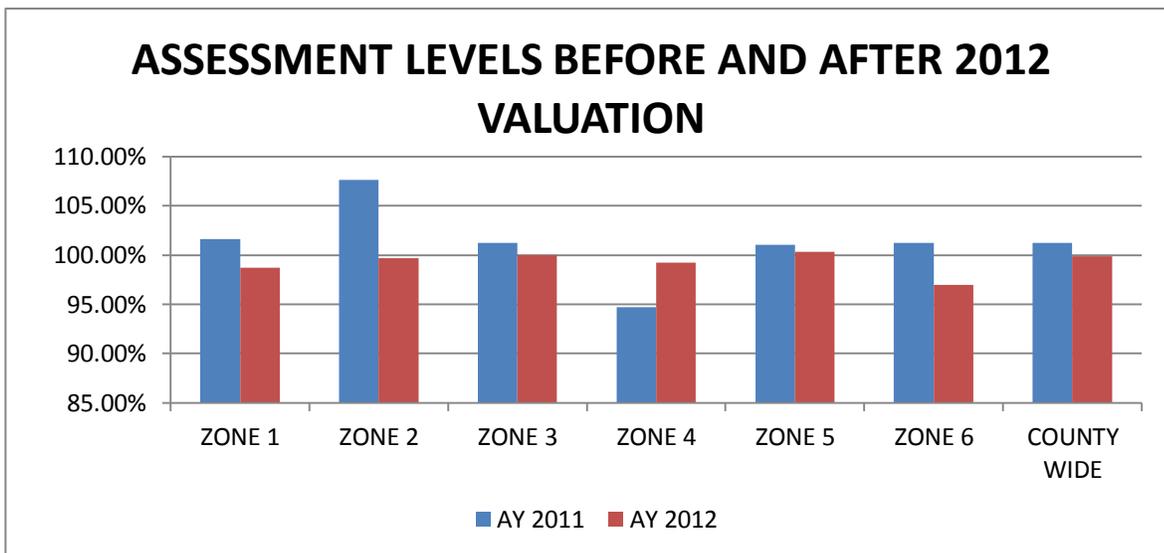


Annual Revaluation Statistics
2012 Revaluation for 2013 Taxes

340 sales were included in the analysis with sale dates ranging from 1/1/2011 through 12/31/2011.

ZONE	AY 2011 MEDIAN RATIO	AY 2012 MEDIAN RATIO	
ZONE 1	101.60%	98.71%	Surfside area
ZONE 2	107.64%	99.70%	Ocean Park area
ZONE 3	101.26%	100.00%	Long Beach, Seaview, west of Hwy 103
ZONE 4	94.74%	99.23%	Ilwaco, Chinook, Sandridge area incl bayside
ZONE 5	101.07%	100.35%	Rural North County: Bay Center, Nemah, Naselle, Valley, Brooklyn
ZONE 6	101.23%	96.96%	South Bend, Raymond, Tokeland, Grayland
COUNTY WIDE	101.23%	99.86%	



The ratio is determined by dividing the assessed value by the sale price.

The blue column, on the left side of each zone, represents the ratio of assessed value to sale price prior to revaluation.

The red column, on the right side of each zone, represents the current ratio of assessed value to sale price after making market adjustments.

Variations in the statistics can be attributed to many different factors including foreclosures, new construction, and sales with extreme variations from what would be considered typical for the market.