

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: Tulalip Reservation Including  
Waterfront, Leased Land and Port Susan  
Appraisal Date: January 1, 2009**



**Summary**

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**Appraisal Date: January 1, 2009**  
**Assessment Year/Tax Year: 2009 Assessment / 2010 Tax**  
**Last Physical Inspection: 2006**  
**Prior Appraisal Date: January 1, 2008**  
**Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax**

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**Appraisal Area (Neighborhood): 2314000-2314901**

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**Parcels Appraised: 4875**

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	616,549,200	591,996,800	-24,552,400	-4.0%
<b>Improvements:</b>	354,453,700	303,003,800	-51,449,900	-14.5%
<b>Total:</b>	971,002,900	895,000,600	-76,002,300	-7.8%

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**Summary**

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**Appraisal Level and Uniformity**

**Study Period: January 1 through December 31, 2008**

**Number of Sales: 40**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9331	0.8417	-0.0914	-9.8%
<b>Mean Ratio:</b>	0.9219	0.8476	-0.0743	-8.1%
<b>Weighted Mean:</b>	0.9236	0.8528	-0.0708	-7.7%
<b>PRD:</b>	0.9982	0.9940	-0.0042	-0.4%
<b>COD:</b>	0.1715	0.1585	-0.0130	-7.6%

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**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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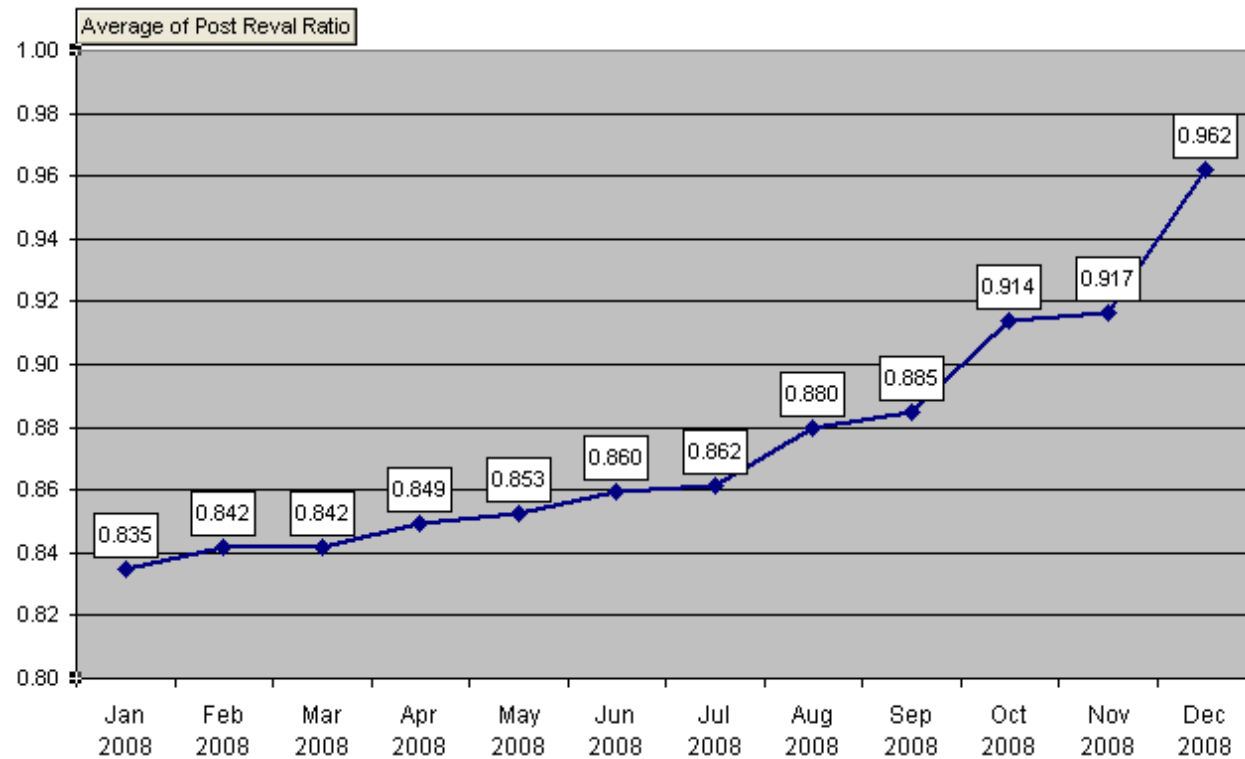
## Summary

