

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 2104000

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008

Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Last Physical Inspection: 2004 Assessment / 2005 Tax

Prior Appraisal Date: January 1, 2007

Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 2104000

Parcels Appraised: 2,773

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	434,641,100	458,857,500	24,216,400	5.6%
Improvements:	463,738,300	423,370,800	-40,367,500	-8.7%
Total:	898,379,400	882,228,300	-16,151,100	-1.8%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 86

	2007	2008	Change	% Change
Median Ratio:	0.9514	0.9204	-0.0310	-3.3%
Mean Ratio:	0.9725	0.9428	-0.0296	-3.0%
Weighted Mean:	0.9702	0.9324	-0.0377	-3.9%
PRD:	1.0024	1.0112	0.0088	0.9%
COD:	0.1181	0.0875	-0.0307	-26.0%

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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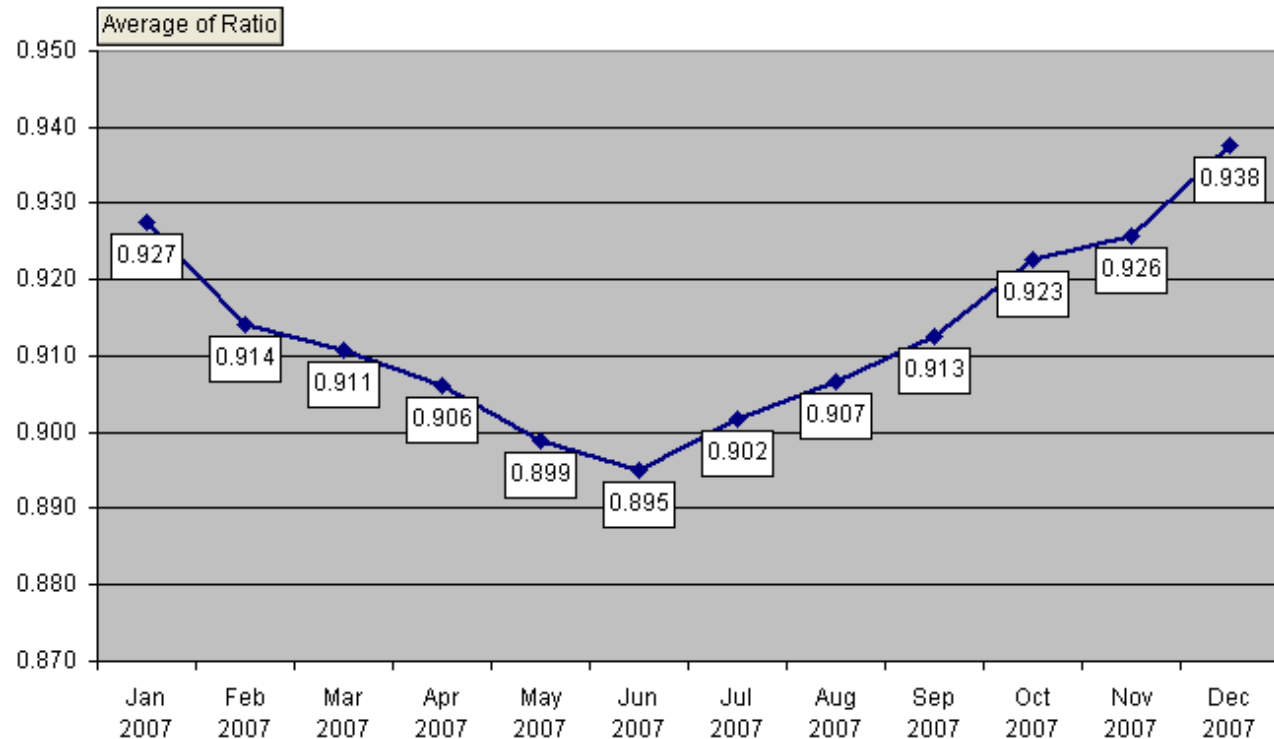
Summary

