

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: Sultan / Gold Bar**

**Appraisal Date: January 1, 2009**

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**Summary**

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**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

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**Appraisal Area (Neighborhood):** 4218000-4218911

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**Parcels Appraised:** 6,045

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	501,793,100	425,915,200	-76,051,900	-15.2%
<b>Improvements:</b>	489,890,000	450,026,600	-40,148,200	-8.2%
<b>Total:</b>	991,683,100	875,941,800	-116,200,100	-11.7%

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### Summary

#### Appraisal Level and Uniformity

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

**Number of Sales: 103**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9560	0.8511	-0.1049	-11.0%
<b>Mean Ratio:</b>	0.9941	0.8800	-0.1141	-11.5%
<b>Weighted Mean:</b>	0.9730	0.8674	-0.1056	-10.9%
<b>PRD:</b>	1.0217	1.0145	-0.0072	-0.7%
<b>COD:</b>	0.1206	0.0953	-0.0254	-21.0%

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**Data Sources:** All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/09/2009**

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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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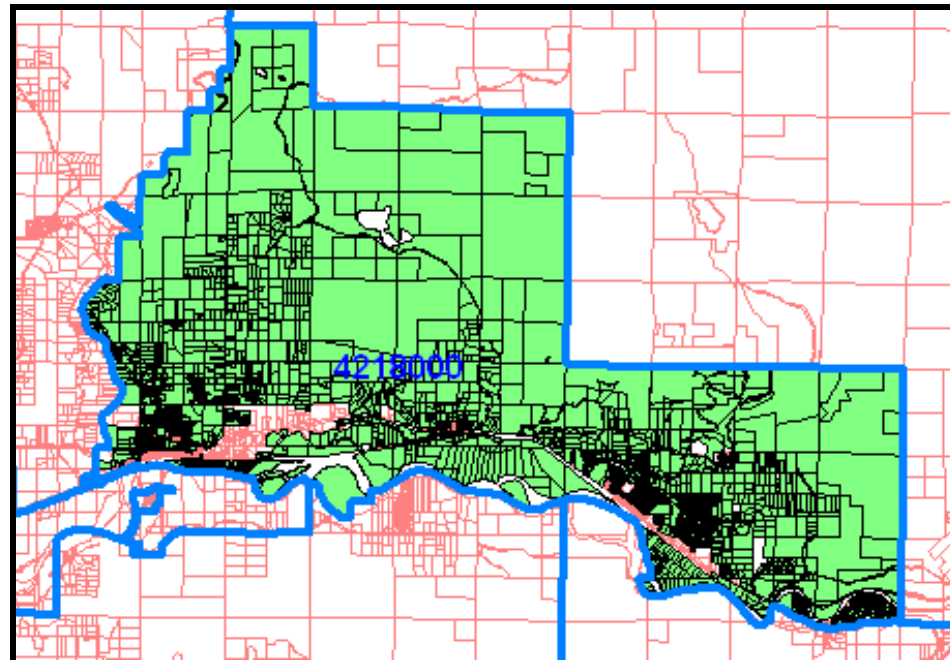


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 4218000-4218911 (AKA BMA 4218000-4218911) 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**

An area north of the Skykomish River including the towns of Sultan, Goldbar and Startup.

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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	41	L:	10,097,700	8,710,200	-1,387,500	-13.7%
		B:	4,857,700	4,425,500	-432,200	-8.9%
		T:	14,955,400	13,135,700	-1,819,700	-12.2%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	48	L:	8,465,500	7,119,900	-1,345,600	-15.9%
		B:	27,078,500	27,048,900	-29,600	-0.1%
		T:	35,544,000	34,168,800	-1,375,200	-3.9%
Residential	3,875	L:	396,526,900	339,906,900	-56,794,000	-14.3%
		B:	445,797,400	407,289,000	-38,793,200	-8.7%
		T:	842,324,300	747,195,900	-95,587,200	-11.3%
Multifamily	36	L:	3,902,000	3,222,000	-680,000	-17.4%
		B:	8,797,100	8,230,700	-566,400	-6.4%
		T:	12,699,100	11,452,700	-1,246,400	-9.8%
Forest	95	L:	3,818,400	3,264,100	-554,300	-14.5%
		B:	2,712,900	2,537,400	-175,500	-6.5%
		T:	6,531,300	5,801,500	-729,800	-11.2%
Other	1,950	L:	78,982,600	63,692,100	-15,290,500	-19.4%
		B:	646,400	495,100	-151,300	-23.4%
		T:	79,629,000	64,187,200	-15,441,800	-19.4%

