

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: City of Brier

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 3602000

Parcels Appraised: 2,373

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	570,025,300	517,595,800	-52,429,500	-9.2%
Improvements:	390,053,700	361,494,200	-28,559,500	-7.3%
Total:	960,079,000	879,090,000	-80,989,000	-8.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 30

	2008	2009	Change	% Change
Median Ratio:	0.9401	0.8670	-0.0730	-7.8%
Mean Ratio:	0.9707	0.9046	-0.0661	-6.8%
Weighted Mean:	0.9484	0.8835	-0.0649	-6.8%
PRD:	1.0235	1.0239	0.0004	0.0%
COD:	0.0934	0.0955	0.0020	2.2%

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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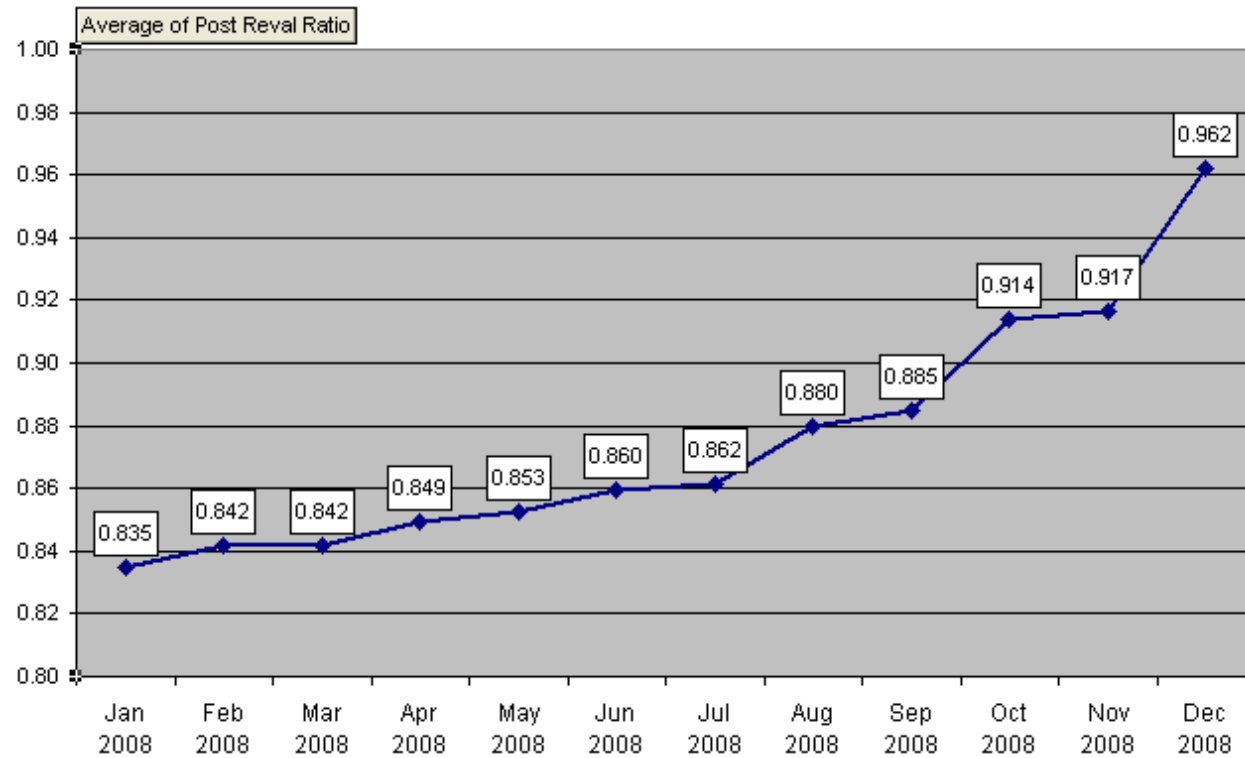
Summary

