

CITY OF DOUGLAS SALES
APRIL 1, 2005 TO DECEMBER 31, 2007

NBHD	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal
AMITY CONDOS	59-040-001-00	475 AMITY ST	11/30/2006	\$172,890	WD	ARMS-LENGTH	\$172,890	\$95,200	55.06	\$184,844
AMITY CONDOS	59-040-002-00	473 AMITY ST	05/02/2007	\$165,000	WD	ARMS-LENGTH	\$165,000	\$75,300	45.64	\$153,808
AMITY CONDOS	59-040-005-00	465 AMITY ST	10/05/2007	\$206,000	WD	ARMS-LENGTH	\$206,000	\$89,600	43.50	\$183,244
AMITY CONDOS	59-040-008-00	459 AMITY ST	08/25/2006	\$195,000	WD	ARMS-LENGTH	\$195,000	\$95,900	49.18	\$180,992
AMITY CONDOS	59-040-008-00	459 AMITY ST	05/17/2005	\$178,500	WD	ARMS-LENGTH	\$178,500	\$95,900	53.73	\$180,992
AMITY CONDOS	59-040-009-00	474 AMITY ST	01/22/2007	\$207,000	WD	ARMS-LENGTH	\$207,000	\$110,000	53.14	\$203,620
AMITY CONDOS	59-040-014-00	455 AMITY ST	08/08/2005	\$182,000	WD	ARMS-LENGTH	\$182,000	\$80,500	44.23	\$159,394
AMITY CONDOS	59-040-022-00	462 AMITY ST	09/26/2005	\$193,600	WD	ARMS-LENGTH	\$193,600	\$94,700	48.92	\$202,047
AMITY CONDOS	59-040-024-00	458 AMITY ST	08/17/2007	\$220,000	WD	ARMS-LENGTH	\$220,000	\$110,300	50.14	\$225,950
AMITY CONDOS	59-045-001-00	437 AMITY ST	07/27/2007	\$201,000	WD	ARMS-LENGTH	\$201,000	\$98,500	49.00	\$201,738
AMITY CONDOS	59-045-001-00	437 AMITY ST	09/28/2005	\$182,000	WD	ARMS-LENGTH	\$182,000	\$103,700	56.98	\$201,738
BEACON COURT CONDOS	59-060-001-00	110 WASHINGTON ST	08/15/2005	\$221,000	WD	ARMS-LENGTH	\$221,000	\$96,300	43.57	\$224,557
CIDER HILL	59-080-001-00	1 CIDER HILL LANE	12/28/2005	\$278,292	WD	CONST AFTER TAX DAY	\$278,292	\$20,000	7.19	\$285,628
CIDER HILL	59-080-002-00	2 CIDER HILL LANE	11/04/2005	\$276,981	WD	CONST AFTER TAX DAY	\$276,981	\$20,000	7.22	\$285,689
CIDER HILL	59-080-011-00	11 CIDER HILL LANE	04/28/2005	\$274,161	WD	CONST AFTER TAX DAY	\$274,161	\$60,000	21.88	\$278,474
CIDER HILL	59-080-012-00	12 CIDER HILL LANE	07/22/2005	\$268,863	WD	CONST AFTER TAX DAY	\$268,863	\$60,000	22.32	\$260,733
CIDER HILL	59-080-013-00	13 CIDER HILL LANE	11/17/2005	\$288,269	WD	CONST AFTER TAX DAY	\$288,269	\$22,500	7.81	\$282,191
CIDER HILL	59-080-014-00	14 CIDER HILL LANE	03/23/2006	\$289,736	WD	CONST AFTER TAX DAY	\$289,736	\$22,500	7.77	\$282,120
DOUGLAS CENTRAL EAST	59-016-001-00	157 MAIN ST	08/25/2007	\$290,700	WD	ARMS-LENGTH	\$290,700	\$149,800	51.53	\$308,699
DOUGLAS CENTRAL EAST	59-016-003-00	114 WASHINGTON ST	07/12/2007	\$475,000	WD	ARMS-LENGTH	\$475,000	\$148,600	31.28	\$361,214
DOUGLAS CENTRAL EAST	59-016-009-00	LAWN ST	07/18/2005	\$121,500	WD	VACANT ARMS LENGTH	\$121,500	\$25,000	20.58	\$110,000
DOUGLAS CENTRAL EAST	59-016-009-10	23 LAWN ST	03/24/2006	\$425,000	WD	ARMS-LENGTH	\$425,000	\$202,500	47.65	\$380,656
DOUGLAS CENTRAL EAST	59-016-011-00	71 LAWN ST	05/25/2007	\$215,000	WD	ARMS-LENGTH	\$215,000	\$60,300	28.05	\$255,764
DOUGLAS CENTRAL EAST	59-016-040-00	203 HEIRLOOM LANE	11/03/2005	\$289,500	WD	ARMS-LENGTH	\$288,500	\$150,000	51.99	\$344,817
DOUGLAS CENTRAL EAST	59-016-040-10	201 HEIRLOOM LANE	07/29/2005	\$110,000	WD	VACANT ARMS LENGTH	\$110,000	\$33,000	30.00	\$150,000
DOUGLAS CENTRAL EAST	59-016-050-00	214 RANDOLPH ST	03/02/2007	\$165,000	WD	ARMS-LENGTH	\$165,000	\$133,500	80.91	\$247,230
DOUGLAS CENTRAL EAST	59-016-051-00	171 SCHOOLHOUSE LANE	10/14/2005	\$395,000	WD	VACANT ARMS LENGTH	\$395,000	\$113,600	28.76	\$156,250