### Ratio of Assessed Value

To Sales Price over Time

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

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



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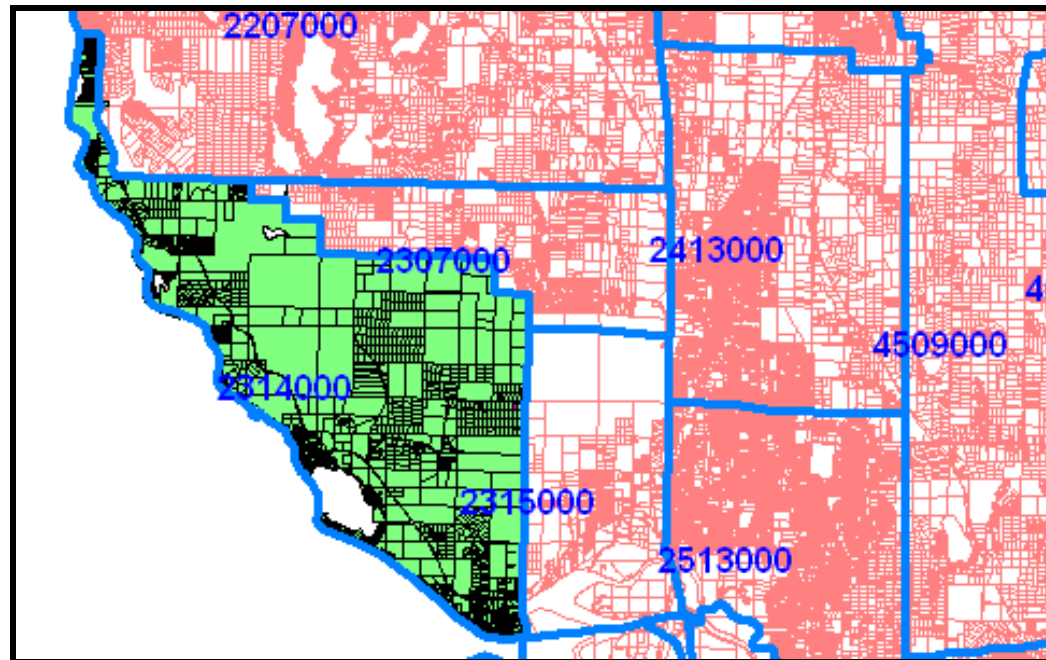


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 2314000-2314901 (AKA BMA 2314000-2314901) 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**

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**Neighborhood Description**

Tulalip Tribes Reservation. An area west of I-5 and south of 140<sup>th</sup> (Fire Trail Road) excluding neighborhoods 2307000 and 2315000.

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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	11	L:	3,277,200	2,338,800	-938,400	-28.6%
		B:	615,300	609,200	-6,100	-1.0%
		T:	3,892,500	2,948,000	-944,500	-24.3%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	21	L:	30,440,700	26,335,400	-4,105,300	-13.5%
		B:	7,583,500	7,394,900	-188,600	-2.5%
		T:	38,024,200	33,730,300	-4,293,900	-11.3%
Residential	3552	L:	377,815,700	389,725,900	11,910,200	3.2%
		B:	343,635,300	292,504,800	-51,130,500	-14.9%
		T:	721,451,000	682,230,700	-39,220,300	-5.4%
Multifamily	6	L:	608,200	575,800	-32,400	-5.3%
		B:	1,158,500	1,078,600	-79,900	-6.9%
		T:	1,766,700	1,654,400	-112,300	-6.4%
Forest	20	L:	2,021,000	1,423,300	-597,700	-29.6%
		B:	1,440,600	1,406,700	-33,900	-2.4%
		T:	3,461,600	2,830,000	-631,600	-18.2%
Other	1265	L:	202,386,400	171,597,600	-30,788,800	-15.2%
		B:	20,500	9,600	-10,900	-53.2%
		T:	202,406,900	171,607,200	-30,799,700	-15.2%

