

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Harbour Pointe Area

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009

Assessment Year/Tax Year: 2009 Assessment / 2010 Tax

Last Physical Inspection: 2005

Prior Appraisal Date: January 1, 2008

Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 1209000

Parcels Appraised: 3270

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	884,795,400	787,534,700	-109,176,900	-12.3%
Improvements:	740,354,700	684,183,800	-56,170,900	-7.6%
Total:	1,625,150,100	1,471,718,500	-165,347,800	-10.2%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 102

	2008	2009	Change	% Change
Median Ratio:	0.9667	0.8817	-0.0850	-8.8%
Mean Ratio:	0.9556	0.8701	-0.0855	-8.9%
Weighted Mean:	0.9354	0.8608	-0.0746	-8.0%
PRD:	1.0215	1.0108	-0.0107	-1.1%
COD:	0.0698	0.0558	-0.0140	-20.0%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/02/2009**

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Summary

Ratio of Assessed Value

**Avg Ratio of 2009 Assessed Values to 2008 Sales Prices
For Single Family Residences
In Snohomish County**

To Sales Price over Time

**NOTE: Rising ratios indicate
declining sales prices**



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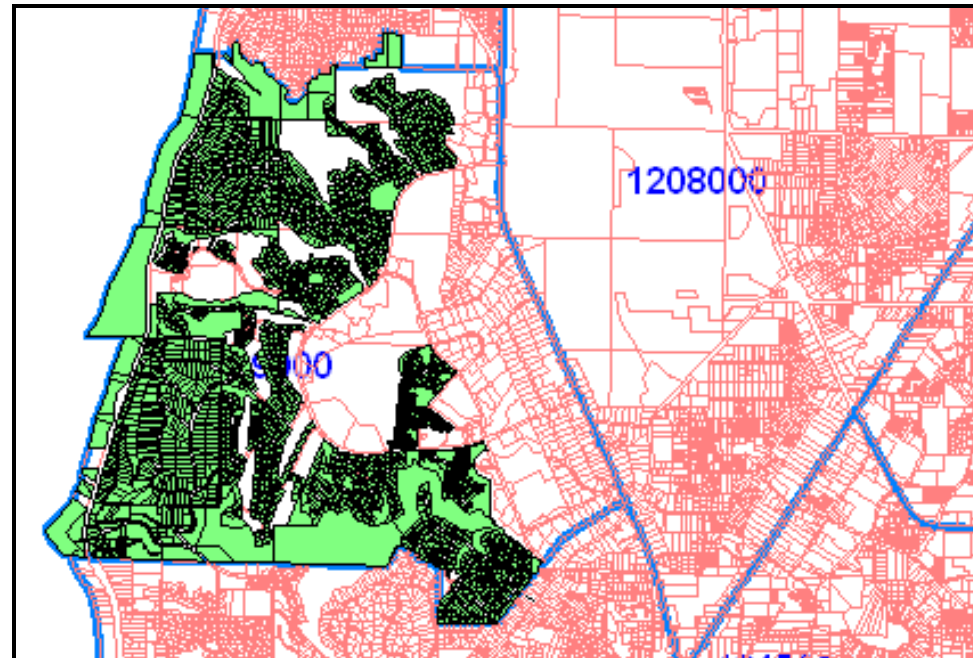


Appraisal Area

Neighborhood Boundary

And Member Parcels

- Legend
Red: Parcels
Green: Member Parcels
Blue: Region Boundary



The map above shows the economic region known as Neighborhood 1209000 (AKA BMA 1209000) and its member parcels.

The 'blue' boundary delineates the economic region (neighborhood). Parcels with residential zoning, which lie within the economic region, are denoted in 'green'. Everything else is 'commercial' property which lies within the residential economic region.

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Appraisal Area

Neighborhood Description Harbour Pointe area.