DOUGLAS CENTRAL EAST	59-016-054-00	160 UNION ST	08/27/2007	\$243,500	WD	ARMS-LENGTH	\$243,500	\$104,400	42.87	\$261,740
DOUGLAS CENTRAL EAST	59-016-054-00	160 UNION ST	05/31/2005	\$208,900	WD	ARMS-LENGTH	\$208,900	\$93,500	44.76	\$261,740
DOUGLAS CENTRAL EAST	59-100-029-00	68 WASHINGTON ST	08/24/2007	\$175,100	WD	ARMS-LENGTH	\$175,100	\$117,600	67.16	\$232,154
DOUGLAS CENTRAL EAST	59-100-036-00	62 WALL ST	10/04/2006	\$390,100	WD	ARMS-LENGTH	\$390,100	\$212,100	54.37	\$382,929
DOUGLAS CENTRAL EAST	59-100-045-00	9 CHESTNUT ST	05/15/2007	\$125,000	WD	ARMS-LENGTH	\$125,000	\$62,500	50.00	\$166,816
DOUGLAS CENTRAL EAST	59-100-046-00	70 WASHINGTON ST	09/17/2007	\$275,000	WD	ARMS-LENGTH	\$275,000	\$139,800	50.84	\$232,697
DOUGLAS CENTRAL EAST	59-125-001-00	39 ELLIS ST	11/01/2007	\$142,000	WD	ARMS-LENGTH	\$142,000	\$77,600	54.65	\$150,557
DOUGLAS CENTRAL EAST	59-125-001-00	39 ELLIS ST	11/12/2005	\$155,000	WD	ARMS-LENGTH	\$155,000	\$72,500	46.77	\$150,557
DOUGLAS CENTRAL EAST	59-150-012-00	44 WATER ST	09/23/2005	\$183,000	WD	ARMS-LENGTH	\$183,000	\$99,000	54.10	\$197,940
DOUGLAS CENTRAL EAST	59-150-032-00	29 FREMONT ST	10/17/2005	\$699,000	WD	ARMS-LENGTH	\$699,000	\$290,000	41.49	\$526,176
DOUGLAS CENTRAL EAST	59-150-035-00	72 WATER ST	11/21/2006	\$335,000	WD	ARMS-LENGTH	\$335,000	\$155,000	46.27	\$370,966
DOUGLAS CENTRAL EAST	59-150-035-00	72 WATER ST	05/27/2005	\$97,000	WD	VACANT ARMS LENGTH	\$97,000	\$35,000	36.08	\$370,966
DOUGLAS CENTRAL EAST	59-150-036-50	88 WATER ST	06/15/2007	\$460,000	WD	ARMS-LENGTH	\$460,000	\$237,500	51.63	\$449,557
DOUGLAS CENTRAL EAST	59-150-038-00	89 S WASHINGTON ST	10/24/2005	\$495,000	WD	ARMS-LENGTH	\$495,000	\$367,000	74.14	\$479,713
DOUGLAS CENTRAL EAST	59-150-042-00	11 E FREMONT ST	09/26/2006	\$185,000	WD	VACANT ARMS LENGTH	\$185,000	\$50,000	27.03	\$150,000
DOUGLAS CENTRAL EAST	59-150-052-00	33 RANDOLPH ST	04/17/2006	\$404,900	WD	ARMS-LENGTH	\$404,900	\$135,000	33.34	\$396,306
DOUGLAS CENTRAL EAST	59-150-058-00	61 RANDOLPH ST	11/30/2007	\$280,000	WD	ARMS-LENGTH	\$280,000	\$80,000	28.57	\$260,053
DOUGLAS CENTRAL EAST	59-150-061-10	135 WASHINGTON ST	07/16/2007	\$370,000	WD	ARMS-LENGTH	\$370,000	\$144,000	38.92	\$366,257

CITY OF DOUGLAS SALES
APRIL 1, 2005 TO DECEMBER 31, 2007

NBHD	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal
DOUGLAS CENTRAL EAST	59-150-067-00	28 SOUTH ST	10/04/2006	\$255,000	WD	ARMS-LENGTH	\$255,000	\$119,900	47.02	\$265,523
DOUGLAS CENTRAL EAST	59-250-017-00	164 UNION ST	06/02/2006	\$86,000	WD	VACANT ARMS LENGTH	\$86,000	\$45,200	52.56	\$125,000
DOUGLAS CENTRAL EAST	59-502-005-00	42 MIXER ST	02/03/2006	\$383,350	WD	ARMS-LENGTH	\$383,350	\$161,000	42.00	\$363,248
DOUGLAS CENTRAL EAST	59-504-009-00	90 S UNION ST	06/14/2006	\$475,000	WD	ARMS-LENGTH	\$475,000	\$175,600	36.97	\$468,091
DOUGLAS CENTRAL EAST	59-551-005-00	111 WALL ST	09/16/2005	\$107,000	WD	VACANT ARMS LENGTH	\$107,000	\$25,000	23.36	\$712,699
DOUGLAS CENTRAL EAST	59-552-001-00	60 N UNION ST	06/28/2007	\$235,000	WD	ARMS-LENGTH	\$235,000	\$118,600	50.47	\$289,000
DOUGLAS CENTRAL WEST	59-016-058-00	101 FERRY ST	04/22/2005	\$150,000	WD	ARMS-LENGTH	\$150,000	\$57,800	38.53	\$130,681
DOUGLAS CENTRAL WEST	59-350-006-00	460 FREMONT ST	08/04/2006	\$220,000	WD	ARMS-LENGTH	\$220,000	\$90,700	41.23	\$266,079