Ratio of Assessed Value

**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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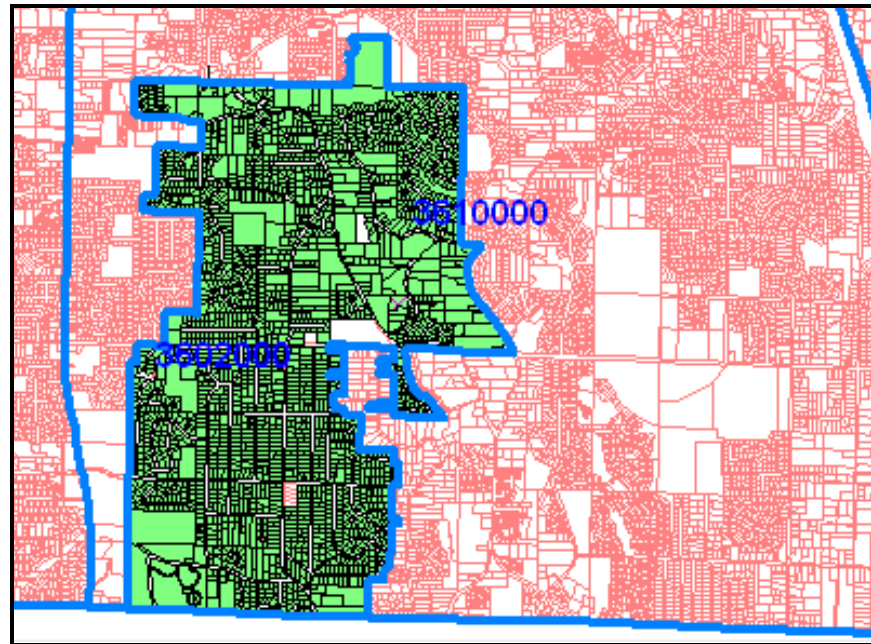


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3602000 (AKA BMA 3602000) 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 Brier.

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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	2	L:	682,400	529,600	-152,800	-22.4%
		B:	128,700	126,900	-1,800	-1.4%
		T:	811,100	656,500	-154,600	-19.1%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	21	L:	26,819,800	21,696,300	-5,123,500	-19.1%
		B:	14,392,700	14,392,700	0	0.0%
		T:	41,212,500	36,089,000	-5,123,500	-12.4%
Residential	2,184	L:	515,698,200	470,962,900	-44,735,300	-8.7%
		B:	374,380,200	346,013,500	-28,366,700	-7.6%
		T:	890,078,400	816,976,400	-73,102,000	-8.2%
Multifamily	1	L:	2,520,000	2,280,000	-240,000	-9.5%
		B:	967,400	961,100	-6,300	-0.7%
		T:	3,487,400	3,241,100	-246,300	-7.1%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	165	L:	24,304,900	22,127,000	-2,177,900	-9.0%
		B:	184,700	0	-184,700	-100.0%
		T:	24,489,600	22,127,000	-2,362,600	-9.6%

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**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	2,373	L:	570,025,300	517,595,800	-52,429,500	-9.2%
		B:	390,053,700	361,494,200	-28,559,500	-7.3%
		T:	960,079,000	879,090,000	-80,989,000	-8.4%

- 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
	110-Sr Cit Exemption Residual	2		
	111-Single Family Residence	2,141	28	1.3%
	112-2 Single Family Residences	14	1	7.1%
	117-Manufac Home (Leased Site)	2		
	118-Manufac Home (Owned Site)	17		
	130-Mult Family 5-7 units	1		
	183-Non Residential Structure	8		
	456-Local Access Streets	1		
	459-Other Highway NEC	1		
	461-Automobile Parking (Lot)	1		
	624-Funeral/Crematory Services	6		
	681-Nursery,Primary,Second Sch	3		
	683-Special Training/Schooling	1		
	691-Religious Activities	2		
	711-Cultural Activities	1		
	742-Playgrounds/Athletic Areas	3		
	761-Parks, General Recreation	1		
	769-Other Parks, NEC	1		
	850-Mine Claims Mineral Rights	1		
	910-Undeveloped Land	148	1	0.7%
	915-Common Areas	9		
	916-Water Retention Area	7		
	940-Open Space General	2		
	Grand Total	2,373	30	1.3%

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

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
	54 No Perk	6		
	65 Topo Problems I	11		
	66 Topo Problems II	5		
	86 Utility Easement (P/L)	4		
	88 Contiguous-less than 1 acre	30		
	A2 Sewer Avg Older Mixed NH	1,145	18	1.6%
	A3 Sewer Avg Homogeneous NH	755	7	0.9%
	A6 Sewer Good Homogenous NH	198	3	1.5%
	A7 Sewer Very Good NH	40	1	2.5%
	B2 Septic Average Mixed NH	100	1	1.0%
	B4 Septic Average NH	28		
	CA Common Areas	15		
	N/A Building only	4		
	UD Undevelopable Land	32		
	Grand Total	2,373	30	1.3%

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	645	6	0.9%
12 - 1 Story Bsmt	210	2	1.0%
14 - 1 1/2 Story	32		
15 - 1 1/2 Story Bsmt	10		
17 - 2 Story	657	12	1.8%
18 - 2 Story Bsmt	88	1	1.1%
20 - 2+ Story	1		
23 - Split Entry	290	4	1.4%
24 - Tri Level	226	4	1.8%
71 - DW Manuf. Home	14		
72 - DWB Manuf. Home	1		
74 - SW Manuf. Home	2		
77 - TW Manuf. Home	1		
N/A	196	1	0.5%
Grand Total	2,373	30	1.3%

