

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: Woods Creek Area**

**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:** 2005  
**Prior Appraisal Date:** January 1, 2008  
**Prior Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax

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**Appraisal Area (Neighborhood):** 4217000

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**Parcels Appraised:** 1,747

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	279,490,700	231,306,400	-48,184,300	-17.2%
<b>Improvements:</b>	252,340,400	231,017,900	-21,322,500	-8.4%
<b>Total:</b>	531,831,100	462,324,300	-69,506,800	-13.1%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 22**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9942	0.8525	-0.1417	-14.3%
<b>Mean Ratio:</b>	0.9642	0.8474	-0.1167	-12.1%
<b>Weighted Mean:</b>	0.9819	0.8523	-0.1296	-13.2%
<b>PRD:</b>	0.9819	0.9942	0.0123	1.3%
<b>COD:</b>	0.0949	0.0546	-0.0404	-42.5%

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**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**

**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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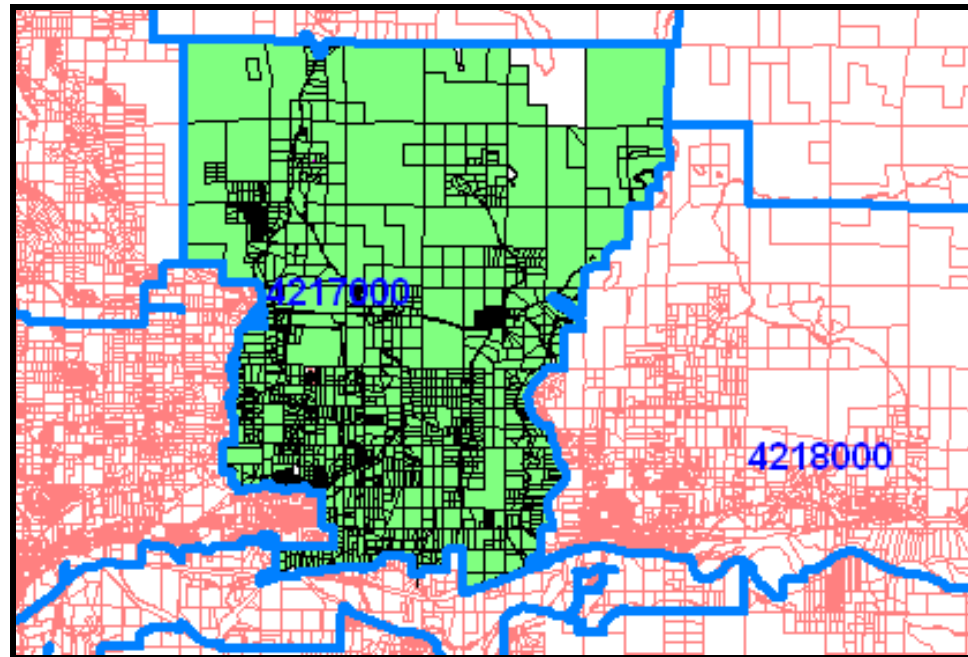


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 4217000 (AKA BMA 4217000) 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 north of Hwy 2 and west of the Sultan River.

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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>
Agricultural	70	L:	15,586,300	12,746,900	-2,839,400	-18.2%
		B:	8,995,200	8,491,700	-503,500	-5.6%
		T:	24,581,500	21,238,600	-3,342,900	-13.6%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	27	L:	1,580,800	1,272,300	-308,500	-19.5%
		B:	1,369,300	1,369,300	0	0.0%
		T:	2,950,100	2,641,600	-308,500	-10.5%
Residential	1,209	L:	202,262,900	169,367,600	-32,895,300	-16.3%
		B:	231,011,200	211,507,800	-19,503,400	-8.4%
		T:	433,274,100	380,875,400	-52,398,700	-12.1%
Multifamily	3	L:	628,600	510,100	-118,500	-18.9%
		B:	738,300	683,700	-54,600	-7.4%
		T:	1,366,900	1,193,800	-173,100	-12.7%
Forest	113	L:	11,840,200	9,541,300	-2,298,900	-19.4%
		B:	10,222,500	8,961,500	-1,261,000	-12.3%
		T:	22,062,700	18,502,800	-3,559,900	-16.1%
Other	325	L:	47,591,900	37,868,200	-9,723,700	-20.4%
		B:	3,900	3,900	0	0.0%
		T:	47,595,800	37,872,100	-9,723,700	-20.4%

