

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Darrington School District

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 4601000-4601903

Parcels Appraised: 2,947

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	340,801,900	251,258,400	-89,543,500	-26.3%
Improvements:	150,717,000	144,558,100	-6,158,900	-4.1%
Total:	491,518,900	395,816,500	-95,702,400	-19.5%

Snohomish County Assessor's Office

Mass Appraisal Report

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 26

	2008	2009	Change	% Change
Median Ratio:	0.9142	0.8458	-0.0684	-7.5%
Mean Ratio:	0.9223	0.8486	-0.0737	-8.0%
Weighted Mean:	0.9167	0.8663	-0.0504	-5.5%
PRD:	1.0061	0.9795	-0.0266	-2.6%
COD:	0.1635	0.1069	-0.0566	-34.6%

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

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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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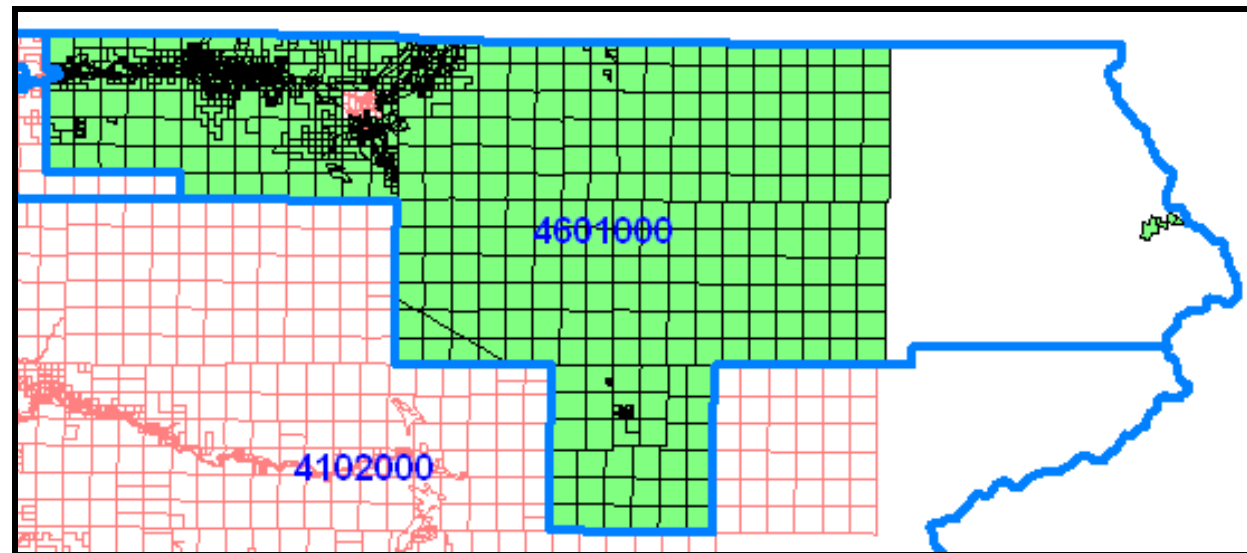


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4601000-4601903 (AKA BMA 4601000-4601903) 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.

Neighborhood Description

All of Darrington School District #330.

Snohomish County Assessor's Office

Mass Appraisal Report

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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	70	L:	9,233,800	8,492,700	-741,100	-8.0%
		B:	2,715,300	2,546,600	-168,700	-6.2%
		T:	11,949,100	11,039,300	-909,800	-7.6%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	52	L:	2,761,700	2,428,900	-332,800	-12.1%
		B:	2,837,500	2,764,800	-72,700	-2.6%
		T:	5,599,200	5,193,700	-405,500	-7.2%
Residential	1,418	L:	101,890,600	91,459,900	-10,430,700	-10.2%
		B:	140,748,400	134,984,400	-5,764,000	-4.1%
		T:	242,639,000	226,444,300	-16,194,700	-6.7%
Multifamily	4	L:	398,400	366,400	-32,000	-8.0%
		B:	715,900	858,900	143,000	20.0%
		T:	1,114,300	1,225,300	111,000	10.0%
Forest	161	L:	3,435,700	3,122,600	-313,100	-9.1%
		B:	3,551,000	3,354,600	-196,400	-5.5%
		T:	6,986,700	6,477,200	-509,500	-7.3%
Other	1,242	L:	223,081,700	145,387,900	-77,693,800	-34.8%
		B:	148,900	48,800	-100,100	-67.2%
		T:	223,230,600	145,436,700	-77,793,900	-34.8%

