

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Snohomish Cascade Area

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2006 Assessment / 2007 Tax
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 3304000

Parcels Appraised: 4,344

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	867,061,200	731,619,000	-137,327,200	-15.8%
Improvements:	901,385,500	819,434,800	-81,950,700	-9.1%
Total:	1,768,446,700	1,551,053,800	-219,277,900	-12.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 127

	2008	2009	Change	% Change
Median Ratio:	0.9944	0.8565	-0.1379	-13.9%
Mean Ratio:	0.9963	0.8702	-0.1261	-12.7%
Weighted Mean:	0.9925	0.8666	-0.1259	-12.7%
PRD:	1.0038	1.0041	0.0003	0.0%
COD:	0.0596	0.0539	-0.0057	-9.5%

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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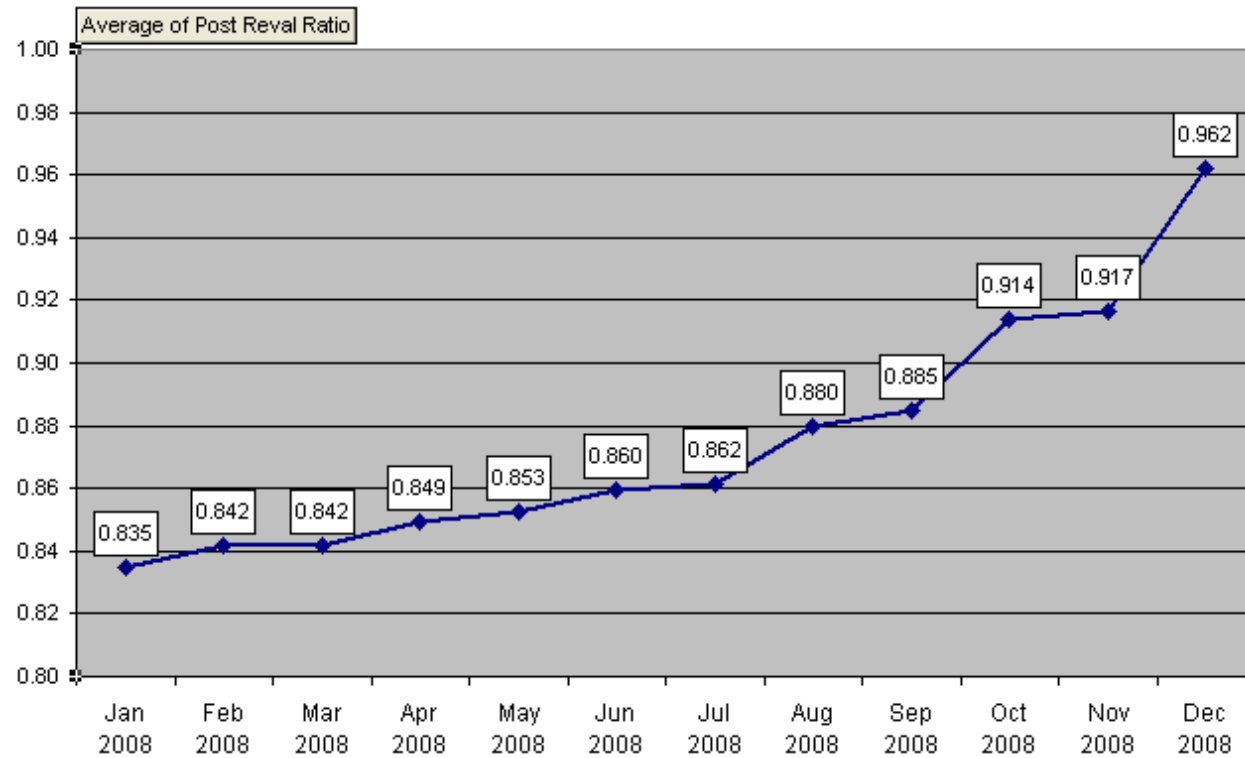
Summary

