

Year 2010 Residential Revaluation Report

Valuation Standards

For ad valorem tax purposes, the Pierce County Assessor-Treasurer is required by law to annually list all property as of January 1st of each year, at one hundred percent of the true and fair market value of land and improvements. County assessors are authorized to place any property that increased in value due to new construction on the assessment rolls up to August 31st of each year and the value shall consider the characteristics of the property as of July 31st of that year.

Mass appraisal standards are used to establish assessed values. The definition of Mass appraisal is “the process of valuing a group of properties as of a given date, using standard methods, and allowing for statistical testing”¹. Sales from the previous year(s) are statistically analyzed to establish new land and improvement values and evaluate the accuracy of the assessments.

Property Records

Property assessment characteristic records are maintained for all properties in Pierce County. These records are established when parcels or improvements are initially added to the assessment rolls. Characteristics such as building square footage, style, quality and condition are used to establish improvement records. Improvement records usually include sketches of buildings and photos. Characteristics such as land size, amenities, and functional issues are collected to establish land records. Pierce County is on a six year physical inspection cycle, meaning one sixth of the county is subject to physical inspection each year. During the physical inspection cycle, an appraiser observes the property and verifies that the assessor’s property characteristic data is accurate. When changes are made to pertinent characteristics (examples: new construction, condition changes, demolition, etc.) the property is reappraised.

Location Analysis

Pierce County is divided into 18 appraisal areas for the purpose of analyzing sales data and market trends. (The county map following the 2010 County-Wide Assessed Value Change Report indicates the location of each appraisal area). These appraisal areas are further divided into 259 smaller economic areas. They are referred to as Land Economic Areas (LEA’s) for land data and Neighborhoods for improvement data. LEA and Neighborhood boundaries are identical for residential properties. Stratification of sales by appraisal area and LEA/Neighborhood isolates differences in the physical, economic, governmental, and social factors influencing real estate values. Land and improvement values are adjusted at the LEA/Neighborhood level to take into consideration these different market conditions. After final values are established, sales are analyzed by appraisal area to determine the accuracy and uniformity of the results. The results are in the “Overall County Analysis of Residential Appraisal Results” section of this report.

The 2010 revaluation report is prepared to assist staff in answering questions from property owners regarding value changes. It also provides evidence to the County Board of Equalization in support of the assessed values. The report summarizes percentage value changes and documents the sales statistics measuring the assessment level and uniformity. Value change information is presented for the county as a whole, then by appraisal area, LEA/Neighborhood, and city and school district. Sales statistics are summarized to provide an indication of the accuracy of the assessed values for the county as a whole, then by appraisal area and LEA/Neighborhood.

¹ Source: Property Assessment and Administration; The International Association of Assessing Officers; Editors, Joseph K. Eckert, PH.D, Robert J. Gloudemans & Richard R Almy

Revaluation Process

The cost approach adjusted by market sales is used in Pierce County to value improved residential property. In the cost approach, the replacement cost new of the improvement is first determined. Depreciation from physical wear and tear and from functional and economic obsolescence is subtracted from the replacement cost new to determine the remaining improvement value. Marshall & Swift cost rates provided by our CAMA software vendor are utilized as the basis for the cost approach². The Statistical team determines whether there is a need to adjust construction costs and depreciation tables for any given appraisal year. Depreciation is calibrated periodically from sales analysis within Pierce County, rather than using Marshall & Swift tables. For the 2010 revaluation, cost rates were updated to June 2009 rates. No changes were made to the depreciation tables.

New land rates are developed for areas physically inspected during the revaluation year. For 2010, land models were developed for the 22 LEA/Neighborhoods in Appraisal Areas 6, 7, and 8, based on the land characteristics of sales in those areas. Those areas include Graham, Midland, Parkland, Roy, South Hill Puyallup, Spanaway and Summit (see maps). (Due to time constraints the model was applied in Areas 7 and 8, and Neighborhood 060701 only. The model will be applied in the remainder of Area 6 for inspection in 2011). Land values are determined by analyzing vacant land sales and residual land values from sold improved properties (Land Residual Value = Sale Price – Assessor's improvement value based on time-adjusted cost rates).

The final step in the reappraisal process involves the market adjustment of land and building values at the LEA and Neighborhood level. Sales of improved properties are compared to the values produced by the cost approach. The ratio of assessed value to sale price (AV÷SP) provides the information needed to determine the accuracy of the assessed values. Sales ratio analysis is done by adjusting the land and building assessed values of sold properties until an acceptable level and uniformity of the sales ratios is achieved. Final land and building values are added together to arrive at the total value of the property.

Year 2010 Assessed Value Changes

As a result of the 2010 revaluation, changes were made to the assessed values of most residential properties. Overall residential assessed values (excluding manufactured homes³) decreased an average rate of -10.42 %, which is greater than last year's overall rate of decrease of -7.53 %. This overall decrease in value can be attributed to a continuing decline in the national and local economies and an increase in foreclosures and short sales which greatly reduced the demand for real estate. Condominiums decreased at a rate of -10.22 %, Single Family Residences decreased at a rate of -9.94 %, and (2-4 Unit) Multi-family properties experienced a rate decrease of -11.04 %. Residential Vacant Land decreased in value more than improved properties at a rate of -17.11 %.

It is important to note that sale and assessed value statistics presented in this report are averages. Due to unique market conditions, individual property values may have changed substantially more or less than the average for any given area. Assessed values within different cities, unincorporated areas, school districts, and appraisal areas may also have changed to varying degrees above or below the average. This variation is attributed in part to supply and demand factors that differ between areas of the county, due to influences such as proximity to employment centers, freeway access, and housing demand spilling over from King County, etc.

² Marshall and Swift cost rates are provided with our Computer Assisted Mass Appraisal (CAMA) system, by the vendor, Colorado Custom Ware, Inc. Marshall and Swift is a nationally recognized provider of cost rates for the appraisal industry.

³ Manufactured Home changes will be provided in supplementary reports.

Property specific value changes can result from the reappraisal of a property that had been under-assessed or over-assessed in previous years. Lack of sufficient numbers of sales in past years can create situations where assessed values differ from market values. As a result, when assessed values are moved to current market levels, significant changes can occur. In certain cases, land and/or building values can change significantly more or less than the average. As a result of these changes, some properties may have experienced a redistribution of the total assessed value between land and improvements. In these situations, it is more appropriate to compare the **total change in property values** from 2009 to the current year.

It is also important to remember that we appraise property at its fair market value as of January 1 of the assessment year, regardless of the overall change in assessed value that may result. Sales occurring between Jan. 1, 2009 and Jan. 31, 2010 were analyzed to establish the January 1, 2010 value. Sales from January 2010 are excluded from our ratio statistics, because market decreases experienced since Jan. 1, 2010, are not the subject of this revaluation. Sales in the 2010 calendar year will be used to develop the assessments for Jan. 1, 2011.

Assessed Value Changes by Property Type and Year

The overall change in the assessed value of residential property (excluding manufactured homes³) is indicated in the following chart. The previous year’s change is also shown for comparison. The overall trend is shown at the beginning of the sales statistics. The percent change is greater than the trend in order to maintain an acceptable assessment level.

	<u>2009-2010</u>	<u>2008-2009</u>
Condominiums	-10.22 %	-7.28 %
Multi-Units (Duplex, etc)	-11.04 %	-6.38 %
Single Family Residences	-9.94 %	-7.18 %
<u>Vacant Land</u>	<u>-17.11 %</u>	<u>-12.32 %</u>
Overall	-10.42 %	-7.53 %

The tables starting on the next page detail the 2009/2010 change in the average assessed value of residential property within various geographical areas of the county. A map displaying these changes is included after each table. The **first** set of tables indicates the overall average assessed value change for the county, appraisal areas and LEA/Neighborhoods by property type. The **second** set of tables (following the appraisal area map) indicates the average assessed value changes within cities by property type. The **third** set (following the city map) indicates the average assessed value changes by school district and property type. The percent change is calculated by comparing the aggregate assessed values for each year.

Certain property types such as boundary changes, new subdivisions, changes in classification and new construction were excluded from the analysis despite the fact that they add value because they are not considered part of the normal market trend. Therefore, these types of property were not considered in calculating the average assessed value for a given area or the percent change in total assessed value.

Key to abbreviations

- CONDO = Condominium Unit
- MULTI = Multiple Units (2 – 4 Units)
- SFR = Single Family Residence
- VACANT = Vacant Land

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 County-Wide Residential Average Assessed Value Change

2009 Avg Assd Value	\$261,321
2010 Avg Assd Value	\$234,247
Dollar Change in Avg Assd Value	-\$27,075
Average Percent Change	-10.423%

2010 Residential Average Assessed Value Change by Appraisal Area

		2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
AA	01	\$226,998	\$197,731	-\$29,267	-12.893%
	02	\$267,198	\$234,132	-\$33,065	-12.375%
	03	\$334,820	\$287,840	-\$46,980	-14.031%
	04	\$312,452	\$278,158	-\$34,294	-10.976%
	05	\$237,805	\$210,264	-\$27,541	-11.581%
	06	\$205,489	\$185,937	-\$19,551	-9.514%
	07	\$193,120	\$173,553	-\$19,567	-10.132%
	08	\$243,439	\$219,325	-\$24,114	-9.906%
	09	\$254,678	\$224,994	-\$29,684	-11.655%
	10	\$208,217	\$188,045	-\$20,172	-9.688%
	11	\$370,854	\$330,726	-\$40,128	-10.820%
	12	\$439,884	\$401,577	-\$38,307	-8.708%
	13	\$213,773	\$198,271	-\$15,502	-7.251%
	14	\$256,040	\$237,451	-\$18,589	-7.260%
	15	\$307,372	\$281,834	-\$25,538	-8.308%
	16	\$287,518	\$264,867	-\$22,652	-7.878%
	17	\$176,842	\$154,712	-\$22,130	-12.514%
	18	\$167,283	\$147,021	-\$20,262	-12.112%
Averages		\$261,321	\$234,247	-\$27,075	-10.423%

2010 Residential Average Assessed Value Changes by Property Type

	CONDO	MULTI	SFR	VACANT
2009 Avg Assd Value	\$210,812	\$287,018	\$292,333	\$110,849
2010 Avg Assd Value	\$189,784	\$255,076	\$263,545	\$91,636
Dollar Change in Avg Assd Value	-\$21,027	-\$31,942	-\$28,788	-\$19,213
Avg % Change in App Area Avg Assd Value	-10.219%	-11.042%	-9.935%	-17.109%

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2010 Residential Average Assessed Value Changes by Appraisal Area and Property Type

AA		CONDO	MULTI	SFR	VACANT
01	2009 Avg Assd Value	.	\$232,924	\$291,241	\$103,015
	2010 Avg Assd Value	.	\$209,438	\$257,879	\$81,554
	Dollar Change in Avg Assd Value	.	-\$23,486	-\$33,362	-\$21,461
	Avg % Change in App Area Avg Assd Value	.	-10.083%	-11.455%	-20.832%
02	2009 Avg Assd Value	\$158,878	\$308,763	\$296,831	\$146,332
	2010 Avg Assd Value	\$142,244	\$267,939	\$262,204	\$119,810
	Dollar Change in Avg Assd Value	-\$16,633	-\$40,824	-\$34,627	-\$26,523
	Avg % Change in App Area Avg Assd Value	-10.469%	-13.222%	-11.665%	-18.125%
03	2009 Avg Assd Value	\$244,878	\$331,508	\$370,254	\$156,061
	2010 Avg Assd Value	\$217,556	\$277,211	\$319,205	\$121,538
	Dollar Change in Avg Assd Value	-\$27,322	-\$54,297	-\$51,049	-\$34,522
	Avg % Change in App Area Avg Assd Value	-11.157%	-16.379%	-13.788%	-22.121%
04	2009 Avg Assd Value	\$185,592	\$334,467	\$340,393	\$127,816
	2010 Avg Assd Value	\$168,245	\$298,147	\$303,424	\$108,765
	Dollar Change in Avg Assd Value	-\$17,348	-\$36,319	-\$36,968	-\$19,050
	Avg % Change in App Area Avg Assd Value	-9.347%	-10.859%	-10.861%	-14.904%
05	2009 Avg Assd Value	\$205,397	\$290,681	\$264,500	\$101,228
	2010 Avg Assd Value	\$176,030	\$256,581	\$235,696	\$80,566
	Dollar Change in Avg Assd Value	-\$29,368	-\$34,100	-\$28,804	-\$20,662
	Avg % Change in App Area Avg Assd Value	-14.298%	-11.731%	-10.890%	-20.411%
06	2009 Avg Assd Value	\$179,543	\$256,164	\$231,826	\$81,563
	2010 Avg Assd Value	\$160,749	\$230,047	\$211,503	\$66,082
	Dollar Change in Avg Assd Value	-\$18,793	-\$26,117	-\$20,323	-\$15,481
	Avg % Change in App Area Avg Assd Value	-10.467%	-10.195%	-8.767%	-18.980%
07	2009 Avg Assd Value	\$160,451	\$237,009	\$205,183	\$77,017
	2010 Avg Assd Value	\$143,859	\$212,217	\$185,181	\$63,155
	Dollar Change in Avg Assd Value	-\$16,591	-\$24,793	-\$20,002	-\$13,863
	Avg % Change in App Area Avg Assd Value	-10.341%	-10.461%	-9.748%	-17.999%
08	2009 Avg Assd Value	\$188,221	\$282,715	\$261,006	\$99,874
	2010 Avg Assd Value	\$172,003	\$251,376	\$236,142	\$81,366
	Dollar Change in Avg Assd Value	-\$16,217	-\$31,340	-\$24,864	-\$18,508
	Avg % Change in App Area Avg Assd Value	-8.616%	-11.085%	-9.526%	-18.531%
09	2009 Avg Assd Value	\$182,878	\$265,865	\$268,142	\$123,651
	2010 Avg Assd Value	\$163,558	\$233,959	\$237,743	\$100,403
	Dollar Change in Avg Assd Value	-\$19,320	-\$31,907	-\$30,399	-\$23,248
	Avg % Change in App Area Avg Assd Value	-10.565%	-12.001%	-11.337%	-18.801%
10	2009 Avg Assd Value	.	\$265,255	\$297,537	\$83,465
	2010 Avg Assd Value	.	\$236,880	\$272,342	\$70,342
	Dollar Change in Avg Assd Value	.	-\$28,375	-\$25,194	-\$13,123
	Avg % Change in App Area Avg Assd Value	.	-10.697%	-8.468%	-15.723%
11	2009 Avg Assd Value	\$275,039	\$346,470	\$435,352	\$143,965
	2010 Avg Assd Value	\$253,991	\$313,326	\$391,381	\$114,031
	Dollar Change in Avg Assd Value	-\$21,048	-\$33,144	-\$43,972	-\$29,934
	Avg % Change in App Area Avg Assd Value	-7.653%	-9.566%	-10.100%	-20.793%

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2010 Residential Average Assessed Value Changes by Appraisal Area and Property Type

AA		CONDO	MULTI	SFR	VACANT
12	2009 Avg Assd Value	\$268,451	\$315,780	\$498,820	\$182,722
	2010 Avg Assd Value	\$230,374	\$295,779	\$458,962	\$150,312
	Dollar Change in Avg Assd Value	-\$38,077	-\$20,001	-\$39,858	-\$32,410
	Avg % Change in App Area Avg Assd Value	-14.184%	-6.334%	-7.990%	-17.738%
13	2009 Avg Assd Value	\$218,491	\$302,267	\$281,600	\$38,914
	2010 Avg Assd Value	\$208,308	\$270,855	\$262,238	\$32,712
	Dollar Change in Avg Assd Value	-\$10,183	-\$31,412	-\$19,362	-\$6,202
	Avg % Change in App Area Avg Assd Value	-4.661%	-10.392%	-6.876%	-15.938%
14	2009 Avg Assd Value	\$284,049	\$238,312	\$261,162	\$128,438
	2010 Avg Assd Value	\$263,264	\$224,303	\$242,364	\$111,626
	Dollar Change in Avg Assd Value	-\$20,785	-\$14,009	-\$18,798	-\$16,811
	Avg % Change in App Area Avg Assd Value	-7.317%	-5.879%	-7.198%	-13.089%
15	2009 Avg Assd Value	\$256,823	\$328,111	\$316,712	\$148,288
	2010 Avg Assd Value	\$234,821	\$298,896	\$290,987	\$125,739
	Dollar Change in Avg Assd Value	-\$22,003	-\$29,216	-\$25,725	-\$22,549
	Avg % Change in App Area Avg Assd Value	-8.567%	-8.904%	-8.122%	-15.206%
16	2009 Avg Assd Value	\$249,911	\$350,043	\$289,932	\$123,411
	2010 Avg Assd Value	\$231,441	\$295,362	\$268,226	\$110,588
	Dollar Change in Avg Assd Value	-\$18,471	-\$54,681	-\$21,706	-\$12,823
	Avg % Change in App Area Avg Assd Value	-7.391%	-15.621%	-7.487%	-10.391%
17	2009 Avg Assd Value	\$162,988	\$234,378	\$177,966	\$71,966
	2010 Avg Assd Value	\$146,655	\$206,485	\$155,677	\$60,347
	Dollar Change in Avg Assd Value	-\$16,333	-\$27,893	-\$22,289	-\$11,619
	Avg % Change in App Area Avg Assd Value	-10.021%	-11.901%	-12.525%	-16.146%
18	2009 Avg Assd Value	\$151,397	\$245,614	\$173,536	\$57,557
	2010 Avg Assd Value	\$123,453	\$212,572	\$152,648	\$50,514
	Dollar Change in Avg Assd Value	-\$27,944	-\$33,042	-\$20,888	-\$7,043
	Avg % Change in App Area Avg Assd Value	-18.458%	-13.453%	-12.036%	-12.236%

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2010 Residential Average Assessed Value Change by Neighborhood

LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change	Average Sale Price	Number of Sales
010201	\$568,194	\$526,541	-\$41,653	-7.331%	\$405,000	2
010202	\$203,381	\$185,546	-\$17,836	-8.770%	\$285,000	1
010203	\$197,150	\$192,711	-\$4,439	-2.252%	\$188,600	5
010205	\$341,745	\$315,485	-\$26,260	-7.684%	\$273,000	2
010208	\$211,986	\$197,881	-\$14,105	-6.654%	.	.
010505	\$262,414	\$233,995	-\$28,419	-10.830%	.	.
010601	\$217,355	\$189,860	-\$27,495	-12.650%	\$254,464	24
010602	\$192,244	\$174,604	-\$17,640	-9.176%	\$243,163	8
010603	\$177,552	\$157,192	-\$20,361	-11.467%	\$176,578	23
010604	\$268,310	\$232,751	-\$35,559	-13.253%	\$295,791	29
010605	\$192,773	\$169,611	-\$23,162	-12.015%	\$291,333	3
010606	\$356,596	\$287,001	-\$69,595	-19.516%	.	.
010607	\$112,064	\$96,893	-\$15,171	-13.538%	\$163,000	3
010608	\$47,944	\$41,532	-\$6,412	-13.374%	\$77,100	7
010609	\$261,926	\$224,271	-\$37,655	-14.376%	\$275,213	16
010610	\$266,920	\$220,984	-\$45,936	-17.210%	\$357,193	14
010611	\$329,918	\$298,007	-\$31,911	-9.672%	\$370,963	3
020108	\$337,129	\$283,722	-\$53,407	-15.842%	\$300,753	22
020109	\$223,292	\$191,988	-\$31,304	-14.019%	\$244,083	29
020205	\$302,947	\$256,821	-\$46,126	-15.226%	\$297,333	3
020210	\$256,113	\$235,213	-\$20,900	-8.160%	\$238,801	34
020305	\$226,124	\$200,386	-\$25,738	-11.382%	\$277,150	30
020401	\$155,427	\$137,948	-\$17,479	-11.246%	\$132,500	1
020411	\$273,801	\$233,088	-\$40,713	-14.869%	\$220,871	12
020412	\$181,169	\$150,542	-\$30,627	-16.905%	\$181,000	1
020506	\$859,575	\$725,996	-\$133,579	-15.540%	\$975,000	1
020507	\$328,950	\$308,790	-\$20,160	-6.128%	\$513,483	3
020601	\$178,821	\$144,566	-\$34,255	-19.156%	\$134,000	1
020603	\$290,840	\$253,492	-\$37,348	-12.841%	\$420,000	1
020604	\$312,252	\$266,703	-\$45,549	-14.587%	.	.
030203	\$244,725	\$222,567	-\$22,158	-9.054%	\$269,579	58
030306	\$252,181	\$222,974	-\$29,207	-11.582%	\$262,123	46
030307	\$314,023	\$290,663	-\$23,360	-7.439%	\$315,094	8
030402	\$262,751	\$224,244	-\$38,506	-14.655%	\$316,641	22
030411	\$265,897	\$243,188	-\$22,709	-8.541%	\$319,900	1
030412	\$585,422	\$495,100	-\$90,322	-15.429%	\$610,000	2
030414	\$685,020	\$534,339	-\$150,680	-21.997%	\$645,000	3
030415	\$535,396	\$471,740	-\$63,656	-11.889%	\$555,254	5
030501	\$405,838	\$365,654	-\$40,185	-9.902%	\$379,100	5
030502	\$1,268,780	\$1,016,466	-\$252,314	-19.886%	\$1,100,000	3
030503	\$453,491	\$376,074	-\$77,417	-17.071%	\$416,987	21
030504	\$244,268	\$215,875	-\$28,393	-11.624%	\$316,905	76
030512	\$737,075	\$735,654	-\$1,421	-.193%	\$934,500	4
030513	\$627,003	\$519,051	-\$107,952	-17.217%	\$515,984	10
030514	\$765,351	\$588,657	-\$176,694	-23.087%	\$790,000	4

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2010 Residential Average Assessed Value Change by Neighborhood

LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change	Average Sale Price	Number of Sales
030515	\$304,728	\$262,560	-\$42,168	-13.838%	\$304,980	89
040101	\$338,554	\$307,239	-\$31,315	-9.250%	\$338,900	16
040202	\$302,153	\$267,734	-\$34,419	-11.391%	\$292,040	24
040301	\$328,931	\$277,035	-\$51,897	-15.777%	\$364,177	22
040401	\$271,591	\$243,310	-\$28,281	-10.413%	\$227,760	24
040402	\$266,631	\$243,323	-\$23,308	-8.742%	\$280,572	33
040501	\$195,502	\$183,057	-\$12,445	-6.366%	\$249,229	55
042602	\$233,070	\$209,007	-\$24,064	-10.325%	\$228,007	21
042606	\$236,361	\$202,576	-\$33,784	-14.294%	\$244,672	36
042608	\$420,756	\$378,096	-\$42,659	-10.139%	\$458,317	3
042701	\$359,453	\$309,253	-\$50,200	-13.966%	\$355,560	15
042702	\$387,027	\$340,289	-\$46,738	-12.076%	\$383,832	25
042703	\$429,725	\$384,032	-\$45,693	-10.633%	\$435,935	28
042704	\$437,867	\$398,302	-\$39,565	-9.036%	\$476,500	6
042705	\$334,750	\$304,375	-\$30,375	-9.074%	.	.
042706	\$683,751	\$605,124	-\$78,627	-11.499%	\$454,500	2
050103	\$375,766	\$316,413	-\$59,353	-15.795%	\$306,666	3
050105	\$205,058	\$176,928	-\$28,130	-13.718%	\$237,030	63
050106	\$268,013	\$253,358	-\$14,655	-5.468%	\$388,413	6
050511	\$269,647	\$236,722	-\$32,926	-12.211%	\$303,977	104
050512	\$253,612	\$228,569	-\$25,043	-9.875%	\$304,428	16
050513	\$231,328	\$208,513	-\$22,815	-9.863%	\$305,958	19
050701	\$185,280	\$165,788	-\$19,492	-10.520%	\$188,622	39
050703	\$246,215	\$216,038	-\$30,177	-12.256%	\$296,170	88
050705	\$125,393	\$108,060	-\$17,333	-13.823%	\$95,000	1
051001	\$246,229	\$223,586	-\$22,643	-9.196%	\$243,153	18
060501	\$195,420	\$175,907	-\$19,514	-9.986%	\$216,781	329
060701	\$196,394	\$182,924	-\$13,470	-6.859%	\$200,548	285
060801	\$217,021	\$199,340	-\$17,680	-8.147%	\$218,794	46
060802	\$156,687	\$145,033	-\$11,654	-7.438%	\$158,414	14
060901	\$234,993	\$205,213	-\$29,780	-12.673%	\$362,169	65
061301	\$218,172	\$197,406	-\$20,767	-9.519%	\$220,212	37
070101	\$185,797	\$165,088	-\$20,708	-11.146%	\$177,101	46
070105	\$391,308	\$339,882	-\$51,426	-13.142%	.	.
070201	\$185,202	\$168,649	-\$16,553	-8.938%	\$208,059	142
070401	\$205,257	\$184,028	-\$21,229	-10.343%	\$233,536	106
070701	\$186,150	\$168,054	-\$18,096	-9.721%	\$179,506	42
080702	\$288,820	\$256,332	-\$32,488	-11.249%	\$323,348	20
081001	\$260,140	\$237,106	-\$23,034	-8.854%	\$286,442	60
081101	\$229,133	\$216,229	-\$12,905	-5.632%	\$262,115	37
081204	\$242,222	\$220,849	-\$21,373	-8.824%	\$279,921	64
081301	\$240,960	\$220,469	-\$20,491	-8.504%	\$260,789	112
081305	\$225,031	\$196,295	-\$28,736	-12.770%	\$261,411	95
081402	\$228,518	\$202,063	-\$26,456	-11.577%	\$249,266	102
081408	\$304,174	\$269,270	-\$34,904	-11.475%	\$333,565	62

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2010 Residential Average Assessed Value Change by Neighborhood

LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change	Average Sale Price	Number of Sales
090101	\$192,108	\$173,606	-\$18,502	-9.631%	\$213,438	15
090301	\$180,149	\$162,188	-\$17,960	-9.970%	\$214,216	50
090501	\$356,054	\$299,138	-\$56,917	-15.985%	\$337,333	3
090601	\$268,142	\$231,475	-\$36,667	-13.674%	\$262,968	76
090901	\$267,876	\$245,590	-\$22,287	-8.320%	\$267,781	45
091501	\$287,170	\$245,433	-\$41,737	-14.534%	\$279,163	26
091505	\$351,456	\$345,656	-\$5,800	-1.650%	\$226,225	4
091506	\$271,877	\$226,757	-\$45,120	-16.596%	\$304,996	13
091507	\$251,607	\$231,093	-\$20,513	-8.153%	\$287,531	13
091509	\$272,542	\$253,404	-\$19,139	-7.022%	\$299,526	25
091512	\$287,323	\$241,391	-\$45,932	-15.986%	\$253,791	26
100401	\$166,621	\$157,968	-\$8,653	-5.193%	\$161,122	9
100402	\$169,457	\$156,228	-\$13,229	-7.807%	\$213,767	6
100404	\$218,196	\$200,678	-\$17,518	-8.029%	\$253,703	17
100801	\$90,698	\$87,023	-\$3,676	-4.053%	\$133,556	9
100802	\$140,144	\$129,614	-\$10,530	-7.514%	.	.
100806	\$136,226	\$119,943	-\$16,283	-11.953%	\$287,192	13
100901	\$122,903	\$105,271	-\$17,632	-14.346%	\$145,372	9
100903	\$125,771	\$117,989	-\$7,781	-6.187%	\$225,000	1
100904	\$204,574	\$191,466	-\$13,109	-6.408%	.	.
100905	\$126,202	\$118,029	-\$8,173	-6.476%	\$165,931	8
100908	\$138,378	\$117,143	-\$21,235	-15.346%	\$194,556	9
101001	\$197,431	\$158,575	-\$38,856	-19.681%	\$262,307	10
101002	\$176,699	\$151,953	-\$24,747	-14.005%	\$279,267	6
101105	\$298,834	\$293,091	-\$5,743	-1.922%	\$288,000	2
101106	\$361,701	\$343,931	-\$17,771	-4.913%	\$364,567	9
101113	\$417,661	\$361,971	-\$55,690	-13.334%	\$322,000	5
101201	\$219,693	\$210,272	-\$9,421	-4.288%	.	.
101202	\$206,225	\$201,483	-\$4,742	-2.299%	.	.
101203	\$114,800	\$110,574	-\$4,226	-3.682%	.	.
101204	\$174,422	\$171,839	-\$2,583	-1.481%	.	.
101205	\$184,606	\$177,333	-\$7,272	-3.939%	.	.
101211	\$207,118	\$200,399	-\$6,720	-3.244%	.	.
101212	\$244,418	\$236,670	-\$7,748	-3.170%	.	.
110101	\$631,400	\$562,379	-\$69,021	-10.931%	\$666,828	23
110102	\$394,476	\$366,001	-\$28,475	-7.218%	\$510,185	27
110103	\$256,047	\$231,486	-\$24,561	-9.592%	\$330,265	57
110104	\$384,061	\$318,621	-\$65,440	-17.039%	\$468,227	30
110105	\$251,877	\$235,864	-\$16,013	-6.357%	\$288,321	12
110201	\$169,415	\$163,911	-\$5,504	-3.249%	\$214,500	2
110202	\$173,865	\$164,355	-\$9,510	-5.470%	\$208,250	2
110203	\$200,330	\$182,287	-\$18,043	-9.006%	\$236,414	7
110207	\$272,782	\$251,185	-\$21,597	-7.917%	\$280,094	25
111120	\$812,008	\$743,327	-\$68,681	-8.458%	\$923,250	3
111121	\$604,386	\$505,055	-\$99,330	-16.435%	\$750,000	1

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2010 Residential Average Assessed Value Change by Neighborhood

LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change	Average Sale Price	Number of Sales
111122	\$363,480	\$305,237	-\$58,243	-16.024%	\$380,000	1
111123	\$614,941	\$519,512	-\$95,428	-15.518%	\$893,000	1
111210	\$264,592	\$220,964	-\$43,628	-16.489%	\$295,000	2
120501	\$365,139	\$349,713	-\$15,426	-4.225%	\$434,352	25
120603	\$367,553	\$327,043	-\$40,510	-11.022%	\$396,073	58
120604	\$816,330	\$780,793	-\$35,538	-4.353%	\$747,500	2
120605	\$338,847	\$310,359	-\$28,488	-8.407%	\$417,426	133
120701	\$351,032	\$332,130	-\$18,902	-5.385%	\$374,000	2
120704	\$356,686	\$301,720	-\$54,966	-15.410%	\$492,480	23
121130	\$658,855	\$619,762	-\$39,093	-5.933%	\$956,000	3
121131	\$798,480	\$681,668	-\$116,812	-14.629%	\$724,250	8
121132	\$705,994	\$659,632	-\$46,362	-6.567%	.	.
121133	\$761,070	\$707,622	-\$53,449	-7.023%	\$1,070,833	6
121134	\$684,215	\$604,353	-\$79,862	-11.672%	\$725,000	1
121135	\$943,604	\$907,706	-\$35,898	-3.804%	\$886,667	3
121136	\$1,030,728	\$958,530	-\$72,198	-7.005%	.	.
121137	\$876,312	\$853,982	-\$22,330	-2.548%	\$1,175,000	2
121220	\$356,543	\$326,013	-\$30,530	-8.563%	\$411,925	2
121221	\$326,205	\$299,784	-\$26,421	-8.100%	\$530,000	1
130101	\$108,147	\$97,811	-\$10,336	-9.557%	\$65,000	1
130103	\$43,812	\$37,384	-\$6,428	-14.671%	\$58,988	51
130111	\$382,719	\$352,320	-\$30,399	-7.943%	\$313,167	6
130112	\$276,055	\$218,382	-\$57,673	-20.892%	\$309,720	3
130113	\$422,537	\$377,332	-\$45,205	-10.699%	.	.
130201	\$15,288	\$15,239	-\$48	-.316%	\$17,000	1
130211	\$315,300	\$315,133	-\$167	-.053%	.	.
130301	\$248,522	\$227,615	-\$20,907	-8.412%	.	.
130302	\$211,094	\$187,145	-\$23,949	-11.345%	.	.
130304	\$265,361	\$255,605	-\$9,756	-3.676%	\$328,768	207
130401	\$300,691	\$277,156	-\$23,535	-7.827%	\$329,570	10
130602	\$500,646	\$488,825	-\$11,821	-2.361%	\$538,375	4
130701	\$274,741	\$251,833	-\$22,907	-8.338%	\$281,062	49
130802	\$213,703	\$190,062	-\$23,641	-11.062%	\$227,300	31
130902	\$268,707	\$247,571	-\$21,136	-7.866%	\$392,471	19
131402	\$196,616	\$186,096	-\$10,520	-5.350%	\$216,845	11
131701	\$238,132	\$225,111	-\$13,021	-5.468%	\$299,000	1
131708	\$254,177	\$235,976	-\$18,200	-7.161%	\$298,583	6
140301	\$151,478	\$140,323	-\$11,155	-7.364%	\$172,220	22
140302	\$636,640	\$622,456	-\$14,184	-2.228%	.	.
140303	\$202,425	\$195,654	-\$6,771	-3.345%	.	.
140401	\$192,706	\$178,359	-\$14,347	-7.445%	\$210,746	28
140402	\$1,027,067	\$996,666	-\$30,401	-2.960%	\$1,495,625	2
140501	\$230,883	\$219,252	-\$11,632	-5.038%	\$248,420	22
140503	\$344,523	\$338,377	-\$6,147	-1.784%	\$463,750	4
140601	\$581,333	\$509,702	-\$71,631	-12.322%	\$573,000	5

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2010 Residential Average Assessed Value Change by Neighborhood

LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change	Average Sale Price	Number of Sales
140603	\$207,516	\$192,626	-\$14,890	-7.175%	\$256,380	20
140801	\$294,443	\$256,345	-\$38,098	-12.939%	\$296,313	8
140803	\$513,344	\$446,917	-\$66,427	-12.940%	\$577,500	4
140901	\$436,009	\$419,579	-\$16,430	-3.768%	\$292,500	1
140902	\$1,192,626	\$1,164,621	-\$28,005	-2.348%	\$1,515,000	1
141001	\$599,542	\$523,562	-\$75,980	-12.673%	\$510,000	1
141002	\$1,189,779	\$1,096,992	-\$92,787	-7.799%	\$1,560,000	2
141102	\$272,782	\$260,969	-\$11,813	-4.331%	\$417,500	5
141104	\$232,201	\$217,803	-\$14,399	-6.201%	\$252,400	9
141201	\$192,561	\$173,970	-\$18,592	-9.655%	\$185,692	12
141202	\$257,680	\$254,697	-\$2,983	-1.158%	\$255,800	5
141302	\$178,283	\$175,393	-\$2,889	-1.621%	\$193,190	5
141501	\$163,540	\$143,805	-\$19,735	-12.067%	\$144,500	10
141504	\$188,835	\$175,976	-\$12,859	-6.810%	\$200,688	12
141506	\$251,393	\$232,168	-\$19,225	-7.647%	\$227,000	3
141801	\$168,344	\$157,394	-\$10,950	-6.505%	.	.
150101	\$270,340	\$249,384	-\$20,955	-7.752%	\$328,223	11
150102	\$247,432	\$221,658	-\$25,775	-10.417%	\$261,314	7
150201	\$393,105	\$350,576	-\$42,529	-10.819%	\$310,104	23
150203	\$4,857,200	\$4,090,300	-\$766,900	-15.789%	.	.
150204	\$281,097	\$254,582	-\$26,515	-9.433%	\$322,578	18
150304	\$344,315	\$314,117	-\$30,198	-8.770%	\$365,309	16
150305	\$358,100	\$317,754	-\$40,346	-11.267%	\$375,857	14
150308	\$242,798	\$202,515	-\$40,283	-16.591%	\$220,333	3
150501	\$278,178	\$255,298	-\$22,880	-8.225%	\$343,547	22
150502	\$290,589	\$266,957	-\$23,632	-8.132%	\$297,224	17
150701	\$245,380	\$231,924	-\$13,456	-5.484%	\$272,504	27
150802	\$176,677	\$160,282	-\$16,395	-9.280%	\$192,454	12
150804	\$375,876	\$348,029	-\$27,847	-7.409%	\$409,328	30
150806	\$225,342	\$207,257	-\$18,085	-8.025%	\$249,975	6
150911	\$646,462	\$594,765	-\$51,697	-7.997%	\$664,199	5
151001	\$285,603	\$251,783	-\$33,820	-11.842%	\$255,369	8
151101	\$258,312	\$237,570	-\$20,742	-8.030%	\$276,234	32
151302	\$495,231	\$444,506	-\$50,725	-10.243%	\$633,167	6
151802	\$296,633	\$285,290	-\$11,343	-3.824%	\$360,573	24
151804	\$260,828	\$265,648	\$4,820	1.848%	\$324,571	7
160101	\$248,147	\$223,622	-\$24,525	-9.883%	\$282,797	38
160301	\$233,045	\$218,968	-\$14,077	-6.041%	\$245,269	35
160302	\$251,217	\$231,025	-\$20,191	-8.037%	\$270,648	23
160401	\$463,821	\$421,689	-\$42,132	-9.084%	\$603,693	15
160402	\$244,569	\$237,109	-\$7,460	-3.050%	\$300,337	35
160602	\$240,898	\$220,733	-\$20,165	-8.371%	\$264,958	55
160701	\$402,833	\$371,208	-\$31,625	-7.851%	\$385,690	15
160702	\$280,182	\$257,327	-\$22,856	-8.157%	\$285,224	74
160703	\$569,409	\$514,813	-\$54,596	-9.588%	\$563,700	10

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2010 Residential Average Assessed Value Change by Neighborhood

LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change	Average Sale Price	Number of Sales
170901	\$202,948	\$182,359	-\$20,590	-10.145%	\$213,707	50
171001	\$177,968	\$147,985	-\$29,983	-16.847%	\$193,619	54
171201	\$173,327	\$154,631	-\$18,696	-10.787%	\$218,710	37
171401	\$162,691	\$142,312	-\$20,379	-12.526%	\$166,404	73
171901	\$182,490	\$162,042	-\$20,448	-11.205%	\$182,493	26
172001	\$167,165	\$148,017	-\$19,148	-11.455%	\$165,556	44
172501	\$183,313	\$159,595	-\$23,718	-12.939%	\$190,947	54
181501	\$171,998	\$150,884	-\$21,114	-12.276%	\$171,615	69
181601	\$154,179	\$133,021	-\$21,158	-13.723%	\$164,682	80
181701	\$147,365	\$135,336	-\$12,029	-8.163%	\$167,787	26
182101	\$173,546	\$154,663	-\$18,883	-10.881%	\$188,696	48
182201	\$169,195	\$153,861	-\$15,335	-9.063%	\$178,385	56
182301	\$168,634	\$143,994	-\$24,641	-14.612%	\$178,848	55
182401	\$181,518	\$154,155	-\$27,364	-15.075%	\$177,039	52

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
010201	2009 Avg Assd Value	.	.	\$595,361	\$301,950
	2010 Avg Assd Value	.	.	\$552,816	\$269,040
	Dollar Change in Avg Assd Value	.	.	-\$42,545	-\$32,910
	Avg % Change in Avg Assd Value	.	.	-7.146%	-10.899%
010202	2009 Avg Assd Value	.	.	\$246,856	\$63,643
	2010 Avg Assd Value	.	.	\$226,118	\$55,136
	Dollar Change in Avg Assd Value	.	.	-\$20,738	-\$8,507
	Avg % Change in Avg Assd Value	.	.	-8.401%	-13.367%
010203	2009 Avg Assd Value	.	.	\$218,892	\$76,014
	2010 Avg Assd Value	.	.	\$214,126	\$73,400
	Dollar Change in Avg Assd Value	.	.	-\$4,767	-\$2,614
	Avg % Change in Avg Assd Value	.	.	-2.178%	-3.439%
010205	2009 Avg Assd Value	.	.	\$393,040	\$136,567
	2010 Avg Assd Value	.	.	\$364,485	\$119,483
	Dollar Change in Avg Assd Value	.	.	-\$28,554	-\$17,083
	Avg % Change in Avg Assd Value	.	.	-7.265%	-12.509%
010208	2009 Avg Assd Value	.	.	\$225,711	\$81,600
	2010 Avg Assd Value	.	.	\$211,016	\$73,100
	Dollar Change in Avg Assd Value	.	.	-\$14,695	-\$8,500
	Avg % Change in Avg Assd Value	.	.	-6.510%	-10.417%
010505	2009 Avg Assd Value	.	.	\$338,229	\$110,786
	2010 Avg Assd Value	.	.	\$303,714	\$94,557
	Dollar Change in Avg Assd Value	.	.	-\$34,514	-\$16,229
	Avg % Change in Avg Assd Value	.	.	-10.204%	-14.649%
010601	2009 Avg Assd Value	.	\$239,909	\$279,504	\$101,077
	2010 Avg Assd Value	.	\$218,700	\$248,970	\$78,977
	Dollar Change in Avg Assd Value	.	-\$21,209	-\$30,534	-\$22,100
	Avg % Change in Avg Assd Value	.	-8.840%	-10.924%	-21.865%
010602	2009 Avg Assd Value	.	.	\$293,927	\$103,179
	2010 Avg Assd Value	.	.	\$270,480	\$90,624
	Dollar Change in Avg Assd Value	.	.	-\$23,447	-\$12,554
	Avg % Change in Avg Assd Value	.	.	-7.977%	-12.168%
010603	2009 Avg Assd Value	.	\$210,200	\$202,931	\$68,123
	2010 Avg Assd Value	.	\$193,200	\$181,030	\$53,941
	Dollar Change in Avg Assd Value	.	-\$17,000	-\$21,901	-\$14,183
	Avg % Change in Avg Assd Value	.	-8.088%	-10.792%	-20.819%
010604	2009 Avg Assd Value	.	\$235,800	\$327,638	\$117,910
	2010 Avg Assd Value	.	\$211,750	\$289,408	\$89,043
	Dollar Change in Avg Assd Value	.	-\$24,050	-\$38,230	-\$28,867
	Avg % Change in Avg Assd Value	.	-10.199%	-11.668%	-24.482%
010605	2009 Avg Assd Value	.	.	\$292,036	\$111,774
	2010 Avg Assd Value	.	.	\$264,944	\$91,819
	Dollar Change in Avg Assd Value	.	.	-\$27,092	-\$19,955
	Avg % Change in Avg Assd Value	.	.	-9.277%	-17.853%
010606	2009 Avg Assd Value	.	.	.	\$356,596
	2010 Avg Assd Value	.	.	.	\$287,001
	Dollar Change in Avg Assd Value	.	.	.	-\$69,595
	Avg % Change in Avg Assd Value	.	.	.	-19.516%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
010607	2009 Avg Assd Value	.	.	\$162,989	\$71,748
	2010 Avg Assd Value	.	.	\$148,547	\$55,999
	Dollar Change in Avg Assd Value	.	.	-\$14,441	-\$15,749
	Avg % Change in Avg Assd Value	.	.	-8.860%	-21.950%
010608	2009 Avg Assd Value	.	.	\$106,807	\$14,443
	2010 Avg Assd Value	.	.	\$96,356	\$10,329
	Dollar Change in Avg Assd Value	.	.	-\$10,450	-\$4,114
	Avg % Change in Avg Assd Value	.	.	-9.784%	-28.484%
010609	2009 Avg Assd Value	.	\$228,020	\$296,462	\$113,890
	2010 Avg Assd Value	.	\$194,760	\$256,841	\$84,565
	Dollar Change in Avg Assd Value	.	-\$33,260	-\$39,621	-\$29,325
	Avg % Change in Avg Assd Value	.	-14.586%	-13.365%	-25.749%
010610	2009 Avg Assd Value	.	\$402,100	\$335,553	\$95,350
	2010 Avg Assd Value	.	\$338,700	\$282,204	\$67,959
	Dollar Change in Avg Assd Value	.	-\$63,400	-\$53,349	-\$27,391
	Avg % Change in Avg Assd Value	.	-15.767%	-15.899%	-28.727%
010611	2009 Avg Assd Value	.	.	\$375,338	\$114,774
	2010 Avg Assd Value	.	.	\$341,580	\$91,611
	Dollar Change in Avg Assd Value	.	.	-\$33,758	-\$23,163
	Avg % Change in Avg Assd Value	.	.	-8.994%	-20.182%
020108	2009 Avg Assd Value	.	\$220,700	\$384,130	\$172,466
	2010 Avg Assd Value	.	\$185,800	\$327,607	\$129,905
	Dollar Change in Avg Assd Value	.	-\$34,900	-\$56,523	-\$42,561
	Avg % Change in Avg Assd Value	.	-15.813%	-14.715%	-24.678%
020109	2009 Avg Assd Value	.	\$239,800	\$263,390	\$84,442
	2010 Avg Assd Value	.	\$205,000	\$228,146	\$66,802
	Dollar Change in Avg Assd Value	.	-\$34,800	-\$35,243	-\$17,640
	Avg % Change in Avg Assd Value	.	-14.512%	-13.381%	-20.890%
020205	2009 Avg Assd Value	.	.	\$339,506	\$111,010
	2010 Avg Assd Value	.	.	\$288,652	\$89,710
	Dollar Change in Avg Assd Value	.	.	-\$50,854	-\$21,300
	Avg % Change in Avg Assd Value	.	.	-14.979%	-19.187%
020210	2009 Avg Assd Value	.	\$316,236	\$258,950	\$155,044
	2010 Avg Assd Value	.	\$275,773	\$238,157	\$137,424
	Dollar Change in Avg Assd Value	.	-\$40,464	-\$20,794	-\$17,621
	Avg % Change in Avg Assd Value	.	-12.795%	-8.030%	-11.365%
020305	2009 Avg Assd Value	\$158,878	\$311,030	\$242,716	\$136,333
	2010 Avg Assd Value	\$142,244	\$269,724	\$218,128	\$108,166
	Dollar Change in Avg Assd Value	-\$16,633	-\$41,306	-\$24,589	-\$28,167
	Avg % Change in Avg Assd Value	-10.469%	-13.280%	-10.131%	-20.660%
020401	2009 Avg Assd Value	.	.	\$196,389	\$49,121
	2010 Avg Assd Value	.	.	\$174,276	\$43,669
	Dollar Change in Avg Assd Value	.	.	-\$22,113	-\$5,452
	Avg % Change in Avg Assd Value	.	.	-11.260%	-11.100%
020411	2009 Avg Assd Value	.	.	\$346,216	\$132,780
	2010 Avg Assd Value	.	.	\$295,616	\$111,322
	Dollar Change in Avg Assd Value	.	.	-\$50,600	-\$21,458
	Avg % Change in Avg Assd Value	.	.	-14.615%	-16.160%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
020412	2009 Avg Assd Value	.	.	\$208,449	\$89,700
	2010 Avg Assd Value	.	.	\$173,675	\$72,976
	Dollar Change in Avg Assd Value	.	.	-\$34,774	-\$16,724
	Avg % Change in Avg Assd Value	.	.	-16.682%	-18.644%
020506	2009 Avg Assd Value	.	.	\$923,605	\$155,250
	2010 Avg Assd Value	.	.	\$779,936	\$132,650
	Dollar Change in Avg Assd Value	.	.	-\$143,668	-\$22,600
	Avg % Change in Avg Assd Value	.	.	-15.555%	-14.557%
020507	2009 Avg Assd Value	.	.	\$370,281	\$114,028
	2010 Avg Assd Value	.	.	\$348,657	\$101,484
	Dollar Change in Avg Assd Value	.	.	-\$21,624	-\$12,544
	Avg % Change in Avg Assd Value	.	.	-5.840%	-11.001%
020601	2009 Avg Assd Value	.	.	\$203,602	\$72,618
	2010 Avg Assd Value	.	.	\$165,641	\$54,246
	Dollar Change in Avg Assd Value	.	.	-\$37,961	-\$18,371
	Avg % Change in Avg Assd Value	.	.	-18.645%	-25.299%
020603	2009 Avg Assd Value	.	.	\$401,460	\$124,910
	2010 Avg Assd Value	.	.	\$348,377	\$111,165
	Dollar Change in Avg Assd Value	.	.	-\$53,083	-\$13,745
	Avg % Change in Avg Assd Value	.	.	-13.223%	-11.004%
020604	2009 Avg Assd Value	.	.	\$231,860	\$321,184
	2010 Avg Assd Value	.	.	\$197,700	\$274,370
	Dollar Change in Avg Assd Value	.	.	-\$34,160	-\$46,814
	Avg % Change in Avg Assd Value	.	.	-14.733%	-14.576%
030203	2009 Avg Assd Value	\$201,818	\$307,892	\$259,730	\$94,349
	2010 Avg Assd Value	\$186,218	\$263,908	\$238,065	\$78,367
	Dollar Change in Avg Assd Value	-\$15,600	-\$43,984	-\$21,665	-\$15,981
	Avg % Change in Avg Assd Value	-7.730%	-14.285%	-8.341%	-16.939%
030306	2009 Avg Assd Value	\$182,817	\$309,953	\$265,296	\$129,183
	2010 Avg Assd Value	\$153,942	\$249,213	\$238,047	\$94,792
	Dollar Change in Avg Assd Value	-\$28,875	-\$60,740	-\$27,250	-\$34,392
	Avg % Change in Avg Assd Value	-15.795%	-19.596%	-10.271%	-26.622%
030307	2009 Avg Assd Value	.	\$321,400	\$324,106	\$151,467
	2010 Avg Assd Value	.	\$282,600	\$300,919	\$127,917
	Dollar Change in Avg Assd Value	.	-\$38,800	-\$23,188	-\$23,550
	Avg % Change in Avg Assd Value	.	-12.072%	-7.154%	-15.548%
030402	2009 Avg Assd Value	.	\$392,022	\$268,766	\$132,249
	2010 Avg Assd Value	.	\$316,500	\$230,603	\$98,981
	Dollar Change in Avg Assd Value	.	-\$75,522	-\$38,163	-\$33,268
	Avg % Change in Avg Assd Value	.	-19.265%	-14.199%	-25.156%
030411	2009 Avg Assd Value	\$214,088	\$368,700	\$275,391	.
	2010 Avg Assd Value	\$193,650	\$340,750	\$252,332	.
	Dollar Change in Avg Assd Value	-\$20,438	-\$27,950	-\$23,059	.
	Avg % Change in Avg Assd Value	-9.546%	-7.581%	-8.373%	.
030412	2009 Avg Assd Value	.	.	\$585,422	.
	2010 Avg Assd Value	.	.	\$495,100	.
	Dollar Change in Avg Assd Value	.	.	-\$90,322	.
	Avg % Change in Avg Assd Value	.	.	-15.429%	.

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
030414	2009 Avg Assd Value	.	.	\$691,192	\$360,950
	2010 Avg Assd Value	.	.	\$539,567	\$259,900
	Dollar Change in Avg Assd Value	.	.	-\$151,626	-\$101,050
	Avg % Change in Avg Assd Value	.	.	-21.937%	-27.996%
030415	2009 Avg Assd Value	.	\$401,500	\$585,222	\$291,157
	2010 Avg Assd Value	.	\$349,900	\$520,214	\$232,929
	Dollar Change in Avg Assd Value	.	-\$51,600	-\$65,008	-\$58,229
	Avg % Change in Avg Assd Value	.	-12.852%	-11.108%	-19.999%
030501	2009 Avg Assd Value	.	.	\$405,838	.
	2010 Avg Assd Value	.	.	\$365,654	.
	Dollar Change in Avg Assd Value	.	.	-\$40,185	.
	Avg % Change in Avg Assd Value	.	.	-9.902%	.
030502	2009 Avg Assd Value	.	.	\$1,324,055	\$716,025
	2010 Avg Assd Value	.	.	\$1,063,793	\$543,200
	Dollar Change in Avg Assd Value	.	.	-\$260,263	-\$172,825
	Avg % Change in Avg Assd Value	.	.	-19.656%	-24.137%
030503	2009 Avg Assd Value	.	\$353,200	\$473,481	\$227,264
	2010 Avg Assd Value	.	\$303,700	\$394,791	\$163,264
	Dollar Change in Avg Assd Value	.	-\$49,500	-\$78,689	-\$64,000
	Avg % Change in Avg Assd Value	.	-14.015%	-16.619%	-28.161%
030504	2009 Avg Assd Value	.	\$283,400	\$338,890	\$126,971
	2010 Avg Assd Value	.	\$250,500	\$306,796	\$103,184
	Dollar Change in Avg Assd Value	.	-\$32,900	-\$32,095	-\$23,787
	Avg % Change in Avg Assd Value	.	-11.609%	-9.470%	-18.734%
030512	2009 Avg Assd Value	.	.	\$737,075	.
	2010 Avg Assd Value	.	.	\$735,654	.
	Dollar Change in Avg Assd Value	.	.	-\$1,421	.
	Avg % Change in Avg Assd Value	.	.	-.193%	.
030513	2009 Avg Assd Value	.	.	\$653,670	\$401,227
	2010 Avg Assd Value	.	.	\$544,817	\$300,900
	Dollar Change in Avg Assd Value	.	.	-\$108,852	-\$100,327
	Avg % Change in Avg Assd Value	.	.	-16.653%	-25.005%
030514	2009 Avg Assd Value	.	.	\$790,210	\$520,900
	2010 Avg Assd Value	.	.	\$610,736	\$371,550
	Dollar Change in Avg Assd Value	.	.	-\$179,475	-\$149,350
	Avg % Change in Avg Assd Value	.	.	-22.712%	-28.672%
030515	2009 Avg Assd Value	\$253,658	.	\$365,012	\$140,842
	2010 Avg Assd Value	\$224,589	.	\$310,397	\$113,192
	Dollar Change in Avg Assd Value	-\$29,069	.	-\$54,615	-\$27,650
	Avg % Change in Avg Assd Value	-11.460%	.	-14.962%	-19.632%
040101	2009 Avg Assd Value	.	\$246,317	\$376,767	\$118,209
	2010 Avg Assd Value	.	\$226,917	\$342,564	\$102,619
	Dollar Change in Avg Assd Value	.	-\$19,400	-\$34,203	-\$15,591
	Avg % Change in Avg Assd Value	.	-7.876%	-9.078%	-13.189%
040202	2009 Avg Assd Value	\$154,383	\$324,950	\$342,994	\$134,573
	2010 Avg Assd Value	\$141,700	\$284,700	\$304,260	\$116,952
	Dollar Change in Avg Assd Value	-\$12,683	-\$40,250	-\$38,733	-\$17,621
	Avg % Change in Avg Assd Value	-8.215%	-12.387%	-11.293%	-13.094%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
040301	2009 Avg Assd Value	\$130,533	\$262,858	\$360,820	\$140,563
	2010 Avg Assd Value	\$111,000	\$229,833	\$304,689	\$110,011
	Dollar Change in Avg Assd Value	-\$19,533	-\$33,025	-\$56,131	-\$30,553
	Avg % Change in Avg Assd Value	-14.964%	-12.564%	-15.556%	-21.736%
040401	2009 Avg Assd Value	\$201,829	\$342,289	\$293,434	\$122,288
	2010 Avg Assd Value	\$191,200	\$293,244	\$263,288	\$105,973
	Dollar Change in Avg Assd Value	-\$10,629	-\$49,044	-\$30,146	-\$16,315
	Avg % Change in Avg Assd Value	-5.266%	-14.328%	-10.274%	-13.342%
040402	2009 Avg Assd Value	\$180,155	\$341,083	\$296,872	\$118,144
	2010 Avg Assd Value	\$166,057	\$304,870	\$272,317	\$98,662
	Dollar Change in Avg Assd Value	-\$14,098	-\$36,213	-\$24,555	-\$19,482
	Avg % Change in Avg Assd Value	-7.826%	-10.617%	-8.271%	-16.490%
040501	2009 Avg Assd Value	\$156,629	.	\$228,374	\$81,323
	2010 Avg Assd Value	\$131,829	.	\$216,905	\$75,137
	Dollar Change in Avg Assd Value	-\$24,800	.	-\$11,468	-\$6,186
	Avg % Change in Avg Assd Value	-15.834%	.	-5.022%	-7.607%
042602	2009 Avg Assd Value	.	\$425,400	\$237,589	\$83,563
	2010 Avg Assd Value	.	\$387,867	\$213,190	\$70,300
	Dollar Change in Avg Assd Value	.	-\$37,533	-\$24,399	-\$13,263
	Avg % Change in Avg Assd Value	.	-8.823%	-10.270%	-15.871%
042606	2009 Avg Assd Value	.	\$376,767	\$240,992	\$145,806
	2010 Avg Assd Value	.	\$325,033	\$206,711	\$122,206
	Dollar Change in Avg Assd Value	.	-\$51,733	-\$34,280	-\$23,600
	Avg % Change in Avg Assd Value	.	-13.731%	-14.225%	-16.186%
042608	2009 Avg Assd Value	.	.	\$420,756	.
	2010 Avg Assd Value	.	.	\$378,096	.
	Dollar Change in Avg Assd Value	.	.	-\$42,659	.
	Avg % Change in Avg Assd Value	.	.	-10.139%	.
042701	2009 Avg Assd Value	.	.	\$359,453	.
	2010 Avg Assd Value	.	.	\$309,253	.
	Dollar Change in Avg Assd Value	.	.	-\$50,200	.
	Avg % Change in Avg Assd Value	.	.	-13.966%	.
042702	2009 Avg Assd Value	.	.	\$387,236	\$345,800
	2010 Avg Assd Value	.	.	\$340,622	\$274,700
	Dollar Change in Avg Assd Value	.	.	-\$46,614	-\$71,100
	Avg % Change in Avg Assd Value	.	.	-12.038%	-20.561%
042703	2009 Avg Assd Value	\$147,687	\$249,267	\$462,982	\$214,868
	2010 Avg Assd Value	\$147,527	\$228,800	\$414,231	\$176,144
	Dollar Change in Avg Assd Value	-\$160	-\$20,467	-\$48,751	-\$38,724
	Avg % Change in Avg Assd Value	-.108%	-8.211%	-10.530%	-18.022%
042704	2009 Avg Assd Value	\$709,620	\$419,310	\$442,752	\$126,040
	2010 Avg Assd Value	\$664,680	\$383,390	\$401,575	\$110,040
	Dollar Change in Avg Assd Value	-\$44,940	-\$35,920	-\$41,177	-\$16,000
	Avg % Change in Avg Assd Value	-6.333%	-8.566%	-9.300%	-12.694%
042705	2009 Avg Assd Value	.	.	\$334,750	.
	2010 Avg Assd Value	.	.	\$304,375	.
	Dollar Change in Avg Assd Value	.	.	-\$30,375	.
	Avg % Change in Avg Assd Value	.	.	-9.074%	.

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
042706	2009 Avg Assd Value	.	\$526,600	\$712,130	\$300,840
	2010 Avg Assd Value	.	\$467,500	\$630,323	\$264,740
	Dollar Change in Avg Assd Value	.	-\$59,100	-\$81,807	-\$36,100
	Avg % Change in Avg Assd Value	.	-11.223%	-11.488%	-12.000%
050103	2009 Avg Assd Value	.	.	\$379,413	\$156,950
	2010 Avg Assd Value	.	.	\$319,778	\$114,500
	Dollar Change in Avg Assd Value	.	.	-\$59,635	-\$42,450
	Avg % Change in Avg Assd Value	.	.	-15.718%	-27.047%
050105	2009 Avg Assd Value	\$238,641	\$341,370	\$215,868	\$77,077
	2010 Avg Assd Value	\$205,509	\$292,474	\$187,191	\$58,191
	Dollar Change in Avg Assd Value	-\$33,132	-\$48,896	-\$28,676	-\$18,885
	Avg % Change in Avg Assd Value	-13.884%	-14.323%	-13.284%	-24.502%
050106	2009 Avg Assd Value	.	\$290,600	\$315,763	\$122,761
	2010 Avg Assd Value	.	\$267,500	\$300,002	\$111,605
	Dollar Change in Avg Assd Value	.	-\$23,100	-\$15,761	-\$11,156
	Avg % Change in Avg Assd Value	.	-7.949%	-4.991%	-9.088%
050511	2009 Avg Assd Value	.	\$257,163	\$300,258	\$116,238
	2010 Avg Assd Value	.	\$231,425	\$265,891	\$90,314
	Dollar Change in Avg Assd Value	.	-\$25,738	-\$34,367	-\$25,924
	Avg % Change in Avg Assd Value	.	-10.008%	-11.446%	-22.303%
050512	2009 Avg Assd Value	\$199,600	\$269,450	\$275,993	\$125,952
	2010 Avg Assd Value	\$177,300	\$243,690	\$250,586	\$102,874
	Dollar Change in Avg Assd Value	-\$22,300	-\$25,760	-\$25,407	-\$23,078
	Avg % Change in Avg Assd Value	-11.172%	-9.560%	-9.206%	-18.323%
050513	2009 Avg Assd Value	.	\$213,450	\$275,705	\$83,347
	2010 Avg Assd Value	.	\$203,200	\$248,997	\$73,358
	Dollar Change in Avg Assd Value	.	-\$10,250	-\$26,708	-\$9,989
	Avg % Change in Avg Assd Value	.	-4.802%	-9.687%	-11.985%
050701	2009 Avg Assd Value	.	.	\$196,425	\$66,169
	2010 Avg Assd Value	.	.	\$176,552	\$50,747
	Dollar Change in Avg Assd Value	.	.	-\$19,873	-\$15,422
	Avg % Change in Avg Assd Value	.	.	-10.117%	-23.307%
050703	2009 Avg Assd Value	.	\$264,836	\$272,057	\$101,581
	2010 Avg Assd Value	.	\$236,264	\$241,267	\$74,710
	Dollar Change in Avg Assd Value	.	-\$28,571	-\$30,790	-\$26,871
	Avg % Change in Avg Assd Value	.	-10.788%	-11.318%	-26.453%
050705	2009 Avg Assd Value	.	.	\$384,185	\$91,917
	2010 Avg Assd Value	.	.	\$357,219	\$75,830
	Dollar Change in Avg Assd Value	.	.	-\$26,965	-\$16,087
	Avg % Change in Avg Assd Value	.	.	-7.019%	-17.501%
051001	2009 Avg Assd Value	\$188,690	\$256,880	\$260,219	\$132,945
	2010 Avg Assd Value	\$159,963	\$233,560	\$238,730	\$102,138
	Dollar Change in Avg Assd Value	-\$28,727	-\$23,320	-\$21,489	-\$30,808
	Avg % Change in Avg Assd Value	-15.224%	-9.078%	-8.258%	-23.173%
060501	2009 Avg Assd Value	\$164,328	\$254,491	\$218,128	\$75,853
	2010 Avg Assd Value	\$148,658	\$227,516	\$198,026	\$60,096
	Dollar Change in Avg Assd Value	-\$15,670	-\$26,975	-\$20,101	-\$15,757
	Avg % Change in Avg Assd Value	-9.536%	-10.599%	-9.215%	-20.773%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
060701	2009 Avg Assd Value	\$188,979	\$269,290	\$223,061	\$75,006
	2010 Avg Assd Value	\$167,547	\$246,303	\$209,130	\$65,187
	Dollar Change in Avg Assd Value	-\$21,432	-\$22,987	-\$13,931	-\$9,818
	Avg % Change in Avg Assd Value	-11.341%	-8.536%	-6.245%	-13.090%
060801	2009 Avg Assd Value	.	\$256,839	\$221,630	\$108,985
	2010 Avg Assd Value	.	\$230,790	\$204,180	\$89,121
	Dollar Change in Avg Assd Value	.	-\$26,048	-\$17,450	-\$19,864
	Avg % Change in Avg Assd Value	.	-10.142%	-7.874%	-18.226%
060802	2009 Avg Assd Value	.	.	\$183,245	\$52,227
	2010 Avg Assd Value	.	.	\$170,772	\$43,793
	Dollar Change in Avg Assd Value	.	.	-\$12,473	-\$8,433
	Avg % Change in Avg Assd Value	.	.	-6.807%	-16.148%
060901	2009 Avg Assd Value	\$210,513	\$258,360	\$297,383	\$86,850
	2010 Avg Assd Value	\$192,813	\$231,060	\$262,270	\$69,559
	Dollar Change in Avg Assd Value	-\$17,700	-\$27,300	-\$35,113	-\$17,290
	Avg % Change in Avg Assd Value	-8.408%	-10.567%	-11.807%	-19.909%
061301	2009 Avg Assd Value	.	\$242,182	\$254,491	\$99,529
	2010 Avg Assd Value	.	\$221,582	\$233,779	\$78,581
	Dollar Change in Avg Assd Value	.	-\$20,600	-\$20,713	-\$20,948
	Avg % Change in Avg Assd Value	.	-8.506%	-8.139%	-21.047%
070101	2009 Avg Assd Value	\$166,589	\$223,461	\$192,221	\$64,556
	2010 Avg Assd Value	\$145,411	\$196,922	\$171,481	\$51,461
	Dollar Change in Avg Assd Value	-\$21,177	-\$26,539	-\$20,740	-\$13,095
	Avg % Change in Avg Assd Value	-12.712%	-11.877%	-10.790%	-20.284%
070105	2009 Avg Assd Value	\$81,962	\$431,200	\$470,488	\$121,135
	2010 Avg Assd Value	\$69,408	\$383,000	\$409,847	\$99,415
	Dollar Change in Avg Assd Value	-\$12,554	-\$48,200	-\$60,642	-\$21,719
	Avg % Change in Avg Assd Value	-15.317%	-11.178%	-12.889%	-17.930%
070201	2009 Avg Assd Value	\$169,292	\$234,852	\$189,665	\$71,837
	2010 Avg Assd Value	\$160,201	\$212,761	\$173,124	\$58,947
	Dollar Change in Avg Assd Value	-\$9,090	-\$22,091	-\$16,541	-\$12,890
	Avg % Change in Avg Assd Value	-5.370%	-9.406%	-8.721%	-17.943%
070401	2009 Avg Assd Value	\$170,345	\$288,568	\$233,748	\$83,011
	2010 Avg Assd Value	\$154,337	\$259,522	\$210,849	\$68,325
	Dollar Change in Avg Assd Value	-\$16,008	-\$29,045	-\$22,899	-\$14,686
	Avg % Change in Avg Assd Value	-9.397%	-10.065%	-9.797%	-17.691%
070701	2009 Avg Assd Value	\$153,189	\$252,302	\$213,684	\$82,135
	2010 Avg Assd Value	\$134,233	\$230,770	\$195,095	\$69,567
	Dollar Change in Avg Assd Value	-\$18,955	-\$21,533	-\$18,589	-\$12,568
	Avg % Change in Avg Assd Value	-12.374%	-8.534%	-8.699%	-15.302%
080702	2009 Avg Assd Value	\$199,756	\$298,069	\$309,040	\$111,045
	2010 Avg Assd Value	\$174,841	\$252,362	\$275,251	\$93,390
	Dollar Change in Avg Assd Value	-\$24,915	-\$45,708	-\$33,789	-\$17,655
	Avg % Change in Avg Assd Value	-12.473%	-15.335%	-10.933%	-15.899%
081001	2009 Avg Assd Value	\$179,200	\$244,960	\$274,040	\$107,670
	2010 Avg Assd Value	\$172,625	\$216,980	\$250,809	\$85,865
	Dollar Change in Avg Assd Value	-\$6,575	-\$27,980	-\$23,230	-\$21,806
	Avg % Change in Avg Assd Value	-3.669%	-11.422%	-8.477%	-20.252%

