

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Monroe and Surrounding Area

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2007
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 4416000-4416907

Parcels Appraised: 8,689

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	1,557,963,700	1,315,269,100	-242,898,600	-15.6%
Improvements:	1,417,836,900	1,293,758,700	-124,392,400	-8.8%
Total:	2,975,800,600	2,609,027,800	-367,291,000	-12.3%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 212

	2008	2009	Change	% Change
Median Ratio:	0.9790	0.8531	-0.1259	-12.9%
Mean Ratio:	0.9938	0.8681	-0.1257	-12.7%
Weighted Mean:	0.9807	0.8593	-0.1214	-12.4%
PRD:	1.0134	1.0102	-0.0032	-0.3%
COD:	0.0914	0.0756	-0.0158	-17.3%

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

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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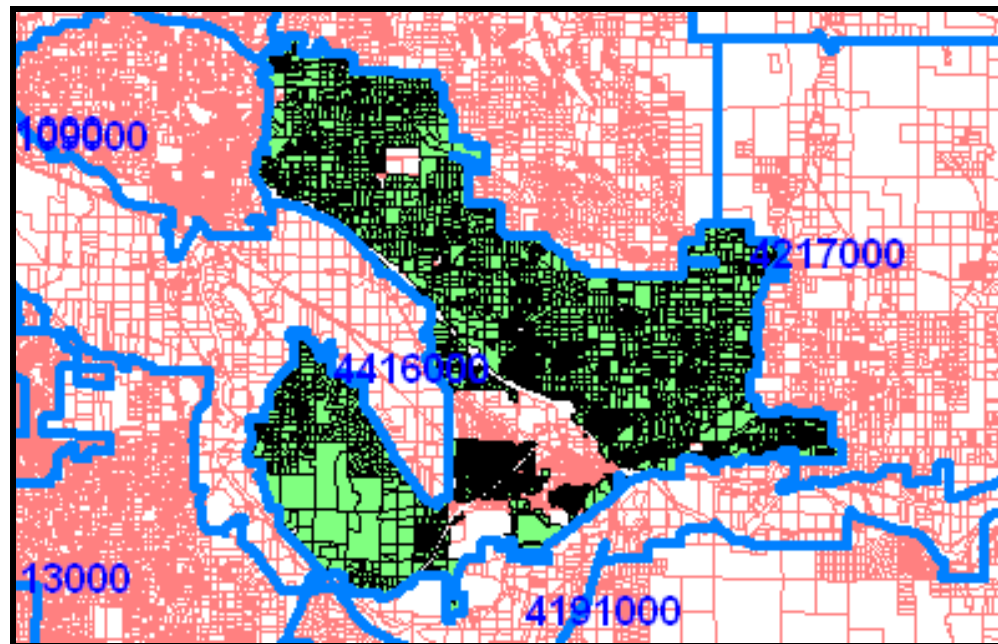


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4416000-4416907 (AKA BMA 4416000-4416907) 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

Monroe area including Dutch and Lord Hills and the City of Monroe.

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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	191	L:	62,353,600	52,136,400	-10,217,200	-16.4%
		B:	30,758,100	28,117,400	-2,640,700	-8.6%
		T:	93,111,700	80,253,800	-12,857,900	-13.8%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	89	L:	28,778,400	24,567,500	-4,210,900	-14.6%
		B:	40,746,700	40,678,300	-68,400	-0.2%
		T:	69,525,100	65,245,800	-4,279,300	-6.2%
Residential	7,331	L:	1,313,617,100	1,112,349,400	-201,471,700	-15.3%
		B:	1,319,896,000	1,200,388,100	-119,822,100	-9.1%
		T:	2,633,513,100	2,312,737,500	-321,293,800	-12.2%
Multifamily	121	L:	20,361,100	17,704,300	-2,656,800	-13.0%
		B:	24,276,900	22,853,100	-1,423,800	-5.9%
		T:	44,638,000	40,557,400	-4,080,600	-9.1%
Forest	19	L:	3,483,600	2,832,200	-651,400	-18.7%
		B:	1,520,600	1,363,200	-157,400	-10.4%
		T:	5,004,200	4,195,400	-808,800	-16.2%
Other	938	L:	129,369,900	105,679,300	-23,690,600	-18.3%
		B:	638,600	358,600	-280,000	-43.8%
		T:	130,008,500	106,037,900	-23,970,600	-18.4%

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Value Change Summary

**Value Change Summary
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Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	8,689	L:	1,557,963,700	1,315,269,100	-242,898,600	-15.6%
		B:	1,417,836,900	1,293,758,700	-124,392,400	-8.8%
		T:	2,975,800,600	2,609,027,800	-367,291,000	-12.3%

- 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	27		
	111-Single Family Residence	6,329	187	3.0%
	112-2 Single Family Residences	97	1	1.0%
	113-3 Single Family Residences	5		
	116-Comon Wall SFR	54	1	1.9%
	117-Manufac Home (Leased Site)	56		
	118-Manufac Home (Owned Site)	433	3	0.7%
	119-Manuf Home (MHP)	79	5	6.3%
	122-Duplex	117	1	0.9%
	123-Tri-Plex	3		
	124-Four Plex	1		
	142-SFR Condominium CommonWall	134	2	1.5%
	183-Non Residential Structure	85	1	1.2%
	184-Septic System	25	2	8.0%
	185-Well	4	1	25.0%
	186-Septic & Well	3		
	411-Railroad Transportation	1		
	451-Freeways	9		
	456-Local Access Streets	13		
	457-Alleys	1		
	459-Other Highway NEC	1		
	471-Telephone Communication	1		
	473-Radio Communication	1		
	479-Other Communications (NEC)	1		