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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	6,045	L:	501,793,100	425,915,200	-76,051,900	-15.2%
		B:	489,890,000	450,026,600	-40,148,200	-8.2%
		T:	991,683,100	875,941,800	-116,200,100	-11.7%

- 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	13		
	111-Single Family Residence	2,579	74	2.9%
	112-2 Single Family Residences	27	1	3.7%
	113-3 Single Family Residences	4		
	114-4 Single Family Residences	1		
	117-Manufac Home (Leased Site)	172		
	118-Manufac Home (Owned Site)	634	13	2.1%
	119-Manuf Home (MHP)	275	11	4.0%
	122-Duplex	31		
	123-Tri-Plex	4		
	130-Mult Family 5-7 units	1		
	141-SFR Condominium Detached	38		
	142-SFR Condominium CommonWall	6	1	16.7%
	150-Mobile Park 1-20 Units	1		
	183-Non Residential Structure	91	1	1.1%
	184-Septic System	11		
	185-Well	1		
	186-Septic & Well	10		
	198-Vacation Cabins	13		
	411-Railroad Transportation	7		
	454-Arterial Streets	1		
	456-Local Access Streets	9		
	459-Other Highway NEC	4		
	481-Electric Utility	1		

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<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	482-Gas Utility	2		
	483-Water Util & Irrig & Stg	4		
	485-Solid Waste disposal	1		
	681-Nursery,Primary,Second Sch	3		
	691-Religious Activities	9		
	699-Other Misc Services	1		
	729-Other Public Assembly	1		
	742-Playgrounds/Athletic Areas	1		
	749-Other Recreation	1		
	769-Other Parks, NEC	2		
	818-Farms General	2		
	830-Open Space Agriculture	33		
	842-Fishery Services	1		
	850-Mine Claims Mineral Rights	18		
	854-Mining & Quarrying	1		
	880-DF Timber Acres Only	66		
	881-DF Timber Ac w/ ImpAcBldg	18		
	889-DF Timber Ac w/ImpAcNoBldg	4		
	910-Undeveloped Land	784	2	0.3%
	911-Vacant Site/Mobile Park	1,092		
	915-Common Areas	21		
	916-Water Retention Area	5		
	921-Forest Reserve	24		
	922-Nonreserve Forests	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>
	931-Rivers,Streams,Creeks	3		
	940-Open Space General	6		
	950-Open Space Timber	7		
	<b>Grand Total</b>	<b>6,045</b>	<b>103</b>	<b>1.7%</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**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
14 US Forest Land	39		
21 Designated Forest	53		
22 Open Space Forest	4		
23 Open Space General	2		
24 Open Space Ag	20		
41 Septic Site	169	3	1.8%
42 Septic Site	237	12	5.1%
43 Septic Site	1		
46 Spt/Well Site	105	1	1.0%
54 No Perk	8		
57 Other Acreage Type	669	8	1.2%
59 Other Acreage Type	1		
65 Topo Problems I	64		
88 Contiguous-less than 1 acre	52		
A1 Sewer Fair NH	1,139	23	2.0%
AG AG-10 FHZ	15		
B1 Septic Fair NH	764	30	3.9%
B2 Septic Average Mixed NH	5		
B3 Septic - Access DNA Devlpm	278	8	2.9%
B4 Septic Average NH	174	1	0.6%
B5 Septic UGA	157	1	0.6%
C1 SFR CondoDet Fair NH UC 141	38		
C4 Condo Cmnwall@LivArea - 142	6	1	16.7%
CA Common Areas	28		

