

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: South and East of Mill Creek**

**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:** 2007 Assessment / 2010 Tax  
**Prior Appraisal Date:** January 1, 2008  
**Prior Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax

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**Appraisal Area (Neighborhood):** 3413000, 3413901 & 3413902

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**Parcels Appraised:** 4,267

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	1,029,770,400	868,115,300	-165,865,000	-16.1%
<b>Improvements:</b>	689,831,200	635,186,300	-55,869,500	-8.1%
<b>Total:</b>	1,719,601,600	1,503,301,600	-221,734,500	-12.9%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 210**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9778	0.8583	-0.1195	-12.2%
<b>Mean Ratio:</b>	0.9835	0.8591	-0.1244	-12.6%
<b>Weighted Mean:</b>	0.9721	0.8506	-0.1215	-12.5%
<b>PRD:</b>	1.0117	1.0100	-0.0017	-0.2%
<b>COD:</b>	0.0722	0.0637	-0.0085	-11.8%

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**Data Sources:** All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/08/2009**

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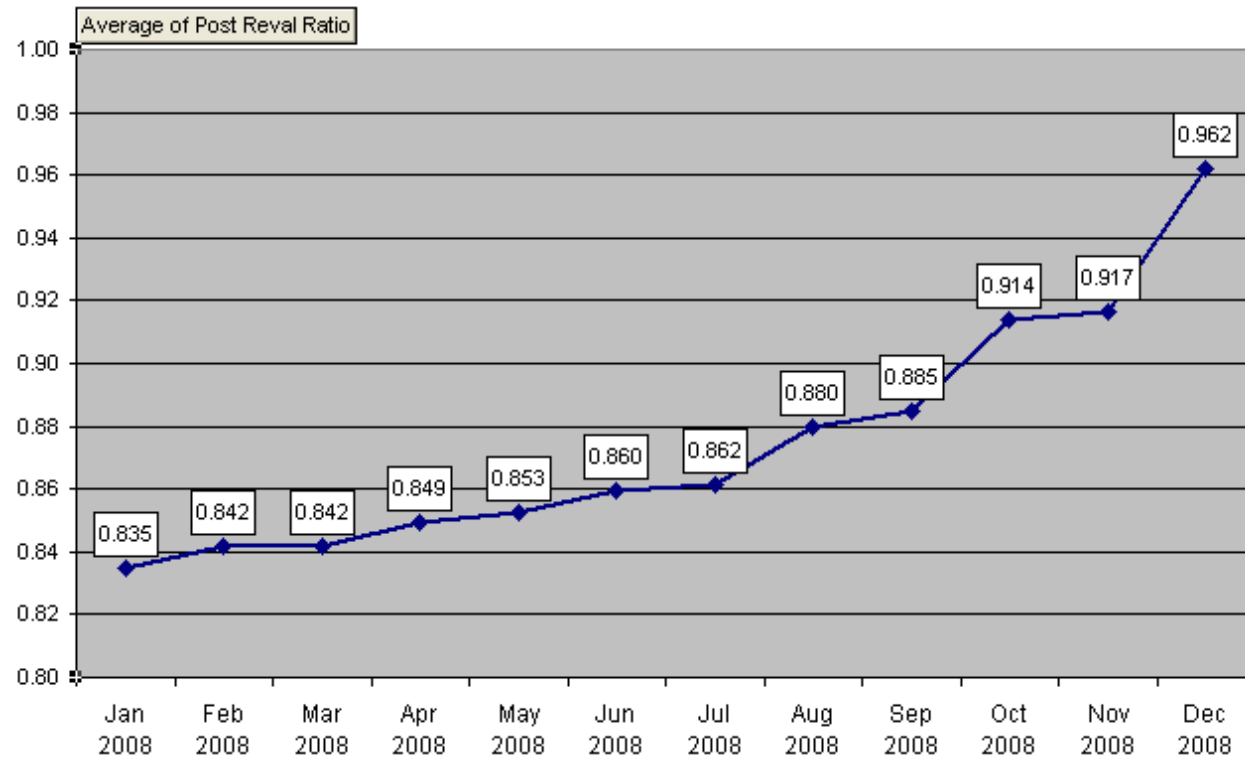
**Summary**

**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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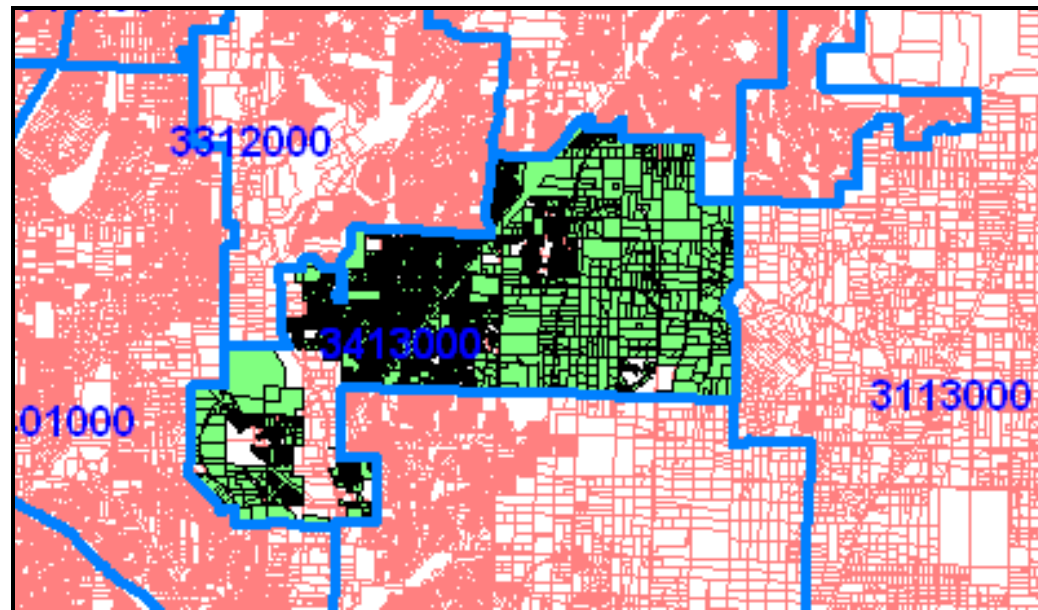


Appraisal Area

### Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3413000-3413902 (AKA BMA 3413000-3413902) 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 adjoining Mill Creek, to the south and the east.