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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	2,947	L:	340,801,900	251,258,400	-89,543,500	-26.3%
		B:	150,717,000	144,558,100	-6,158,900	-4.1%
		T:	491,518,900	395,816,500	-95,702,400	-19.5%

- 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

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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	12		
	111-Single Family Residence	940	14	1.5%
	112-2 Single Family Residences	27		
	117-Manufac Home (Leased Site)	20		
	118-Manufac Home (Owned Site)	212	5	2.4%
	119-Manuf Home (MHP)	55	1	1.8%
	122-Duplex	3		
	123-Tri-Plex	1		
	183-Non Residential Structure	56	1	1.8%
	184-Septic System	3		
	185-Well	7		
	186-Septic & Well	9	1	11.1%
	198-Vacation Cabins	77		
	429-Other Motor Vehicle Transp	1		
	456-Local Access Streets	8		
	459-Other Highway NEC	1		
	481-Electric Utility	4		
	483-Water Util & Irrig & Stg	1		
	599-Other Retail Trade	1		
	672-Protective Functions	1		
	681-Nursery,Primary,Second Sch	4		
	683-Special Training/Schooling	1		
	691-Religious Activities	7		
	722-Sports Assembly	1		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	723-Public Assembly	1		
	745-Trails (Centennial, etal)	17		
	752-Group & Organized camps	1		
	761-Parks, General Recreation	3		
	830-Open Space Agriculture	39		
	850-Mine Claims Mineral Rights	18		
	854-Mining & Quarrying	2		
	880-DF Timber Acres Only	123		
	881-DF Timber Ac w/ ImpAcBldg	20		
	889-DF Timber Ac w/ImpAcNoBldg	12		
	890-Other Resource Production	1		
	910-Undeveloped Land	1,155	4	0.3%
	911-Vacant Site/Mobile Park	14		
	921-Forest Reserve	51		
	939-Other Water Areas	1		
	940-Open Space General	15		
	941-Open Space General Ag Cons	16		
	950-Open Space Timber	6		
	Grand Total	2,947	26	0.9%

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

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	14 US Forest Land	395		
	21 Designated Forest	98		
	22 Open Space Forest	3		
	23 Open Space General	7		
	24 Open Space Ag	30		
	46 Spt/Well Site	197	5	2.5%
	54 No Perk	1		
	57 Other Acreage Type	864	11	1.3%
	59 Other Acreage Type	3	1	33.3%
	6 Exception	6		
	62 Exception	31		
	63 Exception	83		
	65 Topo Problems I	105		
	67 Remote/No Power	6		
	86 Utility Easement (P/L)	8		
	88 Contiguous-less than 1 acre	23		
	B1 Septic Fair NH	479	8	1.7%
	B2 Septic Average Mixed NH	30		
	LF Land detail not used	54		
	MN Mining	14		
	N/A Building only	174	1	0.6%
	R1 Recreational Lot	55		
	R2 Recreational Lot Wtrf	58		
	R5 Spt/Well Site	2		

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Mass Appraisal Report

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Appraisal Date: January 1, 2009



Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
R6 Spt/Well Site	66		
SC SrCit Residual Contiguous	2		
U4 Waterfront IV	5		
U5 Waterfront V	30		
UD Undevelopable Land	118		
Grand Total	2,947	26	0.9%

