



**Total Value\***

Estimated Market Value '07 Pay '08	\$23,932,684,600
Estimated Market Value '08 Pay '09	\$22,976,580,500
<b>Difference</b>	<b>-3.99%</b>
<b>Gross</b>	<b>-\$956,104,100</b>

Taxable Market Value '07 Pay '08	\$22,780,230,000
Taxable Market Value '08 Pay '09	\$22,484,327,300
<b>Difference</b>	<b>-1.30%</b>
<b>Gross</b>	<b>-\$295,902,700</b>

\*Totals include all real, personal, and agricultural properties. Airport and State Fair grounds are not included

**Parcel Counts**

Residential	Apartment	Commercial
71,263	1,705	3,202

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$199,500	\$566,500	\$424,600
08 Pay 09	\$183,600	\$566,500	\$444,450
<b>Difference</b>	<b>-7.97%</b>	<b>0.00%</b>	<b>4.67%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	625	C	30.396%	41.043%	23.413%	7.454%	102.306%	0.13505%
2008	625	I	30.396%	41.058%	23.433%	8.780%	103.667%	0.13505%
2008	625	L	30.396%	41.043%	23.413%	6.751%	101.603%	0.13505%
2008	625	M/BC	30.396%	41.014%	23.377%	8.746%	103.533%	0.13505%
2008	625	M/NB	30.396%	41.055%	23.433%	8.746%	103.630%	0.13505%
2008	999	L	0.000%	41.158%	0.000%	6.751%	47.909%	0%
2009	625	C	32.381%	43.057%	22.698%	8.853%	106.989%	0.15885%
2009	625	I	32.381%	43.057%	22.398%	8.329%	106.165%	0.15885%
2009	625	L	32.381%	43.056%	22.697%	9.759%	107.893%	0.15885%
2009	625	M/BC	32.381%	43.022%	22.656%	7.616%	105.675%	0.15885%
2009	625	M/NB	32.381%	43.062%	22.707%	9.672%	107.822%	0.15885%
2009	999	L	0.000%	43.171%	0.000%	9.672%	52.843%	0%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	2784	\$211,500	47	\$537,400	76	\$382,500
2008	1895	\$207,000	26	\$689,000	65	\$375,000
<b>Difference</b>	<b>-31.93%</b>	<b>-2.13%</b>	<b>-44.68%</b>	<b>28.21%</b>	<b>-14.47%</b>	<b>-1.96%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	2072



**Total Value\***

Estimated Market Value '07 Pay '08	\$1,249,818,700
Estimated Market Value '08 Pay '09	\$1,235,123,900
<b>Difference</b>	<b>-1.18%</b>
<b>Gross</b>	<b>-\$14,694,800</b>

Taxable Market Value '07 Pay '08	\$1,226,792,900
Taxable Market Value '08 Pay '09	\$1,221,632,400
<b>Difference</b>	<b>-0.42%</b>
<b>Gross</b>	<b>-\$5,160,500</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
2,508	3	90

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$295,400	\$2,350,300	\$1,780,450
08 Pay 09	\$280,950	\$3,600,000	\$2,050,000
<b>Difference</b>	<b>-4.89%</b>	<b>53.17%</b>	<b>15.14%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621	R	19.585%	44.023%	20.380%	7.592%	91.580%	0.18924%
2008	621	R/K	19.585%	44.023%	20.380%	7.592%	91.580%	0.19824%
2008	621	R	19.585%	44.023%	10.175%	7.592%	81.375%	0.18134%
2009	621	R	20.534%	46.546%	22.937%	7.637%	97.654%	0.18685%
2009	621	R/K	20.534%	46.546%	22.937%	7.637%	97.654%	0.18685%
2009	621	R	20.534%	46.546%	10.624%	7.637%	85.341%	0.20390%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commerical
2007	91	\$245,000	0	\$0	1	\$1,926,000
2008	57	\$270,000	0	\$0	2	\$5,603,500
<b>Difference</b>	<b>-37.36%</b>	<b>10.20%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>100.00%</b>	<b>190.94%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	10