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Agricultural	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	15	L:	17,227,200	13,849,800	-3,377,400	-19.6%
		B:	8,839,400	8,839,400	0	0.0%
		T:	26,066,600	22,689,200	-3,377,400	-13.0%
Residential	2911	L:	838,937,800	737,142,200	-101,795,600	-12.1%
		B:	731,515,300	675,344,400	-56,170,900	-7.7%
		T:	1,570,453,100	1,412,486,600	-157,966,500	-10.1%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	344	L:	28,630,400	36,542,700	-4,003,900	-14.0%
		B:	0	0	0	0.0%
		T:	28,630,400	36,542,700	-4,003,900	-14.0%

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	3270	L:	884,795,400	787,534,700	-109,176,900	-12.3%
		B:	740,354,700	684,183,800	-56,170,900	-7.6%
		T:	1,625,150,100	1,471,718,500	-165,347,800	-10.2%

- Agriculture: Farms General, Open Space Ag, Open Space General
- Industrial: Manufacturing Facilities
- Commercial: Retail, Schools and Churches
- Residential: Single Family Residences, Condominiums and Manufactured Homes
- Multifamily: All Multiple Family Parcels Including Duplexes and Tri-plexes
- Forest: Designated Forest Land and Open Space Timber
- Other: All Remaining Categories Including Vacant Land

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	2,762	88	3.2%
	112-2 Single Family Residences	1		
	116-Comon Wall SFR	146	14	9.6%
	118-Manufac Home (Owned Site)	1		
	189-Other Residential	1		
	484-Sewage Disposal	1		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	1		
	761-Parks, General Recreation	12		
	910-Undeveloped Land	210		
	914-Vacant Condominium Lot	73		
	915-Common Areas	39		
	916-Water Retention Area	2		
	935-Saltwater Tidelands	19		
	939-Other Water Areas	1		
	Grand Total	3,270	102	3.1%

The first 2 digits of the property class code conform to the 2 digit land use code standards published in the Washington state department of revenue ratio procedures manual, April 1997.

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	54 No Perk	9		
	65 Topo Problems I	3		
	66 Topo Problems II	7		
	81 Tidelands	20		
	88 Contiguous-less than 1 acre	30		
	A2 Sewer Avg Older Mixed NH	6		
	A3 Sewer Avg Homogeneous NH	212	4	1.9%
	A4 Sewer Average Plus NH	782	19	2.4%
	A6 Sewer Good Homogenous NH	1,011	50	4.9%
	A7 Sewer Very Good NH	109	2	1.8%
	B4 Septic Average NH	7		
	B6 Septic Good Homogenous NH	115		
	B9 Septic Pub Water Exception	21		
	C6 SFR Commonwall - UC 116	43	2	4.7%
	C9 Exception Condo Plat	176	12	6.8%
	CA Common Areas	47		
	UD Undevelopable Land	61		
	V1 View/Wtrfrt Type I	91	3	3.3%
	V2 View/Wtrfrt Type II	91	4	4.4%
	V3 View/Wtrfrt Type III	57		
	V4 View/Wtrfrt Type IV	78	2	2.6%
	V5 View/Wtrfrt Type V	84		
	V6 View/Wtrfrt Type VI	72	2	2.8%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
V7 View/Wtrfrt Type VII	28		
V8 View/Wtrfrt Type VIII	110	2	1.8%
Grand Total	3,270	102	3.1%

N/A: Building Only Accounts (Parcels With No Land)

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Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	267	5	1.9%
	12 - 1 Story Bsmt	258	7	2.7%
	14 - 1 1/2 Story	21		
	15 - 1 1/2 Story Bsmt	7		
	17 - 2 Story	1,757	78	4.4%
	18 - 2 Story Bsmt	239	6	2.5%
	20 - 2+ Story	4		
	21 - 2+ Story Bsmt	1		
	23 - Split Entry	147	3	2.0%
	24 - Tri Level	208	3	1.4%
	27 - Multi Level	1		
	71 - DW Manuf. Home	1		
	N/A	359		
	Grand Total	3,270	102	3.1%

N/A: Land Only Accounts Or Non Single Family Structures

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Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	15 Sub Std	1		
	25 Low	5		
	35 Fair	18		
	41 Avg Minus	3		
	45 Average	308	6	1.9%
	49 Avg Plus	1,101	34	3.1%
	55 Good	1,058	48	4.5%
	65 Very Good	399	13	3.3%
	75 Excellent	18	1	5.6%
	N/A	359		
	Grand Total	3,270	102	3.1%

N/A: Land Only Accounts Or Miscellaneous Structures (Barns, Sheds, etc).