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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	15	L:	21,156,100	17,522,600	-3,633,500	-17.2%
		B:	2,096,200	2,199,900	103,700	4.9%
		T:	23,252,300	19,722,500	-3,529,800	-15.2%
Industrial	1	L:	1,140,000	912,000	-228,000	-20.0%
		B:	51,200	51,200	0	0.0%
		T:	1,191,200	963,200	-228,000	-19.1%
Commercial	15	L:	54,236,500	43,626,000	-10,610,500	-19.6%
		B:	14,847,200	14,847,200	0	0.0%
		T:	69,083,700	58,473,200	-10,610,500	-15.4%
Residential	3814	L:	826,304,600	701,238,600	-126,196,000	-15.3%
		B:	669,742,600	614,487,000	-56,480,200	-8.4%
		T:	1,496,047,200	1,315,725,600	-182,676,200	-12.2%
Multifamily	14	L:	3,641,000	2,875,800	-765,200	-21.0%
		B:	2,988,500	3,495,500	507,000	17.0%
		T:	6,629,500	6,371,300	-258,200	-3.9%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	408	L:	123,292,200	101,940,300	-24,431,800	-19.8%
		B:	105,500	105,500	0	0.0%
		T:	123,397,700	102,045,800	-24,431,800	-19.8%

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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	4267	L:	1,029,770,400	868,115,300	-165,865,000	-16.1%
		B:	689,831,200	635,186,300	-55,869,500	-8.1%
		T:	1,719,601,600	1,503,301,600	-221,734,500	-12.9%

- 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**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	110-Sr Cit Exemption Residual	3		
	111-Single Family Residence	3,189	168	5.3%
	112-2 Single Family Residences	15		
	113-3 Single Family Residences	1		
	115-5+ Single Family Residence	1		
	116-Comon Wall SFR	148	2	1.4%
	117-Manufac Home (Leased Site)	7		
	118-Manufac Home (Owned Site)	39		
	119-Manuf Home (MHP)	138	9	6.5%
	122-Duplex	14		
	141-SFR Condominium Detached	254	29	11.4%
	142-SFR Condominium CommonWall	2	1	50.0%
	183-Non Residential Structure	11		
	184-Septic System	5		
	186-Septic & Well	1		
	349-Other Fabricated Metals	1		
	459-Other Highway NEC	1		
	479-Other Communications (NEC)	1		
	481-Electric Utility	6		
	672-Protective Functions	1		
	681-Nursery,Primary,Second Sch	1		
	683-Special Training/Schooling	2		
	691-Religious Activities	1		
	761-Parks, General Recreation	2		

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### Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	822-Animal Husbandry Services	1		
	830-Open Space Agriculture	12		
	910-Undeveloped Land	336	1	0.3%
	914-Vacant Condominium Lot	38		
	915-Common Areas	27		
	916-Water Retention Area	4		
	939-Other Water Areas	2		
	940-Open Space General	3		
	<b>Grand Total</b>	<b>4,267</b>	<b>210</b>	<b>4.9%</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**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
24 Open Space Ag	8		
46 Spt/Well Site	47	2	4.3%
54 No Perk	1		
57 Other Acreage Type	5		
59 Other Acreage Type	201	2	1.0%
65 Topo Problems I	13		
66 Topo Problems II	25		
86 Utility Easement (P/L)	8		
88 Contiguous-less than 1 acre	10		
A2 Sewer Avg Older Mixed NH	170	1	0.6%
A3 Sewer Avg Homogeneous NH	1,738	70	4.0%
A4 Sewer Average Plus NH	854	71	8.3%
A6 Sewer Good Homogenous NH	449	22	4.9%
B2 Septic Average Mixed NH	20	1	5.0%
B4 Septic Average NH	24		
B6 Septic Good Homogenous NH	19		
B7 Septic VG NH	30		
C1 SFR CondoDet Fair NH UC 141	106	14	13.2%
C2 SFR Condo Det Avg NH -141	153	15	9.8%
C5 Condo Cmnwall@Gar UC 142	2	1	50.0%
C6 SFR Commonwall - UC 116	149	2	1.3%
C9 Exception Condo Plat	33		
CA Common Areas	28		
N/A Building only	156	9	5.8%

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**Neighborhood Profile**

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**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
UD Undevelopable Land	18		
<b>Grand Total</b>	<b>4,267</b>	<b>210</b>	<b>4.9%</b>

N/A: Building Only Accounts (Parcels With No Land)

## Snohomish County Assessor's Office

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### Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	508	22	4.3%
	12 - 1 Story Bsmt	53	1	1.9%
	14 - 1 1/2 Story	72	2	2.8%
	15 - 1 1/2 Story Bsmt	10		
	17 - 2 Story	1,803	140	7.8%
	18 - 2 Story Bsmt	37	2	5.4%
	20 - 2+ Story	39	6	15.4%
	23 - Split Entry	827	21	2.5%
	24 - Tri Level	249	6	2.4%
	71 - DW Manuf. Home	124	2	1.6%
	74 - SW Manuf. Home	89	7	7.9%
	77 - TW Manuf. Home	1		
	N/A	455	1	0.2%
	<b>Grand Total</b>	<b>4,267</b>	<b>210</b>	<b>4.9%</b>

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

## Snohomish County Assessor's Office

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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	11		
	35 Fair	135	9	6.7%
	41 Avg Minus	5		
	45 Average	2,212	91	4.1%
	49 Avg Plus	868	81	9.3%
	55 Good	524	28	5.3%
	65 Very Good	45		
	75 Excellent	11		
	N/A	455	1	0.2%
	<b>Grand Total</b>	<b>4,267</b>	<b>210</b>	<b>4.9%</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>
	1900 - 1909	4		
	1910 - 1919	2		
	1920 - 1929	13		
	1930 - 1939	14		
	1940 - 1949	12		
	1950 - 1959	19		
	1960 - 1969	75	5	6.67%
	1970 - 1979	1,129	35	3.10%
	1980 - 1989	854	26	3.04%
	1990 - 1999	293	3	1.02%
	2000 - 2009	1,397	140	10.02%
	N/A	455	1	0.22%
	<b>Grand Total</b>	<b>4,267</b>	<b>210</b>	<b>4.9%</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	455	1	0.2%
	500 - 749	27		
	750 - 999	123	10	8.1%
	1000 - 1249	178	7	3.9%
	1250 - 1499	354	11	3.1%
	1500 - 1749	587	17	2.9%
	1750 - 1999	644	20	3.1%
	2000 - 2249	489	28	5.7%
	2250 - 2499	440	50	11.4%
	2500 - 2749	397	32	8.1%
	2750 - 2999	262	12	4.6%
	3000 - 3249	170	20	11.8%
	3250 - 3499	56	1	1.8%
	3500 - 3749	44	1	2.3%
	3750 - 3999	10		
	4000 - 4249	14		
	4250 - 4499	5		
	4500 - 4749	1		
	4750 - 4999	1		
	5000 - Over	10		
	<b>Grand Total</b>	<b>4,267</b>	<b>210</b>	<b>4.9%</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	81,631,300	71,428,100
Total Sales Price	83,973,250	83,973,250
Average Assessed Value	388,720	340,134
Average Sales Price	399,873	399,873
Number in Sample	210	210
Median Ratio	0.9778	0.8583
Mean (Average) Ratio	0.9835	0.8591
Weighted Mean (S.W.A.) Ratio	0.9721	0.8506
Regression Index (P.R.D.)	1.0117	1.0100
Coefficient of Dispersion (C.O.D.)	0.0722	0.0637

