

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1310000 - 1310908

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2006 Assessment / 2007 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 1310000 - 1310908

Parcels Appraised: 4,963

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	722,403,700	699,663,200	-22,740,500	-3.1%
Improvements:	533,242,000	508,268,700	-24,973,300	-4.7%
Total:	1,255,645,700	1,207,931,900	-47,713,800	-3.8%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 271

	2007	2008	Change	% Change
Median Ratio:	0.9500	0.9054	-0.0446	-4.7%
Mean Ratio:	0.9674	0.9122	-0.0552	-5.7%
Weighted Mean:	0.9436	0.9045	-0.0390	-4.1%
PRD:	1.0253	1.0085	-0.0168	-1.6%
COD:	0.1129	0.0916	-0.0213	-18.8%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/13/2008**

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Summary

Ratio of Assessed Value

To Sales Price over Time

**Avg Ratio of 2008 Assessed Values to 2007 Sales Prices
For Single Family Residences
In Snohomish County**

**NOTE: Declining ratios
indicate rising sales prices and
rising ratios indicate declining
sales prices.**



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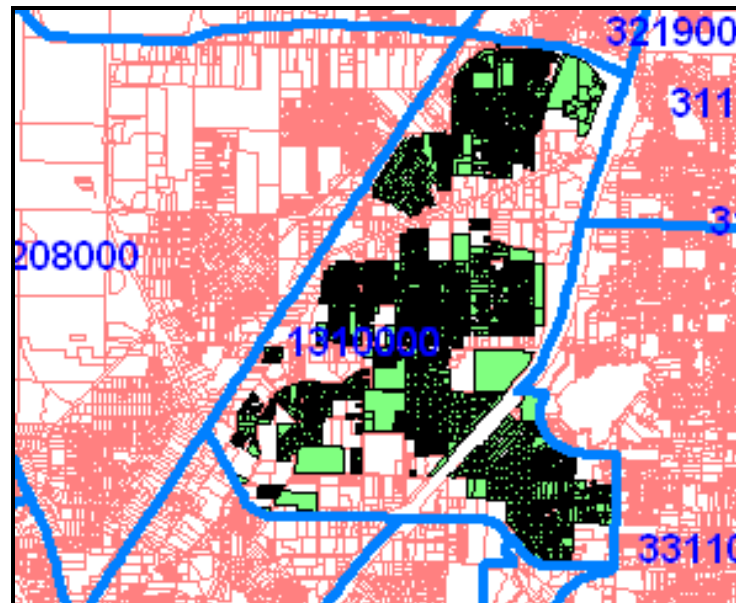


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1310000 (AKA BMA 1310000) 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

South Everett, area south of Casino Road, north of 128th Street SW, east of Evergreen Way and west of Silver Lake.

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Agricultural	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	31	L:	56,668,400	56,623,600	-44,800	-0.1%
		B:	26,502,800	26,478,400	-24,400	-0.1%
		T:	83,171,200	83,102,000	-69,200	-0.1%
Residential	4 484	L:	581,489,200	561,314,200	-20,175,000	-3.5%
		B:	473,166,300	442,174,900	-30,991,400	-6.5%
		T:	1,054,655,500	1,003,489,100	-51,166,400	-4.9%
Multifamily	156	L:	28,970,300	27,458,400	-1,511,900	-5.2%
		B:	32,838,400	38,884,100	6,045,700	18.4%
		T:	61,808,700	66,342,500	4,533,800	7.3%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	292	L:	55,275,800	54,267,000	-1,008,800	-1.8%
		B:	734,500	731,300	-3,200	-0.4%
		T:	56,010,300	54,998,300	-1,012,000	-1.8%

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Totals	4 963	L:	722,403,700	699,663,200	-22,740,500	-3.1%
		B:	533,242,000	508,268,700	-24,973,300	-4.7%
		T:	1,255,645,700	1,207,931,900	-47,713,800	-3.8%

- 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: Classified 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	2 696	124	4.6%
	112-2 Single Family Residences	16	1	6.3%
	113-3 Single Family Residences	1		
	116-Comon Wall SFR	56	2	3.6%
	117-Manufac Home (Leased Site)	56		
	118-Manufac Home (Owned Site)	306	8	2.6%
	119-Manuf Home (MHP)	950	66	6.9%
	122-Duplex	149	4	2.7%
	123-Tri-Plex	6		
	124-Four Plex	1		
	141-SFR Condominium Detached	311	55	17.7%
	142-SFR Condominium CommonWall	82	9	11.0%
	175-Religious Residence	1		
	183-Non Residential Structure	8		
	184-Septic System	2		
	456-Local Access Streets	2		
	481-Electric Utility	1		
	624-Funeral/Crematory Services	13		
	681-Nursery,Primary,Second Sch	3		
	691-Religious Activities	11		
	910-Undeveloped Land	255	2	0.8%
	911-Vacant Site/Mobile Park	12		
	914-Vacant Condo Lot	4		
	915-Common Areas	10		

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
916-Water Retention Area	11		
Grand Total	4,963	271	5.5%

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
	N/A	1,006	66	6.6%
	23 Open Space General	1		
	54 No Perk	13		
	65 Topo Problems I	16		
	66 Topo Problems II	2		
	Contiguous - less than 1 acre	24		
	A1 Sewer Fair NH	127	6	4.7%
	A2 Sewer Avg Older Mixed NH	1,984	89	4.5%
	A3 Sewer Avg Homogeneous NH	560	21	3.8%
	A4 Sewer Average Plus NH	175	10	5.7%
	B1 Septic Fair NH	325	7	2.2%
	B2 Septic Average Mixed NH	238	6	2.5%
	B4 Septic Average NH	5		
	C1 SFR CondoDet Fair NH UC 141	23	2	8.7%
	C2 SFR Condo Det Avg NH -141	245	41	16.7%
	C3 SFR Condo Det Avg+ NH-141	43	12	27.9%
	C4 Condo Cmnwall@LivArea - 142	76	9	11.8%
	C5 Condo Cmnwall@Gar UC 142	10		
	C6 SFR Commonwall - UC 116	56	2	3.6%
	CA Common Areas	17		
	UD Undevelopable Land	17		
	Grand Total	4,963	271	5.5%