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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	1,747	L:	279,490,700	231,306,400	-48,184,300	-17.2%
		B:	252,340,400	231,017,900	-21,322,500	-8.4%
		T:	531,831,100	462,324,300	-69,506,800	-13.1%

- 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	9		
	111-Single Family Residence	864	17	2.0%
	112-2 Single Family Residences	37		
	113-3 Single Family Residences	2		
	117-Manufac Home (Leased Site)	14		
	118-Manufac Home (Owned Site)	249	4	1.6%
	122-Duplex	3		
	150-Mobile Park 1-20 Units	1		
	183-Non Residential Structure	22		
	184-Septic System	4		
	185-Well	1		
	186-Septic & Well	1		
	198-Vacation Cabins	6		
	411-Railroad Transportation	1		
	456-Local Access Streets	13		
	481-Electric Utility	8		
	483-Water Util & Irrig & Stg	1		
	489-Other utilities, NEC	2		
	691-Religious Activities	1		
	818-Farms General	1		
	830-Open Space Agriculture	48		
	854-Mining & Quarrying	4		
	880-DF Timber Acres Only	61		
	881-DF Timber Ac w/ ImpAcBldg	19		

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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>
	889-DF Timber Ac w/ImpAcNoBldg	5		
	910-Undeveloped Land	302	1	0.3%
	915-Common Areas	3		
	921-Forest Reserve	14		
	922-Nonreserve Forests	2		
	940-Open Space General	21		
	950-Open Space Timber	28		
	<b>Grand Total</b>	<b>1,747</b>	<b>22</b>	<b>1.3%</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>
14 US Forest Land	34		
21 Designated Forest	48		
22 Open Space Forest	25		
23 Open Space General	10		
24 Open Space Ag	29		
46 Spt/Well Site	16	1	6.3%
54 No Perk	12		
57 Other Acreage Type	351	4	1.1%
59 Other Acreage Type	207	2	1.0%
6 Exception	96	2	2.1%
63 Exception	8		
65 Topo Problems I	39		
86 Utility Easement (P/L)	7		
88 Contiguous-less than 1 acre	14		
AG AG-10 FHZ	2		
B1 Septic Fair NH	24		
B2 Septic Average Mixed NH	213	9	4.2%
B3 Septic - Access DNA Devlpm	16		
B4 Septic Average NH	439	4	0.9%
CA Common Areas	7		
LF Land detail not used	32		
MN Mining	4		
N/A Building only	32		
SC SrCit Residual Contiguous	3		