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

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Mass Appraisal Report

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Neighborhood Profile

**Neighborhood Profile By
House Type**

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	737	7	0.9%
12 - 1 Story Bsmt	72	1	1.4%
14 - 1 1/2 Story	113	1	0.9%
15 - 1 1/2 Story Bsmt	15		
17 - 2 Story	91	4	4.4%
18 - 2 Story Bsmt	14		
23 - Split Entry	6		
24 - Tri Level	16	1	6.3%
71 - DW Manuf. Home	163	5	3.1%
74 - SW Manuf. Home	107	1	0.9%
77 - TW Manuf. Home	7		
N/A	1,606	6	0.4%
Grand Total	2,947	26	0.9%

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
	15 Sub Std	45		
	25 Low	188		
	35 Fair	362	2	0.6%
	41 Avg Minus	102	2	2.0%
	45 Average	460	9	2.0%
	49 Avg Plus	38	1	2.6%
	55 Good	111	6	5.4%
	65 Very Good	34		
	75 Excellent	1		
	N/A	1,606	6	0.4%
	Grand Total	2,947	26	0.9%

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

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1900 - 1909	11		
	1910 - 1919	29		
	1920 - 1929	88	1	1.14%
	1930 - 1939	88	1	1.14%
	1940 - 1949	76		
	1950 - 1959	115		
	1960 - 1969	151		
	1970 - 1979	224	4	1.79%
	1980 - 1989	157	3	1.91%
	1990 - 1999	200	3	1.50%
	2000 - 2009	202	8	3.96%
	N/A	1,606	6	0.37%
	Grand Total	2,947	26	0.9%

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

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
N/A		1,606	6	0.4%
1 - 499		78		
500 - 749		133	1	0.8%
750 - 999		235		
1000 - 1249		251	4	1.6%
1250 - 1499		204	4	2.0%
1500 - 1749		151	4	2.6%
1750 - 1999		117	3	2.6%
2000 - 2249		78	1	1.3%
2250 - 2499		36	2	5.6%
2500 - 2749		14		
2750 - 2999		18		
3000 - 3249		8		
3250 - 3499		6	1	16.7%
3500 - 3749		2		
3750 - 3999		5		
4000 - 4249		2		
4250 - 4499		1		
4500 - 4749		1		
5000 - Over		1		
Grand Total		2,947	26	0.9%

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	4,973,900	4,700,600
Total Sales Price	5,426,071	5,426,071
Average Assessed Value	191,304	180,792
Average Sales Price	208,695	208,695
Number in Sample	26	26
Median Ratio	0.9142	0.8458
Mean (Average) Ratio	0.9223	0.8486
Weighted Mean (S.W.A.) Ratio	0.9167	0.8663
Regression Index (P.R.D.)	1.0061	0.9795
Coefficient of Dispersion (C.O.D.)	0.1635	0.1069

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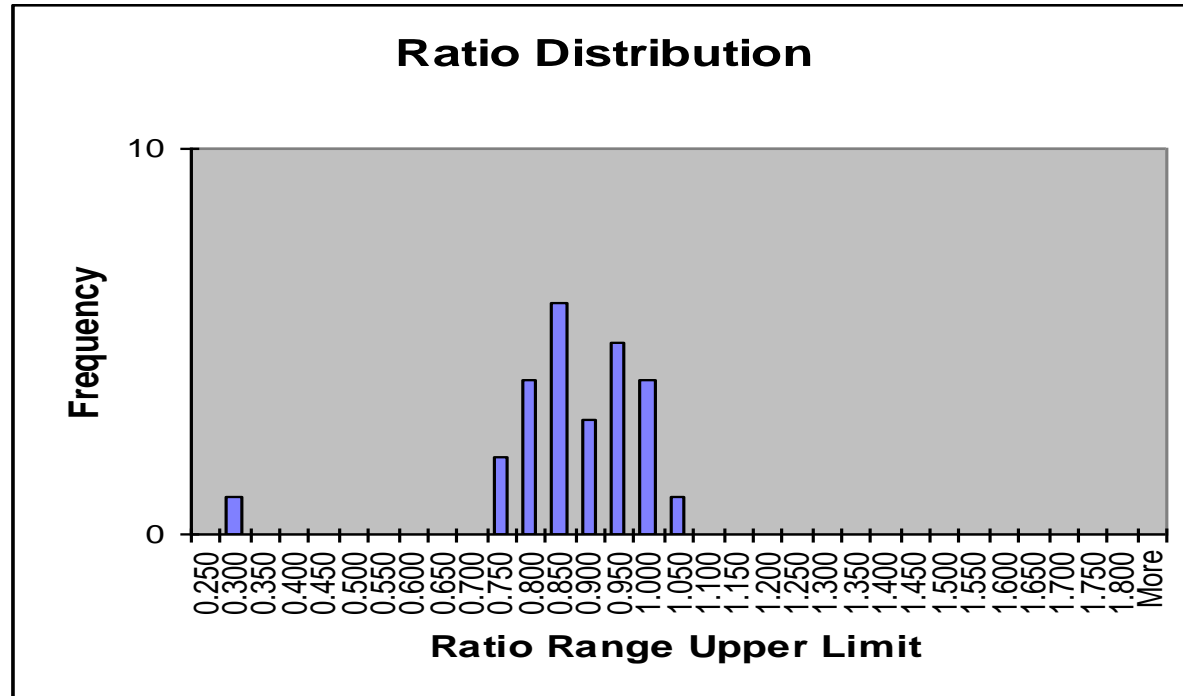