DOUGLAS CENTRAL WEST	59-350-008-00	361 CENTER ST	05/25/2006	\$220,900	WD	ARMS-LENGTH	\$220,900	\$89,100	40.33	\$194,110
DOUGLAS CENTRAL WEST	59-350-010-00	340 FREMONT ST	06/01/2007	\$252,000	WD	ARMS-LENGTH	\$252,000	\$75,500	29.96	\$200,316
DOUGLAS CENTRAL WEST	59-350-017-10	375 FREMONT ST	08/07/2007	\$363,000	WD	ARMS-LENGTH	\$363,000	\$123,700	34.08	\$310,184
DOUGLAS CENTRAL WEST	59-350-017-10	375 FREMONT ST	07/15/2005	\$65,000	WD	VACANT ARMS LENGTH	\$65,000	\$10,700	16.46	\$69,000
DOUGLAS COVE CONDOS	59-090-007-00	307 WILEY RD	01/15/2007	\$178,000	WD	ARMS-LENGTH	\$178,000	\$91,800	51.57	\$177,631
DOUGLAS HARBOR VILLAGE	59-120-002-00	221 OUTLOOK DR	10/04/2005	\$325,000	WD	CONST AFTER TAX DAY	\$325,000	\$121,100	37.26	\$313,598
DOUGLAS HARBOR VILLAGE	59-120-003-00	211 OUTLOOK DR	09/15/2006	\$316,900	WD	ARMS-LENGTH	\$316,900	\$161,200	50.87	\$313,598
DOUGLAS HARBOR VILLAGE	59-120-006-00	201 OUTLOOK DR	07/15/2005	\$285,000	WD	CONST AFTER TAX DAY	\$285,000	\$62,500	21.93	\$313,598
DOUGLAS HARBOR VILLAGE	59-120-007-00	201 OUTLOOK DR	09/15/2006	\$265,000	WD	ARMS-LENGTH	\$265,000	\$75,600	28.53	\$302,177
DOUGLAS HARBOR VILLAGE	59-120-008-00	201 OUTLOOK DR	11/02/2005	\$285,000	WD	ARMS-LENGTH	\$285,000	\$70,000	24.56	\$295,490
DOUGLAS HARBOR VILLAGE	59-120-009-00	201 OUTLOOK DR	07/29/2005	\$319,900	WD	CONST AFTER TAX DAY	\$317,462	\$65,000	20.47	\$322,363
DOUGLAS HARBOR VILLAGE	59-120-009-00	201 OUTLOOK DR	04/14/2005	\$289,050	WD	CONST AFTER TAX DAY	\$289,050	\$65,000	22.49	\$322,363
DOUGLAS HARBOR VILLAGE	59-120-010-00	211 GARDEN TERRACE	10/07/2005	\$550,000	WD	CONST AFTER TAX DAY	\$550,000	\$50,000	9.09	\$544,712
DOUGLAS HARBOR VILLAGE	59-120-011-00	211 GARDEN TERRACE	07/29/2005	\$336,000	WD	CONST AFTER TAX DAY	\$336,000	\$50,000	14.88	\$296,883
DOUGLAS HARBOR VILLAGE	59-120-012-00	211 GARDEN TERRACE	02/21/2006	\$320,185	WD	ARMS-LENGTH	\$320,185	\$50,000	15.62	\$302,177
DOUGLAS HARBOR VILLAGE	59-120-013-00	211 GARDEN TERRACE	06/02/2005	\$324,000	WD	CONST AFTER TAX DAY	\$324,000	\$50,000	15.43	\$295,490
DOUGLAS HARBOR VILLAGE	59-120-014-00	201 GARDEN TERRACE	02/06/2006	\$323,900	WD	CONST AFTER TAX DAY	\$323,900	\$50,000	15.44	\$302,177
DOUGLAS HARBOR VILLAGE	59-120-015-00	201 GARDEN TERRACE	04/21/2006	\$323,500	WD	ARMS-LENGTH	\$323,500	\$54,000	16.69	\$295,490
DOUGLAS HARBOR VILLAGE	59-120-016-00	201 GARDEN TERRACE	03/03/2006	\$315,890	WD	ARMS-LENGTH	\$315,890	\$50,000	15.83	\$325,200
DOUGLAS NORTHWEST	59-017-002-00	350 FERRY ST	08/30/2007	\$194,000	WD	ARMS-LENGTH	\$194,000	\$97,700	50.36	\$207,406
DOUGLAS NORTHWEST	59-017-003-00	348 FERRY ST	08/31/2006	\$272,000	WD	ARMS-LENGTH	\$272,000	\$137,500	50.55	\$245,148
DOUGLAS NORTHWEST	59-017-004-10	342 FERRY ST	02/28/2007	\$380,000	WD	ARMS-LENGTH	\$380,000	\$187,600	49.37	\$401,363
DOUGLAS NORTHWEST	59-017-009-00	607 CAMPBELL RD	10/23/2006	\$358,500	WD	ARMS-LENGTH	\$358,500	\$102,900	28.70	\$433,990
DOUGLAS NORTHWEST	59-017-009-00	607 CAMPBELL RD	04/07/2006	\$290,000	WD	ARMS-LENGTH	\$290,000	\$102,900	35.48	\$433,990
DOUGLAS NORTHWEST	59-017-013-00	623 CAMPBELL RD	07/11/2005	\$260,000	WD	VACANT ARMS LENGTH	\$260,000	\$55,000	21.15	\$192,000
DOUGLAS NORTHWEST	59-017-018-00	781 CAMPBELL RD.	10/26/2006	\$275,000	WD	ARMS-LENGTH	\$275,000	\$132,000	48.00	\$307,278
DOUGLAS NORTHWEST	59-017-026-00	355 MC VEA DR	01/30/2006	\$257,000	WD	ARMS-LENGTH	\$256,000	\$100,000	39.06	\$312,248
