

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**

---



**Summary**

---

**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

---

**Appraisal Area (Neighborhood):** 4509000-4509901

---

**Parcels Appraised:** 3,553

---

**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	575,579,700	500,729,500	-81,783,500	-14.2%
<b>Improvements:</b>	540,255,500	472,822,600	-67,895,500	-12.6%
<b>Total:</b>	1,115,835,200	973,552,100	-149,679,000	-13.4%

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**

---



**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 48**

---

	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	1.0129	0.8630	-0.1500	-14.8%
<b>Mean Ratio:</b>	1.0250	0.8885	-0.1365	-13.3%
<b>Weighted Mean:</b>	1.0015	0.8590	-0.1425	-14.2%
<b>PRD:</b>	1.0235	1.0344	0.0109	1.1%
<b>COD:</b>	0.0971	0.0946	-0.0025	-2.6%

---

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

---

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**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**



**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**

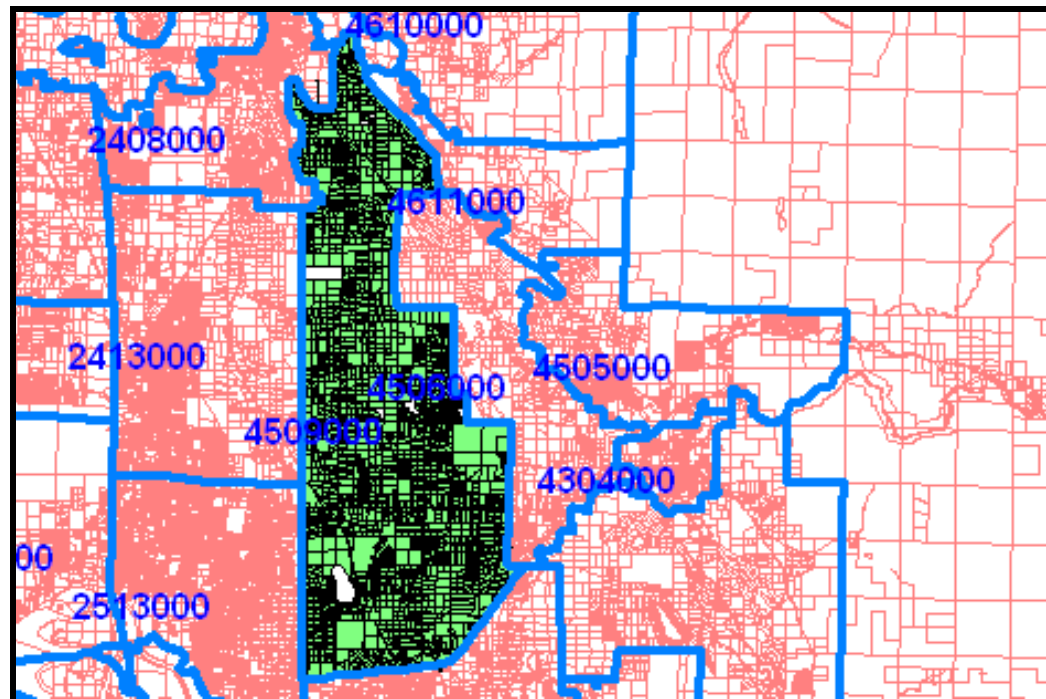


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 4509000-4509901 (AKA BMA 4509000-4509901) 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.

