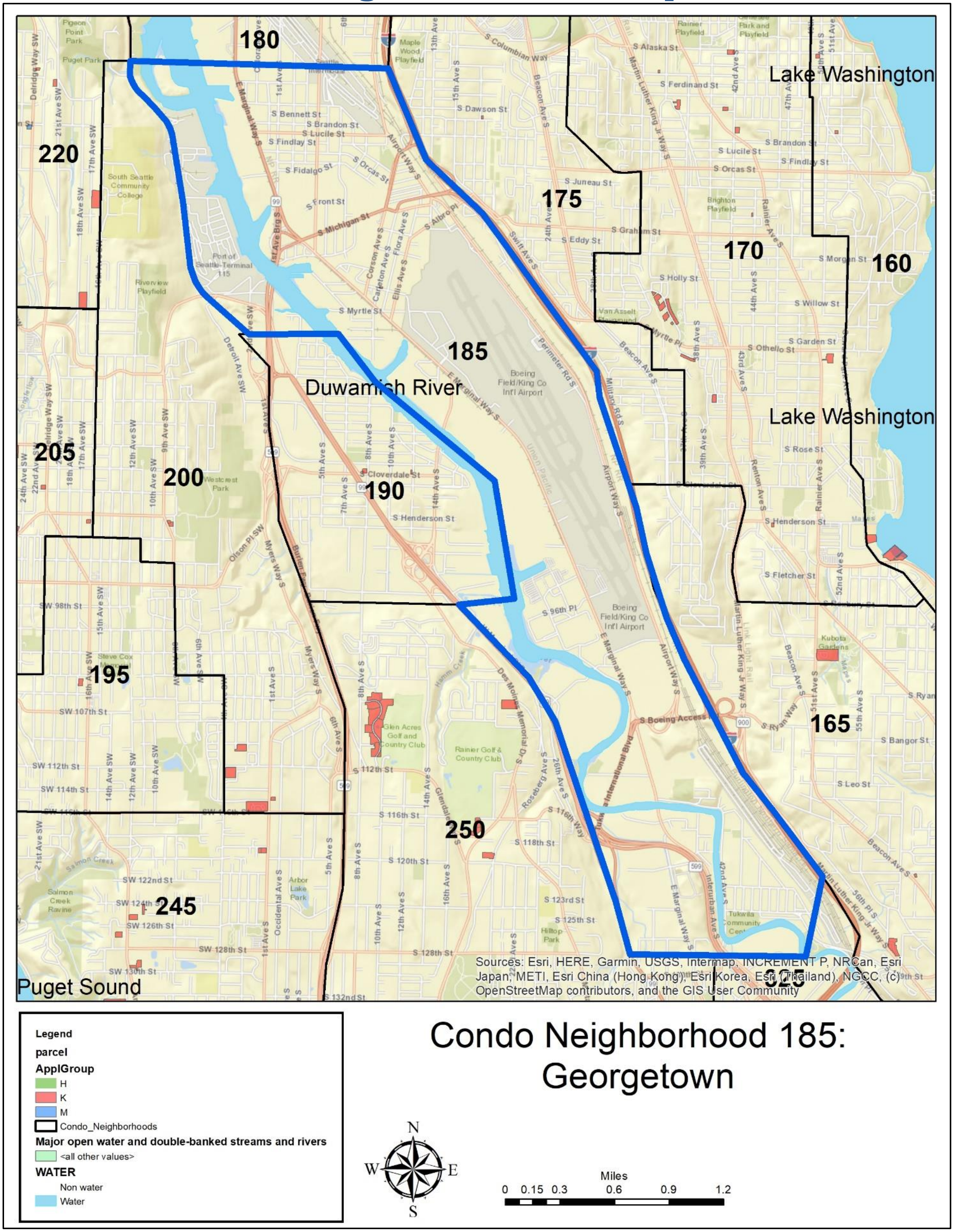


Neighborhood 175 Map

