

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: City of Snohomish and Surrounding Area

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2004 Assessment / 2005 Tax
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 3109000, 3109001, 3109003, 3109901, 3109902, 3109903, 3109904 & 3109905

Parcels Appraised: 4,484

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	744,348,000	635,024,700	-115,711,700	-15.5%
Improvements:	632,763,800	581,504,400	-51,352,900	-8.1%
Total:	1,377,111,800	1,216,529,100	-167,064,600	-12.1%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 87

	2008	2009	Change	% Change
Median Ratio:	0.9753	0.8556	-0.1197	-12.3%
Mean Ratio:	0.9978	0.8537	-0.1440	-14.4%
Weighted Mean:	0.9676	0.8530	-0.1146	-11.8%
PRD:	1.0312	1.0009	-0.0303	-2.9%
COD:	0.1305	0.0812	-0.0494	-37.8%

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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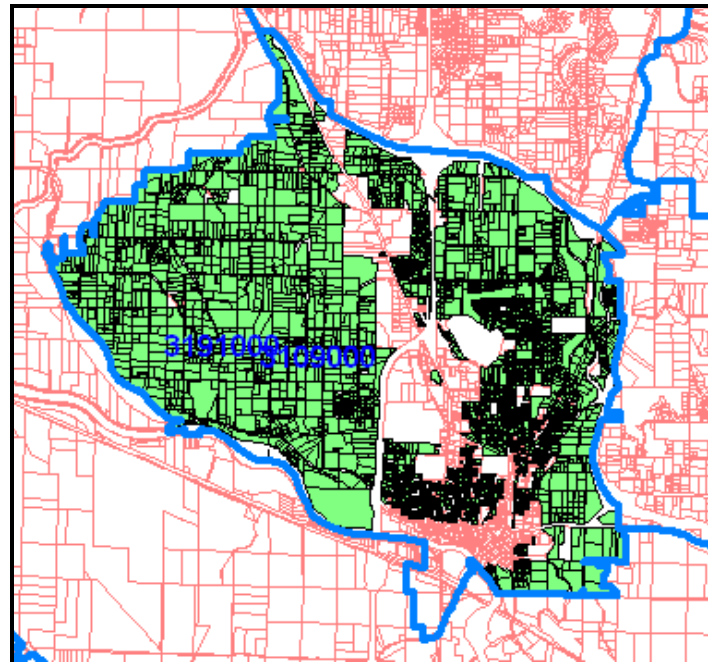


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3109000-3109905 (AKA BMA 3109000-3109905) 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

City of Snohomish and areas north to US Hwy 2, west to Fobes Hill and east along the Pilchuck River.

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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	47	L:	9,244,600	7,284,400	-1,960,200	-21.2%
		B:	3,604,100	3,288,900	-315,200	-8.7%
		T:	12,848,700	10,573,300	-2,275,400	-17.7%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	62	L:	21,322,000	18,520,000	-2,802,000	-13.1%
		B:	18,029,700	18,188,600	158,900	0.9%
		T:	39,351,700	36,708,600	-2,643,100	-6.7%
Residential	3737	L:	644,190,600	546,321,100	-98,031,000	-15.2%
		B:	595,185,200	546,259,200	-49,019,500	-8.2%
		T:	1,239,375,800	1,092,580,300	-147,050,500	-11.9%
Multifamily	83	L:	13,986,300	12,809,200	-1,177,100	-8.4%
		B:	15,933,500	13,758,400	-2,175,100	-13.7%
		T:	29,919,800	26,567,600	-3,352,200	-11.2%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	555	L:	55,604,500	50,090,000	-11,741,400	-21.1%
		B:	11,300	9,300	-2,000	-17.7%
		T:	55,615,800	50,099,300	-11,743,400	-21.1%

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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	4484	L:	744,348,000	635,024,700	-115,711,700	-15.5%
		B:	632,763,800	581,504,400	-51,352,900	-8.1%
		T:	1,377,111,800	1,216,529,100	-167,064,600	-12.1%