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**

---



**Appraisal Area**

**Neighborhood Description**

An area south of Arlington, east of SR 9, north of SR 92 and generally west of the Stillaguamish and Pilchuck Rivers.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**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	60	L:	19,505,800	15,167,300	-4,338,500	-22.2%
		B:	7,836,000	6,738,200	-1,097,800	-14.0%
		T:	27,341,800	21,905,500	-5,436,300	-19.9%
Industrial	1	L:	335,200	279,200	-56,000	-16.7%
		B:	0	0	0	0.0%
		T:	335,200	279,200	-56,000	-16.7%
Commercial	40	L:	4,362,400	3,227,200	-1,135,200	-26.0%
		B:	1,939,700	1,827,400	-112,300	-5.8%
		T:	6,302,100	5,054,600	-1,247,500	-19.8%
Residential	2,806	L:	454,694,800	398,907,600	-57,546,500	-12.7%
		B:	525,154,600	459,622,000	-65,995,200	-12.6%
		T:	979,849,400	858,529,600	-123,541,700	-12.6%
Multifamily	10	L:	1,571,600	1,386,000	-185,600	-11.8%
		B:	2,488,500	2,193,300	-295,200	-11.9%
		T:	4,060,100	3,579,300	-480,800	-11.8%
Forest	57	L:	6,309,500	4,998,100	-1,311,400	-20.8%
		B:	2,753,200	2,362,200	-391,000	-14.2%
		T:	9,062,700	7,360,300	-1,702,400	-18.8%
Other	579	L:	88,800,400	76,764,100	-17,210,300	-19.4%
		B:	83,500	79,500	-4,000	-4.8%
		T:	88,883,900	76,843,600	-17,214,300	-19.4%

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**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	3,553	L:	575,579,700	500,729,500	-81,783,500	-14.2%
		B:	540,255,500	472,822,600	-67,895,500	-12.6%
		T:	1,115,835,200	973,552,100	-149,679,000	-13.4%

- 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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**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	53		
	111-Single Family Residence	1,802	35	1.9%
	112-2 Single Family Residences	43		
	117-Manufac Home (Leased Site)	121		
	118-Manufac Home (Owned Site)	627	7	1.1%
	119-Manuf Home (MHP)	16		
	122-Duplex	10		
	183-Non Residential Structure	68		
	184-Septic System	24		
	185-Well	1		
	186-Septic & Well	30		
	187-Non Res Structure Condo	20	1	5.0%
	189-Other Residential	1		
	249-Other Lumber & Wood Prod	1		
	456-Local Access Streets	4		
	459-Other Highway NEC	3		
	471-Telephone Communication	1		
	481-Electric Utility	4		
	482-Gas Utility	1		
	491-Oth Pipeline Right-of-Way	1	1	100.0%
	637-Warehouse/Storage Services	1		
	672-Protective Functions	2		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	1		

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**Neighborhood Profile**

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	721-Entertainment Assembly	1		
	742-Playgrounds/Athletic Areas	1		
	745-Trails (Centennial, etal)	12		
	752-Group & Organized camps	3		
	761-Parks, General Recreation	4		
	817-Farms Poultry	3		
	829-Other Ag Related	2		
	830-Open Space Agriculture	24		
	880-DF Timber Acres Only	37		
	881-DF Timber Ac w/ ImpAcBldg	5		
	910-Undeveloped Land	562	4	0.7%
	911-Vacant Site/Mobile Park	1		
	915-Common Areas	12		
	916-Water Retention Area	1		
	932-Lakes	1		
	940-Open Space General	33		
	950-Open Space Timber	15		
	<b>Grand Total</b>	<b>3,553</b>	<b>48</b>	<b>1.4%</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.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**Neighborhood Profile**

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	21 Designated Forest	22		
	22 Open Space Forest	6		
	23 Open Space General	17		
	24 Open Space Ag	15		
	46 Spt/Well Site	137	1	0.7%
	47 Spt/Well Site	103	6	5.8%
	54 No Perk	32		
	57 Other Acreage Type	1,880	14	0.7%
	59 Other Acreage Type	344	18	5.2%
	65 Topo Problems I	85		
	84 Pipeline Easement	3		
	86 Utility Easement (P/L)	22		
	88 Contiguous-less than 1 acre	7		
	B2 Septic Average Mixed NH	112		
	B3 Septic - Access DNA Devlpm	41		
	B4 Septic Average NH	338	6	1.8%
	B6 Septic Good Homogenous NH	33		
	C9 Exception Condo Plat	19	1	5.3%
	CA Common Areas	15		
	LF Land detail not used	19		
	LL Land Type Not Defined	1		
	N/A Building only	189		
	SC SrCit Residual Contiguous	17		
	UD Undevelopable Land	44	1	2.3%

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
W1 Wtrfrt/View Type I	24	1	4.2%
W2 Wtrfrt/View Type II	19		
W3 Wtrfrt/View Type III	3		
W4 Wtrfrt/View Type IV	6		
<b>Grand Total</b>	<b>3,553</b>	<b>48</b>	<b>1.4%</b>

