

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: 3515000 - 3515901**

**Appraisal Date: January 1, 2008**

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**Summary**

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

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**Appraisal Area (Neighborhood):** 3515000, 3515001 & 3515901

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**Parcels Appraised:** 1,787

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**Summary Of Value Change:**

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
<b>Land:</b>	367,355,700	381,194,500	13,838,800	3.8%
<b>Improvements:</b>	369,165,500	342,432,600	-26,732,900	-7.2%
<b>Total:</b>	736,521,200	723,627,100	-12,894,100	-1.8%

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**Summary**

**Appraisal Level and Uniformity**

**Study Period: January 1 through December 31, 2007**

**Number of Sales: 56**

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	<b>2007</b>	<b>2008</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9392	0.9067	-0.0325	-3.5%
<b>Mean Ratio:</b>	0.9311	0.9091	-0.0220	-2.4%
<b>Weighted Mean:</b>	0.9221	0.8964	-0.0258	-2.8%
<b>PRD:</b>	1.0097	1.0143	0.0045	0.4%
<b>COD:</b>	0.1043	0.0722	-0.0320	-30.7%

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**Data Sources:** All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/13/2008**

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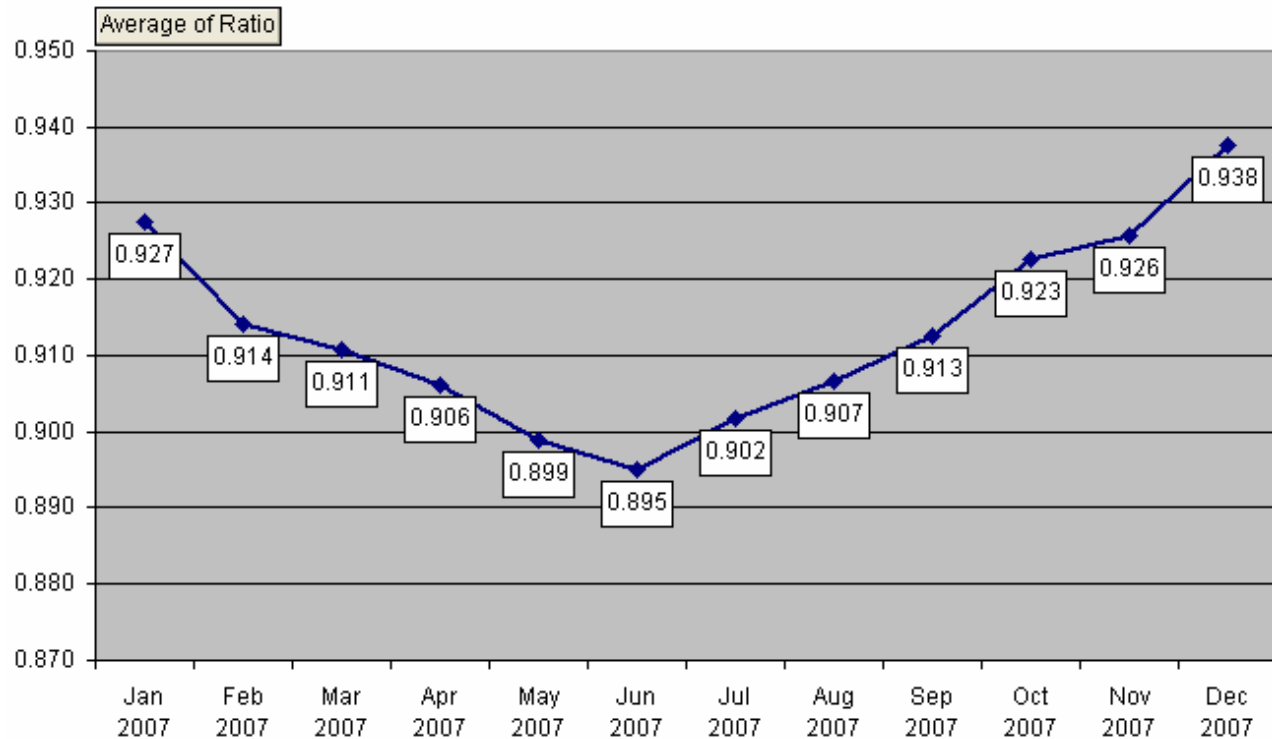
**Summary**

