

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: Lake Stevens Area West of Hwy 9**

**Appraisal Date: January 1, 2009**

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**Summary**

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

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**Appraisal Area (Neighborhood):** 2516000-2516901

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**Parcels Appraised:** 1,826

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	244,790,500	203,164,000	-55,177,100	-22.5%
<b>Improvements:</b>	200,091,900	198,271,200	-3,565,400	-1.8%
<b>Total:</b>	444,882,400	401,435,200	-58,742,500	-13.2%

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**Summary**

**Appraisal Level and Uniformity**

**Study Period: January 1 through December 31, 2008**

**Number of Sales: 89**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9674	0.8472	-0.1202	-12.4%
<b>Mean Ratio:</b>	0.9663	0.8527	-0.1136	-11.8%
<b>Weighted Mean:</b>	0.9710	0.8455	-0.1255	-12.9%
<b>PRD:</b>	0.9951	1.0084	0.0133	1.3%
<b>COD:</b>	0.0591	0.0543	-0.0048	-8.1%

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**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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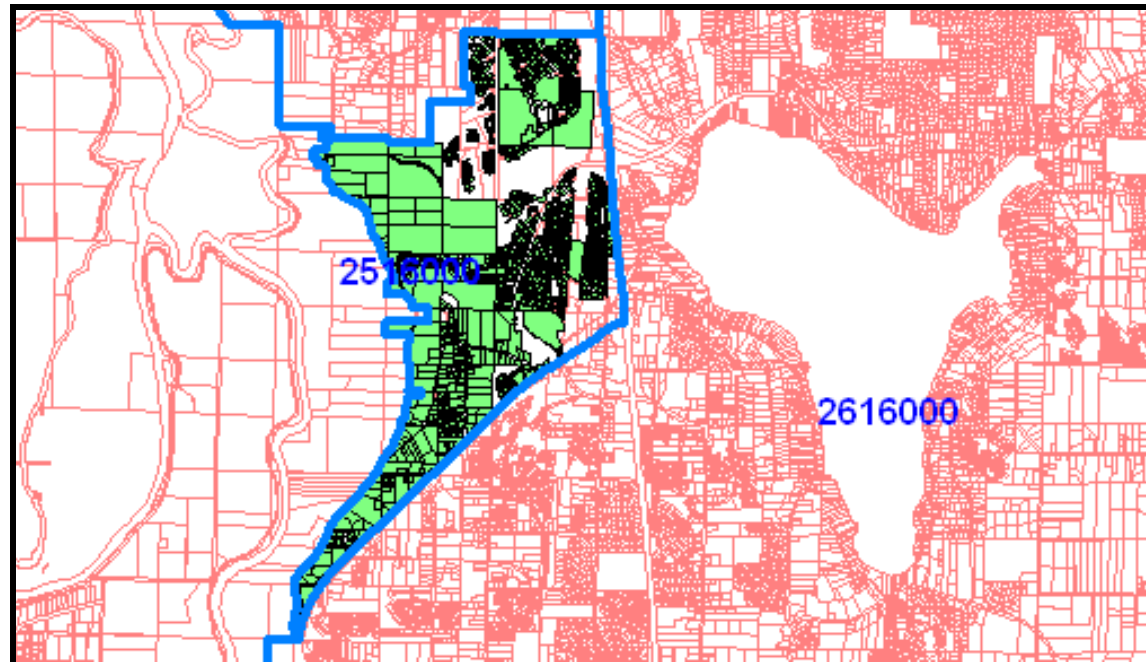


