

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Mountlake Terrace 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): 1409000-1409902

Parcels Appraised: 3575

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	742,113,400	649,120,800	-92,992,600	-12.5%
Improvements:	383,408,600	353,488,900	-29,919,700	-7.8%
Total:	1,125,522,000	1,002,609,700	-122,912,300	-10.9%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 75

	2008	2009	Change	% Change
Median Ratio:	0.9583	0.8547	-0.1036	-10.8%
Mean Ratio:	0.9659	0.8609	-0.1049	-10.9%
Weighted Mean:	0.9675	0.8621	-0.1054	-10.9%
PRD:	0.9983	0.9987	0.0004	0.0%
COD:	0.0875	0.0814	-0.0061	-7.0%

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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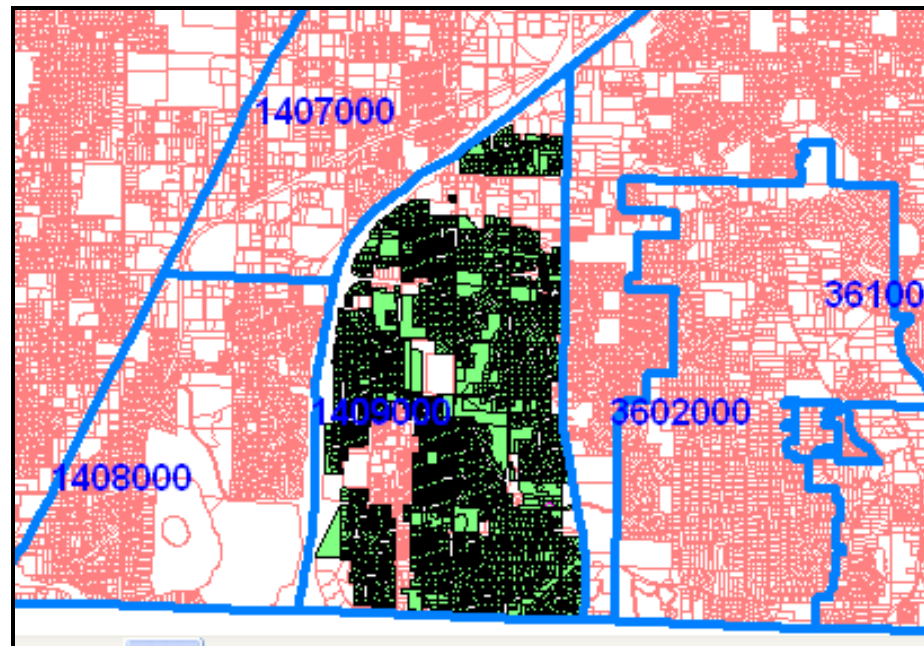


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1409000-1409902 (AKA BMA 1409000-1409902) 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

City of Mountlake Terrace area east of I-5, north of 244th St. and west of 44th Ave.

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Agricultural	3	L:	2,486,500	1,989,200	-497,300	-20.0%
		B:	473,600	432,800	-40,800	-8.6%
		T:	2,960,100	2,422,000	-538,100	-18.2%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	37	L:	53,310,200	42,869,800	-10,440,400	-19.6%
		B:	27,096,000	27,030,300	-65,700	-0.2%
		T:	80,406,200	69,900,100	-10,506,100	-13.1%
Residential	3419	L:	665,005,000	587,281,900	-77,723,100	-11.7%
		B:	355,157,000	325,300,400	-29,856,600	-8.4%
		T:	1,020,162,000	912,582,300	-107,579,700	-10.5%
Multifamily	6	L:	1,305,000	1,175,000	-130,000	-10.0%
		B:	682,000	725,400	43,400	6.4%
		T:	1,987,000	1,900,400	-86,600	-4.4%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	110	L:	20,006,700	15,804,900	-4,201,800	-21.0%
		B:	0	0	0	0.0%
		T:	20,006,700	15,804,900	-4,201,800	-21.0%

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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	3575	L:	742,113,400	649,120,800	-92,992,600	-12.5%
		B:	383,408,600	353,488,900	-29,919,700	-7.8%
		T:	1,125,522,000	1,002,609,700	-122,912,300	-10.9%