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Nbhd/LEA		CONDO	MULTI	SFR	VACANT
081101	2009 Avg Assd Value	\$168,162	\$256,577	\$241,523	\$98,718
	2010 Avg Assd Value	\$158,728	\$243,430	\$227,846	\$92,090
	Dollar Change in Avg Assd Value	-\$9,434	-\$13,147	-\$13,677	-\$6,629
	Avg % Change in Avg Assd Value	-5.610%	-5.124%	-5.663%	-6.715%
081204	2009 Avg Assd Value	\$182,689	\$294,484	\$261,817	\$109,041
	2010 Avg Assd Value	\$169,629	\$261,942	\$240,181	\$89,093
	Dollar Change in Avg Assd Value	-\$13,060	-\$32,542	-\$21,636	-\$19,948
	Avg % Change in Avg Assd Value	-7.149%	-11.050%	-8.264%	-18.294%
081301	2009 Avg Assd Value	\$202,044	\$362,600	\$252,235	\$80,078
	2010 Avg Assd Value	\$185,736	\$345,500	\$231,258	\$60,477
	Dollar Change in Avg Assd Value	-\$16,308	-\$17,100	-\$20,977	-\$19,601
	Avg % Change in Avg Assd Value	-8.072%	-4.716%	-8.316%	-24.477%
081305	2009 Avg Assd Value	\$156,654	\$298,359	\$247,250	\$88,309
	2010 Avg Assd Value	\$140,354	\$254,213	\$217,283	\$69,874
	Dollar Change in Avg Assd Value	-\$16,300	-\$44,146	-\$29,967	-\$18,435
	Avg % Change in Avg Assd Value	-10.405%	-14.796%	-12.120%	-20.876%
081402	2009 Avg Assd Value	\$186,476	\$302,945	\$248,022	\$91,691
	2010 Avg Assd Value	\$162,384	\$252,868	\$220,851	\$75,235
	Dollar Change in Avg Assd Value	-\$24,092	-\$50,077	-\$27,171	-\$16,456
	Avg % Change in Avg Assd Value	-12.920%	-16.530%	-10.955%	-17.947%
081408	2009 Avg Assd Value	.	.	\$316,767	\$170,935
	2010 Avg Assd Value	.	.	\$281,971	\$134,892
	Dollar Change in Avg Assd Value	.	.	-\$34,796	-\$36,043
	Avg % Change in Avg Assd Value	.	.	-10.985%	-21.086%
090101	2009 Avg Assd Value	\$137,200	\$254,500	\$222,545	\$86,794
	2010 Avg Assd Value	\$125,200	\$220,589	\$203,736	\$73,091
	Dollar Change in Avg Assd Value	-\$12,000	-\$33,911	-\$18,809	-\$13,703
	Avg % Change in Avg Assd Value	-8.746%	-13.325%	-8.452%	-15.788%
090301	2009 Avg Assd Value	\$170,631	\$246,850	\$186,098	\$72,411
	2010 Avg Assd Value	\$157,638	\$217,118	\$167,835	\$63,552
	Dollar Change in Avg Assd Value	-\$12,993	-\$29,732	-\$18,263	-\$8,860
	Avg % Change in Avg Assd Value	-7.615%	-12.044%	-9.814%	-12.235%
090501	2009 Avg Assd Value	\$178,600	.	\$379,089	\$308,620
	2010 Avg Assd Value	\$135,200	.	\$327,750	\$228,920
	Dollar Change in Avg Assd Value	-\$43,400	.	-\$51,339	-\$79,700
	Avg % Change in Avg Assd Value	-24.300%	.	-13.543%	-25.825%
090601	2009 Avg Assd Value	\$172,267	\$251,563	\$281,492	\$134,800
	2010 Avg Assd Value	\$150,800	\$217,257	\$243,754	\$106,412
	Dollar Change in Avg Assd Value	-\$21,467	-\$34,306	-\$37,739	-\$28,388
	Avg % Change in Avg Assd Value	-12.461%	-13.637%	-13.407%	-21.060%
090901	2009 Avg Assd Value	\$192,100	\$290,639	\$279,235	\$146,706
	2010 Avg Assd Value	\$166,470	\$264,100	\$257,642	\$119,560
	Dollar Change in Avg Assd Value	-\$25,630	-\$26,539	-\$21,593	-\$27,146
	Avg % Change in Avg Assd Value	-13.342%	-9.131%	-7.733%	-18.504%
091501	2009 Avg Assd Value	\$406,650	\$313,210	\$296,147	\$131,471
	2010 Avg Assd Value	\$343,850	\$269,880	\$253,696	\$102,782
	Dollar Change in Avg Assd Value	-\$62,800	-\$43,330	-\$42,451	-\$28,689
	Avg % Change in Avg Assd Value	-15.443%	-13.834%	-14.335%	-21.822%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
091505	2009 Avg Assd Value	.	.	\$418,989	\$148,856
	2010 Avg Assd Value	.	.	\$411,256	\$148,856
	Dollar Change in Avg Assd Value	.	.	-\$7,733	\$0
	Avg % Change in Avg Assd Value	.	.	-1.846%	.000%
091506	2009 Avg Assd Value	.	\$318,850	\$295,614	\$117,625
	2010 Avg Assd Value	.	\$280,000	\$247,509	\$90,892
	Dollar Change in Avg Assd Value	.	-\$38,850	-\$48,105	-\$26,733
	Avg % Change in Avg Assd Value	.	-12.184%	-16.273%	-22.728%
091507	2009 Avg Assd Value	\$181,050	\$267,455	\$265,217	\$113,192
	2010 Avg Assd Value	\$164,000	\$240,827	\$244,465	\$97,408
	Dollar Change in Avg Assd Value	-\$17,050	-\$26,627	-\$20,752	-\$15,783
	Avg % Change in Avg Assd Value	-9.417%	-9.956%	-7.825%	-13.944%
091509	2009 Avg Assd Value	.	\$321,450	\$276,242	\$130,308
	2010 Avg Assd Value	.	\$294,367	\$257,207	\$111,858
	Dollar Change in Avg Assd Value	.	-\$27,083	-\$19,035	-\$18,450
	Avg % Change in Avg Assd Value	.	-8.425%	-6.891%	-14.159%
091512	2009 Avg Assd Value	.	\$253,150	\$304,957	\$155,737
	2010 Avg Assd Value	.	\$212,200	\$257,695	\$119,517
	Dollar Change in Avg Assd Value	.	-\$40,950	-\$47,262	-\$36,220
	Avg % Change in Avg Assd Value	.	-16.176%	-15.498%	-23.257%
100401	2009 Avg Assd Value	.	.	\$174,169	\$49,784
	2010 Avg Assd Value	.	.	\$165,331	\$43,988
	Dollar Change in Avg Assd Value	.	.	-\$8,838	-\$5,796
	Avg % Change in Avg Assd Value	.	.	-5.074%	-11.642%
100402	2009 Avg Assd Value	.	.	\$190,581	\$62,379
	2010 Avg Assd Value	.	.	\$176,690	\$52,503
	Dollar Change in Avg Assd Value	.	.	-\$13,890	-\$9,876
	Avg % Change in Avg Assd Value	.	.	-7.288%	-15.832%
100404	2009 Avg Assd Value	.	\$244,667	\$274,801	\$99,116
	2010 Avg Assd Value	.	\$234,067	\$257,110	\$81,878
	Dollar Change in Avg Assd Value	.	-\$10,600	-\$17,692	-\$17,238
	Avg % Change in Avg Assd Value	.	-4.332%	-6.438%	-17.392%
100801	2009 Avg Assd Value	.	.	\$166,055	\$22,925
	2010 Avg Assd Value	.	.	\$162,190	\$19,419
	Dollar Change in Avg Assd Value	.	.	-\$3,866	-\$3,505
	Avg % Change in Avg Assd Value	.	.	-2.328%	-15.289%
100802	2009 Avg Assd Value	.	.	\$217,296	\$38,032
	2010 Avg Assd Value	.	.	\$202,584	\$33,035
	Dollar Change in Avg Assd Value	.	.	-\$14,711	-\$4,997
	Avg % Change in Avg Assd Value	.	.	-6.770%	-13.139%
100806	2009 Avg Assd Value	.	.	\$243,264	\$66,409
	2010 Avg Assd Value	.	.	\$220,289	\$54,491
	Dollar Change in Avg Assd Value	.	.	-\$22,975	-\$11,917
	Avg % Change in Avg Assd Value	.	.	-9.444%	-17.945%
100901	2009 Avg Assd Value	.	.	\$150,830	\$37,821
	2010 Avg Assd Value	.	.	\$128,740	\$33,772
	Dollar Change in Avg Assd Value	.	.	-\$22,090	-\$4,049
	Avg % Change in Avg Assd Value	.	.	-14.646%	-10.705%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
100903	2009 Avg Assd Value	.	.	\$177,370	\$57,621
	2010 Avg Assd Value	.	.	\$167,846	\$52,142
	Dollar Change in Avg Assd Value	.	.	-\$9,524	-\$5,479
	Avg % Change in Avg Assd Value	.	.	-5.370%	-9.509%
100904	2009 Avg Assd Value	.	.	\$250,896	\$103,509
	2010 Avg Assd Value	.	.	\$236,529	\$93,145
	Dollar Change in Avg Assd Value	.	.	-\$14,367	-\$10,364
	Avg % Change in Avg Assd Value	.	.	-5.726%	-10.012%
100905	2009 Avg Assd Value	.	.	\$244,581	\$67,272
	2010 Avg Assd Value	.	.	\$232,706	\$60,941
	Dollar Change in Avg Assd Value	.	.	-\$11,875	-\$6,331
	Avg % Change in Avg Assd Value	.	.	-4.855%	-9.410%
100908	2009 Avg Assd Value	.	.	\$268,626	\$70,412
	2010 Avg Assd Value	.	.	\$237,061	\$54,568
	Dollar Change in Avg Assd Value	.	.	-\$31,566	-\$15,844
	Avg % Change in Avg Assd Value	.	.	-11.751%	-22.502%
101001	2009 Avg Assd Value	.	\$296,100	\$295,668	\$95,949
	2010 Avg Assd Value	.	\$254,000	\$246,963	\$67,236
	Dollar Change in Avg Assd Value	.	-\$42,100	-\$48,705	-\$28,713
	Avg % Change in Avg Assd Value	.	-14.218%	-16.473%	-29.925%
101002	2009 Avg Assd Value	.	\$308,700	\$293,198	\$76,397
	2010 Avg Assd Value	.	\$278,300	\$258,877	\$59,872
	Dollar Change in Avg Assd Value	.	-\$30,400	-\$34,320	-\$16,524
	Avg % Change in Avg Assd Value	.	-9.848%	-11.706%	-21.629%
101105	2009 Avg Assd Value	.	.	\$326,043	\$133,105
	2010 Avg Assd Value	.	.	\$320,646	\$125,255
	Dollar Change in Avg Assd Value	.	.	-\$5,397	-\$7,850
	Avg % Change in Avg Assd Value	.	.	-1.655%	-5.898%
101106	2009 Avg Assd Value	.	.	\$459,468	\$165,105
	2010 Avg Assd Value	.	.	\$436,456	\$157,875
	Dollar Change in Avg Assd Value	.	.	-\$23,012	-\$7,230
	Avg % Change in Avg Assd Value	.	.	-5.008%	-4.379%
101113	2009 Avg Assd Value	.	.	\$517,943	\$141,259
	2010 Avg Assd Value	.	.	\$450,547	\$117,834
	Dollar Change in Avg Assd Value	.	.	-\$67,396	-\$23,424
	Avg % Change in Avg Assd Value	.	.	-13.012%	-16.583%
101201	2009 Avg Assd Value	.	.	\$379,288	\$125,119
	2010 Avg Assd Value	.	.	\$365,694	\$118,170
	Dollar Change in Avg Assd Value	.	.	-\$13,594	-\$6,948
	Avg % Change in Avg Assd Value	.	.	-3.584%	-5.553%
101202	2009 Avg Assd Value	.	.	\$249,161	\$77,417
	2010 Avg Assd Value	.	.	\$244,367	\$72,833
	Dollar Change in Avg Assd Value	.	.	-\$4,794	-\$4,583
	Avg % Change in Avg Assd Value	.	.	-1.924%	-5.920%
101203	2009 Avg Assd Value	.	.	\$176,259	\$53,341
	2010 Avg Assd Value	.	.	\$171,376	\$49,771
	Dollar Change in Avg Assd Value	.	.	-\$4,882	-\$3,571
	Avg % Change in Avg Assd Value	.	.	-2.770%	-6.694%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
101204	2009 Avg Assd Value	.	.	\$261,245	\$94,833
	2010 Avg Assd Value	.	.	\$261,818	\$89,358
	Dollar Change in Avg Assd Value	.	.	\$573	-\$5,475
	Avg % Change in Avg Assd Value	.	.	.219%	-5.773%
101205	2009 Avg Assd Value	.	.	\$209,729	\$96,675
	2010 Avg Assd Value	.	.	\$201,914	\$91,300
	Dollar Change in Avg Assd Value	.	.	-\$7,814	-\$5,375
	Avg % Change in Avg Assd Value	.	.	-3.726%	-5.560%
101211	2009 Avg Assd Value	.	.	\$247,233	\$79,694
	2010 Avg Assd Value	.	.	\$239,831	\$75,141
	Dollar Change in Avg Assd Value	.	.	-\$7,402	-\$4,553
	Avg % Change in Avg Assd Value	.	.	-2.994%	-5.713%
101212	2009 Avg Assd Value	.	.	\$257,531	\$84,440
	2010 Avg Assd Value	.	.	\$249,549	\$79,540
	Dollar Change in Avg Assd Value	.	.	-\$7,982	-\$4,900
	Avg % Change in Avg Assd Value	.	.	-3.099%	-5.803%
110101	2009 Avg Assd Value	.	.	\$675,019	\$222,150
	2010 Avg Assd Value	.	.	\$604,509	\$167,100
	Dollar Change in Avg Assd Value	.	.	-\$70,510	-\$55,050
	Avg % Change in Avg Assd Value	.	.	-10.446%	-24.781%
110102	2009 Avg Assd Value	\$286,453	\$392,508	\$451,912	\$192,573
	2010 Avg Assd Value	\$273,041	\$363,442	\$421,025	\$166,840
	Dollar Change in Avg Assd Value	-\$13,412	-\$29,065	-\$30,887	-\$25,733
	Avg % Change in Avg Assd Value	-4.682%	-7.405%	-6.835%	-13.363%
110103	2009 Avg Assd Value	\$224,291	\$302,546	\$307,966	\$113,498
	2010 Avg Assd Value	\$205,618	\$266,963	\$281,957	\$93,342
	Dollar Change in Avg Assd Value	-\$18,674	-\$35,583	-\$26,009	-\$20,157
	Avg % Change in Avg Assd Value	-8.326%	-11.761%	-8.446%	-17.759%
110104	2009 Avg Assd Value	\$401,260	\$359,720	\$429,451	\$179,568
	2010 Avg Assd Value	\$333,790	\$281,460	\$363,638	\$116,205
	Dollar Change in Avg Assd Value	-\$67,470	-\$78,260	-\$65,813	-\$63,363
	Avg % Change in Avg Assd Value	-16.815%	-21.756%	-15.325%	-35.287%
110105	2009 Avg Assd Value	\$303,480	\$278,356	\$305,691	\$93,147
	2010 Avg Assd Value	\$273,487	\$250,167	\$293,295	\$78,940
	Dollar Change in Avg Assd Value	-\$29,993	-\$28,189	-\$12,397	-\$14,207
	Avg % Change in Avg Assd Value	-9.883%	-10.127%	-4.055%	-15.253%
110201	2009 Avg Assd Value	.	.	\$190,609	\$47,550
	2010 Avg Assd Value	.	.	\$184,735	\$44,175
	Dollar Change in Avg Assd Value	.	.	-\$5,874	-\$3,375
	Avg % Change in Avg Assd Value	.	.	-3.082%	-7.098%
110202	2009 Avg Assd Value	.	.	\$177,683	\$59,300
	2010 Avg Assd Value	.	.	\$168,083	\$52,500
	Dollar Change in Avg Assd Value	.	.	-\$9,600	-\$6,800
	Avg % Change in Avg Assd Value	.	.	-5.403%	-11.467%
110203	2009 Avg Assd Value	.	.	\$204,669	\$86,067
	2010 Avg Assd Value	.	.	\$186,659	\$67,150
	Dollar Change in Avg Assd Value	.	.	-\$18,009	-\$18,917
	Avg % Change in Avg Assd Value	.	.	-8.799%	-21.979%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
110207	2009 Avg Assd Value	\$196,322	\$272,350	\$333,096	\$96,302
	2010 Avg Assd Value	\$178,135	\$248,038	\$309,824	\$79,793
	Dollar Change in Avg Assd Value	-\$18,187	-\$24,312	-\$23,272	-\$16,509
	Avg % Change in Avg Assd Value	-9.264%	-8.927%	-6.987%	-17.143%
111120	2009 Avg Assd Value	.	\$831,100	\$923,546	\$117,158
	2010 Avg Assd Value	.	\$741,533	\$846,507	\$102,975
	Dollar Change in Avg Assd Value	.	-\$89,567	-\$77,038	-\$14,183
	Avg % Change in Avg Assd Value	.	-10.777%	-8.342%	-12.106%
111121	2009 Avg Assd Value	\$332,600	.	\$703,036	\$294,140
	2010 Avg Assd Value	\$269,200	.	\$590,828	\$235,300
	Dollar Change in Avg Assd Value	-\$63,400	.	-\$112,208	-\$58,840
	Avg % Change in Avg Assd Value	-19.062%	.	-15.961%	-20.004%
111122	2009 Avg Assd Value	.	\$436,300	\$448,920	\$110,133
	2010 Avg Assd Value	.	\$371,700	\$378,875	\$86,773
	Dollar Change in Avg Assd Value	.	-\$64,600	-\$70,044	-\$23,361
	Avg % Change in Avg Assd Value	.	-14.806%	-15.603%	-21.211%
111123	2009 Avg Assd Value	.	.	\$650,035	\$236,700
	2010 Avg Assd Value	.	.	\$550,146	\$189,344
	Dollar Change in Avg Assd Value	.	.	-\$99,889	-\$47,356
	Avg % Change in Avg Assd Value	.	.	-15.367%	-20.007%
111210	2009 Avg Assd Value	.	.	\$350,245	\$139,408
	2010 Avg Assd Value	.	.	\$301,966	\$102,577
	Dollar Change in Avg Assd Value	.	.	-\$48,279	-\$36,831
	Avg % Change in Avg Assd Value	.	.	-13.784%	-26.419%
120501	2009 Avg Assd Value	\$246,117	\$444,400	\$424,438	\$156,689
	2010 Avg Assd Value	\$237,583	\$427,050	\$407,815	\$145,079
	Dollar Change in Avg Assd Value	-\$8,535	-\$17,350	-\$16,623	-\$11,610
	Avg % Change in Avg Assd Value	-3.468%	-3.904%	-3.916%	-7.410%
120603	2009 Avg Assd Value	\$303,954	\$326,009	\$391,349	\$240,492
	2010 Avg Assd Value	\$254,964	\$297,558	\$353,270	\$185,203
	Dollar Change in Avg Assd Value	-\$48,990	-\$28,452	-\$38,080	-\$55,289
	Avg % Change in Avg Assd Value	-16.118%	-8.727%	-9.730%	-22.990%
120604	2009 Avg Assd Value	.	.	\$826,956	\$401,900
	2010 Avg Assd Value	.	.	\$791,113	\$378,300
	Dollar Change in Avg Assd Value	.	.	-\$35,844	-\$23,600
	Avg % Change in Avg Assd Value	.	.	-4.334%	-5.872%
120605	2009 Avg Assd Value	\$199,074	\$292,521	\$378,564	\$161,155
	2010 Avg Assd Value	\$172,463	\$279,327	\$348,701	\$136,497
	Dollar Change in Avg Assd Value	-\$26,611	-\$13,194	-\$29,862	-\$24,657
	Avg % Change in Avg Assd Value	-13.367%	-4.510%	-7.888%	-15.300%
120701	2009 Avg Assd Value	.	.	\$375,710	\$126,460
	2010 Avg Assd Value	.	.	\$355,967	\$115,210
	Dollar Change in Avg Assd Value	.	.	-\$19,743	-\$11,250
	Avg % Change in Avg Assd Value	.	.	-5.255%	-8.896%
120704	2009 Avg Assd Value	\$237,858	\$321,770	\$422,871	\$172,335
	2010 Avg Assd Value	\$201,983	\$271,730	\$365,756	\$122,627
	Dollar Change in Avg Assd Value	-\$35,875	-\$50,040	-\$57,116	-\$49,708
	Avg % Change in Avg Assd Value	-15.083%	-15.551%	-13.507%	-28.844%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
121130	2009 Avg Assd Value	\$178,029	\$640,000	\$756,876	\$240,612
	2010 Avg Assd Value	\$171,236	\$597,600	\$713,655	\$215,217
	Dollar Change in Avg Assd Value	-\$6,793	-\$42,400	-\$43,221	-\$25,395
	Avg % Change in Avg Assd Value	-3.816%	-6.625%	-5.710%	-10.554%
121131	2009 Avg Assd Value	\$457,450	.	\$865,310	\$309,885
	2010 Avg Assd Value	\$398,300	.	\$741,567	\$242,919
	Dollar Change in Avg Assd Value	-\$59,150	.	-\$123,742	-\$66,967
	Avg % Change in Avg Assd Value	-12.930%	.	-14.300%	-21.610%
121132	2009 Avg Assd Value	.	.	\$791,680	\$120,467
	2010 Avg Assd Value	.	.	\$740,429	\$107,517
	Dollar Change in Avg Assd Value	.	.	-\$51,251	-\$12,950
	Avg % Change in Avg Assd Value	.	.	-6.474%	-10.750%
121133	2009 Avg Assd Value	.	.	\$879,941	\$190,490
	2010 Avg Assd Value	.	.	\$819,800	\$169,163
	Dollar Change in Avg Assd Value	.	.	-\$60,141	-\$21,327
	Avg % Change in Avg Assd Value	.	.	-6.835%	-11.196%
121134	2009 Avg Assd Value	.	\$703,350	\$758,238	\$262,200
	2010 Avg Assd Value	.	\$614,550	\$672,841	\$214,893
	Dollar Change in Avg Assd Value	.	-\$88,800	-\$85,396	-\$47,307
	Avg % Change in Avg Assd Value	.	-12.625%	-11.262%	-18.042%
121135	2009 Avg Assd Value	.	\$922,600	\$999,168	\$280,611
	2010 Avg Assd Value	.	\$887,400	\$966,190	\$209,817
	Dollar Change in Avg Assd Value	.	-\$35,200	-\$32,978	-\$70,794
	Avg % Change in Avg Assd Value	.	-3.815%	-3.301%	-25.229%
121136	2009 Avg Assd Value	.	.	\$1,056,646	\$564,200
	2010 Avg Assd Value	.	.	\$985,781	\$468,000
	Dollar Change in Avg Assd Value	.	.	-\$70,865	-\$96,200
	Avg % Change in Avg Assd Value	.	.	-6.707%	-17.051%
121137	2009 Avg Assd Value	.	.	\$906,764	\$455,067
	2010 Avg Assd Value	.	.	\$884,495	\$431,883
	Dollar Change in Avg Assd Value	.	.	-\$22,269	-\$23,183
	Avg % Change in Avg Assd Value	.	.	-2.456%	-5.094%
121220	2009 Avg Assd Value	\$218,850	\$305,500	\$396,733	\$158,050
	2010 Avg Assd Value	\$198,000	\$274,200	\$364,628	\$132,400
	Dollar Change in Avg Assd Value	-\$20,850	-\$31,300	-\$32,106	-\$25,650
	Avg % Change in Avg Assd Value	-9.527%	-10.245%	-8.092%	-16.229%
121221	2009 Avg Assd Value	.	.	\$339,750	\$82,400
	2010 Avg Assd Value	.	.	\$312,539	\$70,200
	Dollar Change in Avg Assd Value	.	.	-\$27,211	-\$12,200
	Avg % Change in Avg Assd Value	.	.	-8.009%	-14.806%
130101	2009 Avg Assd Value	.	.	\$291,859	\$61,117
	2010 Avg Assd Value	.	.	\$272,975	\$52,970
	Dollar Change in Avg Assd Value	.	.	-\$18,884	-\$8,147
	Avg % Change in Avg Assd Value	.	.	-6.470%	-13.331%
130103	2009 Avg Assd Value	.	.	\$179,634	\$13,116
	2010 Avg Assd Value	.	.	\$161,815	\$9,262
	Dollar Change in Avg Assd Value	.	.	-\$17,819	-\$3,853
	Avg % Change in Avg Assd Value	.	.	-9.920%	-29.379%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
130111	2009 Avg Assd Value	.	.	\$446,053	\$211,430
	2010 Avg Assd Value	.	.	\$413,885	\$185,816
	Dollar Change in Avg Assd Value	.	.	-\$32,168	-\$25,614
	Avg % Change in Avg Assd Value	.	.	-7.212%	-12.115%
130112	2009 Avg Assd Value	.	.	\$348,572	\$145,950
	2010 Avg Assd Value	.	.	\$283,156	\$102,171
	Dollar Change in Avg Assd Value	.	.	-\$65,416	-\$43,779
	Avg % Change in Avg Assd Value	.	.	-18.767%	-29.996%
130113	2009 Avg Assd Value	.	.	\$546,138	\$154,733
	2010 Avg Assd Value	.	.	\$489,923	\$133,383
	Dollar Change in Avg Assd Value	.	.	-\$56,215	-\$21,350
	Avg % Change in Avg Assd Value	.	.	-10.293%	-13.798%
130201	2009 Avg Assd Value	.	.	\$128,914	\$9,840
	2010 Avg Assd Value	.	.	\$127,857	\$9,840
	Dollar Change in Avg Assd Value	.	.	-\$1,057	\$0
	Avg % Change in Avg Assd Value	.	.	-.820%	.000%
130211	2009 Avg Assd Value	.	.	\$690,000	\$127,950
	2010 Avg Assd Value	.	.	\$689,500	\$127,950
	Dollar Change in Avg Assd Value	.	.	-\$500	\$0
	Avg % Change in Avg Assd Value	.	.	-.072%	.000%
130301	2009 Avg Assd Value	.	.	\$276,513	\$61,917
	2010 Avg Assd Value	.	.	\$253,958	\$52,000
	Dollar Change in Avg Assd Value	.	.	-\$22,555	-\$9,917
	Avg % Change in Avg Assd Value	.	.	-8.157%	-16.016%
130302	2009 Avg Assd Value	.	\$323,000	\$210,855	\$109,250
	2010 Avg Assd Value	.	\$286,850	\$187,088	\$89,850
	Dollar Change in Avg Assd Value	.	-\$36,150	-\$23,767	-\$19,400
	Avg % Change in Avg Assd Value	.	-11.192%	-11.272%	-17.757%
130304	2009 Avg Assd Value	\$208,361	.	\$283,959	\$116,866
	2010 Avg Assd Value	\$203,517	.	\$273,423	\$107,976
	Dollar Change in Avg Assd Value	-\$4,844	.	-\$10,535	-\$8,890
	Avg % Change in Avg Assd Value	-2.325%	.	-3.710%	-7.607%
130401	2009 Avg Assd Value	\$206,573	\$372,450	\$345,716	\$118,914
	2010 Avg Assd Value	\$197,287	\$344,450	\$318,900	\$107,474
	Dollar Change in Avg Assd Value	-\$9,287	-\$28,000	-\$26,815	-\$11,441
	Avg % Change in Avg Assd Value	-4.496%	-7.518%	-7.756%	-9.621%
130602	2009 Avg Assd Value	\$430,948	.	\$522,781	\$255,409
	2010 Avg Assd Value	\$414,486	.	\$511,318	\$246,318
	Dollar Change in Avg Assd Value	-\$16,462	.	-\$11,463	-\$9,091
	Avg % Change in Avg Assd Value	-3.820%	.	-2.193%	-3.559%
130701	2009 Avg Assd Value	\$224,719	\$251,100	\$285,635	\$89,530
	2010 Avg Assd Value	\$205,606	\$227,300	\$262,046	\$74,426
	Dollar Change in Avg Assd Value	-\$19,113	-\$23,800	-\$23,589	-\$15,104
	Avg % Change in Avg Assd Value	-8.505%	-9.478%	-8.258%	-16.871%
130802	2009 Avg Assd Value	\$203,987	\$276,621	\$217,381	\$69,981
	2010 Avg Assd Value	\$185,560	\$239,554	\$193,770	\$54,988
	Dollar Change in Avg Assd Value	-\$18,427	-\$37,067	-\$23,611	-\$14,992
	Avg % Change in Avg Assd Value	-9.033%	-13.400%	-10.861%	-21.423%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
130902	2009 Avg Assd Value	\$201,333	\$327,971	\$296,328	\$117,619
	2010 Avg Assd Value	\$191,833	\$292,135	\$274,870	\$99,629
	Dollar Change in Avg Assd Value	-\$9,500	-\$35,835	-\$21,458	-\$17,990
	Avg % Change in Avg Assd Value	-4.719%	-10.926%	-7.241%	-15.295%
131402	2009 Avg Assd Value	\$155,628	\$270,565	\$199,140	\$24,300
	2010 Avg Assd Value	\$156,724	\$241,660	\$188,979	\$21,436
	Dollar Change in Avg Assd Value	\$1,096	-\$28,905	-\$10,161	-\$2,864
	Avg % Change in Avg Assd Value	.704%	-10.683%	-5.102%	-11.785%
131701	2009 Avg Assd Value	\$166,843	\$354,760	\$262,697	\$75,600
	2010 Avg Assd Value	\$157,443	\$329,060	\$251,067	\$67,300
	Dollar Change in Avg Assd Value	-\$9,400	-\$25,700	-\$11,631	-\$8,300
	Avg % Change in Avg Assd Value	-5.634%	-7.244%	-4.427%	-10.979%
131708	2009 Avg Assd Value	\$268,500	.	\$260,132	\$95,867
	2010 Avg Assd Value	\$259,400	.	\$241,417	\$82,156
	Dollar Change in Avg Assd Value	-\$9,100	.	-\$18,715	-\$13,711
	Avg % Change in Avg Assd Value	-3.389%	.	-7.194%	-14.302%
140301	2009 Avg Assd Value	\$157,025	\$188,692	\$157,688	\$50,150
	2010 Avg Assd Value	\$152,158	\$168,703	\$146,731	\$44,306
	Dollar Change in Avg Assd Value	-\$4,867	-\$19,989	-\$10,957	-\$5,844
	Avg % Change in Avg Assd Value	-3.099%	-10.594%	-6.949%	-11.654%
140302	2009 Avg Assd Value	.	\$775,000	\$647,950	\$379,525
	2010 Avg Assd Value	.	\$758,550	\$634,293	\$362,075
	Dollar Change in Avg Assd Value	.	-\$16,450	-\$13,657	-\$17,450
	Avg % Change in Avg Assd Value	.	-2.123%	-2.108%	-4.598%
140303	2009 Avg Assd Value	.	.	\$228,240	\$73,350
	2010 Avg Assd Value	.	.	\$220,715	\$70,350
	Dollar Change in Avg Assd Value	.	.	-\$7,525	-\$3,000
	Avg % Change in Avg Assd Value	.	.	-3.297%	-4.090%
140401	2009 Avg Assd Value	.	\$223,622	\$195,246	\$33,365
	2010 Avg Assd Value	.	\$219,795	\$179,899	\$27,610
	Dollar Change in Avg Assd Value	.	-\$3,827	-\$15,347	-\$5,755
	Avg % Change in Avg Assd Value	.	-1.711%	-7.861%	-17.248%
140402	2009 Avg Assd Value	\$542,300	\$592,867	\$1,087,879	\$543,971
	2010 Avg Assd Value	\$525,600	\$573,767	\$1,056,186	\$522,457
	Dollar Change in Avg Assd Value	-\$16,700	-\$19,100	-\$31,693	-\$21,514
	Avg % Change in Avg Assd Value	-3.079%	-3.222%	-2.913%	-3.955%
140501	2009 Avg Assd Value	.	\$230,382	\$234,078	\$162,815
	2010 Avg Assd Value	.	\$218,082	\$222,879	\$142,100
	Dollar Change in Avg Assd Value	.	-\$12,300	-\$11,199	-\$20,715
	Avg % Change in Avg Assd Value	.	-5.339%	-4.784%	-12.723%
140503	2009 Avg Assd Value	.	\$337,600	\$344,688	.
	2010 Avg Assd Value	.	\$331,700	\$338,536	.
	Dollar Change in Avg Assd Value	.	-\$5,900	-\$6,152	.
	Avg % Change in Avg Assd Value	.	-1.748%	-1.785%	.
140601	2009 Avg Assd Value	.	\$436,950	\$600,426	\$137,725
	2010 Avg Assd Value	.	\$389,350	\$526,331	\$122,000
	Dollar Change in Avg Assd Value	.	-\$47,600	-\$74,095	-\$15,725
	Avg % Change in Avg Assd Value	.	-10.894%	-12.340%	-11.418%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
140603	2009 Avg Assd Value	.	\$226,118	\$212,654	\$76,218
	2010 Avg Assd Value	.	\$209,164	\$197,602	\$65,962
	Dollar Change in Avg Assd Value	.	-\$16,955	-\$15,052	-\$10,256
	Avg % Change in Avg Assd Value	.	-7.498%	-7.078%	-13.456%
140801	2009 Avg Assd Value	\$268,544	\$307,750	\$309,028	\$128,155
	2010 Avg Assd Value	\$239,800	\$273,600	\$269,706	\$92,655
	Dollar Change in Avg Assd Value	-\$28,744	-\$34,150	-\$39,322	-\$35,500
	Avg % Change in Avg Assd Value	-10.704%	-11.097%	-12.725%	-27.701%
140803	2009 Avg Assd Value	\$491,250	.	\$523,123	\$203,025
	2010 Avg Assd Value	\$466,325	.	\$453,641	\$164,350
	Dollar Change in Avg Assd Value	-\$24,925	.	-\$69,482	-\$38,675
	Avg % Change in Avg Assd Value	-5.074%	.	-13.282%	-19.049%
140901	2009 Avg Assd Value	\$155,094	.	\$513,963	\$216,186
	2010 Avg Assd Value	\$147,447	.	\$495,631	\$200,443
	Dollar Change in Avg Assd Value	-\$7,647	.	-\$18,332	-\$15,743
	Avg % Change in Avg Assd Value	-4.931%	.	-3.567%	-7.282%
140902	2009 Avg Assd Value	\$901,340	.	\$1,316,583	\$231,933
	2010 Avg Assd Value	\$881,500	.	\$1,286,197	\$218,100
	Dollar Change in Avg Assd Value	-\$19,840	.	-\$30,386	-\$13,833
	Avg % Change in Avg Assd Value	-2.201%	.	-2.308%	-5.964%
141001	2009 Avg Assd Value	.	.	\$599,542	.
	2010 Avg Assd Value	.	.	\$523,562	.
	Dollar Change in Avg Assd Value	.	.	-\$75,980	.
	Avg % Change in Avg Assd Value	.	.	-12.673%	.
141002	2009 Avg Assd Value	.	\$865,500	\$1,228,947	\$585,400
	2010 Avg Assd Value	.	\$792,500	\$1,134,481	\$517,050
	Dollar Change in Avg Assd Value	.	-\$73,000	-\$94,466	-\$68,350
	Avg % Change in Avg Assd Value	.	-8.434%	-7.687%	-11.676%
141102	2009 Avg Assd Value	.	.	\$276,334	\$11,133
	2010 Avg Assd Value	.	.	\$264,379	\$9,767
	Dollar Change in Avg Assd Value	.	.	-\$11,955	-\$1,367
	Avg % Change in Avg Assd Value	.	.	-4.326%	-12.275%
141104	2009 Avg Assd Value	\$147,125	\$238,700	\$239,613	\$76,536
	2010 Avg Assd Value	\$136,975	\$223,800	\$224,994	\$65,800
	Dollar Change in Avg Assd Value	-\$10,150	-\$14,900	-\$14,619	-\$10,736
	Avg % Change in Avg Assd Value	-6.899%	-6.242%	-6.101%	-14.027%
141201	2009 Avg Assd Value	\$562,650	\$240,326	\$188,735	\$72,910
	2010 Avg Assd Value	\$516,170	\$211,168	\$170,828	\$60,757
	Dollar Change in Avg Assd Value	-\$46,480	-\$29,159	-\$17,907	-\$12,152
	Avg % Change in Avg Assd Value	-8.261%	-12.133%	-9.488%	-16.668%
141202	2009 Avg Assd Value	\$185,575	\$226,633	\$269,868	\$49,083
	2010 Avg Assd Value	\$182,500	\$224,100	\$266,822	\$47,350
	Dollar Change in Avg Assd Value	-\$3,075	-\$2,533	-\$3,046	-\$1,733
	Avg % Change in Avg Assd Value	-1.657%	-1.118%	-1.129%	-3.531%
141302	2009 Avg Assd Value	.	\$209,958	\$173,842	\$10,400
	2010 Avg Assd Value	.	\$205,625	\$171,179	\$10,000
	Dollar Change in Avg Assd Value	.	-\$4,333	-\$2,663	-\$400
	Avg % Change in Avg Assd Value	.	-2.064%	-1.532%	-3.846%

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
141501	2009 Avg Assd Value	.	\$236,754	\$155,218	\$405,580
	2010 Avg Assd Value	.	\$215,563	\$136,885	\$318,980
	Dollar Change in Avg Assd Value	.	-\$21,192	-\$18,333	-\$86,600
	Avg % Change in Avg Assd Value	.	-8.951%	-11.811%	-21.352%
141504	2009 Avg Assd Value	.	\$213,456	\$188,871	\$95,920
	2010 Avg Assd Value	.	\$198,133	\$176,094	\$82,180
	Dollar Change in Avg Assd Value	.	-\$15,322	-\$12,777	-\$13,740
	Avg % Change in Avg Assd Value	.	-7.178%	-6.765%	-14.324%
141506	2009 Avg Assd Value	\$208,745	.	\$262,123	\$6,800
	2010 Avg Assd Value	\$182,745	.	\$244,213	\$5,700
	Dollar Change in Avg Assd Value	-\$26,000	.	-\$17,910	-\$1,100
	Avg % Change in Avg Assd Value	-12.455%	.	-6.833%	-16.176%
141801	2009 Avg Assd Value	.	\$262,388	\$179,968	\$67,191
	2010 Avg Assd Value	.	\$248,375	\$168,774	\$59,155
	Dollar Change in Avg Assd Value	.	-\$14,013	-\$11,194	-\$8,036
	Avg % Change in Avg Assd Value	.	-5.340%	-6.220%	-11.960%
150101	2009 Avg Assd Value	\$237,419	\$344,746	\$289,161	\$86,886
	2010 Avg Assd Value	\$205,191	\$325,017	\$269,306	\$72,938
	Dollar Change in Avg Assd Value	-\$32,228	-\$19,729	-\$19,855	-\$13,948
	Avg % Change in Avg Assd Value	-13.574%	-5.723%	-6.866%	-16.053%
150102	2009 Avg Assd Value	.	.	\$248,737	\$110,400
	2010 Avg Assd Value	.	.	\$222,946	\$86,400
	Dollar Change in Avg Assd Value	.	.	-\$25,791	-\$24,000
	Avg % Change in Avg Assd Value	.	.	-10.369%	-21.739%
150201	2009 Avg Assd Value	.	\$339,400	\$402,952	\$229,538
	2010 Avg Assd Value	.	\$305,600	\$360,361	\$187,772
	Dollar Change in Avg Assd Value	.	-\$33,800	-\$42,591	-\$41,766
	Avg % Change in Avg Assd Value	.	-9.959%	-10.570%	-18.196%
150203	2009 Avg Assd Value	.	.	.	\$4,857,200
	2010 Avg Assd Value	.	.	.	\$4,090,300
	Dollar Change in Avg Assd Value	.	.	.	-\$766,900
	Avg % Change in Avg Assd Value	.	.	.	-15.789%
150204	2009 Avg Assd Value	\$328,329	.	\$279,983	\$88,967
	2010 Avg Assd Value	\$266,905	.	\$255,342	\$73,800
	Dollar Change in Avg Assd Value	-\$61,424	.	-\$24,641	-\$15,167
	Avg % Change in Avg Assd Value	-18.708%	.	-8.801%	-17.048%
150304	2009 Avg Assd Value	\$288,870	\$374,420	\$373,790	\$112,973
	2010 Avg Assd Value	\$264,087	\$331,680	\$342,279	\$92,434
	Dollar Change in Avg Assd Value	-\$24,783	-\$42,740	-\$31,511	-\$20,539
	Avg % Change in Avg Assd Value	-8.579%	-11.415%	-8.430%	-18.180%
150305	2009 Avg Assd Value	\$254,900	\$409,278	\$367,087	\$176,215
	2010 Avg Assd Value	\$229,800	\$375,400	\$325,944	\$146,755
	Dollar Change in Avg Assd Value	-\$25,100	-\$33,878	-\$41,143	-\$29,460
	Avg % Change in Avg Assd Value	-9.847%	-8.277%	-11.208%	-16.718%
150308	2009 Avg Assd Value	.	.	\$242,798	.
	2010 Avg Assd Value	.	.	\$202,515	.
	Dollar Change in Avg Assd Value	.	.	-\$40,283	.
	Avg % Change in Avg Assd Value	.	.	-16.591%	.

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2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
150501	2009 Avg Assd Value	\$217,138	\$310,391	\$282,411	\$115,758
	2010 Avg Assd Value	\$192,792	\$269,209	\$262,154	\$98,400
	Dollar Change in Avg Assd Value	-\$24,346	-\$41,183	-\$20,257	-\$17,358
	Avg % Change in Avg Assd Value	-11.212%	-13.268%	-7.173%	-14.995%
150502	2009 Avg Assd Value	.	\$384,956	\$289,931	\$113,650
	2010 Avg Assd Value	.	\$338,238	\$266,796	\$95,150
	Dollar Change in Avg Assd Value	.	-\$46,719	-\$23,135	-\$18,500
	Avg % Change in Avg Assd Value	.	-12.136%	-7.980%	-16.278%
150701	2009 Avg Assd Value	\$243,033	\$307,226	\$248,337	\$95,341
	2010 Avg Assd Value	\$231,164	\$291,985	\$234,858	\$83,404
	Dollar Change in Avg Assd Value	-\$11,869	-\$15,242	-\$13,479	-\$11,937
	Avg % Change in Avg Assd Value	-4.884%	-4.961%	-5.428%	-12.521%
150802	2009 Avg Assd Value	.	.	\$177,279	\$5,300
	2010 Avg Assd Value	.	.	\$160,829	\$4,500
	Dollar Change in Avg Assd Value	.	.	-\$16,450	-\$800
	Avg % Change in Avg Assd Value	.	.	-9.279%	-15.094%
150804	2009 Avg Assd Value	\$214,133	.	\$395,667	\$146,129
	2010 Avg Assd Value	\$197,633	.	\$366,709	\$131,051
	Dollar Change in Avg Assd Value	-\$16,500	.	-\$28,958	-\$15,078
	Avg % Change in Avg Assd Value	-7.705%	.	-7.319%	-10.318%
150806	2009 Avg Assd Value	.	\$261,340	\$225,681	\$150,867
	2010 Avg Assd Value	.	\$226,100	\$208,417	\$126,367
	Dollar Change in Avg Assd Value	.	-\$35,240	-\$17,264	-\$24,500
	Avg % Change in Avg Assd Value	.	-13.484%	-7.650%	-16.240%
150911	2009 Avg Assd Value	\$486,311	.	\$698,522	\$214,925
	2010 Avg Assd Value	\$419,644	.	\$645,543	\$195,138
	Dollar Change in Avg Assd Value	-\$66,667	.	-\$52,980	-\$19,788
	Avg % Change in Avg Assd Value	-13.709%	.	-7.585%	-9.207%
151001	2009 Avg Assd Value	\$227,797	\$318,880	\$294,466	\$148,741
	2010 Avg Assd Value	\$201,712	\$279,195	\$260,567	\$115,695
	Dollar Change in Avg Assd Value	-\$26,085	-\$39,685	-\$33,900	-\$33,045
	Avg % Change in Avg Assd Value	-11.451%	-12.445%	-11.512%	-22.217%
151101	2009 Avg Assd Value	\$208,902	\$380,375	\$262,699	\$71,818
	2010 Avg Assd Value	\$196,985	\$338,858	\$241,630	\$60,141
	Dollar Change in Avg Assd Value	-\$11,917	-\$41,517	-\$21,069	-\$11,677
	Avg % Change in Avg Assd Value	-5.704%	-10.915%	-8.020%	-16.259%
151302	2009 Avg Assd Value	\$373,233	\$519,482	\$539,305	\$163,676
	2010 Avg Assd Value	\$336,867	\$464,309	\$485,600	\$135,596
	Dollar Change in Avg Assd Value	-\$36,367	-\$55,173	-\$53,704	-\$28,080
	Avg % Change in Avg Assd Value	-9.744%	-10.621%	-9.958%	-17.156%
151802	2009 Avg Assd Value	\$267,145	\$308,600	\$302,980	\$81,700
	2010 Avg Assd Value	\$246,558	\$286,725	\$292,994	\$69,257
	Dollar Change in Avg Assd Value	-\$20,587	-\$21,875	-\$9,986	-\$12,443
	Avg % Change in Avg Assd Value	-7.706%	-7.088%	-3.296%	-15.230%
151804	2009 Avg Assd Value	\$249,350	\$248,429	\$279,078	\$138,983
	2010 Avg Assd Value	\$258,364	\$248,619	\$284,028	\$140,900
	Dollar Change in Avg Assd Value	\$9,014	\$190	\$4,950	\$1,917
	Avg % Change in Avg Assd Value	3.615%	.077%	1.774%	1.379%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
160101	2009 Avg Assd Value	\$143,875	\$279,022	\$253,373	\$170,895
	2010 Avg Assd Value	\$130,050	\$251,304	\$228,126	\$157,098
	Dollar Change in Avg Assd Value	-\$13,825	-\$27,717	-\$25,247	-\$13,797
	Avg % Change in Avg Assd Value	-9.609%	-9.934%	-9.964%	-8.073%
160301	2009 Avg Assd Value	.	\$326,755	\$234,840	\$68,261
	2010 Avg Assd Value	.	\$304,427	\$220,675	\$63,987
	Dollar Change in Avg Assd Value	.	-\$22,327	-\$14,165	-\$4,274
	Avg % Change in Avg Assd Value	.	-6.833%	-6.032%	-6.261%
160302	2009 Avg Assd Value	\$217,679	\$322,380	\$252,911	\$89,960
	2010 Avg Assd Value	\$199,834	\$305,340	\$232,558	\$81,780
	Dollar Change in Avg Assd Value	-\$17,845	-\$17,040	-\$20,353	-\$8,180
	Avg % Change in Avg Assd Value	-8.198%	-5.286%	-8.048%	-9.093%
160401	2009 Avg Assd Value	\$461,767	\$437,726	\$482,943	\$141,961
	2010 Avg Assd Value	\$432,275	\$391,284	\$439,279	\$125,047
	Dollar Change in Avg Assd Value	-\$29,492	-\$46,442	-\$43,664	-\$16,914
	Avg % Change in Avg Assd Value	-6.387%	-10.610%	-9.041%	-11.915%
160402	2009 Avg Assd Value	.	\$253,711	\$248,187	\$101,003
	2010 Avg Assd Value	.	\$243,178	\$240,774	\$93,164
	Dollar Change in Avg Assd Value	.	-\$10,533	-\$7,414	-\$7,838
	Avg % Change in Avg Assd Value	.	-4.152%	-2.987%	-7.761%
160602	2009 Avg Assd Value	.	\$281,348	\$242,499	\$82,672
	2010 Avg Assd Value	.	\$253,096	\$222,249	\$75,991
	Dollar Change in Avg Assd Value	.	-\$28,252	-\$20,251	-\$6,681
	Avg % Change in Avg Assd Value	.	-10.042%	-8.351%	-8.082%
160701	2009 Avg Assd Value	\$323,858	\$398,085	\$423,275	\$105,106
	2010 Avg Assd Value	\$297,575	\$353,998	\$391,687	\$90,097
	Dollar Change in Avg Assd Value	-\$26,283	-\$44,088	-\$31,588	-\$15,010
	Avg % Change in Avg Assd Value	-8.116%	-11.075%	-7.463%	-14.280%
160702	2009 Avg Assd Value	\$182,123	\$324,619	\$280,597	\$64,007
	2010 Avg Assd Value	\$168,404	\$263,760	\$261,203	\$54,319
	Dollar Change in Avg Assd Value	-\$13,719	-\$60,858	-\$19,394	-\$9,688
	Avg % Change in Avg Assd Value	-7.533%	-18.748%	-6.912%	-15.135%
160703	2009 Avg Assd Value	\$264,948	\$534,839	\$604,091	\$218,885
	2010 Avg Assd Value	\$248,015	\$451,784	\$549,542	\$184,865
	Dollar Change in Avg Assd Value	-\$16,933	-\$83,055	-\$54,549	-\$34,020
	Avg % Change in Avg Assd Value	-6.391%	-15.529%	-9.030%	-15.542%
170901	2009 Avg Assd Value	.	\$243,465	\$208,181	\$91,732
	2010 Avg Assd Value	.	\$218,142	\$187,140	\$81,045
	Dollar Change in Avg Assd Value	.	-\$25,323	-\$21,041	-\$10,687
	Avg % Change in Avg Assd Value	.	-10.401%	-10.107%	-11.651%
171001	2009 Avg Assd Value	\$174,958	\$222,205	\$181,891	\$67,832
	2010 Avg Assd Value	\$142,026	\$193,106	\$150,559	\$52,040
	Dollar Change in Avg Assd Value	-\$32,932	-\$29,099	-\$31,332	-\$15,792
	Avg % Change in Avg Assd Value	-18.823%	-13.095%	-17.226%	-23.281%
171201	2009 Avg Assd Value	\$154,825	\$267,617	\$164,200	\$64,829
	2010 Avg Assd Value	\$143,193	\$235,367	\$147,014	\$56,945
	Dollar Change in Avg Assd Value	-\$11,633	-\$32,250	-\$17,186	-\$7,884
	Avg % Change in Avg Assd Value	-7.513%	-12.051%	-10.466%	-12.161%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Residential Average Assessed Value Changes by Neighborhood/LEA

Nbhd/LEA		CONDO	MULTI	SFR	VACANT
171401	2009 Avg Assd Value	\$157,133	\$200,566	\$163,418	\$47,601
	2010 Avg Assd Value	\$138,433	\$179,885	\$142,671	\$41,629
	Dollar Change in Avg Assd Value	-\$18,700	-\$20,681	-\$20,747	-\$5,972
	Avg % Change in Avg Assd Value	-11.901%	-10.311%	-12.696%	-12.546%
171901	2009 Avg Assd Value	\$183,683	\$266,885	\$182,128	\$83,488
	2010 Avg Assd Value	\$172,200	\$229,209	\$162,366	\$70,754
	Dollar Change in Avg Assd Value	-\$11,483	-\$37,676	-\$19,762	-\$12,735
	Avg % Change in Avg Assd Value	-6.252%	-14.117%	-10.851%	-15.253%
172001	2009 Avg Assd Value	\$149,200	\$192,622	\$168,525	\$106,063
	2010 Avg Assd Value	\$134,127	\$179,983	\$149,163	\$89,342
	Dollar Change in Avg Assd Value	-\$15,073	-\$12,639	-\$19,362	-\$16,721
	Avg % Change in Avg Assd Value	-10.102%	-6.562%	-11.489%	-15.765%
172501	2009 Avg Assd Value	\$156,000	\$214,500	\$186,275	\$57,207
	2010 Avg Assd Value	\$140,100	\$192,871	\$161,886	\$47,924
	Dollar Change in Avg Assd Value	-\$15,900	-\$21,629	-\$24,389	-\$9,283
	Avg % Change in Avg Assd Value	-10.192%	-10.084%	-13.093%	-16.227%
181501	2009 Avg Assd Value	\$234,714	\$208,913	\$172,531	\$56,022
	2010 Avg Assd Value	\$205,714	\$174,625	\$151,744	\$49,040
	Dollar Change in Avg Assd Value	-\$29,000	-\$34,287	-\$20,787	-\$6,982
	Avg % Change in Avg Assd Value	-12.355%	-16.412%	-12.048%	-12.463%
181601	2009 Avg Assd Value	.	\$218,119	\$161,444	\$54,171
	2010 Avg Assd Value	.	\$184,203	\$139,560	\$45,175
	Dollar Change in Avg Assd Value	.	-\$33,915	-\$21,883	-\$8,996
	Avg % Change in Avg Assd Value	.	-15.549%	-13.555%	-16.606%
181701	2009 Avg Assd Value	.	\$273,648	\$161,525	\$60,519
	2010 Avg Assd Value	.	\$241,777	\$149,315	\$57,246
	Dollar Change in Avg Assd Value	.	-\$31,870	-\$12,210	-\$3,273
	Avg % Change in Avg Assd Value	.	-11.647%	-7.559%	-5.408%
182101	2009 Avg Assd Value	.	\$234,530	\$177,317	\$41,234
	2010 Avg Assd Value	.	\$207,800	\$158,043	\$36,557
	Dollar Change in Avg Assd Value	.	-\$26,730	-\$19,274	-\$4,677
	Avg % Change in Avg Assd Value	.	-11.397%	-10.870%	-11.343%
182201	2009 Avg Assd Value	\$313,900	\$212,610	\$174,621	\$60,822
	2010 Avg Assd Value	\$287,700	\$191,081	\$158,898	\$54,036
	Dollar Change in Avg Assd Value	-\$26,200	-\$21,529	-\$15,723	-\$6,786
	Avg % Change in Avg Assd Value	-8.347%	-10.126%	-9.004%	-11.157%
182301	2009 Avg Assd Value	.	\$257,272	\$174,796	\$58,263
	2010 Avg Assd Value	.	\$222,004	\$149,400	\$47,122
	Dollar Change in Avg Assd Value	.	-\$35,268	-\$25,397	-\$11,142
	Avg % Change in Avg Assd Value	.	-13.708%	-14.529%	-19.123%
182401	2009 Avg Assd Value	\$124,764	\$305,495	\$187,074	\$60,502
	2010 Avg Assd Value	\$97,021	\$255,647	\$159,303	\$46,463
	Dollar Change in Avg Assd Value	-\$27,743	-\$49,847	-\$27,771	-\$14,039
	Avg % Change in Avg Assd Value	-22.236%	-16.317%	-14.845%	-23.204%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Residential Average Assessed Value Change by City

City	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
AUBURN	\$286,194	\$246,575	-\$39,619	-13.843%
BONNEY LAKE	\$264,815	\$230,676	-\$34,139	-12.892%
BUCKLEY	\$225,835	\$200,125	-\$25,710	-11.385%
CARBONADO	\$178,821	\$144,566	-\$34,255	-19.156%
DUPONT	\$261,783	\$251,118	-\$10,665	-4.074%
EATONVILLE	\$179,040	\$158,641	-\$20,398	-11.393%
EDGEWOOD	\$334,513	\$294,803	-\$39,710	-11.871%
FIFE	\$219,240	\$201,488	-\$17,752	-8.097%
FIRCREST	\$258,937	\$237,546	-\$21,391	-8.261%
GIG HARBOR	\$341,974	\$315,024	-\$26,950	-7.881%
LAKEWOOD	\$255,351	\$236,613	-\$18,738	-7.338%
MILTON	\$255,758	\$233,877	-\$21,881	-8.555%
ORTING	\$200,539	\$172,856	-\$27,683	-13.804%
PACIFIC	\$188,800	\$163,600	-\$25,200	-13.347%
PUYALLUP	\$261,883	\$235,812	-\$26,072	-9.955%
ROY	\$181,096	\$166,655	-\$14,440	-7.974%
RUSTON	\$286,878	\$259,047	-\$27,831	-9.701%
SOUTH PRARIE	\$183,611	\$152,573	-\$31,038	-16.904%
STEILACOOM	\$310,957	\$289,630	-\$21,327	-6.858%
SUMNER	\$246,769	\$224,138	-\$22,631	-9.171%
TACOMA	\$211,408	\$189,213	-\$22,195	-10.499%
UNIVERSITY PLACE	\$311,386	\$286,530	-\$24,855	-7.982%
WILKESON	\$156,716	\$138,841	-\$17,875	-11.406%
UNINCORPORATED	\$257,787	\$231,047	-\$26,740	-10.373%
Averages	\$244,170	\$219,208	-\$24,962	-10.530%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Residential Average Assessed Value Changes by City and Property Type

City		CONDO	MULTI	SFR	VACANT
AUBURN	2009 Avg Assd Value	\$253,658	.	\$354,879	\$121,754
	2010 Avg Assd Value	\$224,589	.	\$302,859	\$98,461
	Dollar Change in Avg Assd Value	-\$29,069	.	-\$52,020	-\$23,293
	Avg % Change in Avg Assd Value	-11.460%	.	-14.659%	-19.131%
BONNEY LAKE	2009 Avg Assd Value	\$187,819	\$335,764	\$298,232	\$111,605
	2010 Avg Assd Value	\$163,476	\$278,587	\$262,542	\$85,800
	Dollar Change in Avg Assd Value	-\$24,343	-\$57,177	-\$35,690	-\$25,805
	Avg % Change in Avg Assd Value	-12.961%	-17.029%	-11.967%	-23.122%
BUCKLEY	2009 Avg Assd Value	\$158,878	\$311,030	\$242,716	\$135,820
	2010 Avg Assd Value	\$142,244	\$269,724	\$218,128	\$107,844
	Dollar Change in Avg Assd Value	-\$16,633	-\$41,306	-\$24,589	-\$27,976
	Avg % Change in Avg Assd Value	-10.469%	-13.280%	-10.131%	-20.598%
CARBONADO	2009 Avg Assd Value	.	.	\$203,602	\$72,618
	2010 Avg Assd Value	.	.	\$165,641	\$54,246
	Dollar Change in Avg Assd Value	.	.	-\$37,961	-\$18,371
	Avg % Change in Avg Assd Value	.	.	-18.645%	-25.299%
DUPONT	2009 Avg Assd Value	\$208,361	\$323,000	\$278,447	\$116,215
	2010 Avg Assd Value	\$203,517	\$286,850	\$266,940	\$107,038
	Dollar Change in Avg Assd Value	-\$4,844	-\$36,150	-\$11,506	-\$9,178
	Avg % Change in Avg Assd Value	-2.325%	-11.192%	-4.132%	-7.897%
EATONVILLE	2009 Avg Assd Value	.	\$210,200	\$204,828	\$68,813
	2010 Avg Assd Value	.	\$193,200	\$182,861	\$54,669
	Dollar Change in Avg Assd Value	.	-\$17,000	-\$21,967	-\$14,144
	Avg % Change in Avg Assd Value	.	-8.088%	-10.725%	-20.554%
EDGEWOOD	2009 Avg Assd Value	\$145,725	\$283,076	\$369,405	\$135,945
	2010 Avg Assd Value	\$126,875	\$253,790	\$326,278	\$114,444
	Dollar Change in Avg Assd Value	-\$18,850	-\$29,286	-\$43,127	-\$21,501
	Avg % Change in Avg Assd Value	-12.935%	-10.346%	-11.675%	-15.816%
FIFE	2009 Avg Assd Value	\$164,424	\$346,425	\$250,713	\$85,943
	2010 Avg Assd Value	\$143,132	\$294,850	\$232,047	\$78,149
	Dollar Change in Avg Assd Value	-\$21,292	-\$51,575	-\$18,666	-\$7,794
	Avg % Change in Avg Assd Value	-12.949%	-14.888%	-7.445%	-9.069%
FIRCREST	2009 Avg Assd Value	\$222,576	\$355,161	\$263,928	\$73,320
	2010 Avg Assd Value	\$200,693	\$327,718	\$242,484	\$60,794
	Dollar Change in Avg Assd Value	-\$21,883	-\$27,442	-\$21,444	-\$12,526
	Avg % Change in Avg Assd Value	-9.832%	-7.727%	-8.125%	-17.084%
GIG HARBOR	2009 Avg Assd Value	\$293,703	\$392,900	\$412,628	\$145,349
	2010 Avg Assd Value	\$270,620	\$362,918	\$383,952	\$122,391
	Dollar Change in Avg Assd Value	-\$23,083	-\$29,982	-\$28,676	-\$22,958
	Avg % Change in Avg Assd Value	-7.859%	-7.631%	-6.950%	-15.795%
LAKEWOOD	2009 Avg Assd Value	\$227,404	\$245,966	\$261,692	\$120,457
	2010 Avg Assd Value	\$211,573	\$229,554	\$242,655	\$104,518
	Dollar Change in Avg Assd Value	-\$15,831	-\$16,412	-\$19,036	-\$15,939
	Avg % Change in Avg Assd Value	-6.962%	-6.673%	-7.274%	-13.232%
MILTON	2009 Avg Assd Value	\$181,600	\$361,257	\$285,581	\$107,504
	2010 Avg Assd Value	\$167,257	\$322,393	\$262,536	\$87,700
	Dollar Change in Avg Assd Value	-\$14,343	-\$38,864	-\$23,046	-\$19,804
	Avg % Change in Avg Assd Value	-7.898%	-10.758%	-8.070%	-18.422%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Residential Average Assessed Value Changes by City and Property Type

City		CONDO	MULTI	SFR	VACANT
ORTING	2009 Avg Assd Value	\$238,641	\$326,632	\$211,501	\$76,452
	2010 Avg Assd Value	\$205,509	\$279,956	\$183,275	\$57,736
	Dollar Change in Avg Assd Value	-\$33,132	-\$46,676	-\$28,226	-\$18,716
	Avg % Change in Avg Assd Value	-13.884%	-14.290%	-13.346%	-24.480%
PACIFIC	2009 Avg Assd Value	.	.	\$188,800	.
	2010 Avg Assd Value	.	.	\$163,600	.
	Dollar Change in Avg Assd Value	.	.	-\$25,200	.
	Avg % Change in Avg Assd Value	.	.	-13.347%	.
PUYALLUP	2009 Avg Assd Value	\$187,560	\$267,127	\$282,763	\$115,311
	2010 Avg Assd Value	\$170,538	\$235,601	\$255,856	\$94,537
	Dollar Change in Avg Assd Value	-\$17,022	-\$31,526	-\$26,908	-\$20,773
	Avg % Change in Avg Assd Value	-9.075%	-11.802%	-9.516%	-18.015%
ROY	2009 Avg Assd Value	.	\$205,350	\$192,094	\$65,743
	2010 Avg Assd Value	.	\$187,800	\$177,641	\$52,235
	Dollar Change in Avg Assd Value	.	-\$17,550	-\$14,453	-\$13,509
	Avg % Change in Avg Assd Value	.	-8.546%	-7.524%	-20.548%
RUSTON	2009 Avg Assd Value	.	\$292,346	\$301,197	\$215,762
	2010 Avg Assd Value	.	\$263,677	\$271,237	\$198,507
	Dollar Change in Avg Assd Value	.	-\$28,669	-\$29,960	-\$17,256
	Avg % Change in Avg Assd Value	.	-9.807%	-9.947%	-7.998%
SOUTH PRARIE	2009 Avg Assd Value	.	.	\$208,449	\$95,125
	2010 Avg Assd Value	.	.	\$173,675	\$77,394
	Dollar Change in Avg Assd Value	.	.	-\$34,774	-\$17,731
	Avg % Change in Avg Assd Value	.	.	-16.682%	-18.640%
STEILACOOM	2009 Avg Assd Value	\$292,083	\$331,917	\$338,378	\$125,127
	2010 Avg Assd Value	\$279,935	\$298,554	\$315,767	\$112,542
	Dollar Change in Avg Assd Value	-\$12,148	-\$33,363	-\$22,612	-\$12,585
	Avg % Change in Avg Assd Value	-4.159%	-10.052%	-6.682%	-10.058%
SUMNER	2009 Avg Assd Value	\$201,818	\$312,482	\$262,263	\$99,923
	2010 Avg Assd Value	\$186,218	\$268,926	\$240,112	\$82,653
	Dollar Change in Avg Assd Value	-\$15,600	-\$43,556	-\$22,151	-\$17,270
	Avg % Change in Avg Assd Value	-7.730%	-13.939%	-8.446%	-17.283%
TACOMA	2009 Avg Assd Value	\$204,176	\$263,783	\$216,334	\$75,714
	2010 Avg Assd Value	\$182,922	\$228,490	\$194,101	\$65,410
	Dollar Change in Avg Assd Value	-\$21,255	-\$35,292	-\$22,233	-\$10,304
	Avg % Change in Avg Assd Value	-10.410%	-13.379%	-10.277%	-13.609%
UNIVERSITY PLACE	2009 Avg Assd Value	\$263,041	\$324,578	\$322,999	\$128,318
	2010 Avg Assd Value	\$245,523	\$295,251	\$297,693	\$108,633
	Dollar Change in Avg Assd Value	-\$17,518	-\$29,327	-\$25,306	-\$19,685
	Avg % Change in Avg Assd Value	-6.660%	-9.036%	-7.835%	-15.341%
WILKESON	2009 Avg Assd Value	.	.	\$195,802	\$51,183
	2010 Avg Assd Value	.	.	\$173,751	\$44,583
	Dollar Change in Avg Assd Value	.	.	-\$22,051	-\$6,600
	Avg % Change in Avg Assd Value	.	.	-11.262%	-12.895%
UNINCORPORATED	2009 Avg Assd Value	\$194,752	\$268,217	\$297,534	\$99,679
	2010 Avg Assd Value	\$174,495	\$240,311	\$268,607	\$81,370
	Dollar Change in Avg Assd Value	-\$20,257	-\$27,905	-\$28,927	-\$18,309
	Avg % Change in Avg Assd Value	-10.401%	-10.404%	-9.722%	-18.368%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Residential Average Assessed Value Change by School District

School District	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
AUBURN	\$307,588	\$265,093	-\$42,495	-13.816%
BETHEL	\$208,994	\$187,769	-\$21,225	-10.156%
CARBONADO	\$210,878	\$176,406	-\$34,472	-16.347%
CLOVER PARK	\$254,797	\$236,284	-\$18,513	-7.266%
DIERINGER	\$463,426	\$393,887	-\$69,539	-15.005%
EATONVILLE	\$210,461	\$186,053	-\$24,409	-11.598%
FIFE	\$251,880	\$230,356	-\$21,524	-8.545%
FRANKLIN PIERCE	\$194,493	\$173,387	-\$21,107	-10.852%
ORTING	\$225,830	\$198,798	-\$27,032	-11.970%
PENINSULA	\$350,991	\$317,463	-\$33,528	-9.552%
PUYALLUP	\$250,976	\$225,971	-\$25,005	-9.963%
STEILACOOM	\$204,108	\$189,368	-\$14,740	-7.222%
SUMNER	\$260,933	\$228,381	-\$32,551	-12.475%
TACOMA	\$215,666	\$193,527	-\$22,139	-10.265%
UNIVERSITY PLACE	\$313,348	\$285,286	-\$28,062	-8.956%
WHITE RIVER	\$270,356	\$237,236	-\$33,121	-12.251%
YELM	\$217,697	\$190,266	-\$27,431	-12.601%
Averages	\$259,554	\$230,325	-\$29,229	-11.108%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Residential Average Assessed Value Changes by School District and Property Type

School District		CONDO	MULTI	SFR	VACANT
AUBURN	2009 Avg Assd Value	\$253,658	.	\$365,012	\$156,908
	2010 Avg Assd Value	\$224,589	.	\$310,397	\$126,168
	Dollar Change in Avg Assd Value	-\$29,069	.	-\$54,615	-\$30,741
	Avg % Change in Avg Assd Value	-11.460%	.	-14.962%	-19.591%
BETHEL	2009 Avg Assd Value	\$171,781	\$251,355	\$232,565	\$85,867
	2010 Avg Assd Value	\$152,421	\$225,194	\$210,589	\$69,096
	Dollar Change in Avg Assd Value	-\$19,360	-\$26,161	-\$21,976	-\$16,771
	Avg % Change in Avg Assd Value	-11.270%	-10.408%	-9.449%	-19.531%
CARBONADO	2009 Avg Assd Value	.	.	\$242,208	\$158,876
	2010 Avg Assd Value	.	.	\$201,626	\$134,545
	Dollar Change in Avg Assd Value	.	.	-\$40,582	-\$24,331
	Avg % Change in Avg Assd Value	.	.	-16.755%	-15.314%
CLOVER PARK	2009 Avg Assd Value	\$229,358	\$245,990	\$261,144	\$119,766
	2010 Avg Assd Value	\$214,592	\$229,714	\$242,301	\$104,183
	Dollar Change in Avg Assd Value	-\$14,766	-\$16,276	-\$18,843	-\$15,584
	Avg % Change in Avg Assd Value	-6.438%	-6.617%	-7.215%	-13.012%
DIERINGER	2009 Avg Assd Value	.	\$318,300	\$551,834	\$170,633
	2010 Avg Assd Value	.	\$277,100	\$472,560	\$133,227
	Dollar Change in Avg Assd Value	.	-\$41,200	-\$79,274	-\$37,406
	Avg % Change in Avg Assd Value	.	-12.944%	-14.366%	-21.922%
EATONVILLE	2009 Avg Assd Value	.	\$214,467	\$277,929	\$103,736
	2010 Avg Assd Value	.	\$196,292	\$250,489	\$84,061
	Dollar Change in Avg Assd Value	.	-\$18,175	-\$27,441	-\$19,675
	Avg % Change in Avg Assd Value	.	-8.475%	-9.873%	-18.967%
FIFE	2009 Avg Assd Value	\$172,888	\$341,422	\$284,148	\$103,689
	2010 Avg Assd Value	\$154,376	\$301,600	\$261,420	\$91,488
	Dollar Change in Avg Assd Value	-\$18,512	-\$39,822	-\$22,728	-\$12,201
	Avg % Change in Avg Assd Value	-10.707%	-11.664%	-7.999%	-11.767%
FRANKLIN PIERCE	2009 Avg Assd Value	\$160,376	\$226,050	\$206,565	\$85,721
	2010 Avg Assd Value	\$145,036	\$201,273	\$184,899	\$68,642
	Dollar Change in Avg Assd Value	-\$15,340	-\$24,777	-\$21,666	-\$17,079
	Avg % Change in Avg Assd Value	-9.565%	-10.961%	-10.489%	-19.924%
ORTING	2009 Avg Assd Value	\$238,641	\$317,261	\$247,868	\$89,592
	2010 Avg Assd Value	\$205,509	\$274,029	\$218,958	\$75,106
	Dollar Change in Avg Assd Value	-\$33,132	-\$43,232	-\$28,909	-\$14,486
	Avg % Change in Avg Assd Value	-13.884%	-13.627%	-11.663%	-16.169%
PENINSULA	2009 Avg Assd Value	\$271,799	\$329,789	\$431,158	\$123,754
	2010 Avg Assd Value	\$242,374	\$303,463	\$393,502	\$101,583
	Dollar Change in Avg Assd Value	-\$29,425	-\$26,326	-\$37,656	-\$22,171
	Avg % Change in Avg Assd Value	-10.826%	-7.983%	-8.734%	-17.915%
PUYALLUP	2009 Avg Assd Value	\$188,106	\$282,374	\$267,874	\$107,121
	2010 Avg Assd Value	\$171,554	\$250,962	\$241,763	\$91,265
	Dollar Change in Avg Assd Value	-\$16,552	-\$31,412	-\$26,111	-\$15,856
	Avg % Change in Avg Assd Value	-8.799%	-11.124%	-9.747%	-14.802%
STEILACOOM	2009 Avg Assd Value	\$226,696	\$317,100	\$289,700	\$38,073
	2010 Avg Assd Value	\$219,391	\$282,660	\$270,206	\$31,856
	Dollar Change in Avg Assd Value	-\$7,306	-\$34,440	-\$19,495	-\$6,217
	Avg % Change in Avg Assd Value	-3.223%	-10.861%	-6.729%	-16.328%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Residential Average Assessed Value Changes by School District and Property Type

School District		CONDO	MULTI	SFR	VACANT
SUMNER	2009 Avg Assd Value	\$198,180	\$313,077	\$287,911	\$108,838
	2010 Avg Assd Value	\$179,551	\$266,975	\$253,907	\$84,802
	Dollar Change in Avg Assd Value	-\$18,630	-\$46,102	-\$34,004	-\$24,037
	Avg % Change in Avg Assd Value	-9.400%	-14.725%	-11.811%	-22.085%
TACOMA	2009 Avg Assd Value	\$219,772	\$265,642	\$220,626	\$79,816
	2010 Avg Assd Value	\$200,644	\$230,590	\$198,419	\$69,248
	Dollar Change in Avg Assd Value	-\$19,128	-\$35,052	-\$22,208	-\$10,568
	Avg % Change in Avg Assd Value	-8.703%	-13.195%	-10.066%	-13.241%
UNIVERSITY PLACE	2009 Avg Assd Value	\$255,108	\$333,830	\$325,971	\$129,443
	2010 Avg Assd Value	\$231,425	\$302,778	\$297,462	\$108,147
	Dollar Change in Avg Assd Value	-\$23,682	-\$31,052	-\$28,509	-\$21,296
	Avg % Change in Avg Assd Value	-9.283%	-9.302%	-8.746%	-16.452%
WHITE RIVER	2009 Avg Assd Value	\$158,878	\$308,763	\$298,400	\$145,611
	2010 Avg Assd Value	\$142,244	\$267,939	\$263,940	\$118,648
	Dollar Change in Avg Assd Value	-\$16,633	-\$40,824	-\$34,459	-\$26,964
	Avg % Change in Avg Assd Value	-10.469%	-13.222%	-11.548%	-18.517%
YELM	2009 Avg Assd Value	.	\$239,909	\$282,062	\$100,140
	2010 Avg Assd Value	.	\$218,700	\$251,330	\$78,462
	Dollar Change in Avg Assd Value	.	-\$21,209	-\$30,731	-\$21,678
	Avg % Change in Avg Assd Value	.	-8.840%	-10.895%	-21.648%

CRITERIA AND DEFINITIONS FOR THE RESIDENTIAL REVAL REPORT

Sales Criteria:

- Only Valid sales are included (not all have been confirmed).
- Values for multi-parcel sales are summed to one line.
- For multi-parcel sales the 'predominate' use is based on the abstract with the highest value.
- Sale date range 01/01/2009 to 12/31/2009.
- Ratio is Assessed Value divided by Sale Price.
- Land sales improved since the sale are included using only current land value (building value removed).

Sales Excluded:

- Property Types other than Condominium, Multi-Family, Single Family and Vacant Land are not included in this report.
- Sales with ratios below .25 and above 1.75 are excluded.

Property Use Definitions

- Condo = site built housing sharing a common interest in the land. (1401 – 1404 Abstract).
- Multi-Family = 2-4 unit site built housing (1102 – 1104 Abstract).
- Single Family = site built & modular housing only. (1101 Abstract) **Not** Mobile/Manufactured.
- Vacant land = any real property with 0 improvement value (typically 9100 Abstract).

Measures of Central Tendency

Mean – is the average value or ratio.

Computed by summing the values and dividing by sample size.

More affected by extreme values than the median.

Median – is the midpoint or middle value or ratio.

Note: If the number of data items is even, the median is the midpoint between the two middle values.

Weighted mean – is an aggregate ratio, weights each ratio in proportion to its sale price.

Sum of assessed values divided by the sum of sale prices.

Measures of Uniformity

Standard deviation – square root of the variance, assuming a normal data distribution.

Approx. 68% will lie within +/- 1 standard deviation of the mean

Approx. 95% will lie within +/- 2 standard deviation of the mean

Approx. 99% will lie within +/- 3 standard deviation of the mean

Price Related Differential (PRD) - calculated by dividing the *mean* by the *weighted mean*

PRDs > 1.03 indicates relative under appraisal of higher value parcels (**assessment regressivity**)

PRDs < 0.98 indicates relative over appraisal of higher value parcels (**assessment progressivity**)

Coefficient of Dispersion (COD) - Represents the average percent difference from the *median*
most widely used measure of uniformity in ratio studies. IAAO standards are:

10.0 or less for properties in newer relatively homogeneous areas

15.0 or less for properties in older, heterogeneous areas

20.0 or less for vacant land.

Coefficient of Variation (COV) – standard error divided by the mean of the dependent variable.

It expresses the standard deviation as a percentage, making comparison among groups easier.

Approx. 68% will lie within one COV% of the mean ratio

Approx. 95% will lie within two COV of the mean ratio

Approx. 99% will lie within three COV% of the mean ratio

Labels

The letter **N** represents the number of cases reported in statistical reports.

Overall County Analysis of Residential Appraisal Results

For the 2010 Residential Revaluation, sales from Jan. 1, 2009 through Jan. 31, 2010 were used to analyze and determine the level of assessment and uniformity. Only valid 2009 residential sales are included in the following statistical reports. There are 5,730 valid 2009 sales included, which represents the lowest volume of residential sales used for the update in over 10 years. By comparison during the period from 2004 to 2007 over 15,000 sales were used each year. Sale property types include condominiums, multi-family units, single-family dwellings and vacant land. Waterfront and view properties are included within these property types. All residential property types except manufactured housing are included in this report. The January 2010 residential sales used during analysis are included in a separate list at the end of the 2009 Residential Sales listing.

Sales with ratios (assessed value divided by the sale price) of less than 25% or greater than 175% are excluded from the study based upon the Department of Revenue state ratio parameters. Sales that usually don't appear to be arms length transactions and fall within the 27 deletion categories as defined by the Department of Revenue are also excluded. Sales with changes to the building characteristics since the time of sale are also excluded as the current assessed value is not representative of the property that sold. Valid land sales, where buildings have been added since the sale, are included using the current land value only.

The number of sales of each property type and the median and weighted average sales ratios are summarized in the following table. (The weighted average ratio is calculated by dividing the sum of the assessed values by the sum of the sales prices.)

	<u>Number of Sales</u>	<u>Median Sales Ratio</u>	<u>Weighted Average Sales Ratio</u>
Condominiums	231	.877	0.877
Multi-Units (2-4 Units)	63	.906	0.897
Single Family Residences	5,113	.875	0.876
Vacant Land	323	.876	0.811
OVERALL	5,730	.875	0.874

Market Trend Measured by Sales

Comparing monthly trends of the relationship of sale prices of residential properties to their assessed value is another way of judging the accuracy of the revaluation. By comparing the month-to-month change in the average ratio of sale price to assessed value ($SP \div AV$), the trend in the market can be determined. The graphs on the following page plot these ratios from January 1, 2009 through December 31, 2009 by all sales, all improved sales, vacant land sales and single-family sales. The trend for all categories except vacant land indicates a decrease in sale prices.

The example below compares the countywide changes in the assessed value of vacant land and all residential property to the Overall Market trend. The percent change is greater than the trend due to the need to maintain the statutory assessment level.

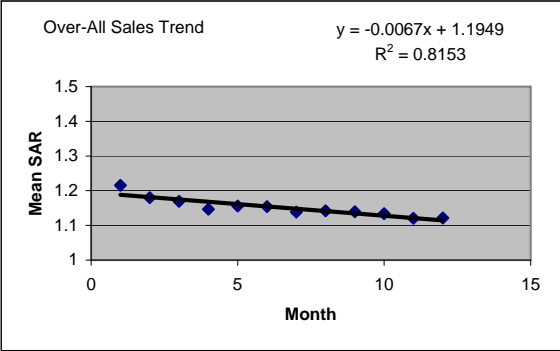
	<u>Vacant Land</u>	<u>Overall Residential</u>
Overall Change in Assessed Value	-17.11 %	-10.42 %
Overall Market Trend	-13.24 %	-6.98 %

Overall ratio statistics and illustrations are provided following the trends. The statistics are presented overall countywide by appraisal area, property type, construction style and quality. Additional statistics are provided by a variety of stratifications. Individual appraisal area statistics and maps are provided under the appraisal area tabs.

2009 Residential Sales Trends
Overall, Improved, Vacant

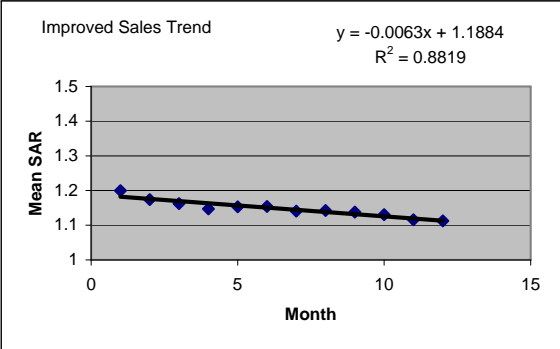
All Sales

Months	Mean SAR	Sale Count	TAF
1	1.2153555	229	0.93788
2	1.1800301	303	0.94369
3	1.1692267	383	0.94947
4	1.1467639	425	0.95522
5	1.155899	480	0.96093
6	1.1541488	619	0.96661
7	1.1385259	610	0.97226
8	1.1422948	529	0.97787
9	1.1392249	582	0.98345
10	1.1338965	566	0.989
11	1.120191	562	0.99452
12	1.1213158	442	1
Mean SAR	1.1514061	5,730	Sales
Trend Coeff.	-0.0066938	Base Month	11
Trend	-0.0058136	Annual Trend	-6.98%



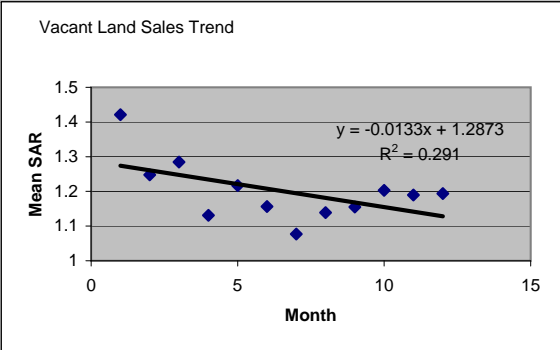
Improved Sales

Months	Mean SAR	Sale Count	TAF
1	1.1999063	213	0.94138
2	1.173961	278	0.94686
3	1.1625322	362	0.9523
4	1.1472579	412	0.95772
5	1.1529699	458	0.96311
6	1.1540601	593	0.96846
7	1.1407239	589	0.97379
8	1.1425081	500	0.97909
9	1.1379842	539	0.98436
10	1.1303102	538	0.9896
11	1.1160038	530	0.99482
12	1.1127008	395	1
Mean SAR	1.1475765	5,407	Sales
Trend Coeff.	-0.006285	Base Month	11
Trend	-0.0054768	Annual Trend	-6.57%



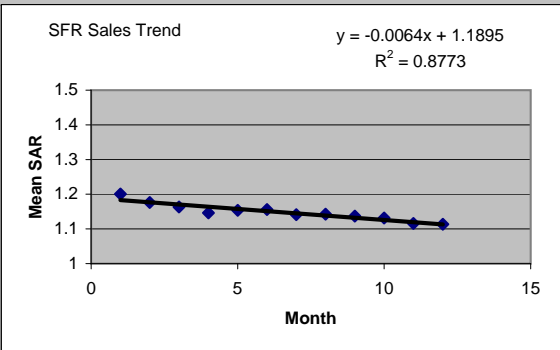
Vacant Sales

Months	Mean SAR	Sale Count	TAF
1	1.4210226	16	0.8851
2	1.2475188	25	0.89613
3	1.2846287	21	0.90705
4	1.1311059	13	0.91784
5	1.2168792	22	0.92851
6	1.1561704	26	0.93907
7	1.0768758	21	0.94951
8	1.1386161	29	0.95983
9	1.1547772	43	0.97004
10	1.2028036	28	0.98014
11	1.1895415	32	0.99012
12	1.193719	47	1
Mean SAR	1.2011382	323	Sales
Trend Coeff.	-0.013254	Base Month	11
Trend	-0.0110345	Annual Trend	-13.24%



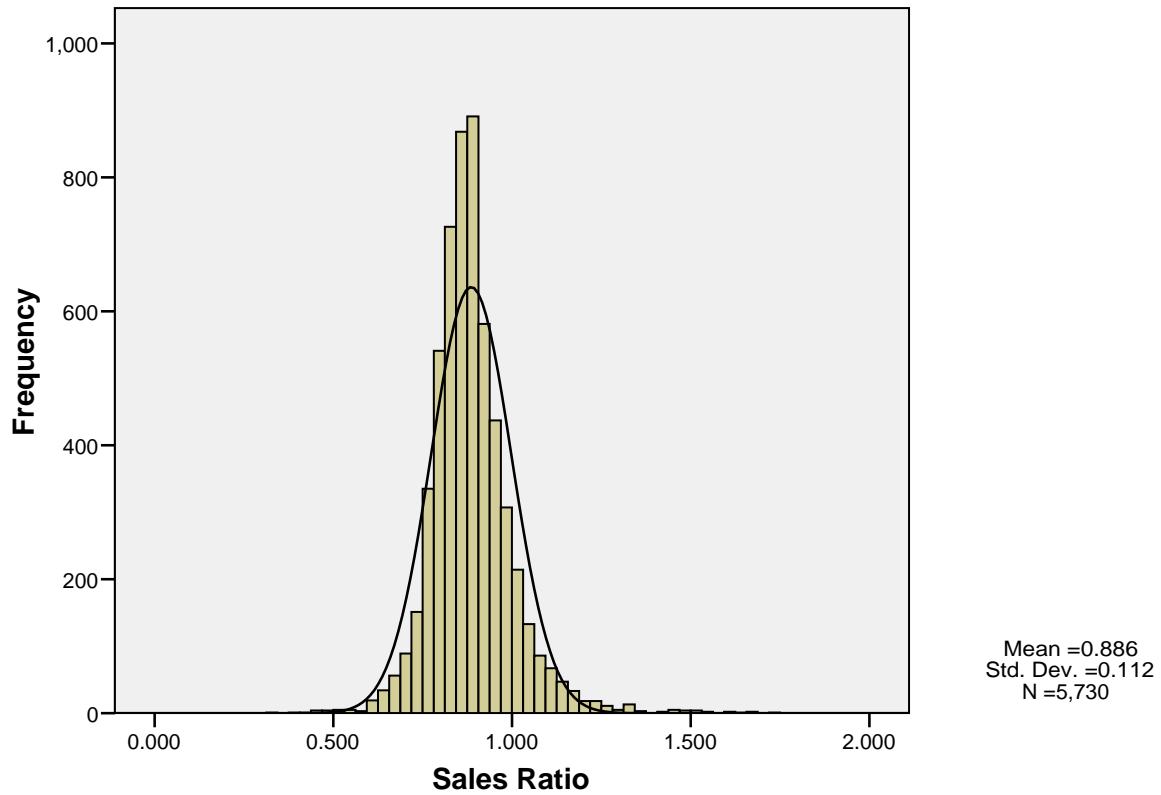
Sale of Single Family Residence (SFR)

Months	Mean SAR	Sale Count	TAF
1	1.2007354	201	0.94071
2	1.1762776	263	0.94625
3	1.1631823	340	0.95176
4	1.1462833	388	0.95724
5	1.1536809	426	0.96269
6	1.1557492	562	0.96811
7	1.1413487	547	0.9735
8	1.1425654	481	0.97886
9	1.1370027	511	0.98419
10	1.1315357	509	0.98949
11	1.1159503	508	0.99476
12	1.1133727	377	1
Mean SAR	1.1481404	5,113	Sales
Trend Coeff.	-0.0063623	Base Month	11
Trend	-0.0055414	Annual Trend	-6.65%



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Countywide Distribution of 2009 Residential Sales Ratios



Countywide 2009 Residential Sales Statistics

Statistics	Pierce
Sales	5,730
Avg AV	\$239,803
Avg SP	\$274,217
Mean	.886
Wtd Mn	.874
Med	.875
COD	8.98%
PRD	1.013

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area

App Area	Sales	Avg AV	Avg SP	Mean	Wtd Mn	Med	COD	PRD
01	140	\$223,080	\$254,967	.881	.875	.870	12.62%	1.007
02	138	\$238,691	\$268,508	.894	.889	.886	9.26%	1.005
03	357	\$300,523	\$338,009	.887	.889	.877	7.74%	.997
04	310	\$267,307	\$305,647	.884	.875	.885	8.77%	1.011
05	357	\$242,932	\$275,552	.885	.882	.879	7.83%	1.004
06	776	\$195,753	\$222,227	.884	.881	.875	7.39%	1.003
07	336	\$181,837	\$208,289	.878	.873	.871	6.62%	1.005
08	552	\$238,664	\$274,303	.875	.870	.869	6.50%	1.006
09	296	\$229,016	\$259,841	.889	.881	.875	10.14%	1.008
10	113	\$204,852	\$233,263	.893	.878	.881	11.80%	1.017
11	193	\$362,684	\$416,214	.882	.871	.866	9.76%	1.013
12	269	\$394,441	\$465,036	.878	.848	.878	9.36%	1.036
13	400	\$245,283	\$280,384	.883	.875	.874	8.58%	1.009
14	181	\$244,896	\$284,411	.886	.861	.885	8.49%	1.029
15	288	\$285,736	\$330,320	.879	.865	.872	8.52%	1.016
16	300	\$270,005	\$307,415	.891	.878	.874	11.15%	1.015
17	338	\$165,124	\$188,524	.901	.876	.878	12.73%	1.029
18	386	\$154,641	\$174,788	.905	.885	.875	12.11%	1.023

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Property Type

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	231	63	5,113	323
Avg AV	\$196,916	\$248,167	\$249,341	\$117,858
Avg SP	\$224,558	\$276,551	\$284,569	\$145,406
Mean	.881	.911	.886	.886
Wtd Mn	.877	.897	.876	.811
Med	.877	.906	.875	.876
COD	5.51%	11.39%	8.62%	16.42%
PRD	1.005	1.015	1.011	1.094

2009 Residential Sales Statistics by Construction Style

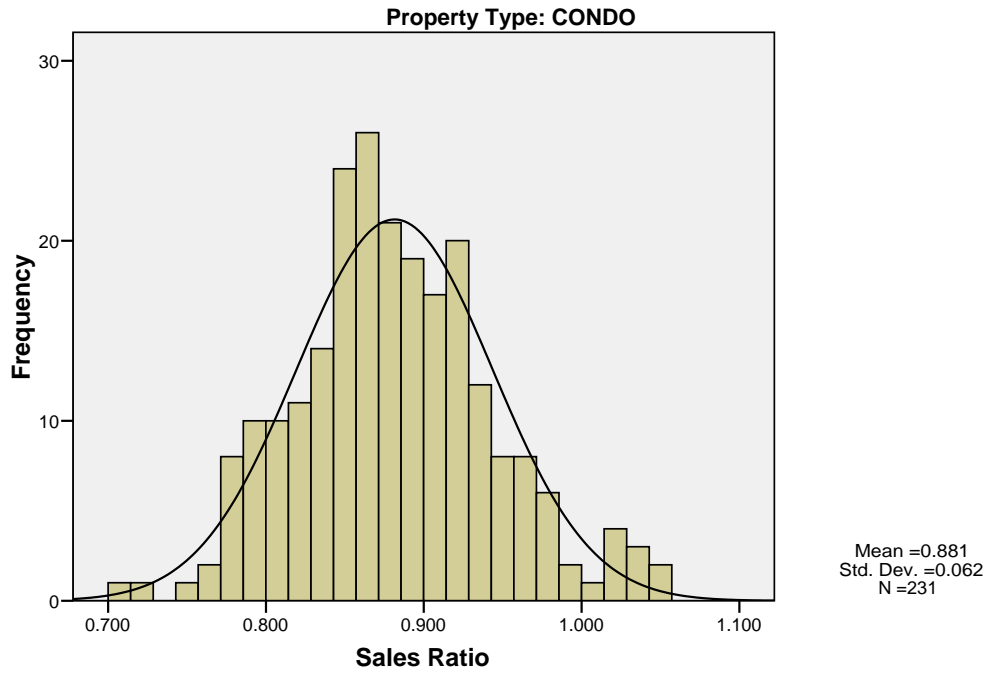
	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	2,094	290	2,322	268	150
Avg AV	\$219,740	\$247,472	\$281,916	\$217,958	\$242,301
Avg SP	\$251,855	\$291,593	\$321,146	\$244,484	\$274,607
Mean	.890	.873	.882	.897	.888
Wtd Mn	.872	.849	.878	.892	.882
Med	.875	.853	.875	.886	.868
COD	10.16%	11.85%	7.12%	7.62%	8.56%
PRD	1.020	1.029	1.005	1.006	1.007

2009 Residential Sales Statistics by Quality Grade

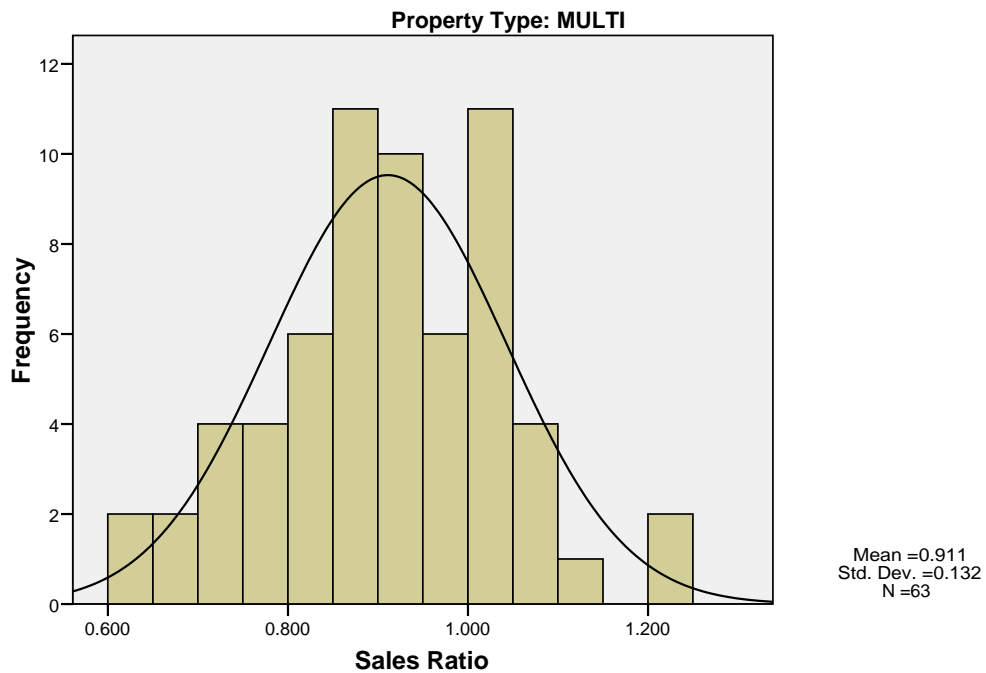
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	43	1,046	3,839	466	56
Avg AV	\$145,949	\$167,881	\$239,642	\$437,787	\$769,288
Avg SP	\$169,132	\$191,960	\$274,530	\$492,822	\$884,935
Mean	.927	.891	.882	.901	.894
Wtd Mn	.863	.875	.873	.888	.869
Med	.879	.871	.874	.897	.879
COD	18.50%	11.47%	7.62%	8.37%	12.40%
PRD	1.074	1.019	1.010	1.014	1.029