**Total Value\***

Estimated Market Value '07 Pay '08	\$440,923,800
Estimated Market Value '08 Pay '09	\$429,498,200
<b>Difference</b>	<b>-2.59%</b>
<b>Gross</b>	<b>-\$11,425,600</b>

Taxable Market Value '07 Pay '08	\$435,648,000
Taxable Market Value '08 Pay '09	\$425,027,500
<b>Difference</b>	<b>-2.44%</b>
<b>Gross</b>	<b>-\$10,620,500</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
1,292	23	19

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$280,800	\$2,350,300	\$783,100
08 Pay 09	\$268,200	\$3,600,000	\$822,300
<b>Difference</b>	<b>-4.49%</b>	<b>53.17%</b>	<b>5.01%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	623	C	18.555%	44.023%	10.175%	6.687%	79.440%	0.18134%
2008	623	R	18.555%	44.023%	10.175%	7.592%	80.345%	0.18134%
2009	623	C	19.217%	46.546%	10.624%	6.805%	83.192%	0.20390%
2009	623	R	19.217%	46.546%	10.624%	7.637%	84.024%	0.20390%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	46	\$289,750	0	\$0	0	\$0
2008	30	\$267,750	1	\$594,000	0	\$0
<b>Difference</b>	<b>-34.78%</b>	<b>-7.59%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	1



**Total Value\***

Estimated Market Value '07 Pay '08	\$118,109,200
Estimated Market Value '08 Pay '09	\$117,692,400
<b>Difference</b>	<b>-0.35%</b>
<b>Gross</b>	<b>-\$416,800</b>

Taxable Market Value '07 Pay '08	\$101,862,800
Taxable Market Value '08 Pay '09	\$105,838,000
<b>Difference</b>	<b>3.90%</b>
<b>Gross</b>	<b>\$3,975,200</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
157	0	31

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$310,750	\$0	\$497,000
08 Pay 09	\$286,600	\$0	\$504,500
<b>Difference</b>	<b>-7.77%</b>	<b>0.00%</b>	<b>1.51%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	624	C	38.596%	44.023%	15.422%	5.984%	104.025%	0.21318%
2008	624	M/NB	38.596%	44.023%	15.422%	7.979%	106.020%	0.21318%
2009	623	C	35.580%	46.546%	19.396%	6.092%	107.614%	0.17362%
2009	623	M/NB	35.580%	46.546%	19.396%	8.148%	109.670%	0.17362%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	2	\$504,500	0	\$0	1	\$585,000
2008	1	\$1,725,000	0	\$0	0	\$0
<b>Difference</b>	<b>-50%</b>	<b>242%</b>	<b>0%</b>	<b>0%</b>	<b>-100%</b>	<b>-100%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	2



**Total Value\***

Estimated Market Value '07 Pay '08	\$190,787,500
Estimated Market Value '08 Pay '09	\$183,714,100
<b>Difference</b>	<b>-3.71%</b>
<b>Gross</b>	<b>-\$7,073,400</b>

Taxable Market Value '07 Pay '08	\$186,440,600
Taxable Market Value '08 Pay '09	\$181,376,100
<b>Difference</b>	<b>-2.72%</b>
<b>Gross</b>	<b>-\$5,064,500</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
644	15	16

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$198,650	\$950,800	\$728,300
08 Pay 09	\$193,050	\$920,000	\$764,700
<b>Difference</b>	<b>-2.82%</b>	<b>-3.24%</b>	<b>5.00%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	623	C	24.185%	44.023%	10.175%	6.687%	85.070%	0.18134%
2008	623	I	24.185%	44.023%	10.175%	8.013%	86.396%	0.18134%
2008	623	R	24.185%	44.023%	10.175%	7.592%	85.975%	0.18134%
2009	623	C	24.893%	46.546%	10.624%	6.805%	88.868%	0.20390%
2009	623	I	24.893%	46.546%	10.624%	8.235%	90.298%	0.20390%
2009	623	R	24.893%	46.546%	10.624%	7.637%	89.700%	0.20390%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	26	\$189,450	0	\$0	0	\$0
2008	14	\$197,102	0	\$0	0	\$0
<b>Difference</b>	<b>-46.15%</b>	<b>4.04%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	5