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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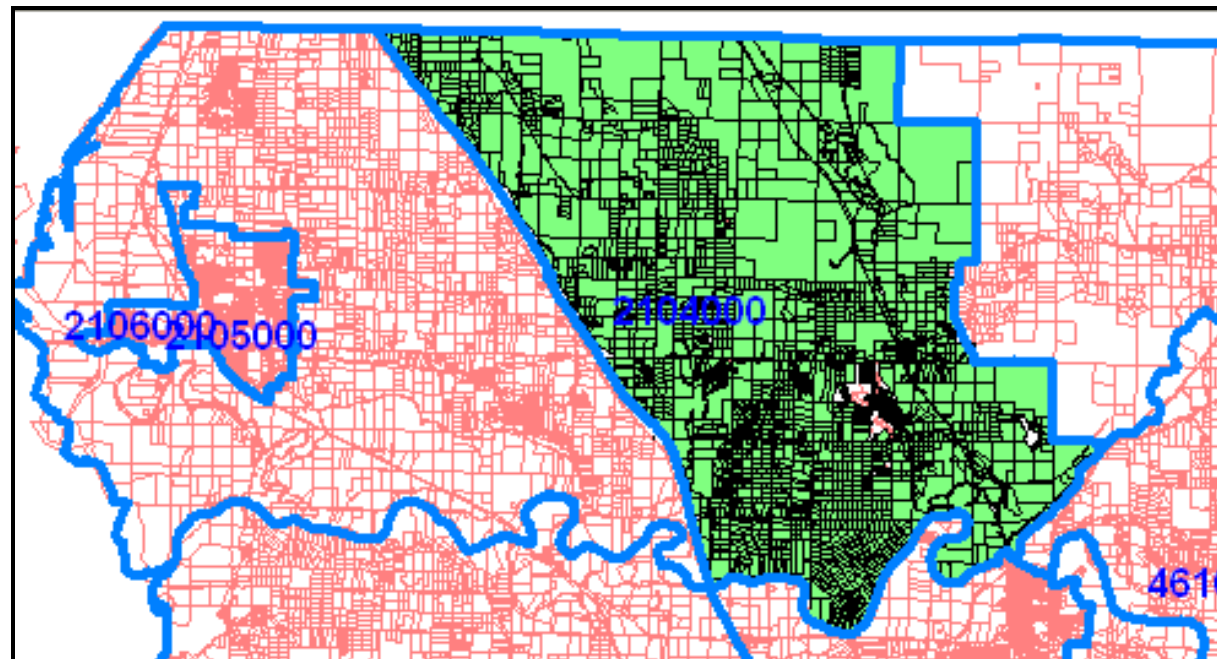


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2104000 (AKA BMA 2104000) 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

That area north of the Stillaguamish River to the county line and east of I-5 to the environs of SR 9.

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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	111	L:	33,480,900	35,661,900	2,181,000	6.5%
		B:	14,509,700	12,887,600	-1,622,100	-11.2%
		T:	47,990,600	48,549,500	558,900	1.2%
Industrial	1	L:	267,500	277,300	9,800	3.7%
		B:	4,600	4,600	0	0.0%
		T:	272,100	281,900	9,800	3.6%
Commercial	43	L:	2,440,900	2,573,400	132,500	5.4%
		B:	1,385,300	1,396,300	11,000	0.8%
		T:	3,826,200	3,969,700	143,500	3.8%
Residential	2,001	L:	327,386,000	341,865,200	14,479,200	4.4%
		B:	440,306,400	402,590,500	-37,715,900	-8.6%
		T:	767,692,400	744,455,700	-23,236,700	-3.0%
Multifamily	3	L:	494,000	502,800	8,800	1.8%
		B:	916,600	853,000	-63,600	-6.9%
		T:	1,410,600	1,355,800	-54,800	-3.9%
Forest	127	L:	6,547,200	7,100,800	553,600	8.5%
		B:	5,205,800	4,230,200	-975,600	-18.7%
		T:	11,753,000	11,331,000	-422,000	-3.6%
Other	487	L:	64,024,600	70,876,100	6,851,500	10.7%
		B:	1,409,900	1,408,600	-1,300	-0.1%
		T:	65,434,500	72,284,700	6,850,200	10.5%

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**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Totals	2,773	L:	434,641,100	458,857,500	24,216,400	5.6%
		B:	463,738,300	423,370,800	-40,367,500	-8.7%
		T:	898,379,400	882,228,300	-16,151,100	-1.8%