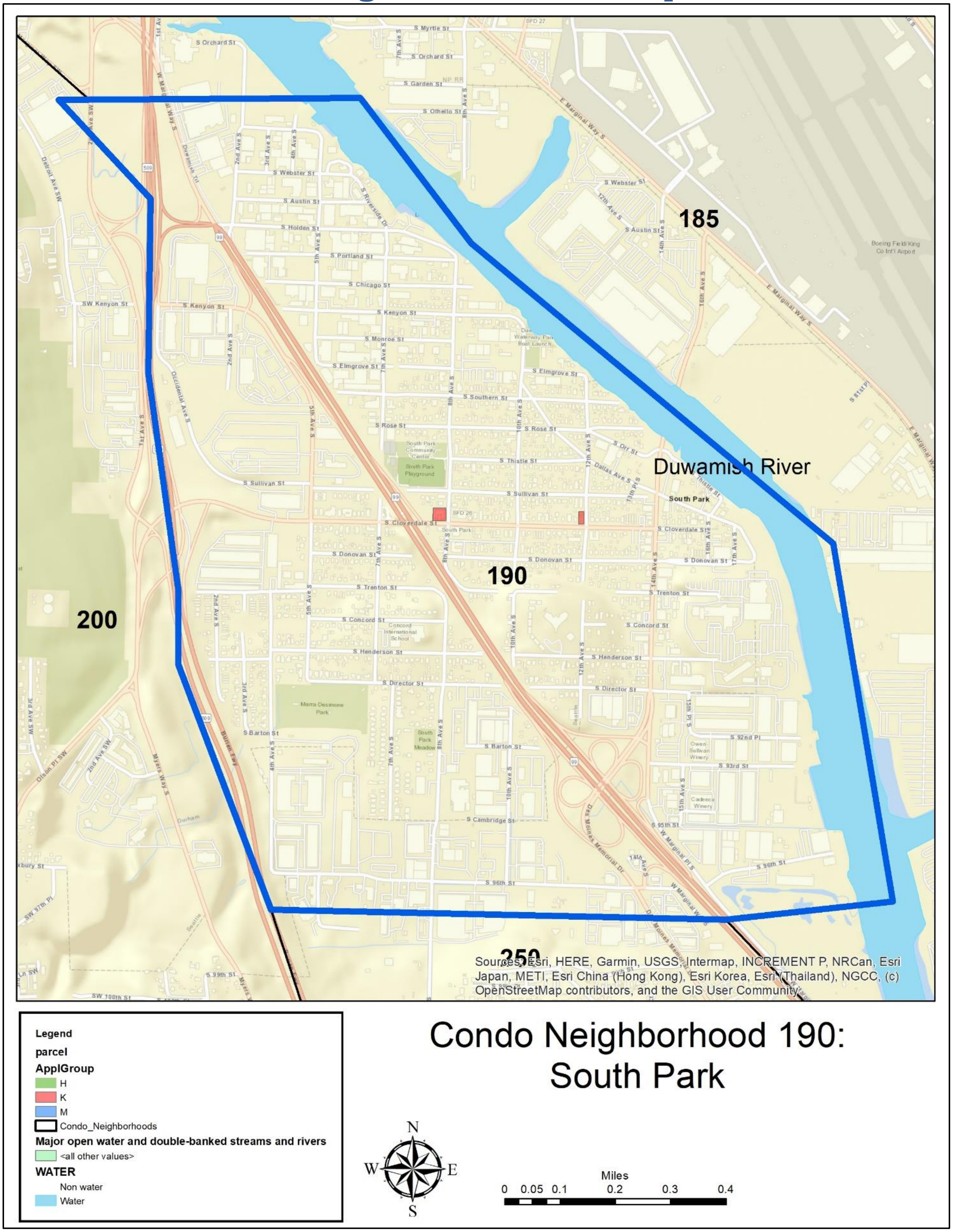
Neighborhood 180 Map



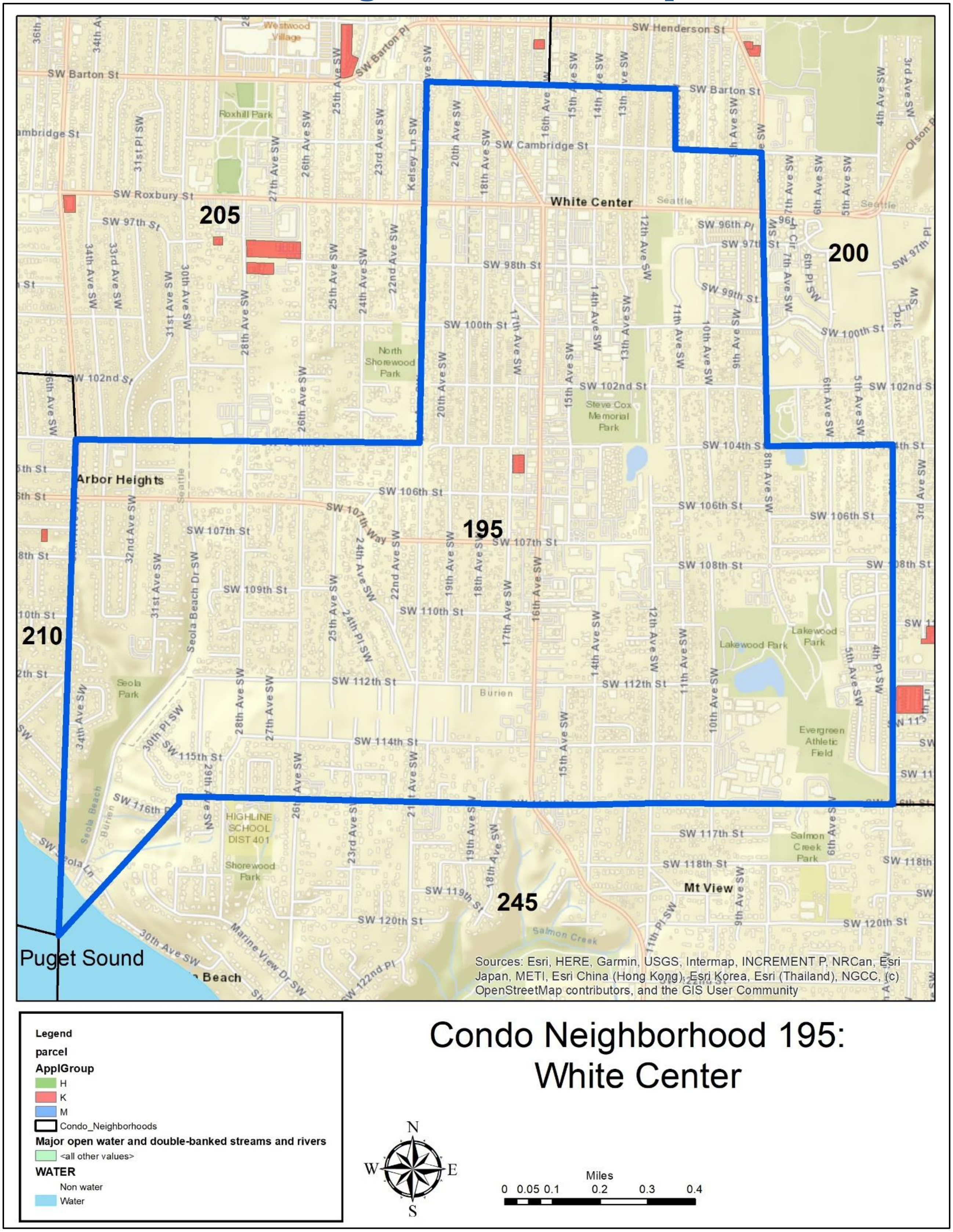