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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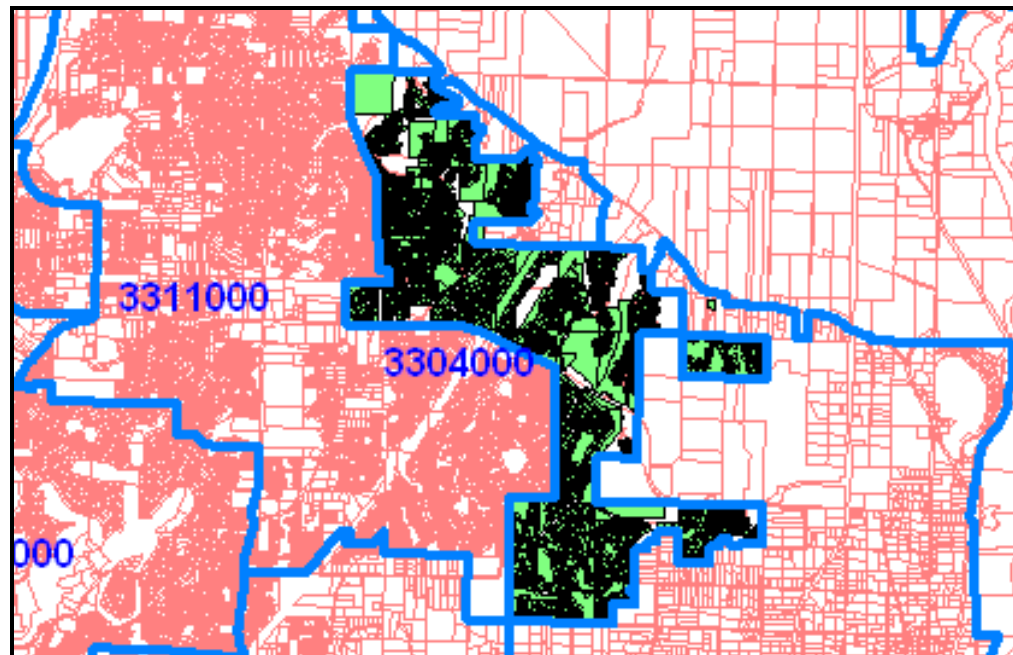


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3304000 (AKA BMA 3304000) 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

The Snohomish Cascade area of School District 201.

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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	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	1	L:	255,100	215,100	-40,000	-15.7%
		B:	215,600	215,600	0	0.0%
		T:	470,700	430,700	-40,000	-8.5%
Commercial	6	L:	29,841,400	23,896,600	-5,944,800	-19.9%
		B:	7,114,400	7,114,400	0	0.0%
		T:	36,955,800	31,011,000	-5,944,800	-16.1%
Residential	4197	L:	816,080,600	688,927,200	-127,153,400	-15.6%
		B:	888,922,200	807,577,100	-81,345,100	-9.2%
		T:	1,705,002,800	1,496,504,300	-208,498,500	-12.2%
Multifamily	20	L:	3,696,300	3,199,700	-496,600	-13.4%
		B:	5,133,300	4,527,700	-605,600	-11.8%
		T:	8,829,600	7,727,400	-1,102,200	-12.5%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	120	L:	17,187,800	15,380,400	-3,692,400	-21.5%
		B:	0	0	0	0.0%
		T:	17,187,800	15,380,400	-3,692,400	-21.5%

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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	4344	L:	867,061,200	731,619,000	-137,327,200	-15.8%
		B:	901,385,500	819,434,800	-81,950,700	-9.1%
		T:	1,768,446,700	1,551,053,800	-219,277,900	-12.4%

- 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
	111-Single Family Residence	3,985	111	2.8%
	118-Manufac Home (Owned Site)	4		
	122-Duplex	20		
	141-SFR Condominium Detached	206	16	7.8%
	142-SFR Condominium CommonWall	2		
	249-Other Lumber & Wood Prod	1		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	1		
	671-Exec,Legislative,Judicial	1		
	681-Nursery,Primary,Second Sch	2		
	761-Parks, General Recreation	1		
	910-Undeveloped Land	69		
	915-Common Areas	50		
	916-Water Retention Area	1		
	Grand Total	4,344	127	2.9%

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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	249-Other Lumber & Wood Prod	1		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	1		
	671-Exec,Legislative,Judicial	1		
	681-Nursery,Primary,Second Sch	2		
	761-Parks, General Recreation	1		
	910-Undeveloped Land	69		
	915-Common Areas	50		
	916-Water Retention Area	1		
	Grand Total	4,344	127	2.9%

