

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Martha Area

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 3401000, 3401901, 3401902 & 3401903

Parcels Appraised: 6,554

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	1,456,277,200	1,250,736,700	-209,173,000	-14.4%
Improvements:	994,074,300	924,895,800	-72,482,100	-7.3%
Total:	2,450,351,500	2,175,632,500	-281,655,100	-11.5%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 206

	2008	2009	Change	% Change
Median Ratio:	0.9542	0.8577	-0.0965	-10.1%
Mean Ratio:	0.9547	0.8608	-0.0940	-9.8%
Weighted Mean:	0.9453	0.8545	-0.0908	-9.6%
PRD:	1.0100	1.0074	-0.0026	-0.3%
COD:	0.0923	0.0721	-0.0203	-21.9%

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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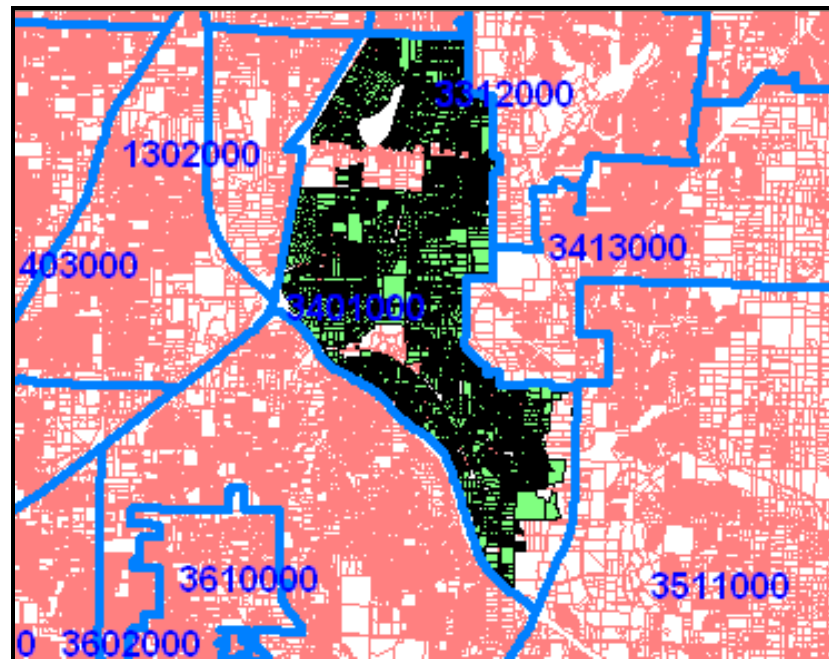


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3401000-3401903 (AKA BMA 3401000-3401903) 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

Generally, that area east of I-5, north of I-405, west of Bothell-Everett Hwy and south of 148th Street SE.

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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	1	L:	12,145,600	9,745,600	-2,400,000	-19.8%
		B:	0	0	0	0.0%
		T:	12,145,600	9,745,600	-2,400,000	-19.8%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	28	L:	52,622,800	42,276,200	-10,346,600	-19.7%
		B:	17,268,200	17,253,100	-15,100	-0.1%
		T:	69,891,000	59,529,300	-10,361,700	-14.8%
Residential	5742	L:	1,221,994,800	1,055,252,900	-169,791,900	-13.9%
		B:	951,334,200	879,498,500	-75,139,300	-7.9%
		T:	2,173,329,000	1,934,751,400	-244,931,200	-11.3%
Multifamily	101	L:	24,782,200	21,201,500	-3,580,700	-14.4%
		B:	25,471,900	28,111,800	2,639,900	10.4%
		T:	50,254,100	49,313,300	-940,800	-1.9%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	682	L:	144,731,800	122,260,500	-23,053,800	-15.9%
		B:	0	32,400	32,400	0.0%
		T:	144,731,800	122,292,900	-23,021,400	-15.9%

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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	6554	L:	1,456,277,200	1,250,736,700	-209,173,000	-14.4%
		B:	994,074,300	924,895,800	-72,482,100	-7.3%
		T:	2,450,351,500	2,175,632,500	-281,655,100	-11.5%

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	6		
	111-Single Family Residence	5,077	143	2.8%
	112-2 Single Family Residences	32	1	3.1%
	116-Comon Wall SFR	101	26	25.7%
	117-Manufac Home (Leased Site)	4		
	118-Manufac Home (Owned Site)	47	1	2.1%
	119-Manuf Home (MHP)	237	8	3.4%
	122-Duplex	99	1	1.0%
	123-Tri-Plex	2		
	141-SFR Condominium Detached	149	19	12.8%
	142-SFR Condominium CommonWall	56	4	7.1%
	183-Non Residential Structure	31		
	188-SFR Converted to GroupHome	1		
	189-Other Residential	1		
	454-Arterial Streets	1		
	456-Local Access Streets	1		
	459-Other Highway NEC	1		
	481-Electric Utility	5		
	489-Other utilities, NEC	1		
	539-Other Retail Trade	1		
	681-Nursery,Primary,Second Sch	3		
	691-Religious Activities	9		
	742-Playgrounds/Athletic Areas	1		
	749-Other Recreation	3		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	761-Parks, General Recreation	1		
	769-Other Parks, NEC	1		
	818-Farms General	1		
	910-Undeveloped Land	589	3	0.5%
	911-Vacant Site/Mobile Park	12		
	914-Vacant Condominium Lot	36		
	915-Common Areas	38		
	916-Water Retention Area	7		
	Grand Total	6,554	206	3.1%