- 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	19		
	111-Single Family Residence	3,272	74	2.3%
	112-2 Single Family Residences	60		
	113-3 Single Family Residences	1		
	116-Comon Wall SFR	40	1	2.5%
	117-Manufac Home (Leased Site)	25		
	118-Manufac Home (Owned Site)	148		
	119-Manuf Home (MHP)	105	6	5.7%
	122-Duplex	66	1	1.5%
	123-Tri-Plex	15	1	6.7%
	124-Four Plex	2		
	141-SFR Condominium Detached	10		
	142-SFR Condominium CommonWall	5		
	175-Religious Residence	1		
	183-Non Residential Structure	39		
	184-Septic System	10		
	186-Septic & Well	1		
	189-Other Residential	1		
	198-Vacation Cabins	1		
	451-Freeways	1		
	456-Local Access Streets	3		
	459-Other Highway NEC	3		
	481-Electric Utility	4		
	489-Other utilities, NEC	1		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	492-Transportation Services	1		
	515-Farm Products (Raw Mtls)	1		
	542-Meats & Fish	1		
	624-Funeral/Crematory Services	9		
	637-Warehouse/Storage Services	1		
	671-Exec,Legislative,Judicial	1		
	672-Protective Functions	1		
	681-Nursery,Primary,Second Sch	2		
	682-Univ,College,Jr College	1		
	683-Special Training/Schooling	2		
	691-Religious Activities	16		
	745-Trails (Centennial, etal)	12		
	790 Other Cult. Entertainment	1		
	818-Farms General	3		
	819-Other Agricultural	7		
	830-Open Space Agriculture	22		
	854-Mining & Quarrying	2		
	910-Undeveloped Land	524	4	0.8%
	911-Vacant Site/Mobile Park	17		
	915-Common Areas	9		
	916-Water Retention Area	1		
	931-Rivers,Streams,Creeks	1		
	939-Other Water Areas	1		
	940-Open Space General	10		

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
941-Open Space General Ag Cons	5		
Grand Total	4,484	87	1.9%

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
23 Open Space General	5		
24 Open Space Ag	7		
46 Spt/Well Site	22		
54 No Perk	24		
57 Other Acreage Type	86	1	1.2%
65 Topo Problems I	9		
66 Topo Problems II	30		
86 Utility Easement (P/L)	10		
88 Contiguous-less than 1 acre	63		
A1 Sewer Fair NH	262	5	1.9%
A2 Sewer Avg Older Mixed NH	1,218	28	2.3%
A3 Sewer Avg Homogeneous NH	494	20	4.0%
A5 Sewer Good Older Mixd NH	128	1	0.8%
A6 Sewer Good Homogenous NH	24	2	8.3%
AG AG-10 FHZ	64		
B2 Septic Average Mixed NH	876	16	1.8%
B3 Septic - Access DNA Devlpm	14	1	7.1%
B4 Septic Average NH	624	3	0.5%
B5 Septic UGA	120		
B6 Septic Good Homogenous NH	29	1	3.4%
C2 SFR Condo Det Avg NH -141	10		
C4 Condo Cmnwall@LivArea - 142	5		
C6 SFR Commonwall - UC 116	40	1	2.5%
CA Common Areas	11		

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A Building only	183	6	3.3%
	R3 Spt/Well Site	11	1	9.1%
	SC SrCit Residual Contiguous	2		
	U1 Waterfront I	22		
	U2 Waterfront II	4		
	U3 Waterfront III	1		
	U4 Waterfront IV	9		
	U5 Waterfront V	3		
	UD Undevelopable Land	74	1	1.4%
	Grand Total	4,484	87	1.9%

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Neighborhood Profile

**Neighborhood Profile By
House Type**

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	1,364	23	1.7%
12 - 1 Story Bsmt	444	6	1.4%
14 - 1 1/2 Story	281	5	1.8%
15 - 1 1/2 Story Bsmt	189	2	1.1%
17 - 2 Story	692	27	3.9%
18 - 2 Story Bsmt	108	1	0.9%
20 - 2+ Story	12		
21 - 2+ Story Bsmt	10		
23 - Split Entry	253	9	3.6%
24 - Tri Level	123	4	3.3%
26 - Quad Level	12		
71 - DW Manuf. Home	137	3	2.2%
72 - DWB Manuf. Home	1		
74 - SW Manuf. Home	131	3	2.3%
77 - TW Manuf. Home	4		
N/A	723	4	0.6%
Grand Total	4,484	87	1.9%