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

County-Wide Distribution of 2009 Residential Sales Ratios By Property Type

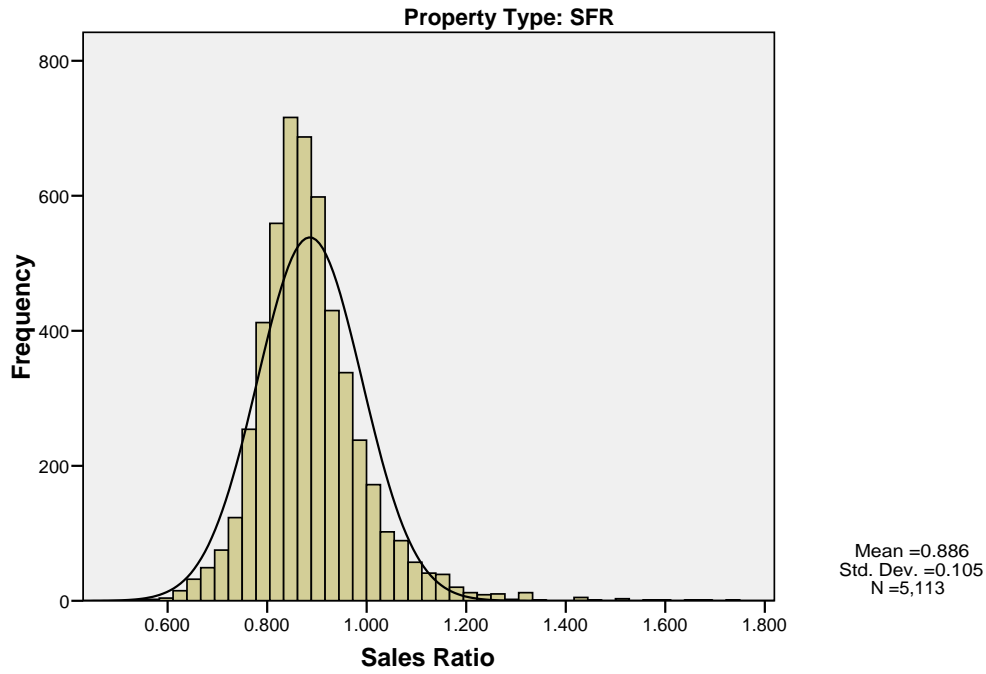


County-Wide Distribution of 2009 Residential Sales Ratios By Property Type

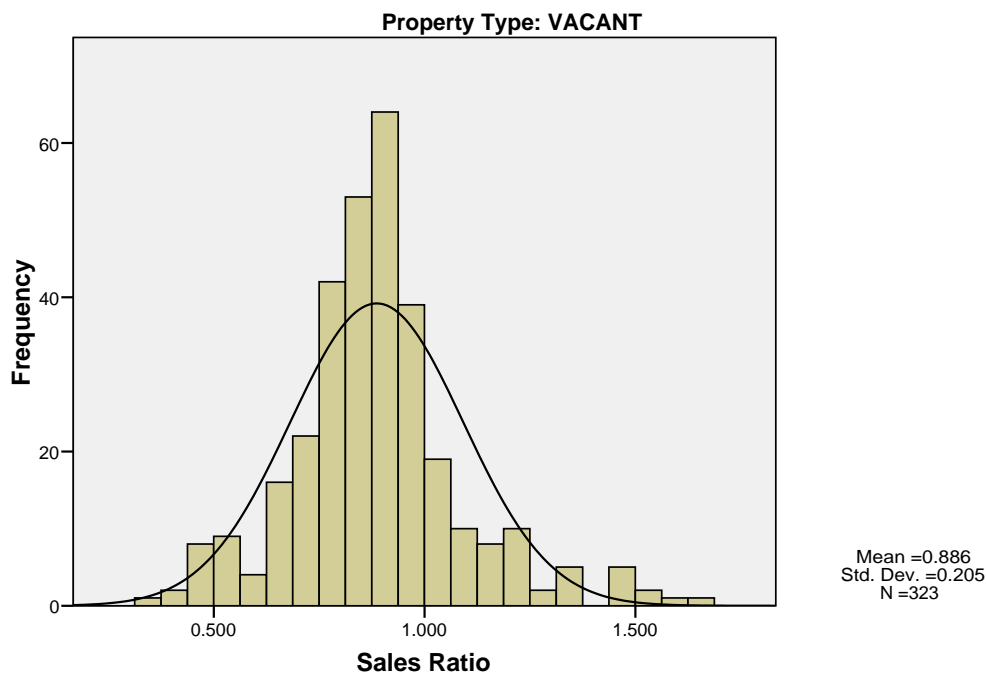


Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

County-Wide Distribution of 2009 Residential Sales Ratios By Property Type

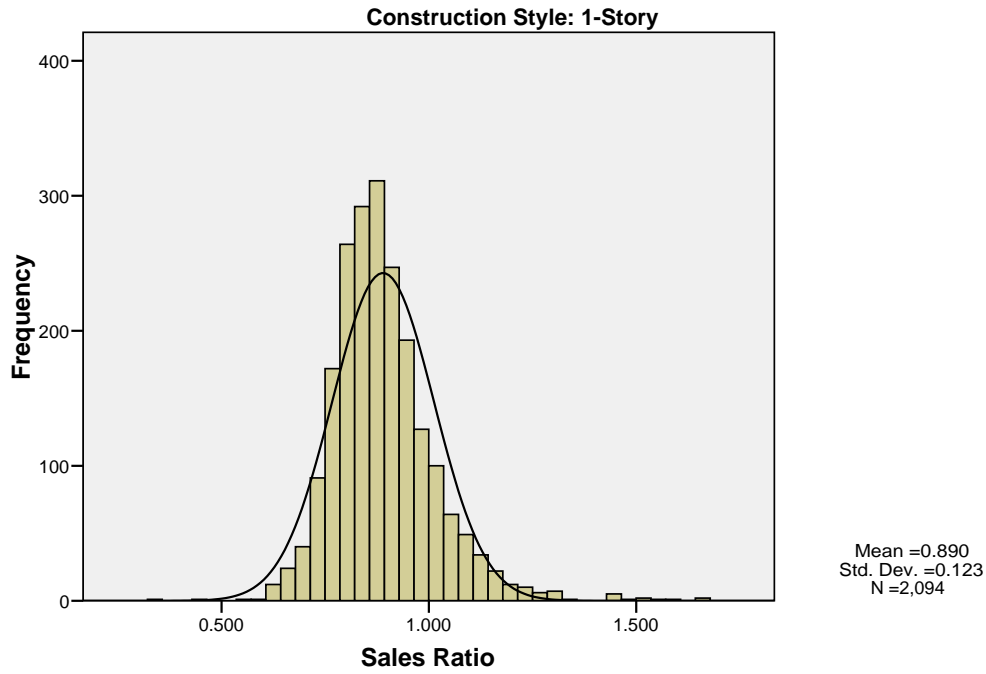


County-Wide Distribution of 2009 Residential Sales Ratios By Property Type

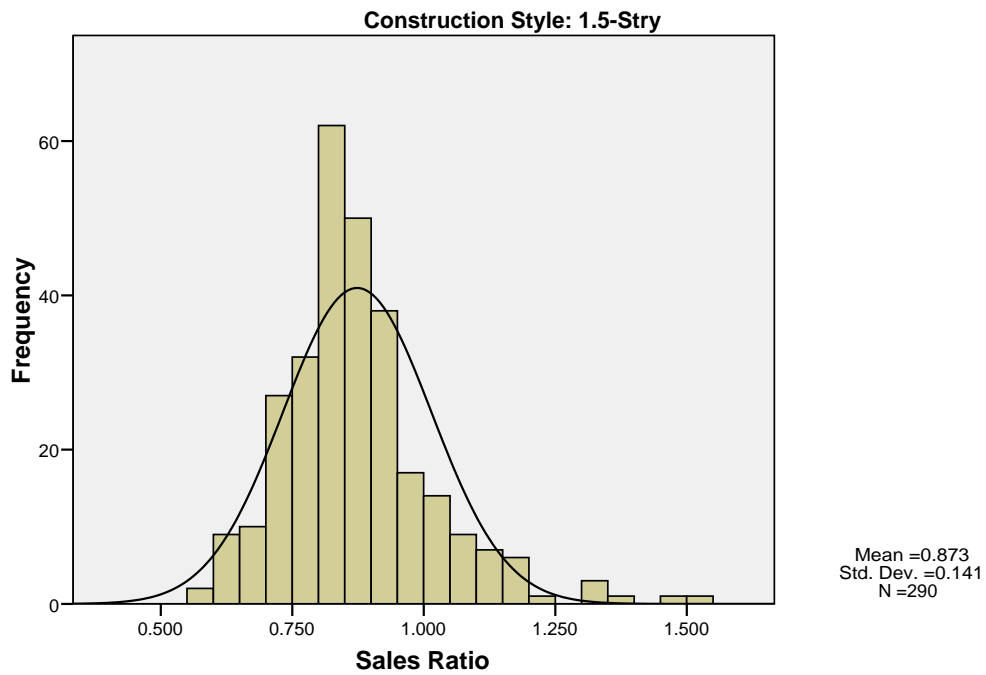


Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

County-Wide Distribution of 2009 Residential Sales Ratios By Construction Style

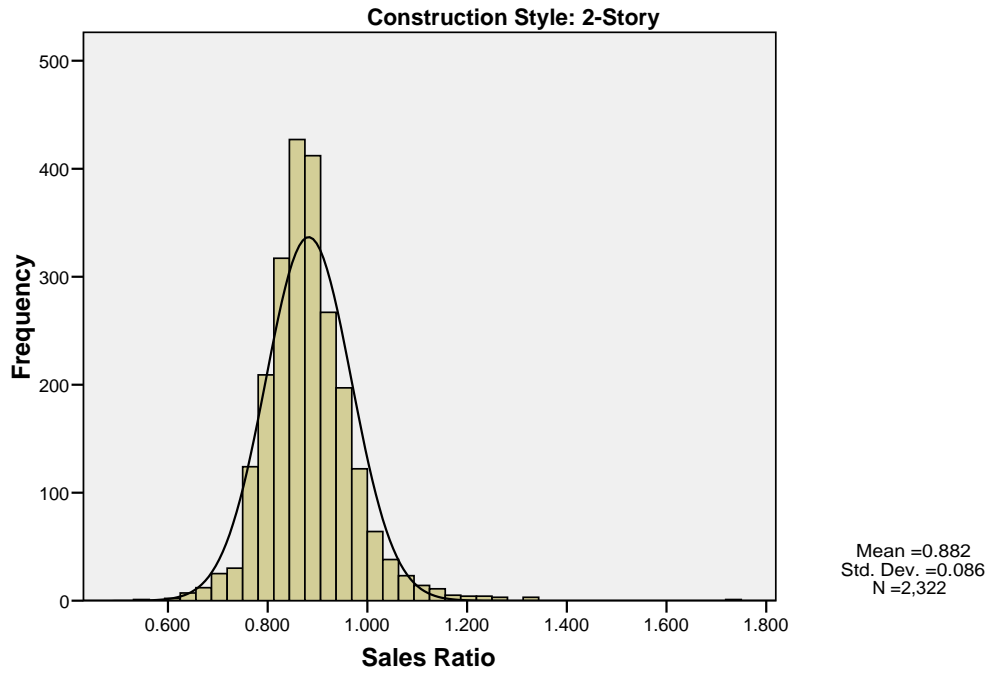


County-Wide Distribution of 2009 Residential Sales Ratios By Construction Style

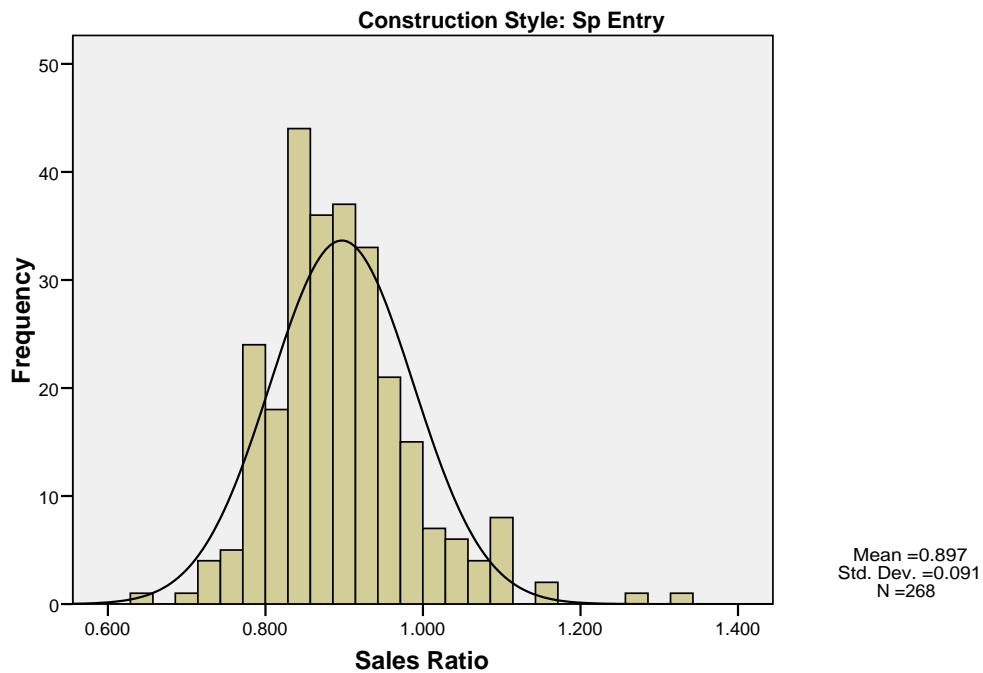


Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

County-Wide Distribution of 2009 Residential Sales Ratios By Construction Style

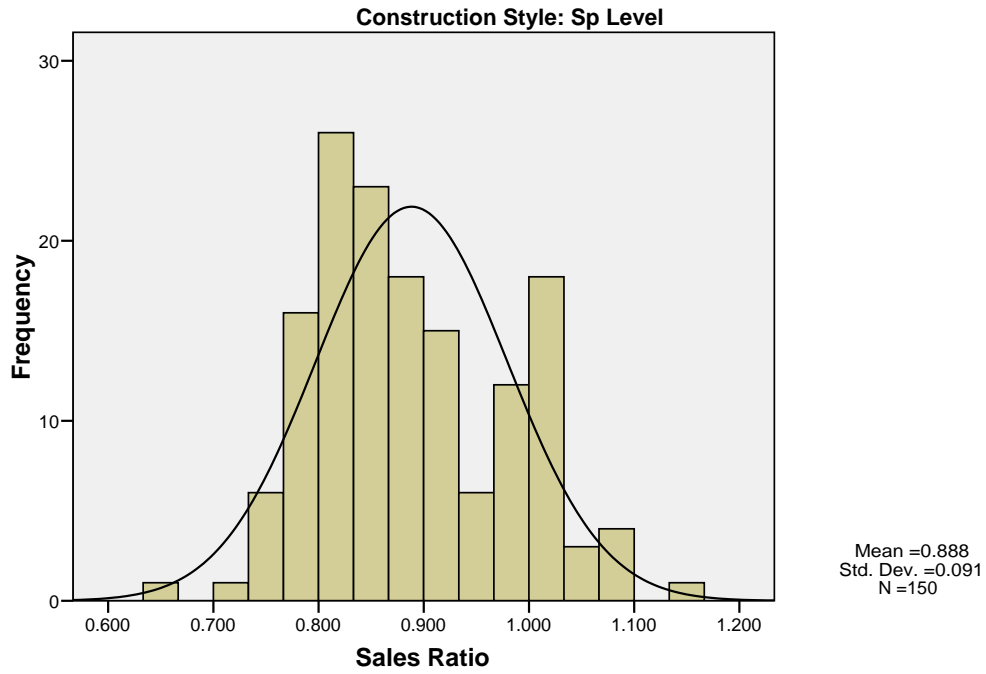


County-Wide Distribution of 2009 Residential Sales Ratios By Construction Style



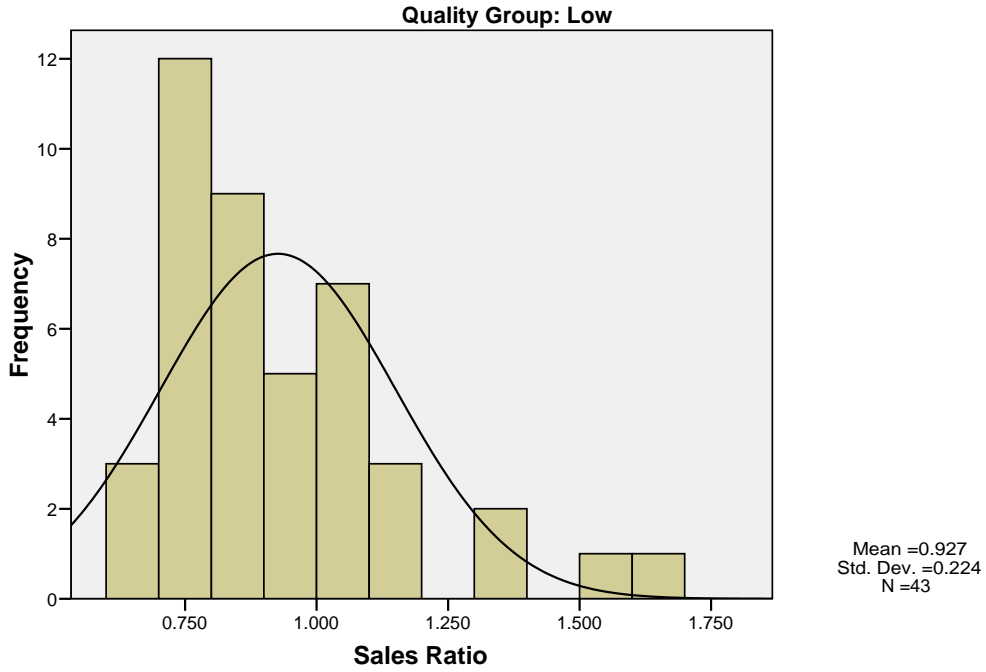
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County-Wide Distribution of 2009 Residential Sales Ratios By Construction Style

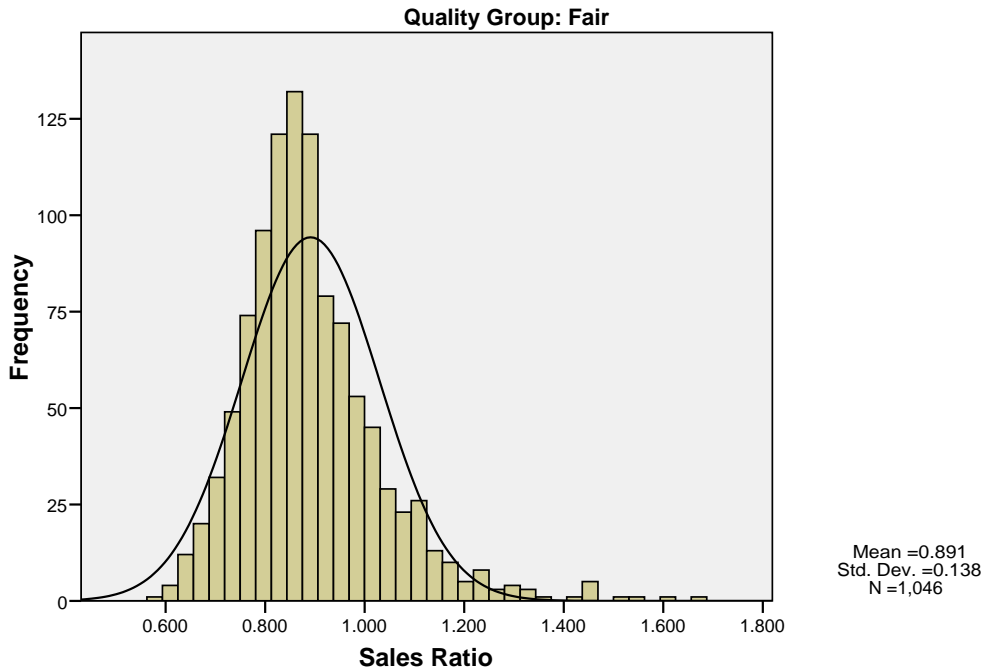


Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

County-Wide Distribution of 2009 Residential Sales Ratios By Quality of Construction

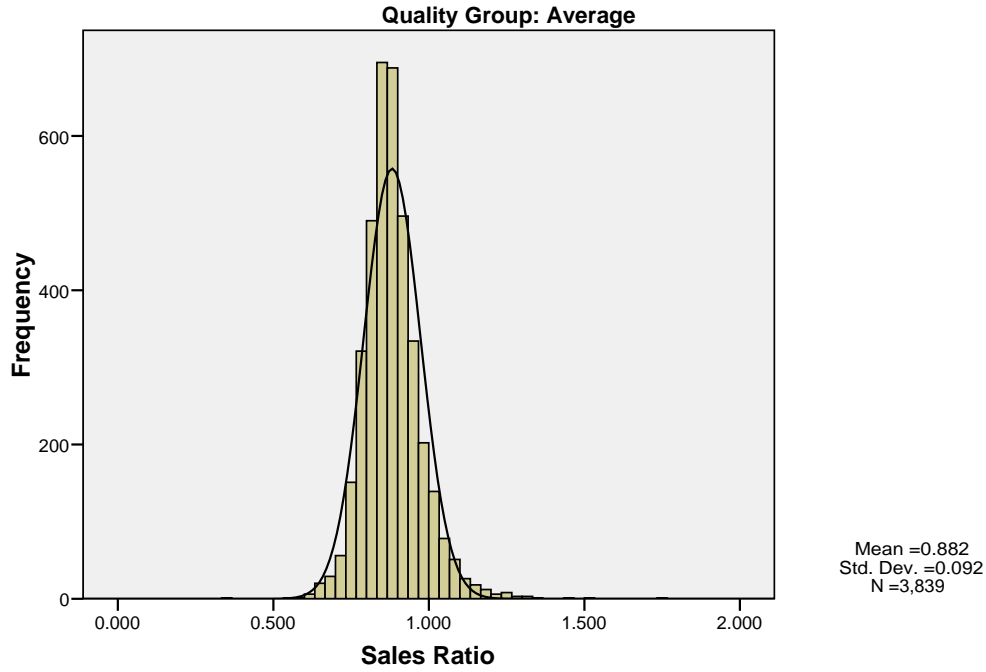


County-Wide Distribution of 2009 Residential Sales Ratios By Quality of Construction

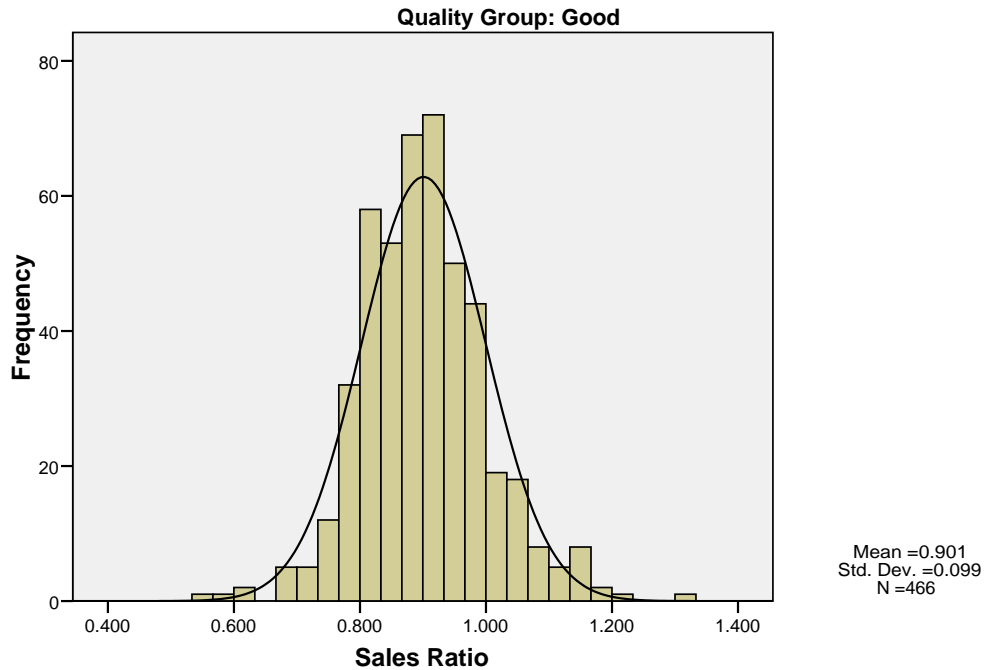


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County-Wide Distribution of 2009 Residential Sales Ratios By Quality of Construction

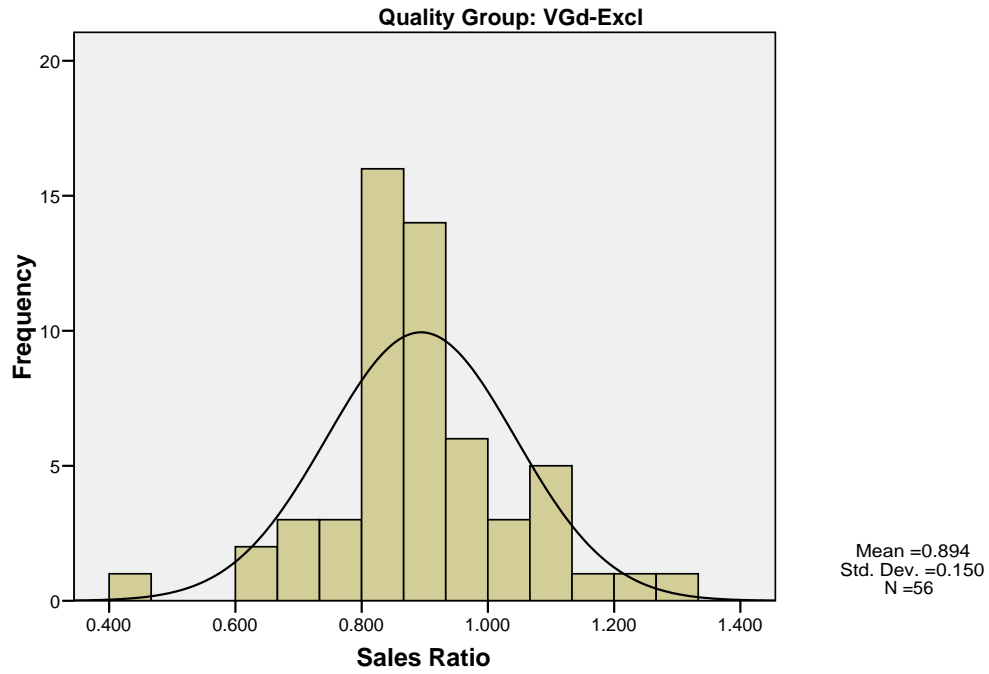


County-Wide Distribution of 2009 Residential Sales Ratios By Quality of Construction



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

County-Wide Distribution of 2009 Residential Sales Ratios By Quality of Construction



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

App Area	Prop Type	Sales	Avg AV	Avg SP	Mean	Wtd Mn	Med	COD	PRD
01	CONDO	.	.	.	.	.	.	.	.
	MULTI	2	\$164,700	\$190,500	.872	.865	.872	19.50%	1.009
	SFR	107	\$257,867	\$294,371	.878	.876	.871	10.19%	1.003
	VACANT	31	\$106,776	\$123,118	.890	.867	.865	20.62%	1.026
02	CONDO	.	.	.	.	.	.	.	.
	MULTI	.	.	.	.	.	.	.	.
	SFR	122	\$241,859	\$273,416	.885	.885	.883	8.42%	1.000
03	VACANT	16	\$214,533	\$231,082	.963	.928	.909	14.27%	1.037
	CONDO	54	\$224,919	\$255,382	.884	.881	.881	6.21%	1.003
	MULTI	3	\$216,367	\$249,333	.864	.868	.944	11.48%	.995
	SFR	291	\$318,100	\$357,590	.887	.890	.875	7.68%	.997
04	VACANT	9	\$213,884	\$230,217	.919	.929	.914	15.67%	.990
	CONDO	24	\$179,825	\$205,301	.894	.876	.883	6.73%	1.020
	MULTI	3	\$275,867	\$282,983	.965	.975	1.021	8.81%	.990
	SFR	277	\$276,957	\$316,868	.884	.874	.886	8.83%	1.011
05	VACANT	6	\$167,433	\$200,333	.844	.836	.816	8.66%	1.009
	CONDO	2	\$159,950	\$176,500	.906	.906	.906	1.55%	1.000
	MULTI	1	\$195,500	\$217,000	.901	.901	.901	.00%	1.000
	SFR	339	\$250,029	\$283,325	.885	.882	.879	7.45%	1.003
06	VACANT	15	\$96,769	\$117,000	.897	.827	.851	17.35%	1.084
	CONDO	9	\$157,978	\$178,639	.884	.884	.880	2.94%	.999
	MULTI	.	.	.	.	.	.	.	.
	SFR	681	\$212,301	\$240,520	.886	.883	.874	7.01%	1.004
07	VACANT	86	\$68,670	\$81,936	.862	.838	.879	10.84%	1.028
	CONDO	37	\$142,141	\$162,605	.878	.874	.882	3.47%	1.004
	MULTI	4	\$246,525	\$297,125	.830	.830	.835	4.79%	1.000
	SFR	283	\$190,331	\$217,602	.881	.875	.873	6.96%	1.007
08	VACANT	12	\$82,357	\$99,908	.812	.824	.816	6.15%	.985
	CONDO	21	\$172,043	\$201,797	.858	.853	.857	5.07%	1.006
	MULTI	1	\$263,800	\$292,000	.903	.903	.903	.00%	1.000
	SFR	522	\$242,393	\$278,248	.876	.871	.870	6.47%	1.006
09	VACANT	8	\$167,065	\$205,000	.824	.815	.846	12.18%	1.011
	CONDO	6	\$156,100	\$177,667	.881	.879	.884	3.57%	1.003
	MULTI	12	\$214,158	\$247,604	.889	.865	.910	14.54%	1.028
	SFR	272	\$234,106	\$265,559	.887	.882	.875	9.69%	1.006
10	VACANT	6	\$100,900	\$107,250	.956	.941	.827	28.13%	1.016
	CONDO	.	.	.	.	.	.	.	.
	MULTI	.	.	.	.	.	.	.	.
	SFR	87	\$230,529	\$265,261	.874	.869	.872	9.19%	1.005
11	VACANT	26	\$118,934	\$126,192	.957	.942	.902	19.96%	1.015
	CONDO	12	\$262,433	\$293,954	.894	.893	.871	7.24%	1.001
	MULTI	.	.	.	.	.	.	.	.
	SFR	174	\$376,803	\$429,368	.882	.878	.866	9.57%	1.005
12	VACANT	7	\$183,571	\$298,843	.872	.614	.928	16.67%	1.419
	CONDO	6	\$269,550	\$308,583	.883	.874	.869	2.94%	1.011
	MULTI	2	\$322,400	\$370,000	.871	.871	.871	1.38%	1.000
	SFR	239	\$405,241	\$468,997	.880	.864	.879	8.85%	1.018
12	VACANT	22	\$317,723	\$473,313	.860	.671	.872	17.39%	1.280

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2009 Residential Sales Statistics by Appraisal Area and Property Type

App Area	Prop Type	Sales	Avg AV	Avg SP	Mean	Wtd Mn	Med	COD	PRD
13	CONDO	20	\$201,240	\$224,635	.892	.896	.872	6.49%	.996
	MULTI	1	\$223,900	\$180,000	1.244	1.244	1.244	.00%	1.000
	SFR	328	\$278,828	\$318,267	.882	.876	.874	6.54%	1.007
	VACANT	51	\$47,233	\$60,580	.879	.780	.872	21.92%	1.128
14	CONDO	13	\$175,838	\$206,785	.868	.850	.863	4.37%	1.021
	MULTI	4	\$244,225	\$264,063	.912	.925	.907	7.39%	.986
	SFR	161	\$250,805	\$291,640	.887	.860	.888	8.89%	1.032
	VACANT	3	\$227,900	\$259,967	.883	.877	.899	1.78%	1.007
15	CONDO	21	\$244,100	\$275,638	.890	.886	.904	6.58%	1.005
	MULTI	3	\$296,867	\$290,633	1.031	1.021	1.043	4.89%	1.009
	SFR	259	\$290,120	\$336,150	.876	.863	.869	8.38%	1.015
	VACANT	5	\$226,820	\$281,800	.850	.805	.876	15.39%	1.057
16	CONDO	2	\$307,750	\$382,500	.801	.805	.801	1.25%	.996
	MULTI	7	\$368,071	\$383,786	.967	.959	.965	3.75%	1.008
	SFR	285	\$268,228	\$305,777	.892	.877	.871	11.29%	1.016
	VACANT	6	\$227,446	\$271,083	.822	.839	.817	6.75%	.979
17	CONDO	3	\$185,500	\$215,500	.866	.861	.882	4.65%	1.006
	MULTI	16	\$239,544	\$277,778	.902	.862	.886	10.92%	1.046
	SFR	314	\$162,483	\$185,341	.903	.877	.875	12.83%	1.030
	VACANT	5	\$80,598	\$86,600	.834	.931	.879	18.61%	.896
18	CONDO	1	\$100,400	\$114,500	.877	.877	.877	.00%	1.000
	MULTI	4	\$166,925	\$199,225	.861	.838	.905	11.93%	1.028
	SFR	372	\$156,388	\$176,845	.901	.884	.873	11.82%	1.019
	VACANT	9	\$82,996	\$85,606	1.074	.970	1.180	14.28%	1.108

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2009 Residential Sales Statistics by LEA/Neighborhood

Nbhd/LEA	N	AVEAV	AVESP	MEAN	WTDNMN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
010201	2	353150.00	405000.00	.872	.872	.872	6.4	.999
010202	1	249700.00	285000.00	.876	.876	.876	.0	1.000
010203	5	148713.20	188600.00	.816	.789	.867	16.7	1.035
010205	2	232885.00	273000.00	.876	.853	.876	16.5	1.026
010601	24	222063.88	254463.63	.920	.873	.887	11.5	1.054
010602	8	214625.00	243162.50	.947	.883	.845	16.7	1.073
010603	23	148134.78	176577.83	.847	.839	.865	11.5	1.010
010604	29	265017.24	295791.38	.909	.896	.903	14.5	1.014
010605	3	246233.33	291333.33	.841	.845	.841	.7	.995
010607	3	123066.67	163000.00	.729	.755	.731	8.8	.966
010608	7	61000.00	77100.00	.789	.791	.822	16.4	.997
010609	16	239900.00	275212.50	.883	.872	.854	10.9	1.013
010610	14	328378.57	357192.86	.888	.919	.881	10.1	.965
010611	3	318733.33	370963.33	.862	.859	.876	6.4	1.003
020108	22	270687.05	300753.14	.892	.900	.904	11.1	.991
020109	29	213744.83	244082.76	.878	.876	.884	5.4	1.002
020205	3	269466.67	297333.00	.906	.906	.886	3.0	1.000
020210	34	215017.65	238801.47	.924	.900	.886	9.9	1.026
020305	30	239111.40	277150.00	.857	.863	.847	10.6	.994
020401	1	123800.00	132500.00	.934	.934	.934	.0	1.000
020411	12	206630.58	220870.83	.950	.936	.896	10.9	1.015
020412	1	149900.00	181000.00	.828	.828	.828	.0	1.000
020506	1	970800.00	975000.00	.996	.996	.996	.0	1.000
020507	3	419366.67	513483.33	.788	.817	.792	10.5	.964
020601	1	134700.00	134000.00	1.005	1.005	1.005	.0	1.000
020603	1	376400.00	420000.00	.896	.896	.896	.0	1.000
030203	58	236843.10	269578.91	.880	.879	.875	10.4	1.001
030306	46	232918.61	262122.52	.895	.889	.872	8.0	1.007
030307	8	276387.50	315093.75	.881	.877	.876	6.4	1.004
030402	22	282713.64	316640.91	.899	.893	.867	11.6	1.006
030411	1	258200.00	319900.00	.807	.807	.807	.0	1.000
030412	2	591600.00	610000.00	.969	.970	.969	2.5	.999
030414	3	617233.33	645000.00	.960	.957	.952	2.9	1.003
030415	5	518740.00	555253.60	.949	.934	.974	10.0	1.016
030501	5	342280.00	379099.80	.905	.903	.886	5.9	1.003
030502	3	1206900.00	1100000.00	1.088	1.097	1.083	1.4	.992
030503	21	364028.57	416987.00	.869	.873	.880	5.9	.996
030504	76	276844.74	316905.21	.876	.874	.873	4.8	1.003
030512	4	761850.00	934500.00	.848	.815	.881	11.7	1.040
030513	10	469760.00	515983.80	.897	.910	.917	10.2	.985
030514	4	729200.00	790000.00	.942	.923	.973	7.0	1.020
030515	89	267856.18	304980.18	.882	.878	.883	6.3	1.004
040101	16	297956.25	338900.06	.886	.879	.856	11.1	1.008
040202	24	253670.83	292039.58	.877	.869	.872	9.6	1.010
040301	22	322004.55	364177.27	.888	.884	.890	8.9	1.004
040401	24	195925.00	227760.42	.876	.860	.890	10.6	1.018
040402	33	244366.67	280571.52	.879	.871	.876	9.0	1.009
040501	55	221436.36	249228.76	.890	.888	.893	5.4	1.002

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2009 Residential Sales Statistics by LEA/Neighborhood

Nbhd/LEA	N	AVEAV	AVESP	MEAN	WTD MN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
042602	21	204671.43	228007.14	.910	.898	.865	10.3	1.013
042606	36	216166.67	244672.22	.892	.883	.883	8.6	1.009
042608	3	403900.00	458316.67	.890	.881	.894	6.6	1.010
042701	15	312826.67	355560.00	.882	.880	.886	4.3	1.002
042702	25	333748.00	383831.60	.873	.870	.881	9.2	1.004
042703	28	368914.29	435934.64	.855	.846	.855	10.4	1.010
042704	6	408150.00	476500.00	.941	.857	.865	18.5	1.098
042706	2	436950.00	454500.00	.967	.961	.967	5.3	1.005
050103	3	282366.67	306666.33	.924	.921	.931	4.0	1.004
050105	63	212834.92	237030.16	.896	.898	.884	7.8	.998
050106	6	332150.00	388412.83	.853	.855	.817	13.4	.997
050511	104	267966.80	303976.94	.881	.882	.881	7.6	.999
050512	16	265968.75	304428.13	.878	.874	.859	9.0	1.005
050513	19	258326.32	305957.58	.859	.844	.862	9.5	1.017
050701	39	166534.00	188622.44	.889	.883	.853	9.0	1.007
050703	88	260542.78	296170.34	.887	.880	.878	7.3	1.008
050705	1	81400.00	95000.00	.857	.857	.857	.0	1.000
051001	18	219000.00	243152.78	.898	.901	.898	5.3	.997
060501	329	190533.83	216781.34	.884	.879	.871	6.9	1.005
060701	285	176872.42	200547.63	.881	.882	.874	6.8	.999
060801	46	198480.43	218794.39	.923	.907	.904	11.2	1.017
060802	14	139730.29	158414.29	.890	.882	.886	4.9	1.009
060901	65	316541.54	362168.54	.869	.874	.870	9.6	.994
061301	37	193206.51	220211.54	.880	.877	.869	8.4	1.003
070101	46	157771.30	177100.61	.902	.891	.874	8.7	1.012
070201	142	179297.90	208058.85	.866	.862	.855	7.3	1.005
070401	106	205814.15	233536.27	.884	.881	.882	5.7	1.003
070701	42	156269.05	179506.31	.874	.871	.873	4.0	1.004
080702	20	277595.90	323347.80	.861	.859	.887	8.8	1.003
081001	60	251551.67	286442.40	.880	.878	.873	6.8	1.002
081101	37	228483.78	262115.14	.879	.872	.876	6.4	1.008
081204	64	243548.44	279920.70	.875	.870	.866	6.1	1.006
081301	112	228317.86	260789.04	.875	.875	.867	5.1	1.000
081305	95	227568.42	261411.05	.878	.871	.861	7.4	1.008
081402	102	214773.53	249266.27	.873	.862	.857	7.5	1.013
081408	62	289661.29	333564.92	.872	.868	.878	5.4	1.004
090101	15	191533.33	213438.27	.906	.897	.871	7.6	1.010
090301	50	186556.00	214215.98	.892	.871	.882	10.6	1.024
090501	3	320300.00	337333.33	.948	.950	.874	12.0	.998
090601	76	233313.16	262968.34	.889	.887	.874	10.8	1.002
090901	45	230915.56	267781.09	.870	.862	.862	10.5	1.009
091501	26	250357.69	279163.46	.903	.897	.879	11.7	1.007
091505	4	201900.00	226225.00	.892	.892	.888	9.9	.999
091506	13	266807.69	304996.15	.884	.875	.864	9.6	1.011
091507	13	258153.85	287530.54	.909	.898	.880	11.8	1.013
091509	25	263328.00	299526.00	.881	.879	.891	8.4	1.002
091512	26	222284.62	253791.42	.880	.876	.893	7.0	1.005
100401	9	145763.56	161122.22	.975	.905	.890	13.0	1.077

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2009 Residential Sales Statistics by LEA/Neighborhood

Nbhd/LEA	N	AVEAV	AVESP	MEAN	WTD MN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
100402	6	191900.00	213766.67	.901	.898	.889	6.8	1.004
100404	17	222176.47	253702.94	.883	.876	.909	9.0	1.009
100801	9	104866.67	133555.56	.827	.785	.870	7.6	1.054
100806	13	244992.31	287192.31	.846	.853	.871	9.0	.992
100901	9	129822.22	145372.22	.905	.893	.896	9.4	1.013
100903	1	196200.00	225000.00	.872	.872	.872	.0	1.000
100905	8	135387.50	165931.25	.818	.816	.848	12.7	1.002
100908	9	170388.89	194555.56	.905	.876	.880	7.7	1.033
101001	10	226110.00	262306.50	.883	.862	.860	11.4	1.025
101002	6	253116.67	279266.83	.939	.906	.941	14.0	1.036
101105	2	232150.00	288000.00	.800	.806	.800	3.8	.992
101106	9	331000.00	364566.67	.989	.908	.897	26.4	1.089
101113	5	315000.00	322000.00	.914	.978	.922	19.0	.934
110101	23	604513.04	666828.17	.924	.907	.871	11.2	1.020
110102	27	433911.11	510185.41	.881	.850	.863	13.7	1.036
110103	57	285143.86	330264.86	.868	.863	.860	7.7	1.005
110104	30	397976.67	468226.67	.866	.850	.863	10.6	1.019
110105	12	255300.00	288320.83	.904	.885	.884	10.2	1.020
110201	2	180000.00	214500.00	.842	.839	.842	5.6	1.003
110202	2	181150.00	208250.00	.869	.870	.869	6.9	.998
110203	7	211171.43	236414.29	.904	.893	.913	7.9	1.012
110207	25	244500.00	280094.00	.883	.873	.859	9.7	1.011
111120	3	807033.33	923250.00	.864	.874	.872	3.2	.989
111121	1	667800.00	750000.00	.890	.890	.890	.0	1.000
111122	1	392900.00	380000.00	1.034	1.034	1.034	.0	1.000
111123	1	811200.00	893000.00	.908	.908	.908	.0	1.000
111210	2	258250.00	295000.00	.877	.875	.877	5.9	1.001
120501	25	400488.00	434352.00	.927	.922	.886	9.4	1.005
120603	58	347668.97	396073.19	.882	.878	.868	8.7	1.004
120604	2	648850.00	747500.00	.867	.868	.867	4.7	.999
120605	133	349151.89	417426.10	.875	.836	.879	8.8	1.046
120701	2	293250.00	374000.00	.791	.784	.791	6.4	1.008
120704	23	415247.83	492480.43	.856	.843	.867	10.0	1.015
121130	3	638800.00	956000.00	.745	.668	.904	21.2	1.114
121131	8	623050.00	724250.00	.928	.860	.895	14.3	1.079
121133	6	904283.33	1070833.33	.890	.844	.864	12.4	1.054
121134	1	705500.00	725000.00	.973	.973	.973	.0	1.000
121135	3	786800.00	886666.67	.885	.887	.880	.7	.998
121137	2	768600.00	1175000.00	.724	.654	.724	15.5	1.106
121220	2	351900.00	411925.00	.850	.854	.850	8.9	.994
121221	1	422200.00	530000.00	.797	.797	.797	.0	1.000
130101	1	39700.00	65000.00	.611	.611	.611	.0	1.000
130103	51	48503.92	58988.25	.902	.822	.888	21.3	1.096
130111	6	262066.67	313166.67	.860	.837	.873	10.4	1.027
130112	3	274300.00	309720.00	.908	.886	.890	10.9	1.025
130201	1	7500.00	17000.00	.441	.441	.441	.0	1.000
130304	207	287727.54	328767.71	.878	.875	.873	4.9	1.004
130401	10	271040.00	329570.00	.850	.822	.884	14.1	1.034

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2009 Residential Sales Statistics by LEA/Neighborhood

Nbhd/LEA	N	AVEAV	AVESP	MEAN	WTD MN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
130602	4	455200.00	538375.00	.862	.846	.873	7.6	1.020
130701	49	251328.57	281062.35	.900	.894	.884	7.4	1.007
130802	31	197432.26	227299.68	.878	.869	.871	7.2	1.011
130902	19	348289.47	392471.05	.898	.887	.899	8.3	1.011
131402	11	191972.73	216845.45	.891	.885	.847	9.5	1.006
131701	1	267500.00	299000.00	.895	.895	.895	.0	1.000
131708	6	278983.33	298583.33	.915	.934	.920	12.9	.979
140301	22	155045.45	172220.00	.900	.900	.880	6.8	1.000
140401	28	184250.00	210746.43	.888	.874	.868	8.7	1.016
140402	2	977700.00	1495625.00	.730	.654	.730	24.2	1.117
140501	22	217590.91	248420.45	.882	.876	.870	7.7	1.006
140503	4	409425.00	463750.00	.904	.883	.872	14.3	1.023
140601	5	500120.00	573000.00	.866	.873	.912	6.8	.993
140603	20	216060.00	256380.00	.867	.843	.869	10.6	1.029
140801	8	260962.50	296312.50	.898	.881	.931	5.5	1.020
140803	4	529575.00	577500.00	.898	.917	.865	10.7	.980
140901	1	261200.00	292500.00	.893	.893	.893	.0	1.000
140902	1	1121100.00	1515000.00	.740	.740	.740	.0	1.000
141001	1	489500.00	510000.00	.960	.960	.960	.0	1.000
141002	2	1373700.00	1560000.00	.889	.881	.889	9.2	1.010
141102	5	342940.00	417500.00	.864	.821	.860	13.5	1.051
141104	9	221644.44	252400.00	.893	.878	.868	9.3	1.017
141201	12	170191.67	185691.67	.913	.917	.924	7.9	.996
141202	5	219800.00	255800.00	.856	.859	.849	7.0	.997
141302	5	170920.00	193190.00	.885	.885	.891	.9	1.000
141501	10	130740.00	144500.00	.921	.905	.888	9.4	1.018
141504	12	176358.33	200687.50	.881	.879	.872	6.3	1.002
141506	3	199966.67	226999.67	.883	.881	.894	2.3	1.002
150101	11	280227.27	328222.73	.859	.854	.842	6.2	1.007
150102	7	229971.43	261314.29	.881	.880	.890	3.5	1.001
150201	23	268934.78	310104.35	.885	.867	.873	8.2	1.020
150204	18	281516.67	322577.50	.880	.873	.866	6.9	1.008
150304	16	316887.50	365309.38	.876	.867	.883	8.5	1.010
150305	14	326250.00	375857.14	.871	.868	.894	8.8	1.003
150308	3	193500.00	220333.33	.876	.878	.873	7.9	.997
150501	22	300745.45	343546.82	.887	.875	.876	6.7	1.013
150502	17	256864.71	297223.53	.869	.864	.866	8.7	1.005
150701	27	235292.59	272504.19	.869	.863	.861	9.1	1.007
150802	12	169708.33	192454.17	.910	.882	.875	14.8	1.032
150804	30	355716.67	409328.33	.884	.869	.870	9.2	1.018
150806	6	216666.67	249975.00	.868	.867	.873	4.0	1.001
150911	5	522112.60	664199.00	.869	.786	.924	13.2	1.105
151001	8	229912.50	255368.75	.919	.900	.899	10.6	1.021
151101	32	233103.13	276234.22	.857	.844	.885	9.3	1.016
151302	6	560383.33	633166.67	.904	.885	.887	6.7	1.021
151802	24	315962.50	360572.92	.892	.876	.877	7.2	1.018
151804	7	275728.57	324571.43	.857	.850	.829	4.8	1.008
160101	38	249301.97	282796.61	.902	.882	.894	8.6	1.023

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by LEA/Neighborhood

Nbhd/LEA	N	AVEAV	AVESP	MEAN	WTDNMN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
160301	35	214062.86	245269.17	.881	.873	.875	8.5	1.010
160302	23	240200.00	270647.83	.891	.888	.883	7.2	1.004
160401	15	546326.67	603693.33	.906	.905	.862	13.0	1.001
160402	35	259840.00	300337.14	.880	.865	.868	9.6	1.017
160602	55	228354.55	264958.18	.880	.862	.867	11.9	1.020
160701	15	351586.67	385690.00	.909	.912	.866	16.0	.998
160702	74	249032.43	285224.26	.899	.873	.868	13.3	1.030
160703	10	496030.00	563700.00	.885	.880	.836	14.7	1.006
170901	50	184094.00	213707.20	.877	.861	.864	10.2	1.018
171001	54	166558.74	193618.50	.895	.860	.873	12.2	1.041
171201	37	194567.57	218710.41	.923	.890	.882	12.7	1.038
171401	73	146686.58	166403.71	.910	.882	.889	13.6	1.032
171901	26	166419.23	182492.69	.944	.912	.897	13.0	1.035
172001	44	145913.64	165556.25	.897	.881	.871	12.2	1.018
172501	54	165903.70	190947.22	.886	.869	.873	14.3	1.020
181501	69	152693.14	171614.71	.908	.890	.886	12.5	1.021
181601	80	146934.89	164682.36	.927	.892	.865	12.7	1.039
181701	26	148892.31	167786.54	.894	.887	.851	9.7	1.008
182101	48	163972.92	188695.83	.881	.869	.882	11.0	1.014
182201	56	158732.14	178384.73	.907	.890	.872	13.4	1.019
182301	55	155400.25	178848.20	.883	.869	.870	11.1	1.017
182401	52	158130.77	177038.90	.913	.893	.882	12.1	1.022

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: Total

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	1-Story	17	17	17	\$205	\$119,332	6,268	\$200	\$120,000	6,000
		2-Story	1	1	1	\$248	\$159,000	61,855	\$248	\$159,000	61,855
		Total	19	19	19	\$209	\$120,403	18,997	\$203	\$120,000	6,000
	751 - 1000sf	1-Story	8	8	8	\$162	\$139,400	49,347	\$166	\$142,000	11,510
		Total	8	8	8	\$162	\$139,400	49,347	\$166	\$142,000	11,510
	1001 - 1250sf	1-Story	4	4	4	\$114	\$128,468	6,581	\$118	\$129,000	6,150
		2-Story	1	1	1	\$121	\$142,200	10,400	\$121	\$142,200	10,400
		Total	5	5	5	\$115	\$131,214	7,345	\$119	\$134,000	6,600
	1501 - 2000sf	1-Story	2	2	2	\$109	\$203,000	256,824	\$109	\$203,000	256,824
		Total	2	2	2	\$109	\$203,000	256,824	\$109	\$203,000	256,824
Total	1-Story	31	31	31	\$176	\$131,088	33,590	\$160	\$135,000	6,250	
	2-Story	2	2	2	\$184	\$150,600	36,128	\$184	\$150,600	36,128	
	Total	34	34	34	\$178	\$131,321	38,414	\$163	\$135,500	6,425	
Fair	<=750sf	1-Story	60	60	60	\$209	\$141,618	7,493	\$201	\$137,350	6,026
		Total	60	60	60	\$209	\$141,618	7,493	\$201	\$137,350	6,026
	751 - 1000sf	1-Story	250	250	250	\$192	\$170,298	8,224	\$178	\$159,995	6,000
		1.5-Story	1	1	1	\$193	\$185,000	6,000	\$193	\$185,000	6,000
		2-Story	2	2	2	\$200	\$190,000	16,335	\$200	\$190,000	16,335
		Total	253	253	253	\$192	\$170,512	8,279	\$178	\$160,000	6,000
	1001 - 1250sf	1-Story	237	237	237	\$162	\$180,287	12,427	\$158	\$179,950	7,200
		1.5-Story	15	15	15	\$146	\$164,507	9,661	\$140	\$161,500	6,000
		2-Story	3	3	3	\$121	\$145,450	4,199	\$115	\$134,900	3,900
		Sp Entry	3	3	3	\$129	\$142,817	7,855	\$125	\$149,950	5,400
		Sp Level	1	1	1	\$139	\$167,500	6,000	\$139	\$167,500	6,000
		Total	260	260	260	\$160	\$178,300	12,060	\$156	\$177,500	7,200
	1251 - 1500sf	1-Story	114	114	114	\$141	\$189,866	12,851	\$137	\$185,000	8,425
		1.5-Story	35	35	35	\$143	\$198,947	7,805	\$147	\$200,000	6,000
		2-Story	17	17	17	\$136	\$185,782	12,152	\$137	\$175,000	6,400
		Sp Entry	31	31	31	\$143	\$193,834	8,492	\$141	\$190,000	8,190
		Sp Level	1	1	1	\$146	\$210,000	6,650	\$146	\$210,000	6,650
Total		198	198	198	\$141	\$191,843	11,185	\$138	\$187,975	7,988	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: Total

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	1501 - 2000sf	1-Story	52	52	52	\$126	\$213,630	27,032	\$120	\$201,950	11,866
		1.5-Story	42	42	42	\$131	\$223,693	40,569	\$121	\$208,995	6,450
		2-Story	28	28	28	\$124	\$208,574	8,272	\$123	\$203,750	6,500
		Sp Entry	20	20	20	\$122	\$204,069	20,332	\$125	\$204,750	9,254
		Sp Level	5	5	5	\$135	\$224,230	13,169	\$132	\$221,200	10,614
		Total	147	147	147	\$127	\$214,602	25,943	\$122	\$205,000	9,000
	2001 - 3000sf	1-Story	4	4	4	\$145	\$377,750	128,393	\$127	\$324,000	134,165
		1.5-Story	4	4	4	\$104	\$220,750	26,317	\$102	\$220,250	23,522
		2-Story	7	7	7	\$122	\$286,019	6,142	\$126	\$308,998	5,460
		Sp Entry	3	3	3	\$112	\$240,730	10,914	\$111	\$243,750	12,243
		Total	18	18	18	\$122	\$284,351	38,588	\$119	\$254,950	10,958
	Total	1-Story	717	717	717	\$170	\$178,611	12,322	\$161	\$173,950	7,000
		1.5-Story	97	97	97	\$137	\$205,091	23,023	\$133	\$203,000	6,250
		2-Story	57	57	57	\$130	\$207,314	9,236	\$126	\$199,950	6,400
		Sp Entry	57	57	57	\$133	\$197,208	12,740	\$133	\$198,800	8,250
		Sp Level	7	7	7	\$137	\$214,093	11,214	\$139	\$210,000	10,500
		Total	936	936	936	\$162	\$184,449	13,251	\$154	\$179,561	7,000
	Average	<=750sf	1-Story	2	2	2	\$288	\$210,750	6,000	\$288	\$210,750	6,000
Total			2	2	2	\$288	\$210,750	6,000	\$288	\$210,750	6,000
751 - 1000sf		1-Story	70	70	70	\$220	\$202,291	9,853	\$213	\$195,580	6,000
		Total	70	70	70	\$220	\$202,291	9,853	\$213	\$195,580	6,000
1001 - 1250sf		1-Story	211	211	211	\$186	\$211,941	14,558	\$179	\$205,000	7,770
		1.5-Story	7	7	7	\$173	\$203,643	7,062	\$166	\$200,500	7,100
		2-Story	11	11	11	\$170	\$201,327	8,403	\$162	\$196,900	4,341
		Sp Entry	1	1	1	\$212	\$249,000	5,000	\$212	\$249,000	5,000
		Sp Level	1	1	1	\$210	\$256,000	35,719	\$210	\$256,000	35,719
		Total	235	235	235	\$184	\$211,127	13,933	\$178	\$205,000	7,420

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: Total

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1251 - 1500sf	1-Story	300	300	300	\$169	\$231,808	15,100	\$164	\$225,000	9,545
		1.5-Story	33	33	33	\$177	\$249,129	6,130	\$173	\$255,000	5,750
		2-Story	87	87	87	\$152	\$213,194	7,454	\$150	\$210,000	5,072
		Sp Entry	24	24	24	\$149	\$208,051	10,033	\$146	\$203,250	9,332
		Sp Level	20	20	20	\$159	\$224,356	12,149	\$147	\$212,500	11,014
		Total	476	476	476	\$164	\$227,094	12,425	\$158	\$220,000	8,392
	1501 - 2000sf	1-Story	369	369	369	\$156	\$265,913	25,598	\$154	\$262,500	11,332
		1.5-Story	63	63	63	\$152	\$263,562	12,608	\$145	\$260,000	6,500
		2-Story	592	592	592	\$136	\$240,580	9,261	\$131	\$235,000	6,000
		Sp Entry	72	72	72	\$130	\$230,597	12,499	\$129	\$228,000	9,075
		Sp Level	58	58	58	\$145	\$251,223	17,354	\$149	\$250,000	12,923
		Total	1175	1175	1,175	\$143	\$249,860	15,085	\$139	\$242,000	8,424
	2001 - 3000sf	1-Story	112	112	112	\$154	\$351,063	58,274	\$153	\$337,750	20,742
		1.5-Story	39	39	39	\$142	\$330,523	44,967	\$139	\$324,000	12,386
		2-Story	918	918	918	\$123	\$290,710	10,437	\$120	\$282,000	5,999
		Sp Entry	85	85	85	\$117	\$270,898	13,280	\$112	\$267,900	9,200
		Sp Level	47	47	47	\$132	\$301,234	21,439	\$132	\$295,000	12,637
		Total	1210	1210	1,210	\$126	\$296,315	17,256	\$122	\$286,950	6,755
	>3000sf	1-Story	5	5	5	\$151	\$519,300	105,125	\$144	\$575,000	108,900
		1.5-Story	7	7	7	\$124	\$417,857	31,310	\$104	\$337,500	11,793
		2-Story	167	167	167	\$113	\$370,084	18,164	\$112	\$360,000	8,201
		Sp Level	2	2	2	\$108	\$341,238	116,848	\$108	\$341,238	116,848
		Total	181	181	181	\$115	\$375,735	22,165	\$112	\$370,000	8,453
Total		1-Story	1069	1069	1,069	\$170	\$251,526	23,200	\$165	\$235,000	9,967
		1.5-Story	149	149	149	\$155	\$282,326	20,261	\$149	\$280,000	7,100
		2-Story	1775	1775	1,775	\$128	\$277,105	10,613	\$126	\$260,000	6,062
		Sp Entry	182	182	182	\$127	\$246,547	12,497	\$124	\$240,000	9,089
		Sp Level	128	128	128	\$142	\$266,833	19,739	\$142	\$260,000	12,604
		Total	3349	3349	3,349	\$143	\$266,476	15,678	\$137	\$250,000	7,674

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: Total

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Good	1501 - 2000sf	1-Story	9	9	9	\$210	\$364,975	16,328	\$212	\$365,000	14,891
		1.5-Story	1	1	1	\$318	\$493,000	7,500	\$318	\$493,000	7,500
		2-Story	6	6	6	\$180	\$336,967	25,287	\$171	\$326,450	18,727
		Total	20	20	20	\$214	\$377,301	16,558	\$219	\$372,500	8,428
	2001 - 3000sf	1-Story	34	34	34	\$192	\$453,068	21,878	\$182	\$421,500	15,851
		1.5-Story	4	4	4	\$183	\$478,488	22,192	\$165	\$466,975	11,387
		2-Story	108	108	108	\$157	\$405,706	19,406	\$155	\$385,820	10,902
		Sp Entry	1	1	1	\$107	\$305,000	17,000	\$107	\$305,000	17,000
		Sp Level	1	1	1	\$180	\$436,950	435,600	\$180	\$436,950	435,600
		Total	148	148	148	\$166	\$418,084	22,845	\$161	\$399,475	12,509
	>3000sf	1-Story	4	4	4	\$178	\$540,750	33,215	\$176	\$540,000	35,153
		1.5-Story	4	4	4	\$190	\$650,988	31,248	\$167	\$620,000	29,658
		2-Story	132	132	132	\$146	\$493,264	36,411	\$147	\$489,500	13,968
		Sp Level	1	1	1	\$146	\$480,000	30,928	\$146	\$480,000	30,928
		Total	141	141	141	\$148	\$498,991	36,135	\$148	\$490,000	14,061
Total	1-Story	47	47	47	\$194	\$443,661	21,780	\$186	\$417,000	15,500	
	1.5-Story	9	9	9	\$201	\$556,767	24,585	\$167	\$499,000	11,247	
	2-Story	246	246	246	\$152	\$451,012	28,674	\$150	\$433,368	12,600	
	Sp Entry	1	1	1	\$107	\$305,000	17,000	\$107	\$305,000	17,000	
	Sp Level	2	2	2	\$163	\$458,475	233,264	\$163	\$458,475	233,264	
	Total	309	309	309	\$161	\$452,363	28,502	\$155	\$434,950	12,611	
VGd-Excl	2001 - 3000sf	1-Story	3	3	3	\$273	\$796,667	17,309	\$263	\$785,000	17,217
		Total	3	3	3	\$273	\$796,667	17,309	\$263	\$785,000	17,217
	>3000sf	1-Story	1	1	1	\$184	\$750,000	46,989	\$184	\$750,000	46,989
		1.5-Story	3	3	3	\$176	\$713,333	29,711	\$180	\$750,000	16,418
		2-Story	19	19	19	\$171	\$664,976	30,815	\$170	\$605,000	18,838
		Total	23	23	23	\$172	\$674,980	31,374	\$170	\$610,000	18,838
	Total	1-Story	4	4	4	\$251	\$785,000	24,729	\$250	\$767,500	18,848
		1.5-Story	3	3	3	\$176	\$713,333	29,711	\$180	\$750,000	16,418
		2-Story	19	19	19	\$171	\$664,976	30,815	\$170	\$605,000	18,838
		Total	26	26	26	\$184	\$689,021	29,751	\$174	\$655,000	18,785

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: Total

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	<=750sf	1-Story	79	79	79	\$210	\$138,573	7,192	\$203	\$136,000	6,000
		2-Story	1	1	1	\$248	\$159,000	61,855	\$248	\$159,000	61,855
		Total	81	81	81	\$211	\$138,349	10,155	\$203	\$136,000	6,000
751 - 1000sf	1-Story	1-Story	328	328	328	\$197	\$176,373	9,575	\$185	\$165,000	6,000
		1.5-Story	1	1	1	\$193	\$185,000	6,000	\$193	\$185,000	6,000
		2-Story	2	2	2	\$200	\$190,000	16,335	\$200	\$190,000	16,335
		Total	331	331	331	\$197	\$176,481	9,605	\$185	\$165,000	6,000
1001 - 1250sf	1-Story	1-Story	452	452	452	\$173	\$194,605	13,370	\$169	\$190,000	7,431
		1.5-Story	22	22	22	\$154	\$176,959	8,834	\$148	\$169,975	6,325
		2-Story	15	15	15	\$157	\$186,210	7,695	\$156	\$192,250	4,341
		Sp Entry	4	4	4	\$150	\$169,363	7,142	\$133	\$149,975	5,223
		Sp Level	2	2	2	\$174	\$211,750	20,860	\$174	\$211,750	20,860
		Total	500	500	500	\$171	\$193,258	12,893	\$168	\$190,000	7,200
1251 - 1500sf	1-Story	1-Story	414	414	414	\$161	\$220,259	14,481	\$157	\$215,000	9,200
		1.5-Story	68	68	68	\$159	\$223,300	6,993	\$152	\$214,775	6,000
		2-Story	104	104	104	\$149	\$208,713	8,222	\$149	\$208,250	5,254
		Sp Entry	55	55	55	\$146	\$200,038	9,164	\$145	\$199,500	8,250
		Sp Level	21	21	21	\$158	\$223,672	11,887	\$146	\$210,000	11,000
		Total	674	674	674	\$157	\$216,739	12,061	\$152	\$210,000	8,195
1501 - 2000sf	1-Story	1-Story	432	432	432	\$153	\$261,392	26,648	\$150	\$255,000	11,518
		1.5-Story	106	106	106	\$145	\$249,930	23,639	\$139	\$239,725	6,500
		2-Story	626	626	626	\$136	\$240,072	9,370	\$131	\$235,000	6,035
		Sp Entry	92	92	92	\$128	\$224,830	14,202	\$128	\$221,211	9,148
		Sp Level	63	63	63	\$144	\$249,081	17,022	\$148	\$249,500	12,796
		Total	1344	1344	1,344	\$143	\$247,830	16,654	\$138	\$239,950	8,570
2001 - 3000sf	1-Story	1-Story	153	153	153	\$165	\$383,166	51,216	\$158	\$355,000	18,298
		1.5-Story	47	47	47	\$142	\$333,774	41,441	\$139	\$324,000	12,200
		2-Story	1033	1033	1,033	\$126	\$302,701	11,346	\$122	\$289,900	6,072
		Sp Entry	89	89	89	\$116	\$270,264	13,242	\$112	\$260,000	9,250
		Sp Level	48	48	48	\$133	\$304,062	30,067	\$133	\$299,000	12,694
		Total	1379	1379	1,379	\$131	\$310,316	18,134	\$125	\$294,500	7,345

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: Total

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	>3000sf	1-Story	10	10	10	\$165	\$550,950	70,547	\$165	\$567,500	45,492
		1.5-Story	14	14	14	\$154	\$547,782	30,950	\$155	\$592,500	14,427
		2-Story	318	318	318	\$130	\$438,835	26,494	\$132	\$425,000	10,000
		Sp Level	3	3	3	\$121	\$387,492	88,208	\$125	\$390,000	30,928
		Total	345	345	345	\$132	\$446,059	28,488	\$134	\$430,000	10,662
Total		1-Story	1868	1868	1,868	\$171	\$227,517	19,165	\$164	\$210,000	8,903
		1.5-Story	258	258	258	\$150	\$267,873	21,560	\$145	\$239,950	6,851
		2-Story	2099	2099	2,099	\$131	\$298,982	12,900	\$128	\$270,000	6,532
		Sp Entry	240	240	240	\$128	\$235,073	12,574	\$128	\$229,000	8,906
		Sp Level	137	137	137	\$142	\$266,936	22,420	\$143	\$259,999	12,603
		Total	4654	4654	4,654	\$149	\$263,694	16,286	\$142	\$243,330	7,800

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 01

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	.	2	107	31
Avg AV	.	\$164,700	\$257,867	\$106,776
Avg SP	.	\$190,500	\$294,371	\$123,118
Mean	.	.872	.878	.890
Wtd Mn	.	.865	.876	.867
Med	.	.872	.871	.865
COD	.	19.50%	10.19%	20.62%
PRD	.	1.009	1.003	1.026

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 01

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	61	8	35	2	3
Avg AV	\$223,020	\$347,613	\$299,106	\$192,450	\$226,900
Avg SP	\$252,967	\$428,750	\$334,369	\$223,250	\$249,313
Mean	.882	.810	.890	.862	.969
Wtd Mn	.882	.811	.895	.862	.910
Med	.878	.825	.876	.862	1.054
COD	11.38%	9.52%	9.05%	.23%	9.87%
PRD	1.000	.999	.995	1.000	1.065

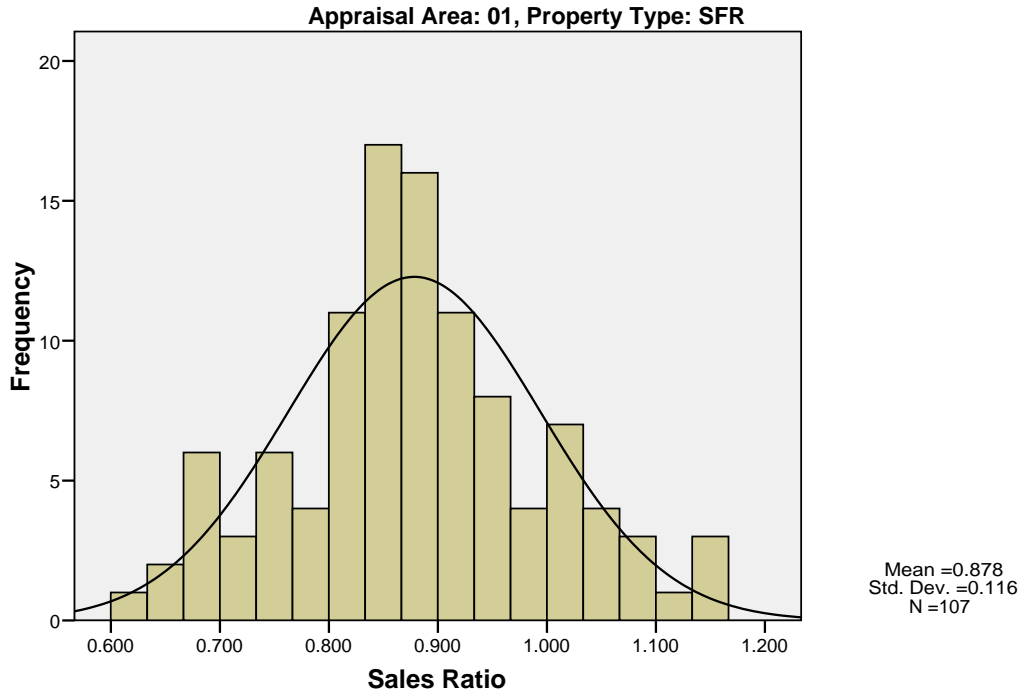
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 01

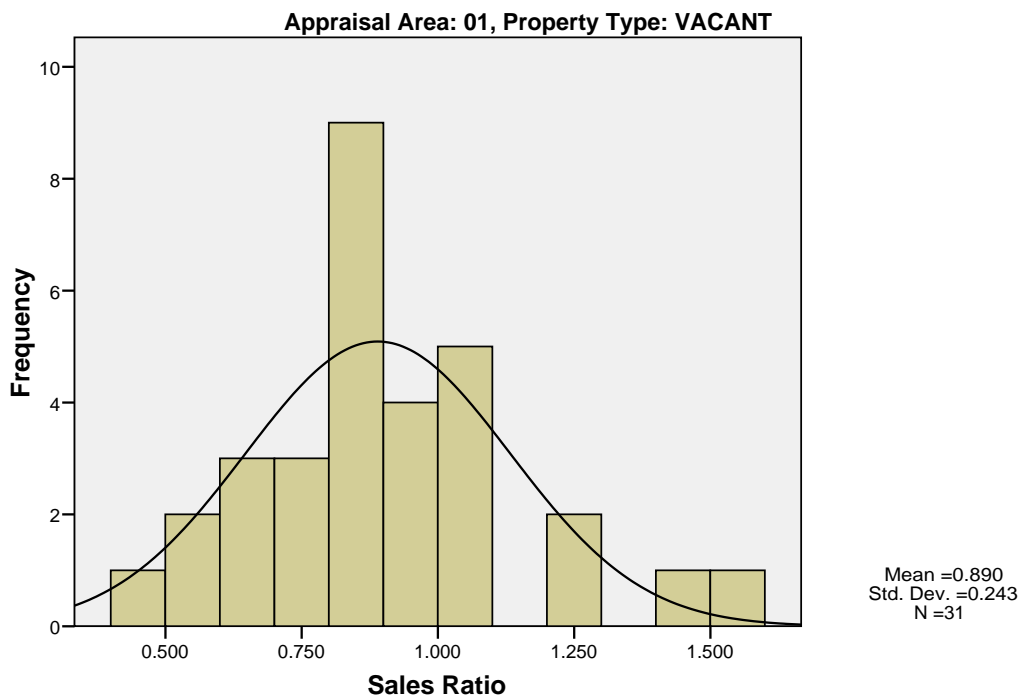
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	8	23	77	5	1
Avg AV	\$143,900	\$169,191	\$256,290	\$634,780	\$843,200
Avg SP	\$170,619	\$200,126	\$294,636	\$657,700	\$875,000
Mean	.855	.849	.882	.995	.964
Wtd Mn	.843	.845	.870	.965	.964
Med	.857	.871	.871	.993	.964
COD	10.24%	12.92%	9.64%	12.08%	.00%
PRD	1.014	1.004	1.014	1.031	1.000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 01

			Property Type		
			MULTI	SFR	VACANT
LEA/Neighborhood	0201	Average Sale Price	.	\$410,000	\$400,000
		Average Sales Ratio	.	.927	.816
		Number of Sales	.	1	1
	0202	Average Sale Price	.	\$285,000	.
		Average Sales Ratio	.	.876	.
		Number of Sales	.	1	.
	0203	Average Sale Price	.	\$244,333	\$105,000
		Average Sales Ratio	.	.820	.811
		Number of Sales	.	3	2
	0205	Average Sale Price	.	\$315,000	\$231,000
		Average Sales Ratio	.	.731	1.020
		Number of Sales	.	1	1
	0601	Average Sale Price	.	\$274,999	\$110,717
		Average Sales Ratio	.	.896	1.084
		Number of Sales	.	21	3
	0602	Average Sale Price	.	\$291,217	\$99,000
		Average Sales Ratio	.	.878	1.152
		Number of Sales	.	6	2
	0603	Average Sale Price	\$199,000	\$193,788	\$113,580
		Average Sales Ratio	.702	.871	.795
		Number of Sales	1	17	5
	0604	Average Sale Price	.	\$347,093	\$134,557
		Average Sales Ratio	.	.889	.970
		Number of Sales	.	22	7
	0605	Average Sale Price	.	\$412,000	\$50,000
		Average Sales Ratio	.	.846	.832
		Number of Sales	.	2	1
	0607	Average Sale Price	.	\$184,000	\$152,500
		Average Sales Ratio	.	.825	.681
		Number of Sales	.	1	2
0608	Average Sale Price	.	\$117,500	\$60,940	
	Average Sales Ratio	.	.797	.785	
	Number of Sales	.	2	5	
0609	Average Sale Price	\$182,000	\$291,457	\$141,000	
	Average Sales Ratio	1.042	.865	.976	
	Number of Sales	1	14	1	
0610	Average Sale Price	.	\$374,285	\$135,000	
	Average Sales Ratio	.	.902	.703	
	Number of Sales	.	13	1	
0611	Average Sale Price	.	\$370,963	.	
	Average Sales Ratio	.	.862	.	
	Number of Sales	.	3	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 01

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	Total	1	1	1	\$240	\$100,000	192,535	\$240	\$100,000	192,535
		751 - 1000sf	1-Story	2	2	2	\$166	\$140,600	162,915	\$166	\$140,600	162,915
		Total	2	2	2	\$166	\$140,600	162,915	\$166	\$140,600	162,915
	1001 - 1250sf	1-Story	1	1	1	\$119	\$124,000	5,700	\$119	\$124,000	5,700
		Total	1	1	1	\$119	\$124,000	5,700	\$119	\$124,000	5,700
	1501 - 2000sf	1-Story	1	1	1	\$132	\$240,000	501,376	\$132	\$240,000	501,376
		Total	1	1	1	\$132	\$240,000	501,376	\$132	\$240,000	501,376
	Total	1-Story	4	4	4	\$146	\$161,300	208,226	\$140	\$140,600	162,915
Total		5	5	5	\$165	\$149,040	205,088	\$148	\$131,200	192,535	
Fair	<=750sf	1-Story	1	1	1	\$157	\$90,000	16,224	\$157	\$90,000	16,224
		Total	1	1	1	\$157	\$90,000	16,224	\$157	\$90,000	16,224
	751 - 1000sf	1-Story	5	5	5	\$177	\$164,700	70,389	\$183	\$160,000	13,504
		2-Story	1	1	1	\$144	\$135,000	10,890	\$144	\$135,000	10,890
		Total	6	6	6	\$172	\$159,750	60,473	\$171	\$155,000	12,197
	1001 - 1250sf	1-Story	3	3	3	\$215	\$243,167	145,781	\$205	\$245,500	124,582
		Total	3	3	3	\$215	\$243,167	145,781	\$205	\$245,500	124,582
	1251 - 1500sf	1-Story	1	1	1	\$133	\$177,000	156,816	\$133	\$177,000	156,816
		Total	1	1	1	\$133	\$177,000	156,816	\$133	\$177,000	156,816
	1501 - 2000sf	1-Story	3	3	3	\$131	\$216,667	107,883	\$139	\$210,000	51,836
		Total	3	3	3	\$131	\$216,667	107,883	\$139	\$210,000	51,836
	Total	1-Story	13	13	13	\$170	\$190,000	98,921	\$157	\$184,000	93,218
		2-Story	1	1	1	\$144	\$135,000	10,890	\$144	\$135,000	10,890
Total		14	14	14	\$169	\$186,071	92,633	\$157	\$182,000	72,527	
Average	1001 - 1250sf	1-Story	3	3	3	\$167	\$202,333	50,425	\$160	\$200,000	30,928
		Total	3	3	3	\$167	\$202,333	50,425	\$160	\$200,000	30,928
	1251 - 1500sf	1-Story	5	5	5	\$192	\$258,980	122,914	\$183	\$237,500	43,560
		2-Story	2	2	2	\$141	\$188,139	7,275	\$141	\$188,139	7,275
		Total	7	7	7	\$178	\$238,740	89,874	\$170	\$234,950	43,560

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 01

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1501 - 2000sf	1-Story	13	13	13	\$156	\$274,565	147,453	\$158	\$290,000	142,006
		2-Story	8	8	8	\$136	\$232,074	41,365	\$127	\$218,450	12,999
		Sp Entry	1	1	1	\$116	\$196,500	16,553	\$116	\$196,500	16,553
		Sp Level	1	1	1	\$108	\$172,000	71,874	\$108	\$172,000	71,874
		Total	23	23	23	\$145	\$251,932	101,576	\$147	\$235,000	52,708
	2001 - 3000sf	1-Story	7	7	7	\$153	\$347,071	296,986	\$160	\$329,000	217,800
		1.5-Stry	4	4	4	\$133	\$324,250	77,363	\$131	\$329,500	34,934
		2-Story	12	12	12	\$124	\$282,004	58,986	\$120	\$260,175	19,312
		Sp Entry	1	1	1	\$114	\$250,000	18,198	\$114	\$250,000	18,198
		Sp Level	2	2	2	\$121	\$287,970	37,026	\$121	\$287,970	37,026
		Total	27	27	27	\$133	\$308,759	149,631	\$130	\$275,000	58,326
	>3000sf	1-Story	1	1	1	\$123	\$375,000	42,588	\$123	\$375,000	42,588
		2-Story	5	5	5	\$118	\$403,000	151,432	\$112	\$405,000	221,720
		Total	6	6	6	\$119	\$398,333	133,292	\$118	\$390,000	132,640
Total	1-Story	1-Story	29	29	29	\$162	\$285,371	165,663	\$160	\$290,000	114,301
		1.5-Stry	4	4	4	\$133	\$324,250	77,363	\$131	\$329,500	34,934
		2-Story	27	27	27	\$128	\$282,664	67,054	\$125	\$266,800	19,128
		Sp Entry	2	2	2	\$115	\$223,250	17,376	\$115	\$223,250	17,376
		Sp Level	3	3	3	\$117	\$249,313	48,642	\$108	\$178,000	60,112
		Total	66	66	66	\$142	\$284,835	120,552	\$143	\$268,975	47,045
Good	>3000sf	2-Story	1	1	1	\$142	\$550,000	218,236	\$142	\$550,000	218,236
		Total	1	1	1	\$142	\$550,000	218,236	\$142	\$550,000	218,236
	Total	2-Story	1	1	1	\$142	\$550,000	218,236	\$142	\$550,000	218,236
		Total	1	1	1	\$142	\$550,000	218,236	\$142	\$550,000	218,236
Total	<=750sf	1-Story	1	1	1	\$157	\$90,000	16,224	\$157	\$90,000	16,224
		Total	2	2	2	\$199	\$95,000	104,380	\$199	\$95,000	104,380
	751 - 1000sf	1-Story	7	7	7	\$174	\$157,814	96,825	\$183	\$150,000	93,654
		2-Story	1	1	1	\$144	\$135,000	10,890	\$144	\$135,000	10,890
		Total	8	8	8	\$170	\$154,963	86,083	\$171	\$150,000	53,579

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 01

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	1001 - 1250sf	1-Story	7	7	7	\$181	\$208,643	84,902	\$160	\$200,000	93,218
		Total	7	7	7	\$181	\$208,643	84,902	\$160	\$200,000	93,218
	1251 - 1500sf	1-Story	6	6	6	\$182	\$245,317	128,564	\$177	\$236,225	78,931
		2-Story	2	2	2	\$141	\$188,139	7,275	\$141	\$188,139	7,275
		Total	8	8	8	\$172	\$231,022	98,242	\$168	\$231,700	43,560
	1501 - 2000sf	1-Story	17	17	17	\$150	\$262,315	161,289	\$147	\$243,000	142,006
		2-Story	8	8	8	\$136	\$232,074	41,365	\$127	\$218,450	12,999
		Sp Entry	1	1	1	\$116	\$196,500	16,553	\$116	\$196,500	16,553
		Sp Level	1	1	1	\$108	\$172,000	71,874	\$108	\$172,000	71,874
		Total	27	27	27	\$143	\$247,572	117,084	\$139	\$235,000	52,708
	2001 - 3000sf	1-Story	7	7	7	\$153	\$347,071	296,986	\$160	\$329,000	217,800
		1.5-Story	4	4	4	\$133	\$324,250	77,363	\$131	\$329,500	34,934
		2-Story	12	12	12	\$124	\$282,004	58,986	\$120	\$260,175	19,312
		Sp Entry	1	1	1	\$114	\$250,000	18,198	\$114	\$250,000	18,198
		Sp Level	2	2	2	\$121	\$287,970	37,026	\$121	\$287,970	37,026
		Total	27	27	27	\$133	\$308,759	149,631	\$130	\$275,000	58,326
	>3000sf	1-Story	1	1	1	\$123	\$375,000	42,588	\$123	\$375,000	42,588
		2-Story	6	6	6	\$122	\$427,500	162,566	\$127	\$427,500	219,978
		Total	7	7	7	\$122	\$420,000	145,427	\$123	\$405,000	218,236
Total		1-Story	46	46	46	\$163	\$247,629	150,502	\$159	\$236,250	111,078
		1.5-Story	4	4	4	\$133	\$324,250	77,363	\$131	\$329,500	34,934
		2-Story	29	29	29	\$129	\$286,790	70,331	\$126	\$266,800	19,128
		Sp Entry	2	2	2	\$115	\$223,250	17,376	\$115	\$223,250	17,376
		Sp Level	3	3	3	\$117	\$249,313	48,642	\$108	\$178,000	60,112
		Total	86	86	86	\$148	\$263,945	122,058	\$147	\$245,250	55,517

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 02

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	.	.	122	16
Avg AV	.	.	\$241,859	\$214,533
Avg SP	.	.	\$273,416	\$231,082
Mean	.	.	.885	.963
Wtd Mn	.	.	.885	.928
Med	.	.	.883	.909
COD	.	.	8.42%	14.27%
PRD	.	.	1.000	1.037

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 02

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	56	5	48	4	2
Avg AV	\$220,723	\$364,220	\$288,146	\$223,300	\$239,600
Avg SP	\$252,153	\$401,030	\$320,684	\$268,000	\$245,000
Mean	.883	.910	.886	.839	.981
Wtd Mn	.875	.908	.899	.833	.978
Med	.885	.882	.876	.836	.981
COD	10.36%	5.22%	7.55%	3.35%	4.79%
PRD	1.009	1.002	.986	1.007	1.003

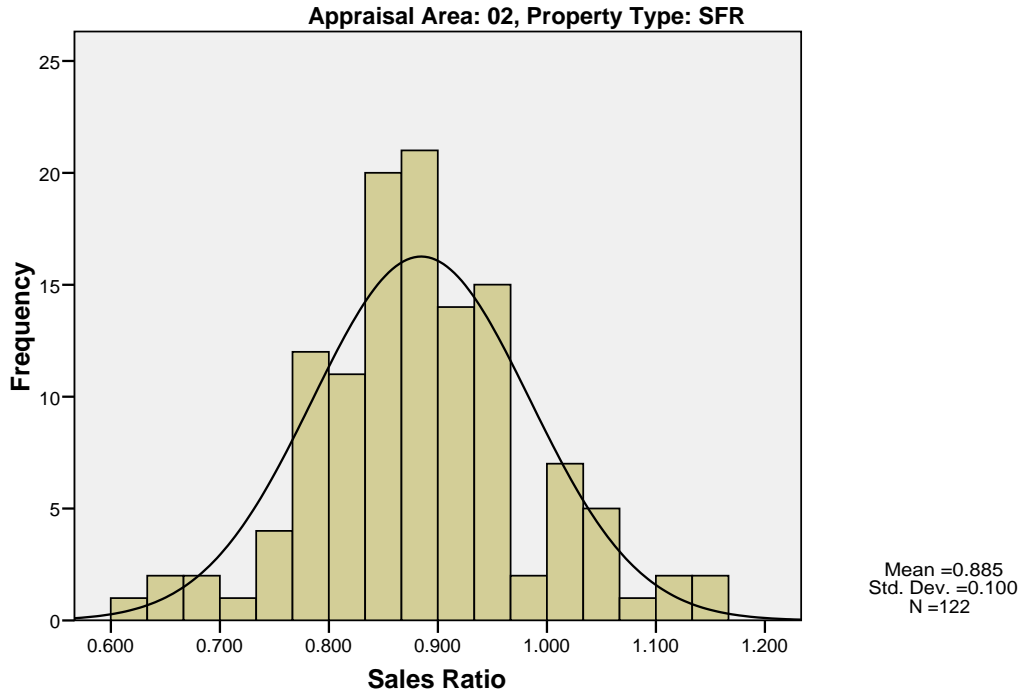
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 02

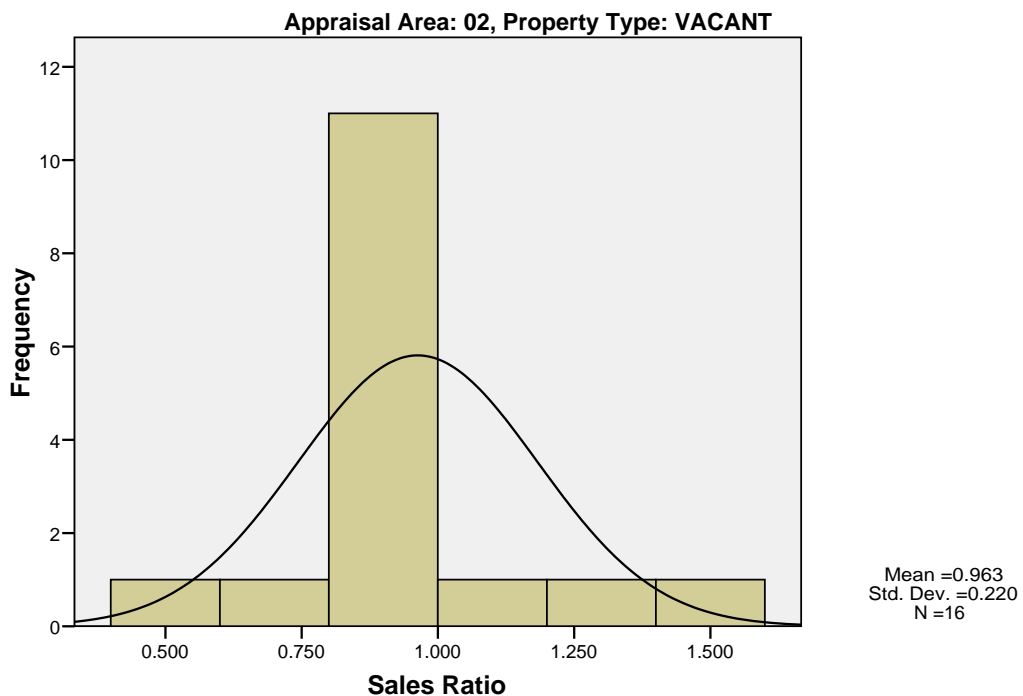
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	1	27	89	9	.
Avg AV	\$134,700	\$171,241	\$249,513	\$499,222	.
Avg SP	\$134,000	\$200,354	\$283,037	\$519,722	.
Mean	1.005	.868	.883	.960	.
Wtd Mn	1.005	.855	.882	.961	.
Med	1.005	.882	.880	.957	.
COD	.00%	11.01%	7.16%	6.72%	.
PRD	1.000	1.015	1.001	.999	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 02

			Property Type	
			SFR	VACANT
LEA/Neighborhood	0108	Average Sale Price	\$338,542	\$130,704
		Average Sales Ratio	.905	.832
		Number of Sales	18	4
	0109	Average Sale Price	\$244,083	.
		Average Sales Ratio	.878	.
		Number of Sales	29	.
	0205	Average Sale Price	\$297,333	.
		Average Sales Ratio	.906	.
		Number of Sales	3	.
	0210	Average Sale Price	\$243,462	\$85,000
		Average Sales Ratio	.910	1.365
		Number of Sales	33	1
	0305	Average Sale Price	\$298,904	\$135,750
		Average Sales Ratio	.840	.966
		Number of Sales	26	4
	0401	Average Sale Price	\$132,500	.
		Average Sales Ratio	.934	.
		Number of Sales	1	.
	0411	Average Sale Price	\$250,564	\$179,300
		Average Sales Ratio	.921	.989
Number of Sales		7	5	
0412	Average Sale Price	\$181,000	.	
	Average Sales Ratio	.828	.	
	Number of Sales	1	.	
0506	Average Sale Price	.	\$975,000	
	Average Sales Ratio	.	.996	
	Number of Sales	.	1	
0507	Average Sale Price	\$432,725	\$675,000	
	Average Sales Ratio	.727	.910	
	Number of Sales	2	1	
0601	Average Sale Price	\$134,000	.	
	Average Sales Ratio	1.005	.	
	Number of Sales	1	.	
0603	Average Sale Price	\$420,000	.	
	Average Sales Ratio	.896	.	
	Number of Sales	1	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 02

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	1001 - 1250sf	1-Story	1	1	1	\$116	\$134,000	9,025	\$116	\$134,000	9,025
		Total	1	1	1	\$116	\$134,000	9,025	\$116	\$134,000	9,025
	Total	1-Story	1	1	1	\$116	\$134,000	9,025	\$116	\$134,000	9,025
		Total	1	1	1	\$116	\$134,000	9,025	\$116	\$134,000	9,025
Fair	<=750sf	1-Story	2	2	2	\$310	\$224,000	5,950	\$310	\$224,000	5,950
		Total	2	2	2	\$310	\$224,000	5,950	\$310	\$224,000	5,950
	751 - 1000sf	1-Story	7	7	7	\$193	\$173,079	8,987	\$199	\$169,900	10,222
		Total	7	7	7	\$193	\$173,079	8,987	\$199	\$169,900	10,222
	1001 - 1250sf	1-Story	7	7	7	\$175	\$188,286	12,410	\$173	\$187,000	10,200
		1.5-Story	1	1	1	\$190	\$225,150	56,192	\$190	\$225,150	56,192
		Total	8	8	8	\$176	\$192,894	17,882	\$178	\$189,250	10,200
	1251 - 1500sf	1-Story	3	3	3	\$135	\$176,483	9,054	\$146	\$189,500	8,276
		Total	3	3	3	\$135	\$176,483	9,054	\$146	\$189,500	8,276
	1501 - 2000sf	1-Story	2	2	2	\$124	\$207,000	13,130	\$124	\$207,000	13,130
		2-Story	3	3	3	\$137	\$234,467	8,473	\$125	\$225,950	9,200
		Total	5	5	5	\$132	\$223,480	10,336	\$125	\$210,000	9,200
	Total	1-Story	21	21	21	\$183	\$186,714	10,243	\$173	\$187,000	10,200
		1.5-Story	1	1	1	\$190	\$225,150	56,192	\$190	\$225,150	56,192
2-Story		3	3	3	\$137	\$234,467	8,473	\$125	\$225,950	9,200	
Total		25	25	25	\$178	\$193,982	11,868	\$171	\$189,950	9,967	
Average	1001 - 1250sf	1-Story	5	5	5	\$203	\$238,261	11,694	\$180	\$225,000	6,990
		Total	5	5	5	\$203	\$238,261	11,694	\$180	\$225,000	6,990
	1251 - 1500sf	1-Story	10	10	10	\$198	\$261,145	17,061	\$173	\$231,250	14,468
		Total	12	12	12	\$187	\$249,700	14,547	\$171	\$229,250	12,821
	1501 - 2000sf	1-Story	7	7	7	\$162	\$279,686	76,219	\$156	\$270,000	24,830
		2-Story	11	11	11	\$145	\$254,173	10,314	\$140	\$248,000	10,069
		Sp Entry	3	3	3	\$134	\$231,500	11,357	\$130	\$235,500	11,193
Total		25	25	25	\$144	\$251,126	27,636	\$139	\$247,000	10,650	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 02