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	569	10	1.8%
	12 - 1 Story Bsmt	36		
	14 - 1 1/2 Story	11		
	15 - 1 1/2 Story Bsmt	5		
	17 - 2 Story	2,954	105	3.6%
	18 - 2 Story Bsmt	61	2	3.3%
	20 - 2+ Story	6	1	16.7%
	21 - 2+ Story Bsmt	1		
	23 - Split Entry	271	6	2.2%
	24 - Tri Level	298	3	1.0%
	71 - DW Manuf. Home	3		
	74 - SW Manuf. Home	1		
	N/A	128		
	Grand Total	4,344	127	2.9%

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
	25 Low	1		
	35 Fair	2		
	41 Avg Minus	75	4	5.3%
	45 Average	1,945	56	2.9%
	49 Avg Plus	1,070	38	3.6%
	55 Good	1,022	25	2.4%
	65 Very Good	101	4	4.0%
	N/A	128		
	Grand Total	4,344	127	2.9%

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
	1920 - 1929	1		
	1940 - 1949	1		
	1950 - 1959	2		
	1960 - 1969	9		
	1970 - 1979	308	5	1.62%
	1980 - 1989	716	9	1.26%
	1990 - 1999	1,344	32	2.38%
	2000 - 2009	1,834	81	4.42%
	N/A	129		
	Grand Total	4,344	127	2.9%

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
	1			
	2			
	N/A	128		
	500 - 749	1		
	750 - 999	18		
	1000 - 1249	129	1	0.8%
	1250 - 1499	239	8	3.3%
	1500 - 1749	405	13	3.2%
	1750 - 1999	540	14	2.6%
	2000 - 2249	726	18	2.5%
	2250 - 2499	500	21	4.2%
	2500 - 2749	581	16	2.8%
	2750 - 2999	426	16	3.8%
	3000 - 3249	295	10	3.4%
	3250 - 3499	187	2	1.1%
	3500 - 3749	115	6	5.2%
	3750 - 3999	33	1	3.0%
	4000 - 4249	12	1	8.3%
	4250 - 4499	5		
	4500 - 4749	1		
	5000 - Over	3		
	Grand Total	4,344	127	2.9%

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	51,940,600	45,351,000
Total Sales Price	52,334,513	52,334,513
Average Assessed Value	408,981	357,094
Average Sales Price	412,083	412,083
Number in Sample	127	127
Median Ratio	0.9944	0.8565
Mean (Average) Ratio	0.9963	0.8702
Weighted Mean (S.W.A.) Ratio	0.9925	0.8666
Regression Index (P.R.D.)	1.0038	1.0041
Coefficient of Dispersion (C.O.D.)	0.0596	0.0539

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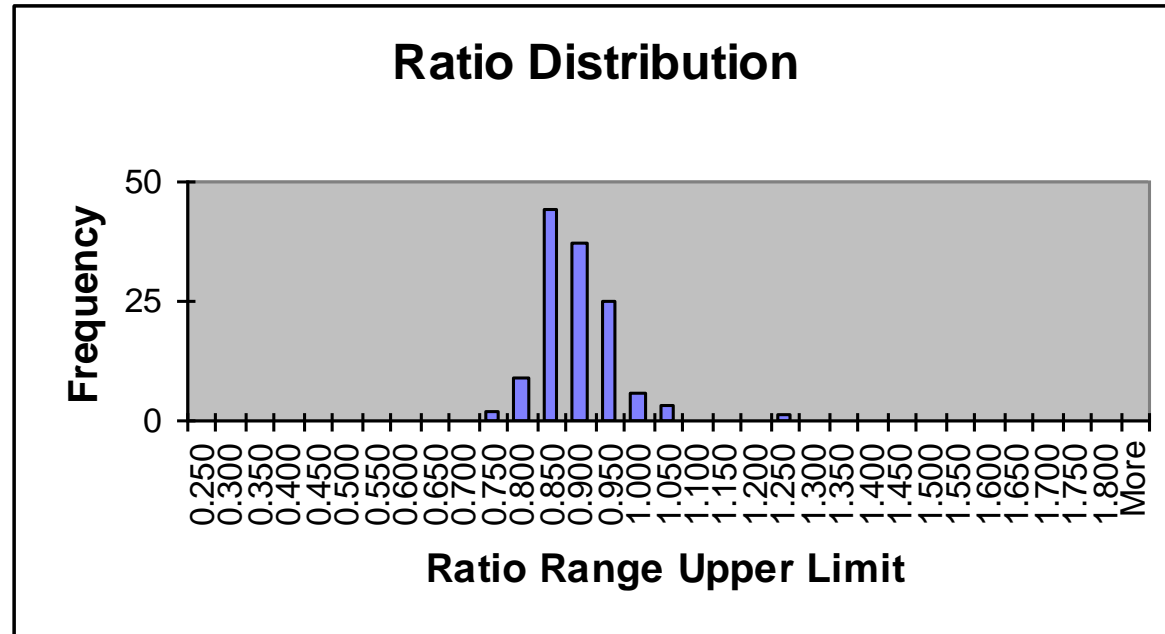


