

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 4 SUMMARY

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 4102000-4611000

Parcels Appraised: 44,875

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	6,140,380,500	5,150,134,800	-1,003,031,000	-16.3%
Improvements:	5,124,606,900	4,701,408,500	-424,260,000	-8.3%
Total:	11,264,987,400	9,851,543,300	-1,427,291,000	-12.7%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 715

	2008	2009	Change	% Change
Median Ratio:	0.9616	0.8545	-0.1071	-11.1%
Mean Ratio:	0.9737	0.8668	-0.1068	-11.0%
Weighted Mean:	0.9616	0.8589	-0.1026	-10.7%
PRD:	1.0126	1.0092	-0.0034	-0.3%
COD:	0.1186	0.0904	-0.0283	-23.8%

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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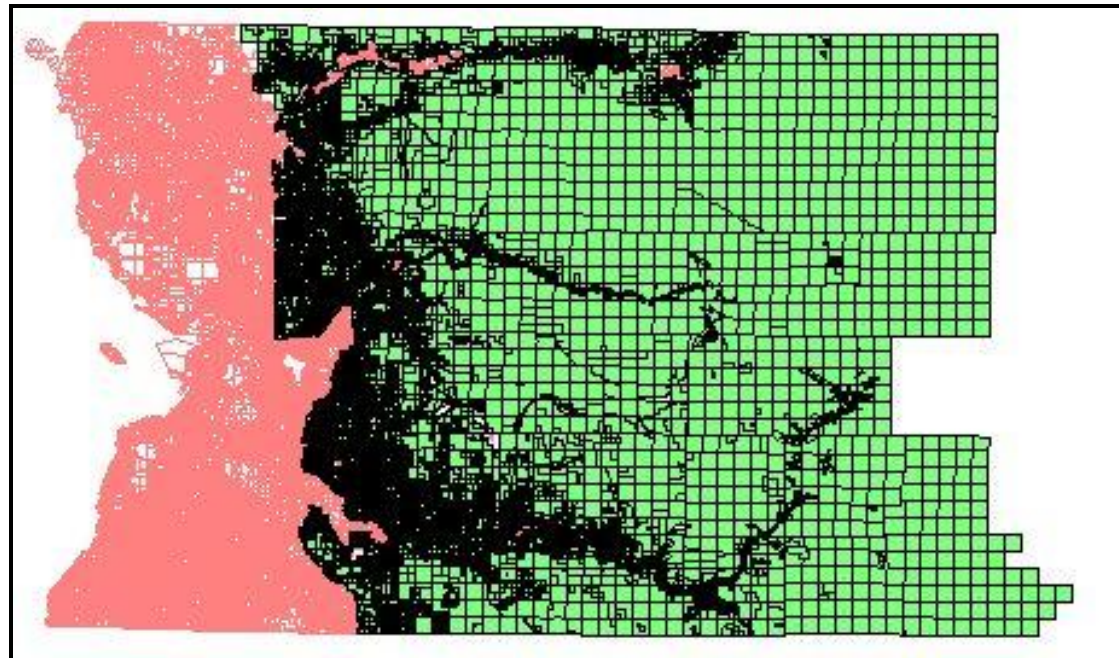


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood REGION 4 SUMMARY (AKA BMA REGION 4 SUMMARY) 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

Region 4 – East County includes the incorporated cities of Gold Bar, Granite Falls, Monroe, and Sultan, the towns of Darrington and Index and the unincorporated areas in between.

