

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Seven Lakes Area

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 2207000-2207999

Parcels Appraised: 7713

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	1,344,232,500	1,203,357,100	-140,875,400	-10.5%
Improvements:	1,134,646,100	971,923,500	-162,722,600	-14.3%
Total:	2,478,878,600	2,175,280,600	-303,598,000	-12.2%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 120

	2008	2009	Change	% Change
Median Ratio:	0.9366	0.8581	-0.0785	-8.4%
Mean Ratio:	0.9465	0.8572	-0.0893	-9.4%
Weighted Mean:	0.9358	0.8271	-0.1087	-11.6%
PRD:	1.0114	1.0364	0.0250	2.5%
COD:	0.1314	0.1170	-0.0144	-11.0%

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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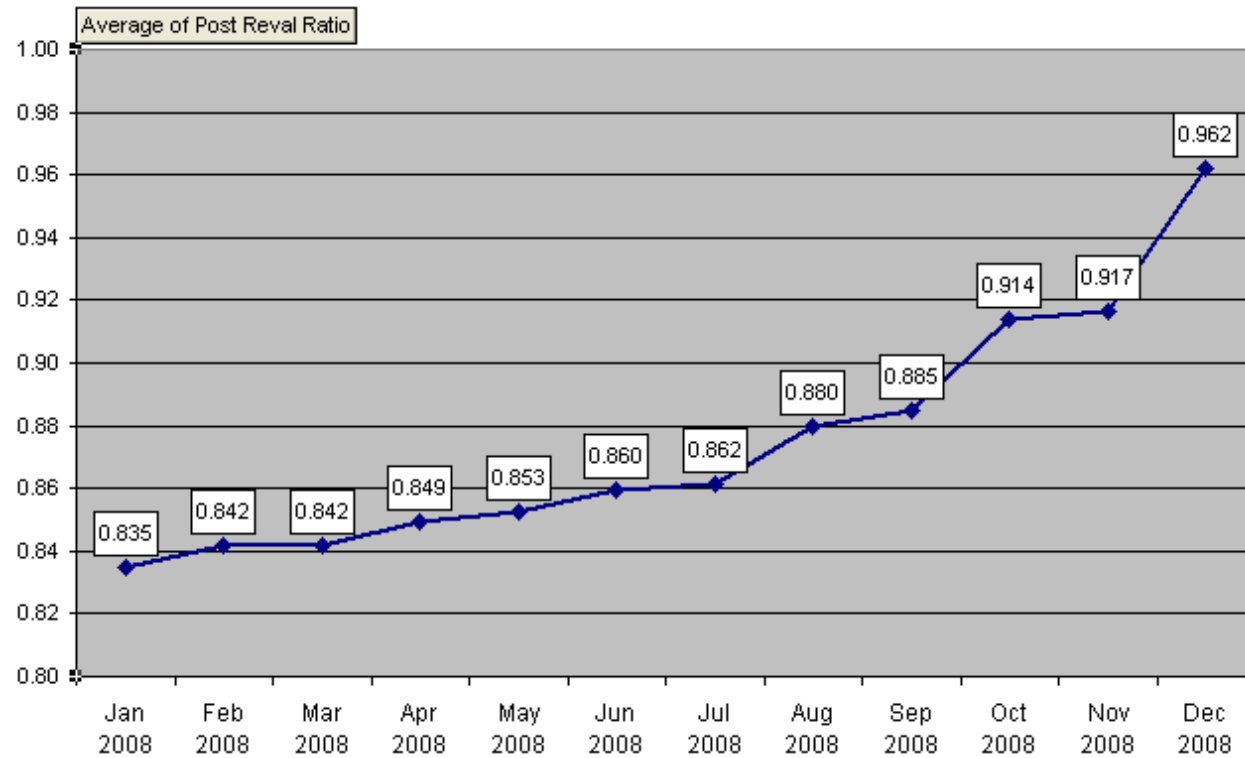
Summary