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	1,690	72	4.3%
12 - 1 Story Basement	104	4	3.8%
14 - 1 1/2 Story	81	10	12.3%
15 - 1 1/2 Story Basement	10	1	10.0%
17 - 2 Story	649	48	7.4%
18 - 2 Story Basement	38	2	5.3%
20 - 2+ Story	98	30	30.6%
21 - 2+ Story Basement	4	1	25.0%
23 - Split Entry	392	18	4.6%
24 - Tri Level	205	9	4.4%
26 - Quad Level	18		
71 - DW Manufactured Home	1,108	62	5.6%
72 - DWB Manufactured Home	2		
74 - SW Manufactured Home	169	12	7.1%
77 - TW Manufactured Home	3		
96 - Geodesic Dome	2		
N/A	390	2	0.5%
Grand Total	4,963	271	5.5%

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 Standard	4		
	25 Low	61	2	3.3%
	35 Fair	535	31	5.8%
	41 Average Minus	146	2	1.4%
	45 Average	3,275	193	5.9%
	49 Average Plus	213	29	13.6%
	55 Good	315	12	3.8%
	65 Very Good	24		
	N/A	390	2	0.5%
	Grand Total	4,963	271	5.5%

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
	1900 - 1909	2		
	1910 - 1919	1		
	1920 - 1929	17		
	1930 - 1939	74	6	8.11%
	1940 - 1949	112	11	9.82%
	1950 - 1959	320	10	3.13%
	1960 - 1969	728	30	4.12%
	1970 - 1979	1,176	68	5.78%
	1980 - 1989	990	41	4.14%
	1990 - 1999	589	19	3.23%
	2000 to the present	564	84	14.89%
	N/A	390	2	0.51%
	Grand Total	4,963	271	5.5%

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	391	2	0.5%
	1 - 499	7		
	500 - 749	62	3	4.8%
	750 - 999	352	22	6.3%
	1000 - 1249	982	54	5.5%
	1250 - 1499	1,088	56	5.1%
	1500 - 1749	923	64	6.9%
	1750 - 1999	567	37	6.5%
	2000 - 2249	317	22	6.9%
	2250 - 2499	124	7	5.6%
	2500 - 2749	51	2	3.9%
	2750 - 2999	35	1	2.9%
	3000 - 3249	30		
	3250 - 3499	9		
	3500 - 3749	19	1	5.3%
	4000 - 4249	4		
	4250 - 4499	1		
	5000 - Over	1		
	Grand Total	4,963	271	5.5%

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	2007	2008
Total Assessed Value	64,660,300	61,985,600
Total Sales Price	68,527,592	68,527,592
Average Assessed Value	238,599	228,729
Average Sales Price	252,869	252,869
Number in Sample	271	271
Median Ratio	0.9500	0.9054
Mean (Average) Ratio	0.9674	0.9122
Weighted Mean (S.W.A.) Ratio	0.9436	0.9045
Regression Index (P.R.D.)	1.0253	1.0085
Coefficient of Dispersion (C.O.D.)	0.1129	0.0916

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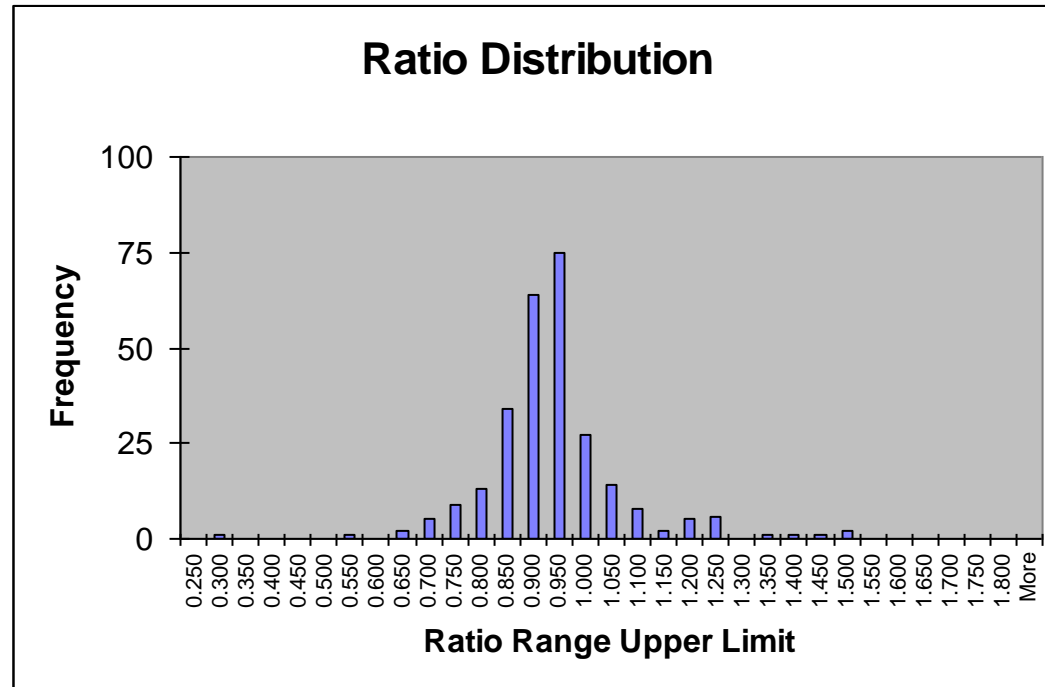