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 2516000-2516901 (AKA BMA 2516000-2516901) 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**          Lake Stevens area, west of Highway 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	8	L:	2,036,900	1,638,100	-398,800	-19.6%
		B:	1,055,300	1,045,000	-10,300	-1.0%
		T:	3,092,200	2,683,100	-409,100	-13.2%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	1	L:	3,000	3,000	0	0.0%
		B:	0	0	0	0.0%
		T:	3,000	3,000	0	0.0%
Residential	1,598	L:	228,908,700	178,406,100	-51,930,600	-22.7%
		B:	197,250,100	195,388,400	-3,606,400	-1.8%
		T:	426,158,800	373,794,500	-55,537,000	-13.0%
Multifamily	9	L:	1,715,100	1,335,700	-379,400	-22.1%
		B:	1,786,500	1,837,800	51,300	2.9%
		T:	3,501,600	3,173,500	-328,100	-9.4%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	210	L:	12,126,800	21,781,100	-2,468,300	-20.4%
		B:	0	0	0	0.0%
		T:	12,126,800	21,781,100	-2,468,300	-20.4%

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**Value Change Summary**

**Value Change Summary  
By Abstract Group**

<b>Property Class</b>	<b>Number of Parcels</b>		<b>2008 Certified Total Value</b>	<b>2009 Calculated Total Value</b>	<b>Value Change</b>	<b>% Change</b>
Totals	1,826	L:	244,790,500	203,164,000	-55,177,100	-22.5%
		B:	200,091,900	198,271,200	-3,565,400	-1.8%
		T:	444,882,400	401,435,200	-58,742,500	-13.2%

- 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

## Snohomish County Assessor's Office

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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	3		
	111-Single Family Residence	979	35	3.6%
	112-2 Single Family Residences	1		
	115-5+ Single Family Residence	1		
	116-Comon Wall SFR	24	2	8.3%
	117-Manufac Home (Leased Site)	6		
	118-Manufac Home (Owned Site)	12		
	119-Manuf Home (MHP)	82	5	6.1%
	122-Duplex	9		
	141-SFR Condominium Detached	469	47	10.0%
	142-SFR Condominium CommonWall	18		
	183-Non Residential Structure	1		
	184-Septic System	2		
	456-Local Access Streets	1		
	818-Farms General	1		
	830-Open Space Agriculture	6		
	910-Undeveloped Land	151		
	914-Vacant Condominium Lot	47		
	915-Common Areas	11		
	916-Water Retention Area	1		
	940-Open Space General	1		
	<b>Grand Total</b>	<b>1,826</b>	<b>89</b>	<b>4.9%</b>

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**Neighborhood Profile**

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**Neighborhood Profile By  
Property Class**

**Property Class / Use Code**

**Parcel  
Count**

**Sold  
Parcels**

**%  
Sold**

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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**

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**Neighborhood Profile**

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	24 Open Space Ag	6		
	46 Spt/Well Site	8		
	54 No Perk	4		
	57 Other Acreage Type	14		
	65 Topo Problems I	2		
	66 Topo Problems II	1		
	68 Misc Land	3		
	86 Utility Easement (P/L)	2		
	88 Contiguous-less than 1 acre	16		
	A2 Sewer Avg Older Mixed NH	315	9	2.9%
	A3 Sewer Avg Homogeneous NH	686	25	3.6%
	B2 Septic Average Mixed NH	60	1	1.7%
	B4 Septic Average NH	18		
	B5 Septic UGA	20		
	C2 SFR Condo Det Avg NH -141	515	47	9.1%
	C4 Condo Cmnwall@LivArea - 142	18		
	C6 SFR Commonwall - UC 116	24	2	8.3%
	CA Common Areas	12		
	N/A Building only	89	5	5.6%
	SC SrCit Residual Contiguous	1		
	UD Undevelopable Land	12		
	<b>Grand Total</b>	<b>1,826</b>	<b>89</b>	<b>4.9%</b>