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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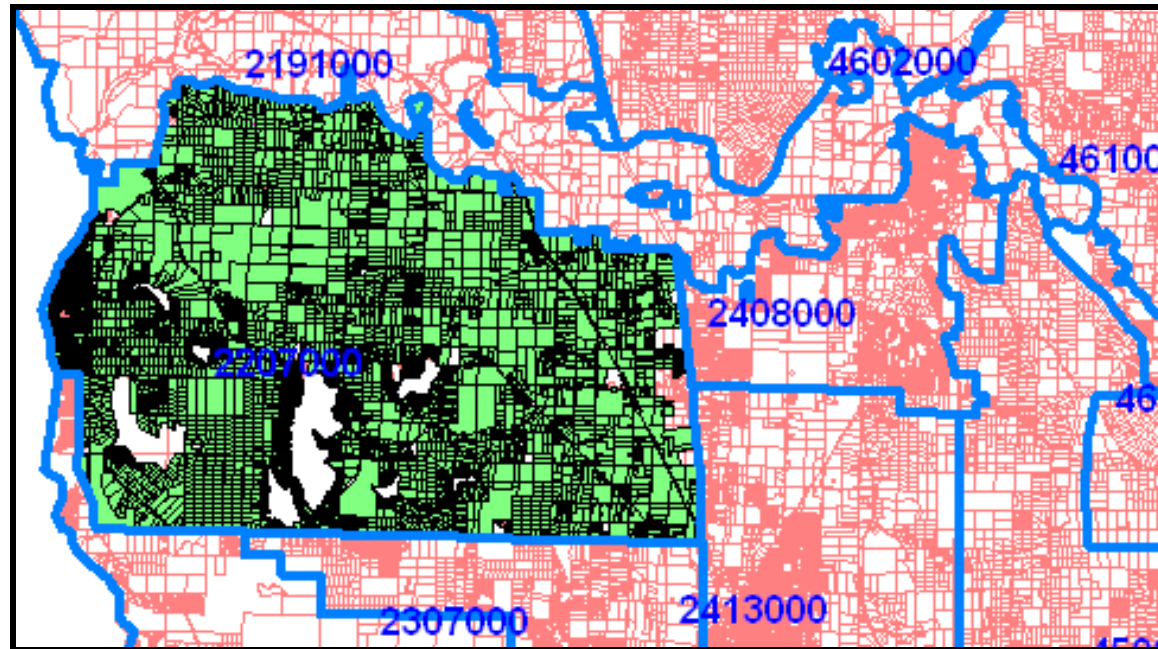


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2207000-2207999 (AKA BMA 2207000-2207999) 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

Seven Lakes area north of 140th (Fire Trail Road) to the Stillaguamish River and west of I-5 to Puget Sound.

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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	151	L:	64,778,100	49,630,200	-15,147,900	-23.4%
		B:	17,780,500	15,672,600	-2,107,900	-11.9%
		T:	82,558,600	65,302,800	-17,255,800	-20.9%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	50	L:	35,351,400	30,983,500	-4,367,900	-12.4%
		B:	33,564,700	33,540,200	-24,500	-0.1%
		T:	68,916,100	64,523,700	-4,392,400	-6.4%
Residential	6124	L:	1,046,657,200	960,199,700	-86,457,500	-8.3%
		B:	1,072,578,200	913,345,600	-159,232,600	-14.8%
		T:	2,119,235,400	1,873,545,300	-245,690,100	-11.6%
Multifamily	31	L:	4,770,700	4,426,600	-344,100	-7.2%
		B:	7,162,800	6,423,900	-738,900	-10.3%
		T:	11,933,500	10,850,500	-1,083,000	-9.1%
Forest	81	L:	11,284,300	9,354,000	-1,930,300	-17.1%
		B:	3,328,900	2,941,200	-387,700	-11.6%
		T:	14,613,200	12,295,200	-2,318,000	-15.9%
Other	1276	L:	181,390,800	148,763,100	-32,627,700	-18.0%
		B:	231,000	0	-231,000	-100.0%
		T:	181,621,800	148,763,100	-32,858,700	-18.1%

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**Value Change Summary
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Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	7713	L:	1,344,232,500	1,203,357,100	-140,875,400	-10.5%
		B:	1,134,646,100	971,923,500	-162,722,600	-14.3%
		T:	2,478,878,600	2,175,280,600	-303,598,000	-12.2%

- 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	51		
	111-Single Family Residence	4,187	63	1.5%
	112-2 Single Family Residences	117	2	1.7%
	113-3 Single Family Residences	2		
	117-Manufac Home (Leased Site)	90	1	1.1%
	118-Manufac Home (Owned Site)	868	13	1.5%
	119-Manuf Home (MHP)	287	19	6.6%
	122-Duplex	31	1	3.2%
	141-SFR Condominium Detached	251	8	3.2%
	142-SFR Condominium CommonWall	51	1	2.0%
	183-Non Residential Structure	123		
	184-Septic System	45	1	2.2%
	185-Well	1	1	100.0%
	186-Septic & Well	25	1	4.0%
	187-Non Res Structure Condo	5	1	20.0%
	198-Vacation Cabins	21		
	429-Other Motor Vehicle Transp	1		
	459-Other Highway NEC	4		
	471-Telephone Communication	3		
	473-Radio Communication	1		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	5		
	489-Other utilities, NEC	7		
	624-Funeral/Crematory Services	2		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	672-Protective Functions	6		
	681-Nursery,Primary,Second Sch	3		
	691-Religious Activities	5		
	699-Other Misc Services	1		
	751-Resorts	1		
	752-Group & Organized camps	3		
	761-Parks, General Recreation	7		
	818-Farms General	1		
	830-Open Space Agriculture	104		
	850-Mine Claims Mineral Rights	1		
	880-DF Timber Acres Only	46		
	881-DF Timber Ac w/ ImpAcBldg	8		
	910-Undeveloped Land	1,246	8	0.6%
	911-Vacant Site/Mobile Park	3		
	914-Vacant Condominium Lot	1		
	915-Common Areas	15		
	916-Water Retention Area	4		
	939-Other Water Areas	6		
	940-Open Space General	42		
	941-Open Space General Ag Cons	4		
	950-Open Space Timber	27		
	Grand Total	7,713	120	1.6%