Performance Analysis

Ratio Distribution Histogram

All Use Codes

Sales Dated 2007



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	2007	2008
Total Assessed Value	37,946,500	35,960,400
Total Sales Price	40,117,233	40,117,233
Average Assessed Value	306,020	290,003
Average Sales Price	323,526	323,526
Number in Sample	124	124
Median Ratio	0.9366	0.8855
Mean (Average) Ratio	0.9516	0.9022
Weighted Mean (S.W.A.) Ratio	0.9459	0.8964
Regression Index (P.R.D.)	1.0061	1.0065
Coefficient of Dispersion	0.0836	0.0758

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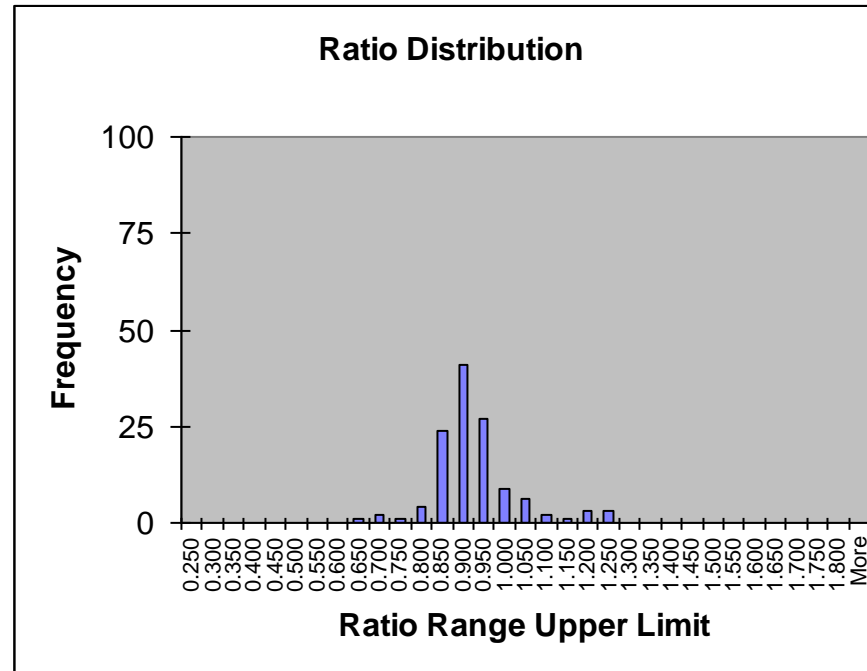


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2007



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
00373800300204	111	A2	1942	11	45	1,453	271,600.00	10/29/2007	I	298,000.00	0.91
00373800300604	111	A2	1947	11	45	1,634	238,400.00	8/9/2007	I	275,000.00	0.87
00373800400103	111	A2	1948	11	45	1,092	192,300.00	3/30/2007	I	275,000.00	0.70
00373800602002	112	A2	1932	11	35	888	318,500.00	5/31/2007	I	330,000.00	0.97
00391500001400	111	A2	1958	11	45	1,742	286,300.00	7/26/2007	I	350,000.00	0.82
00391500002900	111	A2	1978	11	35	1,196	248,900.00	6/11/2007	I	293,000.00	0.85
00391500003200	111	A2	1962	11	45	952	228,600.00	2/16/2007	I	310,000.00	0.74
00396900000701	111	A2	1947	11	35	1,824	247,900.00	8/20/2007	I	210,000.00	1.18
00396900001900	111	A2	1989	11	45	1,148	310,400.00	7/19/2007	I	345,000.00	0.90
00396900005300	111	A2	1956	11	45	1,134	284,700.00	2/13/2007	I	280,000.00	1.02
00397000000900	111	A2	1975	24	45	1,934	628,900.00	6/19/2007	I	720,000.00	0.87
00397000003203	111	A2	1968	17	45	2,850	383,400.00	5/23/2007	I	449,950.00	0.85
00397000004103	111	A2	1995	17	45	1,768	329,100.00	6/19/2007	I	321,740.00	1.02
00397000004203	111	A2	1995	17	45	1,817	374,400.00	11/26/2007	I	320,000.00	1.17
00397000005203	111	A2	1963	11	35	1,400	246,000.00	10/27/2007	I	299,950.00	0.82
00399200001500	910	A2					249,700.00	6/26/2007	I	260,000.00	0.96
00399300000200	111	A2	1963	11	45	1,345	262,700.00	7/16/2007	I	296,000.00	0.89
00399300000600	111	B2	1965	11	45	1,299	255,200.00	7/19/2007	I	378,800.00	0.67
00402500002100	111	A2	1958	12	45	2,412	288,700.00	5/30/2007	I	334,950.00	0.86
00402500004300	111	A2	1959	11	35	1,464	248,300.00	3/21/2007	I	288,400.00	0.86
00402600001400	111	A2	1962	11	45	1,216	244,000.00	3/1/2007	I	284,950.00	0.86
00402600001900	111	A2	1962	11	45	1,148	245,600.00	5/4/2007	I	299,949.00	0.82
00442900100110	111	A2	2007	17	45	1,660	292,800.00	4/26/2007	I	357,500.00	0.82

