

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Everett South

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2005 Assessment / 2006 Tax
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 1205000

Parcels Appraised: 2,971

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	505,896,900	431,193,500	-74,703,400	-14.8%
Improvements:	370,598,700	345,014,500	-25,584,200	-6.9%
Total:	876,495,600	776,208,000	-100,287,600	-11.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 68

	2008	2009	Change	% Change
Median Ratio:	0.9707	0.8506	-0.1201	-12.4%
Mean Ratio:	0.9870	0.8640	-0.1230	-12.5%
Weighted Mean:	0.9705	0.8547	-0.1158	-11.9%
PRD:	1.0170	1.0109	-0.0061	-0.6%
COD:	0.0856	0.0744	-0.0112	-13.0%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/02/2009**

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Summary

Ratio of Assessed Value

**Avg Ratio of 2009 Assessed Values to 2008 Sales Prices
For Single Family Residences
In Snohomish County**

To Sales Price over Time

**NOTE: Rising ratios indicate
declining sales prices**



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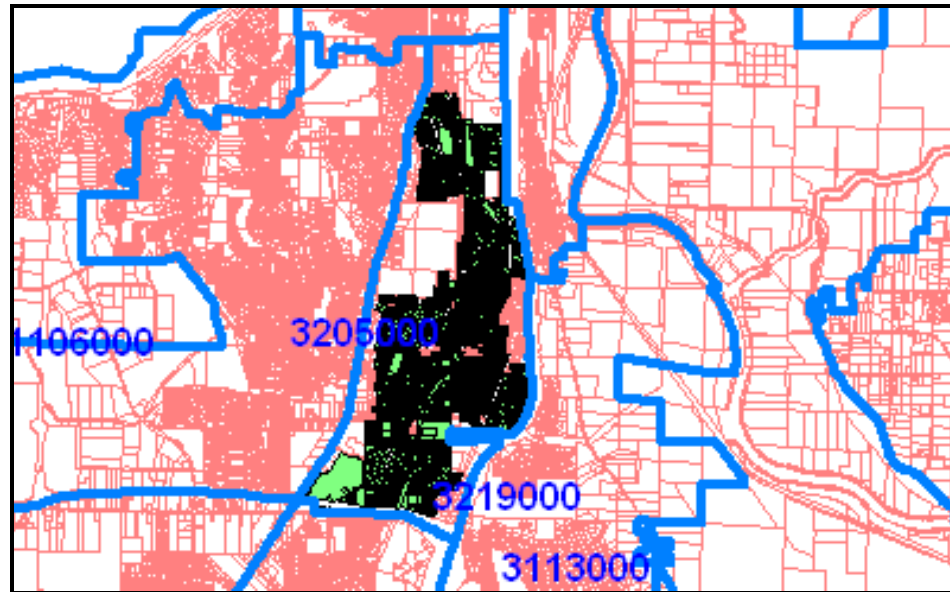


Appraisal Area

Neighborhood Boundary

And Member Parcels

- Legend
Red: Parcels
Green: Member Parcels
Blue: Region Boundary



The map above shows the economic region known as Neighborhood 1205000 (AKA BMA 1205000) and its member parcels.

The 'blue' boundary delineates the economic region (neighborhood). Parcels with residential zoning, which lie within the economic region, are denoted in 'green'. Everything else is 'commercial' property which lies within the residential economic region.

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Appraisal Area

Neighborhood Description

City of Everett, south of 41st Street to SR 526, east of Evergreen Way to I-5.

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Agricultural	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	1	L:	270,000	216,000	-54,000	-20.0%
		B:	288,500	278,300	-10,200	-3.5%
		T:	558,500	494,300	-64,200	-11.5%
Commercial	24	L:	40,319,300	32,322,400	-7,996,900	-19.8%
		B:	55,869,400	55,844,600	-24,800	0.0%
		T:	96,188,700	88,167,000	-8,021,700	-8.3%
Residential	2637	L:	424,018,700	364,836,600	-59,182,100	-14.0%
		B:	288,409,000	265,659,700	-22,749,300	-7.9%
		T:	712,427,700	630,496,300	-81,931,400	-11.5%
Multifamily	131	L:	20,883,900	17,774,700	-3,109,200	-14.9%
		B:	26,031,800	23,231,900	-2,799,900	-10.8%
		T:	46,915,700	41,006,600	-5,909,100	-12.6%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	178	L:	20,405,000	16,043,800	-4,361,200	-21.4%
		B:	0	0	0	0.0%
		T:	20,405,000	16,043,800	-4,361,200	-21.4%

