

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Arlington Heights

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): 4610000

Parcels Appraised: 1,451

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	256,747,300	205,631,700	-51,115,600	-19.9%
Improvements:	200,646,700	185,945,600	-14,701,100	-7.3%
Total:	457,394,000	391,577,300	-65,816,700	-14.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 24

	2008	2009	Change	% Change
Median Ratio:	0.9407	0.8550	-0.0857	-9.1%
Mean Ratio:	0.9853	0.8515	-0.1338	-13.6%
Weighted Mean:	0.9767	0.8494	-0.1273	-13.0%
PRD:	1.0088	1.0025	-0.0063	-0.6%
COD:	0.1027	0.0891	-0.0135	-13.2%

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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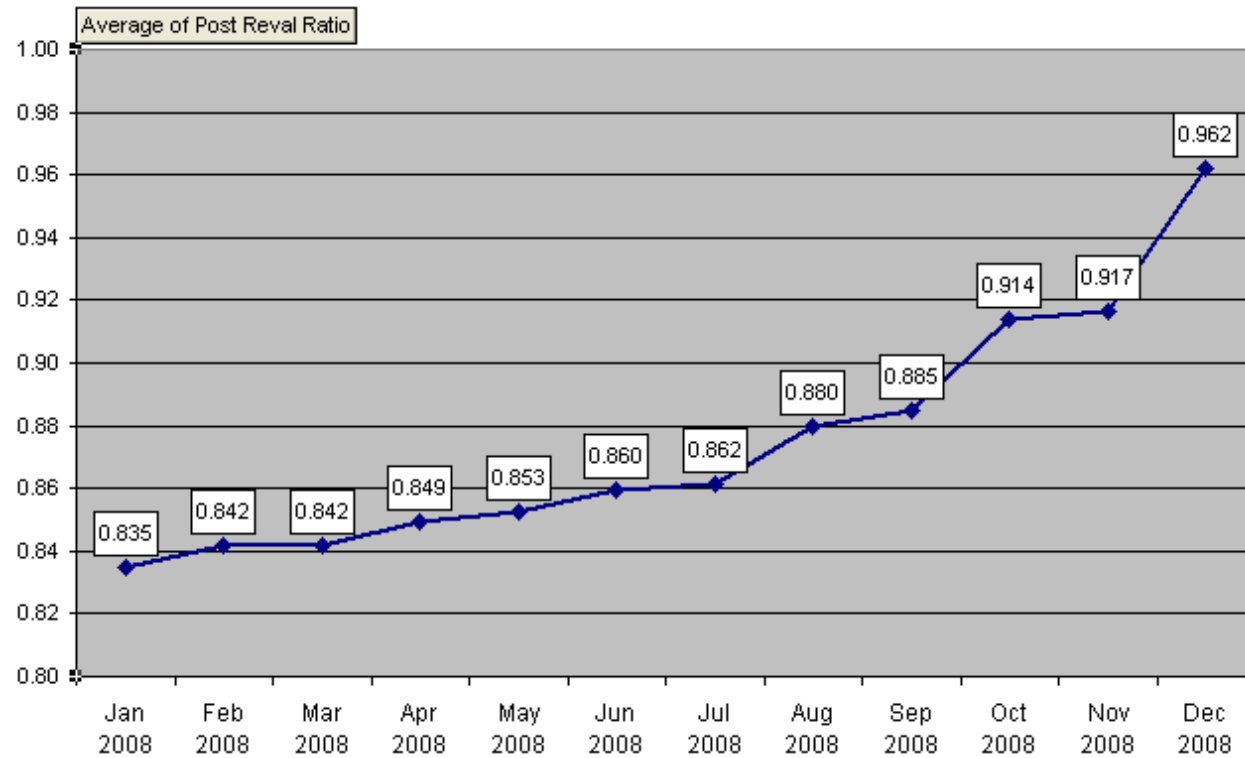
Summary

