

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: Northwest Everett**

**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:** 2005 Assessment / 2006 Tax  
**Prior Appraisal Date:** January 1, 2008  
**Prior Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax

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**Appraisal Area (Neighborhood):** 3202000

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**Parcels Appraised:** 936

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	222,271,700	186,956,100	-35,315,600	-15.9%
<b>Improvements:</b>	203,475,547	184,482,700	-18,992,847	-9.3%
<b>Total:</b>	425,747,247	371,438,800	-54,308,447	-12.8%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 16**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9014	0.8517	-0.0497	-5.5%
<b>Mean Ratio:</b>	0.9500	0.8514	-0.0986	-10.4%
<b>Weighted Mean:</b>	0.9240	0.8471	-0.0769	-8.3%
<b>PRD:</b>	1.0282	1.0051	-0.0231	-2.2%
<b>COD:</b>	0.1087	0.0454	-0.0633	-58.2%

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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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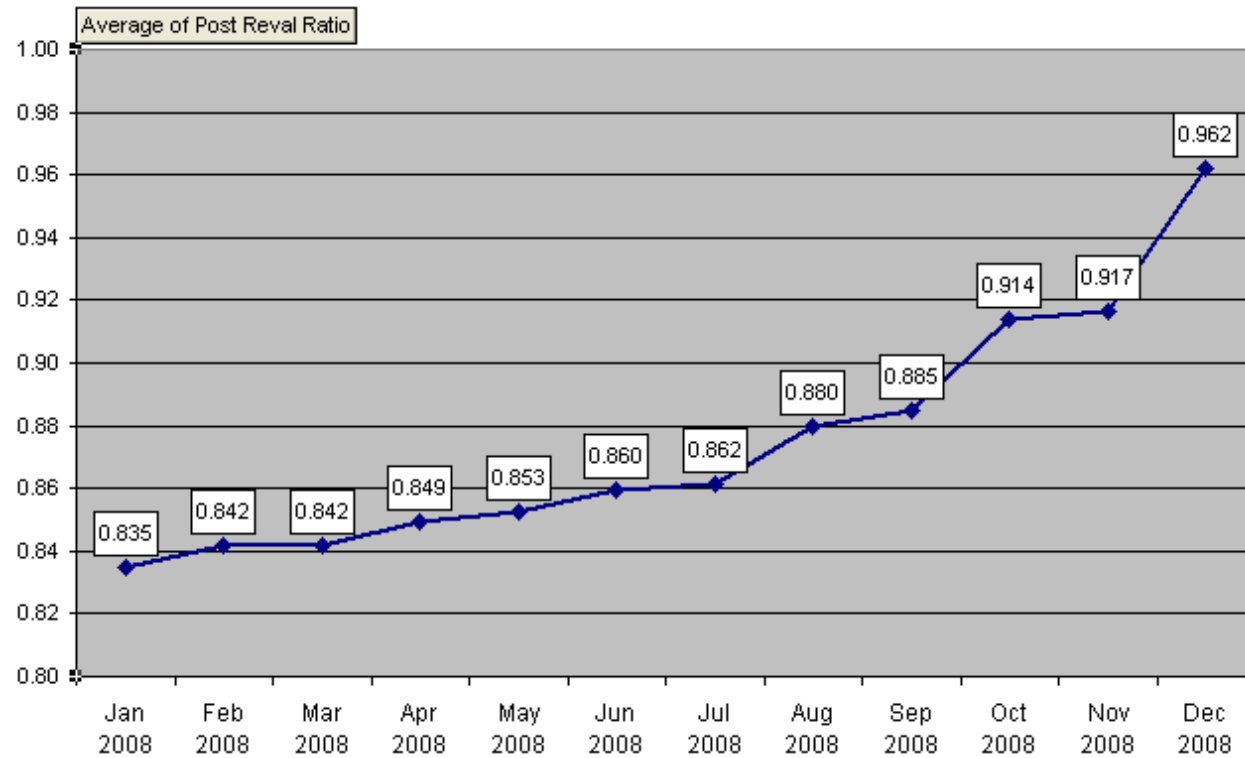
**Summary**

