

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Everett Mall

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009

Assessment Year/Tax Year: 2009 Assessment / 2010 Tax

Last Physical Inspection: 2006

Prior Appraisal Date: January 1, 2008

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

Appraisal Area (Neighborhood): 1310000-1310908

Parcels Appraised: 5013

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	709,468,900	626,152,700	-86,180,300	-12.1%
Improvements:	518,744,300	481,771,000	-39,674,000	-7.6%
Total:	1,228,213,200	1,107,923,700	-125,854,300	-10.2%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 163

	2008	2009	Change	% Change
Median Ratio:	0.9668	0.8601	-0.1066	-11.0%
Mean Ratio:	0.9980	0.8844	-0.1135	-11.4%
Weighted Mean:	0.9671	0.8572	-0.1100	-11.4%
PRD:	1.0319	1.0318	0.0000	0.0%
COD:	0.1361	0.1052	-0.0308	-22.7%

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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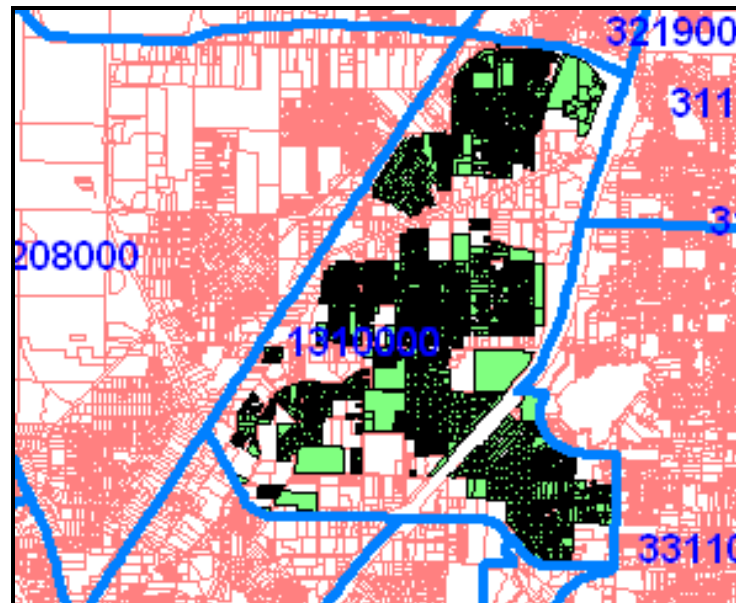


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1310000-1310908 (AKA BMA 1310000-1310908) 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, area south of Casino Road, north of 128th Street SW, east of Evergreen Way and west of Silver Lake.

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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	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	31	L:	56,533,600	45,278,500	-11,255,100	-19.9%
		B:	26,478,400	26,447,000	-31,400	-0.1%
		T:	83,012,000	71,725,500	-11,286,500	-13.6%
Residential	4495	L:	574,731,100	514,649,000	-62,946,200	-11.0%
		B:	451,645,200	419,765,300	-34,580,600	-7.7%
		T:	1,026,376,300	934,414,300	-97,526,800	-9.5%
Multifamily	159	L:	27,419,900	24,340,300	-3,079,600	-11.2%
		B:	40,617,100	35,558,700	-5,058,400	-12.5%
		T:	68,037,000	59,899,000	-8,138,000	-12.0%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	328	L:	50,784,300	41,884,900	-8,899,400	-17.5%
		B:	3,600	0	-3,600	-100.0%
		T:	50,787,900	41,884,900	-8,903,000	-17.5%

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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	5013	L:	709,468,900	626,152,700	-86,180,300	-12.1%
		B:	518,744,300	481,771,000	-39,674,000	-7.6%
		T:	1,228,213,200	1,107,923,700	-125,854,300	-10.2%

- 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
	111-Single Family Residence	2,702	65	2.4%
	112-2 Single Family Residences	15		
	113-3 Single Family Residences	1		
	116-Comon Wall SFR	56	2	3.6%
	117-Manufac Home (Leased Site)	38	2	5.3%
	118-Manufac Home (Owned Site)	307	6	2.0%
	119-Manuf Home (MHP)	902	53	5.9%
	122-Duplex	152	5	3.3%
	123-Tri-Plex	6		
	124-Four Plex	1		
	141-SFR Condominium Detached	347	24	6.9%
	142-SFR Condominium CommonWall	102	5	4.9%
	144-SFR Condominium Project	2		
	175-Religious Residence	1		
	183-Non Residential Structure	9		
	184-Septic System	14		
	456-Local Access Streets	2		
	481-Electric Utility	1		
	624-Funeral/Crematory Services	13		
	681-Nursery,Primary,Second Sch	3		
	691-Religious Activities	11		
	910-Undeveloped Land	246	1	0.4%
	911-Vacant Site/Mobile Park	60		
	915-Common Areas	10		

