

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Remote Areas of Arlington Including Oso

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): 4602000-4602002

Parcels Appraised: 1,654

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	184,979,700	158,129,200	-26,850,500	-14.5%
Improvements:	131,468,100	121,638,700	-9,829,400	-7.5%
Total:	316,447,800	279,767,900	-36,679,900	-11.6%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 14

	2008	2009	Change	% Change
Median Ratio:	0.9279	0.8555	-0.0723	-7.8%
Mean Ratio:	0.9254	0.8312	-0.0942	-10.2%
Weighted Mean:	0.9182	0.8047	-0.1135	-12.4%
PRD:	1.0078	1.0329	0.0251	2.5%
COD:	0.0927	0.1051	0.0124	13.4%

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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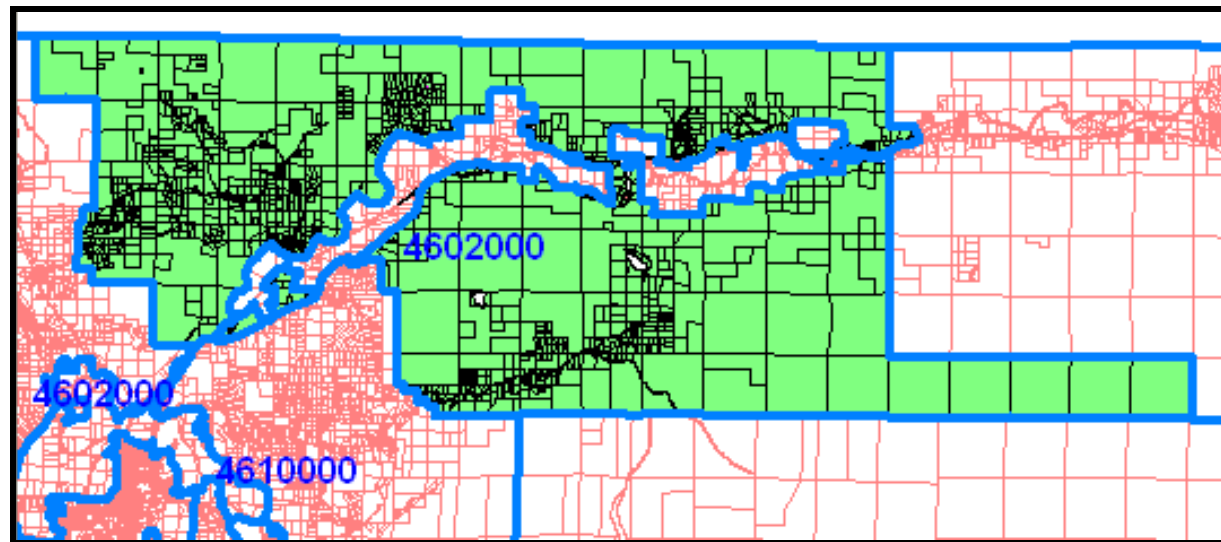


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4602000-4602002 (AKA BMA 4602000-4602002) 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

An area north and south of SR 530 including those areas known as Cicero and Oso.

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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	81	L:	14,347,400	12,645,500	-1,701,900	-11.9%
		B:	5,921,200	5,386,200	-535,000	-9.0%
		T:	20,268,600	18,031,700	-2,236,900	-11.0%
Industrial	1	L:	0	0	0	0.0%
		B:	69,800	62,800	-7,000	-10.0%
		T:	69,800	62,800	-7,000	-10.0%
Commercial	23	L:	2,436,100	2,300,800	-135,300	-5.6%
		B:	470,300	441,800	-28,500	-6.1%
		T:	2,906,400	2,742,600	-163,800	-5.6%
Residential	871	L:	109,147,400	96,856,500	-12,290,900	-11.3%
		B:	119,927,900	111,622,600	-8,305,300	-6.9%
		T:	229,075,300	208,479,100	-20,596,200	-9.0%
Multifamily	1	L:	56,000	45,000	-11,000	-19.6%
		B:	248,600	218,300	-30,300	-12.2%
		T:	304,600	263,300	-41,300	-13.6%
Forest	209	L:	7,571,800	6,627,000	-944,800	-12.5%
		B:	3,486,100	3,193,900	-292,200	-8.4%
		T:	11,057,900	9,820,900	-1,237,000	-11.2%
Other	468	L:	51,421,000	39,654,400	-11,766,600	-22.9%
		B:	1,344,200	713,100	-631,100	-46.9%
		T:	52,765,200	40,367,500	-12,397,700	-23.5%