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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
21 Designated Forest	37		
22 Open Space Forest	24		
23 Open Space General	17		
24 Open Space Ag	53		
46 Spt/Well Site	124	2	1.6%
54 No Perk	103	1	1.0%
57 Other Acreage Type	1,499	11	0.7%
65 Topo Problems I	60		
81 Tidelands	5		
88 Contiguous-less than 1 acre	162		
A2 Sewer Avg Older Mixed NH	9		
A3 Sewer Avg Homogeneous NH	4		
AG AG-10 FHZ	5		
B1 Septic Fair NH	99	1	1.0%
B2 Septic Average Mixed NH	1,462	30	2.1%
B3 Septic - Access DNA Devlpm	31	2	6.5%
B4 Septic Average NH	1,509	24	1.6%
B5 Septic UGA	41		
B6 Septic Good Homogenous NH	273	8	2.9%
C2 SFR Condo Det Avg NH -141	249	8	3.2%
C5 Condo Cmnwall@Gar UC 142	47	1	2.1%
C9 Exception Condo Plat	4	1	25.0%
CA Common Areas	18		
FL Lake Front	33	1	3.0%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
LF Land detail not used	16		
LL Land Type Not Defined	2		
N/A Building only	483	20	4.1%
R1 Recreational Lot	43		
SC SrCit Residual Contiguous	22		
U1 Waterfront I	2		
U2 Waterfront II	74	1	1.4%
U3 Waterfront III	52		
U4 Waterfront IV	48	1	2.1%
U5 Waterfront V	96	1	1.0%
U6 Waterfront VI	105		
U7 Waterfront VII	123	2	1.6%
U8 Waterfront VIII	348	4	1.1%
UD Undevelopable Land	264		
W1 Wtrfrt/View Type I	5		
W2 Wtrfrt/View Type II	36	1	2.8%
W3 Wtrfrt/View Type III	74		
W4 Wtrfrt/View Type IV	10		
W5 Wtrfrt/View Type V	42		
Grand Total	7,713	120	1.6%

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	2,172	39	1.8%
12 - 1 Story Bsmt	537	2	0.4%
14 - 1 1/2 Story	217	3	1.4%
15 - 1 1/2 Story Bsmt	86		
17 - 2 Story	1,075	23	2.1%
18 - 2 Story Bsmt	204	1	0.5%
20 - 2+ Story	12		
21 - 2+ Story Bsmt	4		
23 - Split Entry	264	6	2.3%
24 - Tri Level	147	1	0.7%
71 - DW Manuf. Home	943	22	2.3%
72 - DWB Manuf. Home	5	1	20.0%
74 - SW Manuf. Home	275	10	3.6%
77 - TW Manuf. Home	31	1	3.2%
96 - Geodesic Dome	4		
N/A	1,737	11	0.6%
Grand Total	7,713	120	1.6%

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	35		
	25 Low	154	1	0.6%
	35 Fair	543	10	1.8%
	41 Avg Minus	205	6	2.9%
	45 Average	2,977	47	1.6%
	49 Avg Plus	967	25	2.6%
	55 Good	960	20	2.1%
	65 Very Good	128		
	75 Excellent	7		
	N/A	1,737	11	0.6%
	Grand Total	7,713	120	1.6%

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	24		
1910 - 1919	64	3	4.69%
1920 - 1929	140	1	0.71%
1930 - 1939	153	1	0.65%
1940 - 1949	164	1	0.61%
1950 - 1959	218		
1960 - 1969	493	3	0.61%
1970 - 1979	829	18	2.17%
1980 - 1989	984	26	2.64%
1990 - 1999	2,071	32	1.55%
2000 - 2009	832	24	2.88%
N/A	1,737	11	0.63%
Grand Total	7,713	120	1.6%