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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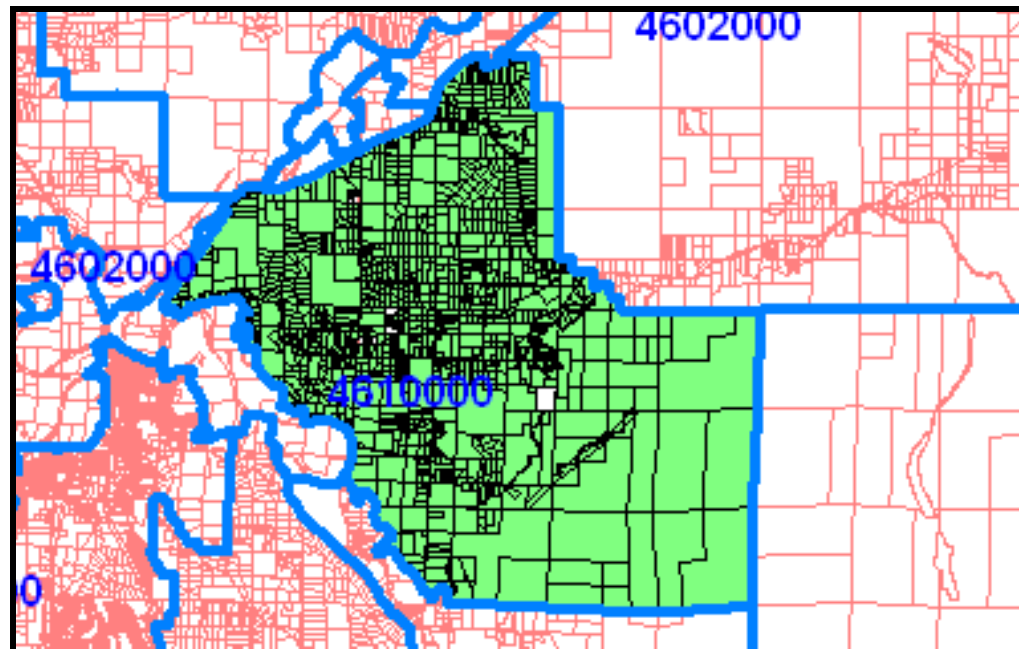


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 004610000 (AKA BMA 004610000) 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 That area known as Arlington Heights.

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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	89	L:	27,507,500	21,897,700	-5,609,800	-20.4%
		B:	9,107,000	8,612,500	-494,500	-5.4%
		T:	36,614,500	30,510,200	-6,104,300	-16.7%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	12	L:	2,179,500	1,635,000	-544,500	-25.0%
		B:	2,363,600	2,363,400	-200	0.0%
		T:	4,543,100	3,998,400	-544,700	-12.0%
Residential	1,064	L:	190,686,400	153,337,800	-37,348,600	-19.6%
		B:	185,504,500	171,622,500	-13,882,000	-7.5%
		T:	376,190,900	324,960,300	-51,230,600	-13.6%
Multifamily	3	L:	623,600	507,500	-116,100	-18.6%
		B:	793,900	718,900	-75,000	-9.4%
		T:	1,417,500	1,226,400	-191,100	-13.5%
Forest	48	L:	3,757,300	3,018,900	-738,400	-19.7%
		B:	2,711,900	2,504,200	-207,700	-7.7%
		T:	6,469,200	5,523,100	-946,100	-14.6%
Other	235	L:	31,993,000	25,234,800	-6,758,200	-21.1%
		B:	165,800	124,100	-41,700	-25.2%
		T:	32,158,800	25,358,900	-6,799,900	-21.1%

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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	1,451	L:	256,747,300	205,631,700	-51,115,600	-19.9%
		B:	200,646,700	185,945,600	-14,701,100	-7.3%
		T:	457,394,000	391,577,300	-65,816,700	-14.4%

- 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

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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	21		
	111-Single Family Residence	780	17	2.2%
	112-2 Single Family Residences	28	1	3.6%
	117-Manufac Home (Leased Site)	28		
	118-Manufac Home (Owned Site)	178	5	2.8%
	122-Duplex	2		
	123-Tri-Plex	1		
	179-Other Group Quarters	1		
	183-Non Residential Structure	23		
	184-Septic System	1		
	185-Well	1		
	186-Septic & Well	1		
	198-Vacation Cabins	3		
	456-Local Access Streets	6		
	481-Electric Utility	1		
	672-Protective Functions	1		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	2		
	830-Open Space Agriculture	73		
	850-Mine Claims Mineral Rights	9		
	854-Mining & Quarrying	2		
	880-DF Timber Acres Only	28		
	881-DF Timber Ac w/ ImpAcBldg	6		
	889-DF Timber Ac w/ImpAcNoBldg	5		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	910-Undeveloped Land	211	1	0.5%
	915-Common Areas	5		
	921-Forest Reserve	8		
	940-Open Space General	14		
	941-Open Space General Ag Cons	2		
	950-Open Space Timber	9		
	Grand Total	1,451	24	1.7%