Neighborhood 185 Map



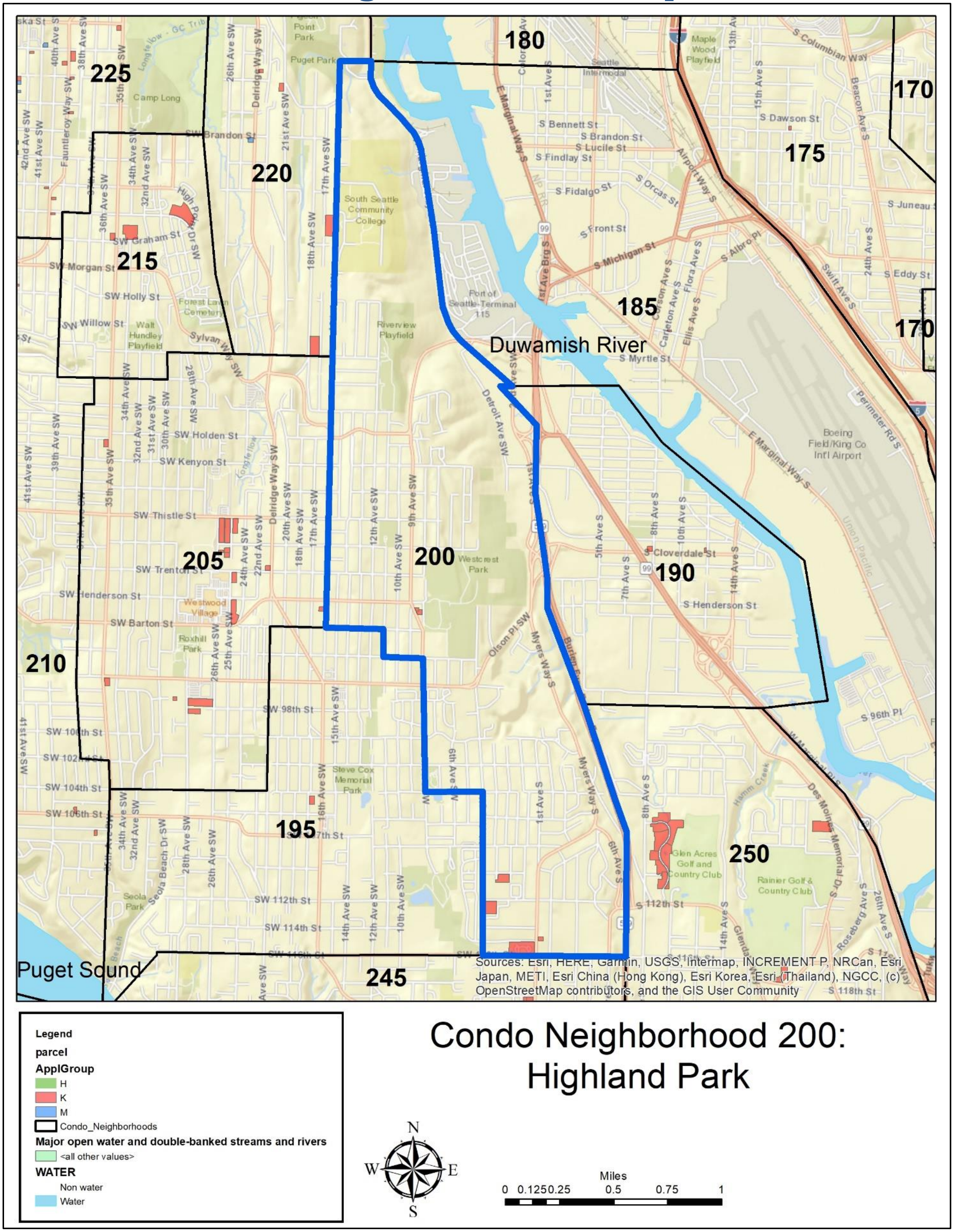