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
FK Creek Front	104	2	1.9%
FR Riverfront	120	2	1.7%
LF Land detail not used	28		
N/A Building only	1,622	11	0.7%
SC SrCit Residual Contiguous	8		
UD Undevelopable Land	135		
<b>Grand Total</b>	<b>6,045</b>	<b>103</b>	<b>1.7%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By House Type</b>	<b>House Type / Stories</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	11 - 1 Story	1,361	38	2.8%
	12 - 1 Story Bsmt	96	3	3.1%
	14 - 1 1/2 Story	189		
	15 - 1 1/2 Story Bsmt	39	1	2.6%
	17 - 2 Story	680	26	3.8%
	18 - 2 Story Bsmt	30		
	20 - 2+ Story	9		
	21 - 2+ Story Bsmt	2		
	23 - Split Entry	262	6	2.3%
	24 - Tri Level	47	2	4.3%
	71 - DW Manuf. Home	587	19	3.2%
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	465	5	1.1%
	77 - TW Manuf. Home	12		
	N/A	2,265	3	0.1%
	<b>Grand Total</b>	<b>6,045</b>	<b>103</b>	<b>1.7%</b>

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

## Snohomish County Assessor's Office

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### Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	15 Sub Std	11		
	25 Low	130		
	35 Fair	755	11	1.5%
	41 Avg Minus	512	14	2.7%
	45 Average	1,813	60	3.3%
	49 Avg Plus	99	3	3.0%
	55 Good	397	10	2.5%
	65 Very Good	61	2	3.3%
	75 Excellent	2		
	N/A	2,265	3	0.1%
	<b>Grand Total</b>	<b>6,045</b>	<b>103</b>	<b>1.7%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Year Built Range</b>	<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	1899 & older	12		
	1900 - 1909	93	3	3.23%
	1910 - 1919	77		
	1920 - 1929	104	2	1.92%
	1930 - 1939	56		
	1940 - 1949	42	2	4.76%
	1950 - 1959	83		
	1960 - 1969	291	5	1.72%
	1970 - 1979	550	7	1.27%
	1980 - 1989	543	14	2.58%
	1990 - 1999	1,052	28	2.66%
	2000 - 2009	877	39	4.45%
	N/A	2,265	3	0.13%
	<b>Grand Total</b>	<b>6,045</b>	<b>103</b>	<b>1.7%</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	2,266	3	0.1%
	1 - 499	188		
	500 - 749	188	2	1.1%
	750 - 999	470	8	1.7%
	1000 - 1249	791	20	2.5%
	1250 - 1499	756	26	3.4%
	1500 - 1749	608	29	4.8%
	1750 - 1999	298	5	1.7%
	2000 - 2249	215	8	3.7%
	2250 - 2499	109	1	0.9%
	2500 - 2749	55	1	1.8%
	2750 - 2999	39		
	3000 - 3249	25		
	3250 - 3499	7		
	3500 - 3749	9		
	3750 - 3999	2		
	4000 - 4249	7		
	4250 - 4499	2		
	4500 - 4749	3		
	4750 - 4999	1		
	5000 - Over	6		
	<b>Grand Total</b>	<b>6,045</b>	<b>103</b>	<b>1.7%</b>

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	22,935,400	20,446,300
Total Sales Price	23,571,055	23,571,055
Average Assessed Value	222,674	198,508
Average Sales Price	228,845	228,845
Number in Sample	103	103
Median Ratio	0.9560	0.8511
Mean (Average) Ratio	0.9941	0.8800
Weighted Mean (S.W.A.) Ratio	0.9730	0.8674
Regression Index (P.R.D.)	1.0217	1.0145
Coefficient of Dispersion (C.O.D.)	0.1206	0.0953

