

2010 Revaluation Review

Township of Berkeley
County of Ocean
State of New Jersey

Prepared For:

Township Council of Berkeley
627 Pinewald-Keswick Road
PO Box 5
Bayville, NJ 08721

Prepared By:

Richard J. Carabelli, Jr., MAI
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File #: 15792

Date of Report: March 28, 2011



MARTIN APPRAISAL
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March 28, 2011

Mr. Leonard W. Roeber
Business Administrator
Township of Berkeley
627 Pinewald-Keswick Road
PO Box 5
Bayville, NJ 08721

RE: Revaluation Review
Tax Year 2010
File #: 15792

Dear Mr. Roeber:

In accordance with the request of the Township Council of Berkeley Township, Martin Appraisal Associates, Inc. has reviewed the results of the 2010 revaluation conducted by Certified Valuations, Inc. of Randolph, New Jersey.

Our statistical analysis focused on the Class 2 residential properties throughout the various neighborhoods of the township. The data collected, analyzed, and relied upon in our review is contained in the report. In addition to our review we have also tried to address the concerns of the governing body as well as interested residents of Berkeley Township. Those questions and corresponding answers appear at the end of the report.

We trust our opinions, comments, and conclusions will be of benefit to the township and its residents. We were pleased to be of service to the Township of Berkeley and look forward to being of service in the future. If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard J. Carabelli, Jr.', written in a cursive style.

Richard J. Carabelli, Jr., MAI
President
NJ State Certified General Real Estate
Appraiser [42RG00010800]

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Background

In 2009, the Township of Berkeley conducted a municipality wide revaluation which went on the books for tax year 2010. The revaluation was undertaken in order to assess all of the real property within the township at its full market value, thereby ensuring a fair and equitable redistribution of the township's tax levy. The last revaluation was in 1991. The property revaluation was done for a number of reasons. The most obvious of which is changes in the market values of real estate.

Market Value	<p>A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.</p> <p><i>Uniform Standards of Professional Appraisal Practice, 2002 ed</i></p>
Revaluation	<p>The mass appraisal of all property within an assessment jurisdiction to equalize assessed values; the reappraisal of a property.</p> <p><i>Uniform Standards of Professional Appraisal Practice, 2002 ed.</i></p>
Assessed Value	<ol style="list-style-type: none">1. A value set on real estate and personal property by a government as a basis for levying taxes.2. The monetary amount for a property as officially entered on the assessment roll for purposes of computing the tax levy. Assessed values differ from the assessor's estimate of actual (market) value for three major reasons: fractional assessment ratios, partial exemptions, and decisions by assessing officials to override market value. The process of gathering and interpreting economic data to provide information that can be used by policymakers to formulate tax policy. <p><i>International Association of Assessing Officers</i></p>

Background

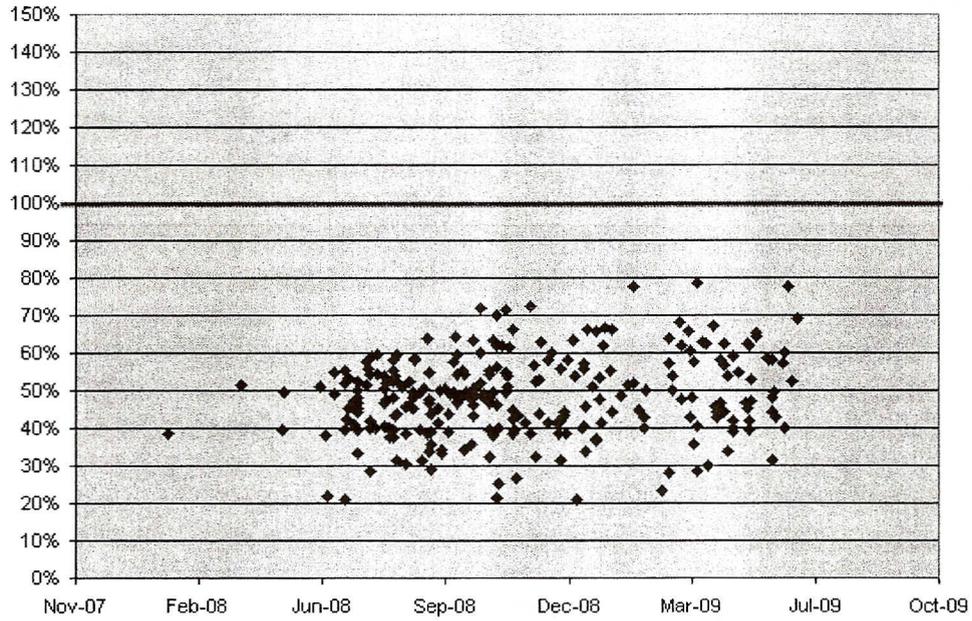
Market conditions affect different property classes at different times. Thereby inequities in assessment levels develop over time. Since the last revaluation, over 19 years ago, a number of changes occurred in the real estate market. These conditions resulted in a wide disparity between market values and assessed values determined in 1991. As a result, instead of each property paying its fair share of taxes, based on its assessed value, many properties were under assessed and underpaying property taxes. Ultimately, by nature of the taxing system, other property owners were picking up the extra tax burden. In order to redistribute the tax levy, a revaluation was undertaken.

Typical of most revaluations (and reassessments) there was a shifting of the tax assessments and subsequently the tax burden. In the case of Berkeley Township, the ratable swing went as follows:

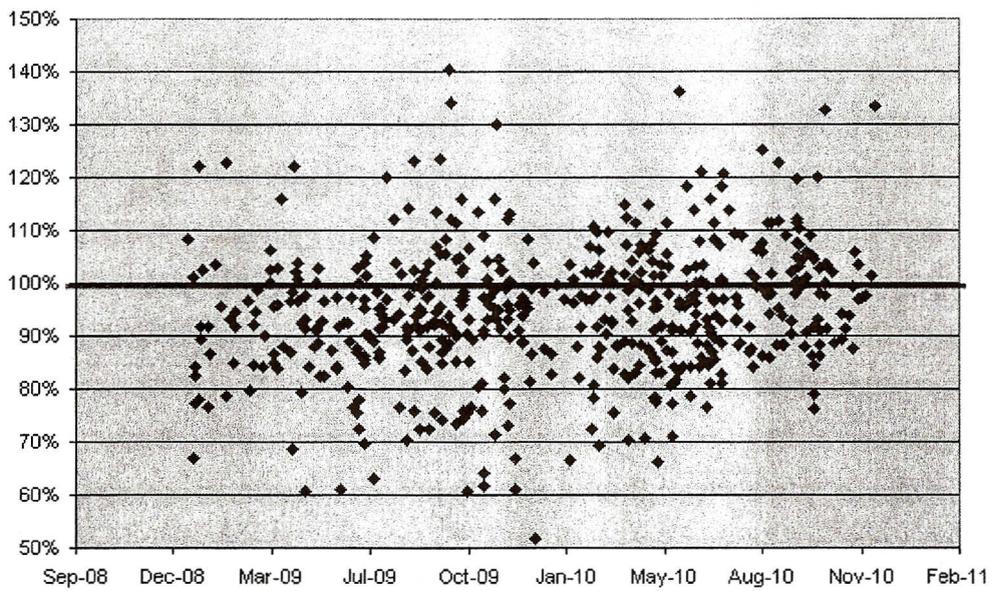
1. A partial shift from residential to commercial
2. Newer home assessments were lowered
3. Waterfront assessments were increased and in some areas more than others

Assessment-Sales Ratio Prior To and After 2010 Revaluation

Assessment-Sales Ratio Prior to 2010 Revaluation



Assessment-Sales Ratio After 2010 Revaluation



Scope of Work

In November 2010, Martin Appraisal Associates (MAA) was engaged by the Township of Berkeley to independently review the 2010 revaluation completed by Certified Valuations, Inc. (CVI). The revaluation was a mass appraisal and included approximately 22,796 Class 2 properties throughout the township. Mass appraisal is defined by the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP) as, “the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing.” (USPAP, 2002 ed.)

The extent of the firm’s (MAA) research, analysis and opinions includes but is not limited to:

1. Reviewing property classifications, depreciation factors, land value formulas, and neighborhood delineations
2. Verifying data collection methods
3. Verifying closed sales, pending sales and listings in most recent sampling periods
4. Conducting a sales ratio study on a neighborhood and township basis
5. Conducting a co-efficient of deviation study by neighborhood and township

The report, which focuses on the Class 2 residential properties, is not meant to be a critique of CVI’s property assessment values or an appraisal review as defined by the USPAP. Instead, it is an evaluation of the standards, processes, and procedures utilized by CVI in conducting the 2010 revaluation program. Our statistical analysis will rely on both an assessment sales ratio and a coefficient of deviation study, which is supported by other market data.

Methodology

An Assessment-Sales Ratio study is a way to evaluate if properties within a tax district are being assessed at the same rate of true value. An Assessment-Sales Ratio is found for a specific property by dividing the assessment of the property by the amount the property sold, expressed as a percentage. If most of the ratios fall within a tight range, equality may exist. In revaluation or reassessment years, a ratio should generally range from 95% to 105%. The Director's (Division of the Taxation) ratio for the year prior to the revaluation was 42.01%.

A statistical method of analyzing a group of assessment-sales ratios is by way of Coefficients of Deviation - commonly referred to as the *coefficient*. It is the average deviation of each assessment-sales ratio from the overall average assessment-sales ratio, expressed as a percentage. When used properly, a coefficient can be a useful tool in measuring assessment uniformity. A higher coefficient of deviation indicates a poorer degree of uniformity. A lower coefficient of deviation indicates a better degree of uniformity in a taxing district. In a revaluation or reassessment year, a lower coefficient would be expected. In the case of the 2010 revaluation in Berkeley Township, a realistic coefficient of deviation should not exceed 10. Typically, a coefficient would range from 7 to 8. However, due to the sluggish economy and limited number of useable sales, a higher coefficient can occur. The coefficient for the year prior to the revaluation was 18.11.

For analysis purposes, our study will focus on the township in general, broken down by Valuation Control Sector (VCS) where data is available. The VCS's are the neighborhoods which make up the various areas of the community. A neighborhood is defined as, "a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises." Neighborhoods generally contain homes of similar age, style, quality, size and value. For the purpose of this report, the terms, 'VCS' and 'neighborhood' are used interchangeably.

Research and Findings - Data Collection

The first step in valuing Class-2 residential property is accurate data collection. In order to measure the degree of data collection we have selected (at random) over 300 properties throughout various neighborhoods in the township. We then cross referenced the data with information contained on the township's property record cards (PRC) with MLS sales data and field inspections where required. Our survey revealed an accuracy rate of approximately 84%. However, some errors occurred where inspections were denied or the inspector could not gain access. In the absence of interior inspections, some data estimations were made. When the estimated inspections were eliminated from the study, the rate increased to 87%. Also, 70% of the parcels where errors exist were inspected in 2007. This leads to the possibility of material changes in the property prior to the completion of the revaluation.

Research and Findings - 2010 County Tax Board Appeals

For the 2010 tax year, approximately 500 Class 2 tax appeals were filed with the Ocean County Board of Taxation. In the majority of prosecuted cases, reductions were granted. This was done by a judgment of the Board or agreed to by the assessor (stipulation of settlement). We have identified certain neighborhoods which experienced a number of successful appeals in relation to the total number line items.

VCS	Neighborhood	Number in VCS	CTB Appeals	Reductions by CTB	Stipulations (Assessor)
11.1	Glen Cove-Lagoons	465	36	14	14
26.9	Sonata Bay-Mozart	58	26	0	25
11.2	Glen Cove-Bayfront	49	20	9	9
8.4	Berkeley Shores Lagoon -W	458	18	8	6
8.8	Berkeley Shores Lagoon -E	209	14	7	4
17.1	Sandpiper Lagoons	198	12	8	4
05.1	Seabright/Avalon Lagoons	19	11	8	3
05.2	Seabright/Avalon Riverfront	32	11	2	3
CEO-1	Oceanside Lagoons-836 sf.	10	10	0	10
LAKE	Lakeside Development	38	10	0	9
PRO 1	Princess Condo	16	8	8	0

Research and Findings - 2010 County Tax Board Appeals

Upon review of the Ocean County Tax Board judgments, the majority of the properties that were appealed received reductions of approximately 5% to 10%, with some as high as 18%. The overall reductions were approximately 9%. With respect to the eleven charted neighborhoods approximately 11.34% of the total residential properties filed tax appeals with the Ocean County Tax Board. This number well exceeds the township wide percentage of 2.26%. Additionally, of the 1,500 line items in these neighborhoods approximately 10.28% received reductions in property tax assessments.

Research and Findings – 2009-2010 Useable Sales

Every year, the Director of the Division of Taxation conducts a survey of sales within each taxation district in New Jersey to promulgate a ratio (theoretical relationship of assessed value to true value) for use in distributing state school aid. Only useable sales are included in the study. The classification of useable and non-useable is made by the Director. Sales may be excluded for various reasons. These reasons are listed in below.

The categories of Non-Useable Deed Transactions (N.J.A.C. 18:12-1.1) are:

NU 1	Sales between members of the immediate family
NU 2	Sales in which “love and affection” are stated to be part of the consideration
NU 3	Sales between a corporation and its stockholder, its subsidiary, its affiliate or another corporation whose stock is in the same ownership
NU 4	Transfers of convenience; for example, for the sole purpose of correcting defects in title, a transfer by a husband either through a third part or directly to himself and his wife for the purpose of creating a tenancy by the entirety, etc.
NU 5	Transfers deemed not have taken place within the sampling period. Sampling period is defined as the period from July 1 to June 30, inclusive, preceding the date of promulgation, except as hereinafter stated. The recording date of the deed within the period is the determining date since it is the date of the official record. Where the date of deed or the date of formal sales agreement occurred prior to January 1, next preceding the commencement date of the sampling period, the sale shall be non-useable
NU 6	Sales of property conveying only a portion of the assessed unit, usually referred to as apportionment, split-offs or cut-offs. For example, a parcel sold out of a larger tract where the assessment is for the larger tract

Research and Findings – 2009-2010 Useable Sales

- | | |
|-------|---|
| NU 7 | Sales of property <i>substantially</i> improved subsequent to the assessment and prior to the sale thereof |
| NU 8 | Sales of an undivided interest in real property |
| NU 9 | Sales of properties that are subject to an outstanding Municipal Tax Sale Certificate, a lien for more than one year in unpaid taxes on real property pursuant to N.J.S.A. 54:5-6, or other governmental lien |
| NU 10 | Sales by guardians, trustees, executors and administrators |
| NU 11 | Judicial sales such as partition sales |
| NU 12 | Sheriff's sales |
| NU 13 | Sales in proceedings in bankruptcy, receivership or assignment for the benefit of creditors and dissolution or liquidation sales |
| NU 14 | Sales of doubtful title including, but not limited to, quit claim deeds |
| NU 15 | Sales to or from the United States of America, the State of New Jersey, or any political subdivision of the State of New Jersey, including boards of education and public authorities |
| NU 16 | Sales of property assessed in more than one taxing district |
| NU 17 | Sales to or from any charitable, religious, or benevolent organization |
| NU 18 | Transfer to banks, insurance companies, savings and loan companies, mortgage companies when the transfer is made in lieu of foreclosure where the foreclosing entity is a bank or financial institution |
| NU 19 | Sales of property whose assessed value has been substantially affected by demolition, fire, documented environmental contamination, or other physical damage to the property subsequent to assessment and prior to the sale thereof |
| NU 20 | Acquisitions, resale or transfer by railroads, pipeline companies or other public utility corporations for right of way purposes |
| NU 21 | Sales of low/moderate income housing as established by the Council on Affordable Housing |
| NU 22 | Transfers of property in exchange for other real estate, stocks, bonds or other personal property |

Research and Findings - 2009-2010 Useable Sales

NU 23	Sales of commercial or industrial real property which include machinery, fixtures, equipment, inventories, or goodwill when the values of such items are indeterminable
NU 24	Sales of property, the value of which has been materially influenced by zoning changes, planning board approvals, variances or rent control subsequent to the assessment and prior to the sale
NU 25	Transactions in which the fully consideration as defined in the "Realty Transfer Act" is less than \$100.00
NU 26	Sales which for some reason other than specified in the enumerated categories are not deemed to be a transaction between a willing buyer, not compelled to buy, and a willing seller, not compelled to sell
NU 27	Sales occurring within the sampling period but prior to a change in assessment practice resulting from the completion of a recognized revaluation or reassessment program, i.e., sales recorded during the period July 1 to December 31 next preceding the tax year in which the result of such revaluation or reassessment program is placed on the tax roll
NU 28	Sales of properties which are subject to a leaseback arrangement
NU 29	Sales of properties subsequent to the year of appeal where the assessed value is set by court order, consent judgment, or application of the "Freeze Act"
NU 30	Sale in which several parcels are conveyed as a package deal with an arbitrary allocation of the sale price for each parcel
NU 31	First sale after foreclosure by a federal or state chartered financial institution
NU 32	Sale of a property in which an entire building or taxable structure is omitted from the assessment
NU 33	Sales of qualified farmland or currently exempt property

Our initial study deals only with useable sales. Based on the 523 recorded sales in 2009-2010, the assessment-sales ratio ranges from 51.59% to 140.38%. The average ratio is 94.36%. Likewise, the coefficient of deviation ranges from 0.01 to 46.02 with an average of 9.44. The following pages include a summary of the useable sales followed by a graphic illustration of the disbursement of the sales by neighborhood in relationship to 100% (market value).