Neighborhood 190 Map



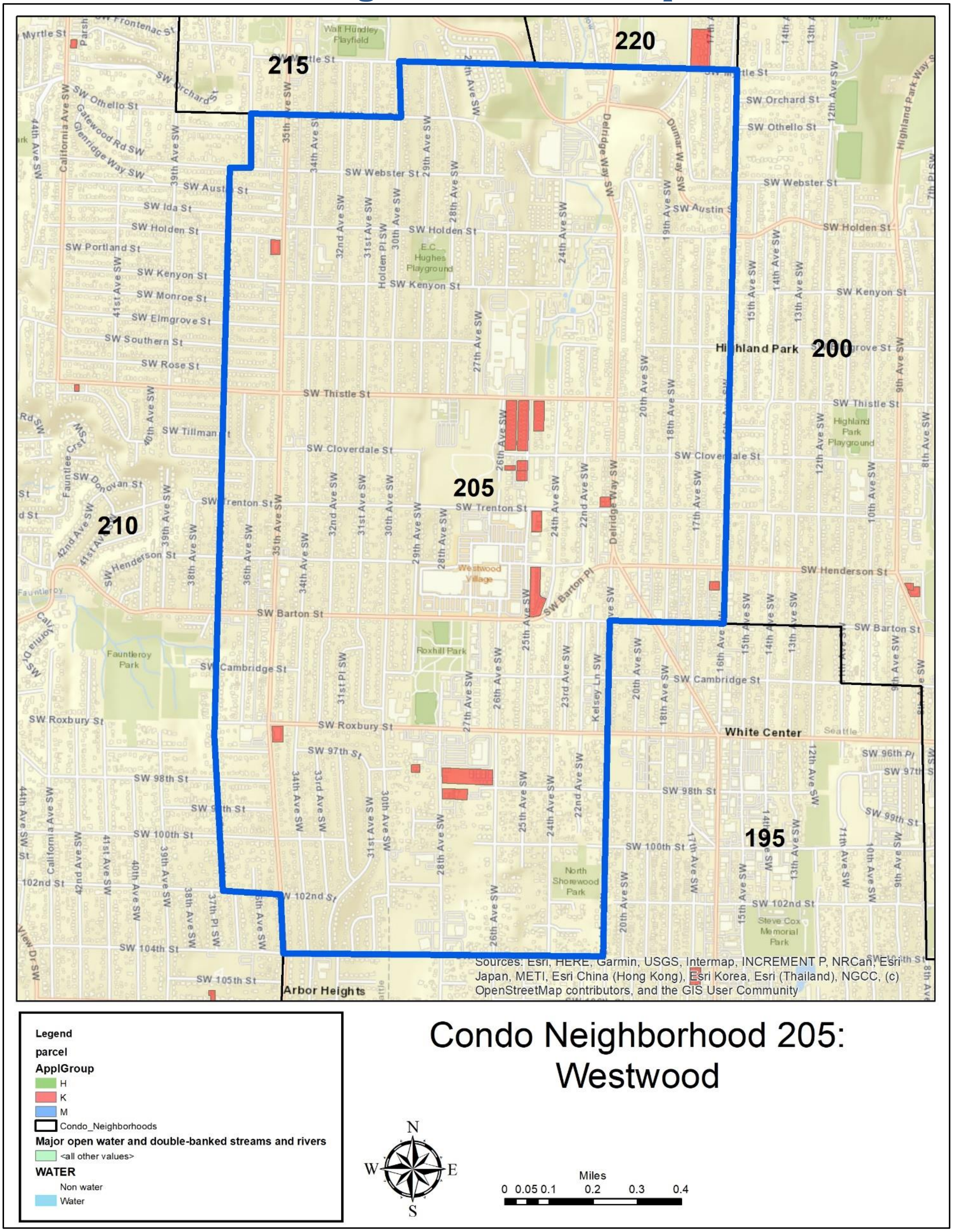
Neighborhood 195 Map



