

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Silver Lake Area East to the Snohomish School District

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009

Assessment Year/Tax Year: 2009 Assessment / 2010 Tax

Last Physical Inspection: 2006 Assessment / 2007 Tax

Prior Appraisal Date: January 1, 2008

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

Appraisal Area (Neighborhood): 3311000, 3311901 & 3311902

Parcels Appraised: 9879

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	2,071,114,400	1,732,761,100	-341,926,300	-16.5%
Improvements:	1,727,032,875	1,597,194,400	-129,838,475	-7.5%
Total:	3,798,147,275	3,329,955,500	-471,764,775	-12.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 279

	2008	2009	Change	% Change
Median Ratio:	0.9660	0.8500	-0.1160	-12.0%
Mean Ratio:	0.9716	0.8580	-0.1136	-11.7%
Weighted Mean:	0.9702	0.8553	-0.1148	-11.8%
PRD:	1.0015	1.0031	0.0016	0.2%
COD:	0.0670	0.0513	-0.0158	-23.5%

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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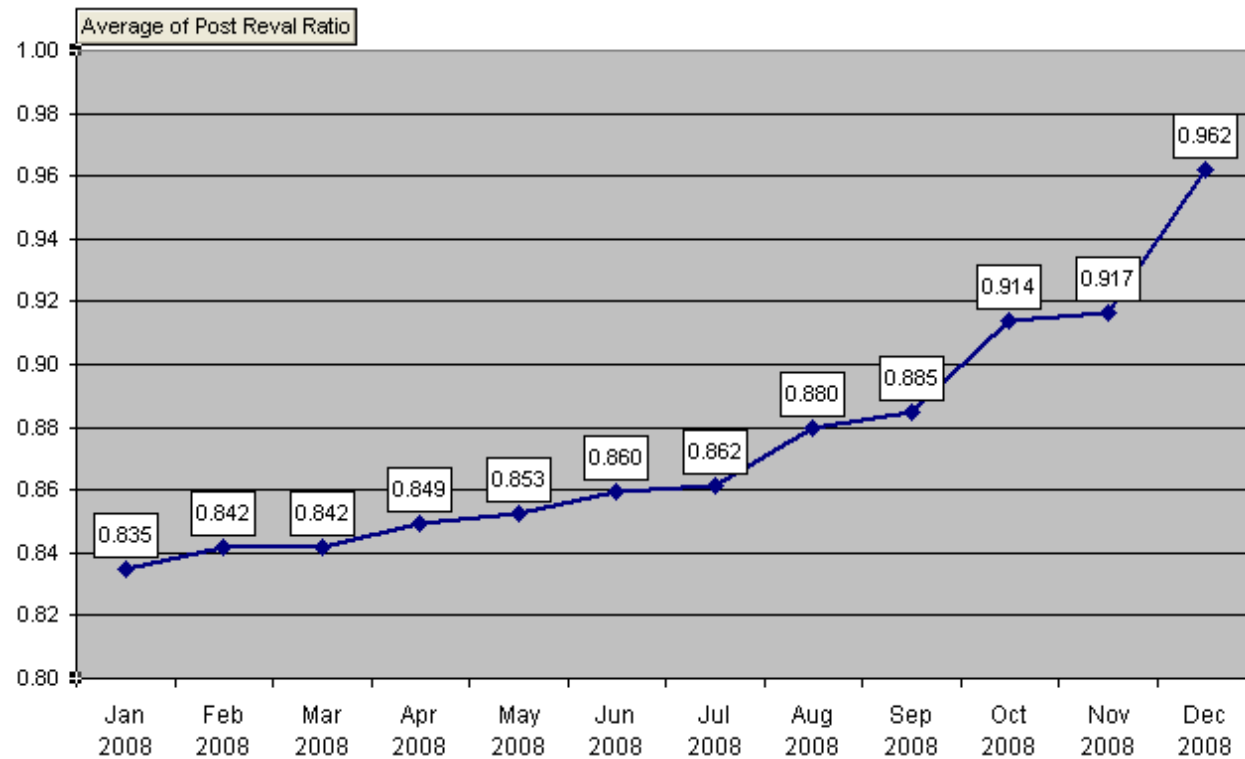
Summary

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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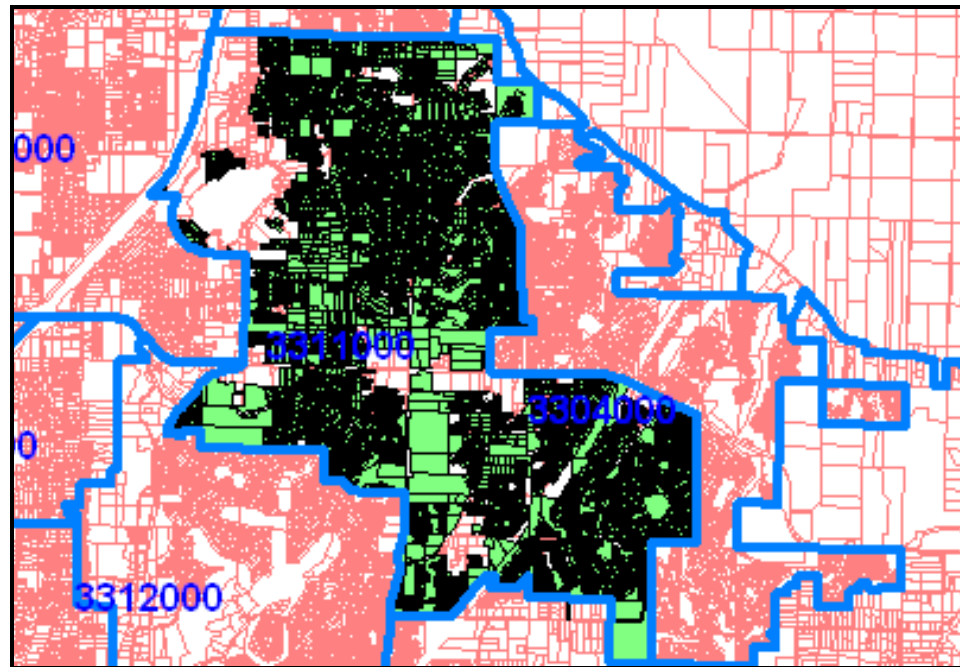


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3311000-3311902 (AKA BMA 3311000-3311902) 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

South Everett, Silver Lake area. Generally bounded by I-5 on the west, 100th on the north, 148th on the south and Snohomish School District on the east.