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	9		
	35 Fair	37		
	41 Avg Minus	10		
	45 Average	1,307	16	1.2%
	49 Avg Plus	525	7	1.3%
	55 Good	236	5	2.1%
	65 Very Good	52	1	1.9%
	75 Excellent	1		
	N/A	196	1	0.5%
	Grand Total	2,373	30	1.3%

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
	1900 - 1909	2		
	1910 - 1919	5		
	1920 - 1929	29		
	1930 - 1939	32		
	1940 - 1949	83	1	1.20%
	1950 - 1959	145	1	0.69%
	1960 - 1969	359	6	1.67%
	1970 - 1979	194	5	2.58%
	1980 - 1989	897	8	0.89%
	1990 - 1999	294	5	1.70%
	2000 - 2009	137	3	2.19%
	N/A	196	1	0.51%
	Grand Total	2,373	30	1.3%

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	196	1	0.5%
	1 - 499	2		
	500 - 749	6		
	750 - 999	70		
	1000 - 1249	129		
	1250 - 1499	230	4	1.7%
	1500 - 1749	357	4	1.1%
	1750 - 1999	339	7	2.1%
	2000 - 2249	312	3	1.0%
	2250 - 2499	243	3	1.2%
	2500 - 2749	190	5	2.6%
	2750 - 2999	126		
	3000 - 3249	72	2	2.8%
	3250 - 3499	45	1	2.2%
	3500 - 3749	21		
	3750 - 3999	9		
	4000 - 4249	6		
	4250 - 4499	8		
	4500 - 4749	3		
	4750 - 4999	3		
	5000 - Over	6		
	Grand Total	2,373	30	1.3%

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	12,253,700	11,415,100
Total Sales Price	12,920,297	12,920,297
Average Assessed Value	408,457	380,503
Average Sales Price	430,677	430,677
Number in Sample	30	30
Median Ratio	0.9401	0.8670
Mean (Average) Ratio	0.9707	0.9046
Weighted Mean (S.W.A.) Ratio	0.9484	0.8835
Regression Index (P.R.D.)	1.0235	1.0239
Coefficient of Dispersion (C.O.D.)	0.0934	0.0955

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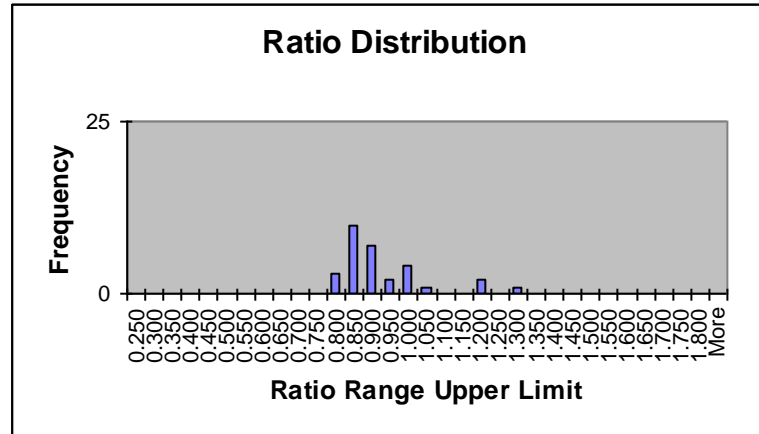


Performance Analysis

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	11,611,700	10,803,900
Total Sales Price	12,175,297	12,175,297
Average Assessed Value	414,704	385,854
Average Sales Price	434,832	434,832
Number in Sample	28	28
Median Ratio	0.9401	0.8739
Mean (Average) Ratio	0.9763	0.9103
Weighted Mean (S.W.A.) Ratio	0.9537	0.8874
Regression Index (P.R.D.)	1.0237	1.0258
Coefficient of Dispersion	0.0934	0.0978

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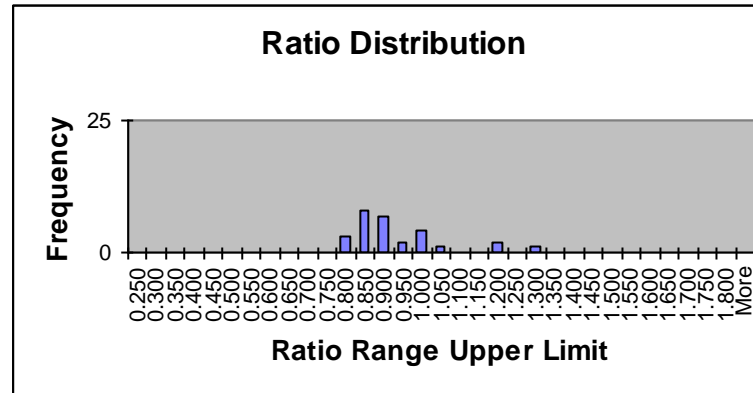