**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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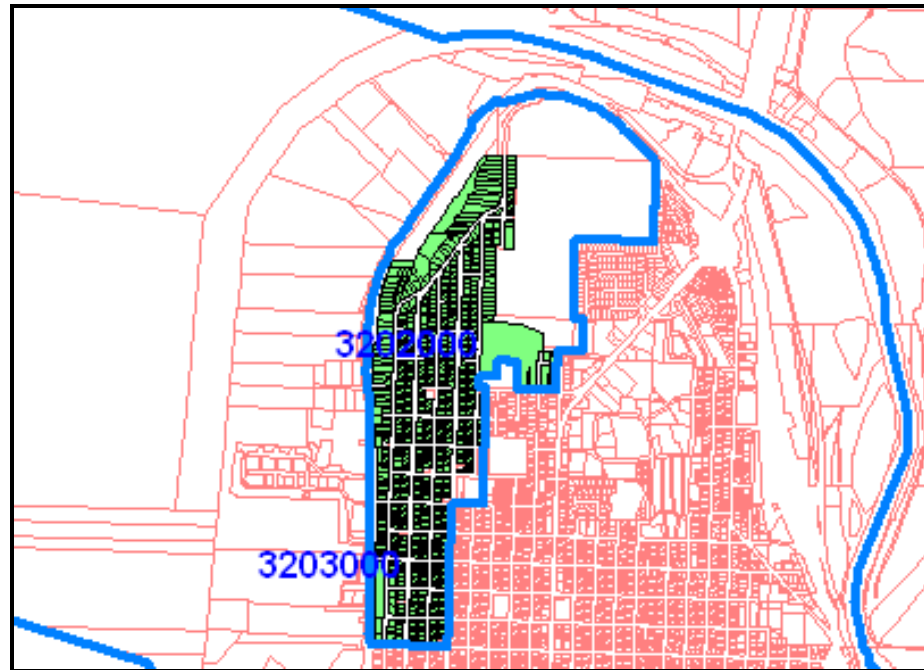


Appraisal Area

### Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3202000 (AKA BMA 3202000) 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**

An area in north Everett beginning at Legion Park and bounded by the Burlington Northern tracks on the west, then south to 19<sup>th</sup> Street, then east to Colby Avenue, then north to 14<sup>th</sup> Street and east to the alley between Wetmore and Rockefeller, then north to 9<sup>th</sup> Street and east and north to include those parcels tangent to Legion Park Golf Course.

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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>
Agricultural	3	L:	4,800	4,800	0	0.0%
		B:	0	0	0	0.0%
		T:	4,800	4,800	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	5	L:	16,409,000	13,188,200	-3,220,800	-19.6%
		B:	31,993,947	31,993,900	-47	0.0%
		T:	48,402,947	45,182,100	-3,220,847	-6.7%
Residential	849	L:	196,308,800	165,818,400	-30,490,400	-15.5%
		B:	166,714,900	148,334,300	-18,380,600	-11.0%
		T:	363,023,700	314,152,700	-48,871,000	-13.5%
Multifamily	26	L:	5,021,600	4,229,800	-791,800	-15.8%
		B:	4,766,700	4,154,500	-612,200	-12.8%
		T:	9,788,300	8,384,300	-1,404,000	-14.3%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	53	L:	4,527,500	3,714,900	-812,600	-17.9%
		B:	0	0	0	0.0%
		T:	4,527,500	3,714,900	-812,600	-17.9%

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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	936	L:	222,271,700	186,956,100	-35,315,600	-15.9%
		B:	203,475,547	184,482,700	-18,992,847	-9.3%
		T:	425,747,247	371,438,800	-54,308,447	-12.8%

- 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
	111-Single Family Residence	834	16	1.9%
	112-2 Single Family Residences	14		
	122-Duplex	21		
	123-Tri-Plex	5		
	188-SFR Converted to GroupHome	1		
	411-Railroad Transportation	1		
	682-Univ,College,Jr College	1		
	762-Parks, Leisure & Ornamenta	3		
	910-Undeveloped Land	53		
	940-Open Space General	3		
	<b>Grand Total</b>	<b>936</b>	<b>16</b>	<b>1.7%</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.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

