

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: Snohomish River Basin Ag-10 Land**

**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:** 2004 Assessment / 2005 Tax  
**Prior Appraisal Date:** January 1, 2008  
**Prior Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax

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**Appraisal Area (Neighborhood):** 3191000

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**Parcels Appraised:** 1,202

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	73,790,500	71,682,700	-2,107,800	-2.9%
<b>Improvements:</b>	36,566,400	34,162,400	-2,404,000	-6.6%
<b>Total:</b>	110,356,900	105,845,100	-4,511,800	-4.1%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 3**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	1.0212	0.9221	-0.0991	-9.7%
<b>Mean Ratio:</b>	1.0154	0.9824	-0.0330	-3.3%
<b>Weighted Mean:</b>	1.0033	0.9123	-0.0910	-9.1%
<b>PRD:</b>	1.0121	1.0768	0.0647	6.4%
<b>COD:</b>	0.4097	0.4537	0.0440	10.7%

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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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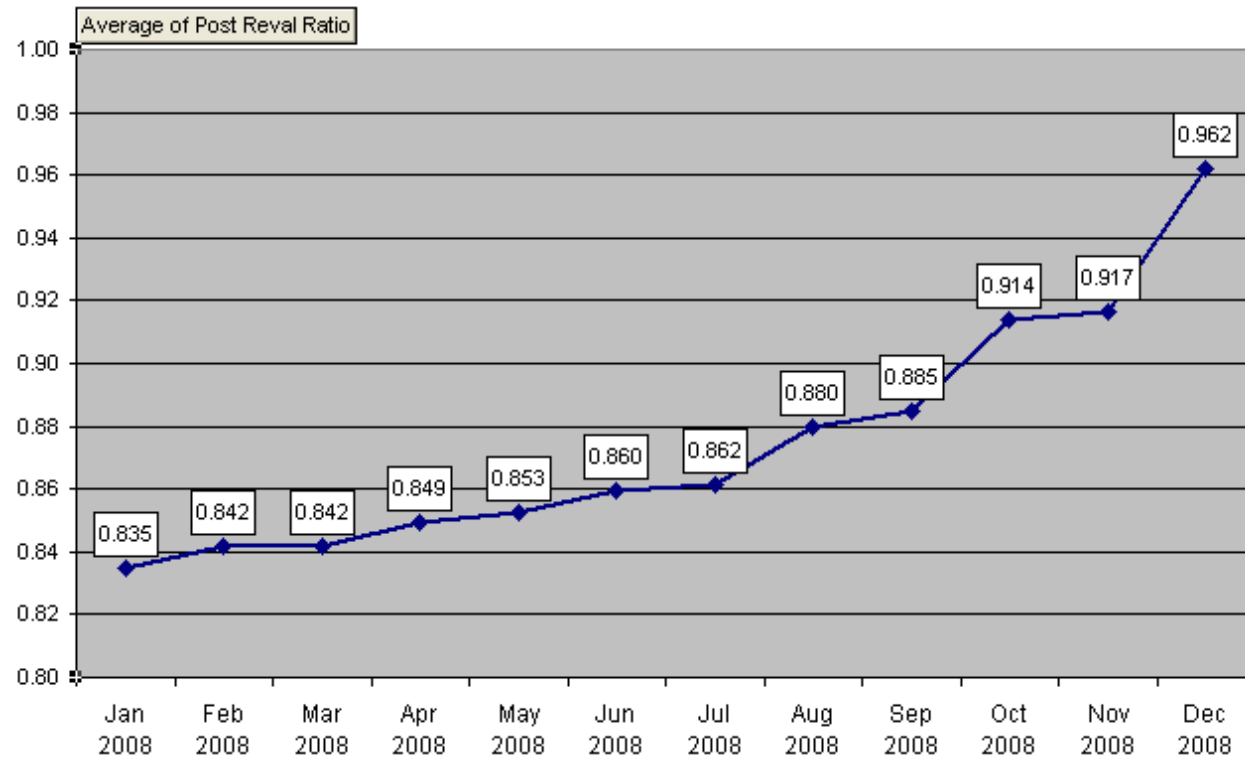
**Summary**