BERKELEY TOWNSHIP

2009-10 Useable Class 2 Sales

BLOCK	LOT	QUAL	PROPERTY LOCATION	2010 ASSESSMENT			DEED DATE	SALE PRICE	VCS	YEAR		
				LAND	IMPROVEMENT	TOTAL				BUILT	RATIO	DEV
1706	2139		118 TWENTY-FIRST AVE	\$325,000	\$115,800	\$440,800	10/2/2009	\$489,500	1.1	1972	90.05%	4.31
1712	02341 03	C.03	124 TWENTY-THIRD AVE #3	\$157,500	\$52,100	\$209,600	10/19/2009	\$235,000	1.1	1970	89.19%	5.17
1713	02266 04		239 TWENTY-SECOND AVE	\$275,000	\$96,500	\$371,500	3/4/2009	\$385,000	1.1	1938	96.49%	2.14
1716	2372		245 TWENTY-THIRD AVE	\$299,000	\$232,300	\$531,300	6/1/2009	\$632,000	1.1	1995	84.07%	10.29
1705	2014		21 TWENTIETH AVE	\$336,000	\$31,000	\$367,000	4/20/2009	\$301,000	1.2	1955	121.93%	27.57
1705	2016		23 TWENTIETH AVE	\$375,000	\$59,000	\$434,000	7/2/2010	\$360,000	1.2	1955	120.56%	26.20
1717	2418		21 TWENTY-FOURTH AVE	\$500,000	\$77,800	\$577,800	11/16/2009	\$565,000	1.2	1966	102.27%	7.91
01689 03	17		352 ROBERTS AVE	\$565,900	\$594,100	\$1,160,000	5/26/2010	\$980,000	1.7	1998	118.37%	24.01
01687 01	5		214 BEACH DR	\$303,500	\$193,400	\$496,900	5/12/2010	\$614,000	1.8	2000	80.93%	13.43
01687 01	7		210 BEACH DR	\$303,500	\$191,500	\$495,000	5/21/2010	\$588,700	1.8	2000	84.08%	10.27
01687 01	8		208 BEACH DR	\$303,500	\$205,000	\$508,500	4/23/2010	\$650,000	1.8	2000	78.23%	16.13
01687 02	18		214 SURF DR	\$278,300	\$64,900	\$343,200	6/8/2010	\$408,000	1.8	1970	84.12%	10.24
01687 03	15		210 ANCHOR DR	\$278,300	\$77,700	\$356,000	7/28/2010	\$410,000	1.8	1960	86.83%	7.53
01687 04	4		207 ANCHOR DR	\$278,300	\$91,700	\$370,000	3/22/2010	\$448,000	1.8	1965	82.59%	11.77
01688 01	6		111 BEACH DR	\$278,300	\$87,700	\$366,000	6/9/2010	\$427,000	1.8	1966	85.71%	8.64
01688 03	4		115 SURF DR	\$295,700	\$53,600	\$349,300	3/10/2009	\$380,000	1.8	1950	91.92%	2.44
01688 04	6		111 ANCHOR DR	\$278,300	\$62,000	\$340,300	8/21/2009	\$370,000	1.8	1965	91.97%	2.38
01690 03	11		206 TWENTIETH AVE	\$278,300	\$70,800	\$349,100	6/15/2010	\$375,000	1.8	1966	93.09%	1.26
01690 03	13		210 TWENTIETH AVE	\$283,500	\$151,800	\$435,300	11/19/2009	\$545,000	1.8	1972	79.87%	14.49
01691 03	2		119 MIDWAY AVE	\$278,300	\$76,200	\$354,500	2/19/2010	\$440,000	1.8	1980	80.57%	13.79
01689 04	6		321 GERARD AVE	\$395,500	\$98,500	\$492,000	3/30/2010	\$530,000	1.9	1974	92.83%	1.53
01689 04	8		317 GERARD AVE	\$395,500	\$139,600	\$535,100	6/4/2010	\$535,000	1.9	1974	100.02%	5.66
01689 05	6		321 ROBERTS AVE	\$395,500	\$174,100	\$569,600	10/2/2009	\$670,000	1.9	1974	85.01%	9.34
1684	37		609 SUNSET DR SOUTH	\$438,800	\$64,000	\$502,800	4/2/2009	\$525,000	2.1	1950	95.77%	1.41
1676	49		304 CEYLON AVE	\$148,000	\$76,700	\$224,700	11/11/2009	\$241,000	2.2	1952	93.24%	1.12
30	00045 01		90 FIRST AVE	\$38,000	\$58,500	\$96,500	1/9/2009	\$125,000	3.1	1940	77.20%	17.16
48	536		185 THIRD AVE	\$60,000	\$92,700	\$152,700	6/23/2009	\$202,000	3.1	1955	75.59%	18.76
1195	4772		23 BAYVIEW AVE	\$270,100	\$90,800	\$360,900	7/8/2010	\$317,500	5.2	1970	113.67%	19.31
1186	4295		6 SEABRIGHT AVE	\$122,400	\$172,500	\$294,900	8/31/2009	\$289,000	5.3	1978	102.04%	7.68
1180	3996		712 LONG BRANCH AVE EAST	\$106,000	\$73,600	\$179,600	9/10/2009	\$190,000	6.2	1952	94.53%	0.17
1217	10		60 GOOD LUCK DR	\$304,000	\$67,900	\$371,900	4/30/2009	\$400,000	7.2	1965	92.98%	1.38
1217	13		56 GOOD LUCK DR	\$307,200	\$125,900	\$433,100	12/17/2009	\$500,000	7.2	1965	86.62%	7.74
01218 02	13		321 BAYVIEW AVE	\$266,100	\$185,300	\$451,400	4/17/2009	\$460,000	8.3	1994	98.13%	3.77
01218 02	37		13 PEAKSAIL DR	\$266,100	\$322,500	\$588,600	9/15/2010	\$525,000	8.3	2001	112.11%	17.76
01218 02	38		15 PEAKSAIL DR	\$266,100	\$246,100	\$512,200	6/25/2009	\$512,500	8.3	1996	99.94%	5.58
01218 03	6		24 PEAKSAIL DR	\$266,100	\$315,100	\$581,200	8/12/2009	\$650,000	8.3	1997	89.42%	4.94
01219 03	12		28 BOWSPRIT DR	\$265,000	\$291,800	\$556,800	2/12/2010	\$575,000	8.3	2000	96.83%	2.48
01219 03	00014 01		24 BOWSPRIT DR	\$322,000	\$360,400	\$682,400	9/15/2010	\$650,000	8.3	2001	104.98%	10.63
01108 07	26		122 VEEDER LN	\$278,100	\$110,500	\$388,600	12/3/2009	\$405,000	8.4	1974	95.95%	1.59
01108 08	6		88 ARCHER AVE SOUTH	\$246,100	\$105,000	\$351,100	5/7/2010	\$340,000	8.4	1962	103.26%	8.91
01108 08	35		69 YARDARM CT	\$246,100	\$99,000	\$345,100	7/15/2010	\$370,000	8.4	1985	93.27%	1.09
01108 08	41		81 YARDARM CT	\$246,100	\$141,100	\$387,200	11/13/2009	\$408,500	8.4	1985	94.79%	0.43
01108 09	1		98 YARDARM CT	\$327,000	\$172,100	\$499,100	10/12/2010	\$512,000	8.4	1985	97.48%	3.12

01108 09	10	80 YARDARM CT	\$246,100	\$148,400	\$394,500	7/15/2009	\$454,000	8.4	1985	86.89%	7.46
01108 09	11	78 YARDARM CT	\$246,100	\$169,100	\$415,200	2/1/2010	\$471,500	8.4	1985	88.06%	6.30
01108 10	12	76 WINDJAMMER CT	\$246,100	\$176,900	\$423,000	4/21/2010	\$465,000	8.4	1985	90.97%	3.39
01108 11	2	96 TOP SAIL CT	\$272,600	\$157,500	\$430,100	3/30/2009	\$450,000	8.4	1985	95.58%	1.22
01108 11	7	84 TOP SAIL CT	\$246,100	\$199,100	\$445,200	8/27/2009	\$450,000	8.4	1985	98.93%	4.58
01108 12	8	84 SPINNAKER CT	\$246,100	\$183,000	\$429,100	6/21/2010	\$494,000	8.4	1985	86.86%	7.50
01108 12	33	67 STORM JIB CT	\$246,100	\$161,900	\$408,000	7/29/2010	\$465,000	8.4	1985	87.74%	6.62
01108 12	41	83 STORM JIB CT	\$246,100	\$180,400	\$426,500	7/15/2010	\$459,000	8.4	1985	92.92%	1.44
01108 12	44	89 STORM JIB CT	\$246,100	\$98,800	\$344,900	11/23/2009	\$360,000	8.4	1985	95.81%	1.45
01108 13	3	94 STORM JIB CT	\$246,100	\$185,600	\$431,700	9/23/2009	\$460,000	8.4	1985	93.85%	0.51
01108 13	36	73 OCEAN GATE AVE	\$246,100	\$128,200	\$374,300	4/16/2010	\$380,000	8.4	1985	98.50%	4.14
01108 13	41	83 OCEAN GATE AVE	\$246,100	\$141,800	\$387,900	11/16/2009	\$424,900	8.4	1985	91.29%	3.07
01108 14	21	114 MOORAGE AVE	\$265,200	\$128,300	\$393,500	8/31/2010	\$419,000	8.4	1985	93.91%	0.44
01108 14	25	106 MOORAGE AVE	\$246,100	\$115,300	\$361,400	1/9/2009	\$430,000	8.4	1988	84.05%	10.31
01244 01	20	20 STARBOARD CT	\$348,000	\$295,900	\$643,900	3/25/2010	\$600,000	8.4	1996	107.32%	12.96
01244 02	10	16 ELM ST	\$281,200	\$194,800	\$476,000	5/25/2010	\$465,000	8.4	1997	102.37%	8.01
01245 01	13	200 CLEW CT	\$230,100	\$180,500	\$410,600	7/31/2009	\$396,250	8.5	1993	103.62%	9.26
01246 02	12	16 TOPPINGLIFT DR	\$236,100	\$295,800	\$531,900	10/1/2010	\$675,000	8.5	1998	78.80%	15.56
01246 03	31	25 TRAVELER WAY	\$234,500	\$86,700	\$321,200	6/14/2010	\$420,000	8.5	1961	76.48%	17.88
01108 17	6	24 EDISON ST	\$106,200	\$78,200	\$184,400	9/14/2009	\$175,000	8.6	1972	105.37%	11.01
01108 19	19	23 CARVER ST	\$105,900	\$156,800	\$262,700	7/2/2009	\$250,000	8.6	1970	105.08%	10.72
01108 19	25	35 CARVER ST	\$106,800	\$105,200	\$212,000	2/13/2009	\$227,500	8.6	1970	93.19%	1.17
01108 20	10	32 CARVER ST	\$106,800	\$78,000	\$184,800	5/12/2009	\$202,500	8.6	1972	91.26%	3.10
01108 20	12	36 CARVER ST	\$106,800	\$99,500	\$206,300	2/5/2010	\$225,000	8.6	1972	91.69%	2.67
01108 21	3	18 BELMONT AVE	\$106,200	\$84,100	\$190,300	7/1/2009	\$188,000	8.6	1973	101.22%	6.87
1097	9	166 BROOKS AVE	\$75,100	\$68,600	\$143,700	6/23/2010	\$168,000	8.7	1960	85.54%	8.82
1097	23	157 NORMANDY AVE	\$77,100	\$133,000	\$210,100	4/26/2010	\$220,000	8.7	1999	95.50%	1.14
01221 02	2	8 AMHERST DR	\$230,000	\$154,400	\$384,400	9/11/2009	\$385,000	8.8	1991	99.84%	5.49
01221 02	19	42 AMHERST DR	\$230,000	\$107,000	\$337,000	8/13/2010	\$342,000	8.8	1958	98.54%	4.18
01221 05	13	152 AMHERST DR	\$230,000	\$118,800	\$348,800	7/28/2010	\$380,000	8.8	1984	91.79%	2.57
01223 02	22	69 CARLYLE DR	\$230,000	\$171,500	\$401,500	2/18/2009	\$425,000	8.8	1987	94.47%	0.11
01223 02	24	73 CARLYLE DR	\$234,300	\$96,500	\$330,800	2/17/2010	\$325,000	8.8	1984	101.78%	7.43
1226	10	39 MOORAGE AVE	\$108,300	\$67,000	\$175,300	7/15/2010	\$180,000	9.1	1960	97.39%	3.03
1232	6	30 DOCKAGE RD	\$108,400	\$84,000	\$192,400	8/7/2009	\$189,000	9.1	1960	101.80%	7.44
1233	3	36 DOCKAGE RD	\$108,400	\$104,600	\$213,000	2/18/2009	\$232,000	9.1	1957	91.81%	2.55
1233	4	38 DOCKAGE RD	\$108,400	\$84,300	\$192,700	11/29/2010	\$189,900	9.1	1960	101.47%	7.12
1235	5	3 ANCHORAGE BLVD	\$101,200	\$75,000	\$176,200	7/14/2009	\$185,000	9.1	1958	95.24%	0.89
1238	73	39 ANCHORAGE BLVD	\$103,500	\$67,800	\$171,300	9/21/2009	\$158,000	9.1	1955	108.42%	14.06
1239	1	52 HARBORAGE AVE	\$108,000	\$202,000	\$310,000	8/19/2009	\$312,500	9.1	1989	99.20%	4.84
1240	24	16 ANCHORAGE BLVD	\$103,500	\$108,300	\$211,800	6/22/2010	\$190,000	9.1	1955	111.47%	17.12
1257	1	121 RED BANK AVE	\$135,000	\$260,000	\$395,000	8/12/2009	\$430,000	9.1	2005	91.86%	2.50
1260	13	123 NO STOTT ST	\$112,000	\$99,400	\$211,400	6/24/2010	\$225,500	9.1	1986	93.75%	0.61
1348	2	304 RIVERSIDE DR	\$110,000	\$125,300	\$235,300	6/22/2009	\$229,000	10.1	1968	102.75%	8.39
1355	9	405 MAIN ST	\$100,000	\$112,600	\$212,600	6/3/2009	\$232,000	10.1	1987	91.64%	2.72
1373	29	615 BAY BLVD	\$100,000	\$111,100	\$211,100	9/1/2009	\$230,000	10.1	1989	91.78%	2.58
1375	13	609 MAIN ST	\$100,000	\$117,000	\$217,000	1/6/2009	\$215,000	10.1	1950	100.93%	6.57
1375	22	612 HOLLY BLVD	\$100,000	\$81,400	\$181,400	4/29/2010	\$197,500	10.1	1970	91.85%	2.51
01376 01	9	611 BIRCH ST	\$110,000	\$65,100	\$175,100	6/4/2010	\$179,000	10.1	1958	97.82%	3.46

1545	28	225 BUTLER BLVD	\$173,600	\$68,900	\$242,500	6/30/2009	\$255,000	11.1	1960	95.10%	0.74
1547	88	220 BUTLER BLVD	\$173,600	\$58,600	\$232,200	6/29/2010	\$262,000	11.1	1947	88.63%	5.73
1549	47	240 CEDAR DR	\$210,400	\$104,700	\$315,100	6/3/2010	\$335,000	11.1	1960	94.06%	0.30
1550	7	215 PINE DR	\$173,600	\$52,600	\$226,200	3/30/2010	\$255,000	11.1	1960	88.71%	5.65
1555	22	242 FERNWOOD DR	\$210,400	\$68,900	\$279,300	9/20/2009	\$265,000	11.1	1960	105.40%	11.04
1560	18	235 TEAKWOOD DR	\$177,600	\$126,200	\$303,800	11/10/2009	\$325,000	11.1	1960	93.48%	0.88
1560	33	265 TEAKWOOD DR	\$210,400	\$79,000	\$289,400	12/8/2009	\$325,000	11.1	1960	89.05%	5.31
1560	34	267 TEAKWOOD DR	\$173,600	\$74,300	\$247,900	10/1/2010	\$325,000	11.1	1960	76.28%	18.08
1561	12	222 TEAKWOOD DR	\$192,000	\$77,300	\$269,300	4/27/2009	\$340,000	11.1	1960	79.21%	15.15
1561	28	256 TEAKWOOD DR	\$197,000	\$188,000	\$385,000	8/5/2010	\$387,500	11.1	2001	99.35%	5.00
1562	26	251 SANDLEWOOD DR	\$347,700	\$339,000	\$686,700	4/23/2010	\$710,000	11.1	2008	96.72%	2.36
1565	5	248 CYPRESS DR	\$192,000	\$219,300	\$411,300	8/5/2009	\$537,000	11.1	2006	76.59%	17.77
1566	20	110 CYPRESS LN	\$192,000	\$113,400	\$305,400	6/18/2010	\$337,000	11.1	1980	90.62%	3.73
1568	8	1123 BAYVIEW AVE	\$260,000	\$206,400	\$466,400	10/7/2010	\$540,000	11.1	2002	86.37%	7.99
1570	1	213 MAGNOLIA DR	\$402,800	\$185,500	\$588,300	10/1/2009	\$650,000	11.1	2000	90.51%	3.85
1439	6	184 SERPENTINE DR	\$82,400	\$94,200	\$176,600	10/9/2009	\$182,000	13.1	1965	97.03%	2.68
1407	00018 02	21 BUTLER BLVD	\$105,500	\$115,700	\$221,200	6/9/2010	\$182,500	13.2	1960	121.21%	26.85
1437	1	95 WRIGHT DR	\$102,000	\$129,300	\$231,300	8/18/2010	\$269,000	13.2	1970	85.99%	8.37
1458	14	85 CHARLES ST	\$105,000	\$173,400	\$278,400	9/15/2010	\$250,000	13.2	1987	111.36%	17.00
1465	7	95 SERPENTINE DR EAST	\$102,800	\$95,300	\$198,100	10/30/2009	\$182,000	13.2	1986	108.85%	14.49
1573	8	202 KELLER ST	\$106,500	\$75,000	\$181,500	9/15/2009	\$147,000	14.1	1975	123.47%	29.11
1574	8	3 HARLEY BLVD	\$113,600	\$117,300	\$230,900	9/15/2010	\$229,900	14.1	1978	100.43%	6.08
1586	5	119 SHELLEY LN	\$102,000	\$63,200	\$185,200	8/31/2010	\$209,900	14.1	1955	88.23%	6.13
01617 01	23	114 CEDAR RUN RD	\$198,300	\$118,100	\$316,400	11/19/2010	\$325,000	17.1	1970	97.35%	3.00
01617 02	3	104 CEDAR RUN RD	\$203,500	\$73,600	\$277,100	5/14/2009	\$270,000	17.1	1960	102.63%	8.27
1622	15	10 ALBATROSS PT	\$205,000	\$75,800	\$280,800	10/9/2009	\$286,000	17.1	1958	98.18%	3.82
1623	1	107 PELICAN PT	\$232,600	\$155,100	\$387,700	11/16/2010	\$400,000	17.1	1970	96.93%	2.57
1628	4	76 HARBOR INN RD	\$231,100	\$187,100	\$418,200	9/11/2009	\$368,500	17.1	2002	113.49%	19.13
1635	14	169 BRENNAN CONCOURSE	\$67,500	\$69,900	\$137,400	2/16/2010	\$190,000	18.1	1950	72.32%	22.04
1657	30	300 GRANT AVE	\$70,000	\$100,400	\$170,400	6/17/2009	\$175,000	18.1	1970	97.37%	3.01
882	00014 09	15 COUNTRY WOODS LN	\$142,200	\$255,500	\$397,700	4/27/2009	\$430,000	20.2	2000	92.49%	1.87
876	4	124 PATTON AVE	\$130,000	\$77,000	\$207,000	9/24/2010	\$205,000	20.3	1960	100.98%	6.62
882	00044 03	33 SCOTT DR	\$97,000	\$106,700	\$203,700	8/20/2010	\$200,000	21.1	1951	101.85%	7.49
882	00044 06	57 SCOTT DR	\$101,700	\$109,900	\$211,600	11/12/2010	\$200,000	21.1	1975	105.80%	11.44
00882 14	00047 01	60 SCOTT DR	\$100,000	\$118,800	\$218,800	7/20/2009	\$235,000	21.1	1987	93.11%	1.25
00882 06	3	13 BROWNING AVE	\$103,100	\$114,400	\$217,500	6/30/2009	\$252,750	21.2	1975	86.05%	8.30
00882 10	00095 06	20 PENNY LN	\$106,700	\$250,900	\$357,600	5/24/2010	\$375,000	21.2	1988	95.36%	1.00
00882 11	2	19 FROST DR	\$101,400	\$346,000	\$447,400	9/21/2010	\$509,000	21.2	1999	87.90%	6.46
00886 01	14	4 MAURICE CT	\$98,300	\$265,400	\$363,700	6/30/2009	\$374,900	21.2	2001	97.01%	2.65
00886 03	9	14 STOLLMAN ST	\$99,800	\$217,900	\$317,700	2/22/2010	\$290,000	21.2	1994	109.55%	15.19
00886 06	8	6 NATHALIE DR	\$99,800	\$188,900	\$288,700	6/1/2009	\$345,000	21.2	1995	83.68%	10.68
00886 07	13	6 DONNA CT	\$104,200	\$274,500	\$378,700	7/16/2009	\$398,000	21.2	2001	95.15%	0.79
00882 02	5	124 MILL CREEK RD	\$100,000	\$157,700	\$257,700	6/14/2010	\$258,500	22.1	1970	99.69%	5.33
1038	17	260 CHELSEA AVE	\$99,600	\$92,500	\$192,100	10/14/2009	\$180,000	22.1	1970	106.72%	12.36
1052	12	217 LAKEWOOD AVE	\$93,400	\$153,700	\$247,100	8/13/2009	\$253,000	22.1	1969	97.67%	3.31
1060	6	255 PT PLEASANT AVE	\$95,100	\$119,500	\$214,600	4/23/2010	\$258,000	22.1	1967	83.18%	11.18
1063	8	231 CAPE MAY AVE	\$94,300	\$83,500	\$177,800	10/13/2010	\$178,000	22.1	1960	99.89%	5.53
1063	24	249 CAPE MAY AVE	\$90,100	\$58,600	\$148,700	6/5/2010	\$168,000	22.1	1960	88.51%	5.85

