

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: 2207000 - 2207906**

**Appraisal Date: January 1, 2008**

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**Summary**

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**Appraisal Date:** January 1, 2008  
**Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax  
**Last Physical Inspection:** 2005 Assessment / 2006 Tax  
**Prior Appraisal Date:** January 1, 2007  
**Prior Assessment Year/Tax Year:** 2007 Assessment / 2008 Tax

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**Appraisal Area (Neighborhood):** 2207000 - 2207906

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**Parcels Appraised:** 7892

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**Summary Of Value Change:**

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
<b>Land:</b>	1,310,445,900	1,368,950,700	58,504,800	4.5%
<b>Improvements:</b>	1,222,767,200	1,125,001,300	-97,765,900	-8.0%
<b>Total:</b>	2,533,213,100	2,493,952,000	-39,261,100	-1.5%

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**Summary**

**Appraisal Level and Uniformity**

**Study Period: January 1 through December 31, 2007**

**Number of Sales: 249**

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	<b>2007</b>	<b>2008</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9328	0.9085	-0.0243	-2.6%
<b>Mean Ratio:</b>	0.9269	0.9159	-0.0111	-1.2%
<b>Weighted Mean:</b>	0.9109	0.8972	-0.0138	-1.5%
<b>PRD:</b>	1.0176	1.0208	0.0033	0.3%
<b>COD:</b>	0.1110	0.0889	-0.0221	-19.9%

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**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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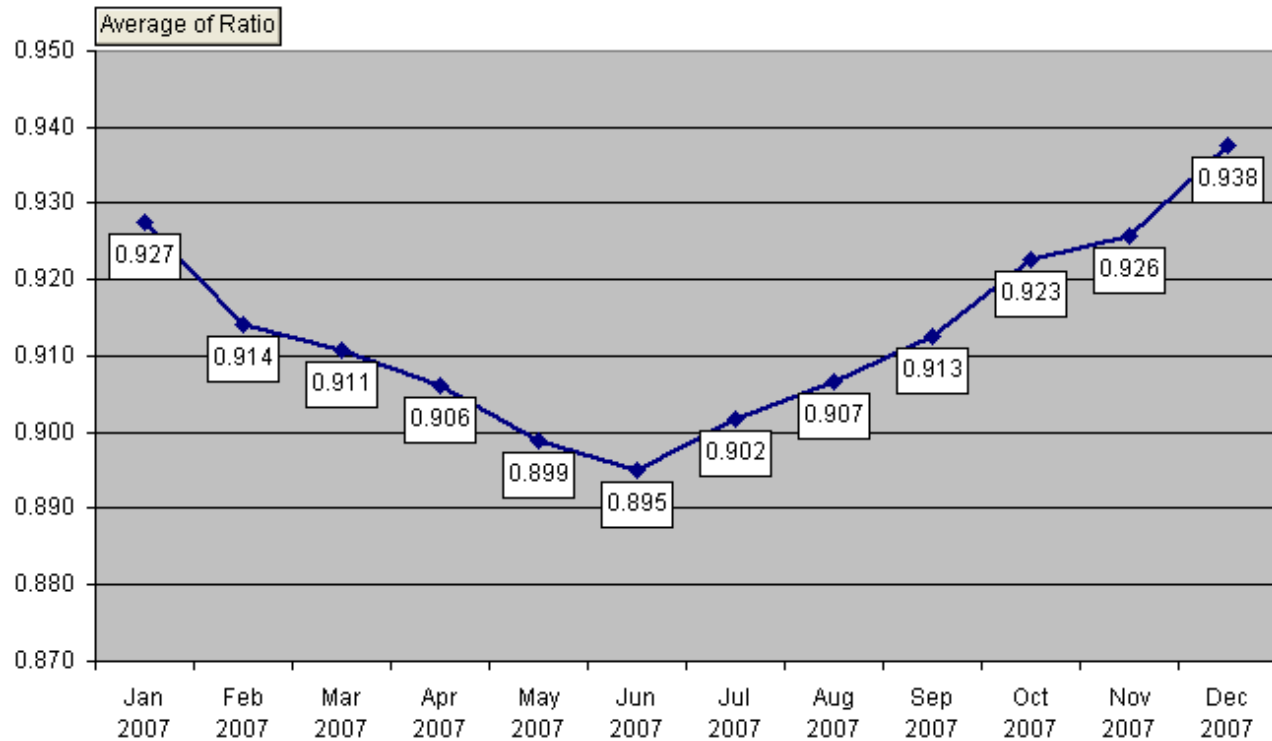
**Summary**

**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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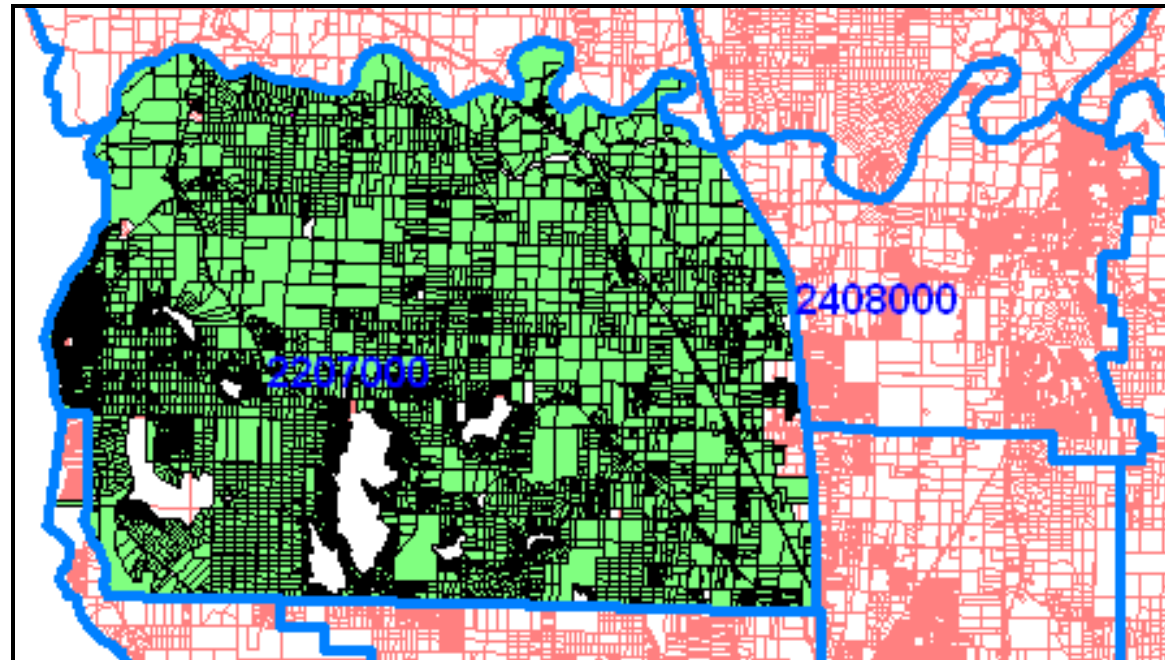


Appraisal Area

### Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2207000 - 2207906 (AKA BMA 2207000 - 2207906) 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**

Seven Lakes area north of 140<sup>th</sup> (Fire Trail Road) to the Stillaguamish River and west of I-5 to Puget Sound.