**Ratio of Assessed Value**

**To Sales Price over Time**

**Avg Ratio of 2009 Assessed Values to 2008 Sales Prices  
For Single Family Residences  
In Snohomish County**

**NOTE: Rising ratios indicate  
declining sales prices**



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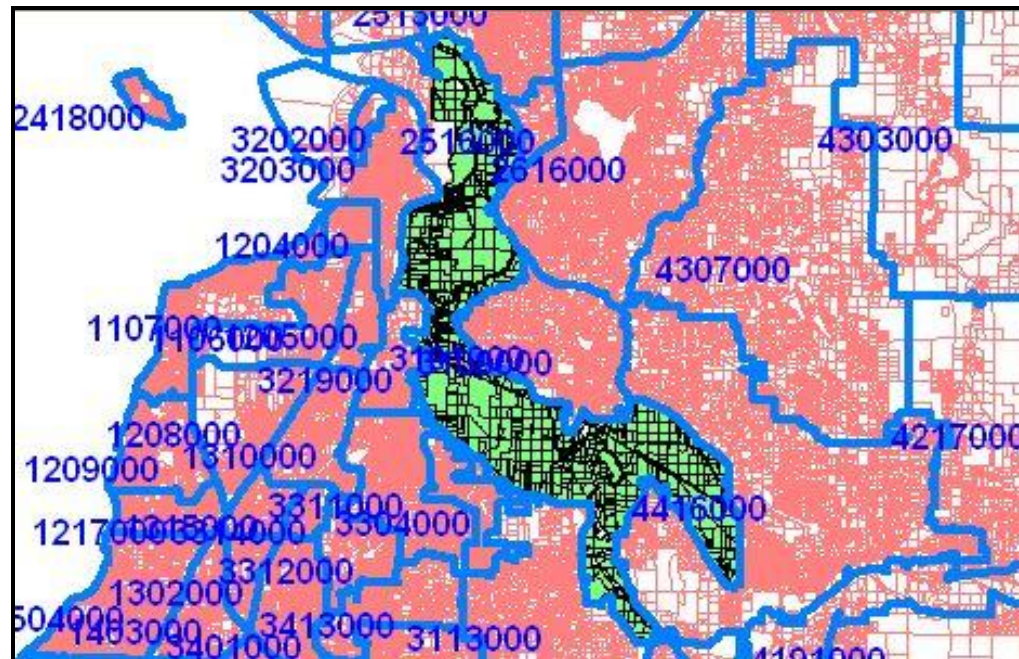


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 3191000 (AKA BMA 3191000) 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**

Ag-10 zoned farmland within the Snohomish river basin from the mouth north of Everett to a point near the confluence of the Skykomish and Snoqualmie Rivers.

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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	622	L:	48,168,100	46,781,100	-1,387,000	-2.9%
		B:	19,794,700	18,345,900	-1,448,800	-7.3%
		T:	67,962,800	65,127,000	-2,835,800	-4.2%
Industrial	1	L:	1,100	1,100	0	0.0%
		B:	0	0	0	0.0%
		T:	1,100	1,100	0	0.0%
Commercial	27	L:	887,600	851,000	-36,600	-4.1%
		B:	3,048,800	3,048,600	-200	0.0%
		T:	3,936,400	3,899,600	-36,800	-0.9%
Residential	144	L:	11,953,000	11,289,000	-664,000	-5.6%
		B:	13,279,200	12,359,800	-919,400	-6.9%
		T:	25,232,200	23,648,800	-1,583,400	-6.3%
Multifamily	2	L:	122,100	130,700	8,600	7.0%
		B:	212,600	194,100	-18,500	-8.7%
		T:	334,700	324,800	-9,900	-3.0%
Forest	2	L:	157,700	140,000	-17,700	-11.2%
		B:	228,100	211,000	-17,100	-7.5%
		T:	385,800	351,000	-34,800	-9.0%
Other	404	L:	12,500,900	12,489,800	-11,100	-0.1%
		B:	3,000	3,000	0	0.0%
		T:	12,503,900	12,492,800	-11,100	-0.1%

