

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Mountlake Terrace Area

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2007
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 1409000-1409902

Parcels Appraised: 3575

Summary Of Value Change:

| | 2008 | 2009 | Value Change | % Change |
|----------------------|---------------|---------------|---------------------|-----------------|
| Land: | 742,113,400 | 649,120,800 | -92,992,600 | -12.5% |
| Improvements: | 383,408,600 | 353,488,900 | -29,919,700 | -7.8% |
| Total: | 1,125,522,000 | 1,002,609,700 | -122,912,300 | -10.9% |

Snohomish County Assessor's Office

Mass Appraisal Report

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 75

| | 2008 | 2009 | Change | % Change |
|-----------------------|-------------|-------------|---------------|-----------------|
| Median Ratio: | 0.9583 | 0.8547 | -0.1036 | -10.8% |
| Mean Ratio: | 0.9659 | 0.8609 | -0.1049 | -10.9% |
| Weighted Mean: | 0.9675 | 0.8621 | -0.1054 | -10.9% |
| PRD: | 0.9983 | 0.9987 | 0.0004 | 0.0% |
| COD: | 0.0875 | 0.0814 | -0.0061 | -7.0% |

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

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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**



Snohomish County Assessor's Office

Mass Appraisal Report

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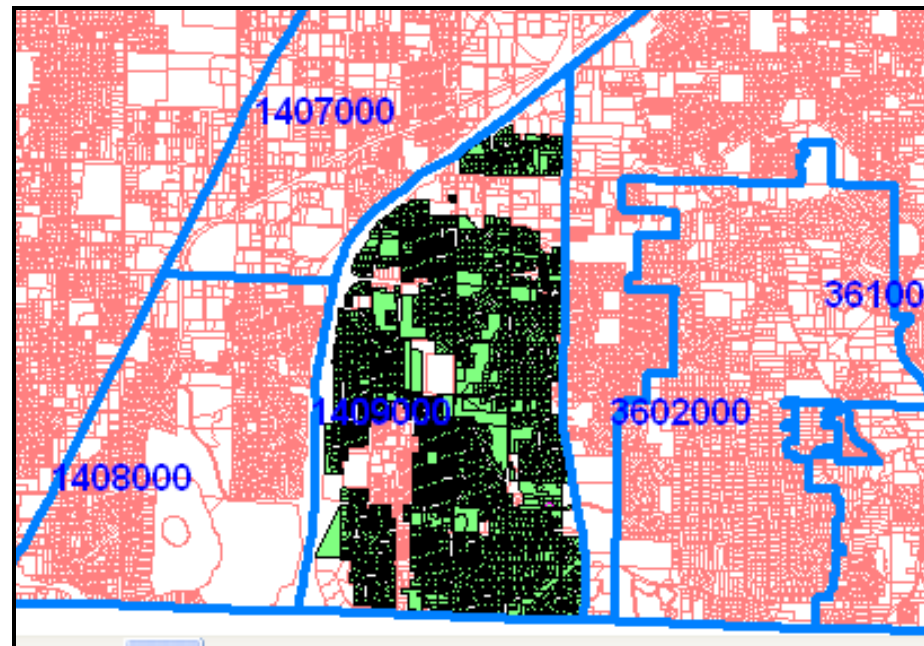


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1409000-1409902 (AKA BMA 1409000-1409902) 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

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Appraisal Area

Neighborhood Description

City of Mountlake Terrace area east of I-5, north of 244th St. and west of 44th Ave.

