

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Eastmont Area

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2005 Assessment / 2006 Tax
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 3219000

Parcels Appraised: 2137

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	399,309,600	341,799,200	-57,510,400	-14.4%
Improvements:	313,055,000	290,148,200	-22,906,800	-7.3%
Total:	712,364,600	631,947,400	-80,417,200	-11.3%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 74

	2008	2009	Change	% Change
Median Ratio:	0.9318	0.8424	-0.0894	-9.6%
Mean Ratio:	0.9424	0.8580	-0.0845	-9.0%
Weighted Mean:	0.9299	0.8520	-0.0779	-8.4%
PRD:	1.0135	1.0070	-0.0065	-0.6%
COD:	0.0899	0.0594	-0.0306	-34.0%

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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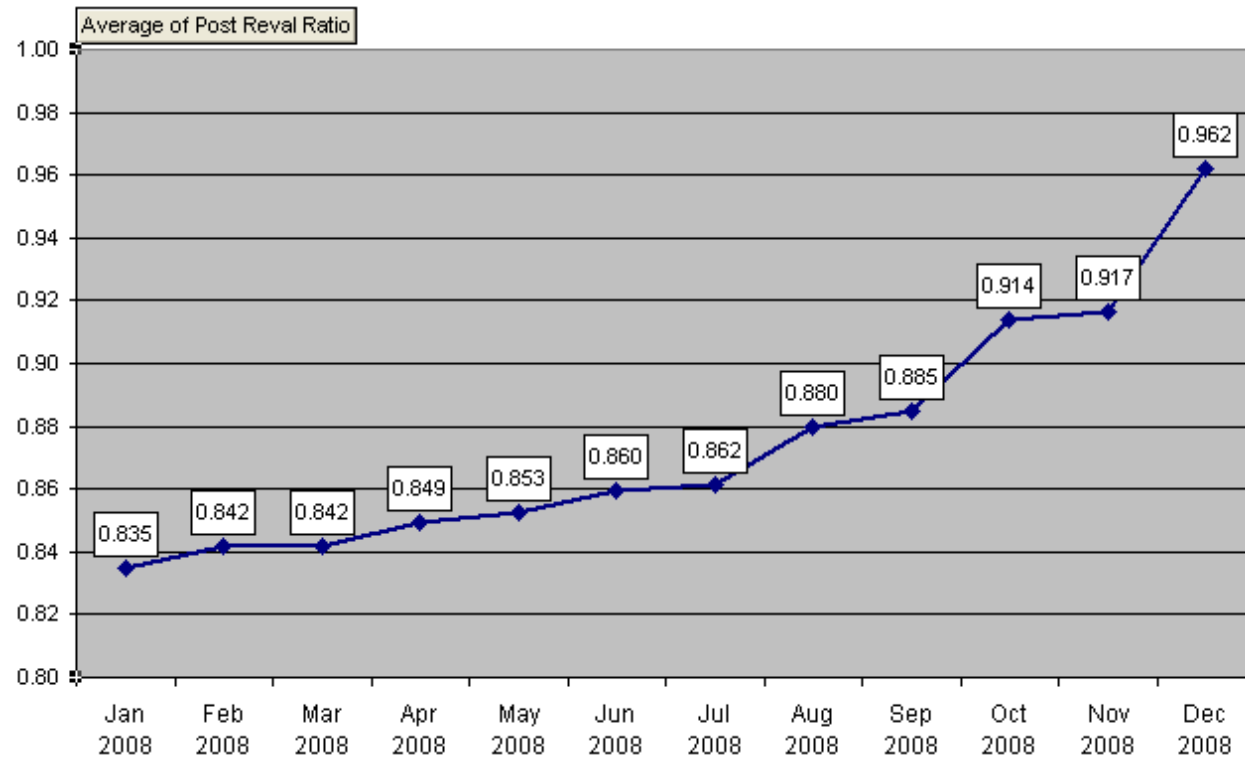
Summary

