

Snohomish County Assessor's Office

Mass Appraisal Report

All Residential Neighborhoods

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): All residential neighborhoods

Parcels Appraised: 239,451

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	45,071,758,300	38,119,624,500	-7,078,365,400	-15.7%
Improvements:	33,770,326,746	31,449,411,090	-2,342,121,156	-6.9%
Total:	78,842,085,046	69,569,035,590	-9,420,486,556	-11.9%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 5,906

	2008	2009	Change	% Change
Median Ratio:	0.9654	0.8576	-0.1079	-11.2%
Mean Ratio:	0.9776	0.8666	-0.1110	-11.4%
Weighted Mean:	0.9626	0.8567	-0.1058	-11.0%
PRD:	1.0156	1.0115	-0.0041	-0.4%
COD:	0.0968	0.0780	-0.0189	-19.5%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **5/2/2009 – 5/19/2009**

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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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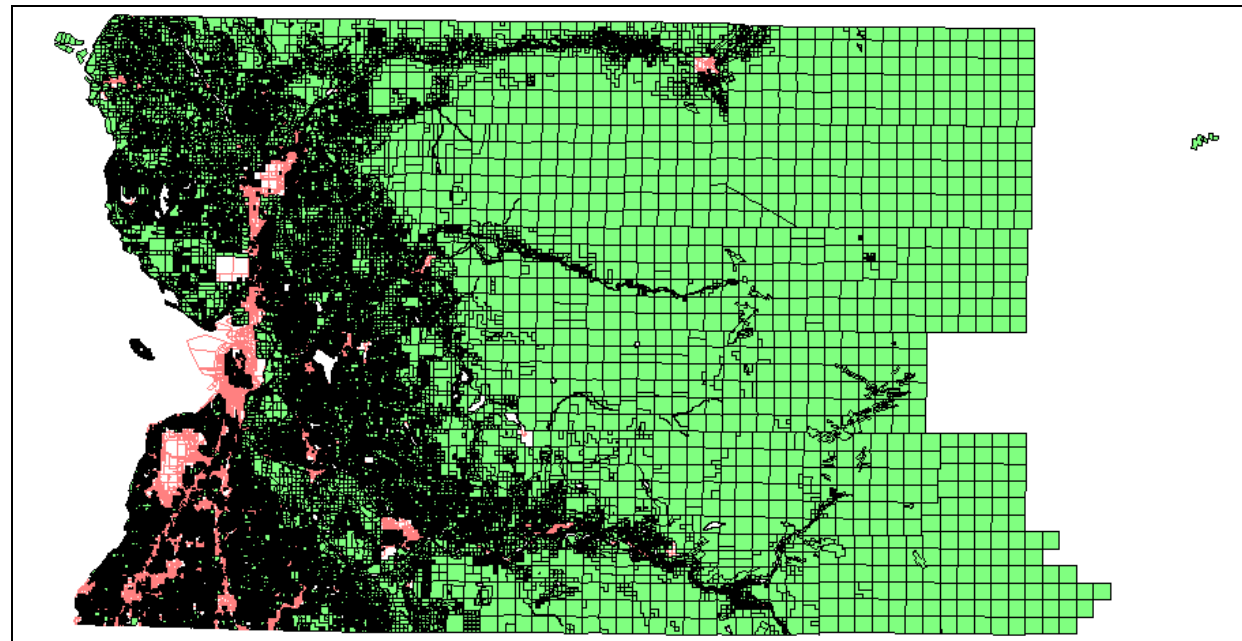


Appraisal Area

Neighborhood Boundary

And Member Parcels

Legend
Red: Parcels
Green: Member Parcels



All non-commercial parcels in Snohomish County. (Map does not display parcel boundaries of federally-owned National Forest land.)