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	2971	L:	505,896,900	431,193,500	-74,703,400	-14.8%
		B:	370,598,700	345,014,500	-25,584,200	-6.9%
		T:	876,495,600	776,208,000	-100,287,600	-11.4%

- Agriculture: Farms General, Open Space Ag, Open Space General
- Industrial: Manufacturing Facilities
- Commercial: Retail, Schools and Churches
- Residential: Single Family Residences, Condominiums and Manufactured Homes
- Multifamily: All Multiple Family Parcels Including Duplexes and Tri-plexes
- Forest: Designated Forest Land and Open Space Timber
- Other: All Remaining Categories Including Vacant Land

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	2,535	62	2.4%
	112-2 Single Family Residences	32		
	116-Comon Wall SFR	2		
	118-Manufac Home (Owned Site)	1		
	122-Duplex	124	1	0.8%
	123-Tri-Plex	6		
	124-Four Plex	1		
	141-SFR Condominium Detached	18		
	142-SFR Condominium CommonWall	44	2	4.5%
	183-Non Residential Structure	5		
	249-Other Lumber & Wood Prod	1		
	459-Other Highway NEC	1		
	461-Automobile Parking (Lot)	2		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	2		
	489-Other utilities, NEC	3		
	681-Nursery,Primary,Second Sch	3		
	691-Religious Activities	8		
	699-Other Misc Services	1		
	742-Playgrounds/Athletic Areas	1		
	749-Other Recreation	1		
	769-Other Parks, NEC	1		
	910-Undeveloped Land	178	3	1.7%
	Grand Total	2,971	68	2.3%

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

The first 2 digits of the property class code conform to the 2 digit land use code standards published in the Washington state department of revenue ratio procedures manual, April 1997.

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	65 Topo Problems I	1		
	86 Utility Easement (P/L)	2		
	88 Contiguous-less than 1 acre	66		
	A2 Sewer Avg Older Mixed NH	2,518	59	2.3%
	A4 Sewer Average Plus NH	283	7	2.5%
	C2 SFR Condo Det Avg NH -141	18		
	C4 Condo Cmnwall@LivArea - 142	42	2	4.8%
	C5 Condo Cmnwall@Gar UC 142	2		
	C6 SFR Commonwall - UC 116	2		
	N/A Building only	7		
	UD Undevelopable Land	30		
	Grand Total	2,971	68	2.3%

N/A: Building Only Accounts (Parcels With No Land)

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Neighborhood Profile

**Neighborhood Profile By
House Type**

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	1,308	32	2.4%
12 - 1 Story Bsmt	668	16	2.4%
14 - 1 1/2 Story	148	4	2.7%
15 - 1 1/2 Story Bsmt	198	5	2.5%
17 - 2 Story	234	7	3.0%
18 - 2 Story Bsmt	36		
20 - 2+ Story	15		
23 - Split Entry	134	1	0.7%
24 - Tri Level	23		
71 - DW Manuf. Home	1		
N/A	206	3	1.5%
Grand Total	2,971	68	2.3%

N/A: Land Only Accounts Or Non Single Family Structures

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Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	25 Low	16	1	6.3%
	35 Fair	267	7	2.6%
	41 Avg Minus	119	4	3.4%
	45 Average	2,211	48	2.2%
	49 Avg Plus	70	3	4.3%
	55 Good	82	2	2.4%
	N/A	206	3	1.5%
	Grand Total	2,971	68	2.3%

N/A: Land Only Accounts Or Miscellaneous Structures (Barns, Sheds, etc).