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	2001 - 3000sf	1-Story	4	4	4	\$165	\$377,750	91,610	\$185	\$383,000	52,418
		1.5-Story	1	1	1	\$117	\$325,000	65,775	\$117	\$325,000	65,775
		2-Story	26	26	26	\$127	\$300,252	12,997	\$125	\$298,725	10,008
		Sp Entry	1	1	1	\$150	\$377,500	108,900	\$150	\$377,500	108,900
		Sp Level	2	2	2	\$112	\$245,000	7,163	\$112	\$245,000	7,163
		Total	39	39	39	\$128	\$298,100	23,318	\$124	\$288,400	10,001
	>3000sf	2-Story	3	3	3	\$99	\$316,000	7,746	\$100	\$318,000	7,368
		Total	3	3	3	\$99	\$316,000	7,746	\$100	\$318,000	7,368
	Total	1-Story	26	26	26	\$184	\$279,675	43,425	\$173	\$250,250	15,846
		1.5-Story	1	1	1	\$117	\$325,000	65,775	\$117	\$325,000	65,775
		2-Story	40	40	40	\$130	\$288,761	11,865	\$130	\$279,000	10,001
		Sp Entry	4	4	4	\$138	\$268,000	35,743	\$139	\$237,750	12,235
		Sp Level	2	2	2	\$112	\$245,000	7,163	\$112	\$245,000	7,163
Total		84	84	84	\$145	\$274,283	22,102	\$136	\$254,000	10,042	
Good	2001 - 3000sf	1-Story	2	2	2	\$161	\$366,750	28,653	\$161	\$366,750	28,653
		Total	2	2	2	\$161	\$366,750	28,653	\$161	\$366,750	28,653
	>3000sf	1-Story	1	1	1	\$204	\$613,000	47,576	\$204	\$613,000	47,576
		2-Story	3	3	3	\$141	\$637,667	158,449	\$146	\$597,000	22,227
		Total	4	4	4	\$156	\$631,500	130,731	\$152	\$605,000	34,902
	Total	1-Story	3	3	3	\$175	\$448,833	34,960	\$175	\$380,000	46,094
		2-Story	3	3	3	\$141	\$637,667	158,449	\$146	\$597,000	22,227
Total		6	6	6	\$158	\$543,250	96,705	\$153	\$574,000	34,161	
Total	<=750sf	1-Story	2	2	2	\$310	\$224,000	5,950	\$310	\$224,000	5,950
		Total	2	2	2	\$310	\$224,000	5,950	\$310	\$224,000	5,950
	751 - 1000sf	1-Story	7	7	7	\$193	\$173,079	8,987	\$199	\$169,900	10,222
		Total	7	7	7	\$193	\$173,079	8,987	\$199	\$169,900	10,222
	1001 - 1250sf	1-Story	13	13	13	\$181	\$203,331	11,874	\$179	\$191,500	9,025
		1.5-Story	1	1	1	\$190	\$225,150	56,192	\$190	\$225,150	56,192
		Total	14	14	14	\$181	\$204,890	15,039	\$180	\$195,000	9,496

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 02

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	1251 - 1500sf	1-Story	13	13	13	\$183	\$241,608	15,213	\$170	\$228,500	11,704
		Total	15	15	15	\$176	\$235,057	13,448	\$169	\$222,000	11,525
	1501 - 2000sf	1-Story	9	9	9	\$154	\$263,533	62,199	\$149	\$267,800	22,172
		2-Story	14	14	14	\$143	\$249,950	9,919	\$139	\$247,500	9,601
		Sp Entry	3	3	3	\$134	\$231,500	11,357	\$130	\$235,500	11,193
		Total	30	30	30	\$142	\$246,518	24,753	\$138	\$241,000	10,360
	2001 - 3000sf	1-Story	6	6	6	\$164	\$374,083	70,624	\$172	\$366,750	45,045
		1.5-Story	1	1	1	\$117	\$325,000	65,775	\$117	\$325,000	65,775
		2-Story	26	26	26	\$127	\$300,252	12,997	\$125	\$298,725	10,008
		Sp Entry	1	1	1	\$150	\$377,500	108,900	\$150	\$377,500	108,900
		Sp Level	2	2	2	\$112	\$245,000	7,163	\$112	\$245,000	7,163
		Total	41	41	41	\$130	\$301,449	23,579	\$125	\$297,500	10,015
	>3000sf	1-Story	1	1	1	\$204	\$613,000	47,576	\$204	\$613,000	47,576
		2-Story	6	6	6	\$120	\$476,833	83,097	\$109	\$438,000	13,293
		Total	7	7	7	\$132	\$496,286	78,023	\$117	\$551,000	17,520
Total		1-Story	51	51	51	\$182	\$248,491	28,589	\$173	\$223,000	11,525
		1.5-Story	2	2	2	\$153	\$275,075	60,984	\$153	\$275,075	60,984
		2-Story	46	46	46	\$131	\$307,975	21,204	\$130	\$279,000	10,001
		Sp Entry	4	4	4	\$138	\$268,000	35,743	\$139	\$237,750	12,235
		Sp Level	2	2	2	\$112	\$245,000	7,163	\$112	\$245,000	7,163
		Total	116	116	116	\$152	\$269,679	23,643	\$145	\$242,500	10,136

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 03

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	54	3	291	9
Avg AV	\$224,919	\$216,367	\$318,100	\$213,884
Avg SP	\$255,382	\$249,333	\$357,590	\$230,217
Mean	.884	.864	.887	.919
Wtd Mn	.881	.868	.890	.929
Med	.881	.944	.875	.914
COD	6.21%	11.48%	7.68%	15.67%
PRD	1.003	.995	.997	.990

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 03

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	86	10	182	15	9
Avg AV	\$285,190	\$237,790	\$343,234	\$247,253	\$271,556
Avg SP	\$322,069	\$275,341	\$385,870	\$269,806	\$298,944
Mean	.878	.879	.887	.911	.913
Wtd Mn	.885	.864	.890	.916	.908
Med	.855	.860	.881	.897	.875
COD	10.10%	11.78%	6.21%	7.34%	9.09%
PRD	.992	1.017	.998	.994	1.005

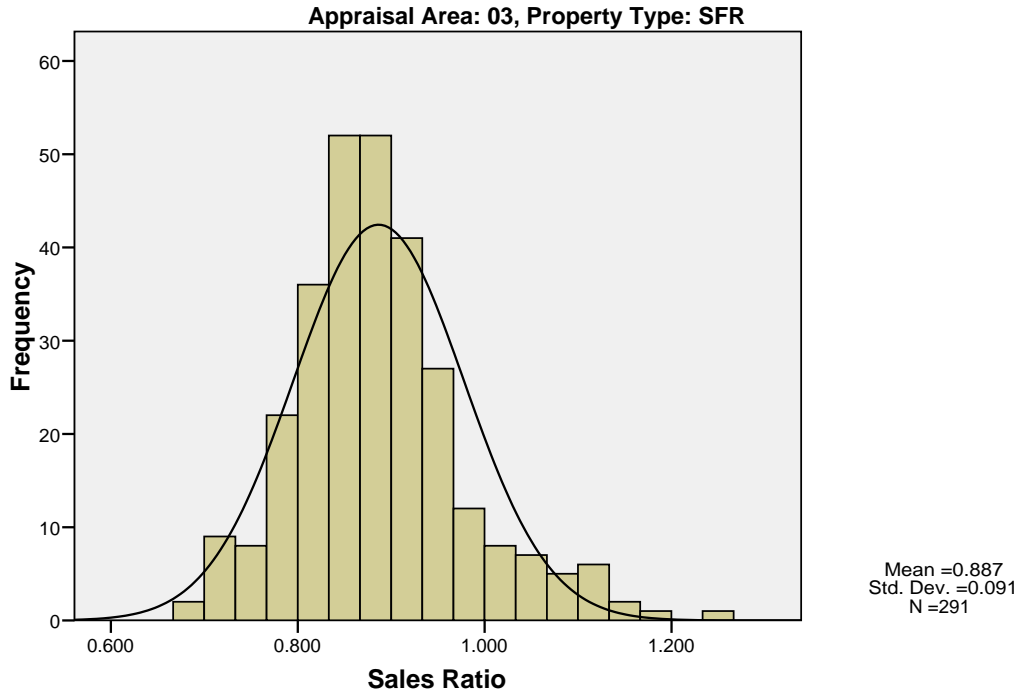
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 03

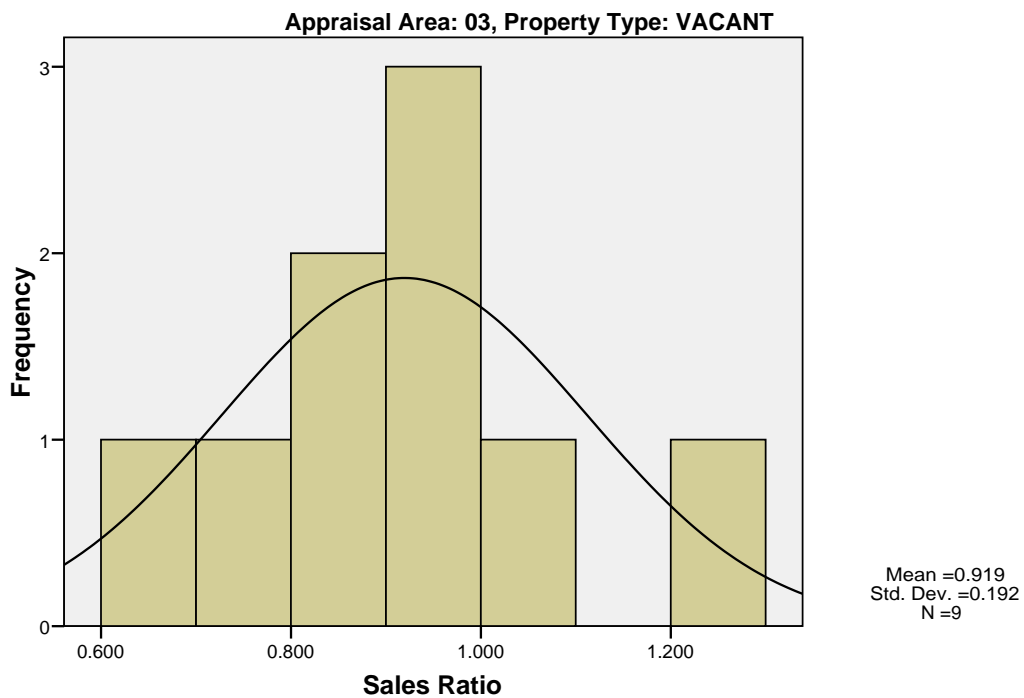
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	.	33	246	57	13
Avg AV	.	\$184,118	\$268,750	\$432,656	\$677,346
Avg SP	.	\$216,778	\$305,047	\$476,092	\$740,462
Mean	.	.858	.882	.917	.891
Wtd Mn	.	.849	.881	.909	.915
Med	.	.838	.873	.921	.869
COD	.	9.93%	6.80%	7.50%	8.13%
PRD	.	1.010	1.001	1.009	.974

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 03

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0203	Average Sale Price	\$195,000	\$241,500	\$270,788	\$335,000
		Average Sales Ratio	.920	.824	.879	.992
		Number of Sales	1	2	54	1
	0306	Average Sale Price	\$167,000	\$265,000	\$271,402	\$218,488
		Average Sales Ratio	.931	.944	.881	.994
		Number of Sales	2	1	39	4
	0307	Average Sale Price	.	.	\$315,094	.
		Average Sales Ratio	.	.	.881	.
		Number of Sales	.	.	8	.
	0402	Average Sale Price	.	.	\$316,641	.
		Average Sales Ratio	.	.	.899	.
		Number of Sales	.	.	22	.
	0411	Average Sale Price	.	.	\$319,900	.
		Average Sales Ratio	.	.	.807	.
		Number of Sales	.	.	1	.
	0412	Average Sale Price	.	.	\$610,000	.
		Average Sales Ratio	.	.	.969	.
		Number of Sales	.	.	2	.
	0414	Average Sale Price	.	.	\$645,000	.
		Average Sales Ratio	.	.	.960	.
		Number of Sales	.	.	3	.
	0415	Average Sale Price	.	.	\$555,254	.
		Average Sales Ratio	.	.	.949	.
		Number of Sales	.	.	5	.
	0501	Average Sale Price	.	.	\$379,100	.
		Average Sales Ratio	.	.	.905	.
		Number of Sales	.	.	5	.
	0502	Average Sale Price	.	.	\$1,450,000	\$400,000
		Average Sales Ratio	.	.	1.091	1.083
		Number of Sales	.	.	2	1
	0503	Average Sale Price	.	.	\$423,586	\$285,000
		Average Sales Ratio	.	.	.875	.754
		Number of Sales	.	.	20	1
	0504	Average Sale Price	.	.	\$319,131	\$150,000
		Average Sales Ratio	.	.	.877	.819
		Number of Sales	.	.	75	1
	0512	Average Sale Price	.	.	\$934,500	.
		Average Sales Ratio	.	.	.848	.
		Number of Sales	.	.	4	.
	0513	Average Sale Price	.	.	\$570,204	\$28,000
		Average Sales Ratio	.	.	.924	.650
		Number of Sales	.	.	9	1
	0514	Average Sale Price	.	.	\$790,000	.
		Average Sales Ratio	.	.	.942	.
		Number of Sales	.	.	4	.
	0515	Average Sale Price	\$260,032	.	\$365,305	.
		Average Sales Ratio	.881	.	.882	.
		Number of Sales	51	.	38	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 03

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	<=750sf	1-Story	2	2	2	\$263	\$182,504	9,900	\$263	\$182,504	9,900
		Total	2	2	2	\$263	\$182,504	9,900	\$263	\$182,504	9,900
	751 - 1000sf	1-Story	6	6	6	\$210	\$199,825	12,136	\$211	\$201,000	12,937
		Total	6	6	6	\$210	\$199,825	12,136	\$211	\$201,000	12,937
	1001 - 1250sf	1-Story	5	5	5	\$182	\$213,390	12,861	\$194	\$225,000	7,592
		Total	5	5	5	\$182	\$213,390	12,861	\$194	\$225,000	7,592
	1251 - 1500sf	1-Story	7	7	7	\$156	\$208,996	10,384	\$155	\$200,000	10,350
		1.5-Stry	2	2	2	\$148	\$219,750	5,873	\$148	\$219,750	5,873
		Sp Entry	1	1	1	\$163	\$217,000	18,404	\$163	\$217,000	18,404
		Total	10	10	10	\$155	\$211,947	10,284	\$152	\$218,250	9,975
	1501 - 2000sf	1-Story	1	1	1	\$117	\$190,000	19,200	\$117	\$190,000	19,200
		1.5-Stry	1	1	1	\$135	\$230,000	5,686	\$135	\$230,000	5,686
		Total	2	2	2	\$126	\$210,000	12,443	\$126	\$210,000	12,443
	2001 - 3000sf	1.5-Stry	1	1	1	\$95	\$192,500	10,890	\$95	\$192,500	10,890
Total		1	1	1	\$95	\$192,500	10,890	\$95	\$192,500	10,890	
Total	1-Story	21	21	21	\$186	\$203,994	11,848	\$187	\$200,000	11,900	
	1.5-Stry	4	4	4	\$131	\$215,500	7,080	\$141	\$219,750	5,873	
	Sp Entry	1	1	1	\$163	\$217,000	18,404	\$163	\$217,000	18,404	
	Total	26	26	26	\$177	\$206,265	11,367	\$171	\$203,961	11,070	
Average	751 - 1000sf	1-Story	1	1	1	\$243	\$215,000	5,000	\$243	\$215,000	5,000
		Total	1	1	1	\$243	\$215,000	5,000	\$243	\$215,000	5,000
	1001 - 1250sf	1-Story	6	6	6	\$226	\$250,667	20,704	\$205	\$224,500	6,753
		Sp Level	1	1	1	\$210	\$256,000	35,719	\$210	\$256,000	35,719
		Total	7	7	7	\$224	\$251,429	22,849	\$210	\$229,000	6,906
	1251 - 1500sf	1-Story	9	9	9	\$187	\$255,439	12,237	\$186	\$252,000	10,200
		1.5-Stry	1	1	1	\$165	\$210,000	7,150	\$165	\$210,000	7,150
		2-Story	1	1	1	\$177	\$225,520	6,000	\$177	\$225,520	6,000
		Sp Entry	4	4	4	\$167	\$230,000	16,131	\$169	\$227,500	16,405
		Total	17	17	17	\$174	\$238,528	11,242	\$177	\$229,000	10,200

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 03

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1501 - 2000sf	1-Story	13	13	13	\$171	\$287,962	18,006	\$165	\$288,000	11,560
		1.5-Story	1	1	1	\$169	\$317,414	13,260	\$169	\$317,414	13,260
		2-Story	26	26	26	\$152	\$267,056	6,736	\$153	\$264,750	5,676
		Sp Entry	3	3	3	\$146	\$260,083	20,047	\$141	\$238,750	21,575
		Sp Level	3	3	3	\$144	\$251,333	14,547	\$142	\$249,000	14,670
		Total	47	47	47	\$156	\$271,246	11,239	\$156	\$268,000	8,560
	2001 - 3000sf	1-Story	5	5	5	\$180	\$386,980	45,265	\$200	\$401,000	47,272
		1.5-Story	3	3	3	\$152	\$381,333	41,221	\$152	\$379,000	10,080
		2-Story	61	61	61	\$130	\$314,489	8,469	\$130	\$310,000	5,625
		Sp Level	2	2	2	\$138	\$303,500	44,850	\$138	\$303,500	44,850
		Total	71	71	71	\$135	\$322,109	13,469	\$131	\$310,000	5,874
	>3000sf	2-Story	13	13	13	\$118	\$373,773	8,668	\$117	\$372,774	6,228
		Total	13	13	13	\$118	\$373,773	8,668	\$117	\$372,774	6,228
	Total	1-Story	34	34	34	\$188	\$285,187	20,581	\$182	\$268,500	10,867
		1.5-Story	5	5	5	\$158	\$334,283	28,815	\$165	\$317,414	10,080
2-Story		101	101	101	\$135	\$309,028	8,024	\$131	\$305,000	5,625	
Sp Entry		7	7	7	\$158	\$242,893	17,809	\$156	\$236,500	18,000	
Sp Level		6	6	6	\$153	\$269,500	28,177	\$145	\$263,000	18,854	
Total		156	156	156	\$149	\$298,124	12,521	\$142	\$299,975	6,684	
Good	1501 - 2000sf	1-Story	1	1	1	\$257	\$482,000	17,912	\$257	\$482,000	17,912
		Total	1	1	1	\$257	\$482,000	17,912	\$257	\$482,000	17,912
	2001 - 3000sf	1-Story	1	1	1	\$208	\$426,000	8,557	\$208	\$426,000	8,557
		2-Story	10	10	10	\$137	\$374,455	11,976	\$129	\$372,400	6,460
		Total	11	11	11	\$143	\$379,141	11,665	\$135	\$375,000	6,848
	>3000sf	2-Story	19	19	19	\$127	\$412,039	12,084	\$119	\$377,000	8,615
		Total	19	19	19	\$127	\$412,039	12,084	\$119	\$377,000	8,615
	Total	1-Story	2	2	2	\$232	\$454,000	13,235	\$232	\$454,000	13,235
		2-Story	29	29	29	\$130	\$399,079	12,047	\$123	\$375,000	8,005
		Total	31	31	31	\$137	\$402,623	12,124	\$124	\$377,000	8,547
VGd-Excl	>3000sf	2-Story	8	8	8	\$161	\$586,750	12,758	\$166	\$597,000	8,843
		Total	8	8	8	\$161	\$586,750	12,758	\$166	\$597,000	8,843

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 03

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
VGd-Excl	Total	2-Story	8	8	8	\$161	\$586,750	12,758	\$166	\$597,000	8,843
		Total	8	8	8	\$161	\$586,750	12,758	\$166	\$597,000	8,843
Total	<=750sf	1-Story	2	2	2	\$263	\$182,504	9,900	\$263	\$182,504	9,900
		Total	2	2	2	\$263	\$182,504	9,900	\$263	\$182,504	9,900
	751 - 1000sf	1-Story	7	7	7	\$215	\$201,993	11,116	\$213	\$205,000	11,900
		Total	7	7	7	\$215	\$201,993	11,116	\$213	\$205,000	11,900
	1001 - 1250sf	1-Story	11	11	11	\$206	\$233,723	17,139	\$196	\$225,000	6,906
		Sp Level	1	1	1	\$210	\$256,000	35,719	\$210	\$256,000	35,719
		Total	12	12	12	\$206	\$235,579	18,687	\$198	\$227,000	7,249
	1251 - 1500sf	1-Story	16	16	16	\$173	\$235,120	11,427	\$172	\$231,500	10,215
		1.5-Story	3	3	3	\$154	\$216,500	6,298	\$149	\$219,500	6,000
		2-Story	1	1	1	\$177	\$225,520	6,000	\$177	\$225,520	6,000
		Sp Entry	5	5	5	\$166	\$227,400	16,585	\$168	\$226,000	18,000
		Total	27	27	27	\$167	\$228,683	10,887	\$166	\$225,000	10,200
	1501 - 2000sf	1-Story	15	15	15	\$173	\$294,367	18,079	\$165	\$288,000	12,503
		1.5-Story	2	2	2	\$152	\$273,707	9,473	\$152	\$273,707	9,473
		2-Story	26	26	26	\$152	\$267,056	6,736	\$153	\$264,750	5,676
		Sp Entry	3	3	3	\$146	\$260,083	20,047	\$141	\$238,750	21,575
		Sp Level	3	3	3	\$144	\$251,333	14,547	\$142	\$249,000	14,670
		Total	50	50	50	\$157	\$273,011	11,420	\$155	\$267,750	8,570
	2001 - 3000sf	1-Story	6	6	6	\$185	\$393,483	39,147	\$203	\$413,500	32,436
		1.5-Story	4	4	4	\$137	\$334,125	33,638	\$144	\$344,500	10,485
		2-Story	71	71	71	\$131	\$322,935	8,963	\$130	\$314,500	5,698
		Sp Level	2	2	2	\$138	\$303,500	44,850	\$138	\$303,500	44,850
		Total	83	83	83	\$136	\$328,106	13,199	\$131	\$317,990	6,004
	>3000sf	2-Story	40	40	40	\$131	\$434,545	11,109	\$121	\$379,495	8,498
		Total	40	40	40	\$131	\$434,545	11,109	\$121	\$379,495	8,498

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 03

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	Total	1-Story	57	57	57	\$189	\$261,197	17,106	\$186	\$240,000	11,250
		1.5-Story	9	9	9	\$146	\$281,490	19,155	\$149	\$230,000	7,150
		2-Story	138	138	138	\$135	\$344,052	9,144	\$132	\$320,000	6,110
		Sp Entry	8	8	8	\$159	\$239,656	17,884	\$160	\$232,750	18,202
		Sp Level	6	6	6	\$153	\$269,500	28,177	\$145	\$263,000	18,854
		Total	221	221	221	\$151	\$312,423	12,338	\$145	\$302,000	7,505

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 04

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	24	3	277	6
Avg AV	\$179,825	\$275,867	\$276,957	\$167,433
Avg SP	\$205,301	\$282,983	\$316,868	\$200,333
Mean	.894	.965	.884	.844
Wtd Mn	.876	.975	.874	.836
Med	.883	1.021	.886	.816
COD	6.73%	8.81%	8.83%	8.66%
PRD	1.020	.990	1.011	1.009

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 04

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	99	9	143	16	9
Avg AV	\$248,456	\$309,833	\$298,769	\$234,763	\$280,822
Avg SP	\$279,420	\$397,994	\$342,490	\$272,525	\$322,717
Mean	.901	.832	.876	.868	.866
Wtd Mn	.889	.778	.872	.861	.870
Med	.883	.883	.886	.886	.829
COD	10.51%	12.23%	7.45%	7.33%	12.25%
PRD	1.013	1.069	1.005	1.007	.995

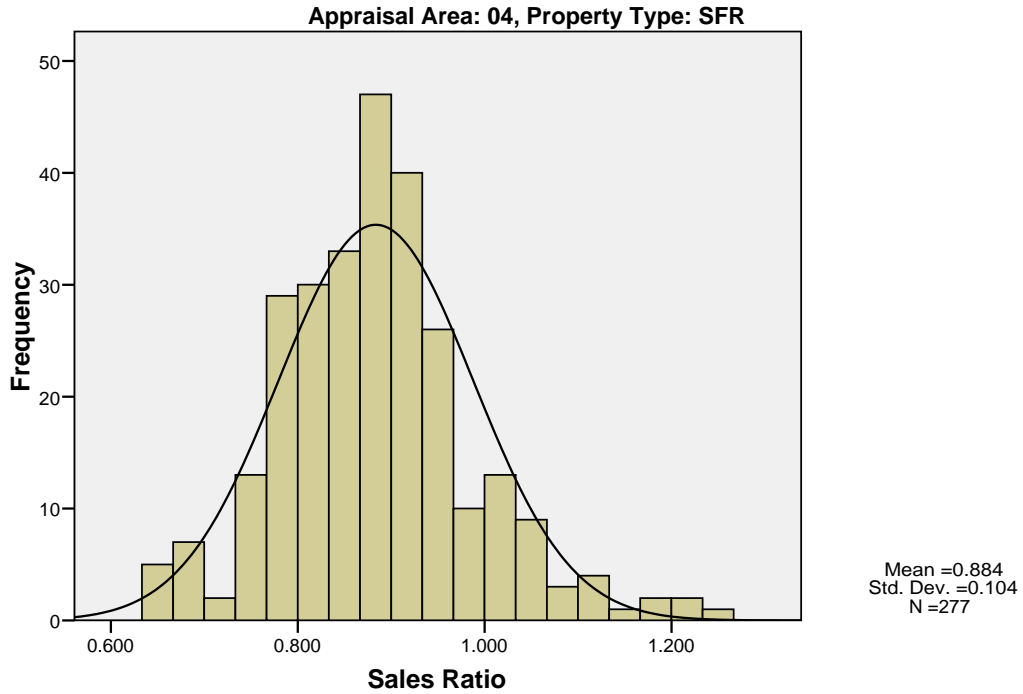
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 04

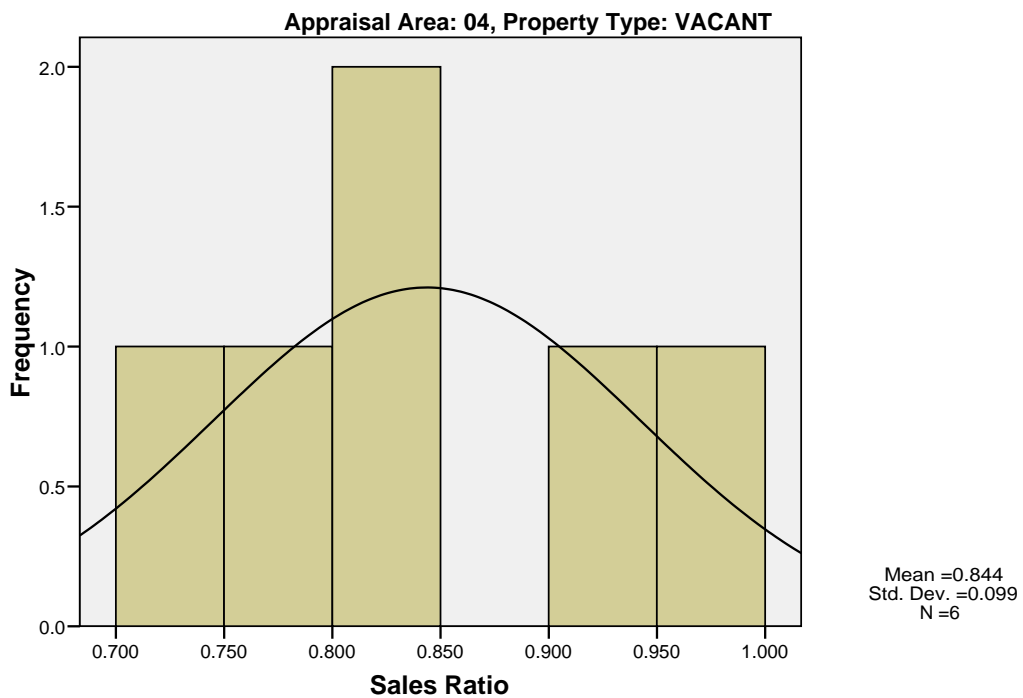
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	.	42	212	49	3
Avg AV	.	\$212,083	\$241,694	\$416,737	\$596,733
Avg SP	.	\$242,953	\$279,721	\$466,127	\$591,500
Mean	.	.884	.878	.907	1.020
Wtd Mn	.	.873	.864	.894	1.009
Med	.	.869	.881	.917	1.023
COD	.	10.80%	8.38%	7.50%	7.92%
PRD	.	1.013	1.017	1.014	1.011

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 04

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0101	Average Sale Price	.	\$259,950	\$344,163	.
		Average Sales Ratio	.	.802	.892	.
		Number of Sales	.	1	15	.
	0202	Average Sale Price	\$155,167	\$244,000	\$339,321	\$177,000
		Average Sales Ratio	.869	1.021	.888	.775
		Number of Sales	3	1	17	3
	0301	Average Sale Price	.	.	\$364,177	.
		Average Sales Ratio	.	.	.888	.
		Number of Sales	.	.	22	.
	0401	Average Sale Price	\$165,231	\$345,000	\$253,293	.
		Average Sales Ratio	.907	1.072	.846	.
		Number of Sales	8	1	15	.
	0402	Average Sale Price	\$201,667	.	\$295,566	\$189,000
		Average Sales Ratio	.870	.	.873	.962
		Number of Sales	3	.	28	2
	0501	Average Sale Price	\$179,950	.	\$256,977	\$292,995
		Average Sales Ratio	.931	.	.887	.813
		Number of Sales	6	.	48	1
	2602	Average Sale Price	.	.	\$228,007	.
		Average Sales Ratio	.	.	.910	.
		Number of Sales	.	.	21	.
	2606	Average Sale Price	.	.	\$244,672	.
		Average Sales Ratio	.	.	.892	.
		Number of Sales	.	.	36	.
	2608	Average Sale Price	.	.	\$458,317	.
		Average Sales Ratio	.	.	.890	.
		Number of Sales	.	.	3	.
	2701	Average Sale Price	.	.	\$355,560	.
		Average Sales Ratio	.	.	.882	.
		Number of Sales	.	.	15	.
2702	Average Sale Price	.	.	\$383,832	.	
	Average Sales Ratio	.	.	.873	.	
	Number of Sales	.	.	25	.	
2703	Average Sale Price	\$172,390	.	\$467,560	.	
	Average Sales Ratio	.857	.	.854	.	
	Number of Sales	3	.	25	.	
2704	Average Sale Price	\$938,000	.	\$384,200	.	
	Average Sales Ratio	.819	.	.965	.	
	Number of Sales	1	.	5	.	
2706	Average Sale Price	.	.	\$454,500	.	
	Average Sales Ratio	.	.	.967	.	
	Number of Sales	.	.	2	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 04

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	751 - 1000sf	1-Story	7	7	7	\$213	\$186,386	13,583	\$190	\$185,000	11,976
		Total	7	7	7	\$213	\$186,386	13,583	\$190	\$185,000	11,976
	1001 - 1250sf	1-Story	14	14	14	\$192	\$216,457	10,792	\$193	\$208,500	9,810
		Total	14	14	14	\$192	\$216,457	10,792	\$193	\$208,500	9,810
	1251 - 1500sf	1-Story	2	2	2	\$171	\$237,475	30,320	\$171	\$237,475	30,320
		1.5-Stry	2	2	2	\$191	\$260,975	15,672	\$191	\$260,975	15,672
		Total	4	4	4	\$181	\$249,225	22,996	\$182	\$244,975	15,672
	1501 - 2000sf	1-Story	5	5	5	\$140	\$242,780	29,654	\$119	\$225,000	14,250
		1.5-Stry	2	2	2	\$217	\$384,000	131,551	\$217	\$384,000	131,551
		2-Story	1	1	1	\$136	\$224,000	6,000	\$136	\$224,000	6,000
		Sp Entry	1	1	1	\$148	\$246,000	5,506	\$148	\$246,000	5,506
		Sp Level	1	1	1	\$154	\$249,950	10,614	\$154	\$249,950	10,614
		Total	10	10	10	\$157	\$270,185	43,349	\$142	\$235,500	13,006
		Total	1-Story	28	28	28	\$187	\$215,141	16,253	\$189	\$208,500
		1.5-Stry	4	4	4	\$204	\$322,488	73,612	\$191	\$260,975	19,166
	2-Story	1	1	1	\$136	\$224,000	6,000	\$136	\$224,000	6,000	
	Sp Entry	1	1	1	\$148	\$246,000	5,506	\$148	\$246,000	5,506	
	Sp Level	1	1	1	\$154	\$249,950	10,614	\$154	\$249,950	10,614	
	Total	35	35	35	\$185	\$229,539	22,047	\$173	\$220,000	10,454	
Average	751 - 1000sf	1-Story	4	4	4	\$236	\$219,738	8,627	\$219	\$204,500	5,875
		Total	4	4	4	\$236	\$219,738	8,627	\$219	\$204,500	5,875
	1001 - 1250sf	1-Story	10	10	10	\$181	\$208,045	9,462	\$175	\$193,500	7,841
		Total	11	11	11	\$176	\$203,677	8,866	\$168	\$192,000	7,405
	1251 - 1500sf	1-Story	15	15	15	\$175	\$240,350	14,046	\$179	\$235,000	8,625
		1.5-Stry	1	1	1	\$176	\$260,000	19,800	\$176	\$260,000	19,800
		2-Story	7	7	7	\$163	\$230,999	5,866	\$159	\$225,000	5,187
		Sp Entry	5	5	5	\$153	\$214,590	6,673	\$147	\$210,000	6,630
		Total	28	28	28	\$168	\$234,114	10,890	\$166	\$225,000	6,785

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 04

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1501 - 2000sf	1-Story	18	18	18	\$160	\$271,139	15,919	\$159	\$278,750	11,513
		2-Story	41	41	41	\$145	\$255,669	5,930	\$147	\$245,000	4,420
		Sp Entry	3	3	3	\$127	\$225,650	6,467	\$125	\$224,000	5,400
		Sp Level	3	3	3	\$157	\$258,333	8,069	\$153	\$270,000	8,000
		Total	66	66	66	\$149	\$259,150	8,765	\$148	\$249,950	6,453
	2001 - 3000sf	1-Story	2	2	2	\$153	\$372,500	22,775	\$153	\$372,500	22,775
		1.5-Story	2	2	2	\$137	\$326,500	26,823	\$137	\$326,500	26,823
		2-Story	39	39	39	\$124	\$295,933	6,017	\$119	\$287,995	4,185
		Sp Entry	5	5	5	\$144	\$318,500	14,634	\$146	\$315,000	9,591
		Sp Level	4	4	4	\$151	\$349,875	39,545	\$147	\$347,500	20,140
	>3000sf	Total	52	52	52	\$130	\$306,373	10,870	\$126	\$289,998	5,584
		2-Story	1	1	1	\$168	\$520,000	15,498	\$168	\$520,000	15,498
	Total	Total	1	1	1	\$168	\$520,000	15,498	\$168	\$520,000	15,498
		1-Story	49	49	49	\$175	\$248,779	13,712	\$168	\$237,000	8,910
		1.5-Story	3	3	3	\$150	\$304,333	24,482	\$139	\$313,000	19,800
		2-Story	88	88	88	\$137	\$274,555	6,072	\$139	\$266,000	4,420
		Sp Entry	13	13	13	\$143	\$257,108	9,687	\$143	\$239,950	7,500
Sp Level		7	7	7	\$154	\$310,643	26,055	\$153	\$313,500	9,707	
Total		162	162	162	\$150	\$266,851	9,853	\$148	\$264,500	6,428	
Good	1501 - 2000sf	1-Story	2	2	2	\$199	\$315,000	16,522	\$199	\$315,000	16,522
		2-Story	1	1	1	\$163	\$299,950	7,526	\$163	\$299,950	7,526
		Total	3	3	3	\$187	\$309,983	13,523	\$172	\$299,950	7,526
	2001 - 3000sf	1-Story	3	3	3	\$176	\$421,650	19,076	\$162	\$400,000	9,001
		2-Story	12	12	12	\$146	\$368,875	10,349	\$144	\$362,500	9,585
		Total	15	15	15	\$152	\$379,430	12,094	\$154	\$365,000	9,569
	>3000sf	2-Story	7	7	7	\$156	\$515,707	18,863	\$151	\$515,000	18,643
		Sp Level	1	1	1	\$146	\$480,000	30,928	\$146	\$480,000	30,928
		Total	8	8	8	\$155	\$511,244	20,371	\$150	\$502,500	19,646

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 04

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Good	Total	1-Story	5	5	5	\$185	\$378,990	18,055	\$172	\$365,000	9,001
		2-Story	20	20	20	\$150	\$416,820	13,188	\$150	\$382,000	10,230
		Sp Level	1	1	1	\$146	\$480,000	30,928	\$146	\$480,000	30,928
		Total	26	26	26	\$157	\$411,975	14,806	\$153	\$382,000	10,230
Total	751 - 1000sf	1-Story	11	11	11	\$222	\$198,514	11,781	\$206	\$200,000	9,600
		Total	11	11	11	\$222	\$198,514	11,781	\$206	\$200,000	9,600
	1001 - 1250sf	1-Story	24	24	24	\$187	\$212,952	10,238	\$184	\$205,000	9,000
		Total	25	25	25	\$185	\$210,834	9,944	\$181	\$203,000	8,800
	1251 - 1500sf	1-Story	17	17	17	\$174	\$240,012	15,960	\$179	\$235,000	8,710
		1.5-Story	3	3	3	\$186	\$260,650	17,048	\$176	\$260,000	19,800
		2-Story	7	7	7	\$163	\$230,999	5,866	\$159	\$225,000	5,187
		Sp Entry	5	5	5	\$153	\$214,590	6,673	\$147	\$210,000	6,630
		Total	32	32	32	\$170	\$236,003	12,403	\$166	\$225,000	7,056
	1501 - 2000sf	1-Story	25	25	25	\$159	\$268,976	18,714	\$157	\$265,000	11,874
		1.5-Story	2	2	2	\$217	\$384,000	131,551	\$217	\$384,000	131,551
		2-Story	43	43	43	\$145	\$255,962	5,969	\$147	\$245,000	4,420
		Sp Entry	4	4	4	\$132	\$230,738	6,227	\$132	\$231,975	5,453
		Sp Level	4	4	4	\$156	\$256,238	8,705	\$154	\$259,975	8,854
		Total	79	79	79	\$152	\$262,477	13,324	\$148	\$249,950	6,926
	2001 - 3000sf	1-Story	5	5	5	\$167	\$401,990	20,556	\$160	\$385,000	13,750
		1.5-Story	2	2	2	\$137	\$326,500	26,823	\$137	\$326,500	26,823
		2-Story	51	51	51	\$129	\$313,096	7,037	\$125	\$289,995	5,015
		Sp Entry	5	5	5	\$144	\$318,500	14,634	\$146	\$315,000	9,591
		Sp Level	4	4	4	\$151	\$349,875	39,545	\$147	\$347,500	20,140
Total		67	67	67	\$135	\$322,729	11,144	\$135	\$313,000	6,930	
>3000sf	2-Story	8	8	8	\$158	\$516,244	18,442	\$152	\$517,500	17,652	
	Sp Level	1	1	1	\$146	\$480,000	30,928	\$146	\$480,000	30,928	
	Total	9	9	9	\$156	\$512,217	19,830	\$151	\$515,000	18,643	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 04

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	Total	1-Story	82	82	82	\$179	\$245,232	14,845	\$172	\$232,000	9,737
		1.5-Story	7	7	7	\$181	\$314,707	52,556	\$158	\$307,000	19,800
		2-Story	109	109	109	\$140	\$300,195	7,377	\$141	\$279,995	5,356
		Sp Entry	14	14	14	\$144	\$256,314	9,389	\$145	\$239,975	7,350
		Sp Level	9	9	9	\$153	\$322,717	24,881	\$153	\$313,500	10,614
		Total	223	223	223	\$156	\$277,915	12,344	\$151	\$265,000	7,375

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 05

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	2	1	339	15
Avg AV	\$159,950	\$195,500	\$250,029	\$96,769
Avg SP	\$176,500	\$217,000	\$283,325	\$117,000
Mean	.906	.901	.885	.897
Wtd Mn	.906	.901	.882	.827
Med	.906	.901	.879	.851
COD	1.55%	.00%	7.45%	17.35%
PRD	1.000	1.000	1.003	1.084

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 05

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	74	2	232	22	8
Avg AV	\$225,422	\$356,800	\$263,384	\$173,373	\$278,975
Avg SP	\$264,551	\$383,000	\$295,400	\$200,050	\$315,684
Mean	.858	.970	.893	.875	.890
Wtd Mn	.852	.932	.892	.867	.884
Med	.846	.970	.891	.847	.893
COD	7.84%	19.44%	6.87%	7.82%	7.63%
PRD	1.007	1.041	1.002	1.010	1.007

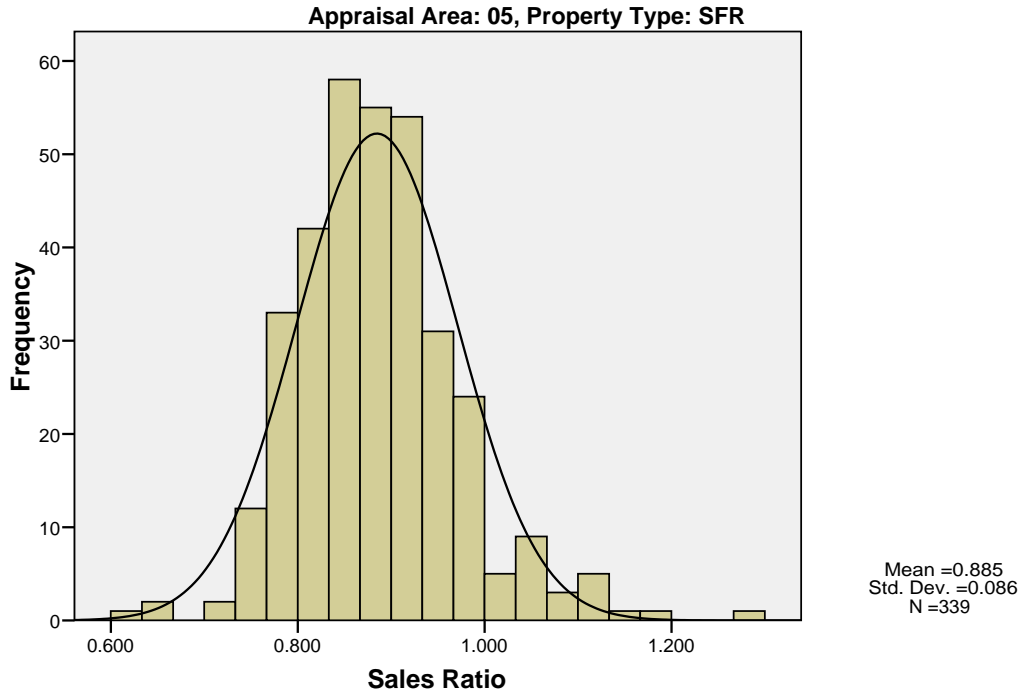
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 05

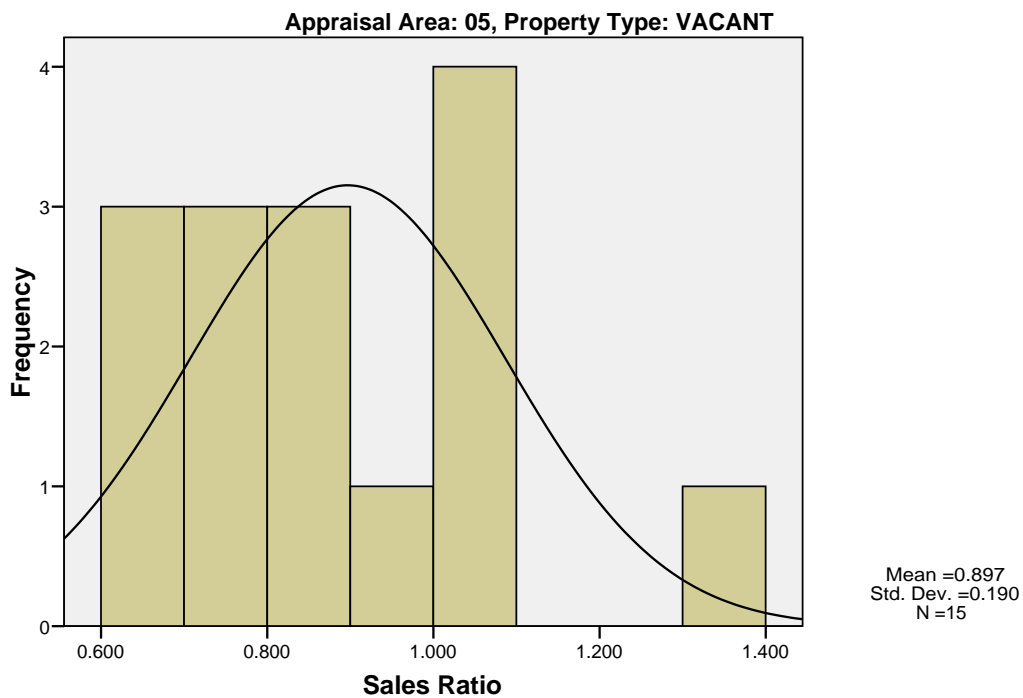
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	1	36	265	41	.
Avg AV	\$84,400	\$174,869	\$236,692	\$401,190	.
Avg SP	\$119,000	\$200,319	\$269,691	\$444,351	.
Mean	.709	.879	.882	.910	.
Wtd Mn	.709	.873	.878	.903	.
Med	.709	.849	.877	.918	.
COD	.00%	8.98%	7.18%	6.44%	.
PRD	1.000	1.007	1.005	1.008	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 05

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0103	Average Sale Price	.	.	\$306,666	.
		Average Sales Ratio	.	.	.924	.
		Number of Sales	.	.	3	.
	0105	Average Sale Price	.	.	\$237,030	.
		Average Sales Ratio	.	.	.896	.
		Number of Sales	.	.	63	.
	0106	Average Sale Price	.	.	\$386,095	\$400,000
		Average Sales Ratio	.	.	.885	.691
		Number of Sales	.	.	5	1
	0511	Average Sale Price	.	.	\$315,822	\$110,500
		Average Sales Ratio	.	.	.881	.882
		Number of Sales	.	.	98	6
	0512	Average Sale Price	.	\$217,000	\$317,418	\$210,000
		Average Sales Ratio	.	.901	.879	.849
		Number of Sales	.	1	14	1
	0513	Average Sale Price	.	.	\$305,958	.
		Average Sales Ratio	.	.	.859	.
		Number of Sales	.	.	19	.
	0701	Average Sale Price	.	.	\$199,313	\$60,333
		Average Sales Ratio	.	.	.890	.874
		Number of Sales	.	.	36	3
0703	Average Sale Price	.	.	\$304,200	\$68,667	
	Average Sales Ratio	.	.	.881	1.048	
	Number of Sales	.	.	85	3	
0705	Average Sale Price	.	.	.	\$95,000	
	Average Sales Ratio	.	.	.	.857	
	Number of Sales	.	.	.	1	
1001	Average Sale Price	\$176,500	.	\$251,484	.	
	Average Sales Ratio	.906	.	.897	.	
	Number of Sales	2	.	16	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 05

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	751 - 1000sf	1-Story	1	1	1	\$126	\$119,000	3,675	\$126	\$119,000	3,675
		Total	1	1	1	\$126	\$119,000	3,675	\$126	\$119,000	3,675
	Total	1-Story	1	1	1	\$126	\$119,000	3,675	\$126	\$119,000	3,675
		Total	1	1	1	\$126	\$119,000	3,675	\$126	\$119,000	3,675
Fair	751 - 1000sf	1-Story	2	2	2	\$236	\$197,450	11,648	\$236	\$197,450	11,648
		Total	2	2	2	\$236	\$197,450	11,648	\$236	\$197,450	11,648
	1001 - 1250sf	1-Story	7	7	7	\$162	\$181,736	13,279	\$166	\$185,000	8,050
		Sp Entry	1	1	1	\$125	\$150,000	13,120	\$125	\$150,000	13,120
		Total	8	8	8	\$158	\$177,769	13,259	\$164	\$177,625	8,395
	1251 - 1500sf	1-Story	4	4	4	\$148	\$197,625	9,122	\$153	\$206,500	8,875
		Sp Entry	14	14	14	\$144	\$193,857	8,400	\$148	\$199,725	8,398
		Total	18	18	18	\$145	\$194,694	8,561	\$148	\$199,950	8,408
	1501 - 2000sf	1-Story	4	4	4	\$137	\$243,113	74,253	\$125	\$204,725	14,573
		1.5-Story	1	1	1	\$186	\$306,000	290,981	\$186	\$306,000	290,981
		2-Story	1	1	1	\$138	\$217,000	56,192	\$138	\$217,000	56,192
		Sp Entry	1	1	1	\$130	\$205,000	9,148	\$130	\$205,000	9,148
		Total	7	7	7	\$144	\$242,921	93,333	\$133	\$214,950	20,395
	Total	1-Story	17	17	17	\$162	\$201,765	26,456	\$163	\$194,500	8,750
1.5-Story		1	1	1	\$186	\$306,000	290,981	\$186	\$306,000	290,981	
2-Story		1	1	1	\$138	\$217,000	56,192	\$138	\$217,000	56,192	
Sp Entry		16	16	16	\$142	\$191,813	8,742	\$148	\$199,725	8,400	
Total		35	35	35	\$153	\$200,629	26,765	\$149	\$199,500	8,570	
Average	751 - 1000sf	1-Story	1	1	1	\$223	\$214,500	10,200	\$223	\$214,500	10,200
		Total	1	1	1	\$223	\$214,500	10,200	\$223	\$214,500	10,200
	1001 - 1250sf	1-Story	10	10	10	\$174	\$197,295	7,710	\$172	\$195,000	7,522
		2-Story	2	2	2	\$204	\$236,500	29,659	\$204	\$236,500	29,659
		Total	12	12	12	\$179	\$203,829	11,368	\$175	\$199,725	8,044

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 05

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1251 - 1500sf	1-Story	9	9	9	\$161	\$228,013	12,765	\$159	\$226,000	12,676
		2-Story	11	11	11	\$162	\$229,364	7,544	\$160	\$230,000	6,739
		Sp Entry	2	2	2	\$145	\$200,750	8,258	\$145	\$200,750	8,258
		Total	22	22	22	\$160	\$226,210	9,745	\$160	\$226,000	7,637
	1501 - 2000sf	1-Story	17	17	17	\$143	\$240,402	12,365	\$137	\$232,000	8,740
		2-Story	57	57	57	\$139	\$243,392	10,443	\$138	\$244,950	7,700
		Sp Entry	2	2	2	\$141	\$230,300	8,250	\$141	\$230,300	8,250
		Sp Level	1	1	1	\$121	\$188,800	8,800	\$121	\$188,800	8,800
		Total	77	77	77	\$140	\$241,683	10,789	\$137	\$243,225	8,297
	2001 - 3000sf	1-Story	9	9	9	\$152	\$346,822	29,343	\$157	\$329,999	18,298
		1.5-Story	1	1	1	\$182	\$460,000	226,512	\$182	\$460,000	226,512
		2-Story	98	98	98	\$114	\$286,904	7,494	\$114	\$286,975	6,649
		Sp Entry	1	1	1	\$154	\$310,000	50,794	\$154	\$310,000	50,794
		Sp Level	3	3	3	\$136	\$305,725	11,457	\$135	\$310,175	12,750
		Total	113	113	113	\$119	\$293,541	11,656	\$116	\$293,900	7,000
>3000sf	2-Story	28	28	28	\$98	\$309,889	8,429	\$95	\$324,950	7,320	
	Sp Level	1	1	1	\$125	\$390,000	222,296	\$125	\$390,000	222,296	
	Total	29	29	29	\$98	\$312,652	15,803	\$96	\$324,950	7,320	
Total	1-Story	46	46	46	\$157	\$248,865	14,706	\$161	\$225,500	9,675	
	1.5-Story	1	1	1	\$182	\$460,000	226,512	\$182	\$460,000	226,512	
	2-Story	196	196	196	\$123	\$273,790	8,714	\$119	\$264,200	7,205	
	Sp Entry	5	5	5	\$145	\$234,420	16,762	\$150	\$216,500	8,250	
	Sp Level	5	5	5	\$131	\$299,195	53,094	\$132	\$310,175	12,750	
	Total	254	254	254	\$130	\$269,621	11,682	\$127	\$260,000	7,410	
Good	2001 - 3000sf	1-Story	2	2	2	\$205	\$491,000	31,747	\$205	\$491,000	31,747
		2-Story	9	9	9	\$148	\$369,571	10,499	\$150	\$365,000	9,998
		Total	11	11	11	\$158	\$391,649	14,362	\$150	\$386,640	10,000
	>3000sf	2-Story	6	6	6	\$145	\$463,273	16,915	\$145	\$458,250	10,388
		Total	6	6	6	\$145	\$463,273	16,915	\$145	\$458,250	10,388

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 05

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Good	Total	1-Story	2	2	2	\$205	\$491,000	31,747	\$205	\$491,000	31,747
		2-Story	15	15	15	\$147	\$407,052	13,065	\$150	\$403,276	10,000
		Total	17	17	17	\$154	\$416,928	15,263	\$150	\$410,000	10,000
Total	751 - 1000sf	1-Story	4	4	4	\$205	\$182,100	9,293	\$226	\$197,450	10,375
		Total	4	4	4	\$205	\$182,100	9,293	\$226	\$197,450	10,375
	1001 - 1250sf	1-Story	17	17	17	\$169	\$190,888	10,003	\$167	\$192,000	7,838
		2-Story	2	2	2	\$204	\$236,500	29,659	\$204	\$236,500	29,659
		Sp Entry	1	1	1	\$125	\$150,000	13,120	\$125	\$150,000	13,120
		Total	20	20	20	\$171	\$193,405	12,124	\$168	\$192,250	8,150
	1251 - 1500sf	1-Story	13	13	13	\$157	\$218,663	11,644	\$159	\$212,000	9,200
		2-Story	11	11	11	\$162	\$229,364	7,544	\$160	\$230,000	6,739
		Sp Entry	16	16	16	\$144	\$194,719	8,383	\$148	\$199,725	8,398
		Total	40	40	40	\$153	\$212,028	9,212	\$153	\$208,950	8,400
	1501 - 2000sf	1-Story	21	21	21	\$142	\$240,918	24,153	\$134	\$220,000	8,750
		1.5-Story	1	1	1	\$186	\$306,000	290,981	\$186	\$306,000	290,981
		2-Story	58	58	58	\$139	\$242,937	11,232	\$138	\$244,088	7,999
		Sp Entry	3	3	3	\$138	\$221,867	8,549	\$133	\$216,500	8,250
		Sp Level	1	1	1	\$121	\$188,800	8,800	\$121	\$188,800	8,800
		Total	84	84	84	\$140	\$241,786	17,668	\$137	\$242,650	8,683
	2001 - 3000sf	1-Story	11	11	11	\$161	\$373,036	29,780	\$162	\$350,000	18,298
		1.5-Story	1	1	1	\$182	\$460,000	226,512	\$182	\$460,000	226,512
		2-Story	107	107	107	\$117	\$293,857	7,747	\$115	\$293,900	6,763
		Sp Entry	1	1	1	\$154	\$310,000	50,794	\$154	\$310,000	50,794
Sp Level		3	3	3	\$136	\$305,725	11,457	\$135	\$310,175	12,750	
Total		124	124	124	\$122	\$302,244	11,896	\$117	\$296,000	7,299	
>3000sf	2-Story	34	34	34	\$106	\$336,957	9,926	\$103	\$327,500	7,391	
	Sp Level	1	1	1	\$125	\$390,000	222,296	\$125	\$390,000	222,296	
	Total	35	35	35	\$106	\$338,473	15,994	\$104	\$330,000	7,410	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 05

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	Total	1-Story	66	66	66	\$159	\$242,103	18,082	\$162	\$217,250	9,417
		1.5-Story	2	2	2	\$184	\$383,000	258,747	\$184	\$383,000	258,747
		2-Story	212	212	212	\$125	\$282,951	9,246	\$122	\$271,000	7,313
		Sp Entry	21	21	21	\$143	\$201,957	10,652	\$148	\$199,950	8,400
		Sp Level	5	5	5	\$131	\$299,195	53,094	\$132	\$310,175	12,750
		Total	307	307	307	\$134	\$269,422	13,574	\$132	\$255,000	7,908

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 06

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	9	.	681	86
Avg AV	\$157,978	.	\$212,301	\$68,670
Avg SP	\$178,639	.	\$240,520	\$81,936
Mean	.884	.	.886	.862
Wtd Mn	.884	.	.883	.838
Med	.880	.	.874	.879
COD	2.94%	.	7.01%	10.84%
PRD	.999	.	1.004	1.028

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 06

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	197	14	424	37	12
Avg AV	\$192,631	\$199,550	\$222,783	\$197,538	\$218,900
Avg SP	\$221,058	\$237,168	\$251,421	\$221,366	\$236,276
Mean	.877	.841	.890	.896	.931
Wtd Mn	.871	.841	.886	.892	.926
Med	.857	.834	.878	.886	.955
COD	7.91%	4.50%	6.55%	6.22%	8.85%
PRD	1.006	1.000	1.004	1.004	1.005

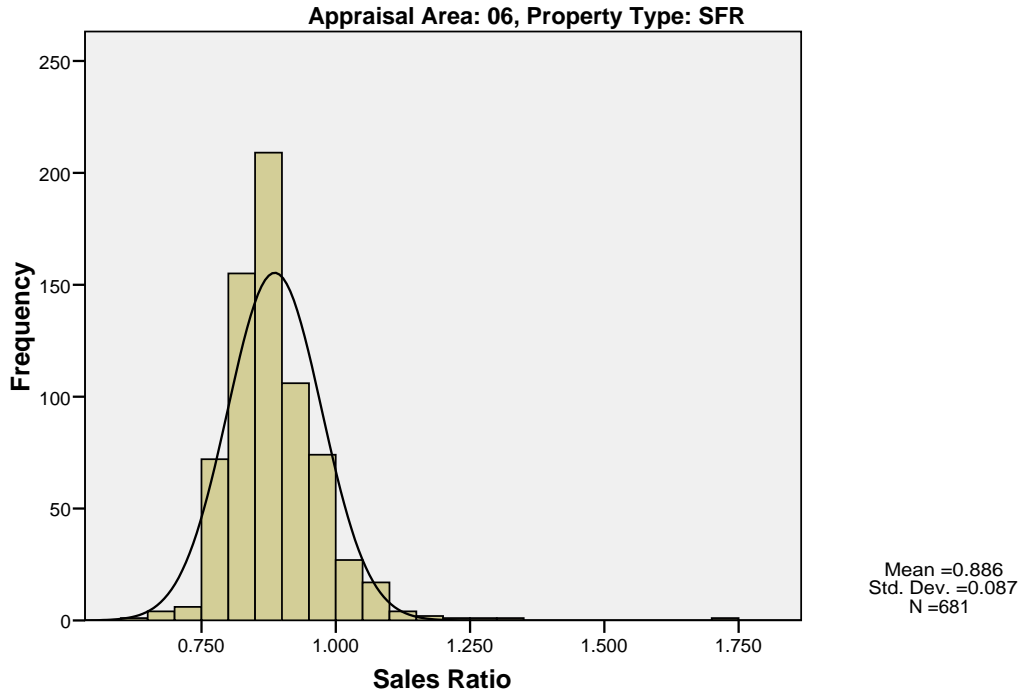
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 06

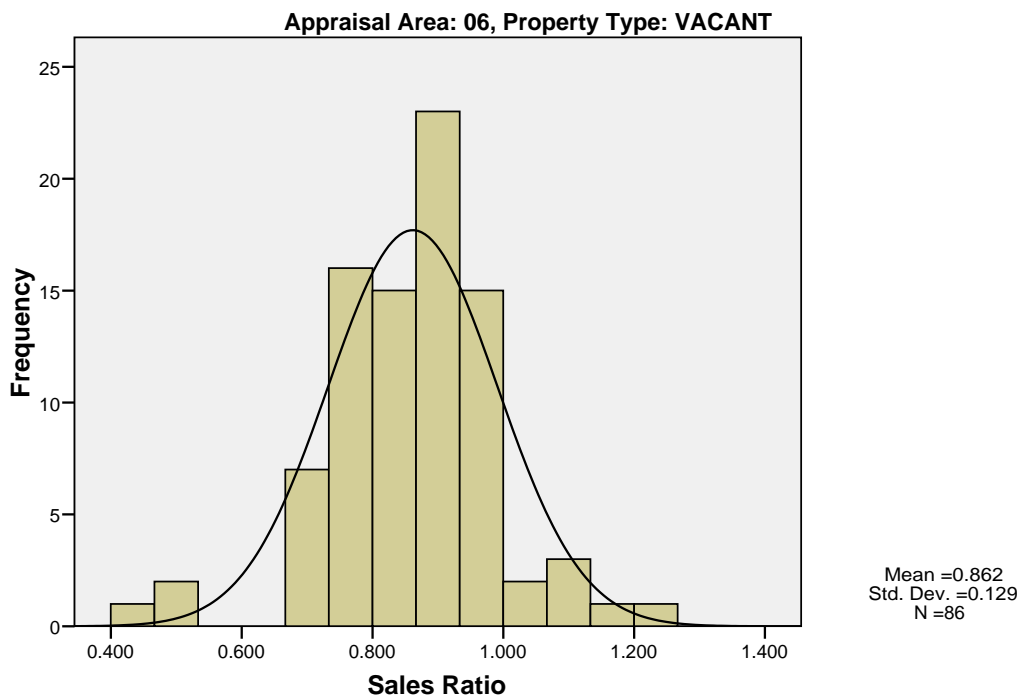
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	2	71	581	37	2
Avg AV	\$112,050	\$162,352	\$206,219	\$348,427	\$1,051,500
Avg SP	\$147,500	\$188,749	\$234,425	\$377,650	\$1,117,500
Mean	.760	.867	.886	.926	.962
Wtd Mn	.760	.860	.880	.923	.941
Med	.760	.848	.874	.927	.962
COD	5.20%	6.01%	7.02%	5.55%	3.95%
PRD	1.000	1.008	1.007	1.003	1.022

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 06

			Property Type		
			CONDO	SFR	VACANT
LEA/Neighborhood	0501	Average Sale Price	\$170,000	\$222,637	\$101,218
		Average Sales Ratio	.871	.885	.851
		Number of Sales	2	312	15
	0701	Average Sale Price	\$181,108	\$234,213	\$77,894
		Average Sales Ratio	.887	.886	.862
		Number of Sales	7	219	59
	0801	Average Sale Price	.	\$222,434	\$55,000
		Average Sales Ratio	.	.921	.975
		Number of Sales	.	45	1
	0802	Average Sale Price	.	\$185,845	\$57,833
		Average Sales Ratio	.	.879	.927
		Number of Sales	.	11	3
	0901	Average Sale Price	.	\$379,294	\$101,000
		Average Sales Ratio	.	.874	.795
		Number of Sales	.	61	4
1301	Average Sale Price	.	\$237,813	\$75,000	
	Average Sales Ratio	.	.880	.878	
	Number of Sales	.	33	4	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 06

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	751 - 1000sf	1-Story	2	2	2	\$176	\$147,500	18,000	\$176	\$147,500	18,000
		Total	2	2	2	\$176	\$147,500	18,000	\$176	\$147,500	18,000
	Total	1-Story	2	2	2	\$176	\$147,500	18,000	\$176	\$147,500	18,000
		Total	2	2	2	\$176	\$147,500	18,000	\$176	\$147,500	18,000
Fair	751 - 1000sf	1-Story	7	7	7	\$159	\$151,037	8,735	\$156	\$149,900	8,372
		Total	7	7	7	\$159	\$151,037	8,735	\$156	\$149,900	8,372
	1001 - 1250sf	1-Story	26	26	26	\$156	\$181,294	10,010	\$155	\$182,995	7,336
		Total	26	26	26	\$156	\$181,294	10,010	\$155	\$182,995	7,336
	1251 - 1500sf	1-Story	11	11	11	\$137	\$184,263	10,952	\$134	\$185,000	8,250
		Sp Entry	7	7	7	\$136	\$184,121	8,809	\$137	\$185,000	8,190
		Total	18	18	18	\$137	\$184,208	10,118	\$135	\$185,000	8,220
	1501 - 2000sf	1-Story	2	2	2	\$111	\$185,000	12,861	\$111	\$185,000	12,861
		1.5-Story	9	9	9	\$126	\$213,439	17,504	\$122	\$209,000	4,900
		2-Story	2	2	2	\$125	\$193,000	7,280	\$125	\$193,000	7,280
		Sp Entry	3	3	3	\$137	\$240,317	83,224	\$132	\$214,950	18,000
		Sp Level	1	1	1	\$106	\$210,000	19,635	\$106	\$210,000	19,635
		Total	17	17	17	\$125	\$212,229	27,478	\$122	\$208,990	6,796
	2001 - 3000sf	1-Story	1	1	1	\$121	\$288,000	217,800	\$121	\$288,000	217,800
		2-Story	1	1	1	\$113	\$236,156	4,446	\$113	\$236,156	4,446
		Total	2	2	2	\$117	\$262,078	111,123	\$117	\$262,078	111,123
Total	1-Story	47	47	47	\$149	\$179,910	14,583	\$154	\$179,990	8,250	
	1.5-Story	9	9	9	\$126	\$213,439	17,504	\$122	\$209,000	4,900	
	2-Story	3	3	3	\$121	\$207,385	6,335	\$121	\$200,000	7,280	
	Sp Entry	10	10	10	\$137	\$200,980	31,133	\$135	\$187,475	9,897	
	Sp Level	1	1	1	\$106	\$210,000	19,635	\$106	\$210,000	19,635	
	Total	70	70	70	\$143	\$188,838	17,042	\$145	\$186,000	8,089	
Average	751 - 1000sf	1-Story	3	3	3	\$193	\$184,141	5,776	\$193	\$185,000	4,672
		Total	3	3	3	\$193	\$184,141	5,776	\$193	\$185,000	4,672

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 06

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1001 - 1250sf	1-Story	26	26	26	\$164	\$192,203	9,432	\$166	\$194,000	5,607
		2-Story	1	1	1	\$154	\$190,000	3,906	\$154	\$190,000	3,906
		Total	27	27	27	\$164	\$192,122	9,227	\$166	\$192,500	5,596
	1251 - 1500sf	1-Story	53	53	53	\$148	\$202,810	10,939	\$150	\$202,950	6,772
		2-Story	19	19	19	\$137	\$194,050	6,411	\$138	\$199,000	5,000
		Sp Entry	3	3	3	\$135	\$188,583	10,896	\$136	\$194,250	11,454
		Total	75	75	75	\$145	\$200,022	9,790	\$146	\$200,000	6,362
	1501 - 2000sf	1-Story	40	40	40	\$141	\$242,431	26,657	\$140	\$235,975	15,846
		1.5-Story	2	2	2	\$135	\$251,200	27,496	\$135	\$251,200	27,496
		2-Story	158	158	158	\$123	\$217,916	8,554	\$124	\$218,935	5,748
		Sp Entry	5	5	5	\$124	\$210,380	20,896	\$117	\$199,900	19,778
		Sp Level	8	8	8	\$126	\$217,045	12,737	\$123	\$217,475	11,175
		Total	213	213	213	\$127	\$222,623	12,578	\$126	\$219,950	7,272
	2001 - 3000sf	1-Story	12	12	12	\$142	\$329,600	58,529	\$150	\$314,475	28,252
		1.5-Story	1	1	1	\$105	\$232,000	60,548	\$105	\$232,000	60,548
		2-Story	182	182	182	\$107	\$252,518	8,775	\$106	\$247,554	5,443
		Sp Entry	19	19	19	\$105	\$240,163	14,486	\$105	\$237,950	6,242
		Sp Level	2	2	2	\$101	\$226,000	8,552	\$101	\$226,000	8,552
		Total	216	216	216	\$109	\$255,373	12,279	\$106	\$247,054	5,663
	>3000sf	1-Story	1	1	1	\$188	\$575,000	108,900	\$188	\$575,000	108,900
		2-Story	30	30	30	\$91	\$293,972	7,569	\$87	\$287,975	6,232
		Total	31	31	31	\$94	\$303,038	10,838	\$89	\$289,950	6,241
Total		1-Story	135	135	135	\$150	\$226,119	20,147	\$150	\$210,000	8,649
		1.5-Story	3	3	3	\$125	\$244,800	38,513	\$134	\$239,500	43,572
		2-Story	390	390	390	\$114	\$238,680	8,465	\$113	\$232,150	5,602
		Sp Entry	27	27	27	\$112	\$228,917	15,274	\$109	\$234,500	8,470
		Sp Level	10	10	10	\$121	\$218,836	11,900	\$120	\$222,475	11,102
		Total	565	565	565	\$123	\$234,893	11,802	\$121	\$228,421	6,072

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 06

Quality	Livable Area	Construction Style	N			Mean			Median			
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	
Good	2001 - 3000sf	1-Story	6	6	6	\$151	\$318,508	21,818	\$155	\$320,025	17,190	
		1.5-Story	1	1	1	\$156	\$330,000	57,123	\$156	\$330,000	57,123	
		2-Story	10	10	10	\$133	\$347,771	22,192	\$136	\$342,500	22,503	
		Sp Level	1	1	1	\$180	\$436,950	435,600	\$180	\$436,950	435,600	
		Total	18	18	18	\$143	\$341,984	46,975	\$141	\$332,500	24,468	
	>3000sf	2-Story	15	15	15	\$118	\$390,889	56,294	\$114	\$355,000	12,600	
		Total	15	15	15	\$118	\$390,889	56,294	\$114	\$355,000	12,600	
	Total	1-Story	1-Story	6	6	6	\$151	\$318,508	21,818	\$155	\$320,025	17,190
			1.5-Story	1	1	1	\$156	\$330,000	57,123	\$156	\$330,000	57,123
			2-Story	25	25	25	\$124	\$373,642	42,653	\$122	\$355,000	14,061
Sp Level			1	1	1	\$180	\$436,950	435,600	\$180	\$436,950	435,600	
Total			33	33	33	\$131	\$364,213	51,211	\$134	\$350,000	14,375	
VGd-Excl	>3000sf	2-Story	1	1	1	\$148	\$485,000	217,800	\$148	\$485,000	217,800	
		Total	1	1	1	\$148	\$485,000	217,800	\$148	\$485,000	217,800	
	Total	2-Story	1	1	1	\$148	\$485,000	217,800	\$148	\$485,000	217,800	
		Total	1	1	1	\$148	\$485,000	217,800	\$148	\$485,000	217,800	
Total	751 - 1000sf	1-Story	12	12	12	\$170	\$158,724	9,540	\$173	\$154,950	8,160	
		Total	12	12	12	\$170	\$158,724	9,540	\$173	\$154,950	8,160	
	1001 - 1250sf	1-Story	52	52	52	\$160	\$186,749	9,721	\$158	\$187,500	5,835	
		2-Story	1	1	1	\$154	\$190,000	3,906	\$154	\$190,000	3,906	
		Total	53	53	53	\$160	\$186,810	9,611	\$157	\$187,500	5,617	
	1251 - 1500sf	1-Story	64	64	64	\$146	\$199,622	10,941	\$149	\$200,000	7,613	
		2-Story	19	19	19	\$137	\$194,050	6,411	\$138	\$199,000	5,000	
		Sp Entry	10	10	10	\$136	\$185,460	9,435	\$136	\$185,000	9,183	
		Total	93	93	93	\$143	\$196,961	9,853	\$144	\$199,000	7,239	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 06

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	1501 - 2000sf	1-Story	42	42	42	\$140	\$239,696	26,000	\$139	\$233,500	15,846
		1.5-Story	11	11	11	\$128	\$220,305	19,320	\$125	\$209,990	5,052
		2-Story	160	160	160	\$124	\$217,605	8,538	\$124	\$218,800	5,769
		Sp Entry	8	8	8	\$129	\$221,606	44,269	\$128	\$210,975	18,889
		Sp Level	9	9	9	\$124	\$216,262	13,503	\$123	\$215,000	12,750
		Total	230	230	230	\$127	\$221,855	13,680	\$125	\$219,000	7,245
	2001 - 3000sf	1-Story	19	19	19	\$144	\$323,908	55,319	\$152	\$317,550	27,878
		1.5-Story	2	2	2	\$130	\$281,000	58,836	\$130	\$281,000	58,836
		2-Story	193	193	193	\$108	\$257,369	9,448	\$107	\$249,241	5,567
		Sp Entry	19	19	19	\$105	\$240,163	14,486	\$105	\$237,950	6,242
		Sp Level	3	3	3	\$127	\$296,317	150,901	\$102	\$227,000	12,604
		Total	236	236	236	\$111	\$262,036	15,763	\$108	\$250,537	5,860
>3000sf		1-Story	1	1	1	\$188	\$575,000	108,900	\$188	\$575,000	108,900
		2-Story	46	46	46	\$101	\$329,728	28,028	\$96	\$320,895	8,321
		Total	47	47	47	\$103	\$334,947	29,749	\$96	\$321,790	9,779
Total		1-Story	190	190	190	\$150	\$216,778	18,801	\$152	\$203,726	8,532
		1.5-Story	13	13	13	\$128	\$229,642	25,400	\$125	\$209,990	5,218
		2-Story	419	419	419	\$115	\$247,096	10,989	\$115	\$236,000	5,700
		Sp Entry	37	37	37	\$119	\$221,366	19,561	\$115	\$215,000	9,001
		Sp Level	12	12	12	\$125	\$236,276	47,853	\$120	\$222,475	12,677
		Total	671	671	671	\$125	\$236,561	14,612	\$123	\$226,750	6,427

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 07

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	37	4	283	12
Avg AV	\$142,141	\$246,525	\$190,331	\$82,357
Avg SP	\$162,605	\$297,125	\$217,602	\$99,908
Mean	.878	.830	.881	.812
Wtd Mn	.874	.830	.875	.824
Med	.882	.835	.873	.816
COD	3.47%	4.79%	6.96%	6.15%
PRD	1.004	1.000	1.007	.985

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 07

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	112	4	134	23	11
Avg AV	\$167,913	\$242,725	\$204,795	\$199,083	\$206,282
Avg SP	\$191,701	\$281,135	\$235,192	\$218,522	\$242,305
Mean	.888	.851	.874	.914	.854
Wtd Mn	.876	.863	.871	.911	.851
Med	.873	.851	.870	.924	.850
COD	7.62%	6.02%	6.62%	5.38%	3.86%
PRD	1.013	.985	1.003	1.003	1.003

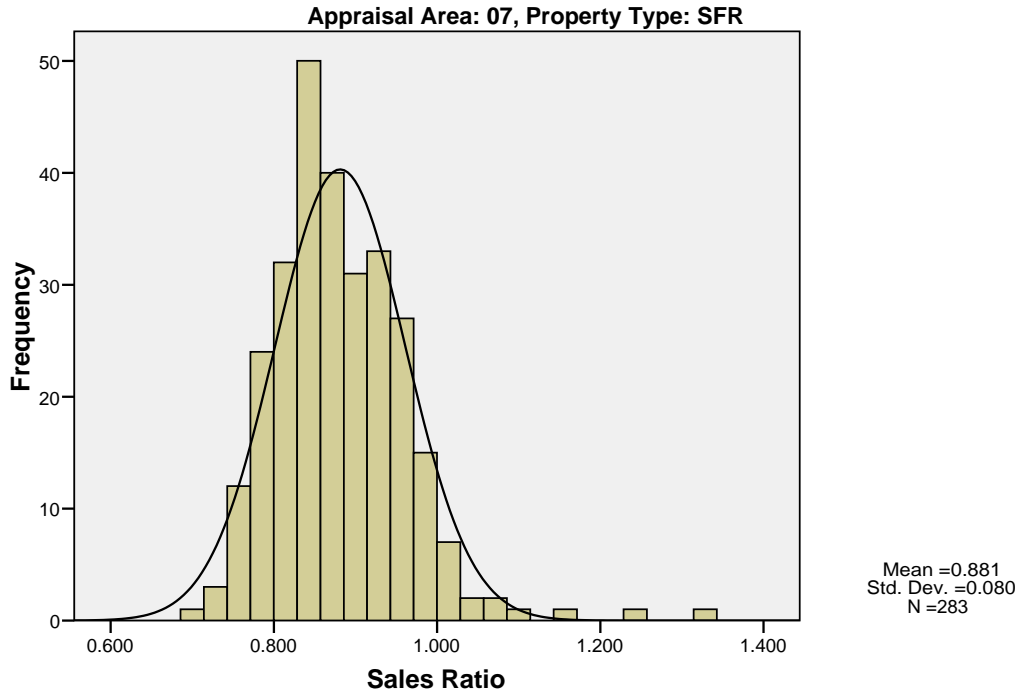
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 07

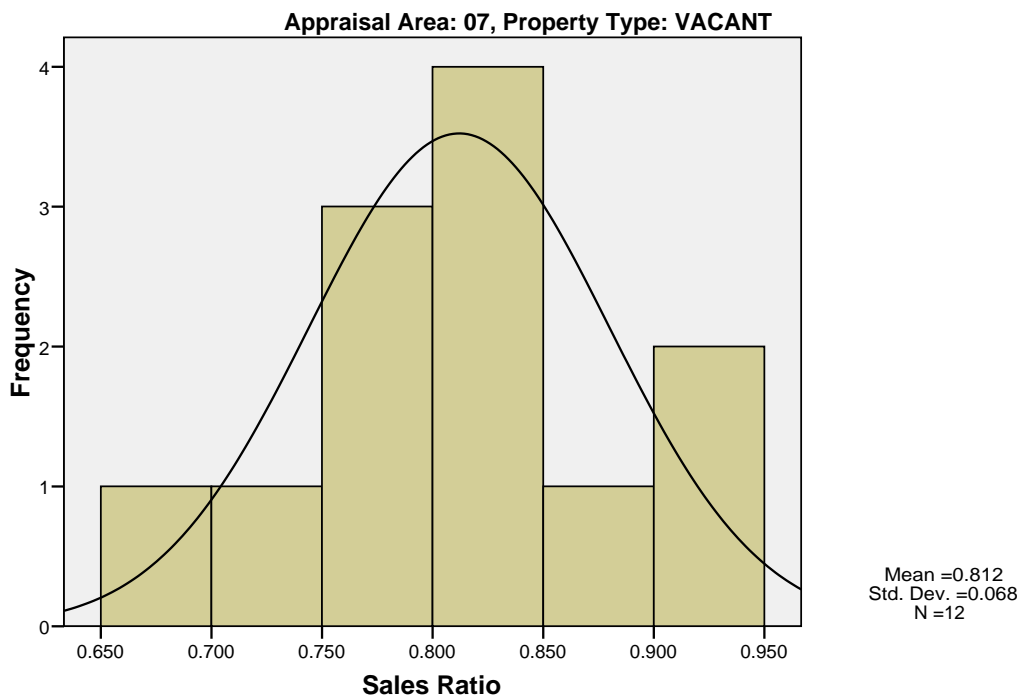
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	1	58	266	1	.
Avg AV	\$88,400	\$146,969	\$193,675	\$337,800	.
Avg SP	\$67,000	\$165,922	\$222,281	\$363,950	.
Mean	1.319	.892	.876	.928	.
Wtd Mn	1.319	.886	.871	.928	.
Med	1.319	.878	.872	.928	.
COD	.00%	7.57%	6.13%	.00%	.
PRD	1.000	1.007	1.005	1.000	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 07

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0101	Average Sale Price	\$185,000	.	\$181,782	\$72,500
		Average Sales Ratio	.886	.	.906	.831
		Number of Sales	1	.	43	2
	0201	Average Sale Price	\$179,475	\$300,000	\$214,435	\$88,613
		Average Sales Ratio	.912	.870	.869	.812
		Number of Sales	2	2	130	8
	0401	Average Sale Price	\$183,642	\$268,500	\$237,521	\$172,500
		Average Sales Ratio	.886	.799	.886	.792
		Number of Sales	6	1	97	2
0701	Average Sale Price	\$156,093	\$320,000	\$219,128	.	
	Average Sales Ratio	.873	.781	.884	.	
	Number of Sales	28	1	13	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 07

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	1-Story	1	1	1	\$109	\$67,000	2,500	\$109	\$67,000	2,500
		Total	1	1	1	\$109	\$67,000	2,500	\$109	\$67,000	2,500
	Total	1-Story	1	1	1	\$109	\$67,000	2,500	\$109	\$67,000	2,500
		Total	1	1	1	\$109	\$67,000	2,500	\$109	\$67,000	2,500
Fair	<=750sf	1-Story	2	2	2	\$171	\$121,500	5,875	\$171	\$121,500	5,875
		Total	2	2	2	\$171	\$121,500	5,875	\$171	\$121,500	5,875
	751 - 1000sf	1-Story	11	11	11	\$162	\$144,486	7,715	\$161	\$145,000	7,100
		Total	11	11	11	\$162	\$144,486	7,715	\$161	\$145,000	7,100
	1001 - 1250sf	1-Story	19	19	19	\$144	\$159,339	9,307	\$148	\$160,000	9,100
		Total	19	19	19	\$144	\$159,339	9,307	\$148	\$160,000	9,100
	1251 - 1500sf	1-Story	11	11	11	\$124	\$168,662	8,092	\$125	\$174,900	7,824
		1.5-Story	1	1	1	\$149	\$214,600	6,750	\$149	\$214,600	6,750
		Total	12	12	12	\$126	\$172,490	7,980	\$125	\$174,925	7,662
	1501 - 2000sf	1-Story	7	7	7	\$113	\$181,714	12,391	\$117	\$180,000	11,586
		2-Story	2	2	2	\$94	\$172,250	6,875	\$94	\$172,250	6,875
		Sp Entry	2	2	2	\$104	\$184,500	8,480	\$104	\$184,500	8,480
		Total	11	11	11	\$108	\$180,500	10,677	\$105	\$182,000	11,250
	2001 - 3000sf	Sp Entry	1	1	1	\$129	\$259,900	12,243	\$129	\$259,900	12,243
		Total	1	1	1	\$129	\$259,900	12,243	\$129	\$259,900	12,243
	Total	1-Story	50	50	50	\$140	\$159,742	8,984	\$139	\$160,000	8,681
		1.5-Story	1	1	1	\$149	\$214,600	6,750	\$149	\$214,600	6,750
2-Story		2	2	2	\$94	\$172,250	6,875	\$94	\$172,250	6,875	
Sp Entry		3	3	3	\$112	\$209,633	9,734	\$105	\$187,000	9,600	
Total		56	56	56	\$137	\$163,841	8,909	\$136	\$162,500	8,681	
Average	751 - 1000sf	1-Story	1	1	1	\$161	\$150,000	5,500	\$161	\$150,000	5,500
		Total	1	1	1	\$161	\$150,000	5,500	\$161	\$150,000	5,500
	1001 - 1250sf	1-Story	11	11	11	\$172	\$196,824	9,453	\$170	\$199,000	8,996
		Total	11	11	11	\$172	\$196,824	9,453	\$170	\$199,000	8,996

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 07

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1251 - 1500sf	1-Story	20	20	20	\$144	\$200,604	11,951	\$144	\$202,028	12,041
		2-Story	15	15	15	\$145	\$201,733	6,035	\$142	\$204,343	4,995
		Sp Entry	1	1	1	\$149	\$209,950	12,512	\$149	\$209,950	12,512
		Sp Level	4	4	4	\$164	\$232,875	19,607	\$157	\$213,500	14,852
		Total	41	41	41	\$146	\$203,744	10,332	\$142	\$204,056	9,786
	1501 - 2000sf	1-Story	26	26	26	\$137	\$238,915	15,798	\$134	\$233,750	7,090
		1.5-Story	1	1	1	\$140	\$218,490	5,618	\$140	\$218,490	5,618
		2-Story	53	53	53	\$125	\$222,121	6,967	\$125	\$222,756	6,287
		Sp Entry	10	10	10	\$118	\$208,185	10,203	\$122	\$208,500	9,556
		Sp Level	5	5	5	\$137	\$229,780	17,716	\$127	\$228,000	10,500
	Total	95	95	95	\$128	\$225,615	10,276	\$126	\$224,950	6,669	
	2001 - 3000sf	1-Story	2	2	2	\$137	\$323,750	17,106	\$137	\$323,750	17,106
		1.5-Story	1	1	1	\$126	\$327,500	12,386	\$126	\$327,500	12,386
		2-Story	60	60	60	\$111	\$255,566	8,119	\$110	\$254,995	5,000
		Sp Entry	8	8	8	\$102	\$240,675	6,504	\$102	\$246,250	5,471
		Sp Level	1	1	1	\$129	\$305,000	54,450	\$129	\$305,000	54,450
	Total	72	72	72	\$111	\$257,491	8,892	\$109	\$254,990	5,139	
	>3000sf	2-Story	3	3	3	\$87	\$274,650	7,810	\$88	\$274,950	8,113
		Total	3	3	3	\$87	\$274,650	7,810	\$88	\$274,950	8,113
	Total	1-Story	60	60	60	\$146	\$219,774	13,224	\$141	\$212,500	9,190
1.5-Story		2	2	2	\$133	\$272,995	9,002	\$133	\$272,995	9,002	
2-Story		131	131	131	\$120	\$236,308	7,407	\$120	\$235,000	5,195	
Sp Entry		19	19	19	\$113	\$221,958	8,767	\$109	\$224,950	7,200	
Sp Level		10	10	10	\$147	\$238,540	22,146	\$132	\$229,000	14,852	
Total		223	223	223	\$128	\$230,786	9,744	\$125	\$226,000	6,287	
Good	>3000sf	1.5-Story	1	1	1	\$120	\$363,950	11,247	\$120	\$363,950	11,247
		Total	1	1	1	\$120	\$363,950	11,247	\$120	\$363,950	11,247
	Total	1.5-Story	1	1	1	\$120	\$363,950	11,247	\$120	\$363,950	11,247
		Total	1	1	1	\$120	\$363,950	11,247	\$120	\$363,950	11,247