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		1,738	11	0.6%
1 - 499		91		
500 - 749		200	3	1.5%
750 - 999		514	14	2.7%
1000 - 1249		714	17	2.4%
1250 - 1499		869	13	1.5%
1500 - 1749		926	14	1.5%
1750 - 1999		787	16	2.0%
2000 - 2249		527	7	1.3%
2250 - 2499		365	5	1.4%
2500 - 2749		322	7	2.2%
2750 - 2999		208	6	2.9%
3000 - 3249		130	3	2.3%
3250 - 3499		113	1	0.9%
3500 - 3749		72	3	4.2%
3750 - 3999		49		
4000 - 4249		18		
4250 - 4499		19		
4500 - 4749		13		
4750 - 4999		14		
5000 - Over		24		
Grand Total		7,713	120	1.6%

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	35,033,100	30,962,500
Total Sales Price	37,436,440	37,436,440
Average Assessed Value	291,943	258,021
Average Sales Price	311,970	311,970
Number in Sample	120	120
Median Ratio	0.9366	0.8581
Mean (Average) Ratio	0.9465	0.8572
Weighted Mean (S.W.A.) Ratio	0.9358	0.8271
Regression Index (P.R.D.)	1.0114	1.0364
Coefficient of Dispersion (C.O.D.)	0.1314	0.1170

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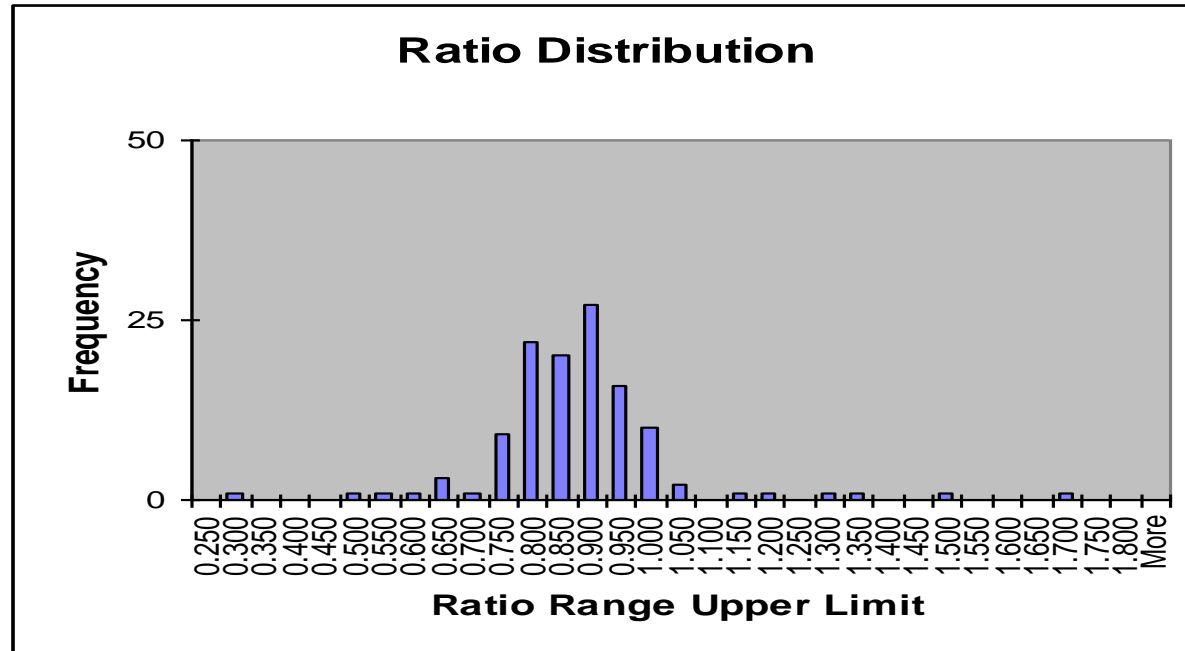


Performance Analysis

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	24,980,700	21,952,900
Total Sales Price	25,894,850	25,894,850
Average Assessed Value	396,519	348,459
Average Sales Price	411,029	411,029
Number in Sample	63	63
Median Ratio	0.9784	0.8550
Mean (Average) Ratio	0.9768	0.8532
Weighted Mean (S.W.A.) Ratio	0.9647	0.8478
Regression Index (P.R.D.)	1.0126	1.0064
Coefficient of Dispersion	0.0964	0.0740