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	9		
21 Designated Forest	22		
22 Open Space Forest	1		
23 Open Space General	5		
24 Open Space Ag	6		
46 Spt/Well Site	108	2	1.9%
54 No Perk	3		
57 Other Acreage Type	1,085	20	1.8%
59 Other Acreage Type	10	2	20.0%
65 Topo Problems I	40		
86 Utility Easement (P/L)	5		
88 Contiguous-less than 1 acre	3		
AG AG-10 FHZ	1		
B2 Septic Average Mixed NH	36		
B3 Septic - Access DNA Devlpm	13		
CA Common Areas	6		
LF Land detail not used	14		
N/A Building only	45		
R5 Spt/Well Site	1		
SC SrCit Residual Contiguous	5		
UD Undevelopable Land	33		
Grand Total	1,451	24	1.7%

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	419	7	1.7%
	12 - 1 Story Bsmt	77	1	1.3%
	14 - 1 1/2 Story	76	1	1.3%
	15 - 1 1/2 Story Bsmt	27		
	17 - 2 Story	164	8	4.9%
	18 - 2 Story Bsmt	18		
	20 - 2+ Story	2		
	21 - 2+ Story Bsmt	2		
	23 - Split Entry	25		
	24 - Tri Level	22		
	71 - DW Manuf. Home	146	5	3.4%
	74 - SW Manuf. Home	51		
	77 - TW Manuf. Home	8		
	N/A	414	2	0.5%
	Grand Total	1,451	24	1.7%

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	4		
	25 Low	25	1	4.0%
	35 Fair	92		
	41 Avg Minus	23	1	4.3%
	45 Average	554	9	1.6%
	49 Avg Plus	198	8	4.0%
	55 Good	116	3	2.6%
	65 Very Good	25		
	N/A	414	2	0.5%
	Grand Total	1,451	24	1.7%

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	1		
	1900 - 1909	7		
	1910 - 1919	12		
	1920 - 1929	22	1	4.55%
	1930 - 1939	39		
	1940 - 1949	29	1	3.45%
	1950 - 1959	24		
	1960 - 1969	69		
	1970 - 1979	245	3	1.22%
	1980 - 1989	171	3	1.75%
	1990 - 1999	252	4	1.59%
	2000 - 2009	166	10	6.02%
	N/A	414	2	0.48%
	Grand Total	1,451	24	1.7%

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	414	2	0.5%
	1 - 499	7		
	500 - 749	20	1	5.0%
	750 - 999	54	2	3.7%
	1000 - 1249	87	2	2.3%
	1250 - 1499	128	1	0.8%
	1500 - 1749	165	2	1.2%
	1750 - 1999	170	3	1.8%
	2000 - 2249	109	1	0.9%
	2250 - 2499	109	5	4.6%
	2500 - 2749	74	4	5.4%
	2750 - 2999	39		
	3000 - 3249	18		
	3250 - 3499	25		
	3500 - 3749	12	1	8.3%
	3750 - 3999	5		
	4000 - 4249	5		
	4250 - 4499	2		
	4500 - 4749	3		
	5000 - Over	5		
	Grand Total	1,451	24	1.7%

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	8,860,600	7,705,700
Total Sales Price	9,072,277	9,072,277
Average Assessed Value	369,192	321,071
Average Sales Price	378,012	378,012
Number in Sample	24	24
Median Ratio	0.9407	0.8550
Mean (Average) Ratio	0.9853	0.8515
Weighted Mean (S.W.A.) Ratio	0.9767	0.8494
Regression Index (P.R.D.)	1.0088	1.0025
Coefficient of Dispersion (C.O.D.)	0.1027	0.0891