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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	249	L:	73,993,100	74,816,500	823,400	1.1%
		B:	25,318,000	23,709,600	-1,608,400	-6.4%
		T:	99,311,100	98,526,100	-785,000	-0.8%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	54	L:	34,862,700	36,642,600	1,779,900	5.1%
		B:	34,712,400	34,613,100	-99,300	-0.3%
		T:	69,575,100	71,255,700	1,680,600	2.4%
Residential	6151	L:	999,435,700	1,050,060,700	50,625,000	5.1%
		B:	1,152,300,900	1,056,094,500	-96,206,400	-8.3%
		T:	2,151,736,600	2,106,155,200	-45,581,400	-2.1%
Multifamily	31	L:	4,534,600	4,790,400	255,800	5.6%
		B:	6,687,400	7,140,000	452,600	6.8%
		T:	11,222,000	11,930,400	708,400	6.3%
Forest	85	L:	11,276,000	11,457,300	181,300	1.6%
		B:	3,705,700	3,443,100	-262,600	-7.1%
		T:	14,981,700	14,900,400	-81,300	-0.5%
Other	1322	L:	186,343,800	191,183,200	4,839,400	2.6%
		B:	42,800	1,000	-41,800	-97.7%
		T:	186,386,600	191,184,200	4,797,600	2.6%

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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	7892	L:	1,310,445,900	1,368,950,700	58,504,800	4.5%
		B:	1,222,767,200	1,125,001,300	-97,765,900	-8.0%
		T:	2,533,213,100	2,493,952,000	-39,261,100	-1.5%

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: Classified Forest Land and Open Space Timber

Other: All Remaining Categories Including Vacant Land

**Snohomish County Assessor's Office**

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**Neighborhood Profile**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
		1		
	110-Sr Cit Exemption Residual	52		
	111-Single Family Residence	4176	154	3.69%
	112-2 Single Family Residences	115	2	1.74%
	113-3 Single Family Residences	2		
	117-Manufac Home (Leased Site)	177	1	0.56%
	118-Manufac Home (Owned Site)	830	27	3.25%
	119-Manuf Home (MHP)	284	23	8.10%
	122-Duplex	31		
	141-SFR Condominium Detached	251	20	7.97%
	142-SFR Condominium CommonWall	49	6	12.24%
	183-Non Residential Structure	133		
	184-Septic System	44	1	2.27%
	185-Well	1		
	186-Septic System & Well	17		
	198-Vacation Cabins	19		
	429-Other Motor Vehicle Transp	1		
	459-Other Highway NEC	5		
	471-Telephone Communication	3		
	473-Radio Communication	1		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	5		
	489-Other utilities, NEC	7		
	624-Funeral/Crematory Services	2		



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**Neighborhood Profile**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	672-Protective Functions	6		
	681-Nursery, Primary, Second Sch	4		
	691-Religious Activities	6		
	699-Other Misc Services	1		
	751-Resorts	1		
	752-Group & Organized camps	3		
	761-Parks, General Recreation	8		
	818-Farms General	2		
	830-Open Space Agriculture	207		
	850-Mine Claims Mineral Rights	1		
	880-DF Timber Acres	48		
	881-DF Timber Acres	9		
	889-DF Timber Acres	2		
	910-Undeveloped Land	1291		
	911-Vacant Site/Mobile Park	6	15	1.16%
	915-Common Areas	14		
	916-Water Retention Area	2		
	939-Other Water Areas	8		
	940-Open Space General	40		
	950-Open Space Timber	26		
	<b>Grand Total</b>	<b>7892</b>	<b>249</b>	<b>3.2%</b>

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**Neighborhood Profile**

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**Neighborhood Profile By  
Property Class**

**Property Class / Use Code**

**Parcel  
Count**

**Sold  
Parcels**

**%  
Sold**

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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**

<b>Neighborhood Profile By Land Type</b>	<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	N/A	504	24	4.76%
	22 Open Space Forest	23		
	23 Open Space General	17		
	24 Open Space Ag	128		
	25 Designated Forest	35		
	46 Spt/Well Site	128	6	4.69%
	54 No Perk	102	1	0.98%
	57 Other Acreage Type	1507	39	2.59%
	65 Topo Problems I	51		
	66 Topo Problems II	10		
	81 Tidelands	5		
	Contiguous - less than 1 acre	161		
	A2 Sewer Avg Older Mixed NH	15		
	A3 Sewer Avg Homogeneous NH	3		
	AG AG-10 FHZ	65		
	B1 Septic Fair NH	100	5	5.00%
	B2 Septic Average Mixed NH	1461	58	3.97%
	B3 Septic - Access DNA Devlpm	29	1	3.45%
	B4 Septic Average NH	1513	51	3.37%
	B5 Septic UGA	39		
	B6 Septic Good Homogenous NH	269	22	8.18%
	C Contiguous	5		
	C2 SFR Condo Det Avg NH -141	249	20	8.03%
	C5 Condo Cmnwall@Gar UC 142	45	6	13.33%

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	C9 Exception Condo Plat	4		
	CA Common Areas	22		
	FL Lake Front	33	2	6.06%
	LF Land detail not used	23		
	LL Land Type Not Defined	2		
	R1 Recreational Lot	43		
	SC SrCit Residual Contiguous	17		
	U1 Waterfront I	2		
	U2 Waterfront II	74	2	2.70%
	U3 Waterfront III	52		
	U4 Waterfront IV	47	1	2.13%
	U5 Waterfront V	95	2	2.11%
	U6 Waterfront VI	105	1	0.95%
	U7 Waterfront VII	123	2	1.63%
	U8 Waterfront VIII	347	3	0.86%
	UD Undevelopable Land	271		
	W1 Wtrfrt/View Type I	5		
	W2 Wtrfrt/View Type II	36	1	2.78%
	W3 Wtrfrt/View Type III	74	2	2.70%
	W4 Wtrfrt/View Type IV	10		
	W5 Wtrfrt/View Type V	43		
	<b>Grand Total</b>	<b>7892</b>	<b>249</b>	<b>3.2%</b>

