

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: North Everett And Lowell Except the Northwest Neighborhood
Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 3203000, 3203002 & 3203901

Parcels Appraised: 4,279

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	611,465,700	531,171,700	-80,492,000	-13.2%
Improvements:	438,241,600	393,567,000	-44,674,600	-10.2%
Total:	1,049,707,300	924,738,700	-125,166,600	-11.9%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 128

	2008	2009	Change	% Change
Median Ratio:	0.9746	0.8567	-0.1179	-12.1%
Mean Ratio:	1.0006	0.8847	-0.1159	-11.6%
Weighted Mean:	0.9773	0.8681	-0.1092	-11.2%
PRD:	1.0239	1.0191	-0.0047	-0.5%
COD:	0.1121	0.0931	-0.0190	-17.0%

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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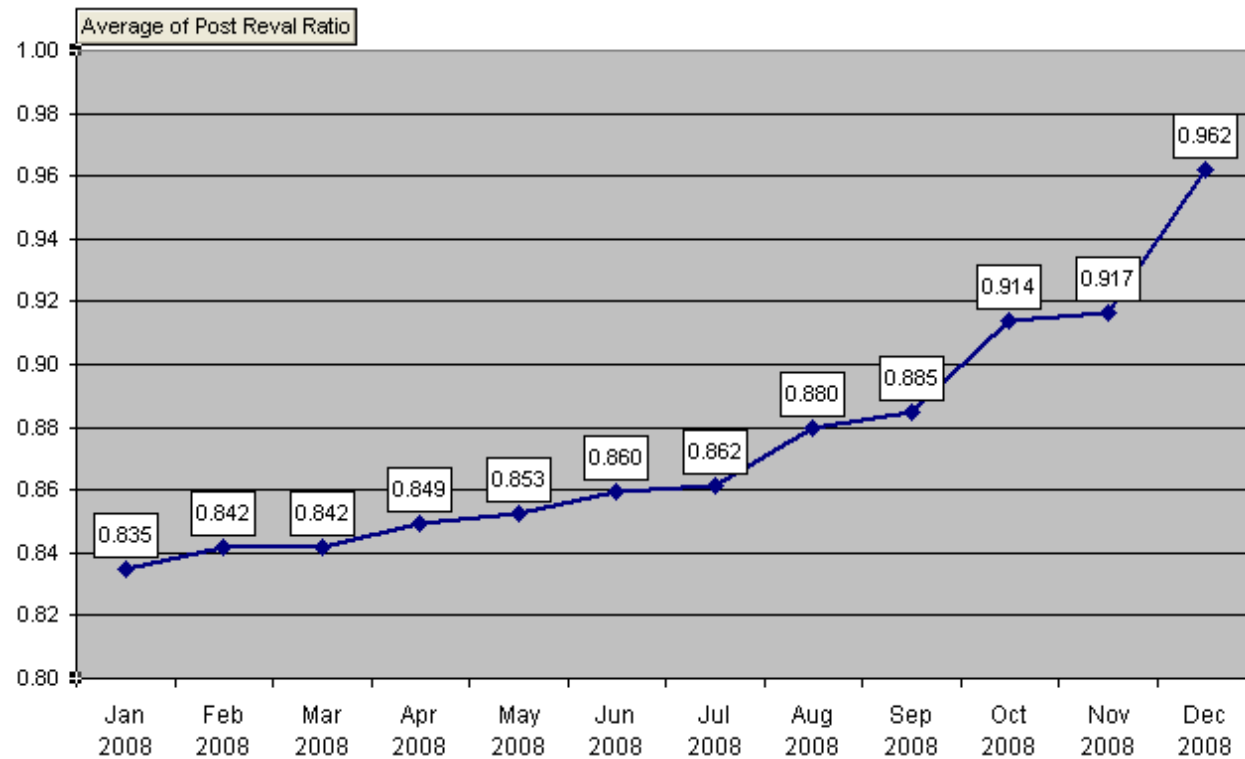
Summary