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1930 - 1939	1		
	1940 - 1949	8		
	1950 - 1959	18		
	1960 - 1969	81		
	1970 - 1979	328	6	1.83%
	1980 - 1989	973	20	2.06%
	1990 - 1999	912	25	2.74%
	2000 - 2009	590	51	8.64%
	N/A	359		
	Grand Total	3,270	102	3.1%

N/A: Land Only Accounts Or Non Single Family Structures

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	359		
	1 - 499	3		
	500 - 749	9		
	750 - 999	8		
	1000 - 1249	47	5	10.6%
	1250 - 1499	108	7	6.5%
	1500 - 1749	140	5	3.6%
	1750 - 1999	323	5	1.5%
	2000 - 2249	605	16	2.6%
	2250 - 2499	483	15	3.1%
	2500 - 2749	333	8	2.4%
	2750 - 2999	270	7	2.6%
	3000 - 3249	238	12	5.0%
	3250 - 3499	142	14	9.9%
	3500 - 3749	79	5	6.3%
	3750 - 3999	45	2	4.4%
	4000 - 4249	28	1	3.6%
	4250 - 4499	20		
	4500 - 4749	9		
	4750 - 4999	6		
	5000 - Over	15		
	Grand Total	3,270	102	3.1%

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Neighborhood Profile

Neighborhood Profile By	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
		N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area		

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Performance Analysis

Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	53,063,100	48,831,000
Total Sales Price	56,726,341	56,726,341
Average Assessed Value	520,226	478,735
Average Sales Price	556,141	556,141
Number in Sample	102	102
Median Ratio	0.9667	0.8817
Mean (Average) Ratio	0.9556	0.8701
Weighted Mean (S.W.A.) Ratio	0.9354	0.8608
Regression Index (P.R.D.)	1.0215	1.0108
Coefficient of Dispersion (C.O.D.)	0.0698	0.0558

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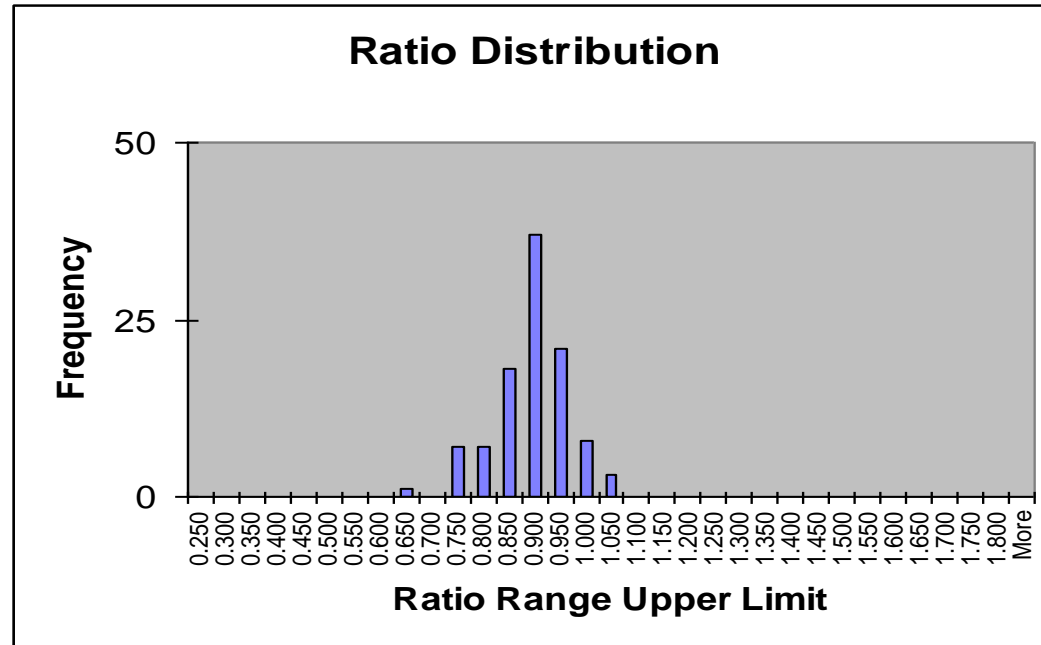