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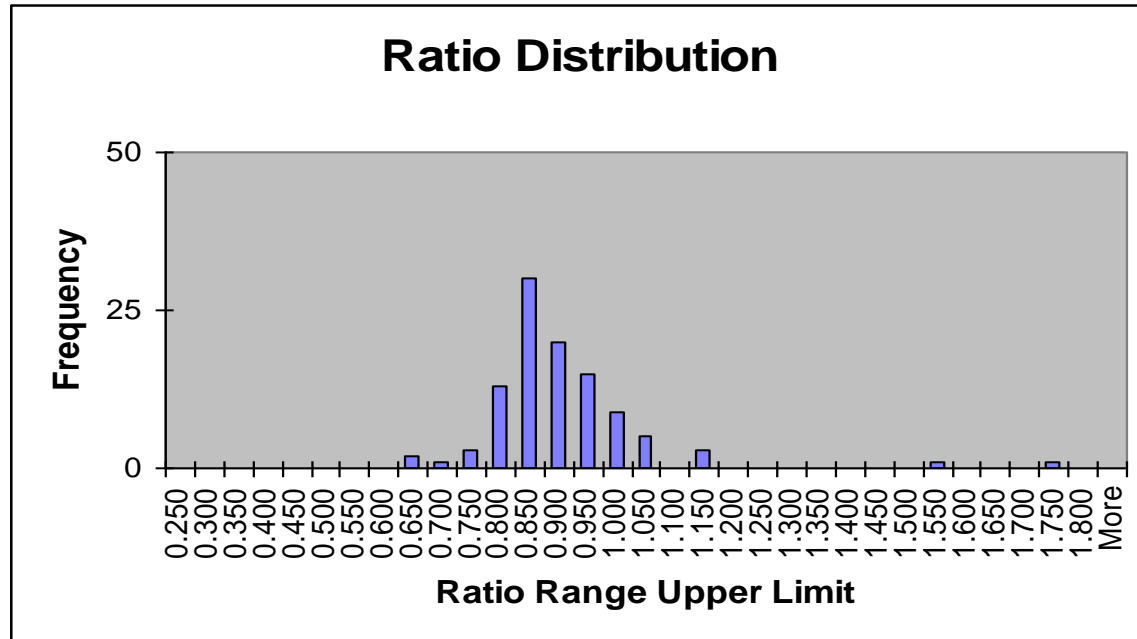


**Performance Analysis**

**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	19,367,500	17,192,100
Total Sales Price	19,906,905	19,906,905
Average Assessed Value	261,723	232,326
Average Sales Price	269,012	269,012
Number in Sample	74	74
Median Ratio	0.9621	0.8509
Mean (Average) Ratio	0.9805	0.8687
Weighted Mean (S.W.A.) Ratio	0.9729	0.8636
Regression Index (P.R.D.)	1.0078	1.0059
Coefficient of Dispersion	0.0751	0.0649