DOUGLAS NORTHWEST	59-017-036-00	599 CAMPBELL RD.	09/01/2005	\$590,000	WD	ARMS-LENGTH	\$590,000	\$225,500	38.22	\$459,218
DOUGLAS NORTHWEST	59-017-042-00	CAMPBELL RD	04/10/2006	\$187,000	WD	VACANT ARMS LENGTH	\$187,000	\$26,600	14.22	\$160,000
DOUGLAS NORTHWEST	59-400-002-00	815 CAMPBELL	10/11/2007	\$550,000	WD	ARMS-LENGTH	\$550,000	\$213,500	38.82	\$546,623
DOUGLAS NORTHWEST	59-450-005-00	345 MC VEA DR	05/18/2007	\$309,000	WD	ARMS-LENGTH	\$309,000	\$152,300	49.29	\$292,012
DOUGLAS NORTHWEST	59-450-014-00	743 GOLFVIEW DR	05/15/2007	\$258,400	WD	ARMS-LENGTH	\$258,400	\$168,100	65.05	\$372,741
DOUGLAS SOUTHEAST	59-015-003-10	396 WILEY RD	12/01/2005	\$31,500	WD	VACANT ARMS LENGTH	\$31,500	\$18,800	59.68	\$179,260
DOUGLAS SOUTHEAST	59-015-003-10	396 WILEY RD	11/23/2005	\$38,000	WD	VACANT ARMS LENGTH	\$38,000	\$18,800	49.47	\$179,260
DOUGLAS SOUTHEAST	59-016-080-20	N UNION ST	05/05/2005	\$145,450	WD	VACANT ARMS LENGTH	\$145,450	\$19,800	13.61	\$101,950

CITY OF DOUGLAS SALES
APRIL 1, 2005 TO DECEMBER 31, 2007

NBHD	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal
DOUGLAS SOUTHEAST	59-016-080-23	486 UNION ST	08/05/2005	\$110,000	WD	ARMS-LENGTH	\$110,000	\$99,700	90.64	\$145,013
DOUGLAS SOUTHEAST	59-016-082-00	266 WILEY RD	06/22/2007	\$89,900	WD	ARMS-LENGTH	\$89,900	\$30,100	33.48	\$77,482
DOUGLAS SOUTHEAST	59-016-096-10	52 E WILEY RD	07/27/2006	\$117,000	WD	ARMS-LENGTH	\$117,000	\$62,300	53.25	\$209,255
DOUGLAS SOUTHEAST	59-016-103-00	426 WATER ST	12/29/2005	\$145,000	WD	ARMS-LENGTH	\$145,000	\$76,400	52.69	\$152,997
DOUGLAS SOUTHEAST	59-016-104-00	440 WATER ST	08/31/2005	\$176,700	WD	ARMS-LENGTH	\$176,700	\$57,000	32.26	\$121,502
DOUGLAS SOUTHEAST	59-021-003-00	131 WILEY RD	09/15/2006	\$218,000	WD	ARMS-LENGTH	\$213,588	\$130,700	61.19	\$239,079
DOUGLAS SOUTHEAST	59-021-003-11	173 WILEY RD	10/20/2006	\$136,500	WD	ARMS-LENGTH	\$129,000	\$72,100	55.89	\$165,839
DOUGLAS SOUTHEAST	59-021-009-00	179 WILEY RD	06/20/2007	\$173,468	WD	ARMS-LENGTH	\$173,468	\$50,800	29.28	\$129,778
DOUGLAS SOUTHEAST	59-021-024-00	WILEY RD	03/31/2006	\$354,456	WD	VACANT ARMS LENGTH	\$354,456	\$75,100	21.19	\$486,180
DOWNTOWN CONDOS	59-560-004-00	36 CENTER ST	07/05/2007	\$225,000	WD	ARMS-LENGTH	\$225,000	\$74,500	33.11	\$161,874
FELKERS LAKE AREA	59-017-040-40	840 CENTER ST	12/14/2006	\$450,000	WD	ARMS-LENGTH	\$450,000	\$135,700	30.16	\$402,692
FELKERS LAKE AREA	59-017-040-50	842 CENTER ST	03/31/2006	\$380,000	WD	ARMS-LENGTH	\$380,000	\$132,000	34.74	\$327,083
FELKERS LAKE AREA	59-017-040-60	848 CENTER ST	10/19/2007	\$425,000	WD	ARMS-LENGTH	\$425,000	\$182,800	43.01	\$350,877
FELKERS LAKE AREA	59-017-040-70	852 CENTER ST	09/16/2005	\$190,000	WD	VACANT ARMS LENGTH	\$190,000	\$29,400	15.47	\$520,954
FELKERS LAKE AREA	59-017-102-30	3074 LAKESIDE DR	04/15/2005	\$249,000	WD	VACANT ARMS LENGTH	\$249,000	\$30,000	12.05	\$297,500
FELKERS LAKE AREA	59-017-102-40	3072 LAKESIDE DR	11/28/2007	\$345,000	WD	ARMS-LENGTH	\$345,000	\$148,800	43.13	\$297,500
FELKERS LAKE AREA	59-017-102-40	3072 LAKESIDE DR	05/26/2005	\$249,900	WD	VACANT ARMS LENGTH	\$249,900	\$30,000	12.00	\$297,500
FELKERS LAKE AREA	59-017-107-00	763 CENTER ST	05/25/2005	\$360,000	WD	ARMS-LENGTH	\$360,000	\$125,500	34.86	\$307,273
FELKERS LAKE AREA	59-200-002-00	3059 LAKESIDE DR	04/28/2005	\$705,000	WD	ARMS-LENGTH	\$705,000	\$402,500	57.09	\$662,642