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1899 & older	1		
	1900 - 1909	13		
	1910 - 1919	88	1	1.14%
	1920 - 1929	468	14	2.99%
	1930 - 1939	214	3	1.40%
	1940 - 1949	452	10	2.21%
	1950 - 1959	600	10	1.67%
	1960 - 1969	250	11	4.40%
	1970 - 1979	146	2	1.37%
	1980 - 1989	128	3	2.34%
	1990 - 1999	214	4	1.87%
	2000 - 2009	191	7	3.66%
	N/A	206	3	1.46%
	Grand Total	2,971	68	2.3%

N/A: Land Only Accounts Or Non Single Family Structures

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
N/A		206	3	1.5%
1 - 499		9		
500 - 749		78	1	1.3%
750 - 999		429	12	2.8%
1000 - 1249		615	16	2.6%
1250 - 1499		470	13	2.8%
1500 - 1749		414	6	1.4%
1750 - 1999		271	3	1.1%
2000 - 2249		190	6	3.2%
2250 - 2499		115	3	2.6%
2500 - 2749		72	2	2.8%
2750 - 2999		37	2	5.4%
3000 - 3249		31	1	3.2%
3250 - 3499		16		
3500 - 3749		10		
3750 - 3999		3		
4000 - 4249		2		
4500 - 4749		2		
5000 - Over		1		
Grand Total		2,971	68	2.3%

N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area

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Performance Analysis

Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	17,723,000	15,607,700
Total Sales Price	18,261,775	18,261,775
Average Assessed Value	260,632	229,525
Average Sales Price	268,556	268,556
Number in Sample	68	68
Median Ratio	0.9707	0.8506
Mean (Average) Ratio	0.9870	0.8640
Weighted Mean (S.W.A.) Ratio	0.9705	0.8547
Regression Index (P.R.D.)	1.0170	1.0109
Coefficient of Dispersion (C.O.D.)	0.0856	0.0744

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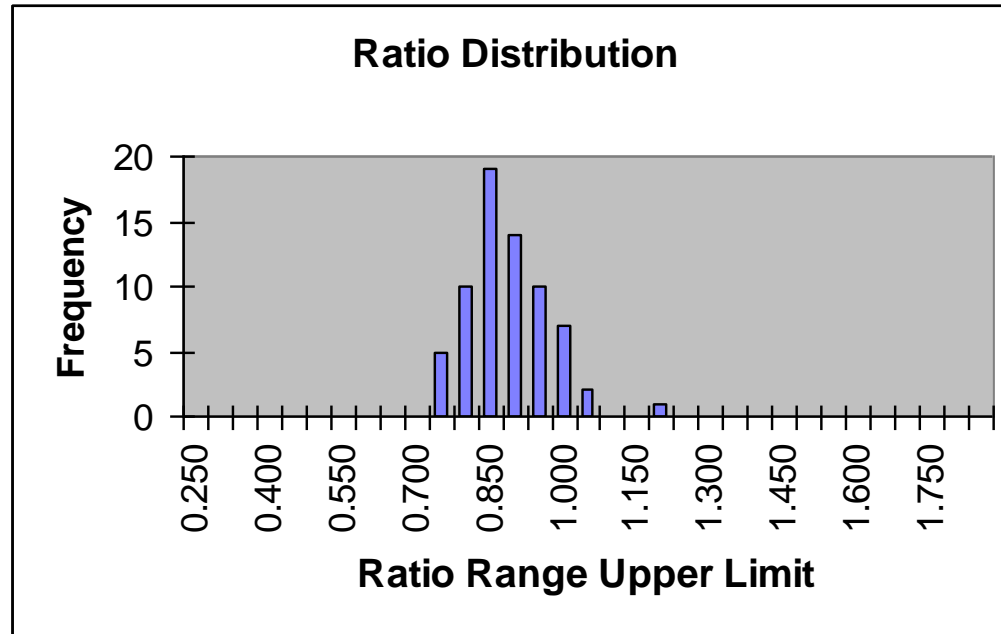


Performance Analysis

Ratio Distribution Histogram

All Use Codes

Sales Dated 2008



Each 'tic' on the 'X' axis represents the upper limit of the ratio range. For example, The bar associated with position 1.00 represents all of the parcels whose ratio is greater than 0.95 and less than or equal to 1.00

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Performance Analysis

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	16,361,900	14,446,200
Total Sales Price	16,891,975	16,891,975
Average Assessed Value	263,902	233,003
Average Sales Price	272,451	272,451
Number in Sample	62	62
Median Ratio	0.9671	0.8488
Mean (Average) Ratio	0.9806	0.8634
Weighted Mean (S.W.A.) Ratio	0.9686	0.8552
Regression Index (P.R.D.)	1.0123	1.0096
Coefficient of Dispersion	0.0799	0.0738

