

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: North Granite Falls East of Stilly**

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

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**Appraisal Area (Neighborhood):** 4505000

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**Parcels Appraised:** 2,574

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	186,411,700	155,984,200	-31,450,500	-16.9%
<b>Improvements:</b>	205,269,000	197,631,100	-7,637,900	-3.7%
<b>Total:</b>	391,680,700	353,615,300	-39,088,400	-10.0%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 63**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9398	0.8722	-0.0676	-7.2%
<b>Mean Ratio:</b>	1.0039	0.9050	-0.0989	-9.9%
<b>Weighted Mean:</b>	0.9663	0.8840	-0.0822	-8.5%
<b>PRD:</b>	1.0389	1.0237	-0.0152	-1.5%
<b>COD:</b>	0.1201	0.0929	-0.0272	-22.7%

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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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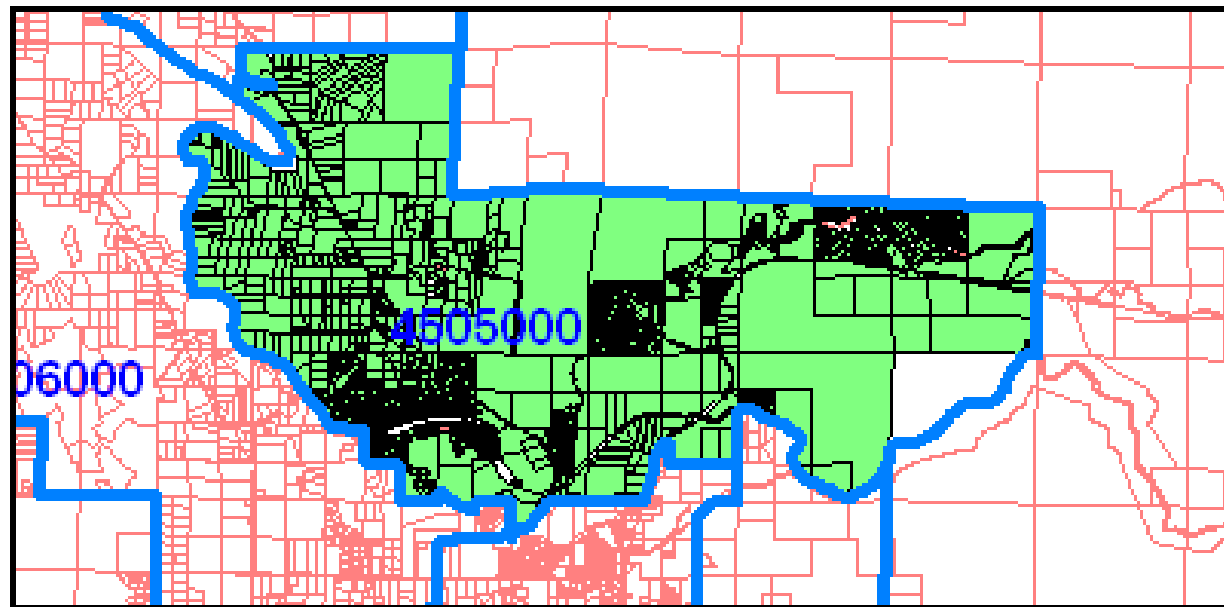


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 4505000 (AKA BMA 4505000) 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**

North of Granite Falls and east of the Stillaguamish River.

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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	17	L:	3,351,500	3,049,100	-302,400	-9.0%
		B:	1,425,500	1,297,100	-128,400	-9.0%
		T:	4,777,000	4,346,200	-430,800	-9.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	13	L:	2,055,800	1,268,900	-786,900	-38.3%
		B:	352,200	352,000	-200	-0.1%
		T:	2,408,000	1,620,900	-787,100	-32.7%
Residential	1,721	L:	145,701,600	121,509,800	-24,191,800	-16.6%
		B:	202,600,500	195,123,500	-7,477,000	-3.7%
		T:	348,302,100	316,633,300	-31,668,800	-9.1%
Multifamily	1	L:	145,800	131,400	-14,400	-9.9%
		B:	330,500	297,200	-33,300	-10.1%
		T:	476,300	428,600	-47,700	-10.0%
Forest	37	L:	1,765,600	1,524,700	-240,900	-13.6%
		B:	255,700	235,700	-20,000	-7.8%
		T:	2,021,300	1,760,400	-260,900	-12.9%
Other	785	L:	33,391,400	28,485,900	-5,928,500	-17.8%
		B:	304,600	292,300	-12,300	-4.0%
		T:	33,696,000	28,778,200	-5,940,800	-17.6%