Ratio of Assessed Value

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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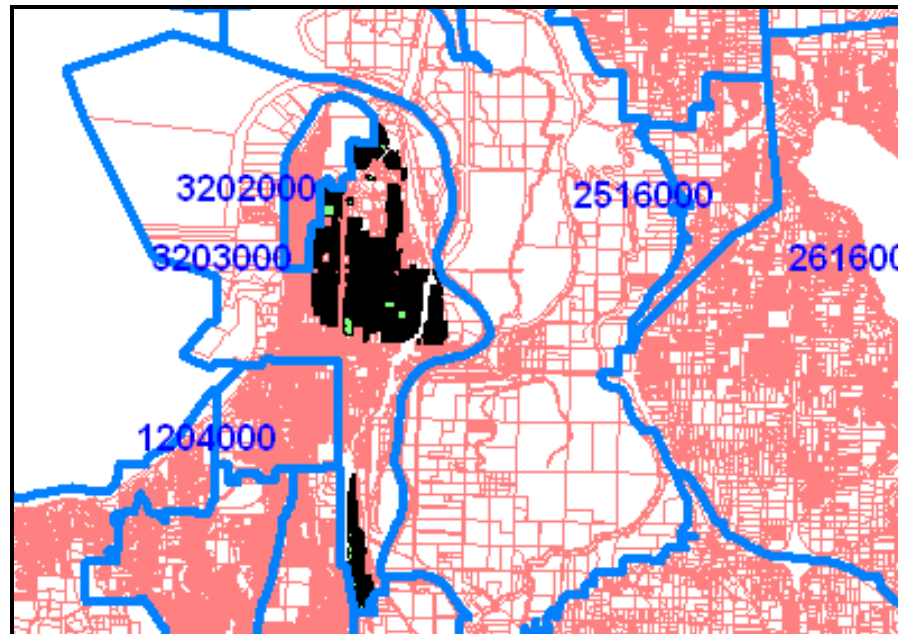


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3203000-3203901 (AKA BMA 3203000-3203901) 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 Everett north of 41st Street, including the Lowell neighborhood, East Grand and Legion Park area.

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Value Change Summary

Value Change Summary By Abstract Group			2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Agricultural	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	35	L:	26,610,500	22,118,100	-4,492,400	-16.9%
		B:	22,232,800	21,555,400	-677,400	-3.0%
		T:	48,843,300	43,673,500	-5,169,800	-10.6%
Residential	3769	L:	542,644,200	472,044,300	-70,599,900	-13.0%
		B:	376,065,900	337,189,800	-38,876,100	-10.3%
		T:	918,710,100	809,234,100	-109,476,000	-11.9%
Multifamily	214	L:	32,152,100	28,711,700	-3,440,400	-10.7%
		B:	39,942,900	34,821,800	-5,121,100	-12.8%
		T:	72,095,000	63,533,500	-8,561,500	-11.9%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	261	L:	10,058,900	8,297,600	-1,959,300	-19.5%
		B:	0	0	0	0.0%
		T:	10,058,900	8,297,600	-1,959,300	-19.5%

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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	4279	L:	611,465,700	531,171,700	-80,492,000	-13.2%
		B:	438,241,600	393,567,000	-44,674,600	-10.2%
		T:	1,049,707,300	924,738,700	-125,166,600	-11.9%

- 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	1		
111-Single Family Residence	3476	97	2.8%
112-2 Single Family Residences	133	2	1.5%
113-3 Single Family Residences	5		
116-Comon Wall SFR	67	16	23.9%
118-Manufac Home (Owned Site)	5		
119-Manuf Home (MHP)	45		
122-Duplex	189	8	4.2%
123-Tri-Plex	21		
124-Four Plex	2		
130-Mult Family 5-7 units	2		
141-SFR Condominium Detached	17	5	29.4%
142-SFR Condominium CommonWall	12		
175-Religious Residence	1		
183-Non Residential Structure	8		
456-Local Access Streets	2		
457-Alleys	5		
461-Automobile Parking (Lot)	2		
624-Funeral/Crematory Services	1		
641-Automobile Repair Services	2		
672-Protective Functions	1		
681-Nursery,Primary,Second Sch	4		

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Neighborhood Profile

Neighborhood Profile By Property Class

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
691-Religious Activities	11		
699-Other Misc Services	1		
741-Sports Activities	1		
742-Playgrounds/Athletic Areas	4		
910-Undeveloped Land	183		
911-Vacant Site/Mobile Park	53		
914-Vacant Condominium Lot	25		
Grand Total	4279	128	3.0%

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
11 - 1 Story	1524	41	2.7%
12 - 1 Story Bsmt	566	18	3.2%
14 - 1 1/2 Story	526	14	2.7%
15 - 1 1/2 Story Bsmt	600	14	2.3%
17 - 2 Story	421	23	5.5%
18 - 2 Story Bsmt	184	6	3.3%
20 - 2+ Story	24	9	37.5%
21 - 2+ Story Bsmt	10	2	20.0%
23 - Split Entry	58	1	1.7%
24 - Tri Level	11		
71 - DW Manuf. Home	4		
72 - DWB Manuf. Home	1		
74 - SW Manuf. Home	44		
77 - TW Manuf. Home	1		
N/A	305		
Grand Total	4279	128	3.0%