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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	1,654	L:	184,979,700	158,129,200	-26,850,500	-14.5%
		B:	131,468,100	121,638,700	-9,829,400	-7.5%
		T:	316,447,800	279,767,900	-36,679,900	-11.6%

- 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
	110-Sr Cit Exemption Residual	14		
	111-Single Family Residence	501	5	1.0%
	112-2 Single Family Residences	17		
	117-Manufac Home (Leased Site)	51		
	118-Manufac Home (Owned Site)	220	4	1.8%
	122-Duplex	1		
	183-Non Residential Structure	50		
	184-Septic System	6		
	185-Well	3		
	186-Septic & Well	8		
	198-Vacation Cabins	1		
	242-Sawmills and Planing Mills	1		
	456-Local Access Streets	2		
	459-Other Highway NEC	2		
	485-Solid Waste disposal	1		
	624-Funeral/Crematory Services	1		
	672-Protective Functions	2		
	691-Religious Activities	1		
	699-Other Misc Services	1		
	745-Trails (Centennial, etal)	10		
	749-Other Recreation	2		
	752-Group & Organized camps	1		
	830-Open Space Agriculture	56		
	850-Mine Claims Mineral Rights	3		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	855-Mining Services	4		
	880-DF Timber Acres Only	159		
	881-DF Timber Ac w/ ImpAcBldg	18		
	889-DF Timber Ac w/ImpAcNoBldg	14		
	910-Undeveloped Land	411	5	1.2%
	915-Common Areas	1		
	921-Forest Reserve	49		
	940-Open Space General	25		
	950-Open Space Timber	18		
	Grand Total	1,654	14	0.8%

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	65		
	21 Designated Forest	102		
	22 Open Space Forest	5		
	23 Open Space General	11		
	24 Open Space Ag	11		
	46 Spt/Well Site	107		
	54 No Perk	20		
	57 Other Acreage Type	821	10	1.2%
	65 Topo Problems I	53		
	86 Utility Easement (P/L)	3		
	88 Contiguous-less than 1 acre	7		
	AG AG-10 FHZ	21		
	B3 Septic - Access DNA Devlpm	9		
	C Contiguous	2		
	LF Land detail not used	87		
	N/A Building only	174		
	R4 Spt/Well Site	13	1	7.7%
	SC SrCit Residual Contiguous	6		
	UD Undevelopable Land	57		
	W1 Wtrfrt/View Type I	26	2	7.7%
	W2 Wtrfrt/View Type II	18	1	5.6%
	W3 Wtrfrt/View Type III	17		
	W4 Wtrfrt/View Type IV	19		
	Grand Total	1,654	14	0.8%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

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	260	2	0.8%
	12 - 1 Story Bsmt	74	2	2.7%
	14 - 1 1/2 Story	69		
	15 - 1 1/2 Story Bsmt	26		
	17 - 2 Story	94	1	1.1%
	18 - 2 Story Bsmt	19		
	21 - 2+ Story Bsmt	1		
	23 - Split Entry	12		
	24 - Tri Level	8		
	71 - DW Manuf. Home	198	4	2.0%
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	70		
	77 - TW Manuf. Home	8		
	96 - Geodesic Dome	1		
	N/A	813	5	0.6%
	Grand Total	1,654	14	0.8%

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	9		
	25 Low	91		
	35 Fair	143	2	1.4%
	41 Avg Minus	23		
	45 Average	321	2	0.6%
	49 Avg Plus	76		
	55 Good	150	5	3.3%
	65 Very Good	25		
	75 Excellent	3		
	N/A	813	5	0.6%
	Grand Total	1,654	14	0.8%

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
	1899 & older	2		
	1900 - 1909	10		
	1910 - 1919	13		
	1920 - 1929	35		
	1930 - 1939	31		
	1940 - 1949	17		
	1950 - 1959	21		
	1960 - 1969	82	1	1.22%
	1970 - 1979	140	1	0.71%
	1980 - 1989	148		
	1990 - 1999	205	4	1.95%
	2000 - 2009	137	3	2.19%
	N/A	813	5	0.62%
	Grand Total	1,654	14	0.8%