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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	2,574	L:	186,411,700	155,984,200	-31,450,500	-16.9%
		B:	205,269,000	197,631,100	-7,637,900	-3.7%
		T:	391,680,700	353,615,300	-39,088,400	-10.0%

- 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	11		
	111-Single Family Residence	1,005	47	4.7%
	112-2 Single Family Residences	16		
	117-Manufac Home (Leased Site)	45		
	118-Manufac Home (Owned Site)	471	8	1.7%
	122-Duplex	1		
	142-SFR Condominium CommonWall	2		
	183-Non Residential Structure	40		
	184-Septic System	40		
	185-Well	1		
	186-Septic & Well	23	1	4.3%
	198-Vacation Cabins	67		
	422-Motor Freight Transport.	1		
	456-Local Access Streets	4		
	483-Water Util & Irrig & Stg	2		
	485-Solid Waste disposal	1		
	624-Funeral/Crematory Services	1		
	699-Other Misc Services	1		
	723-Public Assembly	1		
	743-Swimming Areas	1		
	751-Resorts	1		
	818-Farms General	2	1	50.0%
	830-Open Space Agriculture	15		
	849-Other Fishery Activities	1		

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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>
	880-DF Timber Acres Only	26		
	881-DF Timber Ac w/ ImpAcBldg	2		
	889-DF Timber Ac w/ImpAcNoBldg	6		
	910-Undeveloped Land	763	6	0.8%
	915-Common Areas	14		
	939-Other Water Areas	7		
	950-Open Space Timber	3		
	<b>Grand Total</b>	<b>2,574</b>	<b>63</b>	<b>2.4%</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	2		
21 Designated Forest	14		
22 Open Space Forest	2		
24 Open Space Ag	9		
46 Spt/Well Site	339	6	1.8%
54 No Perk	22		
56 Spt/Wtr Acreage	1		
57 Other Acreage Type	257	4	1.6%
65 Topo Problems I	18		
88 Contiguous-less than 1 acre	86		
B1 Septic Fair NH	1,151	49	4.3%
B2 Septic Average Mixed NH	180	3	1.7%
B4 Septic Average NH	17		
CA Common Areas	16		
LF Land detail not used	17		
N/A Building only	75		
R1 Recreational Lot	164	1	0.6%
R2 Recreational Lot Wtrf	142		
SC SrCit Residual Contiguous	4		
UD Undevelopable Land	58		
<b>Grand Total</b>	<b>2,574</b>	<b>63</b>	<b>2.4%</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	605	19	3.1%
	12 - 1 Story Bsmt	50	3	6.0%
	14 - 1 1/2 Story	97	1	1.0%
	15 - 1 1/2 Story Bsmt	15		
	17 - 2 Story	152	9	5.9%
	18 - 2 Story Bsmt	16		
	20 - 2+ Story	4	1	25.0%
	21 - 2+ Story Bsmt	1		
	23 - Split Entry	127	13	10.2%
	24 - Tri Level	6	1	16.7%
	27 - Multi Level	1		
	71 - DW Manuf. Home	389	7	1.8%
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	96	1	1.0%
	77 - TW Manuf. Home	15		
	96 - Geodesic Dome	1		
	N/A	998	8	0.8%
	<b>Grand Total</b>	<b>2,574</b>	<b>63</b>	<b>2.4%</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	34		
	25 Low	108		
	35 Fair	227	2	0.9%
	41 Avg Minus	176	15	8.5%
	45 Average	669	30	4.5%
	49 Avg Plus	31	1	3.2%
	55 Good	252	6	2.4%
	65 Very Good	77	1	1.3%
	75 Excellent	2		
	N/A	998	8	0.8%
	<b>Grand Total</b>	<b>2,574</b>	<b>63</b>	<b>2.4%</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	1		
	1910 - 1919	3		
	1920 - 1929	12		
	1930 - 1939	7		
	1940 - 1949	15		
	1950 - 1959	28		
	1960 - 1969	233	3	1.29%
	1970 - 1979	217	6	2.76%
	1980 - 1989	246	2	0.81%
	1990 - 1999	488	18	3.69%
	2000 - 2009	326	26	7.98%
	N/A	998	8	0.80%
	<b>Grand Total</b>	<b>2,574</b>	<b>63</b>	<b>2.4%</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	1,000	8	0.8%
	1 - 499	82	1	1.2%
	500 - 749	118	1	0.8%
	750 - 999	189	3	1.6%
	1000 - 1249	396	22	5.6%
	1250 - 1499	286	8	2.8%
	1500 - 1749	204	10	4.9%
	1750 - 1999	163	8	4.9%
	2000 - 2249	49	2	4.1%
	2250 - 2499	35		
	2500 - 2749	16		
	2750 - 2999	10		
	3000 - 3249	9		
	3250 - 3499	4		
	3500 - 3749	6		
	3750 - 3999	2		
	4000 - 4249	1		
	5000 - Over	4		
	<b>Grand Total</b>	<b>2,574</b>	<b>63</b>	<b>2.4%</b>