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	2		
	25 Low	67	1	1.5%
	35 Fair	427	8	1.9%
	41 Avg Minus	122	4	3.3%
	45 Average	2,457	54	2.2%
	49 Avg Plus	391	7	1.8%
	55 Good	253	9	3.6%
	65 Very Good	39		
	75 Excellent	3		
	N/A	723	4	0.6%
	Grand Total	4,484	87	1.9%

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	126		
1900 - 1909	254	3	1.18%
1910 - 1919	150	2	1.33%
1920 - 1929	198	1	0.51%
1930 - 1939	103	1	0.97%
1940 - 1949	151	3	1.99%
1950 - 1959	331	8	2.42%
1960 - 1969	588	11	1.87%
1970 - 1979	469	7	1.49%
1980 - 1989	384	9	2.34%
1990 - 1999	685	20	2.92%
2000 - 2009	321	18	5.61%
N/A	724	4	0.55%
Grand Total	4,484	87	1.9%

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		723	4	0.6%
1 - 499		10		
500 - 749		98	1	1.0%
750 - 999		310	5	1.6%
1000 - 1249		556	14	2.5%
1250 - 1499		632	13	2.1%
1500 - 1749		591	16	2.7%
1750 - 1999		431	8	1.9%
2000 - 2249		348	11	3.2%
2250 - 2499		263	6	2.3%
2500 - 2749		180	2	1.1%
2750 - 2999		124	6	4.8%
3000 - 3249		70	1	1.4%
3250 - 3499		55		
3500 - 3749		35		
3750 - 3999		18		
4000 - 4249		13		
4250 - 4499		7		
4500 - 4749		4		
4750 - 4999		4		
5000 - Over		12		
Grand Total		4,484	87	1.9%

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

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Qualified Sales

Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	26,442,300	23,310,800
Total Sales Price	27,328,620	27,328,620
Average Assessed Value	303,934	267,940
Average Sales Price	314,122	314,122
Number in Sample	87	87
Median Ratio	0.9753	0.8556
Mean (Average) Ratio	0.9978	0.8537
Weighted Mean (S.W.A.) Ratio	0.9676	0.8530
Regression Index (P.R.D.)	1.0312	1.0009
Coefficient of Dispersion (C.O.D.)	0.1305	0.0812

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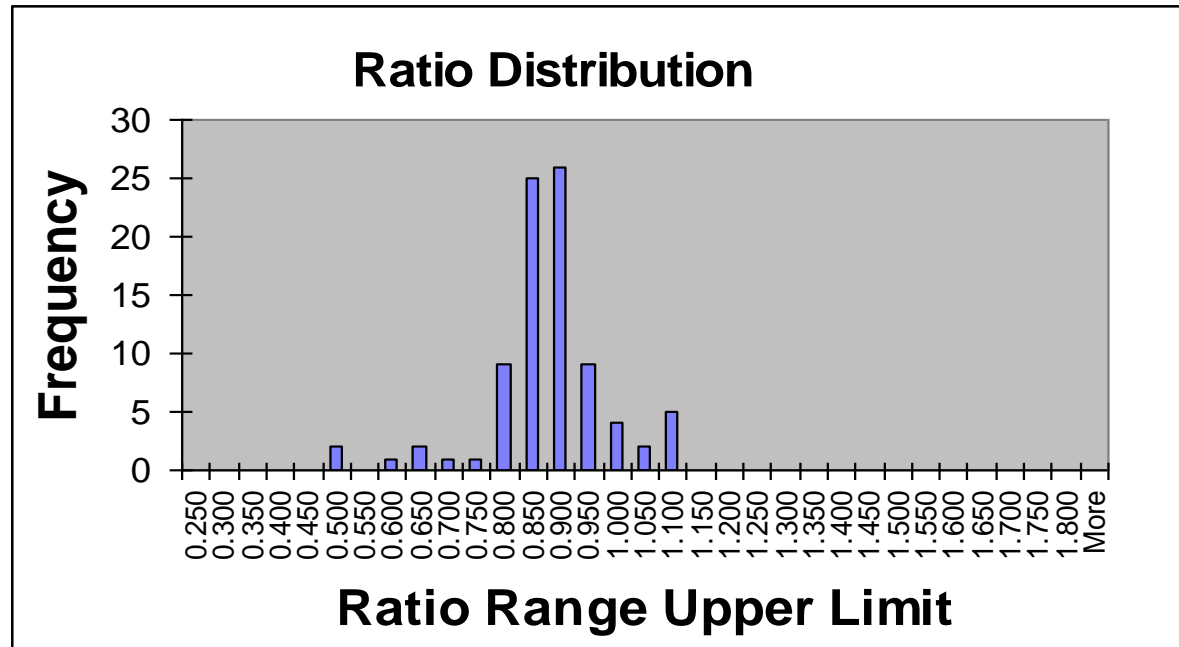