Performance Analysis

Ratio Distribution Histogram

All Use Codes

Sales Dated 2008



Each 'tic' on the 'X' axis represents the upper limit of the ratio range. For example, The bar associated with position 1.00 represents all of the parcels whose ratio is greater than 0.95 and less than or equal to 1.00

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Performance Analysis

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	48,406,000	44,812,500
Total Sales Price	52,105,541	52,105,541
Average Assessed Value	550,068	509,233
Average Sales Price	592,108	592,108
Number in Sample	88	88
Median Ratio	0.9599	0.8799
Mean (Average) Ratio	0.9471	0.8699
Weighted Mean (S.W.A.) Ratio	0.9290	0.8600
Regression Index (P.R.D.)	1.0195	1.0115
Coefficient of Dispersion	0.0710	0.0588

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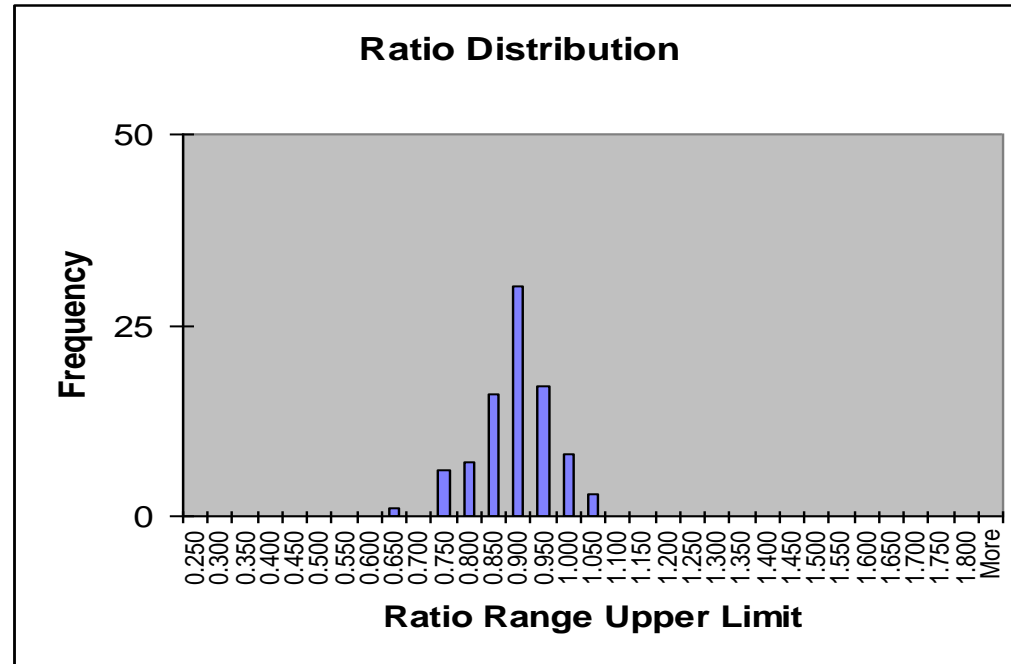


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2008



Each 'tic' on the 'X' axis represents the upper limit of the ratio range. For example, The bar associated with position 1.00 represents all of the parcels whose ratio is greater than 0.95 and less than or equal to 1.00.