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 07

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	<=750sf	1-Story	3	3	3	\$150	\$103,333	4,750	\$145	\$98,000	4,250
		Total	3	3	3	\$150	\$103,333	4,750	\$145	\$98,000	4,250
	751 - 1000sf	1-Story	12	12	12	\$162	\$144,946	7,530	\$161	\$145,875	7,050
		Total	12	12	12	\$162	\$144,946	7,530	\$161	\$145,875	7,050
	1001 - 1250sf	1-Story	30	30	30	\$154	\$173,084	9,361	\$155	\$172,250	9,048
		Total	30	30	30	\$154	\$173,084	9,361	\$155	\$172,250	9,048
	1251 - 1500sf	1-Story	31	31	31	\$137	\$189,269	10,582	\$134	\$185,310	9,240
		1.5-Stry	1	1	1	\$149	\$214,600	6,750	\$149	\$214,600	6,750
		2-Story	15	15	15	\$145	\$201,733	6,035	\$142	\$204,343	4,995
		Sp Entry	1	1	1	\$149	\$209,950	12,512	\$149	\$209,950	12,512
		Sp Level	4	4	4	\$164	\$232,875	19,607	\$157	\$213,500	14,852
		Total	53	53	53	\$141	\$196,668	9,799	\$139	\$197,000	8,772
	1501 - 2000sf	1-Story	33	33	33	\$132	\$226,782	15,075	\$132	\$220,000	9,121
		1.5-Stry	1	1	1	\$140	\$218,490	5,618	\$140	\$218,490	5,618
		2-Story	55	55	55	\$124	\$220,307	6,964	\$125	\$222,500	6,287
		Sp Entry	12	12	12	\$116	\$204,238	9,916	\$118	\$196,475	9,256
		Sp Level	5	5	5	\$137	\$229,780	17,716	\$127	\$228,000	10,500
		Total	106	106	106	\$126	\$220,933	10,318	\$125	\$220,000	6,778
	2001 - 3000sf	1-Story	2	2	2	\$137	\$323,750	17,106	\$137	\$323,750	17,106
		1.5-Stry	1	1	1	\$126	\$327,500	12,386	\$126	\$327,500	12,386
		2-Story	60	60	60	\$111	\$255,566	8,119	\$110	\$254,995	5,000
		Sp Entry	9	9	9	\$105	\$242,811	7,142	\$103	\$247,500	5,520
		Sp Level	1	1	1	\$129	\$305,000	54,450	\$129	\$305,000	54,450
		Total	73	73	73	\$112	\$257,524	8,937	\$109	\$254,990	5,162
	>3000sf	1.5-Stry	1	1	1	\$120	\$363,950	11,247	\$120	\$363,950	11,247
		2-Story	3	3	3	\$87	\$274,650	7,810	\$88	\$274,950	8,113
		Total	4	4	4	\$95	\$296,975	8,669	\$89	\$281,975	9,215

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 07

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	Total	1-Story	111	111	111	\$143	\$191,356	11,218	\$139	\$185,000	8,875
		1.5-Story	4	4	4	\$134	\$281,135	9,000	\$133	\$272,995	8,999
		2-Story	133	133	133	\$120	\$235,344	7,399	\$120	\$234,999	5,195
		Sp Entry	22	22	22	\$113	\$220,277	8,899	\$107	\$219,975	7,957
		Sp Level	10	10	10	\$147	\$238,540	22,146	\$132	\$229,000	14,852
		Total	281	281	281	\$129	\$217,336	9,557	\$126	\$215,000	6,937

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 08

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	21	1	522	8
Avg AV	\$172,043	\$263,800	\$242,393	\$167,065
Avg SP	\$201,797	\$292,000	\$278,248	\$205,000
Mean	.858	.903	.876	.824
Wtd Mn	.853	.903	.871	.815
Med	.857	.903	.870	.846
COD	5.07%	.00%	6.47%	12.18%
PRD	1.006	1.000	1.006	1.011

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 08

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	121	7	338	28	34
Avg AV	\$224,221	\$274,214	\$251,922	\$212,089	\$224,579
Avg SP	\$258,661	\$314,750	\$289,300	\$237,023	\$259,663
Mean	.876	.875	.874	.902	.871
Wtd Mn	.867	.871	.871	.895	.865
Med	.872	.843	.868	.909	.841
COD	7.14%	8.96%	5.81%	7.55%	7.59%
PRD	1.011	1.005	1.004	1.008	1.007

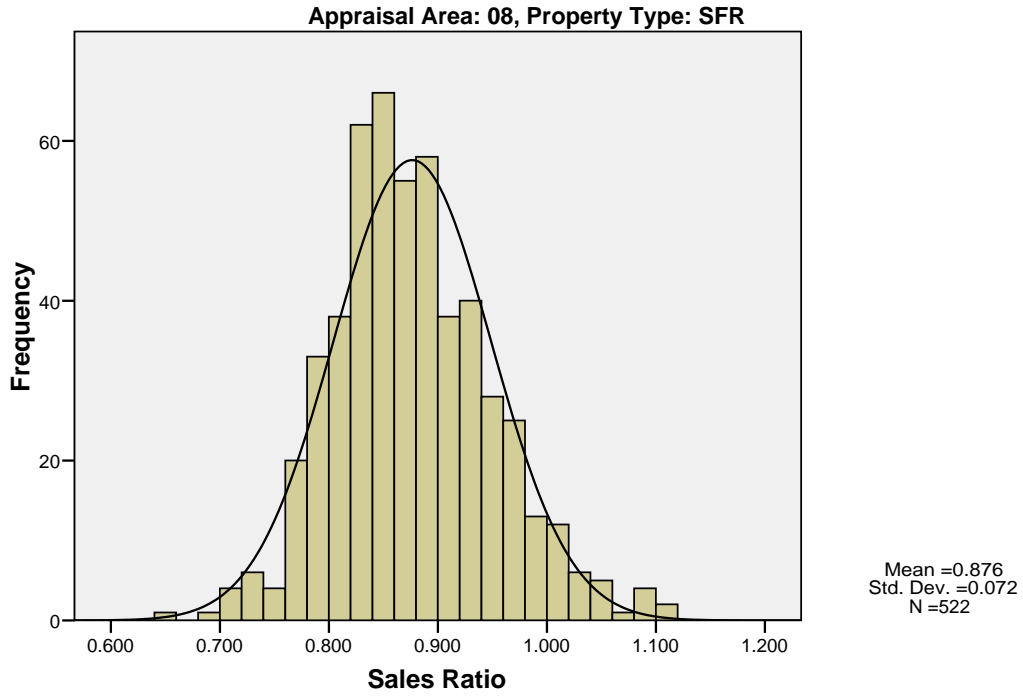
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 08

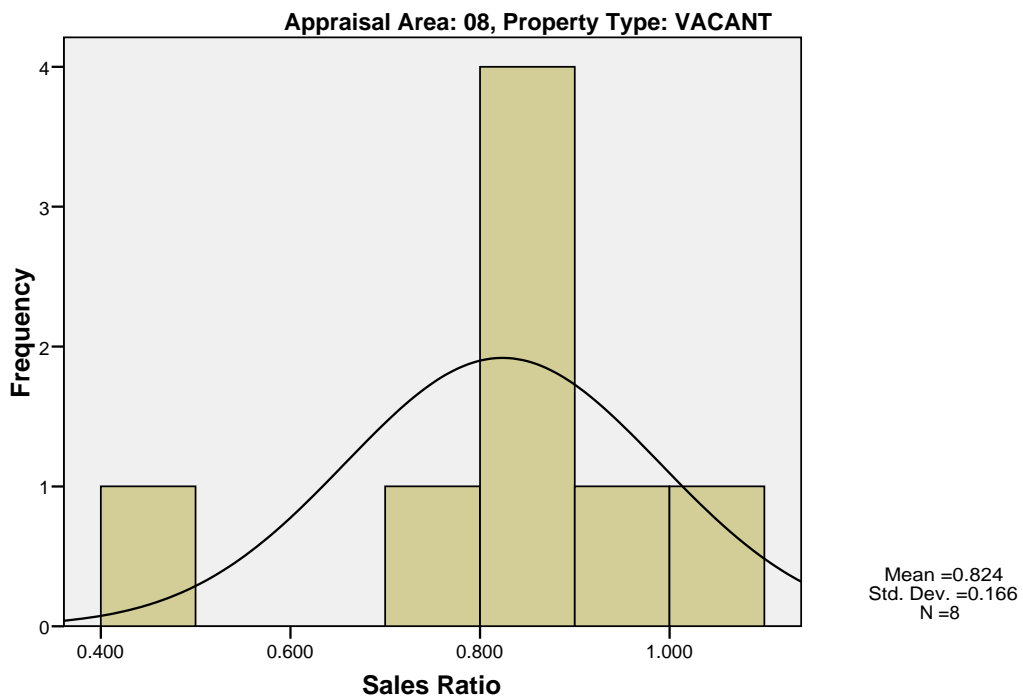
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	2	28	455	61	1
Avg AV	\$147,850	\$192,257	\$225,454	\$367,138	\$457,300
Avg SP	\$161,100	\$222,986	\$258,938	\$422,145	\$450,000
Mean	.920	.886	.875	.874	1.016
Wtd Mn	.918	.862	.871	.870	1.016
Med	.920	.879	.867	.873	1.016
COD	1.69%	10.34%	6.23%	5.74%	.00%
PRD	1.002	1.028	1.005	1.005	1.000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 08

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0702	Average Sale Price	.	.	\$329,313	\$210,000
		Average Sales Ratio	.	.	.881	.473
		Number of Sales	.	.	19	1
	1001	Average Sale Price	.	.	\$288,585	\$160,000
		Average Sales Ratio	.	.	.882	.768
		Number of Sales	.	.	59	1
	1101	Average Sale Price	.	\$292,000	\$257,607	\$390,000
		Average Sales Ratio	.	.903	.878	.870
		Number of Sales	.	1	35	1
	1204	Average Sale Price	\$174,004	.	\$298,325	\$115,000
		Average Sales Ratio	.873	.	.872	1.055
		Number of Sales	8	.	55	1
	1301	Average Sale Price	\$214,570	.	\$265,320	.
		Average Sales Ratio	.844	.	.878	.
		Number of Sales	10	.	102	.
	1305	Average Sale Price	.	.	\$261,411	.
		Average Sales Ratio	.	.	.878	.
		Number of Sales	.	.	95	.
	1402	Average Sale Price	\$233,333	.	\$250,589	\$209,000
		Average Sales Ratio	.863	.	.873	.881
		Number of Sales	3	.	97	2
	1408	Average Sale Price	.	.	\$338,900	\$173,500
		Average Sales Ratio	.	.	.873	.832
		Number of Sales	.	.	60	2

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 08

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	1-Story	1	1	1	\$250	\$180,000	20,038	\$250	\$180,000	20,038
		Total	1	1	1	\$250	\$180,000	20,038	\$250	\$180,000	20,038
	1001 - 1250sf	2-Story	1	1	1	\$121	\$142,200	10,400	\$121	\$142,200	10,400
		Total	1	1	1	\$121	\$142,200	10,400	\$121	\$142,200	10,400
	Total	1-Story	1	1	1	\$250	\$180,000	20,038	\$250	\$180,000	20,038
		2-Story	1	1	1	\$121	\$142,200	10,400	\$121	\$142,200	10,400
Total		2	2	2	\$185	\$161,100	15,219	\$185	\$161,100	15,219	
Fair	751 - 1000sf	1-Story	2	2	2	\$193	\$185,750	10,368	\$193	\$185,750	10,368
		Total	2	2	2	\$193	\$185,750	10,368	\$193	\$185,750	10,368
	1001 - 1250sf	1-Story	5	5	5	\$169	\$184,380	10,762	\$164	\$189,900	9,150
		Total	5	5	5	\$169	\$184,380	10,762	\$164	\$189,900	9,150
	1251 - 1500sf	1-Story	10	10	10	\$161	\$213,930	14,742	\$169	\$216,200	11,588
		2-Story	1	1	1	\$167	\$229,000	16,386	\$167	\$229,000	16,386
		Sp Level	1	1	1	\$146	\$210,000	6,650	\$146	\$210,000	6,650
		Total	12	12	12	\$160	\$214,858	14,205	\$168	\$216,200	11,588
	1501 - 2000sf	1-Story	3	3	3	\$137	\$247,967	43,869	\$114	\$199,900	14,820
		Sp Entry	1	1	1	\$142	\$218,000	12,000	\$142	\$218,000	12,000
		Sp Level	2	2	2	\$142	\$220,000	14,198	\$142	\$220,000	14,198
		Total	6	6	6	\$139	\$233,650	28,667	\$137	\$211,500	13,410
	2001 - 3000sf	1-Story	1	1	1	\$210	\$575,000	181,210	\$210	\$575,000	181,210
		2-Story	1	1	1	\$93	\$235,000	11,026	\$93	\$235,000	11,026
		Total	2	2	2	\$151	\$405,000	96,118	\$151	\$405,000	96,118
Total	1-Story	21	21	21	\$165	\$226,267	25,466	\$170	\$195,000	11,475	
	2-Story	2	2	2	\$130	\$232,000	13,706	\$130	\$232,000	13,706	
	Sp Entry	1	1	1	\$142	\$218,000	12,000	\$142	\$218,000	12,000	
	Sp Level	3	3	3	\$143	\$216,667	11,682	\$146	\$210,000	10,500	
	Total	27	27	27	\$159	\$225,319	22,564	\$164	\$205,000	11,475	
Average	1001 - 1250sf	1-Story	12	12	12	\$187	\$213,317	10,534	\$180	\$210,000	9,710
		2-Story	3	3	3	\$159	\$196,367	4,678	\$159	\$196,900	4,747
		Total	16	16	16	\$181	\$210,285	9,029	\$176	\$208,750	7,205

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 08

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1251 - 1500sf	1-Story	37	37	37	\$164	\$223,725	15,019	\$163	\$220,000	10,996
		2-Story	10	10	10	\$150	\$208,495	6,738	\$152	\$209,500	6,034
		Sp Entry	3	3	3	\$138	\$197,333	11,819	\$129	\$190,000	12,632
		Sp Level	5	5	5	\$143	\$206,000	11,932	\$140	\$210,000	11,900
		Total	57	57	57	\$157	\$216,749	12,767	\$156	\$217,000	10,694
	1501 - 2000sf	1-Story	32	32	32	\$151	\$269,711	13,085	\$147	\$261,000	11,900
		1.5-Story	4	4	4	\$141	\$258,825	8,172	\$140	\$254,500	8,023
		2-Story	82	82	82	\$134	\$237,399	6,981	\$133	\$235,000	5,555
		Sp Entry	10	10	10	\$125	\$226,830	10,765	\$125	\$225,250	11,082
		Sp Level	15	15	15	\$149	\$255,300	15,732	\$149	\$249,500	12,600
		Total	147	147	147	\$139	\$245,541	9,413	\$137	\$239,950	8,424
	2001 - 3000sf	1-Story	5	5	5	\$147	\$342,590	31,066	\$155	\$329,950	15,930
		1.5-Story	1	1	1	\$138	\$293,000	14,487	\$138	\$293,000	14,487
		2-Story	155	155	155	\$118	\$281,297	7,395	\$116	\$272,950	6,000
		Sp Entry	13	13	13	\$109	\$254,719	10,222	\$107	\$242,500	8,000
		Sp Level	10	10	10	\$136	\$297,950	22,962	\$129	\$287,500	13,934
		Total	184	184	184	\$120	\$282,053	9,122	\$117	\$274,425	6,116
	>3000sf	1.5-Story	1	1	1	\$116	\$440,000	59,677	\$116	\$440,000	59,677
		2-Story	16	16	16	\$106	\$337,140	8,789	\$99	\$322,000	7,312
		Total	17	17	17	\$106	\$343,190	11,782	\$100	\$325,000	7,644
Total	1-Story	86	86	86	\$161	\$246,294	14,607	\$157	\$238,900	11,129	
	1.5-Story	6	6	6	\$136	\$294,717	17,808	\$137	\$273,175	11,250	
	2-Story	266	266	266	\$124	\$267,429	7,296	\$123	\$255,500	5,982	
	Sp Entry	26	26	26	\$119	\$237,371	10,615	\$119	\$230,250	10,983	
	Sp Level	30	30	30	\$144	\$261,300	17,509	\$145	\$253,500	12,500	
	Total	421	421	421	\$133	\$260,204	9,821	\$131	\$250,000	7,521	
Good	1501 - 2000sf	1-Story	1	1	1	\$156	\$300,000	14,891	\$156	\$300,000	14,891
		2-Story	2	2	2	\$171	\$321,975	33,476	\$171	\$321,975	33,476
		Total	3	3	3	\$166	\$314,650	27,281	\$164	\$315,950	14,891

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 08

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Good	2001 - 3000sf	1-Story	5	5	5	\$179	\$417,000	21,729	\$166	\$370,000	14,879
		1.5-Story	1	1	1	\$164	\$434,950	8,873	\$164	\$434,950	8,873
		2-Story	21	21	21	\$145	\$375,588	12,255	\$142	\$370,000	10,500
		Total	27	27	27	\$152	\$385,456	13,884	\$145	\$370,000	11,182
	>3000sf	1-Story	2	2	2	\$171	\$515,000	29,488	\$171	\$515,000	29,488
		2-Story	24	24	24	\$141	\$466,358	14,066	\$142	\$476,250	10,923
		Total	26	26	26	\$143	\$470,099	15,252	\$144	\$476,250	10,986
	Total	1-Story	8	8	8	\$174	\$426,875	22,814	\$165	\$390,000	14,936
		1.5-Story	1	1	1	\$164	\$434,950	8,873	\$164	\$434,950	8,873
		2-Story	47	47	47	\$144	\$419,657	14,083	\$142	\$399,950	10,923
Total		56	56	56	\$149	\$420,961	15,237	\$146	\$399,975	11,411	
VGd-Excl	>3000sf	2-Story	1	1	1	\$117	\$450,000	12,013	\$117	\$450,000	12,013
		Total	1	1	1	\$117	\$450,000	12,013	\$117	\$450,000	12,013
	Total	2-Story	1	1	1	\$117	\$450,000	12,013	\$117	\$450,000	12,013
		Total	1	1	1	\$117	\$450,000	12,013	\$117	\$450,000	12,013
Total	<=750sf	1-Story	1	1	1	\$250	\$180,000	20,038	\$250	\$180,000	20,038
		Total	1	1	1	\$250	\$180,000	20,038	\$250	\$180,000	20,038
	751 - 1000sf	1-Story	2	2	2	\$193	\$185,750	10,368	\$193	\$185,750	10,368
		Total	2	2	2	\$193	\$185,750	10,368	\$193	\$185,750	10,368
	1001 - 1250sf	1-Story	17	17	17	\$181	\$204,806	10,601	\$177	\$202,450	9,465
		2-Story	4	4	4	\$149	\$182,825	6,108	\$158	\$194,575	4,846
		Total	22	22	22	\$175	\$201,303	9,485	\$176	\$199,950	9,075
	1251 - 1500sf	1-Story	47	47	47	\$163	\$221,641	14,960	\$163	\$219,975	11,027
		2-Story	11	11	11	\$152	\$210,359	7,615	\$152	\$210,000	6,331
		Sp Entry	3	3	3	\$138	\$197,333	11,819	\$129	\$190,000	12,632
Sp Level		6	6	6	\$143	\$206,667	11,051	\$143	\$210,000	11,464	
Total		69	69	69	\$158	\$216,420	13,017	\$156	\$217,000	10,996	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 08

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	1501 - 2000sf	1-Story	36	36	36	\$150	\$268,740	15,701	\$147	\$261,000	11,900
		1.5-Story	4	4	4	\$141	\$258,825	8,172	\$140	\$254,500	8,023
		2-Story	84	84	84	\$134	\$239,413	7,612	\$133	\$235,000	5,642
		Sp Entry	11	11	11	\$127	\$226,027	10,877	\$128	\$220,000	11,163
		Sp Level	17	17	17	\$148	\$251,147	15,552	\$149	\$245,000	12,600
		Total	156	156	156	\$139	\$246,413	10,497	\$138	\$239,950	9,113
	2001 - 3000sf	1-Story	11	11	11	\$167	\$397,541	40,471	\$164	\$370,000	15,930
		1.5-Story	2	2	2	\$151	\$363,975	11,680	\$151	\$363,975	11,680
		2-Story	177	177	177	\$121	\$292,222	7,992	\$119	\$281,000	6,024
		Sp Entry	13	13	13	\$109	\$254,719	10,222	\$107	\$242,500	8,000
		Sp Level	10	10	10	\$136	\$297,950	22,962	\$129	\$287,500	13,934
		Total	213	213	213	\$124	\$296,315	10,543	\$120	\$285,000	6,705
>3000sf		1-Story	2	2	2	\$171	\$515,000	29,488	\$171	\$515,000	29,488
		1.5-Story	1	1	1	\$116	\$440,000	59,677	\$116	\$440,000	59,677
		2-Story	41	41	41	\$127	\$415,532	11,956	\$130	\$407,950	9,699
		Total	44	44	44	\$128	\$420,610	13,838	\$131	\$414,000	9,937
Total		1-Story	116	116	116	\$164	\$254,551	17,185	\$163	\$236,250	11,475
		1.5-Story	7	7	7	\$140	\$314,750	16,532	\$138	\$286,350	10,625
		2-Story	317	317	317	\$127	\$289,956	8,367	\$127	\$269,500	6,300
		Sp Entry	27	27	27	\$119	\$236,654	10,666	\$120	\$230,000	11,000
		Sp Level	33	33	33	\$144	\$257,242	16,979	\$146	\$245,000	12,500
		Total	507	507	507	\$136	\$276,086	11,124	\$134	\$255,000	8,415

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 09

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	6	12	272	6
Avg AV	\$156,100	\$214,158	\$234,106	\$100,900
Avg SP	\$177,667	\$247,604	\$265,559	\$107,250
Mean	.881	.889	.887	.956
Wtd Mn	.879	.865	.882	.941
Med	.884	.910	.875	.827
COD	3.57%	14.54%	9.69%	28.13%
PRD	1.003	1.028	1.006	1.016

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 09

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	140	21	76	18	14
Avg AV	\$218,268	\$229,571	\$271,193	\$206,861	\$252,836
Avg SP	\$248,312	\$273,443	\$303,894	\$227,821	\$289,602
Mean	.885	.849	.898	.913	.874
Wtd Mn	.879	.840	.892	.908	.873
Med	.874	.845	.891	.898	.848
COD	10.03%	9.42%	8.87%	9.65%	8.79%
PRD	1.007	1.011	1.007	1.005	1.001

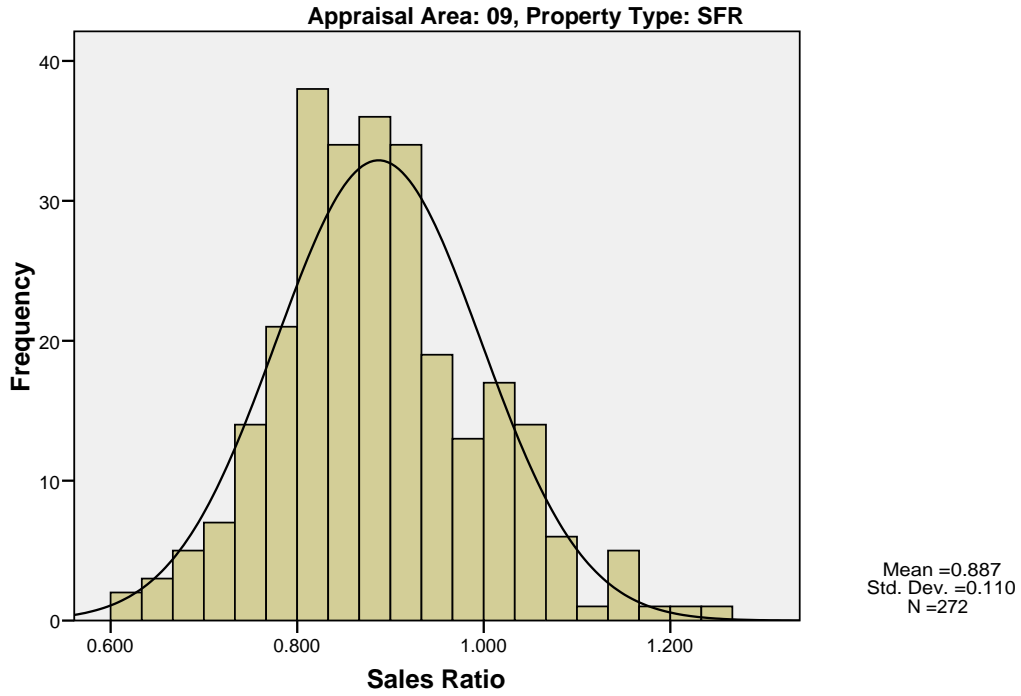
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 09

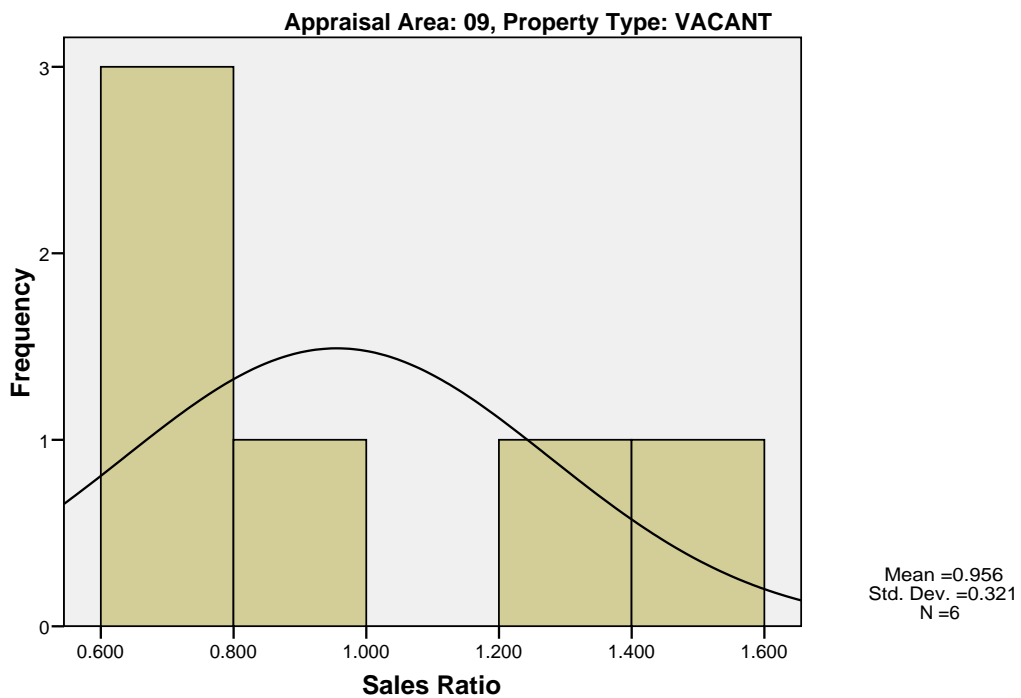
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	4	78	188	21	.
Avg AV	\$114,700	\$174,409	\$235,766	\$426,348	.
Avg SP	\$132,238	\$206,938	\$264,964	\$474,544	.
Mean	.936	.857	.896	.914	.
Wtd Mn	.867	.843	.890	.898	.
Med	.988	.832	.885	.890	.
COD	18.43%	12.71%	7.96%	11.55%	.
PRD	1.079	1.017	1.006	1.018	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 09

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0101	Average Sale Price	.	\$250,487	\$207,738	.
		Average Sales Ratio	.	.977	.895	.
		Number of Sales	.	2	13	.
	0301	Average Sale Price	\$153,000	\$344,500	\$214,129	\$80,000
		Average Sales Ratio	.923	.787	.883	1.476
		Number of Sales	2	2	45	1
	0501	Average Sale Price	.	.	\$337,333	.
		Average Sales Ratio	.	.	.948	.
		Number of Sales	.	.	3	.
	0601	Average Sale Price	\$198,333	\$228,038	\$269,611	.
		Average Sales Ratio	.850	.915	.888	.
		Number of Sales	3	7	66	.
	0901	Average Sale Price	\$165,000	\$185,000	\$276,789	\$75,000
		Average Sales Ratio	.892	.739	.875	.780
		Number of Sales	1	1	42	1
	1501	Average Sale Price	.	.	\$283,150	\$179,500
		Average Sales Ratio	.	.	.905	.873
		Number of Sales	.	.	25	1
	1505	Average Sale Price	.	.	\$226,225	.
		Average Sales Ratio	.	.	.892	.
Number of Sales		.	.	4	.	
1506	Average Sale Price	.	.	\$304,996	.	
	Average Sales Ratio	.	.	.884	.	
	Number of Sales	.	.	13	.	
1507	Average Sale Price	.	.	\$287,531	.	
	Average Sales Ratio	.	.	.909	.	
	Number of Sales	.	.	13	.	
1509	Average Sale Price	.	.	\$326,325	\$103,000	
	Average Sales Ratio	.	.	.883	.869	
	Number of Sales	.	.	22	3	
1512	Average Sale Price	.	.	\$253,791	.	
	Average Sales Ratio	.	.	.880	.	
	Number of Sales	.	.	26	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 09

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	1-Story	3	3	3	\$233	\$130,983	9,421	\$166	\$120,000	7,200
		Total	3	3	3	\$233	\$130,983	9,421	\$166	\$120,000	7,200
	751 - 1000sf	1-Story	1	1	1	\$149	\$136,000	11,020	\$149	\$136,000	11,020
		Total	1	1	1	\$149	\$136,000	11,020	\$149	\$136,000	11,020
	Total	1-Story	4	4	4	\$212	\$132,238	9,821	\$158	\$128,000	9,110
		Total	4	4	4	\$212	\$132,238	9,821	\$158	\$128,000	9,110
Fair	<=750sf	1-Story	2	2	2	\$189	\$137,500	9,233	\$189	\$137,500	9,233
		Total	2	2	2	\$189	\$137,500	9,233	\$189	\$137,500	9,233
	751 - 1000sf	1-Story	19	19	19	\$195	\$173,668	8,130	\$189	\$169,000	6,760
		Total	19	19	19	\$195	\$173,668	8,130	\$189	\$169,000	6,760
	1001 - 1250sf	1-Story	14	14	14	\$178	\$190,932	16,775	\$179	\$196,375	9,188
		1.5-Stry	1	1	1	\$216	\$249,900	8,050	\$216	\$249,900	8,050
		Total	16	16	16	\$177	\$190,806	15,384	\$179	\$196,375	8,525
	1251 - 1500sf	1-Story	7	7	7	\$146	\$198,050	14,871	\$154	\$205,000	9,713
		1.5-Stry	4	4	4	\$154	\$205,488	9,888	\$158	\$210,000	10,275
		Sp Entry	1	1	1	\$156	\$210,000	6,000	\$156	\$210,000	6,000
		Total	12	12	12	\$149	\$201,525	12,471	\$155	\$207,000	9,357
	1501 - 2000sf	1-Story	2	2	2	\$145	\$248,125	17,253	\$145	\$248,125	17,253
		1.5-Stry	5	5	5	\$143	\$267,000	46,301	\$139	\$245,000	6,960
		2-Story	2	2	2	\$133	\$219,975	9,992	\$133	\$219,975	9,992
		Sp Entry	1	1	1	\$101	\$186,000	10,046	\$101	\$186,000	10,046
		Total	10	10	10	\$137	\$245,720	29,604	\$132	\$240,000	9,923
	2001 - 3000sf	1-Story	2	2	2	\$125	\$324,000	57,282	\$125	\$324,000	57,282
		1.5-Stry	2	2	2	\$106	\$227,750	42,689	\$106	\$227,750	42,689
		Total	4	4	4	\$115	\$275,875	49,985	\$119	\$284,500	42,689
	Total	1-Story	46	46	46	\$177	\$190,834	14,369	\$173	\$192,500	8,505
1.5-Stry		12	12	12	\$147	\$238,529	30,374	\$143	\$228,500	10,275	
2-Story		2	2	2	\$133	\$219,975	9,992	\$133	\$219,975	9,992	
Sp Entry		2	2	2	\$128	\$198,000	8,023	\$128	\$198,000	8,023	
Total		63	63	63	\$167	\$200,105	16,900	\$165	\$195,749	8,959	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 09

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	751 - 1000sf	1-Story	5	5	5	\$234	\$219,040	8,778	\$201	\$184,700	7,200
		Total	5	5	5	\$234	\$219,040	8,778	\$201	\$184,700	7,200
	1001 - 1250sf	1-Story	14	14	14	\$185	\$216,268	39,366	\$187	\$217,475	12,203
		2-Story	1	1	1	\$136	\$160,000	3,150	\$136	\$160,000	3,150
		Total	16	16	16	\$180	\$211,391	34,882	\$185	\$215,000	10,669
	1251 - 1500sf	1-Story	17	17	17	\$174	\$243,038	15,798	\$165	\$229,000	9,900
		1.5-Stry	2	2	2	\$154	\$223,725	13,068	\$154	\$223,725	13,068
		2-Story	1	1	1	\$205	\$295,000	17,682	\$205	\$295,000	17,682
		Sp Level	1	1	1	\$193	\$275,000	13,939	\$193	\$275,000	13,939
		Total	23	23	23	\$170	\$238,222	14,460	\$165	\$229,000	9,936
	1501 - 2000sf	1-Story	26	26	26	\$157	\$261,508	26,075	\$151	\$262,475	16,916
		1.5-Stry	2	2	2	\$162	\$277,500	30,915	\$162	\$277,500	30,915
		2-Story	23	23	23	\$134	\$232,456	9,108	\$130	\$229,000	8,999
		Sp Entry	11	11	11	\$124	\$218,616	17,529	\$122	\$220,000	9,309
		Sp Level	7	7	7	\$153	\$262,421	12,656	\$150	\$257,000	13,050
		Total	69	69	69	\$144	\$245,542	17,836	\$143	\$235,000	10,506
	2001 - 3000sf	1-Story	12	12	12	\$145	\$326,992	43,943	\$135	\$302,000	27,101
		1.5-Stry	2	2	2	\$161	\$337,000	62,254	\$161	\$337,000	62,254
		2-Story	34	34	34	\$128	\$292,514	15,174	\$122	\$282,500	9,891
		Sp Entry	5	5	5	\$111	\$260,000	12,669	\$103	\$248,000	11,326
		Sp Level	2	2	2	\$120	\$276,500	22,436	\$120	\$276,500	22,436
		Total	55	55	55	\$131	\$298,116	23,199	\$127	\$290,000	12,000
	>3000sf	1-Story	2	2	2	\$154	\$600,000	176,418	\$154	\$600,000	176,418
		2-Story	1	1	1	\$106	\$335,000	8,800	\$106	\$335,000	8,800
		Sp Level	1	1	1	\$92	\$292,475	11,400	\$92	\$292,475	11,400
		Total	4	4	4	\$126	\$456,869	93,259	\$125	\$457,500	73,218

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 09

Quality	Livable Area	Construction Style	N			Mean			Median			
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	
Average	Total	1-Story	76	76	76	\$169	\$265,496	31,864	\$164	\$238,350	14,082	
		1.5-Story	6	6	6	\$159	\$279,408	35,412	\$161	\$279,500	13,068	
		2-Story	60	60	60	\$131	\$268,033	12,584	\$126	\$254,000	9,041	
		Sp Entry	16	16	16	\$120	\$231,548	16,010	\$117	\$224,961	11,047	
		Sp Level	11	11	11	\$145	\$268,857	14,436	\$149	\$260,000	13,050	
		Total	172	172	172	\$149	\$262,342	22,176	\$145	\$247,500	10,954	
Good	1501 - 2000sf	1-Story	2	2	2	\$211	\$368,388	6,123	\$211	\$368,388	6,123	
		Total	2	2	2	\$211	\$368,388	6,123	\$211	\$368,388	6,123	
	2001 - 3000sf	1-Story	3	3	3	\$181	\$453,817	31,948	\$177	\$450,000	43,560	
		2-Story	4	4	4	\$169	\$399,988	14,382	\$170	\$389,975	11,434	
		Total	7	7	7	\$174	\$423,057	21,910	\$177	\$441,450	12,720	
	>3000sf	1.5-Story	1	1	1	\$151	\$615,000	48,069	\$151	\$615,000	48,069	
		2-Story	7	7	7	\$140	\$508,150	32,518	\$142	\$500,000	12,253	
		Total	8	8	8	\$141	\$521,506	34,462	\$143	\$515,000	13,095	
	Total	Total	1-Story	5	5	5	\$193	\$419,645	21,618	\$207	\$441,450	8,661
			1.5-Story	1	1	1	\$151	\$615,000	48,069	\$151	\$615,000	48,069
2-Story			11	11	11	\$151	\$468,818	25,923	\$143	\$475,000	12,253	
Total			17	17	17	\$163	\$462,954	25,959	\$152	\$452,050	12,253	
Total	<=750sf	1-Story	5	5	5	\$215	\$133,590	9,346	\$174	\$130,000	7,575	
		Total	5	5	5	\$215	\$133,590	9,346	\$174	\$130,000	7,575	
	751 - 1000sf	1-Story	25	25	25	\$201	\$181,236	8,375	\$196	\$175,000	7,200	
		Total	25	25	25	\$201	\$181,236	8,375	\$196	\$175,000	7,200	
	1001 - 1250sf	1-Story	28	28	28	\$181	\$203,600	28,070	\$182	\$204,450	9,583	
		1.5-Story	1	1	1	\$216	\$249,900	8,050	\$216	\$249,900	8,050	
		2-Story	1	1	1	\$136	\$160,000	3,150	\$136	\$160,000	3,150	
		Total	32	32	32	\$179	\$201,098	25,133	\$182	\$201,450	9,188	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 09

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	1251 - 1500sf	1-Story	24	24	24	\$166	\$229,917	15,528	\$162	\$225,000	9,807
		1.5-Story	6	6	6	\$154	\$211,567	10,948	\$158	\$210,000	11,663
		2-Story	1	1	1	\$205	\$295,000	17,682	\$205	\$295,000	17,682
		Sp Entry	1	1	1	\$156	\$210,000	6,000	\$156	\$210,000	6,000
		Sp Level	1	1	1	\$193	\$275,000	13,939	\$193	\$275,000	13,939
		Total	35	35	35	\$163	\$225,640	13,778	\$161	\$225,000	9,900
	1501 - 2000sf	1-Story	30	30	30	\$160	\$267,741	24,157	\$153	\$263,125	15,186
		1.5-Story	7	7	7	\$149	\$270,000	41,905	\$145	\$255,000	9,329
		2-Story	25	25	25	\$134	\$231,458	9,179	\$130	\$229,000	9,078
		Sp Entry	12	12	12	\$122	\$215,898	16,905	\$122	\$215,000	9,678
		Sp Level	7	7	7	\$153	\$262,421	12,656	\$150	\$257,000	13,050
		Total	81	81	81	\$145	\$248,597	18,999	\$143	\$235,000	10,125
	2001 - 3000sf	1-Story	17	17	17	\$149	\$349,021	43,396	\$137	\$329,000	29,902
		1.5-Story	4	4	4	\$133	\$282,375	52,471	\$140	\$287,000	42,689
		2-Story	38	38	38	\$132	\$303,827	15,091	\$123	\$287,500	10,136
		Sp Entry	5	5	5	\$111	\$260,000	12,669	\$103	\$248,000	11,326
		Sp Level	2	2	2	\$120	\$276,500	22,436	\$120	\$276,500	22,436
		Total	66	66	66	\$135	\$310,019	24,686	\$129	\$294,500	12,679
	>3000sf	1-Story	2	2	2	\$154	\$600,000	176,418	\$154	\$600,000	176,418
		1.5-Story	1	1	1	\$151	\$615,000	48,069	\$151	\$615,000	48,069
		2-Story	8	8	8	\$136	\$486,506	29,553	\$142	\$487,500	10,527
		Sp Level	1	1	1	\$92	\$292,475	11,400	\$92	\$292,475	11,400
		Total	12	12	12	\$136	\$499,960	54,061	\$143	\$515,000	13,095
		Total		1-Story	131	131	131	\$174	\$241,093	24,657	\$168	$224,000	10,100
1.5-Story	19			19	19	\$151	\$271,253	32,896	\$151	\$249,900	12,000
2-Story	73			73	73	\$134	\$296,972	14,523	\$131	\$265,000	9,800
Sp Entry	18			18	18	\$121	\$227,821	15,123	\$117	\$222,211	10,407
Sp Level	11			11	11	\$145	\$268,857	14,436	\$149	\$260,000	13,050
Total	256			256	256	\$155	\$258,315	20,936	\$149	\$238,350	10,125

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 10

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	.	.	87	26
Avg AV	.	.	\$230,529	\$118,934
Avg SP	.	.	\$265,261	\$126,192
Mean	.	.	.874	.957
Wtd Mn	.	.	.869	.942
Med	.	.	.872	.902
COD	.	.	9.19%	19.96%
PRD	.	.	1.005	1.015

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 10

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	53	10	25	2	.
Avg AV	\$226,851	\$247,160	\$260,248	\$154,950	.
Avg SP	\$258,236	\$282,560	\$293,305	\$169,500	.
Mean	.890	.905	.880	.936	.
Wtd Mn	.878	.875	.887	.914	.
Med	.890	.841	.831	.936	.
COD	10.06%	11.77%	10.70%	10.85%	.
PRD	1.013	1.035	.991	1.023	.

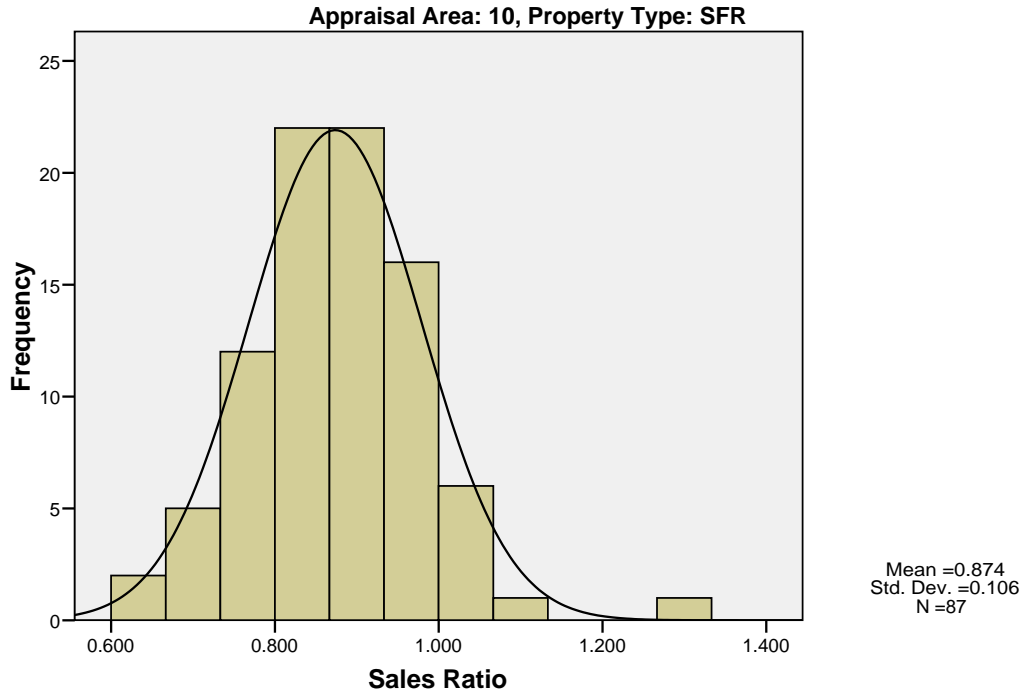
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 10

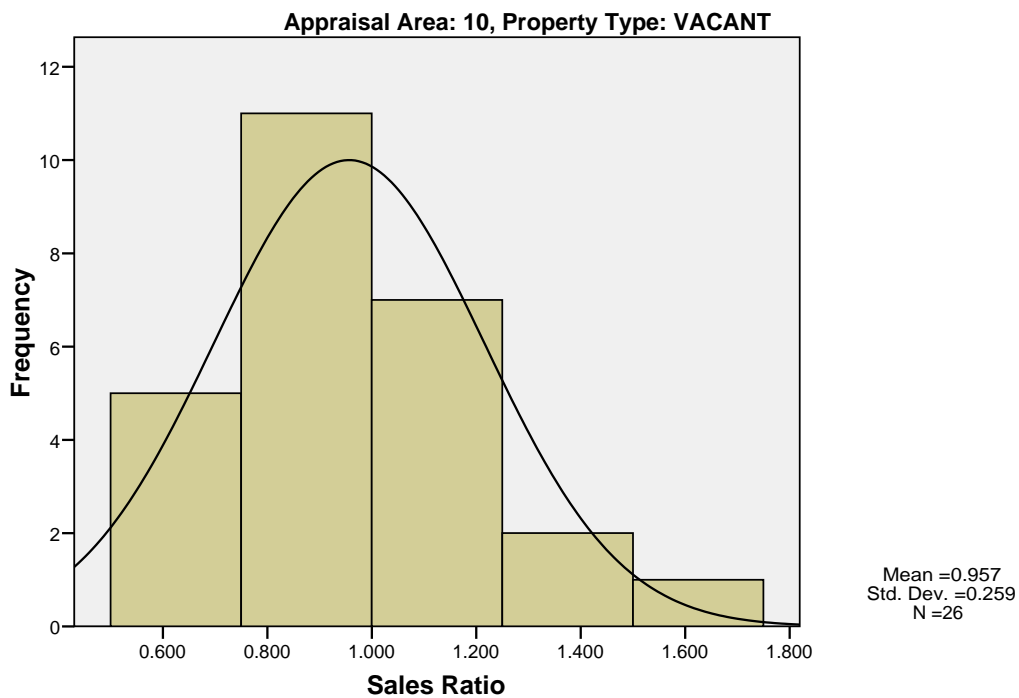
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	2	22	66	2	.
Avg AV	\$150,200	\$198,823	\$237,818	\$582,050	.
Avg SP	\$191,500	\$232,461	\$272,531	\$491,751	.
Mean	.788	.884	.884	1.182	.
Wtd Mn	.784	.855	.873	1.184	.
Med	.788	.883	.872	1.182	.
COD	2.35%	11.99%	9.38%	12.15%	.
PRD	1.004	1.033	1.013	.998	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 10

			Property Type	
			SFR	VACANT
LEA/Neighborhood	0401	Average Sale Price	\$193,300	\$48,500
		Average Sales Ratio	.888	1.278
		Number of Sales	7	2
	0402	Average Sale Price	\$213,767	.
		Average Sales Ratio	.901	.
		Number of Sales	6	.
	0404	Average Sale Price	\$262,216	\$117,500
		Average Sales Ratio	.875	1.026
		Number of Sales	16	1
	0801	Average Sale Price	\$179,083	\$42,500
		Average Sales Ratio	.793	.896
		Number of Sales	6	3
	0806	Average Sale Price	\$304,625	\$78,000
		Average Sales Ratio	.863	.635
		Number of Sales	12	1
	0901	Average Sale Price	\$158,544	\$40,000
		Average Sales Ratio	.908	.875
		Number of Sales	8	1
	0903	Average Sale Price	\$225,000	.
		Average Sales Ratio	.872	.
		Number of Sales	1	.
	0905	Average Sale Price	\$213,738	\$118,125
		Average Sales Ratio	.847	.789
		Number of Sales	4	4
	0908	Average Sale Price	\$261,667	\$60,333
		Average Sales Ratio	.870	.975
		Number of Sales	6	3
	1001	Average Sale Price	\$287,729	\$33,500
		Average Sales Ratio	.865	1.045
		Number of Sales	9	1
1002	Average Sale Price	\$326,120	\$45,000	
	Average Sales Ratio	.905	1.113	
	Number of Sales	5	1	
1105	Average Sale Price	\$352,000	\$224,000	
	Average Sales Ratio	.830	.769	
	Number of Sales	1	1	
1106	Average Sale Price	\$521,820	\$168,000	
	Average Sales Ratio	.892	1.109	
	Number of Sales	5	4	
1113	Average Sale Price	\$417,000	\$298,250	
	Average Sales Ratio	.922	.912	
	Number of Sales	1	4	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 10

Quality	Livable Area	Construction Style	N			Mean			Median			
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	
Low	<=750sf	2-Story	1	1	1	\$248	\$159,000	61,855	\$248	\$159,000	61,855	
		Total	1	1	1	\$248	\$159,000	61,855	\$248	\$159,000	61,855	
	Total	2-Story	1	1	1	\$248	\$159,000	61,855	\$248	\$159,000	61,855	
		Total	1	1	1	\$248	\$159,000	61,855	\$248	\$159,000	61,855	
Fair	1001 - 1250sf	1-Story	3	3	3	\$192	\$218,317	75,290	\$179	\$209,950	71,438	
		Total	3	3	3	\$192	\$218,317	75,290	\$179	\$209,950	71,438	
	1251 - 1500sf	1-Story	1	1	1	\$145	\$200,000	73,406	\$145	\$200,000	73,406	
		2-Story	1	1	1	\$191	\$267,000	108,900	\$191	\$267,000	108,900	
		Total	2	2	2	\$168	\$233,500	91,153	\$168	\$233,500	91,153	
	1501 - 2000sf	1.5-Story	2	2	2	\$122	\$227,000	271,379	\$122	\$227,000	271,379	
		Total	2	2	2	\$122	\$227,000	271,379	\$122	\$227,000	271,379	
	Total	1-Story	1-Story	4	4	4	\$180	\$213,738	74,819	\$176	\$204,975	72,422
			1.5-Story	2	2	2	\$122	\$227,000	271,379	\$122	\$227,000	271,379
			2-Story	1	1	1	\$191	\$267,000	108,900	\$191	\$267,000	108,900
			Total	7	7	7	\$165	\$225,136	135,848	\$173	\$209,950	73,406
	Average	751 - 1000sf	1-Story	2	2	2	\$215	\$189,300	110,211	\$215	\$189,300	110,211
Total			2	2	2	\$215	\$189,300	110,211	\$215	\$189,300	110,211	
1001 - 1250sf		1-Story	4	4	4	\$202	\$235,750	110,896	\$193	\$228,750	111,217	
		Total	4	4	4	\$202	\$235,750	110,896	\$193	\$228,750	111,217	
1251 - 1500sf		1-Story	3	3	3	\$179	\$236,667	40,511	\$189	\$245,000	48,352	
		2-Story	1	1	1	\$155	\$230,000	10,720	\$155	\$230,000	10,720	
		Total	4	4	4	\$173	\$235,000	33,063	\$174	\$237,500	33,324	
1501 - 2000sf		1-Story	9	9	9	\$153	\$264,383	94,784	\$154	\$265,000	57,934	
		1.5-Story	2	2	2	\$164	\$312,500	118,483	\$164	\$312,500	118,483	
		2-Story	6	6	6	\$150	\$270,117	57,322	\$144	\$248,100	57,064	
		Total	17	17	17	\$153	\$272,068	84,350	\$154	\$265,000	57,934	
2001 - 3000sf		1-Story	7	7	7	\$132	\$310,271	127,195	\$140	\$314,000	104,544	
	1.5-Story	3	3	3	\$143	\$295,500	82,606	\$139	\$302,000	86,684		
	2-Story	6	6	6	\$110	\$261,511	82,551	\$111	\$267,475	90,169		
	Total	16	16	16	\$126	\$289,217	102,093	\$124	\$287,475	98,663		

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 10

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	>3000sf	2-Story	2	2	2	\$145	\$460,000	298,822	\$145	\$460,000	298,822
		Total	2	2	2	\$145	\$460,000	298,822	\$145	\$460,000	298,822
	Total	1-Story	25	25	25	\$163	\$263,318	101,158	\$156	\$250,000	58,370
		1.5-Story	5	5	5	\$151	\$302,300	96,957	\$158	\$302,000	86,684
		2-Story	15	15	15	\$134	\$289,318	96,507	\$130	\$250,000	58,634
Total	45	45	45	\$152	\$276,316	99,141	\$154	\$255,000	62,290		
Good	>3000sf	2-Story	1	1	1	\$147	\$484,501	290,981	\$147	\$484,501	290,981
		Total	1	1	1	\$147	\$484,501	290,981	\$147	\$484,501	290,981
	Total	2-Story	1	1	1	\$147	\$484,501	290,981	\$147	\$484,501	290,981
		Total	1	1	1	\$147	\$484,501	290,981	\$147	\$484,501	290,981
Total	<=750sf	2-Story	1	1	1	\$248	\$159,000	61,855	\$248	\$159,000	61,855
		Total	1	1	1	\$248	\$159,000	61,855	\$248	\$159,000	61,855
	751 - 1000sf	1-Story	2	2	2	\$215	\$189,300	110,211	\$215	\$189,300	110,211
		Total	2	2	2	\$215	\$189,300	110,211	\$215	\$189,300	110,211
	1001 - 1250sf	1-Story	7	7	7	\$198	\$228,279	95,636	\$179	\$209,950	71,438
		Total	7	7	7	\$198	\$228,279	95,636	\$179	\$209,950	71,438
	1251 - 1500sf	1-Story	4	4	4	\$171	\$227,500	48,735	\$174	\$230,000	51,619
		2-Story	2	2	2	\$173	\$248,500	59,810	\$173	\$248,500	59,810
		Total	6	6	6	\$171	\$234,500	52,426	\$174	\$237,500	51,619
	1501 - 2000sf	1-Story	9	9	9	\$153	\$264,383	94,784	\$154	\$265,000	57,934
		1.5-Story	4	4	4	\$143	\$269,750	194,931	\$149	\$282,500	118,701
		2-Story	6	6	6	\$150	\$270,117	57,322	\$144	\$248,100	57,064
		Total	19	19	19	\$150	\$267,324	104,037	\$154	\$265,000	58,634
	2001 - 3000sf	1-Story	7	7	7	\$132	\$310,271	127,195	\$140	\$314,000	104,544
1.5-Story		3	3	3	\$143	\$295,500	82,606	\$139	\$302,000	86,684	
2-Story		6	6	6	\$110	\$261,511	82,551	\$111	\$267,475	90,169	
Total		16	16	16	\$126	\$289,217	102,093	\$124	\$287,475	98,663	
>3000sf	2-Story	3	3	3	\$146	\$468,167	296,208	\$147	\$484,501	290,981	
	Total	3	3	3	\$146	\$468,167	296,208	\$147	\$484,501	290,981	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 10

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	Total	1-Story	29	29	29	\$165	\$256,479	97,525	\$157	\$245,000	62,290
		1.5-Story	7	7	7	\$143	\$280,786	146,791	\$139	\$300,000	86,684
		2-Story	18	18	18	\$144	\$291,681	106,074	\$136	\$258,500	74,488
		Total	54	54	54	\$155	\$271,364	106,761	\$154	\$252,500	67,736

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 11

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	12	.	174	7
Avg AV	\$262,433	.	\$376,803	\$183,571
Avg SP	\$293,954	.	\$429,368	\$298,843
Mean	.894	.	.882	.872
Wtd Mn	.893	.	.878	.614
Med	.871	.	.866	.928
COD	7.24%	.	9.57%	16.67%
PRD	1.001	.	1.005	1.419

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 11

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	82	4	70	12	7
Avg AV	\$353,380	\$536,075	\$425,710	\$262,067	\$293,600
Avg SP	\$423,763	\$526,964	\$475,156	\$307,042	\$334,986
Mean	.856	1.013	.897	.867	.883
Wtd Mn	.834	1.017	.896	.854	.876
Med	.852	.934	.891	.845	.867
COD	9.70%	14.29%	9.16%	9.75%	4.96%
PRD	1.027	.996	1.001	1.016	1.008

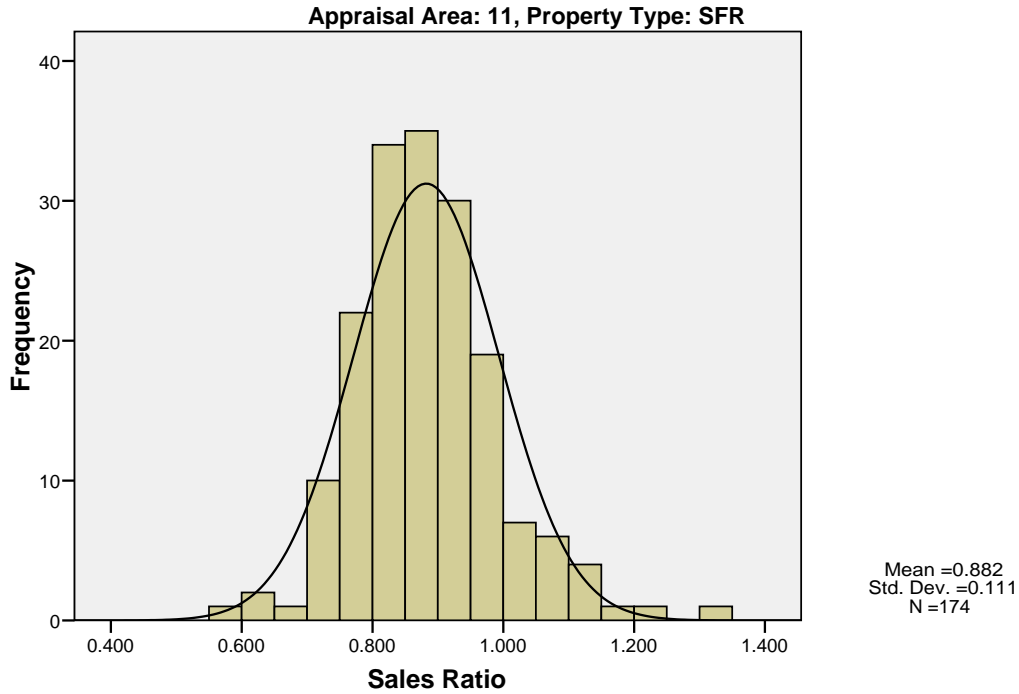
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 11

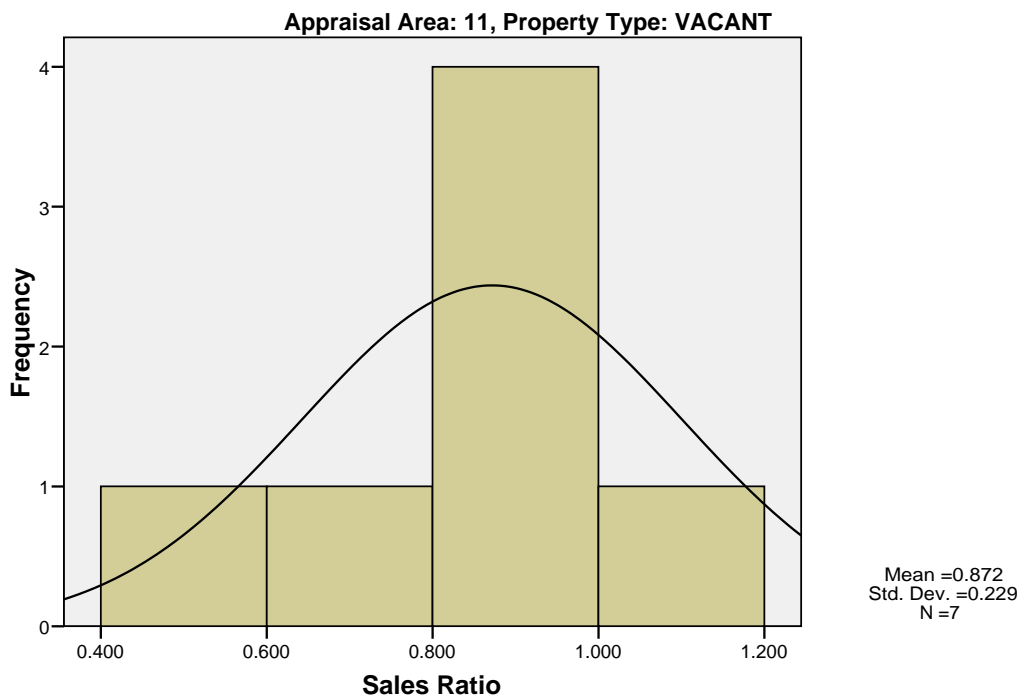
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	.	27	108	37	16
Avg AV	.	\$234,000	\$309,708	\$499,432	\$712,163
Avg SP	.	\$261,590	\$362,350	\$548,733	\$840,788
Mean	.	.889	.865	.919	.884
Wtd Mn	.	.895	.855	.910	.847
Med	.	.855	.859	.890	.854
COD	.	10.40%	8.77%	8.47%	15.54%
PRD	.	.994	1.013	1.009	1.044

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 11

			Property Type		
			CONDO	SFR	VACANT
LEA/Neighborhood	0101	Average Sale Price	.	\$690,775	\$140,000
		Average Sales Ratio	.	.922	.984
		Number of Sales	.	22	1
	0102	Average Sale Price	\$330,500	\$501,273	\$1,425,000
		Average Sales Ratio	.843	.907	.462
		Number of Sales	4	22	1
	0103	Average Sale Price	\$198,667	\$342,266	\$89,000
		Average Sales Ratio	.857	.868	.853
		Number of Sales	3	53	1
	0104	Average Sale Price	\$407,500	\$470,321	.
		Average Sales Ratio	.941	.864	.
		Number of Sales	1	29	.
	0105	Average Sale Price	\$417,475	\$286,889	\$42,900
		Average Sales Ratio	.981	.854	1.196
		Number of Sales	2	9	1
	0201	Average Sale Price	.	\$214,500	.
		Average Sales Ratio	.	.842	.
		Number of Sales	.	2	.
	0202	Average Sale Price	.	\$208,250	.
		Average Sales Ratio	.	.869	.
		Number of Sales	.	2	.
	0203	Average Sale Price	.	\$236,414	.
		Average Sales Ratio	.	.904	.
		Number of Sales	.	7	.
	0207	Average Sale Price	\$183,500	\$310,969	\$52,500
		Average Sales Ratio	.941	.881	.839
		Number of Sales	2	21	2
	1120	Average Sale Price	.	\$923,250	.
		Average Sales Ratio	.	.864	.
		Number of Sales	.	3	.
1121	Average Sale Price	.	\$750,000	.	
	Average Sales Ratio	.	.890	.	
	Number of Sales	.	1	.	
1122	Average Sale Price	.	\$380,000	.	
	Average Sales Ratio	.	1.034	.	
	Number of Sales	.	1	.	
1123	Average Sale Price	.	\$893,000	.	
	Average Sales Ratio	.	.908	.	
	Number of Sales	.	1	.	
1210	Average Sale Price	.	\$300,000	\$290,000	
	Average Sales Ratio	.	.825	.928	
	Number of Sales	.	1	1	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 11

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	<=750sf	1-Story	1	1	1	\$310	\$215,000	74,923	\$310	\$215,000	74,923
		Total	1	1	1	\$310	\$215,000	74,923	\$310	\$215,000	74,923
	1001 - 1250sf	1-Story	4	4	4	\$172	\$190,975	17,948	\$169	\$202,000	16,948
		Total	4	4	4	\$172	\$190,975	17,948	\$169	\$202,000	16,948
	1251 - 1500sf	1-Story	3	3	3	\$173	\$244,650	52,310	\$174	\$234,000	49,500
		Sp Entry	2	2	2	\$197	\$260,000	9,496	\$197	\$260,000	9,496
		Total	5	5	5	\$182	\$250,790	35,184	\$174	\$234,000	18,131
	1501 - 2000sf	1-Story	3	3	3	\$152	\$265,667	43,269	\$163	\$285,000	43,560
		2-Story	1	1	1	\$176	\$277,615	4,648	\$176	\$277,615	4,648
		Sp Entry	3	3	3	\$123	\$197,167	13,736	\$128	\$204,500	15,093
		Total	7	7	7	\$143	\$238,016	25,095	\$133	\$220,000	17,092
	2001 - 3000sf	2-Story	3	3	3	\$144	\$340,659	5,519	\$147	\$338,185	4,950
		Total	3	3	3	\$144	\$340,659	5,519	\$147	\$338,185	4,950
	Total	1-Story	11	11	11	\$179	\$228,168	39,405	\$169	\$215,000	41,382
2-Story		4	4	4	\$152	\$324,898	5,301	\$149	\$323,592	4,799	
Sp Entry		5	5	5	\$153	\$222,300	12,040	\$133	\$212,000	12,070	
Total		20	20	20	\$167	\$246,047	25,743	\$164	\$222,500	16,359	
Average	1001 - 1250sf	1-Story	3	3	3	\$223	\$263,333	27,169	\$228	\$275,000	27,007
		Total	3	3	3	\$223	\$263,333	27,169	\$228	\$275,000	27,007
	1251 - 1500sf	1-Story	7	7	7	\$186	\$256,643	21,206	\$179	\$245,000	19,166
		2-Story	5	5	5	\$176	\$240,400	24,040	\$176	\$242,000	17,860
		Total	12	12	12	\$182	\$249,875	22,387	\$177	\$243,500	18,976
	1501 - 2000sf	1-Story	19	19	19	\$187	\$312,837	33,162	\$172	\$293,000	21,128
		2-Story	9	9	9	\$184	\$318,911	34,165	\$180	\$299,800	15,483
		Sp Entry	1	1	1	\$138	\$265,000	13,200	\$138	\$265,000	13,200
		Sp Level	2	2	2	\$160	\$303,500	28,860	\$160	\$303,500	28,860
		Total	32	32	32	\$183	\$310,917	31,614	\$170	\$298,900	16,624

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 11

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	2001 - 3000sf	1-Story	7	7	7	\$166	\$374,000	32,898	\$169	\$340,000	15,077
		1.5-Story	1	1	1	\$135	\$388,854	9,282	\$135	\$388,854	9,282
		2-Story	12	12	12	\$142	\$346,083	23,432	\$138	\$342,500	16,992
		Sp Entry	2	2	2	\$150	\$303,500	27,691	\$150	\$303,500	27,691
		Sp Level	5	5	5	\$146	\$347,580	18,617	\$147	\$319,000	17,500
		Total	27	27	27	\$149	\$352,028	24,786	\$141	\$340,000	16,780
	>3000sf	2-Story	6	6	6	\$119	\$369,500	8,748	\$122	\$376,000	8,520
		Total	6	6	6	\$119	\$369,500	8,748	\$122	\$376,000	8,520
	Total	1-Story	36	36	36	\$186	\$309,678	30,287	\$171	\$294,000	20,147
		1.5-Story	1	1	1	\$135	\$388,854	9,282	\$135	\$388,854	9,282
		2-Story	32	32	32	\$155	\$326,319	23,792	\$143	\$318,500	12,626
		Sp Entry	3	3	3	\$146	\$290,667	22,861	\$141	\$285,000	14,000
Sp Level		7	7	7	\$150	\$334,986	21,544	\$153	\$307,000	17,500	
Total		80	80	80	\$168	\$318,245	26,044	\$166	\$300,000	17,030	
Good	1501 - 2000sf	2-Story	1	1	1	\$230	\$425,000	43,560	\$230	\$425,000	43,560
		Total	1	1	1	\$230	\$425,000	43,560	\$230	\$425,000	43,560
	2001 - 3000sf	1-Story	4	4	4	\$249	\$626,975	20,994	\$236	\$606,449	11,064
		2-Story	8	8	8	\$196	\$522,000	34,447	\$192	\$510,000	16,870
		Total	12	12	12	\$214	\$556,992	29,963	\$206	\$540,000	16,329
	>3000sf	1-Story	1	1	1	\$166	\$520,000	26,310	\$166	\$520,000	26,310
		2-Story	7	7	7	\$160	\$544,500	46,988	\$163	\$560,000	23,129
		Total	8	8	8	\$161	\$541,438	44,403	\$165	\$550,000	24,720
	Total	1-Story	5	5	5	\$232	\$605,580	22,057	\$220	\$560,000	13,500
		2-Story	16	16	16	\$182	\$525,781	40,503	\$175	\$532,500	19,492
		Total	21	21	21	\$194	\$544,781	36,112	\$180	\$540,000	17,066
	VGd-Excl	2001 - 3000sf	1-Story	2	2	2	\$279	\$802,500	18,848	\$279	\$802,500	18,848
Total			2	2	2	\$279	\$802,500	18,848	\$279	\$802,500	18,848
>3000sf		1.5-Story	1	1	1	\$189	\$815,000	16,418	\$189	\$815,000	16,418
		2-Story	7	7	7	\$187	\$757,943	25,168	\$175	\$704,500	20,965
		Total	8	8	8	\$187	\$765,075	24,074	\$182	\$759,750	19,958

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 11

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
VGd-Excl	Total	1-Story	2	2	2	\$279	\$802,500	18,848	\$279	\$802,500	18,848
		1.5-Story	1	1	1	\$189	\$815,000	16,418	\$189	\$815,000	16,418
		2-Story	7	7	7	\$187	\$757,943	25,168	\$175	\$704,500	20,965
		Total	10	10	10	\$206	\$772,560	23,029	\$195	\$759,750	19,714
Total	<=750sf	1-Story	1	1	1	\$310	\$215,000	74,923	\$310	\$215,000	74,923
		Total	1	1	1	\$310	\$215,000	74,923	\$310	\$215,000	74,923
	1001 - 1250sf	1-Story	7	7	7	\$194	\$221,986	21,900	\$169	\$204,000	18,344
		Total	7	7	7	\$194	\$221,986	21,900	\$169	\$204,000	18,344
	1251 - 1500sf	1-Story	10	10	10	\$182	\$253,045	30,537	\$176	\$239,500	22,869
		2-Story	5	5	5	\$176	\$240,400	24,040	\$176	\$242,000	17,860
		Sp Entry	2	2	2	\$197	\$260,000	9,496	\$197	\$260,000	9,496
		Total	17	17	17	\$182	\$250,144	26,151	\$176	\$242,000	18,785
	1501 - 2000sf	1-Story	22	22	22	\$182	\$306,405	34,540	\$167	\$288,500	23,375
		2-Story	11	11	11	\$188	\$324,801	32,336	\$180	\$299,800	15,483
		Sp Entry	4	4	4	\$126	\$214,125	13,602	\$130	\$208,250	14,147
		Sp Level	2	2	2	\$160	\$303,500	28,860	\$160	\$303,500	28,860
		Total	40	40	40	\$177	\$301,012	30,772	\$167	\$291,750	16,976
	2001 - 3000sf	1-Story	13	13	13	\$209	\$517,761	27,074	\$191	\$474,000	15,077
		1.5-Story	1	1	1	\$135	\$388,854	9,282	\$135	\$388,854	9,282
		2-Story	23	23	23	\$161	\$406,564	24,927	\$151	\$370,000	16,673
		Sp Entry	2	2	2	\$150	\$303,500	27,691	\$150	\$303,500	27,691
		Sp Level	5	5	5	\$146	\$347,580	18,617	\$147	\$319,000	17,500
		Total	44	44	44	\$172	\$427,628	24,614	\$165	\$379,898	16,329
	>3000sf	1-Story	1	1	1	\$166	\$520,000	26,310	\$166	\$520,000	26,310
1.5-Story		1	1	1	\$189	\$815,000	16,418	\$189	\$815,000	16,418	
2-Story		20	20	20	\$157	\$566,705	27,879	\$160	\$550,000	17,695	
Total		22	22	22	\$159	\$575,868	27,287	\$165	\$550,000	17,695	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 11

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	Total	1-Story	54	54	54	\$192	\$338,725	30,958	\$173	\$292,500	20,803
		1.5-Story	2	2	2	\$162	\$601,927	12,850	\$162	\$601,927	12,850
		2-Story	59	59	59	\$166	\$431,524	27,234	\$168	\$375,000	16,673
		Sp Entry	8	8	8	\$150	\$247,938	16,098	\$139	\$245,000	13,600
		Sp Level	7	7	7	\$150	\$334,986	21,544	\$153	\$307,000	17,500
		Total	131	131	131	\$175	\$378,218	27,382	\$169	\$320,000	17,203

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 12

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	6	2	239	22
Avg AV	\$269,550	\$322,400	\$405,241	\$317,723
Avg SP	\$308,583	\$370,000	\$468,997	\$473,313
Mean	.883	.871	.880	.860
Wtd Mn	.874	.871	.864	.671
Med	.869	.871	.879	.872
COD	2.94%	1.38%	8.85%	17.39%
PRD	1.011	1.000	1.018	1.280

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 12

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	84	15	121	12	10
Avg AV	\$381,930	\$456,140	\$448,138	\$300,667	\$266,120
Avg SP	\$458,722	\$585,760	\$515,105	\$338,771	\$302,645
Mean	.890	.801	.879	.891	.881
Wtd Mn	.833	.779	.870	.888	.879
Med	.892	.806	.878	.875	.894
COD	10.64%	10.89%	7.84%	9.48%	6.44%
PRD	1.069	1.028	1.010	1.003	1.002

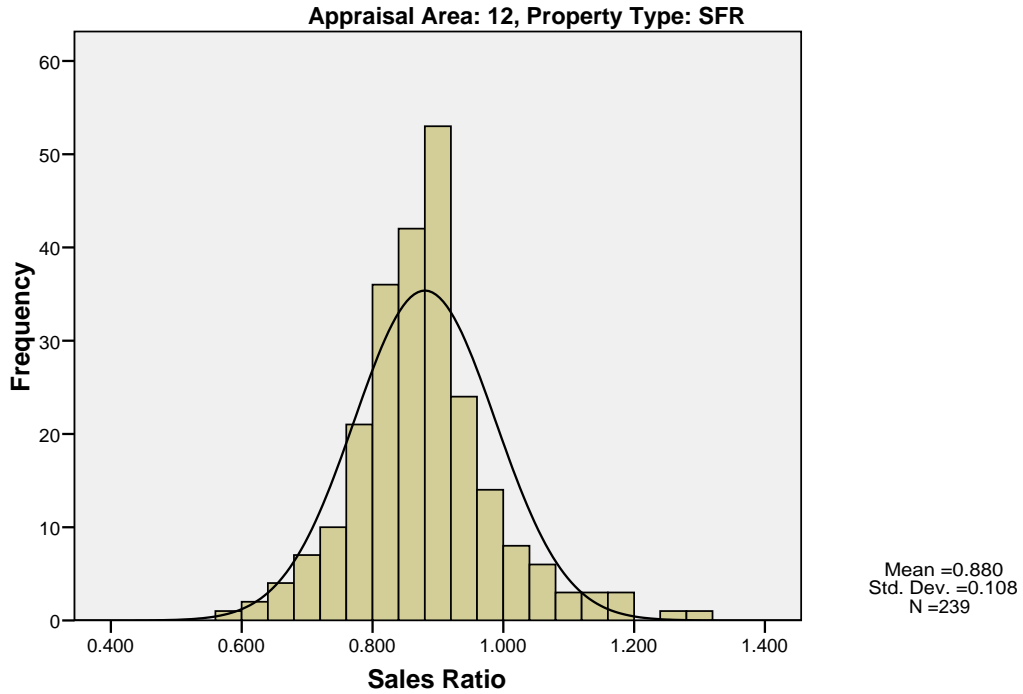
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 12

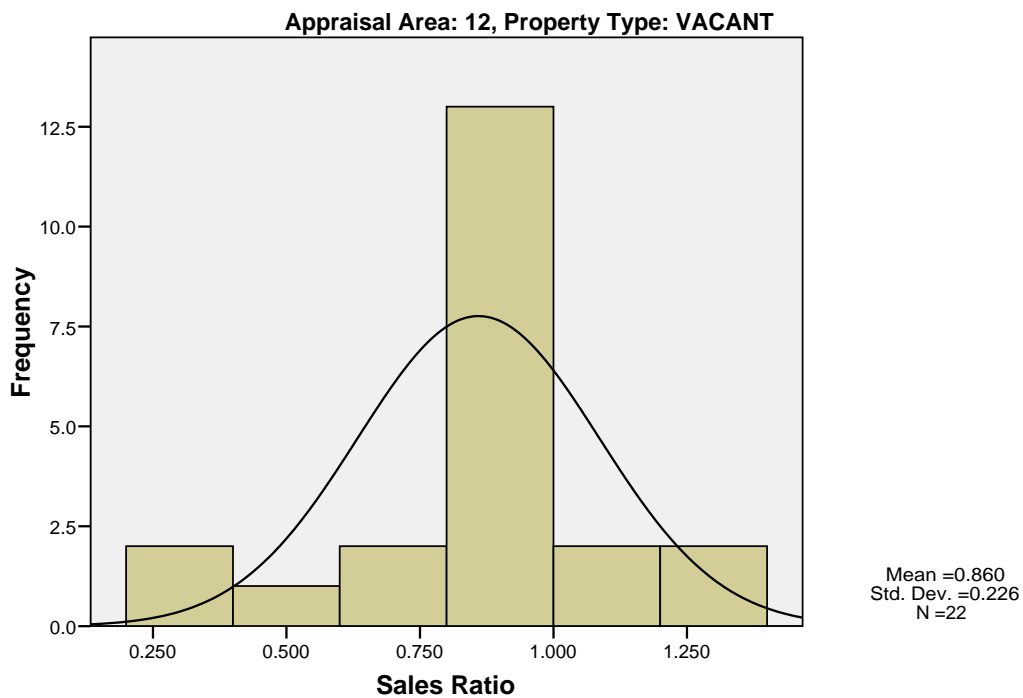
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	1	8	168	65	11
Avg AV	\$483,700	\$267,013	\$342,909	\$492,297	\$914,218
Avg SP	\$550,000	\$317,747	\$405,537	\$559,990	\$1,125,314
Mean	.879	.839	.877	.894	.849
Wtd Mn	.879	.840	.846	.879	.812
Med	.879	.840	.874	.904	.886
COD	.00%	6.15%	8.80%	8.94%	10.54%
PRD	.999	.998	1.037	1.017	1.045

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 12

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0501	Average Sale Price	.	.	\$462,236	\$229,867
		Average Sales Ratio	.	.	.941	.819
		Number of Sales	.	.	22	3
	0603	Average Sale Price	\$345,833	.	\$400,162	\$326,000
		Average Sales Ratio	.863	.	.881	.942
		Number of Sales	3	.	54	1
	0604	Average Sale Price	.	.	\$747,500	.
		Average Sales Ratio	.	.	.867	.
		Number of Sales	.	.	2	.
	0605	Average Sale Price	\$271,333	\$370,000	\$416,251	\$478,390
		Average Sales Ratio	.903	.871	.878	.843
		Number of Sales	3	2	117	11
	0701	Average Sale Price	.	.	\$374,000	.
		Average Sales Ratio	.	.	.791	.
		Number of Sales	.	.	2	.
	0704	Average Sale Price	.	.	\$508,502	\$140,000
		Average Sales Ratio	.	.	.857	.834
		Number of Sales	.	.	22	1
	1130	Average Sale Price	.	.	\$1,098,000	\$885,000
		Average Sales Ratio	.	.	.904	.665
		Number of Sales	.	.	1	2
	1131	Average Sale Price	.	.	\$832,333	\$400,000
		Average Sales Ratio	.	.	.866	1.115
		Number of Sales	.	.	6	2
	1133	Average Sale Price	.	.	\$1,090,000	\$975,000
		Average Sales Ratio	.	.	.865	1.013
		Number of Sales	.	.	5	1
	1134	Average Sale Price	.	.	\$725,000	.
		Average Sales Ratio	.	.	.973	.
		Number of Sales	.	.	1	.
	1135	Average Sale Price	.	.	\$886,667	.
		Average Sales Ratio	.	.	.885	.
		Number of Sales	.	.	3	.
	1137	Average Sale Price	.	.	\$1,900,000	\$450,000
		Average Sales Ratio	.	.	.611	.836
		Number of Sales	.	.	1	1
	1220	Average Sale Price	.	.	\$411,925	.
		Average Sales Ratio	.	.	.850	.
		Number of Sales	.	.	2	.
	1221	Average Sale Price	.	.	\$530,000	.
		Average Sales Ratio	.	.	.797	.
		Number of Sales	.	.	1	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 12

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	751 - 1000sf	2-Story	1	1	1	\$255	\$245,000	21,780	\$255	\$245,000	21,780
		Total	1	1	1	\$255	\$245,000	21,780	\$255	\$245,000	21,780
	1001 - 1250sf	1-Story	2	2	2	\$244	\$268,900	72,743	\$244	\$268,900	72,743
		Total	2	2	2	\$244	\$268,900	72,743	\$244	\$268,900	72,743
	1251 - 1500sf	1-Story	1	1	1	\$150	\$220,000	14,545	\$150	\$220,000	14,545
		1.5-Stry	1	1	1	\$161	\$240,000	24,829	\$161	\$240,000	24,829
		Total	2	2	2	\$156	\$230,000	19,687	\$156	\$230,000	19,687
	1501 - 2000sf	2-Story	1	1	1	\$177	\$283,172	2,662	\$177	\$283,172	2,662
		Total	1	1	1	\$177	\$283,172	2,662	\$177	\$283,172	2,662
	Total	1-Story	3	3	3	\$213	\$252,600	53,344	\$221	\$229,800	17,855
1.5-Stry		1	1	1	\$161	\$240,000	24,829	\$161	\$240,000	24,829	
2-Story		2	2	2	\$216	\$264,086	12,221	\$216	\$264,086	12,221	
Total		6	6	6	\$205	\$254,329	34,884	\$199	\$242,500	19,818	
Average	751 - 1000sf	1-Story	1	1	1	\$339	\$325,000	21,200	\$339	\$325,000	21,200
		Total	1	1	1	\$339	\$325,000	21,200	\$339	\$325,000	21,200
	1001 - 1250sf	1-Story	5	5	5	\$255	\$294,600	48,588	\$210	\$245,000	33,105
		Total	6	6	6	\$238	\$275,499	42,013	\$209	\$237,500	23,961
	1251 - 1500sf	1-Story	9	9	9	\$199	\$280,851	43,848	\$181	\$263,500	18,030
		Sp Entry	1	1	1	\$190	\$280,000	17,250	\$190	\$280,000	17,250
		Sp Level	1	1	1	\$203	\$289,000	12,625	\$203	\$289,000	12,625
		Total	11	11	11	\$199	\$281,515	38,591	\$182	\$265,000	17,250
	1501 - 2000sf	1-Story	29	29	29	\$182	\$315,255	29,262	\$173	\$310,000	16,788
		1.5-Stry	2	2	2	\$185	\$316,500	24,869	\$185	\$316,500	24,869
		2-Story	11	11	11	\$183	\$331,423	20,662	\$185	\$347,500	17,639
		Sp Entry	2	2	2	\$144	\$276,125	32,965	\$144	\$276,125	32,965
		Sp Level	7	7	7	\$158	\$295,779	32,412	\$158	\$290,000	16,800
Total		53	53	53	\$177	\$311,958	27,092	\$173	\$305,500	16,800	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 12

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	2001 - 3000sf	1-Story	10	10	10	\$207	\$460,640	62,000	\$204	\$441,450	37,650
		1.5-Story	2	2	2	\$227	\$545,450	163,350	\$227	\$545,450	163,350
		2-Story	29	29	29	\$166	\$400,274	41,251	\$164	\$399,500	19,233
		Sp Entry	6	6	6	\$143	\$321,167	13,803	\$142	\$307,500	12,902
		Sp Level	2	2	2	\$141	\$333,500	31,825	\$141	\$333,500	31,825
		Total	49	49	49	\$173	\$406,107	46,723	\$164	\$397,000	18,000
	>3000sf	1.5-Story	1	1	1	\$188	\$642,500	54,450	\$188	\$642,500	54,450
		2-Story	11	11	11	\$135	\$439,745	30,647	\$132	\$425,000	18,000
		Total	12	12	12	\$139	\$456,642	32,631	\$135	\$431,000	26,273
	Total	1-Story	54	54	54	\$199	\$334,712	39,395	\$182	\$313,500	19,232
		1.5-Story	5	5	5	\$202	\$473,280	86,177	\$188	\$440,900	54,450
		2-Story	51	51	51	\$163	\$393,937	34,523	\$158	\$399,500	18,000
		Sp Entry	9	9	9	\$149	\$306,583	18,444	\$147	\$284,750	13,200
Sp Level		10	10	10	\$159	\$302,645	30,316	\$157	\$289,500	15,900	
Total		132	132	132	\$178	\$355,965	36,475	\$169	\$349,000	17,558	
Good	1501 - 2000sf	1-Story	2	2	2	\$245	\$419,000	30,963	\$245	\$419,000	30,963
		2-Story	1	1	1	\$166	\$327,900	24,829	\$166	\$327,900	24,829
		Total	3	3	3	\$219	\$388,633	28,918	\$230	\$380,000	24,829
	2001 - 3000sf	1-Story	3	3	3	\$215	\$510,833	16,547	\$214	\$537,500	16,202
		1.5-Story	1	1	1	\$167	\$499,000	11,173	\$167	\$499,000	11,173
		2-Story	17	17	17	\$180	\$463,776	47,468	\$173	\$445,000	16,034
		Sp Entry	1	1	1	\$107	\$305,000	17,000	\$107	\$305,000	17,000
		Total	22	22	22	\$181	\$464,577	40,217	\$173	\$451,000	16,118
	>3000sf	1.5-Story	1	1	1	\$304	\$1,000,000	59,677	\$304	\$1,000,000	59,677
		2-Story	22	22	22	\$173	\$584,193	63,208	\$163	\$560,000	18,377
		Total	23	23	23	\$179	\$602,272	63,054	\$163	\$560,000	18,815
	Total	1-Story	5	5	5	\$227	\$474,100	22,313	\$230	\$458,000	16,202
		1.5-Story	2	2	2	\$235	\$749,500	35,425	\$235	\$749,500	35,425
		2-Story	40	40	40	\$176	\$526,609	55,559	\$171	\$493,875	17,083
		Sp Entry	1	1	1	\$107	\$305,000	17,000	\$107	\$305,000	17,000
Total		48	48	48	\$182	\$525,809	50,454	\$172	\$493,875	16,940	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 12