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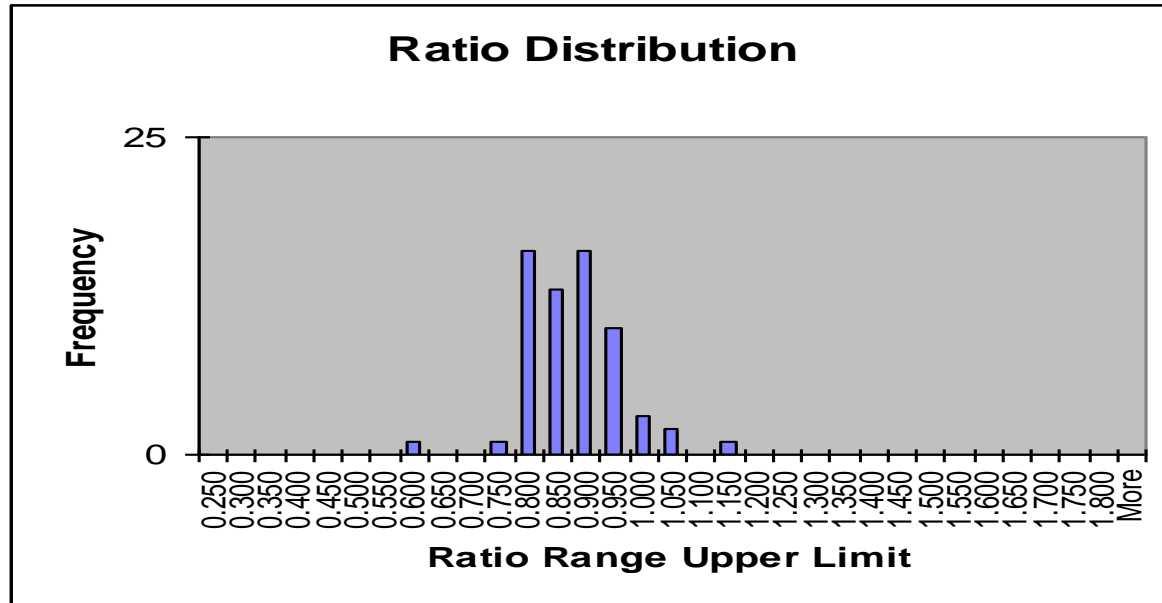