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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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	3,242	L:	772,733,900	658,493,200	-114,240,700	-14.8%
		B:	272,559,900	247,434,800	-25,125,100	-9.2%
		T:	1,045,293,800	905,928,000	-139,365,800	-13.3%
Industrial	17	L:	6,367,500	5,026,400	-1,341,100	-21.1%
		B:	1,825,900	1,824,600	-1,300	-0.1%
		T:	8,193,400	6,851,000	-1,342,400	-16.4%
Commercial	2,078	L:	1,737,734,900	1,383,840,000	-353,894,900	-20.4%
		B:	1,382,245,646	1,378,649,490	-3,596,156	-0.3%
		T:	3,119,980,546	2,762,489,490	-357,491,056	-11.5%
Residential	197,416	L:	37,371,080,000	31,879,157,400	-5,511,913,000	-14.7%
		B:	31,377,320,300	29,105,134,200	-2,293,195,600	-7.3%
		T:	68,748,400,300	60,984,291,600	-7,805,108,600	-11.4%
Multifamily	3,062	L:	551,745,900	465,019,000	-86,859,200	-15.7%
		B:	654,969,100	645,844,600	-9,320,500	-1.4%
		T:	1,206,715,000	1,110,863,600	-96,179,700	-8.0%
Forest	2,015	L:	127,143,300	106,771,300	-20,372,000	-16.0%
		B:	68,460,700	62,583,500	-5,877,200	-8.6%
		T:	195,604,000	169,354,800	-26,249,200	-13.4%
Other	31,621	L:	4,504,952,800	3,621,317,200	-989,744,500	-22.0%
		B:	12,945,200	7,939,900	-5,005,300	-38.7%
		T:	4,517,898,000	3,629,257,100	-994,749,800	-22.0%

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Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	239,451	L:	45,071,758,300	38,119,624,500	-7,078,365,400	-15.7%
		B:	33,770,326,746	31,449,411,090	-2,342,121,156	-6.9%
		T:	78,842,085,046	69,569,035,590	-9,420,486,556	-11.9%

- 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
	001 Reference Account	1		
	110-Sr Cit Exemption Residual	566		
	111-Single Family Residence	163,943	4,500	2.7%
	112-2 Single Family Residences	1,672	19	1.1%
	113-3 Single Family Residences	58		
	114-4 Single Family Residences	8		
	115-5+ Single Family Residence	12	1	8.3%
	116-Comon Wall SFR	1,766	107	6.1%
	117-Manufac Home (Leased Site)	3,486	7	0.2%
	118-Manufac Home (Owned Site)	9,518	145	1.5%
	119-Manuf Home (MHP)	6,528	334	5.1%
	122-Duplex	2,914	44	1.5%
	123-Tri-Plex	119	2	1.7%
	124-Four Plex	19		
	130-Mult Family 5-7 units	10		
	141-SFR Condominium Detached	5,120	486	9.5%
	142-SFR Condominium CommonWall	1,348	71	5.3%
	143-SFR Condominium MFR	7		
	144-SFR Condominium Project	3		
	150-Mobile Park 1-20 Units	4		
	173-Dormitory	1		
	175-Religious Residence	5		
	179-Other Group Quarters	4		
	182-Houseboat	1		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	183-Non Residential Structure	1,800	13	0.7%
	184-Septic System	331	3	0.9%
	185-Well	47	6	12.8%
	186-Septic & Well	221	4	1.8%
	187-Non Res Structure Condo	51	8	15.7%
	188-SFR Converted to GroupHome	7	3	42.9%
	189-Other Residential	188		
	198-Vacation Cabins	735	7	1.0%
	211-Meat Products	2	1	50.0%
	218-Beverage	1		
	241-Logging Camps & Contractor	1		
	242-Sawmills and Planing Mills	2		
	249-Other Lumber & Wood Prod	4		
	326-Concrete;Gypsum;Plaster	2		
	339-Other Primary Metal	1		
	344-Transportation Equipment	2		
	349-Other Fabricated Metals	1		
	351-Engineering, Lab & Science	1		
	411-Railroad Transportation	182		
	421-Bus Transportation	2		
	422-Motor Freight Transport.	2		
	429-Other Motor Vehicle Transp	5		
	439-Other Aircraft Transport	1		
	441-Marine Terminals	1		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	451-Freeways	24		
	453-Parkways	1		
	454-Arterial Streets	6		
	456-Local Access Streets	237		
	457-Alleys	8		
	459-Other Highway NEC	140		
	461-Automobile Parking (Lot)	19		
	471-Telephone Communication	20		
	473-Radio Communication	4		
	479-Other Communications (NEC)	5		
	481-Electric Utility	91		
	482-Gas Utility	40		
	483-Water Util & Irrig & Stg	88		
	484-Sewage Disposal	15		
	485-Solid Waste disposal	10		
	489-Other utilities, NEC	40		
	491-Oth Pipeline Right-of-Way	3	1	33.3%
	492-Transportation Services	1		
	499-Other Transp, Comm, Util.	5		
	502-Coml Condo Manufacturing	1		
	511-Motor Vehicle & Auto Equip	1		
	515-Farm Products (Raw Mtls)	1		
	519-Other Wholesale Trade NEC	2		
	521-Lumber & Other Bldg Mtls.	2		