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
VGd-Excl	2001 - 3000sf	1-Story	1	1	1	\$263	\$785,000	14,233	\$263	\$785,000	14,233
		Total	1	1	1	\$263	\$785,000	14,233	\$263	\$785,000	14,233
	>3000sf	1.5-Stry	1	1	1	\$159	\$750,000	60,279	\$159	\$750,000	60,279
		2-Story	1	1	1	\$175	\$799,950	56,284	\$175	\$799,950	56,284
		Total	2	2	2	\$167	\$774,975	58,282	\$167	\$774,975	58,282
	Total	1-Story	1	1	1	\$263	\$785,000	14,233	\$263	\$785,000	14,233
		1.5-Stry	1	1	1	\$159	\$750,000	60,279	\$159	\$750,000	60,279
		2-Story	1	1	1	\$175	\$799,950	56,284	\$175	\$799,950	56,284
		Total	3	3	3	\$199	\$778,317	43,599	\$175	\$785,000	56,284
	Total	751 - 1000sf	1-Story	1	1	1	\$339	\$325,000	21,200	\$339	\$325,000	21,200
2-Story			1	1	1	\$255	\$245,000	21,780	\$255	\$245,000	21,780
Total			2	2	2	\$297	\$285,000	21,490	\$297	\$285,000	21,490
1001 - 1250sf		1-Story	7	7	7	\$252	\$287,257	55,489	\$221	\$245,000	33,105
		Total	8	8	8	\$239	\$273,849	49,696	\$216	\$237,500	25,480
1251 - 1500sf		1-Story	10	10	10	\$194	\$274,766	40,917	\$179	\$252,250	16,465
		1.5-Stry	1	1	1	\$161	\$240,000	24,829	\$161	\$240,000	24,829
		Sp Entry	1	1	1	\$190	\$280,000	17,250	\$190	\$280,000	17,250
		Sp Level	1	1	1	\$203	\$289,000	12,625	\$203	\$289,000	12,625
		Total	13	13	13	\$192	\$273,589	35,683	\$181	\$263,500	17,250
1501 - 2000sf		1-Story	31	31	31	\$186	\$321,948	29,371	\$180	\$312,000	16,788
		1.5-Stry	2	2	2	\$185	\$316,500	24,869	\$185	\$316,500	24,869
		2-Story	13	13	13	\$181	\$327,440	19,598	\$179	\$340,000	17,639
		Sp Entry	2	2	2	\$144	\$276,125	32,965	\$144	\$276,125	32,965
		Sp Level	7	7	7	\$158	\$295,779	32,412	\$158	\$290,000	16,800
		Total	57	57	57	\$179	\$315,488	26,759	\$174	\$310,000	16,800
2001 - 3000sf		1-Story	14	14	14	\$213	\$494,564	48,848	\$209	\$462,500	17,430
		1.5-Stry	3	3	3	\$207	\$529,967	112,624	\$184	\$499,000	108,900
		2-Story	46	46	46	\$171	\$423,742	43,549	\$168	\$422,500	17,235
	Sp Entry	7	7	7	\$138	\$318,857	14,260	\$137	\$305,000	13,200	
	Sp Level	2	2	2	\$141	\$333,500	31,825	\$141	\$333,500	31,825	
	Total	72	72	72	\$177	\$429,235	44,284	\$168	\$421,450	16,715	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 12

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	>3000sf	1.5-Story	3	3	3	\$217	\$797,500	58,135	\$188	\$750,000	59,677
		2-Story	34	34	34	\$161	\$543,806	52,470	\$156	\$515,000	18,408
		Total	37	37	37	\$165	\$564,376	52,929	\$158	\$543,000	19,895
	Total	1-Story	63	63	63	\$203	\$349,012	38,304	\$193	\$319,000	17,898
		1.5-Story	9	9	9	\$200	\$539,489	65,205	\$184	\$499,000	54,450
		2-Story	94	94	94	\$170	\$451,950	43,232	\$165	\$432,500	17,969
		Sp Entry	10	10	10	\$145	\$306,425	18,300	\$142	\$287,375	14,475
		Sp Level	10	10	10	\$159	\$302,645	30,316	\$157	\$289,500	15,900
		Total	189	189	189	\$180	\$402,577	40,088	\$172	\$377,500	17,476

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 13

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	20	1	328	51
Avg AV	\$201,240	\$223,900	\$278,828	\$47,233
Avg SP	\$224,635	\$180,000	\$318,267	\$60,580
Mean	.892	1.244	.882	.879
Wtd Mn	.896	1.244	.876	.780
Med	.872	1.244	.874	.872
COD	6.49%	.00%	6.54%	21.92%
PRD	.996	1.000	1.007	1.128

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 13

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	78	11	218	10	6
Avg AV	\$229,776	\$275,091	\$299,042	\$234,010	\$266,133
Avg SP	\$262,788	\$304,519	\$341,659	\$263,920	\$300,227
Mean	.881	.927	.880	.883	.899
Wtd Mn	.874	.903	.875	.887	.886
Med	.869	.964	.875	.871	.891
COD	9.01%	12.30%	5.39%	4.55%	5.03%
PRD	1.008	1.026	1.005	.996	1.014

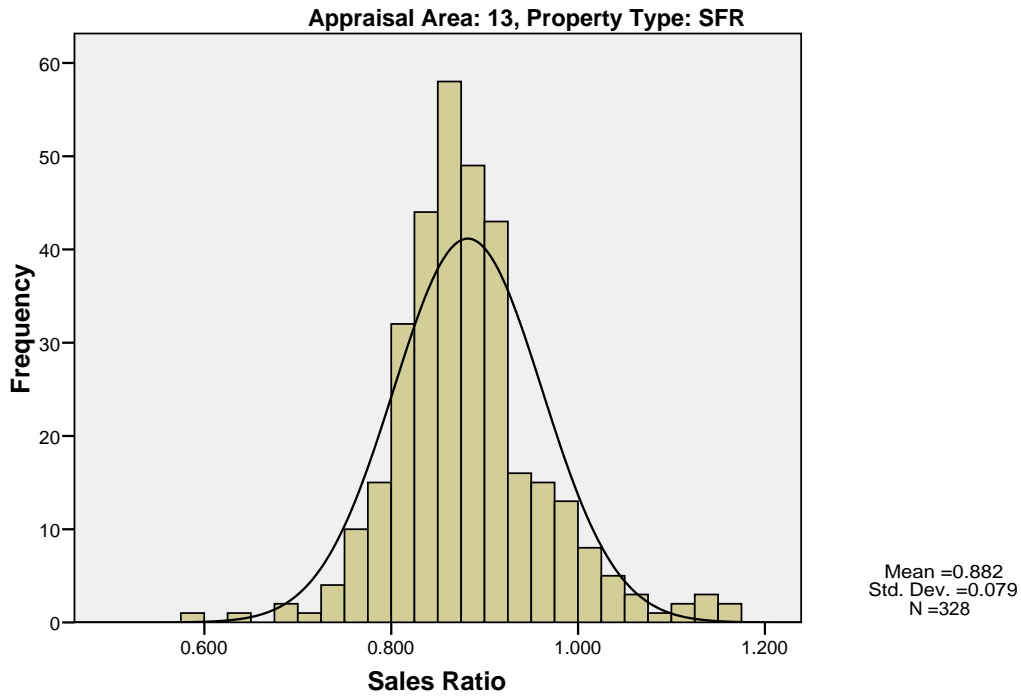
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 13

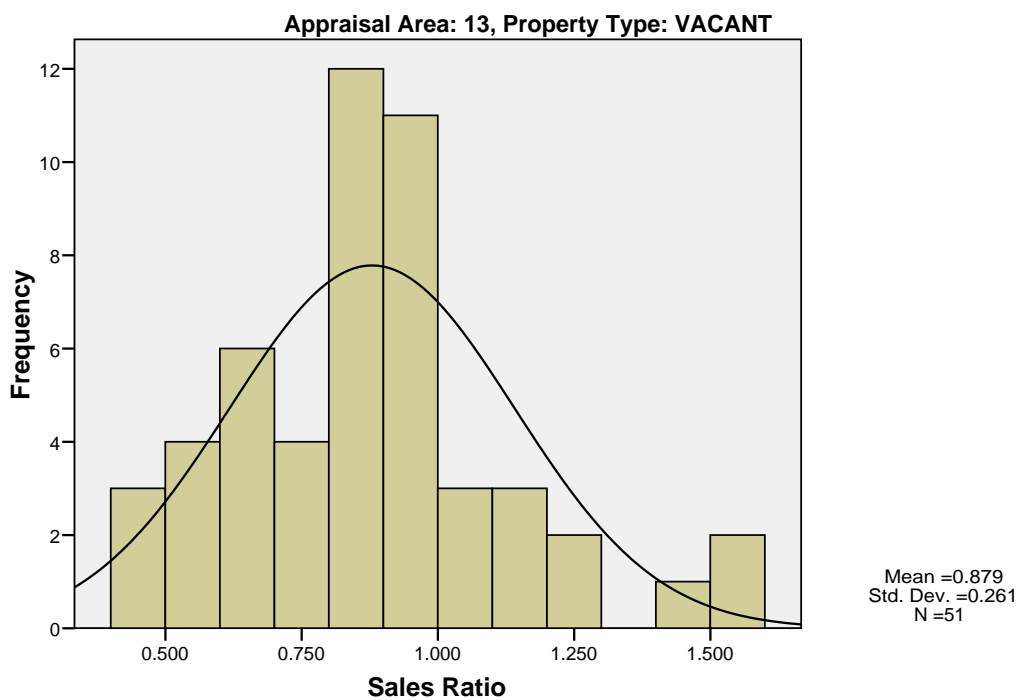
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	3	23	307	18	1
Avg AV	\$303,167	\$181,535	\$269,642	\$436,650	\$487,500
Avg SP	\$388,000	\$203,996	\$307,995	\$488,181	\$575,000
Mean	.793	.892	.881	.909	.848
Wtd Mn	.781	.890	.875	.894	.848
Med	.742	.900	.873	.913	.848
COD	8.09%	8.91%	6.27%	9.16%	.00%
PRD	1.014	1.002	1.006	1.017	1.000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 13

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0101	Average Sale Price	.	.	.	\$65,000
		Average Sales Ratio	.	.	.	.611
		Number of Sales	.	.	.	1
	0103	Average Sale Price	.	.	\$178,627	\$26,088
		Average Sales Ratio	.	.	.884	.906
		Number of Sales	.	.	11	40
	0111	Average Sale Price	.	.	\$353,500	\$232,500
		Average Sales Ratio	.	.	.847	.886
		Number of Sales	.	.	4	2
	0112	Average Sale Price	.	.	\$309,720	.
		Average Sales Ratio	.	.	.908	.
		Number of Sales	.	.	3	.
	0201	Average Sale Price	.	.	.	\$17,000
		Average Sales Ratio	.	.	.	.441
		Number of Sales	.	.	.	1
	0304	Average Sale Price	\$228,770	.	\$331,348	\$310,048
		Average Sales Ratio	.927	.	.877	.830
		Number of Sales	5	.	201	1
	0401	Average Sale Price	.	.	\$335,713	\$305,000
		Average Sales Ratio	.	.	.890	.692
		Number of Sales	.	.	8	2
	0602	Average Sale Price	\$375,000	.	\$592,833	.
		Average Sales Ratio	.949	.	.833	.
		Number of Sales	1	.	3	.
	0701	Average Sale Price	\$207,833	.	\$291,280	.
		Average Sales Ratio	.888	.	.902	.
		Number of Sales	6	.	43	.
	0802	Average Sale Price	\$199,990	.	\$238,388	\$86,644
		Average Sales Ratio	.863	.	.876	.993
		Number of Sales	5	.	25	1
0902	Average Sale Price	\$329,950	.	\$426,375	\$152,500	
	Average Sales Ratio	.842	.	.908	.845	
	Number of Sales	1	.	16	2	
1402	Average Sale Price	\$111,950	\$180,000	\$238,244	\$187,400	
	Average Sales Ratio	.822	1.244	.858	.868	
	Number of Sales	1	1	8	1	
1701	Average Sale Price	.	.	\$299,000	.	
	Average Sales Ratio	.	.	.895	.	
	Number of Sales	.	.	1	.	
1708	Average Sale Price	\$285,000	.	\$301,300	.	
	Average Sales Ratio	.947	.	.909	.	
	Number of Sales	1	.	5	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 13

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	751 - 1000sf	1-Story	5	5	5	\$169	\$160,200	6,830	\$157	\$151,000	8,619
		Total	5	5	5	\$169	\$160,200	6,830	\$157	\$151,000	8,619
	1001 - 1250sf	1-Story	4	4	4	\$175	\$190,500	11,830	\$176	\$188,500	8,740
		Total	4	4	4	\$175	\$190,500	11,830	\$176	\$188,500	8,740
	1251 - 1500sf	1-Story	3	3	3	\$145	\$204,267	10,526	\$142	\$195,000	9,360
		Total	3	3	3	\$145	\$204,267	10,526	\$142	\$195,000	9,360
	1501 - 2000sf	1-Story	2	2	2	\$124	\$235,000	11,985	\$124	\$235,000	11,985
		1.5-Stry	1	1	1	\$184	\$300,000	64,500	\$184	\$300,000	64,500
		Sp Entry	2	2	2	\$131	\$221,500	7,980	\$131	\$221,500	7,980
		Total	5	5	5	\$139	\$242,600	20,886	\$128	\$235,000	11,970
	2001 - 3000sf	Sp Entry	1	1	1	\$111	\$243,750	12,700	\$111	\$243,750	12,700
		Total	1	1	1	\$111	\$243,750	12,700	\$111	\$243,750	12,700
	Total	1-Story	14	14	14	\$159	\$188,986	9,787	\$159	\$195,000	9,175
		1.5-Stry	1	1	1	\$184	\$300,000	64,500	\$184	\$300,000	64,500
		Sp Entry	3	3	3	\$125	\$228,917	9,553	\$125	\$235,000	9,360
Total		18	18	18	\$155	\$201,808	12,788	\$150	\$204,000	9,355	
Average	1001 - 1250sf	1-Story	5	5	5	\$174	\$204,370	9,143	\$170	\$207,000	8,807
		2-Story	1	1	1	\$178	\$215,000	2,537	\$178	\$215,000	2,537
		Total	6	6	6	\$174	\$206,142	8,042	\$174	\$210,500	8,608
	1251 - 1500sf	1-Story	10	10	10	\$174	\$246,520	10,241	\$170	\$243,950	11,120
		2-Story	6	6	6	\$168	\$229,793	4,524	\$175	\$244,128	3,687
		Sp Level	1	1	1	\$97	\$127,000	8,400	\$97	\$127,000	8,400
		Total	19	19	19	\$170	\$235,577	8,004	\$172	\$244,900	8,063
	1501 - 2000sf	1-Story	28	28	28	\$150	\$259,614	10,228	\$151	\$257,750	9,945
		1.5-Stry	1	1	1	\$140	\$229,000	16,988	\$140	\$229,000	16,988
		2-Story	36	36	36	\$147	\$259,755	5,198	\$146	\$263,700	4,735
		Sp Entry	4	4	4	\$137	\$237,262	7,952	\$135	\$235,423	8,156
		Total	73	73	73	\$150	\$261,841	7,628	\$149	\$260,000	8,062

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 13

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	2001 - 3000sf	1-Story	11	11	11	\$145	\$341,727	10,625	\$145	\$325,000	10,498
		1.5-Story	3	3	3	\$124	\$311,902	12,392	\$133	\$350,000	11,237
		2-Story	114	114	114	\$132	\$311,601	6,131	\$132	\$303,500	4,921
		Sp Entry	2	2	2	\$114	\$285,250	10,196	\$114	\$285,250	10,196
		Sp Level	3	3	3	\$126	\$291,000	12,265	\$122	\$295,000	8,800
		Total	133	133	133	\$133	\$313,239	6,844	\$132	\$302,000	5,741
	>3000sf	1.5-Story	2	2	2	\$86	\$285,000	10,491	\$86	\$285,000	10,491
		2-Story	43	43	43	\$131	\$443,581	10,001	\$136	\$440,210	9,054
		Total	45	45	45	\$129	\$436,533	10,023	\$135	\$439,990	9,058
	Total	1-Story	54	54	54	\$156	\$268,801	10,211	\$153	\$258,975	9,970
		1.5-Story	6	6	6	\$114	\$289,118	12,525	\$115	\$285,000	11,488
		2-Story	200	200	200	\$136	\$327,707	6,729	\$136	\$305,000	5,617
		Sp Entry	6	6	6	\$130	\$253,258	8,700	\$129	\$256,023	8,290
Sp Level		4	4	4	\$119	\$250,000	11,299	\$122	\$277,500	8,600	
Total		276	276	276	\$140	\$312,072	7,676	\$139	\$295,000	7,231	
Good	1501 - 2000sf	1-Story	1	1	1	\$167	\$298,000	6,933	\$167	\$298,000	6,933
		Total	1	1	1	\$167	\$298,000	6,933	\$167	\$298,000	6,933
	2001 - 3000sf	1-Story	1	1	1	\$194	\$410,000	17,585	\$194	\$410,000	17,585
		2-Story	5	5	5	\$160	\$410,970	9,006	\$161	\$459,950	9,722
		Total	6	6	6	\$166	\$410,808	10,436	\$162	\$434,975	10,256
	>3000sf	2-Story	7	7	7	\$162	\$540,557	13,503	\$158	\$529,900	14,207
		Total	7	7	7	\$162	\$540,557	13,503	\$158	\$529,900	14,207
	Total	1-Story	2	2	2	\$181	\$354,000	12,259	\$181	\$354,000	12,259
		2-Story	12	12	12	\$161	\$486,563	11,629	\$160	\$487,500	11,265
		Total	14	14	14	\$164	\$467,625	11,719	\$162	\$472,500	11,265
VGd-Excl	>3000sf	1.5-Story	1	1	1	\$180	\$575,000	12,436	\$180	\$575,000	12,436
		Total	1	1	1	\$180	\$575,000	12,436	\$180	\$575,000	12,436
	Total	1.5-Story	1	1	1	\$180	\$575,000	12,436	\$180	\$575,000	12,436
		Total	1	1	1	\$180	\$575,000	12,436	\$180	\$575,000	12,436

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 13

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	751 - 1000sf	1-Story	5	5	5	\$169	\$160,200	6,830	\$157	\$151,000	8,619
		Total	5	5	5	\$169	\$160,200	6,830	\$157	\$151,000	8,619
	1001 - 1250sf	1-Story	9	9	9	\$174	\$198,206	10,337	\$174	\$195,000	8,807
		2-Story	1	1	1	\$178	\$215,000	2,537	\$178	\$215,000	2,537
		Total	10	10	10	\$174	\$199,885	9,557	\$176	\$200,000	8,608
	1251 - 1500sf	1-Story	13	13	13	\$167	\$236,769	10,307	\$168	\$239,900	10,989
		2-Story	6	6	6	\$168	\$229,793	4,524	\$175	\$244,128	3,687
		Sp Level	1	1	1	\$97	\$127,000	8,400	\$97	\$127,000	8,400
		Total	22	22	22	\$167	\$231,307	8,348	\$170	\$244,128	8,250
	1501 - 2000sf	1-Story	31	31	31	\$149	\$259,265	10,235	\$150	\$257,500	9,956
		1.5-Story	2	2	2	\$162	\$264,500	40,744	\$162	\$264,500	40,744
		2-Story	36	36	36	\$147	\$259,755	5,198	\$146	\$263,700	4,735
		Sp Entry	6	6	6	\$135	\$232,008	7,961	\$135	\$231,500	8,156
		Total	79	79	79	\$150	\$261,081	8,459	\$146	\$259,950	8,100
	2001 - 3000sf	1-Story	12	12	12	\$149	\$347,416	11,205	\$145	\$349,750	10,616
		1.5-Story	3	3	3	\$124	\$311,902	12,392	\$133	\$350,000	11,237
		2-Story	119	119	119	\$134	\$315,777	6,252	\$133	\$305,315	5,185
		Sp Entry	3	3	3	\$113	\$271,417	11,031	\$111	\$270,500	10,942
		Sp Level	3	3	3	\$126	\$291,000	12,265	\$122	\$295,000	8,800
		Total	140	140	140	\$134	\$316,924	7,039	\$133	\$305,158	5,824
	>3000sf	1.5-Story	3	3	3	\$117	\$381,667	11,139	\$97	\$320,000	11,739
		2-Story	50	50	50	\$136	\$457,158	10,491	\$137	\$451,293	9,515
		Total	53	53	53	\$135	\$452,885	10,528	\$137	\$449,033	9,676
Total		1-Story	70	70	70	\$157	\$255,272	10,185	\$155	\$250,000	9,923
		1.5-Story	8	8	8	\$131	\$326,213	19,010	\$137	\$310,000	12,088
		2-Story	212	212	212	\$138	\$336,699	7,006	\$138	\$307,182	5,824
		Sp Entry	9	9	9	\$128	\$245,144	8,984	\$126	\$242,846	8,330
		Sp Level	4	4	4	\$119	\$250,000	11,299	\$122	\$277,500	8,600
		Total	309	309	309	\$142	\$313,548	8,172	\$140	\$295,000	7,674

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 14

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	13	4	161	3
Avg AV	\$175,838	\$244,225	\$250,805	\$227,900
Avg SP	\$206,785	\$264,063	\$291,640	\$259,967
Mean	.868	.912	.887	.883
Wtd Mn	.850	.925	.860	.877
Med	.863	.907	.888	.899
COD	4.37%	7.39%	8.89%	1.78%
PRD	1.021	.986	1.032	1.007

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 14

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	134	5	22	2	.
Avg AV	\$225,212	\$312,980	\$395,495	\$205,350	.
Avg SP	\$257,607	\$338,000	\$494,300	\$223,500	.
Mean	.893	.900	.837	.917	.
Wtd Mn	.874	.926	.800	.919	.
Med	.891	.885	.851	.917	.
COD	8.78%	11.14%	8.41%	4.25%	.
PRD	1.022	.972	1.047	.998	.

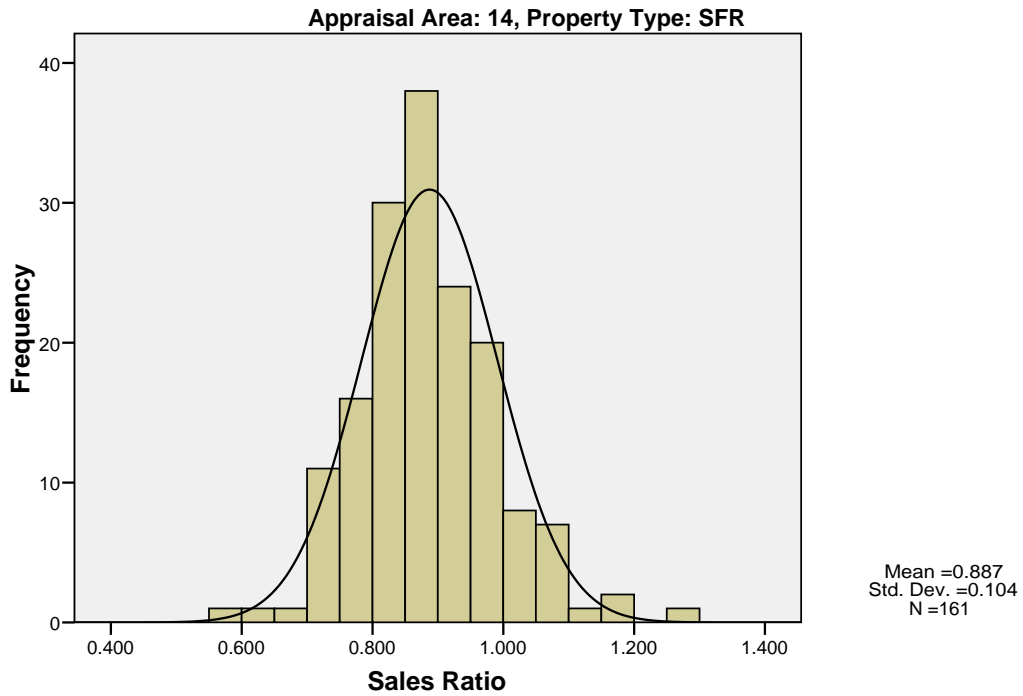
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 14

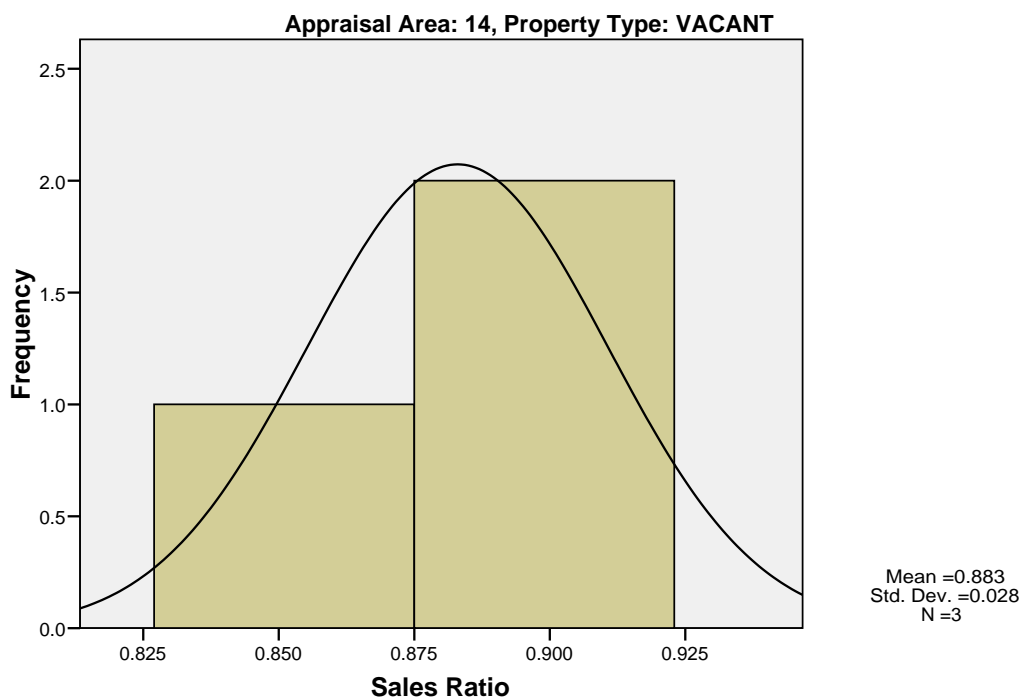
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	2	50	118	9	2
Avg AV	\$135,400	\$160,628	\$234,068	\$688,078	\$1,105,600
Avg SP	\$126,000	\$179,028	\$268,581	\$900,833	\$1,237,500
Mean	1.066	.904	.880	.816	.949
Wtd Mn	1.075	.897	.871	.764	.893
Med	1.066	.887	.884	.773	.949
COD	2.77%	9.27%	7.05%	17.26%	14.96%
PRD	.992	1.007	1.010	1.069	1.062

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 14

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0301	Average Sale Price	\$165,820	\$313,375	\$150,999	\$144,900
		Average Sales Ratio	.882	.930	.913	.899
		Number of Sales	10	2	9	1
	0401	Average Sale Price	.	\$222,500	\$204,362	\$365,000
		Average Sales Ratio	.	.831	.892	.851
		Number of Sales	.	1	26	1
	0402	Average Sale Price	.	.	\$1,495,625	.
		Average Sales Ratio	.	.	.730	.
		Number of Sales	.	.	2	.
	0501	Average Sale Price	.	.	\$247,393	\$270,000
		Average Sales Ratio	.	.	.881	.899
		Number of Sales	.	.	21	1
	0503	Average Sale Price	.	.	\$463,750	.
		Average Sales Ratio	.	.	.904	.
		Number of Sales	.	.	4	.
	0601	Average Sale Price	.	.	\$573,000	.
		Average Sales Ratio	.	.	.866	.
		Number of Sales	.	.	5	.
	0603	Average Sale Price	.	.	\$256,380	.
		Average Sales Ratio	.	.	.867	.
		Number of Sales	.	.	20	.
	0801	Average Sale Price	.	.	\$296,313	.
		Average Sales Ratio	.	.	.898	.
		Number of Sales	.	.	8	.
	0803	Average Sale Price	\$600,000	.	\$570,000	.
		Average Sales Ratio	.773	.	.940	.
		Number of Sales	1	.	3	.
	0901	Average Sale Price	.	.	\$292,500	.
		Average Sales Ratio	.	.	.893	.
		Number of Sales	.	.	1	.
	0902	Average Sale Price	.	.	\$1,515,000	.
		Average Sales Ratio	.	.	.740	.
		Number of Sales	.	.	1	.
	1001	Average Sale Price	.	.	\$510,000	.
		Average Sales Ratio	.	.	.960	.
		Number of Sales	.	.	1	.
	1002	Average Sale Price	.	.	\$1,560,000	.
		Average Sales Ratio	.	.	.889	.
		Number of Sales	.	.	2	.
	1102	Average Sale Price	.	.	\$417,500	.
		Average Sales Ratio	.	.	.864	.
		Number of Sales	.	.	5	.
	1104	Average Sale Price	.	.	\$252,400	.
		Average Sales Ratio	.	.	.893	.
		Number of Sales	.	.	9	.
	1201	Average Sale Price	.	\$207,000	\$183,755	.
		Average Sales Ratio	.	.956	.909	.
		Number of Sales	.	1	11	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 14

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	1202	Average Sale Price	\$230,000	.	\$262,250	.
		Average Sales Ratio	.777	.	.876	.
		Number of Sales	1	.	4	.
	1302	Average Sale Price	.	.	\$193,190	.
		Average Sales Ratio	.	.	.885	.
		Number of Sales	.	.	5	.
	1501	Average Sale Price	.	.	\$144,500	.
		Average Sales Ratio	.	.	.921	.
		Number of Sales	.	.	10	.
	1504	Average Sale Price	.	.	\$200,688	.
		Average Sales Ratio	.	.	.881	.
		Number of Sales	.	.	12	.
	1506	Average Sale Price	\$200,000	.	\$240,500	.
		Average Sales Ratio	.909	.	.870	.
		Number of Sales	1	.	2	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 14

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	1-Story	1	1	1	\$138	\$86,000	5,000	\$138	\$86,000	5,000
		Total	1	1	1	\$138	\$86,000	5,000	\$138	\$86,000	5,000
	1501 - 2000sf	1-Story	1	1	1	\$87	\$166,000	12,272	\$87	\$166,000	12,272
		Total	1	1	1	\$87	\$166,000	12,272	\$87	\$166,000	12,272
	Total	1-Story	2	2	2	\$113	\$126,000	8,636	\$113	\$126,000	8,636
		Total	2	2	2	\$113	\$126,000	8,636	\$113	\$126,000	8,636
Fair	<=750sf	1-Story	2	2	2	\$170	\$117,995	6,176	\$170	\$117,995	6,176
		Total	2	2	2	\$170	\$117,995	6,176	\$170	\$117,995	6,176
	751 - 1000sf	1-Story	13	13	13	\$166	\$157,215	7,789	\$159	\$149,900	7,500
		Total	13	13	13	\$166	\$157,215	7,789	\$159	\$149,900	7,500
	1001 - 1250sf	1-Story	9	9	9	\$134	\$152,272	9,117	\$137	\$152,000	9,050
		1.5-Story	1	1	1	\$150	\$172,000	8,000	\$150	\$172,000	8,000
		Total	10	10	10	\$135	\$154,245	9,005	\$139	\$153,500	9,025
	1251 - 1500sf	1-Story	10	10	10	\$138	\$179,305	7,876	\$133	\$172,000	8,325
		Total	10	10	10	\$138	\$179,305	7,876	\$133	\$172,000	8,325
	1501 - 2000sf	1-Story	3	3	3	\$121	\$207,333	13,633	\$123	\$221,500	15,000
		Sp Entry	1	1	1	\$124	\$212,000	11,400	\$124	\$212,000	11,400
		Total	4	4	4	\$122	\$208,500	13,075	\$124	\$216,750	13,200
	Total	1-Story	37	37	37	\$147	\$163,927	8,522	\$147	\$158,550	8,200
		1.5-Story	1	1	1	\$150	\$172,000	8,000	\$150	\$172,000	8,000
		Sp Entry	1	1	1	\$124	\$212,000	11,400	\$124	\$212,000	11,400
Total		39	39	39	\$147	\$165,366	8,583	\$147	\$159,000	8,200	
Average	751 - 1000sf	1-Story	2	2	2	\$167	\$156,475	9,010	\$167	\$156,475	9,010
		Total	2	2	2	\$167	\$156,475	9,010	\$167	\$156,475	9,010
	1001 - 1250sf	1-Story	14	14	14	\$169	\$194,918	10,169	\$169	\$195,800	9,788
		Total	14	14	14	\$169	\$194,918	10,169	\$169	\$195,800	9,788
	1251 - 1500sf	1-Story	23	23	23	\$160	\$218,983	11,415	\$158	\$212,500	10,125
		Total	24	24	24	\$158	\$215,713	11,341	\$157	\$210,750	9,877

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 14

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1501 - 2000sf	1-Story	34	34	34	\$148	\$248,310	14,364	\$147	\$242,000	13,627
		1.5-Story	1	1	1	\$149	\$258,000	9,325	\$149	\$258,000	9,325
		2-Story	5	5	5	\$133	\$246,100	7,737	\$130	\$237,000	6,000
		Sp Entry	1	1	1	\$120	\$235,000	17,100	\$120	\$235,000	17,100
		Total	41	41	41	\$145	\$247,952	13,500	\$141	\$240,000	12,314
	2001 - 3000sf	1-Story	6	6	6	\$127	\$296,333	16,504	\$126	\$276,000	14,750
		2-Story	6	6	6	\$129	\$306,100	10,473	\$128	\$298,300	10,438
		Total	12	12	12	\$128	\$301,217	13,488	\$127	\$294,750	11,400
	>3000sf	1-Story	1	1	1	\$137	\$446,500	21,300	\$137	\$446,500	21,300
		1.5-Story	1	1	1	\$188	\$610,000	60,548	\$188	\$610,000	60,548
		2-Story	2	2	2	\$128	\$415,000	12,196	\$128	\$415,000	12,196
		Total	4	4	4	\$145	\$471,625	26,560	\$136	\$448,250	18,346
	Total	1-Story	80	80	80	\$154	\$234,318	12,895	\$154	\$218,375	10,445
		1.5-Story	2	2	2	\$168	\$434,000	34,937	\$168	\$434,000	34,937
		2-Story	13	13	13	\$130	\$299,777	9,685	\$130	\$290,000	10,000
Sp Entry		1	1	1	\$120	\$235,000	17,100	\$120	\$235,000	17,100	
Total		97	97	97	\$150	\$246,248	12,929	\$150	\$230,000	10,440	
Good	2001 - 3000sf	1-Story	1	1	1	\$230	\$650,000	22,000	\$230	\$650,000	22,000
		2-Story	1	1	1	\$160	\$415,000	9,000	\$160	\$415,000	9,000
		Total	2	2	2	\$195	\$532,500	15,500	\$195	\$532,500	15,500
	>3000sf	2-Story	2	2	2	\$147	\$485,000	14,925	\$147	\$485,000	14,925
		Total	2	2	2	\$147	\$485,000	14,925	\$147	\$485,000	14,925
	Total	1-Story	1	1	1	\$230	\$650,000	22,000	\$230	\$650,000	22,000
		2-Story	3	3	3	\$152	\$461,667	12,950	\$153	\$460,000	10,890
Total	4	4	4	\$171	\$508,750	15,212	\$157	\$485,000	14,925		
VGd-Excl	>3000sf	1-Story	1	1	1	\$184	\$750,000	46,989	\$184	\$750,000	46,989
		Total	1	1	1	\$184	\$750,000	46,989	\$184	\$750,000	46,989
	Total	1-Story	1	1	1	\$184	\$750,000	46,989	\$184	\$750,000	46,989
		Total	1	1	1	\$184	\$750,000	46,989	\$184	\$750,000	46,989

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 14

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	<=750sf	1-Story	3	3	3	\$159	\$107,330	5,784	\$151	\$99,990	6,052
		Total	3	3	3	\$159	\$107,330	5,784	\$151	\$99,990	6,052
	751 - 1000sf	1-Story	15	15	15	\$166	\$157,117	7,952	\$160	\$149,950	7,500
		Total	15	15	15	\$166	\$157,117	7,952	\$160	\$149,950	7,500
	1001 - 1250sf	1-Story	23	23	23	\$155	\$178,230	9,757	\$152	\$184,000	9,450
		1.5-Stry	1	1	1	\$150	\$172,000	8,000	\$150	\$172,000	8,000
		Total	24	24	24	\$155	\$177,971	9,684	\$152	\$179,500	9,405
	1251 - 1500sf	1-Story	33	33	33	\$153	\$206,959	10,342	\$152	\$199,950	9,375
		Total	34	34	34	\$152	\$205,004	10,321	\$151	\$198,475	9,413
	1501 - 2000sf	1-Story	38	38	38	\$144	\$242,909	14,251	\$140	\$239,975	13,627
		1.5-Stry	1	1	1	\$149	\$258,000	9,325	\$149	\$258,000	9,325
		2-Story	5	5	5	\$133	\$246,100	7,737	\$130	\$237,000	6,000
		Sp Entry	2	2	2	\$122	\$223,500	14,250	\$122	\$223,500	14,250
		Total	46	46	46	\$142	\$242,740	13,436	\$137	\$238,475	12,293
	2001 - 3000sf	1-Story	7	7	7	\$142	\$346,857	17,289	\$127	\$292,000	17,000
		2-Story	7	7	7	\$133	\$321,657	10,262	\$130	\$299,100	10,000
		Total	14	14	14	\$137	\$334,257	13,775	\$128	\$298,300	11,400
	>3000sf	1-Story	2	2	2	\$161	\$598,250	34,145	\$161	\$598,250	34,145
		1.5-Stry	1	1	1	\$188	\$610,000	60,548	\$188	\$610,000	60,548
		2-Story	4	4	4	\$138	\$450,000	13,560	\$138	\$455,000	13,141
		Total	7	7	7	\$151	\$515,214	26,154	\$142	\$460,000	18,959
Total		1-Story	121	121	121	\$152	\$218,700	11,845	\$151	\$199,950	9,600
		1.5-Stry	3	3	3	\$162	\$346,667	25,958	\$150	\$258,000	9,325
		2-Story	16	16	16	\$134	\$330,131	10,297	\$131	\$298,300	10,438
		Sp Entry	2	2	2	\$122	\$223,500	14,250	\$122	\$223,500	14,250
		Total	143	143	143	\$149	\$233,373	11,986	\$150	\$212,000	9,750

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 15

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	21	3	259	5
Avg AV	\$244,100	\$296,867	\$290,120	\$226,820
Avg SP	\$275,638	\$290,633	\$336,150	\$281,800
Mean	.890	1.031	.876	.850
Wtd Mn	.886	1.021	.863	.805
Med	.904	1.043	.869	.876
COD	6.58%	4.89%	8.38%	15.39%
PRD	1.005	1.009	1.015	1.057

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 15

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	130	16	74	25	10
Avg AV	\$262,408	\$286,650	\$346,206	\$275,416	\$267,660
Avg SP	\$300,712	\$356,699	\$406,907	\$301,716	\$307,190
Mean	.883	.861	.857	.919	.871
Wtd Mn	.873	.804	.851	.913	.871
Med	.870	.893	.846	.905	.876
COD	9.36%	10.10%	6.49%	6.74%	7.60%
PRD	1.012	1.072	1.008	1.007	.999

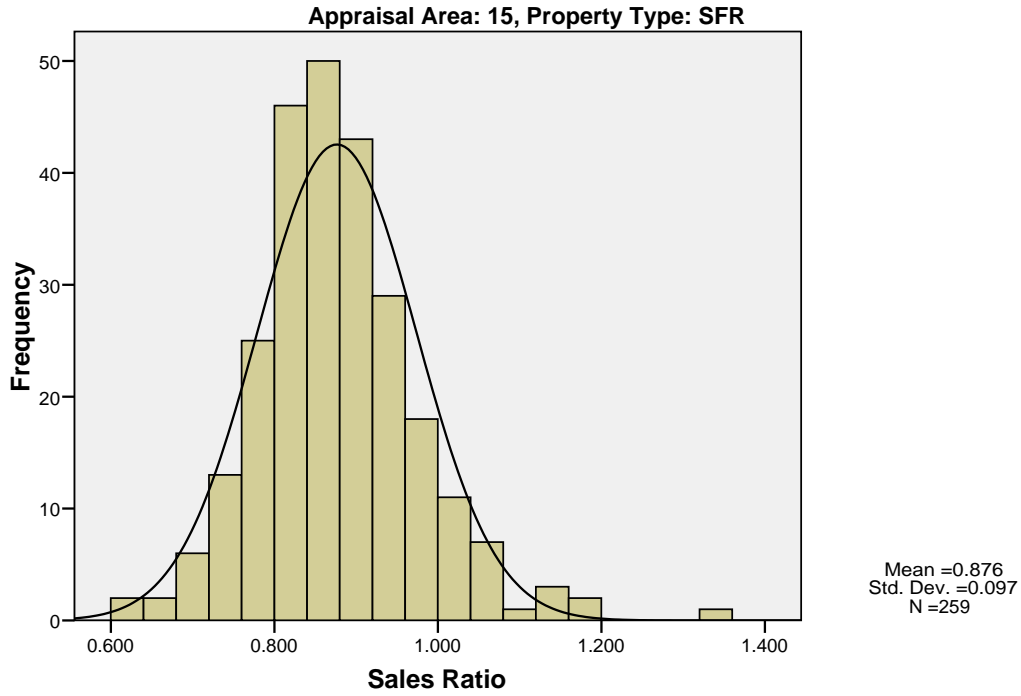
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 15

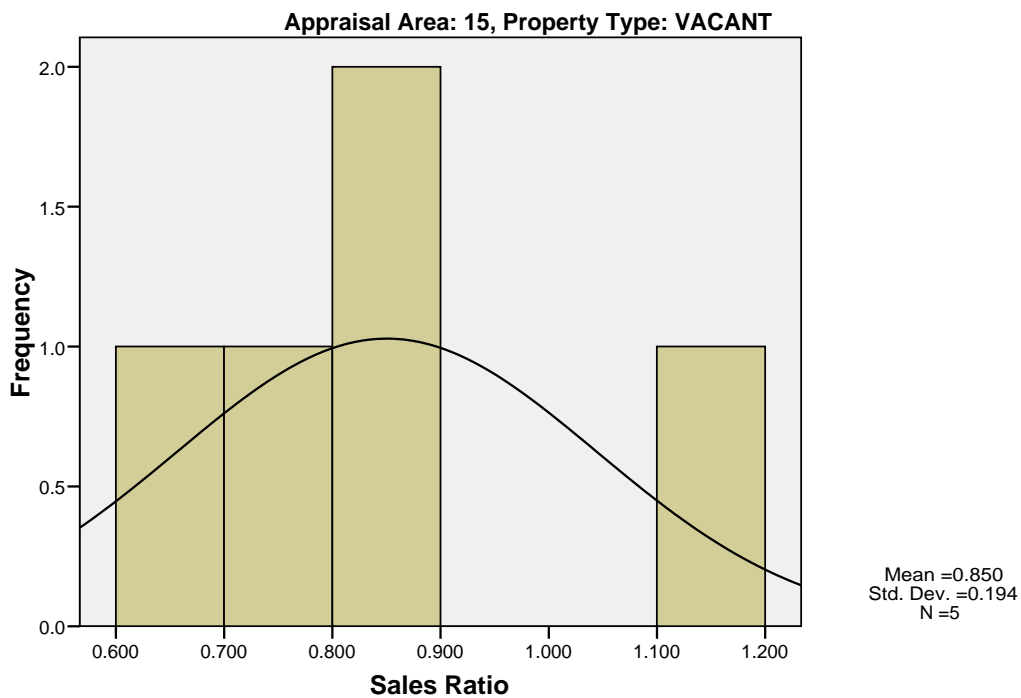
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	.	29	215	36	3
Avg AV	.	\$183,262	\$270,355	\$428,378	\$765,133
Avg SP	.	\$207,963	\$309,258	\$501,716	\$1,046,667
Mean	.	.896	.881	.866	.761
Wtd Mn	.	.881	.874	.854	.731
Med	.	.873	.872	.865	.830
COD	.	11.60%	8.21%	6.60%	9.04%
PRD	.	1.017	1.007	1.014	1.041

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 15

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0101	Average Sale Price	\$212,450	.	\$353,950	.
		Average Sales Ratio	.941	.	.841	.
		Number of Sales	2	.	9	.
	0102	Average Sale Price	.	.	\$261,314	.
		Average Sales Ratio	.	.	.881	.
		Number of Sales	.	.	7	.
	0201	Average Sale Price	.	.	\$322,382	\$40,000
		Average Sales Ratio	.	.	.874	1.125
		Number of Sales	.	.	22	1
	0204	Average Sale Price	\$300,999	.	\$328,743	.
		Average Sales Ratio	.887	.	.878	.
		Number of Sales	4	.	14	.
	0304	Average Sale Price	\$275,000	\$355,000	\$378,329	\$400,000
		Average Sales Ratio	.876	.948	.881	.749
		Number of Sales	2	1	12	1
	0305	Average Sale Price	.	.	\$386,692	\$235,000
		Average Sales Ratio	.	.	.891	.602
		Number of Sales	.	.	13	1
	0308	Average Sale Price	.	.	\$220,333	.
		Average Sales Ratio	.	.	.876	.
		Number of Sales	.	.	3	.
	0501	Average Sale Price	\$220,250	\$256,900	\$352,257	\$520,000
		Average Sales Ratio	.899	1.101	.874	.876
		Number of Sales	2	1	18	1
	0502	Average Sale Price	.	.	\$297,224	.
		Average Sales Ratio	.	.	.869	.
		Number of Sales	.	.	17	.
	0701	Average Sale Price	\$272,500	\$260,000	\$273,026	.
		Average Sales Ratio	.805	1.043	.868	.
		Number of Sales	2	1	24	.
	0802	Average Sale Price	.	.	\$192,454	.
		Average Sales Ratio	.	.	.910	.
		Number of Sales	.	.	12	.
	0804	Average Sale Price	\$212,000	.	\$416,133	.
		Average Sales Ratio	.922	.	.883	.
		Number of Sales	1	.	29	.
	0806	Average Sale Price	.	.	\$249,975	.
		Average Sales Ratio	.	.	.868	.
		Number of Sales	.	.	6	.
	0911	Average Sale Price	\$331,998	.	\$1,162,500	.
		Average Sales Ratio	.935	.	.769	.
		Number of Sales	3	.	2	.
	1001	Average Sale Price	.	.	\$255,369	.
		Average Sales Ratio	.	.	.919	.
		Number of Sales	.	.	8	.
	1101	Average Sale Price	\$312,000	.	\$275,080	.
		Average Sales Ratio	.702	.	.862	.
		Number of Sales	1	.	31	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 15

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	1302	Average Sale Price	.	.	\$717,000	\$214,000
		Average Sales Ratio	.	.	.905	.900
		Number of Sales	.	.	5	1
	1802	Average Sale Price	\$288,000	.	\$370,940	.
		Average Sales Ratio	.947	.	.884	.
		Number of Sales	3	.	21	.
	1804	Average Sale Price	\$240,000	.	\$338,667	.
		Average Sales Ratio	.825	.	.862	.
		Number of Sales	1	.	6	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 15

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	<=750sf	1-Story	4	4	4	\$233	\$161,188	6,625	\$230	\$148,875	7,000
		Total	4	4	4	\$233	\$161,188	6,625	\$230	\$148,875	7,000
	751 - 1000sf	1-Story	8	8	8	\$227	\$197,250	7,747	\$229	\$198,500	7,150
		Total	8	8	8	\$227	\$197,250	7,747	\$229	\$198,500	7,150
	1001 - 1250sf	1-Story	6	6	6	\$190	\$221,258	8,397	\$198	\$222,775	8,292
		1.5-Stry	1	1	1	\$172	\$209,000	12,400	\$172	\$209,000	12,400
		Total	7	7	7	\$187	\$219,507	8,969	\$196	\$220,550	9,148
	1251 - 1500sf	1-Story	5	5	5	\$167	\$226,723	9,806	\$170	\$224,663	7,250
		1.5-Stry	1	1	1	\$146	\$215,000	9,000	\$146	\$215,000	9,000
		Total	6	6	6	\$163	\$224,769	9,672	\$161	\$219,832	8,125
	1501 - 2000sf	1-Story	2	2	2	\$119	\$202,000	11,917	\$119	\$202,000	11,917
		1.5-Stry	1	1	1	\$128	\$210,000	9,000	\$128	\$210,000	9,000
		Total	3	3	3	\$122	\$204,667	10,945	\$128	\$210,000	9,000
	2001 - 3000sf	2-Story	1	1	1	\$126	\$309,000	5,503	\$126	\$309,000	5,503
Total		1	1	1	\$126	\$309,000	5,503	\$126	\$309,000	5,503	
Total	1-Story	25	25	25	\$198	\$203,517	8,469	\$194	\$202,000	7,250	
	1.5-Stry	3	3	3	\$149	\$211,333	10,133	\$146	\$210,000	9,000	
	2-Story	1	1	1	\$126	\$309,000	5,503	\$126	\$309,000	5,503	
	Total	29	29	29	\$191	\$207,963	8,539	\$185	\$210,000	7,250	
Average	751 - 1000sf	1-Story	5	5	5	\$200	\$187,032	7,183	\$208	\$195,000	7,020
		Total	5	5	5	\$200	\$187,032	7,183	\$208	\$195,000	7,020
	1001 - 1250sf	1-Story	13	13	13	\$200	\$225,457	9,314	\$196	\$227,000	8,040
		Total	13	13	13	\$200	\$225,457	9,314	\$196	\$227,000	8,040
	1251 - 1500sf	1-Story	24	24	24	\$195	\$272,531	9,632	\$196	\$265,750	9,614
		2-Story	1	1	1	\$163	\$242,500	4,568	\$163	\$242,500	4,568
		Sp Level	2	2	2	\$211	\$284,950	8,039	\$211	\$284,950	8,039
		Total	27	27	27	\$195	\$272,339	9,327	\$196	\$265,000	9,000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 15

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1501 - 2000sf	1-Story	28	28	28	\$173	\$292,123	9,927	\$168	\$277,500	9,630
		1.5-Story	6	6	6	\$150	\$261,948	7,329	\$144	\$255,000	7,188
		2-Story	11	11	11	\$160	\$289,173	7,374	\$156	\$275,000	6,480
		Sp Entry	3	3	3	\$161	\$305,133	11,337	\$156	\$309,400	10,108
		Sp Level	2	2	2	\$170	\$282,000	11,770	\$170	\$282,000	11,770
		Total	53	53	53	\$165	\$285,214	8,804	\$166	\$275,000	9,520
	2001 - 3000sf	1-Story	9	9	9	\$159	\$356,389	14,095	\$159	\$360,000	10,320
		1.5-Story	3	3	3	\$144	\$324,667	11,103	\$147	\$300,000	11,473
		2-Story	34	34	34	\$153	\$353,790	7,850	\$152	\$340,000	7,748
		Sp Entry	18	18	18	\$120	\$292,556	8,874	\$116	\$295,000	9,000
		Sp Level	6	6	6	\$138	\$323,000	11,676	\$143	\$324,500	10,713
		Total	71	71	71	\$144	\$333,863	9,294	\$144	\$325,000	9,200
	>3000sf	1.5-Story	2	2	2	\$102	\$331,250	11,756	\$102	\$331,250	11,756
		2-Story	3	3	3	\$143	\$511,500	15,733	\$140	\$546,500	13,048
		Total	5	5	5	\$127	\$439,400	14,142	\$108	\$428,000	11,793
	Total	1-Story	79	79	79	\$184	\$275,871	10,038	\$178	\$265,000	9,600
		1.5-Story	11	11	11	\$139	\$291,653	9,163	\$136	\$300,000	8,147
		2-Story	49	49	49	\$154	\$346,668	8,159	\$153	\$335,000	7,748
		Sp Entry	21	21	21	\$126	\$294,352	9,226	\$119	\$295,000	9,000
Sp Level		10	10	10	\$159	\$307,190	10,967	\$151	\$305,000	10,113	
Total		174	174	174	\$164	\$300,212	9,230	\$160	\$292,750	9,250	
Good	1501 - 2000sf	2-Story	1	1	1	\$176	\$325,000	8,853	\$176	\$325,000	8,853
		Total	5	5	5	\$233	\$414,290	6,769	\$250	\$434,950	6,946
	2001 - 3000sf	1-Story	3	3	3	\$222	\$513,317	16,224	\$212	\$525,000	17,300
		2-Story	7	7	7	\$163	\$418,571	9,095	\$168	\$465,000	5,162
		Total	10	10	10	\$180	\$446,995	11,234	\$172	\$470,000	9,406
	>3000sf	2-Story	11	11	11	\$155	\$537,672	9,548	\$152	\$529,000	8,075
		Total	11	11	11	\$155	\$537,672	9,548	\$152	\$529,000	8,075
	Total	1-Story	3	3	3	\$222	\$513,317	16,224	\$212	\$525,000	17,300
		2-Story	19	19	19	\$159	\$482,599	9,345	\$156	\$475,000	8,075
		Total	26	26	26	\$180	\$479,069	9,662	\$167	\$466,500	7,746

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 15

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
VGd-Excl	>3000sf	2-Story	1	1	1	\$208	\$900,000	21,145	\$208	\$900,000	21,145
		Total	1	1	1	\$208	\$900,000	21,145	\$208	\$900,000	21,145
	Total	2-Story	1	1	1	\$208	\$900,000	21,145	\$208	\$900,000	21,145
		Total	1	1	1	\$208	\$900,000	21,145	\$208	\$900,000	21,145
Total	<=750sf	1-Story	4	4	4	\$233	\$161,188	6,625	\$230	\$148,875	7,000
		Total	4	4	4	\$233	\$161,188	6,625	\$230	\$148,875	7,000
	751 - 1000sf	1-Story	13	13	13	\$217	\$193,320	7,530	\$218	\$196,160	7,150
		Total	13	13	13	\$217	\$193,320	7,530	\$218	\$196,160	7,150
	1001 - 1250sf	1-Story	19	19	19	\$197	\$224,131	9,025	\$196	\$225,000	8,040
		1.5-Story	1	1	1	\$172	\$209,000	12,400	\$172	\$209,000	12,400
		Total	20	20	20	\$195	\$223,375	9,194	\$196	\$222,775	8,594
	1251 - 1500sf	1-Story	29	29	29	\$190	\$264,633	9,662	\$190	\$265,000	9,450
		1.5-Story	1	1	1	\$146	\$215,000	9,000	\$146	\$215,000	9,000
		2-Story	1	1	1	\$163	\$242,500	4,568	\$163	\$242,500	4,568
		Sp Level	2	2	2	\$211	\$284,950	8,039	\$211	\$284,950	8,039
		Total	33	33	33	\$189	\$263,690	9,389	\$190	\$263,000	9,000
	1501 - 2000sf	1-Story	30	30	30	\$170	\$286,115	10,059	\$168	\$275,000	9,630
		1.5-Story	7	7	7	\$147	\$254,526	7,567	\$136	\$250,000	7,500
		2-Story	12	12	12	\$161	\$292,158	7,497	\$157	\$280,000	7,667
		Sp Entry	3	3	3	\$161	\$305,133	11,337	\$156	\$309,400	10,108
		Sp Level	2	2	2	\$170	\$282,000	11,770	\$170	\$282,000	11,770
		Total	61	61	61	\$169	\$291,833	8,743	\$167	\$275,000	9,250
	2001 - 3000sf	1-Story	12	12	12	\$175	\$395,621	14,627	\$167	\$363,750	11,746
		1.5-Story	3	3	3	\$144	\$324,667	11,103	\$147	\$300,000	11,473
2-Story		42	42	42	\$154	\$363,520	8,001	\$152	\$348,300	7,350	
Sp Entry		18	18	18	\$120	\$292,556	8,874	\$116	\$295,000	9,000	
Sp Level		6	6	6	\$138	\$323,000	11,676	\$143	\$324,500	10,713	
Total		82	82	82	\$148	\$347,356	9,485	\$146	\$329,250	9,115	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 15

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	>3000sf	1.5-Story	2	2	2	\$102	\$331,250	11,756	\$102	\$331,250	11,756
		2-Story	15	15	15	\$156	\$556,593	11,558	\$152	\$546,500	8,379
		Total	17	17	17	\$150	\$530,082	11,582	\$151	\$529,000	8,492
	Total	1-Story	107	107	107	\$189	\$265,623	9,845	\$182	\$257,750	9,450
		1.5-Story	14	14	14	\$141	\$274,442	9,371	\$141	\$279,500	9,000
		2-Story	70	70	70	\$156	\$390,931	8,628	\$154	\$357,300	7,912
		Sp Entry	21	21	21	\$126	\$294,352	9,226	\$119	\$295,000	9,000
		Sp Level	10	10	10	\$159	\$307,190	10,967	\$151	\$305,000	10,113
		Total	230	230	230	\$169	\$311,407	9,244	\$165	\$290,500	9,000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 16

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	2	7	285	6
Avg AV	\$307,750	\$368,071	\$268,228	\$227,446
Avg SP	\$382,500	\$383,786	\$305,777	\$271,083
Mean	.801	.967	.892	.822
Wtd Mn	.805	.959	.877	.839
Med	.801	.965	.871	.817
COD	1.25%	3.75%	11.29%	6.75%
PRD	.996	1.008	1.016	.979

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 16

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	152	57	60	12	3
Avg AV	\$223,822	\$262,972	\$394,062	\$234,483	\$235,200
Avg SP	\$249,480	\$311,589	\$454,158	\$262,958	\$265,000
Mean	.906	.865	.877	.896	.890
Wtd Mn	.897	.844	.868	.892	.888
Med	.888	.860	.848	.873	.922
COD	10.58%	11.52%	12.53%	8.31%	9.22%
PRD	1.010	1.025	1.011	1.005	1.003

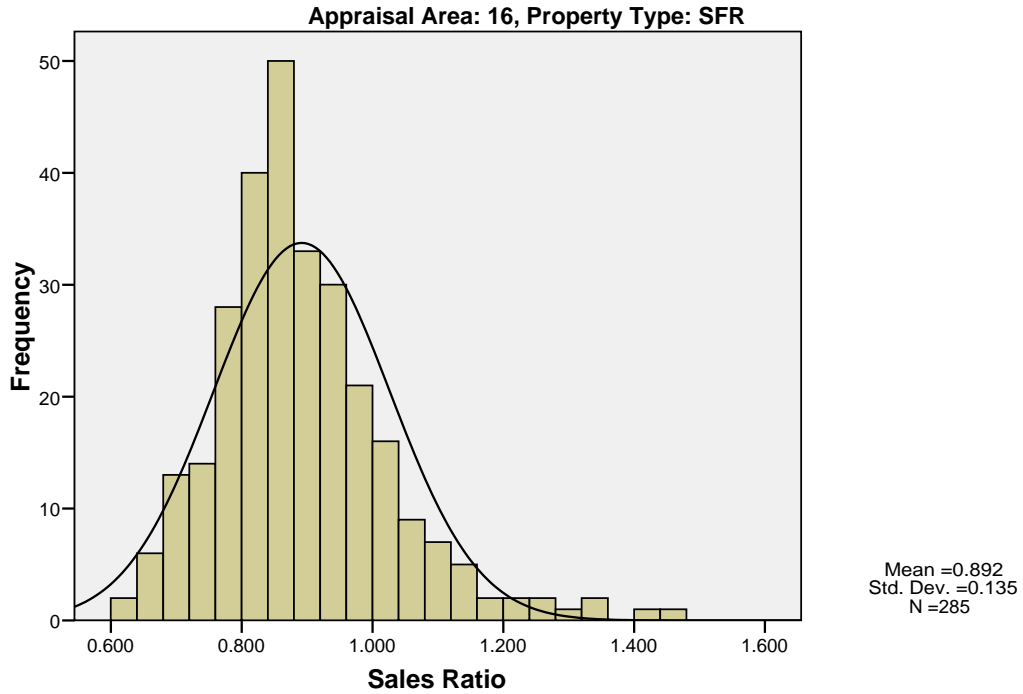
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 16

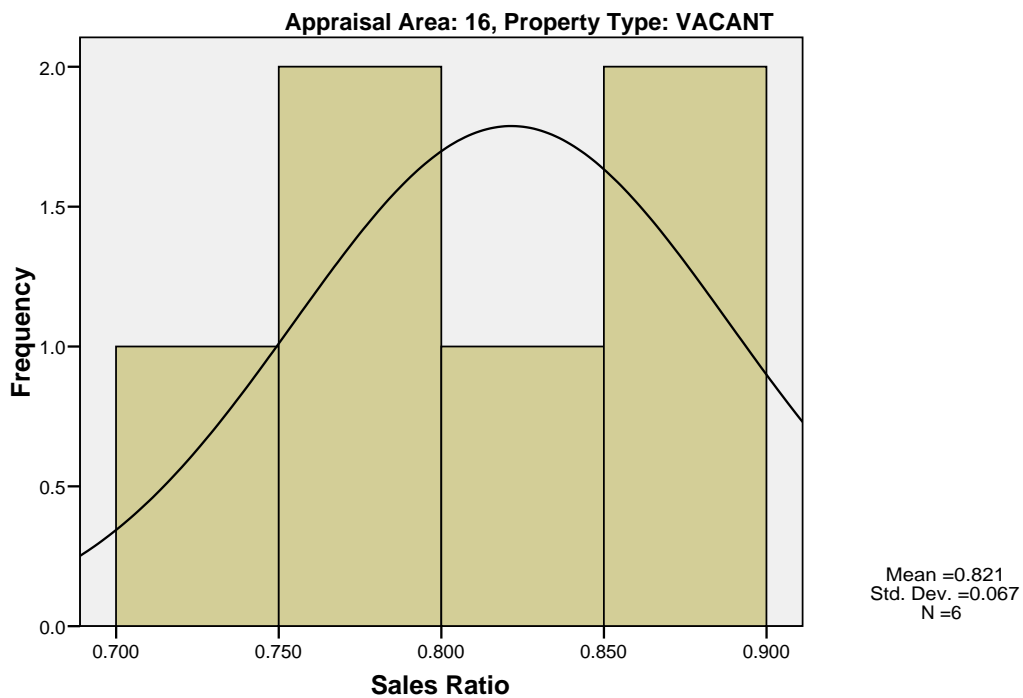
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	5	72	197	17	3
Avg AV	\$136,300	\$203,382	\$268,087	\$521,353	\$878,600
Avg SP	\$154,300	\$223,587	\$307,939	\$617,026	\$858,262
Mean	.956	.926	.881	.848	1.005
Wtd Mn	.883	.910	.871	.845	1.024
Med	.963	.893	.875	.819	.870
COD	16.88%	12.27%	10.45%	8.15%	19.46%
PRD	1.083	1.018	1.012	1.004	.982

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 16

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0101	Average Sale Price	.	\$318,000	\$273,917	\$347,250
		Average Sales Ratio	.	1.029	.905	.847
		Number of Sales	.	1	33	4
	0301	Average Sale Price	.	.	\$245,269	.
		Average Sales Ratio	.	.	.881	.
		Number of Sales	.	.	35	.
	0302	Average Sale Price	\$255,000	.	\$271,359	.
		Average Sales Ratio	.791	.	.895	.
		Number of Sales	1	.	22	.
	0401	Average Sale Price	\$510,000	.	\$610,386	.
		Average Sales Ratio	.811	.	.913	.
		Number of Sales	1	.	14	.
	0402	Average Sale Price	.	.	\$300,337	.
		Average Sales Ratio	.	.	.880	.
		Number of Sales	.	.	35	.
	0602	Average Sale Price	.	.	\$267,735	\$115,000
		Average Sales Ratio	.	.	.881	.798
		Number of Sales	.	.	54	1
	0701	Average Sale Price	.	\$406,167	\$380,571	.
		Average Sales Ratio	.	.949	.900	.
		Number of Sales	.	3	12	.
	0702	Average Sale Price	.	\$317,500	\$286,607	\$122,500
		Average Sales Ratio	.	.999	.899	.742
		Number of Sales	.	2	71	1
0703	Average Sale Price	.	\$515,000	\$569,111	.	
	Average Sales Ratio	.	.893	.884	.	
	Number of Sales	.	1	9	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 16

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	1-Story	4	4	4	\$300	\$156,625	3,495	\$289	\$163,250	2,740
		Total	4	4	4	\$300	\$156,625	3,495	\$289	\$163,250	2,740
	751 - 1000sf	1-Story	1	1	1	\$177	\$145,000	12,000	\$177	\$145,000	12,000
		Total	1	1	1	\$177	\$145,000	12,000	\$177	\$145,000	12,000
	Total	1-Story	5	5	5	\$276	\$154,300	5,196	\$251	\$146,500	2,880
		Total	5	5	5	\$276	\$154,300	5,196	\$251	\$146,500	2,880
Fair	<=750sf	1-Story	7	7	7	\$268	\$178,350	5,107	\$270	\$181,500	4,800
		Total	7	7	7	\$268	\$178,350	5,107	\$270	\$181,500	4,800
	751 - 1000sf	1-Story	25	25	25	\$242	\$212,164	5,415	\$238	\$219,500	5,650
		1.5-Story	1	1	1	\$193	\$185,000	6,000	\$193	\$185,000	6,000
		Total	26	26	26	\$240	\$211,119	5,438	\$238	\$218,250	5,825
	1001 - 1250sf	1-Story	11	11	11	\$204	\$223,086	6,322	\$213	\$220,000	6,000
		Total	11	11	11	\$204	\$223,086	6,322	\$213	\$220,000	6,000
	1251 - 1500sf	1-Story	4	4	4	\$183	\$248,000	5,947	\$179	\$237,500	5,940
		1.5-Story	6	6	6	\$167	\$232,388	4,340	\$170	\$234,500	4,720
		2-Story	2	2	2	\$162	\$227,475	3,026	\$162	\$227,475	3,026
		Total	12	12	12	\$171	\$236,773	4,656	\$170	\$234,500	4,770
	1501 - 2000sf	1-Story	2	2	2	\$147	\$237,750	8,370	\$147	\$237,750	8,370
		1.5-Story	2	2	2	\$121	\$185,000	4,563	\$121	\$185,000	4,563
		2-Story	5	5	5	\$125	\$213,400	4,627	\$142	\$262,000	4,162
		Total	9	9	9	\$129	\$212,500	5,445	\$146	\$248,000	5,724
	Total	1-Story	49	49	49	\$228	\$213,755	5,739	\$235	\$215,000	6,000
		1.5-Story	9	9	9	\$160	\$216,592	4,574	\$168	\$229,000	4,940
		2-Story	7	7	7	\$136	\$217,421	4,170	\$142	\$255,000	3,750
Total		65	65	65	\$209	\$214,543	5,408	\$213	\$217,000	5,650	
Average	<=750sf	1-Story	1	1	1	\$331	\$245,000	6,000	\$331	\$245,000	6,000
		Total	1	1	1	\$331	\$245,000	6,000	\$331	\$245,000	6,000
	751 - 1000sf	1-Story	21	21	21	\$254	\$236,877	6,189	\$254	\$235,000	6,000
		Total	21	21	21	\$254	\$236,877	6,189	\$254	\$235,000	6,000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 16

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	1001 - 1250sf	1-Story	31	31	31	\$216	\$244,939	6,439	\$202	\$234,500	6,000
		1.5-Story	1	1	1	\$257	\$293,500	6,500	\$257	\$293,500	6,500
		2-Story	1	1	1	\$205	\$246,000	2,092	\$205	\$246,000	2,092
		Sp Entry	1	1	1	\$212	\$249,000	5,000	\$212	\$249,000	5,000
		Total	34	34	34	\$217	\$246,518	6,271	\$205	\$235,000	6,000
	1251 - 1500sf	1-Story	22	22	22	\$199	\$270,748	7,500	\$192	\$262,500	7,305
		1.5-Story	14	14	14	\$216	\$307,068	5,018	\$212	\$297,475	5,425
		2-Story	2	2	2	\$163	\$239,000	6,072	\$163	\$239,000	6,072
		Sp Entry	1	1	1	\$173	\$237,500	6,000	\$173	\$237,500	6,000
		Sp Level	1	1	1	\$189	\$275,000	5,850	\$189	\$275,000	5,850
		Total	40	40	40	\$202	\$281,148	6,481	\$197	\$274,000	6,000
	1501 - 2000sf	1-Story	9	9	9	\$174	\$286,889	7,045	\$174	\$278,500	6,779
		1.5-Story	22	22	22	\$176	\$304,448	6,039	\$172	\$295,000	5,989
		2-Story	10	10	10	\$201	\$357,100	6,168	\$208	\$350,500	6,283
		Sp Entry	5	5	5	\$148	\$276,000	7,425	\$152	\$268,000	7,700
		Sp Level	1	1	1	\$157	\$260,000	6,790	\$157	\$260,000	6,790
		Total	48	48	48	\$177	\$308,039	6,321	\$174	\$295,000	6,000
	2001 - 3000sf	1-Story	2	2	2	\$173	\$358,500	10,795	\$173	\$358,500	10,795
		1.5-Story	7	7	7	\$152	\$337,571	6,373	\$150	\$320,000	6,000
		2-Story	15	15	15	\$186	\$420,190	6,838	\$188	\$399,950	6,500
		Sp Entry	2	2	2	\$119	\$254,500	8,736	\$119	\$254,500	8,736
		Sp Level	1	1	1	\$120	\$260,000	10,484	\$120	\$260,000	10,484
		Total	28	28	28	\$167	\$370,600	7,154	\$164	\$360,500	6,500
Total		1-Story	86	86	86	\$217	\$256,604	6,809	\$207	\$245,000	6,053
		1.5-Story	44	44	44	\$187	\$310,302	5,778	\$179	\$299,975	5,989
		2-Story	28	28	28	\$191	\$378,495	6,374	\$191	\$380,250	6,413
		Sp Entry	9	9	9	\$151	\$263,944	7,289	\$152	\$265,000	7,550
		Sp Level	3	3	3	\$156	\$265,000	7,708	\$157	\$260,000	6,790
		Total	172	172	172	\$200	\$290,753	6,466	\$195	\$274,500	6,000
Good	1501 - 2000sf	1.5-Story	1	1	1	\$318	\$493,000	7,500	\$318	\$493,000	7,500
		Total	1	1	1	\$318	\$493,000	7,500	\$318	\$493,000	7,500

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 16

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Good	2001 - 3000sf	1.5-Stry	1	1	1	\$246	\$650,000	11,600	\$246	\$650,000	11,600
		2-Story	4	4	4	\$186	\$473,500	5,106	\$181	\$479,500	5,894
		Total	5	5	5	\$198	\$508,800	6,404	\$188	\$540,000	6,149
	>3000sf	1.5-Stry	1	1	1	\$184	\$625,000	6,000	\$184	\$625,000	6,000
		Total	1	1	1	\$184	\$625,000	6,000	\$184	\$625,000	6,000
	Total	1.5-Stry	3	3	3	\$249	\$589,333	8,367	\$246	\$625,000	7,500
		2-Story	4	4	4	\$186	\$473,500	5,106	\$181	\$479,500	5,894
		Total	7	7	7	\$213	\$523,143	6,503	\$188	\$540,000	6,149
	Total	<=750sf	1-Story	12	12	12	\$284	\$176,663	4,644	\$273	\$180,750	4,324
Total			12	12	12	\$284	\$176,663	4,644	\$273	\$180,750	4,324
751 - 1000sf		1-Story	47	47	47	\$246	\$221,777	5,901	\$247	\$224,950	6,000
		1.5-Stry	1	1	1	\$193	\$185,000	6,000	\$193	\$185,000	6,000
		Total	48	48	48	\$245	\$221,011	5,903	\$246	\$223,975	6,000
1001 - 1250sf		1-Story	42	42	42	\$213	\$239,216	6,408	\$203	\$233,800	6,000
		1.5-Stry	1	1	1	\$257	\$293,500	6,500	\$257	\$293,500	6,500
		2-Story	1	1	1	\$205	\$246,000	2,092	\$205	\$246,000	2,092
		Sp Entry	1	1	1	\$212	\$249,000	5,000	\$212	\$249,000	5,000
		Total	45	45	45	\$214	\$240,790	6,283	\$205	\$235,000	6,000
1251 - 1500sf		1-Story	26	26	26	\$196	\$267,248	7,261	\$192	\$262,500	7,074
		1.5-Stry	20	20	20	\$201	\$284,664	4,815	\$200	\$288,500	5,050
		2-Story	4	4	4	\$162	\$233,238	4,549	\$163	\$237,500	4,526
		Sp Entry	1	1	1	\$173	\$237,500	6,000	\$173	\$237,500	6,000
		Sp Level	1	1	1	\$189	\$275,000	5,850	\$189	\$275,000	5,850
		Total	52	52	52	\$195	\$270,907	6,060	\$191	\$265,000	6,000
1501 - 2000sf		1-Story	11	11	11	\$169	\$277,955	7,286	\$159	\$275,500	7,140
		1.5-Stry	25	25	25	\$177	\$302,434	5,979	\$169	\$295,000	6,000
	2-Story	15	15	15	\$176	\$309,200	5,654	\$178	\$280,000	6,000	
	Sp Entry	5	5	5	\$148	\$276,000	7,425	\$152	\$268,000	7,700	
	Sp Level	1	1	1	\$157	\$260,000	6,790	\$157	\$260,000	6,790	
	Total	58	58	58	\$172	\$296,403	6,205	\$167	\$289,425	6,000	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 16

Quality	Livable Area	Construction Style	N			Mean			Median			
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	
Total	2001 - 3000sf	1-Story	2	2	2	\$173	\$358,500	10,795	\$173	\$358,500	10,795	
		1.5-Story	8	8	8	\$164	\$376,625	7,027	\$153	\$325,000	6,548	
		2-Story	19	19	19	\$186	\$431,413	6,473	\$188	\$419,000	6,500	
		Sp Entry	2	2	2	\$119	\$254,500	8,736	\$119	\$254,500	8,736	
		Sp Level	1	1	1	\$120	\$260,000	10,484	\$120	\$260,000	10,484	
		Total	33	33	33	\$172	\$391,539	7,041	\$168	\$378,000	6,500	
	>3000sf	1.5-Story	1	1	1	\$184	\$625,000	6,000	\$184	\$625,000	6,000	
		Total	1	1	1	\$184	\$625,000	6,000	\$184	\$625,000	6,000	
	Total	Total	1-Story	140	140	140	\$223	\$237,953	6,377	\$216	\$233,800	6,000
			1.5-Story	56	56	56	\$186	\$310,190	5,723	\$178	\$297,000	5,989
			2-Story	39	39	39	\$180	\$359,328	5,848	\$182	\$362,000	6,144
			Sp Entry	9	9	9	\$151	\$263,944	7,289	\$152	\$265,000	7,550
Sp Level			3	3	3	\$156	\$265,000	7,708	\$157	\$260,000	6,790	
Total			249	249	249	\$204	\$274,652	6,165	\$198	\$255,000	6,000	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 17

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	3	16	314	5
Avg AV	\$185,500	\$239,544	\$162,483	\$80,598
Avg SP	\$215,500	\$277,778	\$185,341	\$86,600
Mean	.866	.902	.903	.834
Wtd Mn	.861	.862	.877	.931
Med	.882	.886	.875	.879
COD	4.65%	10.92%	12.83%	18.61%
PRD	1.006	1.046	1.030	.896

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 17

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	201	58	44	6	5
Avg AV	\$153,820	\$165,805	\$190,159	\$183,250	\$187,540
Avg SP	\$173,090	\$195,868	\$220,173	\$202,100	\$202,784
Mean	.918	.864	.882	.917	.930
Wtd Mn	.889	.847	.864	.907	.925
Med	.882	.847	.872	.894	.933
COD	13.74%	11.54%	11.35%	5.59%	7.16%
PRD	1.033	1.021	1.021	1.011	1.005

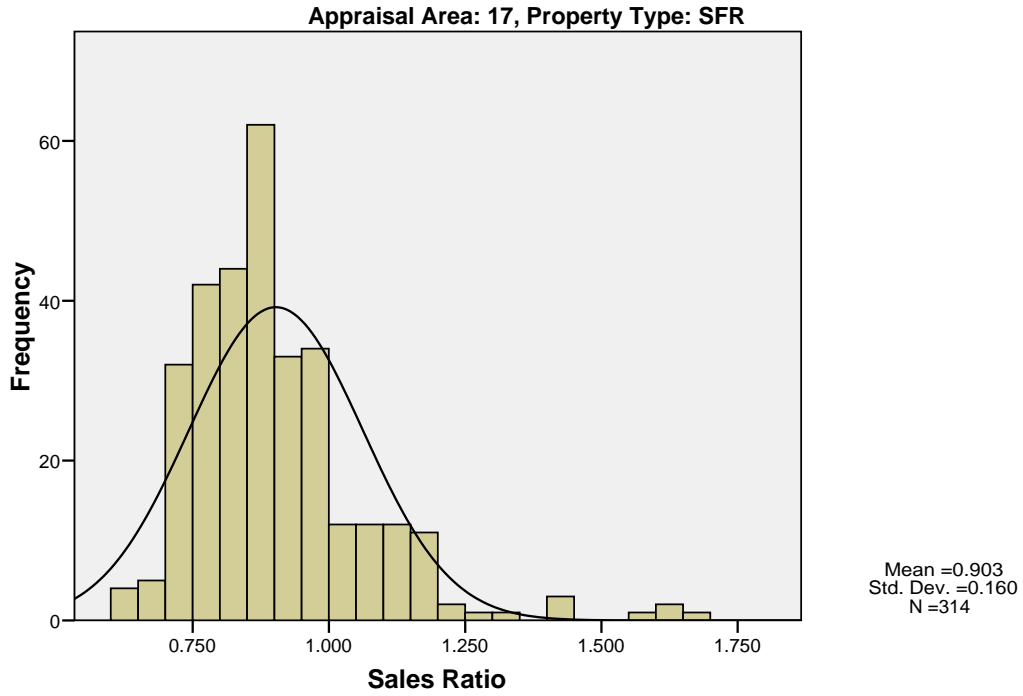
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 17

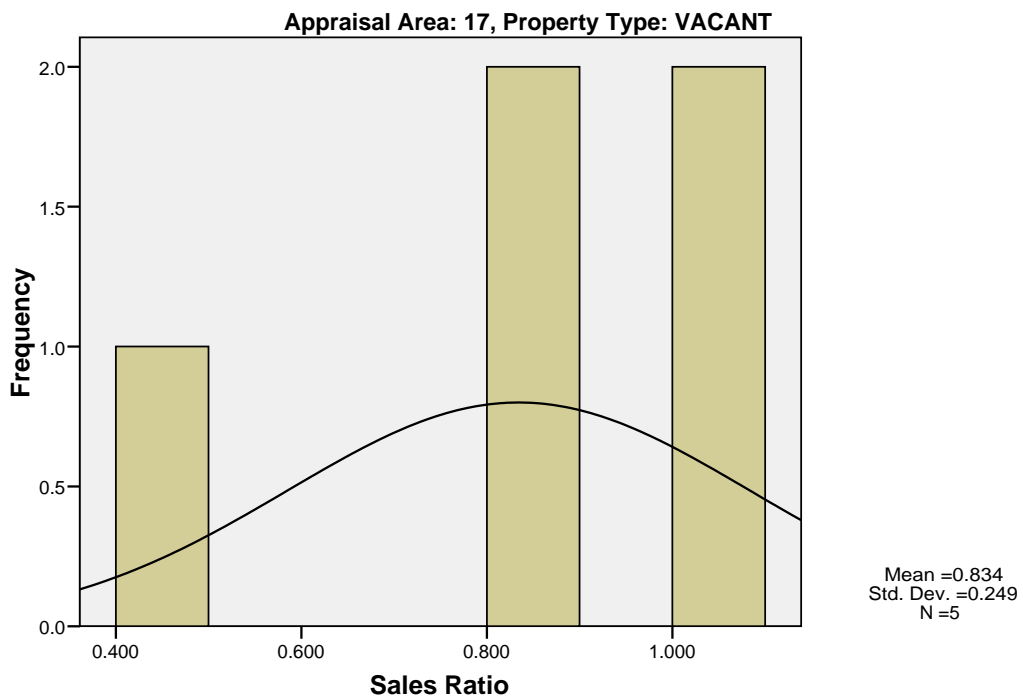
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	5	220	108	1	.
Avg AV	\$103,420	\$156,665	\$188,570	\$254,000	.
Avg SP	\$100,420	\$178,361	\$216,929	\$308,000	.
Mean	1.125	.909	.879	.825	.
Wtd Mn	1.030	.878	.869	.825	.
Med	1.165	.879	.873	.825	.
COD	20.15%	13.80%	9.40%	.00%	.
PRD	1.093	1.035	1.011	1.000	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 17

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	0901	Average Sale Price	.	.	\$213,707	.
		Average Sales Ratio	.	.	.877	.
		Number of Sales	.	.	50	.
	1001	Average Sale Price	.	\$457,333	\$180,368	\$65,000
		Average Sales Ratio	.	.857	.895	1.033
		Number of Sales	.	3	50	1
	1201	Average Sale Price	\$185,000	\$278,400	\$215,044	\$139,500
		Average Sales Ratio	.882	.876	.933	.920
		Number of Sales	1	5	29	2
	1401	Average Sale Price	.	\$230,500	\$165,029	\$69,000
		Average Sales Ratio	.	.944	.909	.879
		Number of Sales	.	3	69	1
	1901	Average Sale Price	\$230,750	\$190,000	\$177,970	.
		Average Sales Ratio	.858	.906	.953	.
		Number of Sales	2	1	23	.
	2001	Average Sale Price	.	\$241,950	\$163,780	.
		Average Sales Ratio	.	.817	.899	.
		Number of Sales	.	1	43	.
	2501	Average Sale Price	.	\$185,667	\$194,683	\$20,000
		Average Sales Ratio	.	.976	.890	.420
		Number of Sales	.	3	50	1

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 17

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	1-Story	4	4	4	\$146	\$97,775	5,131	\$143	\$96,000	5,763
		Total	4	4	4	\$146	\$97,775	5,131	\$143	\$96,000	5,763
	1001 - 1250sf	1-Story	1	1	1	\$99	\$111,000	6,600	\$99	\$111,000	6,600
		Total	1	1	1	\$99	\$111,000	6,600	\$99	\$111,000	6,600
	Total	1-Story	5	5	5	\$136	\$100,420	5,425	\$99	\$111,000	6,000
		Total	5	5	5	\$136	\$100,420	5,425	\$99	\$111,000	6,000
Fair	<=750sf	1-Story	16	16	16	\$184	\$122,775	6,356	\$189	\$128,975	6,000
		Total	16	16	16	\$184	\$122,775	6,356	\$189	\$128,975	6,000
	751 - 1000sf	1-Story	73	73	73	\$205	\$178,083	5,818	\$178	\$153,400	5,759
		Total	73	73	73	\$205	\$178,083	5,818	\$178	\$153,400	5,759
	1001 - 1250sf	1-Story	51	51	51	\$153	\$169,366	6,465	\$152	\$167,000	6,100
		1.5-Story	9	9	9	\$138	\$151,117	4,697	\$135	\$155,000	4,810
		2-Story	2	2	2	\$129	\$152,450	4,349	\$129	\$152,450	4,349
		Total	62	62	62	\$150	\$166,172	6,140	\$148	\$164,500	6,000
	1251 - 1500sf	1-Story	13	13	13	\$120	\$160,403	6,212	\$116	\$158,900	6,250
		1.5-Story	8	8	8	\$131	\$182,981	6,234	\$146	\$197,500	6,200
		2-Story	7	7	7	\$116	\$160,979	5,622	\$115	\$160,000	6,400
		Total	28	28	28	\$122	\$166,998	6,071	\$122	\$166,995	6,325
	1501 - 2000sf	1-Story	5	5	5	\$119	\$197,410	6,628	\$114	\$190,100	6,000
		1.5-Story	12	12	12	\$121	\$198,604	6,100	\$121	\$195,000	5,850
		2-Story	5	5	5	\$113	\$200,490	5,111	\$112	\$195,000	5,600
		Sp Entry	2	2	2	\$101	\$151,500	5,700	\$101	\$151,500	5,700
		Sp Level	1	1	1	\$131	\$221,200	7,200	\$131	\$221,200	7,200
		Total	25	25	25	\$118	\$195,878	6,020	\$114	\$190,100	5,850
2001 - 3000sf	1.5-Story	1	1	1	\$110	\$235,000	9,000	\$110	\$235,000	9,000	
	2-Story	1	1	1	\$92	\$200,000	5,460	\$92	\$200,000	5,460	
	Total	2	2	2	\$101	\$217,500	7,230	\$101	\$217,500	7,230	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 17