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	36		
	65 Topo Problems I	12		
	66 Topo Problems II	24		
	86 Utility Easement (P/L)	7		
	88 Contiguous-less than 1 acre	57		
	A2 Sewer Avg Older Mixed NH	776	21	2.7%
	A3 Sewer Avg Homogeneous NH	1,865	59	3.2%
	A4 Sewer Average Plus NH	1,205	34	2.8%
	A6 Sewer Good Homogenous NH	40	5	12.5%
	B2 Septic Average Mixed NH	1,345	23	1.7%
	B4 Septic Average NH	283	6	2.1%
	C2 SFR Condo Det Avg NH -141	183	19	10.4%
	C4 Condo Cmnwall@LivArea - 142	38	2	5.3%
	C5 Condo Cmnwall@Gar UC 142	18	2	11.1%
	C6 SFR Commonwall - UC 116	112		
	C7 SFR Commonwall Good Nbhd	94	26	27.7%
	CA Common Areas	43		
	N/A Building only	262	8	3.1%
	U1 Waterfront I	10		
	U2 Waterfront II	22	1	4.5%
	U3 Waterfront III	75		
	UD Undevelopable Land	47		
	Grand Total	6,554	206	3.1%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

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

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

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Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	1,349	30	2.2%
	12 - 1 Story Bsmt	351	5	1.4%
	14 - 1 1/2 Story	74	4	5.4%
	15 - 1 1/2 Story Bsmt	26	1	3.8%
	17 - 2 Story	2,287	107	4.7%
	18 - 2 Story Bsmt	126	3	2.4%
	20 - 2+ Story	40	4	10.0%
	21 - 2+ Story Bsmt	4		
	23 - Split Entry	881	29	3.3%
	24 - Tri Level	370	10	2.7%
	26 - Quad Level	1	1	100.0%
	71 - DW Manuf. Home	161	4	2.5%
	74 - SW Manuf. Home	123	5	4.1%
	77 - TW Manuf. Home	2		
	N/A	759	3	0.4%
	Grand Total	6,554	206	3.1%

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	23	2	8.7%
	35 Fair	376	11	2.9%
	41 Avg Minus	4		
	45 Average	3,178	112	3.5%
	49 Avg Plus	1,583	59	3.7%
	55 Good	574	16	2.8%
	65 Very Good	57	3	5.3%
	N/A	759	3	0.4%
	Grand Total	6,554	206	3.1%

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
	1900 - 1909	1		
	1910 - 1919	1		
	1920 - 1929	34		
	1930 - 1939	61	3	4.92%
	1940 - 1949	130	3	2.31%
	1950 - 1959	172	1	0.58%
	1960 - 1969	816	16	1.96%
	1970 - 1979	1,044	29	2.78%
	1980 - 1989	1,000	29	2.90%
	1990 - 1999	896	13	1.45%
	2000 - 2009	1,640	109	6.65%
	N/A	759	3	0.40%
	Grand Total	6,554	206	3.1%

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	759	3	0.4%
	1 - 499	6		
	500 - 749	62	3	4.8%
	750 - 999	216	8	3.7%
	1000 - 1249	342	9	2.6%
	1250 - 1499	552	13	2.4%
	1500 - 1749	836	25	3.0%
	1750 - 1999	873	50	5.7%
	2000 - 2249	944	33	3.5%
	2250 - 2499	770	28	3.6%
	2500 - 2749	516	15	2.9%
	2750 - 2999	306	7	2.3%
	3000 - 3249	179	7	3.9%
	3250 - 3499	89	3	3.4%
	3500 - 3749	42	1	2.4%
	3750 - 3999	23		
	4000 - 4249	16	1	6.3%
	4250 - 4499	11		
	4500 - 4749	3		
	4750 - 4999	4		
	5000 - Over	5		
	Grand Total	6,554	206	3.1%

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	74,464,800	67,309,900
Total Sales Price	78,773,390	78,773,390
Average Assessed Value	361,480	326,747
Average Sales Price	382,395	382,395
Number in Sample	206	206
Median Ratio	0.9542	0.8577
Mean (Average) Ratio	0.9547	0.8608
Weighted Mean (S.W.A.) Ratio	0.9453	0.8545
Regression Index (P.R.D.)	1.0100	1.0074
Coefficient of Dispersion (C.O.D.)	0.0923	0.0721

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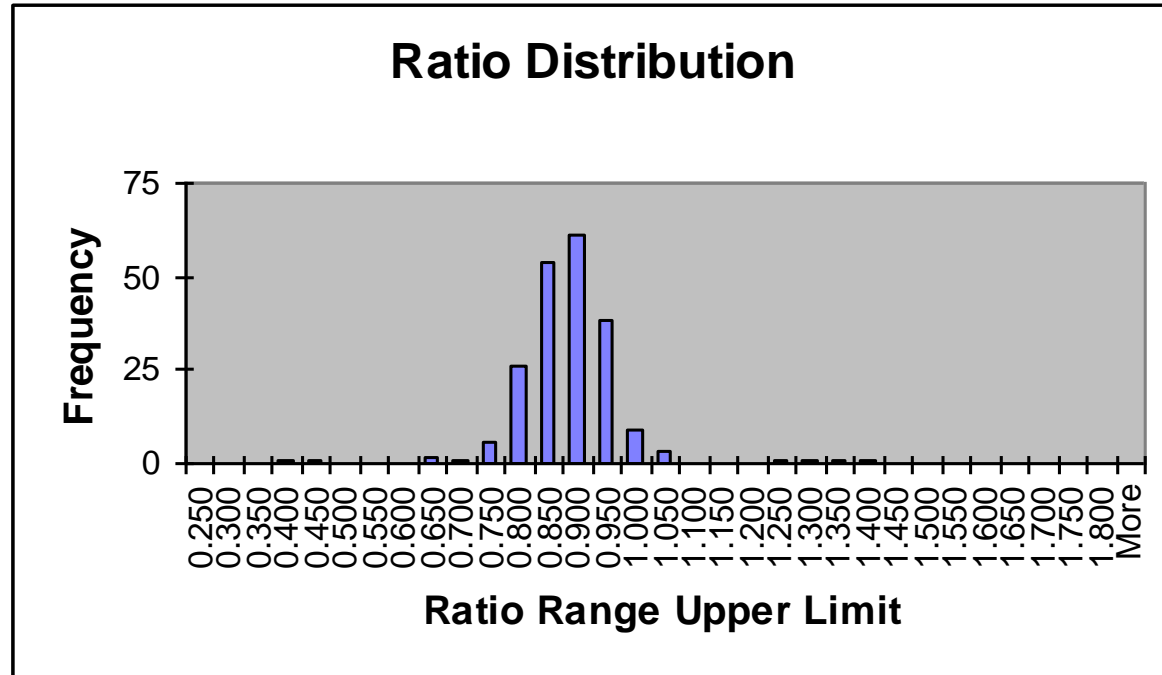