Neighborhood 200 Map

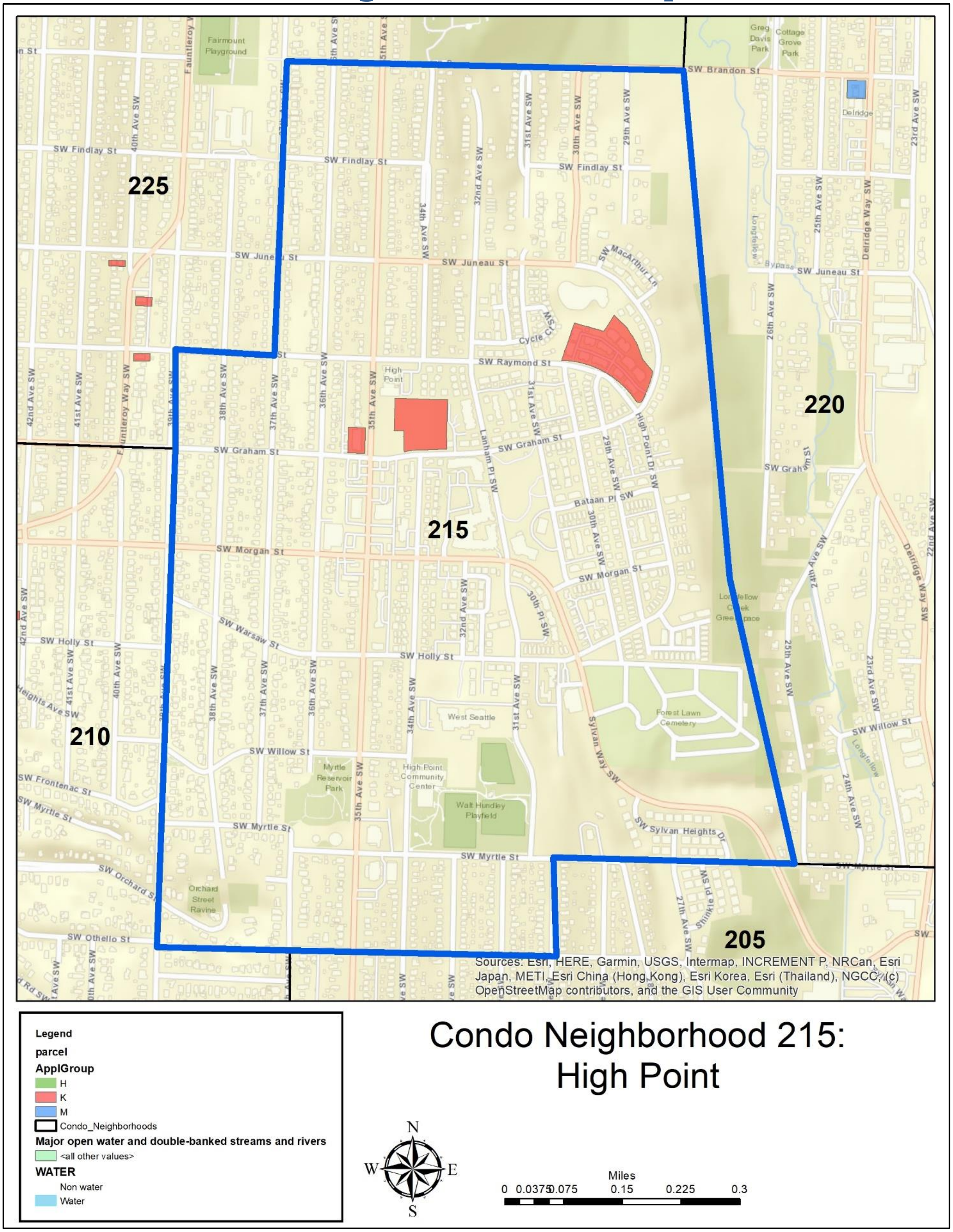


Neighborhood 205 Map