- 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
	110-Sr Cit Exemption Residual	34		
	111-Single Family Residence	1491	60	4.02%
	112-2 Single Family Residences	44		
	115-5+ Single Family Residence	1	1	100.0%
	117-Manufac Home (Leased Site)	73		
	118-Manufac Home (Owned Site)	284	8	2.8%
	122-Duplex	3		
	142-SFR Condominium CommonWall	2		
	183-Non Residential Structure	51	1	2.0%
	186-Septic System & Well	19		
	189-Other Residential	1		
	198-Vacation Cabins	1		
	249-Other Lumber & Wood Prod	1		
	451-Freeways	2		
	456-Local Access Streets	4		
	459-Other Highway NEC	1		
	479-Other Communications (NEC)	1		
	482-Gas Utility	1		
	485-Solid Waste disposal	1		
	541-Groceries	1		
	624-Funeral/Crematory Services	2		
	649-Other Repair Services	1		
	672-Protective Functions	2		
	691-Religious Activities	2		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	723-Public Assembly	1		
	745-Trails (Centennial, etal)	23		
	751-Resorts	1		
	818-Farms General	1		
	822-Animal Husbandry Services	1		
	830-Open Space Agriculture	91		
	842-Fishery Services	1		
	854-Mining & Quarrying	3		
	880-DF Timber Acres	95		
	881-DF Timber Acres	8		
	889-DF Timber Acres	15		
	910-Undeveloped Land	476	16	3.4%
	915-Common Areas	6		
	940-Open Space General	19		
	950-Open Space Timber	9		
	Grand Total	2,773	86	3.1%

The first 2 digits of the property class code conform to the 2 digit land use code standards published in the Washington state department of revenue ratio procedures manual, April 1997.

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	79	1	1.27%
	21 Designated Forest	33		
	22 Open Space Forest	3		
	23 Open Space General	9		
	24 Open Space Ag	13		
	25 Designated Forest	35		
	46 Spt/Well Site	87	6	6.90%
	54 No Perk	5		
	57 Other Acreage Type	1447	41	2.83%
	65 Topo Problems I	54		
	66 Topo Problems II	6		
	84 Pipeline Easement	3		
	86 Utility Easement (P/L)	1		
	Contiguous - less than 1 acre	11		
	AG AG-10 FHZ	28		
	B2 Septic Average Mixed NH	66	2	3.03%
	B3 Septic - Access DNA Development	35		
	B4 Septic Average NH	116	4	3.45%
	B6 Septic Good Homogenous NH	568	32	5.63%
	C Contiguous	1		
	CA Common Areas	19		
	LF Land detail not used	50		
	SC SrCit Residual Contiguous	20		
	UD Undevelopable Land	62		

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
W5 Wtrfrt/View Type V	22		
Grand Total	2,773	86	3.1%

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	694	25	3.60%
12 - 1 Story Basement	186	3	1.61%
14 - 1 1/2 Story	150	8	5.33%
15 - 1 1/2 Story Basement	56	1	1.79%
17 - 2 Story	354	20	5.65%
18 - 2 Story Basement	57	2	3.51%
20 - 2+ Story	2		
21 - 2+ Story Basement	2		
23 - Split Entry	53	1	1.89%
24 - Tri Level	35	1	2.86%
71 - DW Manufactured Home	250	7	2.80%
74 - SW Manufactured Home	78	1	1.28%
77 - TW Manufactured Home	15		
N/A	841	17	2.02%
Grand Total	2,773	86	3.1%

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

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Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	15 Sub Standard	3		
	25 Low	53	1	1.89%
	35 Fair	162		
	41 Average Minus	49	5	10.20%
	45 Average	893	29	3.25%
	49 Average Plus	473	24	5.07%
	55 Good	249	10	4.02%
	65 Very Good	44		
	75 Excellent	6		
	N/A	841	17	2.02%
	Grand Total	2,773	86	3.1%

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

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1899 & older	5		
	1900 - 1909	22		
	1910 - 1919	44		
	1920 - 1929	65	3	4.62%
	1930 - 1939	42		
	1940 - 1949	37	1	2.70%
	1950 - 1959	44	1	2.27%
	1960 - 1969	105	1	0.95%
	1970 - 1979	313	7	2.24%
	1980 - 1989	351	9	2.56%
	1990 - 1999	491	13	2.65%
	2000 to the present	413	34	8.23%
	N/A	841	17	2.02%
	Grand Total	2,773	86	3.1%