Performance Analysis

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	55,901,900	49,922,300
Total Sales Price	58,018,765	58,018,765
Average Assessed Value	390,922	349,107
Average Sales Price	405,726	405,726
Number in Sample	143	143
Median Ratio	0.9699	0.8664
Mean (Average) Ratio	0.9748	0.8685
Weighted Mean (S.W.A.) Ratio	0.9635	0.8605
Regression Index (P.R.D.)	1.0117	1.0093
Coefficient of Dispersion	0.0764	0.0632

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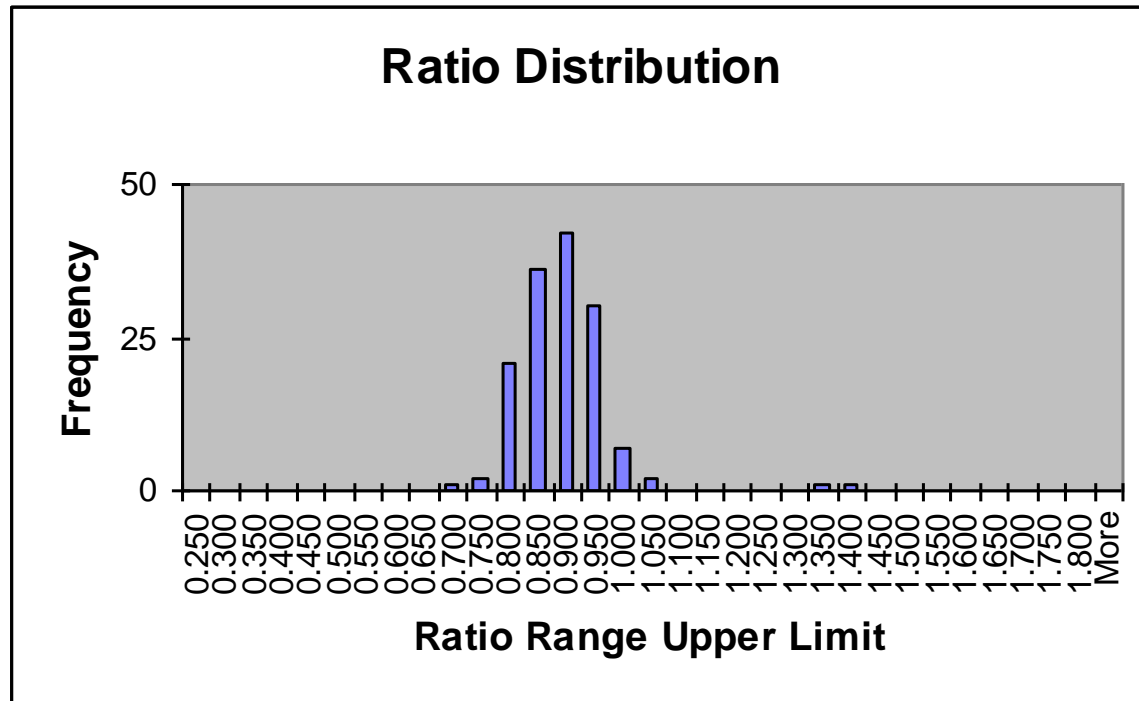


Performance Analysis

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
00372800700300	111	B4	1974	12 - 1 Story Bsmt	45 Average	3,200	405,500	1/16/2008	I	427,500	0.95
00372800700902	111	B2	1940	12 - 1 Story Bsmt	45 Average	1,608	351,200	6/12/2008	I	450,000	0.78
00372801100808	111	A4	1997	17 - 2 Story	49 Avg Plus	1,751	341,000	7/9/2008	I	397,500	0.86
00372801200802	111	A2	1989	23 - Split Entry	45 Average	1,502	273,300	5/8/2008	I	314,000	0.87
00373000300104	111	A2	1980	23 - Split Entry	45 Average	2,146	444,000	7/24/2008	I	509,867	0.87
00373000301101	111	B2	1974	12 - 1 Story Bsmt	49 Avg Plus	2,324	356,800	3/12/2008	I	435,000	0.82
00373000302906	111	B2	1971	18 - 2 Story Bsmt	45 Average	2,954	336,800	8/13/2008	I	358,000	0.94
00373000600901	111	B2	1971	26 - Quad Level	45 Average	1,728	324,600	5/8/2008	I	363,000	0.89
00373000601602	111	A3	2008	17 - 2 Story	55 Good	2,705	427,700	10/28/2008	I	490,000	0.87
00373000601810	111	A3	2006	17 - 2 Story	49 Avg Plus	2,633	397,000	6/12/2008	I	430,000	0.92
00373001200903	111	A2	1950	14 - 1 1/2 Story	35 Fair	1,112	252,900	2/28/2008	I	296,000	0.85
00373001800900	111	B2	1976	14 - 1 1/2 Story	35 Fair	1,036	264,300	8/19/2008	I	298,000	0.89
00373001900903	111	B2	1949	12 - 1 Story Bsmt	45 Average	1,500	241,700	7/23/2008	I	230,850	1.05
00373002000400	910	A2		N/A	N/A		403,900	12/1/2008	V	500,000	0.81
00373002100307	118	B2	1985	71 - DW Manuf. Home	45 Average	1,128	225,300	10/2/2008	I	176,125	1.28
00373002101108	111	A4	2007	17 - 2 Story	49 Avg Plus	3,344	446,400	1/23/2008	I	589,500	0.76
00373002101112	111	A4	2007	17 - 2 Story	49 Avg Plus	3,152	428,300	5/2/2008	I	519,950	0.82
00373002101114	111	A4	2007	17 - 2 Story	49 Avg Plus	2,962	412,800	3/26/2008	I	509,000	0.81
00373002101115	111	A3	1964	11 - 1 Story	45 Average	1,328	295,000	4/14/2008	I	352,000	0.84
00373002102204	910	A2		N/A	N/A		162,000	10/20/2008	V	385,000	0.42
00373002103105	111	A2	1968	11 - 1 Story	45 Average	1,668	293,500	8/28/2008	I	319,950	0.92
00373002202106	111	A2	1935	15 - 1 1/2 Story Bsmt	45 Average	2,118	254,800	3/17/2008	I	306,870	0.83
00373002300605	111	A4	2007	17 - 2 Story	49 Avg Plus	2,647	378,700	10/17/2008	I	370,000	1.02
00373700200402	111	B4	1983	11 - 1 Story	45 Average	1,696	498,100	11/24/2008	I	625,000	0.80
00373700400803	111	U2	1936	11 - 1 Story	25 Low	716	428,500	12/5/2008	I	325,000	1.32