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	2176	101	4.64%
	12 - 1 Story Basement	536	15	2.80%
	14 - 1 1/2 Story	232	6	2.59%
	15 - 1 1/2 Story Basement	91	1	1.10%
	17 - 2 Story	1068	43	4.03%
	18 - 2 Story Basement	202		
	20 - 2+ Story	11		
	21 - 2+ Story Basement	3		
	23 - Split Entry	266	9	3.38%
	24 - Tri Level	148	7	4.73%
	71 - DW Manufactured Home	953	40	4.20%
	72 - DWB Manufactured Home	5		
	74 - SW Manufactured Home	287	10	3.48%
	77 - TW Manufactured Home	31	1	3.23%
	96 - Geodesic Dome	4		
	N/A	1879	16	0.85%
	<b>Grand Total</b>	<b>7892</b>	<b>249</b>	<b>3.2%</b>

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

## Snohomish County Assessor's Office

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### Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	15 Sub Standard	34		
	25 Low	161	2	1.24%
	35 Fair	563	16	2.84%
	41 Average Minus	206	16	7.77%
	45 Average	3033	122	4.02%
	49 Average Plus	957	23	2.40%
	55 Good	929	51	5.49%
	65 Very Good	124	3	2.42%
	75 Excellent	6		
	N/A	1879	16	0.85%
	<b>Grand Total</b>	<b>7892</b>	<b>249</b>	<b>3.2%</b>

N/A: Land Only Accounts Or Miscellaneous Structures (Barns, Sheds, etc).

## Snohomish County Assessor's Office

### Mass Appraisal Report

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### Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1899 & older	12		
	1900 - 1909	39	2	5.13%
	1910 - 1919	73	2	2.74%
	1920 - 1929	148	2	1.35%
	1930 - 1939	158	5	3.16%
	1940 - 1949	171	2	1.17%
	1950 - 1959	222	7	3.15%
	1960 - 1969	498	9	1.81%
	1970 - 1979	841	27	3.21%
	1980 - 1989	1001	42	4.20%
	1990 - 1999	2078	78	3.75%
	2000 to the present	772	57	7.38%
	N/A	1879	16	0.85%
	<b>Grand Total</b>	<b>7892</b>	<b>249</b>	<b>3.2%</b>

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	1880	16	0.85%
	1 - 499	94	1	1.06%
	500 - 749	202	6	2.97%
	750 - 999	523	26	4.97%
	1000 - 1249	725	29	4.00%
	1250 - 1499	884	47	5.32%
	1500 - 1749	945	29	3.07%
	1750 - 1999	799	24	3.00%
	2000 - 2249	533	15	2.81%
	2250 - 2499	365	16	4.38%
	2500 - 2749	309	11	3.56%
	2750 - 2999	205	9	4.39%
	3000 - 3249	126	6	4.76%
	3250 - 3499	106	4	3.77%
	3500 - 3749	65	2	3.08%
	3750 - 3999	47	5	10.64%
	4000 - 4249	16		
	4250 - 4499	17		
	4500 - 4749	13	2	15.38%
	4750 - 4999	13	1	7.69%
	5000 - Over	25		
	<b>Grand Total</b>	<b>7892</b>	<b>249</b>	<b>3.2%</b>

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**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	82,128,200	80,887,700
Total Sales Price	90,157,305	90,157,305
Average Assessed Value	329,832	324,850
Average Sales Price	362,078	362,078
Number in Sample	249	249
Median Ratio	0.9328	0.9085
Mean (Average) Ratio	0.9269	0.9159
Weighted Mean (S.W.A.) Ratio	0.9109	0.8972
Regression Index (P.R.D.)	1.0176	1.0208
Coefficient of Dispersion (C.O.D.)	0.1110	0.0889

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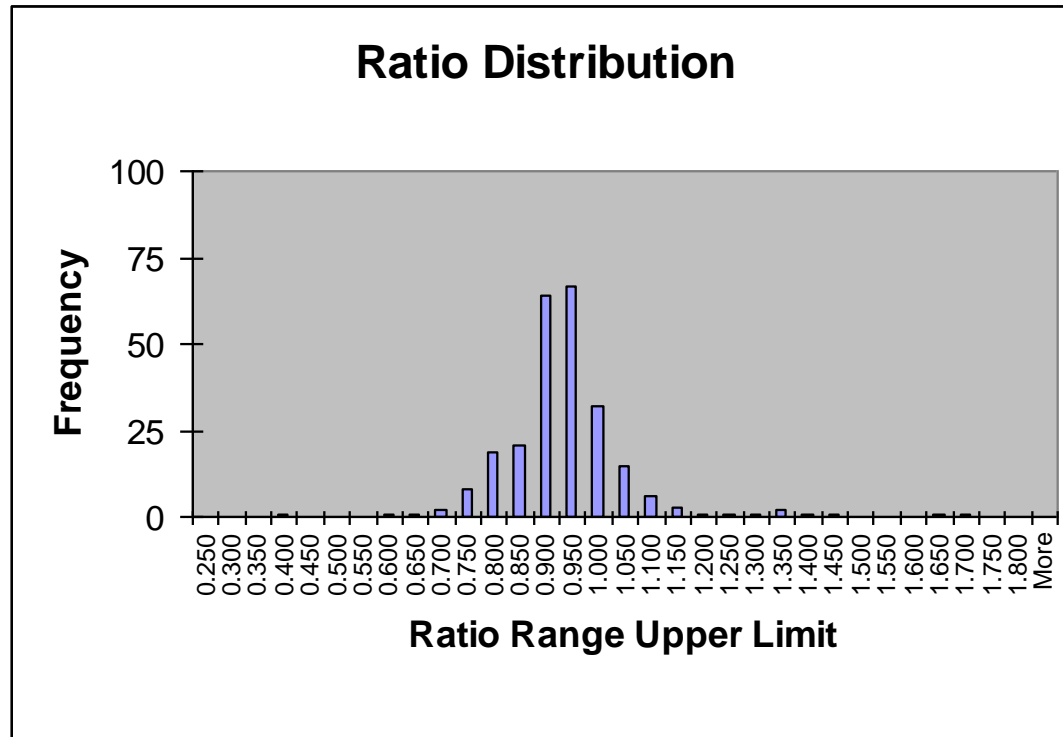


