

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Stanwood-Bryant Rd Area

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2004
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 2104000

Parcels Appraised: 2735

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	456,501,600	402,494,700	-54,006,900	-11.8%
Improvements:	432,904,900	388,450,300	-44,454,600	-10.3%
Total:	889,406,500	790,945,000	-98,461,500	-11.1%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 35

	2008	2009	Change	% Change
Median Ratio:	0.9620	0.8428	-0.1192	-12.4%
Mean Ratio:	0.9768	0.8488	-0.1280	-13.1%
Weighted Mean:	0.9447	0.8418	-0.1029	-10.9%
PRD:	1.0340	1.0083	-0.0257	-2.5%
COD:	0.1329	0.0772	-0.0557	-41.9%

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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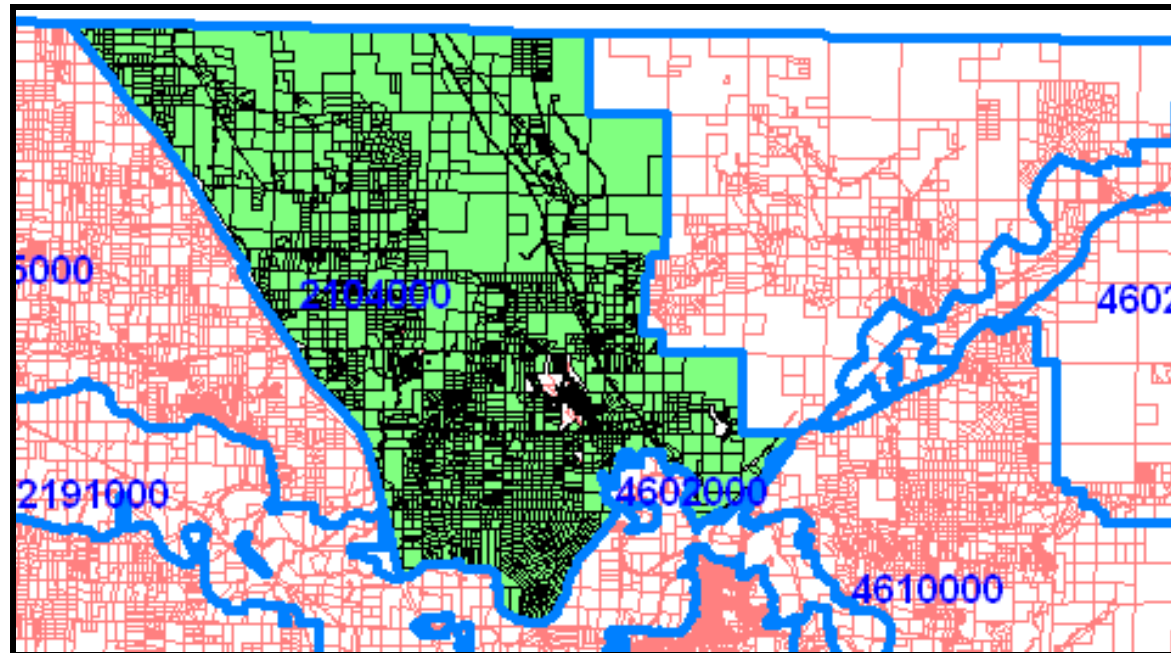


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2104000 (AKA BMA 2104000) 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

That area north of the Stillaguamish River to the county line and east of I-5 to the environs of SR 9.

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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	98	L:	33,104,100	28,722,500	-4,381,600	-13.2%
		B:	10,385,600	9,377,900	-1,007,700	-9.7%
		T:	43,489,700	38,100,400	-5,389,300	-12.4%
Industrial	1	L:	277,300	228,200	-49,100	-17.7%
		B:	4,600	3,800	-800	-17.4%
		T:	281,900	232,000	-49,900	-17.7%
Commercial	41	L:	2,471,900	2,192,200	-279,700	-11.3%
		B:	1,396,300	1,374,400	-21,900	-1.6%
		T:	3,868,200	3,566,600	-301,600	-7.8%
Residential	2023	L:	346,229,800	306,755,800	-39,474,000	-11.4%
		B:	413,941,800	370,881,400	-43,060,400	-10.4%
		T:	760,171,600	677,637,200	-82,534,400	-10.9%
Multifamily	4	L:	657,700	582,200	-75,500	-11.5%
		B:	1,058,800	974,000	-84,800	-8.0%
		T:	1,716,500	1,556,200	-160,300	-9.3%
Forest	128	L:	7,099,300	5,942,700	-1,156,600	-16.3%
		B:	4,231,500	3,985,300	-246,200	-5.8%
		T:	11,330,800	9,928,000	-1,402,800	-12.4%
Other	440	L:	66,661,500	58,071,100	-8,590,400	-12.9%
		B:	1,886,300	1,853,500	-32,800	-1.7%
		T:	68,547,800	59,924,600	-8,623,200	-12.6%