**Total Value\***

Estimated Market Value '07 Pay '08	\$1,023,169,900
Estimated Market Value '08 Pay '09	\$1,013,273,200
<b>Difference</b>	<b>-0.97%</b>
<b>Gross</b>	<b>-\$9,896,700</b>

Taxable Market Value '07 Pay '08	\$1,000,365,000
Taxable Market Value '08 Pay '09	\$1,001,508,700
<b>Difference</b>	<b>0.11%</b>

\*Totals include all real, personal, and agricultural properties  
**Gross \$1,143,700**

**Parcel Counts**

Residential	Apartment	Commercial
2,618	36	238

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$240,050	\$515,000	\$473,450
08 Pay 09	\$226,500	\$480,000	\$488,700
<b>Difference</b>	<b>-5.64%</b>	<b>-6.80%</b>	<b>3.22%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	623	M/NB	21.018%	44.023%	10.175%	7.979%	83.195%	0.18134%
2008	624	M/NB	21.018%	44.023%	15.422%	7.979%	88.442%	0.21318%
2009	623	M/NB	21.278%	46.546%	10.624%	8.148%	86.596%	0.20390%
2009	624	M/NB	21.278%	46.546%	19.396%	8.148%	95.368%	0.17362%

**Sales Data (Median Values)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	91	\$240,000	1	\$452,000	13	\$360,000
2008	60	\$225,000	0	\$0	9	\$459,000
<b>Difference</b>	<b>-34.07%</b>	<b>-6.25%</b>	<b>-100.00%</b>	<b>-100.00%</b>	<b>-30.77%</b>	<b>27.50%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	26



**Total Value\***

Estimated Market Value '07 Pay '08	\$4,066,304,800
Estimated Market Value '08 Pay '09	\$3,942,676,200
<b>Difference</b>	<b>-3.04%</b>
<b>Gross</b>	<b>-\$123,628,600</b>

Taxable Market Value '07 Pay '08	\$4,011,944,700
Taxable Market Value '08 Pay '09	\$3,897,745,100
<b>Difference</b>	<b>-2.85%</b>
<b>Gross</b>	<b>-\$114,199,600</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential 11,152	Apartment 80	Commercial 389
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**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$223,900	\$1,704,700	\$847,100
08 Pay 09	\$209,300	\$1,537,300	\$958,950
<b>Difference</b>	<b>-6.52%</b>	<b>-9.82%</b>	<b>13.20%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	622	M/BC	30.800%	44.023%	20.426%	7.979%	103.228%	0.15778%
2008	622	M/NB	30.800%	44.023%	20.426%	7.979%	103.228%	0.15780%
2008	622	V	30.800%	44.023%	20.426%	7.243%	102.492%	0.15778%
2008	623		30.800%	44.023%	10.175%	5.984%	90.982%	0.19929%
2008	623	C	30.800%	44.023%	10.175%	6.687%	91.685%	0.19929%
2008	623	M/NB	30.800%	44.023%	10.175%	7.979%	92.977%	0.19929%
2008	624	M/NB	30.800%	44.023%	15.422%	7.979%	98.224%	0.23113%
2009	622	M/BC	32.572%	46.546%	24.816%	8.148%	112.082%	0.15884%
2009	622	M/NB	32.572%	46.546%	24.816%	8.148%	112.082%	0.15884%
2009	622	V	32.572%	46.546%	24.816%	7.309%	111.243%	0.15884%
2009	623		32.572%	46.546%	10.624%	6.092%	95.834%	0.21424%
2009	623	C	32.572%	46.546%	10.624%	6.805%	96.547%	0.21424%
2009	623	M/NB	32.572%	46.546%	10.624%	8.148%	97.890%	0.21424%
2009	624	M/NB	32.572%	46.546%	19.396%	8.148%	106.662%	0.18396%

**Sales Data (Median Values)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	452	\$210,328	2	\$2,309,600	13	\$560,000
2008	301	\$205,000	1	\$9,280,000	6	\$1,095,000
<b>Difference</b>		<b>-2.53%</b>		<b>301.80%</b>		<b>95.54%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	145