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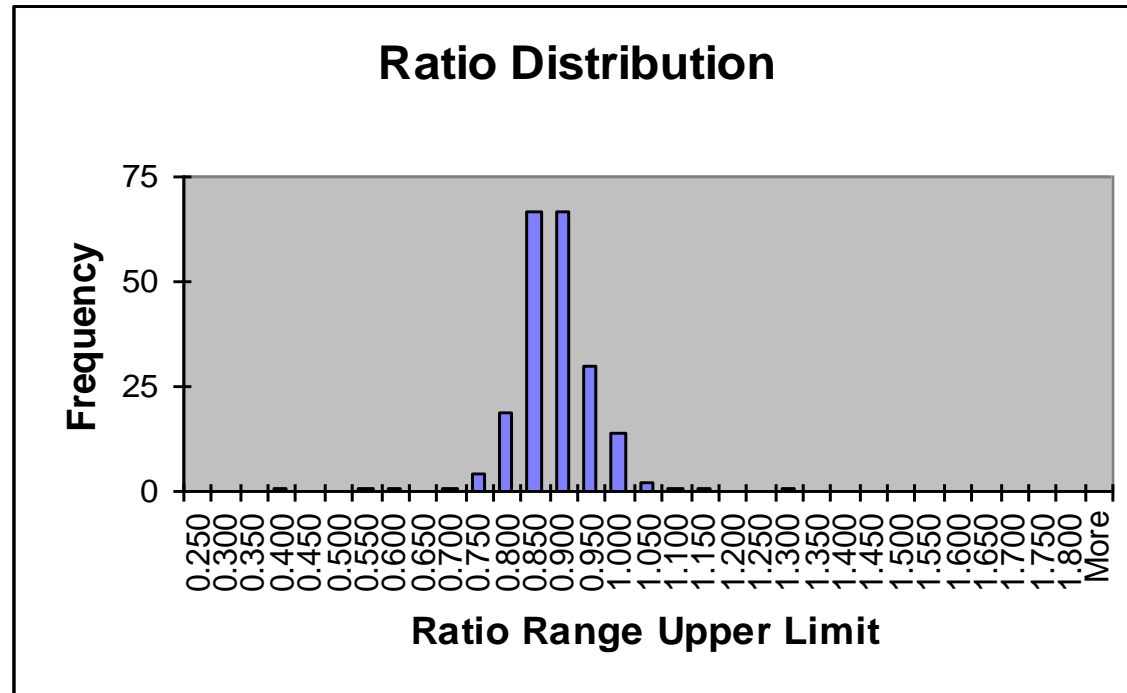


## Performance Analysis

### 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	69,227,800	60,631,700
Total Sales Price	71,543,917	71,543,917
Average Assessed Value	412,070	360,903
Average Sales Price	425,857	425,857
Number in Sample	168	168
Median Ratio	0.9769	0.8551
Mean (Average) Ratio	0.9796	0.8572
Weighted Mean (S.W.A.) Ratio	0.9676	0.8475
Regression Index (P.R.D.)	1.0124	1.0114
Coefficient of Dispersion	0.0660	0.0565

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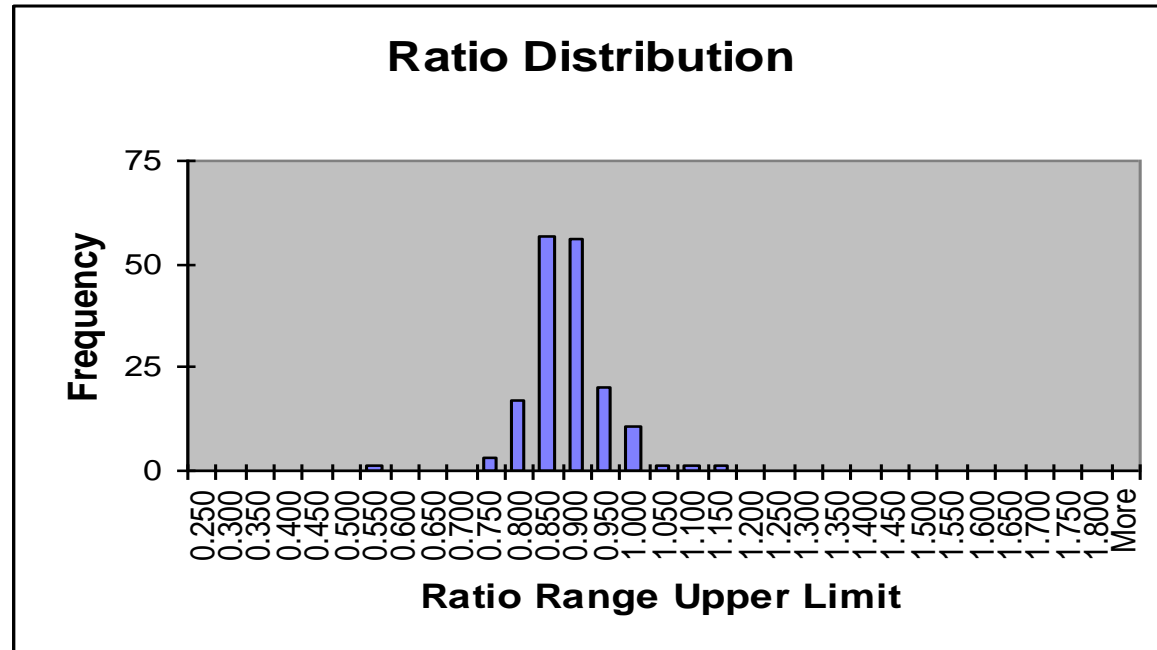