**Performance Analysis**

**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**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	62,889,100	61,159,200
Total Sales Price	68,016,980	68,016,980
Average Assessed Value	408,371	397,138
Average Sales Price	441,669	441,669
Number in Sample	154	154
Median Ratio	0.9389	0.9067
Mean (Average) Ratio	0.9297	0.9047
Weighted Mean (S.W.A.) Ratio	0.9246	0.8992
Regression Index (P.R.D.)	1.0055	1.0062
Coefficient of Dispersion	0.0780	0.0637

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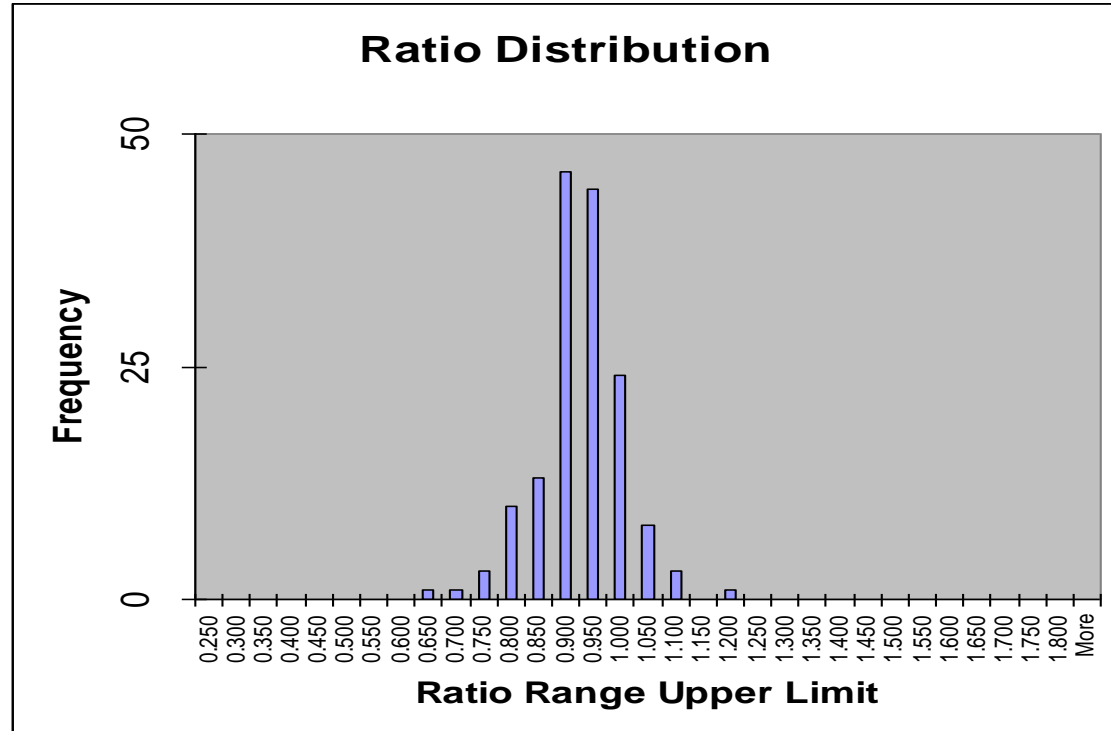


**Performance Analysis**

**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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Mass Appraisal Report

Residential Neighborhood:2207000 - 2207906

Appraisal Date: January 1, 2008



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
00384600001100	111	B4	1990	11	45	1,682.00	350,900.00	11/9/2007	I	375,000.00	0.94
00394400204300	118	B2	1994	71	65	1,880.00	220,700.00	8/29/2007	I	239,000.00	0.92
00394400401900	111	B2	2004	23	45	1,838.00	271,700.00	6/8/2007	I	309,950.00	0.88
00394400507801	111	B2	2006	17	55	2,948.00	477,200.00	8/9/2007	I	640,000.00	0.75
00394401002800	112	W3	1923	11	35	918.00	426,300.00	6/7/2007	I	558,000.00	0.76
00394401008300	111	W3	1929	12	35	947.00	412,100.00	6/25/2007	I	489,000.00	0.84
00394401201000	111	B2	1915	14	45	1,338.00	297,000.00	7/23/2007	I	364,900.00	0.81
00394401201700	111	B2	1910	12	35	1,167.00	238,700.00	6/22/2007	I	300,000.00	0.80
00394401901500	118	B2	2001	71	55	960.00	194,200.00	4/20/2007	I	190,000.00	1.02
00394401904300	910	B2					49,000.00	12/12/2007	V	30,500.00	1.61
00394402002100	111	B4	1977	17	45	2,425.00	353,400.00	4/12/2007	I	349,500.00	1.01
00394402300901	111	B4	2006	11	55	2,964.00	565,400.00	3/14/2007	I	599,950.00	0.94
00394402301001	111	B4	2007	17	55	3,057.00	512,400.00	3/23/2007	I	599,950.00	0.85
00394403501600	910	54					30,300.00	3/21/2007	V	21,000.00	1.44
00394403708100	111	B2	1956	11	45	829.00	203,500.00	10/15/2007	I	237,250.00	0.86
00394403800100	111	B2	2006	11	45	1,493.00	287,200.00	6/5/2007	I	325,000.00	0.88
00394403903000	111	B2	1982	11	45	920.00	212,800.00	4/25/2007	I	230,000.00	0.93
00394404301001	117	N/A	1979	71	45	1,344.00	41,500.00	4/30/2007	I	25,000.00	1.66
00394404303000	118	B2	1996	71	55	2,286.00	239,600.00	9/12/2007	I	235,000.00	1.02
00394404303300	111	B2	2003	23	45	2,164.00	283,300.00	1/24/2007	I	350,000.00	0.81
00394404501000	111	B2	2003	11	45	1,464.00	303,400.00	1/26/2007	I	329,500.00	0.92
00394404505600	111	B2	2003	23	45	2,220.00	323,900.00	12/14/2007	I	328,750.00	0.99
00394404506600	111	B2	2004	11	45	1,989.00	351,700.00	2/13/2007	I	395,000.00	0.89