**Ratio of Assessed Value**

**To Sales Price over Time**

**Avg Ratio of 2008 Assessed Values to 2007 Sales Prices  
For Single Family Residences  
In Snohomish County**

**NOTE: Declining ratios  
indicate rising sales prices and  
rising ratios indicate declining  
sales prices.**



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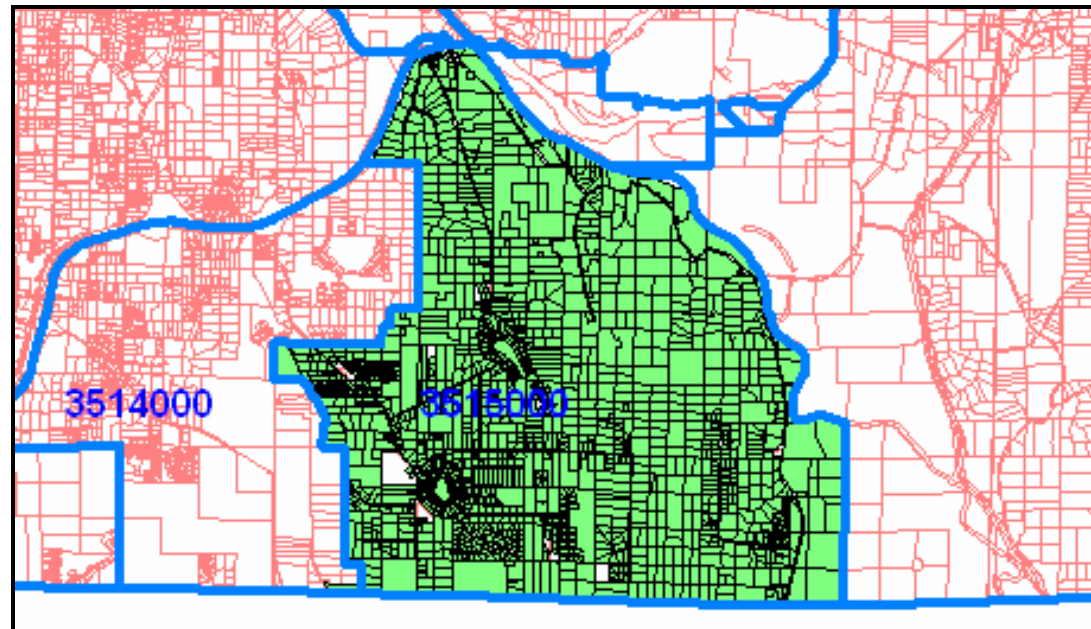


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 3515000 - 3515901 (AKA BMA 3515000 - 3515901) 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 east of the Snoqualmie River including Echo Lake and Lost Lake, whose parcels are accessed off of High Bridge, Welch, Ricci, Echo Lake and Lost Lake Roads.

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**Value Change Summary**

**Value Change Summary  
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Agricultural	75	L:	15,261,200	14,866,400	-394,800	-2.6%
		B:	12,285,900	12,011,400	-274,500	-2.2%
		T:	27,547,100	26,877,800	-669,300	-2.4%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	11	L:	1,241,100	1,302,400	61,300	4.9%
		B:	1,066,900	1,088,500	21,600	2.0%
		T:	2,308,000	2,390,900	82,900	3.6%
Residential	1407	L:	305,701,300	317,635,500	11,934,200	3.9%
		B:	352,907,900	326,657,300	-26,250,600	-7.4%
		T:	658,609,200	644,292,800	-14,316,400	-2.2%
Multifamily	5	L:	1,100,700	1,184,400	83,700	7.6%
		B:	1,506,500	1,507,900	1,400	0.1%
		T:	2,607,200	2,692,300	85,100	3.3%
Forest	24	L:	3,450,400	3,596,000	145,600	4.2%
		B:	1,268,300	1,150,800	-117,500	-9.3%
		T:	4,718,700	4,746,800	28,100	0.6%
Other	265	L:	40,601,000	42,609,800	2,008,800	4.9%
		B:	130,000	16,700	-113,300	-87.2%
		T:	40,731,000	42,626,500	1,895,500	4.7%