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	481-Electric Utility	1		
	482-Gas Utility	7		
	483-Water Util & Irrig & Stg	4		
	491-Oth Pipeline Right-of-Way	1		
	499-Other Transp, Comm, Util.	1		
	511-Motor Vehicle & Auto Equip	1		
	541-Groceries	1		
	615-Real Estate Services	1		
	624-Funeral/Crematory Services	3		
	661-General Contract Const	1		
	672-Protective Functions	2		
	674-Correctional Institutions	1		
	681-Nursery,Primary,Second Sch	6		
	682-Univ,College,Jr College	1		
	691-Religious Activities	16		
	699-Other Misc Services	2		
	711-Cultural Activities	1		
	729-Other Public Assembly	2		
	742-Playgrounds/Athletic Areas	1		
	761-Parks, General Recreation	8		
	816-Farms & Ranches	1		
	818-Farms General	5		
	819-Other Agricultural	1		
	830-Open Space Agriculture	132		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	850-Mine Claims Mineral Rights	1		
	854-Mining & Quarrying	8		
	880-DF Timber Acres Only	10		
	881-DF Timber Ac w/ ImpAcBldg	3		
	910-Undeveloped Land	875	8	0.9%
	911-Vacant Site/Mobile Park	4		
	914-Vacant Condominium Lot	2		
	915-Common Areas	39		
	916-Water Retention Area	7		
	921-Forest Reserve	2		
	940-Open Space General	43		
	941-Open Space General Ag Cons	9		
	950-Open Space Timber	6		
	Grand Total	8,689	212	2.4%

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	8		
22 Open Space Forest	3		
23 Open Space General	21		
24 Open Space Ag	64		
46 Spt/Well Site	31		
54 No Perk	31	1	3.2%
57 Other Acreage Type	459	6	1.3%
6 Exception	39		
61 Exception	17		
65 Topo Problems I	181		
66 Topo Problems II	17		
86 Utility Easement (P/L)	9		
88 Contiguous-less than 1 acre	61		
A2 Sewer Avg Older Mixed NH	775	26	3.4%
A3 Sewer Avg Homogeneous NH	2,130	73	3.4%
A4 Sewer Average Plus NH	6	2	33.3%
AG AG-10 FHZ	14		
B2 Septic Average Mixed NH	1,123	26	2.3%
B3 Septic - Access DNA Devlpm	441	9	2.0%
B4 Septic Average NH	1,631	29	1.8%
B5 Septic UGA	142	2	1.4%
B6 Septic Good Homogenous NH	200	16	8.0%
B7 Septic VG NH	681	13	1.9%
C Contiguous	2		

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Neighborhood Profile

Neighborhood Profile By Land Type

Land Type	Parcel Count	Sold Parcels	% Sold
C4 Condo Cmnwall@LivArea - 142	126	2	1.6%
C5 Condo Cmnwall@Gar UC 142	2		
C6 SFR Commonwall - UC 116	52	1	1.9%
CA Common Areas	67		
LF Land detail not used	4		
N/A Building only	192	5	2.6%
SC SrCit Residual Contiguous	15		
U1 Waterfront I	2		
U2 Waterfront II	17		
UD Undevelopable Land	126	1	0.8%
Grand Total	8,689	212	2.4%

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	2,195	54	2.5%
	12 - 1 Story Bsmt	489	7	1.4%
	14 - 1 1/2 Story	242	7	2.9%
	15 - 1 1/2 Story Bsmt	134	4	3.0%
	17 - 2 Story	2,647	76	2.9%
	18 - 2 Story Bsmt	196	10	5.1%
	20 - 2+ Story	8		
	21 - 2+ Story Bsmt	8		
	23 - Split Entry	541	25	4.6%
	24 - Tri Level	358	10	2.8%
	26 - Quad Level	1		
	27 - Multi Level	2		
	71 - DW Manuf. Home	385	6	1.6%
	72 - DWB Manuf. Home	3		
	74 - SW Manuf. Home	159	2	1.3%
	75 - SWB Manuf. Home	1		
	77 - TW Manuf. Home	25		
	96 - Geodesic Dome	2		
	N/A	1,293	11	0.9%
	Grand Total	8,689	212	2.4%

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	5		
	25 Low	73	2	2.7%
	35 Fair	515	9	1.7%
	41 Avg Minus	213	9	4.2%
	45 Average	4,743	118	2.5%
	49 Avg Plus	947	18	1.9%
	55 Good	736	43	5.8%
	65 Very Good	147	2	1.4%
	75 Excellent	17		
	N/A	1,293	11	0.9%
	Grand Total	8,689	212	2.4%

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
	1899 & older	6		
	1900 - 1909	106	4	3.77%
	1910 - 1919	155	4	2.58%
	1920 - 1929	158	3	1.90%
	1930 - 1939	93		
	1940 - 1949	101	5	4.95%
	1950 - 1959	194	3	1.55%
	1960 - 1969	557	11	1.97%
	1970 - 1979	1,099	22	2.00%
	1980 - 1989	941	11	1.17%
	1990 - 1999	2,420	74	3.06%
	2000 - 2009	1,566	64	4.09%
	N/A	1,293	11	0.85%
	Grand Total	8,689	212	2.4%

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		1,293	11	0.9%
1 - 499		13	1	7.7%
500 - 749		68	1	1.5%
750 - 999		305	8	2.6%
1000 - 1249		805	24	3.0%
1250 - 1499		1,061	28	2.6%
1500 - 1749		1,292	27	2.1%
1750 - 1999		1,022	30	2.9%
2000 - 2249		814	19	2.3%
2250 - 2499		532	9	1.7%
2500 - 2749		418	11	2.6%
2750 - 2999		283	11	3.9%
3000 - 3249		285	12	4.2%
3250 - 3499		192	6	3.1%
3500 - 3749		115	7	6.1%
3750 - 3999		62	2	3.2%
4000 - 4249		38	3	7.9%
4250 - 4499		27	1	3.7%
4500 - 4749		17	1	5.9%
4750 - 4999		12		
5000 - Over		35		
Grand Total		8,689	212	2.4%