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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	2735	L:	456,501,600	402,494,700	-54,006,900	-11.8%
		B:	432,904,900	388,450,300	-44,454,600	-10.3%
		T:	889,406,500	790,945,000	-98,461,500	-11.1%

- 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
	110-Sr Cit Exemption Residual	35		
	111-Single Family Residence	1,510	18	1.2%
	112-2 Single Family Residences	44		
	113-3 Single Family Residences	1		
	115-5+ Single Family Residence	1		
	117-Manufac Home (Leased Site)	26	1	3.8%
	118-Manufac Home (Owned Site)	318	5	1.6%
	122-Duplex	4		
	142-SFR Condominium CommonWall	2		
	183-Non Residential Structure	55	1	1.8%
	184-Septic System	3		
	185-Well	3	2	66.7%
	186-Septic & Well	24		
	198-Vacation Cabins	1		
	249-Other Lumber & Wood Prod	1		
	451-Freeways	1		
	456-Local Access Streets	4		
	459-Other Highway NEC	1		
	479-Other Communications (NEC)	1		
	482-Gas Utility	1		
	485-Solid Waste disposal	1		
	541-Groceries	1		
	624-Funeral/Crematory Services	2		
	649-Other Repair Services	1		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	672-Protective Functions	2		
	691-Religious Activities	2		
	723-Public Assembly	1		
	745-Trails (Centennial, etal)	22		
	751-Resorts	1		
	822-Animal Husbandry Services	1		
	830-Open Space Agriculture	75		
	842-Fishery Services	1		
	854-Mining & Quarrying	3		
	880-DF Timber Acres Only	95		
	881-DF Timber Ac w/ ImpAcBldg	8		
	889-DF Timber Ac w/ImpAcNoBldg	16		
	910-Undeveloped Land	421	8	1.9%
	915-Common Areas	12		
	916-Water Retention Area	2		
	940-Open Space General	21		
	941-Open Space General Ag Cons	2		
	950-Open Space Timber	9		
	Grand Total	2,735	35	1.3%

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
21 Designated Forest	77		
22 Open Space Forest	3		
23 Open Space General	10		
24 Open Space Ag	11		
46 Spt/Well Site	83	1	1.2%
54 No Perk	4		
57 Other Acreage Type	1,441	16	1.1%
65 Topo Problems I	55		
66 Topo Problems II	2		
84 Pipeline Easement	3		
86 Utility Easement (P/L)	1		
88 Contiguous-less than 1 acre	11		
AG AG-10 FHZ	9		
B2 Septic Average Mixed NH	68	1	1.5%
B3 Septic - Access DNA Devlpm	36		
B4 Septic Average NH	114	2	1.8%
B6 Septic Good Homogenous NH	567	14	2.5%
CA Common Areas	19		
LF Land detail not used	40		
N/A Building only	77	1	1.3%
SC SrCit Residual Contiguous	22		
UD Undevelopable Land	60		
W5 Wtrfrt/View Type V	22		
Grand Total	2,735	35	1.3%

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
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	697	8	1.1%
12 - 1 Story Bsmt	188	2	1.1%
14 - 1 1/2 Story	138		
15 - 1 1/2 Story Bsmt	56	1	1.8%
17 - 2 Story	371	6	1.6%
18 - 2 Story Bsmt	63	1	1.6%
20 - 2+ Story	2		
21 - 2+ Story Bsmt	2		
23 - Split Entry	53		
24 - Tri Level	35		
71 - DW Manuf. Home	247	5	2.0%
74 - SW Manuf. Home	78	1	1.3%
77 - TW Manuf. Home	16		
N/A	789	11	1.4%
Grand Total	2,735	35	1.3%