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**Value Change Summary**

**Value Change Summary  
By Abstract Group**

<b>Property Class</b>	<b>Number of Parcels</b>		<b>2007 Certified Total Value</b>	<b>2008 Calculated Total Value</b>	<b>Value Change</b>	<b>% Change</b>
Totals	1787	L:	367,355,700	381,194,500	13,838,800	3.8%
		B:	369,165,500	342,432,600	-26,732,900	-7.2%
		T:	736,521,200	723,627,100	-12,894,100	-1.8%

- Agriculture: Farms General, Open Space Ag, Open Space General
- Industrial: Manufacturing Facilities
- Commercial: Retail, Schools and Churches
- Residential: Single Family Residences, Condominiums and Manufactured Homes
- Multifamily: All Multiple Family Parcels Including Duplexes and Tri-plexes
- Forest: Classified 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	12		
	111-Single Family Residence	1039	38	3.7%
	112-2 Single Family Residences	15	1	6.7%
	113-3 Single Family Residences	1		
	117-Manufac Home (Leased Site)	36		
	118-Manufac Home (Owned Site)	207	7	3.4%
	119-Manuf Home (MHP)	17	2	11.8%
	122-Duplex	5		
	141-SFR Condominium Detached	28	2	7.1%
	142-SFR Condominium CommonWall	2		
	183-Non Residential Structure	41		
	184-Septic System	6		
	186-Septic System & Well	3		
	456-Local Access Streets	1		
	459-Other Highway NEC	2		
	471-Telephone Communication	1		
	483-Water Util & Irrig & Stg	1		
	489-Other utilities, NEC	1		
	672-Protective Functions	1		
	691-Religious Activities	1		
	699-Other Misc Services	1		
	723-Public Assembly	1		
	761-Parks, General Recreation	1		
	830-Open Space Agriculture	60		

## Snohomish County Assessor's Office

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### Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	849-Other Fishery Activities	2		
	850-Mine Claims Mineral Rights	1		
	880-DF Timber Acres	7		
	881-DF Timber Acres	2		
	889-DF Timber Acres	4		
	910-Undeveloped Land	249	6	2.4%
	911-Vacant Site/Mobile Park	2		
	914-Vacant Condo Lot	2		
	915-Common Areas	7		
	916-Water Retention Area	2		
	940-Open Space General	15		
	950-Open Space Timber	11		
	<b>Grand Total</b>	<b>1787</b>	<b>56</b>	<b>3.1%</b>

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

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**Neighborhood Profile**

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	54	2	3.7%
	22 Open Space Forest	1		
	23 Open Space General	9		
	24 Open Space Ag	32		
	25 Designated Forest	8		
	26 Ag 10 / FHA	10		
	33 Septic Site	159	8	5.0%
	4 Septic Site	93	6	6.5%
	43 Septic Site	4		
	46 Spt/Well Site	7		
	54 No Perk	20		
	56 Spt/Wtr Acreage	571	12	2.1%
	57 Other Acreage Type	282	7	2.5%
	6 Exception	65	8	12.3%
	61 Exception	2		
	62 Exception	32	2	6.3%
	65 Topo Problems I	28		
	66 Topo Problems II	3		
	86 Utility Easement (P/L)	3		
	Contiguous - less than 1 acre	28		
	CA Common Areas	7		
	LF Land detail not used	6		
	SC SrCit Residual Contiguous	2		
	U1 Waterfront I	4		

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**Neighborhood Profile**

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	U2 Waterfront II	11		
	U3 Waterfront III	42	1	2.4%
	U4 Waterfront IV	35	2	5.7%
	U5 Waterfront V	13		
	U6 Waterfront VI	13		
	UD Undevelopable Land	26		
	V1 View/Wtrfrt Type I	53	1	1.9%
	V2 View/Wtrfrt Type II	34	3	8.8%
	V3 View/Wtrfrt Type III	10		
	V5 View/Wtrfrt Type V	37	1	2.7%
	V6 View/Wtrfrt Type VI	21	1	4.8%
	V7 View/Wtrfrt Type VII	16		
	W1 Wtrfrt/View Type I	24		
	W2 Wtrfrt/View Type II	11	2	18.2%
	W3 Wtrfrt/View Type III	11		
	<b>Grand Total</b>	<b>1787</b>	<b>56</b>	<b>3.1%</b>

