

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 1315000-1315909

Parcels Appraised: 2102

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	406,715,600	324,861,100	-82,484,500	-20.3%
Improvements:	306,152,100	283,680,500	-22,644,100	-7.4%
Total:	712,867,700	608,541,600	-105,128,600	-14.7%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 121

	2008	2009	Change	% Change
Median Ratio:	1.0091	0.8604	-0.1487	-14.7%
Mean Ratio:	0.9973	0.8531	-0.1442	-14.5%
Weighted Mean:	1.0011	0.8535	-0.1477	-14.7%
PRD:	0.9961	0.9995	0.0034	0.3%
COD:	0.0786	0.0697	-0.0089	-11.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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**



Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009

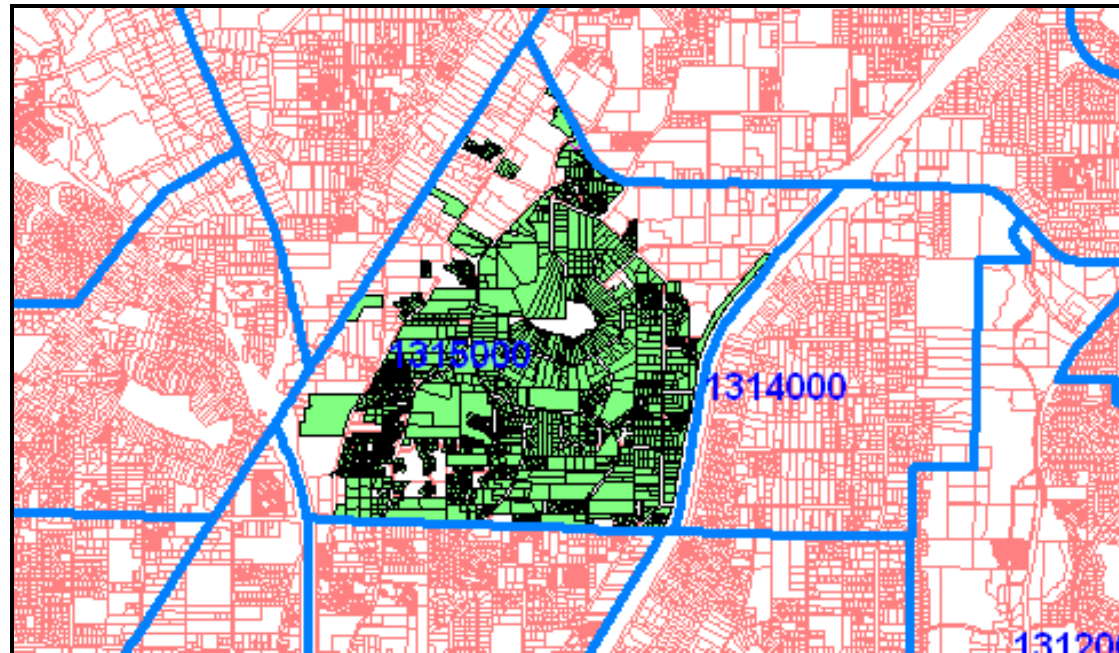


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1315000-1315909 (AKA BMA 1315000-1315909) 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.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Appraisal Area

Neighborhood Description

Greater Lake Stickney area, west of I-5 and east of Hwy 99, south of 128th and north of 148th.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	8	L:	10,086,800	8,072,100	-2,014,700	-20.0%
		B:	7,442,400	7,447,700	5,300	0.1%
		T:	17,529,200	15,519,800	-2,009,400	-11.5%
Residential	1915	L:	350,938,600	277,117,200	-74,031,400	-21.1%
		B:	293,116,600	270,233,800	-23,055,300	-7.9%
		T:	644,055,200	547,351,000	-97,086,700	-15.1%
Multifamily	23	L:	4,947,000	3,846,300	-1,100,700	-22.2%
		B:	4,924,800	5,999,000	1,074,200	21.8%
		T:	9,871,800	9,845,300	-26,500	-0.3%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	156	L:	40,743,200	35,825,500	-5,337,700	-13.1%
		B:	668,300	0	-668,300	-100.0%
		T:	41,411,500	35,825,500	-6,006,000	-14.5%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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	2102	L:	406,715,600	324,861,100	-82,484,500	-20.3%
		B:	306,152,100	283,680,500	-22,644,100	-7.4%
		T:	712,867,700	608,541,600	-105,128,600	-14.7%