Snohomish County Assessor's Office

Mass Appraisal Report

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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 | 3 | L: | 2,486,500 | 1,989,200 | -497,300 | -20.0% |
| | | B: | 473,600 | 432,800 | -40,800 | -8.6% |
| | | T: | 2,960,100 | 2,422,000 | -538,100 | -18.2% |
| Industrial | 0 | L: | 0 | 0 | 0 | 0.0% |
| | | B: | 0 | 0 | 0 | 0.0% |
| | | T: | 0 | 0 | 0 | 0.0% |
| Commercial | 37 | L: | 53,310,200 | 42,869,800 | -10,440,400 | -19.6% |
| | | B: | 27,096,000 | 27,030,300 | -65,700 | -0.2% |
| | | T: | 80,406,200 | 69,900,100 | -10,506,100 | -13.1% |
| Residential | 3419 | L: | 665,005,000 | 587,281,900 | -77,723,100 | -11.7% |
| | | B: | 355,157,000 | 325,300,400 | -29,856,600 | -8.4% |
| | | T: | 1,020,162,000 | 912,582,300 | -107,579,700 | -10.5% |
| Multifamily | 6 | L: | 1,305,000 | 1,175,000 | -130,000 | -10.0% |
| | | B: | 682,000 | 725,400 | 43,400 | 6.4% |
| | | T: | 1,987,000 | 1,900,400 | -86,600 | -4.4% |
| Forest | 0 | L: | 0 | 0 | 0 | 0.0% |
| | | B: | 0 | 0 | 0 | 0.0% |
| | | T: | 0 | 0 | 0 | 0.0% |
| Other | 110 | L: | 20,006,700 | 15,804,900 | -4,201,800 | -21.0% |
| | | B: | 0 | 0 | 0 | 0.0% |
| | | T: | 20,006,700 | 15,804,900 | -4,201,800 | -21.0% |

Snohomish County Assessor's Office

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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 | 3575 | L: | 742,113,400 | 649,120,800 | -92,992,600 | -12.5% |
| | | B: | 383,408,600 | 353,488,900 | -29,919,700 | -7.8% |
| | | T: | 1,125,522,000 | 1,002,609,700 | -122,912,300 | -10.9% |

- 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

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Neighborhood Profile

| Neighborhood Profile By Property Class | Property Class / Use Code | Parcel Count | Sold Parcels | % Sold |
|---|----------------------------------|-------------------------|-------------------------|-------------------|
| | 111-Single Family Residence | 3,332 | 73 | 2.2% |
| | 112-2 Single Family Residences | 5 | | |
| | 113-3 Single Family Residences | 2 | | |
| | 116-Comon Wall SFR | 4 | | |
| | 118-Manufac Home (Owned Site) | 3 | | |
| | 119-Manuf Home (MHP) | 72 | 2 | 2.8% |
| | 122-Duplex | 5 | | |
| | 123-Tri-Plex | 1 | | |
| | 183-Non Residential Structure | 1 | | |
| | 456-Local Access Streets | 2 | | |
| | 457-Alleys | 1 | | |
| | 459-Other Highway NEC | 1 | | |
| | 481-Electric Utility | 4 | | |
| | 681-Nursery,Primary,Second Sch | 9 | | |
| | 683-Special Training/Schooling | 1 | | |
| | 691-Religious Activities | 11 | | |
| | 749-Other Recreation | 1 | | |
| | 761-Parks, General Recreation | 7 | | |
| | 910-Undeveloped Land | 107 | | |
| | 911-Vacant Site/Mobile Park | 2 | | |
| | 915-Common Areas | 1 | | |
| | 940-Open Space General | 3 | | |
| | Grand Total | 3,575 | 75 | 2.1% |

Snohomish County Assessor's Office

Mass Appraisal Report

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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. | | | |

Snohomish County Assessor's Office

Mass Appraisal Report

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Neighborhood Profile

| Neighborhood Profile By Land Type | Land Type | Parcel Count | Sold Parcels | % Sold |
|--|--------------------------------|-------------------------|-------------------------|-------------------|
| | 65 Topo Problems I | 9 | | |
| | 86 Utility Easement (P/L) | 8 | | |
| | 88 Contiguous-less than 1 acre | 40 | | |
| | A1 Sewer Fair NH | 1,887 | 48 | 2.5% |
| | A2 Sewer Avg Older Mixed NH | 1,201 | 18 | 1.5% |
| | A3 Sewer Avg Homogeneous NH | 167 | 3 | 1.8% |
| | A4 Sewer Average Plus NH | 135 | 4 | 3.0% |
| | A7 Sewer Very Good NH | 13 | | |
| | A9 Exception Plat | 11 | | |
| | C6 SFR Commonwall - UC 116 | 4 | | |
| | CA Common Areas | 4 | | |
| | N/A Building only | 75 | 2 | 2.7% |
| | UD Undevelopable Land | 21 | | |
| | Grand Total | 3,575 | 75 | 2.1% |