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**Value Change Summary**

**Value Change Summary  
By Abstract Group**

<b>Property Class</b>	<b>Number of Parcels</b>		<b>2008 Certified Total Value</b>	<b>2009 Calculated Total Value</b>	<b>Value Change</b>	<b>% Change</b>
Totals	4875	L:	616,549,200	591,996,800	-24,552,400	-4.0%
		B:	354,453,700	303,003,800	-51,449,900	-14.5%
		T:	971,002,900	895,000,600	-76,002,300	-7.8%

- 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**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	110-Sr Cit Exemption Residual	7		
	111-Single Family Residence	1,849	23	1.2%
	112-2 Single Family Residences	35	1	2.9%
	113-3 Single Family Residences	1		
	116-Comon Wall SFR	4		
	117-Manufac Home (Leased Site)	865	3	0.3%
	118-Manufac Home (Owned Site)	294	5	1.7%
	119-Manuf Home (MHP)	29	4	13.8%
	122-Duplex	3		
	123-Tri-Plex	2		
	124-Four Plex	1		
	183-Non Residential Structure	272	1	0.4%
	184-Septic System	2		
	186-Septic & Well	15		
	189-Other Residential	175		
	198-Vacation Cabins	4		
	459-Other Highway NEC	1		
	471-Telephone Communication	1		
	483-Water Util & Irrig & Stg	3		
	484-Sewage Disposal	1		
	489-Other utilities, NEC	4		
	624-Funeral/Crematory Services	1		
	672-Protective Functions	1		

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**Neighborhood Profile**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	2		
	692-Welfare/Charitable Service	1		
	749-Other Recreation	3		
	761-Parks, General Recreation	2		
	818-Farms General	1		
	830-Open Space Agriculture	7		
	850-Mine Claims Mineral Rights	4		
	880-DF Timber Acres Only	10		
	881-DF Timber Ac w/ ImpAcBldg	3		
	910-Undeveloped Land	1,004	3	0.3%
	911-Vacant Site/Mobile Park	234		
	915-Common Areas	13		
	934-Oceans & Seas	1		
	939-Other Water Areas	9		
	940-Open Space General	3		
	950-Open Space Timber	7		
	<b>Grand Total</b>	<b>4,875</b>	<b>40</b>	<b>0.8%</b>

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
	21 Designated Forest	6		
	22 Open Space Forest	2		
	23 Open Space General	1		
	24 Open Space Ag	7		
	46 Spt/Well Site	62	1	1.6%
	54 No Perk	26	1	3.8%
	57 Other Acreage Type	487	5	1.0%
	65 Topo Problems I	21		
	81 Tidelands	8		
	88 Contiguous-less than 1 acre	142	1	0.7%
	A1 Sewer Fair NH	152		
	B2 Septic Average Mixed NH	186	1	0.5%
	B3 Septic - Access DNA Devlpm	30		
	B4 Septic Average NH	286	2	0.7%
	B5 Septic UGA	17	1	5.9%
	B6 Septic Good Homogenous NH	9		
	CA Common Areas	28		
	LF Land detail not used	6		
	N/A Building only	1,936	9	0.5%
	SC SrCit Residual Contiguous	3		
	U1 Waterfront I	28	1	3.6%
	U2 Waterfront II	8		
	U3 Waterfront III	17	1	5.9%