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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>
	88 Contiguous-less than 1 acre	37		
	A4 Sewer Average Plus NH	2		
	A5 Sewer Good Older Mixd NH	756	14	1.9%
	C Contiguous	1		
	N/A Building only	4		
	UD Undevelopable Land	9		
	V2 View/Wtrfrt Type II	9		
	V4 View/Wtrfrt Type IV	15		
	V6 View/Wtrfrt Type VI	20	1	5.0%
	V8 View/Wtrfrt Type VIII	83	1	1.2%
	<b>Grand Total</b>	<b>936</b>	<b>16</b>	<b>1.7%</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	146	2	1.4%
	12 - 1 Story Bsmt	215	3	1.4%
	14 - 1 1/2 Story	54	2	3.7%
	15 - 1 1/2 Story Bsmt	225	3	1.3%
	17 - 2 Story	56	2	3.6%
	18 - 2 Story Bsmt	160	4	2.5%
	21 - 2+ Story Bsmt	11		
	23 - Split Entry	3		
	24 - Tri Level	5		
	N/A	61		
	<b>Grand Total</b>	<b>936</b>	<b>16</b>	<b>1.7%</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**

<b>Neighborhood Profile By Structure Quality / Grade</b>	<b>Quality / Grade</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	25 Low	1		
	35 Fair	17		
	41 Avg Minus	1		
	45 Average	586	11	1.9%
	49 Avg Plus	21		
	55 Good	227	4	1.8%
	65 Very Good	21		
	75 Excellent	1	1	100.0%
	N/A	61		
	<b>Grand Total</b>	<b>936</b>	<b>16</b>	<b>1.7%</b>

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

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**Neighborhood Profile**

**Neighborhood Profile By  
Year Built Range**

<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
1899 & older	6		
1900 - 1909	59	1	1.69%
1910 - 1919	207	7	3.38%
1920 - 1929	233	4	1.72%
1930 - 1939	57	1	1.75%
1940 - 1949	105	1	0.95%
1950 - 1959	143	1	0.70%
1960 - 1969	30		
1970 - 1979	17	1	5.88%
1980 - 1989	4		
1990 - 1999	6		
2000 - 2009	8		
N/A	61		
<b>Grand Total</b>	<b>936</b>	<b>16</b>	<b>1.7%</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	62		
	500 - 749	11		
	750 - 999	51	2	3.9%
	1000 - 1249	86	1	1.2%
	1250 - 1499	111	3	2.7%
	1500 - 1749	131	3	2.3%
	1750 - 1999	124	1	0.8%
	2000 - 2249	96	2	2.1%
	2250 - 2499	65	2	3.1%
	2500 - 2749	55		
	2750 - 2999	37		
	3000 - 3249	30		
	3250 - 3499	18	1	5.6%
	3500 - 3749	17		
	3750 - 3999	15		
	4000 - 4249	11		
	4250 - 4499	3		
	4500 - 4749	4		
	5000 - Over	9	1	11.1%
	<b>Grand Total</b>	<b>936</b>	<b>16</b>	<b>1.7%</b>

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

## Snohomish County Assessor's Office

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### Performance Analysis

#### Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	7,700,200	7,059,400
Total Sales Price	8,333,900	8,333,900
Average Assessed Value	481,263	441,213
Average Sales Price	520,869	520,869
Number in Sample	16	16
Median Ratio	0.9014	0.8517
Mean (Average) Ratio	0.9500	0.8514
Weighted Mean (S.W.A.) Ratio	0.9240	0.8471
Regression Index (P.R.D.)	1.0282	1.0051
Coefficient of Dispersion (C.O.D.)	0.1087	0.0454