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	539-Other Retail Trade	2		
	541-Groceries	9	1	11.1%
	542-Meats & Fish	1		
	582-Drinking Places	1		
	599-Other Retail Trade	2		
	615-Real Estate Services	1		
	624-Funeral/Crematory Services	68		
	637-Warehouse/Storage Services	4		
	639-Other Business Services	4		
	641-Automobile Repair Services	5		
	649-Other Repair Services	2		
	659-Other Professional Service	1		
	661-General Contract Const	1		
	662-Special Const Services	2		
	671-Exec,Legislative,Judicial	3		
	672-Protective Functions	45		
	674-Correctional Institutions	2		
	675-Military Base/Reservation	1		
	681-Nursery,Primary,Second Sch	159		
	682-Univ,College,Jr College	15		
	683-Special Training/Schooling	12		
	691-Religious Activities	278		
	692-Welfare/Charitable Service	2		
	699-Other Misc Services	18		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	711-Cultural Activities	4		
	719-Other Cultural Activities	1		
	721-Entertainment Assembly	1		
	722-Sports Assembly	1		
	723-Public Assembly	12		
	729-Other Public Assembly	4		
	731-Fairgrounds & Amusement Pk	1		
	741-Sports Activities	14		
	742-Playgrounds/Athletic Areas	35		
	743-Swimming Areas	2		
	744-Marinas	6		
	745-Trails (Centennial, etal)	124		
	749-Other Recreation	25		
	751-Resorts	6		
	752-Group & Organized camps	18		
	761-Parks, General Recreation	188		
	762-Parks, Leisure & Ornamenta	10		
	769-Other Parks, NEC	10		
	790 Other Cult. Entertainment	7		
	813-Farms Field Crops	1		
	816-Farms & Ranches	3		
	817-Farms Poultry	3		
	818-Farms General	66	1	1.5%
	819-Other Agricultural	16		

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	822-Animal Husbandry Services	2		
	829-Other Ag Related	4		
	830-Open Space Agriculture	2,543		
	841-Fisheries & Marine Product	1		
	842-Fishery Services	4		
	849-Other Fishery Activities	7		
	850-Mine Claims Mineral Rights	188		
	854-Mining & Quarrying	45		
	855-Mining Services	4		
	880-DF Timber Acres Only	1,430		
	881-DF Timber Ac w/ ImpAcBldg	177		
	889-DF Timber Ac w/ImpAcNoBldg	127		
	890-Other Resource Production	6		
	910-Undeveloped Land	27,064	142	0.5%
	911-Vacant Site/Mobile Park	1,872		
	914-Vacant Condominium Lot	481		
	915-Common Areas	1,018		
	916-Water Retention Area	252		
	919-Trans. Development Rights	49		
	921-Forest Reserve	230		
	922-Nonreserve Forests	53		
	931-Rivers,Streams,Creeks	17		
	932-Lakes	14		
	933-Bays or Lagoons	2		

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Neighborhood Profile

Neighborhood Profile By Property Class

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
934-Oceans & Seas	1		
935-Saltwater Tidelands	189		
939-Other Water Areas	115		
940-Open Space General	543		
941-Open Space General Ag Cons	67		
950-Open Space Timber	281		
999-Seg/Merge in Process	2		
Total	239,451	5,906	2.5%