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

## Snohomish County Assessor's Office

### Mass Appraisal Report

Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights

Appraisal Date: January 1, 2009



### Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	809	14	1.7%
	12 - 1 Story Bsmt	137		
	14 - 1 1/2 Story	146	1	0.7%
	15 - 1 1/2 Story Bsmt	46	2	4.3%
	17 - 2 Story	557	16	2.9%
	18 - 2 Story Bsmt	44		
	20 - 2+ Story	3		
	21 - 2+ Story Bsmt	1		
	23 - Split Entry	100	2	2.0%
	24 - Tri Level	44		
	71 - DW Manuf. Home	541	7	1.3%
	72 - DWB Manuf. Home	2		
	74 - SW Manuf. Home	155		
	77 - TW Manuf. Home	38		
	96 - Geodesic Dome	1		
	N/A	929	6	0.6%
	<b>Grand Total</b>	<b>3,553</b>	<b>48</b>	<b>1.4%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**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	3		
	25 Low	69		
	35 Fair	265		
	41 Avg Minus	21		
	45 Average	1,225	16	1.3%
	49 Avg Plus	538	17	3.2%
	55 Good	424	8	1.9%
	65 Very Good	74	1	1.4%
	75 Excellent	5		
	N/A	929	6	0.6%
	<b>Grand Total</b>	<b>3,553</b>	<b>48</b>	<b>1.4%</b>

N/A: Land Only Accounts Or Miscellaneous Structures (Barns, Sheds, etc).

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**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>
	1899 & older	1		
	1900 - 1909	20		
	1910 - 1919	28		
	1920 - 1929	45		
	1930 - 1939	40		
	1940 - 1949	32		
	1950 - 1959	34		
	1960 - 1969	172	2	1.16%
	1970 - 1979	404	3	0.74%
	1980 - 1989	503	6	1.19%
	1990 - 1999	703	5	0.71%
	2000 - 2009	642	26	4.05%
	N/A	929	6	0.65%
	<b>Grand Total</b>	<b>3,553</b>	<b>48</b>	<b>1.4%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**



**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		931	6	0.6%
1 - 499		12		
500 - 749		49		
750 - 999		155	1	0.6%
1000 - 1249		216	3	1.4%
1250 - 1499		314	3	1.0%
1500 - 1749		357	3	0.8%
1750 - 1999		411	7	1.7%
2000 - 2249		311	4	1.3%
2250 - 2499		198	7	3.5%
2500 - 2749		205	6	2.9%
2750 - 2999		159	3	1.9%
3000 - 3249		86	3	3.5%
3250 - 3499		49	1	2.0%
3500 - 3749		35		
3750 - 3999		17	1	5.9%
4000 - 4249		10		
4250 - 4499		8		
4500 - 4749		11		
4750 - 4999		6		
5000 - Over		13		
<b>Grand Total</b>		<b>3,553</b>	<b>48</b>	<b>1.4%</b>

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

## Snohomish County Assessor's Office

### Mass Appraisal Report

Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights

Appraisal Date: January 1, 2009



### Performance Analysis

#### Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	19,383,000	16,625,500
Total Sales Price	19,354,179	19,354,179
Average Assessed Value	403,813	346,365
Average Sales Price	403,212	403,212
Number in Sample	48	48
Median Ratio	1.0129	0.8630
Mean (Average) Ratio	1.0250	0.8885
Weighted Mean (S.W.A.) Ratio	1.0015	0.8590
Regression Index (P.R.D.)	1.0235	1.0344
Coefficient of Dispersion (C.O.D.)	0.0971	0.0946