N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area

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**Performance Analysis**

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**Performance Analysis**

**All Sales**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	13,745,900	12,576,200
Total Sales Price	14,225,800	14,225,800
Average Assessed Value	218,189	199,622
Average Sales Price	225,806	225,806
Number in Sample	63	63
Median Ratio	0.9398	0.8722
Mean (Average) Ratio	1.0039	0.9050
Weighted Mean (S.W.A.) Ratio	0.9663	0.8840
Regression Index (P.R.D.)	1.0389	1.0237
Coefficient of Dispersion (C.O.D.)	0.1201	0.0929

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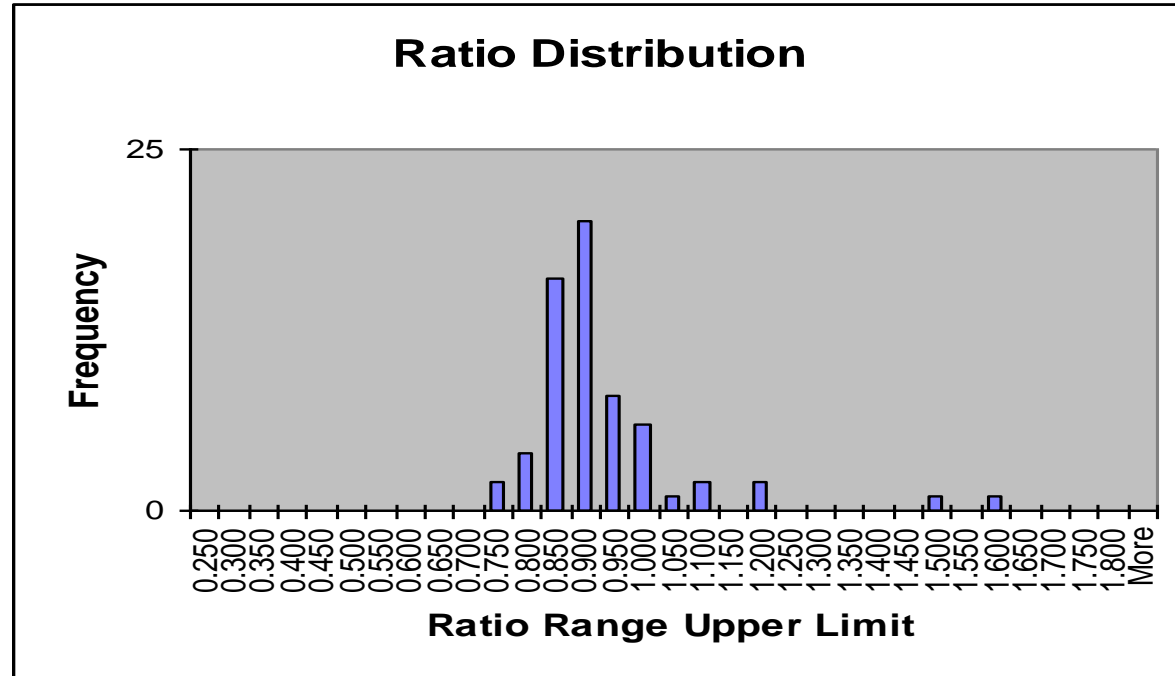