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**Neighborhood Profile**

<b>Neighborhood Profile By Land Type</b>	<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	U1 Waterfront I	17		
	U2 Waterfront II	37		
	UD Undevelopable Land	25		
	<b>Grand Total</b>	<b>1,747</b>	<b>22</b>	<b>1.3%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By House Type</b>	<b>House Type / Stories</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	11 - 1 Story	377	7	1.9%
	12 - 1 Story Bsmt	85		
	14 - 1 1/2 Story	99	1	1.0%
	15 - 1 1/2 Story Bsmt	33		
	17 - 2 Story	250	9	3.6%
	18 - 2 Story Bsmt	24		
	20 - 2+ Story	3		
	21 - 2+ Story Bsmt	2		
	23 - Split Entry	37		
	24 - Tri Level	33		
	27 - Multi Level	1		
	71 - DW Manuf. Home	188	4	2.1%
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	66		
	77 - TW Manuf. Home	10		
	96 - Geodesic Dome	1		
	N/A	537	1	0.2%
	<b>Grand Total</b>	<b>1,747</b>	<b>22</b>	<b>1.3%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Structure Quality / Grade</b>	<b>Quality / Grade</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	15 Sub Std	6		
	25 Low	45	1	2.2%
	35 Fair	137	1	0.7%
	41 Avg Minus	48		
	45 Average	529	7	1.3%
	49 Avg Plus	211	3	1.4%
	55 Good	188	7	3.7%
	65 Very Good	42	2	4.8%
	75 Excellent	4		
	N/A	537	1	0.2%
	<b>Grand Total</b>	<b>1,747</b>	<b>22</b>	<b>1.3%</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	3		
	1910 - 1919	8		
	1920 - 1929	43	2	4.65%
	1930 - 1939	25		
	1940 - 1949	33		
	1950 - 1959	20		
	1960 - 1969	81	2	2.47%
	1970 - 1979	200	1	0.50%
	1980 - 1989	310	3	0.97%
	1990 - 1999	298	4	1.34%
	2000 - 2009	189	9	4.76%
	N/A	537	1	0.19%
	<b>Grand Total</b>	<b>1,747</b>	<b>22</b>	<b>1.3%</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		537	1	0.2%
1 - 499		12		
500 - 749		41		
750 - 999		95	2	2.1%
1000 - 1249		131	2	1.5%
1250 - 1499		181	5	2.8%
1500 - 1749		156	2	1.3%
1750 - 1999		179		
2000 - 2249		113	2	1.8%
2250 - 2499		84	1	1.2%
2500 - 2749		72	3	4.2%
2750 - 2999		45		
3000 - 3249		34	1	2.9%
3250 - 3499		22	1	4.5%
3500 - 3749		12	1	8.3%
3750 - 3999		6	1	16.7%
4000 - 4249		7		
4250 - 4499		5		
4500 - 4749		9		
5000 - Over		6		
<b>Grand Total</b>		<b>1,747</b>	<b>22</b>	<b>1.3%</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	8,488,900	7,368,500
Total Sales Price	8,645,036	8,645,036
Average Assessed Value	385,859	334,932
Average Sales Price	392,956	392,956
Number in Sample	22	22
Median Ratio	0.9942	0.8525
Mean (Average) Ratio	0.9642	0.8474
Weighted Mean (S.W.A.) Ratio	0.9819	0.8523
Regression Index (P.R.D.)	0.9819	0.9942
Coefficient of Dispersion (C.O.D.)	0.0949	0.0546

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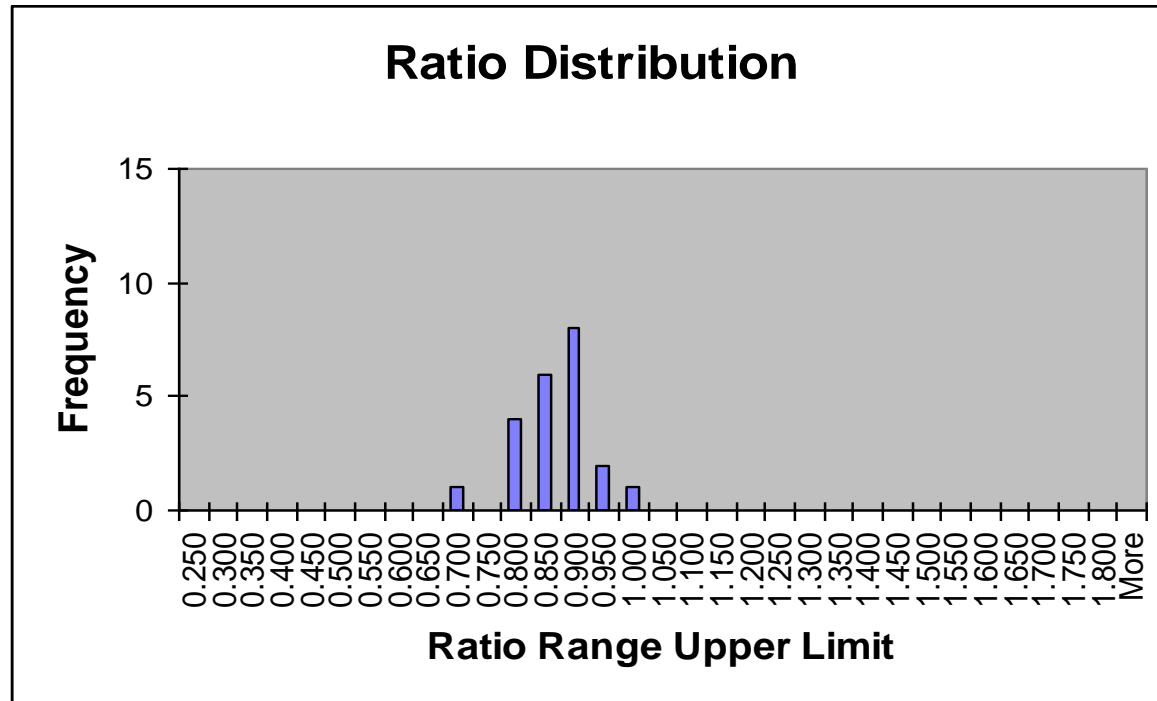