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

Snohomish County Assessor's Office

Mass Appraisal Report

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Neighborhood Profile

| Neighborhood Profile By House Type | House Type / Stories | Parcel Count | Sold Parcels | % Sold |
|---|-----------------------------|-------------------------|-------------------------|-------------------|
| | 11 - 1 Story | 2,161 | 55 | 2.5% |
| | 12 - 1 Story Bsmt | 209 | 1 | 0.5% |
| | 14 - 1 1/2 Story | 39 | 2 | 5.1% |
| | 15 - 1 1/2 Story Bsmt | 17 | | |
| | 17 - 2 Story | 303 | 7 | 2.3% |
| | 18 - 2 Story Bsmt | 28 | | |
| | 23 - Split Entry | 490 | 8 | 1.6% |
| | 24 - Tri Level | 106 | | |
| | 71 - DW Manuf. Home | 45 | 1 | 2.2% |
| | 74 - SW Manuf. Home | 32 | 1 | 3.1% |
| | N/A | 145 | | |
| | Grand Total | 3,575 | 75 | 2.1% |

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

Snohomish County Assessor's Office

Mass Appraisal Report

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Neighborhood Profile

| Neighborhood Profile By Structure Quality / Grade | Quality / Grade | Parcel Count | Sold Parcels | % Sold |
|--|------------------------|-------------------------|-------------------------|-------------------|
| | 25 Low | 15 | | |
| | 35 Fair | 1,796 | 49 | 2.7% |
| | 41 Avg Minus | 31 | | |
| | 45 Average | 1,374 | 20 | 1.5% |
| | 49 Avg Plus | 170 | 5 | 2.9% |
| | 55 Good | 26 | 1 | 3.8% |
| | 65 Very Good | 18 | | |
| | N/A | 145 | | |
| | Grand Total | 3,575 | 75 | 2.1% |

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

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Mass Appraisal Report

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Neighborhood Profile

| Neighborhood Profile By Year Built Range | Year Built Range | Parcel Count | Sold Parcels | % Sold |
|---|-------------------------|-------------------------|-------------------------|-------------------|
| | 1899 & older | 1 | | |
| | 1910 - 1919 | 1 | | |
| | 1920 - 1929 | 16 | | |
| | 1930 - 1939 | 29 | 1 | 3.45% |
| | 1940 - 1949 | 224 | 5 | 2.23% |
| | 1950 - 1959 | 1,651 | 39 | 2.36% |
| | 1960 - 1969 | 917 | 17 | 1.85% |
| | 1970 - 1979 | 174 | 2 | 1.15% |
| | 1980 - 1989 | 157 | 4 | 2.55% |
| | 1990 - 1999 | 92 | 3 | 3.26% |
| | 2000 - 2009 | 168 | 4 | 2.38% |
| | N/A | 145 | | |
| | Grand Total | 3,575 | 75 | 2.1% |