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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	3	L:	5,387,500	5,297,500	-90,000	-1.7%
		B:	181,000	171,600	-9,400	-5.2%
		T:	5,568,500	5,469,100	-99,400	-1.8%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	27	L:	145,340,400	116,189,600	-29,150,800	-20.1%
		B:	124,696,175	124,727,200	31,025	0.0%
		T:	270,036,575	240,916,800	-29,119,775	-10.8%
Residential	9298	L:	1,810,454,800	1,520,105,400	-290,349,400	-16.0%
		B:	1,588,739,600	1,460,111,300	-128,628,300	-8.1%
		T:	3,399,194,400	2,980,216,700	-418,977,700	-12.3%
Multifamily	65	L:	13,061,300	11,152,900	-1,908,400	-14.6%
		B:	13,381,900	12,150,100	-1,231,800	-9.2%
		T:	26,443,200	23,303,000	-3,140,200	-11.9%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	486	L:	96,870,400	80,015,700	-20,427,700	-21.1%
		B:	34,200	34,200	0	0.0%
		T:	96,904,600	80,049,900	-20,427,700	-21.1%

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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	9879	L:	2,071,114,400	1,732,761,100	-341,926,300	-16.5%
		B:	1,727,032,875	1,597,194,400	-129,838,475	-7.5%
		T:	3,798,147,275	3,329,955,500	-471,764,775	-12.4%

- 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
	110-Sr Cit Exemption Residual	2		
	111-Single Family Residence	8,703	252	2.9%
	112-2 Single Family Residences	11		
	114-4 Single Family Residences	1		
	116-Comon Wall SFR	227	11	4.8%
	117-Manufac Home (Leased Site)	1		
	118-Manufac Home (Owned Site)	27		
	119-Manuf Home (MHP)	80	4	5.0%
	122-Duplex	63		
	123-Tri-Plex	1		
	124-Four Plex	1		
	141-SFR Condominium Detached	219	9	4.1%
	142-SFR Condominium CommonWall	20	2	10.0%
	183-Non Residential Structure	7		
	454-Arterial Streets	1		
	456-Local Access Streets	1		
	471-Telephone Communication	2		
	481-Electric Utility	2		
	483-Water Util & Irrig & Stg	2		
	672-Protective Functions	2		
	681-Nursery,Primary,Second Sch	9		
	683-Special Training/Schooling	1		
	691-Religious Activities	4		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	%
	699-Other Misc Services	1		
	742-Playgrounds/Athletic Areas	1		
	761-Parks, General Recreation	1		
	829-Other Ag Related	1		
	830-Open Space Agriculture	1		
	854-Mining & Quarrying	2		
	910-Undeveloped Land	375	1	0.3%
	911-Vacant Site/Mobile Park	6		
	914-Vacant Condominium Lot	6		
	915-Common Areas	93		
	916-Water Retention Area	3		
	940-Open Space General	2		
	Grand Total	9,879	279	2.8%

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
	23 Open Space General	1		
	54 No Perk	5		
	65 Topo Problems I	8		
	66 Topo Problems II	3		
	86 Utility Easement (P/L)	4		
	88 Contiguous-less than 1 acre	12		
	A2 Sewer Avg Older Mixed NH	2,267	43	1.9%
	A3 Sewer Avg Homogeneous NH	3,527	103	2.9%
	A4 Sewer Average Plus NH	2,382	84	3.5%
	A6 Sewer Good Homogenous NH	327	15	4.6%
	B3 Septic - Access DNA Devlpm	455	8	1.8%
	B4 Septic Average NH	57		
	C2 SFR Condo Det Avg NH -141	225	9	4.0%
	C4 Condo Cmnwall@LivArea - 142	20	2	10.0%
	C6 SFR Commonwall - UC 116	327	11	3.4%
	CA Common Areas	94		
	N/A Building only	95	4	4.2%
	U1 Waterfront I	4		
	U2 Waterfront II	8		
	U3 Waterfront III	9		
	U4 Waterfront IV	3		
	U5 Waterfront V	1		
	U6 Waterfront VI	27		

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	UD Undevelopable Land	18		
	Grand Total	9,879	279	2.8%

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	2,219	49	2.2%
12 - 1 Story Bsmt	191	1	0.5%
14 - 1 1/2 Story	112	2	1.8%
15 - 1 1/2 Story Bsmt	17	1	5.9%
17 - 2 Story	4,658	165	3.5%
18 - 2 Story Bsmt	68	2	2.9%
21 - 2+ Story Bsmt	2		
23 - Split Entry	1,143	28	2.4%
24 - Tri Level	837	26	3.1%
27 - Multi Level	1		
71 - DW Manuf. Home	82	3	3.7%
74 - SW Manuf. Home	22	1	4.5%
77 - TW Manuf. Home	4		
N/A	523	1	0.2%
Grand Total	9,879	279	2.8%

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	7		
	35 Fair	361	3	0.8%
	41 Avg Minus	323	13	4.0%
	45 Average	5,464	142	2.6%
	49 Avg Plus	2,309	91	3.9%
	55 Good	864	29	3.4%
	65 Very Good	24		
	75 Excellent	3		
	N/A	523	1	0.2%
	Grand Total	9,879	279	2.8%

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
1910 - 1919	7		
1920 - 1929	20		
1930 - 1939	29		
1940 - 1949	41	1	2.44%
1950 - 1959	54		
1960 - 1969	799	16	2.00%
1970 - 1979	1,433	26	1.81%
1980 - 1989	1,922	42	2.19%
1990 - 1999	2,575	66	2.56%
2000 - 2009	2,476	127	5.13%
N/A	523	1	0.19%
Grand Total	9,879	279	2.8%

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	523	1	0.2%
	1 - 499	1		
	500 - 749	12		
	750 - 999	152	6	3.9%
	1000 - 1249	431	11	2.6%
	1250 - 1499	1,058	30	2.8%
	1500 - 1749	1,710	47	2.7%
	1750 - 1999	1,771	58	3.3%
	2000 - 2249	1,454	51	3.5%
	2250 - 2499	1,178	36	3.1%
	2500 - 2749	808	16	2.0%
	2750 - 2999	358	11	3.1%
	3000 - 3249	226	7	3.1%
	3250 - 3499	100	2	2.0%
	3500 - 3749	47	1	2.1%
	3750 - 3999	20	1	5.0%
	4000 - 4249	7	1	14.3%
	4250 - 4499	5		
	4500 - 4749	5		
	4750 - 4999	2		
	5000 - Over	11		
	Grand Total	9,879	279	2.8%

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Neighborhood Profile

Neighborhood Profile By	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
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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	101,039,700	89,081,200
Total Sales Price	104,147,893	104,147,893
Average Assessed Value	362,149	319,287
Average Sales Price	373,290	373,290
Number in Sample	279	279
Median Ratio	0.9660	0.8500
Mean (Average) Ratio	0.9716	0.8580
Weighted Mean (S.W.A.) Ratio	0.9702	0.8553
Regression Index (P.R.D.)	1.0015	1.0031
Coefficient of Dispersion (C.O.D.)	0.0670	0.0513