## Performance Analysis

### 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

## Snohomish County Assessor's Office

### Mass Appraisal Report

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### Performance Analysis

#### Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	7,326,900	6,329,800
Total Sales Price	7,400,036	7,400,036
Average Assessed Value	430,994	372,341
Average Sales Price	435,296	435,296
Number in Sample	17	17
Median Ratio	1.0153	0.8583
Mean (Average) Ratio	0.9744	0.8522
Weighted Mean (S.W.A.) Ratio	0.9901	0.8554
Regression Index (P.R.D.)	0.9841	0.9963
Coefficient of Dispersion	0.0786	0.0354

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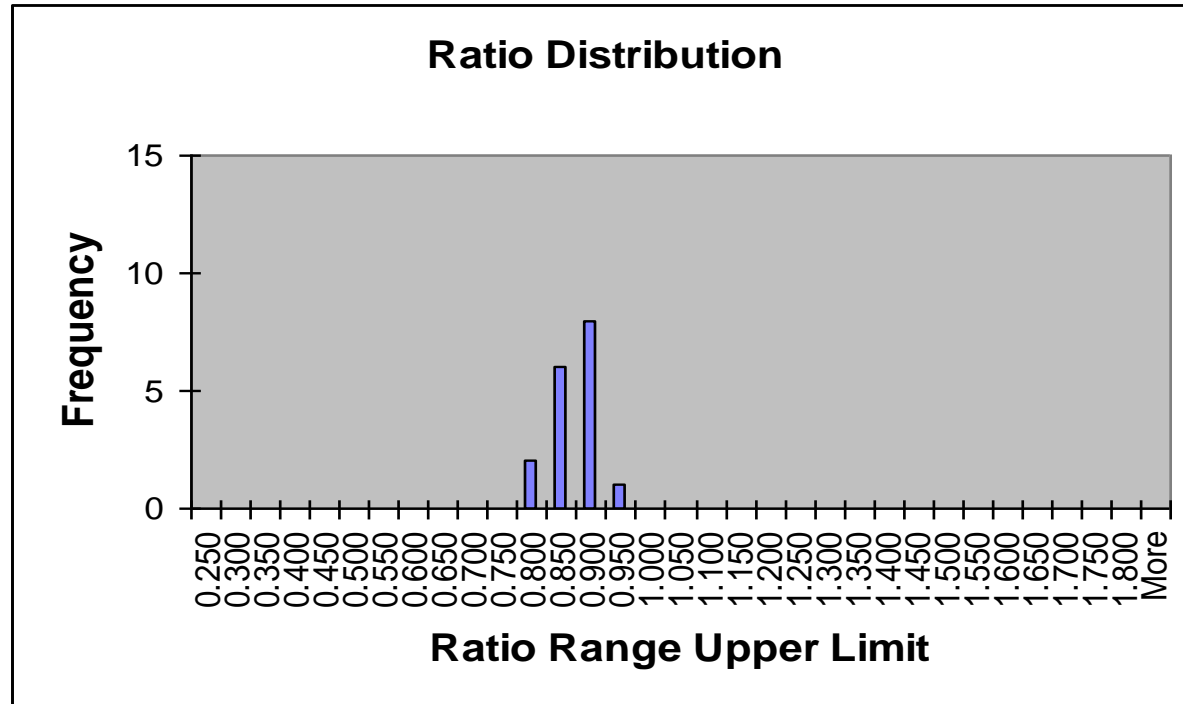