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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	1,107	L:	254,056,100	217,258,000	-36,798,100	-14.5%
		B:	114,127,800	103,054,900	-11,072,900	-9.7%
		T:	368,183,900	320,312,900	-47,871,000	-13.0%
Industrial	5	L:	647,900	615,500	-32,400	-5.0%
		B:	343,700	411,200	67,500	19.6%
		T:	991,600	1,026,700	35,100	3.5%
Commercial	612	L:	87,918,100	74,015,100	-13,903,000	-15.8%
		B:	130,657,900	129,717,100	-940,800	-0.7%
		T:	218,576,000	203,732,200	-14,843,800	-6.8%
Residential	29,407	L:	4,250,996,700	3,689,901,600	-563,232,400	-13.2%
		B:	4,778,348,400	4,375,867,900	-403,542,100	-8.4%
		T:	9,029,345,100	8,065,769,500	-966,774,500	-10.7%
Multifamily	201	L:	30,371,500	26,298,300	-4,073,200	-13.4%
		B:	42,842,300	40,173,400	-2,668,900	-6.2%
		T:	73,213,800	66,471,700	-6,742,100	-9.2%
Forest	1,640	L:	78,126,600	66,485,300	-11,641,300	-14.9%
		B:	53,099,300	48,333,200	-4,766,100	-9.0%
		T:	131,225,900	114,818,500	-16,407,400	-12.5%
Other	11,903	L:	1,438,263,600	1,075,561,000	-373,350,600	-26.0%
		B:	5,187,500	3,850,800	-1,336,700	-25.8%
		T:	1,443,451,100	1,079,411,800	-374,687,300	-26.0%

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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	44,875	L:	6,140,380,500	5,150,134,800	-1,003,031,000	-16.3%
		B:	5,124,606,900	4,701,408,500	-424,260,000	-8.3%
		T:	11,264,987,400	9,851,543,300	-1,427,291,000	-12.7%

- 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	249		
	111-Single Family Residence	21,045	532	2.5%
	112-2 Single Family Residences	504	4	0.8%
	113-3 Single Family Residences	14		
	114-4 Single Family Residences	3		
	115-5+ Single Family Residence	1		
	116-Comon Wall SFR	54	1	1.9%
	117-Manufac Home (Leased Site)	624		
	118-Manufac Home (Owned Site)	4,526	71	1.6%
	119-Manuf Home (MHP)	459	18	3.9%
	122-Duplex	190	1	0.5%
	123-Tri-Plex	9		
	124-Four Plex	1		
	130-Mult Family 5-7 units	1		
	141-SFR Condominium Detached	40		
	142-SFR Condominium CommonWall	148	3	2.0%
	143-SFR Condominium MFR	1		
	150-Mobile Park 1-20 Units	2		
	179-Other Group Quarters	1		
	183-Non Residential Structure	684	7	1.0%
	184-Septic System	166	2	1.2%
	185-Well	41	2	4.9%
	186-Septic & Well	115	3	2.6%
	187-Non Res Structure Condo	40	3	7.5%

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	189-Other Residential	4		
	198-Vacation Cabins	689	7	1.0%
	211-Meat Products	1	1	100%
	242-Sawmills and Planing Mills	1		
	249-Other Lumber & Wood Prod	1		
	326-Concrete;Gypsum;Plaster	2		
	411-Railroad Transportation	167		
	422-Motor Freight Transport.	1		
	429-Other Motor Vehicle Transp	1		
	451-Freeways	9		
	454-Arterial Streets	1		
	456-Local Access Streets	90		
	457-Alleys	1		
	459-Other Highway NEC	26		
	471-Telephone Communication	5		
	473-Radio Communication	2		
	479-Other Communications (NEC)	1		
	481-Electric Utility	25		
	482-Gas Utility	10		
	483-Water Util & Irrig & Stg	27		
	484-Sewage Disposal	1		
	485-Solid Waste disposal	5		
	489-Other utilities, NEC	4		
	491-Oth Pipeline Right-of-Way	3	1	33.3%