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	1524	41	2.7%
	12 - 1 Story Bsmt	566	18	3.2%
	14 - 1 1/2 Story	526	14	2.7%
	15 - 1 1/2 Story Bsmt	600	14	2.3%
	17 - 2 Story	421	23	5.5%
	18 - 2 Story Bsmt	184	6	3.3%
	20 - 2+ Story	24	9	37.5%
	21 - 2+ Story Bsmt	10	2	20.0%
	23 - Split Entry	58	1	1.7%
	24 - Tri Level	11		
	71 - DW Manuf. Home	4		
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	44		
	77 - TW Manuf. Home	1		
	N/A	305		
	Grand Total	4279	128	3.0%

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	1		
	25 Low	55		
	35 Fair	246	5	2.0%
	41 Avg Minus	85	2	2.4%
	45 Average	3513	116	3.3%
	49 Avg Plus	6		
	55 Good	66	5	7.6%
	65 Very Good	2		
	N/A	305		
	Grand Total	4279	128	3.0%

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	51		
	1900 - 1909	558	15	2.69%
	1910 - 1919	1016	35	3.44%
	1920 - 1929	841	26	3.09%
	1930 - 1939	213	6	2.82%
	1940 - 1949	361	7	1.94%
	1950 - 1959	299	12	4.01%
	1960 - 1969	144		
	1970 - 1979	137	3	2.19%
	1980 - 1989	92	1	1.09%
	1990 - 1999	131	4	3.05%
	2000 - 2009	131	19	14.50%
	N/A	305		
	Grand Total	4279	128	3.0%

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	305		
	1 - 499	52		
	500 - 749	268	9	3.4%
	750 - 999	810	19	2.3%
	1000 - 1249	947	31	3.3%
	1250 - 1499	765	32	4.2%
	1500 - 1749	527	15	2.8%
	1750 - 1999	300	12	4.0%
	2000 - 2249	136	4	2.9%
	2250 - 2499	74	2	2.7%
	2500 - 2749	44	1	2.3%
	2750 - 2999	24	1	4.2%
	3000 - 3249	13	2	15.4%
	3250 - 3499	5		
	3500 - 3749	5		
	4000 - 4249	2		
	5000 - Over	2		
	Grand Total	4279	128	3.0%

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	32,475,400	32,475,400
Total Sales Price	33,228,952	33,228,952
Average Assessed Value	253,714	253,714
Average Sales Price	259,601	259,601
Number in Sample	128	128
Median Ratio	0.9746	0.9746
Mean (Average) Ratio	1.0006	1.0006
Weighted Mean (S.W.A.) Ratio	0.9773	0.9773
Regression Index (P.R.D.)	1.0239	1.0239
Coefficient of Dispersion (C.O.D.)	0.1121	0.1121

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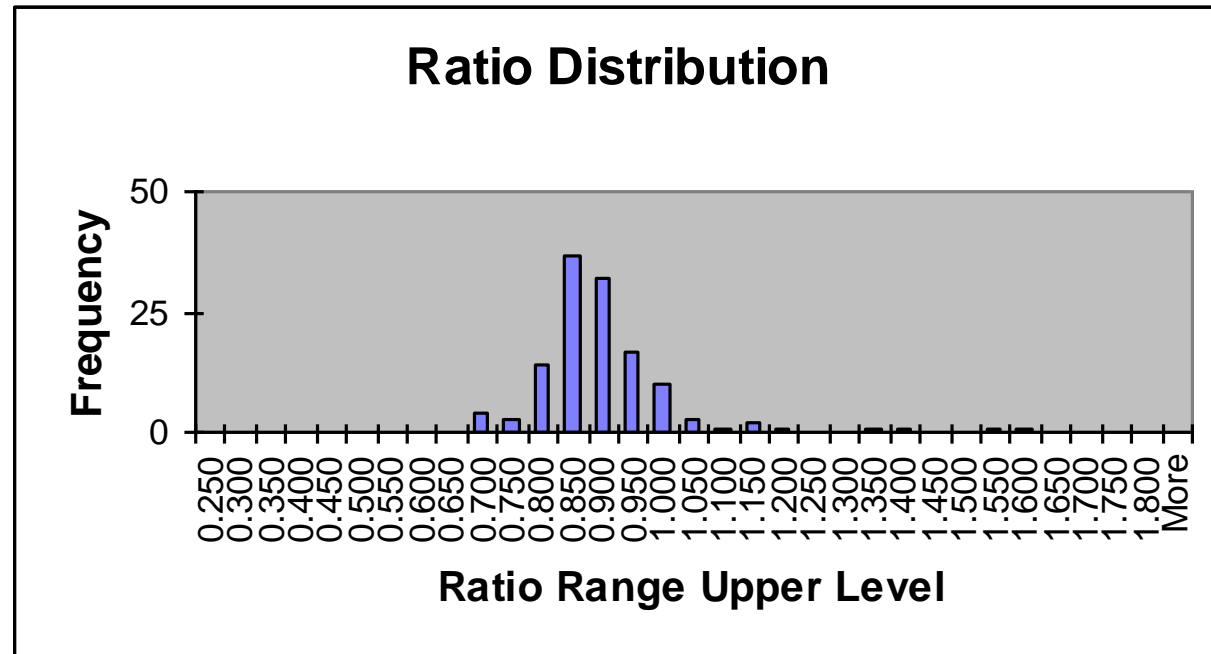