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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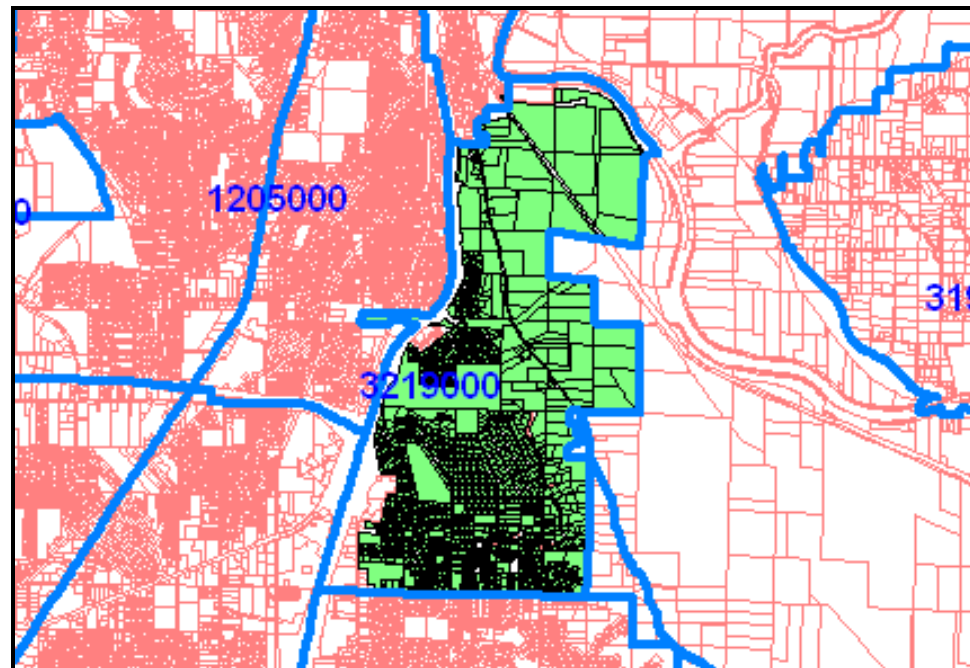


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3219000 (AKA BMA 3219000) 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 Eastmont area, south Everett.

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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	19	L:	1,430,000	1,346,000	-84,000	-5.9%
		B:	955,600	903,400	-52,200	-5.5%
		T:	2,385,600	2,249,400	-136,200	-5.7%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	13	L:	8,316,000	7,161,400	-1,154,600	-13.9%
		B:	9,348,300	9,330,800	-17,500	-0.2%
		T:	17,664,300	16,492,200	-1,172,100	-6.6%
Residential	1907	L:	352,978,100	303,616,700	-49,361,400	-14.0%
		B:	301,046,300	278,392,500	-22,653,800	-7.5%
		T:	654,024,400	582,009,200	-72,015,200	-11.0%
Multifamily	11	L:	2,080,000	1,780,000	-300,000	-14.4%
		B:	1,704,800	1,521,500	-183,300	-10.8%
		T:	3,784,800	3,301,500	-483,300	-12.8%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	187	L:	34,505,500	27,895,100	-6,610,400	-19.2%
		B:	0	0	0	0.0%
		T:	34,505,500	27,895,100	-6,610,400	-19.2%

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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	2137	L:	399,309,600	341,799,200	-57,510,400	-14.4%
		B:	313,055,000	290,148,200	-22,906,800	-7.3%
		T:	712,364,600	631,947,400	-80,417,200	-11.3%

- 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
	111-Single Family Residence	1,799	69	3.8%
	112-2 Single Family Residences	4		
	118-Manufac Home (Owned Site)	5		
	122-Duplex	11		
	141-SFR Condominium Detached	87	5	5.7%
	142-SFR Condominium CommonWall	5		
	183-Non Residential Structure	6		
	188-SFR Converted to GroupHome	1		
	429-Other Motor Vehicle Transp	1		
	481-Electric Utility	2		
	483-Water Util & Irrig & Stg	6		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	2		
	723-Public Assembly	1		
	830-Open Space Agriculture	11		
	910-Undeveloped Land	167		
	915-Common Areas	16		
	916-Water Retention Area	4		
	940-Open Space General	8		
	Grand Total	2,137	74	3.5%