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

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	841	17	2.02%
	1 - 499	15		
	500 - 749	47		
	750 - 999	86	1	1.16%
	1000 - 1249	137	3	2.19%
	1250 - 1499	239	9	3.77%
	1500 - 1749	300	12	4.00%
	1750 - 1999	278	7	2.52%
	2000 - 2249	207	12	5.80%
	2250 - 2499	190	5	2.63%
	2500 - 2749	149	11	7.38%
	2750 - 2999	113	6	5.31%
	3000 - 3249	57	1	1.75%
	3250 - 3499	27	1	3.70%
	3500 - 3749	32	1	3.13%
	3750 - 3999	15		
	4000 - 4249	7		
	4250 - 4499	12		
	4500 - 4749	6		
	4750 - 4999	2		
	5000 - Over	13		
	Grand Total	2,773	86	3.1%

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

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Performance Analysis

Performance Analysis

All Sales

Item	2007	2008
Total Assessed Value	33,775,300	32,461,800
Total Sales Price	34,814,172	34,814,172
Average Assessed Value	392,736	377,463
Average Sales Price	404,816	404,816
Number in Sample	86	86
Median Ratio	0.9514	0.9204
Mean (Average) Ratio	0.9725	0.9428
Weighted Mean (S.W.A.) Ratio	0.9702	0.9324
Regression Index (P.R.D.)	1.0024	1.0112
Coefficient of Dispersion (C.O.D.)	0.1181	0.0875

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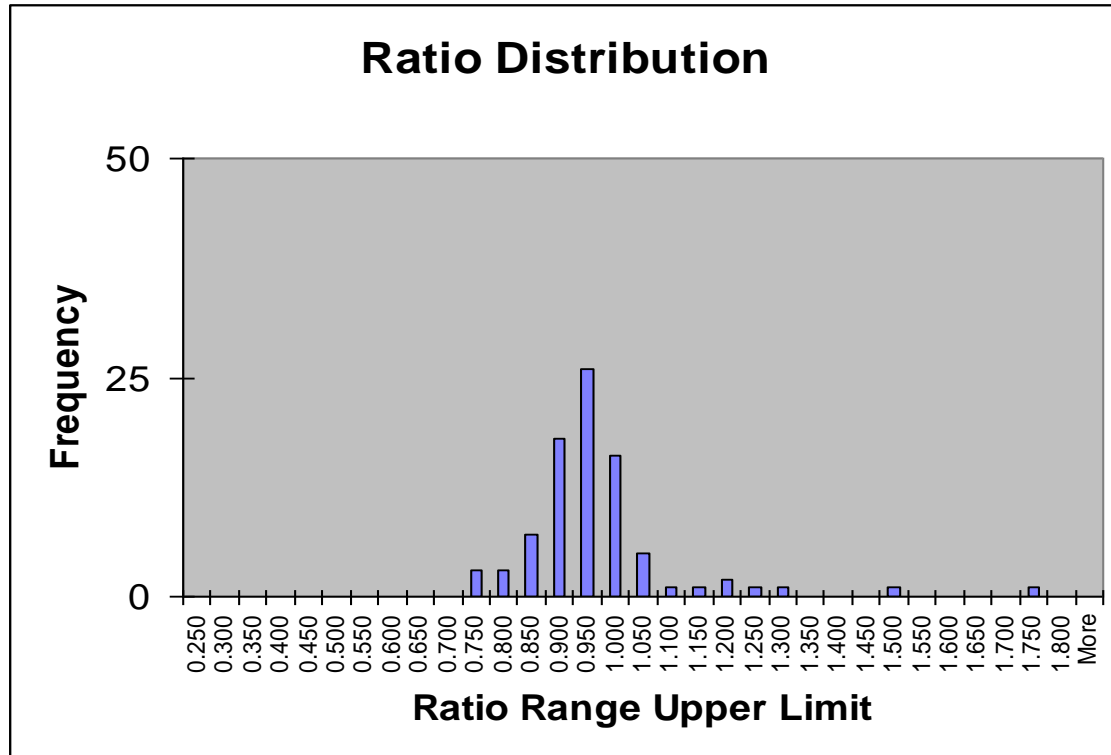


Performance Analysis

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	26,721,000	25,492,500
Total Sales Price	28,036,482	28,036,482
Average Assessed Value	445,350	424,875
Average Sales Price	467,275	467,275
Number in Sample	60	60
Median Ratio	0.9573	0.9108
Mean (Average) Ratio	0.9571	0.9147
Weighted Mean (S.W.A.) Ratio	0.9531	0.9093
Regression Index (P.R.D.)	1.0043	1.0059
Coefficient of Dispersion	0.0841	0.0592