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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
00442900103507	111	A2	1957	11	45	960	214,800.00	5/29/2007	I	341,500.00	0.63
00480200500900	111	A2	2007	17	45	2,192	449,000.00	12/5/2007	I	435,000.00	1.03
00480200702700	111	A2	1947	11	45	920	233,200.00	8/15/2007	I	245,000.00	0.95
00480200702701	111	A2	1990	11	45	1,504	274,100.00	2/15/2007	I	299,950.00	0.91
00480200801103	111	A2	1996	11	45	1,352	278,000.00	7/6/2007	I	318,000.00	0.87
00480200900700	111	A2	1988	11	45	1,001	259,700.00	12/18/2007	I	291,500.00	0.89
00480201001601	111	A2	1997	11	45	1,487	308,000.00	6/26/2007	I	350,000.00	0.88
00480201100102	111	A2	1978	23	45	1,858	285,300.00	12/17/2007	I	325,000.00	0.88
00480201300202	111	A2	1980	11	45	1,294	261,600.00	6/25/2007	I	308,000.00	0.85
00480201300203	111	A2	1935	14	45	1,492	235,200.00	6/1/2007	I	268,000.00	0.88
00480300600400	111	A2	1961	11	35	912	217,600.00	2/22/2007	I	235,000.00	0.93
00480401602700	111	A2	1954	11	45	1,086	245,000.00	4/26/2007	I	274,950.00	0.89
00480401705000	111	A2	1940	11	35	832	218,100.00	10/17/2007	I	207,500.00	1.05
00480401707200	111	A2	1940	11	35	974	218,000.00	5/1/2007	I	270,000.00	0.81
00480401707400	111	A2	1935	11	45	1,120	256,000.00	8/17/2007	I	301,500.00	0.85
00480401707701	111	A2	2007	23	45	1,976	319,000.00	1/25/2007	I	369,950.00	0.86
00480401707702	111	A2	2007	23	45	2,164	312,600.00	1/23/2007	I	374,900.00	0.83
00480401707802	111	A2	2007	23	45	2,164	322,600.00	2/22/2007	I	389,900.00	0.83
00480401800703	111	A2	1947	12	45	1,080	250,600.00	4/4/2007	I	305,000.00	0.82
00480401800704	111	A2	1947	11	35	624	191,000.00	5/22/2007	I	162,500.00	1.18
00480401801200	111	A2	1936	14	45	1,248	225,700.00	3/27/2007	I	240,000.00	0.94
00480401801801	111	A2	1950	11	35	1,052	231,700.00	5/25/2007	I	248,850.00	0.93
00480401802801	111	A2	1961	11	45	1,174	255,100.00	7/13/2007	I	299,835.00	0.85

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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
00482200000200	111	A2	1962	11	45	1,990	351,900.00	7/20/2007	I	345,000.00	1.02
00482200000300	111	A2	1963	11	45	1,850	295,700.00	7/20/2007	I	315,000.00	0.94
00482500001000	111	A2	1971	23	45	1,692	278,000.00	3/13/2007	I	340,000.00	0.82
00482500004300	111	A2	1970	11	45	1,236	244,400.00	9/25/2007	I	293,500.00	0.83
00533700000200	111	A2	1980	11	45	1,008	254,500.00	3/7/2007	I	299,950.00	0.85
00533700001300	111	A2	1949	11	45	1,356	236,500.00	7/23/2007	I	255,000.00	0.93
00533700006400	111	A2	1951	11	45	1,104	254,000.00	3/14/2007	I	269,390.00	0.94
00533700006600	111	A2	1978	11	45	1,065	257,700.00	3/13/2007	I	274,950.00	0.94
00533700007400	111	A2	1954	11	45	864	224,200.00	6/20/2007	I	263,000.00	0.85
00533800002601	111	A2	1952	11	35	960	211,400.00	5/16/2007	I	268,000.00	0.79
00534900000500	111	A2	1964	11	45	1,523	279,300.00	2/8/2007	I	315,000.00	0.89
00573600000201	111	A2	1969	11	45	1,248	228,400.00	3/26/2007	I	272,500.00	0.84
00573600002100	122	A2	1988	17	45	3,556	512,600.00	3/21/2007	I	529,950.00	0.97
00573600003401	111	A2	1961	11	45	1,443	264,400.00	10/10/2007	I	299,000.00	0.88
00573600003704	111	A2	2007	17	49	2,214	356,600.00	9/25/2007	I	402,000.00	0.89
00573600003902	122	A2	1988	17	45	2,640	398,900.00	1/26/2007	I	360,000.00	1.11
00573700001100	118	B2	1978	71	45	1,777	195,400.00	12/18/2007	I	245,000.00	0.80
00573700002100	111	B2	2005	23	45	1,809	356,300.00	1/23/2007	I	314,000.00	1.13
00573700003600	111	A2	1961	11	35	1,372	305,300.00	11/28/2007	I	250,000.00	1.22
00573800002700	118	B1	2001	71	55	1,404	260,100.00	6/7/2007	I	269,500.00	0.97
00573800005300	118	B1	1960	71	35	765	172,900.00	7/24/2007	I	189,950.00	0.91
00573900001100	111	A2	2000	11	49	1,125	300,600.00	5/23/2007	I	344,000.00	0.87
00574000005300	118	B1	1979	74	35	1,008	175,900.00	4/27/2007	I	197,000.00	0.89