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

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Mass Appraisal Report

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Neighborhood Profile

| Neighborhood Profile By Total Living Area Range | Total Living Area Range | Parcel Count | Sold Parcels | % Sold |
|--|--------------------------------|-------------------------|-------------------------|-------------------|
| | N/A | 145 | | |
| | 1 - 499 | 1 | | |
| | 500 - 749 | 265 | 10 | 3.8% |
| | 750 - 999 | 463 | 16 | 3.5% |
| | 1000 - 1249 | 733 | 18 | 2.5% |
| | 1250 - 1499 | 528 | 7 | 1.3% |
| | 1500 - 1749 | 487 | 8 | 1.6% |
| | 1750 - 1999 | 291 | 7 | 2.4% |
| | 2000 - 2249 | 350 | 4 | 1.1% |
| | 2250 - 2499 | 143 | 3 | 2.1% |
| | 2500 - 2749 | 89 | 1 | 1.1% |
| | 2750 - 2999 | 29 | | |
| | 3000 - 3249 | 39 | 1 | 2.6% |
| | 3250 - 3499 | 5 | | |
| | 3500 - 3749 | 2 | | |
| | 3750 - 3999 | 2 | | |
| | 4000 - 4249 | 1 | | |
| | 4250 - 4499 | 1 | | |
| | 5000 - Over | 1 | | |
| | Grand Total | 3,575 | 75 | 2.1% |

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 | 21,605,700 | 19,251,300 |
| Total Sales Price | 22,331,240 | 22,331,240 |
| Average Assessed Value | 288,076 | 256,684 |
| Average Sales Price | 297,750 | 297,750 |
| Number in Sample | 75 | 75 |
| Median Ratio | 0.9583 | 0.8547 |
| Mean (Average) Ratio | 0.9659 | 0.8609 |
| Weighted Mean (S.W.A.) Ratio | 0.9675 | 0.8621 |
| Regression Index (P.R.D.) | 0.9983 | 0.9987 |
| Coefficient of Dispersion (C.O.D.) | 0.0875 | 0.0814 |

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Mass Appraisal Report

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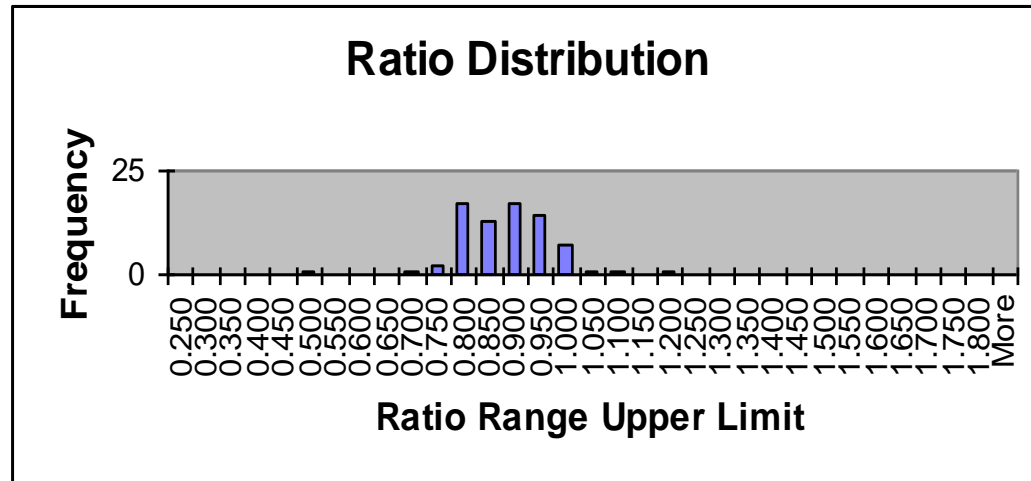


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

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Performance Analysis

Performance Analysis

Use Code 111

| Item | 2008 | 2009 |
|------------------------------|-------------|-------------|
| Total Assessed Value | 21,575,000 | 19,222,700 |
| Total Sales Price | 22,284,290 | 22,284,290 |
| Average Assessed Value | 295,548 | 263,325 |
| Average Sales Price | 305,264 | 305,264 |
| Number in Sample | 73 | 73 |
| Median Ratio | 0.9600 | 0.8556 |
| Mean (Average) Ratio | 0.9750 | 0.8685 |
| Weighted Mean (S.W.A.) Ratio | 0.9682 | 0.8626 |
| Regression Index (P.R.D.) | 1.0071 | 1.0068 |
| Coefficient of Dispersion | 0.0804 | 0.0748 |