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00373700401004	910	A6		N/A	N/A		200,000	12/11/2008	V	200,000	1.00
00373700501102	111	B2	1962	11 - 1 Story	45 Average	1,472	258,700	11/19/2008	I	260,000	1.00
00373700501406	111	A4	2007	17 - 2 Story	55 Good	3,039	473,200	2/26/2008	I	600,000	0.79
00373701001507	111	B2	1969	11 - 1 Story	45 Average	1,159	261,100	7/22/2008	I	290,000	0.90
00396300000301	111	A2	1965	11 - 1 Story	55 Good	2,552	402,800	1/25/2008	I	525,000	0.77
00399100000200	111	A2	1967	11 - 1 Story	35 Fair	936	246,300	10/22/2008	I	265,000	0.93
00399100001700	111	A2	1967	11 - 1 Story	35 Fair	936	251,600	6/18/2008	I	305,000	0.82
00411100004702	111	A2	1967	11 - 1 Story	35 Fair	1,612	227,500	4/10/2008	I	164,000	1.39
00473200000300	111	A2	1971	11 - 1 Story	45 Average	1,540	257,800	4/22/2008	I	284,000	0.91
00492600001600	111	B2	1961	11 - 1 Story	35 Fair	1,040	234,700	7/14/2008	I	299,000	0.78
00492700000100	111	B2	1968	11 - 1 Story	45 Average	984	248,200	3/17/2008	I	299,950	0.83
00498100000100	111	B2	1966	11 - 1 Story	45 Average	1,690	276,100	6/10/2008	I	330,000	0.84
00498100000900	111	B2	1967	11 - 1 Story	45 Average	1,592	271,900	9/4/2008	I	335,000	0.81
00508900002504	111	A2	1972	23 - Split Entry	45 Average	2,300	327,500	4/3/2008	I	425,000	0.77
00509000001501	111	A2	1985	24 - Tri Level	45 Average	1,920	344,000	6/4/2008	I	380,000	0.91
00509000001505	111	A2	2003	11 - 1 Story	55 Good	1,863	383,500	10/16/2008	I	550,000	0.70
00509000003304	111	A4	1970	24 - Tri Level	45 Average	2,168	338,200	7/24/2008	I	372,500	0.91
00509200201602	111	A6	2008	17 - 2 Story	55 Good	2,983	477,900	2/26/2008	I	630,000	0.76
00509300001402	111	A3	1997	23 - Split Entry	49 Avg Plus	2,072	348,200	3/20/2008	I	384,900	0.90
00509300003202	111	A3	1990	24 - Tri Level	49 Avg Plus	1,466	316,900	10/1/2008	I	339,950	0.93
00509400002902	111	B2	1972	24 - Tri Level	49 Avg Plus	2,064	336,100	2/12/2008	I	394,950	0.85
00509500001400	111	A2	1980	23 - Split Entry	45 Average	2,221	367,800	1/15/2008	I	480,000	0.77
00509500001801	111	B2	1973	23 - Split Entry	45 Average	1,783	316,300	5/15/2008	I	400,000	0.79
00509500001905	111	A2	1974	23 - Split Entry	45 Average	2,800	353,200	1/24/2008	I	368,000	0.96
00545900001100	111	A2	1970	11 - 1 Story	45 Average	1,284	284,200	10/10/2008	I	313,000	0.91