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

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**Neighborhood Profile**

**Neighborhood Profile By  
House Type**

<b>House Type / Stories</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
11 - 1 Story	289	8	2.8%
12 - 1 Story Basement	134	2	1.5%
14 - 1 1/2 Story	50	1	2.0%
15 - 1 1/2 Story Basement	24	2	8.3%
17 - 2 Story	382	18	4.7%
18 - 2 Story Basement	126	5	4.0%
20 - 2+ Story	3		
21 - 2+ Story Basement	2	1	50.0%
23 - Split Entry	73	3	4.1%
24 - Tri Level	35	1	2.9%
71 - DW Manufactured Home	182	7	3.8%
72 - DWB Manufactured Home	2		
74 - SW Manufactured Home	55	1	1.8%
77 - TW Manufactured Home	10	1	10.0%
96 - Geodesic Dome	3		
N/A	417	6	1.4%
<b>Grand Total</b>	<b>1787</b>	<b>56</b>	<b>3.1%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Structure Quality / Grade</b>	<b>Quality / Grade</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	15 Sub Standard	1		
	25 Low	27		
	35 Fair	97	1	1.0%
	41 Average Minus	10		
	45 Average	592	13	2.2%
	49 Average Plus	331	13	3.9%
	55 Good	263	15	5.7%
	65 Very Good	45	8	17.8%
	75 Excellent	4		
	N/A	417	6	1.4%
	<b>Grand Total</b>	<b>1787</b>	<b>56</b>	<b>3.1%</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>
	1900 - 1909	2		
	1910 - 1919	1		
	1920 - 1929	3		
	1930 - 1939	2	1	50.00%
	1940 - 1949	6		
	1950 - 1959	25		
	1960 - 1969	79	1	1.27%
	1970 - 1979	204	5	2.45%
	1980 - 1989	382	12	3.14%
	1990 - 1999	418	12	2.87%
	2000 to the present	248	19	7.66%
	N/A	417	6	1.44%
	<b>Grand Total</b>	<b>1787</b>	<b>56</b>	<b>3.1%</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	418	6	1.4%
	1 - 499	4		
	500 - 749	18		
	750 - 999	57	1	1.8%
	1000 - 1249	81	3	3.7%
	1250 - 1499	147	5	3.4%
	1500 - 1749	156	2	1.3%
	1750 - 1999	175	4	2.3%
	2000 - 2249	140	5	3.6%
	2250 - 2499	155	4	2.6%
	2500 - 2749	133	7	5.3%
	2750 - 2999	75	4	5.3%
	3000 - 3249	45	2	4.4%
	3250 - 3499	63	2	3.2%
	3500 - 3749	34	2	5.9%
	3750 - 3999	24	1	4.2%
	4000 - 4249	23	5	21.7%
	4250 - 4499	14	1	7.1%
	4500 - 4749	8	2	25.0%
	4750 - 4999	6		
	5000 - Over	11		
	<b>Grand Total</b>	<b>1787</b>	<b>56</b>	<b>3.1%</b>

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**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	28,636,100	27,835,500
Total Sales Price	31,054,060	31,054,060
Average Assessed Value	511,359	497,063
Average Sales Price	554,537	554,537
Number in Sample	56	56
Median Ratio	0.9392	0.9067
Mean (Average) Ratio	0.9311	0.9091
Weighted Mean (S.W.A.) Ratio	0.9221	0.8964
Regression Index (P.R.D.)	1.0097	1.0143
Coefficient of Dispersion (C.O.D.)	0.1043	0.0722