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
916-Water Retention Area	12		
Grand Total	5,013	163	3.3%

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
	54 No Perk	13		
	65 Topo Problems I	16		
	66 Topo Problems II	2		
	88 Contiguous-less than 1 acre	22		
	A1 Sewer Fair NH	128	3	2.3%
	A2 Sewer Avg Older Mixed NH	1,983	36	1.8%
	A3 Sewer Avg Homogeneous NH	657	27	4.1%
	A4 Sewer Average Plus NH	77		
	B1 Septic Fair NH	323	8	2.5%
	B2 Septic Average Mixed NH	235	3	1.3%
	B4 Septic Average NH	5		
	C1 SFR CondoDet Fair NH UC 141	23		
	C2 SFR Condo Det Avg NH -141	275	20	7.3%
	C3 SFR Condo Det Avg+ NH-141	50	4	8.0%
	C4 Condo Cmnwall@LivArea - 142	88	1	1.1%
	C5 Condo Cmnwall@Gar UC 142	14	4	28.6%
	C6 SFR Commonwall - UC 116	56	2	3.6%
	CA Common Areas	17		
	LS Undefined Condo Land Type	2		
	N/A Building only	1,005	55	5.5%
	UD Undevelopable Land	22		
	Grand Total	5,013	163	3.3%

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	1,682	34	2.0%
12 - 1 Story Bsmt	104	1	1.0%
14 - 1 1/2 Story	81	4	4.9%
15 - 1 1/2 Story Bsmt	8		
17 - 2 Story	684	31	4.5%
18 - 2 Story Bsmt	63	13	20.6%
20 - 2+ Story	116	9	7.8%
21 - 2+ Story Bsmt	4		
23 - Split Entry	392	5	1.3%
24 - Tri Level	206	3	1.5%
26 - Quad Level	18	1	5.6%
71 - DW Manuf. Home	1,059	48	4.5%
72 - DWB Manuf. Home	2		
74 - SW Manuf. Home	170	13	7.6%
77 - TW Manuf. Home	3		
96 - Geodesic Dome	2		
N/A	419	1	0.2%
Grand Total	5,013	163	3.3%

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	4		
	25 Low	60	2	3.3%
	35 Fair	532	18	3.4%
	41 Avg Minus	153	3	2.0%
	45 Average	3,321	118	3.6%
	49 Avg Plus	186	7	3.8%
	55 Good	315	13	4.1%
	65 Very Good	23	1	4.3%
	N/A	419	1	0.2%
	Grand Total	5,013	163	3.3%

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
	1900 - 1909	2		
	1920 - 1929	17		
	1930 - 1939	73		
	1940 - 1949	112	3	2.68%
	1950 - 1959	316	7	2.22%
	1960 - 1969	727	15	2.06%
	1970 - 1979	1,131	38	3.36%
	1980 - 1989	987	34	3.44%
	1990 - 1999	586	14	2.39%
	2000 - 2009	643	51	7.93%
	N/A	419	1	0.24%
	Grand Total	5,013	163	3.3%

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	420	1	0.2%
	1 - 499	7		
	500 - 749	61	7	11.5%
	750 - 999	348	15	4.3%
	1000 - 1249	972	31	3.2%
	1250 - 1499	1,066	36	3.4%
	1500 - 1749	924	23	2.5%
	1750 - 1999	573	15	2.6%
	2000 - 2249	341	19	5.6%
	2250 - 2499	138	11	8.0%
	2500 - 2749	59	2	3.4%
	2750 - 2999	36		
	3000 - 3249	35	3	8.6%
	3250 - 3499	9		
	3500 - 3749	19		
	4000 - 4249	3		
	4250 - 4499	1		
	5000 - Over	1		
	Grand Total	5,013	163	3.3%

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	34,236,400	30,343,000
Total Sales Price	35,399,586	35,399,586
Average Assessed Value	210,039	186,153
Average Sales Price	217,175	217,175
Number in Sample	163	163
Median Ratio	0.9668	0.8601
Mean (Average) Ratio	0.9980	0.8844
Weighted Mean (S.W.A.) Ratio	0.9671	0.8572
Regression Index (P.R.D.)	1.0319	1.0318
Coefficient of Dispersion (C.O.D.)	0.1361	0.1052