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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
00561600000400	111	B2	1935	11 - 1 Story	45 Average	836	253,300	3/21/2008	I	275,000	0.92
00583000002400	111	B2	1968	23 - Split Entry	49 Avg Plus	2,350	347,100	4/23/2008	I	439,000	0.79
00583000002700	111	B2	1972	12 - 1 Story Bsmt	49 Avg Plus	3,114	382,100	8/22/2008	I	419,000	0.91
00589000002500	111	A3	1974	23 - Split Entry	45 Average	1,690	294,100	1/10/2008	I	362,000	0.81
00599000000800	111	A2	2007	11 - 1 Story	55 Good	2,399	423,600	2/4/2008	I	575,000	0.74
00610200001000	111	B2	1966	11 - 1 Story	45 Average	1,118	262,400	8/20/2008	I	310,000	0.85
00624000001800	112	A2	1970	11 - 1 Story	45 Average	1,200	317,100	2/6/2008	I	505,000	0.63
00624000003300	111	B2	1970	14 - 1 1/2 Story	45 Average	1,360	283,400	5/8/2008	I	360,000	0.79
00624000003500	111	B2	1971	23 - Split Entry	45 Average	1,604	298,600	4/30/2008	I	353,000	0.85
00624800000700	111	A3	1971	23 - Split Entry	45 Average	1,922	310,100	1/15/2008	I	391,000	0.79
00636800000200	111	A3	1975	11 - 1 Story	45 Average	1,139	285,500	10/30/2008	I	310,000	0.92
00647100001700	111	B4	1976	17 - 2 Story	49 Avg Plus	2,236	363,000	9/17/2008	I	400,000	0.91
00649000002300	111	A3	1977	11 - 1 Story	45 Average	1,992	377,500	9/17/2008	I	420,000	0.90
00657400002700	111	A3	1977	23 - Split Entry	45 Average	2,140	309,800	2/15/2008	I	353,000	0.88
00670000002000	111	B4	1986	17 - 2 Story	55 Good	3,060	565,200	12/9/2008	I	622,000	0.91
00672500001500	111	B2	1979	23 - Split Entry	45 Average	1,840	302,300	10/28/2008	I	315,000	0.96
00673300001200	111	A3	1978	23 - Split Entry	45 Average	1,650	286,800	2/12/2008	I	334,990	0.86
00681700001500	111	A3	1979	23 - Split Entry	45 Average	2,210	323,600	8/6/2008	I	390,000	0.83
00682800002900	111	B2	1979	23 - Split Entry	49 Avg Plus	2,521	370,600	4/21/2008	I	435,000	0.85
00684000000200	111	A3	1980	24 - Tri Level	49 Avg Plus	2,410	373,700	3/10/2008	I	478,000	0.78
00684000000900	111	A3	1980	23 - Split Entry	49 Avg Plus	2,483	363,700	4/18/2008	I	393,000	0.93
00687500001100	111	A3	1980	23 - Split Entry	45 Average	1,784	305,000	7/10/2008	I	350,000	0.87
00694000000300	111	A3	1981	24 - Tri Level	45 Average	1,488	299,600	10/10/2008	I	305,000	0.98
00698800000300	122	A3	1980	17 - 2 Story	45 Average	2,024	391,000	6/10/2008	I	430,000	0.91
00707600001200	111	A3	1983	11 - 1 Story	45 Average	1,276	284,100	7/22/2008	I	342,000	0.83

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00707600002000	111	A3	1984	17 - 2 Story	49 Avg Plus	1,774	333,400	2/14/2008	I	443,000	0.75
00707600003200	111	A3	1984	17 - 2 Story	45 Average	1,800	317,100	2/14/2008	I	375,000	0.85
00707600004400	111	A3	1984	17 - 2 Story	45 Average	1,604	304,600	9/9/2008	I	325,000	0.94
00732100003300	111	A3	1985	11 - 1 Story	45 Average	1,308	281,600	3/25/2008	I	345,000	0.82
00732100004500	111	A3	1985	11 - 1 Story	45 Average	1,308	284,900	2/27/2008	I	358,450	0.79
00751100000200	111	A3	1987	17 - 2 Story	45 Average	2,193	342,700	5/22/2008	I	429,000	0.80
00759600000400	111	A3	1988	11 - 1 Story	45 Average	1,540	307,400	7/17/2008	I	325,000	0.95
00759600000700	111	A3	1988	11 - 1 Story	45 Average	1,524	300,700	5/30/2008	I	344,950	0.87
00759600000900	111	A3	1988	11 - 1 Story	45 Average	1,524	300,700	5/28/2008	I	372,000	0.81
00763400001100	111	B4	1988	17 - 2 Story	55 Good	1,995	374,800	7/14/2008	I	399,500	0.94
00764000000400	111	A3	1989	24 - Tri Level	49 Avg Plus	1,858	336,000	9/4/2008	I	353,000	0.95
00770100003000	111	A3	1990	24 - Tri Level	45 Average	1,682	310,200	9/12/2008	I	374,900	0.83
00780300000300	111	B4	1991	17 - 2 Story	49 Avg Plus	2,407	390,000	1/17/2008	I	508,000	0.77
00780300000600	111	A4	1990	17 - 2 Story	55 Good	2,333	433,700	8/6/2008	I	500,000	0.87
00795000000200	111	A3	1992	23 - Split Entry	45 Average	2,078	314,400	1/31/2008	I	335,000	0.94
00841900000100	111	A4	1963	17 - 2 Story	45 Average	1,910	320,500	7/8/2008	I	359,950	0.89
00846100002600	111	A3	1997	23 - Split Entry	49 Avg Plus	2,042	343,700	5/12/2008	I	400,000	0.86
00864000002300	111	A4	1998	17 - 2 Story	49 Avg Plus	2,585	387,400	5/23/2008	I	429,900	0.90
00865100000300	111	A4	1997	24 - Tri Level	49 Avg Plus	1,638	316,100	4/25/2008	I	372,000	0.85
00866200000700	111	A3	1998	17 - 2 Story	49 Avg Plus	2,001	365,700	3/18/2008	I	410,000	0.89
00884100002000	111	A4	1999	23 - Split Entry	49 Avg Plus	2,565	379,800	3/12/2008	I	453,000	0.84
00888700000900	111	A4	2000	17 - 2 Story	49 Avg Plus	2,795	420,100	1/15/2008	I	540,000	0.78
00893300001000	111	A4	2000	17 - 2 Story	49 Avg Plus	2,609	367,300	1/31/2008	I	410,000	0.90
00900800000900	111	A4	2000	17 - 2 Story	55 Good	2,321	401,800	9/29/2008	I	550,000	0.73
00916500001500	111	A3	2001	17 - 2 Story	45 Average	2,298	339,100	4/25/2008	I	399,950	0.85