- 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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	903	20	2.2%
	112-2 Single Family Residences	6		
	116-Comon Wall SFR	18	1	5.6%
	117-Manufac Home (Leased Site)	2		
	118-Manufac Home (Owned Site)	31		
	119-Manuf Home (MHP)	197	9	4.6%
	122-Duplex	23		
	141-SFR Condominium Detached	655	86	13.1%
	142-SFR Condominium CommonWall	102	4	3.9%
	150-Mobile Park 1-20 Units	1		
	183-Non Residential Structure	1		
	459-Other Highway NEC	2		
	484-Sewage Disposal	1		
	681-Nursery,Primary,Second Sch	2		
	691-Religious Activities	1		
	749-Other Recreation	1		
	910-Undeveloped Land	99	1	1.0%
	911-Vacant Site/Mobile Park	30		
	914-Vacant Condominium Lot	23		
	915-Common Areas	4		
	Grand Total	2,102	121	5.8%

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.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	54 No Perk	7		
	65 Topo Problems I	3		
	66 Topo Problems II	5		
	88 Contiguous-less than 1 acre	10		
	A1 Sewer Fair NH	6		
	A2 Sewer Avg Older Mixed NH	233	6	2.6%
	A3 Sewer Avg Homogeneous NH	114	2	1.8%
	A4 Sewer Average Plus NH	238	6	2.5%
	A6 Sewer Good Homogenous NH	75	3	4.0%
	B1 Septic Fair NH	4		
	B2 Septic Average Mixed NH	274	3	1.1%
	B4 Septic Average NH	30		
	C1 SFR CondoDet Fair NH UC 141	56		
	C2 SFR Condo Det Avg NH -141	458	84	18.3%
	C3 SFR Condo Det Avg+ NH-141	163	2	1.2%
	C4 Condo Cmnwall@LivArea - 142	101	4	4.0%
	C6 SFR Commonwall - UC 116	18	1	5.6%
	CA Common Areas	4		
	N/A Building only	234	9	3.8%
	U1 Waterfront I	52	1	1.9%
	U4 Waterfront IV	3		
	UD Undevelopable Land	14		
	Grand Total	2,102	121	5.8%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Neighborhood Profile

**Neighborhood Profile By
Land Type**

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

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Neighborhood Profile

**Neighborhood Profile By
House Type**

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	249	6	2.4%
12 - 1 Story Bsmt	49		
14 - 1 1/2 Story	4		
15 - 1 1/2 Story Bsmt	5		
17 - 2 Story	1,036	71	6.9%
18 - 2 Story Bsmt	75	14	18.7%
20 - 2+ Story	55	17	30.9%
21 - 2+ Story Bsmt	6		
23 - Split Entry	134	3	2.2%
24 - Tri Level	69		
71 - DW Manuf. Home	79	2	2.5%
74 - SW Manuf. Home	146	7	4.8%
77 - TW Manuf. Home	1		
N/A	194	1	0.5%
Grand Total	2,102	121	5.8%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	25 Low	63	3	4.8%
	35 Fair	161	7	4.3%
	41 Avg Minus	143	1	0.7%
	45 Average	881	73	8.3%
	49 Avg Plus	559	30	5.4%
	55 Good	99	6	6.1%
	65 Very Good	2		
	N/A	194	1	0.5%
	Grand Total	2,102	121	5.8%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1910 - 1919	1		
	1920 - 1929	3		
	1930 - 1939	7		
	1940 - 1949	31		
	1950 - 1959	47	1	2.13%
	1960 - 1969	266	8	3.01%
	1970 - 1979	174	4	2.30%
	1980 - 1989	106	1	0.94%
	1990 - 1999	147	3	2.04%
	2000 - 2009	1,126	103	9.15%
	N/A	194	1	0.52%
	Grand Total	2,102	121	5.8%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
N/A		194	1	0.5%
1 - 499		18	1	5.6%
500 - 749		71	2	2.8%
750 - 999		117	5	4.3%
1000 - 1249		100	4	4.0%
1250 - 1499		190	5	2.6%
1500 - 1749		267	17	6.4%
1750 - 1999		334	22	6.6%
2000 - 2249		252	15	6.0%
2250 - 2499		294	23	7.8%
2500 - 2749		151	16	10.6%
2750 - 2999		44	5	11.4%
3000 - 3249		39	5	12.8%
3250 - 3499		12		
3500 - 3749		7		
3750 - 3999		7		
4000 - 4249		2		
4250 - 4499		1		
5000 - Over		2		
Grand Total		2,102	121	5.8%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Performance Analysis

Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	40,039,600	34,134,300
Total Sales Price	39,994,202	39,994,202
Average Assessed Value	330,906	282,102
Average Sales Price	330,531	330,531
Number in Sample	121	121
Median Ratio	1.0091	0.8604
Mean (Average) Ratio	0.9973	0.8531
Weighted Mean (S.W.A.) Ratio	1.0011	0.8535
Regression Index (P.R.D.)	0.9961	0.9995
Coefficient of Dispersion (C.O.D.)	0.0786	0.0697

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009

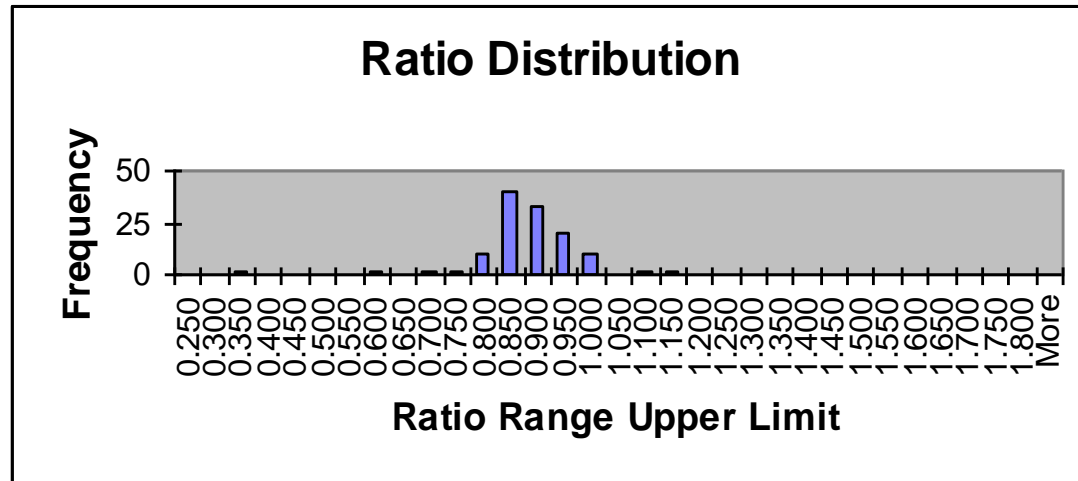


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



Performance Analysis

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	7,932,200	6,618,000
Total Sales Price	8,258,000	8,258,000
Average Assessed Value	396,610	330,900
Average Sales Price	412,900	412,900
Number in Sample	20	20
Median Ratio	1.0385	0.8623
Mean (Average) Ratio	1.0183	0.8468
Weighted Mean (S.W.A.) Ratio	0.9605	0.8014
Regression Index (P.R.D.)	1.0602	1.0567
Coefficient of Dispersion	0.0903	0.0897