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	Total	1-Story	158	158	158	\$177	\$168,826	6,139	\$163	\$156,500	6,000
		1.5-Story	30	30	30	\$128	\$181,405	5,812	\$132	\$178,500	5,850
		2-Story	15	15	15	\$115	\$175,613	5,271	\$113	\$170,000	5,600
		Sp Entry	2	2	2	\$101	\$151,500	5,700	\$101	\$151,500	5,700
		Sp Level	1	1	1	\$131	\$221,200	7,200	\$131	\$221,200	7,200
		Total	206	206	206	\$164	\$171,238	6,029	\$152	\$159,000	6,000
Average	<=750sf	1-Story	1	1	1	\$244	\$176,500	6,000	\$244	\$176,500	6,000
		Total	1	1	1	\$244	\$176,500	6,000	\$244	\$176,500	6,000
	751 - 1000sf	1-Story	11	11	11	\$206	\$186,227	6,055	\$201	\$186,000	6,000
		Total	11	11	11	\$206	\$186,227	6,055	\$201	\$186,000	6,000
	1001 - 1250sf	1-Story	11	11	11	\$182	\$190,282	6,517	\$179	\$182,500	6,500
		1.5-Story	3	3	3	\$166	\$190,500	8,473	\$170	\$204,000	8,320
		2-Story	2	2	2	\$156	\$170,750	3,699	\$156	\$170,750	3,699
		Total	16	16	16	\$176	\$187,881	6,531	\$172	\$189,500	6,500
	1251 - 1500sf	1-Story	8	8	8	\$159	\$212,313	7,331	\$171	\$227,000	6,000
		1.5-Story	9	9	9	\$151	\$209,357	4,459	\$145	\$196,000	4,896
		2-Story	3	3	3	\$145	\$208,000	5,248	\$152	\$214,000	3,493
		Sp Entry	2	2	2	\$128	\$177,450	5,750	\$128	\$177,450	5,750
		Sp Level	3	3	3	\$137	\$196,573	5,670	\$144	\$210,000	5,750
		Total	25	25	25	\$149	\$206,053	5,721	\$146	\$210,000	5,400
	1501 - 2000sf	1-Story	7	7	7	\$134	\$228,271	7,093	\$124	\$229,900	6,500
		1.5-Story	16	16	16	\$130	\$216,406	6,613	\$131	\$212,500	6,533
		2-Story	11	11	11	\$140	\$235,309	5,652	\$134	\$235,000	5,761
		Sp Entry	1	1	1	\$140	\$244,700	6,490	\$140	\$244,700	6,490
		Sp Level	1	1	1	\$128	\$203,000	6,600	\$128	\$203,000	6,600
		Total	36	36	36	\$134	\$224,903	6,409	\$131	\$229,925	6,165
2001 - 3000sf	2-Story	11	11	11	\$124	\$283,909	5,511	\$128	\$283,500	5,916	
	Sp Entry	1	1	1	\$112	\$310,000	6,400	\$112	\$310,000	6,400	
	Total	12	12	12	\$123	\$286,083	5,585	\$127	\$285,750	5,958	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 17

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	Total	1-Story	38	38	38	\$177	\$200,381	6,647	\$176	\$192,500	6,000
		1.5-Story	28	28	28	\$141	\$211,365	6,120	\$139	\$208,475	6,100
		2-Story	27	27	27	\$135	\$247,293	5,405	\$133	\$244,500	5,761
		Sp Entry	4	4	4	\$127	\$227,400	6,098	\$126	\$222,300	6,445
		Sp Level	4	4	4	\$135	\$198,180	5,903	\$136	\$206,500	6,120
		Total	101	101	101	\$152	\$216,950	6,117	\$144	\$210,000	6,000
Total	<=750sf	1-Story	21	21	21	\$180	\$120,571	6,105	\$190	\$130,000	6,000
		Total	21	21	21	\$180	\$120,571	6,105	\$190	\$130,000	6,000
	751 - 1000sf	1-Story	84	84	84	\$205	\$179,149	5,849	\$180	\$157,250	5,870
		Total	84	84	84	\$205	\$179,149	5,849	\$180	\$157,250	5,870
	1001 - 1250sf	1-Story	63	63	63	\$158	\$172,092	6,476	\$157	\$173,000	6,250
		1.5-Story	12	12	12	\$145	\$160,963	5,641	\$141	\$160,750	5,749
		2-Story	4	4	4	\$142	\$161,600	4,024	\$143	\$157,500	4,349
		Total	79	79	79	\$155	\$169,870	6,225	\$152	\$169,000	6,000
	1251 - 1500sf	1-Story	21	21	21	\$135	\$180,178	6,638	\$129	\$167,950	6,000
		1.5-Story	17	17	17	\$142	\$196,945	5,294	\$145	\$196,000	5,400
		2-Story	10	10	10	\$125	\$175,085	5,510	\$119	\$168,400	5,150
		Sp Entry	2	2	2	\$128	\$177,450	5,750	\$128	\$177,450	5,750
		Sp Level	3	3	3	\$137	\$196,573	5,670	\$144	\$210,000	5,750
		Total	53	53	53	\$135	\$185,420	5,906	\$133	\$176,500	6,000
	1501 - 2000sf	1-Story	12	12	12	\$128	\$215,413	6,899	\$121	\$205,500	6,250
		1.5-Story	28	28	28	\$126	\$208,777	6,393	\$127	\$208,475	6,450
		2-Story	16	16	16	\$132	\$224,428	5,483	\$126	\$229,950	5,681
		Sp Entry	3	3	3	\$114	\$182,567	5,963	\$123	\$185,000	6,000
		Sp Level	2	2	2	\$130	\$212,100	6,900	\$130	\$212,100	6,900
		Total	61	61	61	\$127	\$213,007	6,249	\$126	\$210,000	6,000
	2001 - 3000sf	1.5-Story	1	1	1	\$110	\$235,000	9,000	\$110	\$235,000	9,000
2-Story		12	12	12	\$121	\$276,917	5,507	\$127	\$279,250	5,688	
Sp Entry		1	1	1	\$112	\$310,000	6,400	\$112	\$310,000	6,400	
Total		14	14	14	\$120	\$276,286	5,820	\$119	\$279,250	5,958	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 17

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	Total	1-Story	201	201	201	\$176	\$173,090	6,217	\$166	\$163,500	6,000
		1.5-Story	58	58	58	\$134	\$195,868	5,960	\$133	\$196,274	5,925
		2-Story	42	42	42	\$128	\$221,693	5,357	\$126	\$224,500	5,681
		Sp Entry	6	6	6	\$118	\$202,100	5,965	\$117	\$192,450	6,200
		Sp Level	5	5	5	\$134	\$202,784	6,162	\$131	\$210,000	6,490
		Total	312	312	312	\$160	\$184,901	6,048	\$148	\$175,000	6,000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Residential Sales Statistics by Appraisal Area and Property Type

Appraisal Area 18

	Property Type			
	CONDO	MULTI	SFR	VACANT
Sales	1	4	372	9
Avg AV	\$100,400	\$166,925	\$156,388	\$82,996
Avg SP	\$114,500	\$199,225	\$176,845	\$85,606
Mean	.877	.861	.901	1.074
Wtd Mn	.877	.838	.884	.970
Med	.877	.905	.873	1.180
COD	.00%	11.93%	11.82%	14.28%
PRD	1.000	1.028	1.019	1.108

2009 Residential Sales Statistics by Appraisal Area and Construction Style

Appraisal Area 18

	Construction Style				
	1-Story	1.5-Story	2-Story	Sp Entry	Sp Level
Sales	234	34	76	22	7
Avg AV	\$143,971	\$162,894	\$188,093	\$167,886	\$182,514
Avg SP	\$162,509	\$177,860	\$217,688	\$188,845	\$199,357
Mean	.904	.937	.872	.899	.916
Wtd Mn	.886	.916	.864	.889	.916
Med	.882	.882	.853	.855	.859
COD	12.37%	16.16%	8.39%	8.56%	9.50%
PRD	1.021	1.023	1.009	1.011	1.001

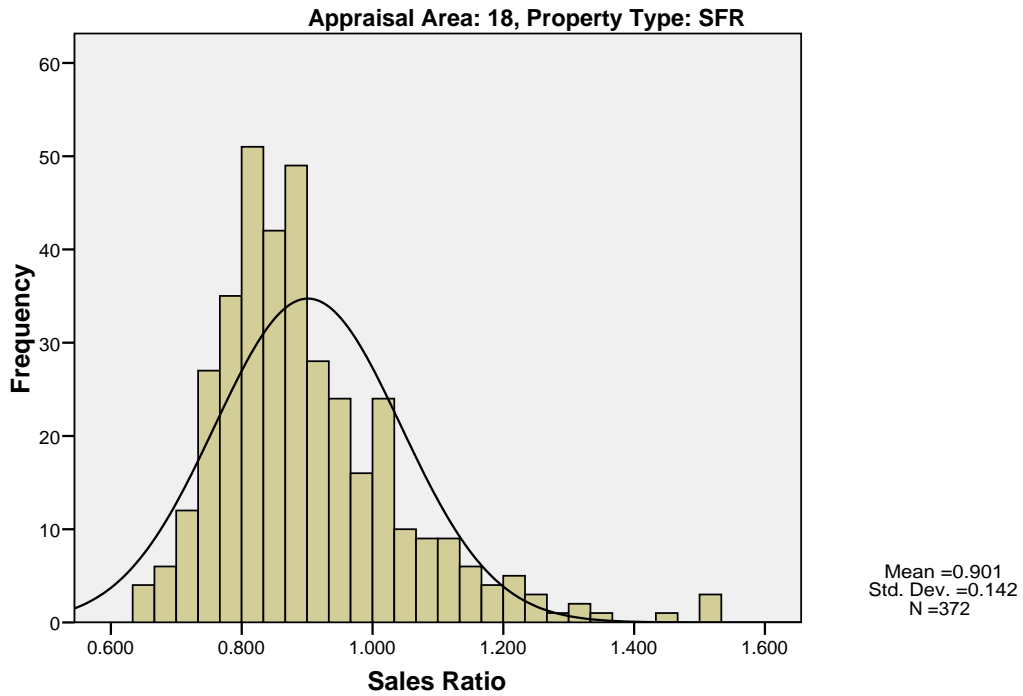
2009 Residential Sales Statistics by Appraisal Area and Quality Grade

Appraisal Area 18

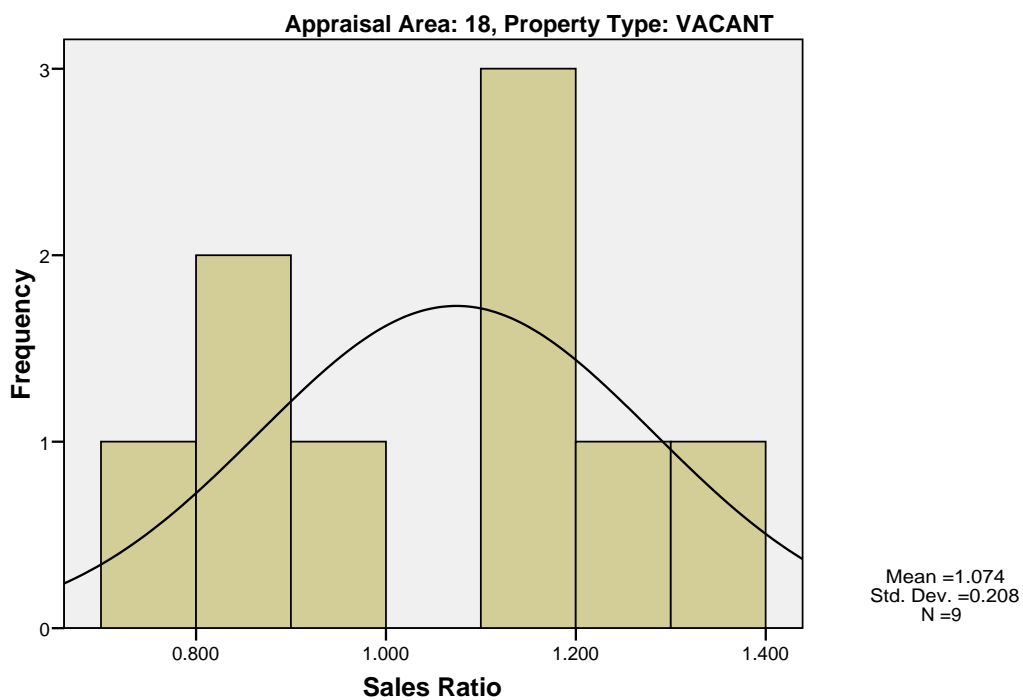
	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	6	199	173	.	.
Avg AV	\$112,583	\$137,250	\$180,772	.	.
Avg SP	\$136,495	\$156,121	\$203,427	.	.
Mean	.917	.899	.901	.	.
Wtd Mn	.825	.879	.889	.	.
Med	.836	.872	.877	.	.
COD	24.12%	12.53%	10.40%	.	.
PRD	1.112	1.022	1.014	.	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Distribution of 2009 Residential Sales Ratios By Property Type



Distribution of 2009 Residential Sales Ratios By Property Type



Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Appraisal Area 18

			Property Type			
			CONDO	MULTI	SFR	VACANT
LEA/Neighborhood	1501	Average Sale Price	.	\$193,500	\$172,908	\$42,500
		Average Sales Ratio	.	.905	.904	1.187
		Number of Sales	.	2	66	1
	1601	Average Sale Price	.	\$159,900	\$170,023	\$86,600
		Average Sales Ratio	.	1.014	.910	1.162
		Number of Sales	.	1	74	5
	1701	Average Sale Price	.	.	\$167,300	\$179,950
		Average Sales Ratio	.	.	.894	.899
		Number of Sales	.	.	25	1
	2101	Average Sale Price	.	.	\$191,328	\$65,000
		Average Sales Ratio	.	.	.883	.789
		Number of Sales	.	.	47	1
	2201	Average Sale Price	.	\$250,000	\$177,083	.
		Average Sales Ratio	.	.620	.912	.
		Number of Sales	.	1	55	.
2301	Average Sale Price	.	.	\$181,234	\$50,000	
	Average Sales Ratio	.	.	.881	.984	
	Number of Sales	.	.	54	1	
2401	Average Sale Price	\$114,500	.	\$178,265	.	
	Average Sales Ratio	.877	.	.914	.	
	Number of Sales	1	.	51	.	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 18

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Low	<=750sf	1-Story	3	3	3	\$165	\$95,033	5,415	\$174	\$100,000	6,000
		Total	3	3	3	\$165	\$95,033	5,415	\$174	\$100,000	6,000
	751 - 1000sf	1-Story	1	1	1	\$160	\$139,000	6,250	\$160	\$139,000	6,250
		Total	1	1	1	\$160	\$139,000	6,250	\$160	\$139,000	6,250
	1001 - 1250sf	1-Story	1	1	1	\$121	\$144,870	5,000	\$121	\$144,870	5,000
		Total	1	1	1	\$121	\$144,870	5,000	\$121	\$144,870	5,000
	Total	1-Story	5	5	5	\$156	\$113,794	5,499	\$160	\$125,000	6,000
		Total	5	5	5	\$156	\$113,794	5,499	\$160	\$125,000	6,000
Fair	<=750sf	1-Story	21	21	21	\$195	\$131,786	5,727	\$199	\$137,000	5,450
		Total	21	21	21	\$195	\$131,786	5,727	\$199	\$137,000	5,450
	751 - 1000sf	1-Story	60	60	60	\$162	\$143,271	6,188	\$166	\$144,500	6,000
		Total	60	60	60	\$162	\$143,271	6,188	\$166	\$144,500	6,000
	1001 - 1250sf	1-Story	47	47	47	\$144	\$158,866	7,762	\$147	\$162,000	6,500
		1.5-Story	2	2	2	\$108	\$125,750	9,000	\$108	\$125,750	9,000
		2-Story	1	1	1	\$106	\$131,450	3,900	\$106	\$131,450	3,900
		Sp Entry	2	2	2	\$131	\$139,225	5,223	\$131	\$139,225	5,223
		Sp Level	1	1	1	\$139	\$167,500	6,000	\$139	\$167,500	6,000
		Total	53	53	53	\$142	\$156,521	7,606	\$142	\$161,000	6,203
	1251 - 1500sf	1-Story	18	18	18	\$126	\$168,410	7,859	\$130	\$173,500	7,284
		1.5-Story	10	10	10	\$119	\$165,195	7,406	\$118	\$169,250	5,500
		2-Story	6	6	6	\$135	\$180,083	5,982	\$137	\$175,000	6,111
		Sp Entry	6	6	6	\$126	\$176,500	6,763	\$132	\$183,500	7,115
		Total	40	40	40	\$126	\$170,571	7,300	\$131	\$175,000	6,929
	1501 - 2000sf	1-Story	6	6	6	\$104	\$171,783	7,383	\$108	\$174,925	7,525
		1.5-Story	6	6	6	\$107	\$186,317	9,419	\$110	\$184,725	6,850
		2-Story	5	5	5	\$108	\$179,000	7,942	\$121	\$195,000	9,000
		Sp Entry	3	3	3	\$113	\$195,642	7,780	\$115	\$199,977	7,800
		Total	20	20	20	\$107	\$181,526	8,193	\$113	\$181,475	7,750
2001 - 3000sf	Sp Entry	1	1	1	\$96	\$218,540	7,800	\$96	\$218,540	7,800	
	Total	1	1	1	\$96	\$218,540	7,800	\$96	\$218,540	7,800	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 18

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Fair	Total	1-Story	152	152	152	\$155	\$150,609	6,856	\$156	\$152,700	6,029
		1.5-Story	18	18	18	\$114	\$167,853	8,254	\$113	\$169,000	6,313
		2-Story	12	12	12	\$122	\$175,579	6,626	\$125	\$175,000	6,700
		Sp Entry	12	12	12	\$121	\$178,576	6,847	\$124	\$185,000	7,234
		Sp Level	1	1	1	\$139	\$167,500	6,000	\$139	\$167,500	6,000
		Total	195	195	195	\$147	\$155,545	6,966	\$142	\$160,000	6,203
Average	751 - 1000sf	1-Story	13	13	13	\$180	\$159,977	6,242	\$184	\$159,000	6,000
		Total	13	13	13	\$180	\$159,977	6,242	\$184	\$159,000	6,000
	1001 - 1250sf	1-Story	28	28	28	\$160	\$180,005	6,817	\$155	\$177,475	6,450
		1.5-Story	3	3	3	\$152	\$186,833	5,838	\$155	\$190,000	5,254
		Total	31	31	31	\$159	\$180,665	6,722	\$155	\$179,950	6,400
	1251 - 1500sf	1-Story	19	19	19	\$146	\$198,826	9,561	\$150	\$210,000	8,700
		1.5-Story	6	6	6	\$133	\$186,775	6,473	\$141	\$192,500	6,000
		2-Story	3	3	3	\$135	\$185,983	5,331	\$141	\$189,950	4,877
		Sp Entry	2	2	2	\$132	\$179,340	5,488	\$132	\$179,340	5,488
		Sp Level	2	2	2	\$143	\$200,000	15,500	\$143	\$200,000	15,500
		Total	32	32	32	\$142	\$194,218	8,702	\$143	\$194,000	7,306
	1501 - 2000sf	1-Story	14	14	14	\$131	\$214,867	13,790	\$128	\$206,650	9,061
		1.5-Story	3	3	3	\$99	\$166,267	10,098	\$105	\$180,000	6,500
		2-Story	34	34	34	\$119	\$217,545	6,248	\$122	\$220,000	5,361
		Sp Entry	7	7	7	\$122	\$206,571	5,801	\$125	\$210,000	5,650
		Sp Level	2	2	2	\$113	\$212,500	10,727	\$113	\$212,500	10,727
		Total	60	60	60	\$121	\$212,908	8,297	\$121	\$216,475	5,751
	2001 - 3000sf	1-Story	2	2	2	\$108	\$239,975	10,620	\$108	\$239,975	10,620
		1.5-Story	4	4	4	\$97	\$211,488	15,956	\$109	\$222,475	8,893
		2-Story	24	24	24	\$109	\$244,045	5,789	\$109	\$242,500	5,724
Sp Entry		1	1	1	\$91	\$207,000	12,000	\$91	\$207,000	12,000	
Sp Level		2	2	2	\$101	\$201,500	8,438	\$101	\$201,500	8,438	
Total		33	33	33	\$106	\$236,151	7,663	\$109	\$239,950	6,125	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 18

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Average	Total	1-Story	76	76	76	\$153	\$189,284	8,789	\$151	\$187,500	7,200
		1.5-Story	16	16	16	\$121	\$189,119	9,404	\$119	\$189,500	6,250
		2-Story	61	61	61	\$116	\$226,419	6,022	\$118	\$227,500	5,395
		Sp Entry	10	10	10	\$121	\$201,168	6,358	\$123	\$203,000	5,725
		Sp Level	6	6	6	\$119	\$204,667	11,555	\$116	\$202,500	8,646
		Total	169	169	169	\$134	\$203,922	7,803	\$127	\$206,300	6,240
Total	<=750sf	1-Story	24	24	24	\$192	\$127,192	5,688	\$198	\$131,000	5,725
		Total	24	24	24	\$192	\$127,192	5,688	\$198	\$131,000	5,725
	751 - 1000sf	1-Story	74	74	74	\$165	\$146,148	6,198	\$168	\$148,450	6,000
		Total	74	74	74	\$165	\$146,148	6,198	\$168	\$148,450	6,000
	1001 - 1250sf	1-Story	76	76	76	\$150	\$166,470	7,377	\$152	\$165,500	6,500
		1.5-Story	5	5	5	\$135	\$162,400	7,103	\$140	\$170,000	6,000
		2-Story	1	1	1	\$106	\$131,450	3,900	\$106	\$131,450	3,900
		Sp Entry	2	2	2	\$131	\$139,225	5,223	\$131	\$139,225	5,223
		Sp Level	1	1	1	\$139	\$167,500	6,000	\$139	\$167,500	6,000
		Total	85	85	85	\$148	\$165,190	7,253	\$149	\$165,000	6,300
	1251 - 1500sf	1-Story	37	37	37	\$136	\$184,029	8,733	\$134	\$185,500	8,100
		1.5-Story	16	16	16	\$124	\$173,287	7,056	\$126	\$173,750	5,875
		2-Story	9	9	9	\$135	\$182,050	5,765	\$137	\$175,000	5,321
		Sp Entry	8	8	8	\$127	\$177,210	6,444	\$132	\$183,500	6,750
		Sp Level	2	2	2	\$143	\$200,000	15,500	\$143	\$200,000	15,500
		Total	72	72	72	\$133	\$181,081	7,923	\$134	\$182,500	7,000
	1501 - 2000sf	1-Story	20	20	20	\$123	\$201,942	11,868	\$117	\$199,950	8,998
		1.5-Story	9	9	9	\$104	\$179,633	9,646	\$107	\$180,000	6,500
		2-Story	39	39	39	\$118	\$212,603	6,465	\$121	\$218,000	5,498
		Sp Entry	10	10	10	\$119	\$203,293	6,395	\$120	\$201,964	5,902
Sp Level		2	2	2	\$113	\$212,500	10,727	\$113	\$212,500	10,727	
Total		80	80	80	\$118	\$205,062	8,271	\$119	\$206,125	6,088	

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

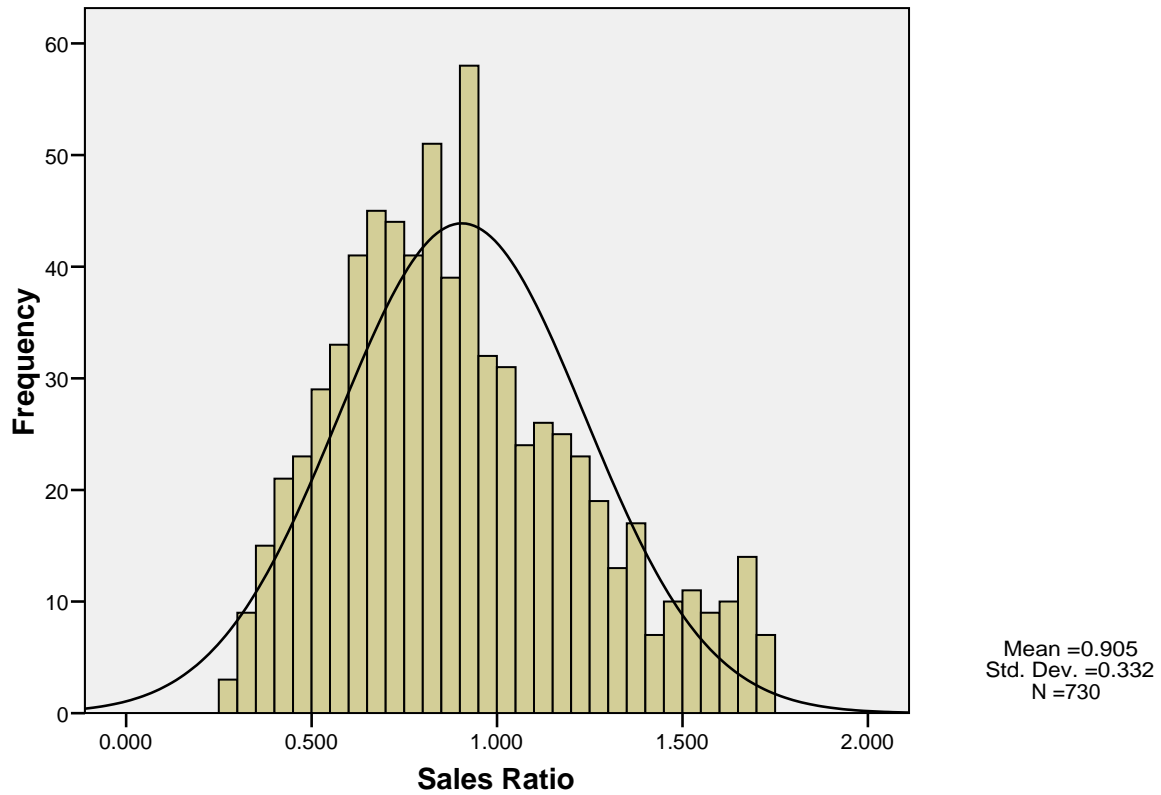
2009 Sales of Non-Amenity Single Family Residential Property

Appraisal Area: 18

Quality	Livable Area	Construction Style	N			Mean			Median		
			Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size	Price/SF	Sale Price	Lot Size
Total	2001 - 3000sf	1-Story	2	2	2	\$108	\$239,975	10,620	\$108	\$239,975	10,620
		1.5-Story	4	4	4	\$97	\$211,488	15,956	\$109	\$222,475	8,893
		2-Story	24	24	24	\$109	\$244,045	5,789	\$109	\$242,500	5,724
		Sp Entry	2	2	2	\$93	\$212,770	9,900	\$93	\$212,770	9,900
		Sp Level	2	2	2	\$101	\$201,500	8,438	\$101	\$201,500	8,438
		Total	34	34	34	\$106	\$235,633	7,667	\$108	\$236,475	6,335
Total		1-Story	233	233	233	\$154	\$162,434	7,457	\$154	\$160,000	6,487
		1.5-Story	34	34	34	\$117	\$177,860	8,795	\$115	\$176,500	6,313
		2-Story	73	73	73	\$117	\$218,062	6,121	\$118	\$220,000	5,476
		Sp Entry	22	22	22	\$121	\$188,845	6,625	\$123	\$191,000	6,300
		Sp Level	7	7	7	\$122	\$199,357	10,761	\$119	\$195,000	7,917
		Total	369	369	369	\$141	\$177,135	7,329	\$134	\$175,000	6,204

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

County-Wide Distribution of 2008-2009 Mobile Home Sales Ratios



County-Wide 2008-2009 Mobile Home Sales Statistics

	Pierce
Sales	730
Avg AV	\$22,554
Avg SP	\$26,947
Mean	.905
Wtd Mn	.837
Med	.861
COD	30.66%
PRD	1.081

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2008-2009 Mobile Home Sales Statistics by Construction Style

Construction Style	Sales	Avg AV	Avg SP	Mean	Wtd Mn	Med	COD	PRD
Single Wide	303	\$6,189	\$7,428	.932	.833	.896	33.36%	1.118
Double Wide	399	\$27,336	\$32,588	.888	.839	.850	28.99%	1.059
Triple Wide	28	\$131,507	\$157,788	.855	.833	.850	14.61%	1.025

2008-2009 Mobile Home Sales Statistics by Appraisal Area

App Area	Sales	Avg AV	Avg SP	Mean	Wtd Mn	Med	COD	PRD
01	5	\$14,660	\$18,100	.838	.810	.781	11.11%	1.034
02	13	\$43,246	\$46,315	1.033	.934	.928	30.23%	1.106
03	29	\$17,266	\$20,202	.870	.855	.815	27.42%	1.018
04	66	\$12,488	\$15,598	.881	.801	.834	34.49%	1.101
05	26	\$30,438	\$31,614	1.016	.963	.907	27.64%	1.055
06	102	\$27,923	\$31,908	.998	.875	.941	30.66%	1.141
07	81	\$17,893	\$20,740	.942	.863	.911	30.47%	1.092
08	102	\$25,437	\$30,457	.911	.835	.869	26.14%	1.091
09	134	\$34,832	\$40,872	.860	.852	.840	28.07%	1.009
10	2	\$3,700	\$4,100	.816	.902	.816	14.16%	.904
11	20	\$38,310	\$68,170	.587	.562	.536	25.86%	1.044
12	23	\$11,678	\$15,848	.708	.737	.660	39.53%	.960
14	118	\$9,078	\$10,531	.915	.862	.901	29.20%	1.062
15	6	\$4,000	\$3,567	1.155	1.121	1.067	19.34%	1.030
17	3	\$5,300	\$7,833	.798	.677	.650	30.31%	1.179

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2008-2009 Mobile Home Sales Statistics by LEA/Neighborhood

LEA	N	AVEAV	AVESP	MEAN	WTDNMN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
010603	4	\$17,025	\$21,375	.787	.796	.781	5.6	.988
010610	1	\$5,200	\$5,000	1.040	1.040	1.040	.0	1.000
020108	4	\$93,075	\$99,225	.962	.938	.916	23.1	1.026
020109	5	\$18,180	\$19,740	1.179	.921	1.427	22.9	1.280
020210	1	\$45,200	\$51,000	.886	.886	.886	.0	1.000
020305	2	\$23,150	\$21,750	1.089	1.064	1.089	14.7	1.023
020411	1	\$7,500	\$12,000	.625	.625	.625	.0	1.000
030203	22	\$16,368	\$18,202	.882	.899	.798	30.1	.981
030306	1	\$22,800	\$39,000	.585	.585	.585	.0	1.001
030503	6	\$19,633	\$24,400	.872	.805	.840	18.6	1.083
040202	21	\$8,176	\$11,014	.809	.742	.690	45.4	1.090
040301	40	\$14,800	\$18,616	.893	.795	.834	31.9	1.123
040401	5	\$12,100	\$10,700	1.093	1.131	1.200	14.7	.967
050105	6	\$53,183	\$60,492	.910	.879	.922	12.9	1.035
050106	6	\$23,367	\$27,385	.980	.853	.947	27.9	1.148
050512	14	\$23,721	\$21,050	1.077	1.127	.891	33.7	.955
060501	52	\$15,023	\$17,144	1.027	.876	1.068	30.7	1.172
060701	35	\$52,889	\$61,025	.954	.867	.855	24.1	1.100
060801	7	\$17,443	\$15,120	1.253	1.154	1.298	18.2	1.086
060901	6	\$14,017	\$16,233	.907	.863	.938	17.4	1.050
061301	2	\$4,800	\$12,000	.400	.400	.400	8.3	1.000
070101	10	\$4,980	\$6,895	.792	.722	.825	25.7	1.096
070105	8	\$4,825	\$7,418	.639	.650	.615	16.1	.982
070201	40	\$21,845	\$25,795	.976	.847	.955	28.8	1.152
070401	6	\$11,917	\$10,992	1.220	1.084	1.227	30.9	1.125
070701	17	\$24,447	\$26,700	.997	.916	.937	26.3	1.089
081001	6	\$13,667	\$15,333	.894	.891	.856	24.7	1.003
081101	1	\$15,000	\$10,000	1.500	1.500	1.500	.0	1.000
081204	41	\$28,095	\$36,259	.828	.775	.764	23.5	1.069
081305	39	\$20,110	\$22,358	.970	.899	.890	29.2	1.079
081402	15	\$37,427	\$43,067	.949	.869	.945	20.6	1.093
090101	28	\$26,714	\$33,232	.859	.804	.840	24.5	1.069
090301	5	\$10,220	\$12,900	.780	.792	.750	27.0	.985
090501	32	\$9,291	\$10,543	.873	.881	.732	39.3	.991
091505	17	\$26,529	\$33,497	.794	.792	.632	35.8	1.002
091507	39	\$70,703	\$81,487	.881	.868	.885	19.5	1.015
091509	13	\$27,900	\$30,535	.882	.914	.929	24.5	.965
100404	1	\$700	\$1,000	.700	.700	.700	.0	1.000
100806	1	\$6,700	\$7,200	.931	.931	.931	.0	1.000
110103	18	\$42,189	\$75,106	.586	.562	.531	27.8	1.044
110105	2	\$3,400	\$5,750	.589	.591	.589	1.9	.996
120603	17	\$8,176	\$13,362	.633	.612	.522	41.1	1.035
120605	6	\$21,600	\$22,892	.919	.944	.917	28.1	.973
140301	26	\$6,265	\$6,981	1.011	.898	.992	33.4	1.127

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2008-2009 Mobile Home Sales Statistics by LEA/Neighborhood

LEA	N	AVEAV	AVESP	MEAN	WTDNMN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
141501	12	\$6,733	\$8,658	.750	.778	.742	19.7	.965
141504	77	\$10,630	\$12,250	.917	.868	.950	26.4	1.057
141801	3	\$3,000	\$4,667	.700	.643	.771	16.7	1.088
150305	4	\$3,350	\$2,850	1.228	1.175	1.067	16.9	1.045
151804	2	\$5,300	\$5,000	1.009	1.060	1.009	25.6	.951
172001	3	\$5,300	\$7,833	.798	.677	.650	30.3	1.179

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 County-Wide Average Mobile Home Assessed Value Change^a

2009 Avg Assd Value	\$29,085
2010 Avg Assd Value	\$26,430
Dollar Change in Avg Assd Value	-\$2,654
Average Percent Change	-7.533%

a. Account Type = MH

2010 County-Wide Average Mobile Home Assessed Value Change by Appraisal Area^a

AA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
01	\$21,669	\$21,108	-\$560	-2.586%
02	\$33,464	\$30,131	-\$3,334	-9.962%
03	\$20,393	\$19,082	-\$1,311	-6.429%
04	\$18,441	\$17,439	-\$1,002	-5.432%
05	\$28,098	\$26,109	-\$1,989	-7.078%
06	\$29,971	\$28,009	-\$1,962	-6.546%
07	\$22,274	\$20,175	-\$2,099	-9.422%
08	\$25,581	\$22,685	-\$2,896	-11.321%
09	\$38,613	\$35,843	-\$2,771	-7.176%
10	\$20,179	\$19,623	-\$556	-2.758%
11	\$67,387	\$42,998	-\$24,388	-36.192%
12	\$20,785	\$19,406	-\$1,380	-6.639%
13	\$31,124	\$29,804	-\$1,320	-4.240%
14	\$11,131	\$10,554	-\$577	-5.185%
15	\$9,718	\$9,224	-\$494	-5.082%
16	\$79,300	\$80,700	\$1,400	1.765%
17	\$24,781	\$23,525	-\$1,256	-5.069%
18	\$20,614	\$19,329	-\$1,286	-6.237%
Averages	\$29,085	\$26,430	-\$2,654	-7.533%

a. Account Type = MH

2010 County-Wide Average Mobile Home Assessed Value Change by Account Type^a

	Account Type
	MH
2009 Avg Assd Value	\$29,085
2010 Avg Assd Value	\$26,430
Dollar Change in Avg Assd Value	-\$2,654
Avg % Change in App Area Avg Assd Value	-7.533%

a. Account Type = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Total Assessed Value Change by Appraisal Area by Account Type^a

AA			Account Type
			MH
01	Previous Total	Sum	\$23,900,500
	Current Total	Sum	\$23,282,500
	Dollar Change in	Sum	-\$618,000
	Avg % Change in App	Mean	-2.586%
02	Previous Total	Sum	\$22,287,200
	Current Total	Sum	\$20,067,000
	Dollar Change in	Sum	-\$2,220,200
	Avg % Change in App	Mean	-9.962%
03	Previous Total	Sum	\$11,195,800
	Current Total	Sum	\$10,476,000
	Dollar Change in	Sum	-\$719,800
	Avg % Change in App	Mean	-6.429%
04	Previous Total	Sum	\$13,222,200
	Current Total	Sum	\$12,504,000
	Dollar Change in	Sum	-\$718,200
	Avg % Change in App	Mean	-5.432%
05	Previous Total	Sum	\$39,815,100
	Current Total	Sum	\$36,997,100
	Dollar Change in	Sum	-\$2,818,000
	Avg % Change in App	Mean	-7.078%
06	Previous Total	Sum	\$83,499,450
	Current Total	Sum	\$78,033,800
	Dollar Change in	Sum	-\$5,465,650
	Avg % Change in App	Mean	-6.546%
07	Previous Total	Sum	\$22,585,600
	Current Total	Sum	\$20,457,500
	Dollar Change in	Sum	-\$2,128,100
	Avg % Change in App	Mean	-9.422%
08	Previous Total	Sum	\$27,985,900
	Current Total	Sum	\$24,817,500
	Dollar Change in	Sum	-\$3,168,400
	Avg % Change in App	Mean	-11.321%
09	Previous Total	Sum	\$63,943,900
	Current Total	Sum	\$59,355,600
	Dollar Change in	Sum	-\$4,588,300
	Avg % Change in App	Mean	-7.176%
10	Previous Total	Sum	\$9,827,400
	Current Total	Sum	\$9,556,400
	Dollar Change in	Sum	-\$271,000
	Avg % Change in App	Mean	-2.758%
11	Previous Total	Sum	\$20,620,300
	Current Total	Sum	\$13,157,500
	Dollar Change in	Sum	-\$7,462,800
	Avg % Change in App	Mean	-36.192%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Total Assessed Value Change by Appraisal Area by Account Type^a

AA			Account Type
			MH
12	Previous Total	Sum	\$3,720,600
	Current Total	Sum	\$3,473,600
	Dollar Change in	Sum	-\$247,000
	Avg % Change in App	Mean	-6.639%
13	Previous Total	Sum	\$1,587,300
	Current Total	Sum	\$1,520,000
	Dollar Change in	Sum	-\$67,300
	Avg % Change in App	Mean	-4.240%
14	Previous Total	Sum	\$13,880,200
	Current Total	Sum	\$13,160,500
	Dollar Change in	Sum	-\$719,700
	Avg % Change in App	Mean	-5.185%
15	Previous Total	Sum	\$796,900
	Current Total	Sum	\$756,400
	Dollar Change in	Sum	-\$40,500
	Avg % Change in App	Mean	-5.082%
16	Previous Total	Sum	\$79,300
	Current Total	Sum	\$80,700
	Dollar Change in	Sum	\$1,400
	Avg % Change in App	Mean	1.765%
17	Previous Total	Sum	\$793,000
	Current Total	Sum	\$752,800
	Dollar Change in	Sum	-\$40,200
	Avg % Change in App	Mean	-5.069%
18	Previous Total	Sum	\$144,300
	Current Total	Sum	\$135,300
	Dollar Change in	Sum	-\$9,000
	Avg % Change in App	Mean	-6.237%

a. Account Type = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Average Mobile Home Assessed Value Changes by Appraisal Area and Account Type^a

AA		Account Type
		MH
01	2009 Avg Assd Value	\$21,669
	2010 Avg Assd Value	\$21,108
	Dollar Change in Avg Assd Value	-\$560
	Avg % Change in App Area Avg Assd Value	-2.586%
02	2009 Avg Assd Value	\$33,464
	2010 Avg Assd Value	\$30,131
	Dollar Change in Avg Assd Value	-\$3,334
	Avg % Change in App Area Avg Assd Value	-9.962%
03	2009 Avg Assd Value	\$20,393
	2010 Avg Assd Value	\$19,082
	Dollar Change in Avg Assd Value	-\$1,311
	Avg % Change in App Area Avg Assd Value	-6.429%
04	2009 Avg Assd Value	\$18,441
	2010 Avg Assd Value	\$17,439
	Dollar Change in Avg Assd Value	-\$1,002
	Avg % Change in App Area Avg Assd Value	-5.432%
05	2009 Avg Assd Value	\$28,098
	2010 Avg Assd Value	\$26,109
	Dollar Change in Avg Assd Value	-\$1,989
	Avg % Change in App Area Avg Assd Value	-7.078%
06	2009 Avg Assd Value	\$29,971
	2010 Avg Assd Value	\$28,009
	Dollar Change in Avg Assd Value	-\$1,962
	Avg % Change in App Area Avg Assd Value	-6.546%
07	2009 Avg Assd Value	\$22,274
	2010 Avg Assd Value	\$20,175
	Dollar Change in Avg Assd Value	-\$2,099
	Avg % Change in App Area Avg Assd Value	-9.422%
08	2009 Avg Assd Value	\$25,581
	2010 Avg Assd Value	\$22,685
	Dollar Change in Avg Assd Value	-\$2,896
	Avg % Change in App Area Avg Assd Value	-11.321%
09	2009 Avg Assd Value	\$38,613
	2010 Avg Assd Value	\$35,843
	Dollar Change in Avg Assd Value	-\$2,771
	Avg % Change in App Area Avg Assd Value	-7.176%
10	2009 Avg Assd Value	\$20,179
	2010 Avg Assd Value	\$19,623
	Dollar Change in Avg Assd Value	-\$556
	Avg % Change in App Area Avg Assd Value	-2.758%
11	2009 Avg Assd Value	\$67,387
	2010 Avg Assd Value	\$42,998
	Dollar Change in Avg Assd Value	-\$24,388
	Avg % Change in App Area Avg Assd Value	-36.192%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Average Mobile Home Assessed Value Changes by Appraisal Area and Account Type^a

AA		Account Type
		MH
12	2009 Avg Assd Value	\$20,785
	2010 Avg Assd Value	\$19,406
	Dollar Change in Avg Assd Value	-\$1,380
	Avg % Change in App Area Avg Assd Value	-6.639%
13	2009 Avg Assd Value	\$31,124
	2010 Avg Assd Value	\$29,804
	Dollar Change in Avg Assd Value	-\$1,320
	Avg % Change in App Area Avg Assd Value	-4.240%
14	2009 Avg Assd Value	\$11,131
	2010 Avg Assd Value	\$10,554
	Dollar Change in Avg Assd Value	-\$577
	Avg % Change in App Area Avg Assd Value	-5.185%
15	2009 Avg Assd Value	\$9,718
	2010 Avg Assd Value	\$9,224
	Dollar Change in Avg Assd Value	-\$494
	Avg % Change in App Area Avg Assd Value	-5.082%
16	2009 Avg Assd Value	\$79,300
	2010 Avg Assd Value	\$80,700
	Dollar Change in Avg Assd Value	\$1,400
	Avg % Change in App Area Avg Assd Value	1.765%
17	2009 Avg Assd Value	\$24,781
	2010 Avg Assd Value	\$23,525
	Dollar Change in Avg Assd Value	-\$1,256
	Avg % Change in App Area Avg Assd Value	-5.069%
18	2009 Avg Assd Value	\$20,614
	2010 Avg Assd Value	\$19,329
	Dollar Change in Avg Assd Value	-\$1,286
	Avg % Change in App Area Avg Assd Value	-6.237%

a. Account Type = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by City^a

City	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
AUBURN	\$20,550	\$15,475	-\$5,075	-24.696%
BONNEY LAKE	\$16,804	\$15,380	-\$1,424	-8.473%
BUCKLEY	\$20,446	\$19,263	-\$1,183	-5.786%
CARBONADO	\$16,836	\$14,691	-\$2,145	-12.743%
EATONVILLE	\$12,656	\$11,854	-\$801	-6.333%
EDGEWOOD	\$17,472	\$16,772	-\$700	-4.006%
FIFE	\$11,511	\$10,770	-\$742	-6.444%
GIG HARBOR	\$15,775	\$14,274	-\$1,502	-9.519%
LAKESWOOD	\$11,377	\$10,802	-\$574	-5.049%
MILTON	\$11,160	\$10,340	-\$820	-7.348%
ORTING	\$61,390	\$53,710	-\$7,680	-12.509%
PACIFIC	\$11,345	\$10,691	-\$655	-5.769%
PUYALLUP	\$12,941	\$12,072	-\$869	-6.716%
ROY	\$12,005	\$11,385	-\$620	-5.165%
SOUTH PRARIE	\$33,067	\$28,033	-\$5,033	-15.222%
STEILACOOM	\$15,300	\$12,900	-\$2,400	-15.686%
SUMNER	\$18,412	\$17,267	-\$1,145	-6.221%
TACOMA	\$16,506	\$15,742	-\$765	-4.632%
UNIVERSITY PLACE	\$10,152	\$9,628	-\$523	-5.156%
WILKESON	\$12,217	\$11,317	-\$900	-7.367%
UNINCORPORATED	\$29,481	\$26,866	-\$2,615	-8.870%
Averages	\$18,448	\$16,630	-\$1,818	-8.748%

a. AcctType = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by City and Account Type^a

City		AcctType
		MH
AUBURN	2009 Avg Assd Value	\$20,550
	2010 Avg Assd Value	\$15,475
	Dollar Change in Avg Assd Value	-\$5,075
	Avg % Change in Avg Assd Value	-24.696%
BONNEY LAKE	2009 Avg Assd Value	\$16,804
	2010 Avg Assd Value	\$15,380
	Dollar Change in Avg Assd Value	-\$1,424
	Avg % Change in Avg Assd Value	-8.473%
BUCKLEY	2009 Avg Assd Value	\$20,446
	2010 Avg Assd Value	\$19,263
	Dollar Change in Avg Assd Value	-\$1,183
	Avg % Change in Avg Assd Value	-5.786%
CARBONADO	2009 Avg Assd Value	\$16,836
	2010 Avg Assd Value	\$14,691
	Dollar Change in Avg Assd Value	-\$2,145
	Avg % Change in Avg Assd Value	-12.743%
EATONVILLE	2009 Avg Assd Value	\$12,656
	2010 Avg Assd Value	\$11,854
	Dollar Change in Avg Assd Value	-\$801
	Avg % Change in Avg Assd Value	-6.333%
EDGEWOOD	2009 Avg Assd Value	\$17,472
	2010 Avg Assd Value	\$16,772
	Dollar Change in Avg Assd Value	-\$700
	Avg % Change in Avg Assd Value	-4.006%
FIFE	2009 Avg Assd Value	\$11,511
	2010 Avg Assd Value	\$10,770
	Dollar Change in Avg Assd Value	-\$742
	Avg % Change in Avg Assd Value	-6.444%
GIG HARBOR	2009 Avg Assd Value	\$15,775
	2010 Avg Assd Value	\$14,274
	Dollar Change in Avg Assd Value	-\$1,502
	Avg % Change in Avg Assd Value	-9.519%
LAKEWOOD	2009 Avg Assd Value	\$11,377
	2010 Avg Assd Value	\$10,802
	Dollar Change in Avg Assd Value	-\$574
	Avg % Change in Avg Assd Value	-5.049%
MILTON	2009 Avg Assd Value	\$11,160
	2010 Avg Assd Value	\$10,340
	Dollar Change in Avg Assd Value	-\$820
	Avg % Change in Avg Assd Value	-7.348%
ORTING	2009 Avg Assd Value	\$61,390
	2010 Avg Assd Value	\$53,710
	Dollar Change in Avg Assd Value	-\$7,680
	Avg % Change in Avg Assd Value	-12.509%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by City and Account Type^a

City		AcctType
		MH
PACIFIC	2009 Avg Assd Value	\$11,345
	2010 Avg Assd Value	\$10,691
	Dollar Change in Avg Assd Value	-\$655
	Avg % Change in Avg Assd Value	-5.769%
PUYALLUP	2009 Avg Assd Value	\$12,941
	2010 Avg Assd Value	\$12,072
	Dollar Change in Avg Assd Value	-\$869
	Avg % Change in Avg Assd Value	-6.716%
ROY	2009 Avg Assd Value	\$12,005
	2010 Avg Assd Value	\$11,385
	Dollar Change in Avg Assd Value	-\$620
	Avg % Change in Avg Assd Value	-5.165%
SOUTH PRARIE	2009 Avg Assd Value	\$33,067
	2010 Avg Assd Value	\$28,033
	Dollar Change in Avg Assd Value	-\$5,033
	Avg % Change in Avg Assd Value	-15.222%
STEILACOOM	2009 Avg Assd Value	\$15,300
	2010 Avg Assd Value	\$12,900
	Dollar Change in Avg Assd Value	-\$2,400
	Avg % Change in Avg Assd Value	-15.686%
SUMNER	2009 Avg Assd Value	\$18,412
	2010 Avg Assd Value	\$17,267
	Dollar Change in Avg Assd Value	-\$1,145
	Avg % Change in Avg Assd Value	-6.221%
TACOMA	2009 Avg Assd Value	\$16,506
	2010 Avg Assd Value	\$15,742
	Dollar Change in Avg Assd Value	-\$765
	Avg % Change in Avg Assd Value	-4.632%
UNIVERSITY PLACE	2009 Avg Assd Value	\$10,152
	2010 Avg Assd Value	\$9,628
	Dollar Change in Avg Assd Value	-\$523
	Avg % Change in Avg Assd Value	-5.156%
WILKESON	2009 Avg Assd Value	\$12,217
	2010 Avg Assd Value	\$11,317
	Dollar Change in Avg Assd Value	-\$900
	Avg % Change in Avg Assd Value	-7.367%
UNINCORPORATED	2009 Avg Assd Value	\$29,481
	2010 Avg Assd Value	\$26,866
	Dollar Change in Avg Assd Value	-\$2,615
	Avg % Change in Avg Assd Value	-8.870%

a. AcctType = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by School District^a

School District	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
AUBURN	\$24,500	\$18,033	-\$6,467	-26.395%
BETHEL	\$27,353	\$25,517	-\$1,837	-6.715%
CARBONADO	\$16,642	\$14,826	-\$1,816	-10.911%
CLOVER PARK	\$11,270	\$10,705	-\$565	-5.013%
DIERINGER	\$23,634	\$22,144	-\$1,491	-6.307%
EATONVILLE	\$20,528	\$19,956	-\$571	-2.783%
FIFE	\$19,254	\$18,106	-\$1,149	-5.965%
FRANKLIN PIERCE	\$44,877	\$41,576	-\$3,301	-7.356%
ORTING	\$34,567	\$31,290	-\$3,276	-9.478%
PENINSULA	\$35,185	\$26,936	-\$8,249	-23.444%
PUYALLUP	\$21,588	\$19,560	-\$2,028	-9.396%
STEILACOOM	\$28,631	\$27,294	-\$1,338	-4.671%
SUMNER	\$23,079	\$21,746	-\$1,333	-5.774%
TACOMA	\$18,453	\$17,593	-\$860	-4.662%
UNIVERSITY PLACE	\$10,780	\$10,200	-\$580	-5.377%
WHITE RIVER	\$30,563	\$27,803	-\$2,760	-9.030%
YELM	\$22,868	\$22,828	-\$40	-.175%
Averages	\$24,340	\$22,124	-\$2,215	-8.438%

a. AcctType = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by School District and Account Type^a

School District	Acct Type	
	MH	
AUBURN	2009 Avg Assd Value	\$24,500
	2010 Avg Assd Value	\$18,033
	Dollar Change in Avg Assd Value	-\$6,467
	Avg % Change in Avg Assd Value	-26.395%
BETHEL	2009 Avg Assd Value	\$27,353
	2010 Avg Assd Value	\$25,517
	Dollar Change in Avg Assd Value	-\$1,837
	Avg % Change in Avg Assd Value	-6.715%
CARBONADO	2009 Avg Assd Value	\$16,642
	2010 Avg Assd Value	\$14,826
	Dollar Change in Avg Assd Value	-\$1,816
	Avg % Change in Avg Assd Value	-10.911%
CLOVER PARK	2009 Avg Assd Value	\$11,270
	2010 Avg Assd Value	\$10,705
	Dollar Change in Avg Assd Value	-\$565
	Avg % Change in Avg Assd Value	-5.013%
DIERINGER	2009 Avg Assd Value	\$23,634
	2010 Avg Assd Value	\$22,144
	Dollar Change in Avg Assd Value	-\$1,491
	Avg % Change in Avg Assd Value	-6.307%
EATONVILLE	2009 Avg Assd Value	\$20,528
	2010 Avg Assd Value	\$19,956
	Dollar Change in Avg Assd Value	-\$571
	Avg % Change in Avg Assd Value	-2.783%
FIFE	2009 Avg Assd Value	\$19,254
	2010 Avg Assd Value	\$18,106
	Dollar Change in Avg Assd Value	-\$1,149
	Avg % Change in Avg Assd Value	-5.965%
FRANKLIN PIERCE	2009 Avg Assd Value	\$44,877
	2010 Avg Assd Value	\$41,576
	Dollar Change in Avg Assd Value	-\$3,301
	Avg % Change in Avg Assd Value	-7.356%
ORTING	2009 Avg Assd Value	\$34,567
	2010 Avg Assd Value	\$31,290
	Dollar Change in Avg Assd Value	-\$3,276
	Avg % Change in Avg Assd Value	-9.478%
PENINSULA	2009 Avg Assd Value	\$35,185
	2010 Avg Assd Value	\$26,936
	Dollar Change in Avg Assd Value	-\$8,249
	Avg % Change in Avg Assd Value	-23.444%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by School District and Account Type^a

School District	Acct Type	
	MH	
PUYALLUP	2009 Avg Assd Value	\$21,588
	2010 Avg Assd Value	\$19,560
	Dollar Change in Avg Assd Value	-\$2,028
	Avg % Change in Avg Assd Value	-9.396%
STEILACOOM	2009 Avg Assd Value	\$28,631
	2010 Avg Assd Value	\$27,294
	Dollar Change in Avg Assd Value	-\$1,338
	Avg % Change in Avg Assd Value	-4.671%
SUMNER	2009 Avg Assd Value	\$23,079
	2010 Avg Assd Value	\$21,746
	Dollar Change in Avg Assd Value	-\$1,333
	Avg % Change in Avg Assd Value	-5.774%
TACOMA	2009 Avg Assd Value	\$18,453
	2010 Avg Assd Value	\$17,593
	Dollar Change in Avg Assd Value	-\$860
	Avg % Change in Avg Assd Value	-4.662%
UNIVERSITY PLACE	2009 Avg Assd Value	\$10,780
	2010 Avg Assd Value	\$10,200
	Dollar Change in Avg Assd Value	-\$580
	Avg % Change in Avg Assd Value	-5.377%
WHITE RIVER	2009 Avg Assd Value	\$30,563
	2010 Avg Assd Value	\$27,803
	Dollar Change in Avg Assd Value	-\$2,760
	Avg % Change in Avg Assd Value	-9.030%
YELM	2009 Avg Assd Value	\$22,868
	2010 Avg Assd Value	\$22,828
	Dollar Change in Avg Assd Value	-\$40
	Avg % Change in Avg Assd Value	-.175%

a. Acct Type = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by Neighborhood^a

Neighborhood/LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
	Sum	Sum	Sum	Mean
010201	\$29,400	\$28,100	-\$1,300	-4.422%
010202	\$29,450	\$27,500	-\$1,950	-6.621%
010203	\$26,133	\$24,633	-\$1,500	-5.740%
010205	\$23,729	\$22,443	-\$1,286	-5.418%
010505	\$2,100	\$1,100	-\$1,000	-47.619%
010601	\$22,865	\$22,843	-\$23	-.100%
010602	\$21,863	\$20,450	-\$1,413	-6.461%
010603	\$12,869	\$12,072	-\$797	-6.192%
010604	\$21,637	\$22,220	\$583	2.693%
010605	\$27,562	\$24,089	-\$3,473	-12.600%
010607	\$19,682	\$18,497	-\$1,185	-6.019%
010608	\$14,587	\$14,003	-\$583	-3.999%
010609	\$23,288	\$21,818	-\$1,470	-6.312%
010610	\$21,131	\$20,022	-\$1,109	-5.248%
020108	\$68,640	\$61,077	-\$7,563	-11.019%
020109	\$20,251	\$18,528	-\$1,723	-8.508%
020205	\$25,075	\$23,636	-\$1,439	-5.740%
020210	\$22,552	\$21,629	-\$923	-4.091%
020305	\$20,446	\$19,263	-\$1,183	-5.786%
020401	\$12,217	\$11,317	-\$900	-7.367%
020411	\$19,934	\$17,514	-\$2,420	-12.139%
020412	\$33,067	\$28,033	-\$5,033	-15.222%
020507	\$9,681	\$8,931	-\$750	-7.747%
020601	\$16,836	\$14,691	-\$2,145	-12.743%
020603	\$17,600	\$16,329	-\$1,271	-7.224%
020604	\$7,800	\$5,800	-\$2,000	-25.641%
030203	\$18,005	\$16,805	-\$1,199	-6.660%
030306	\$14,237	\$13,233	-\$1,004	-7.051%
030307	\$21,544	\$20,300	-\$1,244	-5.776%
030402	\$19,721	\$17,629	-\$2,093	-10.612%
030411	\$24,767	\$24,533	-\$233	-.942%
030412	\$16,900	\$16,267	-\$633	-3.748%
030415	\$7,388	\$7,100	-\$288	-3.892%
030503	\$24,868	\$23,406	-\$1,461	-5.876%
030504	\$27,984	\$26,649	-\$1,334	-4.768%
030513	\$35,150	\$34,350	-\$800	-2.276%
030514	\$19,490	\$17,290	-\$2,200	-11.288%
030515	\$24,500	\$18,033	-\$6,467	-26.395%
040101	\$18,027	\$16,891	-\$1,136	-6.304%
040202	\$12,168	\$11,643	-\$525	-4.312%
040301	\$22,496	\$21,216	-\$1,281	-5.693%
040401	\$19,646	\$18,469	-\$1,177	-5.991%
040402	\$16,518	\$15,527	-\$991	-5.999%
040501	\$5,400	\$5,000	-\$400	-7.407%
042703	\$21,000	\$19,500	-\$1,500	-7.143%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by Neighborhood^a

Neighborhood/LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
	Sum	Sum	Sum	Mean
050105	\$62,042	\$54,386	-\$7,656	-12.340%
050106	\$24,469	\$22,573	-\$1,896	-7.749%
050511	\$12,475	\$11,492	-\$983	-7.882%
050512	\$33,936	\$31,794	-\$2,142	-6.311%
050513	\$27,331	\$24,719	-\$2,612	-9.557%
050701	\$18,710	\$18,009	-\$701	-3.748%
050703	\$32,696	\$31,607	-\$1,089	-3.330%
051001	\$25,869	\$24,995	-\$874	-3.378%
060501	\$28,834	\$28,184	-\$649	-2.252%
060701	\$54,686	\$48,217	-\$6,469	-11.828%
060801	\$23,627	\$22,300	-\$1,327	-5.615%
060802	\$16,229	\$15,132	-\$1,097	-6.759%
060901	\$22,275	\$21,342	-\$933	-4.187%
061301	\$18,865	\$17,857	-\$1,008	-5.343%
070101	\$18,339	\$17,674	-\$665	-3.627%
070105	\$8,447	\$7,717	-\$731	-8.648%
070201	\$24,672	\$21,335	-\$3,338	-13.528%
070401	\$18,858	\$17,657	-\$1,201	-6.371%
070701	\$25,324	\$24,164	-\$1,160	-4.580%
080702	\$11,858	\$11,533	-\$325	-2.741%
081001	\$16,769	\$15,746	-\$1,023	-6.100%
081101	\$14,680	\$13,949	-\$731	-4.979%
081204	\$26,597	\$24,505	-\$2,092	-7.864%
081301	\$43,943	\$42,886	-\$1,057	-2.406%
081305	\$17,721	\$16,351	-\$1,370	-7.733%
081402	\$47,579	\$37,546	-\$10,033	-21.087%
090101	\$28,103	\$26,942	-\$1,161	-4.130%
090301	\$24,029	\$22,711	-\$1,318	-5.484%
090501	\$12,126	\$11,282	-\$845	-6.966%
090601	\$4,660	\$4,420	-\$240	-5.150%
090901	\$38,140	\$35,840	-\$2,300	-6.030%
091501	\$24,342	\$22,898	-\$1,444	-5.932%
091505	\$21,202	\$19,417	-\$1,786	-8.422%
091506	\$31,028	\$28,278	-\$2,750	-8.863%
091507	\$90,073	\$83,650	-\$6,423	-7.130%
091509	\$18,928	\$16,004	-\$2,924	-15.446%
091512	\$19,713	\$17,913	-\$1,800	-9.131%
100401	\$24,163	\$23,012	-\$1,151	-4.764%
100402	\$2,500	\$2,500	\$0	.000%
100404	\$23,718	\$23,982	\$264	1.115%
100802	\$17,044	\$16,011	-\$1,033	-6.063%
100806	\$20,469	\$19,919	-\$549	-2.683%
100901	\$13,470	\$12,926	-\$543	-4.035%
100903	\$12,333	\$11,700	-\$633	-5.135%
100905	\$15,662	\$14,119	-\$1,543	-9.851%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by Neighborhood^a

Neighborhood/LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
	Sum	Sum	Sum	Mean
100908	\$18,252	\$17,738	-\$514	-2.819%
101001	\$16,933	\$16,346	-\$587	-3.468%
101002	\$20,763	\$20,305	-\$458	-2.206%
101106	\$11,056	\$10,744	-\$311	-2.814%
101113	\$33,380	\$32,960	-\$420	-1.258%
101201	\$24,967	\$24,600	-\$367	-1.469%
101202	\$13,340	\$12,940	-\$400	-2.999%
101203	\$79,033	\$81,800	\$2,767	3.501%
101204	\$6,300	\$4,700	-\$1,600	-25.397%
101205	\$150,300	\$147,500	-\$2,800	-1.863%
101212	\$16,950	\$15,550	-\$1,400	-8.260%
110102	\$13,275	\$12,675	-\$600	-4.520%
110103	\$101,762	\$61,371	-\$40,391	-39.692%
110104	\$18,125	\$16,625	-\$1,500	-8.276%
110105	\$9,136	\$8,357	-\$779	-8.522%
110201	\$18,440	\$18,760	\$320	1.735%
110202	\$35,150	\$34,550	-\$600	-1.707%
110207	\$26,776	\$26,348	-\$428	-1.597%
120501	\$36,323	\$35,331	-\$992	-2.732%
120603	\$13,959	\$12,024	-\$1,934	-13.859%
120605	\$25,173	\$24,320	-\$853	-3.390%
120704	\$22,033	\$21,767	-\$267	-1.210%
121131	\$79,900	\$78,900	-\$1,000	-1.252%
130101	\$18,468	\$17,742	-\$726	-3.933%
130103	\$35,581	\$33,888	-\$1,692	-4.756%
130301	\$41,500	\$39,500	-\$2,000	-4.819%
130802	\$15,300	\$12,900	-\$2,400	-15.686%
131701	\$71,000	\$69,967	-\$1,033	-1.455%
140301	\$8,288	\$7,783	-\$505	-6.091%
140401	\$27,825	\$27,125	-\$700	-2.516%
140402	\$2,700	\$2,500	-\$200	-7.407%
140501	\$200	\$200	\$0	.000%
140601	\$118,400	\$118,400	\$0	.000%
141104	\$12,300	\$11,600	-\$700	-5.691%
141201	\$9,900	\$9,400	-\$500	-5.051%
141501	\$6,897	\$6,461	-\$436	-6.325%
141504	\$13,482	\$12,819	-\$663	-4.916%
141801	\$7,317	\$7,085	-\$232	-3.167%
150203	\$8,000	\$7,300	-\$700	-8.750%
150305	\$10,125	\$9,610	-\$515	-5.090%
150502	\$10,600	\$10,150	-\$450	-4.245%
150701	\$16,550	\$14,750	-\$1,800	-10.876%
150804	\$8,700	\$8,300	-\$400	-4.598%
151804	\$8,308	\$7,971	-\$338	-4.062%
160402	\$79,300	\$80,700	\$1,400	1.765%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by Neighborhood^a

Neighborhood/LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
	Sum	Sum	Sum	Mean
171901	\$44,158	\$42,367	-\$1,792	-4.057%
172001	\$13,155	\$12,220	-\$935	-7.108%
181501	\$2,300	\$2,400	\$100	4.348%
181701	\$30,850	\$28,700	-\$2,150	-6.969%
182401	\$20,075	\$18,875	-\$1,200	-5.978%
Averages	\$3,491,345	\$3,264,502	-\$226,843	-6.607%

a. AcctType = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
010201	2009 Avg Assd Value	\$29,400
	2010 Avg Assd Value	\$28,100
	Dollar Change in Avg Assd Value	-\$1,300
	Avg % Change in Avg Assd Value	-4.422%
010202	2009 Avg Assd Value	\$29,450
	2010 Avg Assd Value	\$27,500
	Dollar Change in Avg Assd Value	-\$1,950
	Avg % Change in Avg Assd Value	-6.621%
010203	2009 Avg Assd Value	\$26,133
	2010 Avg Assd Value	\$24,633
	Dollar Change in Avg Assd Value	-\$1,500
	Avg % Change in Avg Assd Value	-5.740%
010205	2009 Avg Assd Value	\$23,729
	2010 Avg Assd Value	\$22,443
	Dollar Change in Avg Assd Value	-\$1,286
	Avg % Change in Avg Assd Value	-5.418%
010505	2009 Avg Assd Value	\$2,100
	2010 Avg Assd Value	\$1,100
	Dollar Change in Avg Assd Value	-\$1,000
	Avg % Change in Avg Assd Value	-47.619%
010601	2009 Avg Assd Value	\$22,865
	2010 Avg Assd Value	\$22,843
	Dollar Change in Avg Assd Value	-\$23
	Avg % Change in Avg Assd Value	-.100%
010602	2009 Avg Assd Value	\$21,863
	2010 Avg Assd Value	\$20,450
	Dollar Change in Avg Assd Value	-\$1,413
	Avg % Change in Avg Assd Value	-6.461%
010603	2009 Avg Assd Value	\$12,869
	2010 Avg Assd Value	\$12,072
	Dollar Change in Avg Assd Value	-\$797
	Avg % Change in Avg Assd Value	-6.192%
010604	2009 Avg Assd Value	\$21,637
	2010 Avg Assd Value	\$22,220
	Dollar Change in Avg Assd Value	\$583
	Avg % Change in Avg Assd Value	2.693%
010605	2009 Avg Assd Value	\$27,562
	2010 Avg Assd Value	\$24,089
	Dollar Change in Avg Assd Value	-\$3,473
	Avg % Change in Avg Assd Value	-12.600%
010607	2009 Avg Assd Value	\$19,682
	2010 Avg Assd Value	\$18,497
	Dollar Change in Avg Assd Value	-\$1,185
	Avg % Change in Avg Assd Value	-6.019%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
010608	2009 Avg Assd Value	\$14,587
	2010 Avg Assd Value	\$14,003
	Dollar Change in Avg Assd Value	-\$583
	Avg % Change in Avg Assd Value	-3.999%
010609	2009 Avg Assd Value	\$23,288
	2010 Avg Assd Value	\$21,818
	Dollar Change in Avg Assd Value	-\$1,470
	Avg % Change in Avg Assd Value	-6.312%
010610	2009 Avg Assd Value	\$21,131
	2010 Avg Assd Value	\$20,022
	Dollar Change in Avg Assd Value	-\$1,109
	Avg % Change in Avg Assd Value	-5.248%
020108	2009 Avg Assd Value	\$68,640
	2010 Avg Assd Value	\$61,077
	Dollar Change in Avg Assd Value	-\$7,563
	Avg % Change in Avg Assd Value	-11.019%
020109	2009 Avg Assd Value	\$20,251
	2010 Avg Assd Value	\$18,528
	Dollar Change in Avg Assd Value	-\$1,723
	Avg % Change in Avg Assd Value	-8.508%
020205	2009 Avg Assd Value	\$25,075
	2010 Avg Assd Value	\$23,636
	Dollar Change in Avg Assd Value	-\$1,439
	Avg % Change in Avg Assd Value	-5.740%
020210	2009 Avg Assd Value	\$22,552
	2010 Avg Assd Value	\$21,629
	Dollar Change in Avg Assd Value	-\$923
	Avg % Change in Avg Assd Value	-4.091%
020305	2009 Avg Assd Value	\$20,446
	2010 Avg Assd Value	\$19,263
	Dollar Change in Avg Assd Value	-\$1,183
	Avg % Change in Avg Assd Value	-5.786%
020401	2009 Avg Assd Value	\$12,217
	2010 Avg Assd Value	\$11,317
	Dollar Change in Avg Assd Value	-\$900
	Avg % Change in Avg Assd Value	-7.367%
020411	2009 Avg Assd Value	\$19,934
	2010 Avg Assd Value	\$17,514
	Dollar Change in Avg Assd Value	-\$2,420
	Avg % Change in Avg Assd Value	-12.139%
020412	2009 Avg Assd Value	\$33,067
	2010 Avg Assd Value	\$28,033
	Dollar Change in Avg Assd Value	-\$5,033
	Avg % Change in Avg Assd Value	-15.222%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
020507	2009 Avg Assd Value	\$9,681
	2010 Avg Assd Value	\$8,931
	Dollar Change in Avg Assd Value	-\$750
	Avg % Change in Avg Assd Value	-7.747%
020601	2009 Avg Assd Value	\$16,836
	2010 Avg Assd Value	\$14,691
	Dollar Change in Avg Assd Value	-\$2,145
	Avg % Change in Avg Assd Value	-12.743%
020603	2009 Avg Assd Value	\$17,600
	2010 Avg Assd Value	\$16,329
	Dollar Change in Avg Assd Value	-\$1,271
	Avg % Change in Avg Assd Value	-7.224%
020604	2009 Avg Assd Value	\$7,800
	2010 Avg Assd Value	\$5,800
	Dollar Change in Avg Assd Value	-\$2,000
	Avg % Change in Avg Assd Value	-25.641%
030203	2009 Avg Assd Value	\$18,005
	2010 Avg Assd Value	\$16,805
	Dollar Change in Avg Assd Value	-\$1,199
	Avg % Change in Avg Assd Value	-6.660%
030306	2009 Avg Assd Value	\$14,237
	2010 Avg Assd Value	\$13,233
	Dollar Change in Avg Assd Value	-\$1,004
	Avg % Change in Avg Assd Value	-7.051%
030307	2009 Avg Assd Value	\$21,544
	2010 Avg Assd Value	\$20,300
	Dollar Change in Avg Assd Value	-\$1,244
	Avg % Change in Avg Assd Value	-5.776%
030402	2009 Avg Assd Value	\$19,721
	2010 Avg Assd Value	\$17,629
	Dollar Change in Avg Assd Value	-\$2,093
	Avg % Change in Avg Assd Value	-10.612%
030411	2009 Avg Assd Value	\$24,767
	2010 Avg Assd Value	\$24,533
	Dollar Change in Avg Assd Value	-\$233
	Avg % Change in Avg Assd Value	-.942%
030412	2009 Avg Assd Value	\$16,900
	2010 Avg Assd Value	\$16,267
	Dollar Change in Avg Assd Value	-\$633
	Avg % Change in Avg Assd Value	-3.748%
030415	2009 Avg Assd Value	\$7,388
	2010 Avg Assd Value	\$7,100
	Dollar Change in Avg Assd Value	-\$288
	Avg % Change in Avg Assd Value	-3.892%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
030503	2009 Avg Assd Value	\$24,868
	2010 Avg Assd Value	\$23,406
	Dollar Change in Avg Assd Value	-\$1,461
	Avg % Change in Avg Assd Value	-5.876%
030504	2009 Avg Assd Value	\$27,984
	2010 Avg Assd Value	\$26,649
	Dollar Change in Avg Assd Value	-\$1,334
	Avg % Change in Avg Assd Value	-4.768%
030513	2009 Avg Assd Value	\$35,150
	2010 Avg Assd Value	\$34,350
	Dollar Change in Avg Assd Value	-\$800
	Avg % Change in Avg Assd Value	-2.276%
030514	2009 Avg Assd Value	\$19,490
	2010 Avg Assd Value	\$17,290
	Dollar Change in Avg Assd Value	-\$2,200
	Avg % Change in Avg Assd Value	-11.288%
030515	2009 Avg Assd Value	\$24,500
	2010 Avg Assd Value	\$18,033
	Dollar Change in Avg Assd Value	-\$6,467
	Avg % Change in Avg Assd Value	-26.395%
040101	2009 Avg Assd Value	\$18,027
	2010 Avg Assd Value	\$16,891
	Dollar Change in Avg Assd Value	-\$1,136
	Avg % Change in Avg Assd Value	-6.304%
040202	2009 Avg Assd Value	\$12,168
	2010 Avg Assd Value	\$11,643
	Dollar Change in Avg Assd Value	-\$525
	Avg % Change in Avg Assd Value	-4.312%
040301	2009 Avg Assd Value	\$22,496
	2010 Avg Assd Value	\$21,216
	Dollar Change in Avg Assd Value	-\$1,281
	Avg % Change in Avg Assd Value	-5.693%
040401	2009 Avg Assd Value	\$19,646
	2010 Avg Assd Value	\$18,469
	Dollar Change in Avg Assd Value	-\$1,177
	Avg % Change in Avg Assd Value	-5.991%
040402	2009 Avg Assd Value	\$16,518
	2010 Avg Assd Value	\$15,527
	Dollar Change in Avg Assd Value	-\$991
	Avg % Change in Avg Assd Value	-5.999%
040501	2009 Avg Assd Value	\$5,400
	2010 Avg Assd Value	\$5,000
	Dollar Change in Avg Assd Value	-\$400
	Avg % Change in Avg Assd Value	-7.407%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
042703	2009 Avg Assd Value	\$21,000
	2010 Avg Assd Value	\$19,500
	Dollar Change in Avg Assd Value	-\$1,500
	Avg % Change in Avg Assd Value	-7.143%
050105	2009 Avg Assd Value	\$62,042
	2010 Avg Assd Value	\$54,386
	Dollar Change in Avg Assd Value	-\$7,656
	Avg % Change in Avg Assd Value	-12.340%
050106	2009 Avg Assd Value	\$24,469
	2010 Avg Assd Value	\$22,573
	Dollar Change in Avg Assd Value	-\$1,896
	Avg % Change in Avg Assd Value	-7.749%
050511	2009 Avg Assd Value	\$12,475
	2010 Avg Assd Value	\$11,492
	Dollar Change in Avg Assd Value	-\$983
	Avg % Change in Avg Assd Value	-7.882%
050512	2009 Avg Assd Value	\$33,936
	2010 Avg Assd Value	\$31,794
	Dollar Change in Avg Assd Value	-\$2,142
	Avg % Change in Avg Assd Value	-6.311%
050513	2009 Avg Assd Value	\$27,331
	2010 Avg Assd Value	\$24,719
	Dollar Change in Avg Assd Value	-\$2,612
	Avg % Change in Avg Assd Value	-9.557%
050701	2009 Avg Assd Value	\$18,710
	2010 Avg Assd Value	\$18,009
	Dollar Change in Avg Assd Value	-\$701
	Avg % Change in Avg Assd Value	-3.748%
050703	2009 Avg Assd Value	\$32,696
	2010 Avg Assd Value	\$31,607
	Dollar Change in Avg Assd Value	-\$1,089
	Avg % Change in Avg Assd Value	-3.330%
051001	2009 Avg Assd Value	\$25,869
	2010 Avg Assd Value	\$24,995
	Dollar Change in Avg Assd Value	-\$874
	Avg % Change in Avg Assd Value	-3.378%
060501	2009 Avg Assd Value	\$28,834
	2010 Avg Assd Value	\$28,184
	Dollar Change in Avg Assd Value	-\$649
	Avg % Change in Avg Assd Value	-2.252%
060701	2009 Avg Assd Value	\$54,686
	2010 Avg Assd Value	\$48,217
	Dollar Change in Avg Assd Value	-\$6,469
	Avg % Change in Avg Assd Value	-11.828%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
060801	2009 Avg Assd Value	\$23,627
	2010 Avg Assd Value	\$22,300
	Dollar Change in Avg Assd Value	-\$1,327
	Avg % Change in Avg Assd Value	-5.615%
060802	2009 Avg Assd Value	\$16,229
	2010 Avg Assd Value	\$15,132
	Dollar Change in Avg Assd Value	-\$1,097
	Avg % Change in Avg Assd Value	-6.759%
060901	2009 Avg Assd Value	\$22,275
	2010 Avg Assd Value	\$21,342
	Dollar Change in Avg Assd Value	-\$933
	Avg % Change in Avg Assd Value	-4.187%
061301	2009 Avg Assd Value	\$18,865
	2010 Avg Assd Value	\$17,857
	Dollar Change in Avg Assd Value	-\$1,008
	Avg % Change in Avg Assd Value	-5.343%
070101	2009 Avg Assd Value	\$18,339
	2010 Avg Assd Value	\$17,674
	Dollar Change in Avg Assd Value	-\$665
	Avg % Change in Avg Assd Value	-3.627%
070105	2009 Avg Assd Value	\$8,447
	2010 Avg Assd Value	\$7,717
	Dollar Change in Avg Assd Value	-\$731
	Avg % Change in Avg Assd Value	-8.648%
070201	2009 Avg Assd Value	\$24,672
	2010 Avg Assd Value	\$21,335
	Dollar Change in Avg Assd Value	-\$3,338
	Avg % Change in Avg Assd Value	-13.528%
070401	2009 Avg Assd Value	\$18,858
	2010 Avg Assd Value	\$17,657
	Dollar Change in Avg Assd Value	-\$1,201
	Avg % Change in Avg Assd Value	-6.371%
070701	2009 Avg Assd Value	\$25,324
	2010 Avg Assd Value	\$24,164
	Dollar Change in Avg Assd Value	-\$1,160
	Avg % Change in Avg Assd Value	-4.580%
080702	2009 Avg Assd Value	\$11,858
	2010 Avg Assd Value	\$11,533
	Dollar Change in Avg Assd Value	-\$325
	Avg % Change in Avg Assd Value	-2.741%
081001	2009 Avg Assd Value	\$16,769
	2010 Avg Assd Value	\$15,746
	Dollar Change in Avg Assd Value	-\$1,023
	Avg % Change in Avg Assd Value	-6.100%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
081101	2009 Avg Assd Value	\$14,680
	2010 Avg Assd Value	\$13,949
	Dollar Change in Avg Assd Value	-\$731
	Avg % Change in Avg Assd Value	-4.979%
081204	2009 Avg Assd Value	\$26,597
	2010 Avg Assd Value	\$24,505
	Dollar Change in Avg Assd Value	-\$2,092
	Avg % Change in Avg Assd Value	-7.864%
081301	2009 Avg Assd Value	\$43,943
	2010 Avg Assd Value	\$42,886
	Dollar Change in Avg Assd Value	-\$1,057
	Avg % Change in Avg Assd Value	-2.406%
081305	2009 Avg Assd Value	\$17,721
	2010 Avg Assd Value	\$16,351
	Dollar Change in Avg Assd Value	-\$1,370
	Avg % Change in Avg Assd Value	-7.733%
081402	2009 Avg Assd Value	\$47,579
	2010 Avg Assd Value	\$37,546
	Dollar Change in Avg Assd Value	-\$10,033
	Avg % Change in Avg Assd Value	-21.087%
090101	2009 Avg Assd Value	\$28,103
	2010 Avg Assd Value	\$26,942
	Dollar Change in Avg Assd Value	-\$1,161
	Avg % Change in Avg Assd Value	-4.130%
090301	2009 Avg Assd Value	\$24,029
	2010 Avg Assd Value	\$22,711
	Dollar Change in Avg Assd Value	-\$1,318
	Avg % Change in Avg Assd Value	-5.484%
090501	2009 Avg Assd Value	\$12,126
	2010 Avg Assd Value	\$11,282
	Dollar Change in Avg Assd Value	-\$845
	Avg % Change in Avg Assd Value	-6.966%
090601	2009 Avg Assd Value	\$4,660
	2010 Avg Assd Value	\$4,420
	Dollar Change in Avg Assd Value	-\$240
	Avg % Change in Avg Assd Value	-5.150%
090901	2009 Avg Assd Value	\$38,140
	2010 Avg Assd Value	\$35,840
	Dollar Change in Avg Assd Value	-\$2,300
	Avg % Change in Avg Assd Value	-6.030%
091501	2009 Avg Assd Value	\$24,342
	2010 Avg Assd Value	\$22,898
	Dollar Change in Avg Assd Value	-\$1,444
	Avg % Change in Avg Assd Value	-5.932%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
091505	2009 Avg Assd Value	\$21,202
	2010 Avg Assd Value	\$19,417
	Dollar Change in Avg Assd Value	-\$1,786
	Avg % Change in Avg Assd Value	-8.422%
091506	2009 Avg Assd Value	\$31,028
	2010 Avg Assd Value	\$28,278
	Dollar Change in Avg Assd Value	-\$2,750
	Avg % Change in Avg Assd Value	-8.863%
091507	2009 Avg Assd Value	\$90,073
	2010 Avg Assd Value	\$83,650
	Dollar Change in Avg Assd Value	-\$6,423
	Avg % Change in Avg Assd Value	-7.130%
091509	2009 Avg Assd Value	\$18,928
	2010 Avg Assd Value	\$16,004
	Dollar Change in Avg Assd Value	-\$2,924
	Avg % Change in Avg Assd Value	-15.446%
091512	2009 Avg Assd Value	\$19,713
	2010 Avg Assd Value	\$17,913
	Dollar Change in Avg Assd Value	-\$1,800
	Avg % Change in Avg Assd Value	-9.131%
100401	2009 Avg Assd Value	\$24,163
	2010 Avg Assd Value	\$23,012
	Dollar Change in Avg Assd Value	-\$1,151
	Avg % Change in Avg Assd Value	-4.764%
100402	2009 Avg Assd Value	\$2,500
	2010 Avg Assd Value	\$2,500
	Dollar Change in Avg Assd Value	\$0
	Avg % Change in Avg Assd Value	.000%
100404	2009 Avg Assd Value	\$23,718
	2010 Avg Assd Value	\$23,982
	Dollar Change in Avg Assd Value	\$264
	Avg % Change in Avg Assd Value	1.115%
100802	2009 Avg Assd Value	\$17,044
	2010 Avg Assd Value	\$16,011
	Dollar Change in Avg Assd Value	-\$1,033
	Avg % Change in Avg Assd Value	-6.063%
100806	2009 Avg Assd Value	\$20,469
	2010 Avg Assd Value	\$19,919
	Dollar Change in Avg Assd Value	-\$549
	Avg % Change in Avg Assd Value	-2.683%
100901	2009 Avg Assd Value	\$13,470
	2010 Avg Assd Value	\$12,926
	Dollar Change in Avg Assd Value	-\$543
	Avg % Change in Avg Assd Value	-4.035%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
100903	2009 Avg Assd Value	\$12,333
	2010 Avg Assd Value	\$11,700
	Dollar Change in Avg Assd Value	-\$633
	Avg % Change in Avg Assd Value	-5.135%
100905	2009 Avg Assd Value	\$15,662
	2010 Avg Assd Value	\$14,119
	Dollar Change in Avg Assd Value	-\$1,543
	Avg % Change in Avg Assd Value	-9.851%
100908	2009 Avg Assd Value	\$18,252
	2010 Avg Assd Value	\$17,738
	Dollar Change in Avg Assd Value	-\$514
	Avg % Change in Avg Assd Value	-2.819%
101001	2009 Avg Assd Value	\$16,933
	2010 Avg Assd Value	\$16,346
	Dollar Change in Avg Assd Value	-\$587
	Avg % Change in Avg Assd Value	-3.468%
101002	2009 Avg Assd Value	\$20,763
	2010 Avg Assd Value	\$20,305
	Dollar Change in Avg Assd Value	-\$458
	Avg % Change in Avg Assd Value	-2.206%
101106	2009 Avg Assd Value	\$11,056
	2010 Avg Assd Value	\$10,744
	Dollar Change in Avg Assd Value	-\$311
	Avg % Change in Avg Assd Value	-2.814%
101113	2009 Avg Assd Value	\$33,380
	2010 Avg Assd Value	\$32,960
	Dollar Change in Avg Assd Value	-\$420
	Avg % Change in Avg Assd Value	-1.258%
101201	2009 Avg Assd Value	\$24,967
	2010 Avg Assd Value	\$24,600
	Dollar Change in Avg Assd Value	-\$367
	Avg % Change in Avg Assd Value	-1.469%
101202	2009 Avg Assd Value	\$13,340
	2010 Avg Assd Value	\$12,940
	Dollar Change in Avg Assd Value	-\$400
	Avg % Change in Avg Assd Value	-2.999%
101203	2009 Avg Assd Value	\$79,033
	2010 Avg Assd Value	\$81,800
	Dollar Change in Avg Assd Value	\$2,767
	Avg % Change in Avg Assd Value	3.501%
101204	2009 Avg Assd Value	\$6,300
	2010 Avg Assd Value	\$4,700
	Dollar Change in Avg Assd Value	-\$1,600
	Avg % Change in Avg Assd Value	-25.397%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
101205	2009 Avg Assd Value	\$150,300
	2010 Avg Assd Value	\$147,500
	Dollar Change in Avg Assd Value	-\$2,800
	Avg % Change in Avg Assd Value	-1.863%
101212	2009 Avg Assd Value	\$16,950
	2010 Avg Assd Value	\$15,550
	Dollar Change in Avg Assd Value	-\$1,400
	Avg % Change in Avg Assd Value	-8.260%
110102	2009 Avg Assd Value	\$13,275
	2010 Avg Assd Value	\$12,675
	Dollar Change in Avg Assd Value	-\$600
	Avg % Change in Avg Assd Value	-4.520%
110103	2009 Avg Assd Value	\$101,762
	2010 Avg Assd Value	\$61,371
	Dollar Change in Avg Assd Value	-\$40,391
	Avg % Change in Avg Assd Value	-39.692%
110104	2009 Avg Assd Value	\$18,125
	2010 Avg Assd Value	\$16,625
	Dollar Change in Avg Assd Value	-\$1,500
	Avg % Change in Avg Assd Value	-8.276%
110105	2009 Avg Assd Value	\$9,136
	2010 Avg Assd Value	\$8,357
	Dollar Change in Avg Assd Value	-\$779
	Avg % Change in Avg Assd Value	-8.522%
110201	2009 Avg Assd Value	\$18,440
	2010 Avg Assd Value	\$18,760
	Dollar Change in Avg Assd Value	\$320
	Avg % Change in Avg Assd Value	1.735%
110202	2009 Avg Assd Value	\$35,150
	2010 Avg Assd Value	\$34,550
	Dollar Change in Avg Assd Value	-\$600
	Avg % Change in Avg Assd Value	-1.707%
110207	2009 Avg Assd Value	\$26,776
	2010 Avg Assd Value	\$26,348
	Dollar Change in Avg Assd Value	-\$428
	Avg % Change in Avg Assd Value	-1.597%
120501	2009 Avg Assd Value	\$36,323
	2010 Avg Assd Value	\$35,331
	Dollar Change in Avg Assd Value	-\$992
	Avg % Change in Avg Assd Value	-2.732%
120603	2009 Avg Assd Value	\$13,959
	2010 Avg Assd Value	\$12,024
	Dollar Change in Avg Assd Value	-\$1,934
	Avg % Change in Avg Assd Value	-13.859%