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00574000005800	111	B1	1960	12	45	1,937	289,600.00	5/18/2007	I	310,000.00	0.93
00574000006500	111	B1	1961	11	35	1,380	243,500.00	11/26/2007	I	287,500.00	0.85
00574100003500	118	B1	1982	74	35	1,372	202,800.00	1/26/2007	I	137,641.00	1.47
00574100004900	118	B1	1979	71	45	1,430	222,400.00	2/26/2007	I	272,900.00	0.81
00574200001801	111	A2	1992	11	45	1,399	279,400.00	10/1/2007	I	324,750.00	0.86
00574200004000	122	A2	2003	17	45	2,708	492,600.00	2/13/2007	I	541,500.00	0.91
00574200006100	118	A2	1978	71	45	1,782	212,300.00	3/6/2007	I	250,000.00	0.85
00574200006200	910	A2					201,500.00	7/23/2007	I	230,000.00	0.88
00574200007600	111	A2	1963	11	45	1,615	287,700.00	4/4/2007	I	300,000.00	0.96
00574200007900	111	A2	1988	11	45	1,484	289,100.00	8/10/2007	I	322,000.00	0.90
00575400006600	111	A2	1968	11	45	1,818	298,200.00	4/26/2007	I	318,500.00	0.94
00575400006800	111	B2	1968	11	45	1,854	297,300.00	12/12/2007	I	358,666.00	0.83
00575400008300	111	A2	1988	11	45	1,026	263,200.00	10/26/2007	I	271,500.00	0.97
00583300000200	111	A2	1965	23	45	2,062	287,700.00	8/15/2007	I	332,000.00	0.87
00605900002500	111	A2	1973	23	45	1,868	294,300.00	2/22/2007	I	322,950.00	0.91
00605900003900	111	A2	1973	11	45	1,473	282,000.00	3/15/2007	I	359,000.00	0.79
00625400000700	111	A1	1970	11	35	1,116	225,200.00	2/20/2007	I	290,000.00	0.78
00640200000700	111	A2	1975	23	45	1,863	309,000.00	12/7/2007	I	300,000.00	1.03
00648300001100	111	A2	1977	24	45	1,758	307,600.00	2/5/2007	I	360,000.00	0.85
00648300001800	111	A2	1977	24	45	1,752	308,600.00	5/22/2007	I	336,500.00	0.92
00663500000900	118	A1	1990	71	55	1,588	214,700.00	3/28/2007	I	215,000.00	1.00
00676500000400	111	A2	1979	11	45	1,482	278,200.00	4/26/2007	I	334,950.00	0.83
00676500001500	111	A2	1978	11	45	1,380	273,700.00	9/10/2007	I	314,950.00	0.87

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00680600000300	122	A2	1979	17	45	2,456	368,700.00	4/23/2007	I	380,000.00	0.97
00682900000100	111	A2	1936	14	45	1,408	244,900.00	4/24/2007	I	292,000.00	0.84
006829000001200	111	A2	1979	23	45	1,602	297,100.00	2/27/2007	I	246,000.00	1.21
006929000002000	111	A1	1980	11	35	1,351	268,200.00	5/22/2007	I	307,500.00	0.87
006929000004200	111	A1	1980	24	35	1,496	277,000.00	3/8/2007	I	325,500.00	0.85
006929000004300	111	A1	1980	23	35	1,590	282,600.00	3/15/2007	I	338,950.00	0.83
006929000007000	111	A1	1979	11	35	1,872	295,800.00	7/16/2007	I	280,000.00	1.06
006970000006600	111	A3	1980	23	45	2,104	330,000.00	7/20/2007	I	389,950.00	0.85
006970000002300	111	A3	1987	17	45	1,530	320,200.00	2/6/2007	I	356,950.00	0.90
006970000003000	111	A3	1984	11	45	1,508	320,300.00	11/15/2007	I	335,000.00	0.96
007250000003000	111	A3	1984	11	45	1,092	256,500.00	5/23/2007	I	279,923.00	0.92
007272000007000	111	A3	1985	12	45	2,216	288,100.00	2/23/2007	I	301,000.00	0.96
007310000001600	111	A4	1986	24	49	2,267	364,700.00	5/15/2007	I	392,000.00	0.93
007414000004500	111	A3	1986	11	45	1,092	256,700.00	3/21/2007	I	270,000.00	0.95
007429000002100	111	A3	1986	24	45	1,314	282,700.00	11/2/2007	I	330,000.00	0.86
007429000002900	111	A3	1986	11	45	1,288	275,600.00	2/15/2007	I	312,000.00	0.88
007440000000200	111	A3	1987	17	45	1,357	283,300.00	7/5/2007	I	270,000.00	1.05
007443000001000	111	A3	1986	11	45	1,245	275,200.00	9/17/2007	I	291,000.00	0.95
007616000009000	111	A3	1988	24	45	1,664	303,300.00	10/31/2007	I	332,450.00	0.91
007625000000200	111	A3	1988	11	45	1,224	276,200.00	6/26/2007	I	320,000.00	0.86
007625000000300	111	A3	1988	11	45	1,140	273,300.00	9/20/2007	I	279,200.00	0.98
007625000000800	111	A3	1989	23	45	1,709	307,000.00	10/2/2007	I	337,000.00	0.91
007908000001400	111	A3	1991	17	45	1,837	316,900.00	7/10/2007	I	360,950.00	0.88