1066	6		307 NEPTUNE AVE	\$101,300	\$143,100	\$244,400	3/27/2009	\$230,000	22.1	1960	106.26%	11.90
1067	14		317 ALLAIRE AVE	\$112,100	\$83,300	\$195,400	6/2/2009	\$201,000	22.1	1961	97.21%	2.86
1070	3		206 MILL CREEK DR	\$97,900	\$136,900	\$234,800	8/4/2009	\$249,000	22.1	1970	94.30%	0.06
00882 14	00084 18		37 SUNNYDALE DR	\$88,500	\$160,200	\$248,700	5/17/2010	\$260,000	22.4	1993	95.65%	1.30
00882 14	00084 30		11 SUNNYDALE DR	\$88,500	\$110,700	\$199,200	9/30/2010	\$231,500	22.4	1993	86.05%	8.31
01837 07	13		26 SYLVAN LAKE BLVD	\$102,500	\$80,300	\$182,800	4/30/2009	\$200,000	23.2	1960	91.40%	2.96
01837 08	11		32 BITTERN LN	\$103,100	\$91,900	\$195,000	8/21/2009	\$208,000	23.2	1960	93.75%	0.61
01837 12	1		83 TERN CT	\$105,000	\$87,300	\$192,300	10/13/2010	\$186,000	23.2	1960	103.39%	9.03
01839 04	5		120 PHEASANT DR	\$101,900	\$153,100	\$255,000	1/12/2010	\$256,000	23.2	1970	99.61%	5.25
01839 05	2		4 LOON PL	\$103,100	\$79,000	\$182,100	9/17/2010	\$170,000	23.2	1970	107.12%	12.76
01840 04	7		177 PHEASANT DR	\$103,000	\$129,400	\$232,400	3/10/2010	\$251,000	23.2	1962	92.59%	1.77
01840 04	15		12 GROUSE DR	\$103,000	\$104,800	\$207,800	7/2/2009	\$230,000	23.2	1978	90.35%	4.01
01840 05	00011 01		172 PHEASANT DR	\$107,700	\$207,100	\$314,800	4/6/2010	\$327,000	23.2	2009	96.27%	1.91
01840 06	3		182 PHEASANT DR	\$102,300	\$137,700	\$240,000	2/22/2010	\$235,000	23.2	1960	102.13%	7.77
01841 06	7		37 SYLVAN LAKE BLVD	\$105,000	\$101,800	\$206,800	1/30/2009	\$200,000	23.2	1975	103.40%	9.04
01841 15	5		52 WOODLAND RD	\$112,800	\$131,200	\$244,000	7/29/2009	\$262,000	23.2	1970	93.13%	1.23
01841 20	9		86 SYLVAN LAKE BLVD	\$104,400	\$181,300	\$285,700	6/8/2010	\$265,000	23.2	1970	107.81%	13.45
845	5		40 PARK AVE	\$117,600	\$69,700	\$187,300	3/13/2009	\$190,000	24.1	1980	98.58%	4.22
848	17		35 PINE TREE DR	\$120,200	\$99,300	\$219,500	5/27/2010	\$227,900	24.1	1970	96.31%	1.96
887	4		23 LAYTON AVE	\$129,600	\$169,000	\$298,600	9/3/2009	\$340,000	25.3	1975	87.82%	6.53
893	415		18 TUDOR AVE	\$118,000	\$69,700	\$187,700	3/10/2010	\$203,000	25.3	1950	92.46%	1.89
00858 06	5		174 SYLVAN LAKE BLVD	\$95,800	\$121,100	\$216,900	4/29/2010	\$210,000	26.2	1991	103.29%	8.93
00858 01	25		17 STARFISH CT	\$99,200	\$147,600	\$246,800	9/17/2010	\$224,000	26.3	1993	110.18%	15.82
00858 07	8		14 SYMPHONY AVE	\$95,800	\$125,500	\$221,300	1/12/2009	\$283,900	26.3	1994	77.95%	16.41
00858 10	15		55 SYMPHONY AVE	\$98,300	\$125,800	\$224,100	8/27/2010	\$182,500	26.4	1993	122.79%	28.44
00858 02	25		29 BUTLER AVE	\$96,000	\$211,800	\$307,800	10/2/2009	\$294,900	26.7	1994	104.37%	10.02
00858 12	23		112 SYLVAN LAKE BLVD	\$96,000	\$173,800	\$269,800	6/30/2010	\$268,000	26.8	1994	100.67%	6.31
953	6		33 STATION RD	\$118,600	\$135,900	\$254,500	11/3/2009	\$244,500	27.1	1980	104.09%	9.73
858	00027 18		7 COLTON CT	\$150,000	\$198,200	\$348,200	2/19/2010	\$315,000	27.2	1989	110.54%	16.18
00939 02	8		8 WESTWOOD DR	\$106,900	\$151,800	\$258,700	7/23/2009	\$267,000	27.4	1975	96.89%	2.53
01023 01	18		9 COVE RD W	\$124,400	\$247,600	\$372,000	9/23/2009	\$265,000	28.1	1975	140.38%	46.02
00939 05	6		56 TIMBERLINE RD	\$82,000	\$373,500	\$455,500	6/30/2010	\$385,000	BV	2001	118.31%	23.95
00939 05	19		30 TIMBERLINE RD	\$81,700	\$239,200	\$320,900	10/30/2009	\$330,000	BV	2002	97.24%	2.88
00939 06	8		16 TIMBERLINE RD	\$85,600	\$281,400	\$367,000	8/26/2009	\$389,000	BV	2000	94.34%	0.01
00939 11	33		74 TIMBERLINE RD	\$82,000	\$141,600	\$223,800	10/2/2010	\$265,000	BV	2000	84.38%	9.98
00939 12	5		19 BRENTWOOD DR	\$82,000	\$193,400	\$275,400	12/18/2009	\$265,000	BV	1998	103.92%	9.57
00882 14	00077 01		2 FOXMOOR LANE	\$50,000	\$203,300	\$253,300	9/3/2009	\$260,000	FM	2004	97.42%	3.07
975	00003 13		20 ORSAF LANE	\$72,200	\$309,100	\$381,300	10/1/2010	\$365,000	FR	2003	104.47%	10.11
00973 02	12		42 DOLPHIN CIRCLE WEST	\$68,700	\$184,700	\$253,400	9/8/2010	\$280,500	FX	2001	90.34%	4.02
00973 03	6		16 MARLIN DR	\$68,900	\$177,000	\$245,900	4/24/2009	\$255,000	FX	2000	96.43%	2.07
00973 05	18		29 MARLIN DR	\$69,200	\$184,900	\$254,100	3/20/2009	\$282,500	FX	2002	89.95%	4.41
00973 05	27		27 LENA CT	\$68,700	\$197,100	\$265,800	2/4/2009	\$278,000	FX	2001	95.61%	1.25
00973 05	48		55 MARLIN CT	\$65,800	\$214,400	\$280,200	12/30/2009	\$285,000	FX	2001	98.32%	3.96
00973 05	51		56 MARLIN CT	\$70,200	\$211,300	\$281,500	8/4/2010	\$265,000	FX	2000	106.23%	11.87
00973 05	60		38 MARLIN CT	\$67,200	\$178,900	\$246,100	9/9/2009	\$265,000	FX	2001	92.87%	1.49
00004 127	54		56 BONAIRE DR	\$30,000	\$56,900	\$86,900	9/16/2009	\$100,000	H001	1977	86.90%	7.46
00004 17	7		4 BONASSE ST	\$30,000	\$79,600	\$109,600	7/15/2009	\$120,000	H002	1970	91.33%	3.02
00004 24	9		16 LEEWARD ST	\$30,000	\$77,500	\$107,500	9/15/2010	\$100,000	H002	1971	107.50%	13.14

00004 47	7	15 GUADELOUPE DR	\$30,000	\$72,100	\$102,100	5/17/2010	\$75,000	H002	1970	136.13%	41.78
00004 50	9	66 GUADELOUPE DR	\$30,000	\$71,800	\$101,800	6/10/2009	\$110,000	H002	1971	92.55%	1.81
00004 62	26	3 ARUBA CT	\$30,000	\$74,500	\$104,500	8/17/2010	\$111,000	H002	1972	94.14%	0.21
00004 65	9	14 FREDERIKSTED ST	\$30,000	\$75,800	\$105,800	8/27/2009	\$105,000	H002	1973	100.76%	6.40
00004 67	16	132 BARBUDA ST	\$30,000	\$69,200	\$99,200	9/25/2009	\$88,500	H002	1972	112.09%	17.73
00004 67	27	484 ST THOMAS DR	\$30,000	\$73,900	\$103,900	11/12/2009	\$80,000	H002	1972	129.88%	35.52
00004 67	35	464 JAMAICA BLVD	\$30,000	\$77,300	\$107,300	7/12/2009	\$109,000	H002	1974	98.44%	4.08
00004 71	44	60 SCARBOROUGH PL	\$30,000	\$101,500	\$131,500	8/12/2009	\$187,000	H002	1972	70.32%	24.04
00004 72	18	440 ST THOMAS DR	\$30,000	\$79,600	\$109,600	6/18/2010	\$120,000	H002	1974	91.33%	3.02
00004 96	23	42 HARRINGTON DR SOUTH	\$30,000	\$71,800	\$101,800	9/21/2009	\$115,000	H002	1974	88.52%	5.84
00004 107	4	49 TORTOLA ST	\$30,000	\$70,500	\$100,500	10/23/2009	\$125,000	H002	1974	80.40%	13.96
00004 16	7	99 CHARLOTTEVILLE DR S	\$30,000	\$74,100	\$104,100	9/14/2010	\$87,000	H003	1970	119.66%	25.30
00004 35	9	42 ST DAVID DR	\$30,000	\$75,400	\$105,400	10/6/2009	\$91,000	H003	1971	115.82%	21.47
00004 45	18	42 FT DE FRANCE AVE	\$37,500	\$74,200	\$111,700	11/3/2009	\$120,000	H003	1971	93.08%	1.27
00004 58	7	573 JAMAICA BLVD	\$30,000	\$70,800	\$100,800	11/25/2009	\$89,000	H003	1971	113.26%	18.90
00004 62	45	316 CURACAO ST	\$30,000	\$68,600	\$98,600	4/9/2010	\$99,000	H003	1972	99.60%	5.24
00004 67	12	124 BARBUDA ST	\$30,000	\$76,600	\$106,600	4/22/2010	\$105,000	H003	1972	101.52%	7.17
00004 71	33	82 SCARBOROUGH PL	\$30,000	\$79,600	\$109,600	4/12/2010	\$155,000	H003	1972	70.71%	23.65
00004 87	14	211 FT DE FRANCE AVE	\$30,000	\$76,200	\$106,200	10/20/2010	\$104,000	H003	1972	102.12%	7.76
00004 93	15	6 GEORGETOWN DR	\$30,000	\$103,900	\$133,900	3/30/2010	\$128,500	H003	1974	104.20%	9.84
00004 117	12	249 HARRINGTON DR NORTH	\$30,000	\$84,200	\$114,200	1/22/2009	\$149,000	H003	1976	76.64%	17.71
00004 120	29	836 JAMAICA BLVD	\$22,500	\$81,300	\$103,800	6/30/2009	\$100,000	H003	1976	103.80%	9.44
00004 121	3	3 ST GEORGE ST	\$30,000	\$79,300	\$109,300	5/5/2010	\$98,000	H003	1976	111.53%	17.17
00004 135	2	30 SPANISH WELLS ST	\$30,000	\$82,600	\$112,600	4/23/2010	\$145,000	H003	1977	77.66%	16.70
00004 127	57	62 BONAIRE DR	\$30,000	\$84,000	\$114,000	4/16/2010	\$130,000	H004	1977	87.69%	6.67
00004 130	10	93 BONAIRE DR	\$30,000	\$72,400	\$102,400	4/24/2009	\$98,500	H004	1977	103.96%	9.60
00004 58	23	12 DOMINICA DR	\$30,000	\$88,300	\$118,300	6/29/2009	\$138,500	H005	1970	85.42%	8.94
00004 97	5	719 JAMAICA BLVD	\$37,500	\$84,000	\$121,500	3/9/2010	\$119,000	H005	1974	102.10%	7.74
00004 99	19	42 PORT ROYAL DR	\$30,000	\$89,700	\$119,700	2/15/2010	\$112,000	H005	1972	106.88%	12.52
00004 118	33	292 HARRINGTON DR NORTH	\$37,500	\$83,600	\$121,100	11/23/2009	\$130,000	H005	1976	93.15%	1.20
00004 122	16	293 HARRINGTON DR NORTH	\$30,000	\$87,800	\$117,800	1/16/2009	\$115,000	H005	1976	102.43%	8.08
00004 128	8	376 BARBADOS DR NORTH	\$37,500	\$93,900	\$131,400	11/5/2010	\$140,000	H005	1977	93.86%	0.50
00004 133	9	39 BIABOU DR	\$30,000	\$87,900	\$117,900	5/5/2009	\$140,000	H005	1977	84.21%	10.14
00004 134	5	26 PALMETTO PT ST	\$30,000	\$85,400	\$115,400	9/11/2009	\$108,000	H005	1974	106.85%	12.49
00004 134	16	918 JAMAICA BLVD	\$30,000	\$94,500	\$124,500	4/28/2010	\$135,000	H005	1971	92.22%	2.14
00004 142	4	117 BIABOU DR	\$30,000	\$89,100	\$119,100	5/28/2010	\$141,500	H005	1978	84.17%	10.19
00004 142	52	4 TAVERNIER ST	\$30,000	\$97,900	\$127,900	11/24/2009	\$142,500	H005	1978	89.75%	4.60
00004 145	14	869 JAMAICA BLVD	\$37,500	\$83,900	\$121,400	6/18/2010	\$150,000	H005	1977	80.93%	13.42
00004 145	44	929 JAMAICA BLVD	\$37,500	\$81,800	\$119,300	11/6/2009	\$120,000	H005	1977	99.42%	5.06
00004 68	26	7 CHRISTIANSTED ST	\$30,000	\$90,300	\$120,300	4/28/2010	\$144,500	H006	1972	83.25%	11.11
00004 109	6	10 CASTRIES ST	\$30,000	\$107,700	\$137,700	6/25/2009	\$177,000	H006	1974	77.80%	16.56
00004 127	37	18 BONAIRE DR	\$30,000	\$86,300	\$116,300	10/9/2009	\$153,500	H006	1977	75.77%	18.59
00004 118	16	258 HARRINGTON DR NORTH	\$30,000	\$123,200	\$153,200	2/26/2010	\$175,000	H007	1976	87.54%	6.81
00004 144	2	1005 JAMAICA BLVD	\$37,500	\$110,000	\$147,500	3/23/2010	\$145,000	H007	1977	101.72%	7.37
00004 46	6	20 GUADELOUPE DR	\$30,000	\$80,000	\$110,000	9/16/2009	\$129,900	H008	1970	84.68%	9.68
00004 47	14	1 SINT NICHOLAAS CT	\$30,000	\$77,300	\$107,300	6/4/2010	\$104,000	H008	1970	103.17%	8.82
00004 104	16	235 BARBADOS DR NORTH	\$30,000	\$86,400	\$116,400	8/9/2010	\$110,116	H008	1976	105.71%	11.35
00004 36	1	1 ORANJESTAD ST	\$30,000	\$93,200	\$123,200	3/28/2010	\$125,000	H009	1971	98.56%	4.20