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00918800001000	111	A4	2002	17 - 2 Story	55 Good	2,072	380,100	1/18/2008	I	394,000	0.96
00922700005600	111	A3	2001	17 - 2 Story	49 Avg Plus	2,047	349,600	7/9/2008	I	399,000	0.88
00922800000900	111	A3	2001	23 - Split Entry	45 Average	1,620	288,300	3/3/2008	I	343,000	0.84
00923500001200	111	A3	2002	17 - 2 Story	45 Average	2,035	321,500	2/25/2008	I	377,000	0.85
00924000000100	111	A4	2002	17 - 2 Story	49 Avg Plus	2,550	363,800	1/7/2008	I	449,950	0.81
00928600001200	111	A3	2002	17 - 2 Story	45 Average	2,222	326,600	1/14/2008	I	379,000	0.86
00928600001600	111	A3	2002	17 - 2 Story	45 Average	2,114	320,300	3/18/2008	I	397,000	0.81
00928600002000	111	A3	2002	17 - 2 Story	45 Average	2,362	336,900	5/14/2008	I	383,350	0.88
00928600002800	111	A3	2002	17 - 2 Story	45 Average	2,324	334,700	2/19/2008	I	380,000	0.88
00928600005800	111	A3	2002	23 - Split Entry	45 Average	2,408	321,200	4/24/2008	I	365,000	0.88
00928600006200	111	A3	2002	17 - 2 Story	45 Average	1,990	310,900	7/24/2008	I	349,750	0.89
00929600000900	111	A4	2003	17 - 2 Story	49 Avg Plus	2,076	364,100	1/9/2008	I	417,000	0.87
00929600003200	111	A4	2002	18 - 2 Story Bsmt	49 Avg Plus	2,667	379,200	3/6/2008	I	440,000	0.86
00929600003400	111	A4	2003	17 - 2 Story	49 Avg Plus	2,368	376,000	4/16/2008	I	499,950	0.75
00931100000800	111	A3	2002	23 - Split Entry	45 Average	1,520	266,800	4/23/2008	I	335,000	0.80
00932300004000	111	A3	2002	11 - 1 Story	45 Average	1,947	313,900	9/10/2008	I	385,000	0.82
00932300004100	111	A3	2002	17 - 2 Story	45 Average	2,195	321,400	7/24/2008	I	400,000	0.80
00933600000100	111	A4	2002	17 - 2 Story	55 Good	2,479	430,000	10/8/2008	I	445,000	0.97
00935200000100	111	A3	1949	17 - 2 Story	49 Avg Plus	1,484	359,900	11/12/2008	I	440,000	0.82
00939200000900	111	A4	2003	17 - 2 Story	45 Average	2,198	340,600	3/27/2008	I	387,500	0.88
00958300000800	111	A3	2004	17 - 2 Story	45 Average	1,796	325,500	9/22/2008	I	375,000	0.87
00960007200201	119	N/A	1986	71 - DW Manuf. Home	55 Good	1,056	36,100	6/20/2008	I	30,000	1.20
00960007200507	119	N/A	1978	74 - SW Manuf. Home	35 Fair	996	17,100	10/28/2008	I	18,000	0.95
00960007200508	119	N/A	1974	74 - SW Manuf. Home	35 Fair	910	12,400	9/10/2008	I	20,000	0.62
00960007200615	119	N/A	1969	71 - DW Manuf. Home	35 Fair	800	10,700	6/3/2008	I	15,000	0.71

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00960007200617	119	N/A	1974	74 - SW Manuf. Home	35 Fair	784	6,400	7/31/2008	I	18,000	0.36
00960007201120	119	N/A	1990	71 - DW Manuf. Home	55 Good	1,269	43,900	9/10/2008	I	47,900	0.92
00960012000100	119	N/A	1980	74 - SW Manuf. Home	25 Low	728	7,700	10/22/2008	I	8,000	0.96
00960012007300	119	N/A	1983	74 - SW Manuf. Home	35 Fair	672	5,900	10/2/2008	I	8,000	0.74
01008400071400	142	C4	2005	17 - 2 Story	49 Avg Plus	1,492	257,000	4/17/2008	I	307,455	0.84
01008400091700	142	C4	2005	17 - 2 Story	49 Avg Plus	1,761	283,400	5/7/2008	I	324,000	0.87
01012500002300	111	A4	2005	17 - 2 Story	55 Good	3,418	477,000	4/28/2008	I	534,000	0.89
01016200001500	111	A3	2005	23 - Split Entry	45 Average	2,399	324,900	2/6/2008	I	375,000	0.87
01016200001800	111	A3	2005	17 - 2 Story	45 Average	2,152	322,300	9/8/2008	I	382,000	0.84
01016200002100	111	A3	2005	24 - Tri Level	45 Average	2,160	321,200	7/3/2008	I	380,000	0.85
01021100000500	111	A4	2005	17 - 2 Story	55 Good	2,540	432,700	6/30/2008	I	475,000	0.91
01035300000100	111	A6	2008	17 - 2 Story	65 Very Good	3,222	547,700	5/2/2008	I	624,950	0.88
01035300001600	111	A6	2008	17 - 2 Story	65 Very Good	3,445	565,900	10/22/2008	I	623,000	0.91
01035300001700	111	A6	2008	17 - 2 Story	65 Very Good	3,550	580,400	2/26/2008	I	690,000	0.84
01049100002600	116	C7	2006	17 - 2 Story	45 Average	1,902	318,600	6/23/2008	I	374,500	0.85
01049100002700	116	C7	2007	17 - 2 Story	45 Average	2,352	348,800	2/14/2008	I	424,100	0.82
01053800000800	111	A3	2007	17 - 2 Story	49 Avg Plus	2,295	361,000	2/8/2008	I	415,000	0.87
01053800002100	111	A3	2007	23 - Split Entry	49 Avg Plus	2,531	368,900	4/7/2008	I	410,000	0.90
01053800002500	111	A3	2007	17 - 2 Story	49 Avg Plus	2,299	356,600	5/1/2008	I	419,950	0.85
01053800002800	111	A3	2007	17 - 2 Story	49 Avg Plus	2,440	356,900	7/28/2008	I	415,000	0.86
01066200000200	111	A4	2008	17 - 2 Story	49 Avg Plus	2,382	364,200	8/13/2008	I	409,450	0.89
01066200000800	111	A4	2008	17 - 2 Story	49 Avg Plus	2,382	368,800	6/17/2008	I	459,950	0.80
01066200003000	111	A4	2008	17 - 2 Story	49 Avg Plus	2,937	398,100	10/7/2008	I	455,000	0.87
01066200004800	111	A4	2008	17 - 2 Story	49 Avg Plus	2,997	401,400	6/20/2008	I	499,950	0.80
01066200004900	111	A4	2008	17 - 2 Story	49 Avg Plus	2,382	369,700	9/22/2008	I	399,950	0.92