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Qualified Sales

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00408600101600	111	A4	1977	17 - 2 Story	45 Average	1,678	341,400	12/4/2008	I	369,000	0.93
00408600700500	111	V6	1977	18 - 2 Story Bsmt	55 Good	3,674	790,600	7/14/2008	I	880,000	0.90
00408601001200	111	A4	1999	12 - 1 Story Bsmt	49 Avg Plus	2,802	419,900	6/17/2008	I	520,000	0.81
00408601004600	111	A4	1977	23 - Split Entry	45 Average	2,462	428,300	11/6/2008	I	409,000	1.05
00614800004100	111	V8	2008	18 - 2 Story Bsmt	65 Very Good	3,299	876,400	9/24/2008	I	1,000,000	0.88
00650500005000	111	A3	1977	23 - Split Entry	45 Average	2,048	326,400	11/12/2008	I	385,500	0.85
00661200004000	111	A3	1977	24 - Tri Level	45 Average	1,949	312,400	2/27/2008	I	366,000	0.85
00661200005100	111	A3	1977	23 - Split Entry	45 Average	2,598	334,900	5/2/2008	I	377,100	0.89
00704600001900	111	A4	1984	12 - 1 Story Bsmt	49 Avg Plus	2,368	364,200	10/23/2008	I	590,000	0.62
00704600008900	111	A4	1988	24 - Tri Level	49 Avg Plus	2,054	355,200	4/11/2008	I	422,400	0.84
00704600009600	111	A4	1987	11 - 1 Story	49 Avg Plus	1,612	329,100	2/26/2008	I	394,000	0.84
00704600010000	111	A4	1984	12 - 1 Story Bsmt	49 Avg Plus	3,030	375,300	2/6/2008	I	525,000	0.71
00707500003200	111	A4	1988	17 - 2 Story	49 Avg Plus	2,115	391,000	6/3/2008	I	465,000	0.84
00707500005400	111	A4	1985	11 - 1 Story	49 Avg Plus	2,367	394,100	12/23/2008	I	400,000	0.99
00707500007600	111	A4	1986	11 - 1 Story	49 Avg Plus	1,766	357,500	7/7/2008	I	408,000	0.88
00707500007900	111	A4	1985	11 - 1 Story	49 Avg Plus	1,688	348,300	6/19/2008	I	393,000	0.89
00725600001500	111	A6	1987	17 - 2 Story	49 Avg Plus	2,820	474,700	3/25/2008	I	524,100	0.91
00725700001400	111	V1	1987	17 - 2 Story	55 Good	2,210	455,500	12/9/2008	I	499,950	0.91
00726100004100	111	A3	1984	17 - 2 Story	45 Average	1,576	315,400	3/28/2008	I	395,000	0.80
00754600003800	111	A4	1990	24 - Tri Level	49 Avg Plus	1,651	363,900	7/16/2008	I	372,000	0.98
00754600004300	111	A4	1988	17 - 2 Story	49 Avg Plus	1,900	386,000	4/2/2008	I	435,000	0.89
00755600009200	111	A4	1988	12 - 1 Story Bsmt	49 Avg Plus	3,305	444,700	10/17/2008	I	508,000	0.88
00755600009500	111	A4	1989	12 - 1 Story Bsmt	49 Avg Plus	2,400	444,600	5/8/2008	I	548,000	0.81