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	499-Other Transp, Comm, Util.	1		
	511-Motor Vehicle & Auto Equip	1		
	541-Groceries	2		
	599-Other Retail Trade	1		
	615-Real Estate Services	1		
	624-Funeral/Crematory Services	6		
	637-Warehouse/Storage Services	1		
	661-General Contract Const	1		
	672-Protective Functions	12		
	674-Correctional Institutions	2		
	681-Nursery,Primary,Second Sch	19		
	682-Univ,College,Jr College	2		
	683-Special Training/Schooling	1		
	691-Religious Activities	50		
	699-Other Misc Services	5		
	711-Cultural Activities	2		
	721-Entertainment Assembly	1		
	722-Sports Assembly	1		
	723-Public Assembly	3		
	729-Other Public Assembly	4		
	741-Sports Activities	1		
	742-Playgrounds/Athletic Areas	4		
	743-Swimming Areas	1		
	744-Marinas	3		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	745-Trails (Centennial, etal)	44		
	749-Other Recreation	8		
	751-Resorts	3		
	752-Group & Organized camps	13		
	761-Parks, General Recreation	30		
	762-Parks, Leisure & Ornamenta	1		
	769-Other Parks, NEC	4		
	790 Other Cult. Entertainment	2		
	813-Farms Field Crops	1		
	816-Farms & Ranches	2		
	817-Farms Poultry	3		
	818-Farms General	13	1	7.69%
	819-Other Agricultural	2		
	829-Other Ag Related	2		
	830-Open Space Agriculture	815		
	842-Fishery Services	2		
	849-Other Fishery Activities	3		
	850-Mine Claims Mineral Rights	175		
	854-Mining & Quarrying	32		
	855-Mining Services	4		
	880-DF Timber Acres Only	1212		
	881-DF Timber Ac w/ ImpAcBldg	138		
	889-DF Timber Ac w/ImpAcNoBldg	94		
	890-Other Resource Production	4		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	910-Undeveloped Land	10110	58	0.57%
	911-Vacant Site/Mobile Park	1114		
	914-Vacant Condominium Lot	2		
	915-Common Areas	130		
	916-Water Retention Area	22		
	921-Forest Reserve	229		
	922-Nonreserve Forests	52		
	931-Rivers,Streams,Creeks	10		
	932-Lakes	2		
	933-Bays or Lagoons	1		
	939-Other Water Areas	9		
	940-Open Space General	242		
	941-Open Space General Ag Cons	29		
	950-Open Space Timber	196		
	Grand Total	44,875	715	1.6%

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
	14 US Forest Land	1,567		
	21 Designated Forest	874		
	22 Open Space Forest	94		
	23 Open Space General	108		
	24 Open Space Ag	403		
	33 Septic Site	133	2	1.5%
	4 Septic Site	41		
	41 Septic Site	169	3	1.8%
	42 Septic Site	249	12	4.8%
	43 Septic Site	4		
	46 Spt/Well Site	1,436	24	1.7%
	47 Spt/Well Site	103	6	5.8%
	54 No Perk	241	3	1.2%
	56 Spt/Wtr Acreage	1		
	57 Other Acreage Type	9,149	105	1.1%
	58 Other Acreage Type	16		
	59 Other Acreage Type	565	23	4.1%
	6 Exception	300	3	1.0%
	61 Exception	110		
	62 Exception	102		
	63 Exception	99		
	65 Topo Problems I	974		
	66 Topo Problems II	18		
	67 Remote/No Power	6		

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Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	68 Misc Land	5		
	84 Pipeline Easement	3		
	86 Utility Easement (P/L)	73		
	88 Contiguous-less than 1 acre	466		
	A1 Sewer Fair NH	1,400	32	2.3%
	A2 Sewer Avg Older Mixed NH	790	26	3.3%
	A3 Sewer Avg Homogeneous NH	2,745	102	3.7%
	A4 Sewer Average Plus NH	6	2	33.3%
	AG AG-10 FHZ	188		
	B1 Septic Fair NH	2,841	91	3.2%
	B2 Septic Average Mixed NH	3,228	67	2.1%
	B3 Septic - Access DNA Devlpm	918	17	1.9%
	B4 Septic Average NH	4,460	64	1.4%
	B5 Septic UGA	299	3	1.0%
	B6 Septic Good Homogenous NH	1,244	37	3.0%
	B7 Septic VG NH	681	13	1.9%
	C Contiguous	4		
	C1 SFR CondoDet Fair NH UC 141	38		
	C4 Condo Cmnwall@LivArea - 142	132	3	2.3%
	C5 Condo Cmnwall@Gar UC 142	2		
	C6 SFR Commonwall - UC 116	52	1	1.9%
	C9 Exception Condo Plat	39	3	7.7%
	CA Common Areas	187		
	FK Creek Front	104	2	1.9%