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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	1,202	L:	73,790,500	71,682,700	-2,107,800	-2.9%
		B:	36,566,400	34,162,400	-2,404,000	-6.6%
		T:	110,356,900	105,845,100	-4,511,800	-4.1%

- 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**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	111-Single Family Residence	95	1	1.1%
	112-2 Single Family Residences	3		
	117-Manufac Home (Leased Site)	2		
	118-Manufac Home (Owned Site)	17		
	122-Duplex	2		
	182-Houseboat	1		
	183-Non Residential Structure	22		
	186-Septic & Well	3		
	189-Other Residential	1		
	241-Logging Camps & Contractor	1		
	411-Railroad Transportation	2		
	451-Freeways	1		
	456-Local Access Streets	4		
	473-Radio Communication	1		
	481-Electric Utility	7		
	482-Gas Utility	3		
	483-Water Util & Irrig & Stg	2		
	484-Sewage Disposal	1		
	519-Other Wholesale Trade NEC	1		
	639-Other Business Services	2		
	742-Playgrounds/Athletic Areas	1		
	745-Trails (Centennial, etal)	1		
	749-Other Recreation	1		
	818-Farms General	26		

## 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
	819-Other Agricultural	4		
	830-Open Space Agriculture	558		
	849-Other Fishery Activities	2		
	910-Undeveloped Land	361	2	0.6%
	921-Forest Reserve	1		
	939-Other Water Areas	40		
	940-Open Space General	33		
	941-Open Space General Ag Cons	1		
	950-Open Space Timber	2		
	<b>Grand Total</b>	<b>1,202</b>	<b>3</b>	<b>0.2%</b>

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**

<b>Neighborhood Profile By Land Type</b>	<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	22 Open Space Forest	1		
	23 Open Space General	12		
	24 Open Space Ag	342		
	65 Topo Problems I	131		
	86 Utility Easement (P/L)	1		
	88 Contiguous-less than 1 acre	3		
	AG AG-10 FHZ	464	2	0.4%
	N/A Building only	15		
	O1 Poor Location	50		
	O2 Fair Location	96		
	O3 Avg Location	12		
	O4 Good Location	23	1	4.3%
	UD Undevelopable Land	52		
	<b>Grand Total</b>	<b>1,202</b>	<b>3</b>	<b>0.2%</b>

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	40	1	2.5%
	12 - 1 Story Bsmt	40		
	14 - 1 1/2 Story	53		
	15 - 1 1/2 Story Bsmt	21		
	17 - 2 Story	27		
	18 - 2 Story Bsmt	5		
	23 - Split Entry	4		
	24 - Tri Level	1		
	71 - DW Manuf. Home	10		
	74 - SW Manuf. Home	10		
	N/A	991	2	0.2%
	<b>Grand Total</b>	<b>1,202</b>	<b>3</b>	<b>0.2%</b>

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
	15 Sub Std	1		
	25 Low	16		
	35 Fair	43		
	41 Avg Minus	1		
	45 Average	127	1	0.8%
	49 Avg Plus	7		
	55 Good	12		
	65 Very Good	4		
	N/A	991	2	0.2%
	<b>Grand Total</b>	<b>1,202</b>	<b>3</b>	<b>0.2%</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>
	1899 & older	11		
	1900 - 1909	27		
	1910 - 1919	29		
	1920 - 1929	20	1	5.00%
	1930 - 1939	15		
	1940 - 1949	13		
	1950 - 1959	19		
	1960 - 1969	21		
	1970 - 1979	24		
	1980 - 1989	14		
	1990 - 1999	10		
	2000 - 2009	8		
	N/A	991	2	0.20%
	<b>Grand Total</b>	<b>1,202</b>	<b>3</b>	<b>0.2%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Total Living Area Range</b>	<b>Total Living Area Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
N/A		991	2	0.2%
1 - 499		1		
500 - 749		11	1	9.1%
750 - 999		23		
1000 - 1249		31		
1250 - 1499		28		
1500 - 1749		31		
1750 - 1999		27		
2000 - 2249		15		
2250 - 2499		13		
2500 - 2749		6		
2750 - 2999		8		
3000 - 3249		5		
3250 - 3499		3		
3750 - 3999		3		
4000 - 4249		1		
4500 - 4749		1		
4750 - 4999		1		
5000 - Over		3		
<b>Grand Total</b>		<b>1,202</b>	<b>3</b>	<b>0.2%</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	366,200	333,000
Total Sales Price	365,000	365,000
Average Assessed Value	122,067	111,000
Average Sales Price	121,667	121,667
Number in Sample	3	3
Median Ratio	1.0212	0.9221
Mean (Average) Ratio	1.0154	0.9824
Weighted Mean (S.W.A.) Ratio	1.0033	0.9123
Regression Index (P.R.D.)	1.0121	1.0768
Coefficient of Dispersion (C.O.D.)	0.4097	0.4537