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2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
120605	2009 Avg Assd Value	\$25,173
	2010 Avg Assd Value	\$24,320
	Dollar Change in Avg Assd Value	-\$853
	Avg % Change in Avg Assd Value	-3.390%
120704	2009 Avg Assd Value	\$22,033
	2010 Avg Assd Value	\$21,767
	Dollar Change in Avg Assd Value	-\$267
	Avg % Change in Avg Assd Value	-1.210%
121131	2009 Avg Assd Value	\$79,900
	2010 Avg Assd Value	\$78,900
	Dollar Change in Avg Assd Value	-\$1,000
	Avg % Change in Avg Assd Value	-1.252%
130101	2009 Avg Assd Value	\$18,468
	2010 Avg Assd Value	\$17,742
	Dollar Change in Avg Assd Value	-\$726
	Avg % Change in Avg Assd Value	-3.933%
130103	2009 Avg Assd Value	\$35,581
	2010 Avg Assd Value	\$33,888
	Dollar Change in Avg Assd Value	-\$1,692
	Avg % Change in Avg Assd Value	-4.756%
130301	2009 Avg Assd Value	\$41,500
	2010 Avg Assd Value	\$39,500
	Dollar Change in Avg Assd Value	-\$2,000
	Avg % Change in Avg Assd Value	-4.819%
130802	2009 Avg Assd Value	\$15,300
	2010 Avg Assd Value	\$12,900
	Dollar Change in Avg Assd Value	-\$2,400
	Avg % Change in Avg Assd Value	-15.686%
131701	2009 Avg Assd Value	\$71,000
	2010 Avg Assd Value	\$69,967
	Dollar Change in Avg Assd Value	-\$1,033
	Avg % Change in Avg Assd Value	-1.455%
140301	2009 Avg Assd Value	\$8,288
	2010 Avg Assd Value	\$7,783
	Dollar Change in Avg Assd Value	-\$505
	Avg % Change in Avg Assd Value	-6.091%
140401	2009 Avg Assd Value	\$27,825
	2010 Avg Assd Value	\$27,125
	Dollar Change in Avg Assd Value	-\$700
	Avg % Change in Avg Assd Value	-2.516%
140402	2009 Avg Assd Value	\$2,700
	2010 Avg Assd Value	\$2,500
	Dollar Change in Avg Assd Value	-\$200
	Avg % Change in Avg Assd Value	-7.407%

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2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
140501	2009 Avg Assd Value	\$200
	2010 Avg Assd Value	\$200
	Dollar Change in Avg Assd Value	\$0
	Avg % Change in Avg Assd Value	.000%
140601	2009 Avg Assd Value	\$118,400
	2010 Avg Assd Value	\$118,400
	Dollar Change in Avg Assd Value	\$0
	Avg % Change in Avg Assd Value	.000%
141104	2009 Avg Assd Value	\$12,300
	2010 Avg Assd Value	\$11,600
	Dollar Change in Avg Assd Value	-\$700
	Avg % Change in Avg Assd Value	-5.691%
141201	2009 Avg Assd Value	\$9,900
	2010 Avg Assd Value	\$9,400
	Dollar Change in Avg Assd Value	-\$500
	Avg % Change in Avg Assd Value	-5.051%
141501	2009 Avg Assd Value	\$6,897
	2010 Avg Assd Value	\$6,461
	Dollar Change in Avg Assd Value	-\$436
	Avg % Change in Avg Assd Value	-6.325%
141504	2009 Avg Assd Value	\$13,482
	2010 Avg Assd Value	\$12,819
	Dollar Change in Avg Assd Value	-\$663
	Avg % Change in Avg Assd Value	-4.916%
141801	2009 Avg Assd Value	\$7,317
	2010 Avg Assd Value	\$7,085
	Dollar Change in Avg Assd Value	-\$232
	Avg % Change in Avg Assd Value	-3.167%
150203	2009 Avg Assd Value	\$8,000
	2010 Avg Assd Value	\$7,300
	Dollar Change in Avg Assd Value	-\$700
	Avg % Change in Avg Assd Value	-8.750%
150305	2009 Avg Assd Value	\$10,125
	2010 Avg Assd Value	\$9,610
	Dollar Change in Avg Assd Value	-\$515
	Avg % Change in Avg Assd Value	-5.090%
150502	2009 Avg Assd Value	\$10,600
	2010 Avg Assd Value	\$10,150
	Dollar Change in Avg Assd Value	-\$450
	Avg % Change in Avg Assd Value	-4.245%
150701	2009 Avg Assd Value	\$16,550
	2010 Avg Assd Value	\$14,750
	Dollar Change in Avg Assd Value	-\$1,800
	Avg % Change in Avg Assd Value	-10.876%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		MH
150804	2009 Avg Assd Value	\$8,700
	2010 Avg Assd Value	\$8,300
	Dollar Change in Avg Assd Value	-\$400
	Avg % Change in Avg Assd Value	-4.598%
151804	2009 Avg Assd Value	\$8,308
	2010 Avg Assd Value	\$7,971
	Dollar Change in Avg Assd Value	-\$338
	Avg % Change in Avg Assd Value	-4.062%
160402	2009 Avg Assd Value	\$79,300
	2010 Avg Assd Value	\$80,700
	Dollar Change in Avg Assd Value	\$1,400
	Avg % Change in Avg Assd Value	1.765%
171901	2009 Avg Assd Value	\$44,158
	2010 Avg Assd Value	\$42,367
	Dollar Change in Avg Assd Value	-\$1,792
	Avg % Change in Avg Assd Value	-4.057%
172001	2009 Avg Assd Value	\$13,155
	2010 Avg Assd Value	\$12,220
	Dollar Change in Avg Assd Value	-\$935
	Avg % Change in Avg Assd Value	-7.108%
181501	2009 Avg Assd Value	\$2,300
	2010 Avg Assd Value	\$2,400
	Dollar Change in Avg Assd Value	\$100
	Avg % Change in Avg Assd Value	4.348%
181701	2009 Avg Assd Value	\$30,850
	2010 Avg Assd Value	\$28,700
	Dollar Change in Avg Assd Value	-\$2,150
	Avg % Change in Avg Assd Value	-6.969%
182401	2009 Avg Assd Value	\$20,075
	2010 Avg Assd Value	\$18,875
	Dollar Change in Avg Assd Value	-\$1,200
	Avg % Change in Avg Assd Value	-5.978%

a. Acct Type = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Parcel Count by Neighborhood/LEA^a

Current Count Sum

Neighborhood/LEA	Total	Acct Type
		MH
010201	3	3
010202	2	2
010203	3	3
010205	7	7
010505	1	1
010601	333	333
010602	64	64
010603	65	65
010604	238	238
010605	55	55
010607	39	39
010608	30	30
010609	106	106
010610	157	157
020108	179	179
020109	109	109
020205	28	28
020210	75	75
020305	65	65
020401	6	6
020411	157	157
020412	12	12
020507	16	16
020601	11	11
020603	7	7
020604	1	1
030203	219	219
030306	78	78
030307	9	9
030402	28	28
030411	3	3
030412	3	3
030415	8	8
030503	111	111
030504	73	73
030513	4	4
030514	10	10
030515	3	3
040101	22	22
040202	247	247
040301	374	374
040401	61	61
040402	11	11
040501	1	1
042703	1	1
050105	128	128
050106	208	208

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Parcel Count by Neighborhood/LEA^a

Current Count Sum

Neighborhood/LEA	Total	Acct Type
		MH
050511	12	12
050512	325	325
050513	101	101
050701	555	555
050703	27	27
051001	61	61
060501	932	932
060701	527	527
060801	404	404
060802	128	128
060901	348	348
061301	447	447
070101	126	126
070105	36	36
070201	469	469
070401	201	201
070701	182	182
080702	12	12
081001	48	48
081101	55	55
081204	425	425
081301	7	7
081305	382	382
081402	165	165
090101	303	303
090301	174	174
090501	239	239
090601	5	5
090901	5	5
091501	66	66
091505	161	161
091506	18	18
091507	415	415
091509	186	186
091512	84	84
100401	49	49
100402	1	1
100404	45	45
100802	9	9
100806	108	108
100901	23	23
100903	9	9
100905	21	21
100908	90	90
101001	39	39
101002	62	62
101106	9	9

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Parcel Count by Neighborhood/LEA^a

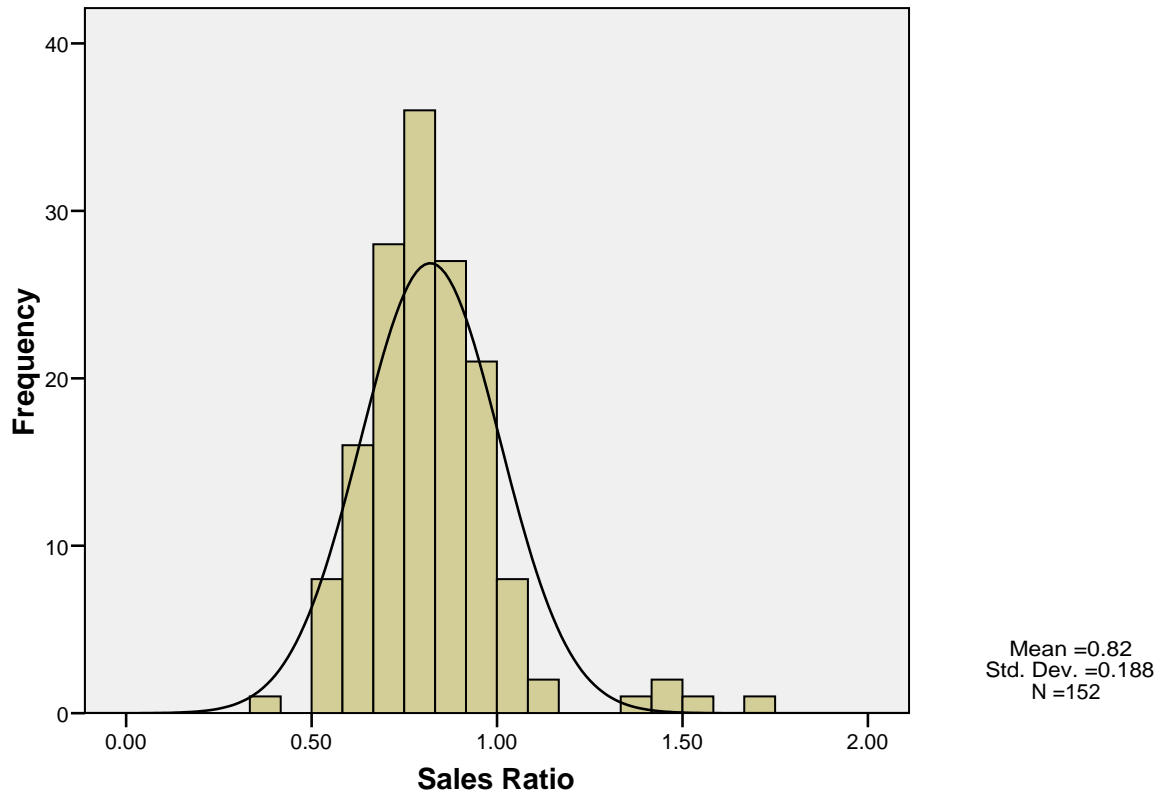
Current Count Sum

Neighborhood/LEA	Total	Acct Type
		MH
101113	5	5
101201	3	3
101202	5	5
101203	3	3
101204	1	1
101205	1	1
101212	4	4
110102	4	4
110103	183	183
110104	12	12
110105	56	56
110201	20	20
110202	2	2
110207	29	29
120501	13	13
120603	87	87
120605	75	75
120704	3	3
121131	1	1
130101	19	19
130103	26	26
130301	2	2
130802	1	1
131701	3	3
140301	454	454
140401	4	4
140402	1	1
140501	1	1
140601	1	1
141104	1	1
141201	1	1
141501	69	69
141504	674	674
141801	41	41
150203	1	1
150305	52	52
150502	2	2
150701	2	2
150804	1	1
151804	24	24
160402	1	1
171901	12	12
172001	20	20
181501	1	1
181701	2	2
182401	4	4
Total	13394	13394

a. Acct Type = MH

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

Countywide Distribution of 2009 Mobile Home on Land Sales Ratios



Countywide 2009 Mobile Home on Land Sales Statistics

	Pierce
Sales	152
Avg AV	\$127,558
Avg SP	\$157,678
Mean	.820
Wtd Mn	.809
Med	.794
COD	16.60%
PRD	1.014

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Mobile Home on Land Sales Statistics by Property Type

	Property Type
	MOBILE
Sales	152
Avg AV	\$127,558
Avg SP	\$157,678
Mean	.820
Wtd Mn	.809
Med	.794
COD	16.60%
PRD	1.014

2009 Mobile Home on Land Sales Statistics by Quality Grade

	Quality Group				
	Low	Fair	Average	Good	VGd-Excl
Sales	21	26	70	24	11
Avg AV	\$88,862	\$119,196	\$128,606	\$146,846	\$172,445
Avg SP	\$133,028	\$138,503	\$161,208	\$170,302	\$200,046
Mean	.673	.868	.818	.884	.859
Wtd Mn	.668	.861	.798	.862	.862
Med	.675	.801	.798	.884	.860
COD	13.54%	20.87%	14.17%	14.19%	10.29%
PRD	1.008	1.009	1.026	1.025	.997

2009 Mobile Home on Land Sales Statistics by Appraisal Area

	Sales	Avg AV	Avg SP	Mean	Wtd Mn	Med	COD	PRD
Appraisal Area 01	33	\$146,203	\$177,497	.858	.824	.801	18.97%	1.042
02	17	\$126,182	\$153,115	.837	.824	.859	11.22%	1.015
03	7	\$133,357	\$137,571	.982	.969	.814	30.89%	1.013
04	1	\$220,300	\$250,000	.881	.881	.881	.00%	1.000
05	28	\$119,868	\$150,791	.812	.795	.782	14.27%	1.022
06	28	\$128,732	\$168,177	.763	.765	.746	12.26%	.997
07	7	\$114,971	\$139,957	.820	.821	.812	5.05%	.998
08	3	\$99,400	\$139,817	.719	.711	.734	13.67%	1.011
09	6	\$139,817	\$156,167	.907	.895	.876	8.66%	1.013
10	14	\$116,521	\$146,849	.813	.793	.716	23.62%	1.024
11	2	\$108,850	\$135,000	.788	.806	.788	16.06%	.977
12	1	\$115,500	\$150,000	.770	.770	.770	.00%	1.000
13	4	\$49,500	\$79,499	.581	.623	.551	25.79%	.933
15	1	\$200,000	\$232,500	.860	.860	.860	.00%	1.000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Mobile Home on Land Sales Statistics by LEA/Neighborhood

LEA	N	AVEAV	AVESP	MEAN	WTDNMN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
010205	1	229700.00	267150.00	.860	.860	.860	.0	1.000
010601	12	133558.33	156704.17	.940	.852	.796	27.5	1.103
010602	1	143200.00	190860.00	.750	.750	.750	.0	1.000
010604	12	143158.33	180870.83	.783	.791	.800	13.3	.989
010605	1	186500.00	170000.00	1.097	1.097	1.097	.0	1.000
010609	1	194800.00	198500.00	.981	.981	.981	.0	1.000
010610	5	149980.00	196000.00	.791	.765	.715	12.4	1.034
020108	2	118300.00	177500.00	.705	.666	.705	23.0	1.058
020109	2	84000.00	95000.00	.899	.884	.899	10.3	1.016
020210	3	122333.33	165833.33	.738	.738	.761	5.0	1.000
020401	4	105900.00	130375.00	.822	.812	.855	11.6	1.012
020411	6	158316.67	173158.33	.919	.914	.934	3.3	1.005
030203	2	72350.00	75000.00	.989	.965	.989	36.7	1.025
030306	1	109900.00	135000.00	.814	.814	.814	.0	1.000
030307	1	236000.00	220000.00	1.073	1.073	1.073	.0	1.000
030402	1	106700.00	140000.00	.762	.762	.762	.0	1.000
030411	1	143100.00	188000.00	.761	.761	.761	.0	1.000
030504	1	193100.00	130000.00	1.485	1.485	1.485	.0	1.000
040402	1	220300.00	250000.00	.881	.881	.881	.0	1.000
050106	2	235200.00	259000.00	.877	.908	.877	22.1	.966
050513	5	150940.00	174880.00	.894	.863	.860	12.0	1.036
050701	14	82992.86	108798.64	.807	.763	.812	15.2	1.058
050703	2	106150.00	138589.50	.765	.766	.765	1.3	.999
051001	5	151400.00	205880.00	.737	.735	.709	6.1	1.003
060501	3	84000.00	110650.00	.780	.759	.762	10.0	1.028
060701	3	117966.67	141166.67	.841	.836	.831	6.7	1.006
060801	5	123180.00	166000.00	.750	.742	.735	10.1	1.010
060802	3	64200.00	99833.33	.651	.643	.627	8.8	1.012
060901	8	145537.50	190000.00	.766	.766	.731	13.9	1.000
061301	6	170966.67	217333.33	.778	.787	.751	12.0	.989
070101	3	119866.67	144916.67	.829	.827	.822	1.6	1.002
070401	4	111300.00	136237.50	.814	.817	.786	6.4	.996
081204	1	86200.00	100000.00	.862	.862	.862	.0	1.000
081301	1	139100.00	189500.00	.734	.734	.734	.0	1.000
081305	1	72900.00	129950.00	.561	.561	.561	.0	1.000
090301	1	108500.00	130000.00	.835	.835	.835	.0	1.000
090501	2	181350.00	207500.00	.876	.874	.876	1.4	1.002
091506	1	130200.00	130000.00	1.002	1.002	1.002	.0	1.000
091512	2	118750.00	131000.00	.926	.906	.926	14.2	1.021
100401	1	79100.00	126000.00	.628	.628	.628	.0	1.000
100404	2	134250.00	136000.00	1.101	.987	1.101	39.0	1.115
100901	4	58175.00	78221.25	.776	.744	.740	18.1	1.043
100905	1	218400.00	251000.00	.870	.870	.870	.0	1.000
100908	5	143620.00	182800.00	.788	.786	.760	16.1	1.003
101002	1	114500.00	180000.00	.636	.636	.636	.0	1.000
110104	1	141700.00	155000.00	.914	.914	.914	.0	1.000
110201	1	76000.00	115000.00	.661	.661	.661	.0	1.000
120605	1	115500.00	150000.00	.770	.770	.770	.0	1.000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Mobile Home on Land Sales Statistics by LEA/Neighborhood

LEA	N	AVEAV	AVESP	MEAN	WTDMN	MED	COD	PRD
	Mean	Mean	Mean	Mean	Mean	Mean	Mean	Mean
130101	1	77700.00	90000.00	.863	.863	.863	.0	1.000
130103	3	40100.00	75998.33	.487	.528	.518	14.4	.923
151001	1	200000.00	232500.00	.860	.860	.860	.0	1.000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Mobile Home on Land Sales Statistics by Appraisal Area and Quality Grade

AA	Qual Grp	Sales	Avg AV	Avg SP	Mean	Wtd Mn	Med	COD	PRD
01	Low	2	\$82,250	\$136,000	.625	.605	.625	13.44%	1.033
	Fair	2	\$99,900	\$82,400	1.265	1.212	1.265	15.18%	1.043
	Average	14	\$148,971	\$195,061	.773	.764	.748	12.09%	1.012
	Good	8	\$152,425	\$173,156	.938	.880	.855	22.44%	1.066
	VGd-Excl	7	\$165,057	\$186,359	.887	.886	.866	9.11%	1.002
02	Low	1	\$119,500	\$220,000	.543	.543	.543	.00%	1.000
	Fair	2	\$115,400	\$152,500	.768	.757	.768	12.89%	1.015
	Average	12	\$124,917	\$145,829	.862	.857	.867	10.06%	1.007
	Good	2	\$147,900	\$164,000	.898	.902	.898	4.34%	.996
	VGd-Excl	.	.	.	.	.	.	.	.
03	Low	.	.	.	.	.	.	.	.
	Fair	3	\$178,600	\$163,333	1.107	1.093	1.073	22.46%	1.012
	Average	4	\$99,425	\$118,250	.888	.841	.788	24.70%	1.056
	Good	.	.	.	.	.	.	.	.
	VGd-Excl	.	.	.	.	.	.	.	.
04	Low	.	.	.	.	.	.	.	.
	Fair	1	\$220,300	\$250,000	.881	.881	.881	.00%	1.000
	Average	.	.	.	.	.	.	.	.
	Good	.	.	.	.	.	.	.	.
	VGd-Excl	.	.	.	.	.	.	.	.
05	Low	4	\$83,000	\$116,032	.747	.715	.724	15.61%	1.044
	Fair	6	\$138,667	\$162,667	.818	.852	.786	14.79%	.960
	Average	14	\$124,693	\$154,217	.844	.809	.809	13.07%	1.044
	Good	4	\$111,650	\$155,750	.757	.717	.759	14.06%	1.056
	VGd-Excl	.	.	.	.	.	.	.	.
06	Low	7	\$96,129	\$135,857	.710	.708	.676	8.60%	1.003
	Fair	5	\$88,320	\$126,790	.718	.697	.701	12.67%	1.030
	Average	11	\$138,427	\$186,364	.754	.743	.754	7.99%	1.015
	Good	3	\$188,300	\$200,000	.952	.942	.882	10.47%	1.012
	VGd-Excl	2	\$201,200	\$237,000	.824	.849	.824	17.55%	.970
07	Low	2	\$92,650	\$120,000	.772	.772	.772	2.92%	.999
	Fair	1	\$124,500	\$159,950	.778	.778	.778	.00%	1.000
	Average	3	\$119,867	\$144,917	.829	.827	.822	1.62%	1.002
	Good	1	\$135,400	\$145,000	.934	.934	.934	.00%	1.000
	VGd-Excl	.	.	.	.	.	.	.	.
08	Low	1	\$72,900	\$129,950	.561	.561	.561	.00%	1.000
	Fair	1	\$86,200	\$100,000	.862	.862	.862	.00%	1.000
	Average	.	.	.	.	.	.	.	.
	Good	.	.	.	.	.	.	.	.
	VGd-Excl	1	\$139,100	\$189,500	.734	.734	.734	.00%	1.000
09	Low	.	.	.	.	.	.	.	.
	Fair	2	\$118,750	\$131,000	.926	.906	.926	14.21%	1.021
	Average	3	\$147,167	\$165,000	.900	.892	.863	6.45%	1.009
	Good	1	\$159,900	\$180,000	.888	.888	.888	.00%	1.000
	VGd-Excl	.	.	.	.	.	.	.	.

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Mobile Home on Land Sales Statistics by Appraisal Area and Quality Grade

AA	Qual Grp	Sales	Avg AV	Avg SP	Mean	Wtd Mn	Med	COD	PRD
10	Low	3	\$100,933	\$157,167	.641	.642	.626	2.50%	.998
	Fair	2	\$57,300	\$72,193	.829	.794	.829	20.51%	1.044
	Average	5	\$130,660	\$153,800	.903	.850	.820	26.93%	1.063
	Good	4	\$140,150	\$167,750	.821	.835	.844	15.03%	.982
	VGd-Excl	.	.	.	.	.	.	.	.
11	Low	.	.	.	.	.	.	.	.
	Fair	1	\$76,000	\$115,000	.661	.661	.661	.00%	1.000
	Average	.	.	.	.	.	.	.	.
	Good	1	\$141,700	\$155,000	.914	.914	.914	.00%	1.000
	VGd-Excl	.	.	.	.	.	.	.	.
12	Low	.	.	.	.	.	.	.	.
	Fair	.	.	.	.	.	.	.	.
	Average	1	\$115,500	\$150,000	.770	.770	.770	.00%	1.000
	Good	.	.	.	.	.	.	.	.
	VGd-Excl	.	.	.	.	.	.	.	.
13	Low	1	\$16,200	\$45,000	.360	.360	.360	.00%	1.000
	Fair	.	.	.	.	.	.	.	.
	Average	3	\$60,600	\$90,998	.655	.666	.583	19.73%	.983
	Good	.	.	.	.	.	.	.	.
	VGd-Excl	.	.	.	.	.	.	.	.
15	Low	.	.	.	.	.	.	.	.
	Fair	.	.	.	.	.	.	.	.
	Average	.	.	.	.	.	.	.	.
	Good	.	.	.	.	.	.	.	.
	VGd-Excl	1	\$200,000	\$232,500	.860	.860	.860	.00%	1.000

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 County-Wide Average Mobile Home Assessed Value Change^a

2009 Avg Assd Value	\$167,698
2010 Avg Assd Value	\$145,815
Dollar Change in Avg Assd Value	-\$21,882
Average Percent Change	-12.922%

a. Account Type = Res

2010 County-Wide Average Mobile Home Assessed Value Change by Appraisal Area^a

AA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
01	\$175,801	\$147,184	-\$28,617	-16.278%
02	\$193,262	\$163,579	-\$29,682	-15.359%
03	\$191,667	\$156,566	-\$35,101	-18.314%
04	\$203,478	\$178,487	-\$24,991	-12.282%
05	\$139,993	\$119,437	-\$20,556	-14.683%
06	\$145,885	\$126,239	-\$19,646	-13.467%
07	\$155,154	\$137,659	-\$17,494	-11.276%
08	\$139,828	\$120,866	-\$18,961	-13.561%
09	\$168,045	\$143,260	-\$24,784	-14.749%
10	\$158,138	\$137,860	-\$20,279	-12.823%
11	\$156,316	\$137,914	-\$18,402	-11.773%
12	\$191,912	\$172,044	-\$19,868	-10.352%
13	\$129,657	\$114,487	-\$15,170	-11.700%
14	\$142,408	\$130,347	-\$12,061	-8.469%
15	\$305,325	\$267,250	-\$38,075	-12.470%
17	\$120,970	\$109,730	-\$11,240	-9.292%
18	\$133,025	\$115,950	-\$17,075	-12.836%
Averages	\$167,698	\$145,815	-\$21,882	-12.922%

a. Account Type = Res

2010 County-Wide Average Mobile Home Assessed Value Change by Account Type^a

	Account Type
	Res
2009 Avg Assd Value	\$167,698
2010 Avg Assd Value	\$145,815
Dollar Change in Avg Assd Value	-\$21,882
Avg % Change in App Area Avg Assd Value	-12.922%

a. Account Type = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Total Assessed Value Change by Appraisal Area by Account Type^a

AA	Rows	Account Type	
		Res	
01	Previous Total	Sum	\$303,255,900
	Current Total	Sum	\$253,892,300
	Dollar Change in	Sum	-\$49,363,600
	Avg % Change in App	Mean	-16.278%
02	Previous Total	Sum	\$126,586,400
	Current Total	Sum	\$107,144,400
	Dollar Change in	Sum	-\$19,442,000
	Avg % Change in App	Mean	-15.359%
03	Previous Total	Sum	\$87,783,500
	Current Total	Sum	\$71,707,200
	Dollar Change in	Sum	-\$16,076,300
	Avg % Change in App	Mean	-18.314%
04	Previous Total	Sum	\$13,836,500
	Current Total	Sum	\$12,137,100
	Dollar Change in	Sum	-\$1,699,400
	Avg % Change in App	Mean	-12.282%
05	Previous Total	Sum	\$264,026,000
	Current Total	Sum	\$225,258,100
	Dollar Change in	Sum	-\$38,767,900
	Avg % Change in App	Mean	-14.683%
06	Previous Total	Sum	\$325,468,700
	Current Total	Sum	\$281,639,000
	Dollar Change in	Sum	-\$43,829,700
	Avg % Change in App	Mean	-13.467%
07	Previous Total	Sum	\$49,959,500
	Current Total	Sum	\$44,326,300
	Dollar Change in	Sum	-\$5,633,200
	Avg % Change in App	Mean	-11.276%
08	Previous Total	Sum	\$50,338,000
	Current Total	Sum	\$43,511,900
	Dollar Change in	Sum	-\$6,826,100
	Avg % Change in App	Mean	-13.561%
09	Previous Total	Sum	\$61,000,200
	Current Total	Sum	\$52,003,500
	Dollar Change in	Sum	-\$8,996,700
	Avg % Change in App	Mean	-14.749%
10	Previous Total	Sum	\$145,171,000
	Current Total	Sum	\$126,555,100
	Dollar Change in	Sum	-\$18,615,900
	Avg % Change in App	Mean	-12.823%
11	Previous Total	Sum	\$26,417,400
	Current Total	Sum	\$23,307,400
	Dollar Change in	Sum	-\$3,110,000
	Avg % Change in App	Mean	-11.773%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Total Assessed Value Change by Appraisal Area by Account Type^a

AA	Rows	Account Type	
		Res	
12	Previous Total	Sum	\$21,302,200
	Current Total	Sum	\$19,096,900
	Dollar Change in	Sum	-\$2,205,300
	Avg % Change in App	Mean	-10.352%
13	Previous Total	Sum	\$8,946,300
	Current Total	Sum	\$7,899,600
	Dollar Change in	Sum	-\$1,046,700
	Avg % Change in App	Mean	-11.700%
14	Previous Total	Sum	\$5,126,700
	Current Total	Sum	\$4,692,500
	Dollar Change in	Sum	-\$434,200
	Avg % Change in App	Mean	-8.469%
15	Previous Total	Sum	\$1,221,300
	Current Total	Sum	\$1,069,000
	Dollar Change in	Sum	-\$152,300
	Avg % Change in App	Mean	-12.470%
17	Previous Total	Sum	\$1,209,700
	Current Total	Sum	\$1,097,300
	Dollar Change in	Sum	-\$112,400
	Avg % Change in App	Mean	-9.292%
18	Previous Total	Sum	\$532,100
	Current Total	Sum	\$463,800
	Dollar Change in	Sum	-\$68,300
	Avg % Change in App	Mean	-12.836%

a. Account Type = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Average Mobile Home Assessed Value Changes by Appraisal Area and Account Type^a

AA		Account Type
		Res
01	2009 Avg Assd Value	\$175,801
	2010 Avg Assd Value	\$147,184
	Dollar Change in Avg Assd Value	-\$28,617
	Avg % Change in App Area Avg Assd Value	-16.278%
02	2009 Avg Assd Value	\$193,262
	2010 Avg Assd Value	\$163,579
	Dollar Change in Avg Assd Value	-\$29,682
	Avg % Change in App Area Avg Assd Value	-15.359%
03	2009 Avg Assd Value	\$191,667
	2010 Avg Assd Value	\$156,566
	Dollar Change in Avg Assd Value	-\$35,101
	Avg % Change in App Area Avg Assd Value	-18.314%
04	2009 Avg Assd Value	\$203,478
	2010 Avg Assd Value	\$178,487
	Dollar Change in Avg Assd Value	-\$24,991
	Avg % Change in App Area Avg Assd Value	-12.282%
05	2009 Avg Assd Value	\$139,993
	2010 Avg Assd Value	\$119,437
	Dollar Change in Avg Assd Value	-\$20,556
	Avg % Change in App Area Avg Assd Value	-14.683%
06	2009 Avg Assd Value	\$145,885
	2010 Avg Assd Value	\$126,239
	Dollar Change in Avg Assd Value	-\$19,646
	Avg % Change in App Area Avg Assd Value	-13.467%
07	2009 Avg Assd Value	\$155,154
	2010 Avg Assd Value	\$137,659
	Dollar Change in Avg Assd Value	-\$17,494
	Avg % Change in App Area Avg Assd Value	-11.276%
08	2009 Avg Assd Value	\$139,828
	2010 Avg Assd Value	\$120,866
	Dollar Change in Avg Assd Value	-\$18,961
	Avg % Change in App Area Avg Assd Value	-13.561%
09	2009 Avg Assd Value	\$168,045
	2010 Avg Assd Value	\$143,260
	Dollar Change in Avg Assd Value	-\$24,784
	Avg % Change in App Area Avg Assd Value	-14.749%
10	2009 Avg Assd Value	\$158,138
	2010 Avg Assd Value	\$137,860
	Dollar Change in Avg Assd Value	-\$20,279
	Avg % Change in App Area Avg Assd Value	-12.823%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2009 Average Mobile Home Assessed Value Changes by Appraisal Area and Account Type^a

AA		Account Type
		Res
11	2009 Avg Assd Value	\$156,316
	2010 Avg Assd Value	\$137,914
	Dollar Change in Avg Assd Value	-\$18,402
	Avg % Change in App Area Avg Assd Value	-11.773%
12	2009 Avg Assd Value	\$191,912
	2010 Avg Assd Value	\$172,044
	Dollar Change in Avg Assd Value	-\$19,868
	Avg % Change in App Area Avg Assd Value	-10.352%
13	2009 Avg Assd Value	\$129,657
	2010 Avg Assd Value	\$114,487
	Dollar Change in Avg Assd Value	-\$15,170
	Avg % Change in App Area Avg Assd Value	-11.700%
14	2009 Avg Assd Value	\$142,408
	2010 Avg Assd Value	\$130,347
	Dollar Change in Avg Assd Value	-\$12,061
	Avg % Change in App Area Avg Assd Value	-8.469%
15	2009 Avg Assd Value	\$305,325
	2010 Avg Assd Value	\$267,250
	Dollar Change in Avg Assd Value	-\$38,075
	Avg % Change in App Area Avg Assd Value	-12.470%
17	2009 Avg Assd Value	\$120,970
	2010 Avg Assd Value	\$109,730
	Dollar Change in Avg Assd Value	-\$11,240
	Avg % Change in App Area Avg Assd Value	-9.292%
18	2009 Avg Assd Value	\$133,025
	2010 Avg Assd Value	\$115,950
	Dollar Change in Avg Assd Value	-\$17,075
	Avg % Change in App Area Avg Assd Value	-12.836%

a. Account Type = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by City^a

City	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
BONNEY LAKE	\$173,307	\$140,871	-\$32,436	-18.716%
BUCKLEY	\$218,050	\$182,510	-\$35,540	-16.299%
CARBONADO	\$170,589	\$133,456	-\$37,133	-21.768%
DUPONT	\$172,900	\$151,900	-\$21,000	-12.146%
EDGEWOOD	\$221,142	\$194,371	-\$26,771	-12.106%
FIFE	\$150,983	\$135,550	-\$15,433	-10.222%
GIG HARBOR	\$260,575	\$237,650	-\$22,925	-8.798%
LAKESWOOD	\$153,203	\$140,079	-\$13,124	-8.566%
MILTON	\$171,888	\$152,838	-\$19,050	-11.083%
ORTING	\$175,524	\$149,064	-\$26,460	-15.075%
PUYALLUP	\$148,863	\$127,605	-\$21,258	-14.280%
ROY	\$106,920	\$92,580	-\$14,340	-13.412%
SOUTH PRARIE	\$171,678	\$139,678	-\$32,000	-18.640%
SUMNER	\$89,018	\$84,796	-\$4,221	-4.742%
TACOMA	\$149,160	\$137,460	-\$11,700	-7.844%
UNIVERSITY PLACE	\$305,325	\$267,250	-\$38,075	-12.470%
WILKESON	\$126,545	\$114,482	-\$12,064	-9.533%
UNINCORPORATED	\$158,560	\$135,672	-\$22,887	-14.434%
Averages	\$173,568	\$150,990	-\$22,579	-12.785%

a. AcctType = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by City and Account Type^a

City		AcctType
		Res
BONNEY LAKE	2009 Avg Assd Value	\$173,307
	2010 Avg Assd Value	\$140,871
	Dollar Change in Avg Assd Value	-\$32,436
	Avg % Change in Avg Assd Value	-18.716%
BUCKLEY	2009 Avg Assd Value	\$218,050
	2010 Avg Assd Value	\$182,510
	Dollar Change in Avg Assd Value	-\$35,540
	Avg % Change in Avg Assd Value	-16.299%
CARBONADO	2009 Avg Assd Value	\$170,589
	2010 Avg Assd Value	\$133,456
	Dollar Change in Avg Assd Value	-\$37,133
	Avg % Change in Avg Assd Value	-21.768%
DUPONT	2009 Avg Assd Value	\$172,900
	2010 Avg Assd Value	\$151,900
	Dollar Change in Avg Assd Value	-\$21,000
	Avg % Change in Avg Assd Value	-12.146%
EDGEWOOD	2009 Avg Assd Value	\$221,142
	2010 Avg Assd Value	\$194,371
	Dollar Change in Avg Assd Value	-\$26,771
	Avg % Change in Avg Assd Value	-12.106%
FIFE	2009 Avg Assd Value	\$150,983
	2010 Avg Assd Value	\$135,550
	Dollar Change in Avg Assd Value	-\$15,433
	Avg % Change in Avg Assd Value	-10.222%
GIG HARBOR	2009 Avg Assd Value	\$260,575
	2010 Avg Assd Value	\$237,650
	Dollar Change in Avg Assd Value	-\$22,925
	Avg % Change in Avg Assd Value	-8.798%
LAKEWOOD	2009 Avg Assd Value	\$153,203
	2010 Avg Assd Value	\$140,079
	Dollar Change in Avg Assd Value	-\$13,124
	Avg % Change in Avg Assd Value	-8.566%
MILTON	2009 Avg Assd Value	\$171,888
	2010 Avg Assd Value	\$152,838
	Dollar Change in Avg Assd Value	-\$19,050
	Avg % Change in Avg Assd Value	-11.083%
ORTING	2009 Avg Assd Value	\$175,524
	2010 Avg Assd Value	\$149,064
	Dollar Change in Avg Assd Value	-\$26,460
	Avg % Change in Avg Assd Value	-15.075%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by City and Account Type^a

City		AcctType
		Res
PUYALLUP	2009 Avg Assd Value	\$148,863
	2010 Avg Assd Value	\$127,605
	Dollar Change in Avg Assd Value	-\$21,258
	Avg % Change in Avg Assd Value	-14.280%
ROY	2009 Avg Assd Value	\$106,920
	2010 Avg Assd Value	\$92,580
	Dollar Change in Avg Assd Value	-\$14,340
	Avg % Change in Avg Assd Value	-13.412%
SOUTH PRARIE	2009 Avg Assd Value	\$171,678
	2010 Avg Assd Value	\$139,678
	Dollar Change in Avg Assd Value	-\$32,000
	Avg % Change in Avg Assd Value	-18.640%
SUMNER	2009 Avg Assd Value	\$89,018
	2010 Avg Assd Value	\$84,796
	Dollar Change in Avg Assd Value	-\$4,221
	Avg % Change in Avg Assd Value	-4.742%
TACOMA	2009 Avg Assd Value	\$149,160
	2010 Avg Assd Value	\$137,460
	Dollar Change in Avg Assd Value	-\$11,700
	Avg % Change in Avg Assd Value	-7.844%
UNIVERSITY PLACE	2009 Avg Assd Value	\$305,325
	2010 Avg Assd Value	\$267,250
	Dollar Change in Avg Assd Value	-\$38,075
	Avg % Change in Avg Assd Value	-12.470%
WILKESON	2009 Avg Assd Value	\$126,545
	2010 Avg Assd Value	\$114,482
	Dollar Change in Avg Assd Value	-\$12,064
	Avg % Change in Avg Assd Value	-9.533%
UNINCORPORATED	2009 Avg Assd Value	\$158,560
	2010 Avg Assd Value	\$135,672
	Dollar Change in Avg Assd Value	-\$22,887
	Avg % Change in Avg Assd Value	-14.434%

a. AcctType = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by School District^a

School District	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
BETHEL	\$156,468	\$133,475	-\$22,993	-14.695%
CARBONADO	\$183,786	\$151,625	-\$32,161	-17.499%
CLOVER PARK	\$146,628	\$134,028	-\$12,600	-8.593%
DIERINGER	\$239,352	\$189,171	-\$50,181	-20.965%
EATONVILLE	\$170,039	\$145,039	-\$25,000	-14.703%
FIFE	\$189,368	\$168,336	-\$21,032	-11.106%
FRANKLIN PIERCE	\$158,017	\$135,206	-\$22,810	-14.435%
ORTING	\$148,750	\$130,229	-\$18,521	-12.451%
PENINSULA	\$161,011	\$141,035	-\$19,976	-12.407%
PUYALLUP	\$152,860	\$132,405	-\$20,455	-13.382%
STEILACOOM	\$126,275	\$111,246	-\$15,029	-11.902%
SUMNER	\$143,490	\$119,789	-\$23,701	-16.518%
TACOMA	\$146,968	\$131,163	-\$15,805	-10.754%
UNIVERSITY PLACE	\$349,933	\$300,267	-\$49,667	-14.193%
WHITE RIVER	\$169,352	\$143,158	-\$26,194	-15.467%
YELM	\$168,429	\$145,374	-\$23,055	-13.688%
Averages	\$175,670	\$150,722	-\$24,949	-13.922%

a. AcctType = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by School District and Account Type^a

School District	Acct Type	
	Res	
BETHEL	2009 Avg Assd Value	\$156,468
	2010 Avg Assd Value	\$133,475
	Dollar Change in Avg Assd Value	-\$22,993
	Avg % Change in Avg Assd Value	-14.695%
CARBONADO	2009 Avg Assd Value	\$183,786
	2010 Avg Assd Value	\$151,625
	Dollar Change in Avg Assd Value	-\$32,161
	Avg % Change in Avg Assd Value	-17.499%
CLOVER PARK	2009 Avg Assd Value	\$146,628
	2010 Avg Assd Value	\$134,028
	Dollar Change in Avg Assd Value	-\$12,600
	Avg % Change in Avg Assd Value	-8.593%
DIERINGER	2009 Avg Assd Value	\$239,352
	2010 Avg Assd Value	\$189,171
	Dollar Change in Avg Assd Value	-\$50,181
	Avg % Change in Avg Assd Value	-20.965%
EATONVILLE	2009 Avg Assd Value	\$170,039
	2010 Avg Assd Value	\$145,039
	Dollar Change in Avg Assd Value	-\$25,000
	Avg % Change in Avg Assd Value	-14.703%
FIFE	2009 Avg Assd Value	\$189,368
	2010 Avg Assd Value	\$168,336
	Dollar Change in Avg Assd Value	-\$21,032
	Avg % Change in Avg Assd Value	-11.106%
FRANKLIN PIERCE	2009 Avg Assd Value	\$158,017
	2010 Avg Assd Value	\$135,206
	Dollar Change in Avg Assd Value	-\$22,810
	Avg % Change in Avg Assd Value	-14.435%
ORTING	2009 Avg Assd Value	\$148,750
	2010 Avg Assd Value	\$130,229
	Dollar Change in Avg Assd Value	-\$18,521
	Avg % Change in Avg Assd Value	-12.451%
PENINSULA	2009 Avg Assd Value	\$161,011
	2010 Avg Assd Value	\$141,035
	Dollar Change in Avg Assd Value	-\$19,976
	Avg % Change in Avg Assd Value	-12.407%
PUYALLUP	2009 Avg Assd Value	\$152,860
	2010 Avg Assd Value	\$132,405
	Dollar Change in Avg Assd Value	-\$20,455
	Avg % Change in Avg Assd Value	-13.382%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by School District and Account Type^a

School District		Acct Type
		Res
STEILACOOM	2009 Avg Assd Value	\$126,275
	2010 Avg Assd Value	\$111,246
	Dollar Change in Avg Assd Value	-\$15,029
	Avg % Change in Avg Assd Value	-11.902%
SUMNER	2009 Avg Assd Value	\$143,490
	2010 Avg Assd Value	\$119,789
	Dollar Change in Avg Assd Value	-\$23,701
	Avg % Change in Avg Assd Value	-16.518%
TACOMA	2009 Avg Assd Value	\$146,968
	2010 Avg Assd Value	\$131,163
	Dollar Change in Avg Assd Value	-\$15,805
	Avg % Change in Avg Assd Value	-10.754%
UNIVERSITY PLACE	2009 Avg Assd Value	\$349,933
	2010 Avg Assd Value	\$300,267
	Dollar Change in Avg Assd Value	-\$49,667
	Avg % Change in Avg Assd Value	-14.193%
WHITE RIVER	2009 Avg Assd Value	\$169,352
	2010 Avg Assd Value	\$143,158
	Dollar Change in Avg Assd Value	-\$26,194
	Avg % Change in Avg Assd Value	-15.467%
YELM	2009 Avg Assd Value	\$168,429
	2010 Avg Assd Value	\$145,374
	Dollar Change in Avg Assd Value	-\$23,055
	Avg % Change in Avg Assd Value	-13.688%

a. Acct Type = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by Neighborhood^a

Neighborhood/LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
	Sum	Sum	Sum	Mean
010202	\$286,500	\$253,500	-\$33,000	-11.518%
010205	\$199,450	\$177,400	-\$22,050	-11.055%
010505	\$203,650	\$175,400	-\$28,250	-13.872%
010601	\$168,286	\$145,252	-\$23,034	-13.687%
010602	\$183,462	\$167,085	-\$16,377	-8.927%
010604	\$177,173	\$149,389	-\$27,784	-15.682%
010605	\$165,487	\$138,860	-\$26,627	-16.090%
010607	\$128,754	\$110,550	-\$18,204	-14.138%
010608	\$77,145	\$65,979	-\$11,166	-14.473%
010609	\$191,288	\$154,196	-\$37,092	-19.391%
010610	\$189,195	\$150,360	-\$38,836	-20.527%
020108	\$219,069	\$176,949	-\$42,120	-19.227%
020109	\$145,257	\$118,033	-\$27,223	-18.742%
020205	\$213,816	\$181,839	-\$31,977	-14.955%
020210	\$162,167	\$146,807	-\$15,360	-9.472%
020305	\$218,050	\$182,510	-\$35,540	-16.299%
020401	\$126,545	\$114,482	-\$12,064	-9.533%
020411	\$203,458	\$171,189	-\$32,270	-15.861%
020412	\$171,678	\$139,678	-\$32,000	-18.640%
020507	\$290,700	\$263,033	-\$27,667	-9.517%
020601	\$170,589	\$133,456	-\$37,133	-21.768%
020603	\$216,444	\$192,844	-\$23,600	-10.903%
020604	\$127,400	\$107,700	-\$19,700	-15.463%
030203	\$94,665	\$89,668	-\$4,997	-5.278%
030306	\$143,114	\$116,554	-\$26,560	-18.558%
030307	\$200,137	\$172,574	-\$27,563	-13.772%
030402	\$174,618	\$140,223	-\$34,395	-19.698%
030411	\$172,995	\$144,926	-\$28,068	-16.225%
030412	\$404,660	\$309,700	-\$94,960	-23.467%
030414	\$506,600	\$373,967	-\$132,633	-26.181%
030415	\$376,006	\$308,583	-\$67,422	-17.931%
030503	\$260,093	\$199,438	-\$60,655	-23.321%
030504	\$199,221	\$167,645	-\$31,576	-15.850%
030513	\$485,900	\$374,700	-\$111,200	-22.885%
030514	\$529,200	\$394,150	-\$135,050	-25.520%
040101	\$229,475	\$202,775	-\$26,700	-11.635%
040202	\$196,482	\$175,336	-\$21,145	-10.762%
040301	\$199,192	\$166,067	-\$33,125	-16.630%
040401	\$164,544	\$147,878	-\$16,667	-10.129%
040402	\$203,331	\$179,844	-\$23,488	-11.551%
042703	\$221,067	\$190,367	-\$30,700	-13.887%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by Neighborhood^a

Neighborhood/LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
	Sum	Sum	Sum	Mean
042704	\$215,900	\$191,700	-\$24,200	-11.209%
050105	\$176,278	\$149,469	-\$26,809	-15.208%
050106	\$155,113	\$143,897	-\$11,216	-7.231%
050511	\$164,617	\$133,439	-\$31,178	-18.940%
050512	\$164,132	\$142,910	-\$21,222	-12.930%
050513	\$169,696	\$151,099	-\$18,597	-10.959%
050701	\$114,108	\$95,598	-\$18,510	-16.221%
050703	\$187,494	\$150,897	-\$36,597	-19.519%
050705	\$217,923	\$190,123	-\$27,800	-12.757%
051001	\$177,400	\$152,455	-\$24,945	-14.061%
060501	\$130,123	\$110,529	-\$19,594	-15.058%
060701	\$150,078	\$138,869	-\$11,209	-7.469%
060801	\$147,053	\$127,922	-\$19,131	-13.010%
060802	\$98,105	\$84,636	-\$13,469	-13.729%
060901	\$166,309	\$142,472	-\$23,837	-14.333%
061301	\$159,268	\$136,584	-\$22,684	-14.243%
070101	\$153,285	\$133,597	-\$19,688	-12.844%
070105	\$288,900	\$274,200	-\$14,700	-5.088%
070201	\$139,390	\$127,090	-\$12,300	-8.824%
070401	\$163,382	\$144,990	-\$18,392	-11.257%
070701	\$139,431	\$123,300	-\$16,131	-11.569%
080702	\$183,100	\$154,633	-\$28,467	-15.547%
081001	\$287,000	\$256,500	-\$30,500	-10.627%
081101	\$166,442	\$156,708	-\$9,735	-5.849%
081204	\$147,544	\$124,946	-\$22,598	-15.316%
081301	\$126,625	\$110,905	-\$15,720	-12.415%
081305	\$116,819	\$103,472	-\$13,347	-11.426%
081402	\$159,751	\$131,484	-\$28,267	-17.695%
090101	\$150,582	\$134,606	-\$15,976	-10.610%
090301	\$137,657	\$122,489	-\$15,168	-11.019%
090501	\$226,400	\$178,400	-\$48,000	-21.201%
090901	\$223,700	\$196,750	-\$26,950	-12.047%
091501	\$197,318	\$164,582	-\$32,736	-16.590%
091505	\$227,200	\$223,500	-\$3,700	-1.629%
091506	\$153,382	\$125,986	-\$27,396	-17.861%
091507	\$186,264	\$165,176	-\$21,088	-11.322%
091509	\$192,927	\$171,193	-\$21,733	-11.265%
091512	\$195,624	\$160,133	-\$35,490	-18.142%
100401	\$109,342	\$99,512	-\$9,831	-8.991%
100404	\$171,301	\$151,029	-\$20,272	-11.834%
100802	\$94,525	\$102,375	\$7,850	8.305%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by Neighborhood^a

Neighborhood/LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
	Sum	Sum	Sum	Mean
100806	\$161,831	\$141,800	-\$20,031	-12.378%
100901	\$87,539	\$81,874	-\$5,665	-6.472%
100903	\$126,430	\$117,040	-\$9,390	-7.427%
100905	\$198,238	\$182,228	-\$16,010	-8.076%
100908	\$174,148	\$148,603	-\$25,544	-14.668%
101001	\$187,693	\$147,067	-\$40,627	-21.645%
101002	\$176,286	\$149,435	-\$26,850	-15.231%
101106	\$231,633	\$222,378	-\$9,256	-3.996%
101113	\$294,125	\$249,488	-\$44,638	-15.176%
101201	\$255,225	\$246,150	-\$9,075	-3.556%
101202	\$146,400	\$140,200	-\$6,200	-4.235%
101203	\$160,000	\$152,700	-\$7,300	-4.563%
101204	\$189,900	\$181,200	-\$8,700	-4.581%
101212	\$151,073	\$142,800	-\$8,273	-5.476%
110103	\$185,803	\$163,718	-\$22,085	-11.886%
110104	\$278,100	\$201,380	-\$76,720	-27.587%
110105	\$131,765	\$116,306	-\$15,459	-11.732%
110201	\$95,598	\$91,592	-\$4,006	-4.191%
110207	\$169,035	\$151,771	-\$17,263	-10.213%
111121	\$438,000	\$359,500	-\$78,500	-17.922%
111122	\$238,000	\$191,800	-\$46,200	-19.412%
120501	\$204,822	\$191,270	-\$13,552	-6.617%
120603	\$248,875	\$220,475	-\$28,400	-11.411%
120605	\$174,478	\$154,636	-\$19,842	-11.372%
120704	\$242,200	\$200,000	-\$42,200	-17.424%
121137	\$775,500	\$754,200	-\$21,300	-2.747%
130101	\$157,738	\$143,138	-\$14,600	-9.256%
130103	\$106,837	\$94,954	-\$11,883	-11.122%
130112	\$250,067	\$197,400	-\$52,667	-21.061%
130113	\$467,400	\$404,200	-\$63,200	-13.522%
130301	\$172,900	\$151,900	-\$21,000	-12.146%
131402	\$156,433	\$139,433	-\$17,000	-10.867%
131701	\$269,100	\$250,300	-\$18,800	-6.986%
140301	\$165,140	\$154,167	-\$10,973	-6.645%
140401	\$134,222	\$119,867	-\$14,356	-10.695%
140501	\$138,867	\$126,867	-\$12,000	-8.641%
141201	\$162,300	\$144,100	-\$18,200	-11.214%
141501	\$78,600	\$63,100	-\$15,500	-19.720%
141504	\$127,900	\$115,000	-\$12,900	-10.086%
141801	\$109,367	\$99,733	-\$9,633	-8.808%
150701	\$262,900	\$238,800	-\$24,100	-9.167%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Change by Neighborhood^a

Neighborhood/LEA	2009 Avg Assd Value	2010 Avg Assd Value	Dollar Change in Avg Assd Value	Percent Change
	Sum	Sum	Sum	Mean
151001	\$240,200	\$200,000	-\$40,200	-16.736%
151302	\$546,700	\$462,000	-\$84,700	-15.493%
151804	\$171,500	\$168,200	-\$3,300	-1.924%
171401	\$143,000	\$131,100	-\$11,900	-8.322%
171901	\$106,000	\$95,929	-\$10,071	-9.501%
172001	\$181,700	\$163,600	-\$18,100	-9.961%
182201	\$139,050	\$130,750	-\$8,300	-5.969%
182401	\$127,000	\$101,150	-\$25,850	-20.354%
Averages	\$26,065,964	\$22,546,334	-\$3,519,630	-12.830%

a. AcctType = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
010202	2009 Avg Assd Value	\$286,500
	2010 Avg Assd Value	\$253,500
	Dollar Change in Avg Assd Value	-\$33,000
	Avg % Change in Avg Assd Value	-11.518%
010205	2009 Avg Assd Value	\$199,450
	2010 Avg Assd Value	\$177,400
	Dollar Change in Avg Assd Value	-\$22,050
	Avg % Change in Avg Assd Value	-11.055%
010505	2009 Avg Assd Value	\$203,650
	2010 Avg Assd Value	\$175,400
	Dollar Change in Avg Assd Value	-\$28,250
	Avg % Change in Avg Assd Value	-13.872%
010601	2009 Avg Assd Value	\$168,286
	2010 Avg Assd Value	\$145,252
	Dollar Change in Avg Assd Value	-\$23,034
	Avg % Change in Avg Assd Value	-13.687%
010602	2009 Avg Assd Value	\$183,462
	2010 Avg Assd Value	\$167,085
	Dollar Change in Avg Assd Value	-\$16,377
	Avg % Change in Avg Assd Value	-8.927%
010604	2009 Avg Assd Value	\$177,173
	2010 Avg Assd Value	\$149,389
	Dollar Change in Avg Assd Value	-\$27,784
	Avg % Change in Avg Assd Value	-15.682%
010605	2009 Avg Assd Value	\$165,487
	2010 Avg Assd Value	\$138,860
	Dollar Change in Avg Assd Value	-\$26,627
	Avg % Change in Avg Assd Value	-16.090%
010607	2009 Avg Assd Value	\$128,754
	2010 Avg Assd Value	\$110,550
	Dollar Change in Avg Assd Value	-\$18,204
	Avg % Change in Avg Assd Value	-14.138%
010608	2009 Avg Assd Value	\$77,145
	2010 Avg Assd Value	\$65,979
	Dollar Change in Avg Assd Value	-\$11,166
	Avg % Change in Avg Assd Value	-14.473%
010609	2009 Avg Assd Value	\$191,288
	2010 Avg Assd Value	\$154,196
	Dollar Change in Avg Assd Value	-\$37,092
	Avg % Change in Avg Assd Value	-19.391%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
010610	2009 Avg Assd Value	\$189,195
	2010 Avg Assd Value	\$150,360
	Dollar Change in Avg Assd Value	-\$38,836
	Avg % Change in Avg Assd Value	-20.527%
020108	2009 Avg Assd Value	\$219,069
	2010 Avg Assd Value	\$176,949
	Dollar Change in Avg Assd Value	-\$42,120
	Avg % Change in Avg Assd Value	-19.227%
020109	2009 Avg Assd Value	\$145,257
	2010 Avg Assd Value	\$118,033
	Dollar Change in Avg Assd Value	-\$27,223
	Avg % Change in Avg Assd Value	-18.742%
020205	2009 Avg Assd Value	\$213,816
	2010 Avg Assd Value	\$181,839
	Dollar Change in Avg Assd Value	-\$31,977
	Avg % Change in Avg Assd Value	-14.955%
020210	2009 Avg Assd Value	\$162,167
	2010 Avg Assd Value	\$146,807
	Dollar Change in Avg Assd Value	-\$15,360
	Avg % Change in Avg Assd Value	-9.472%
020305	2009 Avg Assd Value	\$218,050
	2010 Avg Assd Value	\$182,510
	Dollar Change in Avg Assd Value	-\$35,540
	Avg % Change in Avg Assd Value	-16.299%
020401	2009 Avg Assd Value	\$126,545
	2010 Avg Assd Value	\$114,482
	Dollar Change in Avg Assd Value	-\$12,064
	Avg % Change in Avg Assd Value	-9.533%
020411	2009 Avg Assd Value	\$203,458
	2010 Avg Assd Value	\$171,189
	Dollar Change in Avg Assd Value	-\$32,270
	Avg % Change in Avg Assd Value	-15.861%
020412	2009 Avg Assd Value	\$171,678
	2010 Avg Assd Value	\$139,678
	Dollar Change in Avg Assd Value	-\$32,000
	Avg % Change in Avg Assd Value	-18.640%
020507	2009 Avg Assd Value	\$290,700
	2010 Avg Assd Value	\$263,033
	Dollar Change in Avg Assd Value	-\$27,667
	Avg % Change in Avg Assd Value	-9.517%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
020601	2009 Avg Assd Value	\$170,589
	2010 Avg Assd Value	\$133,456
	Dollar Change in Avg Assd Value	-\$37,133
	Avg % Change in Avg Assd Value	-21.768%
020603	2009 Avg Assd Value	\$216,444
	2010 Avg Assd Value	\$192,844
	Dollar Change in Avg Assd Value	-\$23,600
	Avg % Change in Avg Assd Value	-10.903%
020604	2009 Avg Assd Value	\$127,400
	2010 Avg Assd Value	\$107,700
	Dollar Change in Avg Assd Value	-\$19,700
	Avg % Change in Avg Assd Value	-15.463%
030203	2009 Avg Assd Value	\$94,665
	2010 Avg Assd Value	\$89,668
	Dollar Change in Avg Assd Value	-\$4,997
	Avg % Change in Avg Assd Value	-5.278%
030306	2009 Avg Assd Value	\$143,114
	2010 Avg Assd Value	\$116,554
	Dollar Change in Avg Assd Value	-\$26,560
	Avg % Change in Avg Assd Value	-18.558%
030307	2009 Avg Assd Value	\$200,137
	2010 Avg Assd Value	\$172,574
	Dollar Change in Avg Assd Value	-\$27,563
	Avg % Change in Avg Assd Value	-13.772%
030402	2009 Avg Assd Value	\$174,618
	2010 Avg Assd Value	\$140,223
	Dollar Change in Avg Assd Value	-\$34,395
	Avg % Change in Avg Assd Value	-19.698%
030411	2009 Avg Assd Value	\$172,995
	2010 Avg Assd Value	\$144,926
	Dollar Change in Avg Assd Value	-\$28,068
	Avg % Change in Avg Assd Value	-16.225%
030412	2009 Avg Assd Value	\$404,660
	2010 Avg Assd Value	\$309,700
	Dollar Change in Avg Assd Value	-\$94,960
	Avg % Change in Avg Assd Value	-23.467%
030414	2009 Avg Assd Value	\$506,600
	2010 Avg Assd Value	\$373,967
	Dollar Change in Avg Assd Value	-\$132,633
	Avg % Change in Avg Assd Value	-26.181%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
030415	2009 Avg Assd Value	\$376,006
	2010 Avg Assd Value	\$308,583
	Dollar Change in Avg Assd Value	-\$67,422
	Avg % Change in Avg Assd Value	-17.931%
030503	2009 Avg Assd Value	\$260,093
	2010 Avg Assd Value	\$199,438
	Dollar Change in Avg Assd Value	-\$60,655
	Avg % Change in Avg Assd Value	-23.321%
030504	2009 Avg Assd Value	\$199,221
	2010 Avg Assd Value	\$167,645
	Dollar Change in Avg Assd Value	-\$31,576
	Avg % Change in Avg Assd Value	-15.850%
030513	2009 Avg Assd Value	\$485,900
	2010 Avg Assd Value	\$374,700
	Dollar Change in Avg Assd Value	-\$111,200
	Avg % Change in Avg Assd Value	-22.885%
030514	2009 Avg Assd Value	\$529,200
	2010 Avg Assd Value	\$394,150
	Dollar Change in Avg Assd Value	-\$135,050
	Avg % Change in Avg Assd Value	-25.520%
040101	2009 Avg Assd Value	\$229,475
	2010 Avg Assd Value	\$202,775
	Dollar Change in Avg Assd Value	-\$26,700
	Avg % Change in Avg Assd Value	-11.635%
040202	2009 Avg Assd Value	\$196,482
	2010 Avg Assd Value	\$175,336
	Dollar Change in Avg Assd Value	-\$21,145
	Avg % Change in Avg Assd Value	-10.762%
040301	2009 Avg Assd Value	\$199,192
	2010 Avg Assd Value	\$166,067
	Dollar Change in Avg Assd Value	-\$33,125
	Avg % Change in Avg Assd Value	-16.630%
040401	2009 Avg Assd Value	\$164,544
	2010 Avg Assd Value	\$147,878
	Dollar Change in Avg Assd Value	-\$16,667
	Avg % Change in Avg Assd Value	-10.129%
040402	2009 Avg Assd Value	\$203,331
	2010 Avg Assd Value	\$179,844
	Dollar Change in Avg Assd Value	-\$23,488
	Avg % Change in Avg Assd Value	-11.551%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
042703	2009 Avg Assd Value	\$221,067
	2010 Avg Assd Value	\$190,367
	Dollar Change in Avg Assd Value	-\$30,700
	Avg % Change in Avg Assd Value	-13.887%
042704	2009 Avg Assd Value	\$215,900
	2010 Avg Assd Value	\$191,700
	Dollar Change in Avg Assd Value	-\$24,200
	Avg % Change in Avg Assd Value	-11.209%
050105	2009 Avg Assd Value	\$176,278
	2010 Avg Assd Value	\$149,469
	Dollar Change in Avg Assd Value	-\$26,809
	Avg % Change in Avg Assd Value	-15.208%
050106	2009 Avg Assd Value	\$155,113
	2010 Avg Assd Value	\$143,897
	Dollar Change in Avg Assd Value	-\$11,216
	Avg % Change in Avg Assd Value	-7.231%
050511	2009 Avg Assd Value	\$164,617
	2010 Avg Assd Value	\$133,439
	Dollar Change in Avg Assd Value	-\$31,178
	Avg % Change in Avg Assd Value	-18.940%
050512	2009 Avg Assd Value	\$164,132
	2010 Avg Assd Value	\$142,910
	Dollar Change in Avg Assd Value	-\$21,222
	Avg % Change in Avg Assd Value	-12.930%
050513	2009 Avg Assd Value	\$169,696
	2010 Avg Assd Value	\$151,099
	Dollar Change in Avg Assd Value	-\$18,597
	Avg % Change in Avg Assd Value	-10.959%
050701	2009 Avg Assd Value	\$114,108
	2010 Avg Assd Value	\$95,598
	Dollar Change in Avg Assd Value	-\$18,510
	Avg % Change in Avg Assd Value	-16.221%
050703	2009 Avg Assd Value	\$187,494
	2010 Avg Assd Value	\$150,897
	Dollar Change in Avg Assd Value	-\$36,597
	Avg % Change in Avg Assd Value	-19.519%
050705	2009 Avg Assd Value	\$217,923
	2010 Avg Assd Value	\$190,123
	Dollar Change in Avg Assd Value	-\$27,800
	Avg % Change in Avg Assd Value	-12.757%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
051001	2009 Avg Assd Value	\$177,400
	2010 Avg Assd Value	\$152,455
	Dollar Change in Avg Assd Value	-\$24,945
	Avg % Change in Avg Assd Value	-14.061%
060501	2009 Avg Assd Value	\$130,123
	2010 Avg Assd Value	\$110,529
	Dollar Change in Avg Assd Value	-\$19,594
	Avg % Change in Avg Assd Value	-15.058%
060701	2009 Avg Assd Value	\$150,078
	2010 Avg Assd Value	\$138,869
	Dollar Change in Avg Assd Value	-\$11,209
	Avg % Change in Avg Assd Value	-7.469%
060801	2009 Avg Assd Value	\$147,053
	2010 Avg Assd Value	\$127,922
	Dollar Change in Avg Assd Value	-\$19,131
	Avg % Change in Avg Assd Value	-13.010%
060802	2009 Avg Assd Value	\$98,105
	2010 Avg Assd Value	\$84,636
	Dollar Change in Avg Assd Value	-\$13,469
	Avg % Change in Avg Assd Value	-13.729%
060901	2009 Avg Assd Value	\$166,309
	2010 Avg Assd Value	\$142,472
	Dollar Change in Avg Assd Value	-\$23,837
	Avg % Change in Avg Assd Value	-14.333%
061301	2009 Avg Assd Value	\$159,268
	2010 Avg Assd Value	\$136,584
	Dollar Change in Avg Assd Value	-\$22,684
	Avg % Change in Avg Assd Value	-14.243%
070101	2009 Avg Assd Value	\$153,285
	2010 Avg Assd Value	\$133,597
	Dollar Change in Avg Assd Value	-\$19,688
	Avg % Change in Avg Assd Value	-12.844%
070105	2009 Avg Assd Value	\$288,900
	2010 Avg Assd Value	\$274,200
	Dollar Change in Avg Assd Value	-\$14,700
	Avg % Change in Avg Assd Value	-5.088%
070201	2009 Avg Assd Value	\$139,390
	2010 Avg Assd Value	\$127,090
	Dollar Change in Avg Assd Value	-\$12,300
	Avg % Change in Avg Assd Value	-8.824%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
070401	2009 Avg Assd Value	\$163,382
	2010 Avg Assd Value	\$144,990
	Dollar Change in Avg Assd Value	-\$18,392
	Avg % Change in Avg Assd Value	-11.257%
070701	2009 Avg Assd Value	\$139,431
	2010 Avg Assd Value	\$123,300
	Dollar Change in Avg Assd Value	-\$16,131
	Avg % Change in Avg Assd Value	-11.569%
080702	2009 Avg Assd Value	\$183,100
	2010 Avg Assd Value	\$154,633
	Dollar Change in Avg Assd Value	-\$28,467
	Avg % Change in Avg Assd Value	-15.547%
081001	2009 Avg Assd Value	\$287,000
	2010 Avg Assd Value	\$256,500
	Dollar Change in Avg Assd Value	-\$30,500
	Avg % Change in Avg Assd Value	-10.627%
081101	2009 Avg Assd Value	\$166,442
	2010 Avg Assd Value	\$156,708
	Dollar Change in Avg Assd Value	-\$9,735
	Avg % Change in Avg Assd Value	-5.849%
081204	2009 Avg Assd Value	\$147,544
	2010 Avg Assd Value	\$124,946
	Dollar Change in Avg Assd Value	-\$22,598
	Avg % Change in Avg Assd Value	-15.316%
081301	2009 Avg Assd Value	\$126,625
	2010 Avg Assd Value	\$110,905
	Dollar Change in Avg Assd Value	-\$15,720
	Avg % Change in Avg Assd Value	-12.415%
081305	2009 Avg Assd Value	\$116,819
	2010 Avg Assd Value	\$103,472
	Dollar Change in Avg Assd Value	-\$13,347
	Avg % Change in Avg Assd Value	-11.426%
081402	2009 Avg Assd Value	\$159,751
	2010 Avg Assd Value	\$131,484
	Dollar Change in Avg Assd Value	-\$28,267
	Avg % Change in Avg Assd Value	-17.695%
090101	2009 Avg Assd Value	\$150,582
	2010 Avg Assd Value	\$134,606
	Dollar Change in Avg Assd Value	-\$15,976
	Avg % Change in Avg Assd Value	-10.610%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
090301	2009 Avg Assd Value	\$137,657
	2010 Avg Assd Value	\$122,489
	Dollar Change in Avg Assd Value	-\$15,168
	Avg % Change in Avg Assd Value	-11.019%
090501	2009 Avg Assd Value	\$226,400
	2010 Avg Assd Value	\$178,400
	Dollar Change in Avg Assd Value	-\$48,000
	Avg % Change in Avg Assd Value	-21.201%
090901	2009 Avg Assd Value	\$223,700
	2010 Avg Assd Value	\$196,750
	Dollar Change in Avg Assd Value	-\$26,950
	Avg % Change in Avg Assd Value	-12.047%
091501	2009 Avg Assd Value	\$197,318
	2010 Avg Assd Value	\$164,582
	Dollar Change in Avg Assd Value	-\$32,736
	Avg % Change in Avg Assd Value	-16.590%
091505	2009 Avg Assd Value	\$227,200
	2010 Avg Assd Value	\$223,500
	Dollar Change in Avg Assd Value	-\$3,700
	Avg % Change in Avg Assd Value	-1.629%
091506	2009 Avg Assd Value	\$153,382
	2010 Avg Assd Value	\$125,986
	Dollar Change in Avg Assd Value	-\$27,396
	Avg % Change in Avg Assd Value	-17.861%
091507	2009 Avg Assd Value	\$186,264
	2010 Avg Assd Value	\$165,176
	Dollar Change in Avg Assd Value	-\$21,088
	Avg % Change in Avg Assd Value	-11.322%
091509	2009 Avg Assd Value	\$192,927
	2010 Avg Assd Value	\$171,193
	Dollar Change in Avg Assd Value	-\$21,733
	Avg % Change in Avg Assd Value	-11.265%
091512	2009 Avg Assd Value	\$195,624
	2010 Avg Assd Value	\$160,133
	Dollar Change in Avg Assd Value	-\$35,490
	Avg % Change in Avg Assd Value	-18.142%
100401	2009 Avg Assd Value	\$109,342
	2010 Avg Assd Value	\$99,512
	Dollar Change in Avg Assd Value	-\$9,831
	Avg % Change in Avg Assd Value	-8.991%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
100404	2009 Avg Assd Value	\$171,301
	2010 Avg Assd Value	\$151,029
	Dollar Change in Avg Assd Value	-\$20,272
	Avg % Change in Avg Assd Value	-11.834%
100802	2009 Avg Assd Value	\$94,525
	2010 Avg Assd Value	\$102,375
	Dollar Change in Avg Assd Value	\$7,850
	Avg % Change in Avg Assd Value	8.305%
100806	2009 Avg Assd Value	\$161,831
	2010 Avg Assd Value	\$141,800
	Dollar Change in Avg Assd Value	-\$20,031
	Avg % Change in Avg Assd Value	-12.378%
100901	2009 Avg Assd Value	\$87,539
	2010 Avg Assd Value	\$81,874
	Dollar Change in Avg Assd Value	-\$5,665
	Avg % Change in Avg Assd Value	-6.472%
100903	2009 Avg Assd Value	\$126,430
	2010 Avg Assd Value	\$117,040
	Dollar Change in Avg Assd Value	-\$9,390
	Avg % Change in Avg Assd Value	-7.427%
100905	2009 Avg Assd Value	\$198,238
	2010 Avg Assd Value	\$182,228
	Dollar Change in Avg Assd Value	-\$16,010
	Avg % Change in Avg Assd Value	-8.076%
100908	2009 Avg Assd Value	\$174,148
	2010 Avg Assd Value	\$148,603
	Dollar Change in Avg Assd Value	-\$25,544
	Avg % Change in Avg Assd Value	-14.668%
101001	2009 Avg Assd Value	\$187,693
	2010 Avg Assd Value	\$147,067
	Dollar Change in Avg Assd Value	-\$40,627
	Avg % Change in Avg Assd Value	-21.645%
101002	2009 Avg Assd Value	\$176,286
	2010 Avg Assd Value	\$149,435
	Dollar Change in Avg Assd Value	-\$26,850
	Avg % Change in Avg Assd Value	-15.231%
101106	2009 Avg Assd Value	\$231,633
	2010 Avg Assd Value	\$222,378
	Dollar Change in Avg Assd Value	-\$9,256
	Avg % Change in Avg Assd Value	-3.996%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
101113	2009 Avg Assd Value	\$294,125
	2010 Avg Assd Value	\$249,488
	Dollar Change in Avg Assd Value	-\$44,638
	Avg % Change in Avg Assd Value	-15.176%
101201	2009 Avg Assd Value	\$255,225
	2010 Avg Assd Value	\$246,150
	Dollar Change in Avg Assd Value	-\$9,075
	Avg % Change in Avg Assd Value	-3.556%
101202	2009 Avg Assd Value	\$146,400
	2010 Avg Assd Value	\$140,200
	Dollar Change in Avg Assd Value	-\$6,200
	Avg % Change in Avg Assd Value	-4.235%
101203	2009 Avg Assd Value	\$160,000
	2010 Avg Assd Value	\$152,700
	Dollar Change in Avg Assd Value	-\$7,300
	Avg % Change in Avg Assd Value	-4.563%
101204	2009 Avg Assd Value	\$189,900
	2010 Avg Assd Value	\$181,200
	Dollar Change in Avg Assd Value	-\$8,700
	Avg % Change in Avg Assd Value	-4.581%
101212	2009 Avg Assd Value	\$151,073
	2010 Avg Assd Value	\$142,800
	Dollar Change in Avg Assd Value	-\$8,273
	Avg % Change in Avg Assd Value	-5.476%
110103	2009 Avg Assd Value	\$185,803
	2010 Avg Assd Value	\$163,718
	Dollar Change in Avg Assd Value	-\$22,085
	Avg % Change in Avg Assd Value	-11.886%
110104	2009 Avg Assd Value	\$278,100
	2010 Avg Assd Value	\$201,380
	Dollar Change in Avg Assd Value	-\$76,720
	Avg % Change in Avg Assd Value	-27.587%
110105	2009 Avg Assd Value	\$131,765
	2010 Avg Assd Value	\$116,306
	Dollar Change in Avg Assd Value	-\$15,459
	Avg % Change in Avg Assd Value	-11.732%
110201	2009 Avg Assd Value	\$95,598
	2010 Avg Assd Value	\$91,592
	Dollar Change in Avg Assd Value	-\$4,006
	Avg % Change in Avg Assd Value	-4.191%

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2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
110207	2009 Avg Assd Value	\$169,035
	2010 Avg Assd Value	\$151,771
	Dollar Change in Avg Assd Value	-\$17,263
	Avg % Change in Avg Assd Value	-10.213%
111121	2009 Avg Assd Value	\$438,000
	2010 Avg Assd Value	\$359,500
	Dollar Change in Avg Assd Value	-\$78,500
	Avg % Change in Avg Assd Value	-17.922%
111122	2009 Avg Assd Value	\$238,000
	2010 Avg Assd Value	\$191,800
	Dollar Change in Avg Assd Value	-\$46,200
	Avg % Change in Avg Assd Value	-19.412%
120501	2009 Avg Assd Value	\$204,822
	2010 Avg Assd Value	\$191,270
	Dollar Change in Avg Assd Value	-\$13,552
	Avg % Change in Avg Assd Value	-6.617%
120603	2009 Avg Assd Value	\$248,875
	2010 Avg Assd Value	\$220,475
	Dollar Change in Avg Assd Value	-\$28,400
	Avg % Change in Avg Assd Value	-11.411%
120605	2009 Avg Assd Value	\$174,478
	2010 Avg Assd Value	\$154,636
	Dollar Change in Avg Assd Value	-\$19,842
	Avg % Change in Avg Assd Value	-11.372%
120704	2009 Avg Assd Value	\$242,200
	2010 Avg Assd Value	\$200,000
	Dollar Change in Avg Assd Value	-\$42,200
	Avg % Change in Avg Assd Value	-17.424%
121137	2009 Avg Assd Value	\$775,500
	2010 Avg Assd Value	\$754,200
	Dollar Change in Avg Assd Value	-\$21,300
	Avg % Change in Avg Assd Value	-2.747%
130101	2009 Avg Assd Value	\$157,738
	2010 Avg Assd Value	\$143,138
	Dollar Change in Avg Assd Value	-\$14,600
	Avg % Change in Avg Assd Value	-9.256%
130103	2009 Avg Assd Value	\$106,837
	2010 Avg Assd Value	\$94,954
	Dollar Change in Avg Assd Value	-\$11,883
	Avg % Change in Avg Assd Value	-11.122%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
130112	2009 Avg Assd Value	\$250,067
	2010 Avg Assd Value	\$197,400
	Dollar Change in Avg Assd Value	-\$52,667
	Avg % Change in Avg Assd Value	-21.061%
130113	2009 Avg Assd Value	\$467,400
	2010 Avg Assd Value	\$404,200
	Dollar Change in Avg Assd Value	-\$63,200
	Avg % Change in Avg Assd Value	-13.522%
130301	2009 Avg Assd Value	\$172,900
	2010 Avg Assd Value	\$151,900
	Dollar Change in Avg Assd Value	-\$21,000
	Avg % Change in Avg Assd Value	-12.146%
131402	2009 Avg Assd Value	\$156,433
	2010 Avg Assd Value	\$139,433
	Dollar Change in Avg Assd Value	-\$17,000
	Avg % Change in Avg Assd Value	-10.867%
131701	2009 Avg Assd Value	\$269,100
	2010 Avg Assd Value	\$250,300
	Dollar Change in Avg Assd Value	-\$18,800
	Avg % Change in Avg Assd Value	-6.986%
140301	2009 Avg Assd Value	\$165,140
	2010 Avg Assd Value	\$154,167
	Dollar Change in Avg Assd Value	-\$10,973
	Avg % Change in Avg Assd Value	-6.645%
140401	2009 Avg Assd Value	\$134,222
	2010 Avg Assd Value	\$119,867
	Dollar Change in Avg Assd Value	-\$14,356
	Avg % Change in Avg Assd Value	-10.695%
140501	2009 Avg Assd Value	\$138,867
	2010 Avg Assd Value	\$126,867
	Dollar Change in Avg Assd Value	-\$12,000
	Avg % Change in Avg Assd Value	-8.641%
141201	2009 Avg Assd Value	\$162,300
	2010 Avg Assd Value	\$144,100
	Dollar Change in Avg Assd Value	-\$18,200
	Avg % Change in Avg Assd Value	-11.214%
141501	2009 Avg Assd Value	\$78,600
	2010 Avg Assd Value	\$63,100
	Dollar Change in Avg Assd Value	-\$15,500
	Avg % Change in Avg Assd Value	-19.720%

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Average Mobile Home Assessed Value Changes by Neighborhood/LEA^a

Neighborhood/LEA		Acct Type
		Res
141504	2009 Avg Assd Value	\$127,900
	2010 Avg Assd Value	\$115,000
	Dollar Change in Avg Assd Value	-\$12,900
	Avg % Change in Avg Assd Value	-10.086%
141801	2009 Avg Assd Value	\$109,367
	2010 Avg Assd Value	\$99,733
	Dollar Change in Avg Assd Value	-\$9,633
	Avg % Change in Avg Assd Value	-8.808%
150701	2009 Avg Assd Value	\$262,900
	2010 Avg Assd Value	\$238,800
	Dollar Change in Avg Assd Value	-\$24,100
	Avg % Change in Avg Assd Value	-9.167%
151001	2009 Avg Assd Value	\$240,200
	2010 Avg Assd Value	\$200,000
	Dollar Change in Avg Assd Value	-\$40,200
	Avg % Change in Avg Assd Value	-16.736%
151302	2009 Avg Assd Value	\$546,700
	2010 Avg Assd Value	\$462,000
	Dollar Change in Avg Assd Value	-\$84,700
	Avg % Change in Avg Assd Value	-15.493%
151804	2009 Avg Assd Value	\$171,500
	2010 Avg Assd Value	\$168,200
	Dollar Change in Avg Assd Value	-\$3,300
	Avg % Change in Avg Assd Value	-1.924%
171401	2009 Avg Assd Value	\$143,000
	2010 Avg Assd Value	\$131,100
	Dollar Change in Avg Assd Value	-\$11,900
	Avg % Change in Avg Assd Value	-8.322%
171901	2009 Avg Assd Value	\$106,000
	2010 Avg Assd Value	\$95,929
	Dollar Change in Avg Assd Value	-\$10,071
	Avg % Change in Avg Assd Value	-9.501%
172001	2009 Avg Assd Value	\$181,700
	2010 Avg Assd Value	\$163,600
	Dollar Change in Avg Assd Value	-\$18,100
	Avg % Change in Avg Assd Value	-9.961%
182201	2009 Avg Assd Value	\$139,050
	2010 Avg Assd Value	\$130,750
	Dollar Change in Avg Assd Value	-\$8,300
	Avg % Change in Avg Assd Value	-5.969%
182401	2009 Avg Assd Value	\$127,000
	2010 Avg Assd Value	\$101,150
	Dollar Change in Avg Assd Value	-\$25,850
	Avg % Change in Avg Assd Value	-20.354%

a. Acct Type = Res

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Parcel Count by Neighborhood/LEA^a

Current Count Sum

Neighborhood/LEA	Total	Acct Type
		Res
010202	1	1
010205	2	2
010505	2	2
010601	490	490
010602	92	92
010604	424	424
010605	121	121
010607	26	26
010608	29	29
010609	147	147
010610	391	391
020108	122	122
020109	30	30
020205	57	57
020210	149	149
020305	10	10
020401	11	11
020411	236	236
020412	9	9
020507	3	3
020601	18	18
020603	9	9
020604	1	1
030203	60	60
030306	109	109
030307	19	19
030402	44	44
030411	38	38
030412	5	5
030414	3	3
030415	18	18
030503	76	76
030504	82	82
030513	2	2
030514	2	2
040101	16	16
040202	11	11
040301	12	12
040401	9	9
040402	16	16
042703	3	3
042704	1	1
050105	45	45
050106	86	86
050511	23	23
050512	72	72

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Parcel Count by Neighborhood/LEA^a

Current Count Sum

Neighborhood/LEA	Total	Acct Type
		Res
050513	241	241
050701	1066	1066
050703	109	109
050705	22	22
051001	222	222
060501	398	398
060701	213	213
060801	408	408
060802	248	248
060901	547	547
061301	417	417
070101	73	73
070105	1	1
070201	49	49
070401	163	163
070701	36	36
080702	12	12
081001	1	1
081101	26	26
081204	85	85
081301	55	55
081305	114	114
081402	67	67
090101	34	34
090301	91	91
090501	3	3
090901	2	2
091501	28	28
091505	4	4
091506	77	77
091507	25	25
091509	15	15
091512	84	84
100401	121	121
100404	79	79
100802	4	4
100806	124	124
100901	84	84
100903	20	20
100905	40	40
100908	221	221
101001	60	60
101002	125	125
101106	9	9
101113	8	8
101201	4	4

Pierce County Assessor-Treasurer 2010 Residential Revaluation Report

2010 Mobile Home Parcel Count by Neighborhood/LEA^a

Current Count Sum

Neighborhood/LEA	Total	Acct Type
		Res
101202	2	2
101203	1	1
101204	1	1
101212	15	15
110103	39	39
110104	10	10
110105	17	17
110201	49	49
110207	52	52
111121	1	1
111122	1	1
120501	23	23
120603	4	4
120605	78	78
120704	5	5
121137	1	1
130101	8	8
130103	52	52
130112	3	3
130113	1	1
130301	1	1
131402	3	3
131701	1	1
140301	15	15
140401	9	9
140501	3	3
141201	1	1
141501	1	1
141504	1	1
141801	6	6
150701	1	1
151001	1	1
151302	1	1
151804	1	1
171401	2	2
171901	7	7
172001	1	1
182201	2	2
182401	2	2
Total	9389	9389

a. Acct Type = Res