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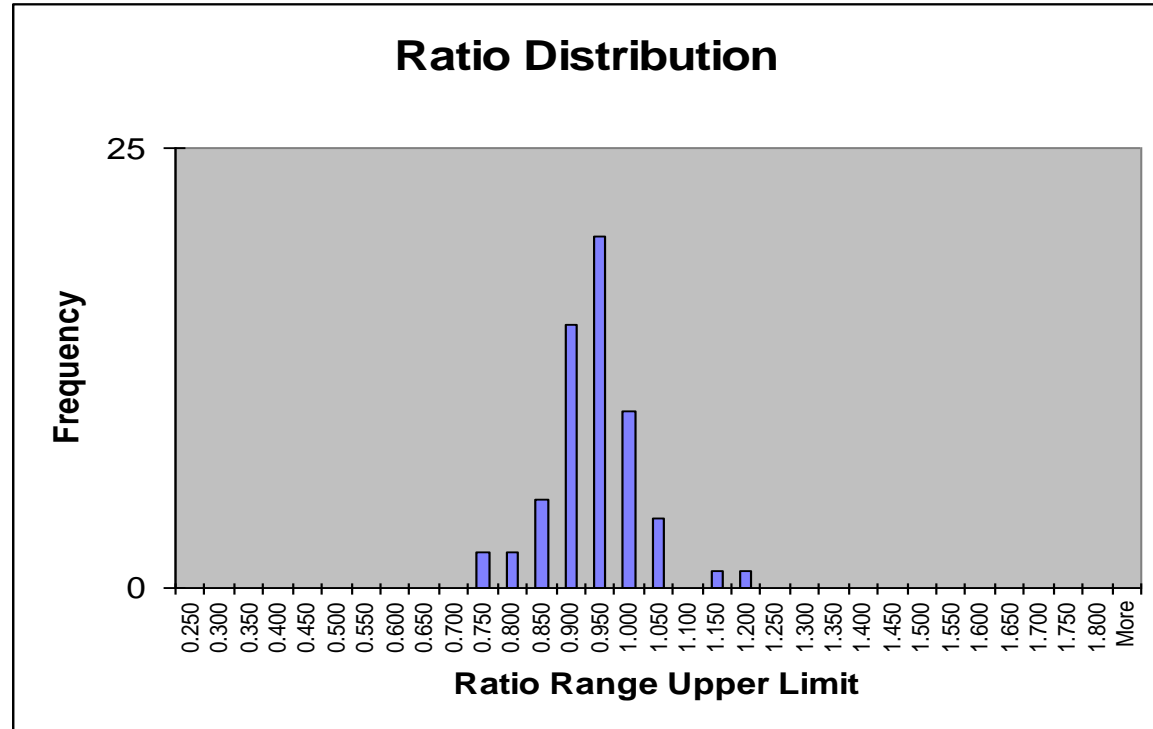