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**

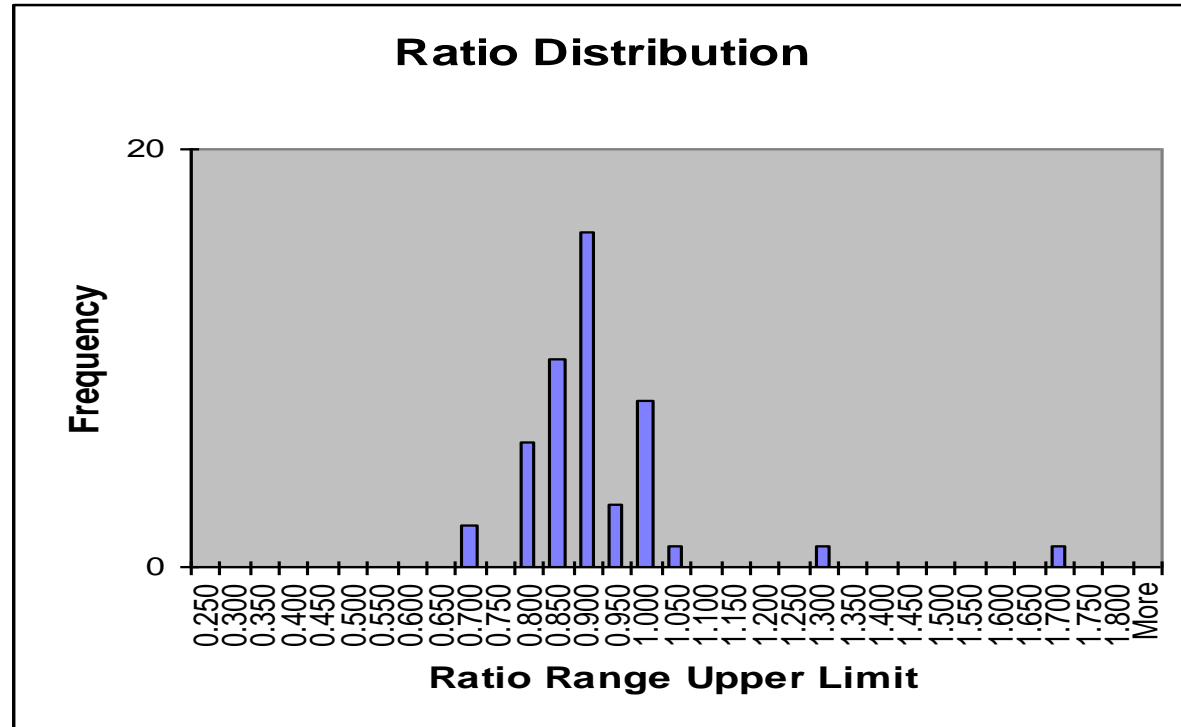


**Performance Analysis**

**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**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**

---



**Performance Analysis**

**Performance Analysis**

**Use Code 111**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	16,879,900	14,383,800
Total Sales Price	16,873,179	16,873,179
Average Assessed Value	482,283	410,966
Average Sales Price	482,091	482,091
Number in Sample	35	35
Median Ratio	1.0122	0.8595
Mean (Average) Ratio	1.0068	0.8582
Weighted Mean (S.W.A.) Ratio	1.0004	0.8525
Regression Index (P.R.D.)	1.0064	1.0067
Coefficient of Dispersion	0.0669	0.0483

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**Appraisal Date: January 1, 2009**