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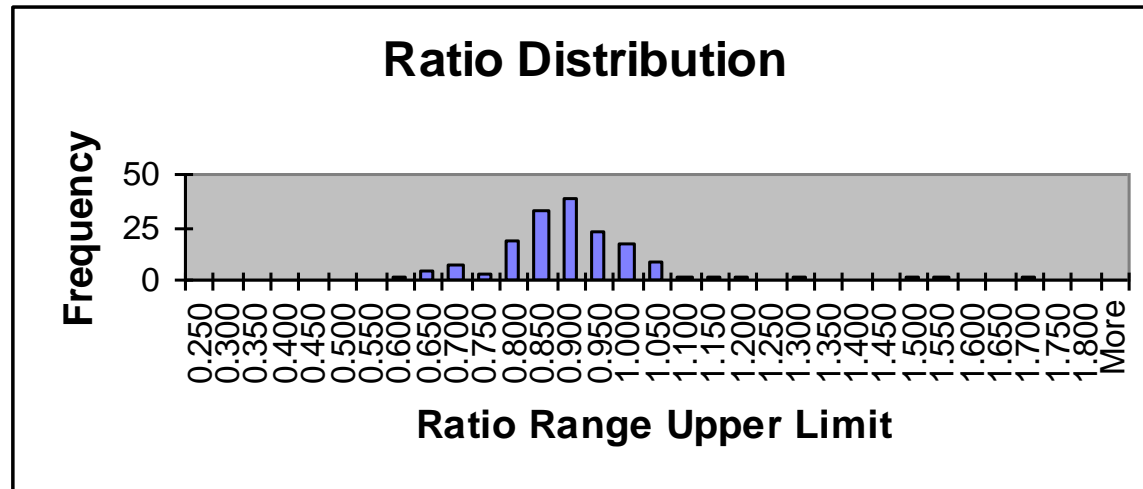


Performance Analysis

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	18,999,700	17,071,800
Total Sales Price	19,766,318	19,766,318
Average Assessed Value	292,303	262,643
Average Sales Price	304,097	304,097
Number in Sample	65	65
Median Ratio	0.9650	0.8646
Mean (Average) Ratio	0.9656	0.8692
Weighted Mean (S.W.A.) Ratio	0.9612	0.8637
Regression Index (P.R.D.)	1.0046	1.0064
Coefficient of Dispersion	0.0683	0.0627

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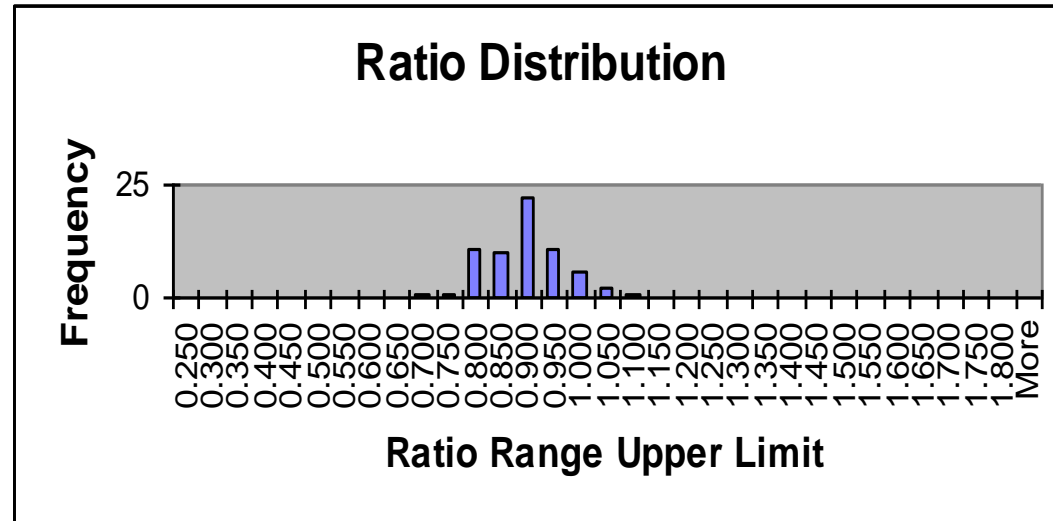