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

## Snohomish County Assessor's Office

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### Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	350	12	3.4%
	12 - 1 Story Bsmt	34		
	14 - 1 1/2 Story	21		
	15 - 1 1/2 Story Bsmt	9		
	17 - 2 Story	811	60	7.4%
	18 - 2 Story Bsmt	24	1	4.2%
	21 - 2+ Story Bsmt	2		
	23 - Split Entry	209	9	4.3%
	24 - Tri Level	43	2	4.7%
	26 - Quad Level	2		
	71 - DW Manuf. Home	91	5	5.5%
	74 - SW Manuf. Home	8		
	77 - TW Manuf. Home	1		
	N/A	221		
	<b>Grand Total</b>	<b>1,826</b>	<b>89</b>	<b>4.9%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Structure Quality / Grade</b>	<b>Quality / Grade</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	15 Sub Std	1		
	25 Low	2		
	35 Fair	220	4	1.8%
	41 Avg Minus	202	9	4.5%
	45 Average	990	64	6.5%
	49 Avg Plus	99	7	7.1%
	55 Good	85	5	5.9%
	65 Very Good	6		
	N/A	221		
	<b>Grand Total</b>	<b>1,826</b>	<b>89</b>	<b>4.9%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Year Built Range</b>	<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	1900 - 1909	6		
	1910 - 1919	3		
	1920 - 1929	9		
	1930 - 1939	11		
	1940 - 1949	11		
	1950 - 1959	12		
	1960 - 1969	276	7	2.54%
	1970 - 1979	23		
	1980 - 1989	29		
	1990 - 1999	491	25	5.09%
	2000 - 2009	734	57	7.77%
	N/A	221		
	<b>Grand Total</b>	<b>1,826</b>	<b>89</b>	<b>4.9%</b>

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	221		
	1 - 499	2		
	500 - 749	7		
	750 - 999	189	5	2.6%
	1000 - 1249	191	6	3.1%
	1250 - 1499	212	8	3.8%
	1500 - 1749	343	15	4.4%
	1750 - 1999	252	22	8.7%
	2000 - 2249	196	7	3.6%
	2250 - 2499	110	21	19.1%
	2500 - 2749	37	1	2.7%
	2750 - 2999	25	2	8.0%
	3000 - 3249	12	1	8.3%
	3250 - 3499	17	1	5.9%
	3750 - 3999	3		
	4000 - 4249	1		
	4250 - 4499	2		
	4500 - 4749	1		
	4750 - 4999	2		
	5000 - Over	3		
	<b>Grand Total</b>	<b>1,826</b>	<b>89</b>	<b>4.9%</b>

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

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**Performance Analysis**

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**Performance Analysis**

**All Sales**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	25,134,700	21,886,200
Total Sales Price	25,884,406	25,884,406
Average Assessed Value	282,412	245,912
Average Sales Price	290,836	290,836
Number in Sample	89	89
Median Ratio	0.9674	0.8472
Mean (Average) Ratio	0.9663	0.8527
Weighted Mean (S.W.A.) Ratio	0.9710	0.8455
Regression Index (P.R.D.)	0.9951	1.0084
Coefficient of Dispersion (C.O.D.)	0.0591	0.0543

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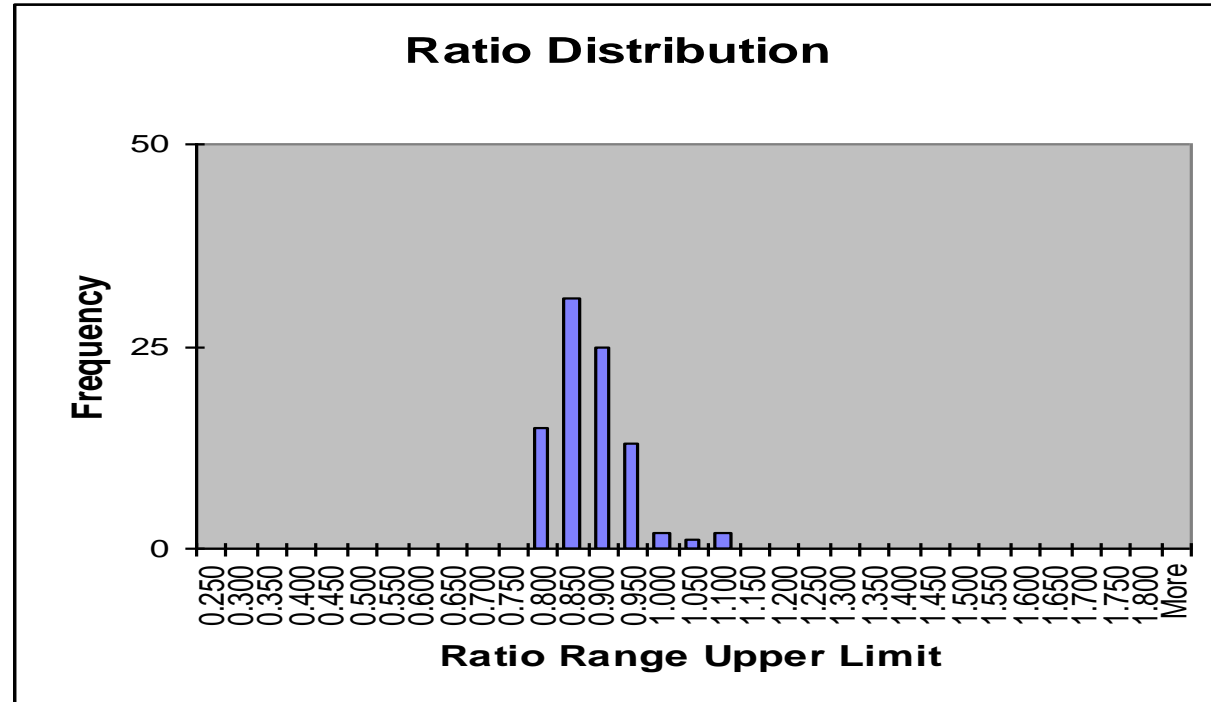