FELKERS LAKE AREA	59-200-008-00	3061 LAKESIDE DR	09/01/2006	\$363,000	WD	VACANT ARMS LENGTH	\$363,000	\$137,500	37.88	\$564,116
FELKERS LAKE AREA	59-200-011-10	3056 MAY DR	08/24/2007	\$375,000	WD	ARMS-LENGTH	\$375,000	\$107,300	28.61	\$282,323
FELKERS LAKE AREA	59-210-002-00	935 CENTER ST	08/07/2007	\$150,000	WD	ARMS-LENGTH	\$150,000	\$113,600	75.73	\$257,056
FELKERS LAKE AREA	59-210-003-00	933 CENTER ST	11/20/2006	\$450,000	WD	ARMS-LENGTH	\$450,000	\$37,800	8.40	\$424,332
FELKERS LAKE AREA	59-210-004-00	927 CENTER ST	04/15/2005	\$352,500	WD	ARMS-LENGTH	\$352,500	\$108,400	30.75	\$536,912
FELKERS LAKE AREA	59-210-009-00	847 CENTER ST	04/29/2005	\$219,000	WD	ARMS-LENGTH	\$218,500	\$82,500	37.76	\$230,681
FELKERS LAKE AREA	59-210-027-00	6905 SECOND ST	05/18/2005	\$162,500	WD	VACANT ARMS LENGTH	\$162,500	\$27,300	16.80	\$176,407
FELKERS LAKE AREA	59-210-028-00	6925 SECOND ST	09/27/2007	\$495,000	WD	ARMS-LENGTH	\$495,000	\$262,000	52.93	\$413,657
FRIENDSHIP LANE CONDOS	59-260-003-00	494 AMITY ST	11/04/2005	\$150,000	WD	ARMS-LENGTH	\$150,000	\$75,000	50.00	\$139,015
FRIENDSHIP LANE CONDOS	59-260-003-00	494 AMITY ST	05/20/2005	\$130,000	WD	ARMS-LENGTH	\$130,000	\$75,000	57.69	\$139,015
FRIENDSHIP LANE CONDOS	59-260-006-00	488 AMITY ST	07/15/2005	\$146,800	WD	ARMS-LENGTH	\$146,800	\$70,000	47.68	\$146,087
FRIENDSHIP LANE CONDOS	59-260-017-00	478 AMITY ST	07/09/2007	\$161,400	WD	ARMS-LENGTH	\$161,400	\$77,100	47.77	\$155,746
FRIENDSHIP LANE CONDOS	59-260-020-00	481 AMITY ST	06/16/2006	\$165,000	WD	ARMS-LENGTH	\$164,600	\$86,400	52.49	\$166,308
FRIENDSHIP LANE CONDOS	59-260-022-00	477 AMITY ST	04/26/2007	\$165,000	WD	ARMS-LENGTH	\$165,000	\$85,600	51.88	\$179,125
HARBOR DEVELOPMENT	59-016-015-00	BLUE STAR HWY	05/27/2005	\$1,100,000	WD	ARMS-LENGTH	\$1,100,000	\$7,700	0.70	\$135,019
HARBOR DEVELOPMENT	59-016-017-00	UNION ST	05/27/2005	\$1,100,000	WD	ARMS-LENGTH	\$1,100,000	\$111,900	10.17	\$912,669
HIDDEN LAKES/WATERS	59-325-001-00	411 HARBORS LAKE DRIVE	11/15/2005	\$263,000	WD	ARMS-LENGTH	\$263,000	\$111,800	42.51	\$268,429
HIDDEN LAKES/WATERS	59-325-003-00	415 HARBORS LAKE DR	01/26/2007	\$222,250	WD	ARMS-LENGTH	\$222,500	\$172,800	77.66	\$221,350
HIDDEN LAKES/WATERS	59-325-003-00	415 HARBORS LAKE DR	11/21/2005	\$210,000	WD	ARMS-LENGTH	\$210,000	\$160,000	76.19	\$221,350
HIDDEN LAKES/WATERS	59-360-009-00	427 HARBOR LAKE DR	06/23/2006	\$185,000	WD	ARMS-LENGTH	\$185,000	\$97,200	52.54	\$169,737
KALAMAZOO RIVER	59-016-092-00	93 WATER ST	08/18/2006	\$310,000	WD	VACANT ARMS LENGTH	\$31,000	\$16,400	52.90	\$27,500
KALAMAZOO RIVER	59-016-116-20	290 RIVERVIEW DR	07/18/2005	\$671,750	WD	CONST AFTER TAX DAY	\$671,750	\$244,500	36.40	\$586,612
KALAMAZOO RIVER	59-150-080-00	127 WATER ST	08/18/2006	\$310,000	WD	ARMS-LENGTH	\$279,000	\$140,900	50.50	\$312,388

CITY OF DOUGLAS SALES
APRIL 1, 2005 TO DECEMBER 31, 2007

NBHD	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal
LAKESHORE	59-017-029-00	321 LAKESHORE DR	07/13/2007	\$619,000	WD	ARMS-LENGTH	\$619,000	\$260,200	42.04	\$380,936
LAKESHORE	59-017-044-00	405 LAKESHORE DR	09/23/2005	\$475,000	WD	ARMS-LENGTH	\$475,000	\$142,200	29.94	\$452,659
LAKESHORE	59-017-048-00	343 LAKESHORE DR	06/03/2005	\$530,000	WD	ARMS-LENGTH	\$530,000	\$183,800	34.68	\$583,902
LAKESHORE	59-017-085-00	70 LAKESHORE DR	10/14/2005	\$1,270,000	WD	CONST AFTER TAX DAY	\$1,240,000	\$252,000	20.32	\$811,715