Performance Analysis

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	46,821,200	40,738,500
Total Sales Price	47,021,630	47,021,630
Average Assessed Value	421,813	367,014
Average Sales Price	423,618	423,618
Number in Sample	111	111
Median Ratio	1.0010	0.8556
Mean (Average) Ratio	1.0008	0.8703
Weighted Mean (S.W.A.) Ratio	0.9957	0.8664
Regression Index (P.R.D.)	1.0051	1.0045
Coefficient of Dispersion	0.0610	0.0557

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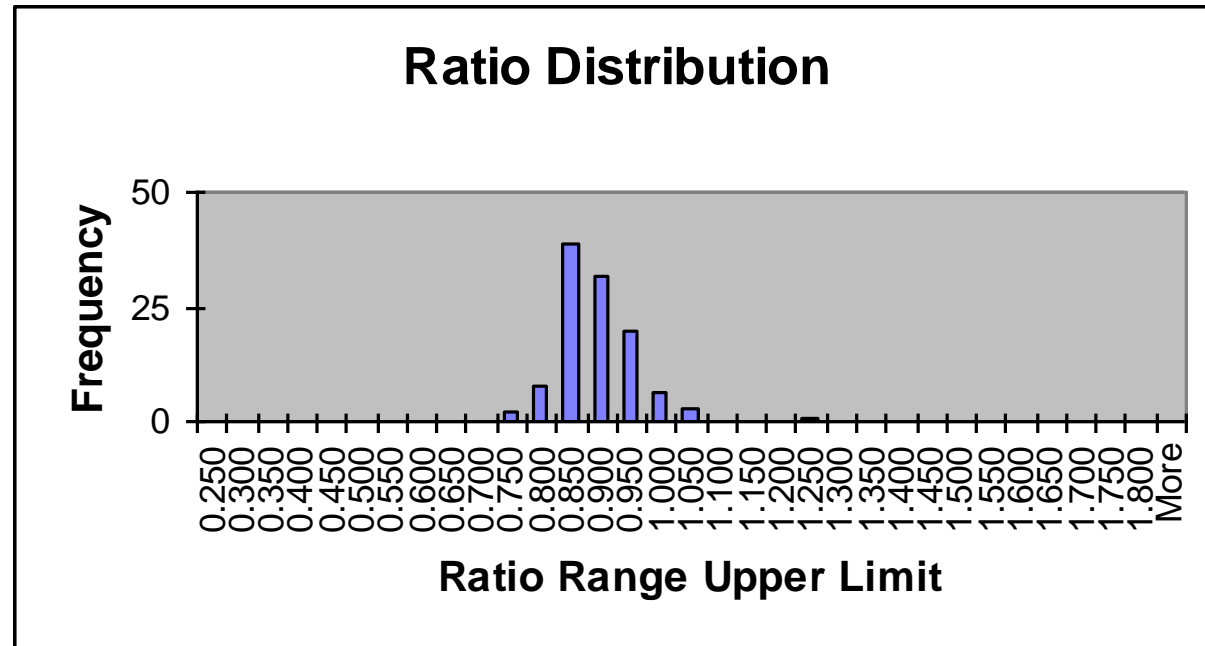