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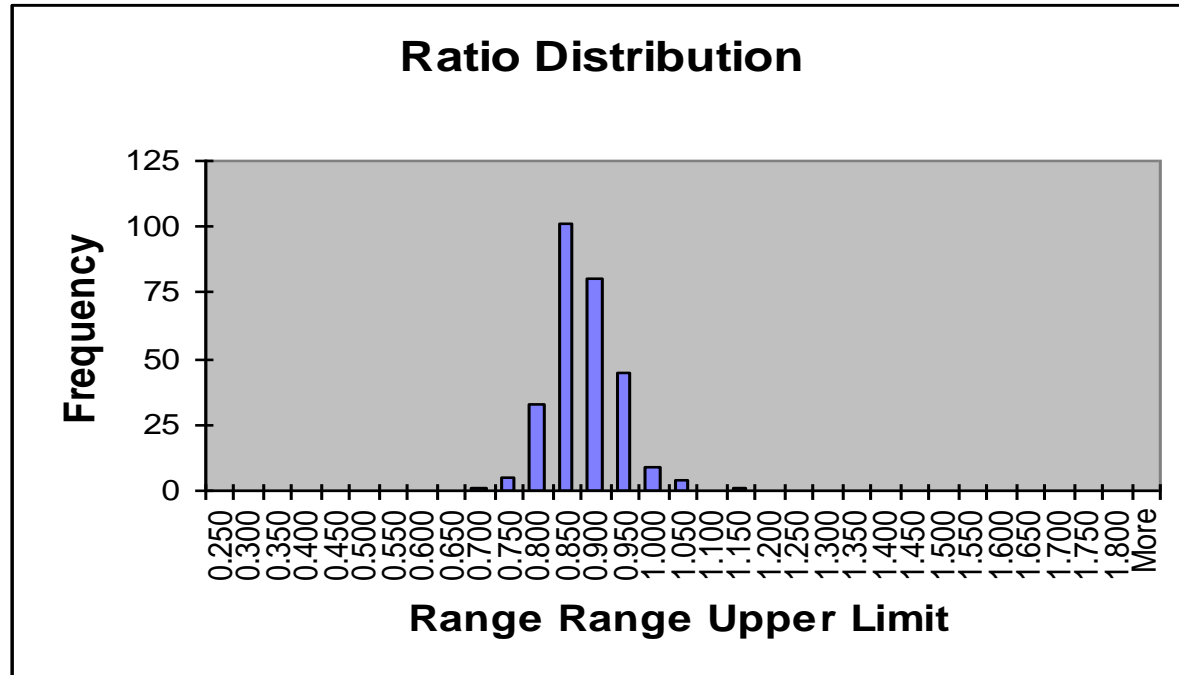


Performance Analysis

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	93,831,100	82,593,100
Total Sales Price	96,574,323	96,574,323
Average Assessed Value	372,346	327,750
Average Sales Price	383,231	383,231
Number in Sample	252	252
Median Ratio	0.9700	0.8491
Mean (Average) Ratio	0.9775	0.8588
Weighted Mean (S.W.A.) Ratio	0.9716	0.8552
Regression Index (P.R.D.)	1.0061	1.0041
Coefficient of Dispersion	0.0627	0.0503

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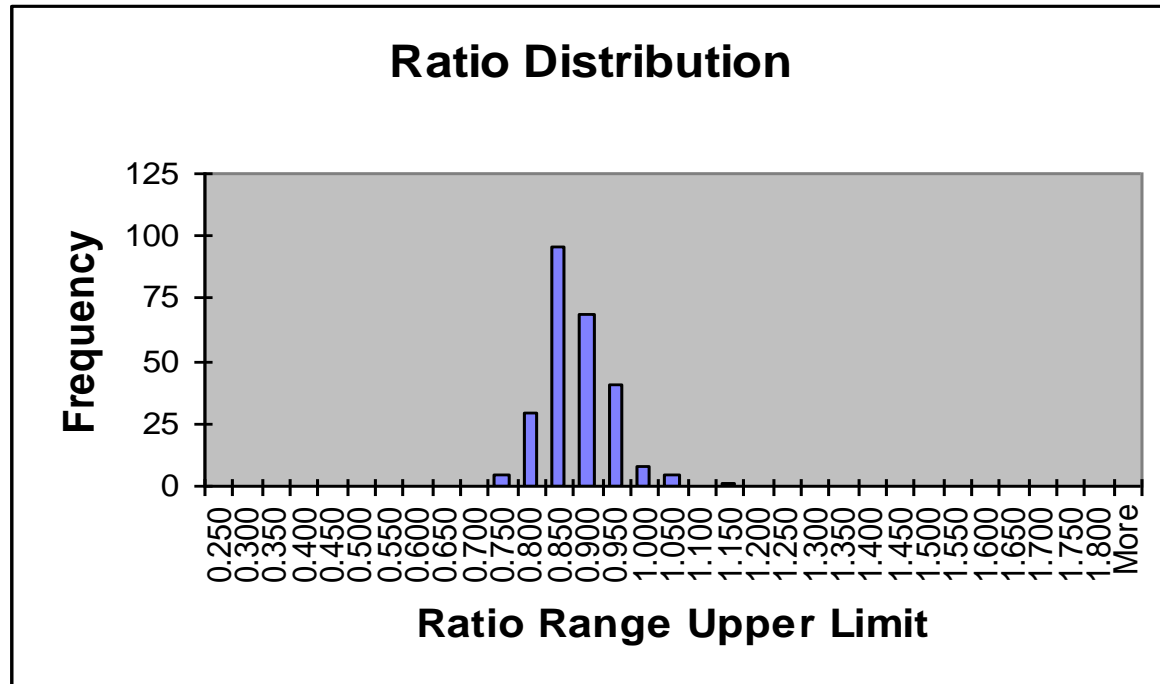


Performance Analysis

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
0037160000500	111	A2	1968	11 - 1 Story	45 Average	1,200	249,500	2/7/2008	I	305,000	0.82
00383600003900	111	A2	1970	23 - Split Entry	45 Average	2,131	315,000	9/19/2008	I	374,950	0.84
00399400000101	111	A4	1986	11 - 1 Story	45 Average	1,774	326,800	3/4/2008	I	387,000	0.84
00400500000203	111	A2	1980	23 - Split Entry	45 Average	1,688	278,100	2/12/2008	I	323,500	0.86
00408200001800	111	A2	1968	11 - 1 Story	45 Average	1,403	257,600	4/29/2008	I	298,000	0.86
00414300001703	111	A2	2001	23 - Split Entry	49 Avg Plus	2,013	325,900	8/4/2008	I	355,000	0.92
00419400000800	111	A2	1970	23 - Split Entry	45 Average	2,048	271,800	1/11/2008	I	322,500	0.84
00419400007400	111	A2	1976	23 - Split Entry	41 Avg Minus	1,574	251,700	9/11/2008	I	294,950	0.85
00420400002200	111	A2	1989	11 - 1 Story	45 Average	1,419	271,300	3/4/2008	I	340,000	0.80
00430900000601	111	A2	2005	11 - 1 Story	45 Average	1,224	275,400	6/23/2008	I	316,000	0.87
00440400001000	111	A2	1986	11 - 1 Story	45 Average	1,408	276,000	9/23/2008	I	345,000	0.80
00440400003200	111	A2	1968	11 - 1 Story	45 Average	1,154	246,200	4/25/2008	I	276,000	0.89
00440900001300	111	B3	1967	11 - 1 Story	45 Average	2,076	285,200	7/15/2008	I	319,000	0.89
00441100001800	111	B3	1969	24 - Tri Level	45 Average	2,580	323,300	7/22/2008	I	400,000	0.81
00445800000300	111	A2	1967	17 - 2 Story	45 Average	1,888	316,900	9/8/2008	I	384,500	0.82
00445800001700	111	A2	1967	11 - 1 Story	45 Average	1,607	277,600	3/21/2008	I	319,100	0.87
00463900200800	111	A2	1944	11 - 1 Story	35 Fair	1,160	227,900	7/11/2008	I	267,000	0.85
00463900200802	111	A2	1993	11 - 1 Story	45 Average	1,677	315,500	2/15/2008	I	370,000	0.85
00539400001200	111	A2	1968	11 - 1 Story	45 Average	1,490	266,800	1/31/2008	I	337,950	0.79
00539400002400	111	A2	2007	17 - 2 Story	55 Good	2,958	438,200	7/9/2008	I	510,000	0.86
00588100100110	111	A2	1986	24 - Tri Level	45 Average	1,338	269,400	5/9/2008	I	315,000	0.86
00596500007300	111	A2	1968	11 - 1 Story	45 Average	1,442	243,000	7/31/2008	I	270,000	0.90
00596500011800	111	A2	1976	24 - Tri Level	45 Average	1,510	275,200	12/16/2008	I	342,000	0.80
00623100003900	111	A2	1968	11 - 1 Story	45 Average	1,320	269,400	7/21/2008	I	319,900	0.84
00625100000300	111	B3	1969	11 - 1 Story	45 Average	1,575	281,900	10/6/2008	I	297,000	0.95