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Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00760300002000	111	A6	1989	17 - 2 Story	55 Good	2,216	442,400	3/11/2008	I	525,000	0.84
00764200000200	111	A4	1989	11 - 1 Story	49 Avg Plus	2,036	383,200	5/29/2008	I	435,000	0.88
00764200004900	111	A4	1989	17 - 2 Story	49 Avg Plus	2,392	405,000	10/28/2008	I	455,000	0.89
00766000000100	111	A4	1989	17 - 2 Story	49 Avg Plus	2,637	455,500	5/1/2008	I	565,000	0.81
00767800001000	111	A6	1990	17 - 2 Story	65 Very Good	2,601	536,400	7/17/2008	I	589,950	0.91
00767800002500	111	A6	1989	17 - 2 Story	65 Very Good	2,530	520,700	7/10/2008	I	540,000	0.96
00768000001700	111	A6	1989	17 - 2 Story	55 Good	2,438	455,200	10/22/2008	I	474,950	0.96
00769000001200	111	A6	1990	17 - 2 Story	55 Good	2,091	438,200	6/9/2008	I	495,000	0.89
00774400000500	111	V4	1991	18 - 2 Story Bsmt	55 Good	2,869	617,200	5/27/2008	I	609,950	1.01
00797700001800	111	A4	1992	17 - 2 Story	49 Avg Plus	2,168	396,600	1/23/2008	I	529,000	0.75
00798600000600	111	A6	1992	17 - 2 Story	55 Good	2,649	493,400	11/9/2008	I	620,000	0.80
00811200001300	111	A6	1998	17 - 2 Story	55 Good	2,935	663,400	4/24/2008	I	785,000	0.85
00811800001400	111	A6	1993	17 - 2 Story	55 Good	2,949	496,700	10/27/2008	I	535,000	0.93
00811800004800	111	A6	1994	17 - 2 Story	55 Good	2,663	483,300	4/29/2008	I	536,250	0.90
00813200001000	111	V2	1994	17 - 2 Story	65 Very Good	3,302	730,800	7/24/2008	I	810,000	0.90
00813200002700	111	A7	1995	17 - 2 Story	65 Very Good	3,125	603,600	5/21/2008	I	650,000	0.93
00813200003500	111	V8	1997	17 - 2 Story	75 Excellent	3,555	1,407,000	6/4/2008	I	1,975,950	0.71
00813200005500	111	A7	1994	17 - 2 Story	65 Very Good	2,928	596,500	12/9/2008	I	625,000	0.95
00813200006600	111	V1	1993	17 - 2 Story	65 Very Good	2,781	654,500	6/17/2008	I	750,000	0.87
00828900001100	116	C6	1995	17 - 2 Story	55 Good	1,787	410,700	3/3/2008	I	460,000	0.89
00828900001400	116	C6	1995	17 - 2 Story	55 Good	2,040	405,300	5/19/2008	I	474,950	0.85
00834700008100	111	V1	1997	17 - 2 Story	65 Very Good	3,399	626,400	3/6/2008	I	812,500	0.77
00840100001800	111	A6	1997	17 - 2 Story	55 Good	3,091	505,900	6/13/2008	I	695,000	0.73
00860300000400	111	A6	1997	17 - 2 Story	55 Good	2,114	431,300	6/24/2008	I	515,000	0.84