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	U4 Waterfront IV	6		
	U5 Waterfront V	45	1	2.2%
	U6 Waterfront VI	41	1	2.4%
	U7 Waterfront VII	53		
	U8 Waterfront VIII	62		
	UD Undevelopable Land	128		
	V1 View/Wtrfrt Type I	59		
	V2 View/Wtrfrt Type II	154	5	3.2%
	V3 View/Wtrfrt Type III	40	1	2.5%
	V4 View/Wtrfrt Type IV	161	1	0.6%
	V5 View/Wtrfrt Type V	32		
	V6 View/Wtrfrt Type VI	307	1	0.3%
	V7 View/Wtrfrt Type VII	19		
	V8 View/Wtrfrt Type VIII	30	2	6.7%
	W1 Wtrfrt/View Type I	6		
	W2 Wtrfrt/View Type II	1		
	W3 Wtrfrt/View Type III	46	2	4.3%
	W4 Wtrfrt/View Type IV	5		
	W5 Wtrfrt/View Type V	172	2	1.2%
	W6 Wtrfrt/View Type VI	7		
	W7 Wtrfrt/View Type VII	12		
	W8 Wtrfrt/View Type VIII	21	1	4.8%
	<b>Grand Total</b>	<b>4,875</b>	<b>40</b>	<b>0.8%</b>

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**Neighborhood Profile**

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<b>Neighborhood Profile By Land Type</b>	<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	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	696	6	0.9%
	12 - 1 Story Bsmt	235	4	1.7%
	14 - 1 1/2 Story	91	4	4.4%
	15 - 1 1/2 Story Bsmt	20		
	17 - 2 Story	271	5	1.8%
	18 - 2 Story Bsmt	87	1	1.1%
	20 - 2+ Story	3		
	21 - 2+ Story Bsmt	4		
	23 - Split Entry	73	4	5.5%
	24 - Tri Level	18		
	71 - DW Manuf. Home	266	7	2.6%
	72 - DWB Manuf. Home	2		
	74 - SW Manuf. Home	865	5	0.6%
	77 - TW Manuf. Home	20		
	96 - Geodesic Dome	1		
	N/A	2,223	4	0.2%
	<b>Grand Total</b>	<b>4,875</b>	<b>40</b>	<b>0.8%</b>

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	7		
	25 Low	84	3	3.6%
	35 Fair	418	4	1.0%
	41 Avg Minus	24	1	4.2%
	45 Average	1,222	14	1.1%
	49 Avg Plus	184	6	3.3%
	55 Good	624	5	0.8%
	65 Very Good	84	3	3.6%
	75 Excellent	5		
	N/A	2,223	4	0.2%
	<b>Grand Total</b>	<b>4,875</b>	<b>40</b>	<b>0.8%</b>

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

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**Neighborhood Profile**

**Neighborhood Profile By  
Year Built Range**

<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
1900 - 1909	3		
1910 - 1919	6		
1920 - 1929	67		
1930 - 1939	120	1	0.83%
1940 - 1949	148	2	1.35%
1950 - 1959	270	5	1.85%
1960 - 1969	264	6	2.27%
1970 - 1979	367	5	1.36%
1980 - 1989	644	2	0.31%
1990 - 1999	493	7	1.42%
2000 - 2009	270	8	2.96%
N/A	2,223	4	0.18%
<b>Grand Total</b>	<b>4,875</b>	<b>40</b>	<b>0.8%</b>

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	2,223	4	0.2%
	1 - 499	407		
	500 - 749	509	5	1.0%
	750 - 999	280	2	0.7%
	1000 - 1249	261	3	1.1%
	1250 - 1499	274	5	1.8%
	1500 - 1749	235	5	2.1%
	1750 - 1999	204	5	2.5%
	2000 - 2249	133	1	0.8%
	2250 - 2499	96	3	3.1%
	2500 - 2749	77	3	3.9%
	2750 - 2999	41	1	2.4%
	3000 - 3249	43	2	4.7%
	3250 - 3499	21	1	4.8%
	3500 - 3749	24		
	3750 - 3999	17		
	4000 - 4249	12		
	4250 - 4499	9		
	4500 - 4749	1		
	4750 - 4999	2		
	5000 - Over	6		
	<b>Grand Total</b>	<b>4,875</b>	<b>40</b>	<b>0.8%</b>

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**Neighborhood Profile**

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

## Snohomish County Assessor's Office

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### Performance Analysis

#### Performance Analysis

##### All Sales

Item	2008	2009
Total Assessed Value	13,486,500	12,452,100
Total Sales Price	14,602,061	14,602,061
Average Assessed Value	337,163	311,303
Average Sales Price	365,052	365,052
Number in Sample	40	40
Median Ratio	0.9331	0.8417
Mean (Average) Ratio	0.9219	0.8476
Weighted Mean (S.W.A.) Ratio	0.9236	0.8528
Regression Index (P.R.D.)	0.9982	0.9940
Coefficient of Dispersion (C.O.D.)	0.1715	0.1585