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**Qualified Sales**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
00394405101201	111	B2	1999	11	45	1,800.00	361,300.00	12/19/2007	I	376,000.00	0.96
00394405101400	111	B4	2005	23	45	1,960.00	349,200.00	10/3/2007	I	389,000.00	0.90
00394405201401	118	57	1973	71	35	960.00	196,700.00	12/27/2007	I	175,000.00	1.12
00394406000401	118	57	1980	71	45	1,772.00	229,600.00	9/26/2007	I	285,000.00	0.81
00394406101200	111	B4	1993	11	45	576.00	284,200.00	9/20/2007	I	307,500.00	0.92
00394406201301	111	B4	1986	17	45	2,214.00	357,900.00	3/28/2007	I	330,000.00	1.08
00394406400100	111	B2	1998	23	45	1,481.00	288,000.00	8/27/2007	I	299,950.00	0.96
00394406400701	111	B2	1983	11	45	1,748.00	273,500.00	2/20/2007	I	294,950.00	0.93
00394406600700	118	B4	2003	77	55	2,640.00	286,500.00	7/10/2007	I	315,000.00	0.91
00394406601600	118	57	1974	74	35	812.00	201,200.00	1/8/2007	I	155,000.00	1.30
00394406700800	111	57	1983	24	45	1,764.00	387,400.00	5/1/2007	I	370,000.00	1.05
00394406900400	111	57	1989	11	41	1,568.00	371,400.00	6/22/2007	I	407,000.00	0.91
00394509000901	111	B4	2000	17	45	2,016.00	411,200.00	8/23/2007	I	429,950.00	0.96
00394509400200	111	B4	1999	11	55	2,936.00	680,500.00	4/11/2007	I	730,000.00	0.93
00394509500100	111	B4	1993	11	55	2,174.00	494,800.00	6/1/2007	I	532,000.00	0.93
00394510000600	111	B4	1993	17	45	2,251.00	440,600.00	4/23/2007	I	492,500.00	0.89
00394510300400	111	B4	1993	17	45	2,684.00	451,600.00	3/2/2007	I	480,000.00	0.94
00406300003600	111	B2	1994	11	45	1,187.00	250,900.00	8/24/2007	I	297,500.00	0.84
00409000002100	111	B2	1985	11	45	1,230.00	257,300.00	4/24/2007	I	310,000.00	0.83
00428500000500	111	B2	1978	11	45	1,856.00	292,000.00	4/10/2007	I	310,000.00	0.94
00429000000900	111	B2	1994	11	45	1,451.00	269,500.00	3/27/2007	I	287,500.00	0.94
00429000001000	111	B2	1994	11	45	1,451.00	271,600.00	1/5/2007	I	259,950.00	1.04
00455300000400	111	U7	1989	11	49	1,984.00	634,800.00	1/30/2007	I	714,000.00	0.89

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<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
00464300000200	118	B2	1981	71	55	1,736.00	277,300.00	6/19/2007	I	279,950.00	0.99
00464600000400	111	57	1984	11	45	1,534.00	349,500.00	5/8/2007	I	399,000.00	0.88
004646000002500	118	57	1979	71	45	1,728.00	260,700.00	8/20/2007	I	275,000.00	0.95
00480700000304	111	U8	1966	12	49	3,200.00	773,100.00	4/16/2007	I	850,000.00	0.91
00485300000600	910	B2					123,000.00	10/18/2007	V	135,000.00	0.91
004896000006500	111	B1	1935	11	25	628.00	139,200.00	11/7/2007	I	155,000.00	0.90
00489800000103	111	B2	1993	11	45	1,420.00	307,500.00	2/13/2007	I	325,000.00	0.95
00490600000601	111	B2	1952	11	45	1,484.00	267,000.00	10/2/2007	I	284,950.00	0.94
00490700000200	910	B2					145,000.00	3/16/2007	V	195,000.00	0.74
004910000002000	111	U5	1979	12	45	1,960.00	429,500.00	2/14/2007	I	455,000.00	0.94
00492400202100	111	U7	1998	12	41	2,132.00	605,900.00	7/10/2007	I	625,000.00	0.97
004928000002600	118	B1	2000	71	55	1,283.00	206,200.00	4/26/2007	I	227,500.00	0.91
004928000003200	111	B1	1981	14	45	2,148.00	336,500.00	8/22/2007	I	385,000.00	0.87
00494600100408	111	B4	1993	11	45	1,453.00	468,800.00	3/26/2007	I	730,000.00	0.64
00494600200106	111	B4	1979	11	45	2,088.00	399,800.00	3/12/2007	I	412,000.00	0.97
00494600301002	111	57	2007	14	49	3,237.00	646,600.00	2/26/2007	I	689,900.00	0.94
00494600301007	111	57	2006	11	49	2,495.00	475,800.00	4/4/2007	I	548,000.00	0.87
00494600301009	111	57	2007	17	55	2,971.00	560,800.00	2/13/2007	I	595,000.00	0.94
00498800102000	111	B2	1964	11	35	800.00	209,400.00	8/28/2007	I	278,000.00	0.75
00498800102100	111	B2	1967	11	35	560.00	193,500.00	5/7/2007	I	270,000.00	0.72
00498800102800	111	B2	2000	23	49	1,736.00	297,700.00	4/5/2007	I	310,000.00	0.96
00498800200200	111	B2	1984	23	45	1,797.00	269,300.00	1/23/2007	I	289,500.00	0.93
00498800300700	111	B2	1984	11	45	1,204.00	248,900.00	6/13/2007	I	280,000.00	0.89

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<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
00498800302000	111	B2	1967	11	45	1,924.00	295,500.00	8/13/2007	I	336,000.00	0.88
00499100101000	111	U2	1957	11	45	1,150.00	318,000.00	6/15/2007	I	331,000.00	0.96
00499100107400	111	U2	1992	11	35	792.00	283,400.00	5/16/2007	I	292,000.00	0.97
00499100200100	118	B4	1983	71	55	1,152.00	227,900.00	4/9/2007	I	224,000.00	1.02
00499100200200	118	B4	1992	71	55	1,340.00	291,700.00	4/12/2007	I	339,000.00	0.86
00499100200801	111	B4	1979	11	45	2,172.00	388,900.00	5/24/2007	I	440,000.00	0.88
00499100201500	111	B4	1999	17	49	2,146.00	410,800.00	12/14/2007	I	516,000.00	0.80
00532900003100	111	U4	1949	11	25	420.00	203,500.00	2/8/2007	I	217,950.00	0.93
00533600001700	111	B2	1976	11	45	1,452.00	266,900.00	1/25/2007	I	299,950.00	0.89
00537400001600	111	B2	1956	17	45	2,976.00	386,100.00	3/2/2007	I	440,000.00	0.88
00537400002700	111	B2	1997	17	45	920.00	220,000.00	8/3/2007	I	257,000.00	0.86
00546900005201	118	B4	1999	71	55	1,404.00	313,800.00	6/29/2007	I	308,000.00	1.02
00563100000608	111	U6	1930	11	45	1,624.00	465,800.00	6/22/2007	I	600,000.00	0.78
00579100001505	118	57	1980	71	45	1,296.00	219,100.00	2/18/2007	I	245,000.00	0.89
00579100003901	111	57	1964	11	49	2,681.00	508,000.00	6/7/2007	I	589,000.00	0.86
00579100004601	111	57	1980	12	49	2,766.00	502,000.00	4/19/2007	I	609,995.00	0.82
00585200006001	118	57	1990	71	45	1,620.00	247,200.00	9/18/2007	I	272,000.00	0.91
00585200006301	111	57	1984	11	45	952.00	326,300.00	7/13/2007	I	390,000.00	0.84
00592500000100	111	U5	1959	11	45	958.00	337,100.00	3/15/2007	I	315,000.00	1.07
00607300000401	118	B4	1986	71	55	1,218.00	244,800.00	10/31/2007	I	273,950.00	0.89
00609000003100	111	B2	1982	11	45	1,398.00	230,600.00	4/27/2007	I	223,100.00	1.03
00609100002000	111	W2	1935	11	45	1,502.00	410,800.00	5/24/2007	I	560,000.00	0.73
00609700001600	111	B2	1968	11	45	1,320.00	247,300.00	12/28/2007	I	282,130.00	0.88