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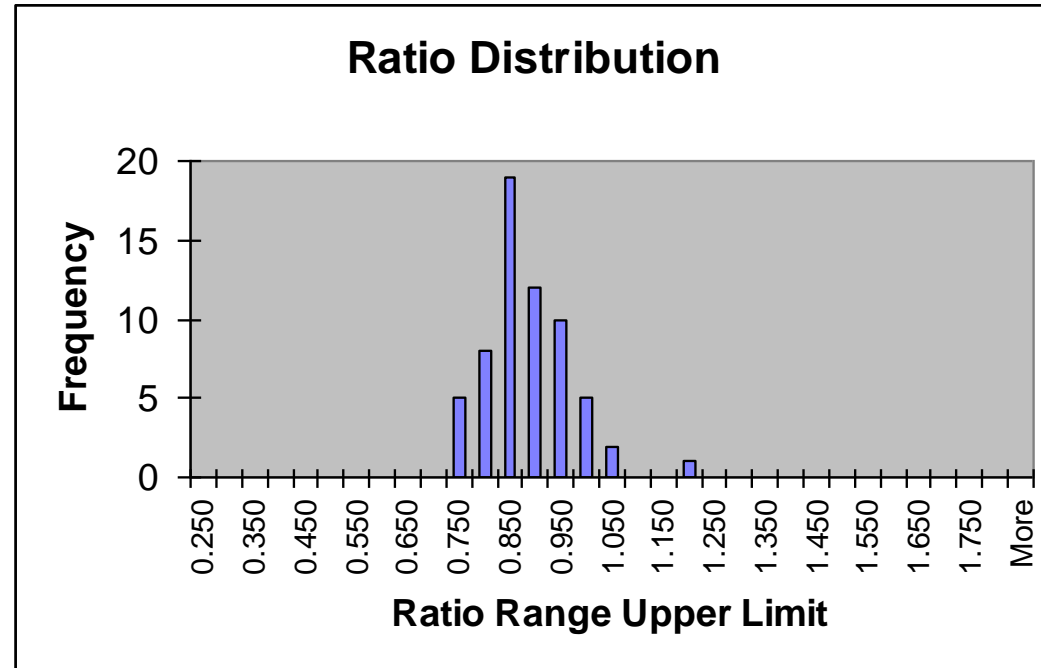


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2008



Each 'tic' on the 'X' axis represents the upper limit of the ratio range. For example, The bar associated with position 1.00 represents all of the parcels whose ratio is greater than 0.95 and less than or equal to 1.00.

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Qualified Sales

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
28050500205700	111	A2	1964	12 - 1 Story Bsmt	45 Average	2,584	270,000	3/25/2008	I	374,000	0.72
28050700102700	111	A2	1948	11 - 1 Story	35 Fair	960	192,300	3/27/2008	I	225,000	0.85
28050700106400	111	A2	1998	11 - 1 Story	45 Average	1,476	253,900	6/3/2008	I	300,000	0.85
00392800300902	111	A2	1942	11 - 1 Story	35 Fair	1,334	217,200	6/30/2008	I	265,000	0.82
00392900100301	111	A2	1925	12 - 1 Story Bsmt	45 Average	1,428	224,600	3/11/2008	I	256,000	0.88
00392901000800	111	A2	1933	14 - 1 1/2 Story	35 Fair	1,200	211,700	4/23/2008	I	273,000	0.78
00392901100902	111	A2	1941	11 - 1 Story	25 Low	696	171,300	9/29/2008	I	207,446	0.83
00393900201500	111	A2	1922	11 - 1 Story	35 Fair	768	181,500	1/23/2008	I	213,000	0.85
00393900202203	111	A2	1996	11 - 1 Story	45 Average	1,020	232,800	7/3/2008	I	285,000	0.82
00393900701502	111	A2	1936	11 - 1 Story	45 Average	962	199,500	8/21/2008	I	223,000	0.89
00394000001102	111	A2	1920	12 - 1 Story Bsmt	45 Average	1,053	205,400	5/22/2008	I	217,000	0.95