Qualified Sales

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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Qualified Sales

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	25,042,700	22,111,700
Total Sales Price	25,833,000	25,833,000
Average Assessed Value	338,415	298,807
Average Sales Price	349,095	349,095
Number in Sample	74	74
Median Ratio	0.9763	0.8595
Mean (Average) Ratio	0.9858	0.8653
Weighted Mean (S.W.A.) Ratio	0.9694	0.8559
Regression Index (P.R.D.)	1.0169	1.0109
Coefficient of Dispersion	0.0962	0.0682

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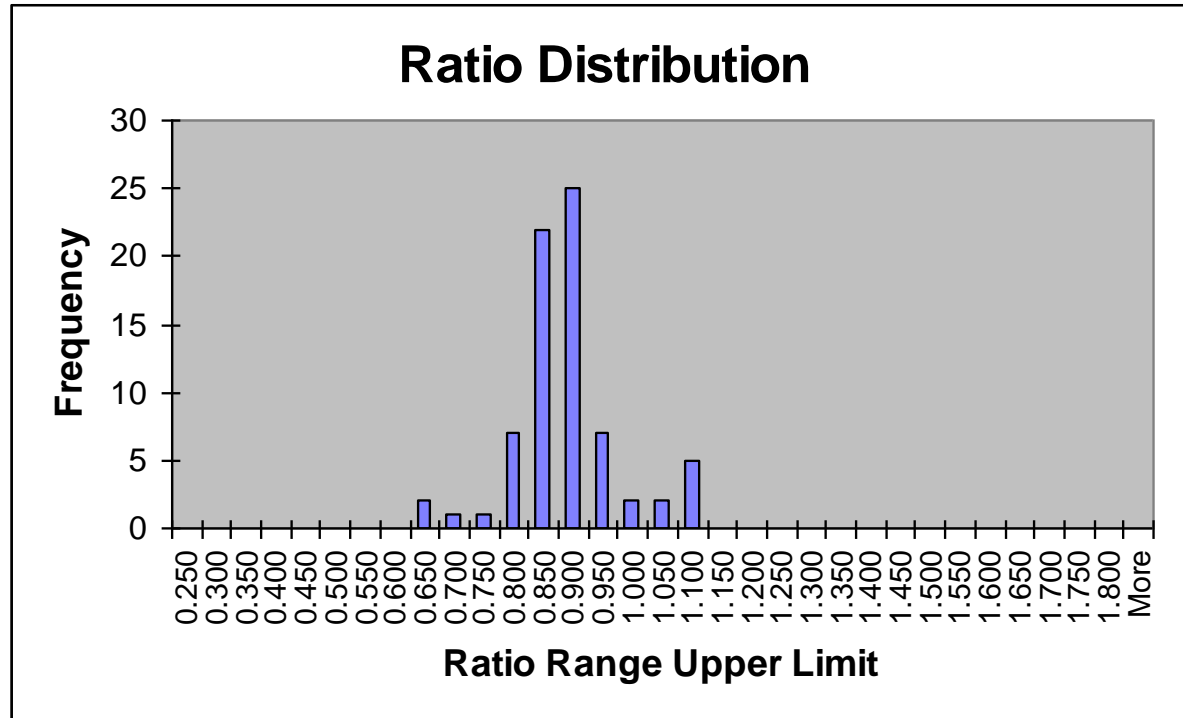