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Mass Appraisal Report

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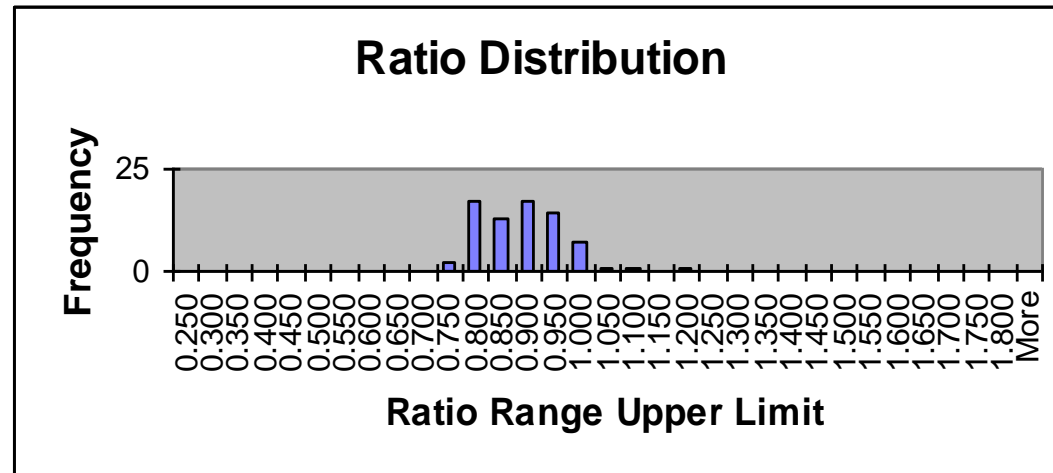