- 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	3,332	73	2.2%
	112-2 Single Family Residences	5		
	113-3 Single Family Residences	2		
	116-Comon Wall SFR	4		
	118-Manufac Home (Owned Site)	3		
	119-Manuf Home (MHP)	72	2	2.8%
	122-Duplex	5		
	123-Tri-Plex	1		
	183-Non Residential Structure	1		
	456-Local Access Streets	2		
	457-Alleys	1		
	459-Other Highway NEC	1		
	481-Electric Utility	4		
	681-Nursery,Primary,Second Sch	9		
	683-Special Training/Schooling	1		
	691-Religious Activities	11		
	749-Other Recreation	1		
	761-Parks, General Recreation	7		
	910-Undeveloped Land	107		
	911-Vacant Site/Mobile Park	2		
	915-Common Areas	1		
	940-Open Space General	3		
	Grand Total	3,575	75	2.1%

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
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
65 Topo Problems I	9		
86 Utility Easement (P/L)	8		
88 Contiguous-less than 1 acre	40		
A1 Sewer Fair NH	1,887	48	2.5%
A2 Sewer Avg Older Mixed NH	1,201	18	1.5%
A3 Sewer Avg Homogeneous NH	167	3	1.8%
A4 Sewer Average Plus NH	135	4	3.0%
A7 Sewer Very Good NH	13		
A9 Exception Plat	11		
C6 SFR Commonwall - UC 116	4		
CA Common Areas	4		
N/A Building only	75	2	2.7%
UD Undevelopable Land	21		
Grand Total	3,575	75	2.1%

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	2,161	55	2.5%
12 - 1 Story Bsmt	209	1	0.5%
14 - 1 1/2 Story	39	2	5.1%
15 - 1 1/2 Story Bsmt	17		
17 - 2 Story	303	7	2.3%
18 - 2 Story Bsmt	28		
23 - Split Entry	490	8	1.6%
24 - Tri Level	106		
71 - DW Manuf. Home	45	1	2.2%
74 - SW Manuf. Home	32	1	3.1%
N/A	145		
Grand Total	3,575	75	2.1%

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
	25 Low	15		
	35 Fair	1,796	49	2.7%
	41 Avg Minus	31		
	45 Average	1,374	20	1.5%
	49 Avg Plus	170	5	2.9%
	55 Good	26	1	3.8%
	65 Very Good	18		
	N/A	145		
	Grand Total	3,575	75	2.1%

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	1		
	1910 - 1919	1		
	1920 - 1929	16		
	1930 - 1939	29	1	3.45%
	1940 - 1949	224	5	2.23%
	1950 - 1959	1,651	39	2.36%
	1960 - 1969	917	17	1.85%
	1970 - 1979	174	2	1.15%
	1980 - 1989	157	4	2.55%
	1990 - 1999	92	3	3.26%
	2000 - 2009	168	4	2.38%
	N/A	145		
	Grand Total	3,575	75	2.1%

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	145		
	1 - 499	1		
	500 - 749	265	10	3.8%
	750 - 999	463	16	3.5%
	1000 - 1249	733	18	2.5%
	1250 - 1499	528	7	1.3%
	1500 - 1749	487	8	1.6%
	1750 - 1999	291	7	2.4%
	2000 - 2249	350	4	1.1%
	2250 - 2499	143	3	2.1%
	2500 - 2749	89	1	1.1%
	2750 - 2999	29		
	3000 - 3249	39	1	2.6%
	3250 - 3499	5		
	3500 - 3749	2		
	3750 - 3999	2		
	4000 - 4249	1		
	4250 - 4499	1		
	5000 - Over	1		
	Grand Total	3,575	75	2.1%

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	21,605,700	19,251,300
Total Sales Price	22,331,240	22,331,240
Average Assessed Value	288,076	256,684
Average Sales Price	297,750	297,750
Number in Sample	75	75
Median Ratio	0.9583	0.8547
Mean (Average) Ratio	0.9659	0.8609
Weighted Mean (S.W.A.) Ratio	0.9675	0.8621
Regression Index (P.R.D.)	0.9983	0.9987
Coefficient of Dispersion (C.O.D.)	0.0875	0.0814