Performance Analysis

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
00543200000300	910	B2					112,000.00	11/27/2007	V	120,000.00	0.93
00847800000100	111	B4	1997	17	49	3,632.00	560,800.00	7/2/2007	I	611,000.00	0.92
00847800000600	111	B4	1997	17	49	2,590.00	453,500.00	9/17/2007	I	520,000.00	0.87
00860400000200	111	57	2000	23	45	2,533.00	425,800.00	8/28/2007	I	552,000.00	0.77
00910400000800	111	B6	2001	11	45	1,819.00	358,600.00	9/25/2007	I	390,000.00	0.92
00910400001000	111	B6	2001	17	49	1,736.00	359,300.00	6/18/2007	I	410,000.00	0.88
00910400002400	111	B6	2003	17	45	1,619.00	324,200.00	6/7/2007	I	396,500.00	0.82
00910400003000	111	B6	2001	17	41	2,320.00	349,800.00	10/25/2007	I	373,000.00	0.94
00926100000300	111	B6	2003	11	49	2,136.00	473,900.00	11/20/2007	I	505,000.00	0.94
00930500000700	111	B6	2002	11	45	1,568.00	344,600.00	8/2/2007	I	352,450.00	0.98
00930500001500	111	B6	2003	17	49	2,048.00	398,000.00	5/9/2007	I	460,000.00	0.87
00930500002000	111	B6	2002	11	49	2,046.00	435,900.00	6/8/2007	I	394,000.00	1.11
00930500002900	111	B6	2002	11	49	2,266.00	457,400.00	11/13/2007	I	500,000.00	0.91
00940900000900	111	B6	2003	14	45	2,170.00	389,900.00	2/27/2007	I	430,000.00	0.91
00940900001800	111	B6	2003	11	49	1,835.00	394,300.00	4/17/2007	I	385,000.00	1.02
00940900003700	111	B6	2003	11	45	1,515.00	341,600.00	11/2/2007	I	380,000.00	0.90
00956100000300	111	B6	2004	11	49	2,506.00	516,200.00	4/27/2007	I	513,000.00	1.01
01027100000300	111	B6	2007	17	55	2,596.00	490,800.00	9/24/2007	I	544,950.00	0.90
01027100000400	111	B6	2007	11	55	2,577.00	522,600.00	4/11/2007	I	550,000.00	0.95
01028700000200	111	B6	2006	11	49	2,519.00	493,600.00	8/13/2007	I	495,000.00	1.00
01028700001200	111	B6	2007	17	49	2,618.00	476,500.00	2/22/2007	I	524,950.00	0.91
01055700000201	111	B6	2007	17	49	3,139.00	489,800.00	7/9/2007	I	500,000.00	0.98
01055800000300	910	B6					162,500.00	2/21/2007	V	168,750.00	0.96

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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
01059200000200	910	B6					185,000.00	5/3/2007	V	218,000.00	0.85
01063000000200	111	B6	2007	17	49	2,584.00	470,900.00	5/31/2007	I	519,950.00	0.91
01063000000300	111	B6	2007	17	49	2,866.00	504,200.00	8/1/2007	I	534,950.00	0.94
01063000001100	111	B6	2007	17	49	2,321.00	454,900.00	8/15/2007	I	508,468.00	0.89
01063000001600	111	B6	2007	17	49	2,597.00	474,200.00	12/14/2007	I	496,800.00	0.95
01072800000100	111	B6	1925	14	45	1,460.00	296,800.00	7/13/2007	I	310,000.00	0.96
01072800000200	910	B6					185,000.00	7/27/2007	V	195,000.00	0.95
01072800000300	910	B6					185,000.00	7/31/2007	V	194,950.00	0.95
01072800000400	910	B6					185,000.00	9/19/2007	V	189,950.00	0.97
01072800001100	910	B6					185,000.00	9/13/2007	V	190,000.00	0.97
32051800202000	910	57					172,700.00	7/31/2007	V	225,000.00	0.77
32051900202000	118	57	1970	74	25	928.00	198,400.00	6/29/2007	I	200,000.00	0.99
32051900301000	111	57	1998	17	45	1,630.00	405,400.00	3/28/2007	I	465,000.00	0.87
32051900402200	910	57					163,100.00	1/8/2007	V	185,000.00	0.88
32052000101100	111	57	2007	11	45	2,012.00	455,400.00	2/5/2007	I	479,950.00	0.95
31050400401400	910	B6					269,500.00	9/17/2007	V	279,000.00	0.97
31050500102300	111	57	1991	11	49	1,423.00	369,900.00	1/17/2007	I	402,850.00	0.92
31050500200300	111	B6	1984	18	49	2,820.00	533,600.00	4/17/2007	I	600,000.00	0.89
31050500201700	111	57	1996	11	55	2,087.00	522,100.00	5/25/2007	I	699,900.00	0.75
32040100300500	115	B4	1925	14	45	1,440.00	2,208,600.00	3/8/2007	I	1,800,000.00	1.23
32040300100500	111	57	1929	15	45	1,848.00	333,700.00	8/24/2007	I	370,000.00	0.90
32041300101200	111	57	1993	11	41	1,008.00	463,800.00	3/16/2007	I	463,000.00	1.00
32041300400100	111	57	1977	11	45	1,400.00	367,500.00	10/19/2007	I	519,500.00	0.71