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009

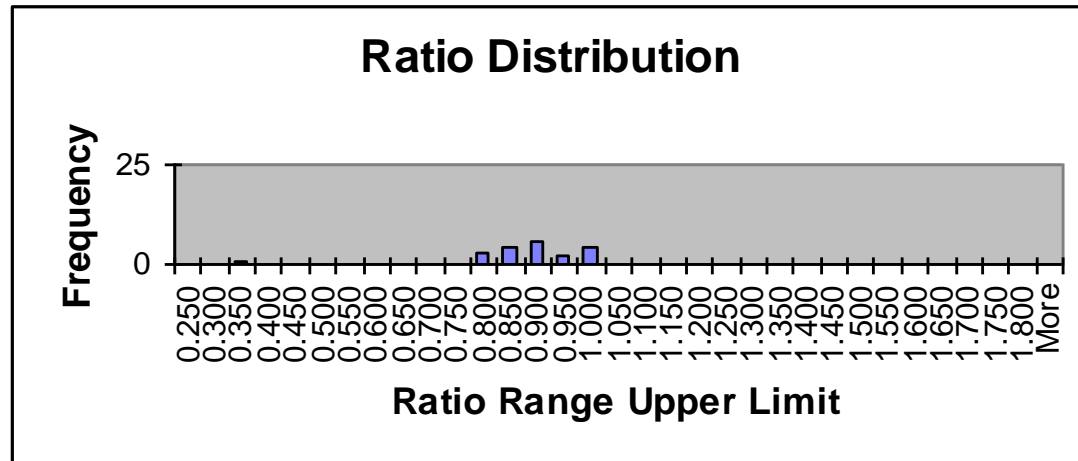


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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
00373300400402	111	A2	1968	11 - 1 Story	45 Average	1,120	223,700	7/16/2008	I	260,000	0.86
00373300601612	111	A2	1999	17 - 2 Story	55 Good	2,521	374,500	2/26/2008	I	487,200	0.77
00374600000300	111	B2	1973	11 - 1 Story	45 Average	1,800	251,200	5/20/2008	I	275,000	0.91
00374600000702	111	A2	1968	11 - 1 Story	45 Average	1,579	376,400	8/28/2008	I	1,100,000	0.34
00374700000402	111	A2	1964	11 - 1 Story	45 Average	1,725	256,700	8/22/2008	I	305,000	0.84
00374700001201	111	B2	1951	11 - 1 Story	35 Fair	1,032	265,000	1/17/2008	I	330,000	0.80
00493900001800	910	U1		N/A	N/A		221,800	3/11/2008	V	265,000	0.84
00493900010401	111	B2	1995	17 - 2 Story	45 Average	1,782	304,900	2/26/2008	I	382,000	0.80
00780600001600	116	C6	1992	17 - 2 Story	45 Average	1,452	214,700	3/31/2008	I	266,000	0.81
00960002100400	119	N/A	1964	74 - SW Manuf. Home	25 Low	460	1,200	3/21/2008	I	1,500	0.80
00960002100900	119	N/A	1980	74 - SW Manuf. Home	35 Fair	784	4,500	5/19/2008	I	13,000	0.35
00960002102200	119	N/A	1973	74 - SW Manuf. Home	35 Fair	840	1,200	9/15/2008	I	2,000	0.60
00960010600800	119	N/A	1969	74 - SW Manuf. Home	25 Low	576	6,000	4/9/2008	I	10,500	0.57
00960010605900	119	N/A	1975	74 - SW Manuf. Home	35 Fair	784	12,200	5/17/2008	I	17,000	0.72
00960010609100	119	N/A	1975	74 - SW Manuf. Home	35 Fair	784	11,000	8/14/2008	I	11,500	0.96
00960010612300	119	N/A	1967	71 - DW Manuf. Home	35 Fair	800	13,300	9/30/2008	I	19,500	0.68
00960010612600	119	N/A	1967	71 - DW Manuf. Home	35 Fair	1,080	16,500	9/8/2008	I	18,500	0.89
00960012320400	119	N/A	1966	74 - SW Manuf. Home	25 Low	672	5,300	6/1/2008	I	7,000	0.76
00907700000500	111	A3	2001	17 - 2 Story	45 Average	1,749	280,500	5/28/2008	I	354,900	0.79
00907700001200	111	A3	2001	17 - 2 Story	45 Average	1,749	290,700	5/27/2008	I	360,000	0.81
00914900003800	111	A4	2001	17 - 2 Story	49 Avg Plus	2,454	374,000	9/15/2008	I	399,950	0.94
00917200001600	111	A6	2001	17 - 2 Story	55 Good	2,420	366,000	1/9/2008	I	445,000	0.82
00917200003000	111	A6	2001	17 - 2 Story	55 Good	2,232	356,500	12/19/2008	I	365,000	0.98