**Performance Analysis**

**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**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	10,421,100	8,963,700
Total Sales Price	10,607,695	10,607,695
Average Assessed Value	297,746	256,106
Average Sales Price	303,077	303,077
Number in Sample	35	35
Median Ratio	0.9674	0.8387
Mean (Average) Ratio	0.9825	0.8459
Weighted Mean (S.W.A.) Ratio	0.9824	0.8450
Regression Index (P.R.D.)	1.0001	1.0011
Coefficient of Dispersion	0.0602	0.0512

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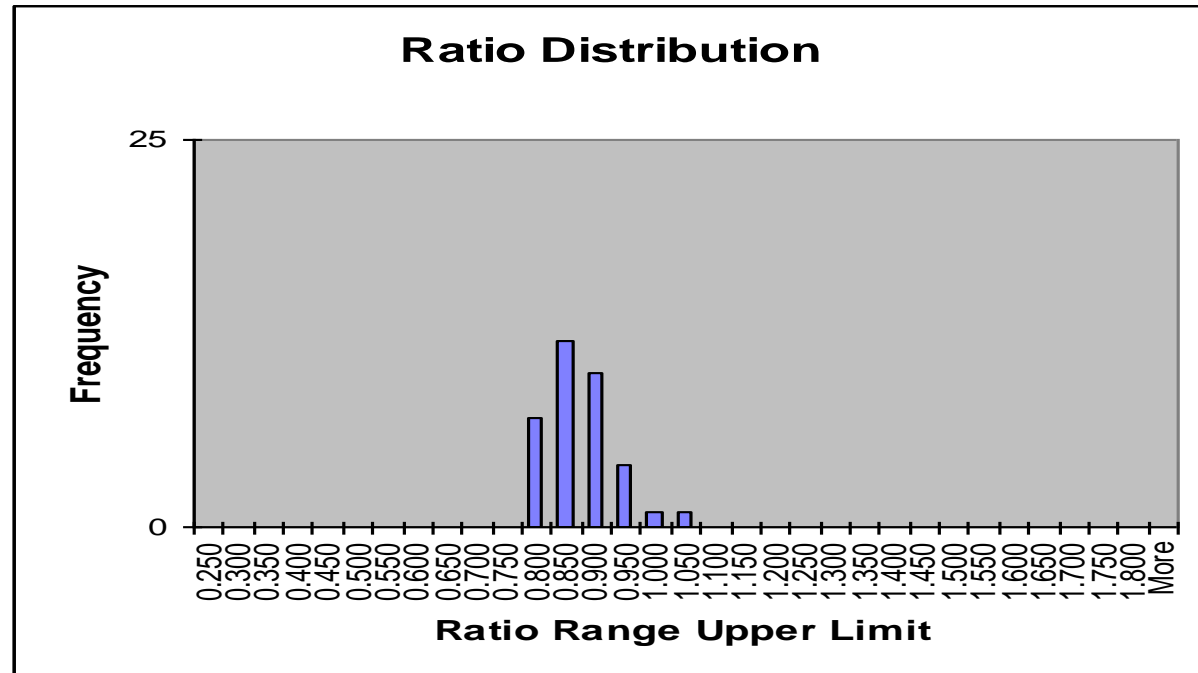