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	4		
	65 Topo Problems I	3		
	66 Topo Problems II	18		
	68 Misc Land	1		
	86 Utility Easement (P/L)	3		
	88 Contiguous-less than 1 acre	15		
	A2 Sewer Avg Older Mixed NH	27		
	A3 Sewer Avg Homogeneous NH	903	43	4.8%
	A4 Sewer Average Plus NH	93	5	5.4%
	A6 Sewer Good Homogenous NH	49	2	4.1%
	AG AG-10 FHZ	40		
	B1 Septic Fair NH	56	2	3.6%
	B2 Septic Average Mixed NH	761	17	2.2%
	B4 Septic Average NH	37		
	C2 SFR Condo Det Avg NH -141	87	5	5.7%
	C4 Condo Cmnwall@LivArea - 142	4		
	CA Common Areas	20		
	N/A Building only	3		
	UD Undevelopable Land	13		
	Grand Total	2,137	74	3.5%

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	642	19	3.0%
12 - 1 Story Bsmt	207	5	2.4%
14 - 1 1/2 Story	24	1	4.2%
15 - 1 1/2 Story Bsmt	11		
17 - 2 Story	504	39	7.7%
18 - 2 Story Bsmt	40	2	5.0%
21 - 2+ Story Bsmt	1		
23 - Split Entry	326	5	1.5%
24 - Tri Level	154	3	1.9%
27 - Multi Level	1		
71 - DW Manuf. Home	4		
77 - TW Manuf. Home	1		
N/A	222		
Grand Total	2,137	74	3.5%

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	2		
	35 Fair	22		
	41 Avg Minus	5		
	45 Average	1,560	61	3.9%
	49 Avg Plus	230	9	3.9%
	55 Good	85	4	4.7%
	65 Very Good	10		
	75 Excellent	1		
	N/A	222		
	Grand Total	2,137	74	3.5%

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		
1900 - 1909	3		
1910 - 1919	3		
1920 - 1929	11		
1930 - 1939	16	1	6.25%
1940 - 1949	7		
1950 - 1959	151	3	1.99%
1960 - 1969	643	18	2.80%
1970 - 1979	216		
1980 - 1989	276	7	2.54%
1990 - 1999	185	6	3.24%
2000 - 2009	403	39	9.68%
N/A	222		
Grand Total	2,137	74	3.5%

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		222		
1 - 499		1		
750 - 999		17	1	5.9%
1000 - 1249		101	3	3.0%
1250 - 1499		211	7	3.3%
1500 - 1749		363	13	3.6%
1750 - 1999		345	16	4.6%
2000 - 2249		376	13	3.5%
2250 - 2499		186	9	4.8%
2500 - 2749		135	8	5.9%
2750 - 2999		67	2	3.0%
3000 - 3249		46	2	4.3%
3250 - 3499		27		
3500 - 3749		16		
3750 - 3999		5		
4000 - 4249		8		
4250 - 4499		6		
4500 - 4749		4		
4750 - 4999		1		
Grand Total		2,137	74	3.5%

N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area

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Qualified Sales

Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	24,625,300	22,562,900
Total Sales Price	26,481,756	26,481,756
Average Assessed Value	332,774	304,904
Average Sales Price	357,862	357,862
Number in Sample	74	74
Median Ratio	0.9318	0.8424
Mean (Average) Ratio	0.9424	0.8580
Weighted Mean (S.W.A.) Ratio	0.9299	0.8520
Regression Index (P.R.D.)	1.0135	1.0070
Coefficient of Dispersion (C.O.D.)	0.0899	0.0594