Performance Analysis

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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Mass Appraisal Report

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Performance Analysis

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	3,333,900	3,156,600
Total Sales Price	3,637,121	3,637,121
Average Assessed Value	238,136	225,471
Average Sales Price	259,794	259,794
Number in Sample	14	14
Median Ratio	0.9056	0.8458
Mean (Average) Ratio	0.9111	0.8641
Weighted Mean (S.W.A.) Ratio	0.9166	0.8679
Regression Index (P.R.D.)	0.9939	0.9956
Coefficient of Dispersion	0.0842	0.0589

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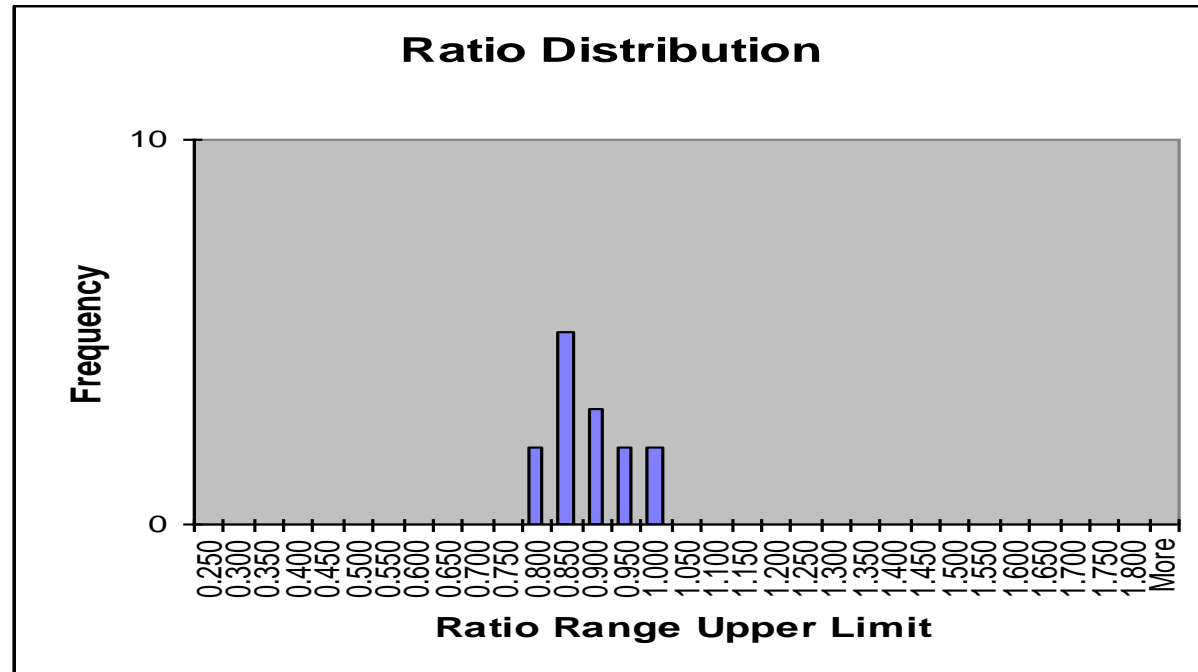