Performance Analysis

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
28051800301500	111	A2	1965	11 - 1 Story	45 Average	1,328	235,300	3/18/2008	I	296,500	0.79
28042400403000	111	A2	1955	11 - 1 Story	45 Average	1,248	212,700	12/16/2008	I	230,000	0.92
28042400403100	111	A2	1956	11 - 1 Story	45 Average	1,416	215,000	9/23/2008	I	253,000	0.85
28051800204800	111	A2	1988	11 - 1 Story	45 Average	1,964	288,000	6/26/2008	I	335,000	0.86
00380900100703	118	A2	1989	71 - DW Manuf. Home	55 Good	1,717	322,700	6/2/2008	I	380,000	0.85
00391500000900	111	A2	1987	11 - 1 Story	45 Average	1,440	243,300	2/27/2008	I	315,000	0.77
00391500002800	111	A2	1964	11 - 1 Story	45 Average	1,352	231,900	8/1/2008	I	290,000	0.80
00391500004000	111	A2	1964	11 - 1 Story	45 Average	1,214	231,000	9/19/2008	I	253,800	0.91
00394200000101	111	A2	1997	18 - 2 Story Bsmt	45 Average	1,376	254,800	3/25/2008	I	279,000	0.91
00394200001800	111	A2	1955	11 - 1 Story	45 Average	1,344	238,700	6/12/2008	I	320,000	0.75
00397000003911	111	A2	1986	11 - 1 Story	45 Average	1,280	234,100	12/26/2008	I	265,000	0.88
00399200001500	122	A2	2006	17 - 2 Story	45 Average	3,176	454,000	3/4/2008	I	589,000	0.77
00402500003100	111	A2	1961	11 - 1 Story	45 Average	1,848	253,600	2/21/2008	I	299,999	0.85
00480200501204	111	A2	2000	11 - 1 Story	45 Average	1,293	244,200	6/12/2008	I	275,000	0.89
00480200900102	111	A2	1951	11 - 1 Story	45 Average	1,210	226,000	2/25/2008	I	250,000	0.90
00480300601502	111	A2	1996	11 - 1 Story	45 Average	1,264	240,300	10/2/2008	I	250,000	0.96
00480401501000	111	A2	1956	11 - 1 Story	45 Average	1,348	258,600	12/12/2008	I	239,950	1.08
00480401708401	111	A2	1949	11 - 1 Story	45 Average	1,405	229,500	1/28/2008	I	259,000	0.89
00480401802900	111	A2	1943	11 - 1 Story	35 Fair	940	209,500	3/14/2008	I	240,000	0.87
00482500002800	111	A2	1973	23 - Split Entry	45 Average	1,608	255,100	5/20/2008	I	281,000	0.91
00533800001300	111	A2	1952	11 - 1 Story	35 Fair	704	213,300	5/16/2008	I	250,000	0.85
00535300001500	122	A2	1979	11 - 1 Story	45 Average	2,204	303,700	12/29/2008	I	330,000	0.92
00573600003800	111	A2	1966	11 - 1 Story	45 Average	1,036	205,300	2/8/2008	I	255,000	0.81
00574000007300	111	B1	1967	11 - 1 Story	45 Average	1,000	218,800	4/14/2008	I	275,000	0.80

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0057400007500	118	B1	2000	71 - DW Manuf. Home	35 Fair	1,080	210,300	8/6/2008	I	240,000	0.88
00574100002300	118	B1	1959	74 - SW Manuf. Home	25 Low	520	165,300	4/15/2008	I	159,000	1.04
00574100003800	118	B1	1980	71 - DW Manuf. Home	45 Average	1,336	199,000	6/2/2008	I	224,999	0.88
00574100009801	111	B1	1968	11 - 1 Story	35 Fair	988	201,700	7/31/2008	I	227,000	0.89
00574100011400	111	B1	1994	11 - 1 Story	45 Average	1,891	302,500	8/6/2008	I	388,000	0.78
00574200004500	118	A2	1965	74 - SW Manuf. Home	25 Low	576	147,700	7/1/2008	I	190,000	0.78
00574200006200	122	A2	2006	17 - 2 Story	45 Average	3,176	454,000	4/15/2008	I	579,000	0.78
00574200006800	122	A2	2007	17 - 2 Story	45 Average	3,184	454,000	3/4/2008	I	583,520	0.78
00574200009600	111	A2	1964	11 - 1 Story	45 Average	1,766	268,300	5/14/2008	I	325,500	0.82
00575400001500	111	B2	1968	12 - 1 Story Bsmt	45 Average	2,464	277,600	12/31/2008	I	290,000	0.96
00575400005400	111	B2	1969	11 - 1 Story	45 Average	1,932	264,000	7/25/2008	I	326,000	0.81
00640200000400	111	A2	1976	11 - 1 Story	45 Average	1,482	272,300	8/8/2008	I	314,950	0.86
00650100000400	111	A2	1977	23 - Split Entry	45 Average	1,554	269,200	5/9/2008	I	285,000	0.94
00653800000100	118	A2	1977	74 - SW Manuf. Home	35 Fair	924	154,800	9/29/2008	I	186,000	0.83
00653800001101	117	N/A	1976	74 - SW Manuf. Home	35 Fair	924	4,200	6/27/2008	I	3,500	1.20
00663500000501	117	N/A	1978	71 - DW Manuf. Home	45 Average	1,349	21,900	9/26/2008	I	24,000	0.91
00692900005600	111	A1	1980	24 - Tri Level	35 Fair	2,038	274,400	6/16/2008	I	310,000	0.89
00692900005900	111	A1	1980	11 - 1 Story	35 Fair	1,028	230,000	5/29/2008	I	270,000	0.85
00692900006900	111	A1	1980	11 - 1 Story	35 Fair	1,028	230,000	5/27/2008	I	266,500	0.86
00695300001700	111	A3	1985	14 - 1 1/2 Story	41 Avg Minus	1,152	222,400	5/15/2008	I	260,000	0.86
00725000001200	111	A3	1984	11 - 1 Story	45 Average	1,092	231,300	6/19/2008	I	270,000	0.86
00725000001500	111	A3	1984	17 - 2 Story	45 Average	1,627	258,600	4/8/2008	I	286,270	0.90
00725000001600	111	A3	1984	17 - 2 Story	45 Average	1,627	258,600	3/17/2008	I	310,500	0.83
00741400003100	111	A3	1986	11 - 1 Story	45 Average	1,092	231,600	11/21/2008	I	235,000	0.99
00741400004300	111	A3	1986	17 - 2 Story	45 Average	1,627	259,500	9/23/2008	I	300,000	0.87