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00790800002300	111	A3	1991	11	45	1,423	287,400.00	3/29/2007	I	315,000.00	0.91
00790800002600	111	A3	1991	17	45	1,837	313,200.00	1/18/2007	I	385,750.00	0.81
00803700000200	111	A3	1993	11	45	1,426	292,100.00	12/21/2007	I	299,900.00	0.97
00803700002200	111	A3	1993	24	45	1,624	306,400.00	6/5/2007	I	335,000.00	0.91
00830200000500	111	A3	1995	17	45	1,886	324,600.00	7/19/2007	I	380,000.00	0.85
00830200000600	111	A3	1995	17	45	1,886	329,600.00	8/13/2007	I	370,000.00	0.89
00854600000700	116	C6	1997	17	45	1,554	258,700.00	7/11/2007	I	294,500.00	0.88
00885200000500	116	C6	1999	17	45	1,669	255,000.00	3/5/2007	I	271,500.00	0.94
00921300000200	142	C4	2001	23	45	1,520	289,600.00	11/6/2007	I	321,300.00	0.90
00921500000400	141	C2	2001	23	45	1,500	253,500.00	4/17/2007	I	318,500.00	0.80
00922100000500	142	C4	2007	17	45	1,726	262,600.00	12/5/2007	I	334,950.00	0.78
00927300000100	142	C4	2001	23	45	1,500	289,100.00	3/27/2007	I	324,950.00	0.89
00953900000800	141	C2	2005	17	45	1,509	282,200.00	2/1/2007	I	325,000.00	0.87
00953900001600	141	C2	2004	17	45	1,688	294,000.00	7/2/2007	I	322,700.00	0.91
00953900001700	141	C2	2004	17	45	1,509	288,200.00	8/27/2007	I	317,000.00	0.91
00953900002900	141	C2	2004	17	45	1,691	299,100.00	4/24/2007	I	335,000.00	0.89
01001200000100	142	C4	2004	11	49	1,488	333,900.00	6/5/2007	I	355,000.00	0.94
01002400000100	142	C4	2004	17	45	1,755	334,200.00	1/4/2007	I	330,500.00	1.01
01005900000300	141	C2	1930	11	45	1,547	249,900.00	6/19/2007	I	289,990.00	0.86
01005900000600	141	C2	2005	17	45	1,417	294,600.00	11/5/2007	I	322,950.00	0.91
01005900000700	141	C2	2005	17	45	1,625	293,000.00	2/17/2007	I	318,000.00	0.92
01014800001500	141	C1	2004	18	41	2,153	274,800.00	8/31/2007	I	317,000.00	0.87
01014800002300	141	C1	2004	18	41	2,153	274,800.00	6/21/2007	I	319,950.00	0.86

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01023100000700	141	C2	2005	17	45	1,860	313,200.00	9/4/2007	I	340,000.00	0.92
01032500001400	141	C3	2005	17	49	2,188	370,800.00	2/13/2007	I	374,500.00	0.99
01034400000200	141	C2	2006	20	45	2,209	325,300.00	2/26/2007	I	359,950.00	0.90
010344000003000	141	C2	2006	20	45	1,586	291,700.00	5/17/2007	I	308,700.00	0.94
010344000004800	141	C2	2006	20	45	1,766	318,000.00	5/29/2007	I	359,450.00	0.88
010344000004900	141	C2	2007	20	45	2,084	324,700.00	1/23/2007	I	355,500.00	0.91
010344000005900	141	C2	2007	20	45	1,738	311,200.00	1/7/2007	I	334,950.00	0.93
010344000006000	141	C2	2007	20	45	1,726	310,800.00	2/22/2007	I	334,950.00	0.93
010344000006300	141	C2	2007	20	45	1,845	302,300.00	3/27/2007	I	333,950.00	0.91
010347000006400	141	C2	2007	20	45	2,089	318,100.00	6/11/2007	I	350,096.00	0.91
010347000006800	141	C2	2007	20	45	2,065	317,000.00	9/11/2007	I	324,950.00	0.98
010347000007200	141	C2	2007	20	45	1,595	289,000.00	7/2/2007	I	322,697.00	0.90
010347000007400	141	C2	2007	20	45	1,533	286,400.00	6/29/2007	I	303,600.00	0.94
010347000007500	141	C2	2007	20	45	1,595	289,000.00	6/11/2007	I	312,238.00	0.93
010347000007700	141	C2	2007	20	45	1,533	286,400.00	8/9/2007	I	309,300.00	0.93
010347000007800	141	C2	2007	20	45	1,527	285,900.00	7/20/2007	I	302,450.00	0.95
010347000007900	141	C2	2007	20	45	1,533	286,400.00	5/15/2007	I	299,950.00	0.95
010347000008000	141	C2	2007	20	45	1,595	293,200.00	7/24/2007	I	315,950.00	0.93
010347000008100	141	C2	2007	20	45	1,845	302,300.00	11/21/2007	I	316,950.00	0.95
010347000008400	141	C2	2007	20	45	1,726	310,700.00	9/4/2007	I	316,950.00	0.98
010347000008500	141	C2	2007	20	45	1,738	311,200.00	4/18/2007	I	350,349.00	0.89
010347000008700	141	C2	2007	20	45	1,717	311,000.00	4/11/2007	I	336,950.00	0.92
010347000008800	141	C2	2007	20	45	1,726	310,700.00	5/15/2007	I	333,785.00	0.93

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01034700009000	141	C2	2007	21	45	2,110	320,400.00	3/26/2007	I	349,900.00	0.92
01034700009100	141	C2	2007	20	45	1,845	302,300.00	3/1/2007	I	343,516.00	0.88
01034700009200	141	C2	2007	20	45	2,209	325,800.00	9/14/2007	I	346,950.00	0.94
01034700009300	141	C2	2007	20	45	1,738	315,900.00	6/26/2007	I	344,950.00	0.92
01034700009500	141	C2	2007	20	45	1,726	310,700.00	8/19/2007	I	322,000.00	0.96
01034700009600	141	C2	2007	20	45	1,586	290,500.00	5/15/2007	I	315,200.00	0.92
01034700009700	141	C2	2007	20	45	1,589	290,200.00	4/19/2007	I	316,550.00	0.92
01034700009800	141	C2	2007	20	45	1,675	295,200.00	5/16/2007	I	316,250.00	0.93
01034700009900	141	C2	2007	20	45	1,586	290,500.00	4/11/2007	I	314,450.00	0.92
01034700010000	141	C2	2007	20	45	1,845	302,300.00	4/18/2007	I	348,950.00	0.87
01043200000200	111	A4	2007	17	49	2,150	349,300.00	12/20/2007	I	362,500.00	0.96
01043200000300	111	A4	2007	17	49	2,256	359,100.00	4/9/2007	I	419,950.00	0.86
01043200000500	111	A4	2007	17	49	2,053	356,600.00	3/12/2007	I	387,000.00	0.92
01043200000600	111	A4	2006	17	49	2,278	366,400.00	10/17/2007	I	400,000.00	0.92
01043200000800	111	A4	2006	17	49	2,271	374,000.00	4/24/2007	I	422,950.00	0.88
01043200001100	111	A4	2007	17	49	2,150	363,900.00	5/23/2007	I	409,950.00	0.89
01043200001200	111	A4	2007	17	49	2,150	363,900.00	10/29/2007	I	385,000.00	0.95
01054700003700	111	A4	2007	17	49	2,181	366,200.00	11/23/2007	I	389,780.00	0.94
01060800000100	141	C3	2006	14	49	1,124	246,500.00	6/7/2007	I	301,000.00	0.82
01060800000200	141	C3	2006	14	49	1,124	253,000.00	5/30/2007	I	299,000.00	0.85
01060800000300	141	C3	2006	14	49	1,124	253,000.00	6/28/2007	I	285,000.00	0.89
01060800000400	141	C3	2006	14	49	1,016	243,200.00	11/7/2007	I	267,500.00	0.91
01060800001000	141	C3	2006	14	49	1,124	253,000.00	8/21/2007	I	285,000.00	0.89