**Performance Analysis**

**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

## Snohomish County Assessor's Office

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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
00420100007400	111	A3	1970	11 - 1 Story	45 Average	1,235	271,200	9/17/2008	I	336,000	0.81
00420100008400	111	A3	1975	24 - Tri Level	45 Average	1,650	307,500	4/22/2008	I	350,000	0.88
00420100014000	111	A3	1975	23 - Split Entry	45 Average	1,952	296,100	3/28/2008	I	340,000	0.87
00588400000200	111	46	1968	11 - 1 Story	45 Average	2,334	352,400	5/16/2008	I	434,500	0.81
00632100001000	111	A3	1969	11 - 1 Story	45 Average	1,487	279,500	5/7/2008	I	295,000	0.95
00632100001200	111	A3	1969	11 - 1 Story	45 Average	1,016	255,600	1/12/2008	I	295,950	0.86
00649200004700	111	A3	1977	11 - 1 Story	45 Average	960	260,500	8/25/2008	I	290,000	0.90
00650900000500	111	A3	1977	23 - Split Entry	45 Average	1,964	311,600	9/25/2008	I	361,000	0.86
00650900001300	111	A3	1977	17 - 2 Story	45 Average	1,806	312,300	8/1/2008	I	364,000	0.86
00650900001500	111	A3	1977	11 - 1 Story	45 Average	1,444	303,300	4/22/2008	I	345,000	0.88
00650900002500	111	A3	1977	24 - Tri Level	45 Average	1,412	286,200	4/15/2008	I	356,000	0.80
00650900003300	111	A3	1977	23 - Split Entry	45 Average	1,710	291,600	2/11/2008	I	350,000	0.83
00650900003500	111	A3	1977	11 - 1 Story	45 Average	1,236	276,300	9/9/2008	I	313,000	0.88
00651300000500	111	A3	1977	23 - Split Entry	45 Average	1,688	285,200	5/29/2008	I	339,950	0.84
00651300003600	111	A3	1977	23 - Split Entry	45 Average	1,758	287,500	3/12/2008	I	295,000	0.97
00651400000900	111	A3	1977	23 - Split Entry	45 Average	2,032	306,300	1/11/2008	I	376,000	0.81
00660600000700	111	A3	1978	24 - Tri Level	45 Average	1,412	278,800	6/3/2008	I	326,000	0.86
00663000001200	111	A3	1978	12 - 1 Story Bsmt	45 Average	3,048	349,600	7/16/2008	I	444,712	0.79
00663000002000	111	A3	1978	23 - Split Entry	45 Average	2,397	328,300	6/6/2008	I	415,000	0.79
00663000002800	111	A3	1978	23 - Split Entry	45 Average	2,170	319,400	2/14/2008	I	390,950	0.82
00666300000900	111	A3	1978	11 - 1 Story	45 Average	1,576	300,400	7/23/2008	I	309,500	0.97
00666300003400	111	A3	1978	23 - Split Entry	45 Average	2,085	305,000	11/17/2008	I	315,000	0.97
00667400002200	111	A3	1978	23 - Split Entry	45 Average	2,107	310,800	10/23/2008	I	315,000	0.99
00667400004000	111	A3	1979	23 - Split Entry	45 Average	2,071	305,500	3/6/2008	I	372,000	0.82
00675200000100	111	A3	1979	23 - Split Entry	45 Average	1,874	287,300	2/15/2008	I	355,000	0.81

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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
00675200000700	111	A3	1979	23 - Split Entry	45 Average	1,872	309,900	2/15/2008	I	359,950	0.86
00679000002000	111	A3	1979	23 - Split Entry	45 Average	2,012	293,300	8/8/2008	I	359,950	0.81
00684500006700	111	A3	1980	23 - Split Entry	45 Average	1,764	309,600	5/12/2008	I	375,000	0.83
00684500011100	111	A3	1979	23 - Split Entry	45 Average	1,922	319,500	7/22/2008	I	290,000	1.10
00684500011300	111	A3	1980	23 - Split Entry	45 Average	1,804	312,000	6/25/2008	I	359,950	0.87
00685700000600	111	A3	1980	23 - Split Entry	45 Average	1,636	267,000	4/21/2008	I	327,000	0.82
00685700006200	111	A3	1979	23 - Split Entry	45 Average	1,650	282,600	6/25/2008	I	349,000	0.81
00693500003400	111	A3	1982	11 - 1 Story	45 Average	1,024	271,400	8/28/2008	I	285,000	0.95
00695600000800	111	A3	1981	24 - Tri Level	45 Average	1,704	293,300	7/16/2008	I	360,000	0.81
00695600002200	111	A3	1982	14 - 1 1/2 Story	45 Average	1,516	286,600	4/8/2008	I	356,000	0.81
00695600003800	111	A3	1980	17 - 2 Story	45 Average	2,051	337,400	2/22/2008	I	405,000	0.83
00696200000200	111	A3	1980	11 - 1 Story	45 Average	976	252,800	9/30/2008	I	280,000	0.90
00712900002400	111	A3	1984	11 - 1 Story	45 Average	1,250	283,200	6/9/2008	I	348,000	0.81
00713000001400	111	A3	1985	11 - 1 Story	45 Average	1,338	281,900	3/5/2008	I	335,000	0.84
00713000001500	111	A3	1987	11 - 1 Story	45 Average	1,122	268,100	9/8/2008	I	315,000	0.85
00713000001800	111	A3	1984	14 - 1 1/2 Story	45 Average	1,795	295,300	11/20/2008	I	345,400	0.85
00713000004400	111	A3	1985	11 - 1 Story	45 Average	1,424	290,500	7/15/2008	I	339,900	0.85
00717000002500	111	A3	1982	17 - 2 Story	45 Average	1,970	319,100	8/18/2008	I	382,000	0.84
00720700001300	111	A3	1983	23 - Split Entry	45 Average	2,183	296,400	11/26/2008	I	330,000	0.90
00725800002500	111	A3	1984	17 - 2 Story	45 Average	1,639	301,800	6/6/2008	I	370,000	0.82
00730500000300	111	A3	1986	11 - 1 Story	45 Average	1,232	278,100	8/25/2008	I	325,000	0.86
00734100003000	111	A3	1987	11 - 1 Story	45 Average	1,417	303,300	4/17/2008	I	360,000	0.84
00736000002000	111	A3	1985	11 - 1 Story	45 Average	1,992	304,200	2/26/2008	I	379,950	0.80
00736000002400	111	A3	1986	11 - 1 Story	45 Average	1,816	291,300	3/7/2008	I	375,500	0.78
00749500001600	111	A3	1987	24 - Tri Level	45 Average	1,904	330,600	9/25/2008	I	340,000	0.97