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Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	FR Riverfront	133	2	1.5%
	LF Land detail not used	518		
	LL Land Type Not Defined	1		
	MN Mining	163		
	N/A Building only	2,785	18	0.6%
	O1 Poor Location	2		
	O2 Fair Location	37		
	O3 Avg Location	168	4	2.4%
	O4 Good Location	35	2	5.7%
	R1 Recreational Lot	925	11	1.2%
	R2 Recreational Lot Wtrf	505	4	0.8%
	R3 Spt/Well Site	182	3	1.6%
	R4 Spt/Well Site	126	1	0.8%
	R5 Spt/Well Site	88		
	R6 Spt/Well Site	139		
	SC SrCit Residual Contiguous	101		
	U1 Waterfront I	273	10	3.7%
	U2 Waterfront II	429	6	1.4%
	U3 Waterfront III	53		
	U4 Waterfront IV	43		
	U5 Waterfront V	112	1	0.9%
	U6 Waterfront VI	80	1	1.3%
	U7 Waterfront VII	43	1	2.3%
	U8 Waterfront VIII	53		

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
U9 Waterfront IX	46	1	2.2%
UD Undevelopable Land	1,023	2	0.2%
W1 Wtrfrt/View Type I	50	3	6.0%
W2 Wtrfrt/View Type II	50	1	2.00%
W3 Wtrfrt/View Type III	20		
W4 Wtrfrt/View Type IV	25		
Grand Total	44,875	715	1.6%

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	9,766	197	2.0%
	12 - 1 Story Bsmt	1,747	29	1.7%
	14 - 1 1/2 Story	1,640	20	1.2%
	15 - 1 1/2 Story Bsmt	514	10	1.9%
	17 - 2 Story	6,433	199	3.1%
	18 - 2 Story Bsmt	779	16	2.1%
	20 - 2+ Story	50	1	2.0%
	21 - 2+ Story Bsmt	27		
	23 - Split Entry	1,510	60	4.0%
	24 - Tri Level	646	15	2.3%
	26 - Quad Level	4	1	25.0%
	27 - Multi Level	4		
	71 - DW Manuf. Home	3,766	76	2.0%
	72 - DWB Manuf. Home	13		
	74 - SW Manuf. Home	1,570	14	0.9%
	75 - SWB Manuf. Home	1		
	77 - TW Manuf. Home	210	1	0.5%
	96 - Geodesic Dome	14		
	N/A	16,181	76	0.5%
	Grand Total	44,875	715	1.6%

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	321	2	0.6%
	25 Low	1,307	11	0.8%
	35 Fair	3,633	41	1.1%
	41 Avg Minus	1,581	57	3.6%
	45 Average	14,022	322	2.3%
	49 Avg Plus	3,305	74	2.2%
	55 Good	3,683	119	3.2%
	65 Very Good	790	13	1.6%
	75 Excellent	52		
	N/A	16,181	76	0.5%
	Grand Total	44,875	715	1.6%

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	38	1	2.63%
	1900 - 1909	353	9	2.55%
	1910 - 1919	479	5	1.04%
	1920 - 1929	686	10	1.46%
	1930 - 1939	523	2	0.38%
	1940 - 1949	530	14	2.64%
	1950 - 1959	906	7	0.77%
	1960 - 1969	2,545	38	1.49%
	1970 - 1979	4,362	73	1.67%
	1980 - 1989	4,350	56	1.29%
	1990 - 1999	7,910	182	2.30%
	2000 - 2009	6,012	242	4.03%
	N/A	16,181	76	0.47%
	Grand Total	44,875	715	1.6%