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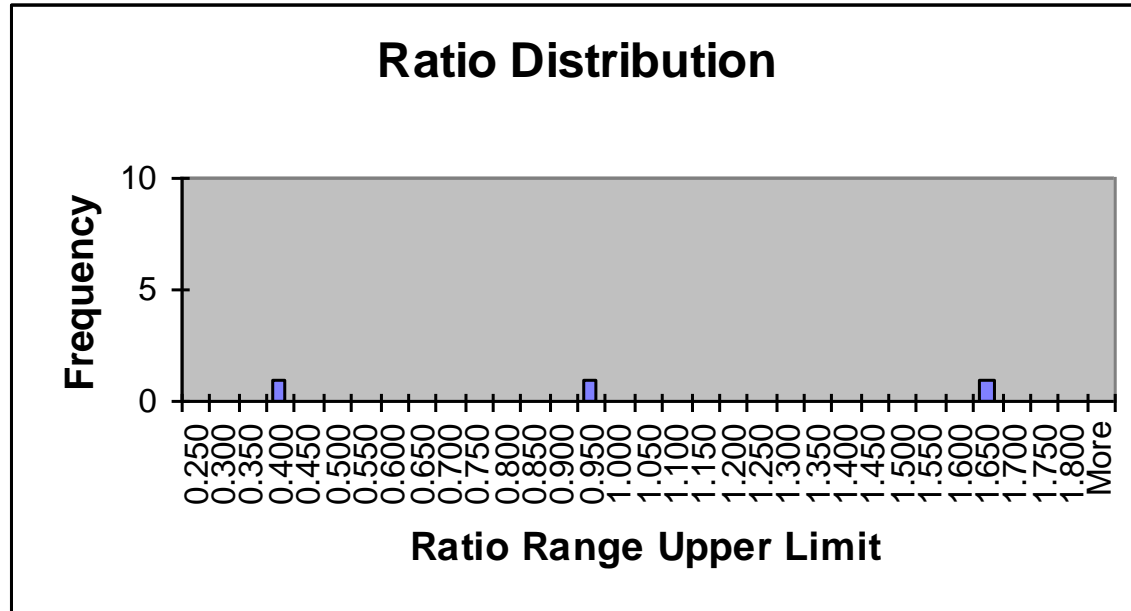


Performance Analysis

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	342,100	308,900
Total Sales Price	335,000	335,000
Average Assessed Value	342,100	308,900
Average Sales Price	335,000	335,000
Number in Sample	1	1
Median Ratio	1.0212	0.9221
Mean (Average) Ratio	1.0212	0.9221
Weighted Mean (S.W.A.) Ratio	1.0212	0.9221
Regression Index (P.R.D.)	1.0000	1.0000
Coefficient of Dispersion	0.0000	0.0000

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**Performance Analysis**

**Ratio Distribution Histogram**

**Use Code 111**

Histogram not available for 1 sale.

**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**

<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>
28062800300300	111	O4	1920	11 - 1 Story	45 Average	721	308,900	3/17/2008	I	335,000	0.92
28050300302600	910	AG		N/A	N/A		7,700	8/14/2008	V	20,000	0.39
00477000101000	910	AG		N/A	N/A		16,400	8/24/2008	V	10,000	1.64
28062800300300	111	O4	1920	11 - 1 Story	45 Average	721	308,900	3/17/2008	I	335,000	0.92

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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.

<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>
No Sales											