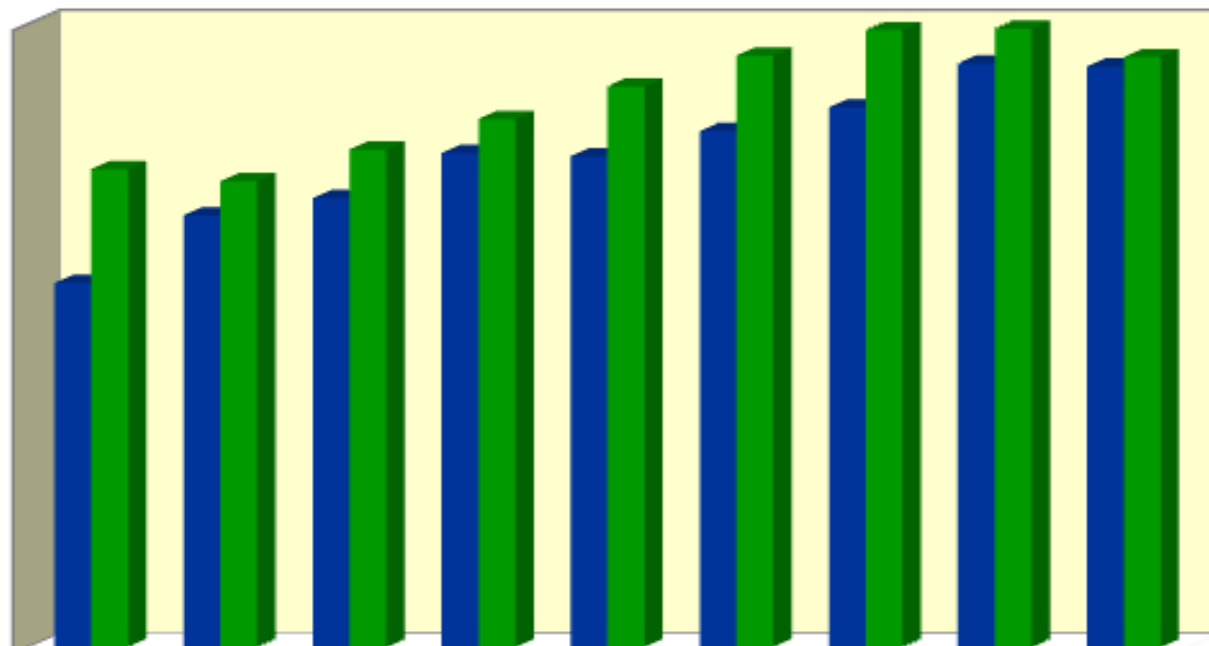


City of Gardner

Average Appraised Value vs Average Sales Price



	2000	2001	2002	2003	2004	2005	2006	2007	2008
■ Average Appraisal	\$105,306	\$124,815	\$129,809	\$142,832	141,856	149,242	156,015	168,680	167,896
■ Average Sale	\$138,210	\$134,757	\$143,829	152,665	162,094	171,014	178,407	178,829	170,612