Performance Analysis

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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Mass Appraisal Report

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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
0055330003101	910	59		N/A	N/A		9,900	6/19/2008	V	35,000	0.28
32081200101200	910	57		N/A	N/A		117,800	8/27/2008	V	160,000	0.74
32100700400800	910	57		N/A	N/A		118,700	4/4/2008	V	160,000	0.74
32080100302200	186	57		N/A	N/A		125,000	7/17/2008	I	160,000	0.78
00587200005900	111	46	2008	11 - 1 Story	45 Average	1,313	215,600	1/30/2008	I	274,950	0.78
32092300202200	111	B1	1930	14 - 1 1/2 Story	45 Average	1,024	130,200	4/17/2008	I	165,000	0.79
32091700200900	910	57		N/A	N/A		162,500	3/12/2008	V	204,000	0.80
32081300101700	111	57	1993	17 - 2 Story	45 Average	2,344	305,800	8/22/2008	I	382,000	0.80
00552700503000	118	B1	1999	71 - DW Manuf. Home	55 Good	1,608	170,000	6/6/2008	I	208,000	0.82
00568500200600	111	B1	2008	17 - 2 Story	45 Average	1,599	196,600	7/9/2008	I	240,000	0.82
00587200004200	111	46	2006	11 - 1 Story	35 Fair	1,144	192,600	1/28/2008	I	231,000	0.83
00417300203500	111	B1	2008	11 - 1 Story	45 Average	1,318	192,100	4/2/2008	I	229,950	0.84
00568500200100	111	B1	2008	17 - 2 Story	45 Average	1,599	200,600	4/21/2008	I	239,500	0.84
32080800101400	111	57	1970	24 - Tri Level	41 Avg Minus	1,203	187,900	9/10/2008	I	220,000	0.85
00455700102900	111	B1	1920	11 - 1 Story	45 Average	1,528	172,600	6/23/2008	I	200,000	0.86
32080200302600	111	57	1977	11 - 1 Story	55 Good	2,010	363,100	7/8/2008	I	404,000	0.90
00845700001100	111	B1	1998	17 - 2 Story	41 Avg Minus	1,848	201,700	3/31/2008	I	221,721	0.91
00417300602500	111	B1	2008	11 - 1 Story	45 Average	1,800	218,700	5/29/2008	I	239,000	0.92
00960006101400	119	N/A	1979	74 - SW Manuf. Home	35 Fair	728	4,600	1/4/2008	I	5,000	0.92
00587200002500	118	57	2001	71 - DW Manuf. Home	55 Good	1,772	219,700	5/7/2008	I	237,000	0.93
00612500003500	118	46	1987	71 - DW Manuf. Home	55 Good	1,388	151,200	4/10/2008	I	159,950	0.95
32091100401100	111	46	1970	11 - 1 Story	45 Average	1,344	160,200	7/16/2008	I	165,000	0.97
32080200403700	111	57	1985	12 - 1 Story Bsmt	49 Avg Plus	3,252	418,900	6/20/2008	I	425,000	0.99
32091200300600	183	57		N/A	N/A		79,700	6/17/2008	I	80,000	1.00
00417200001200	118	46	1985	71 - DW Manuf. Home	55 Good	2,304	149,800	2/5/2008	I	150,000	1.00

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Mass Appraisal Report

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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
32080200402900	118	57	2001	71 - DW Manuf. Home	55 Good	1,188	235,100	7/31/2008	I	230,000	1.02

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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
32081100200600	111	57	1953	14 - 1 1/2 Story	35 Fair	1280	91,400	6/10/2008	T	100,000	0.91
00612500000200	910	R6		N/A	N/A		14,000	11/26/2008	I	11,250	1.24
00960006101300	119	N/A	1980	71 - DW Manuf. Home	45 Average	1152	13,600	8/15/2008	I	4,000	3.40