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	75,393,300	66,063,800
Total Sales Price	76,878,294	76,878,294
Average Assessed Value	355,629	311,622
Average Sales Price	362,633	362,633
Number in Sample	212	212
Median Ratio	0.9790	0.8531
Mean (Average) Ratio	0.9938	0.8681
Weighted Mean (S.W.A.) Ratio	0.9807	0.8593
Regression Index (P.R.D.)	1.0134	1.0102
Coefficient of Dispersion (C.O.D.)	0.0914	0.0756

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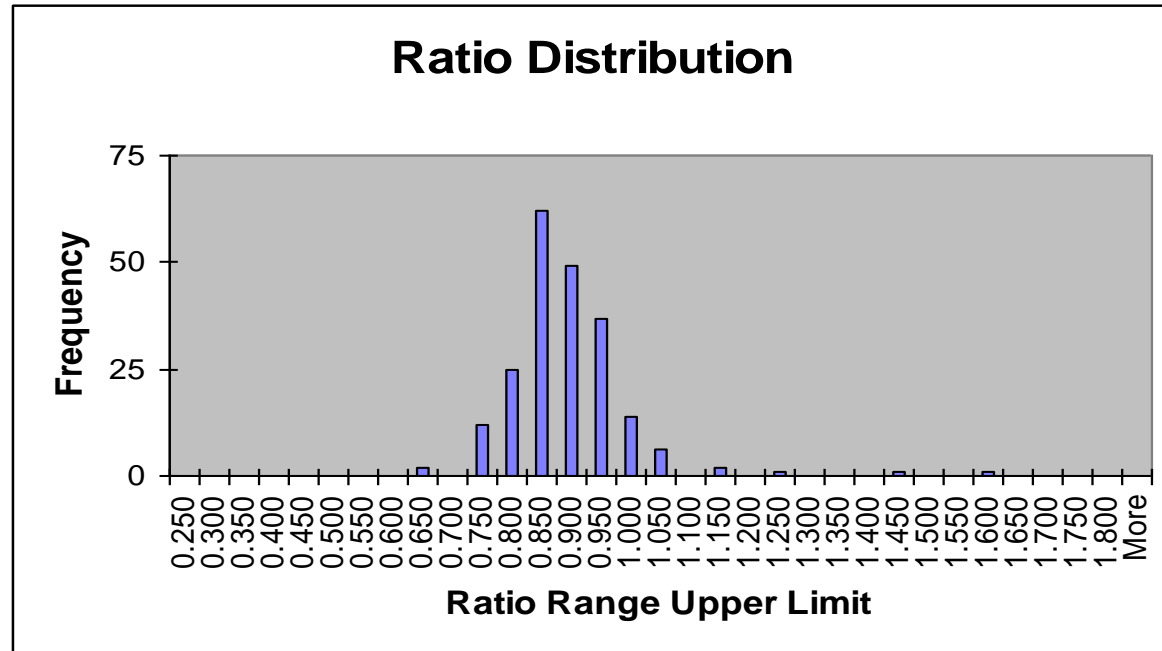


Performance Analysis

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	70,139,100	61,469,900
Total Sales Price	71,347,117	71,347,117
Average Assessed Value	375,075	328,716
Average Sales Price	381,535	381,535
Number in Sample	187	187
Median Ratio	0.9791	0.8553
Mean (Average) Ratio	0.9855	0.8678
Weighted Mean (S.W.A.) Ratio	0.9831	0.8616
Regression Index (P.R.D.)	1.0025	1.0073
Coefficient of Dispersion	0.0742	0.0643

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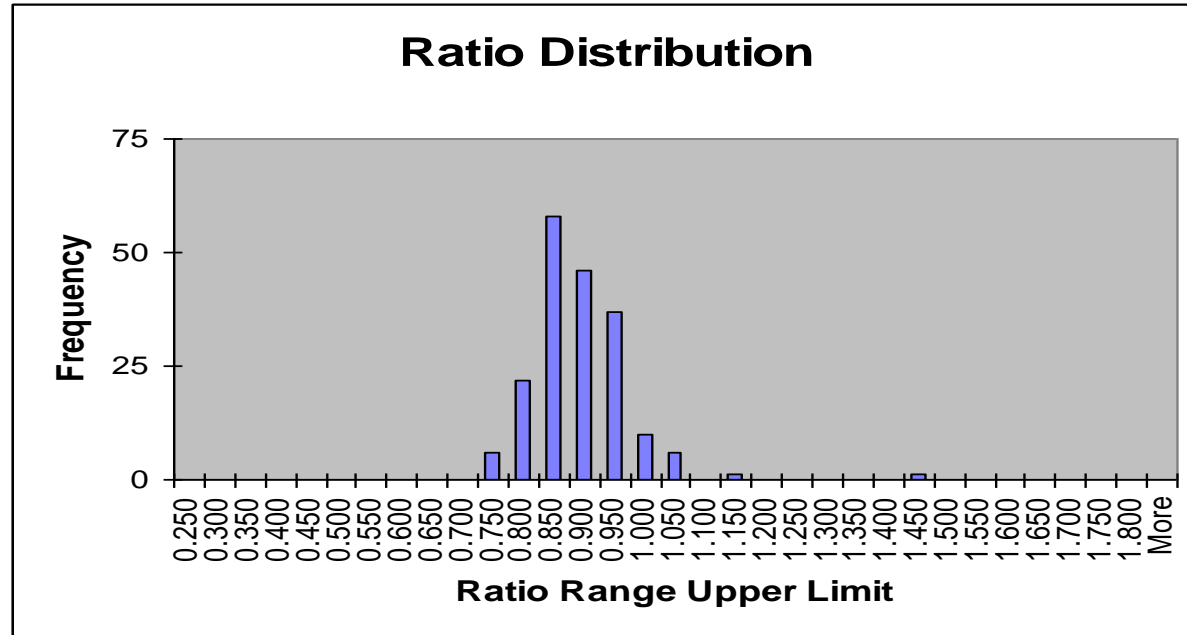