Performance Analysis

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
0048630000803	111	A2	1985	11 - 1 Story	45 Average	1,008	262,300	7/3/2008	I	295,000	0.89
00594800002100	111	A2	1973	23 - Split Entry	45 Average	2,192	309,400	7/11/2008	I	419,000	0.74
00641900004600	111	A2	1977	23 - Split Entry	45 Average	1,521	272,900	10/17/2008	I	299,000	0.91
00653000000300	111	A2	1978	23 - Split Entry	45 Average	2,977	347,400	4/9/2008	I	419,000	0.83
00653000000400	111	A2	1977	24 - Tri Level	45 Average	2,367	352,500	1/10/2008	I	412,000	0.86
00688800001000	111	A2	1980	23 - Split Entry	45 Average	2,074	281,600	9/30/2008	I	312,000	0.90
00688800008500	111	A2	1979	11 - 1 Story	45 Average	1,288	251,600	3/20/2008	I	299,000	0.84
00715800000600	111	A2	1984	11 - 1 Story	45 Average	1,315	264,300	12/5/2008	I	260,000	1.02
00734300004000	111	A2	1989	11 - 1 Story	45 Average	1,716	304,800	10/22/2008	I	319,000	0.96
00750800003900	111	A2	1988	23 - Split Entry	45 Average	1,987	298,600	5/9/2008	I	380,000	0.79
00751400002500	111	A2	1988	11 - 1 Story	45 Average	1,485	262,800	5/20/2008	I	309,000	0.85
00753600003500	111	A2	1988	11 - 1 Story	45 Average	1,442	294,000	8/11/2008	I	356,950	0.82
00753600005500	111	A2	1989	24 - Tri Level	45 Average	1,694	294,900	4/23/2008	I	350,000	0.84
00763100002500	111	A2	1989	17 - 2 Story	49 Avg Plus	2,120	327,900	1/10/2008	I	360,000	0.91
00763100005700	111	A2	1990	17 - 2 Story	49 Avg Plus	1,913	316,800	8/22/2008	I	365,950	0.87
00774800003900	111	A2	1990	11 - 1 Story	49 Avg Plus	1,647	307,900	7/29/2008	I	363,000	0.85
00775000009900	111	A2	1991	24 - Tri Level	49 Avg Plus	2,114	337,000	1/23/2008	I	402,000	0.84
00789600001900	111	A2	1991	17 - 2 Story	45 Average	1,498	261,100	2/27/2008	I	339,950	0.77
00823400001800	111	A6	1995	11 - 1 Story	55 Good	2,148	409,600	1/18/2008	I	499,950	0.82
00823400009400	111	A6	1994	17 - 2 Story	55 Good	2,327	413,500	4/28/2008	I	515,000	0.80
00838800004200	111	A6	1996	17 - 2 Story	55 Good	2,946	462,000	10/1/2008	I	489,950	0.94
00838800006700	111	A6	1996	17 - 2 Story	55 Good	2,326	405,200	8/25/2008	I	460,000	0.88
00839000000100	111	A2	1997	23 - Split Entry	45 Average	2,401	332,100	6/20/2008	I	385,000	0.86
00839000000200	111	A2	1995	11 - 1 Story	45 Average	2,012	330,100	7/10/2008	I	400,000	0.83
00851100002900	111	A4	1997	17 - 2 Story	49 Avg Plus	1,672	300,600	3/4/2008	I	335,000	0.90