Qualified Sales

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
00402100000400	111	A2	1968	23 - Split Entry	45 Average	2,048	281,500	7/14/2008	I	312,000	0.90
00410500401501	111	A2	1910	14 - 1 1/2 Story	55 Good	1,698	342,800	3/31/2008	I	530,000	0.65
00411800200800	123	A1	1981	11 - 1 Story	45 Average	2,016	283,500	8/25/2008	I	350,000	0.81
00436000300400	111	A2	1998	18 - 2 Story Bsmt	45 Average	1,576	293,300	8/18/2008	I	352,000	0.83
00436000301500	111	A2	1998	17 - 2 Story	45 Average	1,576	278,700	7/28/2008	I	335,000	0.83
00436000301600	111	A2	1998	17 - 2 Story	45 Average	1,492	278,300	2/19/2008	I	311,000	0.89
00444101200200	111	A2	1949	11 - 1 Story	45 Average	596	218,900	8/14/2008	I	200,000	1.09
00444101201000	111	A2	1991	17 - 2 Story	49 Avg Plus	2,178	354,100	8/27/2008	I	399,999	0.89
00444201801500	111	A5	1920	15 - 1 1/2 Story Bsmt	45 Average	1,056	335,700	4/28/2008	I	399,000	0.84
00444202100902	122	A2	1978	17 - 2 Story	45 Average	2,168	298,800	6/4/2008	I	378,000	0.79
00457800001100	111	B2	1985	12 - 1 Story Bsmt	49 Avg Plus	2,169	373,700	9/23/2008	I	349,900	1.07
00472800001900	111	A2	1957	11 - 1 Story	45 Average	1,617	260,000	10/17/2008	I	276,000	0.94
00475700300800	111	A1	2006	17 - 2 Story	45 Average	1,780	279,700	11/26/2008	I	360,000	0.78
00475800502000	111	A1	1902	14 - 1 1/2 Story	45 Average	1,374	241,900	2/19/2008	I	285,000	0.85
00485500100602	111	B4	1987	24 - Tri Level	55 Good	2,648	434,800	9/9/2008	I	488,750	0.89
00487800000900	111	A2	1955	11 - 1 Story	35 Fair	1,228	215,600	6/10/2008	I	248,000	0.87
00511300001300	111	B2	2007	17 - 2 Story	45 Average	2,400	357,800	6/11/2008	I	439,000	0.82
00518600300300	111	A1	1912	11 - 1 Story	35 Fair	1,496	251,600	9/10/2008	I	260,000	0.97
00518600401400	111	A1	2008	11 - 1 Story	49 Avg Plus	1,610	316,200	5/20/2008	I	390,000	0.81
00518800601000	111	A2	1986	23 - Split Entry	45 Average	1,392	247,400	3/26/2008	I	320,000	0.77
00519100001101	111	A2	2007	17 - 2 Story	55 Good	2,589	405,600	1/22/2008	I	549,950	0.74
00543700000500	111	B2	1994	23 - Split Entry	45 Average	808	255,900	9/8/2008	I	242,100	1.06
00557700000800	910	R3		N/A	N/A		21,000	1/31/2008	V	37,500	0.56
00588000001300	111	A2	1952	11 - 1 Story	45 Average	1,172	221,600	4/25/2008	I	264,000	0.84