00004 48	4	1 BARBUDA ST	\$30,000	\$95,300	\$125,300	11/13/2009	\$120,000	H009	1970	104.42%	10.06
00004 54	45	9 ARIMA CT	\$37,500	\$116,800	\$154,300	4/17/2009	\$225,000	H009	1971	68.58%	25.78
00004 82	2	440 JAMAICA BLVD	\$30,000	\$96,200	\$126,200	11/4/2009	\$130,000	H009	1974	97.08%	2.72
00004 98	2	214 BARBADOS DR NORTH	\$30,000	\$104,300	\$134,300	11/15/2010	\$130,000	H009	1973	103.31%	8.95
00004 127	2	389 BARBADOS DR NORTH	\$30,000	\$110,200	\$140,200	4/29/2010	\$157,500	H009	1977	89.02%	5.34
00004 137	23	16 ABACO ST	\$30,000	\$119,000	\$149,000	8/25/2009	\$163,900	H009	1977	90.91%	3.45
00004 137	27	6 ABACO ST	\$30,000	\$99,300	\$129,300	2/17/2009	\$152,500	H009	1977	84.79%	9.57
00004 142	19	13 BISCAYNE ST	\$30,000	\$107,000	\$137,000	7/16/2010	\$155,000	H009	1977	88.39%	5.97
00004 89	8	14 ST EUSTATIUS ST	\$30,000	\$78,300	\$108,300	7/17/2009	\$115,000	H010	1973	94.17%	0.18
00004 171	20	17 MARACAIBO PL	\$30,000	\$56,500	\$86,500	1/2/2009	\$80,000	HC01	1979	108.13%	13.77
00004 151	9	149 PORT ROYAL DR	\$30,000	\$70,100	\$100,100	6/2/2009	\$103,000	HC02	1978	97.18%	2.83
00004 165	11	48 HYANNIS ST	\$30,000	\$71,600	\$101,600	6/23/2009	\$115,900	HC02	1979	87.66%	6.70
00004 147	3	162 PORT ROYAL DR	\$30,000	\$80,100	\$110,100	8/25/2010	\$124,900	HC03	1979	88.15%	6.21
00004 163	34	272 BONAIRE DR	\$30,000	\$83,500	\$113,500	11/9/2009	\$159,000	HC03	1980	71.38%	22.97
00004 150	3	38 CORINTH PL	\$30,000	\$87,800	\$117,800	6/12/2009	\$127,500	HC05	1978	92.39%	1.97
00004 159	11	192 PORT ROYAL DR	\$30,000	\$89,700	\$119,700	8/27/2010	\$107,000	HC05	1979	111.87%	17.51
00004 160	28	165 LIBERTA DR	\$30,000	\$85,900	\$115,900	7/10/2009	\$184,000	HC05	1979	62.99%	31.37
00004 160	81	20 PICCADILLY CT	\$30,000	\$86,800	\$116,800	2/24/2010	\$110,000	HC05	1979	106.18%	11.82
00004 162	6	188 LIBERTA DR	\$30,000	\$91,000	\$121,000	5/19/2009	\$125,500	HC05	1979	96.41%	2.06
00004 163	14	21 VENEZIA ST	\$30,000	\$90,800	\$120,800	3/4/2010	\$120,000	HC05	1979	100.67%	6.31
00004 164	18	8 HYANNIS ST	\$30,000	\$90,400	\$120,400	9/8/2010	\$118,000	HC05	1980	102.03%	7.68
00004 164	50	253 BONAIRE DR	\$30,000	\$87,500	\$117,500	7/30/2009	\$105,000	HC05	1980	111.90%	17.55
00004 165	16	38 HYANNIS ST	\$30,000	\$83,300	\$113,300	1/15/2009	\$123,500	HC05	1979	91.74%	2.62
00004 165	19	1 MIRAMAR CT	\$30,000	\$88,400	\$118,400	2/24/2010	\$115,000	HC05	1979	102.96%	8.60
00004 168	27	54 PIROGUE ST	\$30,000	\$89,400	\$119,400	6/30/2010	\$119,000	HC05	1979	100.34%	5.98
00004 172	35	15 CANARIES CT	\$30,000	\$83,300	\$113,300	9/17/2010	\$110,000	HC05	1979	103.00%	8.64
00004 172	39	7 CANARIES CT	\$30,000	\$90,300	\$120,300	5/13/2010	\$147,000	HC05	1979	81.84%	12.52
00004 180	11	101 HYANNIS ST	\$30,000	\$87,900	\$117,900	2/9/2009	\$150,000	HC05	1979	78.60%	15.76
00004 181	47	172 BONAIRE DR	\$30,000	\$90,300	\$120,300	10/30/2009	\$195,000	HC05	1979	61.69%	32.67
00004 182	13	28 BAHAMIA DR	\$37,500	\$86,200	\$123,700	2/17/2010	\$127,500	HC05	1981	97.02%	2.66
00004 184	24	19 TIJUANA CT	\$30,000	\$97,500	\$127,500	9/9/2009	\$169,000	HC05	1978	75.44%	18.91
00004 187	23	194 BIABOU DR	\$30,000	\$87,500	\$117,500	6/4/2010	\$127,500	HC05	1981	92.16%	2.20
00004 157	24	31 TIVOLI ST	\$30,000	\$94,400	\$124,400	3/7/2010	\$128,000	HC06	1979	97.19%	2.83
00004 163	35	274 BONAIRE DR	\$30,000	\$88,900	\$118,900	4/30/2009	\$122,000	HC06	1980	97.46%	3.10
00004 163	58	6 VERA CRUZ CT	\$30,000	\$90,400	\$120,400	8/17/2009	\$138,000	HC06	1980	87.25%	7.11
00004 176	35	13 CARACAS CT	\$30,000	\$94,300	\$124,300	9/8/2009	\$135,000	HC06	1980	92.07%	2.28
00004 176	2	211 BONAIRE DR	\$30,000	\$84,000	\$114,000	7/22/2009	\$95,000	HC08	1980	120.00%	25.64
00004 147	16	136 PORT ROYAL DR	\$30,000	\$104,300	\$134,300	6/5/2009	\$219,900	HC09	1979	61.07%	33.28
00004 148	1	44 ROMAN ST	\$30,000	\$96,300	\$126,300	9/1/2009	\$130,000	HC09	1977	97.15%	2.80
00004 158	46	21 MONTREAL CT	\$31,500	\$93,500	\$125,000	10/27/2009	\$154,000	HC09	1978	81.17%	13.19
00010 14	20	24 CANTERBURY LN	\$60,000	\$97,100	\$157,100	8/24/2009	\$165,000	HH05	1986	95.21%	0.85
00010 25	38	30 OAKENGATES DR	\$60,000	\$95,500	\$155,500	6/9/2010	\$155,000	HH15	1990	100.32%	5.96
00010 12	100	89 CHESTERFIELD LN	\$60,000	\$108,600	\$168,600	10/1/2009	\$230,000	HH17	1988	73.30%	21.05
00010 05	55	6 ALTON CT	\$60,000	\$118,200	\$178,200	3/23/2010	\$200,000	HH18	1995	89.10%	5.26
00010 20	39	17 GWYN CT	\$60,000	\$125,600	\$185,600	9/16/2009	\$250,000	HH18	1992	74.24%	20.12
00010 06	46	5 NOTTS CT	\$60,000	\$159,300	\$219,300	6/18/2009	\$287,000	HH19	1994	76.41%	17.95
00010 07	55	24 SHEFFIELD DR	\$60,000	\$143,400	\$203,400	9/17/2010	\$205,000	HH19	1995	99.22%	4.86
00010 18	61	9 PLYMOUTH CT	\$60,000	\$150,200	\$210,200	5/20/2009	\$255,000	HH19	1993	82.43%	11.93

00010	20	61	12 NEWBURY CT	\$60,000	\$160,900	\$220,900	1/9/2009	\$268,000	HH19	1992	82.43%	11.93
00010	24	2	23 OAKENGATES DR	\$60,000	\$152,100	\$212,100	3/1/2010	\$227,500	HH19	1990	93.23%	1.13
00010	28	2	41 TRENT DR	\$60,000	\$149,600	\$209,600	3/26/2010	\$255,000	HH19	1992	82.20%	12.16
00010	25	12	110 NARBERTH WAY	\$60,000	\$118,500	\$178,500	7/18/2009	\$194,900	HH20	1990	91.59%	2.77
00010	05	70	86 PORTSMOUTH DR	\$60,000	\$131,100	\$191,100	10/4/2010	\$205,000	HH21	1994	93.22%	1.14
00010	08	31	12 APPLEBY WAY	\$60,000	\$125,100	\$185,100	10/14/2009	\$199,000	HH21	1994	93.02%	1.34
00010	18	9	34 LAMBERT WAY	\$60,000	\$127,900	\$187,900	11/25/2009	\$187,500	HH21	1994	100.21%	5.86
00010	18	22	20 LAMBERT WAY	\$60,000	\$124,500	\$184,500	7/15/2009	\$215,000	HH21	1993	85.81%	8.54
00010	18	30	105 CANTERBURY LN	\$60,000	\$122,800	\$182,800	6/3/2010	\$190,000	HH21	1993	96.21%	1.85
00010	20	48	62 STOCKPORT DR	\$60,000	\$124,600	\$184,600	12/8/2009	\$190,000	HH21	1993	97.16%	2.80
00010	25	6	124 NARBERTH WAY	\$60,000	\$124,600	\$184,600	5/4/2010	\$175,000	HH21	1991	105.49%	11.13
00010	13	16	2 RUGBY CT	\$60,000	\$121,300	\$181,300	6/16/2010	\$214,000	HH22	1992	84.72%	9.64
00010	13	22	1 RUGBY CT	\$60,000	\$126,700	\$186,700	6/30/2010	\$226,000	HH22	1992	82.61%	11.75
00010	13	42	118 CANTERBURY LN	\$60,000	\$130,600	\$190,600	6/30/2010	\$235,000	HH22	1993	81.11%	13.25
00010	25	40	1 WESTGATE CT	\$60,000	\$147,200	\$207,200	5/11/2010	\$268,500	HH22	1990	77.17%	17.19
00010	26	4	67 NARBERTH WAY	\$60,000	\$139,600	\$199,600	6/25/2009	\$275,000	HH22	1990	72.58%	21.78
00010	05	124	43 ABERGELE CT	\$60,000	\$116,600	\$176,600	10/8/2009	\$181,000	HH23	1996	97.57%	3.21
00010	22	26	32 NARBERTH WAY	\$60,000	\$115,600	\$175,600	4/9/2009	\$200,000	HH23	1991	87.80%	6.56
00004	246	32	92 GUADALAJARA DR	\$30,000	\$104,100	\$134,100	12/30/2009	\$153,000	HS05	1986	87.65%	6.71
00004	251	33	15 PANAMA CT	\$30,000	\$90,300	\$120,300	6/23/2010	\$111,000	HS05	1985	108.38%	14.02
00004	252	10	20 BUENA VISA DR	\$30,000	\$93,200	\$123,200	10/6/2010	\$120,000	HS05	1986	102.67%	8.31
00004	254	24	10 BUENA VISA DR	\$30,000	\$93,100	\$123,100	8/2/2010	\$121,800	HS05	1985	101.07%	6.71
00004	255	61	191 ORLANDO BLVD	\$30,000	\$90,200	\$120,200	4/23/2010	\$110,000	HS05	1986	109.27%	14.92
00004	255	63	99 SELKIRK AVE	\$30,000	\$93,200	\$123,200	3/26/2010	\$175,000	HS05	1986	70.40%	23.96
00004	256	6	11 CHATEUX LN	\$30,000	\$92,300	\$122,300	4/2/2009	\$119,000	HS05	1985	102.77%	8.42
00004	257	17	27 CLAREMONT ST	\$30,000	\$94,000	\$124,000	9/30/2010	\$118,000	HS05	1985	105.08%	10.73
00004	269	1	28 VIRGIN ISLANDS DR	\$30,000	\$107,800	\$137,800	10/9/2009	\$185,000	HS05	1985	74.49%	19.87
00004	272	53	130 ORLANDO BLVD	\$37,500	\$90,300	\$127,800	9/2/2010	\$145,000	HS05	1985	88.14%	6.22
00004	272	61	34 SABINAS ST	\$30,000	\$107,600	\$137,600	2/23/2010	\$160,000	HS05	1985	86.00%	8.36
00004	272	65	26 SABINAS ST	\$30,000	\$96,000	\$126,000	5/11/2010	\$177,000	HS05	1985	71.19%	23.17
00004	275	10	21 CAMROSE ST	\$30,000	\$89,900	\$119,900	3/9/2009	\$142,000	HS05	1985	84.44%	9.92
00004	276	24	12 CAMROSE ST	\$30,000	\$91,600	\$121,600	10/29/2010	\$129,000	HS05	1986	94.26%	0.09
00004	277	1	2 ALBONITO DR	\$30,000	\$92,400	\$122,400	5/28/2010	\$135,000	HS05	1986	90.67%	3.69
00004	283	82	2 MADRAS CT	\$30,000	\$99,000	\$129,000	1/23/2009	\$149,000	HS05	1986	86.58%	7.78
00004	284	20	40 SANTIAGO DR WEST	\$30,000	\$91,200	\$121,200	3/5/2010	\$110,500	HS05	1986	109.68%	15.33
00004	285	35	4 TAHOE CT	\$30,000	\$89,600	\$119,600	10/12/2010	\$90,000	HS05	1988	132.89%	38.53
00004	292	26	62 PULASKI BLVD	\$30,000	\$87,500	\$117,500	6/22/2009	\$135,000	HS05	1988	87.04%	7.32
00004	245	50	97 GUADALAJARA DR	\$30,000	\$92,800	\$122,800	9/23/2010	\$116,000	HS06	1986	105.86%	11.50
00004	266	21	158 ORLANDO BLVD	\$30,000	\$92,600	\$122,600	11/2/2010	\$134,000	HS06	1985	91.49%	2.87
00004	272	197	93 FREEPORT BLVD	\$30,000	\$93,900	\$123,900	6/18/2010	\$107,000	HS06	1985	115.79%	21.44
00004	281	56	4 SPEIGHSTOWN PL	\$30,000	\$92,400	\$122,400	9/21/2009	\$140,000	HS06	1986	87.43%	6.93
00004	285	100	42 SANTO DOMINGO DR	\$37,500	\$97,800	\$135,300	10/13/2009	\$150,000	HS06	1988	90.20%	4.16
00004	255	64	97 SELKIRK AVE	\$30,000	\$97,900	\$127,900	1/19/2010	\$132,000	HS07	1986	96.89%	2.54
00004	273	2	24 SELKIRK AVE	\$30,000	\$96,300	\$126,300	5/18/2010	\$131,000	HS07	1985	96.41%	2.05
00004	285	66	121 PULASKI BLVD	\$30,000	\$91,900	\$121,900	11/23/2010	\$125,000	HS07	1988	97.52%	3.16
00004	286	3	6 NORANDA ST	\$30,000	\$95,700	\$125,700	10/5/2009	\$120,000	HS07	1988	104.75%	10.39
00004	246	31	94 GUADALAJARA DR	\$30,000	\$131,200	\$161,200	3/31/2010	\$160,000	HS09	1986	100.75%	6.39
00004	253	19	75 ORLANDO BLVD	\$30,000	\$123,300	\$153,300	6/29/2010	\$165,000	HS09	1985	92.91%	1.45

00004 274	14		88 SAN CARLOS ST	\$30,000	\$108,000	\$138,000	2/11/2010	\$135,000	HS09	1985	102.22%	7.86
00004 280	13		41 SAN CARLOS ST	\$30,000	\$103,800	\$133,800	9/17/2009	\$150,000	HS09	1985	89.20%	5.16
00004 281	54		17 PARADISE BLVD	\$30,000	\$117,100	\$147,100	1/6/2009	\$220,000	HS09	1986	66.86%	27.49
00004 283	43		69 PULASKI BLVD	\$30,000	\$104,400	\$134,400	5/19/2010	\$147,500	HS09	1986	91.12%	3.24
00004 285	50		1 TAHOE CT	\$30,000	\$115,400	\$145,400	4/26/2010	\$220,000	HS09	1988	66.09%	28.27
00004 255	80		65 SELKIRK AVE	\$30,000	\$85,800	\$115,800	8/9/2010	\$117,000	HS13	1986	98.97%	4.62
00004 257	7		5 CLAREMONT ST	\$30,000	\$83,900	\$113,900	1/26/2010	\$110,000	HS13	1985	103.55%	9.19
00004 266	19		162 ORLANDO BLVD	\$30,000	\$85,300	\$115,300	3/9/2010	\$115,000	HS13	1985	100.26%	5.90
00004 272	122		27 REDHOOK BAY DR	\$30,000	\$86,600	\$116,600	10/6/2010	\$119,000	HS13	1985	97.98%	3.63
00004 280	22		153 DAVENPORT RD	\$30,000	\$81,500	\$111,500	4/15/2009	\$115,500	HS13	1985	96.54%	2.18
00004 283	11		22 DAVENPORT RD W	\$30,000	\$81,500	\$111,500	12/14/2009	\$103,000	HS13	1986	108.25%	13.89
00004 284	72		74 PARADISE BLVD	\$30,000	\$102,900	\$132,900	7/19/2010	\$150,000	HS14	1988	88.60%	5.76
00004 286	26		39 SANTO DOMINGO DR	\$30,000	\$102,900	\$132,900	10/28/2009	\$175,000	HS14	1988	75.94%	18.41
00004 290	29		175 PULASKI BLVD	\$30,000	\$102,900	\$132,900	12/4/2009	\$146,000	HS14	1988	91.03%	3.33
00004 254	40		14 ST TROPEZ CT	\$30,000	\$96,400	\$126,400	12/21/2009	\$245,000	HS17	1985	51.59%	42.77
00004 257	33		24 CALALOU CT	\$30,000	\$97,200	\$127,200	12/1/2009	\$190,000	HS17	1985	66.95%	27.41
00004 272	106		17 REDHOOK BAY DR	\$30,000	\$99,500	\$129,500	6/23/2010	\$134,000	HS17	1985	96.64%	2.28
00004 190	21		127 TORREY PINES DR	\$30,000	\$84,300	\$114,300	7/20/2010	\$105,000	HW03	1982	108.86%	14.50
00004 192	4		33 RODHOS ST	\$30,000	\$89,900	\$119,900	4/20/2010	\$115,000	HW05	1982	104.26%	9.90
00004 201	43		92 RODHOS ST	\$30,000	\$88,700	\$118,700	8/19/2009	\$96,500	HW05	1983	123.01%	28.65
00004 202	1		104 CABRILLO BLVD	\$30,000	\$90,300	\$120,300	9/15/2009	\$126,000	HW05	1982	95.48%	1.12
00004 204	14		57 VAIL ST	\$30,000	\$90,300	\$120,300	8/19/2010	\$108,000	HW05	1983	111.39%	17.03
00004 212	13		193 CABRILLO BLVD	\$30,000	\$90,900	\$120,900	9/16/2009	\$131,000	HW05	1983	92.29%	2.07
00004 212	59		5 LAGOS CT	\$31,500	\$101,200	\$132,700	4/18/2010	\$153,000	HW05	1983	86.73%	7.63
00004 212	61		1 LAGOS CT	\$30,000	\$88,700	\$118,700	9/3/2009	\$164,000	HW05	1983	72.38%	21.98
00004 219	72		14 BEDIVERE CT	\$31,500	\$88,700	\$120,200	10/1/2009	\$108,000	HW05	1983	111.30%	16.94
00004 225	12		19 GORGINIO DR	\$30,000	\$88,800	\$118,800	9/16/2010	\$120,000	HW05	1984	99.00%	4.64
00004 226	10		21 GORGINIO DR	\$30,000	\$90,900	\$120,900	1/25/2010	\$182,000	HW05	1984	66.43%	27.93
00004 201	32		114 RODHOS ST	\$30,000	\$89,500	\$119,500	7/9/2009	\$110,000	HW06	1982	108.64%	14.28
00004 212	42		251 COSTA MESA DR	\$30,000	\$93,100	\$123,100	3/26/2009	\$120,000	HW06	1983	102.58%	8.23
00004 221	46		18 SHANNON CT	\$31,500	\$92,700	\$124,200	11/9/2010	\$125,000	HW06	1983	99.36%	5.00
00004 194	27		157 CABRILLO BLVD	\$30,000	\$96,100	\$126,100	3/15/2010	\$143,000	HW07	1984	88.18%	6.18
00004 207	14		17 ENCINITAS DR	\$30,000	\$94,000	\$124,000	1/6/2010	\$150,000	HW07	1983	82.67%	11.69
00004 232	55		5 BORDEAUX CT	\$30,000	\$93,700	\$123,700	8/10/2010	\$115,000	HW07	1984	107.57%	13.21
00004 193	9		158 TORREY PINES DR	\$30,000	\$104,200	\$134,200	5/25/2010	\$135,000	HW09	1983	99.41%	5.05
00004 197	33		41 CABRILLO BLVD	\$30,000	\$103,400	\$133,400	11/10/2009	\$140,000	HW09	1982	95.29%	0.93
00004 202	17		113 RODHOS ST	\$30,000	\$107,800	\$137,800	10/7/2009	\$135,000	HW09	1983	102.07%	7.72
00004 221	43		12 SHANNON CT	\$31,500	\$109,900	\$141,400	6/14/2010	\$160,000	HW09	1983	88.38%	5.98
00004 227	10		55 GORGINIO DR	\$30,000	\$92,300	\$122,300	11/10/2009	\$105,500	HW17	1984	115.92%	21.57
00004 230	49		363 JAMAICA BLVD	\$30,000	\$125,500	\$155,500	11/9/2010	\$177,500	HW20	1996	87.61%	6.75
00004 237	16		4 VIENNA DR	\$30,000	\$116,400	\$146,400	10/14/2010	\$160,000	HW23	1996	91.50%	2.86
00939 16	13		131 MANHATTAN AVE	\$83,000	\$313,700	\$396,700	10/23/2009	\$350,000	LAKE	2002	113.34%	18.99
1244	00001 04	C.06	6 BLUE HERON LANE	\$130,000	\$182,000	\$312,000	10/5/2010	\$260,000	LAN	2000	120.00%	25.64
1244	00001 04	C.18	18 BLUE HERON LANE	\$130,000	\$202,700	\$332,700	9/28/2010	\$305,000	LAN	2000	109.08%	14.72
1244	00001 04	C.21	21 BLUE HERON LANE	\$130,000	\$179,700	\$309,700	6/1/2010	\$272,000	LAN	2001	113.86%	19.50
1244	00001 04	C.51	16 SKIMMER LANE	\$130,000	\$223,300	\$353,300	12/1/2010	\$265,000	LAN	2001	133.32%	38.96
1244	00001 04	C.80	22 OSPREY LANE	\$130,000	\$244,900	\$374,900	12/11/2009	\$390,000	LAN	2002	96.13%	1.77
1079	6	C.06	6 SHEARWATER HOLLOW	\$40,000	\$130,400	\$170,400	11/20/2009	\$172,000	MC.A	1989	99.07%	4.71