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2008



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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
27060100207500	122	A2	1961	11 - 1 Story	45 Average	1,806	283,300	4/30/2008	I	250,000	1.13
27060100208300	111	A2	1994	11 - 1 Story	45 Average	1,431	260,900	5/19/2008	I	312,000	0.84
27060100210600	111	A2	1999	17 - 2 Story	45 Average	1,391	247,300	7/1/2008	I	279,000	0.89
27060100302400	111	B2	1975	11 - 1 Story	45 Average	1,292	208,600	1/26/2008	I	295,000	0.71
27060100306200	111	A2	1960	11 - 1 Story	41 Avg Minus	1,035	204,400	5/22/2008	I	241,000	0.85
27060100413500	111	A2	1908	15 - 1 1/2 Story Bsmt	45 Average	1,456	275,400	6/16/2008	I	290,000	0.95
27060100415300	118	A2	1998	71 - DW Manuf. Home	55 Good	1,504	209,900	9/11/2008	I	243,000	0.86
27060100417400	111	A2	1903	14 - 1 1/2 Story	45 Average	1,968	302,100	7/2/2008	I	398,000	0.76
27060200405100	111	A2	1996	17 - 2 Story	45 Average	1,428	308,500	5/14/2008	I	324,300	0.95
28060300301000	183	B2		N/A	N/A		173,900	4/9/2008	I	215,400	0.81
28060300301900	111	B4	1952	11 - 1 Story	45 Average	1,520	283,700	4/25/2008	I	314,950	0.90
28060300404000	111	B4	1978	11 - 1 Story	49 Avg Plus	1,920	371,800	10/10/2008	I	335,000	1.11
28061400303400	184	B4	2008	17 - 2 Story	55 Good	4,127	680,500	6/4/2008	I	865,000	0.79
28061400402400	111	B4	1974	11 - 1 Story	45 Average	1,670	345,000	12/17/2008	I	450,000	0.77
28061500101700	111	B4	2000	14 - 1 1/2 Story	55 Good	4,120	595,300	6/24/2008	I	669,000	0.89
28061500200400	111	B4	1957	11 - 1 Story	35 Fair	880	309,200	7/23/2008	I	340,000	0.91
28061600102800	111	B7	1989	11 - 1 Story	55 Good	2,390	613,700	6/3/2008	I	710,000	0.86
28061600200100	112	B7	1976	11 - 1 Story	55 Good	3,183	641,200	9/18/2008	I	744,000	0.86
28061600200600	111	B7	1963	18 - 2 Story Bsmt	49 Avg Plus	4,713	475,200	6/24/2008	I	564,000	0.84
28061600300900	111	B7	2007	12 - 1 Story Bsmt	65 Very Good	3,812	666,000	6/25/2008	I	799,950	0.83
28061600301000	111	B7	2006	17 - 2 Story	65 Very Good	3,738	692,700	7/8/2008	I	817,200	0.85
28061600402500	111	B7	1978	11 - 1 Story	55 Good	3,128	708,900	2/18/2008	I	850,000	0.83
28071600301200	111	B4	1992	11 - 1 Story	41 Avg Minus	1,921	394,300	6/23/2008	I	425,000	0.93
28071900401300	111	57	2007	11 - 1 Story	45 Average	2,394	460,300	3/26/2008	I	509,000	0.90
28072000100200	118	57	1990	71 - DW Manuf. Home	55 Good	1,296	269,900	6/10/2008	I	349,500	0.77

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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
28072000300400	111	B4	1986	11 - 1 Story	45 Average	1,664	374,100	7/17/2008	I	443,400	0.84
28072000301500	111	B4	1984	11 - 1 Story	49 Avg Plus	2,798	568,600	7/28/2008	I	635,000	0.90
28062300100400	111	B4	1925	12 - 1 Story Bsmt	45 Average	1,164	294,300	11/13/2008	I	290,000	1.01
28062400403100	910	57		N/A	N/A		140,000	6/16/2008	V	220,000	0.64
28062500402000	111	B4	1990	17 - 2 Story	45 Average	2,508	373,600	12/15/2008	I	395,000	0.95
28072900102000	111	B4	1992	17 - 2 Story	35 Fair	1,344	271,200	7/31/2008	I	308,000	0.88
28072900203000	111	B2	1992	23 - Split Entry	49 Avg Plus	1,752	277,400	4/2/2008	I	325,000	0.85
28072900303100	111	B2	1941	15 - 1 1/2 Story Bsmt	35 Fair	1,512	244,700	6/23/2008	I	260,000	0.94
28072900404900	111	B4	2000	17 - 2 Story	49 Avg Plus	2,935	507,100	12/30/2008	I	580,000	0.87
28072900405200	111	B4	1998	17 - 2 Story	55 Good	2,868	499,900	3/24/2008	I	636,500	0.79
28073000103700	111	B4	1986	15 - 1 1/2 Story Bsmt	45 Average	1,923	410,700	6/24/2008	I	565,000	0.73
28073000302500	111	B4	1991	14 - 1 1/2 Story	45 Average	2,544	375,900	12/26/2008	I	407,000	0.92
28073000403800	111	B4	1987	24 - Tri Level	45 Average	2,941	406,900	10/3/2008	I	550,000	0.74
28073100200100	111	B5	1969	24 - Tri Level	45 Average	2,264	326,200	7/31/2008	I	370,000	0.88
28073200302200	111	B2	1978	24 - Tri Level	45 Average	1,716	311,600	5/28/2008	I	360,000	0.87
28073200303100	111	57	2001	23 - Split Entry	45 Average	1,172	313,600	5/29/2008	I	385,000	0.81
28073300400400	910	B4		N/A	N/A		173,100	3/31/2008	V	235,000	0.74
28073400301900	111	B2	1920	14 - 1 1/2 Story	45 Average	1,076	180,100	5/13/2008	I	215,000	0.84
28063500101400	111	A2	1990	17 - 2 Story	49 Avg Plus	2,092	370,000	4/24/2008	I	405,000	0.91
28063600101800	111	B5	1979	12 - 1 Story Bsmt	45 Average	3,184	613,100	5/15/2008	I	700,000	0.88
00404200001200	111	B2	1962	12 - 1 Story Bsmt	45 Average	1,911	345,000	4/18/2008	I	465,000	0.74
00404400003700	111	B2	1970	23 - Split Entry	45 Average	1,686	256,300	3/4/2008	I	325,000	0.79
00407100001000	111	A2	1963	11 - 1 Story	45 Average	1,308	246,700	7/1/2008	I	280,000	0.88
00424100000100	111	B3	2007	17 - 2 Story	55 Good	2,216	388,700	1/23/2008	I	450,000	0.86
00424100001100	111	B3	1977	24 - Tri Level	45 Average	1,364	240,200	7/8/2008	I	237,200	1.01