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01060800001100	141	C3	2006	14	49	1,124	253,000.00	6/5/2007	I	280,000.00	0.90
01060800001200	141	C3	2006	14	49	1,124	253,000.00	12/27/2007	I	263,000.00	0.96
01069100000100	141	C3	2006	17	49	1,730	368,300.00	3/29/2007	I	409,000.00	0.90
01069100000200	141	C3	2006	17	49	1,758	371,000.00	5/10/2007	I	409,000.00	0.91
01069100000300	141	C3	2006	17	49	1,730	368,300.00	10/11/2007	I	409,000.00	0.90
01069100000400	141	C3	2006	17	49	1,758	371,000.00	3/29/2007	I	397,950.00	0.93
01073600000100	141	C2	2007	17	49	1,755	332,500.00	8/2/2007	I	363,150.00	0.92
01073600000200	142	C4	2007	17	49	1,467	280,700.00	5/25/2007	I	319,950.00	0.88
01073600000300	142	C4	2007	17	49	1,467	280,700.00	11/5/2007	I	298,985.00	0.94
01073600000400	142	C4	2007	17	49	1,467	280,700.00	9/18/2007	I	306,950.00	0.91
01073600000500	142	C4	2007	17	49	1,467	280,700.00	10/3/2007	I	308,450.00	0.91
28042400402000	111	A2	1995	17	45	1,717	304,900.00	11/29/2007	I	330,000.00	0.92
28042400402700	111	A2	1963	11	45	1,300	324,100.00	7/25/2007	I	385,000.00	0.84
28042400409300	111	A4	1998	17	45	2,407	348,700.00	1/26/2007	I	370,000.00	0.94
28050700303500	111	A2	1979	23	45	1,714	228,000.00	8/8/2007	I	295,000.00	0.77
28051800203700	111	A2	1963	11	45	1,238	296,000.00	2/23/2007	I	240,000.00	1.23
28051800207500	111	A2	1971	24	45	1,290	240,200.00	2/9/2007	I	298,000.00	0.81
28051800309100	111	A2	2003	23	45	1,717	293,700.00	1/23/2007	I	329,500.00	0.89
28051800309600	111	A2	1966	11	45	1,533	265,900.00	2/21/2007	I	287,000.00	0.93
28053000401900	111	B2	1943	15	45	2,012	449,600.00	10/3/2007	I	520,000.00	0.86
28053000405300	111	B2	1989	17	45	1,654	377,400.00	7/12/2007	I	439,000.00	0.86
00960005700900	119	N/A	1979	71	45	1,436	34,700.00	12/17/2007	I	40,000.00	0.87
00960005701400	119	N/A	1979	71	45	1,152	29,400.00	9/21/2007	I	32,000.00	0.92

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00960005701500	119	N/A	1979	71	55	1,754	39,000.00	8/16/2007	I	48,940.00	0.80
00960005702100	119	N/A	1984	71	55	1,678	52,600.00	5/4/2007	I	58,000.00	0.91
00960005710400	119	N/A	1978	71	45	1,344	27,500.00	8/2/2007	I	37,750.00	0.73
00960005710500	119	N/A	1978	71	45	1,244	26,700.00	5/29/2007	I	28,000.00	0.95
00960005710900	119	N/A	1979	71	45	1,724	41,500.00	8/14/2007	I	65,000.00	0.64
00960005711100	119	N/A	1977	71	45	1,144	35,200.00	4/20/2007	I	34,000.00	1.04
00960005711200	119	N/A	1978	71	45	1,248	30,400.00	5/16/2007	I	25,000.00	1.22
00960005713300	119	N/A	1979	71	45	1,432	35,100.00	10/11/2007	I	38,000.00	0.92
00960005713800	119	N/A	1978	71	45	1,436	34,600.00	12/14/2007	I	43,000.00	0.80
00960005714900	119	N/A	1979	71	45	1,148	23,800.00	7/25/2007	I	17,950.00	1.33
00960005718800	119	N/A	1979	71	45	1,524	36,700.00	7/23/2007	I	41,000.00	0.90
00960005721200	119	N/A	1982	71	45	1,142	28,300.00	4/10/2007	I	29,950.00	0.94
00960005730200	119	N/A	1979	71	45	1,746	36,300.00	6/29/2007	I	45,500.00	0.80
00960005730700	119	N/A	1978	71	45	1,521	43,100.00	7/10/2007	I	52,500.00	0.82
00960005731100	119	N/A	1980	71	45	1,142	37,100.00	8/27/2007	I	52,000.00	0.71
00960005731600	119	N/A	1979	71	45	1,440	30,100.00	10/15/2007	I	31,500.00	0.96
00960005731900	119	N/A	1979	71	45	1,596	38,800.00	10/25/2007	I	31,950.00	1.21
00960005732100	119	N/A	1979	71	45	1,775	49,300.00	1/19/2007	I	54,450.00	0.91
00960005732500	119	N/A	1979	71	45	1,526	36,400.00	4/30/2007	I	30,000.00	1.21
00960005733800	119	N/A	1979	71	45	1,524	37,200.00	7/23/2007	I	41,000.00	0.91
00960005733900	119	N/A	1979	71	45	1,240	32,100.00	5/23/2007	I	34,000.00	0.94
00960005734100	119	N/A	1979	71	45	1,048	28,700.00	11/16/2007	I	20,000.00	1.44
00960005734600	119	N/A	2004	71	55	1,728	83,400.00	7/20/2007	I	123,000.00	0.68