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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
00625100000800	111	B3	1969	11 - 1 Story	45 Average	1,428	251,400	2/13/2008	I	297,000	0.85
00625800003300	111	A2	1969	11 - 1 Story	45 Average	1,224	238,700	12/12/2008	I	210,000	1.14
00625800011500	111	A2	1976	11 - 1 Story	35 Fair	988	235,500	8/27/2008	I	280,000	0.84
00625800012900	111	A2	1987	11 - 1 Story	45 Average	1,366	268,900	8/11/2008	I	339,900	0.79
00625800013800	111	A2	1969	11 - 1 Story	45 Average	1,224	258,200	5/14/2008	I	355,000	0.73
00625800013900	111	A2	1969	11 - 1 Story	41 Avg Minus	1,224	253,000	3/25/2008	I	339,950	0.74
00633800004700	111	A2	1971	23 - Split Entry	45 Average	2,030	280,400	9/24/2008	I	340,000	0.82
00633900002900	111	A2	1976	11 - 1 Story	45 Average	960	229,100	9/29/2008	I	240,000	0.95
00633900010800	111	A2	1976	11 - 1 Story	45 Average	1,040	245,800	1/9/2008	I	270,000	0.91
00656700000400	111	B3	1977	24 - Tri Level	49 Avg Plus	2,352	337,900	7/18/2008	I	379,950	0.89
00656700000700	111	B3	1977	23 - Split Entry	45 Average	2,100	328,100	10/27/2008	I	365,000	0.90
00661900000200	111	A2	1978	11 - 1 Story	45 Average	1,926	294,200	7/23/2008	I	332,500	0.88
00661900000300	111	A2	1978	24 - Tri Level	45 Average	1,728	290,500	9/9/2008	I	370,000	0.79
00661900001500	111	A2	1978	11 - 1 Story	45 Average	1,626	284,500	4/25/2008	I	310,000	0.92
00661900002300	111	A2	1978	17 - 2 Story	45 Average	2,031	297,900	4/30/2008	I	376,500	0.79
00666700002200	111	A2	1978	24 - Tri Level	45 Average	1,728	280,000	8/14/2008	I	349,500	0.80
00666700002300	111	A2	1977	23 - Split Entry	45 Average	1,834	267,100	11/20/2008	I	290,000	0.92
00667000001900	111	A3	1979	23 - Split Entry	45 Average	2,004	284,600	6/20/2008	I	339,000	0.84
00667000008300	111	A3	1978	23 - Split Entry	45 Average	1,804	273,200	8/29/2008	I	288,000	0.95
00672600000300	111	A2	1979	23 - Split Entry	49 Avg Plus	2,012	306,000	5/28/2008	I	359,950	0.85
00672600005000	111	A2	1980	15 - 1 1/2 Story Bsmt	49 Avg Plus	3,040	379,300	11/3/2008	I	430,000	0.88
00676200002100	111	A4	1979	17 - 2 Story	49 Avg Plus	2,400	341,400	10/7/2008	I	429,000	0.80
00676200002800	111	A4	1979	24 - Tri Level	49 Avg Plus	2,148	370,900	10/2/2008	I	417,000	0.89
00686500000900	111	A2	1981	23 - Split Entry	49 Avg Plus	2,472	345,800	7/8/2008	I	387,000	0.89
00686500004100	111	A2	1982	24 - Tri Level	49 Avg Plus	2,136	330,600	12/31/2008	I	320,000	1.03

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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
0068710000400	111	A4	1981	24 - Tri Level	55 Good	3,284	476,700	2/22/2008	I	493,000	0.97
00689700003600	111	A2	1983	11 - 1 Story	45 Average	1,310	269,500	3/21/2008	I	325,500	0.83
00689700004300	111	A2	1983	23 - Split Entry	45 Average	2,143	307,200	2/15/2008	I	384,000	0.80
00695500001600	111	A2	1980	23 - Split Entry	45 Average	996	246,500	1/16/2008	I	320,000	0.77
00695500002800	111	A2	1980	23 - Split Entry	45 Average	1,460	257,300	11/12/2008	I	319,950	0.80
00708500001100	111	B3	1983	17 - 2 Story	49 Avg Plus	2,394	390,200	1/2/2008	I	464,000	0.84
00711800001000	111	A3	1982	11 - 1 Story	45 Average	1,252	269,900	2/15/2008	I	325,000	0.83
00718300001900	111	A3	1983	14 - 1 1/2 Story	45 Average	1,896	314,700	5/29/2008	I	427,000	0.74
00726900001500	111	A3	1985	24 - Tri Level	45 Average	1,934	329,500	7/14/2008	I	410,000	0.80
00727300025800	111	A3	1985	17 - 2 Story	45 Average	1,495	288,100	1/3/2008	I	310,000	0.93
00727300026400	111	A3	1984	11 - 1 Story	45 Average	1,187	256,600	5/28/2008	I	325,000	0.79
00728100012900	111	A3	1985	17 - 2 Story	45 Average	1,456	287,900	7/18/2008	I	325,000	0.89
00728100016200	111	A3	1984	23 - Split Entry	45 Average	2,004	296,300	1/22/2008	I	355,000	0.83
00728100017600	111	A3	1984	11 - 1 Story	45 Average	1,187	259,100	5/21/2008	I	307,000	0.84
00728100017700	111	A3	1984	11 - 1 Story	45 Average	1,412	277,800	3/17/2008	I	324,000	0.86
00730600001100	111	A3	1986	17 - 2 Story	45 Average	1,622	308,800	5/6/2008	I	385,000	0.80
00730900005100	111	A3	1988	17 - 2 Story	49 Avg Plus	1,754	320,600	3/27/2008	I	380,000	0.84
00743900000500	111	A3	1986	17 - 2 Story	45 Average	1,818	301,800	8/11/2008	I	323,000	0.93
00747500033400	111	A3	1987	11 - 1 Story	45 Average	1,568	285,100	7/24/2008	I	320,000	0.89
00747500034200	111	A3	1987	11 - 1 Story	45 Average	1,340	280,800	3/18/2008	I	339,000	0.83
00747500035100	111	A3	1987	11 - 1 Story	45 Average	1,568	295,300	5/20/2008	I	350,000	0.84
00747900001700	111	A3	1987	24 - Tri Level	45 Average	1,596	291,400	7/17/2008	I	349,950	0.83
00747900003100	111	A3	1988	17 - 2 Story	45 Average	1,829	310,900	4/23/2008	I	410,000	0.76
00747900003400	111	A3	1987	11 - 1 Story	45 Average	1,894	313,000	2/29/2008	I	398,000	0.79
00749200000200	111	A4	1987	24 - Tri Level	45 Average	1,909	339,800	4/28/2008	I	430,000	0.79