Performance Analysis

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
31042600402700	118	B4	1982	71 - DW Manuf. Home	55 Good	1,152	193,000	2/6/2008	I	265,000	0.73
31042700204100	118	B4	1980	71 - DW Manuf. Home	45 Average	1,960	213,300	6/24/2008	I	282,950	0.75
31042700304300	111	B2	1992	23 - Split Entry	49 Avg Plus	2,261	295,700	4/22/2008	I	389,950	0.76
31042700304500	111	B2	1990	24 - Tri Level	45 Average	1,536	281,900	7/30/2008	I	340,000	0.83
31043400400500	111	U4	1972	11 - 1 Story	45 Average	1,500	376,400	8/5/2008	I	640,000	0.59
31043500201600	111	B4	1981	11 - 1 Story	45 Average	1,889	327,600	1/10/2008	I	410,000	0.80
00384000002200	118	B2	1980	71 - DW Manuf. Home	45 Average	1,782	161,600	6/9/2008	I	208,000	0.78
00394400305600	111	B2	1999	23 - Split Entry	49 Avg Plus	2,081	322,200	8/20/2008	I	344,000	0.94
00394400800100	111	B2	1925	14 - 1 1/2 Story	45 Average	1,348	168,700	7/28/2008	I	217,000	0.78
00394401201000	111	B2	1915	14 - 1 1/2 Story	45 Average	1,338	275,800	5/16/2008	I	350,000	0.79
00394401703100	118	B2	1999	71 - DW Manuf. Home	55 Good	1,404	212,200	5/21/2008	I	238,000	0.89
00394402601700	910	54		N/A	N/A		30,900	5/27/2008	V	112,000	0.28
00394402603700	111	U5	1974	11 - 1 Story	45 Average	864	263,500	9/24/2008	I	299,950	0.88
31040400402900	111	57	1990	11 - 1 Story	49 Avg Plus	2,133	328,000	10/27/2008	I	370,000	0.89
31040500100500	111	B2	1990	11 - 1 Story	45 Average	1,760	270,300	11/3/2008	I	350,000	0.77
31031300101400	122	B2	1970	17 - 2 Story	35 Fair	2,290	286,100	6/20/2008	I	399,950	0.72
31040800101100	118	57	1989	71 - DW Manuf. Home	55 Good	1,790	237,300	8/25/2008	I	290,000	0.82
31040900400200	111	57	2002	17 - 2 Story	49 Avg Plus	2,955	450,900	2/8/2008	I	567,500	0.79
31041100200900	910	57		N/A	N/A		285,800	7/2/2008	V	450,000	0.64
31041300200500	112	B3	1917	17 - 2 Story	35 Fair	640	599,700	6/20/2008	I	850,000	0.71
31041800301800	118	57	1995	77 - TW Manuf. Home	55 Good	2,086	233,100	8/13/2008	I	308,000	0.76
31042000400100	118	B4	1983	71 - DW Manuf. Home	45 Average	1,056	388,900	10/17/2008	I	400,000	0.97
31042100102200	111	57	1981	11 - 1 Story	49 Avg Plus	1,948	359,800	7/15/2008	I	435,000	0.83
31042200403900	118	B4	1980	71 - DW Manuf. Home	45 Average	2,688	196,400	9/12/2008	I	265,500	0.74
31042300300800	111	B4	1993	11 - 1 Story	49 Avg Plus	1,432	311,900	2/12/2008	I	349,950	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
31042400400200	910	B3		N/A	N/A		204,300	5/2/2008	V	267,500	0.76
00394403903800	111	B2	1982	11 - 1 Story	45 Average	964	186,700	4/22/2008	I	226,600	0.82
00394404102100	111	B2	2008	17 - 2 Story	45 Average	1,991	305,800	3/14/2008	I	306,000	1.00
00394405201402	111	46	2007	17 - 2 Story	49 Avg Plus	2,053	347,300	3/4/2008	I	419,900	0.83
00394406201200	111	B4	1968	11 - 1 Story	45 Average	1,536	266,200	2/13/2008	I	292,800	0.91
00394509401500	111	B4	1999	17 - 2 Story	55 Good	2,663	497,300	3/28/2008	I	659,000	0.75
00394510101400	111	B4	1993	11 - 1 Story	49 Avg Plus	2,324	369,900	4/23/2008	I	410,000	0.90
00406300001900	111	B2	1995	11 - 1 Story	45 Average	1,142	206,000	1/2/2008	I	265,000	0.78
00406300002300	111	B2	1994	11 - 1 Story	45 Average	1,264	211,100	2/26/2008	I	251,400	0.84
00429000000500	111	B2	1996	11 - 1 Story	45 Average	1,646	237,500	3/25/2008	I	283,500	0.84
00480700000801	111	U7	1972	12 - 1 Story Bsmt	49 Avg Plus	2,682	610,700	1/23/2008	I	850,000	0.72
00480700001201	112	U7	1918	11 - 1 Story	25 Low	544	674,600	2/28/2008	I	834,000	0.81
00480700003202	118	B2	1988	71 - DW Manuf. Home	55 Good	1,188	188,700	7/22/2008	I	161,000	1.17
00489700101000	111	U8	1987	18 - 2 Story Bsmt	49 Avg Plus	3,550	926,400	8/18/2008	I	1,050,000	0.88
00489700301300	111	U8	1937	11 - 1 Story	41 Avg Minus	1,228	525,400	8/18/2008	I	575,000	0.91
00489800000202	111	B2	1999	17 - 2 Story	55 Good	2,246	380,200	6/5/2008	I	415,000	0.92
00490600000802	111	B2	1990	11 - 1 Story	45 Average	1,296	230,800	1/24/2008	I	269,950	0.85
00494600300306	118	57	1979	71 - DW Manuf. Home	55 Good	1,968	242,800	2/14/2008	I	337,000	0.72
00494600301011	118	57	1989	71 - DW Manuf. Home	45 Average	1,782	212,800	7/24/2008	I	220,000	0.97
00498800102700	111	B2	1979	11 - 1 Story	45 Average	1,160	197,200	2/13/2008	I	259,000	0.76
00499100102100	111	U2	1986	11 - 1 Story	45 Average	1,134	324,700	10/17/2008	I	430,000	0.76
00499100201600	118	B4	1983	72 - DWB Manuf. Home	45 Average	1,456	208,600	10/1/2008	I	280,000	0.75
00499100202100	118	B2	1995	71 - DW Manuf. Home	55 Good	1,512	190,800	10/3/2008	I	220,000	0.87
00515300000701	910	B4		N/A	N/A		449,600	4/1/2008	V	900,000	0.50
00546900004100	111	B4	1987	11 - 1 Story	45 Average	1,658	280,200	3/10/2008	I	365,000	0.77