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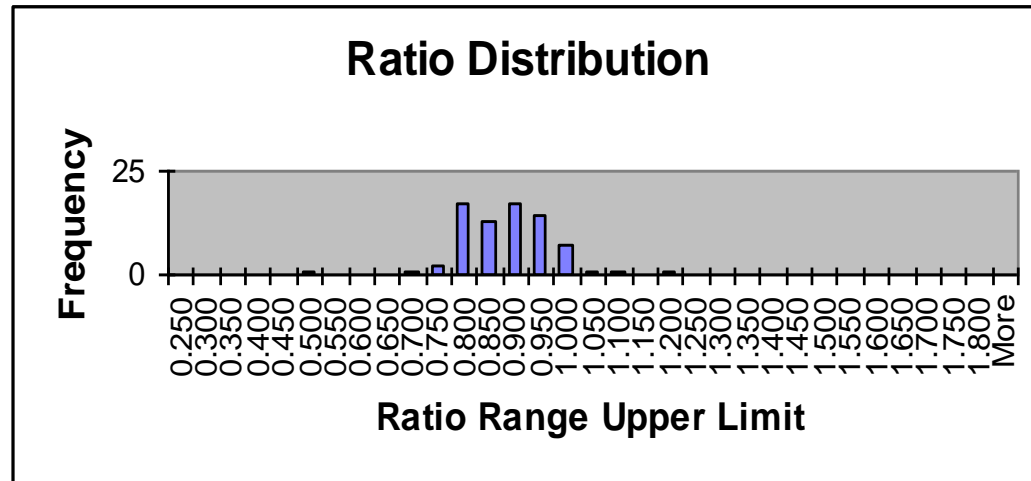


Performance Analysis

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	21,575,000	19,222,700
Total Sales Price	22,284,290	22,284,290
Average Assessed Value	295,548	263,325
Average Sales Price	305,264	305,264
Number in Sample	73	73
Median Ratio	0.9600	0.8556
Mean (Average) Ratio	0.9750	0.8685
Weighted Mean (S.W.A.) Ratio	0.9682	0.8626
Regression Index (P.R.D.)	1.0071	1.0068
Coefficient of Dispersion	0.0804	0.0748

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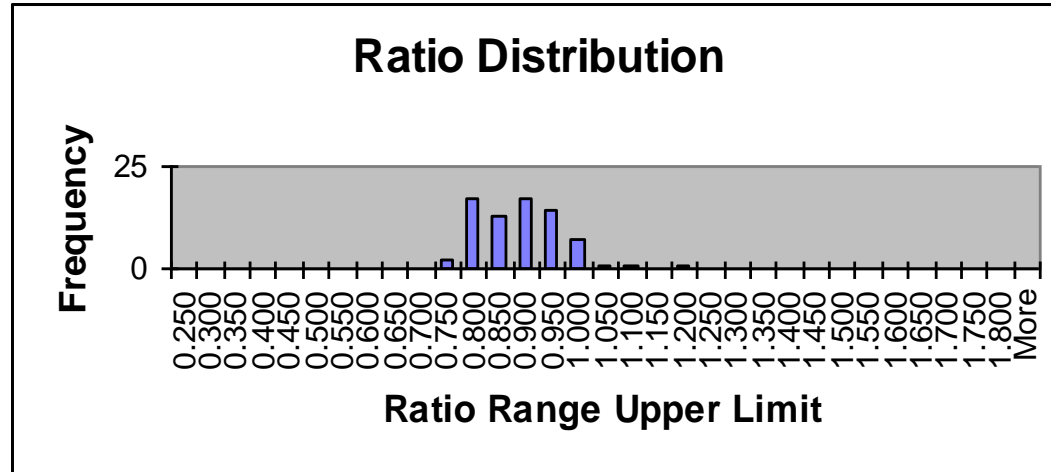