LAKESHORE	59-017-098-10	3081 LAKESHORE DR	07/31/2006	\$1,500,000	WD	ARMS-LENGTH	\$1,500,000	\$349,800	23.32	\$1,186,456
LAKESHORE	59-710-009-00	130 LAKESHORE DR	04/27/2007	\$1,711,250	WD	ARMS-LENGTH	\$1,711,250	\$529,400	30.94	\$1,071,524
LAKESHORE	59-710-009-00	130 LAKESHORE DR	10/28/2005	\$1,430,000	WD	ARMS-LENGTH	\$1,430,000	\$285,000	19.93	\$1,071,524
LAKESHORE	59-710-010-00	112 LAKESHORE DR	10/13/2006	\$1,250,000	WD	ARMS-LENGTH	\$1,250,000	\$181,500	14.52	\$855,255
NORTHERN LIGHTS CONDOS	59-510-001-00	320 BLUE STAR HWY	06/01/2006	\$234,235	LC	ARMS-LENGTH	\$233,235	\$95,000	40.73	\$203,756
NORTHERN LIGHTS CONDOS	59-510-006-00	320 BLUE STAR HWY	11/07/2007	\$149,000	WD	ARMS-LENGTH	\$149,000	\$72,900	48.93	\$148,559
NORTHERN LIGHTS CONDOS	59-510-011-00	320 BLUE STAR HWY	06/30/2006	\$147,500	WD	ARMS-LENGTH	\$139,000	\$70,000	50.36	\$154,001
NORTHERN LIGHTS CONDOS	59-510-013-00	320 BLUE STAR HWY	06/16/2006	\$144,484	WD	ARMS-LENGTH	\$144,484	\$70,000	48.45	\$154,001
NORTHERN LIGHTS CONDOS	59-510-017-00	320 BLUE STAR HWY	05/31/2006	\$153,504	WD	ARMS-LENGTH	\$153,504	\$75,000	48.86	\$159,943
NORTHERN LIGHTS CONDOS	59-510-025-00	320 BLUE STAR HWY	10/02/2007	\$225,000	WD	ARMS-LENGTH	\$213,000	\$99,800	46.85	\$204,137
NORTHERN LIGHTS CONDOS	59-510-026-00	320 BLUE STAR HWY	10/02/2007	\$230,000	WD	ARMS-LENGTH	\$230,000	\$110,100	47.87	\$224,446
NORTHERN LIGHTS CONDOS	59-510-027-00	320 BLUE STAR HWY	10/02/2007	\$223,000	WD	ARMS-LENGTH	\$223,000	\$99,800	44.75	\$204,137
PARKSIDE LANDINGS	59-520-006-00	347 PARKSIDE LANE	10/31/2006	\$352,900	WD	CONST AFTER TAX DAY	\$352,900	\$40,000	11.33	\$352,352
PARKSIDE LANDINGS	59-520-008-00	343 PARKSIDE LANE	10/05/2007	\$300,000	WD	ARMS-LENGTH	\$300,000	\$183,200	61.07	\$372,221
RIVERCREST	59-016-118-10	300 CREST DR	07/11/2005	\$565,000	WD	ARMS-LENGTH	\$559,000	\$220,200	39.39	\$558,681
RIVERCREST	59-016-118-30	284 CREST ST	09/29/2006	\$107,000	WD	VACANT ARMS LENGTH	\$107,000	\$31,600	29.53	\$150,000
RIVERCREST	59-016-120-00	278 CREST	09/01/2005	\$159,900	WD	VACANT ARMS LENGTH	\$159,900	\$90,000	56.29	\$773,790
SINGAPORE CONDOS	59-540-008-00	308 SINGAPORE CT	11/08/2005	\$465,000	WD	ARMS-LENGTH	\$461,700	\$171,600	37.17	\$370,978
SINGAPORE CONDOS	59-540-010-00	318 SINGAPORE CT	03/26/2007	\$400,000	WD	ARMS-LENGTH	\$400,000	\$35,800	8.95	\$397,864
SINGAPORE CONDOS	59-540-011-00	319 SINGAPORE CT	08/26/2005	\$334,500	WD	ARMS-LENGTH	\$334,500	\$200,000	59.79	\$373,958
SINGAPORE CONDOS	59-540-012-00	320 SINGAPORE CT	08/04/2006	\$398,500	WD	ARMS-LENGTH	\$398,500	\$99,000	24.84	\$388,980
SINGAPORE CONDOS	59-540-013-00	321 SINGAPORE CT	09/22/2006	\$425,924	WD	ARMS-LENGTH	\$425,924	\$99,000	23.24	\$394,235
SINGAPORE CONDOS	59-540-014-00	322 SINGAPORE CT	10/07/2005	\$345,000	WD	CONST AFTER TAX DAY	\$345,000	\$90,000	26.09	\$325,541
SINGAPORE CONDOS	59-540-015-00	323 SINGAPORE CT	05/25/2005	\$418,000	WD	CONST AFTER TAX DAY	\$418,000	\$90,000	21.53	\$395,883
SINGAPORE CONDOS	59-540-017-00	325 SINGAPORE CT	06/23/2005	\$350,000	WD	CONST AFTER TAX DAY	\$350,000	\$90,000	25.71	\$339,333
SINGAPORE CONDOS	59-540-019-00	311 SINGAPORE CT	06/23/2006	\$388,500	WD	ARMS-LENGTH	\$388,500	\$225,000	57.92	\$383,987
SINGAPORE CONDOS	59-540-020-00	312 SINGAPORE CT	03/30/2007	\$360,000	WD	ARMS-LENGTH	\$360,000	\$99,000	27.50	\$383,987