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

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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 |
|----------------|----------|-----------|------------|------------------|-------------|-------------------|-------------|------------|-----|-------------|------------------|
| 27042100402900 | 111 | A2 | 1966 | 11 - 1 Story | 45 Average | 1,344 | 263,700 | 5/14/2008 | I | 304,990 | 0.86 |
| 27042100406800 | 111 | A2 | 1999 | 17 - 2 Story | 49 Avg Plus | 2,116 | 366,200 | 2/11/2008 | I | 430,000 | 0.85 |
| 00395000100800 | 111 | A1 | 1960 | 11 - 1 Story | 35 Fair | 1,124 | 236,500 | 4/9/2008 | I | 302,000 | 0.78 |
| 00395000102800 | 111 | A1 | 1960 | 11 - 1 Story | 35 Fair | 1,598 | 257,900 | 2/12/2008 | I | 325,000 | 0.79 |
| 00395000200700 | 111 | A1 | 1960 | 11 - 1 Story | 35 Fair | 900 | 223,300 | 2/24/2008 | I | 283,000 | 0.79 |
| 00403100002700 | 111 | A1 | 1950 | 11 - 1 Story | 35 Fair | 672 | 212,400 | 5/14/2008 | I | 198,000 | 1.07 |
| 00404800000500 | 111 | A2 | 1966 | 11 - 1 Story | 45 Average | 1,394 | 278,300 | 3/26/2008 | I | 349,950 | 0.80 |
| 00406900006900 | 111 | A2 | 1970 | 23 - Split Entry | 45 Average | 1,524 | 286,100 | 6/17/2008 | I | 336,500 | 0.85 |
| 00454700101800 | 111 | A1 | 1942 | 11 - 1 Story | 35 Fair | 882 | 225,300 | 2/29/2008 | I | 287,500 | 0.78 |
| 00454700201200 | 111 | A1 | 1942 | 11 - 1 Story | 35 Fair | 882 | 220,500 | 8/25/2008 | I | 240,000 | 0.92 |
| 00463200001600 | 111 | A1 | 1950 | 11 - 1 Story | 35 Fair | 812 | 227,100 | 7/18/2008 | I | 249,000 | 0.91 |
| 00474800001600 | 111 | A2 | 1966 | 23 - Split Entry | 45 Average | 2,016 | 291,500 | 6/2/2008 | I | 357,000 | 0.82 |
| 00474800001800 | 111 | A2 | 1966 | 11 - 1 Story | 45 Average | 1,300 | 267,600 | 4/24/2008 | I | 302,000 | 0.89 |
| 00474800001900 | 111 | A2 | 1966 | 11 - 1 Story | 35 Fair | 1,084 | 234,900 | 5/5/2008 | I | 242,000 | 0.97 |
| 00474900001200 | 111 | A1 | 1961 | 11 - 1 Story | 35 Fair | 900 | 228,100 | 6/17/2008 | I | 289,990 | 0.79 |
| 00489300000700 | 111 | A2 | 1933 | 14 - 1 1/2 Story | 45 Average | 1,400 | 426,100 | 5/20/2008 | I | 460,000 | 0.93 |
| 00498000103700 | 111 | A1 | 1955 | 11 - 1 Story | 35 Fair | 720 | 223,600 | 5/14/2008 | I | 238,000 | 0.94 |
| 00520000200109 | 111 | A2 | 1948 | 11 - 1 Story | 35 Fair | 650 | 220,500 | 12/29/2008 | I | 252,500 | 0.87 |
| 00520500501400 | 111 | A1 | 1949 | 11 - 1 Story | 35 Fair | 672 | 211,600 | 7/9/2008 | I | 239,950 | 0.88 |
| 00520500501700 | 111 | A1 | 1949 | 11 - 1 Story | 35 Fair | 960 | 222,900 | 9/17/2008 | I | 240,000 | 0.93 |
| 00520600101300 | 111 | A1 | 1950 | 11 - 1 Story | 35 Fair | 1,520 | 289,700 | 12/2/2008 | I | 279,950 | 1.03 |
| 00520600104000 | 111 | A1 | 1950 | 11 - 1 Story | 35 Fair | 882 | 239,200 | 3/11/2008 | I | 302,500 | 0.79 |
| 00520900200400 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 672 | 215,900 | 8/26/2008 | I | 230,000 | 0.94 |
| 00521000401300 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 672 | 218,000 | 7/18/2008 | I | 259,000 | 0.84 |