**Total Value**

Estimated Market Value '07 Pay '08	\$1,001,093,300
Estimated Market Value '08 Pay '09	\$1,049,112,100
<b>Difference</b>	<b>4.80%</b>
<b>Gross</b>	<b>\$48,018,800</b>

Taxable Market Value '07 Pay '08	\$990,720,100
Taxable Market Value '08 Pay '09	\$1,039,519,500
<b>Difference</b>	<b>4.93%</b>
<b>Gross</b>	<b>\$48,799,400</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
3,175	61	82

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$200,200	\$428,450	\$1,147,550
08 Pay 09	\$195,900	\$428,300	\$1,154,400
<b>Difference</b>	<b>-2.15%</b>	<b>-0.04%</b>	<b>0.60%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621	R	34.962%	44.023%	20.380%	9.150%	108.515%	0.18924%
2009	621	R	32.351%	46.546%	22.937%	9.123%	110.957%	0.20748%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	86	\$223,185	0	\$0	1	\$2,135,000
2008	51	\$212,000	0	\$0	1	\$840,000
<b>Difference</b>	<b>-40.70%</b>	<b>-5.01%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>-60.66%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	39



**Total Value**

Estimated Market Value '07 Pay '08	\$2,125,470,200
Estimated Market Value '08 Pay '09	\$2,096,086,600
<b>Difference</b>	<b>-1.38%</b>
<b>Gross</b>	<b>-\$29,383,600</b>

Taxable Market Value '07 Pay '08	\$2,101,293,900
Taxable Market Value '08 Pay '09	\$2,078,597,800
<b>Difference</b>	<b>-1.08%</b>
<b>Gross</b>	<b>-\$22,696,100</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
6,204	59	202

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$236,900	\$1,205,600	\$866,050
08 Pay 09	\$226,300	\$1,217,500	\$941,900
Difference	-4.47%	0.99%	8.76%

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621	R	34.962%	44.023%	20.380%	9.150%	108.515%	0.18924%
2009	621	R	32.351%	46.546%	22.937%	9.123%	110.957%	0.20748%

**Sales Data (Median Values)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	247	\$224,900	2	\$5,215,475	5	\$1,050,000
2008	149	\$220,000	1	\$933,000	5	\$2,175,000
Difference	-39.68%	-2.18%	-50.00%	-82.11%	0.00%	107.14%

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	46



**Total Value**

Estimated Market Value '07 Pay '08	\$1,249,317,700
Estimated Market Value '08 Pay '09	\$1,241,313,900
<b>Difference</b>	<b>-0.64%</b>
<b>Gross</b>	<b>-\$8,003,800</b>

Taxable Market Value '07 Pay '08	\$1,205,747,000
Taxable Market Value '08 Pay '09	\$1,211,466,300
<b>Difference</b>	<b>0.47%</b>
<b>Gross</b>	<b>\$5,719,300</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
6,204	2	202

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$630,350	\$13,133,500	\$1,955,250
08 Pay 09	\$614,500	\$13,204,500	\$2,614,600
Difference	-2.51%	0.54%	33.72%

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621		7.497%	44.023%	20.380%	5.984%	77.884%	0.18924%
2008	624		7.497%	44.023%	15.422%	5.984%	72.926%	0.21318%
2009	621		7.899%	46.546%	22.937%	6.092%	83.474%	0.20748%
2009	624		7.899%	46.546%	19.396%	6.092%	79.933%	0.17362%

**Sales Data (Median Values)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	54	\$622,500	0	\$0	0	\$0
2008	39	\$635,000	0	\$0	0	\$0
Difference	-27.78%	2.01%	0.00%	0.00%	0.00%	0.00%

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	6



**Total Value\***

Estimated Market Value '07 Pay '08	\$967,725,100
Estimated Market Value '08 Pay '09	\$925,096,500
<b>Difference</b>	<b>-4.41%</b>
<b>Gross</b>	<b>-\$42,628,600</b>

Taxable Market Value '07 Pay '08	\$958,144,900
Taxable Market Value '08 Pay '09	\$917,219,100
<b>Difference</b>	<b>-4.27%</b>
<b>Gross</b>	<b>-\$40,925,800</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
3,592	61	119