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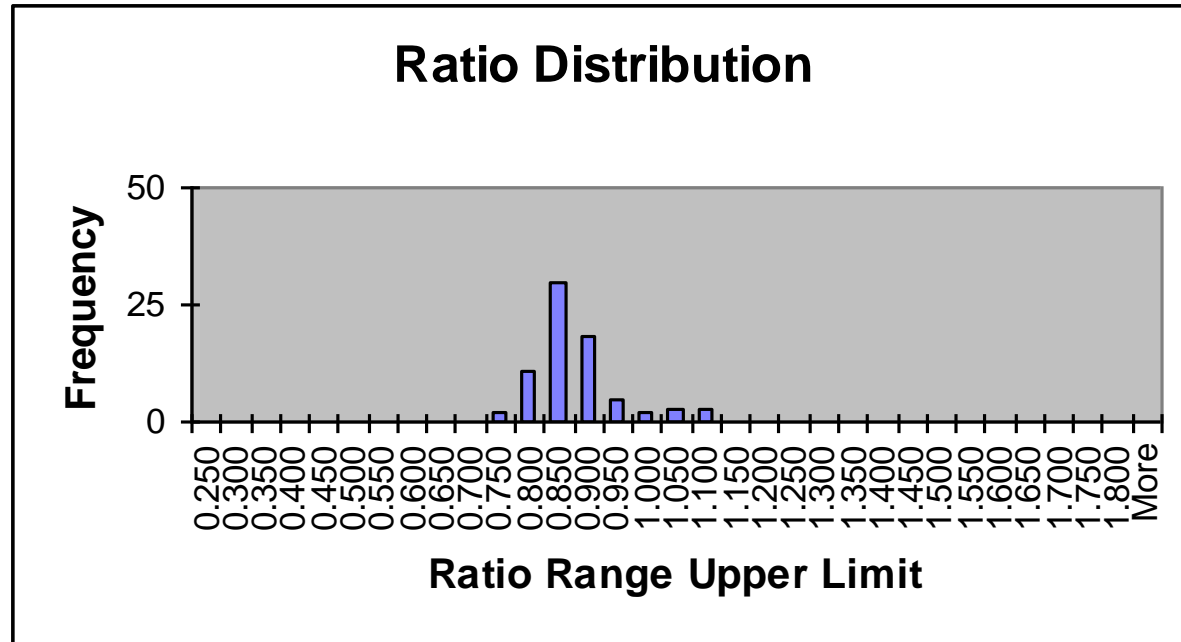


Qualified Sales

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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Qualified Sales

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	23,146,700	21,215,100
Total Sales Price	24,894,756	24,894,756
Average Assessed Value	335,459	307,465
Average Sales Price	360,794	360,794
Number in Sample	69	69
Median Ratio	0.9320	0.8399
Mean (Average) Ratio	0.9432	0.8585
Weighted Mean (S.W.A.) Ratio	0.9298	0.8522
Regression Index (P.R.D.)	1.0144	1.0075
Coefficient of Dispersion	0.0949	0.0621