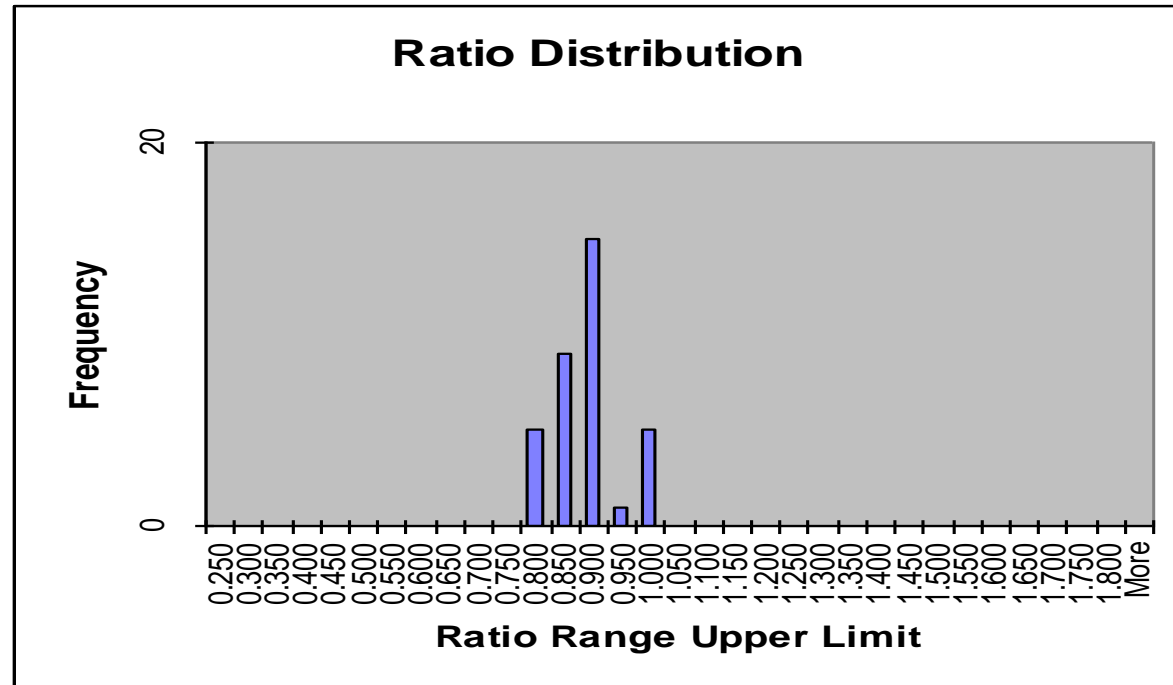


**Performance Analysis**

**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

### Mass Appraisal Report

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**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
30060500101500	111	59	2002	23 - Split Entry	45 Average	1,987	321,600	8/6/2008	I	358,000	0.90
29060500204200	111	57	1999	17 - 2 Story	49 Avg Plus	2,296	382,800	10/8/2008	I	489,000	0.78
30052500401500	111	57	1987	11 - 1 Story	45 Average	1,736	352,000	4/2/2008	I	400,000	0.88
30060700301500	118	57	1975	71 - DW Manuf. Home	45 Average	1,248	181,100	4/8/2008	I	270,000	0.67
30060800101900	111	59	2005	11 - 1 Story	45 Average	1,654	336,700	12/19/2008	I	350,000	0.96
30060800103300	111	59	2007	11 - 1 Story	65 Very Good	3,994	751,600	7/9/2008	I	950,000	0.79
30060800200800	111	59	2005	17 - 2 Story	55 Good	2,838	504,000	4/7/2008	I	529,000	0.95
30060800400600	111	59	1994	17 - 2 Story	55 Good	3,326	532,800	3/12/2008	I	619,879	0.86
30061800300900	111	57	1991	11 - 1 Story	45 Average	1,759	327,200	8/25/2008	I	379,950	0.86
30061800401100	910	57		N/A	N/A		248,300	5/19/2008	V	310,000	0.80
30061900101200	111	57	1980	15 - 1 1/2 Story Bsmt	49 Avg Plus	1,056	290,700	3/20/2008	I	352,950	0.82
30061900200400	111	57	1999	11 - 1 Story	45 Average	1,269	368,500	6/24/2008	I	484,000	0.76
30062900103500	118	57	1984	71 - DW Manuf. Home	45 Average	1,782	240,300	8/12/2008	I	315,000	0.76
30062900400300	491	UD		N/A	N/A		1,800	3/12/2008	V	1,800	1.00
30063100201600	118	W1	1966	71 - DW Manuf. Home	45 Average	1,174	135,400	5/6/2008	I	80,000	1.69
30063200101200	111	B4	1969	11 - 1 Story	45 Average	1,471	265,600	9/4/2008	I	276,000	0.96
31051300301100	118	B4	2002	71 - DW Manuf. Home	55 Good	1,782	309,400	3/20/2008	I	323,800	0.96
31052400100300	910	57		N/A	N/A		177,200	7/23/2008	V	141,000	1.26
31060700302300	118	B4	1980	71 - DW Manuf. Home	45 Average	1,820	240,300	3/10/2008	I	240,400	1.00
31061800200300	910	57		N/A	N/A		172,600	2/19/2008	V	165,000	1.05
31061900202800	111	57	1989	23 - Split Entry	45 Average	2,303	346,400	4/15/2008	I	415,000	0.83
31062000300100	111	B4	1988	15 - 1 1/2 Story Bsmt	45 Average	1,902	393,300	4/25/2008	I	520,000	0.76
31062000401900	118	B4	1979	71 - DW Manuf. Home	45 Average	1,710	246,000	11/19/2008	I	265,000	0.93
00429100001200	118	46	1978	71 - DW Manuf. Home	45 Average	1,440	132,600	2/15/2008	I	152,500	0.87
00590700014400	111	57	2002	17 - 2 Story	45 Average	2,712	457,000	9/22/2008	I	589,000	0.78