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
	14 US Forest Land	1,567		
	21 Designated Forest	1,054		
	22 Open Space Forest	141		
	23 Open Space General	216		
	24 Open Space Ag	1,148		
	33 Septic Site	133	2	1.5%
	4 Septic Site	41		
	41 Septic Site	178	3	1.7%
	42 Septic Site	301	13	4.3%
	43 Septic Site	16		
	46 Spt/Well Site	2,234	38	1.7%
	47 Spt/Well Site	103	6	5.8%
	53 Campsite	64		
	54 No Perk	736	6	0.8%
	56 Spt/Wtr Acreage	2		
	57 Other Acreage Type	16,232	176	1.1%
	58 Other Acreage Type	16		
	59 Other Acreage Type	770	25	3.2%
	6 Exception	309	3	1.0%
	61 Exception	133	2	1.5%
	62 Exception	102		
	63 Exception	99		
	65 Topo Problems I	1,775	1	0.1%
	66 Topo Problems II	386		

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Neighborhood Profile

Neighborhood Profile By Land Type

Land Type	Parcel Count	Sold Parcels	% Sold
67 Remote/No Power	6		
68 Misc Land	166		
81 Tidelands	209		
83 Swamp	16		
84 Pipeline Easement	19		
86 Utility Easement (P/L)	182		
88 Contiguous-less than 1 acre	2,431	2	0.1%
94 Commercial	1		
9V View Homesite	71		
A1 Sewer Fair NH	6,281	143	2.3%
A2 Sewer Avg Older Mixed NH	37,865	809	2.1%
A3 Sewer Avg Homogeneous NH	49,233	1,723	3.5%
A4 Sewer Average Plus NH	14,821	556	3.8%
A5 Sewer Good Older Mixd NH	1,866	31	1.7%
A6 Sewer Good Homogenous NH	7,299	261	3.6%
A7 Sewer Very Good NH	1,548	62	4.0%
A8 Sewer Excellent NH	110		
A9 Exception Plat	466	13	2.8%
AG AG-10 FHZ	1,193	2	0.2%
B1 Septic Fair NH	3,821	115	3.0%
B2 Septic Average Mixed NH	19,184	346	1.8%
B3 Septic - Access DNA Devlpm	2,412	42	1.7%
B4 Septic Average NH	12,508	161	1.3%
B5 Septic UGA	1,648	13	0.8%

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Neighborhood Profile

Neighborhood Profile By Land Type

Land Type	Parcel Count	Sold Parcels	% Sold
B6 Septic Good Homogenous NH	3,178	82	2.6%
B7 Septic VG NH	1,229	36	2.9%
B9 Septic Pub Water Exception	42		
C Contiguous	9		
C1 SFR CondoDet Fair NH UC 141	360	21	5.8%
C2 SFR Condo Det Avg NH -141	4,583	415	9.1%
C3 SFR Condo Det Avg+ NH-141	541	52	9.6%
C4 Condo Cmnwall@LivArea - 142	1,232	53	4.3%
C5 Condo Cmnwall@Gar UC 142	113	17	15.0%
C6 SFR Commonwall - UC 116	1,758	66	3.8%
C7 SFR Commonwall Good Nbhd	94	26	27.7%
C9 Exception Condo Plat	294	20	6.8%
CA Common Areas	1,389		
DV PDR TDR & Lot Status Certs	49		
FK Creek Front	104	2	1.9%
FL Lake Front	33	1	3.0%
FR Riverfront	133	2	1.5%
LF Land detail not used	625		
LL Land Type Not Defined	3		
LS Undefined Condo Land Type	2		
MN Mining	163		
N/A Building only	13,887	343	2.5%
O1 Poor Location	67		
O2 Fair Location	300		