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$208,250	\$500,000	\$420,000
08 Pay 09	\$194,800	\$480,000	\$451,650
<b>Difference</b>	<b>-6.46%</b>	<b>-4.00%</b>	<b>7.54%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621	M/NB	21.550%	44.023%	20.426%	9.163%	95.162%	0.18943%
2008	624	V	21.550%	44.023%	20.426%	8.427%	94.426%	0.18943%
2009	622	M/NB	22.125%	46.546%	24.816%	9.316%	102.803%	0.20045%
2009	622	V	22.125%	46.546%	24.816%	8.477%	101.964%	0.20045%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	135	\$211,000	2	\$371,276	3	\$485,000
2008	75	\$190,000	1	\$723,000	2	\$300,000
<b>Difference</b>	<b>-44.44%</b>	<b>-9.95%</b>	<b>-50.00%</b>	<b>94.73%</b>	<b>-33.33%</b>	<b>-38.14%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	59



**Total Value\***

Estimated Market Value '07 Pay '08	\$4,597,450,900
Estimated Market Value '08 Pay '09	\$4,501,435,100
<b>Difference</b>	<b>-2.09%</b>
<b>Gross</b>	<b>-\$96,015,800</b>

Taxable Market Value '07 Pay '08	\$4,502,940,600
Taxable Market Value '08 Pay '09	\$4,426,971,200
<b>Difference</b>	<b>-1.69%</b>
<b>Gross</b>	<b>-\$75,969,400</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
10,954	97	433

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$237,900	\$1,406,000	\$1,612,400
08 Pay 09	\$227,300	\$1,232,000	\$1,650,600
<b>Difference</b>	<b>-4.46%</b>	<b>-12.38%</b>	<b>2.37%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621		23.383%	44.023%	20.380%	6.690%	94.476%	0.20752%
2008	621	R	23.383%	44.023%	20.380%	8.298%	96.084%	0.20752%
2008	623		23.383%	44.023%	10.175%	6.690%	84.271%	0.19962%
2008	623	C	23.383%	44.023%	10.175%	7.393%	84.974%	0.19962%
2008	623	R	23.383%	44.023%	10.175%	8.298%	85.879%	0.19962%
2009	621		24.545%	46.546%	22.937%	6.588%	100.616%	0.20541%
2009	621	R	24.545%	46.546%	22.937%	8.133%	102.161%	0.20541%
2009	623		24.545%	46.546%	10.624%	6.588%	88.303%	0.22246%
2009	623	C	24.545%	46.546%	10.624%	7.301%	89.016%	0.22246%
2009	623	R	24.545%	46.546%	10.624%	8.133%	89.848%	0.22246%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	332	\$235,000	5	\$5,583,295	11	\$1,400,000
2008	257	\$230,000	1	\$1,232,600	7	\$1,100,000
<b>Difference</b>	<b>-22.59%</b>	<b>-2.13%</b>	<b>-80.00%</b>	<b>-77.92%</b>	<b>-36.36%</b>	<b>-21.43%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	43



**Total Value**

Estimated Market Value '07 Pay '08		\$310,394,000
Estimated Market Value '08 Pay '09		\$311,945,500
	<b>Difference</b>	<b>0.50%</b>
	<b>Gross</b>	<b>\$1,551,500</b>

Taxable Market Value '07 Pay '08		\$307,061,800
Taxable Market Value '08 Pay '09		\$310,114,600

	<b>Difference</b>	<b>0.99%</b>
	<b>Gross</b>	<b>\$3,052,800</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
580	22	39

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$226,000	\$1,112,400	\$962,500
08 Pay 09	\$212,800	\$1,112,400	\$941,400
Difference	-5.84%	0.00%	-2.19%

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	282	M/NB	21.550%	44.023%	20.426%	9.163%	95.162%	0.18943%
2009	282	M/NB	22.125%	46.546%	24.816%	9.316%	102.803%	0.20045%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	50	\$242,500	0	\$0	0	\$0
2008	40	\$257,000	1	\$6,600,000	0	\$0
Difference	-20.00%	5.98%	0.00%	0.00%	0.00%	0.00%