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00394000002200	111	A2	1930	11 - 1 Story	35 Fair	1,028	217,300	4/9/2008	I	220,000	0.99
00394000007201	111	A2	1989	11 - 1 Story	45 Average	1,224	233,400	3/13/2008	I	230,000	1.01
00394100301700	111	A2	1962	11 - 1 Story	45 Average	1,102	238,800	7/28/2008	I	262,000	0.91
00394100301800	111	A2	1961	11 - 1 Story	45 Average	1,269	232,400	9/11/2008	I	235,000	0.99
00394100500501	111	A2	1951	11 - 1 Story	45 Average	1,214	233,700	7/14/2008	I	249,950	0.93
00407801000500	111	A4	1954	11 - 1 Story	45 Average	872	234,900	6/2/2008	I	269,000	0.87
00407801002500	111	A4	1947	12 - 1 Story Bsmt	45 Average	1,048	237,200	4/11/2008	I	282,000	0.84
00407801002700	111	A4	1942	15 - 1 1/2 Story Bsmt	45 Average	1,733	263,400	4/16/2008	I	332,000	0.79
00410200005102	111	A4	1960	12 - 1 Story Bsmt	55 Good	2,617	345,800	12/18/2008	I	300,000	1.15
00410200005402	111	A4	1956	12 - 1 Story Bsmt	55 Good	2,803	361,700	4/9/2008	I	459,950	0.79
00410200012500	111	A4	1951	12 - 1 Story Bsmt	45 Average	1,718	271,100	2/25/2008	I	345,000	0.79
00410200014800	111	A4	1951	12 - 1 Story Bsmt	49 Avg Plus	2,373	307,600	6/11/2008	I	405,000	0.76

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Qualified Sales

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
0043250000500	111	A2	1955	11 - 1 Story	45 Average	1,599	230,000	3/14/2008	I	297,500	0.77
00432500003100	111	A2	1961	11 - 1 Story	45 Average	988	214,200	9/10/2008	I	257,228	0.83
00448100000500	111	A2	1989	11 - 1 Story	41 Avg Minus	1,224	227,800	9/29/2008	I	281,200	0.81
00472300001200	111	A2	1964	12 - 1 Story Bsmt	45 Average	1,291	236,400	5/5/2008	I	279,000	0.85
00472300002500	111	A2	1960	12 - 1 Story Bsmt	45 Average	2,304	302,000	9/10/2008	I	350,000	0.86
00495000401000	111	A2	1925	14 - 1 1/2 Story	45 Average	2,071	216,500	7/3/2008	I	246,600	0.88
00495800201300	111	A2	1925	15 - 1 1/2 Story Bsmt	45 Average	1,360	228,700	6/24/2008	I	232,750	0.98
00495800501500	111	A2	1975	11 - 1 Story	45 Average	1,095	221,500	3/6/2008	I	250,000	0.89
00495800801600	111	A2	1946	12 - 1 Story Bsmt	45 Average	750	191,600	4/11/2008	I	210,000	0.91
00527100000800	111	A2	1925	15 - 1 1/2 Story Bsmt	45 Average	1,195	209,700	9/25/2008	I	246,950	0.85
00527100000900	111	A2	1950	11 - 1 Story	45 Average	1,048	213,800	8/12/2008	I	250,000	0.86
00539900300300	111	A2	1925	11 - 1 Story	45 Average	944	207,600	1/8/2008	I	250,000	0.83

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Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00544700100600	111	A2	1922	17 - 2 Story	35 Fair	1,808	222,400	10/23/2008	I	220,000	1.01
00544700201100	111	A2	1990	11 - 1 Story	41 Avg Minus	1,285	236,400	8/27/2008	I	250,000	0.95
00544700201500	111	A2	1990	11 - 1 Story	41 Avg Minus	1,285	249,900	1/28/2008	I	290,000	0.86
00544700803200	111	A2	1948	12 - 1 Story Bsmt	45 Average	2,162	241,800	12/29/2008	I	242,000	1.00
00544701301301	122	A2	1976	17 - 2 Story	45 Average	1,800	285,100	9/19/2008	I	364,000	0.78
00544900300700	111	A2	1922	15 - 1 1/2 Story Bsmt	45 Average	1,282	138,100	5/20/2008	I	187,500	0.74
00544900400100	111	A2	1915	11 - 1 Story	45 Average	1,384	236,300	3/6/2008	I	278,500	0.85
00545001701300	111	A2	1986	11 - 1 Story	45 Average	1,230	226,100	8/14/2008	I	243,800	0.93
00545002200700	111	A2	1924	11 - 1 Story	45 Average	1,034	199,700	2/19/2008	I	250,700	0.80
00545002202900	111	A2	1961	11 - 1 Story	45 Average	984	203,500	11/4/2008	I	215,000	0.95
00545003103700	111	A2	1966	11 - 1 Story	45 Average	1,314	210,500	5/14/2008	I	260,000	0.81
00545103901900	111	A2	1946	11 - 1 Story	35 Fair	888	177,200	5/20/2008	I	210,000	0.84