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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
00917200005700	111	A6	2002	17 - 2 Story	55 Good	1,998	340,400	10/22/2008	I	380,000	0.90
00939700000500	111	A4	2003	17 - 2 Story	49 Avg Plus	2,516	361,000	10/16/2008	I	412,000	0.88
00939700001600	111	A4	2003	17 - 2 Story	49 Avg Plus	2,616	368,300	12/1/2008	I	384,950	0.96
00943600002200	141	C2	2003	17 - 2 Story	45 Average	1,692	275,600	11/14/2008	I	304,950	0.90
00943600003400	141	C2	2003	17 - 2 Story	45 Average	2,349	309,200	8/20/2008	I	335,000	0.92
00943600001500	141	C2	2003	11 - 1 Story	45 Average	1,185	249,200	1/16/2008	I	325,000	0.77
00957300000900	111	A4	2004	17 - 2 Story	49 Avg Plus	2,878	375,500	5/2/2008	I	392,000	0.96
00957300001600	111	A4	2004	17 - 2 Story	49 Avg Plus	2,238	336,800	12/5/2008	I	346,500	0.97
01004800003500	111	A4	2006	17 - 2 Story	49 Avg Plus	2,066	331,400	9/4/2008	I	383,500	0.86
00946100900100	142	C4	2003	17 - 2 Story	49 Avg Plus	1,721	275,400	8/20/2008	I	315,000	0.87
00946101200200	142	C4	2003	17 - 2 Story	49 Avg Plus	1,598	270,400	2/27/2008	I	315,500	0.86
01014100070102	142	C4	2004	17 - 2 Story	45 Average	1,780	264,900	12/9/2008	I	285,000	0.93
01031400000100	142	C4	2005	17 - 2 Story	45 Average	2,713	327,300	9/15/2008	I	294,200	1.11
01034900701600	141	C3	2006	17 - 2 Story	49 Avg Plus	1,794	298,300	4/29/2008	I	369,950	0.81
01034900704300	141	C3	2006	17 - 2 Story	49 Avg Plus	1,794	297,400	9/18/2008	I	305,000	0.98
01047500000200	141	C2	2008	17 - 2 Story	45 Average	1,910	300,200	4/25/2008	I	368,000	0.82
01047500000300	141	C2	2008	17 - 2 Story	45 Average	2,010	306,700	7/1/2008	I	368,000	0.83
01047500000700	141	C2	2008	17 - 2 Story	45 Average	2,115	312,900	5/28/2008	I	356,950	0.88
01047500002300	141	C2	2008	17 - 2 Story	45 Average	1,607	276,300	3/25/2008	I	329,950	0.84
01047500002400	141	C2	2008	17 - 2 Story	45 Average	1,604	275,700	4/10/2008	I	327,500	0.84
01047500002500	141	C2	2008	17 - 2 Story	45 Average	1,628	277,100	3/7/2008	I	339,950	0.82
01046400000600	141	C2	2006	20 - 2+ Story	41 Avg Minus	2,281	255,500	2/19/2008	I	303,950	0.84
01048500000100	141	C2	2006	18 - 2 Story Bsmt	45 Average	2,675	329,700	4/14/2008	I	400,000	0.82
01048500001200	141	C2	2006	17 - 2 Story	45 Average	1,963	299,700	9/18/2008	I	320,000	0.94

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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
0104850001800	141	C2	2006	17 - 2 Story	45 Average	1,963	300,800	7/16/2008	I	315,000	0.95
0104850002000	141	C2	2006	17 - 2 Story	45 Average	1,922	297,900	11/20/2008	I	325,000	0.92
0104850002300	141	C2	2008	17 - 2 Story	45 Average	2,260	316,500	7/11/2008	I	376,000	0.84
0104850002600	141	C2	2006	17 - 2 Story	45 Average	2,299	322,300	12/10/2008	I	328,000	0.98
0104850002700	141	C2	2008	17 - 2 Story	45 Average	2,199	314,100	2/8/2008	I	362,500	0.87
0104850003700	141	C2	2006	17 - 2 Story	45 Average	2,299	327,300	1/18/2008	I	387,000	0.85
0104850004900	141	C2	2006	18 - 2 Story Bsmt	45 Average	3,214	366,100	1/17/2008	I	435,000	0.84
0104850005800	141	C2	2006	18 - 2 Story Bsmt	45 Average	3,214	365,500	7/10/2008	I	416,649	0.88
0104850006100	141	C2	2006	18 - 2 Story Bsmt	45 Average	3,083	356,000	11/4/2008	I	387,140	0.92
0104850006200	141	C2	2006	18 - 2 Story Bsmt	45 Average	3,214	365,500	4/7/2008	I	417,000	0.88
0104850007400	141	C2	2008	17 - 2 Story	45 Average	2,199	315,700	5/19/2008	I	376,851	0.84
00373300400709	111	A2	2006	17 - 2 Story	55 Good	2,625	393,200	3/27/2008	I	440,000	0.89
00373300400710	111	A2	2006	17 - 2 Story	55 Good	2,595	391,300	4/24/2008	I	455,000	0.86
01054400000400	141	C2	2007	17 - 2 Story	45 Average	2,179	302,400	1/10/2008	I	349,950	0.86
01054400000900	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,821	327,600	3/27/2008	I	347,900	0.94
01054400003500	141	C2	2007	17 - 2 Story	45 Average	1,636	253,500	6/16/2008	I	308,000	0.82
01054400003600	141	C2	2007	17 - 2 Story	45 Average	1,413	242,700	7/25/2008	I	307,950	0.79
01054400000200	141	C2	2008	17 - 2 Story	45 Average	1,636	267,200	6/20/2008	I	306,500	0.87
01054400000300	141	C2	2007	23 - Split Entry	45 Average	1,923	281,000	4/24/2008	I	319,950	0.88
01054400001200	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,821	328,300	8/26/2008	I	373,000	0.88
01054400002000	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,270	291,200	2/18/2008	I	307,950	0.95
01054400002100	141	C2	2008	23 - Split Entry	45 Average	1,923	278,800	1/24/2008	I	337,950	0.82
01054400002200	141	C2	2007	17 - 2 Story	45 Average	1,636	260,300	3/6/2008	I	299,950	0.87
01054400003200	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,270	281,300	1/18/2008	I	308,000	0.91