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00749200003400	111	A4	1987	24 - Tri Level	45 Average	2,136	335,600	3/19/2008	I	450,000	0.75
00758000001100	111	A4	1988	17 - 2 Story	49 Avg Plus	2,339	352,700	10/20/2008	I	379,000	0.93
00760000006500	111	A4	1989	17 - 2 Story	49 Avg Plus	2,852	424,500	4/9/2008	I	525,000	0.81
00760800000300	111	A3	1989	11 - 1 Story	45 Average	1,467	290,300	4/29/2008	I	343,000	0.85
00764300041000	111	A3	1989	17 - 2 Story	45 Average	1,658	298,000	5/1/2008	I	343,000	0.87
00769300000600	111	A4	1990	17 - 2 Story	49 Avg Plus	2,257	358,800	4/9/2008	I	376,100	0.95
00771000000600	111	A4	1989	24 - Tri Level	49 Avg Plus	2,044	366,500	3/6/2008	I	444,000	0.83
00771900052100	111	A3	1990	17 - 2 Story	45 Average	1,904	308,800	6/10/2008	I	355,000	0.87
00772900051500	111	A3	1990	24 - Tri Level	45 Average	1,961	307,100	1/4/2008	I	375,000	0.82
00775100003200	111	A4	1990	11 - 1 Story	55 Good	2,156	413,100	4/17/2008	I	460,000	0.90
00779000061100	111	A3	1990	17 - 2 Story	45 Average	1,671	296,200	10/6/2008	I	349,000	0.85
00779000068600	111	A3	1991	24 - Tri Level	45 Average	1,936	309,300	7/29/2008	I	380,000	0.81
00779000071300	111	A3	1992	11 - 1 Story	45 Average	1,494	287,400	4/2/2008	I	334,500	0.86
00790200001700	111	A3	1992	17 - 2 Story	45 Average	1,764	306,500	1/11/2008	I	374,950	0.82
00790200004000	111	A3	1991	24 - Tri Level	45 Average	1,862	309,900	5/21/2008	I	384,950	0.81
00801700001400	111	A3	1992	11 - 1 Story	45 Average	1,456	285,700	12/11/2008	I	307,000	0.93
00801700005100	111	A3	1993	24 - Tri Level	45 Average	1,679	298,100	6/23/2008	I	365,000	0.82
00801700005900	111	A3	1993	17 - 2 Story	45 Average	1,880	328,800	9/15/2008	I	360,000	0.91
00803800002200	111	A4	1992	17 - 2 Story	49 Avg Plus	2,263	349,800	12/10/2008	I	359,000	0.97
00803800003800	111	A4	1993	17 - 2 Story	49 Avg Plus	2,494	369,300	4/25/2008	I	434,950	0.85
00809600001500	111	A3	1993	17 - 2 Story	45 Average	1,719	310,500	10/9/2008	I	345,000	0.90
00817400000900	111	A3	1995	23 - Split Entry	45 Average	2,128	307,000	9/23/2008	I	374,950	0.82
00820300000400	111	A3	1994	17 - 2 Story	45 Average	1,914	320,100	2/19/2008	I	384,000	0.83
00823300004800	111	A4	1997	17 - 2 Story	49 Avg Plus	2,309	355,100	8/22/2008	I	415,000	0.86
00828800005200	111	A4	1997	17 - 2 Story	55 Good	2,273	370,800	10/1/2008	I	410,000	0.90

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00828800005800	111	A4	1996	17 - 2 Story	55 Good	2,364	377,300	1/25/2008	I	455,000	0.83
00828800006800	111	A4	1995	17 - 2 Story	55 Good	2,189	369,000	2/25/2008	I	436,450	0.85
00830000000200	111	A4	1995	11 - 1 Story	49 Avg Plus	1,564	312,200	5/9/2008	I	376,650	0.83
00830000002000	111	A4	1995	17 - 2 Story	49 Avg Plus	1,700	326,100	6/5/2008	I	405,000	0.81
00830000003300	111	A4	1995	11 - 1 Story	49 Avg Plus	1,927	353,500	6/1/2008	I	429,000	0.82
00831200000700	111	A3	1995	17 - 2 Story	45 Average	1,704	318,900	10/15/2008	I	343,000	0.93
00831200001800	111	A3	1996	24 - Tri Level	45 Average	1,684	303,900	11/12/2008	I	311,000	0.98
00831200002400	111	A3	1995	17 - 2 Story	45 Average	2,350	345,900	12/10/2008	I	370,000	0.93
00831200003800	111	A3	1997	24 - Tri Level	45 Average	2,267	341,200	7/3/2008	I	400,000	0.85
00831200005900	111	A3	1996	11 - 1 Story	45 Average	1,986	325,100	7/15/2008	I	384,950	0.84
00831200008600	111	A3	1996	11 - 1 Story	45 Average	1,182	279,300	10/27/2008	I	300,000	0.93
00834600003100	111	A3	1995	17 - 2 Story	49 Avg Plus	1,752	331,600	1/11/2008	I	375,000	0.88
00837700000200	111	A3	1996	11 - 1 Story	49 Avg Plus	1,967	349,800	10/21/2008	I	340,000	1.03
00838200000200	111	A3	1997	17 - 2 Story	45 Average	1,776	309,300	2/1/2008	I	346,000	0.89
00841700003300	111	A4	1999	17 - 2 Story	55 Good	2,282	384,300	5/28/2008	I	439,000	0.88
00842000004000	111	A4	1996	24 - Tri Level	49 Avg Plus	1,947	342,700	6/11/2008	I	400,000	0.86
00842000004400	111	A4	1996	17 - 2 Story	49 Avg Plus	1,755	333,600	2/11/2008	I	409,000	0.82
00842800001500	116	C6	1998	17 - 2 Story	45 Average	1,818	239,300	11/11/2008	I	249,000	0.96
00842800005900	116	C6	1996	17 - 2 Story	45 Average	1,596	222,800	3/17/2008	I	285,000	0.78
00842800009900	116	C6	1998	17 - 2 Story	45 Average	1,596	226,700	5/16/2008	I	272,000	0.83
00842800016000	116	C6	1997	17 - 2 Story	45 Average	1,818	238,800	4/9/2008	I	299,950	0.80
00842800017100	116	C6	1997	17 - 2 Story	45 Average	1,788	240,300	7/25/2008	I	270,000	0.89
00842800017900	116	C6	1998	17 - 2 Story	45 Average	1,818	239,300	7/23/2008	I	281,000	0.85
00848200001600	111	A3	1997	17 - 2 Story	45 Average	1,401	287,800	6/12/2008	I	320,000	0.90
00848200002700	111	A3	1997	24 - Tri Level	45 Average	1,668	304,100	8/26/2008	I	365,000	0.83