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00609700005000	111	B2	1969	11	45	1,320.00	235,000.00	9/17/2007	I	235,000.00	1.00
00621500000900	111	B1	1971	11	45	1,296.00	208,300.00	8/8/2007	I	259,000.00	0.80
006307000003000	111	B2	1997	17	45	1,378.00	266,600.00	3/23/2007	I	290,950.00	0.92
006443000002200	111	B2	1987	24	45	2,016.00	323,500.00	4/23/2007	I	370,000.00	0.87
00659800000600	111	B2	1990	17	55	2,443.00	417,900.00	9/25/2007	I	420,000.00	1.00
00659800000700	118	B2	1986	74	45	858.00	186,400.00	9/26/2007	I	212,000.00	0.88
00717400000700	111	B4	1984	17	49	2,504.00	427,600.00	4/26/2007	I	475,000.00	0.90
00721200000200	111	B4	1999	11	49	1,930.00	412,400.00	11/19/2007	I	441,000.00	0.94
00745700000300	118	46	1987	71	55	1,296.00	198,300.00	5/22/2007	I	255,000.00	0.78
00774100001900	111	FL	1991	17	49	2,706.00	458,900.00	5/23/2007	I	530,000.00	0.87
00774100002900	111	FL	1992	11	49	2,029.00	437,200.00	10/3/2007	I	535,000.00	0.82
00778800000100	910	57					216,100.00	5/8/2007	V	225,000.00	0.96
00795500001400	111	B2	1992	24	45	1,642.00	303,300.00	5/8/2007	I	340,000.00	0.89
00795500001700	111	B2	1992	11	45	1,436.00	285,300.00	4/20/2007	I	307,000.00	0.93
00795500003800	111	B2	1992	11	45	1,439.00	283,500.00	8/9/2007	I	307,950.00	0.92
00795500006700	111	B2	1992	24	45	1,448.00	287,800.00	4/19/2007	I	329,900.00	0.87
00795500007100	111	B2	1992	24	45	1,448.00	306,600.00	6/12/2007	I	379,950.00	0.81
00796600000200	141	C2	1993	11	45	1,009.00	228,800.00	7/23/2007	I	250,000.00	0.92
00796600000400	141	C2	1993	17	45	1,732.00	264,500.00	6/21/2007	I	282,500.00	0.94
00796600000600	141	C2	1993	17	45	1,362.00	235,600.00	5/9/2007	I	253,000.00	0.93
00796600000700	141	C2	1993	17	45	1,585.00	251,700.00	6/27/2007	I	274,950.00	0.92
00796600001900	141	C2	1993	11	45	1,009.00	226,300.00	5/10/2007	I	241,950.00	0.94
00796600002500	141	C2	1993	17	45	1,732.00	256,500.00	7/11/2007	I	290,000.00	0.88

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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
00796600003900	141	C2	1993	17	45	1,362.00	236,200.00	2/23/2007	I	260,000.00	0.91
00796600007900	141	C2	1994	17	45	1,362.00	230,700.00	4/5/2007	I	215,000.00	1.07
00796600008200	141	C2	1994	11	45	1,160.00	230,800.00	4/23/2007	I	260,000.00	0.89
00796600009000	141	C2	1994	17	45	1,512.00	241,500.00	10/19/2007	I	269,000.00	0.90
00796600009100	141	C2	1994	11	45	1,160.00	230,900.00	8/29/2007	I	265,000.00	0.87
00796600011700	141	C2	1994	11	45	1,132.00	228,300.00	5/1/2007	I	244,050.00	0.94
00796600015200	141	C2	1996	11	41	806.00	201,400.00	8/30/2007	I	227,000.00	0.89
00796600016600	141	C2	1997	11	41	922.00	208,100.00	10/23/2007	I	224,000.00	0.93
00796600017700	141	C2	1997	11	41	1,005.00	216,200.00	11/2/2007	I	219,000.00	0.99
00796600017900	141	C2	1997	11	41	1,005.00	210,200.00	9/7/2007	I	242,500.00	0.87
00796600018500	141	C2	1997	23	45	1,352.00	218,100.00	8/26/2007	I	259,750.00	0.84
00796600021400	141	C2	1996	23	45	1,588.00	231,600.00	2/1/2007	I	226,950.00	1.02
00796600022700	141	C2	1997	17	41	1,008.00	203,700.00	5/24/2007	I	250,000.00	0.81
00796600023600	141	C2	1997	17	41	1,008.00	203,200.00	4/12/2007	I	239,950.00	0.85
00836500005700	111	B6	1999	11	55	2,299.00	517,700.00	8/24/2007	I	578,000.00	0.90
00836500006600	111	B6	1996	11	55	1,877.00	468,900.00	9/14/2007	I	504,000.00	0.93
00858700001000	111	B2	1997	11	49	1,801.00	350,500.00	10/26/2007	I	332,000.00	1.06
00860500002500	111	B6	1999	17	49	2,402.00	440,400.00	10/8/2007	I	512,000.00	0.86
00867600001700	111	B4	1998	11	45	1,469.00	315,800.00	3/30/2007	I	335,000.00	0.94
00867600001900	111	B4	1998	11	45	1,608.00	320,900.00	5/3/2007	I	333,000.00	0.96
00867600002200	111	B4	1998	24	45	1,620.00	315,500.00	4/20/2007	I	334,950.00	0.94
00867600003500	111	B4	1998	11	45	1,409.00	299,300.00	2/21/2007	I	325,000.00	0.92
00867600004400	111	B4	1998	11	45	1,608.00	320,900.00	7/23/2007	I	345,000.00	0.93

