

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Remote Area North and East of Index

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009

Assessment Year/Tax Year: 2009 Assessment / 2010 Tax

Last Physical Inspection: 2004

Prior Appraisal Date: January 1, 2008

Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 4119000-4119001

Parcels Appraised: 684

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	177,281,300	106,978,900	-70,302,400	-39.7%
Improvements:	1,388,800	1,262,100	-126,700	-9.1%
Total:	178,670,100	108,241,000	-70,429,100	-39.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 1

	2008	2009	Change	% Change
Median Ratio:	1.6900	0.9500	-0.7400	-43.8%
Mean Ratio:	1.6900	0.9500	-0.7400	-43.8%
Weighted Mean:	1.6900	0.9500	-0.7400	-43.8%
PRD:	1.0000	1.0000	0.0000	0.0%
COD:	0.0000	0.0000	0.0000	0

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/09/2009**

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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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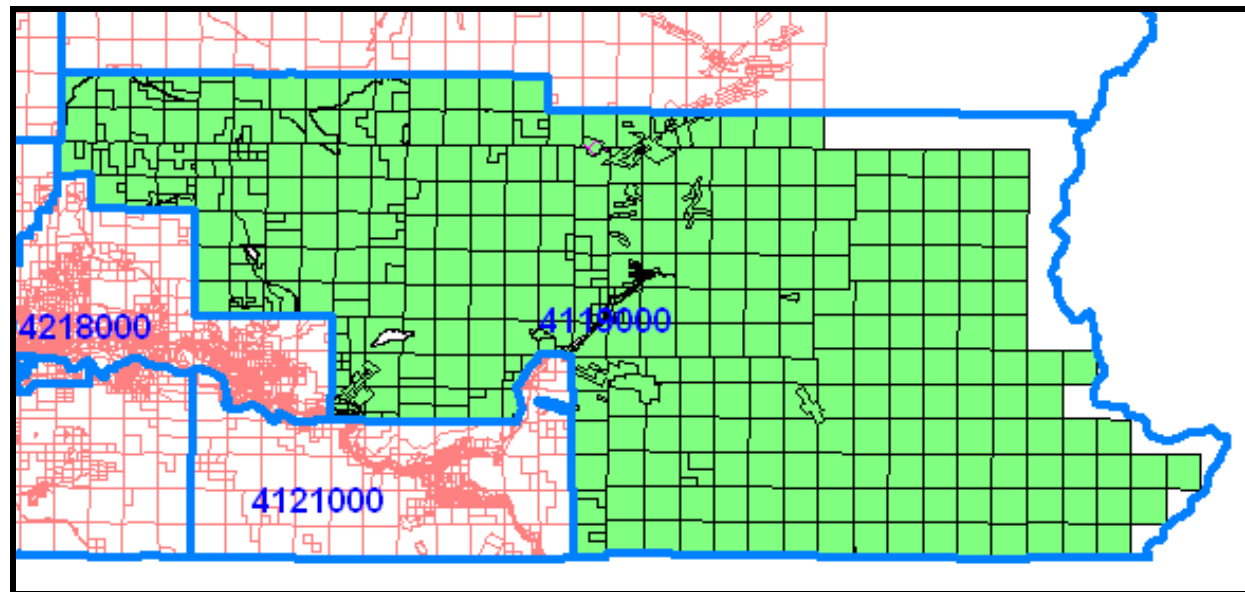


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4119000-4119001 (AKA BMA 4119000-4119001) 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 A large remote area north and east of Index.

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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	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	6	L:	1,369,200	828,200	-541,000	-39.5%
		B:	309,800	309,800	0	0.0%
		T:	1,679,000	1,138,000	-541,000	-32.2%
Residential	61	L:	623,000	554,000	-69,000	-11.1%
		B:	915,700	797,300	-118,400	-12.9%
		T:	1,538,700	1,351,300	-187,400	-12.2%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	21	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	596	L:	175,289,100	105,596,700	-69,692,400	0.0%
		B:	163,300	155,000	-8,300	0.0%
		T:	175,452,400	105,751,700	-69,700,700	0.0%

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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	684	L:	177,281,300	106,978,900	-70,302,400	-39.7%
		B:	1,388,800	1,262,100	-126,700	-9.1%
		T:	178,670,100	108,241,000	-70,429,100	-39.4%

- 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	9	1	11.1%
	183-Non Residential Structure	4		
	198-Vacation Cabins	48		
	411-Railroad Transportation	1		
	473-Radio Communication	1		
	749-Other Recreation	1		
	751-Resorts	1		
	761-Parks, General Recreation	2		
	842-Fishery Services	1		
	850-Mine Claims Mineral Rights	7		
	880-DF Timber Acres Only	21		
	910-Undeveloped Land	513		
	921-Forest Reserve	37		
	922-Nonreserve Forests	37		
	932-Lakes	1		
	Grand Total	684	1	0.1%

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
	14 US Forest Land	381		
	21 Designated Forest	13		
	57 Other Acreage Type	1		
	58 Other Acreage Type	4		
	6 Exception	60	1	1.7%
	61 Exception	89		
	62 Exception	68		
	63 Exception	8		
	65 Topo Problems I	1		
	88 Contiguous-less than 1 acre	2		
	LF Land detail not used	8		
	MN Mining	45		
	UD Undevelopable Land	4		
	Grand Total	684	1	0.1%

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	47		
	14 - 1 1/2 Story	8		
	17 - 2 Story	3	1	33.3%
	N/A	626		
	Grand Total	684	1	0.1%

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

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	15 Sub Std	5		
	25 Low	40		
	35 Fair	8		
	45 Average	5	1	20.0%
	N/A	626		
	Grand Total	684	1	0.1%

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		
	1960 - 1969	34	1	2.94%
	1970 - 1979	4		
	1980 - 1989	10		
	1990 - 1999	5		
	2000 - 2009	3		
	N/A	626		
	Grand Total	684	1	0.1%

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

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	626		
	1 - 499	30		
	500 - 749	21		
	750 - 999	4		
	1000 - 1249	1		
	1250 - 1499	1		
	2250 - 2499	1	1	100.0%
	Grand Total	684	1	0.1%

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	84,500	47,500
Total Sales Price	50,000	50,000
Average Assessed Value	84,500	47,500
Average Sales Price	50,000	50,000
Number in Sample	1	1
Median Ratio	1.6900	0.9500
Mean (Average) Ratio	1.6900	0.9500
Weighted Mean (S.W.A.) Ratio	1.6900	0.9500
Regression Index (P.R.D.)	1.0000	1.0000
Coefficient of Dispersion (C.O.D.)	0.0000	0.0000

Ratio Distribution Histogram

All Use Codes

No Histogram

Sales Dated 2008

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Performance Analysis

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	84,500	47,500
Total Sales Price	50,000	50,000
Average Assessed Value	84,500	47,500
Average Sales Price	50,000	50,000
Number in Sample	1	1
Median Ratio	1.6900	0.9500
Mean (Average) Ratio	1.6900	0.9500
Weighted Mean (S.W.A.) Ratio	1.6900	0.9500
Regression Index (P.R.D.)	1.0000	1.0000
Coefficient of Dispersion	0.0000	0.0000

Ratio Distribution Histogram

Use Code 111

No Histogram

Sales Dated 2008

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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
00577000001500	111	6	1961	17 - 2 Story	45 Average	2,274	47,500	8/12/2008	I	50,000	0.95

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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
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No sales in this category