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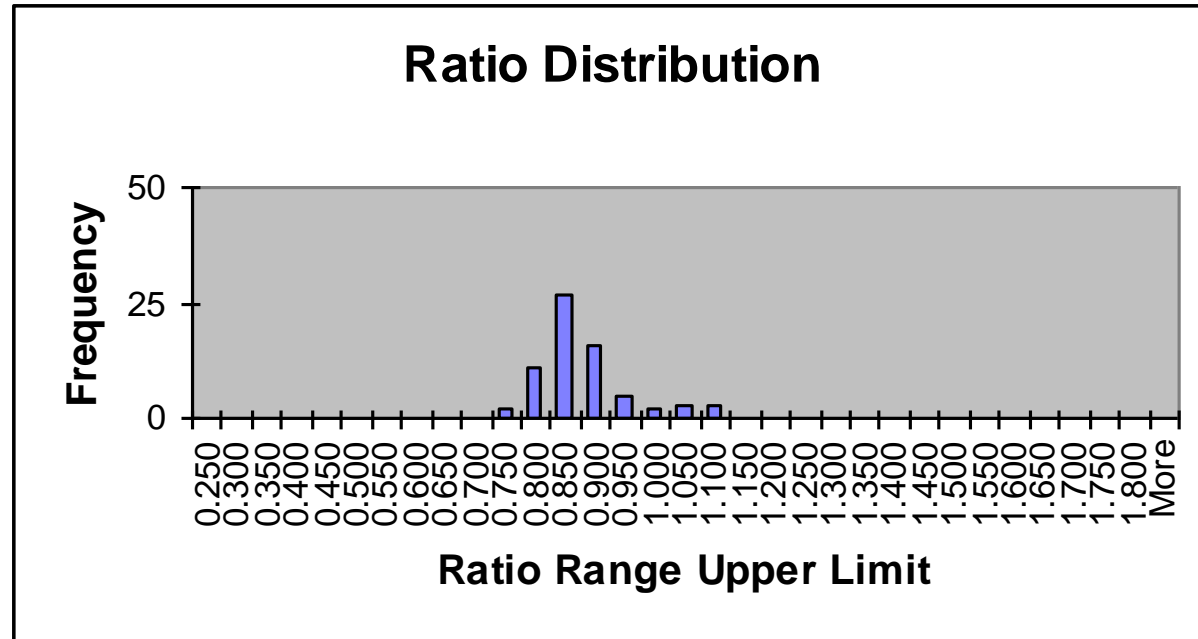


Qualified Sales

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
0043180000300	111	B2	1955	11 - 1 Story	45 Average	1,484	239,200	5/7/2008	I	290,000	0.82
00431800008900	111	B2	1956	11 - 1 Story	45 Average	1,118	249,500	7/2/2008	I	284,500	0.88
00431900002800	111	B2	1957	11 - 1 Story	45 Average	1,516	252,900	2/21/2008	I	305,000	0.83
00432000002000	111	B2	1961	11 - 1 Story	45 Average	1,378	243,100	3/7/2008	I	296,000	0.82
00432000005100	111	B2	1962	12 - 1 Story Bsmt	45 Average	2,656	277,000	1/28/2008	I	307,000	0.90
00432000007100	111	B2	1962	11 - 1 Story	45 Average	1,544	266,800	8/14/2008	I	308,700	0.86
00432000008400	111	B2	1963	11 - 1 Story	45 Average	1,512	259,200	12/24/2008	I	244,000	1.06
00432100000700	111	B2	1964	11 - 1 Story	45 Average	1,857	273,700	1/14/2008	I	319,800	0.86
00432600000500	111	B2	1969	24 - Tri Level	45 Average	2,310	347,700	1/23/2008	I	410,000	0.85
00432600000900	111	B2	1968	11 - 1 Story	45 Average	1,732	293,500	1/23/2008	I	360,000	0.82
00432700000800	111	B2	2008	17 - 2 Story	49 Avg Plus	1,857	324,300	7/31/2008	I	410,000	0.79
00432700004800	111	B2	1967	11 - 1 Story	45 Average	2,218	322,400	5/6/2008	I	385,000	0.84
00507500000400	111	A3	1981	11 - 1 Story	45 Average	1,466	282,400	8/14/2008	I	285,000	0.99
00556100002900	111	B2	1963	12 - 1 Story Bsmt	45 Average	2,912	304,800	3/18/2008	I	385,000	0.79
00597800000600	111	B2	1963	11 - 1 Story	45 Average	1,416	242,100	2/28/2008	I	316,500	0.76
00597800001200	111	B2	1963	11 - 1 Story	45 Average	998	225,400	5/21/2008	I	257,000	0.88
00599300000400	111	B2	1967	11 - 1 Story	45 Average	1,388	263,900	2/8/2008	I	290,000	0.91
00599300001800	111	B2	1967	11 - 1 Story	45 Average	1,685	287,800	9/17/2008	I	347,500	0.83
00603700002200	111	A3	1969	11 - 1 Story	45 Average	1,246	224,600	3/10/2008	I	305,000	0.74
006037000015600	111	A3	1969	23 - Split Entry	45 Average	1,726	258,400	5/22/2008	I	319,450	0.81
006037000017700	111	A3	1969	12 - 1 Story Bsmt	45 Average	2,520	265,000	12/29/2008	I	250,000	1.06
00632900001001	111	A3	1968	11 - 1 Story	45 Average	1,712	289,900	8/21/2008	I	327,000	0.89
00691100000500	111	A3	1981	11 - 1 Story	45 Average	1,132	254,800	6/9/2008	I	285,000	0.89
00691100004500	111	A3	1984	11 - 1 Story	45 Average	1,352	259,800	9/3/2008	I	310,000	0.84
00739100000400	111	A3	1986	24 - Tri Level	49 Avg Plus	2,319	342,100	3/27/2008	I	430,000	0.80