**Performance Analysis**

**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	11,581,200	10,631,400
Total Sales Price	12,227,600	12,227,600
Average Assessed Value	246,409	226,200
Average Sales Price	260,162	260,162
Number in Sample	47	47
Median Ratio	0.9352	0.8564
Mean (Average) Ratio	0.9518	0.8709
Weighted Mean (S.W.A.) Ratio	0.9471	0.8695
Regression Index (P.R.D.)	1.0049	1.0016
Coefficient of Dispersion	0.0644	0.0553

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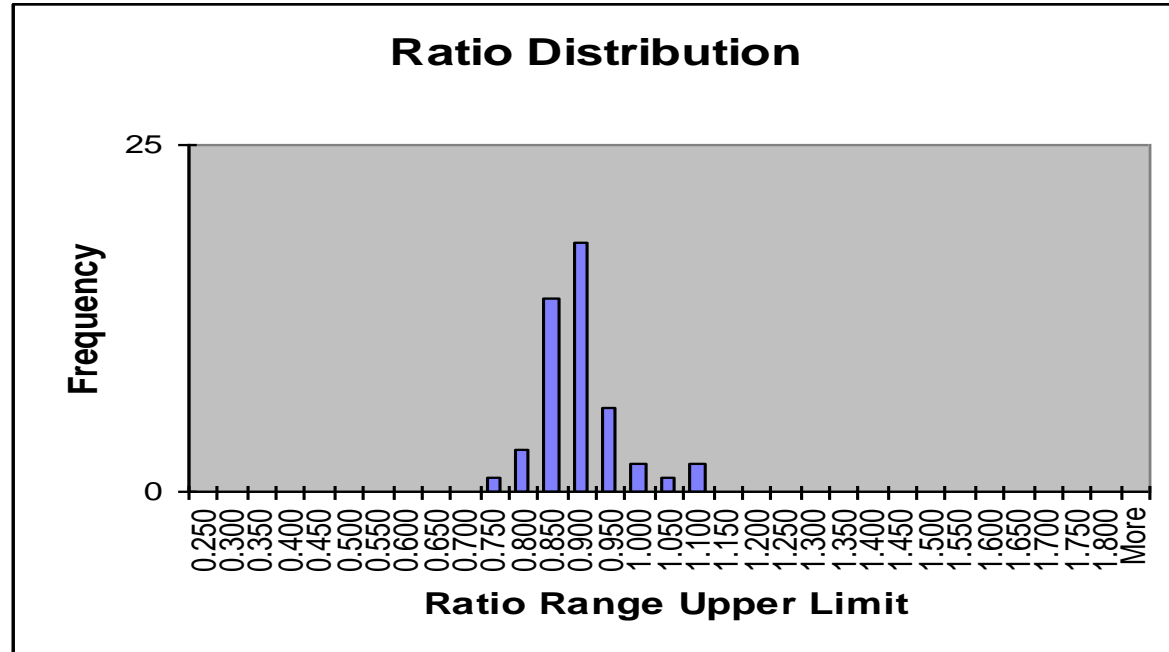