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0086030000500	111	A6	1997	17 - 2 Story	55 Good	1,927	417,800	4/22/2008	I	525,000	0.80
00860300001300	111	A6	1997	17 - 2 Story	55 Good	2,114	435,800	12/12/2008	I	480,000	0.91
00860300003600	111	A6	1998	17 - 2 Story	55 Good	2,339	445,400	12/10/2008	I	451,000	0.99
00860300004200	111	A6	1998	17 - 2 Story	55 Good	2,403	446,200	8/20/2008	I	505,000	0.88
00879200001500	111	A6	2000	17 - 2 Story	55 Good	2,375	504,100	9/4/2008	I	565,000	0.89
00879200001600	111	A6	1999	17 - 2 Story	55 Good	2,289	503,800	2/26/2008	I	555,700	0.91
00879200002500	111	A6	2000	17 - 2 Story	55 Good	2,337	502,400	1/24/2008	I	593,700	0.85
00879200006200	111	A6	2000	17 - 2 Story	55 Good	2,664	531,000	2/7/2008	I	580,000	0.92
00903300005800	111	A6	2000	17 - 2 Story	55 Good	2,212	427,300	7/21/2008	I	476,000	0.90
00903300007200	111	A6	2001	17 - 2 Story	49 Avg Plus	2,184	428,600	4/15/2008	I	584,950	0.73
00903300009300	111	A6	2001	17 - 2 Story	49 Avg Plus	2,397	420,700	1/22/2008	I	485,000	0.87
00903300010300	111	A6	2001	17 - 2 Story	55 Good	2,349	440,600	5/29/2008	I	460,000	0.96
00903300016400	111	A6	2003	17 - 2 Story	49 Avg Plus	2,026	397,200	2/21/2008	I	459,500	0.86
00903300002800	111	A6	2003	17 - 2 Story	55 Good	2,324	450,200	8/26/2008	I	555,000	0.81
00903300016900	111	A6	2003	17 - 2 Story	49 Avg Plus	2,128	414,200	8/11/2008	I	483,000	0.86
00903300021000	111	A6	2003	17 - 2 Story	55 Good	2,206	437,900	3/21/2008	I	430,000	1.02
01014400000700	111	V2	2006	18 - 2 Story Bsmt	65 Very Good	3,242	660,000	8/18/2008	I	775,000	0.85
01014400001000	111	V6	2006	12 - 1 Story Bsmt	65 Very Good	3,264	863,100	7/22/2008	I	1,200,000	0.72
01014400005600	111	V2	2006	17 - 2 Story	65 Very Good	2,375	582,000	3/24/2008	I	690,000	0.84
01023300000800	116	C9	2005	17 - 2 Story	49 Avg Plus	1,147	252,200	2/11/2008	I	305,000	0.83
01023300001800	116	C9	2005	17 - 2 Story	49 Avg Plus	1,147	251,600	4/28/2008	I	305,000	0.82
01040400010400	111	A6	2007	17 - 2 Story	55 Good	3,311	545,300	5/19/2008	I	615,000	0.89
01040400010500	111	A6	2007	17 - 2 Story	55 Good	2,718	507,600	3/5/2008	I	599,990	0.85
01040400002200	111	A6	2007	17 - 2 Story	55 Good	3,990	594,700	4/1/2008	I	665,000	0.89

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Qualified Sales

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
01040400002400	111	A6	2007	18 - 2 Story Bsmt	55 Good	3,990	594,700	5/9/2008	I	699,990	0.85
01040400002500	111	A6	2007	18 - 2 Story Bsmt	55 Good	4,192	611,100	8/12/2008	I	677,000	0.90
01040400003400	111	A6	2007	17 - 2 Story	55 Good	3,237	541,900	1/15/2008	I	690,000	0.79
01040400003500	111	A6	2007	17 - 2 Story	55 Good	3,149	535,100	3/20/2008	I	590,988	0.91
01040400004200	111	A6	2007	17 - 2 Story	55 Good	3,311	545,300	2/1/2008	I	625,000	0.87
01040400005000	111	A6	2007	17 - 2 Story	55 Good	3,234	541,700	3/21/2008	I	613,000	0.88
01040400005200	111	A6	2007	17 - 2 Story	55 Good	3,123	537,900	3/13/2008	I	610,000	0.88
01040400005400	111	A6	2007	17 - 2 Story	55 Good	3,311	535,300	1/14/2008	I	613,000	0.87
01040400005500	111	A6	2008	17 - 2 Story	55 Good	3,316	551,500	6/19/2008	I	635,000	0.87
01040400005600	111	A6	2007	17 - 2 Story	55 Good	3,295	544,500	3/26/2008	I	600,000	0.91
01040400005700	111	A6	2007	17 - 2 Story	55 Good	3,196	542,300	8/13/2008	I	616,990	0.88
01040400005800	111	A6	2007	17 - 2 Story	55 Good	3,270	548,100	10/27/2008	I	650,000	0.84
01040400005900	111	A6	2008	17 - 2 Story	55 Good	3,316	541,500	6/17/2008	I	610,000	0.89
01040400006000	111	A6	2008	17 - 2 Story	55 Good	3,648	567,000	3/6/2008	I	570,000	0.99
01040400006100	111	A6	2008	17 - 2 Story	55 Good	3,280	537,800	5/7/2008	I	610,000	0.88
01040400006200	111	A6	2008	17 - 2 Story	55 Good	3,170	530,700	8/20/2008	I	610,000	0.87
01040400006400	111	A6	2008	17 - 2 Story	55 Good	3,627	565,100	8/8/2008	I	616,000	0.92
01040400006600	111	A6	2007	17 - 2 Story	55 Good	3,270	539,600	1/24/2008	I	595,245	0.91
01040400006700	111	A6	2007	17 - 2 Story	55 Good	3,123	527,800	1/17/2008	I	580,000	0.91
01023300002700	116	C9	2006	17 - 2 Story	49 Avg Plus	1,265	274,300	7/22/2008	I	299,950	0.91
01023300006700	116	C9	2007	17 - 2 Story	49 Avg Plus	1,353	306,900	11/20/2008	I	335,000	0.92
01023300007400	116	C9	2007	17 - 2 Story	49 Avg Plus	1,265	264,300	1/28/2008	I	358,500	0.74
01023300007500	116	C9	2007	17 - 2 Story	49 Avg Plus	1,147	251,600	8/19/2008	I	285,000	0.88
01023300007900	116	C9	2007	17 - 2 Story	49 Avg Plus	1,147	251,600	8/21/2008	I	274,000	0.92