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
	15 Sub Std	3		
	25 Low	53	1	1.9%
	35 Fair	157	2	1.3%
	41 Avg Minus	50		
	45 Average	882	9	1.0%
	49 Avg Plus	497	8	1.6%
	55 Good	257	3	1.2%
	65 Very Good	41	1	2.4%
	75 Excellent	6		
	N/A	789	11	1.4%
	Grand Total	2,735	35	1.3%

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	4		
	1900 - 1909	20		
	1910 - 1919	38		
	1920 - 1929	62	3	4.84%
	1930 - 1939	42		
	1940 - 1949	33		
	1950 - 1959	45	1	2.22%
	1960 - 1969	102	3	2.94%
	1970 - 1979	311	2	0.64%
	1980 - 1989	350	2	0.57%
	1990 - 1999	487	4	0.82%
	2000 - 2009	452	9	1.99%
	N/A	789	11	1.39%
	Grand Total	2,735	35	1.3%

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	789	11	1.4%
	1 - 499	16		
	500 - 749	47	1	2.1%
	750 - 999	85		
	1000 - 1249	135	4	3.0%
	1250 - 1499	235	2	0.9%
	1500 - 1749	292	4	1.4%
	1750 - 1999	272	2	0.7%
	2000 - 2249	207	2	1.0%
	2250 - 2499	198	1	0.5%
	2500 - 2749	158	5	3.2%
	2750 - 2999	119	1	0.8%
	3000 - 3249	60	2	3.3%
	3250 - 3499	32		
	3500 - 3749	32		
	3750 - 3999	15		
	4000 - 4249	8		
	4250 - 4499	13		
	4500 - 4749	6		
	4750 - 4999	3		
	5000 - Over	13		
	Grand Total	2,735	35	1.3%

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	10,570,100	9,418,400
Total Sales Price	11,188,690	11,188,690
Average Assessed Value	302,003	269,097
Average Sales Price	319,677	319,677
Number in Sample	35	35
Median Ratio	0.9620	0.8428
Mean (Average) Ratio	0.9768	0.8488
Weighted Mean (S.W.A.) Ratio	0.9447	0.8418
Regression Index (P.R.D.)	1.0340	1.0083
Coefficient of Dispersion (C.O.D.)	0.1329	0.0772

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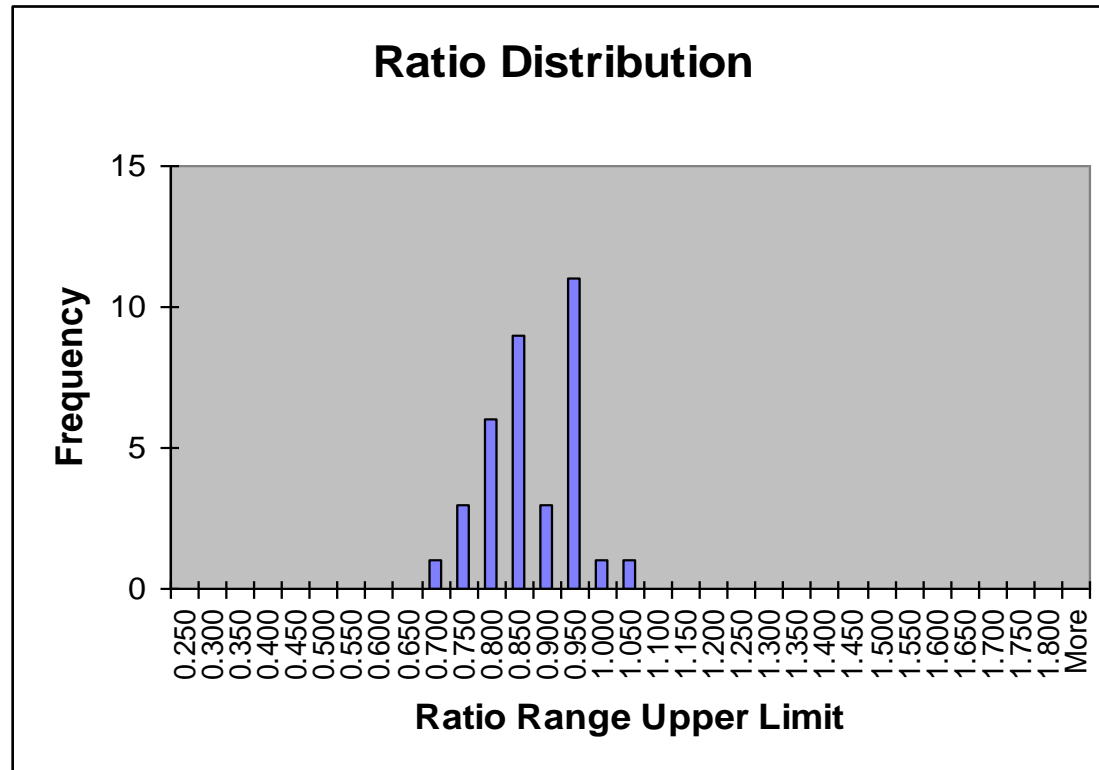