Performance Analysis

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
27042100402900	111	A2	1966	11 - 1 Story	45 Average	1,344	263,700	5/14/2008	I	304,990	0.86
27042100406800	111	A2	1999	17 - 2 Story	49 Avg Plus	2,116	366,200	2/11/2008	I	430,000	0.85
00395000100800	111	A1	1960	11 - 1 Story	35 Fair	1,124	236,500	4/9/2008	I	302,000	0.78
00395000102800	111	A1	1960	11 - 1 Story	35 Fair	1,598	257,900	2/12/2008	I	325,000	0.79
00395000200700	111	A1	1960	11 - 1 Story	35 Fair	900	223,300	2/24/2008	I	283,000	0.79
00403100002700	111	A1	1950	11 - 1 Story	35 Fair	672	212,400	5/14/2008	I	198,000	1.07
00404800000500	111	A2	1966	11 - 1 Story	45 Average	1,394	278,300	3/26/2008	I	349,950	0.80
00406900006900	111	A2	1970	23 - Split Entry	45 Average	1,524	286,100	6/17/2008	I	336,500	0.85
00454700101800	111	A1	1942	11 - 1 Story	35 Fair	882	225,300	2/29/2008	I	287,500	0.78
00454700201200	111	A1	1942	11 - 1 Story	35 Fair	882	220,500	8/25/2008	I	240,000	0.92
00463200001600	111	A1	1950	11 - 1 Story	35 Fair	812	227,100	7/18/2008	I	249,000	0.91
00474800001600	111	A2	1966	23 - Split Entry	45 Average	2,016	291,500	6/2/2008	I	357,000	0.82
00474800001800	111	A2	1966	11 - 1 Story	45 Average	1,300	267,600	4/24/2008	I	302,000	0.89
00474800001900	111	A2	1966	11 - 1 Story	35 Fair	1,084	234,900	5/5/2008	I	242,000	0.97
00474900001200	111	A1	1961	11 - 1 Story	35 Fair	900	228,100	6/17/2008	I	289,990	0.79
00489300000700	111	A2	1933	14 - 1 1/2 Story	45 Average	1,400	426,100	5/20/2008	I	460,000	0.93
00498000103700	111	A1	1955	11 - 1 Story	35 Fair	720	223,600	5/14/2008	I	238,000	0.94
00520000200109	111	A2	1948	11 - 1 Story	35 Fair	650	220,500	12/29/2008	I	252,500	0.87
00520500501400	111	A1	1949	11 - 1 Story	35 Fair	672	211,600	7/9/2008	I	239,950	0.88
00520500501700	111	A1	1949	11 - 1 Story	35 Fair	960	222,900	9/17/2008	I	240,000	0.93
00520600101300	111	A1	1950	11 - 1 Story	35 Fair	1,520	289,700	12/2/2008	I	279,950	1.03
00520600104000	111	A1	1950	11 - 1 Story	35 Fair	882	239,200	3/11/2008	I	302,500	0.79
00520900200400	111	A1	1951	11 - 1 Story	35 Fair	672	215,900	8/26/2008	I	230,000	0.94
00521000401300	111	A1	1951	11 - 1 Story	35 Fair	672	218,000	7/18/2008	I	259,000	0.84
00521000401900	111	A1	1951	11 - 1 Story	35 Fair	1,712	283,300	1/16/2008	I	324,000	0.87

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00521100101700	111	A1	1951	11 - 1 Story	35 Fair	1,191	244,200	12/3/2008	I	266,000	0.92
00521100101800	111	A1	1951	11 - 1 Story	35 Fair	672	219,600	2/4/2008	I	239,000	0.92
00521100201200	111	A1	1951	11 - 1 Story	35 Fair	1,008	229,900	4/2/2008	I	237,200	0.97
00521400100700	111	A1	1951	11 - 1 Story	45 Average	936	231,400	6/23/2008	I	250,000	0.93
00521400101000	111	A1	1951	11 - 1 Story	35 Fair	1,176	239,700	1/17/2008	I	279,950	0.86
00521400101200	111	A1	1951	11 - 1 Story	35 Fair	1,238	237,300	5/29/2008	I	295,000	0.80
00521400800300	111	A1	1951	11 - 1 Story	35 Fair	1,134	244,200	6/24/2008	I	299,950	0.81
00521600300900	111	A1	1951	11 - 1 Story	35 Fair	1,158	247,900	12/16/2008	I	259,000	0.96
00521600401700	111	A1	1951	11 - 1 Story	35 Fair	672	219,000	9/12/2008	I	235,000	0.93
00521600401900	111	A1	1951	11 - 1 Story	35 Fair	1,050	239,400	6/26/2008	I	279,000	0.86
00521700201000	111	A1	1953	11 - 1 Story	35 Fair	864	232,600	1/24/2008	I	294,000	0.79
00521900400300	111	A1	1951	11 - 1 Story	35 Fair	1,190	237,500	7/23/2008	I	240,000	0.99
00522000302300	111	A1	1951	11 - 1 Story	35 Fair	2,288	280,300	10/2/2008	I	370,000	0.76
00522100200300	111	A1	1952	11 - 1 Story	35 Fair	972	235,800	5/27/2008	I	287,500	0.82
00522500003900	111	A1	1953	12 - 1 Story Bsmt	35 Fair	2,172	268,900	8/13/2008	I	298,500	0.90
00522500004100	111	A1	1953	11 - 1 Story	35 Fair	1,185	237,400	10/7/2008	I	255,000	0.93
00522500006000	111	A1	1953	11 - 1 Story	35 Fair	986	223,900	1/23/2008	I	238,000	0.94
00522600002800	111	A1	1954	11 - 1 Story	35 Fair	1,208	239,700	8/25/2008	I	305,000	0.79
00522700000100	111	A1	1953	11 - 1 Story	35 Fair	840	206,900	2/8/2008	I	243,650	0.85
00522700003000	111	A1	1995	23 - Split Entry	45 Average	1,798	303,500	5/28/2008	I	387,000	0.78
00522900000200	111	A1	1951	11 - 1 Story	35 Fair	672	216,300	4/18/2008	I	265,000	0.82
00523000200900	111	A1	1953	11 - 1 Story	35 Fair	823	185,400	8/19/2008	I	255,000	0.73
00523100200900	111	A1	1952	11 - 1 Story	35 Fair	704	245,200	12/16/2008	I	275,000	0.89
00523100201800	111	A1	1952	11 - 1 Story	35 Fair	1,648	257,900	9/19/2008	I	325,000	0.79
00523200000500	111	A1	1954	11 - 1 Story	35 Fair	1,034	241,300	3/26/2008	I	243,320	0.99