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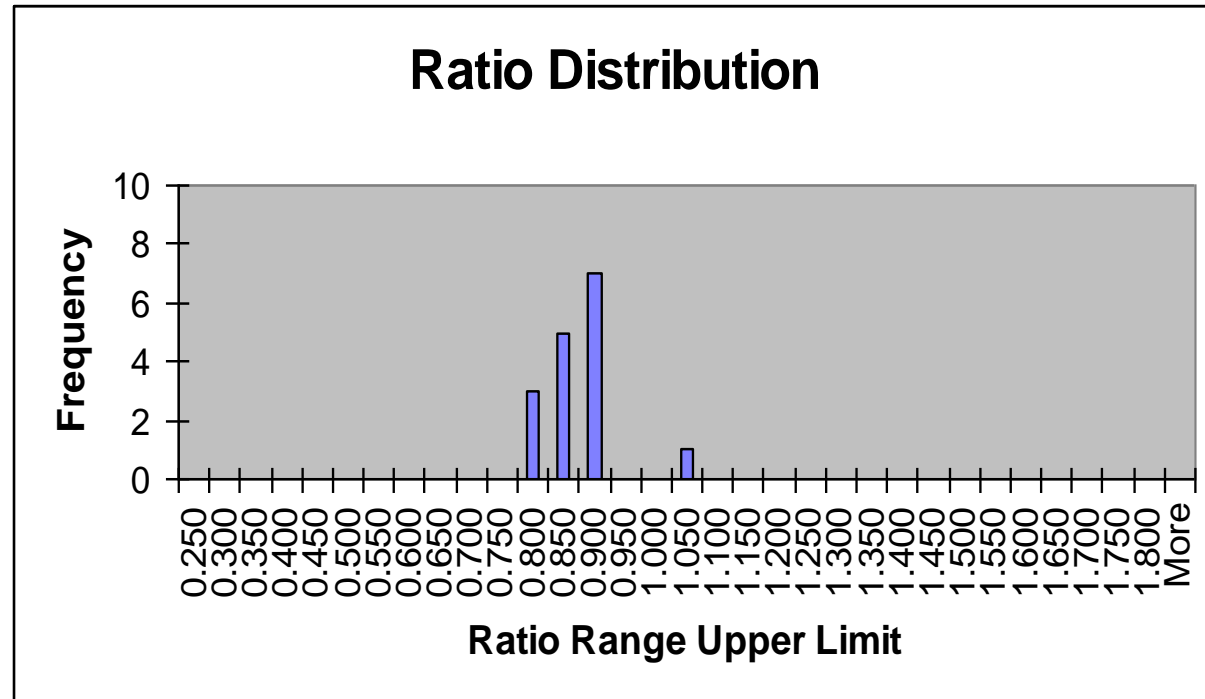


**Performance Analysis**

**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	7,700,200	7,059,400
Total Sales Price	8,333,900	8,333,900
Average Assessed Value	481,263	441,213
Average Sales Price	520,869	520,869
Number in Sample	16	16
Median Ratio	0.9014	0.8517
Mean (Average) Ratio	0.9500	0.8514
Weighted Mean (S.W.A.) Ratio	0.9240	0.8471
Regression Index (P.R.D.)	1.0282	1.0051
Coefficient of Dispersion	0.1087	0.0454