1079	5	C.05	5 SHEARWATER HOLLOW	\$40,000	\$129,200	\$169,200	7/10/2009	\$190,000	MC.B	1989	89.05%	5.31
1079	25	C.25	25 QUAIL RUN	\$40,000	\$140,200	\$180,200	5/11/2009	\$205,000	MC.B	1994	87.90%	6.46
1079	128	C.128	128 SPOONBILL HOLLOW	\$40,000	\$167,700	\$207,700	4/9/2010	\$193,500	MC.C	2001	107.34%	12.98
1079	133	C.133	133 SPOONBILL HOLLOW	\$40,000	\$171,000	\$211,000	6/28/2010	\$196,500	MC.C	2000	107.38%	13.02
1079	75	C.75	75 PUFFIN GLADE	\$40,000	\$116,300	\$156,300	3/26/2010	\$165,000	MC.D	1994	94.73%	0.37
1079	177	C.177	177 HARLEQUIN GLADE	\$40,000	\$122,900	\$162,900	4/23/2009	\$162,000	MC.D	1999	100.56%	6.20
1079	84	C.84	84 PUFFIN GLADE	\$40,000	\$110,900	\$150,900	5/14/2009	\$170,000	MC.E	1990	88.76%	5.59
1079	160	C.160	160 HARLEQUIN GLADE	\$40,000	\$128,100	\$168,100	12/17/2009	\$169,900	MC.E	2002	98.94%	4.58
1079	92	C.92	92 PUFFIN GLADE	\$40,000	\$134,400	\$174,400	1/12/2009	\$143,000	MC.G	1995	121.96%	27.60
1079	156	C.156	156 HARLEQUIN GLADE	\$40,000	\$111,000	\$151,000	3/12/2009	\$160,000	MC.G	2000	94.38%	0.02
1079	168	C.168	168 HARLEQUIN GLADE	\$40,000	\$145,400	\$185,400	4/20/2010	\$172,500	MC.G	2002	107.48%	13.12
1694	11	C.11	11 FIRST LANE	\$282,000	\$42,800	\$324,800	7/2/2010	\$335,000	MID	1925	96.96%	2.60
1694	44	C.44	17 SECOND LANE	\$273,000	\$51,900	\$324,900	10/6/2009	\$339,000	MID	1925	95.84%	1.48
1694	52	C.52	18 SECOND LANE	\$300,000	\$47,200	\$347,200	7/12/2010	\$317,500	MID	1925	109.35%	15.00
1694	53	C.53	1A SECOND LANE	\$300,000	\$54,900	\$354,900	9/20/2010	\$340,000	MID	1925	104.38%	10.02
1694	156	C.156	26 FIFTH LANE	\$258,000	\$50,500	\$308,500	5/18/2009	\$332,500	MID	1925	92.78%	1.58
1694	164	C.164	10 FIFTH LANE	\$282,000	\$60,300	\$342,300	4/8/2010	\$335,000	MID	1925	102.18%	7.82
1694	186	C.186	28 SEVENTH LANE	\$225,000	\$58,300	\$283,300	5/28/2010	\$360,000	MID	1952	78.69%	15.66
1694	316	C.316	31 ELEVENTH LANE	\$258,000	\$50,700	\$308,700	10/15/2009	\$362,500	MID	1955	85.16%	9.20
1694	354	C.354	14 OCEAN AVE	\$550,000	\$54,900	\$604,900	8/13/2009	\$530,000	MOC	1925	114.13%	19.77
00956	02	17	7 CONRAD CT	\$83,400	\$339,100	\$422,500	1/29/2010	\$419,000	OC	1999	100.84%	6.48
00956	02	46	53 BRITTANY DR	\$80,500	\$329,200	\$409,700	6/11/2010	\$396,000	OC	2001	103.46%	9.10
00956	03	3	2 CONRAD CT	\$82,200	\$265,800	\$348,000	4/22/2010	\$365,000	OC	2000	95.34%	0.98
00956	06	2	4 BRANDON CT	\$80,000	\$267,100	\$347,100	4/21/2009	\$340,000	OC	2001	102.09%	7.73
00956	08	6	17 PACIFIC AVE	\$80,200	\$250,600	\$330,800	11/10/2009	\$335,000	OC	1999	98.75%	4.39
00956	08	7	15 PACIFIC AVE	\$83,500	\$334,100	\$417,600	2/9/2009	\$340,000	OC	2000	122.82%	28.47
00956	08	11	5 FOREST VIEW DR	\$80,000	\$277,900	\$357,900	8/20/2009	\$350,000	OC	2000	102.26%	7.90
01715	231	9	C.09 103 TWENTY-THIRD AVE #9	\$375,000	\$98,200	\$473,200	4/15/2010	\$445,000	PK02	1987	106.34%	11.98
01715	235	00001 04	100 TWENTY-FOURTH AVE #4	\$160,000	\$35,400	\$195,400	11/2/2009	\$194,000	PR01	1965	100.72%	6.36
286	24		549 COLUMBUS CIRCLE SW	\$72,000	\$161,800	\$233,800	10/16/2009	\$305,000	PW.G	1979	76.66%	17.70
519	7		361 MC KINLEY AVE	\$72,000	\$221,000	\$293,000	7/6/2009	\$325,000	PW.G	2001	90.15%	4.20
606	39		446 CLEVELAND AVE	\$72,500	\$122,400	\$194,900	8/26/2010	\$205,000	PW.G	1988	95.07%	0.72
225	6		214 GREENWAY RD NE	\$93,900	\$195,400	\$289,300	10/1/2010	\$315,000	PW.P	2007	91.84%	2.52
227	7		237 GRAND CENTRAL PKWY	\$98,600	\$88,000	\$186,600	9/8/2010	\$201,000	PW.P	1985	92.84%	1.52
342	12		323 VAN PELT PL	\$99,300	\$146,100	\$245,400	12/14/2009	\$257,920	PW.P	1987	95.15%	0.79
343	3		337 DORSEY LN	\$99,300	\$109,900	\$209,200	6/12/2009	\$260,000	PW.P	1992	80.46%	13.90
419	8		237 LIVINGSTON AVE	\$98,600	\$242,600	\$341,200	10/14/2010	\$330,000	PW.P	2003	103.39%	9.04
435	4		465 NORTHERN BLVD	\$98,600	\$191,400	\$290,000	8/20/2010	\$296,000	PW.P	1998	97.97%	3.62
435	00014 01		244 LIVINGSTON AVE	\$98,600	\$220,100	\$318,700	9/13/2010	\$325,000	PW.P	2000	98.06%	3.70
443	11		360 LIVINGSTON AVE	\$98,600	\$265,100	\$363,700	3/27/2009	\$364,000	PW.P	2001	99.92%	5.56
477	7		371 HAYES AVE	\$98,600	\$124,500	\$223,100	6/16/2010	\$264,000	PW.P	1975	84.51%	9.85
493	11		388 COOLIDGE AVE	\$98,600	\$99,900	\$198,500	1/14/2009	\$222,000	PW.P	1978	89.41%	4.94
524	1		317 HOOVER AVE	\$98,600	\$177,500	\$276,100	6/30/2009	\$325,000	PW.P	2000	84.95%	9.40
539	38		428 EASTERN BLVD	\$93,400	\$123,500	\$216,900	10/30/2009	\$240,000	PW.P	1980	90.38%	3.98
541	10		478 EASTERN BLVD	\$110,100	\$121,700	\$231,800	2/22/2010	\$253,000	PW.P	1970	91.62%	2.74
543	13		271 NOLAN AVE	\$105,800	\$119,500	\$225,300	9/23/2009	\$247,000	PW.P	1987	91.21%	3.14
565	7		319 CENTRAL BLVD	\$89,000	\$113,400	\$202,400	4/7/2010	\$240,000	PW.P	1973	84.33%	10.02
588	5		411 MC KINLEY AVE	\$98,600	\$238,100	\$336,700	8/16/2010	\$302,000	PW.P	1997	111.49%	17.13

596	7	447 DOWNING AVE	\$105,100	\$204,100	\$309,200	6/16/2010	\$337,500	PW.P	1988	91.61%	2.74
675	21	326 PRINCETON AVE	\$98,600	\$178,900	\$277,500	10/5/2009	\$286,000	PW.P	1982	97.03%	2.67
680	35	223 CENTRAL BLVD	\$99,300	\$126,400	\$225,700	4/16/2009	\$260,000	PW.P	1978	86.81%	7.55
681	22	425 ARLINGTON AVE	\$98,600	\$216,800	\$315,400	11/17/2009	\$307,500	PW.P	2000	102.57%	8.21
696	1	240 SERPENTINE DR	\$93,900	\$67,000	\$160,900	9/25/2009	\$120,000	PW.P	1980	134.08%	39.73
698	15	476 ARLINGTON AVE SOUTH	\$98,600	\$167,100	\$265,700	6/25/2009	\$307,000	PW.P	2003	86.55%	7.81
704	7	248 MANHATTAN AVE	\$99,300	\$132,700	\$232,000	4/2/2009	\$277,000	PW.P	1999	83.75%	10.60
709	1	268 SERPENTINE DR	\$101,500	\$170,100	\$271,600	12/8/2009	\$307,000	PW.P	1996	88.47%	5.89
710	37	255 SERPENTINE DR	\$83,300	\$196,900	\$280,200	2/5/2010	\$287,000	PW.P	1980	97.63%	3.27
731	28	536 EASTERN BLVD	\$96,000	\$213,800	\$309,800	3/4/2010	\$342,500	PW.P	2005	90.45%	3.91
812	13	533 EASTERN BLVD	\$101,700	\$217,200	\$318,900	8/14/2009	\$350,000	PW.P	2003	91.11%	3.24
962	7	39 CENTRAL PKWY	\$96,900	\$122,500	\$219,400	9/2/2009	\$262,000	PW.P	1985	83.74%	10.62
979	00010 01	482 MULLER AVE	\$98,600	\$275,300	\$373,900	11/24/2009	\$395,000	PW.P	2006	94.66%	0.30
991	00018 01	171 SOUTHERN BLVD	\$98,600	\$270,600	\$369,200	7/16/2010	\$385,000	PW.P	2005	95.90%	1.54
00009 01	8	1011 EDGEBROOK DR EAST	\$30,000	\$72,100	\$102,100	6/21/2010	\$105,000	S001	1968	97.24%	2.88
00009 07	18	925 EDGEBROOK DR NORTH	\$37,500	\$76,200	\$113,700	8/19/2009	\$150,000	S001	1970	75.80%	18.56
00009 09	24	1111 WATERBERRY CT SOUTH	\$30,000	\$77,300	\$107,300	9/4/2009	\$103,500	S001	1970	103.67%	9.31
00009 13	6	1 YORK CT	\$30,000	\$71,900	\$101,900	8/26/2009	\$119,500	S001	1970	85.27%	9.09
00009 01	4	7 OXFORD DR	\$30,000	\$76,400	\$106,400	8/12/2009	\$118,000	S002	1968	90.17%	4.19
00009 01	7	1009 EDGEBROOK DR EAST	\$30,000	\$79,400	\$109,400	5/11/2010	\$120,000	S007	1968	91.17%	3.19
00009 03	44	1080 EDGEBROOK DR SOUTH	\$30,000	\$74,700	\$104,700	3/12/2010	\$125,000	S007	1969	83.76%	10.60
00009 03	78	38 CAMBRIDGE CT	\$30,000	\$81,900	\$111,900	7/30/2010	\$110,000	S007	1969	101.73%	7.37
00009 04	41	35 EDINBURGH DR	\$37,500	\$78,000	\$115,500	9/24/2010	\$127,500	S007	1970	90.58%	3.77
00009 05	10	13 NORWICH DR	\$30,000	\$72,100	\$102,100	10/21/2010	\$115,000	S007	1970	88.78%	5.58
00009 09	19	46 EDINBURGH DR	\$30,000	\$78,800	\$108,800	9/3/2010	\$100,000	S007	1970	108.80%	14.44
00009 09	21	1117 EDGEBROOK DR SOUTH	\$30,000	\$74,800	\$104,800	12/15/2009	\$129,000	S007	1970	81.24%	13.12
00009 12	24	46 SUTHERLAND CT	\$30,000	\$67,900	\$97,900	4/23/2010	\$115,000	S007	1970	85.13%	9.23
00009 11	17	7 SHERWOOD LN	\$30,000	\$89,000	\$119,000	3/30/2009	\$140,000	S008	1970	85.00%	9.36
00005 02	15	9 GARRETT RD	\$30,000	\$98,200	\$128,200	3/18/2009	\$152,500	SN04	1989	84.07%	10.29
00005 05	13	8 MAPLETON RD	\$30,000	\$97,500	\$127,500	5/12/2010	\$151,500	SN04	1988	84.16%	10.20
00005 07	3	8 AUBURN RD	\$30,000	\$97,500	\$127,500	4/21/2010	\$163,000	SN04	1988	78.22%	16.14
00005 12	28	10 NORWAY RD	\$37,500	\$95,400	\$132,900	4/2/2010	\$160,000	SN04	1987	83.06%	11.30
00005 14	10	9 WALES CT	\$30,000	\$92,700	\$122,700	10/7/2010	\$139,000	SN04	1986	88.27%	6.08
00005 18	60	120 CASTLETON DR	\$30,000	\$95,000	\$125,000	5/18/2010	\$150,000	SN04	1985	83.33%	11.02
00005 18	80	22 KILLINGTON RD	\$30,000	\$95,400	\$125,400	6/22/2010	\$140,000	SN04	1985	89.57%	4.79
00005 22	11	44 FAIRFIELD RD	\$30,000	\$94,900	\$124,900	2/20/2010	\$128,000	SN04	1986	97.58%	3.22
00005 17	3	26 PIERMONT RD	\$30,000	\$79,200	\$109,200	5/5/2010	\$125,000	SN07	1986	87.36%	7.00
00005 18	51	102 CASTLETON DR	\$30,000	\$78,600	\$108,600	8/10/2009	\$130,000	SN07	1985	83.54%	10.82
00005 01	6	46 WESTPORT DR	\$30,000	\$105,200	\$135,200	11/19/2009	\$165,000	SN08	1987	81.94%	12.42
00005 01	119	63 OAKFIELD RD	\$30,000	\$97,900	\$127,900	3/12/2010	\$169,000	SN08	1986	75.68%	18.68
00005 04	12	6 GARRETT RD	\$30,000	\$92,800	\$122,800	6/15/2009	\$138,000	SN08	1989	88.99%	5.37
00005 05	9	16 MAPLETON RD	\$30,000	\$98,900	\$128,900	4/21/2010	\$150,000	SN08	1988	85.93%	8.42
00005 06	34	17 AUBURN RD	\$30,000	\$95,400	\$125,400	6/29/2009	\$180,000	SN08	1988	69.67%	24.69
00005 12	27	8 NORWAY RD	\$37,500	\$97,400	\$134,900	11/24/2009	\$174,900	SN08	1987	77.13%	17.23
00005 17	42	1 FAIRFIELD RD	\$30,000	\$102,200	\$132,200	1/7/2010	\$153,000	SN08	1986	86.41%	7.95
00005 18	68	136 CASTLETON DR	\$30,000	\$103,700	\$133,700	10/30/2009	\$147,000	SN08	1985	90.95%	3.41
00005 19	12	18 FAIRFIELD RD	\$30,000	\$95,300	\$125,300	8/1/2010	\$149,000	SN08	1986	84.09%	10.26
00005 24	5	143 CASTLETON DR	\$30,000	\$104,000	\$134,000	11/4/2009	\$140,000	SN08	1986	95.71%	1.36