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	16,191	76	0.5%
	1 - 499	917	10	1.1%
	500 - 749	1,192	13	1.1%
	750 - 999	2,339	35	1.5%
	1000 - 1249	3,837	110	2.9%
	1250 - 1499	4,209	96	2.3%
	1500 - 1749	4,180	96	2.3%
	1750 - 1999	3,442	74	2.1%
	2000 - 2249	2,439	47	1.9%
	2250 - 2499	1,671	35	2.1%
	2500 - 2749	1,381	34	2.5%
	2750 - 2999	916	22	2.4%
	3000 - 3249	712	25	3.5%
	3250 - 3499	490	13	2.7%
	3500 - 3749	351	16	4.6%
	3750 - 3999	181	5	2.8%
	4000 - 4249	132	6	4.5%
	4250 - 4499	80	1	1.3%
	4500 - 4749	67	1	1.5%
	4750 - 4999	40		
	5000 - Over	108		
	Grand Total	44,875	715	1.6%

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	217,697,700	194,463,400
Total Sales Price	226,399,714	226,399,714
Average Assessed Value	304,472	271,977
Average Sales Price	316,643	316,643
Number in Sample	715	715
Median Ratio	0.9616	0.8545
Mean (Average) Ratio	0.9737	0.8668
Weighted Mean (S.W.A.) Ratio	0.9616	0.8589
Regression Index (P.R.D.)	1.0126	1.0092
Coefficient of Dispersion (C.O.D.)	0.1186	0.0904

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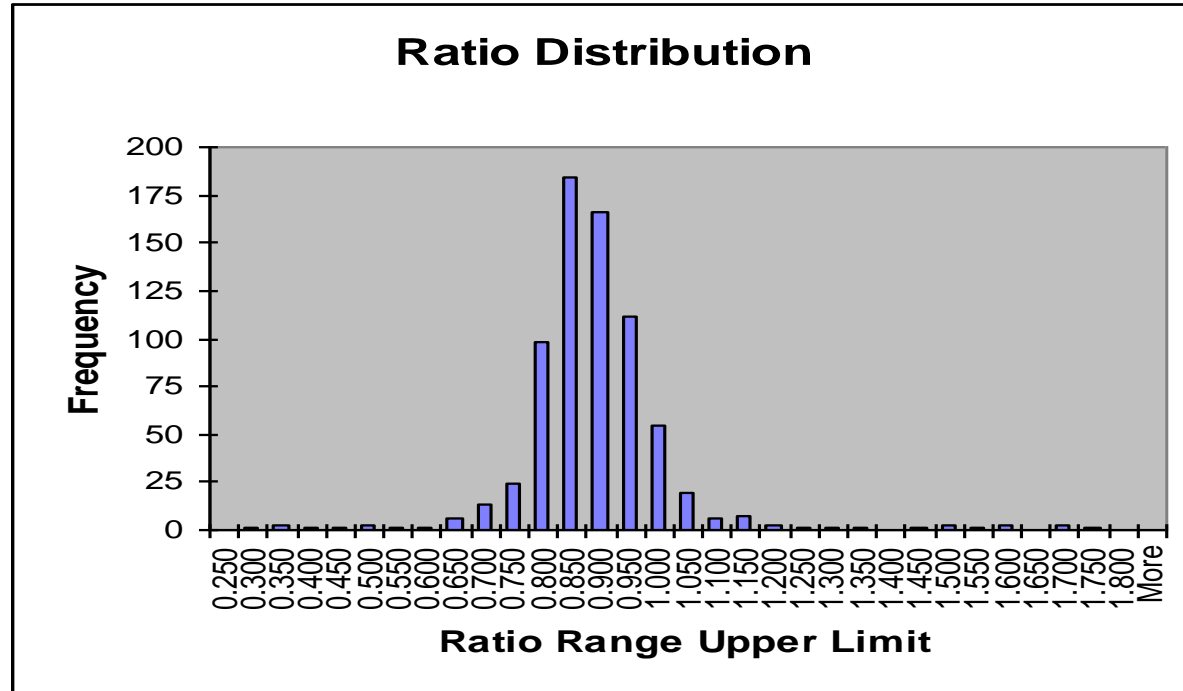