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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
01054400003700	141	C2	2008	17 - 2 Story	45 Average	1,413	242,700	6/23/2008	I	308,950	0.79
01054400003400	141	C2	2008	17 - 2 Story	45 Average	1,393	241,700	6/10/2008	I	297,000	0.81
01054400003800	141	C2	2007	17 - 2 Story	45 Average	1,413	242,700	4/30/2008	I	299,950	0.81
01054400003900	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,693	320,200	9/9/2008	I	340,000	0.94
01054400004300	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,693	314,100	9/20/2008	I	329,950	0.95
01054400004000	141	C2	2007	18 - 2 Story Bsmt	45 Average	2,499	306,900	1/4/2008	I	350,000	0.88
01054400004400	141	C2	2007	23 - Split Entry	45 Average	1,923	261,100	4/23/2008	I	319,950	0.82
01054400003000	141	C2	2008	17 - 2 Story	45 Average	1,716	260,300	3/25/2008	I	303,950	0.86
01054400004100	141	C2	2008	18 - 2 Story Bsmt	45 Average	2,693	320,200	12/19/2008	I	299,950	1.07
01068900000300	141	C2	2008	20 - 2+ Story	45 Average	2,281	273,600	9/18/2008	I	312,950	0.87
01068900000400	141	C2	2008	20 - 2+ Story	45 Average	2,320	279,800	9/17/2008	I	309,950	0.90
01068900000600	141	C2	2008	20 - 2+ Story	45 Average	2,646	299,600	5/12/2008	I	353,101	0.85
01068900000800	141	C2	2007	18 - 2 Story Bsmt	45 Average	2,281	276,500	1/23/2008	I	347,450	0.80
01068900000900	141	C2	2007	20 - 2+ Story	45 Average	2,320	280,100	9/4/2008	I	329,950	0.85
01068900001000	141	C2	2007	20 - 2+ Story	45 Average	2,646	301,000	3/6/2008	I	354,950	0.85
01068900001200	141	C2	2007	20 - 2+ Story	45 Average	2,646	306,000	3/19/2008	I	354,950	0.86
01068900001500	141	C2	2007	20 - 2+ Story	45 Average	2,646	306,000	6/1/2008	I	354,950	0.86
01068900001700	141	C2	2007	20 - 2+ Story	45 Average	2,320	280,100	9/18/2008	I	309,950	0.90
01068900001800	141	C2	2007	20 - 2+ Story	45 Average	2,281	276,500	9/12/2008	I	304,950	0.91
01068900001900	141	C2	2008	20 - 2+ Story	45 Average	2,298	277,400	8/6/2008	I	325,000	0.85
01068900002400	141	C2	2007	20 - 2+ Story	45 Average	2,320	280,100	4/28/2008	I	344,950	0.81
01068900002600	141	C2	2007	20 - 2+ Story	45 Average	2,646	301,000	4/3/2008	I	369,000	0.82
01068900002700	141	C2	2008	20 - 2+ Story	45 Average	2,298	277,400	7/15/2008	I	329,950	0.84
01068900002800	141	C2	2008	20 - 2+ Story	45 Average	2,281	276,200	7/25/2008	I	319,950	0.86