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0042570000500	111	B3	1975	11 - 1 Story	35 Fair	1,008	218,400	6/20/2008	I	270,000	0.81
0042810000500	111	B2	1970	11 - 1 Story	45 Average	1,344	241,100	1/15/2008	I	310,000	0.78
00484600201600	111	A2	1987	11 - 1 Story	45 Average	1,356	259,600	4/30/2008	I	315,000	0.82
00484600300102	111	A2	1946	14 - 1 1/2 Story	45 Average	2,884	344,700	4/28/2008	I	379,950	0.91
00504300001001	111	A2	1948	11 - 1 Story	45 Average	840	200,700	5/19/2008	I	254,900	0.79
00517800000600	111	B3	1977	11 - 1 Story	35 Fair	1,376	235,900	4/7/2008	I	307,650	0.77
00517800001000	111	B3	1977	11 - 1 Story	35 Fair	1,008	228,800	6/2/2008	I	276,280	0.83
00558300800100	111	A2	1991	24 - Tri Level	45 Average	1,702	268,200	8/14/2008	I	260,000	1.03
00560000004000	111	B2	1978	23 - Split Entry	45 Average	1,722	264,400	7/15/2008	I	305,000	0.87
00560000004500	111	B2	1990	11 - 1 Story	45 Average	1,648	284,700	9/17/2008	I	306,400	0.93
00560000005400	111	B2	1991	17 - 2 Story	45 Average	1,675	282,800	8/28/2008	I	304,000	0.93
00563700101200	111	A2	1905	11 - 1 Story	45 Average	1,296	221,500	6/30/2008	I	265,000	0.84
00563700200300	111	A2	1910	11 - 1 Story	45 Average	1,044	211,900	12/11/2008	I	218,000	0.97
00579200000706	111	B7	1971	11 - 1 Story	35 Fair	984	247,000	9/29/2008	I	255,000	0.97
00579200001300	111	B7	1992	18 - 2 Story Bsmt	55 Good	4,356	637,300	5/21/2008	I	727,500	0.88
00579200001504	910	B7		N/A	N/A		90,000	10/17/2008	V	93,000	0.97
00594300001303	111	B7	1967	17 - 2 Story	49 Avg Plus	2,276	344,100	6/30/2008	I	355,000	0.97
00603800001000	111	B2	1968	11 - 1 Story	45 Average	988	225,900	9/17/2008	I	249,950	0.90
00603800001500	111	B2	1965	11 - 1 Story	45 Average	1,056	217,100	6/26/2008	I	255,000	0.85
00607000002100	111	B7	1978	12 - 1 Story Bsmt	55 Good	2,638	362,100	10/21/2008	I	390,000	0.93
00607800201300	111	A2	1908	11 - 1 Story	45 Average	824	199,000	2/28/2008	I	272,000	0.73
00607800201700	111	A2	1910	11 - 1 Story	45 Average	912	214,800	5/27/2008	I	272,000	0.79
00617000005700	111	B3	2008	23 - Split Entry	45 Average	1,929	278,900	5/6/2008	I	295,000	0.95
00617000008200	910	UD		N/A	N/A		2,000	6/4/2008	V	2,000	1.00
00623600003900	111	B2	1978	23 - Split Entry	45 Average	2,600	297,700	10/8/2008	I	319,000	0.93