Performance Analysis

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	32,475,400	21,063,200
Total Sales Price	33,228,952	24,667,582
Average Assessed Value	253,714	217,146
Average Sales Price	259,601	254,305
Number in Sample	128	97
Median Ratio	0.9746	0.8554
Mean (Average) Ratio	1.0006	0.8682
Weighted Mean (S.W.A.) Ratio	0.9773	0.8539
Regression Index (P.R.D.)	1.0239	1.0167
Coefficient of Dispersion	0.1121	0.0819

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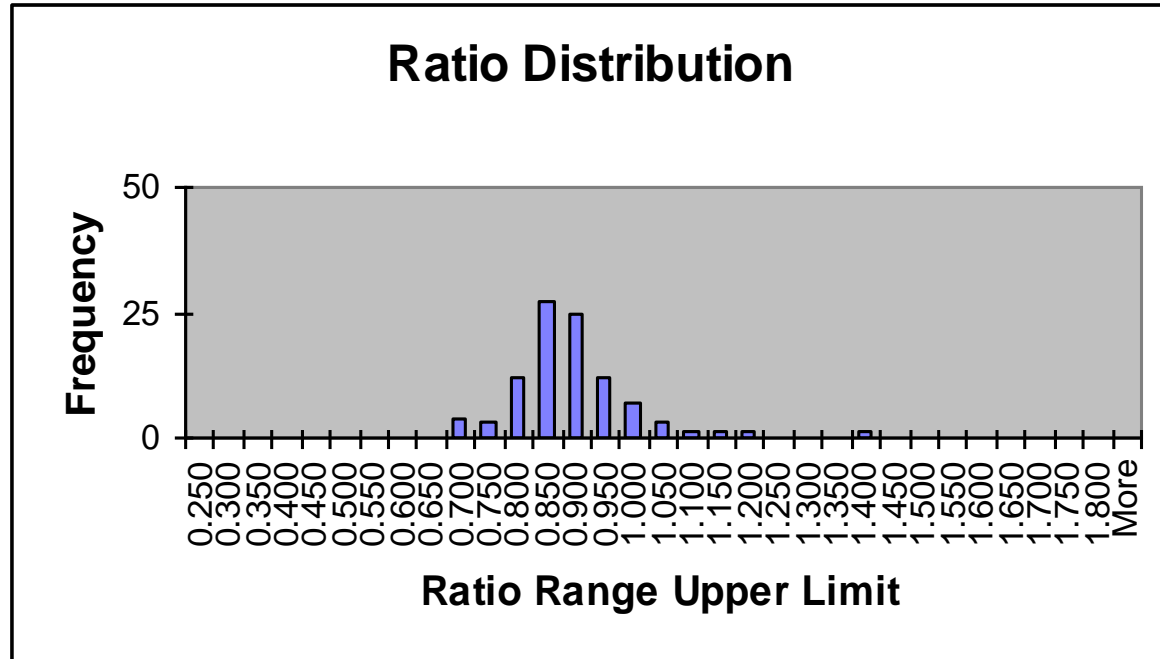