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Mass Appraisal Report

Residential Neighborhood: Mountlake Terrace 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 |
|----------------|----------|-----------|------------|-------------------|------------|-------------------|-------------|------------|-----|-------------|------------------|
| 00521000401900 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,712 | 283,300 | 1/16/2008 | I | 324,000 | 0.87 |
| 00521100101700 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,191 | 244,200 | 12/3/2008 | I | 266,000 | 0.92 |
| 00521100101800 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 672 | 219,600 | 2/4/2008 | I | 239,000 | 0.92 |
| 00521100201200 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,008 | 229,900 | 4/2/2008 | I | 237,200 | 0.97 |
| 00521400100700 | 111 | A1 | 1951 | 11 - 1 Story | 45 Average | 936 | 231,400 | 6/23/2008 | I | 250,000 | 0.93 |
| 00521400101000 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,176 | 239,700 | 1/17/2008 | I | 279,950 | 0.86 |
| 00521400101200 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,238 | 237,300 | 5/29/2008 | I | 295,000 | 0.80 |
| 00521400800300 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,134 | 244,200 | 6/24/2008 | I | 299,950 | 0.81 |
| 00521600300900 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,158 | 247,900 | 12/16/2008 | I | 259,000 | 0.96 |
| 00521600401700 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 672 | 219,000 | 9/12/2008 | I | 235,000 | 0.93 |
| 00521600401900 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,050 | 239,400 | 6/26/2008 | I | 279,000 | 0.86 |
| 00521700201000 | 111 | A1 | 1953 | 11 - 1 Story | 35 Fair | 864 | 232,600 | 1/24/2008 | I | 294,000 | 0.79 |
| 00521900400300 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 1,190 | 237,500 | 7/23/2008 | I | 240,000 | 0.99 |
| 00522000302300 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 2,288 | 280,300 | 10/2/2008 | I | 370,000 | 0.76 |
| 00522100200300 | 111 | A1 | 1952 | 11 - 1 Story | 35 Fair | 972 | 235,800 | 5/27/2008 | I | 287,500 | 0.82 |
| 00522500003900 | 111 | A1 | 1953 | 12 - 1 Story Bsmt | 35 Fair | 2,172 | 268,900 | 8/13/2008 | I | 298,500 | 0.90 |
| 00522500004100 | 111 | A1 | 1953 | 11 - 1 Story | 35 Fair | 1,185 | 237,400 | 10/7/2008 | I | 255,000 | 0.93 |
| 00522500006000 | 111 | A1 | 1953 | 11 - 1 Story | 35 Fair | 986 | 223,900 | 1/23/2008 | I | 238,000 | 0.94 |
| 00522600002800 | 111 | A1 | 1954 | 11 - 1 Story | 35 Fair | 1,208 | 239,700 | 8/25/2008 | I | 305,000 | 0.79 |
| 00522700000100 | 111 | A1 | 1953 | 11 - 1 Story | 35 Fair | 840 | 206,900 | 2/8/2008 | I | 243,650 | 0.85 |
| 00522700003000 | 111 | A1 | 1995 | 23 - Split Entry | 45 Average | 1,798 | 303,500 | 5/28/2008 | I | 387,000 | 0.78 |
| 00522900000200 | 111 | A1 | 1951 | 11 - 1 Story | 35 Fair | 672 | 216,300 | 4/18/2008 | I | 265,000 | 0.82 |
| 00523000200900 | 111 | A1 | 1953 | 11 - 1 Story | 35 Fair | 823 | 185,400 | 8/19/2008 | I | 255,000 | 0.73 |
| 00523100200900 | 111 | A1 | 1952 | 11 - 1 Story | 35 Fair | 704 | 245,200 | 12/16/2008 | I | 275,000 | 0.89 |