**Performance Analysis**

**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
30060200304200	111	B2	1990	11 - 1 Story	45 Average	1,481	285,600	9/19/2008	I	317,000	0.90
30060200202500	111	B2	1991	11 - 1 Story	45 Average	1,774	343,200	12/2/2008	I	370,000	0.93
30060300102200	186	57		N/A	N/A		137,100	8/7/2008	I	189,000	0.73
30070600100900	111	57	1964	11 - 1 Story	45 Average	936	218,700	11/10/2008	I	256,900	0.85
30061100101400	111	46	2007	11 - 1 Story	45 Average	1,864	303,500	3/24/2008	I	355,000	0.85
30061100102900	111	46	2007	11 - 1 Story	45 Average	1,864	300,300	5/20/2008	I	350,000	0.86
31063400402300	111	57	1994	11 - 1 Story	49 Avg Plus	2,100	429,200	4/4/2008	I	485,000	0.88
00400800004600	111	46	1980	24 - Tri Level	45 Average	1,624	242,000	5/21/2008	I	271,000	0.89
00401000005000	111	B1	2005	17 - 2 Story	41 Avg Minus	1,008	174,500	5/12/2008	I	215,500	0.81
00401000005201	111	B1	2008	23 - Split Entry	41 Avg Minus	1,214	202,200	3/17/2008	I	255,000	0.79
00401000005400	111	B1	2007	23 - Split Entry	45 Average	1,214	213,400	1/22/2008	I	255,000	0.84
00401000010200	111	B1	2001	17 - 2 Story	41 Avg Minus	1,128	170,200	10/15/2008	I	160,000	1.06
00401000012300	111	B1	2005	23 - Split Entry	45 Average	1,366	198,800	4/25/2008	I	216,900	0.92
00401000012600	111	B1	2008	23 - Split Entry	41 Avg Minus	1,400	194,800	6/3/2008	I	227,900	0.85
00401000016600	111	B1	2007	23 - Split Entry	45 Average	1,366	202,100	3/10/2008	I	224,950	0.90
00401100006500	111	B1	1972	14 - 1 1/2 Story	45 Average	1,962	236,700	10/27/2008	I	234,950	1.01
00401100008300	910	B1		N/A	N/A		55,000	2/20/2008	V	69,000	0.80
00401100009000	111	B1	2008	17 - 2 Story	41 Avg Minus	1,075	174,400	3/24/2008	I	199,950	0.87
00401100009100	111	B1	2008	17 - 2 Story	41 Avg Minus	1,075	172,300	7/15/2008	I	205,000	0.84
00401100009400	910	R1		N/A	N/A		7,500	5/13/2008	V	8,000	0.94
00401100014100	118	B1	1992	71 - DW Manuf. Home	55 Good	1,186	156,100	9/23/2008	I	162,200	0.96
00401100014900	118	B1	1996	71 - DW Manuf. Home	55 Good	1,050	140,600	12/4/2008	I	156,000	0.90
00422500004900	111	B1	1994	11 - 1 Story	41 Avg Minus	1,228	210,500	4/8/2008	I	245,000	0.86
00480000009900	910	B1		N/A	N/A		59,000	5/5/2008	V	73,675	0.80

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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
0048000010000	910	B1		N/A	N/A		59,000	5/5/2008	V	70,175	0.84
0048000011000	111	B1	1978	11 - 1 Story	45 Average	912	175,000	11/10/2008	I	217,500	0.80
0048000012800	111	B1	1997	23 - Split Entry	45 Average	1,214	214,500	4/24/2008	I	245,000	0.88
00520200003400	118	B1	1986	71 - DW Manuf. Home	55 Good	1,142	118,500	4/29/2008	I	120,000	0.99
00520200010100	111	B1	2008	23 - Split Entry	41 Avg Minus	1,214	212,900	5/14/2008	I	254,000	0.84
00529800000700	118	B1	1997	71 - DW Manuf. Home	55 Good	2,182	215,600	4/29/2008	I	244,500	0.88
00551400002700	111	B1	1998	11 - 1 Story	45 Average	1,064	200,600	2/25/2008	I	228,000	0.88
00551500001500	111	B1	2006	17 - 2 Story	45 Average	1,955	290,100	6/24/2008	I	324,950	0.89
00551500003600	111	B1	2007	23 - Split Entry	45 Average	1,983	266,300	12/16/2008	I	319,000	0.83
00551500004000	111	B1	2000	23 - Split Entry	45 Average	1,608	229,700	2/12/2008	I	270,000	0.85
00551500006400	111	B1	2001	23 - Split Entry	45 Average	1,798	233,200	1/10/2008	I	296,000	0.79
00551500008600	111	B1	1997	11 - 1 Story	45 Average	1,063	210,600	3/14/2008	I	250,000	0.84
00551500009300	111	B1	1972	11 - 1 Story	35 Fair	480	119,900	9/24/2008	I	150,000	0.80
00551500010300	111	B1	1997	23 - Split Entry	45 Average	1,696	226,600	5/9/2008	I	266,500	0.85
00551500010900	111	B1	2002	23 - Split Entry	45 Average	1,798	229,300	9/12/2008	I	250,000	0.92
00551500012600	111	B1	1997	11 - 1 Story	45 Average	1,145	205,600	4/10/2008	I	228,500	0.90
00556900003100	111	46	1965	11 - 1 Story	45 Average	1,572	272,100	6/24/2008	I	340,000	0.80
00557200200400	118	46	1990	71 - DW Manuf. Home	55 Good	1,690	175,100	3/14/2008	I	176,000	0.99
00557200201100	910	46		N/A	N/A		32,000	2/26/2008	V	27,500	1.16
00557300101500	111	B1	2006	20 - 2+ Story	45 Average	1,700	261,400	5/20/2008	I	275,000	0.95
00557300101900	111	B1	2008	17 - 2 Story	41 Avg Minus	1,298	216,300	9/22/2008	I	256,000	0.84
00557300103000	111	B1	2008	17 - 2 Story	45 Average	1,606	243,400	2/8/2008	I	335,000	0.73
00557600001900	111	B1	1967	11 - 1 Story	45 Average	592	133,100	7/10/2008	I	165,000	0.81
00557600003201	111	B1	2000	17 - 2 Story	41 Avg Minus	1,100	180,600	8/8/2008	I	222,000	0.81