**Performance Analysis**

**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
29051300302300	111	A2	1968	11 - 1 Story	45 Average	2,636	412,900	3/31/2008	I	480,000	0.86
00451800001300	111	A2	1968	11 - 1 Story	35 Fair	832	158,300	9/25/2008	I	185,000	0.86
00555200000300	111	B2	1968	11 - 1 Story	45 Average	1,512	242,700	9/17/2008	I	280,000	0.87
00622700003200	111	A2	1968	11 - 1 Story	45 Average	936	182,600	6/23/2008	I	209,930	0.87
00622800003600	111	A2	1969	11 - 1 Story	35 Fair	832	161,900	7/1/2008	I	205,500	0.79
00622800005000	116	C6	1969	17 - 2 Story	35 Fair	896	130,300	4/9/2008	I	139,950	0.93
00622800009800	116	C6	1969	17 - 2 Story	35 Fair	896	133,400	9/22/2008	I	148,500	0.90
00806100000900	111	A3	1993	24 - Tri Level	45 Average	1,526	241,800	8/4/2008	I	263,000	0.92
00806100002500	111	A3	1994	17 - 2 Story	45 Average	1,150	220,100	5/5/2008	I	277,000	0.79
00806100004600	111	A3	1993	17 - 2 Story	45 Average	1,528	244,700	5/23/2008	I	297,000	0.82
00812600000300	111	A3	1995	11 - 1 Story	45 Average	1,220	228,100	8/13/2008	I	284,950	0.80
00812600000500	111	A3	1994	17 - 2 Story	45 Average	1,883	262,300	7/24/2008	I	307,000	0.85
00812600001300	111	A3	1994	11 - 1 Story	45 Average	1,232	228,000	1/2/2008	I	275,200	0.83
00812600003700	111	A3	1994	17 - 2 Story	45 Average	1,778	264,800	2/25/2008	I	324,365	0.82
00825200000600	111	A3	1996	17 - 2 Story	45 Average	1,891	275,100	3/12/2008	I	328,000	0.84
00825200002400	111	A3	1994	23 - Split Entry	45 Average	1,859	256,500	4/21/2008	I	326,000	0.79
00825200005200	111	A3	1994	17 - 2 Story	45 Average	1,643	253,300	7/18/2008	I	299,000	0.85
00830500002000	111	A3	1995	17 - 2 Story	45 Average	1,509	255,100	6/24/2008	I	299,950	0.85
00830500005400	111	A3	1997	23 - Split Entry	45 Average	1,720	240,700	4/30/2008	I	309,950	0.78
00830500005600	111	A3	1997	23 - Split Entry	45 Average	1,720	244,400	6/18/2008	I	270,000	0.91
00830500006500	111	A3	1996	23 - Split Entry	45 Average	1,720	256,600	2/20/2008	I	319,950	0.80
00841500001100	111	A2	1996	11 - 1 Story	41 Avg Minus	1,268	225,800	5/7/2008	I	289,000	0.78
00841500002800	111	A2	1996	11 - 1 Story	41 Avg Minus	1,161	212,800	3/26/2008	I	255,000	0.83
00841500003300	111	A2	1996	11 - 1 Story	41 Avg Minus	1,161	212,800	5/19/2008	I	265,000	0.80
00841500003500	111	A2	1996	11 - 1 Story	41 Avg Minus	1,008	211,900	7/17/2008	I	277,500	0.76