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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
00744000001800	111	A3	1987	17 - 2 Story	45 Average	1,449	279,600	8/4/2008	I	283,000	0.99
00744300000600	111	A3	1986	11 - 1 Story	45 Average	1,214	253,600	6/24/2008	I	285,000	0.89
00748400005800	111	A3	1987	11 - 1 Story	45 Average	1,072	229,500	2/13/2008	I	269,950	0.85
00762500002300	111	A3	1989	11 - 1 Story	41 Avg Minus	1,248	252,100	4/21/2008	I	290,000	0.87
00762500004300	111	A3	1989	24 - Tri Level	41 Avg Minus	1,464	268,300	9/18/2008	I	295,749	0.91
00790800000400	111	A3	1991	24 - Tri Level	45 Average	1,484	280,100	3/10/2008	I	370,000	0.76
00803700002300	111	A3	1993	23 - Split Entry	45 Average	1,750	293,000	7/23/2008	I	300,000	0.98
00830200000900	111	A3	1997	17 - 2 Story	45 Average	1,886	311,800	11/6/2008	I	310,000	1.01
00843600001900	111	A3	1996	26 - Quad Level	45 Average	1,972	291,600	2/28/2008	I	370,000	0.79
00854600000400	116	C6	1996	17 - 2 Story	45 Average	1,554	233,900	8/15/2008	I	255,000	0.92
00885200000400	116	C6	1999	17 - 2 Story	45 Average	1,555	226,000	8/26/2008	I	273,000	0.83
00892200000200	111	A3	1999	23 - Split Entry	45 Average	1,069	262,800	9/3/2008	I	300,000	0.88
00960003901100	119	N/A	1996	71 - DW Manuf. Home	55 Good	1,404	71,700	3/18/2008	I	84,950	0.84
00960003902100	119	N/A	1995	71 - DW Manuf. Home	55 Good	1,620	80,000	10/7/2008	I	80,000	1.00
00960003903500	119	N/A	1995	71 - DW Manuf. Home	55 Good	1,404	69,700	4/1/2008	I	84,950	0.82
00960005701300	119	N/A	1979	71 - DW Manuf. Home	45 Average	864	26,100	4/10/2008	I	22,000	1.19
00960005702500	119	N/A	1982	71 - DW Manuf. Home	45 Average	1,404	41,500	12/19/2008	I	66,500	0.62
00960005702800	119	N/A	1979	71 - DW Manuf. Home	45 Average	1,496	44,000	9/15/2008	I	43,750	1.01
00960005710300	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,528	38,300	11/10/2008	I	48,500	0.79
00960005711400	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,142	37,400	11/25/2008	I	60,000	0.62
00960005712200	119	N/A	1980	71 - DW Manuf. Home	45 Average	1,430	36,100	6/2/2008	I	55,000	0.66
00960005712400	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,238	39,500	11/17/2008	I	34,950	1.13
00960005714500	119	N/A	1979	71 - DW Manuf. Home	65 Very Good	1,420	41,000	4/10/2008	I	42,500	0.96
00960005717300	119	N/A	1979	71 - DW Manuf. Home	45 Average	1,747	39,100	4/8/2008	I	26,000	1.50
00960005719100	119	N/A	1979	71 - DW Manuf. Home	45 Average	955	27,800	3/31/2008	I	29,500	0.94