00005	26	10	7 THORNTON RD	\$30,000	\$98,100	\$128,100	11/23/2009	\$175,000	SN08	1987	73.20%	21.16
00005	03	10	97 WESTPORT DR	\$30,000	\$129,900	\$159,900	5/28/2010	\$164,500	SN12	1995	97.20%	2.85
00009	18	8	16 BOLINGBROKE DR	\$30,000	\$75,600	\$105,600	5/12/2009	\$105,500	SW01	1976	100.09%	5.74
00009	33	23	16 HAMPSHIRE RD	\$30,000	\$82,600	\$112,600	5/7/2010	\$115,000	SW02	1977	97.91%	3.56
00009	33	24	18 HAMPSHIRE RD	\$30,000	\$86,800	\$116,800	8/16/2010	\$119,900	SW02	1977	97.41%	3.06
00009	64	21	33 PEMBROKE LN	\$30,000	\$79,100	\$109,100	5/15/2009	\$132,500	SW02	1974	82.34%	12.02
00009	20	3	6 HATFIELD RD	\$30,000	\$78,100	\$108,100	2/18/2010	\$138,000	SW07	1975	78.33%	16.02
00009	26	10	44 NORTHUMBERLAND DR	\$30,000	\$73,600	\$103,600	8/10/2010	\$120,000	SW07	1977	86.33%	8.02
00009	27	7	213 MARTINIQUE DR	\$30,000	\$71,800	\$101,800	10/13/2009	\$135,000	SW07	1977	75.41%	18.95
00009	27	31	14 SURREY CT	\$30,000	\$79,900	\$109,900	9/25/2009	\$120,000	SW07	1977	91.58%	2.77
00009	28	22	94 NORTHUMBERLAND DR	\$28,500	\$58,000	\$86,500	10/6/2010	\$95,000	SW07	1977	91.05%	3.31
00009	29	8	14 COVENTRY RD	\$30,000	\$72,700	\$102,700	1/21/2009	\$112,000	SW07	1977	91.70%	2.66
00009	30	34	27 COVENTRY RD	\$30,000	\$77,300	\$107,300	10/29/2010	\$120,000	SW07	1977	89.42%	4.94
00009	44	50	205 WESTBROOK DR	\$37,500	\$78,500	\$116,000	4/6/2009	\$100,000	SW07	1977	116.00%	21.64
00009	44	70	227 WESTBROOK DR	\$30,000	\$84,400	\$114,400	4/6/2010	\$108,000	SW07	1977	105.93%	11.57
00009	17	35	17 BOLINGBROKE DR	\$30,000	\$99,500	\$129,500	2/25/2010	\$147,450	SW08	1976	87.83%	6.53
00009	17	38	11 BOLINGBROKE DR	\$30,000	\$96,700	\$126,700	9/24/2009	\$143,000	SW08	1976	88.60%	5.76
00009	23	15	29 WESTBROOK DR	\$30,000	\$126,000	\$156,000	8/24/2009	\$215,000	SW08	1974	72.56%	21.80
00009	23	37	65 WESTBROOK DR	\$37,500	\$91,300	\$128,800	12/8/2009	\$137,500	SW08	1975	93.67%	0.68
00009	23	46	5 WILLOUGBY CT	\$30,000	\$105,400	\$135,400	10/13/2009	\$222,500	SW08	1975	60.85%	33.50
00009	23	53	19 WILLOUGBY CT	\$30,000	\$104,400	\$134,400	10/30/2009	\$210,000	SW08	1975	64.00%	30.36
00009	23	67	111 WESTBROOK DR	\$39,000	\$103,200	\$142,200	4/30/2009	\$234,000	SW08	1975	60.77%	33.59
00009	24	41	206 MARTINIQUE DR	\$30,000	\$96,700	\$126,700	5/10/2010	\$138,000	SW08	1976	91.81%	2.55
00009	27	52	9 COBHAM CT	\$30,000	\$96,400	\$126,400	3/22/2010	\$110,000	SW08	1977	114.91%	20.55
00009	28	61	172 NORTHUMBERLAND DR	\$30,000	\$113,400	\$143,400	3/5/2009	\$180,000	SW08	1977	79.67%	14.69
00009	29	9	12 COVENTRY RD	\$30,000	\$90,700	\$120,700	5/11/2010	\$139,000	SW08	1977	86.83%	7.52
00009	35	20	82 CARLISLE RD	\$30,000	\$93,600	\$123,600	4/9/2010	\$140,000	SW08	1978	88.29%	6.07
00009	35	29	25 NORFOLK DR	\$30,000	\$98,100	\$128,100	2/25/2010	\$185,000	SW08	1978	69.24%	25.11
00009	46	26	129 EDGEWATER CT	\$55,000	\$92,500	\$147,500	2/3/2010	\$180,000	SX04	1982	81.94%	12.41
00009	49	83	24 MILLBROOK DR	\$55,000	\$97,700	\$152,700	5/28/2009	\$175,000	SX04	1982	87.26%	7.10
00009	53	44	28 BEAVERBROOK DR	\$55,000	\$98,900	\$153,900	4/2/2010	\$138,000	SX04	1984	111.52%	17.16
00009	56	1	94 WHITMORE DR	\$55,000	\$95,100	\$150,100	3/15/2010	\$171,000	SX04	1985	87.78%	6.58
00009	39	21	18 CALDWELL CT	\$55,000	\$89,800	\$144,800	3/25/2010	\$128,800	SX08	1978	112.42%	18.06
00009	42	48	319 WESTBROOK DR	\$55,000	\$94,300	\$149,300	4/16/2010	\$130,000	SX08	1983	114.85%	20.49
00009	47	39	12 BUGLE CT	\$55,000	\$92,100	\$147,100	4/29/2010	\$145,100	SX08	1982	101.38%	7.02
00009	47	49	25 EDGEWATER DR	\$55,000	\$101,900	\$156,900	1/29/2010	\$163,000	SX08	1982	96.26%	1.90
00009	50	42	20 SHEEPSHEAD DR	\$55,000	\$95,300	\$150,300	8/9/2010	\$120,000	SX08	1984	125.25%	30.89
00009	50	61	42 SHEEPSHEAD DR	\$55,000	\$96,000	\$151,000	5/9/2010	\$187,000	SX08	1983	80.75%	13.61
00009	51	11	69 BRUSSELS CT	\$55,000	\$97,200	\$152,200	5/13/2009	\$167,500	SX08	1984	90.87%	3.49
00009	53	15	29 SHEEPSHEAD DR	\$55,000	\$96,100	\$151,100	11/23/2009	\$135,000	SX08	1984	111.93%	17.57
00009	53	23	45 SHEEPSHEAD DR	\$55,000	\$93,700	\$148,700	10/8/2009	\$144,900	SX08	1984	102.62%	8.26
00009	59	17	17 ZEELAND DR	\$55,000	\$93,700	\$148,700	3/31/2009	\$172,000	SX08	1985	86.45%	7.90
01711	222	00002 03	C.203 2201 CENTRAL AVE 203	\$160,000	\$56,300	\$216,300	12/1/2009	\$355,000	WC05	1984	60.93%	33.43
											94.36%	9.44

Research and Findings – 10-1-09 Useable Class 2 Sales

A similar analysis was completed utilizing sales which occurred prior to October 1, 2009. They were the transactions available to the revaluation company when the 2010 program commenced. Of the 174 useable sales which appear on the following pages, the assessment-sales ratio ranges from 60.77% to 140.38%. The average ratio is 93.03%. The coefficient of deviant ranges from 0.06 to 16.44 with an average of 9.19. The chart following the pre-October 1, 2009 spreadsheets is a breakdown of the 2009-2010 sales by VCS.

Berkeley Township
10-1-09 Useable Class 2 Sales

BLOCK	LOT	QUAL	PROPERTY LOCATION	2010 ASSESSMENT			DEED DATE	SALE PRICE	VCS	YEAR		
				LAND	IMPROVEMENT	TOTAL				BUILT	RATIO	DEV
1713	02266 04		239 TWENTY-SECOND AVE	\$275,000	\$96,500	\$371,500	3/4/2009	\$385,000	1.1	1938	96.49%	3.46
1716	2372		245 TWENTY-THIRD AVE	\$299,000	\$232,300	\$531,300	6/1/2009	\$632,000	1.1	1995	84.07%	8.97
1705	2014		21 TWENTIETH AVE	\$336,000	\$31,000	\$367,000	4/20/2009	\$301,000	1.2	1955	121.93%	28.90
1684	37		609 SUNSET DR SOUTH	\$438,800	\$64,000	\$502,800	4/2/2009	\$525,000	2.1	1950	95.77%	2.74
30	00045 01		90 FIRST AVE	\$38,000	\$58,500	\$96,500	1/9/2009	\$125,000	3.1	1940	77.20%	15.83
48	536		185 THIRD AVE	\$60,000	\$92,700	\$152,700	6/23/2009	\$202,000	3.1	1955	75.59%	17.44
1186	4295		6 SEABRIGHT AVE	\$122,400	\$172,500	\$294,900	8/31/2009	\$289,000	5.3	1978	102.04%	9.01
1180	3996		712 LONG BRANCH AVE EAST	\$106,000	\$73,600	\$179,600	9/10/2009	\$190,000	6.2	1952	94.53%	1.49
1217	10		60 GOOD LUCK DR	\$304,000	\$67,900	\$371,900	4/30/2009	\$400,000	7.2	1965	92.98%	0.06
01218 02	13		321 BAYVIEW AVE	\$266,100	\$185,300	\$451,400	4/17/2009	\$460,000	8.3	1994	98.13%	5.10
01218 02	38		15 PEAKSAIL DR	\$266,100	\$246,100	\$512,200	6/25/2009	\$512,500	8.3	1996	99.94%	6.91
01218 03	6		24 PEAKSAIL DR	\$266,100	\$315,100	\$581,200	8/12/2009	\$650,000	8.3	1997	89.42%	3.62
01108 11	2		96 TOP SAIL CT	\$272,600	\$157,500	\$430,100	3/30/2009	\$450,000	8.4	1985	95.58%	2.55
01108 11	7		84 TOP SAIL CT	\$246,100	\$199,100	\$445,200	8/27/2009	\$450,000	8.4	1985	98.93%	5.90
01108 13	3		94 STORM JIB CT	\$246,100	\$185,600	\$431,700	9/23/2009	\$460,000	8.4	1985	93.85%	0.82
01108 14	25		106 MOORAGE AVE	\$246,100	\$115,300	\$361,400	1/9/2009	\$430,000	8.4	1988	84.05%	8.99
01245 01	13		200 CLEW CT	\$230,100	\$180,500	\$410,600	7/31/2009	\$396,250	8.5	1993	103.62%	10.59
01108 17	6		24 EDISON ST	\$106,200	\$78,200	\$184,400	9/14/2009	\$175,000	8.6	1972	105.37%	12.34
01108 19	19		23 CARVER ST	\$105,900	\$156,800	\$262,700	7/2/2009	\$250,000	8.6	1970	105.08%	12.05
01108 19	25		35 CARVER ST	\$106,800	\$105,200	\$212,000	2/13/2009	\$227,500	8.6	1970	93.19%	0.16
01108 20	10		32 CARVER ST	\$106,800	\$78,000	\$184,800	5/12/2009	\$202,500	8.6	1972	91.26%	1.77
01108 21	3		18 BELMONT AVE	\$106,200	\$84,100	\$190,300	7/1/2009	\$188,000	8.6	1973	101.22%	8.19
01221 02	2		8 AMHERST DR	\$230,000	\$154,400	\$384,400	9/11/2009	\$385,000	8.8	1991	99.84%	6.81
01223 02	22		69 CARLYLE DR	\$230,000	\$171,500	\$401,500	2/18/2009	\$425,000	8.8	1987	94.47%	1.44
1232	6		30 DOCKAGE RD	\$108,400	\$84,000	\$192,400	8/7/2009	\$189,000	9.1	1960	101.80%	8.77
1233	3		36 DOCKAGE RD	\$108,400	\$104,600	\$213,000	2/18/2009	\$232,000	9.1	1957	91.81%	1.22
1235	5		3 ANCHORAGE BLVD	\$101,200	\$75,000	\$176,200	7/14/2009	\$185,000	9.1	1958	95.24%	2.21
1238	73		39 ANCHORAGE BLVD	\$103,500	\$67,800	\$171,300	9/21/2009	\$158,000	9.1	1955	108.42%	15.39
1239	1		52 HARBORAGE AVE	\$108,000	\$202,000	\$310,000	8/19/2009	\$312,500	9.1	1989	99.20%	6.17
1257	1		121 RED BANK AVE	\$135,000	\$260,000	\$395,000	8/12/2009	\$430,000	9.1	2005	91.86%	1.17
1348	2		304 RIVERSIDE DR	\$110,000	\$125,300	\$235,300	6/22/2009	\$229,000	10.1	1968	102.75%	9.72
1355	9		405 MAIN ST	\$100,000	\$112,600	\$212,600	6/3/2009	\$232,000	10.1	1987	91.64%	1.39
1373	29		615 BAY BLVD	\$100,000	\$111,100	\$211,100	9/1/2009	\$230,000	10.1	1989	91.78%	1.25
1375	13		609 MAIN ST	\$100,000	\$117,000	\$217,000	1/6/2009	\$215,000	10.1	1950	100.93%	7.90
1545	28		225 BUTLER BLVD	\$173,600	\$68,900	\$242,500	6/30/2009	\$255,000	11.1	1960	95.10%	2.07
1555	22		242 FERNWOOD DR	\$210,400	\$68,900	\$279,300	9/20/2009	\$265,000	11.1	1960	105.40%	12.36
1561	12		222 TEAKWOOD DR	\$192,000	\$77,300	\$269,300	4/27/2009	\$340,000	11.1	1960	79.21%	13.83
1565	5		248 CYPRESS DR	\$192,000	\$219,300	\$411,300	8/5/2009	\$537,000	11.1	2006	76.59%	16.44
1570	1		213 MAGNOLIA DR	\$402,800	\$185,500	\$588,300	10/1/2009	\$650,000	11.1	2000	90.51%	2.52
1573	8		202 KELLER ST	\$106,500	\$75,000	\$181,500	9/15/2009	\$147,000	14.1	1975	123.47%	30.44
01617 02	3		104 CEDAR RUN RD	\$203,500	\$73,600	\$277,100	5/14/2009	\$270,000	17.1	1960	102.63%	9.60
1628	4		76 HARBOR INN RD	\$231,100	\$187,100	\$418,200	9/11/2009	\$368,500	17.1	2002	113.49%	20.46
1657	30		300 GRANT AVE	\$70,000	\$100,400	\$170,400	6/17/2009	\$175,000	18.1	1970	97.37%	4.34

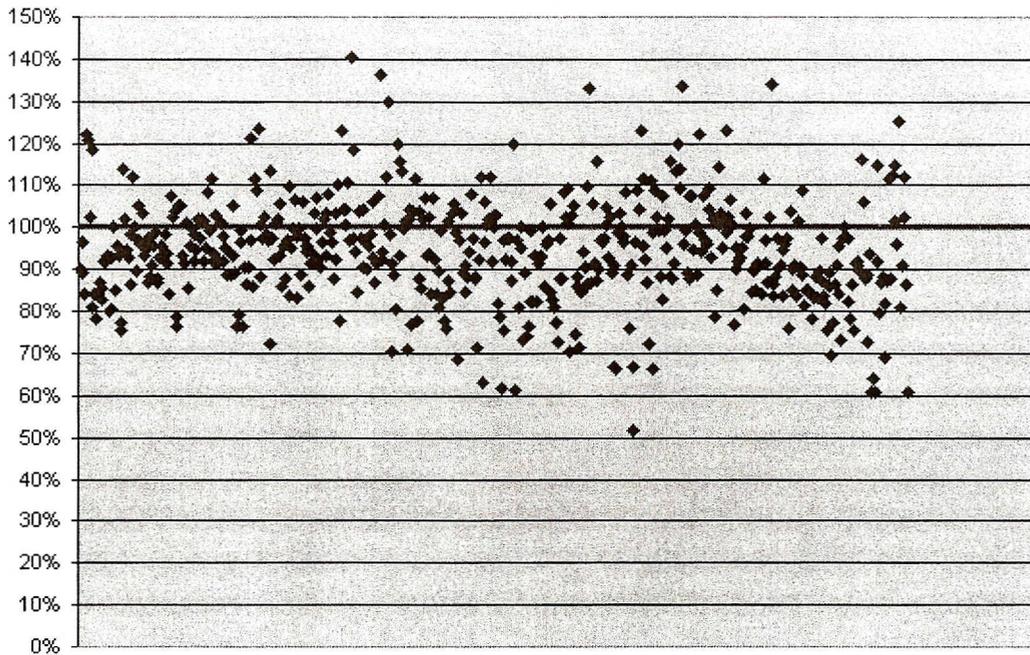
882	00014	09	15 COUNTRY WOODS LN	\$142,200	\$255,500	\$397,700	4/27/2009	\$430,000	20.2	2000	92.49%	0.54
00882 14	00047	01	60 SCOTT DR	\$100,000	\$118,800	\$218,800	7/20/2009	\$235,000	21.1	1987	93.11%	0.07
00882 06	3		13 BROWNING AVE	\$103,100	\$114,400	\$217,500	6/30/2009	\$252,750	21.2	1975	86.05%	6.98
00886 01	14		4 MAURICE CT	\$98,300	\$265,400	\$363,700	6/30/2009	\$374,900	21.2	2001	97.01%	3.98
00886 06	8		6 NATHALIE DR	\$99,800	\$188,900	\$288,700	6/1/2009	\$345,000	21.2	1995	83.68%	9.35
00886 07	13		6 DONNA CT	\$104,200	\$274,500	\$378,700	7/16/2009	\$398,000	21.2	2001	95.15%	2.12
1052	12		217 LAKEWOOD AVE	\$93,400	\$153,700	\$247,100	8/13/2009	\$253,000	22.1	1969	97.67%	4.64
1066	6		307 NEPTUNE AVE	\$101,300	\$143,100	\$244,400	3/27/2009	\$230,000	22.1	1960	106.26%	13.23
1067	14		317 ALLAIRE AVE	\$112,100	\$83,300	\$195,400	6/2/2009	\$201,000	22.1	1961	97.21%	4.18
1070	3		206 MILL CREEK DR	\$97,900	\$136,900	\$234,800	8/4/2009	\$249,000	22.1	1970	94.30%	1.27
01837 07	13		26 SYLVAN LAKE BLVD	\$102,500	\$80,300	\$182,800	4/30/2009	\$200,000	23.2	1960	91.40%	1.63
01837 08	11		32 BITTERN LN	\$103,100	\$91,900	\$195,000	8/21/2009	\$208,000	23.2	1960	93.75%	0.72
01840 04	15		12 GROUSE DR	\$103,000	\$104,800	\$207,800	7/2/2009	\$230,000	23.2	1978	90.35%	2.68
01841 06	7		37 SYLVAN LAKE BLVD	\$105,000	\$101,800	\$206,800	1/30/2009	\$200,000	23.2	1975	103.40%	10.37
01841 15	5		52 WOODLAND RD	\$112,800	\$131,200	\$244,000	7/29/2009	\$262,000	23.2	1970	93.13%	0.10
845	5		40 PARK AVE	\$117,600	\$69,700	\$187,300	3/13/2009	\$190,000	24.1	1980	98.58%	5.55
887	4		23 LAYTON AVE	\$129,600	\$169,000	\$298,600	9/3/2009	\$340,000	25.3	1975	87.82%	5.21
00858 07	8		14 SYMPHONY AVE	\$95,800	\$125,500	\$221,300	1/12/2009	\$283,900	26.3	1994	77.95%	15.08
00939 02	8		8 WESTWOOD DR	\$106,900	\$151,800	\$258,700	7/23/2009	\$267,000	27.4	1975	96.89%	3.86
01023 01	18		9 COVE RD W	\$124,400	\$247,600	\$372,000	9/23/2009	\$265,000	28.1	1975	140.38%	47.35
00939 06	8		16 TIMBERLINE RD	\$85,600	\$281,400	\$367,000	8/26/2009	\$389,000	BV	2000	94.34%	1.31
00882 14	00077	01	2 FOXMOOR LANE	\$50,000	\$203,300	\$253,300	9/3/2009	\$260,000	FM	2004	97.42%	4.39
00973 03	6		16 MARLIN DR	\$68,900	\$177,000	\$245,900	4/24/2009	\$255,000	FX	2000	96.43%	3.40
00973 05	18		29 MARLIN DR	\$69,200	\$184,900	\$254,100	3/20/2009	\$282,500	FX	2002	89.95%	3.08
00973 05	27		27 LENA CT	\$68,700	\$197,100	\$265,800	2/4/2009	\$278,000	FX	2001	95.61%	2.58
00973 05	60		38 MARLIN CT	\$67,200	\$178,900	\$246,100	9/9/2009	\$265,000	FX	2001	92.87%	0.16
00004 127	54		56 BONAIRE DR	\$30,000	\$56,900	\$86,900	9/16/2009	\$100,000	H001	1977	86.90%	6.13
00004 17	7		4 BONASSE ST	\$30,000	\$79,600	\$109,600	7/15/2009	\$120,000	H002	1970	91.33%	1.70
00004 50	9		66 GUADELOUPE DR	\$30,000	\$71,800	\$101,800	6/10/2009	\$110,000	H002	1971	92.55%	0.49
00004 65	9		14 FREDERIKSTED ST	\$30,000	\$75,800	\$105,800	8/27/2009	\$105,000	H002	1973	100.76%	7.73
00004 67	16		132 BARBUDA ST	\$30,000	\$69,200	\$99,200	9/25/2009	\$88,500	H002	1972	112.09%	19.06
00004 67	35		464 JAMAICA BLVD	\$30,000	\$77,300	\$107,300	7/12/2009	\$109,000	H002	1974	98.44%	5.41
00004 71	44		60 SCARBOROUGH PL	\$30,000	\$101,500	\$131,500	8/12/2009	\$187,000	H002	1972	70.32%	22.71
00004 96	23		42 HARRINGTON DR SOUTH	\$30,000	\$71,800	\$101,800	9/21/2009	\$115,000	H002	1974	88.52%	4.51
00004 117	12		249 HARRINGTON DR NORTH	\$30,000	\$84,200	\$114,200	1/22/2009	\$149,000	H003	1976	76.64%	16.39
00004 120	29		836 JAMAICA BLVD	\$22,500	\$81,300	\$103,800	6/30/2009	\$100,000	H003	1976	103.80%	10.77
00004 130	10		93 BONAIRE DR	\$30,000	\$72,400	\$102,400	4/24/2009	\$98,500	H004	1977	103.96%	10.93
00004 58	23		12 DOMINICA DR	\$30,000	\$88,300	\$118,300	6/29/2009	\$138,500	H005	1970	85.42%	7.62
00004 122	16		293 HARRINGTON DR NORTH	\$30,000	\$87,800	\$117,800	1/16/2009	\$115,000	H005	1976	102.43%	9.40
00004 133	9		39 BIABOU DR	\$30,000	\$87,900	\$117,900	5/5/2009	\$140,000	H005	1977	84.21%	8.82
00004 134	5		26 PALMETTO PT ST	\$30,000	\$85,400	\$115,400	9/11/2009	\$108,000	H005	1974	106.85%	13.82
00004 109	6		10 CASTRIES ST	\$30,000	\$107,700	\$137,700	6/25/2009	\$177,000	H006	1974	77.80%	15.23
00004 46	6		20 GUADELOUPE DR	\$30,000	\$80,000	\$110,000	9/16/2009	\$129,900	H008	1970	84.68%	8.35
00004 54	45		9 ARIMA CT	\$37,500	\$116,800	\$154,300	4/17/2009	\$225,000	H009	1971	68.58%	24.45
00004 137	23		16 ABACO ST	\$30,000	\$119,000	\$149,000	8/25/2009	\$163,900	H009	1977	90.91%	2.12
00004 137	27		6 ABACO ST	\$30,000	\$99,300	\$129,300	2/17/2009	\$152,500	H009	1977	84.79%	8.24
00004 89	8		14 ST EUSTATIUS ST	\$30,000	\$78,300	\$108,300	7/17/2009	\$115,000	H010	1973	94.17%	1.14
00004 171	20		17 MARACAIBO PL	\$30,000	\$56,500	\$86,500	1/2/2009	\$80,000	HC01	1979	108.13%	15.09