Performance Analysis

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	188,490,900	167,704,800
Total Sales Price	195,322,337	195,322,337
Average Assessed Value	354,306	315,235
Average Sales Price	367,147	367,147
Number in Sample	532	532
Median Ratio	0.9671	0.8548
Mean (Average) Ratio	0.9721	0.8650
Weighted Mean (S.W.A.) Ratio	0.9650	0.8586
Regression Index (P.R.D.)	1.0073	1.0074
Coefficient of Dispersion	0.0825	0.0615

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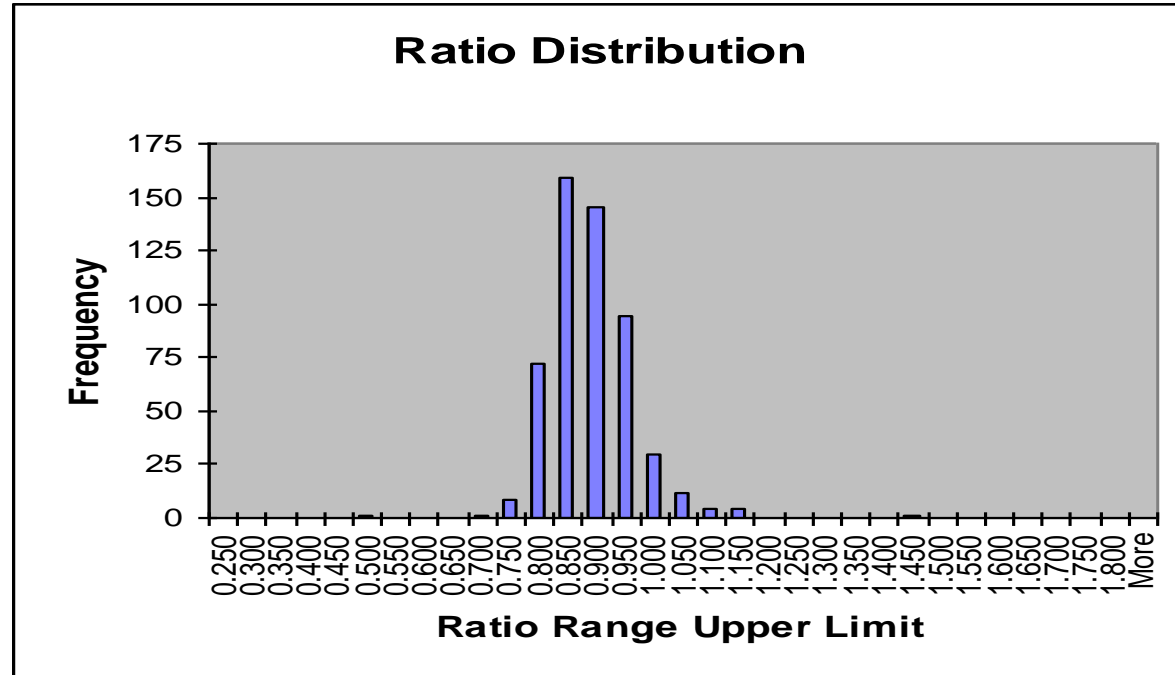


Performance Analysis

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
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See individual neighborhoods for sales.



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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
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See individual neighborhoods for sales.