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01066200005000	111	A4	2008	17 - 2 Story	49 Avg Plus	2,382	367,200	7/28/2008	I	410,000	0.90
01066500000200	111	A3	2008	17 - 2 Story	49 Avg Plus	2,193	344,100	6/2/2008	I	381,500	0.90
01066500000900	111	A3	2008	17 - 2 Story	49 Avg Plus	2,238	349,900	3/14/2008	I	415,153	0.84
01066500001000	111	A3	2008	17 - 2 Story	49 Avg Plus	2,238	349,900	3/15/2008	I	417,615	0.84
01066500001800	111	A3	2008	17 - 2 Story	49 Avg Plus	2,315	352,100	7/9/2008	I	393,000	0.90
01066500002100	111	A3	2008	17 - 2 Story	49 Avg Plus	2,019	339,600	3/14/2008	I	415,000	0.82
01071700001100	141	C2	2008	17 - 2 Story	45 Average	1,968	331,300	5/13/2008	I	383,950	0.86
01071700001200	141	C2	2007	17 - 2 Story	45 Average	1,762	323,200	7/7/2008	I	365,000	0.89
01071700001400	141	C2	2007	17 - 2 Story	45 Average	1,783	320,100	6/6/2008	I	359,950	0.89
01071700001600	141	C2	2007	17 - 2 Story	45 Average	1,779	322,000	3/25/2008	I	367,000	0.88
01071700001700	141	C2	2007	17 - 2 Story	45 Average	1,854	328,400	5/21/2008	I	374,440	0.88
01071700001900	141	C2	2008	17 - 2 Story	45 Average	1,973	332,400	1/8/2008	I	399,950	0.83
01071700002000	141	C2	2008	17 - 2 Story	45 Average	1,761	323,400	4/9/2008	I	397,950	0.81
01071700002900	141	C2	2008	17 - 2 Story	45 Average	1,829	326,300	7/2/2008	I	387,450	0.84
01071700003000	141	C2	2008	17 - 2 Story	45 Average	2,120	342,700	7/2/2008	I	409,950	0.84
01071700003400	141	C2	2007	17 - 2 Story	45 Average	2,409	366,200	9/15/2008	I	439,950	0.83
01071700003500	141	C2	2007	17 - 2 Story	45 Average	1,964	332,500	2/20/2008	I	405,202	0.82
01071700004200	141	C2	2008	17 - 2 Story	45 Average	2,334	356,300	2/6/2008	I	484,127	0.74
01071700004600	141	C2	2008	17 - 2 Story	45 Average	2,348	355,300	5/8/2008	I	445,000	0.80
01074400001100	141	C2	2007	17 - 2 Story	45 Average	2,165	331,400	3/26/2008	I	389,950	0.85
01074400001200	141	C2	2007	17 - 2 Story	45 Average	1,754	307,200	1/14/2008	I	386,950	0.79
01075000000900	111	A4	2008	17 - 2 Story	49 Avg Plus	2,651	394,000	8/11/2008	I	444,990	0.89
01075000001000	111	A4	2008	17 - 2 Story	49 Avg Plus	2,550	386,100	7/29/2008	I	427,990	0.90
01075000001100	111	A4	2008	17 - 2 Story	49 Avg Plus	2,647	410,500	8/11/2008	I	454,990	0.90
01080500003900	116	C7	2007	23 - Split Entry	45 Average	1,633	303,300	2/20/2008	I	365,000	0.83

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01080500005200	116	C7	2007	17 - 2 Story	45 Average	1,916	312,200	2/27/2008	I	365,000	0.86
01080500005400	116	C7	2007	17 - 2 Story	45 Average	1,833	309,200	5/28/2008	I	351,950	0.88
01080500005500	116	C7	2007	17 - 2 Story	45 Average	1,860	310,200	7/15/2008	I	335,850	0.92
01080500005600	116	C7	2007	17 - 2 Story	45 Average	1,935	317,800	7/1/2008	I	335,950	0.95
01080500005700	116	C7	2007	17 - 2 Story	45 Average	1,860	310,200	5/21/2008	I	373,810	0.83
01080500005800	116	C7	2007	17 - 2 Story	45 Average	1,860	309,300	8/20/2008	I	359,950	0.86
01080500005900	116	C7	2007	17 - 2 Story	45 Average	1,935	317,800	10/23/2008	I	310,000	1.03
01080500006000	116	C7	2007	17 - 2 Story	45 Average	1,860	309,300	8/1/2008	I	363,550	0.85
01080500006100	116	C7	2007	17 - 2 Story	45 Average	1,890	311,500	6/23/2008	I	337,500	0.92
01080500006400	116	C7	2007	17 - 2 Story	45 Average	1,838	310,300	9/16/2008	I	350,000	0.89
01080500006600	116	C7	2007	17 - 2 Story	45 Average	1,838	309,400	6/6/2008	I	349,950	0.88
01080500006700	116	C7	2007	17 - 2 Story	45 Average	1,868	309,800	6/3/2008	I	347,000	0.89
01080500007000	116	C7	2007	17 - 2 Story	45 Average	1,868	310,800	10/15/2008	I	359,950	0.86
01080500007200	116	C7	2007	20 - 2+ Story	45 Average	1,698	287,300	10/23/2008	I	303,075	0.95
01080500007300	116	C7	2007	20 - 2+ Story	45 Average	1,698	287,300	4/18/2008	I	335,000	0.86
01080500007400	116	C7	2007	17 - 2 Story	45 Average	1,868	309,900	7/7/2008	I	342,950	0.90
01080500007500	116	C7	2007	17 - 2 Story	45 Average	1,916	311,000	3/20/2008	I	414,150	0.75
01080500008000	116	C7	2007	17 - 2 Story	45 Average	1,916	312,100	4/21/2008	I	408,850	0.76
01080500008500	116	C7	2007	17 - 2 Story	45 Average	1,847	311,600	4/18/2008	I	413,800	0.75
01080500008700	116	C7	2007	17 - 2 Story	45 Average	1,448	290,300	11/20/2008	I	339,880	0.85
01080500009100	116	C7	2007	17 - 2 Story	45 Average	1,847	306,000	5/15/2008	I	418,000	0.73
01080500009200	116	C7	2007	17 - 2 Story	45 Average	1,868	311,600	4/1/2008	I	369,950	0.84
01080500009400	116	C7	2007	17 - 2 Story	45 Average	1,868	311,600	6/18/2008	I	365,000	0.85
01085700000100	141	C2	2008	17 - 2 Story	49 Avg Plus	2,126	357,200	4/2/2008	I	444,950	0.80
01091800005200	141	C2	2008	20 - 2+ Story	49 Avg Plus	1,955	323,300	6/2/2008	I	390,338	0.83