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00585200005800	184	57	1984	71 - DW Manuf. Home	45 Average	1,056	172,800	5/9/2008	I	185,000	0.93
00609000002800	111	B2	1979	11 - 1 Story	45 Average	936	182,200	6/26/2008	I	237,500	0.77
00609000002900	111	B2	1979	11 - 1 Story	45 Average	1,644	238,100	3/20/2008	I	315,000	0.76
00609100004100	111	W2	1945	11 - 1 Story	35 Fair	880	409,300	5/30/2008	I	459,000	0.89
00609700004400	111	B2	1963	11 - 1 Story	45 Average	960	184,300	8/12/2008	I	205,000	0.90
00621500000500	111	B1	1979	11 - 1 Story	45 Average	1,152	196,100	3/13/2008	I	237,600	0.83
00628800001100	111	B2	1969	11 - 1 Story	41 Avg Minus	910	176,300	6/24/2008	I	175,000	1.01
00630700000800	111	B2	1993	23 - Split Entry	45 Average	1,538	237,000	1/24/2008	I	265,000	0.89
00644300002100	111	B2	1991	11 - 1 Story	45 Average	1,535	233,000	4/23/2008	I	245,000	0.95
00745700000200	186	46		N/A	N/A		103,300	4/23/2008	V	105,000	0.98
00774100000300	111	FL	1992	17 - 2 Story	49 Avg Plus	2,792	488,000	11/22/2008	I	575,000	0.85
00796600007900	141	C2	1994	17 - 2 Story	45 Average	1,362	201,400	8/22/2008	I	230,000	0.88
00796600009800	141	C2	1994	17 - 2 Story	45 Average	1,552	214,000	10/24/2008	I	224,950	0.95
00796600009900	141	C2	1994	17 - 2 Story	45 Average	1,362	205,900	10/6/2008	I	229,500	0.90
00796600010300	141	C2	1994	11 - 1 Story	45 Average	1,160	188,100	1/24/2008	I	260,000	0.72
00796600015600	141	C2	1996	23 - Split Entry	45 Average	1,352	194,800	4/9/2008	I	249,990	0.78
00796600016300	141	C2	1997	17 - 2 Story	41 Avg Minus	1,008	166,000	12/9/2008	I	197,000	0.84
00796600020200	141	C2	1995	11 - 1 Story	45 Average	1,009	182,400	5/9/2008	I	219,950	0.83
00796600024700	141	C2	1994	23 - Split Entry	45 Average	1,928	218,800	7/25/2008	I	249,950	0.88
00860500000400	111	B6	1998	11 - 1 Story	49 Avg Plus	2,681	373,900	10/6/2008	I	400,000	0.93
00860500001000	111	B6	1998	11 - 1 Story	49 Avg Plus	1,981	339,000	6/13/2008	I	393,000	0.86
00860500002300	111	B6	1998	11 - 1 Story	49 Avg Plus	2,864	360,900	5/19/2008	I	407,450	0.89
00867600005500	111	B4	1998	11 - 1 Story	45 Average	1,771	278,900	9/25/2008	I	300,000	0.93
00890100000100	111	B2	2002	11 - 1 Story	49 Avg Plus	2,333	339,200	5/16/2008	I	380,000	0.89
00890100001800	111	B2	2000	17 - 2 Story	49 Avg Plus	2,111	336,800	3/28/2008	I	420,000	0.80

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00960003000300	119	N/A	1984	74 - SW Manuf. Home	35 Fair	1,078	17,800	7/15/2008	I	18,950	0.94
00960003001000	119	N/A	1981	74 - SW Manuf. Home	35 Fair	924	11,900	6/20/2008	I	12,000	0.99
00960003001200	119	N/A	1977	74 - SW Manuf. Home	35 Fair	924	8,700	7/8/2008	I	13,500	0.64
00960003003500	119	N/A	1977	71 - DW Manuf. Home	45 Average	1,152	24,000	2/1/2008	I	24,800	0.97
00960003003700	119	N/A	1977	74 - SW Manuf. Home	35 Fair	840	7,900	8/29/2008	I	4,750	1.66
00960003003800	119	N/A	1996	71 - DW Manuf. Home	55 Good	1,296	37,600	6/9/2008	I	42,000	0.90
00960003005500	119	N/A	1989	74 - SW Manuf. Home	45 Average	924	18,100	10/20/2008	I	21,000	0.86
00960003006000	119	N/A	1977	71 - DW Manuf. Home	45 Average	1,152	22,800	2/26/2008	I	25,500	0.89
00960003006800	119	N/A	1977	74 - SW Manuf. Home	35 Fair	924	8,900	7/23/2008	I	9,950	0.89
00960003008700	119	N/A	1977	74 - SW Manuf. Home	35 Fair	972	11,400	8/21/2008	I	9,000	1.27
00960003008900	119	N/A	1977	71 - DW Manuf. Home	45 Average	1,152	17,900	7/28/2008	I	12,000	1.49
00960003009200	119	N/A	1977	71 - DW Manuf. Home	45 Average	1,440	27,500	9/18/2008	I	21,000	1.31
00960003010000	119	N/A	1979	74 - SW Manuf. Home	35 Fair	924	14,900	8/8/2008	I	16,000	0.93
00960003011000	119	N/A	1987	74 - SW Manuf. Home	45 Average	784	18,600	6/10/2008	I	20,000	0.93
00960003012500	119	N/A	1986	71 - DW Manuf. Home	55 Good	1,782	47,000	8/1/2008	I	49,500	0.95
00960003015100	119	N/A	1988	71 - DW Manuf. Home	55 Good	1,512	43,000	11/10/2008	I	44,000	0.98
00960003015200	119	N/A	1988	71 - DW Manuf. Home	55 Good	1,620	42,500	9/5/2008	I	57,500	0.74
00960003015900	119	N/A	1988	71 - DW Manuf. Home	55 Good	1,512	43,200	5/29/2008	I	53,500	0.81
00960012901600	119	N/A	1980	71 - DW Manuf. Home	45 Average	1,848	50,200	4/24/2008	I	79,900	0.63
00922600000200	111	57	2001	11 - 1 Story	49 Avg Plus	1,724	314,300	2/21/2008	I	400,000	0.79
00930100000803	142	C5	2005	11 - 1 Story	41 Avg Minus	1,105	190,000	3/6/2008	I	244,000	0.78
01002500201000	111	B4	2004	12 - 1 Story Bsmt	49 Avg Plus	3,242	409,100	12/30/2008	I	520,000	0.79
00394400102500	111	B2	2004	23 - Split Entry	41 Avg Minus	2,090	259,900	4/21/2008	I	315,000	0.83
00394400103800	111	B2	2004	17 - 2 Story	41 Avg Minus	1,320	229,700	10/24/2008	I	265,000	0.87
01010100001000	111	B4	2005	11 - 1 Story	49 Avg Plus	2,320	375,400	11/6/2008	I	390,000	0.96