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00960005721800	119	N/A	1984	71 - DW Manuf. Home	55 Good	1,272	37,900	9/15/2008	I	38,000	1.00
00960005732400	119	N/A	1987	71 - DW Manuf. Home	55 Good	1,339	48,600	6/30/2008	I	49,900	0.97
00960005735900	119	N/A	1984	71 - DW Manuf. Home	55 Good	1,248	41,900	11/12/2008	I	39,999	1.05
00960007013900	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,820	9,000	1/11/2008	I	10,000	0.90
00960007601300	119	N/A	1986	71 - DW Manuf. Home	55 Good	1,620	35,100	11/10/2008	I	46,500	0.75
00960007602900	119	N/A	1988	74 - SW Manuf. Home	45 Average	924	24,300	8/26/2008	I	35,000	0.69
00960007606800	119	N/A	1987	71 - DW Manuf. Home	55 Good	1,188	29,400	9/29/2008	I	29,950	0.98
00960007607200	119	N/A	1987	71 - DW Manuf. Home	55 Good	1,512	34,100	9/30/2008	I	35,700	0.96
00960007607800	119	N/A	1987	71 - DW Manuf. Home	55 Good	1,056	30,100	4/9/2008	I	45,950	0.66
00960007610800	119	N/A	2006	71 - DW Manuf. Home	55 Good	1,296	49,000	12/16/2008	I	54,000	0.91
00960007611000	119	N/A	1987	71 - DW Manuf. Home	55 Good	1,512	35,800	4/1/2008	I	21,600	1.66
00960007800800	119	N/A	1968	71 - DW Manuf. Home	45 Average	1,164	25,800	12/1/2008	I	40,000	0.65
00960007804500	119	N/A	1974	71 - DW Manuf. Home	45 Average	1,240	36,600	8/1/2008	I	49,750	0.74
00960007804600	119	N/A	1972	71 - DW Manuf. Home	45 Average	960	23,000	10/1/2008	I	18,000	1.28
00960007805200	119	N/A	1973	74 - SW Manuf. Home	35 Fair	840	19,100	3/14/2008	I	28,000	0.68
00960007805400	119	N/A	1987	74 - SW Manuf. Home	45 Average	700	24,200	10/1/2008	I	25,000	0.97
00960007805800	119	N/A	1967	71 - DW Manuf. Home	35 Fair	960	26,900	7/1/2008	I	34,000	0.79
00960007806900	119	N/A	1973	71 - DW Manuf. Home	45 Average	1,148	41,600	2/13/2008	I	45,000	0.92
00960007807300	119	N/A	1973	74 - SW Manuf. Home	35 Fair	720	18,300	12/19/2008	I	18,000	1.02
00960007811500	119	N/A	1973	71 - DW Manuf. Home	45 Average	1,242	44,000	9/15/2008	I	48,000	0.92
00960007813700	119	N/A	1970	71 - DW Manuf. Home	45 Average	1,170	21,400	8/15/2008	I	25,000	0.86
00960007814900	119	N/A	1970	71 - DW Manuf. Home	45 Average	1,344	35,500	9/2/2008	I	37,000	0.96
00960007818300	119	N/A	1977	74 - SW Manuf. Home	35 Fair	1,028	24,800	2/29/2008	I	39,000	0.64
00960007818500	119	N/A	1977	74 - SW Manuf. Home	35 Fair	900	26,700	4/1/2008	I	30,000	0.89
00960007818700	119	N/A	1973	71 - DW Manuf. Home	35 Fair	1,304	45,700	11/12/2008	I	40,000	1.14