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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
01068900003100	141	C2	2007	20 - 2+ Story	45 Average	2,320	280,100	9/16/2008	I	313,950	0.89
01068900003200	141	C2	2007	20 - 2+ Story	45 Average	2,646	301,000	3/19/2008	I	344,950	0.87
01075500000100	141	C2	2008	17 - 2 Story	49 Avg Plus	1,766	294,100	2/12/2008	I	364,950	0.81
01075500000200	141	C2	2008	17 - 2 Story	49 Avg Plus	1,734	288,200	4/9/2008	I	342,530	0.84
01075500000300	141	C2	2008	17 - 2 Story	49 Avg Plus	1,824	294,300	2/22/2008	I	351,240	0.84
01075500000700	141	C2	2008	17 - 2 Story	49 Avg Plus	2,121	314,300	1/23/2008	I	395,450	0.79
01075500001200	141	C2	2007	17 - 2 Story	49 Avg Plus	1,741	297,500	3/26/2008	I	338,000	0.88
01075500001300	141	C2	2008	17 - 2 Story	49 Avg Plus	1,775	304,800	2/22/2008	I	329,000	0.93
01075500001900	141	C2	2007	17 - 2 Story	49 Avg Plus	2,099	327,100	3/17/2008	I	359,950	0.91
01075500002300	141	C2	2007	17 - 2 Story	49 Avg Plus	2,225	331,400	2/12/2008	I	375,000	0.88
01075500003000	141	C2	2008	17 - 2 Story	49 Avg Plus	2,890	380,800	8/25/2008	I	425,000	0.90
01075500003200	141	C2	2008	17 - 2 Story	49 Avg Plus	3,180	400,100	5/19/2008	I	434,950	0.92
01075500003300	141	C2	2008	17 - 2 Story	49 Avg Plus	2,328	360,600	1/3/2008	I	442,790	0.81
01075500003900	141	C2	2007	17 - 2 Story	49 Avg Plus	1,775	302,700	12/10/2008	I	344,950	0.88
01075500004200	141	C2	2006	17 - 2 Story	49 Avg Plus	1,734	287,900	5/19/2008	I	349,200	0.82
01075500004600	141	C2	2007	17 - 2 Story	49 Avg Plus	1,883	309,800	3/26/2008	I	369,950	0.84
01075500004900	141	C2	2008	17 - 2 Story	49 Avg Plus	2,392	348,200	1/8/2008	I	435,000	0.80
01075500005000	141	C2	2008	17 - 2 Story	49 Avg Plus	2,890	366,700	6/24/2008	I	420,000	0.87
01075500005200	141	C2	2008	17 - 2 Story	49 Avg Plus	1,961	313,400	6/2/2008	I	388,000	0.81
01075500005300	141	C2	2007	17 - 2 Story	49 Avg Plus	1,851	307,900	8/25/2008	I	315,201	0.98
01075500005400	141	C2	2007	17 - 2 Story	49 Avg Plus	1,990	318,500	10/9/2008	I	339,950	0.94
01075500005500	141	C2	2007	17 - 2 Story	49 Avg Plus	1,835	307,000	1/29/2008	I	364,950	0.84
01089100000200	141	C2	2008	17 - 2 Story	45 Average	2,022	297,900	5/29/2008	I	371,000	0.80
01089100003200	141	C2	2008	17 - 2 Story	45 Average	2,022	297,900	4/7/2008	I	369,950	0.81

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

Appraisal Date: January 1, 2009



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
01089100002800	141	C2	2008	17 - 2 Story	45 Average	2,175	304,500	8/19/2008	I	349,950	0.87
01089100002900	141	C2	2007	17 - 2 Story	45 Average	2,175	307,200	9/3/2008	I	340,000	0.90

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Stickney Area

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
00374600000602	910	A2	N/A		N/A		614,400	8/28/2008	T	1,900,000	0.32
00960010606100	119	N/A	1959	74 - SW Manuf. Home	25 Low	440	5,100	9/3/2008	I	2,500	2.04
00960010607600	119	N/A	1963	71 - DW Manuf. Home	35 Fair	960	14,700	12/29/2008	I	1,500	9.80
01068900002900	914	C2	N/A		N/A		105,000	10/6/2008	I	308,000	0.34