Performance Analysis

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
00377445701700	111	A2	1910	12 - 1 Story Bsmt	45 Average	1,106	205,300	7/17/2008	I	240,000	0.86
00401541601900	111	A2	1930	11 - 1 Story	45 Average	1,644	232,800	5/21/2008	I	305,000	0.76
00401541700500	111	A2	1925	15 - 1 1/2 Story Bsmt	45 Average	2,168	275,000	1/11/2008	I	330,000	0.83
00401541702900	111	A2	1910	15 - 1 1/2 Story Bsmt	45 Average	1,390	232,900	8/26/2008	I	235,000	0.99
00401544101100	111	A2	1920	15 - 1 1/2 Story Bsmt	45 Average	1,220	228,600	9/11/2008	I	260,000	0.88
00401544200802	111	A2	1930	11 - 1 Story	45 Average	572	162,500	4/28/2008	I	185,000	0.88
00401544202100	111	A2	1913	15 - 1 1/2 Story Bsmt	45 Average	1,666	278,400	3/25/2008	I	384,950	0.72
00401544300200	111	A2	1925	12 - 1 Story Bsmt	45 Average	864	205,600	3/5/2008	I	231,000	0.89
00401544302500	111	A2	1920	11 - 1 Story	45 Average	622	168,700	6/4/2008	I	180,000	0.94
00437036701900	111	A2	1930	11 - 1 Story	45 Average	990	185,700	6/26/2008	I	158,000	1.18
00437038001900	122	A2	1907	17 - 2 Story	45 Average	1,992	261,400	1/11/2008	I	305,000	0.86
00437042300300	111	A2	1951	11 - 1 Story	45 Average	1,412	209,500	2/21/2008	I	231,000	0.91
00437043503101	111	A2	1903	14 - 1 1/2 Story	45 Average	1,208	194,100	6/5/2008	I	255,000	0.76
00437043600500	111	A2	1901	15 - 1 1/2 Story Bsmt	45 Average	1,496	253,400	1/22/2008	I	267,500	0.95
00437860402500	111	A2	1910	17 - 2 Story	55 Good	1,780	227,300	3/26/2008	I	331,200	0.69
00437936501500	111	A2	1920	15 - 1 1/2 Story Bsmt	45 Average	1,012	197,000	3/31/2008	I	288,000	0.68
00437936601000	111	A2	1905	11 - 1 Story	45 Average	1,026	213,800	11/4/2008	I	249,950	0.86
00437938201200	111	A2	1903	14 - 1 1/2 Story	45 Average	913	198,900	7/9/2008	I	263,000	0.76
00437942101100	111	A2	1912	11 - 1 Story	45 Average	1,090	201,100	1/24/2008	I	239,950	0.84
00437942102900	111	A2	1910	14 - 1 1/2 Story	45 Average	1,252	218,200	8/4/2008	I	314,949	0.69
00438034003100	111	A2	1910	18 - 2 Story Bsmt	55 Good	2,528	337,300	3/10/2008	I	440,000	0.77
00438034801900	111	A2	1910	15 - 1 1/2 Story Bsmt	45 Average	1,568	240,800	6/18/2008	I	265,000	0.91
00438230501400	122	A2	1938	18 - 2 Story Bsmt	45 Average	2,757	364,500	6/23/2008	I	329,900	1.10
00438233601200	111	A2	1910	12 - 1 Story Bsmt	45 Average	1,080	207,200	6/18/2008	I	248,500	0.83
00438233700100	111	A2	1915	15 - 1 1/2 Story Bsmt	45 Average	1,680	267,000	7/14/2008	I	328,000	0.81