SINGAPORE CONDOS	59-540-022-00	314 SINGAPORE CT	10/15/2007	\$440,000	WD	ARMS-LENGTH	\$440,000	\$196,400	44.64	\$394,235
SINGAPORE CONDOS	59-540-022-00	314 SINGAPORE CT	03/05/2007	\$430,000	WD	ARMS-LENGTH	\$430,000	\$224,400	52.19	\$394,235
SUMMER GROVE	59-780-001-00	417 SUMMER GROVE DRIVE	10/07/2005	\$240,000	WD	ARMS-LENGTH	\$240,000	\$102,500	42.71	\$271,543
SUMMER GROVE	59-780-015-00	441 SUMMER GROVE DRIVE	12/18/2006	\$300,260	WD	CONST AFTER TAX DAY	\$300,260	\$22,500	7.49	\$315,093
SUMMER GROVE	59-780-016-00	443 SUMMER GROVE DRIVE	05/06/2005	\$50,000	WD	VACANT ARMS LENGTH	\$50,000	\$22,500	45.00	\$76,060
SUMMER GROVE	59-780-017-00	445 SUMMER GROVE	04/08/2005	\$279,900	WD	ARMS-LENGTH	\$279,900	\$130,000	46.45	\$0
SUMMER GROVE	59-780-019-00	449 SUMMER GROVE DRIVE	05/16/2006	\$246,000	WD	ARMS-LENGTH	\$246,000	\$95,000	38.62	\$242,521
SUMMER GROVE	59-780-019-00	449 SUMMER GROVE DRIVE	05/16/2006	\$246,467	WD	ARMS-LENGTH	\$246,467	\$95,000	38.54	\$242,521
SUMMER GROVE	59-780-031-00	462 SUMMER GROVE DRIVE	11/22/2005	\$295,000	WD	ARMS-LENGTH	\$295,000	\$105,000	35.59	\$269,591
SUMMER GROVE	59-780-032-00	464 SUMMER GROVE DRIVE	12/27/2006	\$260,930	WD	CONST AFTER TAX DAY	\$260,930	\$22,500	8.62	\$256,971
SUMMER GROVE	59-780-043-00	486 SUMMER GROVE DRIVE	06/01/2006	\$228,000	WD	ARMS-LENGTH	\$228,000	\$90,000	39.47	\$212,699

CITY OF DOUGLAS SALES
APRIL 1, 2005 TO DECEMBER 31, 2007

NBHD	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.Sale	Cur. Appraisal
SUMMER GROVE	59-780-043-00	486 SUMMER GROVE DRIVE	05/23/2006	\$227,395	WD	ARMS-LENGTH	\$227,395	\$90,000	39.58	\$212,699
SUMMER GROVE	59-780-046-00	490 SUMMER GROVE DRIVE	03/29/2007	\$296,000	WD	ARMS-LENGTH	\$296,000	\$112,500	38.01	\$279,234
SUMMER GROVE	59-780-050-00	485 SUMMER GROVE DRIVE	09/30/2005	\$260,000	WD	CONST AFTER TAX DAY	\$257,500	\$97,500	37.86	\$252,022
SUMMER GROVE	59-780-062-00	461 SUMMER GROVE DRIVE	04/01/2005	\$253,000	WD	CONST AFTER TAX DAY	\$253,000	\$98,100	38.77	\$302,463
SUMMER GROVE	59-780-063-00	448 SUMMER GROVE DRIVE	07/31/2006	\$285,000	WD	ARMS-LENGTH	\$285,000	\$38,300	13.44	\$270,591
TOW HARBER BOAT SLIPS	59-810-008-00	TOWER MARINA	05/18/2007	\$260,000	WD	VACANT ARMS LENGTH	\$33,800	\$11,800	34.91	\$23,500
TOW HARBER BOAT SLIPS	59-810-015-00	TOWER MARINA	10/30/2006	\$231,600	WD	VACANT ARMS LENGTH	\$27,800	\$11,500	41.37	\$23,500
TOW HARBER BOAT SLIPS	59-810-019-00	TOWER MARINA	11/29/2006	\$23,000	WD	VACANT ARMS LENGTH	\$23,000	\$10,800	46.96	\$23,500
TOWER HARBOR CONDOS	59-800-005-00	131 HARBOR CT	02/02/2007	\$258,000	WD	ARMS-LENGTH	\$258,000	\$122,500	47.48	\$247,137
TOWER HARBOR CONDOS	59-800-007-00	135 HARBOR CT	10/12/2007	\$245,000	WD	ARMS-LENGTH	\$245,000	\$120,800	49.31	\$251,224
TOWER HARBOR CONDOS	59-800-019-00	340 MARINERS CT	08/12/2005	\$250,000	WD	ARMS-LENGTH	\$250,000	\$89,500	35.80	\$264,835
TOWER HARBOR CONDOS	59-800-023-00	342 MARINERS CT	05/18/2007	\$260,000	WD	ARMS-LENGTH	\$226,200	\$78,800	34.84	\$256,822
TOWER HARBOR CONDOS	59-800-030-00	346 MARINERS COVE	10/30/2006	\$231,600	WD	ARMS-LENGTH	\$203,800	\$87,100	42.74	\$267,712
TOWER HARBOR CONDOS	59-800-037-00	350 MARINERS COVE	06/29/2007	\$314,000	WD	ARMS-LENGTH	\$314,000	\$147,000	46.82	\$274,708
TOWER HARBOR CONDOS	59-800-039-00	356 MARINERS COVE	07/10/2007	\$265,000	WD	ARMS-LENGTH	\$265,000	\$105,000	39.62	\$261,127