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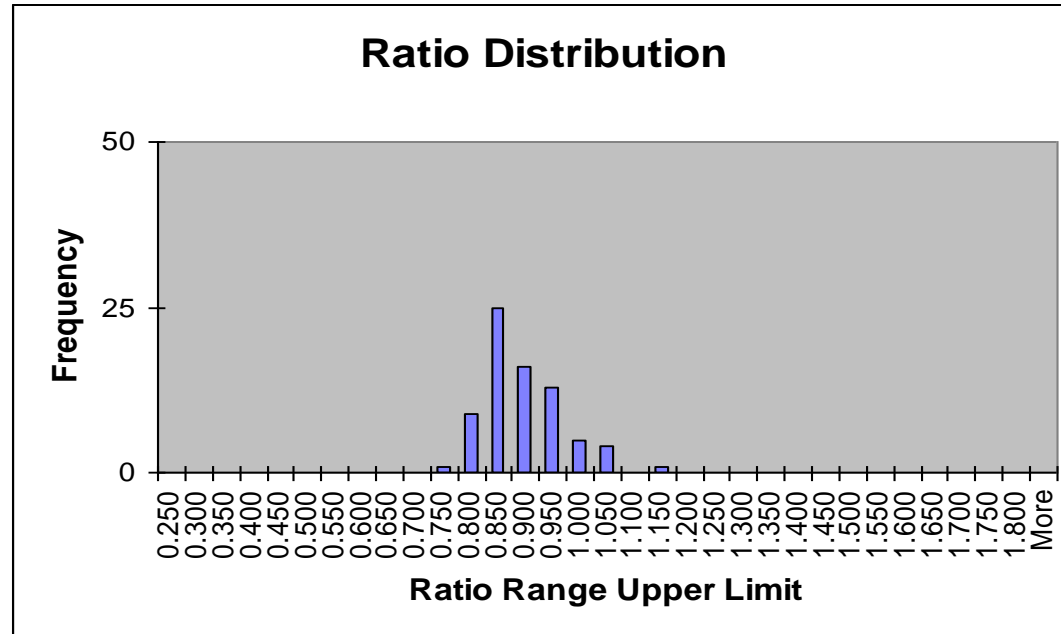