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00438233702202	111	A2	1920	12 - 1 Story Bsmt	45 Average	1,248	210,900	4/8/2008	I	269,900	0.78
00438235001701	111	A2	1907	18 - 2 Story Bsmt	55 Good	2,020	297,100	4/25/2008	I	440,000	0.68
00438235002700	111	A2	1940	15 - 1 1/2 Story Bsmt	45 Average	1,688	218,600	11/24/2008	I	227,777	0.96
00438236400900	122	A2	1906	17 - 2 Story	45 Average	1,184	162,700	3/3/2008	I	210,000	0.77
00438436101500	112	A2	1910	14 - 1 1/2 Story	35 Fair	928	210,100	8/21/2008	I	235,000	0.89
00438438501500	122	A2	1901	17 - 2 Story	45 Average	1,518	217,300	7/24/2008	I	137,078	1.59
00438718901600	111	A2	1990	17 - 2 Story	45 Average	1,848	269,100	5/2/2008	I	332,500	0.81
00438725900600	111	A2	1911	14 - 1 1/2 Story	45 Average	1,368	202,400	7/25/2008	I	235,800	0.86
00438725900900	122	A2	2007	18 - 2 Story Bsmt	45 Average	3,048	465,500	7/22/2008	I	488,500	0.95
00438833300100	111	A2	1920	12 - 1 Story Bsmt	45 Average	972	140,800	4/7/2008	I	145,000	0.97
00438833301300	111	A2	1910	11 - 1 Story	45 Average	676	166,600	11/19/2008	I	178,000	0.94
00438833402900	111	A2	1915	14 - 1 1/2 Story	45 Average	1,122	192,700	4/29/2008	I	225,000	0.86
00438835401401	111	A2	1925	15 - 1 1/2 Story Bsmt	45 Average	1,376	232,600	9/17/2008	I	225,000	1.03
00438835501300	111	A2	1975	11 - 1 Story	45 Average	1,208	229,200	6/6/2008	I	245,000	0.94
00438835502700	111	A2	1951	12 - 1 Story Bsmt	45 Average	1,328	253,800	8/8/2008	I	277,000	0.92
00438933002100	111	A2	1908	17 - 2 Story	45 Average	1,362	214,800	7/24/2008	I	260,000	0.83
00439143901300	111	A2	1910	11 - 1 Story	45 Average	960	196,300	9/23/2008	I	221,950	0.88
00439147501100	111	A2	1911	11 - 1 Story	45 Average	1,364	200,800	9/12/2008	I	247,509	0.81
00439147802900	111	A2	1910	14 - 1 1/2 Story	45 Average	1,493	225,400	3/7/2008	I	280,000	0.81
00439149101100	111	A2	1911	17 - 2 Story	45 Average	1,254	198,700	4/10/2008	I	242,575	0.82
00439149503000	111	A2	1920	12 - 1 Story Bsmt	45 Average	1,104	226,200	10/14/2008	I	225,000	1.01
00439154800300	111	A2	1915	17 - 2 Story	45 Average	1,368	209,400	10/20/2008	I	225,000	0.93
00450624900500	111	A2	1925	15 - 1 1/2 Story Bsmt	45 Average	1,403	244,200	4/15/2008	I	279,900	0.87
00450624902800	111	A2	1925	15 - 1 1/2 Story Bsmt	45 Average	1,866	266,100	7/24/2008	I	320,000	0.83
00453350600200	111	A2	1924	11 - 1 Story	45 Average	988	202,900	3/25/2008	I	242,000	0.84

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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
0046750000700	111	A2	1958	11 - 1 Story	45 Average	975	216,900	5/30/2008	I	265,000	0.82
00475329202200	111	A2	1910	11 - 1 Story	45 Average	910	196,200	2/19/2008	I	225,950	0.87
00475431102700	111	A2	1915	11 - 1 Story	45 Average	1,058	198,800	11/10/2008	I	190,000	1.05
00475431200400	111	A2	1925	12 - 1 Story Bsmt	45 Average	847	159,200	4/1/2008	I	189,900	0.84
00475431300100	111	A2	1992	14 - 1 1/2 Story	45 Average	1,415	249,400	3/31/2008	I	292,000	0.85
00497100006800	111	A2	1954	11 - 1 Story	45 Average	1,770	251,300	10/23/2008	I	280,000	0.90
00497100011800	111	A2	1951	11 - 1 Story	45 Average	1,688	243,200	3/13/2008	I	287,000	0.85
00497100012000	111	A2	1954	11 - 1 Story	45 Average	1,838	250,800	9/24/2008	I	280,000	0.90
00497100012200	111	A2	1954	11 - 1 Story	45 Average	1,352	217,900	3/14/2008	I	245,000	0.89
00497100012400	111	A2	1955	11 - 1 Story	45 Average	780	197,000	3/19/2008	I	235,000	0.84
00497100012700	111	A2	1951	11 - 1 Story	45 Average	834	202,000	7/2/2008	I	215,000	0.94
00500301700600	111	A3	1912	17 - 2 Story	45 Average	1,152	235,400	7/25/2008	I	300,000	0.78
00500302400900	122	A3	2008	17 - 2 Story	45 Average	3,172	454,000	2/26/2008	I	499,950	0.91
00500400600600	111	A3	1930	14 - 1 1/2 Story	45 Average	1,506	209,800	6/13/2008	I	235,000	0.89
00500400600800	111	A3	1915	12 - 1 Story Bsmt	45 Average	1,181	211,500	11/17/2008	I	216,000	0.98
00515653600300	111	A2	1910	11 - 1 Story	45 Average	966	199,200	4/24/2008	I	250,000	0.80
00515657800900	111	A2	1998	17 - 2 Story	41 Avg Minus	1,426	246,700	1/2/2008	I	309,500	0.80
00515744901900	111	A2	1947	11 - 1 Story	45 Average	860	195,300	7/1/2008	I	221,000	0.88
00515744902500	111	A2	1946	11 - 1 Story	45 Average	804	191,400	8/25/2008	I	239,900	0.80
00516858201900	111	A2	1901	14 - 1 1/2 Story	55 Good	1,833	299,600	2/28/2008	I	350,000	0.86
00520300001200	111	A2	1950	12 - 1 Story Bsmt	45 Average	1,416	246,300	4/2/2008	I	325,000	0.76
00531300101201	111	A2	1918	14 - 1 1/2 Story	45 Average	1,412	205,900	2/5/2008	I	264,900	0.78
00531300201202	111	A2	1920	12 - 1 Story Bsmt	45 Average	1,053	196,700	1/18/2008	I	215,000	0.91
00534800200600	111	A2	1910	17 - 2 Story	45 Average	1,084	199,400	5/29/2008	I	180,000	1.11
00534800202900	111	A2	1901	17 - 2 Story	45 Average	1,473	235,300	10/14/2008	I	242,000	0.97