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Neighborhood Profile

Neighborhood Profile By Land Type

Land Type	Parcel Count	Sold Parcels	% Sold
O3 Avg Location	595	10	1.7%
O4 Good Location	63	3	4.8%
R1 Recreational Lot	968	11	1.1%
R2 Recreational Lot Wtrf	505	4	0.8%
R3 Spt/Well Site	193	4	2.1%
R4 Spt/Well Site	126	1	0.8%
R5 Spt/Well Site	88		
R6 Spt/Well Site	139		
SC SrCit Residual Contiguous	191		
U1 Waterfront I	652	12	1.8%
U2 Waterfront II	744	10	1.3%
U3 Waterfront III	382	4	1.0%
U4 Waterfront IV	179	1	0.6%
U5 Waterfront V	309	4	1.3%
U6 Waterfront VI	270	2	0.7%
U7 Waterfront VII	219	3	1.4%
U8 Waterfront VIII	504	4	0.8%
U9 Waterfront IX	46	1	2.2%
UD Undevelopable Land	3,250	4	0.1%
V1 View/Wtrfrt Type I	1,399	26	1.9%
V2 View/Wtrfrt Type II	1,408	31	2.2%
V3 View/Wtrfrt Type III	967	11	1.1%
V4 View/Wtrfrt Type IV	1,150	15	1.3%
V5 View/Wtrfrt Type V	741	16	2.2%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
V6 View/Wtrfrt Type VI	1,105	11	1.0%
V7 View/Wtrfrt Type VII	294	4	1.4%
V8 View/Wtrfrt Type VIII	800	10	1.3%
W1 Wtrfrt/View Type I	165	6	3.6%
W2 Wtrfrt/View Type II	134	2	1.5%
W3 Wtrfrt/View Type III	164	2	1.2%
W4 Wtrfrt/View Type IV	43		
W5 Wtrfrt/View Type V	256	3	1.2%
W6 Wtrfrt/View Type VI	51		
W7 Wtrfrt/View Type VII	17		
W8 Wtrfrt/View Type VIII	34	1	2.9%
Grand Total	239,451	5,906	2.5%

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	61,343	1,371	2.2%
12 - 1 Story Bsmt	15,461	257	1.7%
14 - 1 1/2 Story	5,913	101	1.7%
15 - 1 1/2 Story Bsmt	3,271	60	1.8%
17 - 2 Story	54,706	2,433	4.4%
18 - 2 Story Bsmt	5,780	152	2.6%
20 - 2+ Story	709	86	12.1%
21 - 2+ Story Bsmt	139	3	2.2%
23 - Split Entry	20,908	550	2.6%
24 - Tri Level	9,677	223	2.3%
26 - Quad Level	48	3	6.3%
27 - Multi Level	16		
71 - DW Manuf. Home	11,872	346	2.9%
72 - DWB Manuf. Home	39	2	5.1%
74 - SW Manuf. Home	5,711	138	2.4%
75 - SWB Manuf. Home	2		
77 - TW Manuf. Home	420	3	0.7%
96 - Geodesic Dome	31		
N/A	43,405	178	0.4%
Grand Total	239,451	5,906	2.5%

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
	15 Sub Std	433	2	0.5%
	25 Low	2,829	51	1.8%
	35 Fair	15,887	364	2.3%
	41 Avg Minus	7,419	285	3.8%
	45 Average	112,088	3,039	2.7%
	49 Avg Plus	30,274	1,161	3.8%
	55 Good	21,285	649	3.0%
	65 Very Good	5,383	162	3.0%
	75 Excellent	448	15	3.3%
	N/A	43,405	178	0.4%
	Grand Total	239,451	5,906	2.5%

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	342	3	0.88%
1900 - 1909	1,855	41	2.21%
1910 - 1919	2,978	62	2.08%
1920 - 1929	4,486	85	1.89%
1930 - 1939	2,996	40	1.34%
1940 - 1949	5,601	122	2.18%
1950 - 1959	14,666	261	1.78%
1960 - 1969	24,532	474	1.93%
1970 - 1979	29,659	638	2.15%
1980 - 1989	30,061	623	2.07%
1990 - 1999	40,201	949	2.36%
2000 - 2009	38,662	2,430	6.29%
N/A	43,412	178	0.41%
Grand Total	239,451	5,906	2.5%

N/A: Land Only Accounts Or Non Single Family Structures

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Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	43,426	178	0.4%
	1 - 499	1,937	14	0.7%
	500 - 749	4,142	103	2.5%
	750 - 999	12,021	300	2.5%
	1000 - 1249	21,675	635	2.9%
	1250 - 1499	26,809	714	2.7%
	1500 - 1749	29,586	814	2.8%
	1750 - 1999	26,649	804	3.0%
	2000 - 2249	22,294	639	2.9%
	2250 - 2499	15,769	570	3.6%
	2500 - 2749	11,971	383	3.2%
	2750 - 2999	7,812	260	3.3%
	3000 - 3249	5,510	209	3.8%
	3250 - 3499	3,561	112	3.1%
	3500 - 3749	2,292	78	3.4%
	3750 - 3999	1,227	30	2.4%
	4000 - 4249	854	28	3.3%
	4250 - 4499	536	8	1.5%
	4500 - 4749	366	7	1.9%
	4750 - 4999	251	4	1.6%
	5000 - Over	763	16	2.1%
	Grand Total	239,451	5,906	2.5%