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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
0075890000100	111	A3	1988	11 - 1 Story	45 Average	1,729	317,800	11/7/2008	I	350,000	0.91
0075890000400	111	A3	1988	17 - 2 Story	45 Average	2,048	335,600	4/4/2008	I	417,000	0.80
00758900001200	111	A3	1989	17 - 2 Story	45 Average	1,662	314,100	6/12/2008	I	359,950	0.87
00831700001600	116	C6	1996	17 - 2 Story	45 Average	1,557	291,600	3/12/2008	I	326,500	0.89
00854300001500	116	C6	1996	17 - 2 Story	45 Average	2,266	313,500	4/22/2008	I	386,500	0.81
00891800002100	111	A6	2000	17 - 2 Story	55 Good	2,869	444,800	6/23/2008	I	599,950	0.74
00891800006400	111	A6	2001	17 - 2 Story	55 Good	2,742	434,000	10/21/2008	I	496,500	0.87
00891800007900	111	A6	2000	17 - 2 Story	55 Good	2,345	412,600	11/6/2008	I	427,500	0.97
00891800009800	111	A6	2000	17 - 2 Story	55 Good	2,869	455,300	2/12/2008	I	575,000	0.79
00906900004700	111	A6	2001	17 - 2 Story	55 Good	1,976	383,700	7/23/2008	I	442,500	0.87
00909200000300	111	A4	2001	17 - 2 Story	49 Avg Plus	2,574	397,300	4/4/2008	I	480,000	0.83
00909200002400	111	A4	2001	17 - 2 Story	49 Avg Plus	2,244	372,000	3/19/2008	I	405,000	0.92
00909200002800	111	A4	2001	17 - 2 Story	49 Avg Plus	2,064	359,900	8/4/2008	I	408,000	0.88
00909200003100	111	A4	2001	17 - 2 Story	49 Avg Plus	2,420	390,200	9/8/2008	I	440,000	0.89
00912200000900	111	A4	2001	17 - 2 Story	45 Average	1,940	330,300	9/30/2008	I	350,000	0.94
00960008600400	119	N/A	1974	74 - SW Manuf. Home	35 Fair	990	12,500	2/21/2008	I	19,000	0.66
00960008600500	119	N/A	1975	74 - SW Manuf. Home	35 Fair	840	9,600	2/20/2008	I	16,000	0.60
00960008603500	119	N/A	1975	71 - DW Manuf. Home	45 Average	960	16,700	4/30/2008	I	18,000	0.93
00960008604700	119	N/A	1976	74 - SW Manuf. Home	35 Fair	924	13,000	7/7/2008	I	10,000	1.30
00960008605100	119	N/A	1975	74 - SW Manuf. Home	35 Fair	784	14,200	9/18/2008	I	17,500	0.81
00960010200200	119	N/A	1973	71 - DW Manuf. Home	35 Fair	960	16,400	12/15/2008	I	18,000	0.91
00960010201500	119	N/A	1974	74 - SW Manuf. Home	35 Fair	1,120	5,300	11/23/2008	I	13,553	0.39
00960010204000	119	N/A	1976	74 - SW Manuf. Home	35 Fair	924	7,000	9/5/2008	I	6,750	1.04
00960010205400	119	N/A	1979	74 - SW Manuf. Home	35 Fair	924	10,700	9/11/2008	I	12,000	0.89