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00867600004700	111	B4	1998	11	45	1,469.00	307,400.00	11/29/2007	I	293,000.00	1.05
00875600000500	118	57	1996	71	55	1,782.00	263,700.00	2/1/2007	I	236,500.00	1.12
00930100000104	142	C5	2005	11	41	1,105.00	230,100.00	11/28/2007	I	226,000.00	1.02
00930100000202	142	C5	2002	11	41	1,044.00	228,400.00	10/31/2007	I	245,000.00	0.93
00930100000303	142	C5	2005	11	41	1,105.00	230,100.00	7/11/2007	I	253,450.00	0.91
00930100000603	142	C5	2005	11	41	1,105.00	230,100.00	5/25/2007	I	255,000.00	0.90
00930100000702	142	C5	2002	11	41	952.00	221,100.00	7/9/2007	I	235,000.00	0.94
00930100001102	142	C5	2002	11	41	1,044.00	228,400.00	3/30/2007	I	267,500.00	0.85
01010100000900	111	B4	2005	11	45	1,713.00	362,500.00	3/2/2007	I	399,000.00	0.91
01010100002600	111	B4	2004	11	49	1,888.00	416,100.00	3/20/2007	I	465,000.00	0.89
01010100004500	111	B4	2007	11	49	1,993.00	416,000.00	6/13/2007	I	449,950.00	0.92
01010100004800	111	B4	2004	14	49	2,293.00	492,600.00	8/16/2007	I	531,511.00	0.93
01023700001300	111	B6	2006	11	55	2,413.00	504,100.00	1/16/2007	I	514,900.00	0.98
01044000000100	111	B6	2007	11	55	2,413.00	540,000.00	4/2/2007	I	549,990.00	0.98
01044000000200	111	B6	2006	11	55	2,413.00	537,300.00	3/22/2007	I	599,990.00	0.90
01044000000500	111	B6	2007	11	55	2,413.00	540,000.00	5/1/2007	I	572,427.00	0.94
01044000000600	111	B6	2007	17	55	4,597.00	647,500.00	7/3/2007	I	668,777.00	0.97
01044000000700	111	B6	2007	17	55	3,989.00	584,200.00	9/14/2007	I	577,990.00	1.01
01044000000800	111	B6	2006	17	55	3,108.00	523,000.00	3/29/2007	I	589,950.00	0.89
01044000000900	111	B6	2007	11	55	2,413.00	540,000.00	6/19/2007	I	549,777.00	0.98
01044000001000	111	B6	2006	17	55	3,989.00	581,600.00	4/25/2007	I	619,500.00	0.94
01044100000100	111	B6	2007	17	55	3,112.00	524,200.00	6/4/2007	I	589,437.00	0.89
01044100000600	111	B6	2007	11	55	2,413.00	541,400.00	9/24/2007	I	550,000.00	0.98

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01044100000900	111	B6	2007	17	55	3,989.00	584,500.00	5/1/2007	I	650,000.00	0.90
01045900000100	910	B6					190,000.00	6/27/2007	V	222,500.00	0.85
01045900000200	111	B6	2007	11	55	2,706.00	551,900.00	6/13/2007	I	619,600.00	0.89
01045900000300	111	B6	2007	17	55	3,296.00	574,800.00	8/21/2007	I	638,396.00	0.90
01045900000400	111	B6	2007	17	55	3,256.00	587,500.00	4/1/2007	I	653,700.00	0.90
01045900000500	111	B6	2007	11	55	2,706.00	552,100.00	8/22/2007	I	600,690.00	0.92
01045900000600	111	B6	2007	17	55	3,256.00	584,200.00	4/27/2007	I	641,650.00	0.91
01055600000800	910	B4					160,000.00	9/19/2007	V	171,527.00	0.93
01055600000900	111	B4	2007	17	55	3,674.00	599,800.00	9/11/2007	I	700,000.00	0.86
31031300102000	910	B4					204,900.00	3/22/2007	V	210,000.00	0.98
31040200400800	111	B2	1901	11	45	767.00	163,500.00	6/5/2007	I	215,000.00	0.76
31040200403200	111	B2	1941	15	45	2,552.00	278,500.00	9/24/2007	I	265,900.00	1.05
31040400200600	111	B6	1997	12	49	4,600.00	688,400.00	8/28/2007	I	765,000.00	0.90
31040400300700	111	B4	1995	17	49	2,670.00	428,600.00	2/1/2007	I	515,000.00	0.83
31040700402300	112	46	1937	14	35	846.00	301,700.00	4/4/2007	I	249,500.00	1.21
31040700403100	111	B2	2007	11	49	1,790.00	366,200.00	9/10/2007	I	424,950.00	0.86
31040800100500	111	46	1968	11	35	720.00	173,000.00	10/29/2007	I	195,900.00	0.88
31040800300300	910	B3					230,300.00	4/2/2007	V	385,000.00	0.60
31040900101000	111	57	1973	12	45	2,998.00	510,100.00	6/18/2007	I	600,000.00	0.85
31040900101500	111	57	2007	12	49	2,598.00	575,300.00	3/2/2007	I	675,000.00	0.85
31040900301100	118	57	1980	71	45	1,440.00	194,500.00	8/10/2007	I	205,000.00	0.95
31040900400500	910	57					1,766,400.00	6/22/2007	V	2,000,000.00	0.88
31041000300300	111	57	1970	11	45	2,138.00	447,000.00	3/27/2007	I	499,950.00	0.89