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

Snohomish County Assessor's Office

Mass Appraisal Report

All Residential Neighborhoods

Appraisal Date: January 1, 2009



Performance Analysis

Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	2,001,726,000	1,781,619,600
Total Sales Price	2,079,539,670	2,079,539,670
Average Assessed Value	338,931	301,663
Average Sales Price	352,106	352,106
Number in Sample	5,906	5,906
Median Ratio	0.9654	0.8576
Mean (Average) Ratio	0.9776	0.8666
Weighted Mean (S.W.A.) Ratio	0.9626	0.8567
Regression Index (P.R.D.)	1.0156	1.0115
Coefficient of Dispersion (C.O.D.)	0.0968	0.0780

Snohomish County Assessor's Office

Mass Appraisal Report

All Residential Neighborhoods

Appraisal Date: January 1, 2009

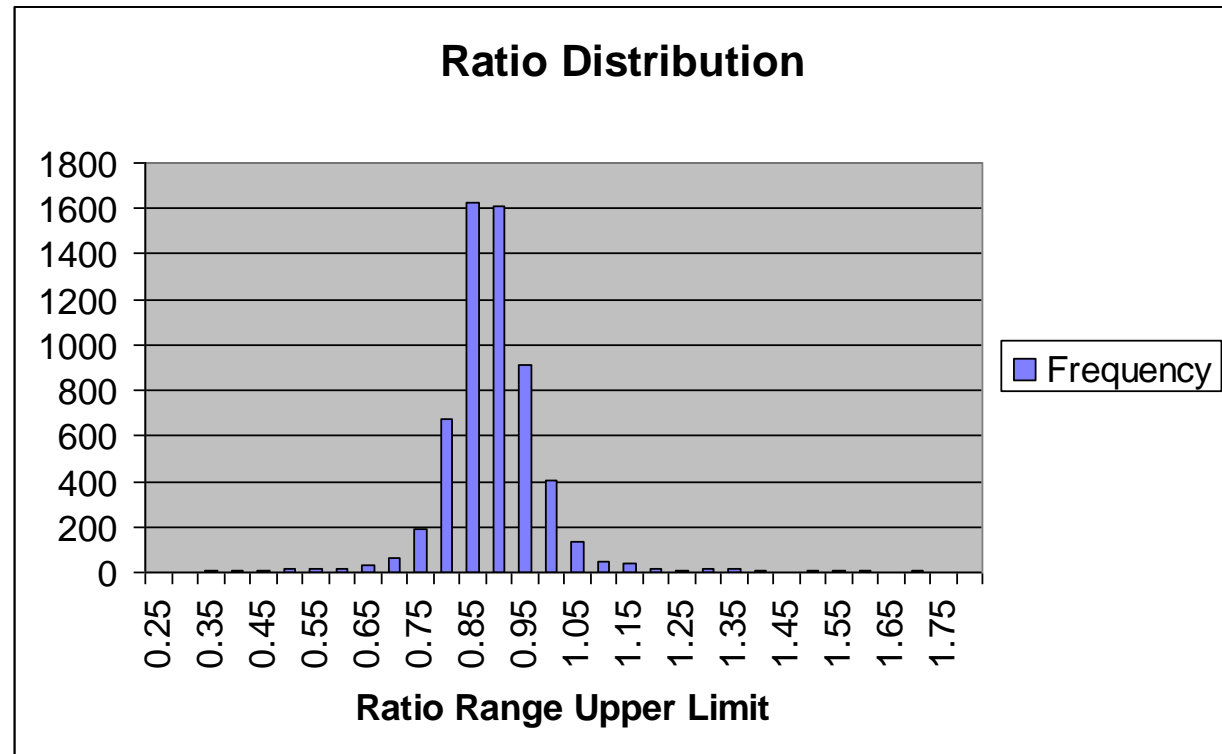


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

All Residential Neighborhoods

Appraisal Date: January 1, 2009



Performance Analysis

**Performance Analysis
Use Code 111**

Item	2008	2009
Total Assessed Value	1,678,217,300	1,495,670,100
Total Sales Price	1,744,296,559	1,744,296,559
Average Assessed Value	372,937	332,371
Average Sales Price	387,621	387,621
Number in Sample	4,500	4,500
Median Ratio	0.9655	0.8570
Mean (Average) Ratio	0.9739	0.8655