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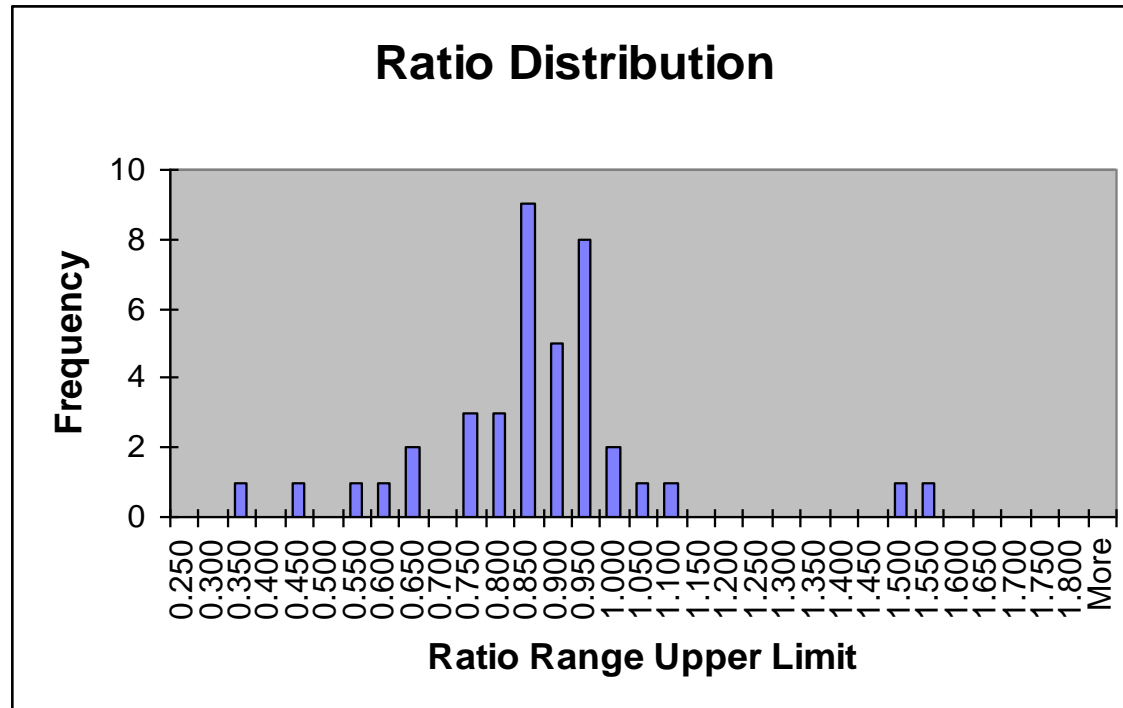


**Performance Analysis**

**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**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	11,147,100	10,231,700
Total Sales Price	12,106,000	12,106,000
Average Assessed Value	484,657	444,857
Average Sales Price	526,348	526,348
Number in Sample	23	23
Median Ratio	0.9025	0.8614
Mean (Average) Ratio	0.9537	0.8750
Weighted Mean (S.W.A.) Ratio	0.9208	0.8452
Regression Index (P.R.D.)	1.0357	1.0353
Coefficient of Dispersion	0.1381	0.0965