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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
00547323900300	111	A2	1920	11 - 1 Story	45 Average	1,288	196,700	8/19/2008	I	245,000	0.80
00553100100500	111	A2	1925	11 - 1 Story	45 Average	1,222	215,100	4/4/2008	I	293,900	0.73
00553100301500	111	A2	1923	14 - 1 1/2 Story	45 Average	1,137	199,100	5/7/2008	I	240,000	0.83
00553100500100	111	A2	1917	11 - 1 Story	45 Average	1,147	207,900	9/10/2008	I	215,000	0.97
00553100900500	111	A2	1918	12 - 1 Story Bsmt	45 Average	1,157	209,700	7/29/2008	I	258,000	0.81
00553101701502	111	A2	1922	12 - 1 Story Bsmt	45 Average	1,536	201,600	7/2/2008	I	279,900	0.72
00553631200300	111	A2	1912	14 - 1 1/2 Story	45 Average	1,080	183,800	8/1/2008	I	207,000	0.89
00553631400500	111	A2	1905	12 - 1 Story Bsmt	45 Average	691	176,300	7/17/2008	I	202,500	0.87
00553631900300	111	A2	1920	11 - 1 Story	45 Average	1,066	214,400	5/19/2008	I	257,680	0.83
00553631900700	111	A2	1925	12 - 1 Story Bsmt	45 Average	1,680	232,100	11/10/2008	I	260,000	0.89
00553631902300	111	A2	1910	11 - 1 Story	45 Average	1,224	211,100	7/29/2008	I	244,950	0.86
00556339601500	111	A2	1930	12 - 1 Story Bsmt	45 Average	626	167,700	8/19/2008	I	187,300	0.90
00563235402700	111	A2	1953	11 - 1 Story	45 Average	704	193,900	2/26/2008	I	235,000	0.83
00563235502500	111	A2	1915	17 - 2 Story	35 Fair	1,128	178,800	4/25/2008	I	131,042	1.36
00563239600100	111	A2	1947	11 - 1 Story	45 Average	1,136	210,400	9/22/2008	I	240,000	0.88
00563239703000	111	A2	1905	17 - 2 Story	55 Good	2,038	300,200	8/18/2008	I	354,000	0.85
00563240901900	122	A2	1910	11 - 1 Story	45 Average	1,184	218,100	3/19/2008	I	142,476	1.53
00563241200400	111	A2	1905	17 - 2 Story	45 Average	1,635	216,500	10/6/2008	I	200,000	1.08
00578403600700	111	A3	1981	11 - 1 Story	41 Avg Minus	1,104	206,300	8/7/2008	I	255,000	0.81
00588731101000	111	A2	1920	11 - 1 Story	45 Average	926	188,700	12/16/2008	I	226,700	0.83
00588731102700	112	A2	1947	15 - 1 1/2 Story Bsmt	45 Average	1,541	249,700	1/24/2008	I	294,500	0.85
00591000302200	111	A2	1954	11 - 1 Story	45 Average	1,042	211,200	2/18/2008	I	235,000	0.90
00595200001800	111	A2	1972	23 - Split Entry	45 Average	1,664	222,300	10/25/2008	I	266,000	0.84
00602846001702	111	A2	1915	11 - 1 Story	35 Fair	516	156,100	9/18/2008	I	169,950	0.92
00602851003000	111	A2	2008	17 - 2 Story	45 Average	2,065	296,800	10/25/2008	I	349,950	0.85