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	4



**Total Value\***

Estimated Market Value '07 Pay '08	\$3,324,118,900
Estimated Market Value '08 Pay '09	\$3,212,130,500
<b>Difference</b>	<b>-3.37%</b>
<b>Gross</b>	<b>-\$111,988,400</b>

Taxable Market Value '07 Pay '08	\$3,264,109,800
Taxable Market Value '08 Pay '09	\$3,184,347,800
<b>Difference</b>	<b>-2.44%</b>
<b>Gross</b>	<b>-\$79,762,000</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
9,730	14	121

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$263,700	\$4,575,600	\$1,085,000
08 Pay 09	\$253,100	\$3,834,350	\$1,209,800
<b>Difference</b>	<b>-4.02%</b>	<b>-16.20%</b>	<b>11.50%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621	G	23.532%	44.023%	20.380%	5.987%	93.922%	0.18924%
2008	621	R	23.532%	44.023%	20.380%	7.592%	95.527%	0.18924%
2008	623	G	23.532%	44.023%	10.175%	5.984%	83.714%	0.18134%
2008	623	R	23.532%	44.023%	10.175%	7.592%	85.322%	0.18134%
2009	621	G	25.129%	46.546%	22.937%	6.092%	100.704%	0.18685%
2009	621	R	25.129%	46.546%	22.937%	7.637%	102.249%	0.18685%
2009	623	G	25.129%	46.546%	10.624%	6.092%	88.391%	0.20390%
2009	623	R	25.129%	46.546%	10.624%	7.637%	89.936%	0.20390%

**Sales Data (Median Values)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	327	244900	0	0	0	1600000
2008	218	240500	0	0	0	1548000
<b>Difference</b>	<b>-33.33%</b>	<b>-1.80%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>-3.25%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	50



**Total Value\***

Estimated Market Value '07 Pay '08	\$15,522,000
Estimated Market Value '08 Pay '09	\$15,496,400
<b>Difference</b>	<b>-0.16%</b>
<b>Gross</b>	<b>-\$25,600</b>

Taxable Market Value '07 Pay '08	\$15,341,300
Taxable Market Value '08 Pay '09	\$15,432,600
<b>Difference</b>	<b>0.60%</b>
<b>Gross</b>	<b>\$91,300</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
69	1	2

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$190,650	\$679,800	\$199,000
08 Pay 09	\$212,500	\$679,800	\$199,000
Difference	11.46%	0.00%	0.00%

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621	R	47.433%	44.023%	20.380%	9.150%	120.986%	0.18924%
2009	621	R	45.001%	46.546%	22.937%	9.123%	123.607%	0.18685%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	5	\$215,000	0	\$0	0	\$0
2008	1	\$172,600	0	\$0	0	\$0
Difference	-80.00%	-19.72%	0.00%	0.00%	0.00%	0.00%

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	3



**Total Value\***

Estimated Market Value '07 Pay '08	\$1,583,490,900
Estimated Market Value '08 Pay '09	\$1,558,964,100
<b>Difference</b>	<b>-1.55%</b>
<b>Gross</b>	<b>-\$24,526,800</b>

Taxable Market Value '07 Pay '08	\$1,555,979,900
Taxable Market Value '08 Pay '09	\$1,537,237,000
<b>Difference</b>	<b>-1.20%</b>
<b>Gross</b>	<b>-\$18,742,900</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
4,310	18	194

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$239,700	\$1,854,000	\$842,000
08 Pay 09	\$230,000	\$2,163,000	\$885,300
Difference	-4.05%	16.67%	5.14%

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621	R	47.433%	44.023%	20.380%	9.150%	120.986%	0.18924%
2009	621	R	45.001%	46.546%	22.937%	9.123%	123.607%	0.18685%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	124	\$197,450	0	\$0	7	\$425,000
2008	109	\$217,500	0	\$0	4	\$2,088,965
Difference	-12.10%	10.15%	0.00%	0.00%	-42.86%	391.52%

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	47



**Total Value\***

Estimated Market Value '07 Pay '08	\$2,541,295,300
Estimated Market Value '08 Pay '09	\$2,483,398,900
<b>Difference</b>	<b>-2.28%</b>
<b>Gross</b>	<b>-\$57,896,400</b>