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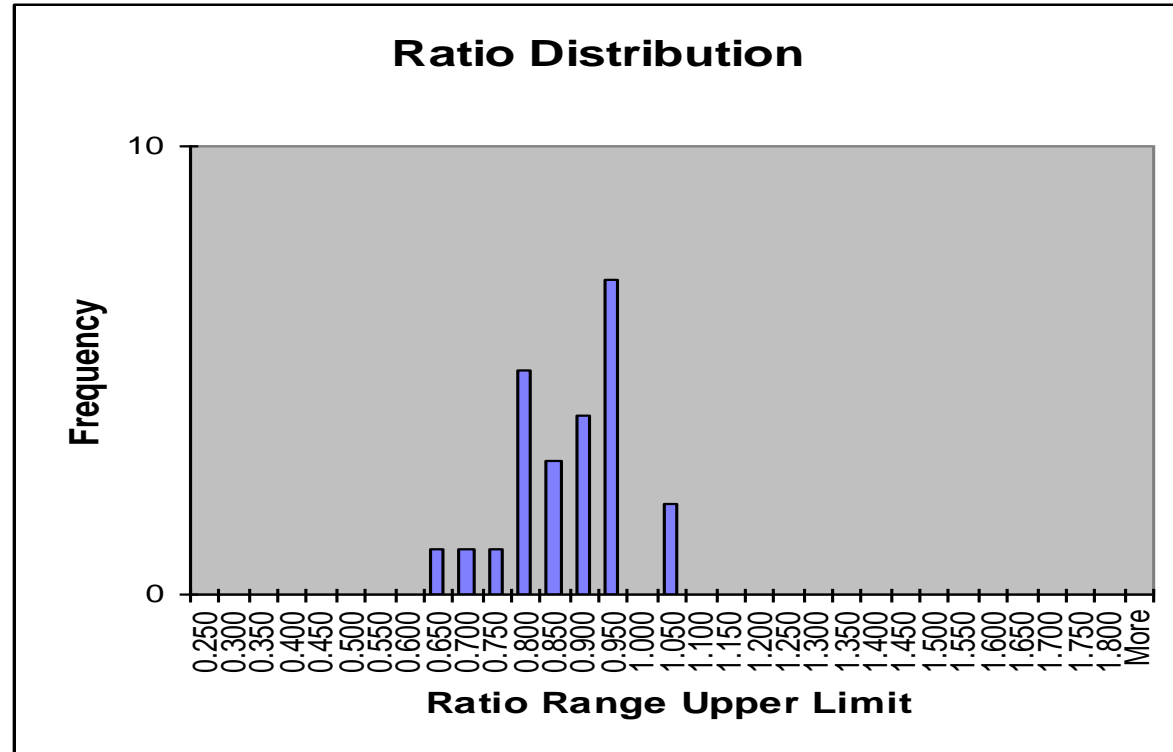


Performance Analysis

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	6,689,000	5,848,200
Total Sales Price	6,855,277	6,855,277
Average Assessed Value	393,471	344,012
Average Sales Price	403,252	403,252
Number in Sample	17	17
Median Ratio	0.9431	0.8570
Mean (Average) Ratio	0.9907	0.8636
Weighted Mean (S.W.A.) Ratio	0.9757	0.8531
Regression Index (P.R.D.)	1.0154	1.0123
Coefficient of Dispersion	0.0881	0.0699

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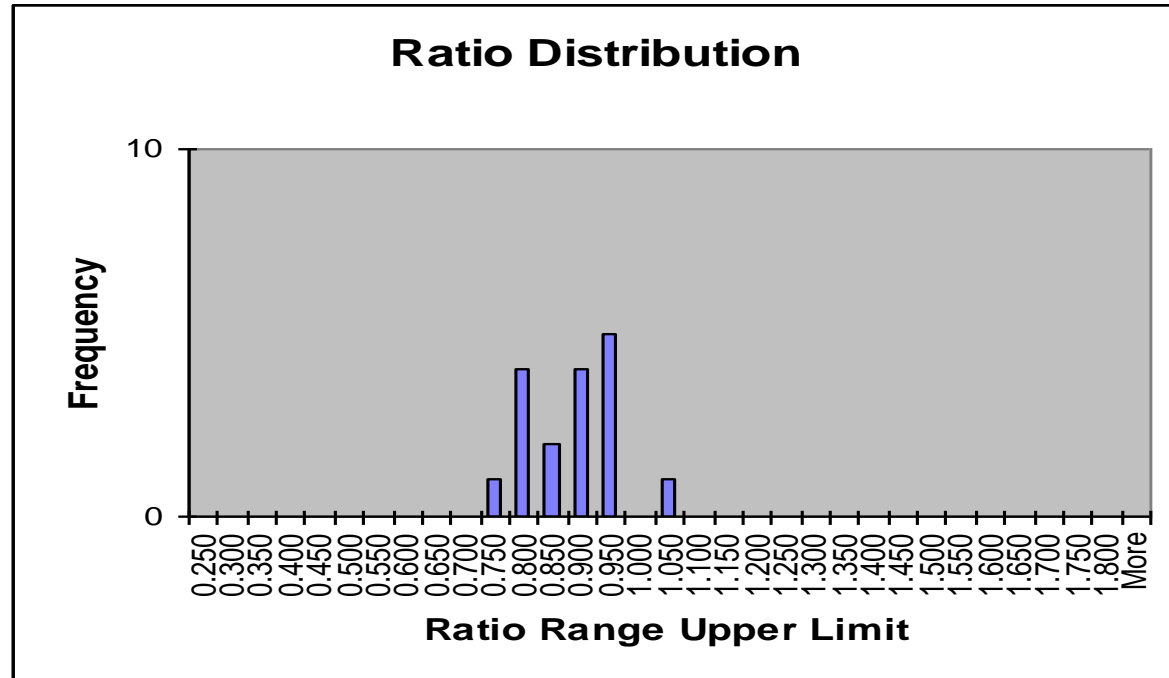