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00960007819300	119	N/A	1976	71 - DW Manuf. Home	45 Average	1,478	55,700	12/15/2008	I	64,500	0.86
00960007820700	119	N/A	1977	71 - DW Manuf. Home	45 Average	1,440	49,000	3/10/2008	I	49,500	0.99
00960007821100	119	N/A	1969	74 - SW Manuf. Home	35 Fair	672	14,900	10/20/2008	I	15,000	0.99
00960011103800	119	N/A	1974	71 - DW Manuf. Home	45 Average	1,560	19,600	6/26/2008	I	27,900	0.70
00960011104500	119	N/A	1984	74 - SW Manuf. Home	45 Average	896	16,900	2/1/2008	I	18,000	0.94
00960011105000	119	N/A	1982	74 - SW Manuf. Home	35 Fair	784	15,400	8/20/2008	I	10,500	1.47
00960011105800	119	N/A	1974	71 - DW Manuf. Home	45 Average	1,344	23,600	8/19/2008	I	23,000	1.03
00960011108400	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,248	29,800	8/25/2008	I	32,000	0.93
00960011108700	119	N/A	1978	71 - DW Manuf. Home	45 Average	960	19,600	4/21/2008	I	20,500	0.96
00960011109700	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,412	27,800	6/4/2008	I	32,500	0.86
00960012703200	119	N/A	1980	71 - DW Manuf. Home	45 Average	1,424	27,200	6/27/2008	I	30,000	0.91
00960012703300	119	N/A	1979	71 - DW Manuf. Home	45 Average	960	19,300	8/25/2008	I	22,500	0.86
00960012703800	119	N/A	1979	71 - DW Manuf. Home	45 Average	1,052	21,300	7/9/2008	I	31,500	0.68
00960012708000	119	N/A	1979	71 - DW Manuf. Home	45 Average	1,340	25,200	12/31/2008	I	36,000	0.70
00960012708400	119	N/A	1979	71 - DW Manuf. Home	45 Average	1,334	25,200	8/27/2008	I	20,000	1.26
00480401503606	111	A2	1998	17 - 2 Story	45 Average	1,702	288,500	8/21/2008	I	314,000	0.92
01032500002200	141	C3	2006	17 - 2 Story	49 Avg Plus	2,028	321,500	4/8/2008	I	350,000	0.92
01043200000400	111	A3	2007	17 - 2 Story	45 Average	2,256	307,000	7/11/2008	I	355,000	0.86
01043200000700	111	A3	2007	17 - 2 Story	45 Average	2,256	312,800	9/2/2008	I	340,000	0.92
01043200000900	111	A3	2007	17 - 2 Story	45 Average	2,259	312,900	8/18/2008	I	357,000	0.88
01034700007000	141	C2	2007	20 - 2+ Story	45 Average	1,680	248,000	4/18/2008	I	298,640	0.83
01034700007100	141	C2	2007	20 - 2+ Story	45 Average	1,669	248,300	7/24/2008	I	289,950	0.86
01034700007300	141	C2	2007	20 - 2+ Story	45 Average	1,527	232,800	4/10/2008	I	279,950	0.83
01034700008200	141	C2	2007	20 - 2+ Story	45 Average	2,209	265,200	2/18/2008	I	309,000	0.86
01034700008300	141	C2	2007	20 - 2+ Story	45 Average	2,110	260,800	7/2/2008	I	307,950	0.85

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01034700008600	141	C2	2007	20 - 2+ Story	45 Average	2,209	266,200	6/2/2008	I	313,500	0.85
01034700008900	141	C2	2007	20 - 2+ Story	45 Average	2,209	265,200	2/22/2008	I	305,000	0.87
01034700009400	141	C2	2007	20 - 2+ Story	45 Average	2,110	260,800	5/12/2008	I	295,000	0.88
01034400000500	141	C2	2006	20 - 2+ Story	45 Average	1,745	272,000	7/1/2008	I	310,000	0.88
00396900005602	111	A2	2006	17 - 2 Story	49 Avg Plus	2,276	330,500	8/27/2008	I	350,000	0.94
00480401800704	111	A2	1947	11 - 1 Story	35 Fair	624	172,300	8/26/2008	I	220,000	0.78
01054700003600	111	A3	2007	17 - 2 Story	45 Average	2,102	301,000	7/30/2008	I	349,950	0.86
01054700003800	111	A3	2007	17 - 2 Story	45 Average	1,842	284,400	8/1/2008	I	334,950	0.85
01054700003900	111	A3	2007	17 - 2 Story	45 Average	2,184	302,100	1/7/2008	I	382,950	0.79
01054700004100	111	A3	2007	17 - 2 Story	45 Average	2,312	309,500	5/21/2008	I	373,000	0.83
01054700004300	111	A3	2008	17 - 2 Story	45 Average	2,661	324,500	6/2/2008	I	340,000	0.95
01054700004400	111	A3	2007	17 - 2 Story	45 Average	2,184	304,900	4/23/2008	I	355,950	0.86
01054700007600	111	A3	2008	17 - 2 Story	45 Average	2,739	343,100	1/9/2008	I	495,000	0.69
00573600003703	111	A2	2007	17 - 2 Story	49 Avg Plus	2,193	320,100	2/21/2008	I	389,950	0.82
01060800000900	141	C3	2006	14 - 1 1/2 Story	49 Avg Plus	1,016	220,600	6/25/2008	I	260,000	0.85
01060800001300	141	C3	2006	14 - 1 1/2 Story	49 Avg Plus	1,016	220,600	4/15/2008	I	260,000	0.85
01060800001400	141	C3	2006	14 - 1 1/2 Story	49 Avg Plus	1,016	220,600	5/2/2008	I	260,000	0.85
01069700000200	111	A3	2008	17 - 2 Story	45 Average	2,408	323,800	4/23/2008	I	429,950	0.75
00574100005801	111	B1	2007	17 - 2 Story	45 Average	1,260	243,300	2/21/2008	I	290,000	0.84
00574100005802	122	B1	2008	17 - 2 Story	45 Average	2,472	439,000	10/21/2008	I	425,000	1.03
01080000000100	142	C5	2007	17 - 2 Story	45 Average	2,017	255,300	9/23/2008	I	277,000	0.92
01080000000200	142	C5	2007	17 - 2 Story	45 Average	2,017	255,300	8/11/2008	I	310,000	0.82
00574100006202	111	B2	2008	23 - Split Entry	45 Average	1,798	265,900	4/3/2008	I	334,950	0.79
01088900000100	142	C4	2008	18 - 2 Story Bsmt	49 Avg Plus	1,576	273,500	4/24/2008	I	335,000	0.82
01087500000100	142	C5	2007	17 - 2 Story	45 Average	1,683	264,000	3/20/2008	I	322,450	0.82