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00605400300500	111	A2	1942	11 - 1 Story	45 Average	771	185,600	3/27/2008	I	220,000	0.84
00605400500200	111	A2	1942	11 - 1 Story	35 Fair	744	183,600	7/28/2008	I	189,950	0.97
01064000001800	116	C6	2007	17 - 2 Story	45 Average	1,778	261,400	2/26/2008	I	322,990	0.81
01064000002400	116	C6	2008	20 - 2+ Story	45 Average	1,338	238,600	3/17/2008	I	265,990	0.90
01064000004900	116	C6	2008	20 - 2+ Story	45 Average	1,949	274,400	6/20/2008	I	338,990	0.81
01064000005000	116	C6	2008	20 - 2+ Story	45 Average	1,338	234,700	5/15/2008	I	269,990	0.87
01064000005100	116	C6	2008	20 - 2+ Story	45 Average	1,316	233,200	6/24/2008	I	264,990	0.88
01064000005400	116	C6	2008	20 - 2+ Story	45 Average	1,338	234,700	10/9/2008	I	244,490	0.96
01064000006100	116	C6	2008	20 - 2+ Story	45 Average	1,338	234,700	11/4/2008	I	252,500	0.93
01064000006200	116	C6	2008	20 - 2+ Story	45 Average	1,338	234,700	10/24/2008	I	247,990	0.95
01064000006300	116	C6	2008	20 - 2+ Story	45 Average	1,956	274,700	6/16/2008	I	338,990	0.81
01064000006700	116	C6	2007	17 - 2 Story	45 Average	1,794	267,300	5/1/2008	I	320,000	0.84
01064000006800	116	C6	2008	21 - 2+ Story Bsmt	45 Average	2,265	284,300	3/7/2008	I	339,236	0.84
01064000007100	116	C6	2008	21 - 2+ Story Bsmt	45 Average	2,265	284,300	12/3/2008	I	338,000	0.84
01064000007800	116	C6	2008	20 - 2+ Story	45 Average	1,498	238,700	2/19/2008	I	279,990	0.85
01064000008000	116	C6	2007	17 - 2 Story	45 Average	1,794	267,400	6/5/2008	I	324,990	0.82
01064000008100	116	C6	2007	18 - 2 Story Bsmt	45 Average	1,364	235,600	4/11/2008	I	253,990	0.93
01064000008200	116	C6	2007	18 - 2 Story Bsmt	45 Average	1,327	233,000	3/27/2008	I	249,990	0.93
01080400000100	141	C2	1909	17 - 2 Story	45 Average	1,436	195,300	6/17/2008	I	235,900	0.83
01093200000100	141	C2	1920	11 - 1 Story	35 Fair	678	138,000	5/2/2008	I	158,000	0.87
01093200000200	141	C2	1910	17 - 2 Story	45 Average	1,510	165,300	2/13/2008	I	200,000	0.83
01096300000100	141	C2	1925	12 - 1 Story Bsmt	45 Average	1,110	208,500	7/8/2008	I	269,950	0.77
01096300000200	141	C2	1925	14 - 1 1/2 Story	45 Average	856	165,000	8/25/2008	I	125,000	1.32
29051700204500	111	A2	1926	15 - 1 1/2 Story Bsmt	45 Average	1,408	238,400	3/7/2008	I	287,500	0.83
29051700206900	122	A2	1976	11 - 1 Story	45 Average	1,688	275,400	10/29/2008	I	277,000	0.99

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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
29052000401600	111	A2	1910	11 - 1 Story	45 Average	960	197,700	10/1/2008	I	230,000	0.86
29052000402800	111	A2	1920	12 - 1 Story Bsmt	45 Average	1,093	223,500	3/25/2008	I	292,200	0.76
29052100300400	111	A2	1998	17 - 2 Story	45 Average	1,272	242,800	9/26/2008	I	265,000	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.

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00563245101700	910	A2		N/A		N/A	130,000	5/28/2008	T	50,000	2.60