Taxable Market Value '07 Pay '08	\$2,468,330,000
Taxable Market Value '08 Pay '09	\$2,425,642,200
<b>Difference</b>	<b>-1.73%</b>
<b>Gross</b>	<b>-\$42,687,800</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
7,647	53	348

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$224,800	\$2,286,600	\$441,250
08 Pay 09	\$210,300	\$2,039,400	\$463,300
Difference	-6.45%	-10.81%	5.00%

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	622	V	16.524%	44.023%	20.426%	7.243%	88.216%	0.13983%
2008	624		16.524%	44.023%	15.422%	5.984%	81.953%	0.21318%
2008	624	M/NB	16.524%	44.023%	15.422%	7.979%	83.948%	0.21318%
2008	624	R	16.524%	44.023%	15.422%	7.592%	83.561%	0.21318%
2008	624	V	16.524%	44.023%	15.422%	7.243%	83.212%	0.21318%
2009	622	V	15.302%	46.546%	24.186%	7.309%	93.343%	0.14850%
2009	624		15.302%	46.546%	19.396%	6.092%	87.336%	0.17362%
2009	624	M/NB	15.302%	46.546%	19.396%	8.148%	89.392%	0.17362%
2009	624	R	15.302%	46.546%	19.396%	7.637%	88.881%	0.17362%
2009	624	V	15.302%	46.546%	19.396%	7.309%	88.553%	0.17362%

**Sales Data (Median Value)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	215	\$228,000	3	\$5,975,000	6	\$197,500
2008	190	\$211,500	1	\$1,023,000	6	\$770,000
Difference	-11.63%	-7.24%	-66.67%	-82.88%	0.00%	289.87%

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	85



**Total Value\***

Estimated Market Value '07 Pay '08	\$1,493,695,700
Estimated Market Value '08 Pay '09	\$1,422,079,700
<b>Difference</b>	<b>-4.79%</b>
<b>Gross</b>	<b>-\$71,616,000</b>

Taxable Market Value '07 Pay '08	\$1,462,009,900
Taxable Market Value '08 Pay '09	\$1,410,271,900
<b>Difference</b>	<b>-3.54%</b>
<b>Gross</b>	<b>-\$51,738,000</b>

\*Totals include all real, personal, and agricultural properties

**Parcel Counts**

Residential	Apartment	Commercial
4,327	1	348

**Median Values**

	Residential	Apartment	Commercial
07 Pay 08	\$263,800	\$4,800,000	\$903,100
08 Pay 09	\$246,700	\$3,900,000	\$979,900
<b>Difference</b>	<b>-6.48%</b>	<b>-18.75%</b>	<b>8.50%</b>

**Tax Rates**

	School District	Water Shed	City	County	Schools	Misc	Total	Market Tax Rate
2008	621	V	16.491%	44.023%	20.380%	7.592%	88.486%	0.19255%
2008	624		16.491%	44.023%	15.422%	5.984%	81.920%	0.21649%
2008	624	M/NB	16.491%	44.023%	15.422%	7.979%	83.915%	0.21649%
2008	624	R	16.491%	44.023%	15.422%	7.592%	83.528%	0.21649%
2009	621	R	16.926%	46.546%	22.937%	7.637%	94.046%	0.19112%
2009	624		16.926%	46.546%	19.396%	6.092%	88.960%	0.17789%
2009	624	M/NB	16.926%	46.546%	19.396%	8.148%	91.016%	0.17789%
2009	624	R	16.926%	46.546%	19.396%	7.637%	90.505%	0.17789%

**Sales Data (Median Values)**

	Sales	Residential	Sales	Apartment	Sales	Commercial
2007	118	\$246,000	0	\$0	1	\$439,500
2008	88	\$284,500	0	\$0	2	\$1,140,000
<b>Difference</b>	<b>-25.42%</b>	<b>15.65%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>100.00%</b>	<b>159.39%</b>

\*only "arms-length" sales are included in the sales total and figures

**Foreclosures**

	Residential
2008	39