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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
31041000300500	111	57	1969	11	45	1,236.00	309,200.00	7/3/2007	I	352,000.00	0.88
31041000301200	910	57					364,100.00	6/20/2007	V	371,450.00	0.98
31041100201100	910	57					332,100.00	7/26/2007	V	435,000.00	0.76
31041200201100	111	57	2007	11	55	2,609.00	582,000.00	4/4/2007	I	639,950.00	0.91
31041300201500	111	57	1991	24	45	1,842.00	424,700.00	4/28/2007	I	485,000.00	0.88
31041400100100	910	57					1,200,000.00	3/15/2007	V	1,700,000.00	0.71
31041400200300	118	57	1988	71	45	1,152.00	236,300.00	10/11/2007	I	279,950.00	0.84
31041400201700	111	57	1994	11	45	1,464.00	453,900.00	6/11/2007	I	473,900.00	0.96
31041400400400	111	57	1979	17	45	2,860.00	455,200.00	12/3/2007	I	390,000.00	1.17
31041400400600	910	57					215,000.00	10/26/2007	V	225,000.00	0.96
31041400400700	111	57	1992	17	45	3,985.00	487,100.00	7/31/2007	I	575,000.00	0.85
31041500200600	111	57	1978	12	45	4,870.00	625,000.00	3/26/2007	I	695,000.00	0.90
31042100303000	118	B4	1983	71	45	1,248.00	241,000.00	10/12/2007	I	315,000.00	0.77
31042100400700	910	B4					337,500.00	12/17/2007	V	350,000.00	0.96
31042200203100	111	B4	2007	17	55	3,989.00	650,200.00	12/21/2007	I	664,500.00	0.98
31042200301400	111	B4	1975	12	45	1,146.00	376,200.00	8/30/2007	I	386,000.00	0.97
31042200303800	111	B2	1995	12	45	3,428.00	389,000.00	3/16/2007	I	395,000.00	0.98
31042200305500	111	B2	1981	12	45	2,340.00	299,800.00	6/19/2007	I	290,000.00	1.03
31042300100700	118	57	1977	71	45	1,440.00	228,700.00	9/12/2007	I	290,000.00	0.79
31042300402600	111	B4	2006	11	55	2,473.00	506,600.00	5/24/2007	I	634,770.00	0.80
31042300403000	118	B2	1982	71	45	1,144.00	181,100.00	6/25/2007	I	220,000.00	0.82
31042700103400	111	57	2006	12	55	3,642.00	611,600.00	3/22/2007	I	639,950.00	0.96
31042700301200	111	U8	1955	11	35	746.00	389,600.00	6/1/2007	I	515,000.00	0.76

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31042700301300	111	U8	1956	12	41	1,144.00	472,900.00	4/23/2007	I	610,000.00	0.78
31042700306200	111	B2	1992	11	45	1,466.00	281,600.00	11/8/2007	I	295,000.00	0.95
31043100201100	111	B4	2000	11	45	1,562.00	373,900.00	8/7/2007	I	395,000.00	0.95
31043100300500	111	B4	2003	17	55	2,979.00	556,400.00	2/26/2007	I	590,000.00	0.94
31043500201700	184	B4					228,200.00	4/17/2007	I	250,000.00	0.91
31043500402000	111	B1	1995	11	45	1,323.00	253,100.00	4/26/2007	I	285,000.00	0.89
31043500403000	111	B2	1999	17	49	2,100.00	343,800.00	6/5/2007	I	379,950.00	0.90
31043500404200	118	B4	1980	71	45	1,848.00	237,700.00	7/2/2007	I	255,000.00	0.93
31043500404800	111	B4	1991	11	45	1,554.00	362,600.00	9/11/2007	I	410,000.00	0.88
31043600101000	118	B4	1997	71	55	1,296.00	327,900.00	6/14/2007	I	336,950.00	0.97
31043600403000	111	B4	1985	11	45	1,808.00	381,700.00	2/6/2007	I	399,450.00	0.96
31050700200600	111	46	1905	17	45	1,354.00	174,200.00	6/21/2007	I	190,000.00	0.92
31051700304700	111	57	2003	11	49	2,062.00	428,000.00	5/18/2007	I	457,000.00	0.94
31051800202200	118	B4	1993	71	55	1,745.00	309,900.00	10/5/2007	I	353,000.00	0.88
31051800300800	111	57	1995	17	55	3,027.00	521,000.00	8/23/2007	I	659,950.00	0.79
31051800301900	111	46	1970	11	41	1,288.00	232,500.00	5/10/2007	I	287,000.00	0.81
31051900401500	111	46	1970	11	45	1,386.00	260,700.00	3/28/2007	I	299,900.00	0.87
31052000200800	111	57	1934	14	45	1,265.00	440,100.00	1/29/2007	I	650,000.00	0.68
31053100100600	111	B4	1988	11	45	1,746.00	437,400.00	7/30/2007	I	549,000.00	0.80
00960003002700	119	N/A	2004	74	45	840.00	19,000.00	11/14/2007	I	27,000.00	0.70
00960003003700	119	N/A	1977	74	35	840.00	7,900.00	9/10/2007	I	9,000.00	0.88
00960003004700	119	N/A	1977	71	45	1,440.00	26,000.00	6/4/2007	I	29,000.00	0.90
00960003004900	119	N/A	1977	71	45	1,584.00	20,400.00	10/5/2007	I	25,000.00	0.82

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<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
00960003005200	119	N/A	1978	71	45	960.00	19,900.00	3/22/2007	I	22,750.00	0.87
00960003005800	119	N/A	1976	74	35	1,008.00	9,200.00	1/31/2007	I	11,500.00	0.80
00960003006300	119	N/A	1974	74	35	840.00	12,300.00	6/27/2007	I	17,000.00	0.72
00960003010000	119	N/A	1979	74	35	924.00	12,100.00	3/30/2007	I	15,000.00	0.81
00960003011100	119	N/A	1989	74	45	924.00	18,800.00	8/24/2007	I	13,500.00	1.39
00960003013400	119	N/A	1986	71	55	1,296.00	36,100.00	6/26/2007	I	34,000.00	1.06
00960003013800	119	N/A	1987	71	55	972.00	31,100.00	7/20/2007	I	27,750.00	1.12
00960003014600	119	N/A	1999	71	55	1,512.00	45,500.00	12/3/2007	I	67,000.00	0.68
00960003014800	119	N/A	1989	71	55	1,568.00	50,600.00	11/20/2007	I	47,000.00	1.08
00960003016300	119	N/A	1986	71	65	1,728.00	52,100.00	4/30/2007	I	60,000.00	0.87
00960003801800	119	N/A	1990	74	45	924.00	16,100.00	7/18/2007	I	17,000.00	0.95
00960010700400	119	N/A	1985	74	45	728.00	12,700.00	11/7/2007	I	35,000.00	0.36
00960010700800	119	N/A	1971	71	35	1,152.00	27,300.00	11/14/2007	I	20,500.00	1.33
00960010702900	119	N/A	2003	71	65	1,404.00	77,700.00	8/15/2007	I	99,000.00	0.78
00960012900300	119	N/A	1980	71	45	1,440.00	45,300.00	12/13/2007	I	44,098.00	1.03
00960012901300	119	N/A	1980	71	45	1,848.00	60,800.00	6/7/2007	I	77,500.00	0.78
00960012901400	119	N/A	1984	71	45	1,456.00	53,600.00	8/29/2007	I	40,000.00	1.34
00960012902300	119	N/A	1980	71	45	1,782.00	60,000.00	1/31/2007	I	75,000.00	0.80
00960012903300	119	N/A	1980	71	55	1,536.00	67,400.00	10/31/2007	I	93,900.00	0.72