Performance Analysis

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	7,275,600	6,450,300
Total Sales Price	7,632,040	7,632,040
Average Assessed Value	404,200	358,350
Average Sales Price	424,002	424,002
Number in Sample	18	18
Median Ratio	0.9685	0.8578
Mean (Average) Ratio	0.9655	0.8563
Weighted Mean (S.W.A.) Ratio	0.9533	0.8452
Regression Index (P.R.D.)	1.0128	1.0131
Coefficient of Dispersion	0.0996	0.0714

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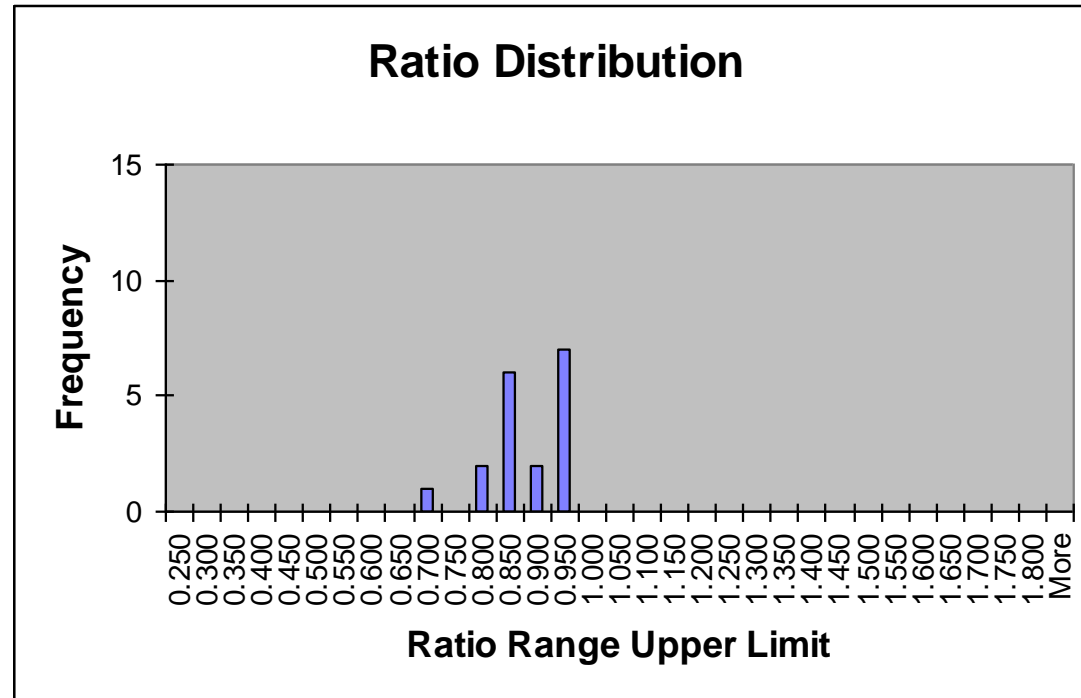