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Residential Neighborhood: 1310000 - 1310908

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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
00960005734900	119	N/A	1984	71	45	1,344	38,500.00	10/16/2007	I	37,900.00	1.02
00960005735500	119	N/A	1984	71	55	1,766	52,400.00	7/17/2007	I	69,500.00	0.75
00960005736100	119	N/A	1984	71	55	1,244	47,200.00	5/30/2007	I	47,500.00	0.99
00960005737100	119	N/A	1984	71	55	1,430	41,700.00	5/4/2007	I	35,000.00	1.19
00960007800300	119	N/A	1969	71	35	885	32,800.00	9/18/2007	I	37,000.00	0.89
00960007803000	119	N/A	1972	74	35	784	16,900.00	7/24/2007	I	23,000.00	0.73
00960007804000	119	N/A	2000	71	55	1,144	80,300.00	11/9/2007	I	75,000.00	1.07
00960007804400	119	N/A	1972	71	45	1,340	42,100.00	4/26/2007	I	49,900.00	0.84
00960007805300	119	N/A	1981	74	35	840	29,100.00	6/1/2007	I	32,500.00	0.90
00960007805400	119	N/A	1987	74	45	700	27,300.00	5/22/2007	I	32,500.00	0.84
00960007805700	119	N/A	1974	71	45	1,050	32,300.00	6/1/2007	I	31,000.00	1.04
00960007806100	119	N/A	1970	71	35	960	32,800.00	7/1/2007	I	28,000.00	1.17
00960007806300	119	N/A	1971	71	45	1,344	29,900.00	3/23/2007	I	42,000.00	0.71
00960007809800	119	N/A	1973	71	35	1,040	38,200.00	3/6/2007	I	35,000.00	1.09
00960007813900	119	N/A	1970	71	35	1,392	54,500.00	4/1/2007	I	40,000.00	1.36
00960007815300	119	N/A	1970	71	45	1,344	38,200.00	2/1/2007	I	44,000.00	0.87
00960007815600	119	N/A	1969	71	35	1,156	32,600.00	2/15/2007	I	47,500.00	0.69
00960007819300	119	N/A	1976	71	45	1,478	55,700.00	10/15/2007	I	63,500.00	0.88
00960007819800	119	N/A	1976	71	45	1,426	57,100.00	11/16/2007	I	55,000.00	1.04
00960007820000	119	N/A	1976	71	45	1,436	43,500.00	10/1/2007	I	60,000.00	0.73
00960012701400	119	N/A	1979	71	45	1,332	29,100.00	6/4/2007	I	56,000.00	0.52
00960012705400	119	N/A	1979	71	45	1,432	24,700.00	3/30/2007	I	23,500.00	1.05
00960012707500	119	N/A	1979	71	45	1,908	37,500.00	9/5/2007	I	35,000.00	1.07

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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
00960012708000	119	N/A	1979	71	45	1,340	26,200.00	8/1/2007	I	35,000.00	0.75
00960007015600	119	N/A	1978	71	45	1,532	4,000.00	4/17/2007	I	15,000.00	0.27
00960003900500	119	N/A	1993	74	45	924	10,100.00	6/4/2007	I	10,000.00	1.01
00960011100100	119	N/A	1967	74	35	972	14,500.00	3/5/2007	I	15,000.00	0.97
00960011100400	119	N/A	1974	71	45	1,200	13,000.00	4/4/2007	I	18,000.00	0.72
00960011100700	119	N/A	1975	74	35	840	9,800.00	9/5/2007	I	9,000.00	1.09
00960011101500	119	N/A	1967	74	25	768	7,300.00	5/9/2007	I	10,500.00	0.70
00960011102400	119	N/A	1973	74	35	672	7,300.00	4/6/2007	I	9,500.00	0.77
00960011103500	119	N/A	1975	71	45	960	18,100.00	4/23/2007	I	12,337.00	1.47
00960011105800	119	N/A	1974	71	45	1,344	24,600.00	11/1/2007	I	32,500.00	0.76
00960011106700	119	N/A	1967	74	25	920	11,800.00	10/22/2007	I	14,000.00	0.84
00960011108800	119	N/A	1978	71	45	960	19,700.00	3/30/2007	I	26,500.00	0.74
00960011108900	119	N/A	1979	71	45	1,152	28,300.00	10/19/2007	I	28,000.00	1.01
00960011109100	119	N/A	1977	71	45	1,344	23,600.00	9/5/2007	I	30,000.00	0.79
00960007600500	119	N/A	1987	71	55	1,188	37,400.00	5/31/2007	I	35,500.00	1.05
00960007603700	119	N/A	1989	71	55	1,188	43,300.00	1/22/2007	I	44,685.00	0.97
00960007604500	119	N/A	1987	74	45	924	20,800.00	3/5/2007	I	25,000.00	0.83
00960007610400	119	N/A	1988	71	55	1,080	39,100.00	7/30/2007	I	38,000.00	1.03