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0086110000900	111	A4	1997	17 - 2 Story	49 Avg Plus	1,926	334,600	8/1/2008	I	365,000	0.92
0087000002300	111	A6	1998	11 - 1 Story	55 Good	2,527	432,600	8/15/2008	I	440,000	0.98
0087000002400	111	A6	1999	17 - 2 Story	55 Good	2,260	410,400	4/14/2008	I	508,000	0.81
0087000004000	111	A6	1998	17 - 2 Story	55 Good	2,473	419,000	9/22/2008	I	469,500	0.89
0087000007600	111	A6	1999	17 - 2 Story	55 Good	2,960	462,600	7/15/2008	I	525,000	0.88
0087720000900	111	A4	1999	17 - 2 Story	49 Avg Plus	3,143	397,000	8/6/2008	I	440,000	0.90
0087720002300	111	A4	1999	17 - 2 Story	49 Avg Plus	3,143	396,400	4/10/2008	I	465,000	0.85
0087720005900	111	A4	1999	17 - 2 Story	49 Avg Plus	2,122	338,100	7/25/2008	I	407,500	0.83
0087720006100	111	A4	1999	17 - 2 Story	49 Avg Plus	1,871	318,700	11/10/2008	I	380,000	0.84
0087720006200	111	A4	1999	17 - 2 Story	49 Avg Plus	2,462	346,900	7/22/2008	I	421,950	0.82
0087720007200	111	A4	1998	17 - 2 Story	49 Avg Plus	1,871	319,400	11/25/2008	I	390,000	0.82
0087720007900	111	A4	1998	17 - 2 Story	45 Average	1,578	270,300	9/18/2008	I	318,000	0.85
0088690001900	111	A6	1999	17 - 2 Story	55 Good	2,814	443,500	8/19/2008	I	540,000	0.82
0088690003400	111	A6	1999	17 - 2 Story	55 Good	2,564	430,800	1/30/2008	I	510,000	0.84
0088690006000	111	A6	2000	17 - 2 Story	55 Good	2,785	435,300	11/6/2008	I	539,000	0.81
0088690006100	111	A6	2000	17 - 2 Story	55 Good	2,690	442,600	1/24/2008	I	552,000	0.80
00886900011700	111	A6	2002	17 - 2 Story	55 Good	3,749	531,600	6/5/2008	I	566,000	0.94
0088900001400	111	A4	2000	17 - 2 Story	49 Avg Plus	2,146	361,100	1/21/2008	I	407,000	0.89
0088900005700	111	A4	1999	17 - 2 Story	49 Avg Plus	2,848	404,200	1/14/2008	I	498,000	0.81
00889000010000	111	A4	2000	17 - 2 Story	49 Avg Plus	1,861	334,000	6/17/2008	I	404,950	0.82
00889000011300	111	A4	1999	17 - 2 Story	49 Avg Plus	1,865	336,800	8/29/2008	I	374,000	0.90
00889000012100	111	A4	2001	17 - 2 Story	49 Avg Plus	3,163	414,600	8/18/2008	I	480,250	0.86
00889000012900	111	A4	1999	17 - 2 Story	49 Avg Plus	2,427	362,600	8/5/2008	I	432,000	0.84
00891100007700	111	A3	2000	17 - 2 Story	45 Average	2,670	345,400	10/8/2008	I	380,000	0.91
00891100008300	111	A3	2000	17 - 2 Story	45 Average	2,469	339,100	2/13/2008	I	430,000	0.79

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00891100008800	111	A3	1999	17 - 2 Story	45 Average	2,841	359,800	9/11/2008	I	382,500	0.94
00891100009900	111	A3	2000	17 - 2 Story	45 Average	2,921	359,200	6/9/2008	I	459,000	0.78
00891100010200	111	A3	2000	17 - 2 Story	45 Average	3,202	377,900	1/9/2008	I	425,000	0.89
00891100012900	111	A3	2001	17 - 2 Story	45 Average	3,040	373,800	9/22/2008	I	423,000	0.88
00891100014900	111	A3	2000	17 - 2 Story	45 Average	2,251	340,600	12/2/2008	I	424,000	0.80
00896200000300	141	C2	1999	17 - 2 Story	45 Average	1,801	296,700	8/12/2008	I	315,000	0.94
00896200001800	141	C2	1999	17 - 2 Story	45 Average	1,801	296,700	6/23/2008	I	338,300	0.88
00896200002500	141	C2	1999	17 - 2 Story	45 Average	1,332	268,300	6/18/2008	I	312,000	0.86
00896200003000	141	C2	2000	17 - 2 Story	45 Average	1,801	296,500	1/14/2008	I	365,000	0.81
00896200004100	141	C2	2000	17 - 2 Story	45 Average	1,407	272,600	6/20/2008	I	322,000	0.85
00896200004900	141	C2	2000	17 - 2 Story	45 Average	1,598	284,900	4/17/2008	I	338,300	0.84
00896200006700	141	C2	2000	17 - 2 Story	45 Average	1,880	299,000	9/19/2008	I	335,000	0.89
00896200007400	141	C2	2000	17 - 2 Story	45 Average	1,880	299,000	9/18/2008	I	329,333	0.91
00896200008100	141	C2	2000	17 - 2 Story	45 Average	1,598	284,900	4/28/2008	I	309,950	0.92
00896200008400	141	C2	2000	17 - 2 Story	45 Average	1,407	271,600	2/1/2008	I	340,000	0.80
00896200008700	141	C2	2000	17 - 2 Story	45 Average	1,598	284,900	6/19/2008	I	335,000	0.85
00896200009400	141	C2	2000	17 - 2 Story	45 Average	1,598	284,900	1/17/2008	I	340,000	0.84
00908500000900	111	A4	2001	17 - 2 Story	45 Average	2,851	369,800	12/3/2008	I	400,000	0.92
00908500001700	111	A4	2001	17 - 2 Story	45 Average	2,660	347,800	11/21/2008	I	338,000	1.03
00919900001101	111	A4	2002	20 - 2+ Story	49 Avg Plus	2,442	362,500	11/21/2008	I	390,000	0.93
00919900001501	111	A4	2002	17 - 2 Story	49 Avg Plus	2,088	346,800	8/14/2008	I	410,000	0.85
00919900002101	111	A4	2002	17 - 2 Story	49 Avg Plus	2,508	367,600	4/29/2008	I	419,950	0.88
00919900002501	111	A4	2002	17 - 2 Story	49 Avg Plus	2,508	367,600	1/28/2008	I	449,000	0.82
00919900003901	111	A4	2002	17 - 2 Story	49 Avg Plus	2,088	341,800	12/17/2008	I	382,500	0.89
00919900005201	111	A4	2002	17 - 2 Story	55 Good	3,528	477,300	3/4/2008	I	550,000	0.87