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32041300401400	111	57	1959	11	45	1,998.00	354,200.00	1/30/2007	I	410,000.00	0.86
32042300101400	118	46	1993	71	55	1,323.00	220,300.00	6/13/2007	I	235,000.00	0.94
32042300101900	111	57	1996	11	45	1,504.00	382,700.00	8/22/2007	I	429,950.00	0.89
32042400401100	111	57	1969	11	45	1,371.00	457,900.00	4/11/2007	I	475,000.00	0.96
32050400201200	111	57	2005	12	49	2,998.00	525,900.00	6/19/2007	I	584,950.00	0.90
32050700201100	111	B6	1990	18	55	2,770.00	633,100.00	5/23/2007	I	675,000.00	0.94
32050900202000	183	57					172,900.00	7/3/2007	I	135,000.00	1.28
32050900202900	111	46	1999	11	41	1,066.00	271,800.00	3/25/2007	I	285,000.00	0.95
32050900401400	910	57					151,700.00	8/1/2007	V	162,500.00	0.93
32051800201500	111	57	1984	17	45	2,135.00	364,800.00	9/10/2007	I	356,000.00	1.02
32052000402200	910	57					156,600.00	4/10/2007	V	170,000.00	0.92
32052100101300	910	57					128,700.00	1/3/2007	V	75,000.00	1.72
32052100102200	111	57	1978	14	49	2,708.00	518,200.00	6/21/2007	I	530,000.00	0.98
32052100302000	111	57	2003	14	55	2,777.00	553,300.00	3/20/2007	I	467,500.00	1.18
32052100302800	111	46	2004	17	41	1,435.00	262,900.00	4/25/2007	I	280,000.00	0.94
32052100305000	111	46	2004	17	41	1,435.00	271,900.00	10/8/2007	I	272,000.00	1.00
32052600301400	111	57	1982	11	45	1,660.00	364,100.00	2/21/2007	I	400,000.00	0.91
32052700201900	118	57	1983	71	45	1,152.00	229,400.00	5/8/2007	I	315,000.00	0.73
32052700400500	910	B2					134,900.00	7/11/2007	V	155,000.00	0.87
32052800200300	118	57	1990	71	55	1,809.00	253,300.00	1/5/2007	I	244,000.00	1.04
32052800200500	118	57	1984	71	45	1,296.00	226,300.00	10/23/2007	I	190,000.00	1.19
32052800200800	111	46	1970	17	45	3,296.00	378,900.00	7/31/2007	I	429,950.00	0.88
32052800300200	910	57					425,000.00	2/21/2007	V	400,000.00	1.06

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 2104000

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
32052800300900	111	57	1979	24	45	1,779.00	415,300.00	1/16/2007	I	507,000.00	0.82
32052900100700	111	57	2007	11	49	2,040.00	456,300.00	7/5/2007	I	539,950.00	0.85
32053000301100	111	B4	1988	14	45	2,277.00	434,800.00	2/22/2007	I	494,800.00	0.88
32053100101301	117	N/A	1988	71	55	1,512.00	74,100.00	10/17/2007	I	50,000.00	1.48
32053100404200	910	57					148,900.00	9/24/2007	V	155,600.00	0.96
32053200202800	111	57	1970	12	45	1,924.00	376,000.00	1/2/2007	I	412,555.00	0.91
32053200204000	118	57	1978	71	45	1,704.00	226,900.00	6/28/2007	I	280,000.00	0.81
32053300101300	118	46	1992	71	55	1,564.00	208,500.00	5/3/2007	I	244,940.00	0.85
32053300102700	111	57	2002	11	45	2,171.00	421,100.00	4/19/2007	I	457,900.00	0.92
32053300103100	111	57	2000	17	49	2,004.00	383,100.00	9/19/2007	I	432,000.00	0.89
32053300103500	111	57	2000	17	45	2,602.00	431,000.00	9/19/2007	I	512,000.00	0.84
32053300200300	111	57	1940	14	45	1,520.00	274,700.00	6/28/2007	I	295,000.00	0.93
32053300201000	111	57	1986	14	45	1,520.00	359,100.00	5/30/2007	I	448,000.00	0.80
32053300203700	111	57	2005	11	49	2,342.00	471,000.00	6/1/2007	I	524,000.00	0.90
32053300301000	111	57	1982	12	45	2,974.00	429,900.00	3/19/2007	I	465,709.00	0.92
32053300303200	111	57	1997	11	55	2,193.00	517,200.00	9/19/2007	I	665,000.00	0.78
32053300401600	111	57	2005	11	49	2,223.00	473,800.00	8/20/2007	I	530,000.00	0.89