Weighted Mean (S.W.A.) Ratio	0.9621	0.8575
Regression Index (P.R.D.)	1.0123	1.0094
Coefficient of Dispersion	0.0779	0.0648

Snohomish County Assessor's Office

Mass Appraisal Report

All Residential Neighborhoods

Appraisal Date: January 1, 2009

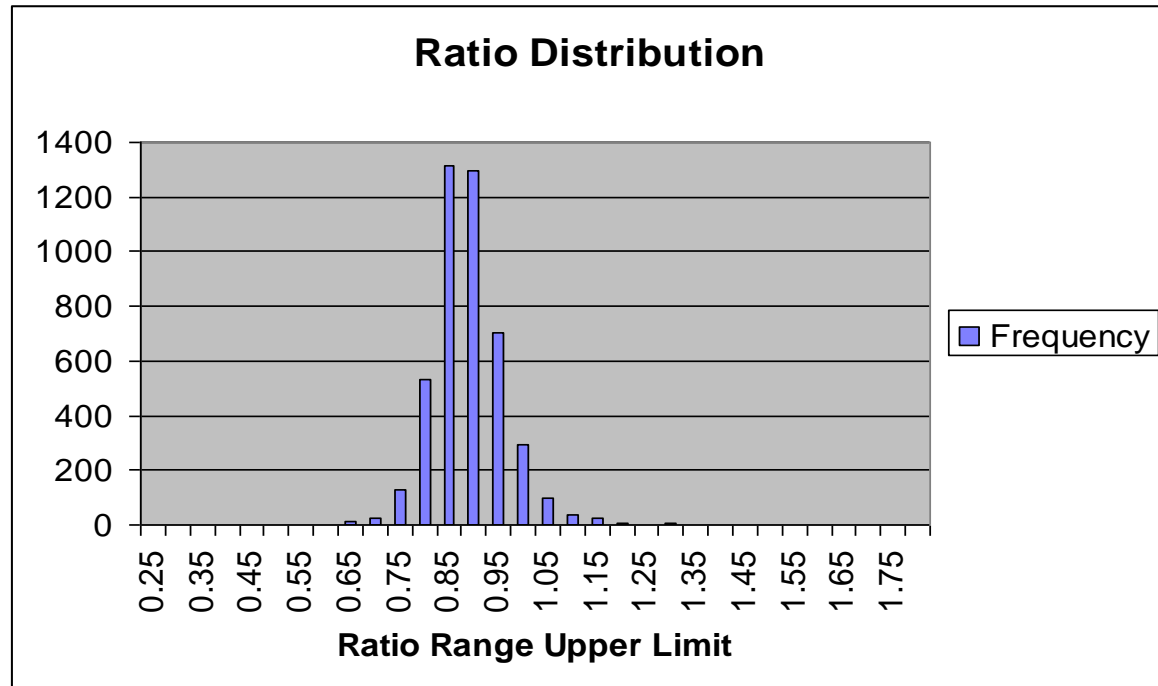


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

All Residential Neighborhoods

Appraisal Date: January 1, 2009



Qualified Sales

NOTE: Qualified sales are listed in the neighborhood reports.

Mass Appraisal Report

All Residential Neighborhoods

Appraisal Date: January 1, 2009



**Sales Not Included in
Statistical Analysis**

The following sales are sales that were not included in the statistical analysis of this report for one of the following reasons:

- The 1/1/2008 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.
- A single family residence or manufactured home that was included in the sale price was torn down or moved after the sale and the current assessed value does not include any improvement value.
- The ratio of the 1/1/2009 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.

NOTE: Qualified sales that were not included in the statistical analysis are listed in the neighborhood reports.