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01010100003400	111	B4	2007	11 - 1 Story	45 Average	1,923	328,600	8/5/2008	I	399,000	0.82
01016700000400	187	C9		N/A	N/A		29,700	6/25/2008	I	36,000	0.83
01023700000400	111	B6	2005	11 - 1 Story	55 Good	2,581	422,400	9/15/2008	I	479,950	0.88
01045900000600	111	B6	2007	11 - 1 Story	55 Good	3,256	499,400	12/18/2008	I	450,000	1.11
01044100000700	111	B6	2008	17 - 2 Story	55 Good	3,112	465,200	3/5/2008	I	550,000	0.85
01055600000200	111	B4	2007	14 - 1 1/2 Story	49 Avg Plus	2,882	499,500	9/16/2008	I	549,000	0.91
01056300000201	111	B6	2008	17 - 2 Story	55 Good	2,837	475,600	2/27/2008	I	550,000	0.86
01056300000401	111	B6	2008	17 - 2 Story	55 Good	2,869	473,600	4/18/2008	I	549,950	0.86
01063200000500	111	B4	2008	17 - 2 Story	49 Avg Plus	3,534	435,600	6/23/2008	I	479,950	0.91
01063200000600	111	B4	2007	17 - 2 Story	49 Avg Plus	3,010	405,600	3/13/2008	I	495,950	0.82
01063200000800	111	B4	2007	17 - 2 Story	49 Avg Plus	3,534	452,600	7/10/2008	I	495,000	0.91
31041400402300	185	57		N/A	N/A		164,900	3/12/2008	V	240,000	0.69
00394406201302	111	B4	2007	17 - 2 Story	49 Avg Plus	2,635	395,400	5/29/2008	I	510,000	0.78
01090000000400	910	B4		N/A	N/A		153,000	6/25/2008	V	175,500	0.87
01090000000500	910	B4		N/A	N/A		166,000	10/27/2008	V	180,000	0.92
01090000000800	910	B4		N/A	N/A		153,000	6/18/2008	V	181,000	0.85
00394404102300	111	B2	2008	17 - 2 Story	45 Average	1,992	305,300	2/19/2008	I	300,000	1.02
31040700301603	117	N/A	2001	74 - SW Manuf. Home	55 Good	683	31,300	4/14/2008	I	60,000	0.52
00630700001901	111	U8	1987	17 - 2 Story	49 Avg Plus	2,521	696,600	2/6/2008	I	790,000	0.88
00480700000306	910	U8		N/A	N/A		389,800	6/24/2008	V	450,000	0.87

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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
00492400200100	183	U7		N/A	N/A		315,500	6/9/2008	I	580,000	0.54
00499100105000	111	U2	1962	11 - 1 Story	25 Low	360	191,800	5/12/2008	I	103,000	1.86
00546900001000	910	B4		N/A	N/A		143,700	3/21/2008	T	145,000	0.99
00960003004100	119	N/A	1984	74 - SW Manuf. Home	35 Fair	560	11,500	9/17/2008	I	6,000	1.92
00960012901800	119	N/A	2008	71 - DW Manuf. Home	65 Very Good	1776	128,900	4/25/2008	I	55,000	2.34
01002500100901	910	B4		N/A	N/A		125,800	9/19/2008	I	1,358,000	0.09