**Performance Analysis**

**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
27070100200400	910	B4		N/A	N/A		252,000	6/10/2008	V	261,000	0.97
27080600200300	111	57	1962	11 - 1 Story	45 Average	1,628	273,500	6/11/2008	I	305,000	0.90
27080600201100	111	57	1922	11 - 1 Story	25 Low	900	389,500	2/13/2008	I	460,000	0.85
28081900201900	118	59	1997	71 - DW Manuf. Home	65 Very Good	1,177	238,700	3/21/2008	I	255,000	0.94
28072300102000	111	59	1986	17 - 2 Story	55 Good	2,362	399,600	4/18/2008	I	472,000	0.85
28072600401600	111	B2	1924	14 - 1 1/2 Story	35 Fair	1,344	230,000	12/29/2008	I	285,000	0.81
28083000301000	111	57	2002	11 - 1 Story	45 Average	1,548	318,900	7/1/2008	I	422,000	0.76
28083000302600	111	46	2000	17 - 2 Story	45 Average	2,016	299,100	1/4/2008	I	375,950	0.80
28073500400800	111	57	1990	17 - 2 Story	65 Very Good	3,078	659,400	2/20/2008	I	705,000	0.94
28073600300200	111	B4	1965	11 - 1 Story	45 Average	1,162	284,800	4/15/2008	I	337,300	0.84
00396500005300	118	6	2002	71 - DW Manuf. Home	55 Good	1,296	192,900	6/26/2008	I	254,000	0.76
00396500009200	118	6	1997	71 - DW Manuf. Home	55 Good	912	163,500	1/4/2008	I	235,000	0.70
00424900000100	111	B2	1984	11 - 1 Story	45 Average	2,078	325,500	7/2/2008	I	375,000	0.87
00424900002400	111	B2	1978	11 - 1 Story	45 Average	1,481	260,900	5/22/2008	I	295,000	0.88
00709000000200	118	B2	1985	71 - DW Manuf. Home	55 Good	1,335	191,600	8/6/2008	I	240,000	0.80
00850200001100	111	B2	1996	11 - 1 Story	45 Average	1,433	293,400	3/26/2008	I	350,000	0.84
01009800002900	111	B2	2005	17 - 2 Story	49 Avg Plus	2,577	368,900	8/15/2008	I	427,836	0.86
01009800003100	111	B2	2005	17 - 2 Story	49 Avg Plus	2,526	373,700	3/18/2008	I	425,000	0.88
01009800004500	111	B2	2005	17 - 2 Story	49 Avg Plus	2,577	368,900	7/18/2008	I	420,000	0.88
01073800000200	111	B4	2007	17 - 2 Story	55 Good	3,864	512,700	8/22/2008	I	590,000	0.87
01073800000300	111	B4	2008	17 - 2 Story	55 Good	3,743	510,700	6/20/2008	I	595,000	0.86
01073800000400	111	B2	2007	17 - 2 Story	55 Good	3,354	460,300	6/23/2008	I	559,950	0.82

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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.

<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>
27070100202900	910	UD		N/A			100	1/3/2008	V	13,500	0.01
00396500006800	111	6	2008	11 - 1 Story	41 Avg Minus	1000	186,200	10/28/2008	I	225,000	0.83