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00848200003100	111	A3	1997	17 - 2 Story	45 Average	2,074	325,100	2/12/2008	I	395,000	0.82
00852700006200	111	A4	1997	17 - 2 Story	49 Avg Plus	1,956	344,600	7/3/2008	I	405,000	0.85
00863600000600	111	A3	1998	24 - Tri Level	45 Average	2,264	341,000	3/17/2008	I	425,000	0.80
00863600008400	111	A3	1997	17 - 2 Story	45 Average	1,401	288,100	3/12/2008	I	339,000	0.85
00870300002300	111	A4	1998	11 - 1 Story	45 Average	1,464	264,800	8/8/2008	I	303,000	0.87
00872600004200	111	A3	1998	17 - 2 Story	45 Average	2,090	310,900	5/2/2008	I	389,950	0.80
00872600007200	111	A3	1998	11 - 1 Story	45 Average	1,547	278,000	6/25/2008	I	354,500	0.78
00876300000200	111	A4	1999	17 - 2 Story	49 Avg Plus	2,168	354,500	8/12/2008	I	384,500	0.92
00877400000400	111	A3	1998	17 - 2 Story	45 Average	1,487	266,000	8/19/2008	I	294,000	0.90
00877400001400	111	A3	1999	17 - 2 Story	45 Average	1,487	271,300	10/1/2008	I	300,000	0.90
00877400002500	111	A3	1998	23 - Split Entry	45 Average	1,484	261,900	8/13/2008	I	295,000	0.89
00878800000600	111	A3	1998	17 - 2 Story	45 Average	1,638	285,300	2/11/2008	I	339,000	0.84
00878800003100	111	A3	1999	17 - 2 Story	45 Average	1,638	274,800	7/30/2008	I	330,000	0.83
00882000000500	111	A3	1999	17 - 2 Story	45 Average	1,985	309,800	6/20/2008	I	350,000	0.89
00883800000200	111	A3	1999	17 - 2 Story	49 Avg Plus	2,496	351,400	8/1/2008	I	403,000	0.87
00883800001700	111	A3	1999	17 - 2 Story	49 Avg Plus	2,844	362,100	12/8/2008	I	399,950	0.91
00884800000500	142	C4	1976	11 - 1 Story	45 Average	875	179,200	6/24/2008	I	212,000	0.85
00884800000700	142	C4	1976	11 - 1 Story	45 Average	875	178,200	9/27/2008	I	208,600	0.85
00884800001300	141	C2	2000	17 - 2 Story	45 Average	1,693	288,900	5/13/2008	I	336,500	0.86
00885000001100	111	A3	1999	23 - Split Entry	45 Average	2,592	331,500	6/3/2008	I	390,000	0.85
00886500001000	111	A4	1999	24 - Tri Level	49 Avg Plus	1,718	306,300	3/12/2008	I	355,000	0.86
00889200001000	111	A3	1999	17 - 2 Story	45 Average	1,775	298,600	3/13/2008	I	379,000	0.79
00889200002900	111	A3	2000	17 - 2 Story	45 Average	1,775	292,800	10/6/2008	I	334,950	0.87
00892800000700	111	A4	2000	17 - 2 Story	49 Avg Plus	2,009	354,900	1/29/2008	I	399,000	0.89
00892800001200	111	A4	2000	17 - 2 Story	49 Avg Plus	2,438	374,500	2/22/2008	I	465,000	0.81

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0089500000900	111	A3	2000	23 - Split Entry	45 Average	1,740	281,300	4/7/2008	I	329,950	0.85
0089500001600	111	A3	2000	23 - Split Entry	45 Average	1,740	281,300	5/2/2008	I	360,000	0.78
0089870000100	111	A3	2001	17 - 2 Story	49 Avg Plus	2,371	349,400	1/9/2008	I	375,000	0.93
00898700001100	111	A3	2000	17 - 2 Story	49 Avg Plus	2,446	347,400	2/15/2008	I	380,000	0.91
00899500004500	111	A3	2000	17 - 2 Story	45 Average	2,081	314,800	7/17/2008	I	349,000	0.90
00899500005000	111	A3	2000	17 - 2 Story	45 Average	1,761	293,100	8/13/2008	I	325,000	0.90
00899500007900	111	A3	2001	17 - 2 Story	45 Average	2,389	315,700	2/14/2008	I	406,000	0.78
00902200002700	111	A3	2001	23 - Split Entry	45 Average	1,744	276,700	1/24/2008	I	330,000	0.84
00902200003900	111	A3	2000	23 - Split Entry	45 Average	1,352	253,600	1/30/2008	I	303,950	0.83
00906000003300	111	A4	2001	17 - 2 Story	45 Average	1,730	298,300	8/19/2008	I	367,000	0.81
00906000005100	111	A4	2001	17 - 2 Story	45 Average	2,200	324,500	10/22/2008	I	360,000	0.90
00909800000300	111	A3	2001	17 - 2 Story	45 Average	2,228	312,100	9/4/2008	I	334,000	0.93
00909800004600	111	A3	2001	17 - 2 Story	45 Average	2,070	302,600	7/21/2008	I	335,000	0.90
00910000002800	111	A3	2002	17 - 2 Story	45 Average	1,796	315,100	9/15/2008	I	346,000	0.91
00910000003000	111	A3	2001	17 - 2 Story	45 Average	1,590	299,100	1/28/2008	I	355,000	0.84
00910000003300	111	A3	2002	24 - Tri Level	45 Average	1,623	295,600	7/22/2008	I	345,000	0.86
00914600000500	111	A3	2001	23 - Split Entry	45 Average	1,605	270,800	4/29/2008	I	339,000	0.80
00914600000900	111	A3	2001	23 - Split Entry	45 Average	1,595	277,900	11/24/2008	I	320,000	0.87
00914700100700	111	A6	2001	17 - 2 Story	55 Good	2,978	442,200	3/24/2008	I	520,000	0.85
00927400001000	111	A3	2002	17 - 2 Story	45 Average	1,504	267,900	12/15/2008	I	287,950	0.93
00930400005000	111	A3	2002	24 - Tri Level	45 Average	1,584	276,800	11/3/2008	I	304,776	0.91
00930400006600	111	A3	2002	17 - 2 Story	45 Average	2,448	327,300	8/29/2008	I	350,000	0.94
00930400011600	111	A3	2002	17 - 2 Story	45 Average	2,640	331,300	7/18/2008	I	395,000	0.84
00938300002200	111	A6	2003	17 - 2 Story	55 Good	2,390	410,000	10/30/2008	I	410,000	1.00
00939800002100	111	A3	2003	17 - 2 Story	45 Average	1,903	319,500	1/10/2008	I	349,900	0.91