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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
00919900008701	111	A4	2002	17 - 2 Story	55 Good	3,528	472,300	9/10/2008	I	534,400	0.88
00919900009701	111	A4	2001	17 - 2 Story	55 Good	3,524	463,100	11/26/2008	I	510,000	0.91
00919900010001	111	A4	2001	17 - 2 Story	55 Good	2,107	379,200	6/24/2008	I	405,000	0.94
00924500001500	111	A6	2002	17 - 2 Story	55 Good	2,281	398,000	3/21/2008	I	400,000	1.00
00924500005600	111	A6	2003	17 - 2 Story	55 Good	3,143	464,000	3/27/2008	I	598,000	0.78
00924500007600	111	A6	2003	17 - 2 Story	55 Good	2,865	448,800	2/14/2008	I	536,500	0.84
00927100000300	141	C2	2001	17 - 2 Story	45 Average	1,672	287,200	2/27/2008	I	349,000	0.82
00927100000400	141	C2	2001	17 - 2 Story	45 Average	1,873	305,700	12/4/2008	I	335,000	0.91
009271000004300	141	C2	2002	17 - 2 Story	45 Average	1,672	290,000	9/26/2008	I	330,000	0.88
009344000008200	111	A4	2003	17 - 2 Story	49 Avg Plus	3,017	409,400	12/11/2008	I	450,000	0.91
00934400012100	111	A4	2002	17 - 2 Story	49 Avg Plus	2,078	347,300	2/15/2008	I	421,000	0.82
009506000005100	141	C2	2003	17 - 2 Story	45 Average	1,668	289,600	5/23/2008	I	319,000	0.91
009516000003400	111	A6	2004	17 - 2 Story	55 Good	2,029	372,600	7/28/2008	I	421,000	0.89
009588000001800	111	A4	2005	18 - 2 Story Bsmt	55 Good	3,580	496,600	7/25/2008	I	610,000	0.81
010003000000200	111	A6	2004	17 - 2 Story	55 Good	2,029	382,700	10/17/2008	I	315,000	1.21
010003000003400	111	A6	2004	17 - 2 Story	55 Good	2,710	426,200	3/14/2008	I	485,000	0.88
010089000002300	111	A3	2005	17 - 2 Story	41 Avg Minus	2,205	299,500	7/31/2008	I	352,000	0.85
010089000002700	111	A3	2005	17 - 2 Story	41 Avg Minus	2,762	319,400	7/29/2008	I	355,000	0.90
010089000003300	111	A3	2005	17 - 2 Story	41 Avg Minus	3,037	326,100	3/17/2008	I	355,000	0.92
010114000002300	111	A3	2005	17 - 2 Story	45 Average	3,440	381,200	11/17/2008	I	395,500	0.96
010114000003500	111	A3	2005	17 - 2 Story	45 Average	2,105	310,500	11/14/2008	I	335,000	0.93
010115000000200	111	A3	2005	17 - 2 Story	45 Average	2,920	344,700	6/2/2008	I	443,775	0.78
010115000001600	111	A3	2005	17 - 2 Story	45 Average	2,243	329,900	4/9/2008	I	354,000	0.93
010115000001900	111	A3	2007	17 - 2 Story	45 Average	2,599	340,500	12/11/2008	I	354,500	0.96
010117000001600	111	A6	2005	17 - 2 Story	55 Good	2,943	453,800	1/2/2008	I	535,000	0.85