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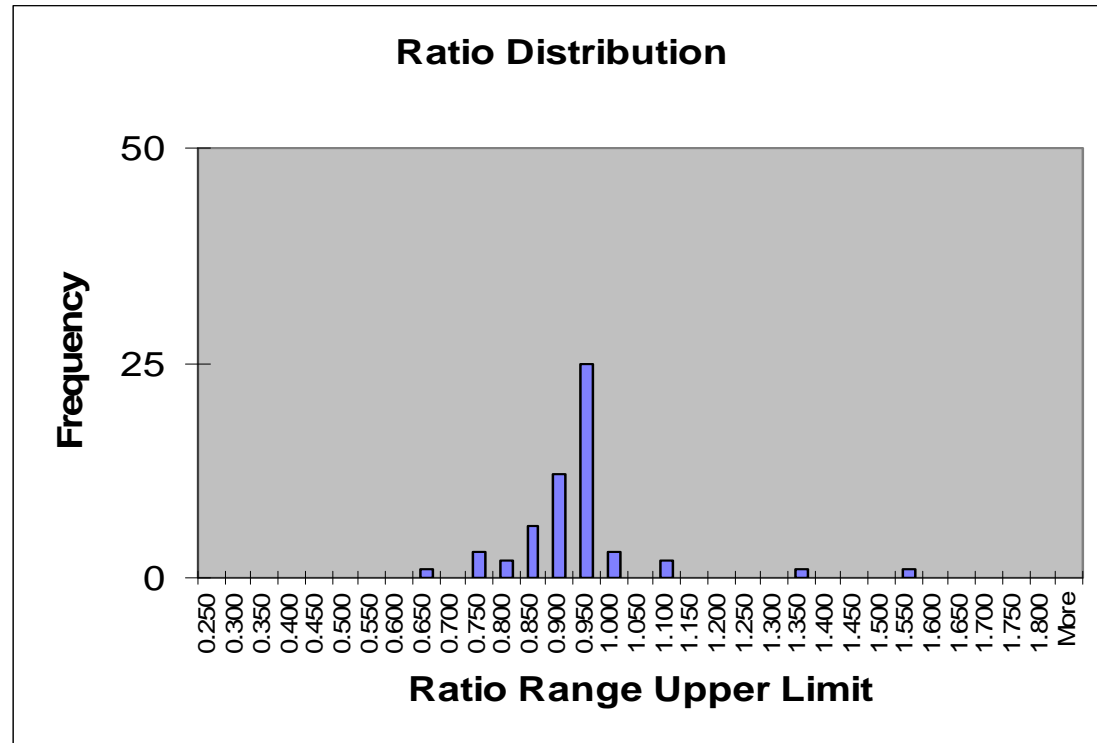


**Performance Analysis**

**Ratio Distribution Histogram**

All Use Codes

Sales Dated 2007



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>2007</b>	<b>2008</b>
Total Assessed Value	23,149,700	22,263,400
Total Sales Price	24,890,091	24,890,091
Average Assessed Value	609,203	585,879
Average Sales Price	655,002	655,002
Number in Sample	38	38
Median Ratio	0.9411	0.9071
Mean (Average) Ratio	0.9273	0.8967
Weighted Mean (S.W.A.) Ratio	0.9301	0.8945
Regression Index (P.R.D.)	0.9970	1.0025
Coefficient of Dispersion	0.0712	0.0368