00004 151	9		149 PORT ROYAL DR	\$30,000	\$70,100	\$100,100	6/2/2009	\$103,000	HC02	1978	97.18%	4.15
00004 165	11		48 HYANNIS ST	\$30,000	\$71,600	\$101,600	6/23/2009	\$115,900	HC02	1979	87.66%	5.37
00004 150	3		38 CORINTH PL	\$30,000	\$87,800	\$117,800	6/12/2009	\$127,500	HC05	1978	92.39%	0.64
00004 160	28		165 LIBERTA DR	\$30,000	\$85,900	\$115,900	7/10/2009	\$184,000	HC05	1979	62.99%	30.04
00004 162	6		188 LIBERTA DR	\$30,000	\$91,000	\$121,000	5/19/2009	\$125,500	HC05	1979	96.41%	3.38
00004 164	50		253 BONAIRE DR	\$30,000	\$87,500	\$117,500	7/30/2009	\$105,000	HC05	1980	111.90%	18.87
00004 165	16		38 HYANNIS ST	\$30,000	\$83,300	\$113,300	1/15/2009	\$123,500	HC05	1979	91.74%	1.29
00004 180	11		101 HYANNIS ST	\$30,000	\$87,900	\$117,900	2/9/2009	\$150,000	HC05	1979	78.60%	14.43
00004 184	24		19 TIJUANA CT	\$30,000	\$97,500	\$127,500	9/9/2009	\$169,000	HC05	1978	75.44%	17.59
00004 163	35		274 BONAIRE DR	\$30,000	\$88,900	\$118,900	4/30/2009	\$122,000	HC06	1980	97.46%	4.43
00004 163	58		6 VERA CRUZ CT	\$30,000	\$90,400	\$120,400	8/17/2009	\$138,000	HC06	1980	87.25%	5.79
00004 176	35		13 CARACAS CT	\$30,000	\$94,300	\$124,300	9/8/2009	\$135,000	HC06	1980	92.07%	0.96
00004 176	2		211 BONAIRE DR	\$30,000	\$84,000	\$114,000	7/22/2009	\$95,000	HC08	1980	120.00%	26.97
00004 147	16		136 PORT ROYAL DR	\$30,000	\$104,300	\$134,300	6/5/2009	\$219,900	HC09	1979	61.07%	31.96
00004 148	1		44 ROMAN ST	\$30,000	\$96,300	\$126,300	9/1/2009	\$130,000	HC09	1977	97.15%	4.12
00010 14	20		24 CANTERBURY LN	\$60,000	\$97,100	\$157,100	8/24/2009	\$165,000	HH05	1986	95.21%	2.18
00010 20	39		17 GWYN CT	\$60,000	\$125,600	\$185,600	9/16/2009	\$250,000	HH18	1992	74.24%	18.79
00010 06	46		5 NOTTS CT	\$60,000	\$159,300	\$219,300	6/18/2009	\$287,000	HH19	1994	76.41%	16.62
00010 18	61		9 PLYMOUTH CT	\$60,000	\$150,200	\$210,200	5/20/2009	\$255,000	HH19	1993	82.43%	10.60
00010 20	61		12 NEWBURY CT	\$60,000	\$160,900	\$220,900	1/9/2009	\$268,000	HH19	1992	82.43%	10.61
00010 25	12		110 NARBERTH WAY	\$60,000	\$118,500	\$178,500	7/18/2009	\$194,900	HH20	1990	91.59%	1.45
00010 18	22		20 LAMBERT WAY	\$60,000	\$124,500	\$184,500	7/15/2009	\$215,000	HH21	1993	85.81%	7.22
00010 26	4		67 NARBERTH WAY	\$60,000	\$139,600	\$199,600	6/25/2009	\$275,000	HH22	1990	72.58%	20.45
00010 22	26		32 NARBERTH WAY	\$60,000	\$115,600	\$175,600	4/9/2009	\$200,000	HH23	1991	87.80%	5.23
00004 256	6		11 CHATEUX LN	\$30,000	\$92,300	\$122,300	4/2/2009	\$119,000	HS05	1985	102.77%	9.74
00004 275	10		21 CAMROSE ST	\$30,000	\$89,900	\$119,900	3/9/2009	\$142,000	HS05	1985	84.44%	8.59
00004 283	82		2 MADRAS CT	\$30,000	\$99,000	\$129,000	1/23/2009	\$149,000	HS05	1986	86.58%	6.45
00004 292	26		62 PULASKI BLVD	\$30,000	\$87,500	\$117,500	6/22/2009	\$135,000	HS05	1988	87.04%	5.99
00004 281	56		4 SPEIGHSTOWN PL	\$30,000	\$92,400	\$122,400	9/21/2009	\$140,000	HS06	1986	87.43%	5.60
00004 280	13		41 SAN CARLOS ST	\$30,000	\$103,800	\$133,800	9/17/2009	\$150,000	HS09	1985	89.20%	3.83
00004 281	54		17 PARADISE BLVD	\$30,000	\$117,100	\$147,100	1/6/2009	\$220,000	HS09	1986	66.86%	26.17
00004 280	22		153 DAVENPORT RD	\$30,000	\$81,500	\$111,500	4/15/2009	\$115,500	HS13	1985	96.54%	3.51
00004 201	43		92 RODHOS ST	\$30,000	\$88,700	\$118,700	8/19/2009	\$96,500	HW05	1983	123.01%	29.97
00004 202	1		104 CABRILLO BLVD	\$30,000	\$90,300	\$120,300	9/15/2009	\$126,000	HW05	1982	95.48%	2.44
00004 212	13		193 CABRILLO BLVD	\$30,000	\$90,900	\$120,900	9/16/2009	\$131,000	HW05	1983	92.29%	0.74
00004 212	61		1 LAGOS CT	\$30,000	\$88,700	\$118,700	9/3/2009	\$164,000	HW05	1983	72.38%	20.65
00004 219	72		14 BEDIVERE CT	\$31,500	\$88,700	\$120,200	10/1/2009	\$108,000	HW05	1983	111.30%	18.26
00004 201	32		114 RODHOS ST	\$30,000	\$89,500	\$119,500	7/9/2009	\$110,000	HW06	1982	108.64%	15.60
00004 212	42		251 COSTA MESA DR	\$30,000	\$93,100	\$123,100	3/26/2009	\$120,000	HW06	1983	102.58%	9.55
1079	5	C.05	5 SHEARWATER HOLLOW	\$40,000	\$129,200	\$169,200	7/10/2009	\$190,000	MC.B	1989	89.05%	3.98
1079	25	C.25	25 QUAIL RUN	\$40,000	\$140,200	\$180,200	5/11/2009	\$205,000	MC.B	1994	87.90%	5.13
1079	177	C.177	177 HARLEQUIN GLADE	\$40,000	\$122,900	\$162,900	4/23/2009	\$162,000	MC.D	1999	100.56%	7.52
1079	84	C.84	84 PUFFIN GLADE	\$40,000	\$110,900	\$150,900	5/14/2009	\$170,000	MC.E	1990	88.76%	4.27
1079	92	C.92	92 PUFFIN GLADE	\$40,000	\$134,400	\$174,400	1/12/2009	\$143,000	MC.G	1995	121.96%	28.93
1079	156	C.156	156 HARLEQUIN GLADE	\$40,000	\$111,000	\$151,000	3/12/2009	\$160,000	MC.G	2000	94.38%	1.34
1694	156	C.156	26 FIFTH LANE	\$258,000	\$50,500	\$308,500	5/18/2009	\$332,500	MID	1925	92.78%	0.25
1694	354	C.354	14 OCEAN AVE	\$550,000	\$54,900	\$604,900	8/13/2009	\$530,000	MOC	1925	114.13%	21.10
00956 06	2		4 BRANDON CT	\$80,000	\$267,100	\$347,100	4/21/2009	\$340,000	OC	2001	102.09%	9.06

00956	08	7	15 PACIFIC AVE	\$83,500	\$334,100	\$417,600	2/9/2009	\$340,000	OC	2000	122.82%	29.79
00956	08	11	5 FOREST VIEW DR	\$80,000	\$277,900	\$357,900	8/20/2009	\$350,000	OC	2000	102.26%	9.23
519		7	361 MC KINLEY AVE	\$72,000	\$221,000	\$293,000	7/6/2009	\$325,000	PW.G	2001	90.15%	2.88
343		3	337 DORSEY LN	\$99,300	\$109,900	\$209,200	6/12/2009	\$260,000	PW.P	1992	80.46%	12.57
443		11	360 LIVINGSTON AVE	\$98,600	\$265,100	\$363,700	3/27/2009	\$364,000	PW.P	2001	99.92%	6.89
493		11	388 COOLIDGE AVE	\$98,600	\$99,900	\$198,500	1/14/2009	\$222,000	PW.P	1978	89.41%	3.62
524		1	317 HOOVER AVE	\$98,600	\$177,500	\$276,100	6/30/2009	\$325,000	PW.P	2000	84.95%	8.08
543		13	271 NOLAN AVE	\$105,800	\$119,500	\$225,300	9/23/2009	\$247,000	PW.P	1987	91.21%	1.82
680		35	223 CENTRAL BLVD	\$99,300	\$126,400	\$225,700	4/16/2009	\$260,000	PW.P	1978	86.81%	6.22
696		1	240 SERPENTINE DR	\$93,900	\$67,000	\$160,900	9/25/2009	\$120,000	PW.P	1980	134.08%	41.05
698		15	476 ARLINGTON AVE SOUTH	\$98,600	\$167,100	\$265,700	6/25/2009	\$307,000	PW.P	2003	86.55%	6.48
704		7	248 MANHATTAN AVE	\$99,300	\$132,700	\$232,000	4/2/2009	\$277,000	PW.P	1999	83.75%	9.28
812		13	533 EASTERN BLVD	\$101,700	\$217,200	\$318,900	8/14/2009	\$350,000	PW.P	2003	91.11%	1.92
962		7	39 CENTRAL PKWY	\$96,900	\$122,500	\$219,400	9/2/2009	\$262,000	PW.P	1985	83.74%	9.29
00009	07	18	925 EDGEBROOK DR NORTH	\$37,500	\$76,200	\$113,700	8/19/2009	\$150,000	S001	1970	75.80%	17.23
00009	09	24	1111 WATERBERRY CT SOUTH	\$30,000	\$77,300	\$107,300	9/4/2009	\$103,500	S001	1970	103.67%	10.64
00009	13	6	1 YORK CT	\$30,000	\$71,900	\$101,900	8/26/2009	\$119,500	S001	1970	85.27%	7.76
00009	01	4	7 OXFORD DR	\$30,000	\$76,400	\$106,400	8/12/2009	\$118,000	S002	1968	90.17%	2.86
00009	11	17	7 SHERWOOD LN	\$30,000	\$89,000	\$119,000	3/30/2009	\$140,000	S008	1970	85.00%	8.03
00005	02	15	9 GARRETT RD	\$30,000	\$98,200	\$128,200	3/18/2009	\$152,500	SN04	1989	84.07%	8.97
00005	18	51	102 CASTLETON DR	\$30,000	\$78,600	\$108,600	8/10/2009	\$130,000	SN07	1985	83.54%	9.49
00005	04	12	6 GARRETT RD	\$30,000	\$92,800	\$122,800	6/15/2009	\$138,000	SN08	1989	88.99%	4.05
00005	06	34	17 AUBURN RD	\$30,000	\$95,400	\$125,400	6/29/2009	\$180,000	SN08	1988	69.67%	23.36
00009	18	8	16 BOLINGBROKE DR	\$30,000	\$75,600	\$105,600	5/12/2009	\$105,500	SW01	1976	100.09%	7.06
00009	64	21	33 PEMBROKE LN	\$30,000	\$79,100	\$109,100	5/15/2009	\$132,500	SW02	1974	82.34%	10.69
00009	27	31	14 SURREY CT	\$30,000	\$79,900	\$109,900	9/25/2009	\$120,000	SW07	1977	91.58%	1.45
00009	29	8	14 COVENTRY RD	\$30,000	\$72,700	\$102,700	1/21/2009	\$112,000	SW07	1977	91.70%	1.34
00009	44	50	205 WESTBROOK DR	\$37,500	\$78,500	\$116,000	4/6/2009	\$100,000	SW07	1977	116.00%	22.97
00009	17	38	11 BOLINGBROKE DR	\$30,000	\$96,700	\$126,700	9/24/2009	\$143,000	SW08	1976	88.60%	4.43
00009	23	15	29 WESTBROOK DR	\$30,000	\$126,000	\$156,000	8/24/2009	\$215,000	SW08	1974	72.56%	20.47
00009	23	67	111 WESTBROOK DR	\$39,000	\$103,200	\$142,200	4/30/2009	\$234,000	SW08	1975	60.77%	32.26
00009	28	61	172 NORTHUMBERLAND DR	\$30,000	\$113,400	\$143,400	3/5/2009	\$180,000	SW08	1977	79.67%	13.36
00009	49	83	24 MILLBROOK DR	\$55,000	\$97,700	\$152,700	5/28/2009	\$175,000	SX04	1982	87.26%	5.77
00009	51	11	69 BRUSSELS CT	\$55,000	\$97,200	\$152,200	5/13/2009	\$167,500	SX08	1984	90.87%	2.17
00009	59	17	17 ZEELAND DR	\$55,000	\$93,700	\$148,700	3/31/2009	\$172,000	SX08	1985	86.45%	6.58

93.03% 9.19

Disbursement of Assessment-Sales Ratio by VCS



Research and Findings - 2009 – 2010 Non-Useable Sales

There were 986 non-useable sales in 2009-2010. A review of these transactions eliminated more than half, which did not meet the definition of “market value” sales. Of the remaining sales, approximately 129 were selected at random and analyzed to make a determination as to their usability irrespective of the non-useable codes set forth by the Division of Taxation. Of the 129 sales, 55 were determined to meet the criteria for market value, arms-length transaction and should be accepted as such by the appraisal community. The assessment-sales ratios for these 55 transactions range from 82.67% to 124.24% with an average ratio of 100.30%. The coefficient of deviation ranges from 0.30 to 23.94 with an average of 8.92. The following details the 2009-2010 non-useable adjusted Class 2 sales.

BERKELEY TOWNSHIP

2009-10 Non-Useable Class 2 Sales-Adjusted

BLOCK	LOT	QUAL	PROPERTY LOCATION	TOTAL	DEED DATE	SALE PRICE	VCS	RATIO	DEV
1113	36		291 Louis Ave	\$304,400	9/9/2010	\$245,000	6.1	124.24%	23.94
1108.17	1		14 Edison St	\$228,200	11/22/2010	\$190,000	8.6	120.11%	19.80
1108.2	12		36 Carver St	\$206,300	2/5/2010	\$225,000	8.6	91.69%	8.62
1097	9		166 Brooks Ave	\$143,700	6/23/2010	\$168,000	8.7	85.54%	14.77
1097	23		157 Normandy Ave	\$210,100	4/26/2010	\$220,000	8.7	95.50%	4.80
1226	10		39 Moorage Ave	\$175,300	7/15/2010	\$180,000	9.1	97.39%	2.92
1233	4		38 Dockage Rd	\$192,700	11/29/2010	\$189,900	9.1	101.47%	1.17
1240	24		16 Anchorage Blvd	\$211,800	6/22/2010	\$190,000	9.1	111.47%	11.17
1260	13		123 North Stott St	\$211,400	6/24/2010	\$225,500	9.1	93.75%	6.56
1320	15		117 Eugene Furey Blvd	\$220,100	6/18/2010	\$210,000	10.1	104.81%	4.51
1323	1		12 Eugene Furey Blvd	\$227,900	5/7/2010	\$190,000	10.1	119.95%	19.64
1350	41		323 Main St	\$178,500	8/18/2009	\$186,700	10.1	95.61%	4.70
1363	14		510 Riverside Dr	\$232,500	10/27/2009	\$202,000	10.1	115.10%	14.79
1375	22		612 Holly Blvd	\$181,400	4/29/2010	\$197,500	10.1	91.85%	8.46
1376.01	9		611 Birch St	\$175,100	6/4/2010	\$179,000	10.1	97.82%	2.48
1545	26		229 Butler Blvd	\$283,200	11/29/2010	\$242,500	11.1	116.78%	16.48
1547	88		220 Butler Blvd	\$232,200	6/29/2010	\$262,000	11.1	88.63%	11.68
1550	7		215 Pine Dr	\$226,200	3/30/2010	\$255,000	11.1	88.71%	11.60
1559	2		204 Dogwood Dr	\$301,200	12/15/2010	\$255,000	11.1	118.12%	17.81
1559	5		210 Dogwood Dr	\$237,400	1/6/2011	\$215,000	11.1	110.42%	10.11
1437	1		95 Wright Dr	\$231,300	8/18/2010	\$269,000	13.2	85.99%	14.32
1458	14		85 Charles St	\$278,400	9/15/2010	\$250,000	13.2	111.36%	11.06
1575	1		11 Morris Blvd	\$203,600	8/20/2009	\$200,000	14.1	101.80%	1.50
1586	5		119 Shelley Lane	\$185,200	8/31/2010	\$209,900	14.1	88.23%	12.07
1577	6		249 Keller St	\$170,300	8/11/2009	\$206,000	14.1	82.67%	17.63
882	44.03		33 Scott Dr	\$203,700	8/20/2010	\$200,000	21.1	101.85%	1.55
882.02	5		124 Mill Creek Rd	\$257,700	6/14/2010	\$258,500	22.1	99.69%	0.61
1058	14		223 Pt. Pleasant Ave	\$168,900	10/15/2009	\$176,000	22.1	95.97%	4.34
1060	6		255 Pt. Pleasant Ave	\$214,600	4/23/2010	\$258,000	22.1	83.18%	17.13
1063	8		231 Cape May Ave	\$177,800	10/13/2010	\$178,000	22.1	99.89%	0.42
1065	6		121 Mill Creek Rd	\$162,200	5/22/2009	\$155,000	22.1	104.65%	4.34