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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
01006600000100	141	C2	2004	17 - 2 Story	49 Avg Plus	2,406	363,100	6/20/2008	I	425,000	0.85
010066000002100	141	C2	2004	17 - 2 Story	49 Avg Plus	1,675	309,900	12/23/2008	I	316,450	0.98
010069000000900	111	A4	2005	17 - 2 Story	49 Avg Plus	3,034	425,800	1/18/2008	I	599,000	0.71
010069000003300	111	A4	2005	17 - 2 Story	49 Avg Plus	2,859	404,200	3/6/2008	I	468,550	0.86
010080000001000	141	C2	2004	17 - 2 Story	49 Avg Plus	1,369	290,200	5/8/2008	I	330,000	0.88
010080000001500	141	C2	2004	17 - 2 Story	49 Avg Plus	1,513	304,400	10/17/2008	I	324,950	0.94
010080000001800	141	C2	2004	17 - 2 Story	49 Avg Plus	1,839	331,200	3/25/2008	I	355,000	0.93
010080000002200	141	C2	2004	17 - 2 Story	49 Avg Plus	1,876	333,700	9/3/2008	I	381,450	0.87
010080000002400	141	C2	2004	17 - 2 Story	49 Avg Plus	1,369	287,900	10/20/2008	I	319,950	0.90
010118000000500	111	A6	2006	17 - 2 Story	55 Good	3,108	460,000	6/16/2008	I	552,800	0.83
010118000002700	111	A6	2006	17 - 2 Story	55 Good	3,056	465,000	4/1/2008	I	599,000	0.78
010118000003100	111	A6	2006	17 - 2 Story	55 Good	3,118	464,900	9/25/2008	I	499,950	0.93
010119000001400	111	A4	2005	17 - 2 Story	49 Avg Plus	2,479	362,100	4/1/2008	I	450,000	0.80
010119000002500	111	A4	2005	17 - 2 Story	49 Avg Plus	2,294	362,900	11/19/2008	I	399,000	0.91
010191000002200	111	A6	2006	17 - 2 Story	55 Good	3,238	452,800	12/12/2008	I	440,000	1.03
010191000004300	111	A6	2007	17 - 2 Story	55 Good	2,877	426,800	1/2/2008	I	499,990	0.85
0101910000010500	111	A6	2008	17 - 2 Story	55 Good	3,278	464,900	2/13/2008	I	598,990	0.78
0101910000011300	111	A6	2008	17 - 2 Story	55 Good	2,691	427,400	6/16/2008	I	558,790	0.76
0101910000012000	111	A6	2008	17 - 2 Story	55 Good	2,296	395,800	6/18/2008	I	450,000	0.88
0101910000012100	111	A6	2008	17 - 2 Story	55 Good	2,539	408,900	6/26/2008	I	440,922	0.93
0101910000012400	111	A6	2007	17 - 2 Story	55 Good	2,317	397,700	6/19/2008	I	454,000	0.88
0101910000012500	111	A6	2007	17 - 2 Story	55 Good	2,317	396,800	3/25/2008	I	479,990	0.83
0101910000012600	111	A6	2008	17 - 2 Story	55 Good	2,691	417,200	3/14/2008	I	510,000	0.82
0101910000012800	111	A6	2008	17 - 2 Story	55 Good	2,691	417,200	4/14/2008	I	509,990	0.82
0101910000012900	111	A6	2008	17 - 2 Story	55 Good	2,743	430,200	4/7/2008	I	509,990	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
01019100013000	111	A6	2008	17 - 2 Story	55 Good	2,345	401,700	6/12/2008	I	467,990	0.86
01019100013200	111	A6	2008	17 - 2 Story	55 Good	2,691	417,300	6/23/2008	I	510,000	0.82
01019100013700	111	A6	2008	17 - 2 Story	55 Good	2,538	417,800	1/17/2008	I	536,000	0.78
01024100000400	111	A4	2005	17 - 2 Story	49 Avg Plus	2,250	349,200	9/11/2008	I	360,000	0.97
01024100001700	111	A4	2005	17 - 2 Story	49 Avg Plus	2,496	359,000	2/18/2008	I	435,000	0.83
01024100002200	111	A4	2005	17 - 2 Story	49 Avg Plus	2,049	342,700	10/8/2008	I	350,000	0.98
01024100002600	111	A4	2005	17 - 2 Story	49 Avg Plus	2,384	352,100	6/24/2008	I	439,000	0.80
01029800003400	111	A4	2006	17 - 2 Story	49 Avg Plus	2,524	373,900	9/19/2008	I	441,000	0.85
01033600001200	111	A4	2006	17 - 2 Story	49 Avg Plus	2,702	374,200	11/3/2008	I	455,000	0.82
01033600001900	111	A4	2006	17 - 2 Story	49 Avg Plus	3,054	396,800	9/30/2008	I	450,000	0.88
01033600002100	111	A4	2006	17 - 2 Story	49 Avg Plus	2,506	368,200	10/14/2008	I	445,000	0.83
01033600003000	111	A4	2006	17 - 2 Story	49 Avg Plus	3,065	399,500	10/20/2008	I	430,000	0.93
01033600006400	111	A4	2006	17 - 2 Story	49 Avg Plus	2,851	384,500	1/28/2008	I	475,000	0.81
01038800001800	111	A4	2006	17 - 2 Story	49 Avg Plus	1,580	297,900	6/12/2008	I	333,000	0.89
01038800001900	111	A4	2006	17 - 2 Story	49 Avg Plus	1,807	305,100	7/5/2008	I	360,000	0.85
01038800003200	111	A4	2006	17 - 2 Story	49 Avg Plus	1,807	301,900	8/21/2008	I	340,000	0.89
01039400001300	111	A4	2006	17 - 2 Story	49 Avg Plus	2,459	363,400	7/10/2008	I	340,000	1.07
01039500000100	141	C2	2007	20 - 2+ Story	49 Avg Plus	3,047	361,000	4/23/2008	I	426,000	0.85
01039500001000	141	C2	2007	20 - 2+ Story	49 Avg Plus	2,390	331,600	6/26/2008	I	400,000	0.83
01039500001300	141	C2	2007	20 - 2+ Story	49 Avg Plus	3,027	367,900	4/8/2008	I	435,000	0.85
01039500001400	141	C2	2007	20 - 2+ Story	49 Avg Plus	2,918	360,600	3/20/2008	I	444,000	0.81
01039500002000	141	C2	2007	20 - 2+ Story	49 Avg Plus	2,626	339,100	7/3/2008	I	384,990	0.88
01039500003700	141	C2	2007	18 - 2 Story Bsmt	49 Avg Plus	3,047	374,600	4/29/2008	I	430,000	0.87
01039500003900	141	C2	2007	18 - 2 Story Bsmt	49 Avg Plus	3,027	374,600	3/13/2008	I	434,990	0.86
01039500005600	141	C2	2007	20 - 2+ Story	49 Avg Plus	2,626	345,600	5/23/2008	I	402,500	0.86

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<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>
01040300000200	111	A4	2006	17 - 2 Story	49 Avg Plus	2,325	368,600	4/3/2008	I	449,990	0.82
01042000000200	111	A4	2007	17 - 2 Story	45 Average	2,442	355,500	4/9/2008	I	398,950	0.89
01042000000300	111	A4	2007	17 - 2 Story	45 Average	2,530	354,300	3/19/2008	I	405,000	0.87
01042000000400	111	A4	2007	17 - 2 Story	45 Average	2,439	351,800	5/8/2008	I	390,000	0.90
01042000000500	111	A4	2007	17 - 2 Story	45 Average	2,442	355,400	4/30/2008	I	393,427	0.90
01042000000600	111	A4	2007	17 - 2 Story	45 Average	2,530	354,200	4/23/2008	I	409,950	0.86
01042000000900	111	A4	2007	17 - 2 Story	45 Average	2,439	351,800	10/1/2008	I	390,000	0.90
01042000001000	111	A4	2007	17 - 2 Story	45 Average	2,442	354,500	5/29/2008	I	420,000	0.84
01042000001300	111	A4	2007	17 - 2 Story	45 Average	2,442	346,300	12/3/2008	I	369,950	0.94
01042000004800	111	A4	2007	17 - 2 Story	45 Average	2,442	354,400	7/15/2008	I	402,000	0.88
01042000005100	111	A4	2007	17 - 2 Story	45 Average	2,442	358,700	4/29/2008	I	410,474	0.87
01042000005200	111	A4	2007	17 - 2 Story	45 Average	2,530	358,400	9/25/2008	I	409,950	0.87
01042000005400	111	A4	2007	17 - 2 Story	45 Average	2,282	351,200	12/17/2008	I	365,000	0.96
01042000007100	111	A4	2007	17 - 2 Story	45 Average	2,460	360,400	6/11/2008	I	419,950	0.86
01042000007400	111	A4	2007	17 - 2 Story	55 Good	2,629	408,900	3/18/2008	I	479,950	0.85
01042000007600	111	A4	2007	17 - 2 Story	55 Good	2,545	405,900	3/19/2008	I	471,000	0.86
01042000009300	111	A4	2007	17 - 2 Story	55 Good	2,545	405,900	1/2/2008	I	485,000	0.84
01042000009700	111	A4	2007	17 - 2 Story	55 Good	2,736	426,600	1/29/2008	I	490,000	0.87
01042000010000	111	A4	2007	17 - 2 Story	55 Good	2,545	406,400	1/17/2008	I	467,000	0.87
01042000010100	111	A4	2007	17 - 2 Story	55 Good	2,629	408,900	3/12/2008	I	455,000	0.90
01043100100700	141	C1	2007	17 - 2 Story	49 Avg Plus	2,198	310,100	12/23/2008	I	328,700	0.94
01043100100800	141	C1	2007	17 - 2 Story	49 Avg Plus	2,154	310,100	11/20/2008	I	329,950	0.94
01043100101000	141	C1	2007	17 - 2 Story	49 Avg Plus	2,077	303,600	11/17/2008	I	331,950	0.91
01043100101100	141	C1	2007	17 - 2 Story	49 Avg Plus	2,019	300,900	10/6/2008	I	329,950	0.91
01043100101200	141	C1	2007	17 - 2 Story	49 Avg Plus	2,154	310,100	11/3/2008	I	324,950	0.95