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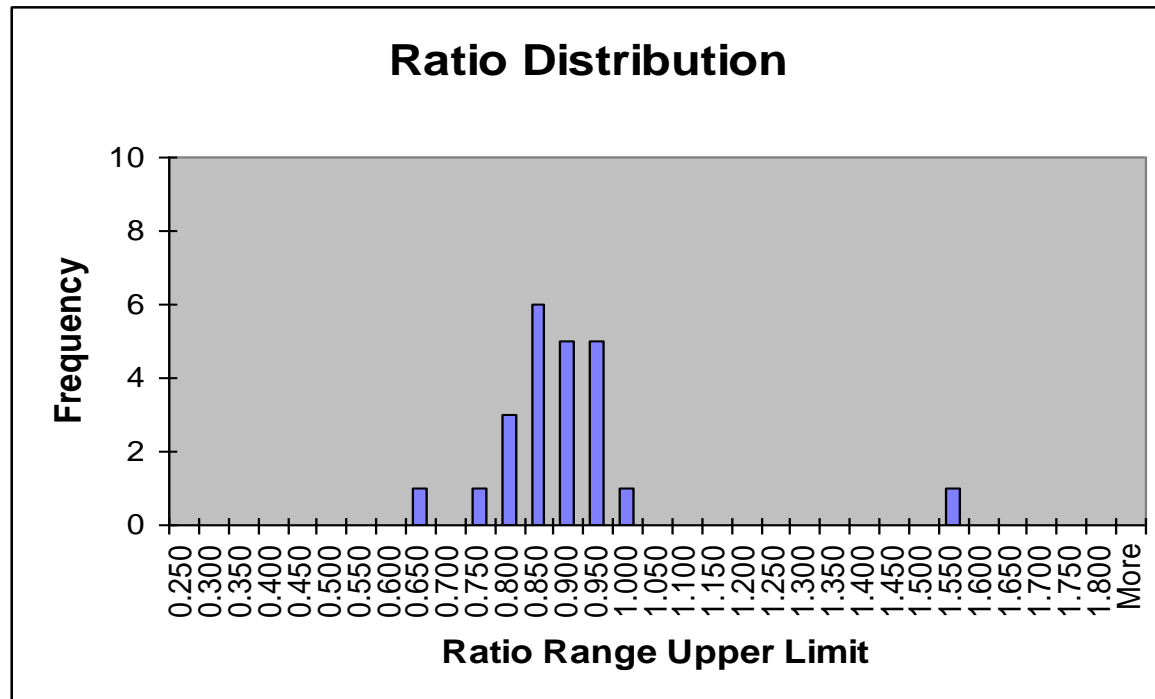


**Performance Analysis**

**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
30041400401200	118	57	2008	71 - DW Manuf. Home	65 Very Good	1,615	266,700	12/12/2008	I	295,950	0.90
30041700400300	111	U6	2006	11 - 1 Story	49 Avg Plus	1,776	452,900	5/29/2008	I	575,000	0.79
30041700400800	910	U1		N/A	N/A		161,300	6/23/2008	V	200,000	0.81
30042300302900	112	57	1996	17 - 2 Story	49 Avg Plus	2,700	499,500	9/29/2008	I	475,000	1.05
30042600200300	118	57	1999	71 - DW Manuf. Home	55 Good	1,782	228,900	5/1/2008	I	275,600	0.83
30042600400800	118	B4	1979	71 - DW Manuf. Home	45 Average	1,320	163,200	8/8/2008	I	160,000	1.02
30043600300300	111	B4	1935	14 - 1 1/2 Story	35 Fair	1,116	186,500	11/10/2008	I	204,600	0.91
00381800002300	111	V2	1967	12 - 1 Story Bsmt	45 Average	1,932	374,000	6/18/2008	I	455,000	0.82
00381800003400	111	V2	1965	11 - 1 Story	35 Fair	624	199,100	3/11/2008	I	238,000	0.84
00381900000100	111	W3	1982	14 - 1 1/2 Story	45 Average	1,840	696,300	9/17/2008	I	783,000	0.89
00381900000200	111	W3	1957	14 - 1 1/2 Story	49 Avg Plus	1,734	758,500	6/25/2008	I	870,000	0.87
00382300200401	117	N/A	1962	74 - SW Manuf. Home	25 Low	1,306	2,700	10/31/2008	I	3,736	0.72
00382500110701	117	N/A	1967	71 - DW Manuf. Home	45 Average	994	10,700	10/1/2008	I	20,300	0.53
00394507000100	910	W5		N/A	N/A		398,000	3/26/2008	V	470,000	0.85
00394507000900	111	W5	2004	23 - Split Entry	55 Good	2,552	610,000	10/8/2008	I	625,000	0.98
00412500101700	183	88		N/A	N/A		34,100	9/23/2008	I	97,500	0.35
00454000000500	111	B5	1998	11 - 1 Story	41 Avg Minus	1,305	253,600	3/6/2008	I	294,000	0.86
00454000002100	111	V3	1977	23 - Split Entry	45 Average	2,371	321,400	8/22/2008	I	399,950	0.80
00547900000500	910	54		N/A	N/A		18,000	11/6/2008	V	12,000	1.50
00579800000111	111	V2	1956	12 - 1 Story Bsmt	49 Avg Plus	3,473	927,600	7/7/2008	I	1,120,000	0.83
00579800000405	111	V2	2007	17 - 2 Story	65 Very Good	3,180	929,100	3/14/2008	I	1,000,000	0.93
00582600200600	111	V4	1946	12 - 1 Story Bsmt	45 Average	1,768	369,400	4/29/2008	I	472,000	0.78
00600200001404	111	U5	1959	12 - 1 Story Bsmt	45 Average	1,347	347,500	8/1/2008	I	545,000	0.64
00600200001601	111	V8	1986	17 - 2 Story	55 Good	3,056	551,100	4/9/2008	I	690,000	0.80
00600500001400	111	V8	1992	17 - 2 Story	65 Very Good	2,381	590,500	8/25/2008	I	790,000	0.75