1065	8	123 Mill Creek Rd	\$174,500	11/30/2010	\$195,000	22.1	89.49%	10.82
882.14	84.18	37 Sunnydale Dr	\$248,700	5/17/2010	\$260,000	22.4	95.65%	4.65
1837.12	1	83 Tern Ct	\$192,300	10/13/2010	\$186,000	23.2	103.39%	3.08
1840.04	7	177 Pheasant Dr	\$232,400	3/10/2010	\$251,000	23.2	92.59%	7.71
1840.06	3	182 Pheasant Dr	\$240,000	2/22/2010	\$235,000	23.2	102.13%	1.82
1841.14	14	17 Pigeon Place	\$208,200	4/23/2009	\$235,000	23.2	88.60%	11.71
1841.2	9	86 Sylvan Lake Blvd	\$285,700	6/8/2010	\$265,000	23.2	107.81%	7.51
848	17	35 Pine Tree Dr	\$219,500	5/27/2010	\$227,900	24.1	96.31%	3.99
953	6	33 Station Rd	\$254,500	11/3/2009	\$244,500	27.1	104.09%	3.79
956.02	5	14 Hemlock Lane	\$254,500	11/23/2010	\$205,000	32	124.15%	23.84
939.11	33	74 Timberline Rd	\$223,600	10/2/2010	\$265,000	BV	84.38%	15.93
973.02	18	30 Dolphin Circle West	\$277,300	6/29/2010	\$249,000	FX	111.37%	11.06
973.05	51	56 Marlin Ct	\$281,500	8/4/2010	\$265,000	FX	106.23%	5.92
606	39	446 Cleveland Ave	\$194,900	8/26/2010	\$205,000	PW.G	95.07%	5.23
227	7	237 Grand Central Pkwy	\$186,600	9/8/2010	\$201,000	PW.P	92.84%	7.47
346	12	319 Dorsey Lane	\$267,200	7/17/2009	\$257,500	PW.P	103.77%	3.46
435	4	465 Northern Blvd	\$290,000	8/20/2010	\$296,000	PW.P	97.97%	2.33
477	7	371 Hayes Ave	\$223,100	6/16/2010	\$264,000	PW.P	84.51%	15.80
499	1	331 Maryland Ave	\$229,500	9/11/2009	\$229,500	PW.P	100.00%	0.30
513	16	351 Madison Ave	\$246,800	7/27/2010	\$238,500	PW.P	103.48%	3.18
540	1	275 Veterans Blvd	\$243,000	12/15/2010	\$245,000	PW.P	99.18%	1.12
565	7	319 Central Blvd	\$202,400	4/7/2010	\$240,000	PW.P	84.33%	15.97
605	20	392 Veterans Blvd	\$236,300	5/10/2010	\$206,000	PW.P	114.71%	14.40
729	22	515 Eastern Blvd	\$182,300	11/30/2010	\$165,000	PW.P	110.48%	10.18
							100.30%	8.95

Research and Findings - *Land Value Formula*

An initial step in uniform assessing begins with estimating the land values for each individual neighborhood or VCS. The process implies that each parcel of real estate is vacant and available for development at its highest and best use. Samplings of land formulas were reviewed. The values used by CVI were developed by comparable vacant land sales or by extraction, a method of estimating land values via comparable improved sales. Since we are conducting a review, we will not render an opinion as to the accuracy of the figures, but only whether they were uniformly applied.

Based on a random selection of assessments, it appears that the land formulas were consistent with each VCS surveyed. However, in isolated cases dealing with improved properties, the formulas varied. We can only assume this was done to achieve uniformity in the total assessment, land and improvements. Of particular importance is the fact that the total assessment is the most important goal. However, in a revaluation year, uniformity is also very significant. In our opinion, deviating from a set formula is not wrong, but may not be the best choice in this instance.

Conclusions

The extent of our research and findings is outlined in the report. We began with a field review of the township in order to familiarize ourselves with each neighborhood. A number of home sales were analyzed leading up to and subsequent to the 2010 revaluation. Statistical data was computed based on these transactions. The accuracy of the data used by the revaluation company was verified by MLS/Trend (Multiple Listing Service) and field inspected where issues occurred. Uniform applications of land value formulas were investigated by a random sampling of properties throughout the township. Lastly, all of the 2010 County Tax Board appeals were collated by VCS with attention to those neighborhoods, which experienced a significant number of appeals and reductions in relation to the total number of line items.

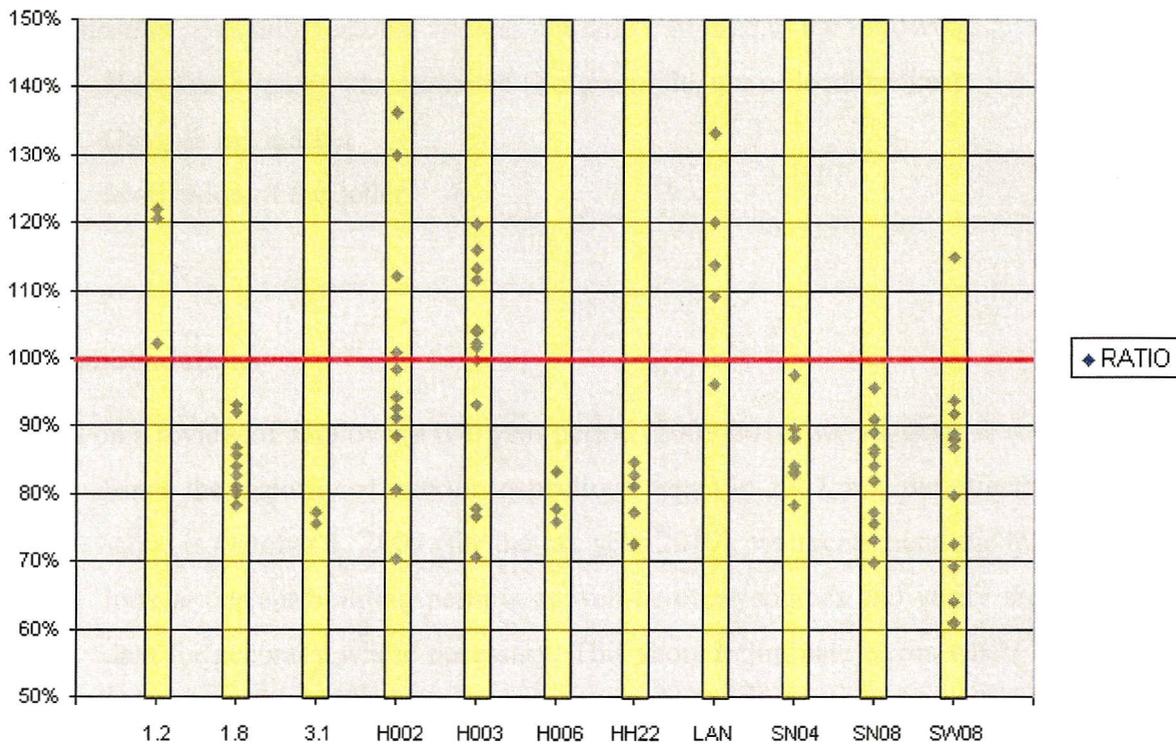
Conclusions

Based on our review of the statistical analysis including, but not limited to the 2009-2010 useable sales, 2009-2010 adjusted non-useable sales, random review of property data, application of land value formulas and county board tax appeal filings, it is our opinion the results of the 2010 revaluation program fall within a generally accepted standard.

However, there are some neighborhoods that we feel are outside the parameters stated in our report and require a closer review by the tax assessor for possible adjustments. These neighborhoods include:

VCS	Neighborhood	Number in VCS	Number Sales	Ratio Range (%)	CTB Appeals	Reductions
1.2	S. Seaside Park Ocean Front-Beach South of 20 th Ave	54	3	102.27 – 121.93	6	5
1.8	S. Seaside Park Island North of 20 th Ave	243	12	78.23 – 93.09	4	2
3.1	Manitou Park	153	2	75.59 – 77.20	0	0
H002	Holiday City- Sarasota	564	13	70.32 – 136.13	4	2
H003	Holiday City- Yellowstone	1227	13	76.64 – 119.66	7	4
H006	Holiday City- Capri	188	3	75.77 – 83.25	0	0
HH22	Holiday Heights- Madison	154	5	72.58 – 84.72	0	0
LAN	The Landings Condo	90	5	96.13 – 133.32	4	3
SN04	Silver Ridge (N) Glenridge	244	8	78.22 – 97.58	0	0
SN08	Silver Ridge- Yorkshire	388	11	69.67 – 95.71	0	0
SW08	Silver Ridge (W) Yorkshire	422	13	60.77 – 114.91	5	1

The graph on the following page depicts the data above.



In neighborhoods 1.2 and LAN the ratio of sales surveyed along with the number of successful tax appeals indicate the possibility that these areas are over assessed. In neighborhoods H002 and H003 the current sales indicate a wide disparity in ratios which generally indicate a lack of uniformity. The sales study for the balance of the remaining neighborhoods along with the lack of County Tax Board appeals, indicate these neighborhoods could be undervalued. Of importance is that a number of the properties within these neighborhoods are adult communities. By the nature of these housing types, many of the transactions are “estate” sales. As such, they are typically excluded from the assessor’s useable sales (NU Code 10). However, in some cases they meet the criteria of market value transactions. In the past two years, over 600 sales of age-restricted homes were considered non-useable. Also, the disparity in value may be limited to various models within the communities. We feel additional attention should be paid to the transfer of age-restricted homes with respect to usability and model.

Conclusions

The question of usability should address but not be limited to the following:

1. How the property was marketed (For example, use of local broker)
2. Days on the market
3. Motivation of the seller

Recommendations

Based on a review of data over a two year period (2009-2010) we suggest:

1. Since the majority of interior inspections began in 2007, and the effective date of value is October 1, 2009 (for the tax year 2010), we recommend the tax assessor look at current building permits as well as other sources and verify the property data for accuracy where necessary. This should eliminate errors where entry was denied or material changes were made to the properties between the date of inspection and the date of sale or valuation.
2. Although the extracted land value formulas for each neighborhood (VCS) were uniformly applied, there were some isolated cases where the formulas were altered. If for no other reason than consistency and uniformity, we strongly suggest these assessments be revised back to the original formula or a standardized formula. Again, particularly in a revaluation year, the same standards should apply to each property (within a VCS).
3. Overall, the statistical data (assessment-sales ratio and coefficient of deviation) district-wide appears to be within generally accepted parameters. However, based on a review of individual neighborhoods where data is available, questions arise with respect to ratios and coefficients. These areas, which are identified in our report, should be reviewed by the assessor for possible adjustments where warranted.

Recommendations

4. A way to address the findings and conclusions in this report is to institute a “compliance plan.” Each year, the assessor has the ability to file a simple plan with the County Board of Taxation to update assessments and bring values in line. Provisions of the plan allow up to 50% of the line items to be adjusted. Based on our review, far less than the 50% threshold will require changes. This process will allow the assessor to:

- Review changes in market conditions since the last effective date of value (10/1/09)
- Analyze data in neighborhoods where reductions were successfully obtained via appeals, and adjust properties where appeals (in those neighborhoods) were not filed
- Review all neighborhoods in Berkeley Township where current market trends support adjustments, in addition to those highlighted in this report
- Maintain uniformity within each VCS and the township at large

Generally, it is good business practice to review assessments annually, especially following a revaluation. We do not believe there will be a large number of changes and any adjustments should not be significant.

Appendix

- Residents' Concerns
- VCS (Neighborhood) Maps
- Resume

Question

262 Butler Blvd. (Block 1547, Lot 109) is a waterfront lot in Bayville. The home was built around 1950 and comprises 780± square feet. It sold in 2009 for \$355,000. The 2010 improvement assessment was \$8,700 while similar properties had improvement values of \$65,000 to \$72,000. How can this be?

Answer

Upon review of the property in question as well as the surrounding comparable properties, it appears your facts are correct. The subject improvements were substantially depreciated and a significant market adjustment was made. Evidently, although the data in the property file indicates otherwise, the assessor or revaluation company felt the property was in "tear down" condition, or felt the improvements had very little value. This could have been done to support the 2007 purchase price.

Question

Can you evaluate vacant lot assessment as compared to the improved property owned land assessment?

Answer

In a majority of cases, our land value study concludes the formulas were uniformly applied. However, in isolated cases, the land values were altered. The underlying principle is all properties should be valued "as if" vacant and available to be developed at its highest and best use. Therefore, irrespective of improvements, land values should remain uniform.

Question

Twenty-First Avenue, Block 1706, Lot 2133, C001, and C002 (50' by 100') have a land assessment totaling \$650,000 while Lot 2135 (50' by 100') has an assessment of \$325,000. Why?

Answer

Although Lot 2133 is the same size (50' by 100') it can legally support a duplex structure (two dwelling units). Additionally, Lot 2133 is a condominium. Therefore, Lot 2133 has greater utility than Lot 2135. In the assessor's opinion, twice the utility is twice the (land) value. We may not agree that the land value should be doubled, but there should be a premium (over the \$325,000) associated with the ability to construct two dwelling units on a similar 50' by 100' lot.

Also, competing single family building lots on the same street (Lots 2131.01 and 2131.02), approximately 25' by 100' have land values of \$275,000. We agree there should be some consistency in establishing land values.

Question

In the assessor's manual, each property was not assessed, this was a blanket assessment completed by Certified Valuations, Inc. When I contacted their office I was told that the method they used was one in which, for example, they would take the average sales price of a three bedroom, two bath, 1,500 square foot home on the water located at the Jersey shore, and use that as the guideline for all three bedroom, two bath homes that were on the water, regardless of where or what type of neighborhood the home was located in.

Answer

The process of valuing each property is referred to as "mass appraisal". It is defined in our report and is the generally accepted methodology for revaluations. We do not believe CVI took the average sales prices of Jersey shore homes to value the properties in Berkeley Township. Obviously, adjustments were made for neighborhoods (VCS).

Question

Could you please look at a hand written list of approximately 375 parcels of land in the nine retirement communities in Berkeley Township that do not have an assessment assigned to them? Some of these parcels are improved in the respect that they have clubhouses, swimming pools, parking lots, etc. built upon them.

Answer

We randomly looked at a number of parcels in the communities you mentioned. It appears the parcels in question are "common elements" in their respective developments. Under "condominium" ownership of property, the assessment for each unit in the condominium includes the taxable value of the owner's unit along with the owner's undivided interest in the common elements (which should be inseparable from each unit). The common elements are not to be individually assessed and the parcels in question should carry a zero assessment.

Question

I understand you have been hired to review the assessments in Berkeley Township, where I reside. I would appreciate it if you would consider our property, 72 Carlyle Drive. We have the same square footage as the house next door at 70 Carlyle, however we are assessed \$30,000 higher and we just do not understand how they came up with this. We just do not understand. They have an eat-in kitchen, formal living room, formal dining room, and family room. We have a small kitchen, living room and dining room, no family room. It just doesn't make any sense to us. The house at 74 Carlyle has one more bedroom than ours and they are assessed \$30,000 less than us also.

Answer

As accurately stated, according to public records your home is very similar in gross living area to 70 Carlyle Drive. The balance of the data on #72 and #70 is:

	72 Carlyle	70 Carlyle
Land Assessment	\$230,000	\$230,000
Improvement Assessment	\$202,600	\$174,300
Total Assessment	\$432,600	\$404,300
Lot Size	50 x 100	50 x 100
Room Count	7	7
Bedroom	4	3
Bath	3	2.5
Year Built	1986	1986
Fireplace	1	1
Garage	2-car	1-car
Style	Colonial	Contemporary
S.F.L.A.	2,108 sq. ft.	2,100 sq. ft.
Deck/porch	Wood	Open

In reviewing the property record card data for both homes it appears your home is slightly superior with respect to amenities (bathrooms and garage). However, the biggest difference lies with the fact that #70 is contemporary in style. In today's market, most assessors and appraisers are recognizing the limited demand for contemporary style homes. The assessor has adjusted #70 accordingly and we agree with his thinking.

Question

Why were four sales (Block 1714, Lots 231.05 through 231.08 left off the list entitled Berkeley Township All Sales Including Non-Useable 01-01-08 to 10-01-09? (*paraphrased*)

Answer

We did a similar search of sales and initially could not find the four sales in question. A second attempt resulted in locating two of the four sales. However, all four sales were listed in the property files (MOD IV). Why this occurred is difficult to say. It is possible, since the sales were recorded at the County Clerk's office on 9-1-09, they did not reach the assessor in time to be investigated and entered into the township files by 10-1-09.

With respect to the four properties in question, three of the lots 231.06, 231.07 and 231.08 were sold the same day (7-20-09) to the same buyer (The DeVita Group, LLC). As such, they should be considered a multi-parcel sale and not qualify as individual market value transactions. Lot 231.05 sold for less than the multi parcel sale which is difficult to explain. We think the sale of Lots 231.03 and 231.04 on November 25, 2009 for \$420,000 is more relevant. As a result of these transactions and appeals in the neighborhood, the assessor agreed to reduce the land assessments in this area from \$550,000 per lot (50' by 100') to \$425,000 for Lots 231.05 through 231.08, and \$420,000 (the purchase price) for Lots 231.03 and 231.04. While these land assessment values are more in line with recent sales, they should all be the same.

PROFESSIONAL QUALIFICATIONS

of **RICHARD J. CARABELLI, JR.**

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M.A. Public Administration Program, Rider University, Lawrence Township, NJ
Courses Completed: Urban Planning and Development
Contemporary Social Problems
Administrative Analysis

Appraisal Institute Credit Received:
Real Estate Appraisal Principles
Basic Valuation Procedures
Capitalization Theory and Techniques Part A and Part B
Case Studies in Real Estate Valuation
Report Writing and Valuation Analysis
Standards of Professional Practice

Mercer County Community College, West Windsor Township, NJ
Real Estate Principles
Real Estate Appraisal Principles

Lawyers Title Insurance School, Hamilton Township, Mercer County, NJ

Professional Licenses, Affiliations and Associations:

New Jersey State Certified General Real Estate Appraiser [42RG00010800]
NJ Certified Tax Assessor (CTA)
Mercer County Board of Taxation, President and Commissioner
Member, Appraisal Institute—(MAI)
Member, Central NJ Chapter—Appraisal Institute, Past President
New Jersey License Real Estate Salesperson
President, NJ Association of County Tax Boards
Municipal Assessor, Township of Franklin, Somerset County
County Tax Administration Certificate
Member, IAAO, International Association of Assessing Officers
Member, Supreme Court Committee on the Tax Court
Member, Tax Assessor Continuing Eligibility Board
Member, Rutgers Continuing Studies, Focus Group

Experience: Residential Properties, Multi-Family Dwellings, Commercial, Industrial, Income Producing Properties, Vacant Land, Condemnation, and Contaminated Properties
Farmland Preservation and Conservation Easement appraisals in conjunction with Open Space Farmland Preservation Programs, SADC and NJ DEP-Green Acres.