**Performance Analysis**

**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

## Snohomish County Assessor's Office

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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
27090400301700	111	57	1985	11 - 1 Story	45 Average	1,350	290,400	9/15/2008	I	325,000	0.89
27090500101900	910	46		N/A	N/A		71,000	1/16/2008	V	79,000	0.90
27090500302500	118	B1	1992	71 - DW Manuf. Home	55 Good	1,296	179,100	1/17/2008	I	221,000	0.81
27090600101800	111	B1	1901	11 - 1 Story	35 Fair	960	185,400	12/15/2008	I	230,000	0.81
28082800300600	112	57	1928	12 - 1 Story Bsmt	45 Average	1,992	335,800	7/28/2008	I	340,000	0.99
28083000401800	111	B3	1986	11 - 1 Story	45 Average	1,752	268,400	6/17/2008	I	297,000	0.90
28093100404100	118	B4	2003	71 - DW Manuf. Home	55 Good	1,404	243,100	12/18/2008	I	254,000	0.96
28083200300300	111	A1	1994	11 - 1 Story	49 Avg Plus	1,668	335,400	2/6/2008	I	365,000	0.92
28083200306900	111	A1	1902	17 - 2 Story	49 Avg Plus	2,252	272,300	4/3/2008	I	355,000	0.77
28093200200400	111	57	1977	15 - 1 1/2 Story Bsmt	45 Average	2,510	303,200	4/24/2008	I	370,000	0.82
28083500402900	111	B1	2008	11 - 1 Story	41 Avg Minus	1,248	220,000	8/12/2008	I	222,000	0.99
28083600400400	111	57	2007	11 - 1 Story	45 Average	2,103	323,300	2/19/2008	I	380,000	0.85
00430500001400	111	B3	1972	11 - 1 Story	45 Average	1,176	233,200	9/17/2008	I	225,000	1.04
00430500003500	111	B3	1977	17 - 2 Story	45 Average	1,792	285,400	7/14/2008	I	317,500	0.90
00453700002500	118	B1	1978	71 - DW Manuf. Home	45 Average	1,335	135,200	12/3/2008	I	169,500	0.80
00457500902101	118	B1	1990	71 - DW Manuf. Home	55 Good	1,188	148,100	2/28/2008	I	180,500	0.82
00457501100500	111	B1	1906	11 - 1 Story	41 Avg Minus	948	138,800	10/23/2008	I	172,000	0.81
00460000001300	111	FR	1964	11 - 1 Story	35 Fair	1,233	267,800	6/11/2008	I	295,000	0.91
00460000005200	111	41	1992	11 - 1 Story	35 Fair	1,670	225,200	7/23/2008	I	245,000	0.92
00460000006500	111	41	1994	11 - 1 Story	45 Average	1,318	225,500	11/7/2008	I	218,000	1.03
00460100005300	111	41	1996	11 - 1 Story	41 Avg Minus	1,290	211,300	5/20/2008	I	269,950	0.78
00460200012000	118	FR	1990	71 - DW Manuf. Home	55 Good	1,296	216,600	7/7/2008	I	247,500	0.88
00483700301800	111	B1	1962	11 - 1 Story	45 Average	1,620	229,000	3/28/2008	I	280,000	0.82
00511900100200	118	42	1994	71 - DW Manuf. Home	65 Very Good	1,728	226,900	7/26/2008	I	199,500	1.14
00512000201000	118	FK	1988	71 - DW Manuf. Home	55 Good	1,080	132,400	12/17/2008	I	144,000	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
00512000208600	118	42	1990	71 - DW Manuf. Home	55 Good	1,620	149,900	3/19/2008	I	187,000	0.80
00512000211800	111	42	1994	11 - 1 Story	41 Avg Minus	1,134	178,400	10/27/2008	I	195,000	0.91
00512000212900	111	42	1994	11 - 1 Story	49 Avg Plus	1,209	199,400	4/8/2008	I	217,222	0.92
00512100000700	118	FK	1983	71 - DW Manuf. Home	45 Average	1,296	140,700	4/3/2008	I	166,500	0.85
00512200002900	111	42	1996	17 - 2 Story	41 Avg Minus	1,456	186,400	1/14/2008	I	230,000	0.81
00512200003300	183	42		N/A	N/A		72,700	6/19/2008	V	65,000	1.12
00512200003500	111	42	2008	17 - 2 Story	45 Average	1,331	198,300	8/25/2008	I	233,000	0.85
00512200003600	111	42	2008	23 - Split Entry	45 Average	1,706	211,600	5/9/2008	I	250,000	0.85
00512200003700	111	42	1995	12 - 1 Story Bsmt	45 Average	1,488	201,400	4/21/2008	I	264,500	0.76
00512200005200	118	42	1985	71 - DW Manuf. Home	65 Very Good	1,300	154,200	9/3/2008	I	177,000	0.87
00512200007000	111	42	2007	11 - 1 Story	45 Average	1,759	246,100	3/10/2008	I	264,000	0.93
00512200007900	111	42	2002	11 - 1 Story	45 Average	1,202	203,900	11/10/2008	I	237,000	0.86
00586200101701	118	A1	1975	71 - DW Manuf. Home	45 Average	1,488	132,000	2/26/2008	I	172,500	0.77
00586200200101	111	A1	1948	11 - 1 Story	35 Fair	600	128,300	12/3/2008	I	135,000	0.95
00586300200200	111	A1	1921	11 - 1 Story	35 Fair	828	137,200	9/26/2008	I	173,000	0.79
00586300800100	118	A1	1998	71 - DW Manuf. Home	45 Average	950	146,500	9/15/2008	I	185,000	0.79
00588801301300	111	A1	1948	11 - 1 Story	45 Average	1,000	186,900	5/21/2008	I	230,960	0.81
00601700000702	111	B1	2008	17 - 2 Story	45 Average	1,848	249,500	12/5/2008	I	249,000	1.00
00624300000500	111	B3	1988	11 - 1 Story	45 Average	1,218	213,900	9/11/2008	I	280,000	0.76
00624300002100	111	B3	1993	11 - 1 Story	45 Average	1,352	248,600	10/22/2008	I	257,500	0.97
00624300003400	111	B3	1981	11 - 1 Story	45 Average	1,410	221,000	9/17/2008	I	231,284	0.96
00624300003700	111	B3	1981	11 - 1 Story	45 Average	1,155	217,300	8/6/2008	I	260,000	0.84
00711000001700	111	B1	1989	11 - 1 Story	35 Fair	1,028	178,300	8/20/2008	I	199,950	0.89
00765600000300	111	B5	1990	11 - 1 Story	41 Avg Minus	1,512	312,300	3/19/2008	I	390,000	0.80
00800000004900	111	A1	1993	11 - 1 Story	45 Average	1,104	198,400	2/28/2008	I	219,950	0.90