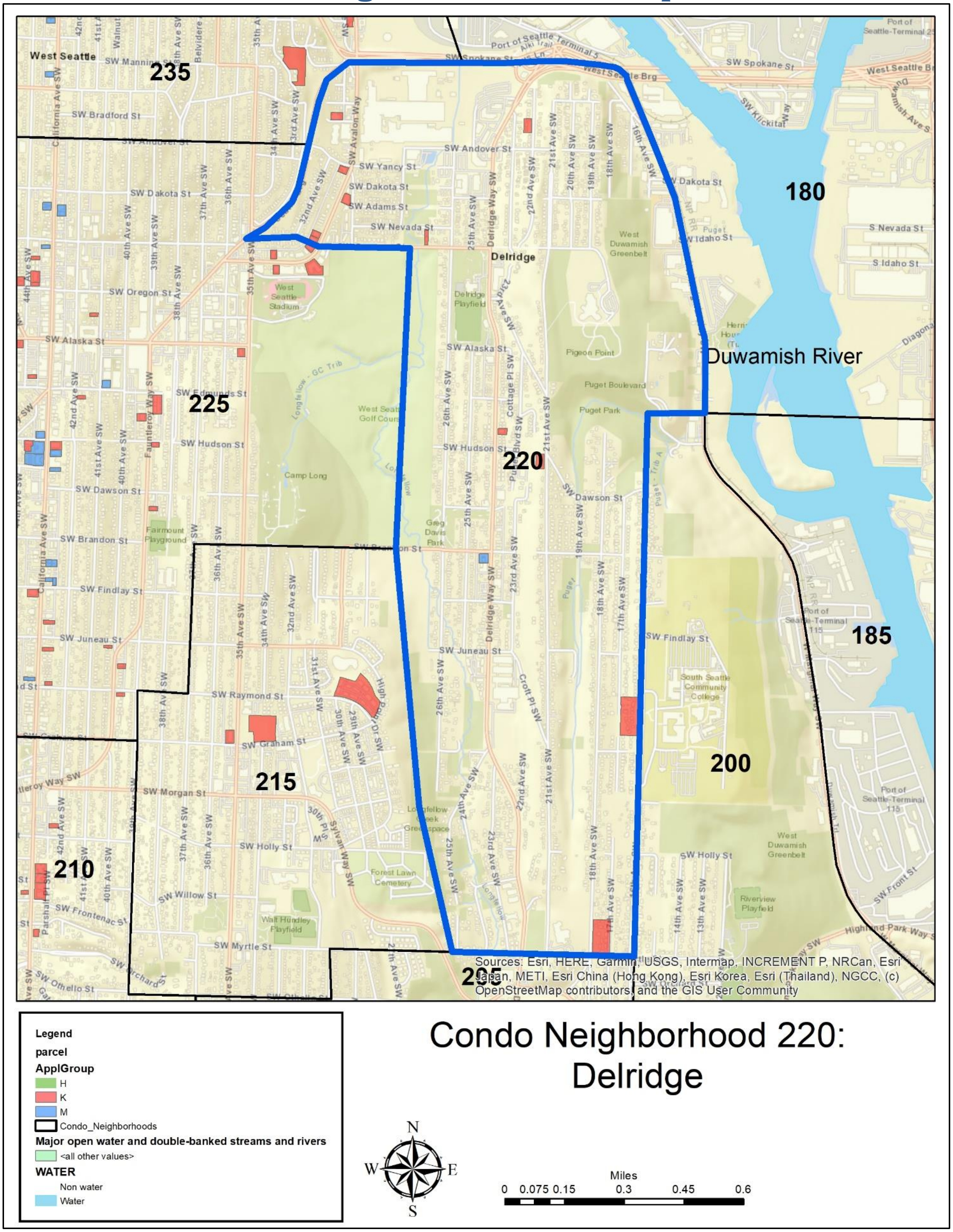


Neighborhood 210 Map