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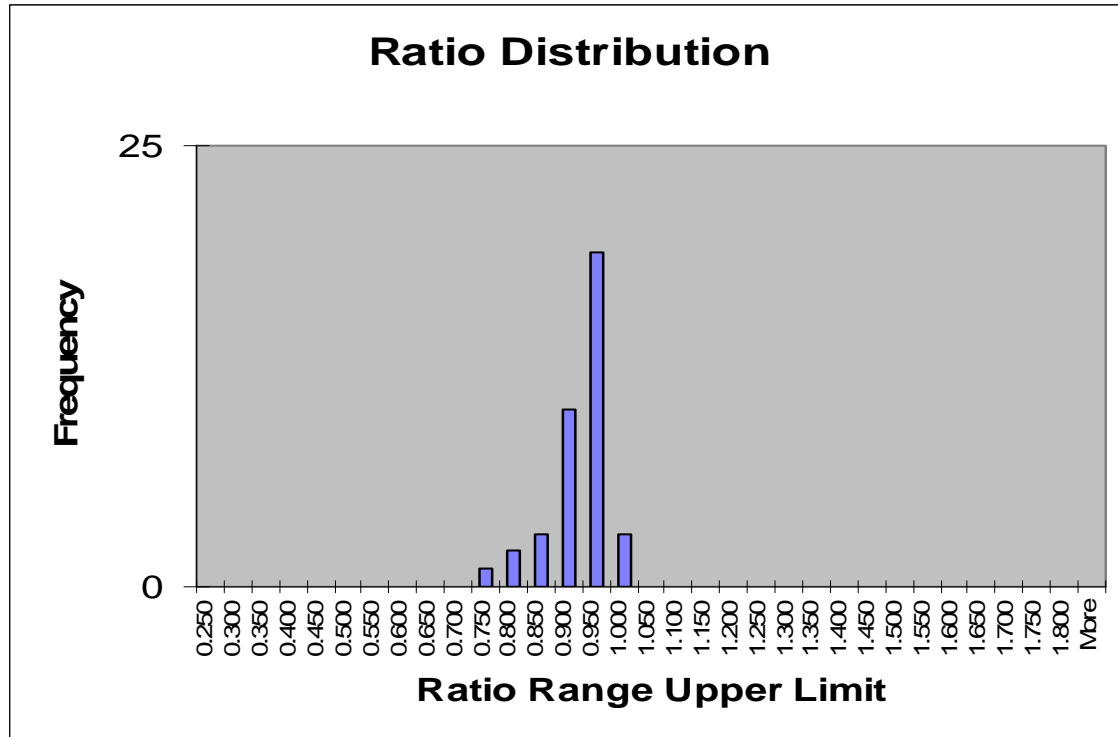