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0062620000500	118	B3	1988	71 - DW Manuf. Home	55 Good	1,766	213,500	5/29/2008	I	214,000	1.00
00627600002100	111	B2	1970	11 - 1 Story	45 Average	960	222,600	12/31/2008	I	230,000	0.97
00627600003200	111	B2	1972	11 - 1 Story	45 Average	1,184	236,600	4/16/2008	I	275,000	0.86
00627600003900	111	B2	1971	11 - 1 Story	45 Average	1,310	238,900	5/30/2008	I	267,450	0.89
00627600004100	910	54		N/A	N/A		15,000	10/29/2008	V	19,250	0.78
00627600004500	111	B2	1969	11 - 1 Story	45 Average	1,576	251,300	3/23/2008	I	270,000	0.93
00690400000900	111	B3	1987	11 - 1 Story	41 Avg Minus	1,266	261,100	7/8/2008	I	322,000	0.81
00731800001900	111	B3	1987	11 - 1 Story	45 Average	1,238	265,700	11/5/2008	I	315,000	0.84
00735700000200	111	B2	1989	12 - 1 Story Bsmt	45 Average	1,746	278,700	8/7/2008	I	296,000	0.94
00789500003100	111	B2	1996	11 - 1 Story	49 Avg Plus	1,888	333,100	5/23/2008	I	364,950	0.91
00790900000200	111	A3	1991	17 - 2 Story	45 Average	1,603	305,700	12/15/2008	I	332,000	0.92
00790900002700	111	A3	1991	17 - 2 Story	45 Average	1,694	308,400	7/31/2008	I	340,000	0.91
00795800003100	111	B2	1992	24 - Tri Level	49 Avg Plus	2,100	329,200	6/12/2008	I	399,950	0.82
00811000000200	111	A3	1993	11 - 1 Story	45 Average	1,158	248,200	7/31/2008	I	257,000	0.97
00811000002300	111	A3	1993	17 - 2 Story	45 Average	1,557	278,200	8/6/2008	I	308,750	0.90
00811000005500	111	A3	1994	17 - 2 Story	45 Average	1,656	286,900	8/19/2008	I	349,000	0.82
00817000000200	111	57	2002	18 - 2 Story Bsmt	55 Good	4,017	574,400	9/2/2008	I	725,000	0.79
00818700011700	111	A3	1994	23 - Split Entry	41 Avg Minus	1,564	248,400	2/20/2008	I	286,950	0.87
00818700013100	111	A3	1994	23 - Split Entry	41 Avg Minus	1,602	250,700	6/10/2008	I	306,000	0.82
00822400002100	111	A3	1923	14 - 1 1/2 Story	45 Average	1,478	232,100	6/20/2008	I	280,000	0.83
00825700001800	111	B4	1995	17 - 2 Story	49 Avg Plus	2,065	354,100	1/7/2008	I	380,000	0.93
00829800002600	111	A3	1995	11 - 1 Story	45 Average	1,266	241,900	12/17/2008	I	259,500	0.93
00831900019500	111	A3	1995	11 - 1 Story	41 Avg Minus	1,112	228,000	8/1/2008	I	274,000	0.83
00831900020400	111	A3	1996	11 - 1 Story	45 Average	1,076	233,800	5/5/2008	I	275,000	0.85
00831900024700	111	A3	1995	11 - 1 Story	45 Average	1,224	236,400	8/19/2008	I	270,000	0.88

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00831900029400	111	A3	1995	24 - Tri Level	45 Average	1,552	252,100	5/12/2008	I	294,950	0.85
00831900030100	111	A3	1995	23 - Split Entry	45 Average	1,760	263,200	12/2/2008	I	182,943	1.44
00838700000900	111	A3	1996	23 - Split Entry	45 Average	1,862	259,700	6/11/2008	I	300,000	0.87
00838700002000	111	A3	1996	23 - Split Entry	45 Average	1,810	261,100	3/26/2008	I	348,942	0.75
00838700002500	111	A3	1995	23 - Split Entry	45 Average	1,974	278,400	3/12/2008	I	335,000	0.83
00838700003100	111	A3	1996	17 - 2 Story	45 Average	1,840	273,200	11/18/2008	I	295,000	0.93
00847600000500	111	A3	1997	11 - 1 Story	45 Average	1,135	230,400	6/16/2008	I	305,000	0.76
00847600001100	111	A3	1997	24 - Tri Level	45 Average	1,424	247,000	7/15/2008	I	301,000	0.82
00847600002600	111	A3	1996	11 - 1 Story	45 Average	1,141	230,800	4/3/2008	I	297,000	0.78
00847600003600	111	A3	1998	17 - 2 Story	45 Average	1,328	246,600	7/21/2008	I	288,000	0.86
00847600004700	111	A3	1998	11 - 1 Story	45 Average	1,141	229,800	10/10/2008	I	288,000	0.80
00847600006400	111	A3	1996	23 - Split Entry	45 Average	1,720	259,400	6/11/2008	I	270,000	0.96
00847600008500	111	A3	1997	11 - 1 Story	45 Average	1,147	231,900	10/27/2008	I	245,000	0.95
00852300001200	111	A3	1996	23 - Split Entry	45 Average	1,804	256,300	8/14/2008	I	334,900	0.77
00852300001300	111	A3	1996	23 - Split Entry	45 Average	2,048	272,300	3/8/2008	I	335,000	0.81
00855500001100	111	A3	1997	24 - Tri Level	45 Average	1,690	261,700	6/6/2008	I	309,225	0.85
00855500001600	111	A3	1997	17 - 2 Story	45 Average	2,055	288,400	2/18/2008	I	310,000	0.93
00855500003200	111	A3	1997	11 - 1 Story	45 Average	1,223	235,700	1/23/2008	I	292,500	0.81
00856100035100	111	A3	1997	17 - 2 Story	45 Average	1,768	277,800	11/3/2008	I	300,000	0.93
00856100035800	111	A3	1997	23 - Split Entry	45 Average	2,218	287,200	10/24/2008	I	275,000	1.04
00856300000600	111	A3	1997	24 - Tri Level	45 Average	1,424	252,200	10/10/2008	I	265,000	0.95
00856400000800	111	A3	1998	11 - 1 Story	45 Average	1,024	234,800	9/12/2008	I	270,000	0.87
00856400003500	111	A3	1998	23 - Split Entry	45 Average	2,104	279,200	1/7/2008	I	357,500	0.78
00859000005500	111	A3	1998	17 - 2 Story	45 Average	1,835	275,800	3/24/2008	I	339,950	0.81
00859000006000	111	A3	1998	17 - 2 Story	45 Average	1,835	275,800	1/9/2008	I	318,000	0.87