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00545103902200	111	A2	1945	11 - 1 Story	45 Average	900	189,300	12/4/2008	I	201,500	0.94
00545204400600	111	A2	1925	11 - 1 Story	45 Average	826	138,800	4/18/2008	I	164,950	0.84
00545304600200	111	A2	1958	11 - 1 Story	45 Average	1,184	204,700	2/15/2008	I	270,000	0.76
00545304600301	111	A2	1963	11 - 1 Story	45 Average	1,248	227,700	9/25/2008	I	249,950	0.91
00605700001600	111	A2	1963	12 - 1 Story Bsmt	45 Average	3,060	325,800	3/18/2008	I	441,500	0.74
00605700002000	111	A2	1955	12 - 1 Story Bsmt	45 Average	2,800	304,300	6/20/2008	I	330,000	0.92
00605800005000	111	A2	1955	12 - 1 Story Bsmt	45 Average	1,268	243,300	2/25/2008	I	303,000	0.80
00544700202900	111	A2	2001	17 - 2 Story	45 Average	1,588	269,600	9/17/2008	I	309,000	0.87
00500600002302	111	A2	2001	11 - 1 Story	41 Avg Minus	902	188,200	8/8/2008	I	225,000	0.84
00531600003102	111	A2	1920	12 - 1 Story Bsmt	45 Average	2,009	218,100	10/28/2008	I	223,551	0.98
00531700301401	111	A2	1940	14 - 1 1/2 Story	45 Average	1,930	249,800	1/7/2008	I	340,000	0.73
00531700300104	111	A2	1920	14 - 1 1/2 Story	45 Average	1,435	213,000	4/7/2008	I	259,000	0.82

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Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00392800700301	111	A2	2008	23 - Split Entry	45 Average	2,240	297,200	6/30/2008	I	363,950	0.82
01068300000100	111	A2	2007	17 - 2 Story	45 Average	2,008	274,000	4/11/2008	I	366,000	0.75
01045500001000	142	C4	2006	17 - 2 Story	49 Avg Plus	1,573	271,400	1/8/2008	I	354,900	0.76
01045500001700	142	C4	2006	17 - 2 Story	49 Avg Plus	1,613	265,000	8/25/2008	I	269,900	0.98
00544900201401	111	A2	2008	17 - 2 Story	45 Average	2,103	292,600	1/4/2008	I	355,000	0.82
00393600500505	910	A2		N/A	N/A		140,000	4/21/2008	V	160,000	0.88
00545002800201	910	A2		N/A	N/A		100,000	2/26/2008	V	116,000	0.86
00392800100601	111	A2	1926	15 - 1 1/2 Story Bsmt	45 Average	2,428	230,600	5/22/2008	I	262,500	0.88
00392900800902	910	A2		N/A	N/A		100,000	8/1/2008	V	105,000	0.95
28050500205700	111	A2	1964	12 - 1 Story Bsmt	45 Average	2,584	270,000	3/25/2008	I	374,000	0.72

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Everett South

Appraisal Date: January 1, 2009



**Sales Not Included in
Statistical Analysis**

The following sales were not included in the statistical analysis of this report for one of the following reasons:

- The 2008 assessed value did not include improvement value but the sale price included improvements (i.e. new construction that has not been assessed yet for the 2009 assessment).
- The improvements were assessed as less than 100% complete as of July 31, 2008 but the sale price was for a 100% complete home.
- A single family residence or manufactured home that was included in the sale price was torn down or moved after the sale and the 2009 assessed value does not include any improvement value.
- The sales price was less than \$1000.
- The ratio of the 2009 assessed value to the sale price was outside the Department of Revenue Ratio Study guidelines of greater than .25 and less than 1.75.
- The parcel was not in existence for the 2008 assessment and cannot be used for the year-to-year statistical comparison.

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00392900700401	111	A2	N/A		N/A		135,000	6/26/2008	I	145,000	0.93