Performance Analysis

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
31060400300500	111	57		N/A	N/A		177,900	9/16/2008	I	174,950	1.02
31060500100500	111	46	1928	11 - 1 Story	45 Average	904	180,200	1/14/2008	I	202,000	0.89
31060500100600	111	57	1946	12 - 1 Story Bsmt	45 Average	912	252,900	6/27/2008	I	340,000	0.74
31060800101800	118	57	2000	71 - DW Manuf. Home	55 Good	1,880	334,100	8/27/2008	I	325,000	1.03
31060900200900	111	57	2005	17 - 2 Story	49 Avg Plus	2,391	372,900	6/12/2008	I	410,000	0.91
32053600200600	118	57	1973	71 - DW Manuf. Home	45 Average	1,488	181,700	5/23/2008	I	200,000	0.91
32062000401400	111	57	1983	17 - 2 Story	45 Average	1,584	314,900	5/14/2008	I	410,000	0.77
32062100300500	118	57	1979	71 - DW Manuf. Home	45 Average	1,788	213,400	3/26/2008	I	316,000	0.68
32062900103100	118	57	1983	71 - DW Manuf. Home	45 Average	1,248	226,600	8/28/2008	I	280,000	0.81
32063100300400	118	57	1981	71 - DW Manuf. Home	45 Average	1,782	237,200	3/20/2008	I	302,000	0.79
32063200102400	112	57	1991	17 - 2 Story	49 Avg Plus	2,723	523,200	2/19/2008	I	570,000	0.92
32063200302100	111	57	1972	11 - 1 Story	45 Average	2,312	375,300	5/20/2008	I	475,000	0.79
32063200304700	111	57	2007	11 - 1 Story	49 Avg Plus	2,506	430,800	10/9/2008	I	455,000	0.95
32063300302700	111	57	1994	17 - 2 Story	49 Avg Plus	2,720	446,000	6/3/2008	I	563,607	0.79
32063300303100	111	57	2000	17 - 2 Story	41 Avg Minus	640	230,500	7/11/2008	I	245,170	0.94
32063300400200	111	57	1990	11 - 1 Story	49 Avg Plus	1,744	347,500	5/22/2008	I	375,000	0.93
00639500000500	910	57		N/A	N/A		141,300	11/14/2008	V	224,000	0.63
31060800102100	111	57	1994	17 - 2 Story	25 Low	1,024	242,100	5/21/2008	I	282,500	0.86
00936100000400	111	57	2003	14 - 1 1/2 Story	49 Avg Plus	2,253	377,500	7/28/2008	I	427,900	0.88
31060700201700	111	46	2008	17 - 2 Story	45 Average	2,204	306,800	1/29/2008	I	359,650	0.85
31060500203200	111	57	2007	11 - 1 Story	55 Good	2,311	416,100	2/28/2008	I	510,000	0.82
31060600204000	111	57	2008	11 - 1 Story	49 Avg Plus	2,438	392,500	5/15/2008	I	464,500	0.84
01072500000100	111	59	2008	11 - 1 Story	55 Good	2,585	485,300	3/10/2008	I	610,000	0.80
01072500000600	111	59	2008	17 - 2 Story	49 Avg Plus	3,677	499,000	7/11/2008	I	550,000	0.91

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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
31060400401800	111	46	2008	17 - 2 Story	45 Average	1765	194,700	6/16/2008	V	137,000	1.42
32063000300200	111	57	1908	14 - 1 1/2 Story	45 Average	1904	298,000	1/14/2008	7	259,950	1.15