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0085900006500	111	A3	1997	17 - 2 Story	41 Avg Minus	1,169	224,900	3/27/2008	I	283,950	0.79
00859000011000	111	A3	1998	17 - 2 Story	45 Average	1,824	275,400	3/5/2008	I	322,000	0.86
00859000013600	111	A3	1999	17 - 2 Story	45 Average	1,586	263,100	8/6/2008	I	310,000	0.85
00859000013800	111	A3	1999	17 - 2 Story	45 Average	1,460	254,200	4/17/2008	I	304,000	0.84
00859000015300	111	A3	1999	17 - 2 Story	45 Average	2,155	295,800	3/21/2008	I	332,000	0.89
00859800002700	111	A3	1997	17 - 2 Story	45 Average	1,916	284,800	5/6/2008	I	348,000	0.82
00863100001400	111	A3	1997	17 - 2 Story	45 Average	1,855	285,600	9/3/2008	I	320,000	0.89
00873300009600	111	A3	1998	17 - 2 Story	45 Average	1,777	281,600	10/14/2008	I	325,000	0.87
00873300010400	111	A3	1998	17 - 2 Story	45 Average	1,777	282,000	11/5/2008	I	312,500	0.90
00875300007000	111	A3	1998	17 - 2 Story	45 Average	1,334	244,700	6/13/2008	I	292,940	0.84
00875300008300	111	A3	1998	17 - 2 Story	45 Average	1,805	277,300	6/4/2008	I	325,200	0.85
00875300015300	111	A3	1999	17 - 2 Story	45 Average	1,308	243,600	3/12/2008	I	302,500	0.81
00879100001400	111	A3	1999	14 - 1 1/2 Story	45 Average	2,840	346,300	4/4/2008	I	420,000	0.82
00884700000700	111	A3	1999	17 - 2 Story	45 Average	1,436	253,600	7/23/2008	I	317,500	0.80
00884700000900	111	A3	1999	17 - 2 Story	45 Average	1,436	253,600	3/18/2008	I	314,500	0.81
00886700004200	111	A3	1999	17 - 2 Story	45 Average	2,304	319,300	3/7/2008	I	419,950	0.76
00887100000600	111	A3	1999	23 - Split Entry	45 Average	2,174	278,400	7/22/2008	I	328,500	0.85
00887100001700	111	A3	2000	23 - Split Entry	45 Average	2,174	277,600	9/29/2008	I	328,000	0.85
00887500004200	111	A3	2002	11 - 1 Story	49 Avg Plus	1,813	287,500	8/27/2008	I	310,000	0.93
00887500004500	111	A3	1999	17 - 2 Story	49 Avg Plus	1,841	293,200	5/20/2008	I	355,000	0.83
00887500005000	111	A3	2001	17 - 2 Story	49 Avg Plus	1,799	289,000	4/16/2008	I	337,500	0.86
00887500007900	111	A3	1999	17 - 2 Story	49 Avg Plus	2,031	297,700	2/28/2008	I	366,000	0.81
00960002200400	119	N/A	1987	71 - DW Manuf. Home	45 Average	1,344	30,300	8/14/2008	I	25,000	1.21
00960002200500	119	N/A	1971	71 - DW Manuf. Home	35 Fair	960	18,200	2/18/2008	I	19,000	0.96
00960002202600	119	N/A	1969	74 - SW Manuf. Home	25 Low	716	2,200	8/8/2008	I	3,000	0.73

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00960002204600	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,344	23,000	4/10/2008	I	32,827	0.70
00960008200300	119	N/A	1959	74 - SW Manuf. Home	25 Low	460	1,400	12/1/2008	I	1,700	0.82
00894800000200	111	B4	2001	23 - Split Entry	49 Avg Plus	2,075	361,100	5/27/2008	I	449,990	0.80
008960000005500	116	C6	2000	17 - 2 Story	41 Avg Minus	1,055	187,500	7/31/2008	I	222,000	0.84
00897800000100	111	A3	2001	23 - Split Entry	45 Average	2,000	265,300	8/27/2008	I	336,750	0.79
008978000005000	111	A3	2001	23 - Split Entry	45 Average	2,000	265,000	9/10/2008	I	280,000	0.95
27060100211000	111	A2	1948	11 - 1 Story	45 Average	1,114	208,500	5/9/2008	I	248,500	0.84
00898200000700	111	A3	2000	11 - 1 Story	45 Average	1,226	236,200	9/8/2008	I	270,000	0.87
008982000002100	111	A3	2000	17 - 2 Story	45 Average	2,684	323,100	2/28/2008	I	399,950	0.81
28061700206500	184	B2		N/A	N/A		124,100	6/20/2008	I	80,000	1.55
009415000009000	111	A3	2003	17 - 2 Story	45 Average	2,568	320,600	8/22/2008	I	379,950	0.84
009486000000100	111	B7	2005	17 - 2 Story	55 Good	2,776	459,100	4/14/2008	I	595,000	0.77
009586000000100	111	A4	2005	17 - 2 Story	55 Good	3,129	458,000	6/20/2008	I	540,000	0.85
009586000000200	111	A4	2005	17 - 2 Story	55 Good	3,091	442,100	4/15/2008	I	506,000	0.87
01005300019100	111	A3	2005	17 - 2 Story	45 Average	2,292	311,100	12/29/2008	I	315,000	0.99
28073300203100	185	57		N/A	N/A		261,000	7/17/2008	V	315,000	0.83
01008800028300	111	A3	2005	17 - 2 Story	45 Average	2,292	310,900	10/15/2008	I	345,000	0.90
01010300002800	111	A3	2006	17 - 2 Story	49 Avg Plus	3,071	388,900	9/25/2008	I	380,000	1.02
01024300003700	111	B4	2008	17 - 2 Story	55 Good	3,296	477,700	5/19/2008	I	583,699	0.82
01024300003900	111	B4	2006	17 - 2 Story	55 Good	2,861	450,600	3/15/2008	I	544,162	0.83
01024300004000	111	B4	2006	17 - 2 Story	55 Good	3,278	477,900	5/14/2008	I	543,990	0.88
01024300004100	111	B4	2006	17 - 2 Story	55 Good	3,304	482,000	3/18/2008	I	566,758	0.85
01024300004300	111	B4	2007	17 - 2 Story	55 Good	3,479	485,200	2/23/2008	I	559,398	0.87
00594300000601	111	B7	1910	15 - 1 1/2 Story Bsmt	45 Average	2,116	428,100	4/14/2008	I	510,000	0.84
01028500001400	111	A3	2007	18 - 2 Story Bsmt	55 Good	3,704	439,000	2/8/2008	I	490,000	0.90