Performance Analysis

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
32040200200600	111	57	1920	15 - 1 1/2 Story Bsmt	45 Average	1,456	459,900	3/14/2008	I	689,000	0.67
32041300403100	910	B2		N/A	N/A		55,900	7/24/2008	V	75,000	0.75
32041400401200	910	57		N/A	N/A		165,300	1/10/2008	V	215,000	0.77
32050900200400	118	57	1969	74 - SW Manuf. Home	35 Fair	1,116	163,600	2/16/2008	I	170,000	0.96
32051800200200	111	57	1951	12 - 1 Story Bsmt	45 Average	2,088	338,100	9/8/2008	I	380,000	0.89
32051800301500	111	57	1976	11 - 1 Story	45 Average	1,112	259,400	8/5/2008	I	275,000	0.94
32052100101300	910	57		N/A	N/A		103,500	3/7/2008	V	119,950	0.86
32052200201300	111	57	1976	18 - 2 Story Bsmt	49 Avg Plus	3,169	466,500	5/6/2008	I	615,000	0.76
32052200301100	111	46	1920	11 - 1 Story	25 Low	612	133,800	2/16/2008	I	160,000	0.84
32052700400700	111	57	1925	12 - 1 Story Bsmt	45 Average	2,682	342,400	12/5/2008	I	419,950	0.82
32052800301800	118	57	1985	71 - DW Manuf. Home	45 Average	1,152	206,700	7/29/2008	I	265,000	0.78
32052900103600	183	57		N/A	N/A		171,600	9/10/2008	I	230,000	0.75
32053100101901	117	N/A	1988	71 - DW Manuf. Home	55 Good	1,512	55,600	2/21/2008	I	61,500	0.90
32053100402800	111	57	1969	11 - 1 Story	49 Avg Plus	1,502	347,500	5/6/2008	I	429,950	0.81
32053200200400	910	57		N/A	N/A		170,000	12/2/2008	V	169,950	1.00
32053200204800	118	57	1996	71 - DW Manuf. Home	55 Good	2,250	321,400	3/25/2008	I	352,500	0.91
32053300100200	111	57	1990	17 - 2 Story	35 Fair	2,154	310,800	8/27/2008	I	341,000	0.91
32053300103000	111	57	1965	11 - 1 Story	45 Average	1,612	301,200	2/19/2008	I	394,950	0.76
00543200000400	118	B4	1993	71 - DW Manuf. Home	65 Very Good	1,203	235,600	8/7/2008	I	281,000	0.84
00543200000700	118	B4	1995	71 - DW Manuf. Home	55 Good	1,770	249,600	2/21/2008	I	339,950	0.73
00940900001500	111	B6	2003	11 - 1 Story	45 Average	1,512	298,700	5/7/2008	I	360,400	0.83
00940900003000	111	B6	2003	11 - 1 Story	45 Average	1,392	295,500	10/17/2008	I	312,000	0.95
32052200103000	185	57		N/A	N/A		198,200	8/13/2008	V	240,000	0.83
01055700000601	111	B6	2007	17 - 2 Story	49 Avg Plus	3,139	425,100	5/12/2008	I	488,000	0.87
01059200000700	111	B6	2007	17 - 2 Story	49 Avg Plus	2,966	458,200	7/1/2008	I	549,990	0.83

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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
01063000000500	111	B6	2008	17 - 2 Story	49 Avg Plus	2,698	417,500	11/26/2008	I	462,000	0.90
01063000000900	111	B6	2007	17 - 2 Story	49 Avg Plus	2,597	404,200	12/10/2008	I	431,450	0.94
01063000001200	111	B6	2008	11 - 1 Story	49 Avg Plus	2,511	427,600	5/20/2008	I	463,950	0.92
01063000001500	111	B6	2007	17 - 2 Story	49 Avg Plus	2,695	402,900	10/10/2008	I	431,950	0.93
01072400000100	111	B6	2007	11 - 1 Story	45 Average	1,986	361,000	7/10/2008	I	427,450	0.84
01075700000700	910	B6		N/A	N/A		168,000	10/3/2008	V	185,000	0.91
01075700000800	910	B6		N/A	N/A		183,000	7/2/2008	V	199,000	0.92
01075700000900	910	B6		N/A	N/A		193,000	6/9/2008	V	229,000	0.84
01096200001200	185	B6		N/A	N/A		154,700	6/6/2008	I	200,000	0.77
32052100204300	910	B6		N/A	N/A		172,400	1/29/2008	V	223,800	0.77

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**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
01063000000100	111	B6	2008	17 - 2 Story	49 Avg Plus	2310	344,200	9/19/2008	I	412,950	0.83
01072400000500	111	B6	2008	11 - 1 Story	45 Average	2232	321,900	7/22/2008	I	450,000	0.72