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01091800005300	141	C2	2008	20 - 2+ Story	49 Avg Plus	1,955	323,300	5/19/2008	I	395,333	0.82
01091800005500	141	C2	2008	17 - 2 Story	49 Avg Plus	1,669	298,200	7/17/2008	I	349,990	0.85
01092300000100	142	C5	2008	23 - Split Entry	49 Avg Plus	2,164	324,900	5/6/2008	I	385,000	0.84
01092300000200	142	C5	2008	23 - Split Entry	49 Avg Plus	2,164	324,900	5/23/2008	I	385,000	0.84
27041100403700	111	A4	1988	14 - 1 1/2 Story	49 Avg Plus	3,044	456,300	11/12/2008	I	493,000	0.93
27050700202700	111	A2	1985	18 - 2 Story Bsmt	45 Average	4,162	428,200	9/26/2008	I	499,000	0.86

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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
00372801300403	111	A2	2007	18 - 2 Story Bsmt	55 Good	4366	578,500	6/13/2008	I	664,500	0.87
01071700000600	141	C2	2007	17 - 2 Story	45 Average	1762	305,300	10/9/2008	I	355,000	0.86
01071700001000	141	C2	2007	17 - 2 Story	45 Average	2140	324,000	10/21/2008	I	357,450	0.91
01071700003700	914	C2		N/A	N/A		175,000	11/26/2008	I	365,611	0.48
01071700003900	141	C2	2008	17 - 2 Story	45 Average	2038	313,900	8/25/2008	I	385,000	0.82
01071700004100	141	C2	2008	17 - 2 Story	45 Average	2113	326,800	11/7/2008	I	405,150	0.81
01086700000700	111	A4	2008	17 - 2 Story	49 Avg Plus	2110	293,200	10/23/2008	I	429,900	0.68
01086700001500	111	A4	2008	17 - 2 Story	49 Avg Plus	2110	293,000	12/29/2008	I	399,900	0.73
01091100000400	141	C2	2008	17 - 2 Story	49 Avg Plus	2025	352,300	6/16/2008	I	408,990	0.86
01091100004900	141	C2	2008	17 - 2 Story	49 Avg Plus	2025	346,700	6/5/2008	I	402,000	0.86
01091600000100	914	C2		N/A	N/A		180,000	11/26/2008	I	419,514	0.43

Snohomish County Assessor's Office



Mass Appraisal Report

Residential Neighborhood: Lake Martha Area

Appraisal Date: January 1, 2009

**Sales Not Included in
Statistical Analysis**

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
01091600001400	141	C2	2008	17 - 2 Story	49 Avg Plus	2069	308,900	12/19/2008	I	402,500	0.77
01091800004000	914	C2		N/A	N/A		142,500	11/6/2008	I	402,205	0.35
01091800006600	914	C2		N/A	N/A		142,500	11/3/2008	I	319,990	0.45
01095500000900	910	C6		N/A	N/A		130,000	11/3/2008	I	324,950	0.40
01095500001000	910	C6		N/A	N/A		125,000	12/30/2008	I	289,950	0.43
01095500001100	910	C6		N/A	N/A		125,000	11/19/2008	I	289,950	0.43
01095500001200	910	C6		N/A	N/A		130,000	11/20/2008	I	324,950	0.40
01095500003600	910	C6		N/A	N/A		130,000	12/22/2008	I	318,388	0.41
01095500003700	116	C6	2008	20 - 2+ Story	45 Average	1852	200,400	11/6/2008	I	320,150	0.63
01095500011000	116	C6	2008	17 - 2 Story	45 Average	1650	202,900	10/16/2008	I	287,950	0.70
01095500011200	116	C6	2008	17 - 2 Story	45 Average	1613	201,500	9/10/2008	I	293,498	0.69
01102500000100	142	C5	2007	17 - 2 Story	49 Avg Plus	2249	350,600	7/22/2008	I	400,000	0.88
01103000000200	142	C5	2007	17 - 2 Story	49 Avg Plus	2214	347,500	8/12/2008	I	395,000	0.88
01103700000100	142	C5		N/A	N/A		150,000	9/5/2008	I	405,000	0.37
01104700000200	142	C5	2007	17 - 2 Story	49 Avg Plus	2250	351,700	10/27/2008	I	395,000	0.89