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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
0085410000400	111	A2	1996	11 - 1 Story	41 Avg Minus	1,258	221,100	5/9/2008	I	266,500	0.83
00876100300700	141	C2	1999	17 - 2 Story	45 Average	1,664	244,300	1/14/2008	I	282,500	0.86
00960013302300	119	N/A	1990	71 - DW Manuf. Home	55 Good	1,512	43,200	6/30/2008	I	55,500	0.78
00960013304200	119	N/A	1995	71 - DW Manuf. Home	55 Good	1,296	48,900	6/4/2008	I	59,950	0.82
00960013304300	119	N/A	1990	71 - DW Manuf. Home	55 Good	1,296	37,100	6/26/2008	I	35,000	1.06
00960013307200	119	N/A	1990	71 - DW Manuf. Home	55 Good	1,620	44,400	4/7/2008	I	47,500	0.93
00960013307700	119	N/A	1990	71 - DW Manuf. Home	55 Good	1,352	37,800	9/15/2008	I	35,000	1.08
00876100400200	141	C2	2000	23 - Split Entry	45 Average	1,632	226,400	5/2/2008	I	295,000	0.77
00876100501200	141	C2	2002	17 - 2 Story	45 Average	1,640	243,100	5/20/2008	I	279,950	0.87
00876100601700	141	C2	2001	17 - 2 Story	45 Average	1,640	233,800	2/13/2008	I	288,500	0.81
00876100701200	141	C2	2002	23 - Split Entry	45 Average	1,632	231,500	2/1/2008	I	271,500	0.85
00934000005600	111	A3	2003	17 - 2 Story	41 Avg Minus	1,302	225,000	1/10/2008	I	289,000	0.78
00934000006600	111	A3	2003	23 - Split Entry	41 Avg Minus	1,993	241,600	10/2/2008	I	233,200	1.04
00934000008200	111	A3	2004	23 - Split Entry	41 Avg Minus	1,826	243,800	8/18/2008	I	265,000	0.92
00934000009500	111	A3	2003	23 - Split Entry	41 Avg Minus	1,796	243,900	6/12/2008	I	284,950	0.86
00934500001200	111	A3	2004	24 - Tri Level	49 Avg Plus	2,421	305,300	2/19/2008	I	358,000	0.85
00934500001900	111	A3	2004	17 - 2 Story	49 Avg Plus	2,418	311,300	6/19/2008	I	350,000	0.89
00934500003000	111	A3	2004	18 - 2 Story Bsmt	49 Avg Plus	3,274	370,200	5/5/2008	I	460,000	0.80
00934500004200	111	A3	2004	17 - 2 Story	49 Avg Plus	1,915	299,800	4/24/2008	I	310,000	0.97
00956700000600	111	A3	2004	17 - 2 Story	49 Avg Plus	2,838	326,100	2/25/2008	I	374,000	0.87
00956700001100	111	A3	2004	17 - 2 Story	49 Avg Plus	2,861	336,400	3/11/2008	I	410,000	0.82
00956700001600	111	A3	2004	17 - 2 Story	49 Avg Plus	3,053	346,000	7/8/2008	I	378,750	0.91
01021900002500	141	C2	2005	17 - 2 Story	45 Average	2,064	244,800	3/21/2008	I	284,950	0.86
01021900003500	141	C2	2006	17 - 2 Story	45 Average	1,492	222,700	5/19/2008	I	250,000	0.89
01021900005200	141	C2	2006	17 - 2 Story	45 Average	1,492	223,600	9/10/2008	I	247,000	0.91