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

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	814	5	0.6%
	1 - 499	26		
	500 - 749	65		
	750 - 999	104		
	1000 - 1249	110	2	1.8%
	1250 - 1499	125	3	2.4%
	1500 - 1749	115	1	0.9%
	1750 - 1999	108	1	0.9%
	2000 - 2249	60	1	1.7%
	2250 - 2499	41		
	2500 - 2749	29		
	2750 - 2999	20		
	3000 - 3249	16	1	6.3%
	3250 - 3499	5		
	3500 - 3749	6		
	3750 - 3999	3		
	4000 - 4249	1		
	4250 - 4499	1		
	4500 - 4749	1		
	4750 - 4999	1		
	5000 - Over	3		
	Grand Total	1,654	14	0.8%

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	3,445,300	3,019,300
Total Sales Price	3,752,050	3,752,050
Average Assessed Value	246,093	215,664
Average Sales Price	268,004	268,004
Number in Sample	14	14
Median Ratio	0.9279	0.8555
Mean (Average) Ratio	0.9254	0.8312
Weighted Mean (S.W.A.) Ratio	0.9182	0.8047
Regression Index (P.R.D.)	1.0078	1.0329
Coefficient of Dispersion (C.O.D.)	0.0927	0.1051

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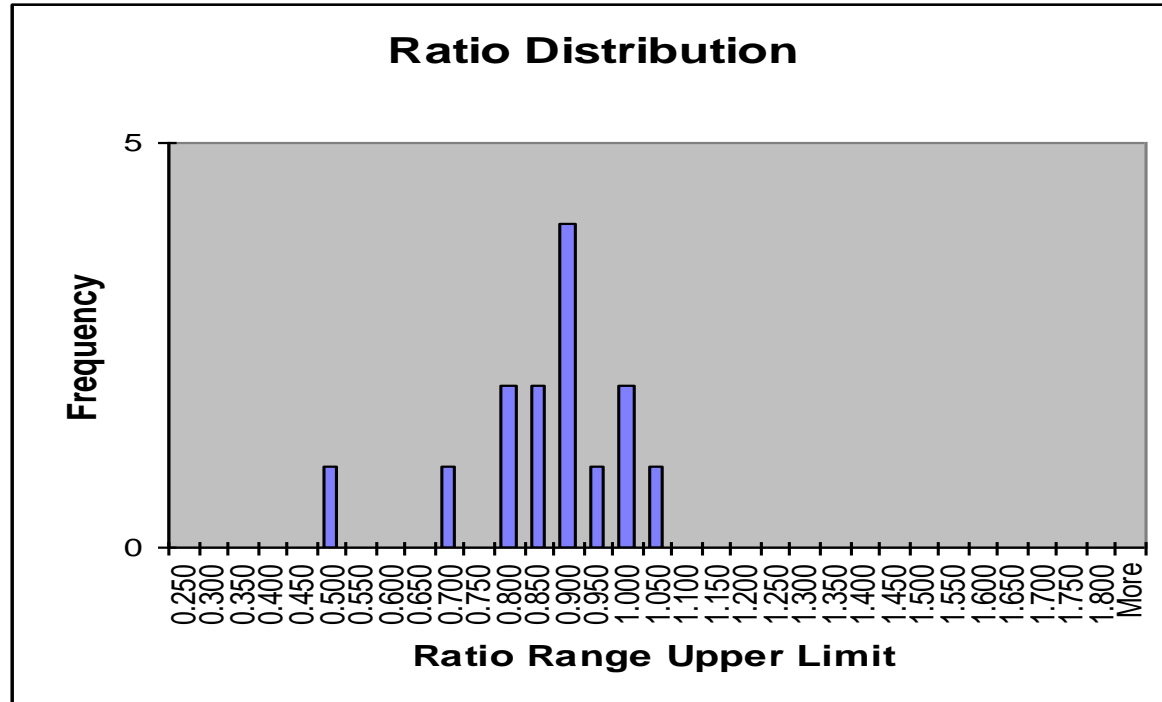


Performance Analysis

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

Item	2008	2009
Total Assessed Value	1,925,400	1,565,700
Total Sales Price	2,064,850	2,064,850
Average Assessed Value	385,080	313,140
Average Sales Price	412,970	412,970
Number in Sample	5	5
Median Ratio	0.9576	0.8713
Mean (Average) Ratio	0.9605	0.7836
Weighted Mean (S.W.A.) Ratio	0.9325	0.7583
Regression Index (P.R.D.)	1.0301	1.0335
Coefficient of Dispersion	0.1078	0.1265