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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 |
|----------------|----------|-----------|------------|---------------------|-------------|-------------------|-------------|------------|-----|-------------|------------------|
| 00523100201800 | 111 | A1 | 1952 | 11 - 1 Story | 35 Fair | 1,648 | 257,900 | 9/19/2008 | I | 325,000 | 0.79 |
| 00523200000500 | 111 | A1 | 1954 | 11 - 1 Story | 35 Fair | 1,034 | 241,300 | 3/26/2008 | I | 243,320 | 0.99 |
| 00523500001100 | 111 | A1 | 1953 | 11 - 1 Story | 35 Fair | 1,616 | 254,000 | 5/30/2008 | I | 320,000 | 0.79 |
| 00523600001400 | 111 | A1 | 1953 | 11 - 1 Story | 35 Fair | 1,168 | 232,900 | 5/20/2008 | I | 272,500 | 0.85 |
| 00523900000600 | 111 | A1 | 1954 | 11 - 1 Story | 35 Fair | 1,144 | 244,200 | 6/4/2008 | I | 318,990 | 0.77 |
| 00524100000400 | 111 | A1 | 1954 | 11 - 1 Story | 35 Fair | 912 | 218,800 | 5/13/2008 | I | 284,500 | 0.77 |
| 00524500006500 | 111 | A1 | 1955 | 11 - 1 Story | 35 Fair | 968 | 221,700 | 2/13/2008 | I | 190,000 | 1.17 |
| 00544500100700 | 111 | A1 | 1954 | 11 - 1 Story | 35 Fair | 1,344 | 231,000 | 7/15/2008 | I | 270,000 | 0.86 |
| 00544500200900 | 111 | A1 | 1954 | 11 - 1 Story | 35 Fair | 1,200 | 238,600 | 7/7/2008 | I | 319,000 | 0.75 |
| 00569600001300 | 111 | A2 | 1963 | 23 - Split Entry | 45 Average | 1,536 | 268,100 | 2/19/2008 | I | 315,000 | 0.85 |
| 00589900000200 | 111 | A2 | 1963 | 23 - Split Entry | 45 Average | 1,848 | 298,800 | 4/14/2008 | I | 369,950 | 0.81 |
| 00596300003100 | 111 | A2 | 1962 | 23 - Split Entry | 45 Average | 1,976 | 286,200 | 11/17/2008 | I | 374,000 | 0.77 |
| 00615900003402 | 111 | A2 | 1961 | 14 - 1 1/2 Story | 45 Average | 1,908 | 305,400 | 7/9/2008 | I | 365,000 | 0.84 |
| 00615900004100 | 111 | A2 | 1960 | 11 - 1 Story | 45 Average | 1,266 | 266,600 | 10/24/2008 | I | 304,500 | 0.88 |
| 00616000003100 | 111 | A2 | 1962 | 23 - Split Entry | 45 Average | 2,084 | 302,200 | 8/20/2008 | I | 385,500 | 0.78 |
| 00616200001400 | 111 | A2 | 1961 | 11 - 1 Story | 45 Average | 1,040 | 269,700 | 9/19/2008 | I | 319,000 | 0.85 |
| 00616400001500 | 111 | A2 | 1962 | 11 - 1 Story | 45 Average | 1,544 | 281,000 | 6/26/2008 | I | 344,000 | 0.82 |
| 00619900000902 | 111 | A2 | 1993 | 11 - 1 Story | 45 Average | 1,481 | 288,800 | 10/6/2008 | I | 305,000 | 0.95 |
| 00717100000300 | 111 | A3 | 1983 | 17 - 2 Story | 45 Average | 1,826 | 332,700 | 2/13/2008 | I | 400,000 | 0.83 |
| 00766800000100 | 111 | A3 | 1989 | 23 - Split Entry | 45 Average | 1,896 | 323,900 | 8/22/2008 | I | 367,500 | 0.88 |
| 00766800000600 | 111 | A3 | 1989 | 17 - 2 Story | 45 Average | 1,839 | 336,100 | 7/9/2008 | I | 399,950 | 0.84 |
| 00960013502000 | 119 | N/A | 1972 | 74 - SW Manuf. Home | 35 Fair | 859 | 8,400 | 7/23/2008 | I | 17,000 | 0.49 |
| 00960013503200 | 119 | N/A | 1988 | 71 - DW Manuf. Home | 55 Good | 1,052 | 20,200 | 4/18/2008 | I | 29,950 | 0.67 |
| 00926800000100 | 111 | A4 | 2002 | 17 - 2 Story | 49 Avg Plus | 2,306 | 362,200 | 12/12/2008 | I | 370,000 | 0.98 |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Mountlake Terrace 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 |
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
| 00951100000400 | 111 | A4 | 2004 | 17 - 2 Story | 49 Avg Plus | 2,418 | 403,800 | 11/25/2008 | I | 450,000 | 0.90 |
| 01000000002100 | 111 | A4 | 2005 | 17 - 2 Story | 49 Avg Plus | 3,083 | 471,400 | 5/2/2008 | I | 540,000 | 0.87 |
| 01000000003500 | 111 | A4 | 2005 | 17 - 2 Story | 49 Avg Plus | 2,658 | 449,200 | 10/3/2008 | I | 455,000 | 0.99 |

Snohomish County Assessor's Office



Mass Appraisal Report

Residential Neighborhood: Mountlake Terrace 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 |
|----------------------|-----------------|------------------|-------------------|---------------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
| 00489400004000 | 111 | A2 | 1960 | 23 - Split Entry | 45 Average | 2084 | 309,700 | 10/1/2008 | I | 150,000 | 2.06 |
| 00960013501600 | 119 | N/A | 1975 | 74 - SW Manuf. Home | 35 Fair | 1008 | 8,400 | 5/30/2008 | I | 3,000 | 2.80 |