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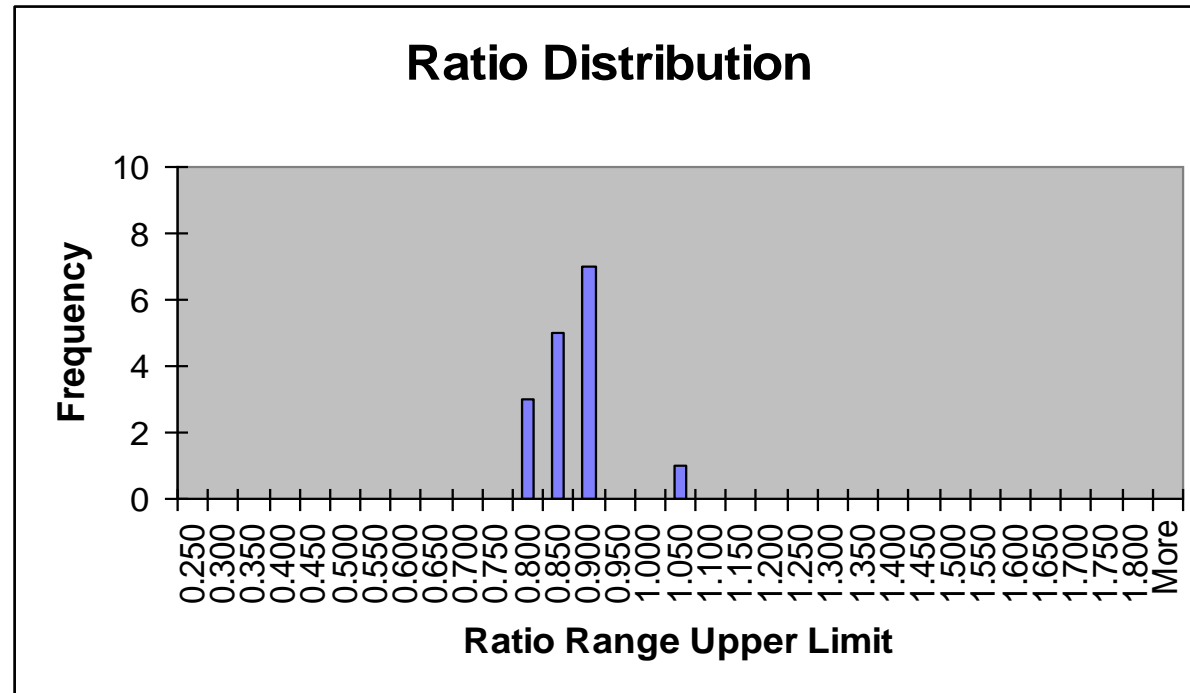


**Performance Analysis**

**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
00385421701100	111	A5	1936	15 - 1 1/2 Story Bsmt	45 Average	2,008	357,500	8/13/2008	I	458,000	0.78
00409422801200	111	A5	1920	12 - 1 Story Bsmt	45 Average	1,518	304,800	3/1/2008	I	365,000	0.84
00409422902000	111	A5	1923	15 - 1 1/2 Story Bsmt	45 Average	1,602	273,500	6/3/2008	I	320,000	0.85
00438034602100	111	A5	1904	14 - 1 1/2 Story	45 Average	1,440	206,400	9/9/2008	I	205,000	1.01
00438034602300	111	A5	1910	17 - 2 Story	55 Good	1,574	315,700	8/27/2008	I	357,000	0.88
00438524302900	111	A5	1915	18 - 2 Story Bsmt	55 Good	2,484	394,500	4/29/2008	I	450,000	0.88
00438524501500	111	A5	1917	12 - 1 Story Bsmt	45 Average	1,432	292,800	8/6/2008	I	387,500	0.76
00468621503100	111	A5	1918	11 - 1 Story	45 Average	786	189,200	2/11/2008	I	220,000	0.86
00468622100600	111	A5	1922	17 - 2 Story	55 Good	2,037	353,300	5/12/2008	I	434,900	0.81
00468622200500	111	A5	1918	18 - 2 Story Bsmt	45 Average	1,972	335,500	8/13/2008	I	375,000	0.89
00468622203102	111	A5	1915	11 - 1 Story	45 Average	903	200,800	7/7/2008	I	239,000	0.84
00468622303000	111	A5	1916	15 - 1 1/2 Story Bsmt	55 Good	2,492	452,700	2/8/2008	I	540,000	0.84
00475329501000	111	A5	1920	14 - 1 1/2 Story	45 Average	1,016	213,500	3/11/2008	I	270,000	0.79
00475331100003	111	V8	1949	18 - 2 Story Bsmt	45 Average	3,408	585,400	5/1/2008	I	682,500	0.86
00497013800200	111	A5	1950	12 - 1 Story Bsmt	45 Average	1,388	292,300	6/19/2008	I	330,000	0.89
00507800001500	111	V6	1976	18 - 2 Story Bsmt	75 Excellent	6,795	2,291,500	3/3/2008	I	2,700,000	0.85
00385421701100	111	A5	1936	15 - 1 1/2 Story Bsmt	45 Average	2,008	357,500	8/13/2008	I	458,000	0.78

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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>
00468621700100	910	A5		N/A			166,300	3/14/2008	T	255,000	0.65
00553217300300	111	A5	1928	15 - 1 1/2 Story Bsmt	45 Average	2032	349,300	7/1/2008	T	360,000	0.97