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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
0103020003900	141	C2	2005	17 - 2 Story	45 Average	1,837	251,200	4/21/2008	I	295,000	0.85
0103020005200	141	C2	2005	17 - 2 Story	45 Average	2,118	270,600	3/26/2008	I	310,000	0.87
0103020008000	141	C2	2005	17 - 2 Story	45 Average	1,837	252,500	8/19/2008	I	268,000	0.94
0103020008800	141	C2	2005	17 - 2 Story	45 Average	1,837	251,200	4/24/2008	I	303,000	0.83
0103020002700	141	C2	2006	17 - 2 Story	45 Average	2,261	280,200	7/11/2008	I	340,000	0.82
01030200112800	141	C2	2006	17 - 2 Story	45 Average	2,261	280,200	5/20/2008	I	332,500	0.84
01030200200100	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	2/8/2008	I	353,747	0.80
01030200200200	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	3/5/2008	I	373,314	0.76
01030200200300	141	C2	2008	17 - 2 Story	45 Average	1,873	257,900	4/8/2008	I	321,207	0.80
01030200200400	141	C2	2008	17 - 2 Story	45 Average	2,263	280,300	4/8/2008	I	311,990	0.90
01030200204500	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	3/24/2008	I	356,271	0.79
01030200204600	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	3/20/2008	I	373,141	0.76
01030200204700	141	C2	2008	17 - 2 Story	45 Average	1,873	257,900	3/12/2008	I	326,931	0.79
01030200204800	141	C2	2008	17 - 2 Story	45 Average	2,263	280,300	4/11/2008	I	329,990	0.85
01030200204900	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	2/23/2008	I	353,803	0.80
01030200205000	141	C2	2008	17 - 2 Story	45 Average	1,873	257,900	2/20/2008	I	324,222	0.80
01030200205100	141	C2	2008	17 - 2 Story	45 Average	1,850	252,600	3/5/2008	I	287,547	0.88
01030200205200	141	C2	2008	17 - 2 Story	45 Average	2,473	287,900	3/25/2008	I	307,358	0.94
01030200205300	141	C2	2008	17 - 2 Story	45 Average	2,118	269,700	4/23/2008	I	316,808	0.85
01030200208000	141	C2	2008	17 - 2 Story	45 Average	2,473	287,900	4/22/2008	I	302,990	0.95
01030200208100	141	C2	2008	17 - 2 Story	45 Average	2,118	270,500	3/31/2008	I	296,701	0.91
01030200208200	141	C2	2008	17 - 2 Story	45 Average	2,473	287,900	2/29/2008	I	305,990	0.94
01030200200500	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	6/2/2008	I	330,877	0.86
01030200200600	141	C2	2008	17 - 2 Story	45 Average	1,873	257,900	6/10/2008	I	312,600	0.83
01030200200700	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	6/10/2008	I	346,293	0.82

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Stevens Area West of Hwy 9**

**Appraisal Date: January 1, 2009**



**Qualified Sales**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
01030200200800	141	C2	2008	17 - 2 Story	45 Average	1,873	257,900	7/14/2008	I	316,603	0.81
01030200200900	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	7/23/2008	I	343,510	0.82
01030200203900	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	7/16/2008	I	326,000	0.87
01030200204000	141	C2	2008	17 - 2 Story	45 Average	1,873	255,600	6/30/2008	I	303,990	0.84
01030200204100	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	7/2/2008	I	362,614	0.78
01030200204200	141	C2	2008	17 - 2 Story	45 Average	1,873	255,600	6/19/2008	I	308,990	0.83
01030200204300	141	C2	2008	17 - 2 Story	45 Average	2,263	283,100	6/3/2008	I	345,744	0.82
01030200204400	141	C2	2008	17 - 2 Story	45 Average	1,873	255,600	5/27/2008	I	311,061	0.82
01030200205400	141	C2	2008	17 - 2 Story	45 Average	2,118	270,500	6/30/2008	I	299,990	0.90
01030200205500	141	C2	2008	17 - 2 Story	45 Average	2,118	269,700	6/16/2008	I	320,895	0.84
01030200205600	141	C2	2008	17 - 2 Story	45 Average	2,473	287,900	7/14/2008	I	330,930	0.87
01030200207700	141	C2	2008	17 - 2 Story	45 Average	1,850	252,600	7/14/2008	I	296,133	0.85
01030200207800	141	C2	2008	17 - 2 Story	45 Average	2,118	270,500	6/20/2008	I	329,181	0.82
01030200207900	141	C2	2008	17 - 2 Story	45 Average	1,850	252,600	5/23/2008	I	279,990	0.90