Performance Analysis

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
0037200002301	111	A2	1978	11 - 1 Story	45 Average	1,443	324,000	5/19/2008	I	365,000	0.89
00373101500307	111	A2	1997	17 - 2 Story	49 Avg Plus	2,137	393,200	11/9/2008	I	454,950	0.86
00373101501506	111	A2	1997	17 - 2 Story	55 Good	2,693	468,000	12/10/2008	I	548,000	0.85
00373101700103	111	A2	1978	11 - 1 Story	45 Average	1,860	341,500	7/9/2008	I	269,447	1.27
00376900004003	910	A2		N/A	N/A		205,000	5/7/2008	V	245,000	0.84
00430300003800	111	A2	1968	23 - Split Entry	45 Average	1,980	335,100	1/25/2008	I	410,000	0.82
00430300004700	111	A2	1968	23 - Split Entry	45 Average	2,664	348,400	8/13/2008	I	365,000	0.95
00430300008100	111	A2	1968	24 - Tri Level	45 Average	1,818	334,400	10/15/2008	I	340,000	0.98
00569900002300	111	A2	1990	17 - 2 Story	49 Avg Plus	1,861	382,900	1/3/2008	I	476,000	0.80
00569900004801	111	A2	1999	18 - 2 Story Bsmt	55 Good	2,548	459,600	8/1/2008	I	585,000	0.79
00569900006800	111	A2	1960	12 - 1 Story Bsmt	45 Average	2,352	302,900	7/11/2008	I	374,950	0.81
00570100001301	111	A2	1977	23 - Split Entry	45 Average	3,190	425,100	8/6/2008	I	480,000	0.89
00570200000900	112	A2	1949	12 - 1 Story Bsmt	45 Average	1,621	406,200	8/14/2008	I	500,000	0.81
00570200006900	111	A2	1984	17 - 2 Story	45 Average	1,760	311,700	5/13/2008	I	321,000	0.97
00570200009400	111	A2	1951	11 - 1 Story	45 Average	1,540	323,400	11/24/2008	I	280,000	1.16
00577300001500	111	B2	1962	24 - Tri Level	45 Average	1,532	285,000	11/15/2008	I	305,000	0.93
00621100005400	111	A2	1964	11 - 1 Story	45 Average	1,572	280,600	8/20/2008	I	235,000	1.19
00673100000300	111	A2	1978	11 - 1 Story	45 Average	1,416	320,100	2/25/2008	I	360,000	0.89
00680800000900	111	A2	1979	24 - Tri Level	45 Average	1,751	340,100	3/21/2008	I	417,500	0.81
00698700001000	111	A3	1980	23 - Split Entry	45 Average	1,288	309,500	12/16/2008	I	320,000	0.97
00718200009000	111	A3	1985	17 - 2 Story	49 Avg Plus	1,764	391,100	5/9/2008	I	507,500	0.77
00718200020800	111	A3	1984	17 - 2 Story	49 Avg Plus	2,300	413,800	5/20/2008	I	490,000	0.84
00718200022700	111	A3	1985	17 - 2 Story	49 Avg Plus	2,453	434,900	6/23/2008	I	500,000	0.87
00718200024300	111	A3	1985	17 - 2 Story	49 Avg Plus	2,244	401,800	1/17/2008	I	475,000	0.85
00722500002800	111	A3	1984	11 - 1 Story	45 Average	1,308	321,400	11/13/2008	I	340,000	0.95

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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
00759000000800	111	A3	1989	17 - 2 Story	49 Avg Plus	2,020	381,900	6/11/2008	I	435,000	0.88
00779900000800	111	A6	1990	24 - Tri Level	55 Good	2,697	490,100	9/25/2008	I	477,000	1.03
00837400001700	111	A6	2000	17 - 2 Story	55 Good	2,603	495,300	6/17/2008	I	595,000	0.83
00929800000300	111	A7	2003	17 - 2 Story	65 Very Good	3,319	653,000	3/20/2008	I	774,950	0.84
01004000000900	111	A6	2006	17 - 2 Story	55 Good	3,085	535,100	3/14/2008	I	674,000	0.79

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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
00372000001800	910	A2	N/A		N/A		198,000	7/23/2008	T	310,000	0.64