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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
0080260000200	111	A1	1992	11 - 1 Story	45 Average	1,458	207,100	7/29/2008	I	245,000	0.85
0083980000500	111	B1	1996	23 - Split Entry	45 Average	1,540	241,700	3/19/2008	I	276,000	0.88
00853100001900	111	A1	1996	23 - Split Entry	41 Avg Minus	1,582	210,600	7/21/2008	I	249,850	0.84
00853100002500	111	A1	1997	11 - 1 Story	41 Avg Minus	1,076	206,200	12/16/2008	I	225,000	0.92
00855600001500	111	B1	1997	23 - Split Entry	41 Avg Minus	1,328	209,300	9/24/2008	I	235,000	0.89
00857500000800	111	B1	1997	17 - 2 Story	45 Average	1,296	218,400	5/12/2008	I	287,000	0.76
00883100002000	111	A1	1999	23 - Split Entry	45 Average	2,058	245,100	4/14/2008	I	297,500	0.82
00960000502900	119	N/A	1979	74 - SW Manuf. Home	35 Fair	1,068	7,200	1/7/2008	I	7,000	1.03
00960000504000	119	N/A	1968	71 - DW Manuf. Home	35 Fair	1,210	2,000	9/12/2008	I	3,200	0.63
00960000507200	119	N/A	1993	71 - DW Manuf. Home	55 Good	1,512	25,300	8/29/2008	I	35,500	0.71
00960000508000	119	N/A	1968	74 - SW Manuf. Home	35 Fair	576	3,400	1/2/2008	I	5,000	0.68
00960002002900	119	N/A	1985	71 - DW Manuf. Home	55 Good	1,334	38,400	5/29/2008	I	50,000	0.77
00960002003800	119	N/A	1984	74 - SW Manuf. Home	45 Average	924	23,100	2/21/2008	I	25,500	0.91
00960002004600	119	N/A	1984	74 - SW Manuf. Home	45 Average	918	23,900	9/19/2008	I	25,000	0.96
00960002004800	119	N/A	1983	71 - DW Manuf. Home	55 Good	1,404	42,900	8/22/2008	I	28,500	1.51
00960007300100	119	N/A	1964	71 - DW Manuf. Home	35 Fair	1,040	21,400	3/20/2008	I	29,000	0.74
00960012101800	119	N/A	1996	71 - DW Manuf. Home	55 Good	1,416	48,500	6/19/2008	I	74,950	0.65
00960012400400	119	N/A	1980	74 - SW Manuf. Home	35 Fair	784	6,100	8/23/2008	I	3,500	1.74
28083200312300	111	A1	1999	24 - Tri Level	45 Average	1,554	228,900	3/31/2008	I	274,000	0.84
00894700002600	111	B1	2000	11 - 1 Story	45 Average	1,041	196,000	10/24/2008	I	200,000	0.98
00894900002400	111	57	2001	17 - 2 Story	45 Average	1,302	279,400	4/7/2008	I	370,000	0.76
00894900003200	111	57	2001	17 - 2 Story	45 Average	2,098	317,600	5/7/2008	I	374,000	0.85
00894900003300	111	57	2001	17 - 2 Story	45 Average	1,570	280,700	5/27/2008	I	330,000	0.85
28083200404800	118	B3	1978	71 - DW Manuf. Home	45 Average	1,152	153,500	9/25/2008	I	188,000	0.82
00894700007000	111	B1	2000	11 - 1 Story	45 Average	1,370	201,500	2/26/2008	I	258,900	0.78