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0095370000500	111	A4	2004	17 - 2 Story	49 Avg Plus	2,184	349,100	4/3/2008	I	405,000	0.86
00960011001200	119	N/A	1976	74 - SW Manuf. Home	35 Fair	924	13,000	9/8/2008	I	19,900	0.65
00960011002700	119	N/A	1976	71 - DW Manuf. Home	45 Average	1,388	29,300	10/20/2008	I	39,950	0.73
00960011003300	119	N/A	1993	71 - DW Manuf. Home	55 Good	1,344	52,400	3/18/2008	I	59,000	0.89
00960011003500	119	N/A	1985	71 - DW Manuf. Home	55 Good	1,304	56,900	10/17/2008	I	61,500	0.93
01000200000100	111	A6	2004	17 - 2 Story	55 Good	2,217	401,000	6/11/2008	I	382,000	1.05
01000200004400	111	A4	2004	17 - 2 Story	55 Good	2,541	401,900	5/13/2008	I	494,000	0.81
01000200005000	111	A4	2004	17 - 2 Story	55 Good	2,594	383,800	5/29/2008	I	410,000	0.94
01003700000200	111	A3	2005	17 - 2 Story	41 Avg Minus	2,468	337,700	2/14/2008	I	375,000	0.90
01003700000300	111	A3	2005	17 - 2 Story	41 Avg Minus	1,890	297,200	3/27/2008	I	350,000	0.85
01003700004000	111	A3	2005	17 - 2 Story	41 Avg Minus	1,690	284,300	9/22/2008	I	335,000	0.85
01003700007600	111	A3	2005	17 - 2 Story	41 Avg Minus	2,230	322,700	2/20/2008	I	382,000	0.84
01003900000600	141	C2	2004	17 - 2 Story	45 Average	1,882	294,600	5/5/2008	I	348,500	0.85
01003900001900	141	C2	2005	23 - Split Entry	45 Average	1,998	288,600	7/7/2008	I	365,000	0.79
010047000003000	111	A4	2005	17 - 2 Story	55 Good	2,573	403,500	12/2/2008	I	430,000	0.94
010047000003300	111	A4	2005	17 - 2 Story	55 Good	3,497	471,100	6/23/2008	I	599,000	0.79
01008300001200	111	A3	2005	17 - 2 Story	41 Avg Minus	2,137	293,900	9/24/2008	I	332,000	0.89
01008300002400	111	A3	2005	17 - 2 Story	41 Avg Minus	2,476	336,300	11/17/2008	I	359,950	0.93
01008300004800	111	A3	2005	17 - 2 Story	41 Avg Minus	2,127	317,900	3/5/2008	I	355,000	0.90
01008300005000	111	A3	2005	17 - 2 Story	41 Avg Minus	2,823	351,300	12/16/2008	I	379,950	0.92
01008300005700	111	A3	2005	17 - 2 Story	41 Avg Minus	1,890	298,600	1/18/2008	I	370,000	0.81
01008300007400	111	A3	2005	17 - 2 Story	41 Avg Minus	1,890	266,800	8/29/2008	I	330,000	0.81
01008300008400	111	A3	2005	17 - 2 Story	41 Avg Minus	1,690	253,200	3/13/2008	I	318,000	0.80
01017100003900	111	A4	2005	17 - 2 Story	55 Good	2,570	393,400	6/17/2008	I	479,950	0.82
01024200000900	111	A4	2005	17 - 2 Story	49 Avg Plus	2,596	366,600	6/23/2008	I	399,250	0.92

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01025100001400	141	C2	2005	17 - 2 Story	45 Average	1,616	283,100	3/20/2008	I	352,950	0.80
01025100001700	141	C2	2005	17 - 2 Story	45 Average	1,616	283,100	3/6/2008	I	343,500	0.82
01025100008400	141	C2	2005	17 - 2 Story	45 Average	1,985	314,700	6/25/2008	I	358,000	0.88
01025100009400	141	C2	2005	17 - 2 Story	45 Average	2,859	349,800	6/23/2008	I	375,000	0.93
01025100011600	141	C2	2005	17 - 2 Story	45 Average	1,390	267,800	11/24/2008	I	299,900	0.89
01030700001600	111	A4	2005	17 - 2 Story	49 Avg Plus	2,128	346,800	5/8/2008	I	420,000	0.83
01030700002900	111	A4	2005	17 - 2 Story	49 Avg Plus	2,695	378,000	10/2/2008	I	463,540	0.82
01030700004500	111	A4	2005	17 - 2 Story	49 Avg Plus	2,070	337,200	5/13/2008	I	392,500	0.86
01033100002600	141	C2	2006	17 - 2 Story	45 Average	2,247	317,900	9/16/2008	I	340,000	0.94
01036400003300	111	A6	2006	17 - 2 Story	55 Good	3,054	474,900	5/8/2008	I	518,000	0.92
01041500001700	111	A4	2007	17 - 2 Story	49 Avg Plus	3,089	367,100	4/14/2008	I	421,900	0.87
01041500001900	111	A4	2007	17 - 2 Story	49 Avg Plus	2,786	357,300	2/6/2008	I	432,000	0.83
01046000000200	111	A4	2007	17 - 2 Story	49 Avg Plus	2,379	363,600	3/18/2008	I	440,000	0.83
01046000000300	111	A4	2007	17 - 2 Story	49 Avg Plus	1,963	324,200	3/3/2008	I	374,950	0.86
01046000000500	111	A4	2007	18 - 2 Story Bsmt	49 Avg Plus	2,810	366,300	2/25/2008	I	415,000	0.88
01046000000900	111	A4	2007	17 - 2 Story	49 Avg Plus	2,784	398,200	2/8/2008	I	511,394	0.78
01046000001000	111	A4	2007	17 - 2 Story	49 Avg Plus	2,784	399,100	10/1/2008	I	475,000	0.84
01046000001600	111	A4	2007	17 - 2 Story	49 Avg Plus	2,740	384,200	8/14/2008	I	455,000	0.84
01046000001800	111	A4	2007	17 - 2 Story	49 Avg Plus	2,740	384,200	7/3/2008	I	450,000	0.85
01053600000500	111	A4	2008	17 - 2 Story	49 Avg Plus	1,846	343,100	6/12/2008	I	415,000	0.83
01053600000600	111	A4	2008	17 - 2 Story	49 Avg Plus	2,126	368,300	8/20/2008	I	420,000	0.88
01053600002100	111	A4	2008	17 - 2 Story	49 Avg Plus	1,878	343,000	5/9/2008	I	404,950	0.85
01053600002200	116	C6	2008	17 - 2 Story	49 Avg Plus	1,755	332,700	11/21/2008	I	370,000	0.90
01053600002300	116	C6	2008	17 - 2 Story	49 Avg Plus	1,805	338,600	11/3/2008	I	387,500	0.87
01053600002400	111	A4	2008	17 - 2 Story	49 Avg Plus	1,878	343,000	5/1/2008	I	434,950	0.79