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**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
0086690000600	111	59	1998	17 - 2 Story	49 Avg Plus	1,796	354,900	4/14/2008	I	427,500	0.83
0089590000300	111	57	2007	14 - 1 1/2 Story	45 Average	817	323,700	11/18/2008	I	372,000	0.87
31052400401600	111	57	2007	17 - 2 Story	49 Avg Plus	2,209	384,000	3/14/2008	I	436,000	0.88
00908600000800	111	59	2001	17 - 2 Story	49 Avg Plus	2,351	384,000	3/6/2008	I	442,500	0.87
00924100000800	111	59	2004	17 - 2 Story	49 Avg Plus	2,318	382,400	8/21/2008	I	450,000	0.85
00928500000700	910	B4		N/A	N/A		127,000	3/18/2008	V	185,000	0.69
00932200000500	111	59	2003	17 - 2 Story	55 Good	2,715	565,400	4/29/2008	I	700,000	0.81
00932200000800	111	59	2004	17 - 2 Story	55 Good	2,971	442,700	8/15/2008	I	486,000	0.91
01000400001100	111	59	2005	11 - 1 Story	55 Good	2,552	452,700	9/3/2008	I	540,000	0.84
01006200000900	111	59	2005	17 - 2 Story	55 Good	3,108	475,600	9/10/2008	I	550,000	0.86
01042500004300	111	47	2007	11 - 1 Story	55 Good	2,574	456,200	5/15/2008	I	525,000	0.87
01042500005100	111	47	2006	11 - 1 Story	49 Avg Plus	2,057	375,500	11/8/2008	I	454,000	0.83
01042500005500	111	47	2007	11 - 1 Story	49 Avg Plus	2,452	429,000	4/7/2008	I	485,950	0.88
01042500005900	111	47	2007	11 - 1 Story	49 Avg Plus	2,183	401,400	6/19/2008	I	472,000	0.85
01042500006000	111	47	2007	11 - 1 Story	49 Avg Plus	2,452	416,400	3/5/2008	I	485,950	0.86
01042500007300	111	47	2008	11 - 1 Story	49 Avg Plus	2,451	435,400	5/23/2008	I	538,750	0.81
01045800001600	187	C9		N/A	N/A		29,700	11/7/2008	I	31,500	0.94
01073700001300	111	59	2008	11 - 1 Story	49 Avg Plus	2,108	374,100	1/29/2008	I	439,950	0.85
01073700001400	111	59	2008	17 - 2 Story	49 Avg Plus	2,852	438,100	5/2/2008	I	459,950	0.95
01073700001600	111	59	2008	17 - 2 Story	49 Avg Plus	3,188	433,100	1/18/2008	I	529,950	0.82
01073700001700	111	59	2008	17 - 2 Story	49 Avg Plus	2,695	403,400	7/16/2008	I	454,950	0.89
01073700001900	111	59	2008	17 - 2 Story	49 Avg Plus	2,672	387,500	7/25/2008	I	449,950	0.86
01073700002000	111	59	2008	17 - 2 Story	49 Avg Plus	3,188	438,100	10/28/2008	I	460,000	0.95

## Snohomish County Assessor's Office

### Mass Appraisal Report

**Residential Neighborhood: Lake Cassidy, Getchell and Sisco Heights**

**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.

<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>
01042500007000	111	47	2007	11 - 1 Story	49 Avg Plus	2452	352,800	11/21/2008	I	458,950	0.77
01073700000300	111	59	2008	17 - 2 Story	49 Avg Plus	2852	333,200	10/28/2008	I	454,000	0.73
01073700001500	910	59		N/A	N/A		164,000	9/15/2008	I	444,950	0.37