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**Mass Appraisal Report**

**Residential Neighborhood: North Granite Falls East of Stilly**

**Appraisal Date: January 1, 2009**



**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
00557600003501	118	B1	1977	74 - SW Manuf. Home	35 Fair	924	77,600	9/2/2008	I	65,050	1.19
00622300000300	111	B1	2000	11 - 1 Story	41 Avg Minus	1,094	213,700	3/19/2008	I	238,000	0.90
00622300000400	118	B1	1993	71 - DW Manuf. Home	65 Very Good	1,294	219,800	12/19/2008	I	225,000	0.98
00625200002200	111	B1	1979	11 - 1 Story	45 Average	1,450	252,300	5/29/2008	I	265,000	0.95
00625200003000	111	B1	1994	11 - 1 Story	41 Avg Minus	1,134	192,900	7/24/2008	I	229,950	0.84
00625200003400	910	B1		N/A	N/A		35,000	8/29/2008	V	22,000	1.59
00625200007900	111	B1	1995	11 - 1 Story	45 Average	1,176	207,800	6/16/2008	I	254,950	0.82
00627300005000	111	B1	1995	12 - 1 Story Bsmt	45 Average	1,026	225,200	8/20/2008	I	211,300	1.07
00627300008300	111	B1	2000	23 - Split Entry	41 Avg Minus	1,460	199,200	4/18/2008	I	240,000	0.83
00627300008800	111	B1	1979	12 - 1 Story Bsmt	45 Average	1,131	206,400	10/22/2008	I	241,000	0.86
00627300009600	118	B1	1995	71 - DW Manuf. Home	55 Good	1,510	163,600	6/24/2008	I	191,100	0.86
00406400003100	111	B1	2002	11 - 1 Story	41 Avg Minus	1,140	207,500	8/15/2008	I	230,000	0.90
30061100103900	111	57	2007	12 - 1 Story Bsmt	45 Average	1,538	299,500	8/7/2008	I	319,950	0.94
30061100401800	818	B2		N/A	N/A		293,300	4/10/2008	I	199,000	1.47
00401100014701	111	B1	2008	17 - 2 Story	41 Avg Minus	1,712	233,300	6/17/2008	I	259,950	0.90

## Snohomish County Assessor's Office



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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
00401000007400	910	B1		N/A	N/A		29,000	7/7/2008	V	10,000	2.90
00401100005300	184	B1		N/A	N/A		58,700	4/11/2008	I	20,000	2.94
00406400002800	111	B1	1967	11 - 1 Story	45 Average	1470	139,900	8/5/2008	I	90,000	1.55
00480000002700	910	B1		N/A	N/A		48,000	10/10/2008	I	62,000	0.77
00400800003800	198	46	1962	11 - 1 Story	15 Sub Std	288	74,000	9/16/2008	I	80,600	0.92
00551400008400	910	B1		N/A	N/A		39,000	8/21/2008	V	5,000	7.80
00557100301600	111	46	2008	17 - 2 Story	41 Avg Minus	1680	197,700	12/9/2008	I	235,000	0.84
00627300009500	111	B1	1972	14 - 1 1/2 Story	45 Average	832	61,000	7/14/2008	T	103,000	0.59
00401000009201	910	B1		N/A	N/A		39,000	10/30/2008	V	10,000	3.90