**Performance Analysis**

**Ratio Distribution Histogram**

**Use Code 111**

**Sales Dated 2007**



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
00427100007100	111	33	2000	11	49	1,810	455,400.00	4/28/2007	I	493,000.00	0.92
00427100007300	111	33	2004	11	49	2,257	490,600.00	4/11/2007	I	525,000.00	0.93
00433100001001	111	33	2001	17	49	2,717	519,900.00	10/1/2007	I	587,000.00	0.89
00433100002100	111	U3	1987	12	55	2,882	703,400.00	5/1/2007	I	850,000.00	0.83
00433200001000	111	56	1995	17	49	2,395	604,300.00	10/25/2007	I	665,500.00	0.91
00464100000301	118	56	1987	71	55	1,276	289,400.00	4/20/2007	I	271,000.00	1.07
00464100001100	910	56					223,700.00	9/18/2007	V	240,000.00	0.93
00500100000500	910	U4					280,000.00	5/7/2007	V	346,000.00	0.81
00500100005500	111	U4	1968	15	45	2,944	544,700.00	2/26/2007	I	600,000.00	0.91
00623700000800	118	4	2003	71	55	1,836	262,300.00	10/30/2007	I	173,069.00	1.52
006237000005100	910	4					148,000.00	1/5/2007	V	110,000.00	1.35
006237000005400	118	4	1986	71	45	1,344	187,300.00	9/5/2007	I	230,000.00	0.81
006237000006200	118	4	1996	71	55	1,188	217,000.00	7/6/2007	I	242,000.00	0.90
006237000007100	118	4	1988	71	55	1,288	216,100.00	8/8/2007	I	259,950.00	0.83
006237000007900	118	4	2004	71	55	1,296	246,000.00	4/17/2007	I	272,000.00	0.90
00793000000100	111	33	1994	17	49	2,385	487,000.00	3/19/2007	I	569,000.00	0.86
007946000002100	141	62	2000	21	55	2,201	417,900.00	1/25/2007	I	447,000.00	0.93
007946000002700	141	62	2000	18	55	4,168	527,700.00	1/26/2007	I	730,000.00	0.72
008777000001400	111	56	1998	17	49	2,660	601,100.00	9/10/2007	I	656,016.00	0.92
00951200000500	111	6	2004	17	55	3,279	680,300.00	9/19/2007	I	750,000.00	0.91
010105000001400	111	6	2006	18	55	4,624	685,500.00	8/7/2007	I	774,950.00	0.88
010105000001600	111	6	2006	18	55	4,624	685,500.00	5/8/2007	I	769,950.00	0.89
01020300000200	111	6	2006	17	65	4,132	828,000.00	1/16/2007	I	899,950.00	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
01020300000300	111	6	2006	17	65	4,112	821,100.00	3/14/2007	I	904,950.00	0.91
01020300000500	111	6	2006	17	65	4,013	809,200.00	6/1/2007	I	884,000.00	0.92
01020300000700	111	6	2006	17	65	3,847	789,600.00	4/24/2007	I	893,000.00	0.88
01020300001000	111	6	2006	17	65	4,121	829,300.00	3/19/2007	I	909,950.00	0.91
27061600302400	111	56	1991	17	55	2,628	643,900.00	9/26/2007	I	785,000.00	0.82
27062100201100	111	56	1930	11	45	1,186	368,000.00	5/23/2007	I	368,000.00	1.00
27062100402300	111	V2	1984	12	49	2,920	578,700.00	3/28/2007	I	725,000.00	0.80
27062800200800	111	56	1990	23	45	2,374	515,100.00	11/30/2007	I	550,000.00	0.94
27062800303900	111	33	1989	17	45	2,053	438,200.00	7/10/2007	I	519,000.00	0.84
27062800403100	111	56	1988	17	49	2,647	513,500.00	8/13/2007	I	525,000.00	0.98
27062800403800	111	56	2006	17	55	3,625	667,400.00	10/1/2007	I	720,000.00	0.93
27062900102300	111	56	1990	17	55	3,027	695,700.00	6/11/2007	I	775,000.00	0.90
27062900203800	111	33	1986	11	45	1,315	366,900.00	6/20/2007	I	405,000.00	0.91
27062900205200	111	56	1990	11	49	1,680	444,500.00	5/16/2007	I	486,000.00	0.91
27062900402700	111	33	1979	23	45	2,242	426,100.00	4/17/2007	I	460,000.00	0.93
27063200402000	111	57	1997	17	55	3,658	682,500.00	12/26/2007	I	735,000.00	0.93
27063200403200	111	57	2006	18	45	3,321	644,000.00	7/16/2007	I	710,000.00	0.91
27063300401100	910	56					419,100.00	7/17/2007	V	455,000.00	0.92
27063400100800	111	57	2006	17	65	4,265	878,700.00	6/19/2007	I	970,375.00	0.91
006305000005700	111	W2	1975	24	49	2,590	533,400.00	5/24/2007	I	608,000.00	0.88
27061600401200	118	V6	1999	77	65	1,745	379,900.00	12/12/2007	I	410,000.00	0.93
27062200301200	111	57	1975	15	49	1,995	477,500.00	6/20/2007	I	599,950.00	0.80
27062200402300	112	V5	2003	11	65	3,078	849,100.00	7/16/2007	I	995,000.00	0.85

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood:3515000 - 3515901**

**Appraisal Date: January 1, 2008**



**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>
27062600200600	111	57	1990	17	49	1,970	444,800.00	3/26/2007	I	495,000.00	0.90
27062600202200	111	V2	1984	11	45	2,088	427,800.00	7/19/2007	I	580,000.00	0.74
27062700100400	910	57					725,000.00	12/7/2007	V	799,950.00	0.91
27063500200700	910	33					160,000.00	4/30/2007	V	150,000.00	1.07
27063500201200	111	V1	1988	14	45	2,695	504,800.00	6/26/2007	I	537,500.00	0.94
27063500202200	111	V2	1981	18	49	2,246	494,400.00	5/8/2007	I	555,000.00	0.89
27063500204500	111	57	1993	11	45	2,728	551,800.00	5/10/2007	I	569,000.00	0.97
27063500401300	111	W2	1978	23	45	2,992	430,800.00	5/9/2007	I	480,000.00	0.90
00960006500800	119	N/A	1981	71	45	1,056	18,400.00	9/28/2007	I	25,000.00	0.74
00960006501900	119	N/A	1978	74	35	924	5,200.00	6/20/2007	I	8,000.00	0.65