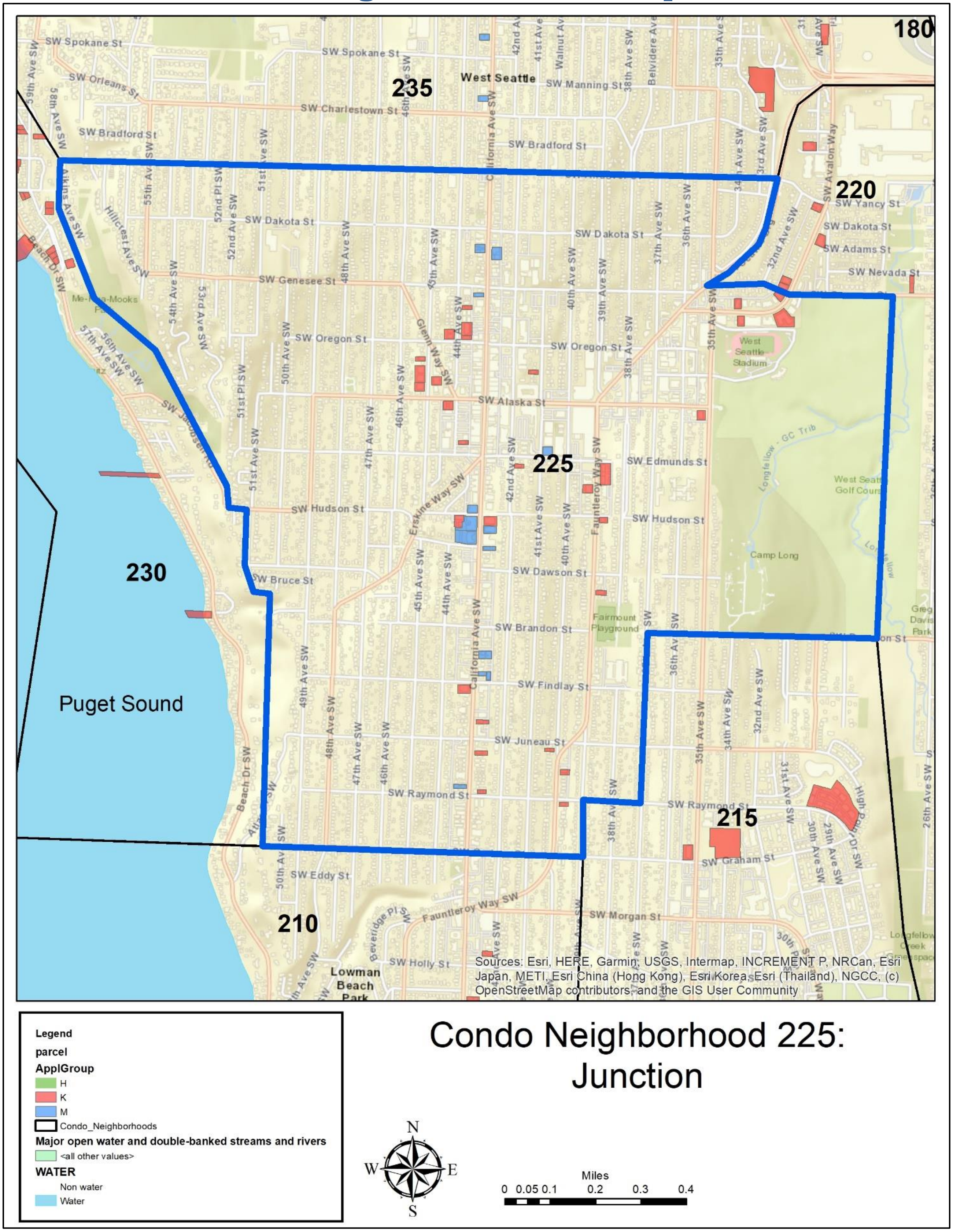
Neighborhood 215 Map



Neighborhood 220 Map



Neighborhood 225 Map



Neighborhood 230 Map

Neighborhood 235 Map

Neighborhood 475 Map