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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
01053600002600	111	A4	2008	17 - 2 Story	49 Avg Plus	2,231	372,400	6/16/2008	I	429,800	0.87
01053600002800	111	A4	2008	17 - 2 Story	49 Avg Plus	2,024	360,100	6/11/2008	I	455,800	0.79
01053600002900	111	A4	2008	17 - 2 Story	49 Avg Plus	2,024	359,800	10/21/2008	I	400,000	0.90
01053600003800	111	A4	2008	17 - 2 Story	49 Avg Plus	1,878	343,500	9/16/2008	I	404,950	0.85
01053600003900	111	A4	2008	17 - 2 Story	49 Avg Plus	2,231	370,900	6/5/2008	I	465,000	0.80
01053600004800	116	C6	2007	17 - 2 Story	49 Avg Plus	2,363	373,600	3/24/2008	I	437,990	0.85
01053600004900	116	C6	2007	17 - 2 Story	49 Avg Plus	1,952	341,900	3/10/2008	I	384,990	0.89
01053600016500	116	C6	2008	17 - 2 Story	49 Avg Plus	1,905	346,600	4/1/2008	I	452,840	0.77
01053600017100	111	A4	2008	17 - 2 Story	49 Avg Plus	1,846	345,700	6/19/2008	I	418,800	0.83
01054000000200	111	A4	2007	17 - 2 Story	49 Avg Plus	2,353	344,600	2/27/2008	I	412,000	0.84
01054000000300	111	A4	2007	17 - 2 Story	49 Avg Plus	2,576	356,700	5/13/2008	I	405,950	0.88
01054000000400	111	A4	2007	17 - 2 Story	49 Avg Plus	2,353	344,600	6/3/2008	I	399,950	0.86
01054000001000	111	A4	2008	17 - 2 Story	49 Avg Plus	2,059	333,900	7/15/2008	I	380,000	0.88
01054000001700	111	A4	2007	17 - 2 Story	49 Avg Plus	1,874	318,300	6/25/2008	I	367,950	0.87
01055900000201	111	A3	2007	17 - 2 Story	49 Avg Plus	2,463	379,100	7/31/2008	I	455,000	0.83
01055900000501	111	A3	2007	17 - 2 Story	49 Avg Plus	2,571	373,300	3/19/2008	I	447,500	0.83
01055900000601	111	A3	2007	17 - 2 Story	49 Avg Plus	2,380	365,700	4/3/2008	I	440,000	0.83
01055900000801	111	A3	2007	17 - 2 Story	49 Avg Plus	2,545	371,300	6/25/2008	I	463,950	0.80
01055900001201	111	A3	2007	17 - 2 Story	49 Avg Plus	2,571	373,300	2/12/2008	I	440,000	0.85
01057800000300	111	A4	2008	17 - 2 Story	49 Avg Plus	2,161	330,600	7/8/2008	I	393,000	0.84
01057800000400	111	A4	2008	17 - 2 Story	49 Avg Plus	2,246	338,800	1/11/2008	I	379,000	0.89
01057800000900	111	A4	2006	17 - 2 Story	49 Avg Plus	2,161	330,700	6/11/2008	I	403,000	0.82
01057800001300	111	A4	2008	17 - 2 Story	49 Avg Plus	1,858	313,000	4/3/2008	I	375,000	0.83
01057800001400	111	A4	2008	17 - 2 Story	49 Avg Plus	2,161	331,300	9/11/2008	I	387,450	0.86
01057800001500	111	A4	2008	17 - 2 Story	49 Avg Plus	1,858	309,800	7/25/2008	I	367,450	0.84

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Qualified Sales

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01057800001600	111	A4	2008	17 - 2 Story	49 Avg Plus	2,161	325,500	7/29/2008	I	392,450	0.83
01057800002700	111	A4	2008	17 - 2 Story	49 Avg Plus	2,246	342,000	4/16/2008	I	393,997	0.87
01057800003000	111	A4	2008	17 - 2 Story	49 Avg Plus	1,764	309,400	6/3/2008	I	380,529	0.81
01057800003300	111	A4	2008	17 - 2 Story	49 Avg Plus	1,764	309,400	7/9/2008	I	377,000	0.82
01059100000200	111	A6	2007	17 - 2 Story	55 Good	2,497	455,000	7/15/2008	I	499,000	0.91
01059100000400	111	A6	2007	17 - 2 Story	55 Good	3,114	482,000	8/12/2008	I	586,500	0.82
01059100001100	111	A6	2007	17 - 2 Story	55 Good	2,614	448,000	5/15/2008	I	495,000	0.91
01059400000200	111	A6	2007	17 - 2 Story	55 Good	2,822	461,100	3/24/2008	I	579,950	0.80
01059400000300	111	A6	2007	17 - 2 Story	55 Good	3,048	474,700	5/21/2008	I	550,000	0.86
01059400000400	111	A6	2007	17 - 2 Story	55 Good	3,232	488,900	6/2/2008	I	559,950	0.87
01059400000800	111	A6	2007	18 - 2 Story Bsmt	55 Good	4,200	537,400	7/14/2008	I	649,950	0.83
01071900000200	111	A6	2008	17 - 2 Story	55 Good	3,136	544,100	1/31/2008	I	681,142	0.80
01071900000400	111	A6	2008	17 - 2 Story	55 Good	3,842	601,400	6/12/2008	I	769,660	0.78
01071900000800	111	A6	2008	11 - 1 Story	55 Good	2,369	445,800	7/21/2008	I	549,950	0.81
01078400000100	111	A4	2008	23 - Split Entry	49 Avg Plus	2,436	309,100	8/26/2008	I	370,000	0.84
01078400001300	111	A4	2008	17 - 2 Story	49 Avg Plus	2,142	328,700	10/17/2008	I	372,500	0.88
01078400001400	111	A4	2008	23 - Split Entry	49 Avg Plus	2,142	326,900	4/23/2008	I	367,000	0.89
01078400001500	111	A4	2008	17 - 2 Story	49 Avg Plus	2,436	356,500	12/1/2008	I	350,200	1.02
01078400002000	111	A4	2008	17 - 2 Story	49 Avg Plus	1,648	305,600	2/26/2008	I	359,900	0.85
01078400002100	111	A4	2008	17 - 2 Story	49 Avg Plus	2,142	341,500	6/23/2008	I	407,800	0.84
01084400001200	111	A6	2008	17 - 2 Story	55 Good	3,579	539,800	4/28/2008	I	704,235	0.77
27050400201100	111	B3	1992	17 - 2 Story	45 Average	1,723	296,900	8/4/2008	I	371,000	0.80
28052000204400	111	A3	1969	12 - 1 Story Bsmt	45 Average	2,064	306,900	10/1/2008	I	334,950	0.92
28052000204800	111	A3	1977	14 - 1 1/2 Story	45 Average	2,076	323,500	9/4/2008	I	330,000	0.98
28052000207500	111	A3	1981	11 - 1 Story	45 Average	1,702	273,700	1/24/2008	I	328,000	0.83

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School District**

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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
28052000207600	910	A3		N/A	N/A		150,000	4/9/2008	V	163,000	0.92
28053300107500	111	A4	2007	17 - 2 Story	49 Avg Plus	2,295	348,600	5/21/2008	I	400,000	0.87
28053300107600	111	A4	2007	17 - 2 Story	49 Avg Plus	2,295	348,100	12/31/2008	I	365,000	0.95
28053300107700	111	A4	2008	17 - 2 Story	49 Avg Plus	1,705	315,000	2/20/2008	I	382,000	0.82

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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
01053600003700	116	C6	2008	17 - 2 Story	49 Avg Plus	1805	260,900	11/20/2008	I	382,950	0.68
01053600004000	111	A4	2008	17 - 2 Story	49 Avg Plus	2231	304,200	10/1/2008	I	455,000	0.67
01053600010500	910	A4		N/A	N/A		145,000	12/30/2008	I	410,000	0.35
01054000000500	111	A4	2008	17 - 2 Story	49 Avg Plus	2486	340,400	9/5/2008	I	415,000	0.82