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01043100101300	141	C1	2007	17 - 2 Story	49 Avg Plus	2,198	310,100	12/22/2008	I	339,950	0.91
01043100101600	141	C1	2007	17 - 2 Story	49 Avg Plus	2,019	300,900	10/29/2008	I	329,950	0.91
01043100200300	141	C1	2007	17 - 2 Story	49 Avg Plus	2,019	308,400	3/5/2008	I	414,950	0.74
01043100201500	141	C1	2007	17 - 2 Story	49 Avg Plus	2,273	326,800	3/17/2008	I	395,000	0.83
01043100201600	141	C1	2007	17 - 2 Story	49 Avg Plus	2,154	319,000	6/20/2008	I	380,000	0.84
01043100202400	141	C1	2007	17 - 2 Story	49 Avg Plus	2,077	313,300	4/11/2008	I	399,950	0.78
01043100202500	141	C1	2007	17 - 2 Story	49 Avg Plus	2,273	328,000	5/23/2008	I	399,950	0.82
01043100202900	141	C1	2007	17 - 2 Story	49 Avg Plus	2,273	328,200	7/21/2008	I	425,000	0.77
01043100203900	141	C1	2007	17 - 2 Story	49 Avg Plus	2,198	319,000	11/10/2008	I	355,000	0.90
01043800100900	111	A3	2007	17 - 2 Story	45 Average	2,333	350,600	1/14/2008	I	425,000	0.82
01043800101900	111	A3	2008	17 - 2 Story	45 Average	2,468	354,900	5/29/2008	I	457,700	0.78
01043800102200	111	A3	2008	17 - 2 Story	45 Average	2,678	370,300	4/1/2008	I	453,165	0.82
01043800102400	111	A3	2008	17 - 2 Story	45 Average	3,209	394,200	4/17/2008	I	453,900	0.87
01043800102500	111	A3	2008	17 - 2 Story	45 Average	2,468	357,700	4/1/2008	I	448,135	0.80
01043800103100	111	A3	2008	17 - 2 Story	45 Average	2,292	346,600	3/6/2008	I	401,368	0.86
01043800103200	111	A3	2008	17 - 2 Story	45 Average	2,127	334,800	5/30/2008	I	383,800	0.87
01043800103500	111	A3	2008	17 - 2 Story	45 Average	2,582	363,300	5/22/2008	I	443,148	0.82
01043800103800	111	A3	2008	17 - 2 Story	45 Average	3,201	393,600	1/30/2008	I	510,942	0.77
01043800103900	111	A3	2008	17 - 2 Story	45 Average	2,468	360,700	5/29/2008	I	457,443	0.79
01043800104000	111	A3	2008	17 - 2 Story	45 Average	2,046	336,000	10/22/2008	I	355,000	0.95
01043800104400	111	A3	2008	17 - 2 Story	45 Average	2,468	352,600	2/27/2008	I	405,810	0.87
01043800104500	111	A3	2008	17 - 2 Story	45 Average	2,292	351,000	12/23/2008	I	359,900	0.98
01043800104600	111	A3	2008	17 - 2 Story	45 Average	2,678	369,400	1/14/2008	I	483,215	0.76
01043800104700	111	A3	2006	17 - 2 Story	45 Average	3,636	417,600	2/1/2008	I	483,900	0.86
01043800104800	111	A3	2006	17 - 2 Story	45 Average	3,209	393,400	2/26/2008	I	439,000	0.90

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01043800104900	111	A3	2006	17 - 2 Story	45 Average	2,468	358,200	5/15/2008	I	437,200	0.82
01043800105300	111	A3	2008	17 - 2 Story	45 Average	2,798	373,100	6/11/2008	I	456,660	0.82
01048000000300	111	A4	2008	17 - 2 Story	49 Avg Plus	3,157	437,900	6/23/2008	I	475,861	0.92
01048000000800	111	A4	2008	17 - 2 Story	49 Avg Plus	2,389	395,100	11/4/2008	I	454,547	0.87
01048000000900	111	A4	2008	17 - 2 Story	49 Avg Plus	2,189	380,900	10/15/2008	I	407,000	0.94
01048000001700	111	A4	2008	17 - 2 Story	49 Avg Plus	2,871	423,000	6/11/2008	I	489,350	0.86
01048000002200	111	A4	2008	17 - 2 Story	49 Avg Plus	2,872	420,000	6/10/2008	I	471,950	0.89
01048000002300	111	A4	2008	17 - 2 Story	49 Avg Plus	3,157	437,700	6/23/2008	I	476,950	0.92
01048000002700	111	A4	2008	17 - 2 Story	49 Avg Plus	2,316	395,100	6/19/2008	I	456,590	0.87
01048000002800	111	A4	2008	17 - 2 Story	49 Avg Plus	2,159	385,500	11/4/2008	I	410,150	0.94
01048000002900	111	A4	2008	17 - 2 Story	49 Avg Plus	2,386	397,200	5/8/2008	I	449,125	0.88
01048000003200	111	A4	2008	17 - 2 Story	49 Avg Plus	2,386	402,200	7/3/2008	I	451,145	0.89
01048000006300	111	A4	2008	17 - 2 Story	49 Avg Plus	2,531	408,000	4/14/2008	I	508,078	0.80
01048000006600	111	A4	2008	17 - 2 Story	49 Avg Plus	3,127	441,000	9/18/2008	I	510,000	0.86
01048000008200	111	A4	2008	17 - 2 Story	49 Avg Plus	2,528	397,800	1/9/2008	I	522,350	0.76
01048000009300	111	A4	2008	17 - 2 Story	49 Avg Plus	2,477	402,700	3/26/2008	I	521,584	0.77
01048000009400	111	A4	2007	17 - 2 Story	49 Avg Plus	3,120	440,300	1/28/2008	I	540,726	0.81
01048000009500	111	A4	2008	17 - 2 Story	49 Avg Plus	2,827	420,700	10/17/2008	I	475,200	0.89
01048000010300	111	A4	2008	17 - 2 Story	49 Avg Plus	2,759	421,000	2/14/2008	I	509,306	0.83
01048000011000	111	A4	2008	17 - 2 Story	49 Avg Plus	2,512	410,600	8/4/2008	I	489,464	0.84
01048700001400	111	A4	2007	17 - 2 Story	49 Avg Plus	3,030	415,900	1/11/2008	I	489,950	0.85
01061500001400	111	A4	2008	17 - 2 Story	49 Avg Plus	2,577	397,900	5/19/2008	I	486,450	0.82
01061500001500	111	A4	2008	17 - 2 Story	49 Avg Plus	2,577	397,900	4/15/2008	I	470,000	0.85
01061500001600	111	A4	2008	17 - 2 Story	49 Avg Plus	2,434	390,400	4/21/2008	I	476,800	0.82
01061500001800	111	A4	2008	17 - 2 Story	49 Avg Plus	2,969	427,600	1/31/2008	I	549,950	0.78