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Qualified Sales

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
01023300009300	116	C9	2007	17 - 2 Story	49 Avg Plus	1,265	265,100	6/10/2008	I	306,950	0.86
01048100000200	111	V4	2008	12 - 1 Story Bsmt	65 Very Good	3,124	745,100	6/12/2008	I	944,888	0.79
01048100000800	111	V2	2007	17 - 2 Story	65 Very Good	3,566	699,600	3/26/2008	I	900,000	0.78
01023300009600	116	C9	2007	17 - 2 Story	49 Avg Plus	1,147	262,000	6/19/2008	I	289,500	0.91
01023300009900	116	C9	2007	17 - 2 Story	49 Avg Plus	1,265	274,300	9/8/2008	I	310,000	0.88
01023300010000	116	C9	2007	17 - 2 Story	49 Avg Plus	1,265	274,300	7/17/2008	I	306,950	0.89
01023300010200	116	C9	2007	17 - 2 Story	49 Avg Plus	1,265	274,300	10/6/2008	I	310,000	0.88

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**Sales Not Included in
Statistical Analysis**

The following sales were not included in the statistical analysis of this report for one of the following reasons:

- The 2008 assessed value did not include improvement value but the sale price included improvements (i.e. new construction that has not been assessed yet for the 2009 assessment).
- The improvements were assessed as less than 100% complete as of July 31, 2008 but the sale price was for a 100% complete home.
- A single family residence or manufactured home that was included in the sale price was torn down or moved after the sale and the 2009 assessed value does not include any improvement value.
- The sales price was less than \$1000.
- The ratio of the 2009 assessed value to the sale price was outside the Department of Revenue Ratio Study guidelines of greater than .25 and less than 1.75.
- The parcel was not in existence for the 2008 assessment and cannot be used for the year-to-year statistical comparison.

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
01040400010600	111	A6	2008	17 - 2 Story	55 Good	3627	386,400	10/27/2008	I	620,000	0.62
01040400010200	111	A6	2008	17 - 2 Story	55 Good	3627	397,600	9/29/2008	I	620,000	0.64
01040400003000	111	A6	2008	18 - 2 Story Bsmt	55 Good	4102	506,700	10/21/2008	I	720,000	0.70
01040400003300	111	A6	2008	17 - 2 Story	55 Good	4102	506,700	11/5/2008	I	719,000	0.70