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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
00591800001100	111	A2	1963	11 - 1 Story	45 Average	1,515	244,500	8/5/2008	I	268,701	0.91
00593100000300	111	B2	1974	17 - 2 Story	45 Average	2,960	391,000	6/24/2008	I	460,000	0.85
00595900000600	111	A2	1979	23 - Split Entry	45 Average	2,134	315,600	6/17/2008	I	400,000	0.79
00608100100306	910	B4		N/A	N/A		132,000	4/15/2008	V	158,120	0.83
00613700000200	111	B2	1965	11 - 1 Story	45 Average	1,008	208,400	11/17/2008	I	250,000	0.83
00613700001100	111	B2	1964	11 - 1 Story	45 Average	1,040	207,000	8/14/2008	I	230,000	0.90
00613900004100	111	B2	1968	11 - 1 Story	45 Average	1,344	227,000	12/30/2008	I	210,000	1.08
00701500000500	111	B2	1981	12 - 1 Story Bsmt	45 Average	1,936	282,500	4/22/2008	I	320,000	0.88
00704100001000	111	B2	1986	12 - 1 Story Bsmt	45 Average	2,470	285,200	6/30/2008	I	369,950	0.77
00713600000300	111	A3	1987	11 - 1 Story	45 Average	1,422	285,900	3/7/2008	I	349,950	0.82
00734200001100	111	A2	1986	23 - Split Entry	45 Average	2,460	299,300	8/18/2008	I	340,000	0.88
00776500000200	111	A3	1990	17 - 2 Story	55 Good	2,777	416,800	2/15/2008	I	506,000	0.82
00809500000300	111	A2	1993	17 - 2 Story	49 Avg Plus	2,464	353,900	2/19/2008	I	439,000	0.81
00817600000400	111	A6	1994	17 - 2 Story	55 Good	2,982	437,900	11/24/2008	I	480,000	0.91
00817600001900	111	A6	1994	17 - 2 Story	55 Good	3,196	429,600	8/15/2008	I	449,950	0.95
00819300000200	116	C6	1994	17 - 2 Story	45 Average	1,500	223,400	4/22/2008	I	263,500	0.85
00821300000800	111	A2	1994	17 - 2 Story	41 Avg Minus	2,012	297,600	8/12/2008	I	332,450	0.90
00821300001000	111	A2	1994	11 - 1 Story	41 Avg Minus	1,553	266,700	10/16/2008	I	305,000	0.87
00833000001800	111	A2	1995	17 - 2 Story	45 Average	2,112	310,700	8/13/2008	I	330,210	0.94
00838400001200	111	A3	1996	24 - Tri Level	41 Avg Minus	1,436	259,900	6/2/2008	I	308,000	0.84
00838400001500	111	A3	1996	24 - Tri Level	41 Avg Minus	1,906	285,000	6/24/2008	I	344,000	0.83
00849000002300	111	A3	1998	14 - 1 1/2 Story	45 Average	1,613	299,800	5/22/2008	I	359,950	0.83
00862200000900	111	B3	1997	17 - 2 Story	49 Avg Plus	1,939	368,400	4/18/2008	I	440,000	0.84
00875700000400	111	B6	1999	17 - 2 Story	55 Good	2,827	509,400	9/25/2008	I	575,000	0.89
00889500007600	111	A3	1999	17 - 2 Story	45 Average	1,634	261,200	3/17/2008	I	295,000	0.89

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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
00960009000900	119	N/A	1982	71 - DW Manuf. Home	45 Average	891	13,400	7/15/2008	I	29,000	0.46
00960009300200	119	N/A	1967	74 - SW Manuf. Home	25 Low	792	3,200	11/7/2008	I	3,500	0.91
00960009301800	119	N/A	1976	74 - SW Manuf. Home	35 Fair	784	4,600	5/23/2008	I	5,000	0.92
00960009302200	119	N/A	1979	74 - SW Manuf. Home	35 Fair	1,008	6,600	8/18/2008	I	14,000	0.47
00960009303400	119	N/A	1972	71 - DW Manuf. Home	35 Fair	1,160	9,700	9/1/2008	I	10,000	0.97
00960009304000	119	N/A	2000	71 - DW Manuf. Home	55 Good	1,188	52,900	8/28/2008	I	60,000	0.88
0107600000100	111	A3	2008	17 - 2 Story	45 Average	2,154	330,100	5/9/2008	I	364,950	0.90
01076000001900	111	A3	2008	23 - Split Entry	45 Average	1,951	311,700	8/6/2008	I	346,950	0.90
01076000002000	111	A3	2008	17 - 2 Story	45 Average	1,868	314,100	1/22/2008	I	362,950	0.87
01076000002100	111	A3	2008	11 - 1 Story	45 Average	1,452	282,300	6/27/2008	I	329,950	0.86
01076000002200	111	A3	2008	17 - 2 Story	45 Average	1,868	314,100	8/6/2008	I	364,950	0.86
01076000002400	111	A3	2008	23 - Split Entry	45 Average	1,505	273,100	4/8/2008	I	329,950	0.83
01076000002700	111	A3	2008	23 - Split Entry	45 Average	1,505	277,900	3/12/2008	I	329,950	0.84
01076000003100	111	A3	2008	23 - Split Entry	45 Average	1,505	285,600	4/8/2008	I	329,950	0.87
01076000003300	111	A3	2008	17 - 2 Story	45 Average	1,868	314,100	7/9/2008	I	364,950	0.86
01076000003400	111	A3	2008	11 - 1 Story	45 Average	1,687	300,400	6/24/2008	I	354,950	0.85
28050100201600	111	B2	2007	17 - 2 Story	45 Average	2,893	442,600	6/25/2008	I	553,200	0.80
28050100302500	111	B2	1970	11 - 1 Story	35 Fair	1,248	214,000	6/26/2008	I	255,000	0.84
28050100404100	111	A3	2007	17 - 2 Story	49 Avg Plus	2,853	380,500	3/14/2008	I	430,000	0.88
28050100404700	910	UD		N/A	N/A		20,000	10/9/2008	V	20,000	1.00
28050200202500	111	B2	1955	11 - 1 Story	35 Fair	1,050	219,000	10/10/2008	I	249,950	0.88
28050200303100	111	B2	1969	11 - 1 Story	35 Fair	1,352	248,900	1/18/2008	I	290,000	0.86
28050200400900	111	B2	1966	14 - 1 1/2 Story	45 Average	2,322	298,600	4/24/2008	I	350,000	0.85
28050300303600	111	B4	2008	17 - 2 Story	49 Avg Plus	2,375	442,300	3/18/2008	I	510,000	0.87
28051200402900	111	A2	1954	12 - 1 Story Bsmt	45 Average	2,202	265,200	2/29/2008	I	350,000	0.76