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00739100001100	111	A3	1986	17 - 2 Story	49 Avg Plus	1,856	330,100	3/3/2008	I	375,000	0.88
00752200000100	111	A6	1989	12 - 1 Story Bsmt	55 Good	2,904	450,300	5/14/2008	I	540,600	0.83
00791400000800	111	A3	1991	11 - 1 Story	45 Average	1,334	259,200	10/1/2008	I	349,950	0.74
00852100002500	141	C2	1997	17 - 2 Story	45 Average	2,228	276,800	5/19/2008	I	327,000	0.85
00852100006200	141	C2	1998	17 - 2 Story	45 Average	2,228	276,200	1/10/2008	I	310,000	0.89
00852100007700	141	C2	2000	17 - 2 Story	45 Average	1,806	251,400	7/16/2008	I	295,000	0.85
00852100007800	141	C2	2000	17 - 2 Story	45 Average	2,250	274,900	2/14/2008	I	325,000	0.85
00852100008600	141	C2	2000	17 - 2 Story	45 Average	2,082	268,500	8/14/2008	I	330,000	0.81
00881200001600	111	A3	1999	17 - 2 Story	49 Avg Plus	2,214	336,100	12/29/2008	I	335,000	1.00
00940700001100	111	A3	2003	23 - Split Entry	45 Average	2,255	297,600	7/11/2008	I	340,000	0.88
00940700002200	111	A3	2003	17 - 2 Story	45 Average	2,112	306,800	5/21/2008	I	333,000	0.92
00940700003700	111	A3	2004	24 - Tri Level	45 Average	1,764	292,300	6/24/2008	I	348,000	0.84
00940700004300	111	A3	2003	23 - Split Entry	45 Average	1,635	283,800	12/29/2008	I	276,000	1.03
00942000004600	111	A3	2004	18 - 2 Story Bsmt	45 Average	2,720	331,500	12/30/2008	I	315,000	1.05
00942000006500	111	A3	2004	23 - Split Entry	45 Average	2,193	303,300	9/5/2008	I	355,500	0.85
00948900001400	111	A3	2003	17 - 2 Story	45 Average	1,758	295,500	2/25/2008	I	350,000	0.84
00954900000300	111	A6	2004	17 - 2 Story	55 Good	2,742	465,600	2/15/2008	I	570,000	0.82
00959100002400	111	A3	2004	17 - 2 Story	45 Average	1,757	296,500	7/14/2008	I	333,000	0.89
01048200001900	111	A4	2007	17 - 2 Story	49 Avg Plus	2,597	359,200	4/21/2008	I	400,000	0.90
01076300000400	111	A3	2008	17 - 2 Story	45 Average	1,512	278,600	4/17/2008	I	334,000	0.83
01076300000600	111	A3	2008	17 - 2 Story	45 Average	1,807	294,800	1/10/2008	I	342,500	0.86
01076300000800	111	A3	2008	17 - 2 Story	45 Average	1,930	302,800	1/24/2008	I	385,630	0.79
01076300000900	111	A3	2008	17 - 2 Story	45 Average	2,341	328,100	7/7/2008	I	389,000	0.84
01076300001000	111	A3	2008	17 - 2 Story	45 Average	1,807	294,700	1/10/2008	I	372,299	0.79
01076300001100	111	A3	2008	17 - 2 Story	45 Average	2,070	314,700	10/1/2008	I	356,995	0.88