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01011700006500	111	A6	2005	17 - 2 Story	49 Avg Plus	2,512	391,900	4/3/2008	I	534,000	0.73
01013000000600	111	A3	2005	17 - 2 Story	41 Avg Minus	3,026	328,500	8/21/2008	I	389,000	0.84
01013100000100	111	A6	2005	17 - 2 Story	65 Very Good	4,065	608,200	5/29/2008	I	650,000	0.94
01013100005800	111	A6	2007	17 - 2 Story	65 Very Good	2,817	487,300	2/25/2008	I	610,000	0.80
01013100006900	111	A6	2005	17 - 2 Story	65 Very Good	3,361	524,700	12/29/2008	I	519,950	1.01
01013100007800	111	A6	2006	17 - 2 Story	65 Very Good	3,772	568,800	7/30/2008	I	670,000	0.85
01019400000500	111	A3	2005	17 - 2 Story	45 Average	2,599	349,800	9/19/2008	I	407,000	0.86
01019400003600	111	A3	2005	17 - 2 Story	45 Average	2,599	349,800	12/4/2008	I	350,000	1.00
01019400004000	111	A3	2007	17 - 2 Story	45 Average	2,599	346,900	3/19/2008	I	409,000	0.85
01019400004400	111	A3	2007	17 - 2 Story	45 Average	2,945	390,800	6/2/2008	I	469,130	0.83
01019400004500	111	A3	2007	17 - 2 Story	45 Average	3,533	428,900	6/24/2008	I	545,780	0.79
01019400005800	111	A3	2007	17 - 2 Story	45 Average	2,484	344,700	5/23/2008	I	411,960	0.84
01019500004100	111	A3	2007	17 - 2 Story	45 Average	2,213	336,100	2/19/2008	I	385,000	0.87
01019500004200	111	A3	2007	17 - 2 Story	45 Average	2,599	356,900	9/4/2008	I	413,435	0.86
01019500005900	111	A3	2005	17 - 2 Story	45 Average	3,214	382,500	4/18/2008	I	414,500	0.92
01047100000100	111	A4	2007	17 - 2 Story	49 Avg Plus	2,630	329,000	6/17/2008	I	390,000	0.84
01047100000200	111	A4	2007	17 - 2 Story	49 Avg Plus	1,963	304,600	2/4/2008	I	373,000	0.82
01047100000500	111	A4	2007	17 - 2 Story	49 Avg Plus	2,630	336,500	9/15/2008	I	395,000	0.85
01047100001000	111	A4	2007	17 - 2 Story	49 Avg Plus	2,397	328,700	1/28/2008	I	390,000	0.84
01047100001200	111	A4	2007	17 - 2 Story	49 Avg Plus	2,299	325,300	1/30/2008	I	387,000	0.84
01047100001600	111	A4	2007	18 - 2 Story Bsmt	49 Avg Plus	2,810	349,700	3/10/2008	I	409,950	0.85
01047100002600	111	A4	2007	17 - 2 Story	49 Avg Plus	2,299	325,300	6/2/2008	I	364,000	0.89
01047100002700	111	A4	2007	17 - 2 Story	49 Avg Plus	2,299	325,300	7/9/2008	I	373,500	0.87
01047100003000	111	A4	2007	17 - 2 Story	49 Avg Plus	2,299	325,300	5/23/2008	I	371,500	0.88
01047100003300	111	A4	2006	17 - 2 Story	49 Avg Plus	2,299	317,800	8/21/2008	I	373,500	0.85

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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
01047100003600	111	A4	2007	17 - 2 Story	49 Avg Plus	2,397	328,700	3/27/2008	I	387,950	0.85
28052700202100	111	A4	2008	17 - 2 Story	49 Avg Plus	2,404	359,700	2/26/2008	I	419,950	0.86

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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
No Sales											