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01028500001600	111	A3	2007	18 - 2 Story Bsmt	55 Good	3,673	449,400	7/24/2008	I	488,000	0.92
01028500001700	111	A3	2007	18 - 2 Story Bsmt	55 Good	3,929	457,100	6/23/2008	I	498,000	0.92
01028500001800	111	A3	2007	18 - 2 Story Bsmt	55 Good	3,704	457,300	1/2/2008	I	502,000	0.91
01028500001900	111	A3	2007	18 - 2 Story Bsmt	55 Good	3,637	441,000	12/23/2008	I	495,950	0.89
01028500002100	111	A3	2007	18 - 2 Story Bsmt	55 Good	3,626	425,500	11/12/2008	I	515,126	0.83
01026900102900	111	B4	2006	17 - 2 Story	45 Average	3,636	411,700	1/4/2008	I	528,350	0.78
01026900106400	111	B4	2006	17 - 2 Story	45 Average	2,468	336,100	1/29/2008	I	399,640	0.84
01012000010701	142	C4	2005	17 - 2 Story	45 Average	2,446	321,300	2/28/2008	I	429,500	0.75
01012000013201	142	C4	2006	17 - 2 Story	45 Average	2,145	273,800	9/23/2008	I	309,000	0.89
00558300700901	111	A2	2005	23 - Split Entry	45 Average	1,901	268,800	2/4/2008	I	324,999	0.83
01038000000700	111	B6	2007	18 - 2 Story Bsmt	55 Good	2,748	447,200	3/26/2008	I	539,950	0.83
01038000000800	111	B6	2007	17 - 2 Story	55 Good	3,296	487,700	5/20/2008	I	529,950	0.92
01038000001000	111	B6	2007	17 - 2 Story	55 Good	3,263	466,500	1/9/2008	I	549,950	0.85
01038000001400	111	B6	2007	17 - 2 Story	55 Good	2,725	426,300	3/14/2008	I	499,950	0.85
01038000001700	111	B6	2007	17 - 2 Story	55 Good	2,709	426,300	2/24/2008	I	485,000	0.88
01038000003800	111	B6	2007	17 - 2 Story	55 Good	3,221	467,100	1/2/2008	I	562,000	0.83
01038000003900	111	B6	2007	17 - 2 Story	55 Good	2,927	447,000	5/15/2008	I	539,950	0.83
01038000004000	111	B6	2007	17 - 2 Story	55 Good	2,910	446,600	4/24/2008	I	549,950	0.81
01038000004300	111	B6	2007	17 - 2 Story	55 Good	2,675	426,600	4/23/2008	I	522,900	0.82
01038000004800	111	B6	2007	17 - 2 Story	55 Good	3,020	459,400	5/20/2008	I	544,000	0.84
01043700000300	111	B6	2007	17 - 2 Story	55 Good	3,094	461,900	7/9/2008	I	520,000	0.89
01043700001500	111	B6	2007	17 - 2 Story	55 Good	3,168	452,400	3/12/2008	I	545,000	0.83
01043700001700	111	B6	2007	17 - 2 Story	55 Good	3,086	451,200	11/21/2008	I	475,000	0.95
01043700002400	111	B6	2007	17 - 2 Story	55 Good	3,086	463,100	2/13/2008	I	545,000	0.85
28073100205000	111	B2	2007	23 - Split Entry	49 Avg Plus	2,098	288,100	3/20/2008	I	371,000	0.78

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28060300405200	111	B2	2007	17 - 2 Story	45 Average	1,474	282,700	9/15/2008	I	330,000	0.86
27061100201900	111	B2	2007	17 - 2 Story	49 Avg Plus	2,230	328,600	5/29/2008	I	370,000	0.89
27060100311200	111	A2	2007	11 - 1 Story	45 Average	1,555	265,400	6/23/2008	I	299,000	0.89
27060100311300	111	A2	2007	11 - 1 Story	45 Average	1,555	265,400	7/15/2008	I	299,000	0.89
01068500000100	111	B4	2006	17 - 2 Story	55 Good	2,910	462,500	8/28/2008	I	469,990	0.98
01068500000800	111	B4	2008	17 - 2 Story	55 Good	2,688	455,600	1/29/2008	I	587,000	0.78
27060200402300	111	A2	1917	11 - 1 Story	35 Fair	1,529	232,000	12/23/2008	I	229,950	1.01
00563700201301	111	A2	2007	23 - Split Entry	41 Avg Minus	1,764	248,800	2/25/2008	I	305,000	0.82
27060100420500	111	A2	1940	12 - 1 Story Bsmt	45 Average	1,648	254,000	3/25/2008	I	291,735	0.87
27060100420600	910	A2		N/A	N/A		123,800	4/10/2008	V	194,000	0.64
01098600000300	910	B6		N/A	N/A		167,500	10/24/2008	V	225,000	0.74
01098600001500	910	B6		N/A	N/A		167,500	5/23/2008	V	225,000	0.74

Snohomish County Assessor's Office



Mass Appraisal Report

Residential Neighborhood: Monroe and Surrounding Area

Appraisal Date: January 1, 2009

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
28061400300300	111	B4	2008	12 - 1 Story Bsmt	49 Avg Plus	2057	414,200	10/30/2008	I	475,000	0.87
28073400303800	910	B2		N/A	N/A		100,000	9/20/2008	I	110,000	0.91
00960002200300	119	N/A	1972	74 - SW Manuf. Home	35 Fair	840	4,500	2/29/2008	I	2,000	2.25
00960002200800	119	N/A	1976	74 - SW Manuf. Home	35 Fair	784	13,500	12/4/2008	I	5,000	2.70
00960002203400	119	N/A	1986	71 - DW Manuf. Home	55 Good	1794	39,300	4/7/2008	I	20,097	1.96
01024300003800	111	B4	2008	17 - 2 Story	55 Good	3473	357,600	10/23/2008	I	507,710	0.70
01070300000200	142	C4	2008	17 - 2 Story	45 Average	1906	259,100	4/16/2008	I	304,500	0.85