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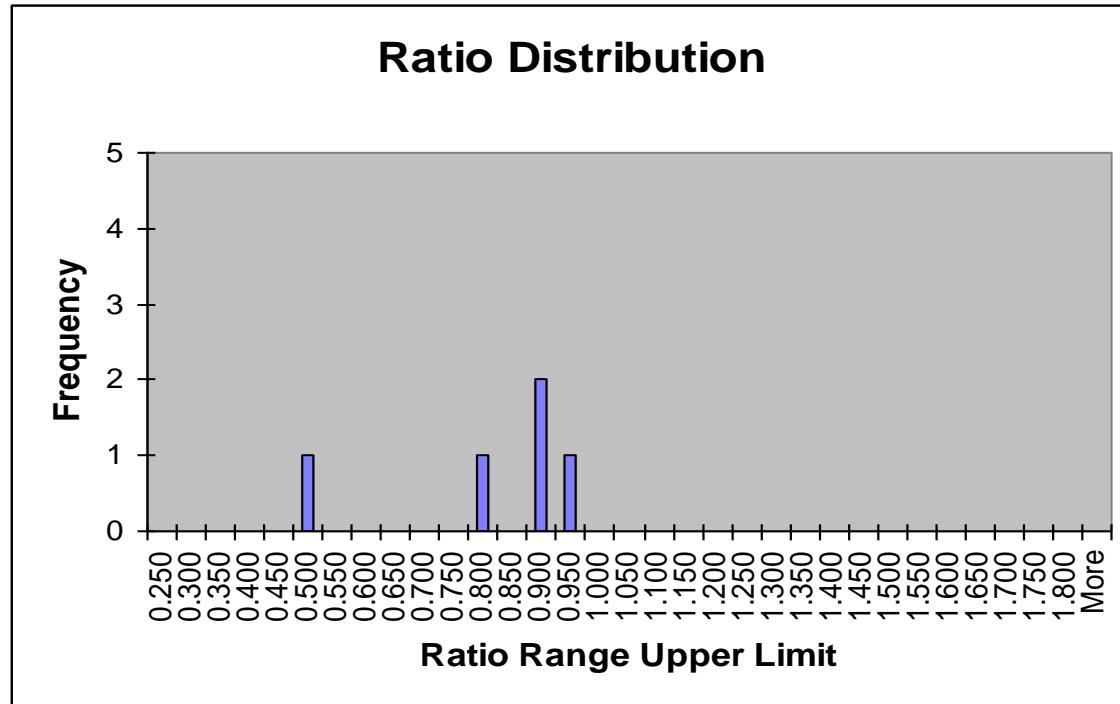


Performance Analysis

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
32051400300900	111	57	1960	11 - 1 Story	35 Fair	1,056	257,500	1/14/2008	I	550,000	0.47
32051400301400	111	57	1970	11 - 1 Story	35 Fair	1,080	221,300	8/26/2008	I	254,000	0.87
32051400401000	910	57		N/A	N/A		130,200	5/21/2008	V	160,000	0.81
32051400401100	111	57	2008	17 - 2 Story	55 Good	3,200	494,300	6/24/2008	I	556,000	0.89
32052200102100	118	57	1999	71 - DW Manuf. Home	55 Good	2,133	273,600	2/26/2008	I	287,000	0.95
32052300300300	118	57	1997	71 - DW Manuf. Home	55 Good	1,512	266,100	6/9/2008	I	309,950	0.86
32060300301000	118	W2	1997	71 - DW Manuf. Home	55 Good	1,782	224,000	9/2/2008	I	221,500	1.01
32060300301900	910	W1		N/A	N/A		61,000	4/11/2008	V	78,750	0.77
32060900101800	118	W1	1996	71 - DW Manuf. Home	55 Good	1,296	217,400	7/21/2008	I	255,000	0.85
32061900200600	910	57		N/A	N/A		137,800	1/14/2008	V	205,000	0.67
32062500401000	111	57	2007	12 - 1 Story Bsmt	45 Average	1,448	292,300	2/6/2008	I	374,850	0.78
32063500200800	111	57	2004	12 - 1 Story Bsmt	45 Average	1,344	300,300	3/14/2008	I	330,000	0.91
32070800403000	910	R4		N/A	N/A		21,000	5/2/2008	V	22,000	0.95
32073000401400	910	57		N/A	N/A		122,500	3/5/2008	V	148,000	0.83

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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.