TOWER HARBOR CONDOS	59-800-042-00	362 MARINERS COVE	11/01/2005	\$360,000	WD	ARMS-LENGTH	\$330,000	\$150,000	45.45	\$297,829
TOWER HARBOR CONDOS	59-800-044-00	366 MARINERS COVE	08/31/2007	\$285,000	WD	ARMS-LENGTH	\$285,000	\$126,000	44.21	\$270,483
TOWER HARBOR CONDOS	59-800-047-00	372 MARINERS COVE	06/16/2006	\$252,000	WD	ARMS-LENGTH	\$252,000	\$110,000	43.65	\$275,827
TOWER HARBOR CONDOS	59-800-048-00	374 MARINERS COVE	08/27/2007	\$325,000	WD	ARMS-LENGTH	\$300,000	\$128,100	42.70	\$274,329
TOWER HARBOR CONDOS	59-800-048-00	374 MARINERS COVE	03/31/2006	\$295,000	WD	ARMS-LENGTH	\$277,300	\$122,000	44.00	\$274,329
TOWER HARBOR CONDOS	59-800-053-00	196 HAMILTON CT	03/27/2006	\$370,000	WD	ARMS-LENGTH	\$370,000	\$150,400	40.65	\$453,243
TOWER HARBOR CONDOS	59-800-059-00	186 HAMILTON CT	08/08/2005	\$230,000	WD	ARMS-LENGTH	\$230,000	\$170,600	74.17	\$428,594
WEST SHORE WOODS	59-790-001-00	101 WEST SHORE WOODS	08/15/2006	\$385,000	WD	ARMS-LENGTH	\$385,000	\$210,000	54.55	\$391,885
WEST SHORE WOODS	59-790-002-00	105 WEST SHORE WOODS	06/19/2006	\$450,000	WD	CONST AFTER TAX DAY	\$450,000	\$70,000	15.56	\$442,931
WEST SHORE WOODS	59-790-002-00	105 WEST SHORE WOODS	05/19/2006	\$160,000	WD	VACANT ARMS LENGTH	\$160,000	\$70,000	43.75	\$418,501
WEST SHORE WOODS	59-790-003-00	109 WEST SHORE WOODS	06/22/2007	\$512,500	WD	ARMS-LENGTH	\$512,500	\$228,100	44.51	\$499,973
WEST SHORE WOODS	59-790-004-00	113 WEST SHORE WOODS	04/14/2006	\$162,000	WD	VACANT ARMS LENGTH	\$162,000	\$75,000	46.30	\$148,750
WEST SHORE WOODS	59-790-005-00	117 WEST SHORE WOODS	06/01/2007	\$474,500	WD	ARMS-LENGTH	\$470,500	\$256,900	54.60	\$564,503
WEST SHORE WOODS	59-790-006-00	121 WEST SHORE WOODS	10/06/2006	\$200,000	WD	VACANT ARMS LENGTH	\$200,000	\$77,500	38.75	\$309,823
WEST SHORE WOODS	59-790-016-00	162 WEST SHORE WOODS	09/14/2007	\$135,000	WD	VACANT ARMS LENGTH	\$135,000	\$74,400	55.11	\$148,750
WEST SHORE WOODS	59-790-017-00	166 WEST SHORE WOODS	09/14/2007	\$115,000	WD	VACANT ARMS LENGTH	\$115,000	\$70,000	60.87	\$140,000
WILDERNESS RIDGE	59-760-001-00	1 WILDERNESS RIDGE DR	08/05/2005	\$374,900	WD	ARMS-LENGTH	\$374,900	\$145,000	38.68	\$449,797
WILDERNESS RIDGE	59-760-005-00	61 WILDERNESS RIDGE DR	04/21/2006	\$405,000	WD	ARMS-LENGTH	\$405,000	\$155,500	38.40	\$407,297
WILDERNESS RIDGE	59-760-009-00	99 WILDERNESS RIDGE DR	08/12/2005	\$378,000	WD	ARMS-LENGTH	\$378,000	\$140,300	37.12	\$521,526
WILDERNESS RIDGE	59-760-019-00	737 WILDERNESS RIDGE DR	05/06/2005	\$338,000	WD	ARMS-LENGTH	\$338,000	\$145,000	42.90	\$425,747
WILDERNESS RIDGE	59-760-026-00	765 WILDERNESS RIDGE DR	12/28/2007	\$95,000	WD	VACANT ARMS LENGTH	\$95,000	\$50,000	52.63	\$100,000
WILDERNESS RIDGE	59-760-031-00	734 WILDERNESS RIDGE DR	12/28/2007	\$102,500	WD	VACANT ARMS LENGTH	\$102,500	\$50,000	48.78	\$100,000
WILDERNESS RIDGE	59-760-032-00	728 WILDERNESS RIDGE DR	06/07/2006	\$360,000	WD	ARMS-LENGTH	\$360,000	\$175,000	48.61	\$325,762
WILDERNESS RIDGE	59-760-034-00	84 WILDERNESS RIDGE DR	08/31/2006	\$474,000	WD	ARMS-LENGTH	\$474,000	\$210,000	44.30	\$444,996
WILDERNESS RIDGE	59-760-037-00	48 WILDERNESS RIDGE DR	06/29/2006	\$500,000	WD	ARMS-LENGTH	\$500,000	\$150,000	30.00	\$425,211
Totals:				\$66,709,790			\$65,751,190	\$23,389,500		\$64,915,102
								Sale Ratio =>	35.57	
								Std. Dev. =>	15.93	