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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
00894700008700	111	B1	1999	12 - 1 Story Bsmt	45 Average	1,006	187,300	1/29/2008	I	204,000	0.92
00902000000700	111	A1	2001	23 - Split Entry	45 Average	2,016	235,100	2/8/2008	I	210,000	1.12
008990000004300	111	A1	2001	17 - 2 Story	41 Avg Minus	1,545	208,300	6/3/2008	I	230,000	0.91
008990000004500	111	A1	2001	17 - 2 Story	41 Avg Minus	1,545	208,300	7/28/2008	I	228,250	0.91
008990000007600	111	A1	2000	17 - 2 Story	41 Avg Minus	1,648	208,400	5/30/2008	I	249,500	0.84
008990000007800	111	A1	2000	17 - 2 Story	41 Avg Minus	1,428	194,900	1/25/2008	I	236,500	0.82
00906700002100	111	A1	2001	17 - 2 Story	45 Average	1,460	218,600	9/19/2008	I	260,000	0.84
00586300500801	111	A1	2002	17 - 2 Story	45 Average	1,368	205,100	7/15/2008	I	228,000	0.90
01021200003500	111	A1	2006	17 - 2 Story	45 Average	2,198	270,800	8/18/2008	I	316,000	0.86
01050400000300	111	B1	2007	11 - 1 Story	45 Average	1,518	252,400	12/19/2008	I	250,000	1.01
01050400000400	111	B1	2007	17 - 2 Story	45 Average	1,538	248,400	4/29/2008	I	285,000	0.87
01050400000500	111	B1	2007	17 - 2 Story	45 Average	1,538	247,300	3/25/2008	I	301,500	0.82
01050400000600	111	B1	2008	17 - 2 Story	45 Average	1,552	248,100	3/24/2008	I	290,350	0.85
01050400000800	111	B1	2007	11 - 1 Story	45 Average	1,735	265,700	4/4/2008	I	320,000	0.83
01050400000900	111	B1	2007	17 - 2 Story	45 Average	1,538	247,300	4/23/2008	I	300,000	0.82
01050400001000	111	B1	2008	17 - 2 Story	45 Average	1,552	248,000	3/5/2008	I	294,950	0.84
01050400001200	111	B1	2008	17 - 2 Story	45 Average	2,066	266,100	2/12/2008	I	303,850	0.88
01050400001300	111	B1	2008	11 - 1 Story	45 Average	1,554	257,300	4/28/2008	I	308,000	0.84
01050400001400	111	B1	2008	17 - 2 Story	45 Average	1,552	248,100	4/10/2008	I	303,504	0.82
01050400002100	111	B1	2008	17 - 2 Story	45 Average	2,076	282,400	3/20/2008	I	328,950	0.86
01050400002200	111	B1	2007	11 - 1 Story	45 Average	1,675	265,200	9/16/2008	I	299,950	0.88
01050400002300	111	B1	2007	24 - Tri Level	45 Average	1,585	250,700	5/20/2008	I	299,950	0.84
01050400002400	111	B1	2007	11 - 1 Story	45 Average	1,738	266,000	9/10/2008	I	334,000	0.80
00483700200900	111	B1	2007	11 - 1 Story	45 Average	1,518	251,100	1/14/2008	I	296,586	0.85
28083200318200	111	A1	2008	17 - 2 Story	45 Average	2,232	272,700	4/24/2008	I	300,000	0.91

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**Qualified Sales**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
01077800000200	142	C4	2007	17 - 2 Story	45 Average	1,696	253,900	4/23/2008	I	261,000	0.97
28083600305800	910	57		N/A	N/A		120,400	5/22/2008	V	140,000	0.86
00391700300900	111	A1	2008	11 - 1 Story	41 Avg Minus	845	164,200	6/15/2008	I	221,999	0.74

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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.

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
00960009800100	119	N/A	1984	74 - SW Manuf. Home	35 Fair	728	6,500	1/25/2008	I	3,000	2.17
00960002004400	119	N/A	1985	74 - SW Manuf. Home	45 Average	1010	25,700	12/15/2008	I	12,500	2.06
01084500000300	111	A1	2008	11 - 1 Story	41 Avg Minus	1440	202,600	9/22/2008	I	273,950	0.74