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**Appraisal Date: January 1, 2009**



**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>
01061500002100	111	A4	2008	17 - 2 Story	49 Avg Plus	2,290	381,900	12/16/2008	I	413,400	0.92
01061500002300	111	A4	2008	17 - 2 Story	49 Avg Plus	2,286	381,100	5/5/2008	I	457,200	0.83
01061500002400	111	A4	2008	17 - 2 Story	49 Avg Plus	2,583	398,200	7/28/2008	I	486,450	0.82
01061500003800	111	A4	2008	17 - 2 Story	49 Avg Plus	2,286	381,100	1/17/2008	I	494,950	0.77
01074500000501	142	C5	2007	17 - 2 Story	49 Avg Plus	2,466	358,600	1/22/2008	I	425,000	0.84
27050900202400	111	B2	1963	11 - 1 Story	35 Fair	1,265	234,000	7/30/2008	I	255,000	0.92
27050900303500	111	59	1963	11 - 1 Story	45 Average	1,674	361,600	1/10/2008	I	500,000	0.72
27051000201900	111	59	1982	11 - 1 Story	45 Average	2,100	757,700	6/9/2008	I	1,400,000	0.54
27051000204000	111	46	1999	23 - Split Entry	49 Avg Plus	2,418	423,500	6/18/2008	I	515,000	0.82
27051800106600	111	A2	1981	24 - Tri Level	45 Average	1,554	269,300	2/14/2008	I	315,000	0.85
27051800201800	910	A4		N/A	N/A		263,400	10/22/2008	V	265,000	0.99

## Snohomish County Assessor's Office



### Mass Appraisal Report

**Residential Neighborhood: South and East of Mill Creek**

**Appraisal Date: January 1, 2009**

**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
01019100003200	111	A6	2008	17 - 2 Story	55 Good	2531	339,200	10/15/2008	I	460,000	0.74
01019100011400	111	A6	2008	17 - 2 Story	55 Good	2743	309,600	9/25/2008	I	524,990	0.59
01019100011600	111	A6	2008	17 - 2 Story	55 Good	2691	295,700	11/25/2008	I	483,500	0.61
01039500000600	914	C2		N/A	N/A		133,000	10/28/2008	I	449,000	0.30
01039500003000	141	C2	2008	20 - 2+ Story	49 Avg Plus	2626	318,700	7/21/2008	I	395,000	0.81
01048000000500	111	A4	2008	17 - 2 Story	49 Avg Plus	3152	405,400	8/14/2008	I	471,950	0.86
01048000001100	111	A4	2008	17 - 2 Story	49 Avg Plus	2756	391,700	8/1/2008	I	567,156	0.69
01048000001200	910	A4		N/A	N/A		175,000	10/28/2008	I	506,066	0.35
01048000001500	910	A4		N/A	N/A		175,000	10/22/2008	I	535,404	0.33
01048000001800	111	A4	2008	17 - 2 Story	49 Avg Plus	3152	405,400	9/2/2008	I	457,000	0.89
01048000002500	111	A4	2008	17 - 2 Story	49 Avg Plus	3152	363,300	9/3/2008	I	470,950	0.77

**Snohomish County Assessor's Office**



**Mass Appraisal Report**

**Residential Neighborhood: South and East of Mill Creek**

**Appraisal Date: January 1, 2009**

**Sales Not Included in  
Statistical Analysis**

<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>
0104800002600	111	A4	2008	17 - 2 Story	49 Avg Plus	2872	351,700	9/9/2008	I	448,950	0.78
0104800003000	111	A4	2008	17 - 2 Story	49 Avg Plus	2316	368,600	7/31/2008	I	447,925	0.82
0104800003300	111	A4	2008	17 - 2 Story	49 Avg Plus	2316	374,800	9/2/2008	I	445,725	0.84
0104800004300	910	A4		N/A	N/A		175,000	12/2/2008	I	399,950	0.44
0104800004500	910	A4		N/A	N/A		175,000	11/7/2008	I	419,950	0.42
0104800004600	111	A4	2008	17 - 2 Story	49 Avg Plus	2756	345,600	9/2/2008	I	530,875	0.65
0104800005400	111	A4	2008	17 - 2 Story	49 Avg Plus	3163	361,400	9/26/2008	I	547,622	0.66
0106150003600	111	A4	2008	17 - 2 Story	49 Avg Plus	2290	359,700	9/18/2008	I	449,950	0.80
0108110001300	111	A4	2008	17 - 2 Story	49 Avg Plus	1560	274,500	10/6/2008	I	363,000	0.76
0110290002400	141	C2	2008	20 - 2+ Story	45 Average	1622	260,800	12/24/2008	I	329,900	0.79
0110290002500	141	C2	2008	20 - 2+ Story	45 Average	1960	319,600	11/18/2008	I	359,900	0.89
0110290002600	141	C2	2008	20 - 2+ Story	45 Average	1960	319,600	7/29/2008	I	359,900	0.89
0110290002700	141	C2	2008	20 - 2+ Story	45 Average	1960	289,100	12/27/2008	I	359,900	0.80
0110290002800	914	C2		N/A	N/A		145,000	11/13/2008	I	359,900	0.40
27050900304000	910	A2		N/A	N/A		724,800	3/14/2008	T	825,000	0.88