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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
28051300101400	111	A2	1937	15 - 1 1/2 Story Bsmt	45 Average	1,140	271,500	2/22/2008	I	335,000	0.81
28060600203700	111	57	1956	11 - 1 Story	45 Average	1,260	240,600	5/13/2008	I	239,000	1.01
28060600403400	111	B2	1946	17 - 2 Story	45 Average	1,105	250,900	2/20/2008	I	235,000	1.07
28060700103700	111	A2	1953	12 - 1 Story Bsmt	45 Average	1,384	270,200	9/23/2008	I	270,000	1.00
28060700204600	111	A2	1903	17 - 2 Story	55 Good	2,219	367,600	5/28/2008	I	432,000	0.85
28060700206800	910	A2		N/A	N/A		130,000	11/7/2008	V	167,000	0.78
28060700302500	111	A2	1963	11 - 1 Story	45 Average	1,726	272,600	4/18/2008	I	396,990	0.69
28060700308100	111	A2	1962	11 - 1 Story	45 Average	827	217,000	5/23/2008	I	249,500	0.87
28060700309200	111	A2	1995	24 - Tri Level	45 Average	1,438	270,100	1/7/2008	I	338,000	0.80
28060700403200	111	A3	1952	11 - 1 Story	45 Average	1,296	218,400	4/15/2008	I	275,000	0.79
28060700405600	111	A3	1963	11 - 1 Story	45 Average	1,648	273,200	6/26/2008	I	314,000	0.87
28061800101400	111	B2	1901	14 - 1 1/2 Story	45 Average	1,128	223,900	3/18/2008	I	351,000	0.64
28061800204000	111	A3	1948	12 - 1 Story Bsmt	45 Average	1,061	232,800	8/4/2008	I	255,000	0.91

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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
00578500200701	111	A1	2008	17 - 2 Story	49 Avg Plus	2333	358,800	5/22/2008	V	101,625	3.53
00960011301400	911	N/A		N/A	N/A		0	9/8/2008	I	4,000	0.00
01076000000200	910	A3		N/A	N/A		155,000	9/18/2008	I	364,950	0.42
01076000000400	910	A3		N/A	N/A		155,000	10/27/2008	I	354,950	0.44
01076000000500	111	A3	2008	11 - 1 Story	45 Average	1687	243,700	10/29/2008	I	354,950	0.69
01076000000700	111	A3	2008	11 - 1 Story	45 Average	1687	271,300	9/10/2008	I	329,950	0.82
01076000001000	111	A3	2008	23 - Split Entry	45 Average	2030	245,500	7/29/2008	I	354,950	0.69
01076000001300	111	A3	2008	23 - Split Entry	45 Average	2115	238,300	8/21/2008	I	354,950	0.67
01096600000200	910	A3		N/A	N/A		155,000	12/22/2008	I	369,950	0.42