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0108750000200	142	C5	2007	17 - 2 Story	45 Average	1,683	264,000	4/8/2008	I	322,000	0.82
0109800000400	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,308	283,500	8/28/2008	I	319,888	0.89
0109800000500	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,308	284,500	5/14/2008	I	340,000	0.84
28042400410100	910	A2		N/A	N/A		120,000	6/23/2008	V	215,000	0.56
28042400410200	111	A2	1968	11 - 1 Story	45 Average	2,339	311,800	12/10/2008	I	303,000	1.03
01082700002800	141	C2	2008	18 - 2 Story Bsmt	45 Average	1,769	257,500	6/19/2008	I	333,392	0.77
01082700003000	141	C2	2008	18 - 2 Story Bsmt	45 Average	1,769	257,500	3/27/2008	I	312,990	0.82
01082700003100	141	C2	2008	18 - 2 Story Bsmt	45 Average	1,769	257,500	1/25/2008	I	312,900	0.82
01082700003200	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,063	260,800	3/27/2008	I	317,990	0.82
01082700003400	141	C2	2008	18 - 2 Story Bsmt	45 Average	1,960	270,700	1/28/2008	I	319,990	0.85
01082700003500	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,178	277,500	3/20/2008	I	323,990	0.86
01082700003600	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,164	276,500	7/22/2008	I	336,640	0.82
01082700004500	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,164	276,500	6/4/2008	I	322,990	0.86
01082700004600	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,178	272,000	3/27/2008	I	334,690	0.81

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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
00373800600404	910	A2		N/A	N/A		205,000	1/14/2008	T	570,000	0.36
00960005736600	119	N/A	1982	71 - DW Manuf. Home	45 Average	1056	32,400	10/1/2008	I	12,000	2.70
01098000000100	141	C2	2008	18 - 2 Story Bsmt	45 Average	2308	218,400	11/11/2008	I	320,000	0.68
01094900000100	142	C4	2007	17 - 2 Story	45 Average	2017	255,900	8/26/2008	I	290,000	0.88
01094900000200	142	C4	2007	17 - 2 Story	45 Average	2017	255,100	8/27/2008	I	304,085	0.84
01101100000100	142	C5	2008	17 - 2 Story	45 Average	2017	257,400	6/26/2008	I	300,000	0.86
01101100000200	142	C5	2008	17 - 2 Story	45 Average	2017	257,400	6/26/2008	I	300,000	0.86
01082700004000	141	C2		N/A	N/A		109,300	11/20/2008	I	326,000	0.34
01087300001700	141	C3	2008	17 - 2 Story	45 Average	2103	195,400	12/19/2008	I	319,514	0.61
01087300022700	142	C4	2008	20 - 2+ Story	45 Average	2580	297,300	8/1/2008	I	355,729	0.84
01087300023600	141	C3	2008	17 - 2 Story	45 Average	2103	271,500	7/9/2008	I	326,125	0.83