## Snohomish County Assessor's Office



### Mass Appraisal Report

#### Residential Neighborhood: Lake Stevens Area West of Hwy 9

**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
01030200201000	141	C2	2008	17 - 2 Story	45 Average	1873	257,900	8/4/2008	I	291,300	0.89
01030200201100	141	C2	2008	17 - 2 Story	45 Average	2263	226,800	8/22/2008	I	312,452	0.73
01030200201200	141	C2	2008	17 - 2 Story	45 Average	2263	226,800	9/3/2008	I	367,028	0.62
01030200203700	914	C2		N/A	N/A		78,000	9/29/2008	I	319,990	0.24
01030200203800	141	C2	2008	17 - 2 Story	45 Average	1873	240,200	7/31/2008	I	310,000	0.77
01030200205700	141	C2	2008	17 - 2 Story	45 Average	1850	252,000	8/1/2008	I	284,505	0.89
01030200205800	141	C2	2008	17 - 2 Story	45 Average	2118	236,200	8/13/2008	I	285,990	0.83
01030200205900	141	C2	2008	17 - 2 Story	45 Average	2118	236,800	8/6/2008	I	325,705	0.73
01030200206000	141	C2	2008	17 - 2 Story	45 Average	1850	207,000	9/4/2008	I	264,780	0.78
01030200207400	141	C2	2008	17 - 2 Story	45 Average	2118	206,500	9/9/2008	I	271,936	0.76
01030200207500	141	C2	2008	17 - 2 Story	45 Average	2118	253,000	9/9/2008	I	269,990	0.94

**Snohomish County Assessor's Office**



**Mass Appraisal Report**

**Residential Neighborhood: Lake Stevens Area West of Hwy 9**

**Appraisal Date: January 1, 2009**

**Sales Not Included in  
Statistical Analysis**

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
01030200207600	141	C2	2008	17 - 2 Story	45 Average	2118	270,500	8/1/2008	I	312,027	0.87
01030200201300	914	C2		N/A	N/A		78,000	9/22/2008	I	354,244	0.22
01030200201400	914	C2		N/A	N/A		78,000	10/8/2008	I	319,990	0.24
01030200201500	914	C2		N/A	N/A		78,000	10/9/2008	I	287,630	0.27
01030200201600	914	C2		N/A	N/A		78,000	11/14/2008	I	315,990	0.25
01030200201700	914	C2		N/A	N/A		78,000	10/20/2008	I	300,188	0.26
01030200203500	914	C2		N/A	N/A		78,000	12/16/2008	I	280,000	0.28
01030200203600	914	C2		N/A	N/A		78,000	11/14/2008	I	310,690	0.25
01030200206100	141	C2	2008	17 - 2 Story	45 Average	1850	195,400	9/9/2008	I	301,557	0.65
01030200206200	141	C2	2008	17 - 2 Story	45 Average	2118	186,300	11/3/2008	I	270,990	0.69
01030200206300	141	C2	2008	17 - 2 Story	45 Average	1850	177,300	9/19/2008	I	265,990	0.67
01030200207200	914	C2		N/A	N/A		78,000	10/10/2008	I	269,990	0.29
01030200207300	914	C2		N/A	N/A		78,000	10/10/2008	I	269,000	0.29
01030200201900	914	C2		N/A	N/A		78,000	12/26/2008	I	305,990	0.25
01030200202200	914	C2		N/A	N/A		78,000	12/11/2008	I	352,755	0.22
01030200202300	914	C2		N/A	N/A		78,000	12/8/2008	I	309,216	0.25
01030200206400	914	C2		N/A	N/A		78,000	11/14/2008	I	276,582	0.28
01030200206500	914	C2		N/A	N/A		78,000	12/10/2008	I	283,990	0.27
01030200207000	914	C2		N/A	N/A		78,000	11/7/2008	I	275,990	0.28
01030200207100	914	C2		N/A	N/A		78,000	12/1/2008	I	273,990	0.28