## Snohomish County Assessor's Office

### Mass Appraisal Report

**Residential Neighborhood: Tulalip Reservation Including  
Waterfront, Leased Land and Port Susan  
Appraisal Date: January 1, 2009**



### 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
00600500002200	118	V2	1977	71 - DW Manuf. Home	45 Average	1,344	188,700	3/20/2008	I	199,950	0.94
00600900100402	111	W8	1951	14 - 1 1/2 Story	45 Average	2,480	753,600	6/25/2008	I	863,500	0.87
00616500200101	111	N/A	1940	11 - 1 Story	25 Low	1,152	45,200	10/10/2008	I	30,000	1.51
00616700101201	111	N/A	1958	11 - 1 Story	45 Average	572	50,000	3/7/2008	I	55,000	0.91
00852800000800	111	57	1998	11 - 1 Story	45 Average	1,696	294,500	4/18/2008	I	365,000	0.81
00960011400200	119	N/A	1966	74 - SW Manuf. Home	25 Low	720	7,000	11/5/2008	I	7,400	0.95
00960011401300	119	N/A	1967	74 - SW Manuf. Home	35 Fair	586	1,800	10/8/2008	I	4,000	0.45
00960011401600	119	N/A	1972	74 - SW Manuf. Home	45 Average	1,024	9,500	9/19/2008	I	15,500	0.61
00960011403500	119	N/A	1974	71 - DW Manuf. Home	35 Fair	880	20,300	3/28/2008	I	28,000	0.73
30042300401700	111	57	2002	23 - Split Entry	45 Average	1,592	299,500	8/13/2008	I	319,000	0.94
30043600100300	118	46	1995	71 - DW Manuf. Home	55 Good	1,674	191,000	6/25/2008	I	198,625	0.96
00579700001408	111	V6	2007	23 - Split Entry	45 Average	2,808	420,800	2/21/2008	I	457,000	0.92
31033600100400	111	U3	2005	18 - 2 Story Bsmt	49 Avg Plus	2,656	494,800	8/13/2008	I	599,950	0.82
00970000030100	117	N/A	1999	74 - SW Manuf. Home	55 Good	595	19,000	9/9/2008	I	32,500	0.58
30040600103300	111	B2	2005	17 - 2 Story	49 Avg Plus	2,065	305,800	8/7/2008	I	355,000	0.86

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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
30041500401101	118	N/A	1987	71 - DW Manuf. Home	45 Average	1620	55,600	9/8/2008	I	13,575	4.10
30042300100400	118	B4	1976	71 - DW Manuf. Home	45 Average	1632	1,308,700	3/20/2008	T	3,000,000	0.44
00381900004100	111	V6	1954	11 - 1 Story	25 Low	576	174,300	1/8/2008	T	183,000	0.95