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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
00523500001100	111	A1	1953	11 - 1 Story	35 Fair	1,616	254,000	5/30/2008	I	320,000	0.79
00523600001400	111	A1	1953	11 - 1 Story	35 Fair	1,168	232,900	5/20/2008	I	272,500	0.85
00523900000600	111	A1	1954	11 - 1 Story	35 Fair	1,144	244,200	6/4/2008	I	318,990	0.77
00524100000400	111	A1	1954	11 - 1 Story	35 Fair	912	218,800	5/13/2008	I	284,500	0.77
00524500006500	111	A1	1955	11 - 1 Story	35 Fair	968	221,700	2/13/2008	I	190,000	1.17
00544500100700	111	A1	1954	11 - 1 Story	35 Fair	1,344	231,000	7/15/2008	I	270,000	0.86
00544500200900	111	A1	1954	11 - 1 Story	35 Fair	1,200	238,600	7/7/2008	I	319,000	0.75
00569600001300	111	A2	1963	23 - Split Entry	45 Average	1,536	268,100	2/19/2008	I	315,000	0.85
00589900000200	111	A2	1963	23 - Split Entry	45 Average	1,848	298,800	4/14/2008	I	369,950	0.81
00596300003100	111	A2	1962	23 - Split Entry	45 Average	1,976	286,200	11/17/2008	I	374,000	0.77
00615900003402	111	A2	1961	14 - 1 1/2 Story	45 Average	1,908	305,400	7/9/2008	I	365,000	0.84
00615900004100	111	A2	1960	11 - 1 Story	45 Average	1,266	266,600	10/24/2008	I	304,500	0.88
00616000003100	111	A2	1962	23 - Split Entry	45 Average	2,084	302,200	8/20/2008	I	385,500	0.78
00616200001400	111	A2	1961	11 - 1 Story	45 Average	1,040	269,700	9/19/2008	I	319,000	0.85
00616400001500	111	A2	1962	11 - 1 Story	45 Average	1,544	281,000	6/26/2008	I	344,000	0.82
00619900000902	111	A2	1993	11 - 1 Story	45 Average	1,481	288,800	10/6/2008	I	305,000	0.95
00717100000300	111	A3	1983	17 - 2 Story	45 Average	1,826	332,700	2/13/2008	I	400,000	0.83
00766800000100	111	A3	1989	23 - Split Entry	45 Average	1,896	323,900	8/22/2008	I	367,500	0.88
00766800000600	111	A3	1989	17 - 2 Story	45 Average	1,839	336,100	7/9/2008	I	399,950	0.84
00960013502000	119	N/A	1972	74 - SW Manuf. Home	35 Fair	859	8,400	7/23/2008	I	17,000	0.49
00960013503200	119	N/A	1988	71 - DW Manuf. Home	55 Good	1,052	20,200	4/18/2008	I	29,950	0.67
00926800000100	111	A4	2002	17 - 2 Story	49 Avg Plus	2,306	362,200	12/12/2008	I	370,000	0.98
00951100000400	111	A4	2004	17 - 2 Story	49 Avg Plus	2,418	403,800	11/25/2008	I	450,000	0.90
01000000002100	111	A4	2005	17 - 2 Story	49 Avg Plus	3,083	471,400	5/2/2008	I	540,000	0.87
01000000003500	111	A4	2005	17 - 2 Story	49 Avg Plus	2,658	449,200	10/3/2008	I	455,000	0.99

Snohomish County Assessor's Office



Mass Appraisal Report

Residential Neighborhood: Mountlake Terrace 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
00489400004000	111	A2	1960	23 - Split Entry	45 Average	2084	309,700	10/1/2008	I	150,000	2.06
00960013501600	119	N/A	1975	74 - SW Manuf. Home	35 Fair	1008	8,400	5/30/2008	I	3,000	2.80