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01076300001200	111	A3	2008	17 - 2 Story	45 Average	1,807	295,900	1/10/2008	I	356,219	0.83
01076300001500	111	A3	2008	17 - 2 Story	45 Average	2,070	314,700	2/8/2008	I	380,000	0.83
01076300001600	111	A3	2008	17 - 2 Story	45 Average	2,191	322,000	6/6/2008	I	406,981	0.79
01076300001700	111	A3	2008	17 - 2 Story	45 Average	2,341	328,100	6/20/2008	I	420,000	0.78
01076300001900	111	A3	2008	17 - 2 Story	45 Average	1,930	299,300	10/28/2008	I	290,000	1.03
01076300002100	111	A3	2008	17 - 2 Story	45 Average	1,807	294,800	4/11/2008	I	377,166	0.78
01076300002300	111	A3	2008	17 - 2 Story	45 Average	2,070	314,700	8/22/2008	I	358,000	0.88
01076300002400	111	A3	2008	17 - 2 Story	45 Average	1,575	283,700	3/18/2008	I	354,206	0.80
01076300002500	111	A3	2008	17 - 2 Story	45 Average	1,807	294,800	1/16/2008	I	370,085	0.80
01076300002700	111	A3	2008	17 - 2 Story	45 Average	1,930	301,800	1/23/2008	I	391,875	0.77
01076300002800	111	A3	2008	17 - 2 Story	45 Average	2,191	321,200	4/18/2008	I	385,000	0.83
01076300003000	111	A3	2008	17 - 2 Story	45 Average	2,341	328,100	5/1/2008	I	390,000	0.84
01076300003100	111	A3	2008	17 - 2 Story	45 Average	1,512	278,600	5/5/2008	I	346,800	0.80
01076300003200	111	A3	2008	17 - 2 Story	45 Average	2,191	329,900	4/23/2008	I	385,000	0.86
01098800001800	111	A3	1966	23 - Split Entry	45 Average	2,441	244,700	5/29/2008	I	289,000	0.85
28050500404100	111	B1	2006	18 - 2 Story Bsmt	49 Avg Plus	2,584	362,600	4/7/2008	I	445,000	0.81
28050800102800	111	A3	1988	12 - 1 Story Bsmt	45 Average	3,012	364,900	9/23/2008	I	375,000	0.97
28050800401000	111	B1	1937	14 - 1 1/2 Story	45 Average	1,684	326,500	1/30/2008	I	390,000	0.84
28051700307500	111	A3	1996	17 - 2 Story	45 Average	1,640	277,100	9/5/2008	I	306,500	0.90
28051700406900	111	A3	1994	17 - 2 Story	49 Avg Plus	1,896	342,400	6/6/2008	I	370,000	0.93
28051700411600	111	A4	2008	17 - 2 Story	55 Good	2,712	506,200	3/6/2008	I	630,000	0.80
28051700412100	111	A4	2008	17 - 2 Story	55 Good	3,079	513,100	1/24/2008	I	634,000	0.81
28051700413000	111	A4	2007	17 - 2 Story	49 Avg Plus	2,281	341,300	1/18/2008	I	410,000	0.83
28051700413400	111	A4	2007	17 - 2 Story	49 Avg Plus	2,632	356,900	7/1/2008	I	405,000	0.88

Snohomish County Assessor's Office



Mass Appraisal Report

Residential Neighborhood: Eastmont 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
01076300001300	111	A3	2008	17 - 2 Story	45 Average	2191	264,900	9/8/2008	I	390,309	0.68
01076300001400	111	A3	2008	17 - 2 Story	45 Average	1930	252,200	11/13/2008	I	307,495	0.82
01076300002600	111	A3	2008	17 - 2 Story	45 Average	2070	260,400	12/4/2008	I	359,995	0.72